

ZONING PARAMETERS A-1 AGRICULTURAL/RURAL RESIDENTIAL
(OPEN LANDS SUBDIVISION ZONE PARAMETERS USED)

ITEM	REQUIRED	EXISTING LOT
MINIMUM SIZE OF TRACT	24.0 AC.	30.078 AC.
MINIMUM OPEN SPACE RATIO	0.5	0.501 (15.076 AC.)
MINIMUM LOT AREA	1.5 AC.	COMPLIES
MINIMUM LOT WIDTH	115'	COMPLIES
MINIMUM LOT DEPTH	400'	COMPLIES
FRONT YARD SETBACK	25'	COMPLIES
SIDE YARD SETBACK	15'	COMPLIES
REAR YARD SETBACK	40'	COMPLIES
MAX. BUILDING HEIGHT	35' (or 2 1/2 Stories)	COMPLIES
PIPELINE ESMT. SETBACK	25'	COMPLIES
MAX. HARD SURFACE COVERAGE	10%	COMPLIES

LOT AREA SUNMMARY

LOT NO.	AREA
PROP. LOT A	1.522 AC.
PROP. LOT B	1.726 AC.
PROP. LOT C	1.511 AC.
PROP. LOT D	1.618 AC.
PROP. LOT E	1.511 AC.
PROP. LOT F	1.511 AC.
PROP. LOT G	1.626 AC.
PROP. LOT H	1.627 AC.
PROP. DRAINAGE ESMT.	1.898 AC.
PROP. OPEN SPACE	15.040 AC.
PROP. ROAD	0.095 AC.
EXIST. ROAD ROW	0.393 AC.
EXIST. LOT 2	30.078 AC.

PROPOSED LIMIT OF DISTURBANCE (LOD) WITH SOIL TYPES

LOT NO.	SOIL	AREA	LOD	PERCENTAGE
A	HdyC2	60,817 SF	17,758 SF	29.20% COMPLIES
B	HdyC2	37,294 SF	11,098 SF	29.76% COMPLIES
	LbmB	37,906 SF	3,767 SF	9.93% COMPLIES
C	LbmB	65,800 SF	13,068 SF	19.86% COMPLIES
D	AbrB	48,922 SF	14,565 SF	29.77% COMPLIES
E	AbrB	65,800 SF	17,585 SF	26.72% COMPLIES
F	AbrB	32,557 SF	9,752 SF	29.96% COMPLIES
	LbmC2	33,244 SF	4,816 SF	14.49% COMPLIES
G	LbmC2	68,491 SF	19,654 SF	28.70% COMPLIES
H	LbmC2	37,949 SF	11,299 SF	29.77% COMPLIES
	AbrB	32,937 SF	1,719 SF	5.22% COMPLIES

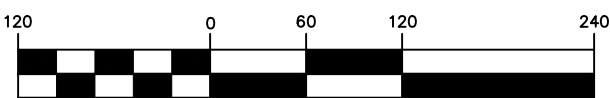


EXISTING CONDITIONS
1"=250'



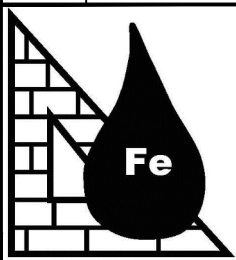
CALL BEFORE YOU DIG
IT'S THE LAW.

PLAN: 1"=120'



GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY



FREY ENGINEERING, LLC

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No. 24GA2807300

MAJOR SUBDIVISION
CONCEPT PLAN
PRESENTATION B
BRANT SWITZLER

PREPARED FