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NOTES:

1. DEVELOPMENT CONCEPT IS BASED ON R-45 ZONE.
2. PROPERTY IS KNOWN AS LOT 12 IN TAX BLOCK 1045 AS SHOWN ON THE TOWNSHIP OF MIDDLETOWN TAX MAP SHEET NUMBER 202. TOTAL TRACT IS APPROXIMATELY 2.12 ACRES PER TAX MAP. HOWEVER, PER DEED PLOTTING, ±112,517 S.F. (±2.58 ACRES).
3. THE CONCEPTUAL SUBDIVISION PROVIDES TWO (2) CONFORMING LOTS IN TERMS OF LOT AREA AND LOT FRONTAGE. HOWEVER, AT THE VERY LEAST – IT APPEARS THE FOLLOWING VARIANCE RELIEF WOULD BE REQUIRED AT TIME OF APPLICATION TO THE TOWNSHIP PLANNING/ZONING BOARD:
 - 3.1. BUILDABLE LOT AREA:
 - 3.1.1. PROPOSED LOT 12.01 – BUILDABLE LOT AREA IS APPROXIMATED TO BE 25,776 S.F. (SEE SHEET 3). AS SUCH THE LOT DOES NOT COMPLY WITH THE MINIMUM 30,000 S.F. REQUIRED "BUILDABLE LOT AREA" REQUIREMENT.
 - 3.1.2. PROPOSED LOT 12.02 – BUILDABLE LOT AREA IS APPROXIMATED TO BE 25,097 S.F. (SEE SHEET 3). AS SUCH THE LOT DOES NOT COMPLY WITH THE MINIMUM 30,000 S.F. REQUIRED "BUILDABLE LOT AREA" REQUIREMENT.
4. ANY FUTURE DEVELOPMENT OF THE LOTS WILL NEED TO DEMONSTRATE COMPLIANCE WITH THE STORMWATER MANAGEMENT RULES PER N.J.A.C. 7:8 AND THE TOWNSHIP'S STORMWATER CONTROL ORDINANCE PER SECTION 540 OF THE TOWNSHIP LAND USE CODE. SHOULD THE PROPOSED DEVELOPMENT OF THE LOTS CUMULATIVELY RESULT IN MORE THAN 1 ACRE OF DISTURBANCE AND MORE THAN $\frac{1}{4}$ ACRE OF NEW REGULATED IMPERVIOUS SURFACE AND/OR $\frac{1}{4}$ ACRE OF NEW REGULATED MOTOR VEHICLE SURFACE, A GREEN INFRASTRUCTURE STORMWATER MANAGEMENT BMP WOULD BE REQUIRED. AS NJAC 7:8 DOES NOT PERMIT INDIVIDUAL SINGLE FAMILY RESIDENTIAL PROPERTY OWNERS TO BE RESPONSIBLE FOR MAINTENANCE OF SAME, THE LOT OWNERS WOULD BE REQUIRED TO FORM A HOME OWNERS ASSOCIATION FOR MAINTENANCE OF SAME.
5. A PRESENCE/ABSENCE DETERMINATION LETTER OF INTERPRETATION (LOI) HAS BEEN ISSUED BY NJDEP ON MAY 25, 2023 (FILE NO. 1331-23-0003.1, ACTIVITY NO. FWW230001) FOR THE SUBJECT PROPERTY. THE PRESENCE/ABSENCE DETERMINATION INDICATES THAT "FRESHWATER WETLANDS AND WATERS ARE NOT PRESENT" ON THE SUBJECT PROPERTY, AND THAT "NO PART OF THE ABOVE REFERENCED PROPERTY OCCURS WITHIN A TRANSITION AREA OR BUFFER".
6. PROPERTY LINES DEPICTED ARE DRAWN FROM BEST AVAILABLE MONMOUTH COUNTY GIS PARCEL DATA AND FROM BEST AVAILABLE PROPERTY DEEDS AS OBTAINED BY T&M FROM THE MONMOUTH COUNTY CLERKS'S OPEN PUBLIC RECORDS SEARCH ONLINE WEBSITE.
7. TOPOGRAPHY AND STEEP SLOPES DEPICTED FROM BEST AVAILABLE MONMOUTH COUNTY GIS CONTOUR DATABASE (2003), MODELED AT A 2' CONTOURS INTERVAL. FOR EASE OF DISPLAY, CONTOURS HAVE ONLY BEEN DEPICTED AT A 10' INTERVAL.
8. STREAMS DEPICTED FROM BEST AVAILABLE MONMOUTH COUNTY GIS 2022 NATIONAL HYDROGRAPHY DATASET (NHD).
9. AS NOTED WITHIN THE AFOREMENTIONED LOI FOR THE PROPERTY, "ANY SURFACE WATER FEATURES ON THE SITE OR ADJACENT TO THE SITE MAY POSSESS FLOOD HAZARD AREAS AND/OR RIPARIAN ZONES AND DEVELOPMENT WITHIN THESE AREAS MAY BE SUBJECT TO THE FLOOD HAZARD AREA CONTROL ACT RULES AT N.J.A.C. 7:13". AS SUCH, A 50 FT. RIPARIAN ZONE HAS BEEN APPROXIMATED BY T&M AND DEPICTED FROM THE NEARBY MAPPED NUT SWAMP BROOK. HOWEVER, ULTIMATE VERIFICATION OF THE EXTENT OF ANY FLOOD HAZARD AREAS AND/OR RIPARIAN ZONES, SHOULD BE VERIFIED BY NJDEP THROUGH THE APPLICATION PROCEDURES SET FORTH AT NJAC 7:13-5.1.
10. A FULL ENVIRONMENTAL IMPACT STUDY SHALL BE PERFORMED, TO DETERMINE ALL NJDEP PERMITS THAT ARE REQUIRED, PRIOR TO ANY DEVELOPMENT OF THE PROPERTY.

ZONING TABLE	
R-45 ZONE	
BULK STANDARD	REQUIRED
MINIMUM LOT AREA (INTERIOR)	45,000 S.F.
FRONTAGE (INTERIOR)	200 FT.
MINIMUM LOT AREA (CORNER)	48,375 S.F.
FRONTAGE (CORNER)	200 FT.
MINIMUM CIRCLE DIAMETER	125 FT.
BUILDABLE LOT AREA	30,000 FT.
FRONT YARD SETBACK	50 FT.
SIDE YARD SETBACK	25 FT.
STREET SIDE YARD SETBACK	25 FT.
REAR YARD SETBACK	50 FT.
STREET REAR YARD SETBACK	50 FT.
MAX BUILDING COVERAGE	8%
MAX LOT COVERAGE	15%
MAX PRINCIPAL BUILDING HEIGHT (STORIES)	2.5
MAX PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.
MINIMUM GROSS FLOOR AREA (TOTAL)	1,800 S.F.
MINIMUM GROSS FLOOR AREA (FIRST FLOOR MULTISTORY)	1,300 S.F.



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NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 24GA27987500

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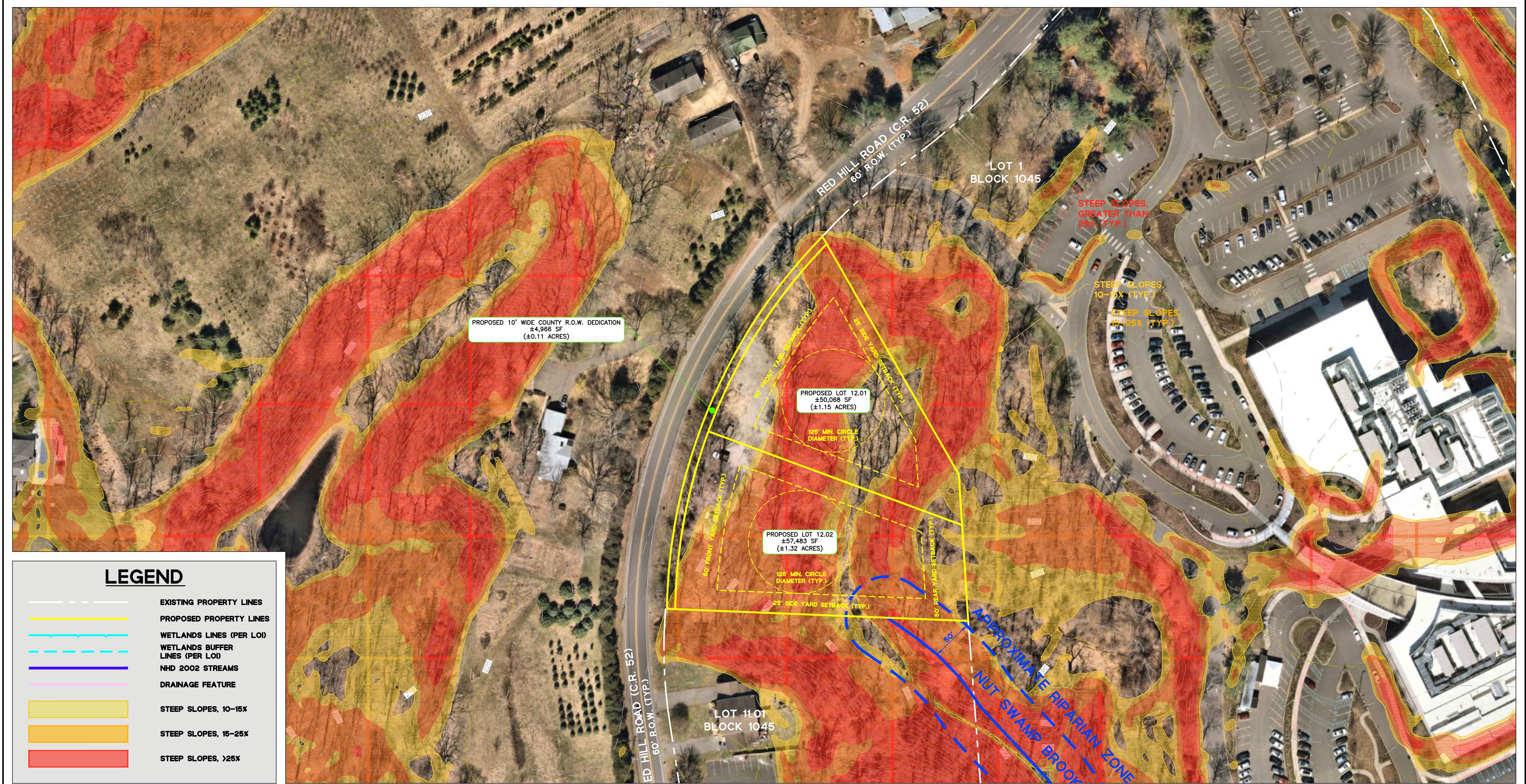
OHIO AND PENNSYLVANIA

GNED BY _____
CPC
CKED BY _____
CPC

WN BY CPC SHEET 1

01-09-2023
LE
1"=60'

J. NO. MIDD-10906 OF



60' 30' 0 60' 120'
1" = 60'

ZONING TABLE	
R-45 ZONE	
BULK STANDARD	REQUIRED
MINIMUM LOT AREA (INTERIOR)	45,000 S.F.
FRONTAGE (INTERIOR)	200 FT.
MINIMUM LOT AREA (CORNER)	48,375 S.F.
FRONTAGE (CORNER)	200 FT.
MINIMUM CIRCLE DIAMETER	125 FT.
BUILDABLE LOT AREA	30,000 FT.
FRONT YARD SETBACK	50 FT.
SIDE YARD SETBACK	25 FT.
STREET SIDE YARD SETBACK	25 FT.
REAR YARD SETBACK	50 FT.
STREET REAR YARD SETBACK	50 FT.
MAX BUILDING COVERAGE	8%
MAX LOT COVERAGE	15%
MAX PRINCIPAL BUILDING HEIGHT (STORIES)	2.5
MAX PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.
MINIMUM GROSS FLOOR AREA (TOTAL)	1,800 S.F.
MINIMUM GROSS FLOOR AREA (FIRST FLOOR MULTISTORY)	1,300 S.F.

1	10-24-2023	REVISED PER LOI
NO.	DATE	REVISIONS
CPC BY CHMD		

ROBERT R. KEADY, P.E.
TOWNSHIP ENGINEER

01-09-2023
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE No. GE04195100

TOWNSHIP OF MIDDLETOWN
BUILD OUT ANALYSIS
(BLOCK 1045 - LOT 12)
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY

STEEP SLOPES CONSTRAINTS
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY



OFFICES LOCATED IN:
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MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	CPC	DRAWING
CHECKED BY	CPC	SUB-2
DRAWN BY	CPC	HEET
DATE	01-09-2023	
SCALE	1"=60'	
PROJ. NO.	MIDD-10906	2
		6

PROPOSED LOT 12.01 - CRITICAL AREAS			
CLASS I			
CRITICAL AREA	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	18,303	0.420	36.6%
CLASS II			
CRITICAL AREA	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	7,986	0.183	16.0%

PROPOSED LOT 12.01 - STEEP SLOPES			
SLOPE RANGE	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	3,899	0.090	7.8%
15-25%	7,986	0.183	16.0%
>25%	18,303	0.420	36.6%

PROPOSED LOT 12.01 - BUILDABLE LOT AREA CALCULATIONS			
TOTAL LOT AREA	50,068		
CLASS I (100%)	-18,303		
CLASS II (75%)	-5,990		
TOTAL BUILDABLE LOT AREA	25,776		
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000		
DOES IT COMPLY?	NO		

PROPOSED LOT 12.02 - CRITICAL AREAS			
CLASS I			
CRITICAL AREA	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	12,914	0.296	22.5%
CLASS II			
CRITICAL AREA	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	25,963	0.596	45.2%

PROPOSED LOT 12.02 - STEEP SLOPES			
SLOPE RANGE	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	7,882	0.181	13.7%
15-25%	25,963	0.596	45.2%
>25%	12,914	0.296	22.5%

PROPOSED LOT 12.02 - BUILDABLE LOT AREA CALCULATIONS			
TOTAL LOT AREA	57,483		
CLASS I (100%)	-12,914		
CLASS II (75%)	-19,472		
TOTAL BUILDABLE LOT AREA	25,097		
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000		
DOES IT COMPLY?	NO		

ROBERT R. KEADY, P.E.
TOWNSHIP ENGINEER

01-09-2023
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE No. GE04195100

TOWNSHIP OF MIDDLETOWN
BUILD OUT ANALYSIS
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY
CRITICAL, STEEP SLOPES &
BUILDABLE AREA CALCULATIONS
(BLOCK 1045 - LOT 12)

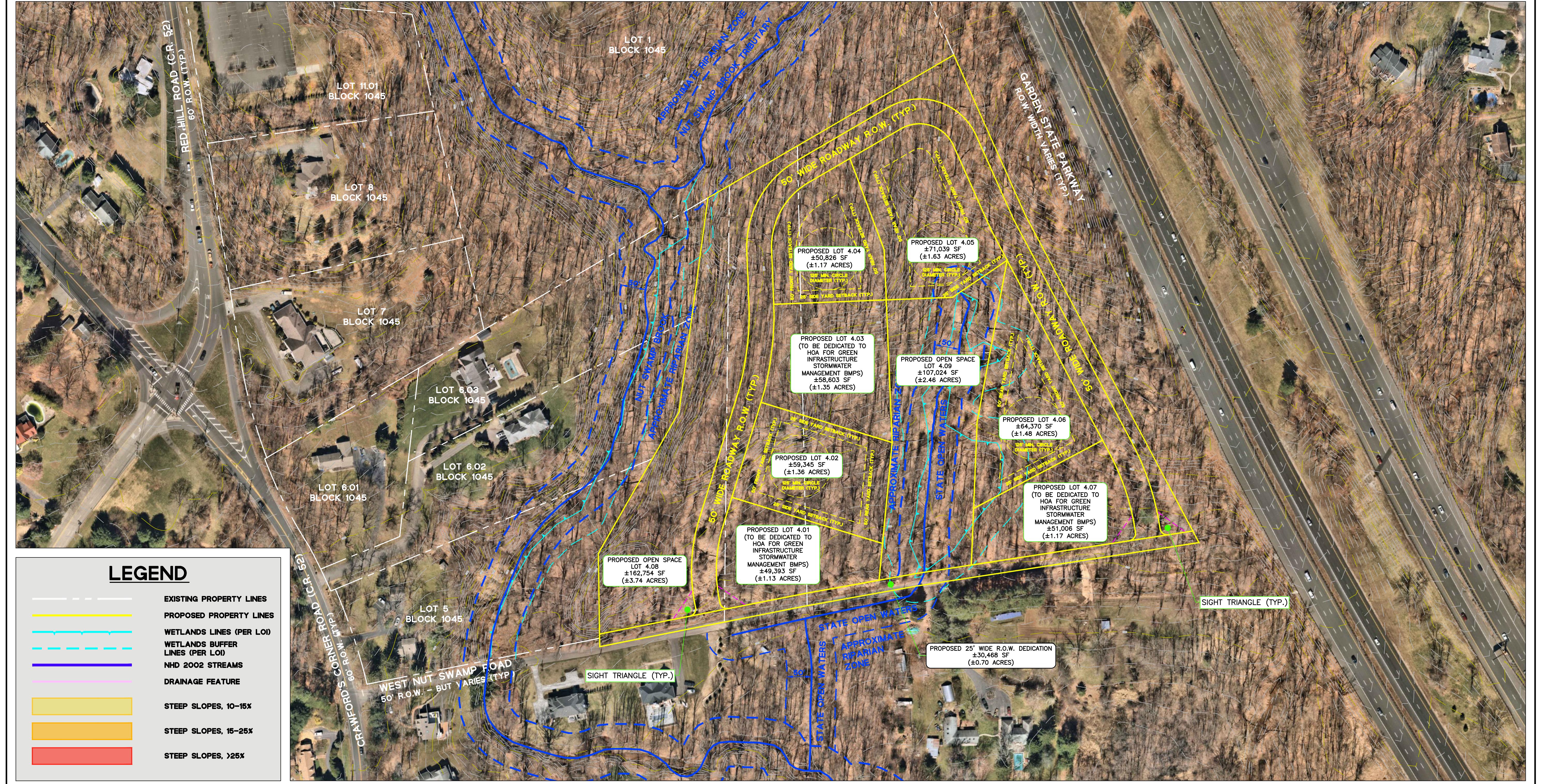


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OHIO AND PENNSYLVANIA

DESIGNED BY CPC
CHECKED BY CPC
DRAWN BY CPC
DATE 01-09-2023
SCALE N.T.S.
PROJ. NO. MIDD-10906
DRAWING SUB-3
SHEET 3 OF 6



HAZARD AREAS AND/OR RIPARIAN ZONES AND DEVELOPMENT WITHIN THESE AREAS MAY BE SUBJECT TO THE FLOOD HAZARD AREA CONTROL ACT RULES AT N.J.A.C. 7:13*. THE LOI HAS ALSO VERIFIED THE PRESENCE OF "STATE OPEN WATERS" ON THE SITE. AS SUCH, THE PREVIOUSLY IDENTIFIED "DRAINAGE FEATURE" HAS BEEN REVISED TO INDICATE "STATE OPEN WATER". A 50 FT. RIPARIAN ZONE HAS BEEN APPROXIMATED BY T&M AND DEPICTED FROM SAME. HOWEVER, ULTIMATE VERIFICATION OF THE EXTENT OF ANY FLOOD HAZARD AREAS AND/OR RIPARIAN ZONES, SHOULD BE VERIFIED BY NJDEP THROUGH THE APPLICATION PROCEDURES SET FORTH AT NJAC 7:13-5.1.

11. REVIEW OF FEMA ONLINE MAPPING DOES NOT DEPICT THE PRESENCE OF ANY FLOOD ZONES. HOWEVER, AS THE NUT SWAMP BROOK IS MAPPED WITHIN THE BOUNDS OF THE SUBJECT PROPERTY(S), A FULL ENVIRONMENTAL IMPACT STUDY SHALL BE PERFORMED, TO DETERMINE ALL NJDEP PERMITS THAT ARE REQUIRED, PRIOR TO ANY DEVELOPMENT OF THE PROPERTY.

12. SEE SHEET 6 FOR BREAKDOWN OF CRITICAL AREAS, STEEP SLOPES AND BUILDABLE AREA BY LOT.

100' 50' 0 100' 200'
1" = 100'

ZONING TABLE		
R-45 ZONE		
	BULK STANDARD	REQUIRED
MINIMUM LOT AREA (INTERIOR)	45,000 SF.	
FRONTRAGE (INTERIOR)	200 FT.	
MINIMUM LOT AREA (CORNER)	48,375 SF.	
FRONTRAGE (CORNER)	200 FT.	
MINIMUM CIRCLE DIAMETER	125 FT.	
BUILDABLE LOT AREA	30,000 FT.	
FRONT YARD SETBACK	50 FT.	
SIDE YARD SETBACK	25 FT.	
STREET SIDE YARD SETBACK	25 FT.	
REAR YARD SETBACK	50 FT.	
STREET REAR YARD SETBACK	50 FT.	
MAX BUILDING COVERAGE	8%	
MAX LOT COVERAGE	15%	
MAX PRINCIPAL BUILDING HEIGHT (STORIES)	2.5	
MAX PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.	
MINIMUM GROSS FLOOR AREA (TOTAL)	1,800 SF.	
MINIMUM GROSS FLOOR AREA (FIRST FLOOR MULTISTORY)	1,300 SF.	

TOWNSHIP OF MIDDLETOWN
BUILD OUT ANALYSIS
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY
WETLANDS CONSTRAINTS
(BLOCK 1045 - LOTS 2 THROUGH 4)

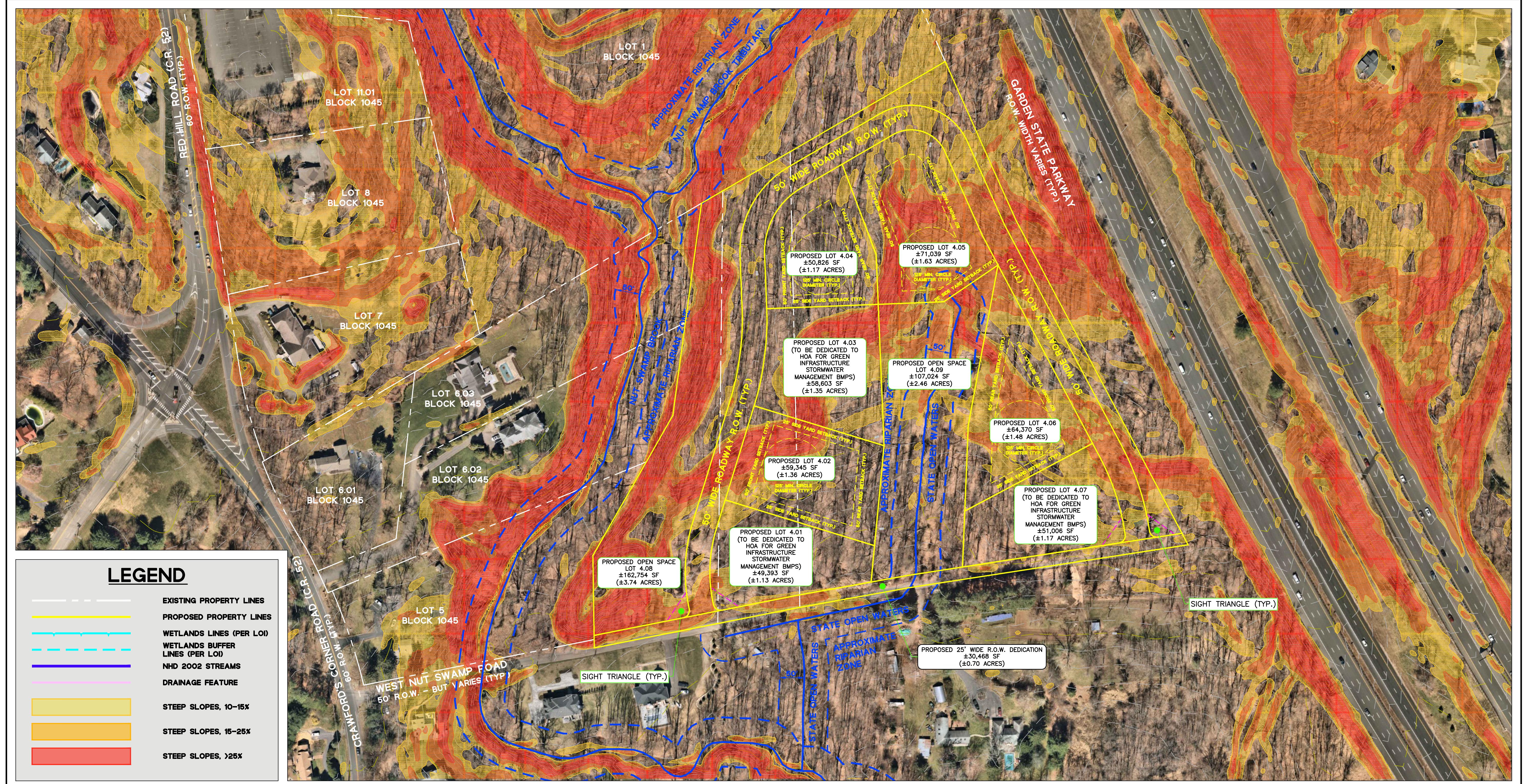
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OHIO AND PENNSYLVANIA
DESIGNED BY CPC
CHECKED BY CPC
DRAWN BY CPC
DATE 01-09-2023
SCALE 1"=100'
PROJ. NO. MIDD-10906
DRAWING SHEET
SUB-4
4 OF 6



PROJECT INFORMATION:
FILE PATH: G:\Projects\MMDD10906\Plans\TRACT II (SUB WITH ROADWAY).dwg
FILE NAME: MMDD10906-BUILD OUT ANALYSIS.dwg
LAST SAVE DATE: 24 OCT 2023, 4:44PM
LAST SAVE BY: T&M

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12. SEE SHEET 6 FOR BREAKDOWN OF CRITICAL AREAS, STEEP SLOPES AND BUILDABLE AREA BY LOT.

60' 30' 0 60' 120'
1" = 60'

ZONING TABLE		
R-45 ZONE		
	BULK STANDARD	REQUIRED
MINIMUM LOT AREA (INTERIOR)	45,000 S.F.	
FRONTAGE (INTERIOR)	200 FT.	
MINIMUM LOT AREA (CORNER)	48,375 S.F.	
FRONTAGE (CORNER)	200 FT.	
MINIMUM CIRCLE DIAMETER	125 FT.	
BUILDABLE LOT AREA	30,000 FT.	
FRONT YARD SETBACK	50 FT.	
SIDE YARD SETBACK	25 FT.	
STREET SIDE YARD SETBACK	25 FT.	
REAR YARD SETBACK	50 FT.	
STREET REAR YARD SETBACK	50 FT.	
MAX BUILDING COVERAGE	8%	
MAX LOT COVERAGE	15%	
MAX PRINCIPAL BUILDING HEIGHT (STORIES)	2.5	
MAX PRINCIPAL BUILDING HEIGHT (FEET)	35 FT.	
MINIMUM GROSS FLOOR AREA (TOTAL)	1,800 S.F.	
MINIMUM GROSS FLOOR AREA (FIRST FLOOR MULTISTORY)	1,300 S.F.	

1	10-24-2023	REVISED PER LOI
NO.	DATE	REVISIONS
ROBERT R. KEADY, P.E. TOWNSHIP ENGINEER		
01-09-2023		
LICENSED PROFESSIONAL ENGINEER STATE OF NJ LICENSE No. GE04195100		

TOWNSHIP OF MIDDLETOWN
BUILD OUT ANALYSIS
(BLOCK 1045 - LOTS 2 THROUGH 4)
TOWNSHIP OF MIDDLETOWN, MONMOUTH COUNTY, NEW JERSEY



PROPOSED LOT 4.01 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	0	0.000	0.0%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	880	0.020	1.8%

PROPOSED LOT 4.02 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	10,933	0.251	18.4%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	5,709	0.131	9.6%

PROPOSED LOT 4.03 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	14,574	0.335	24.9%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	8,248	0.189	14.1%

PROPOSED LOT 4.01 - STEEP SLOPES			
Slope Range	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	5,925	0.136	12.0%
15-25%	880	0.020	1.8%
>25%	0	0.000	0.0%

PROPOSED LOT 4.02 - STEEP SLOPES			
Slope Range	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	9,123	0.209	15.4%
15-25%	5,709	0.131	9.6%
>25%	10,933	0.251	18.4%

PROPOSED LOT 4.03 - STEEP SLOPES			
Slope Range	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	15,235	0.350	26.0%
15-25%	8,248	0.189	14.1%
>25%	14,574	0.335	24.9%

PROPOSED LOT 4.01 - BUILDABLE LOT AREA CALCULATIONS			
TOTAL LOT AREA	49,393		
CLASS I (100%)	0		
CLASS II (75%)	-660		
TOTAL BUILDABLE LOT AREA	48,733		
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000		
DOES IT COMPLY?	YES		

PROPOSED LOT 4.02 - BUILDABLE LOT AREA CALCULATIONS			
TOTAL LOT AREA	59,345		
CLASS I (100%)	-10,933		
CLASS II (75%)	-4,282		
TOTAL BUILDABLE LOT AREA	44,130		
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000		
DOES IT COMPLY?	YES		

PROPOSED LOT 4.03 - BUILDABLE LOT AREA CALCULATIONS			
TOTAL LOT AREA	58,603		
CLASS I (100%)	-14,574		
CLASS II (75%)	-6,186		
TOTAL BUILDABLE LOT AREA	37,843		
REQUIRED MINIMUM BUILDABLE LOT AREA	30,000		
DOES IT COMPLY?	YES		

PROPOSED LOT 4.04 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	46	0.001	0.1%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	239	0.005	0.5%

PROPOSED LOT 4.05 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	12,804	0.294	18.0%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	28,839	0.662	40.6%

PROPOSED LOT 4.06 - CRITICAL AREAS			
CLASS I			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS & STEEP SLOPES, S >25%	7,566	0.174	11.8%
CLASS II			
Critical Area	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
WETLANDS BUFFER & STEEP SLOPES, 15-25%	30,617	0.703	47.6%

PROPOSED LOT 4.04 - STEEP SLOPES			
Slope Range	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	3,140	0.072	6.2%
15-25%	239	0.005	0.5%
>25%	46	0.001	0.1%

PROPOSED LOT 4.05 - STEEP SLOPES			
Slope Range	S.F.	AC.	PERCENTAGE OF LOT AREA (%)
10-15%	15,028	0.345	21.2%
15-25%	28,265	0.649	39.8%
>25%	12,804	0.294	18.0%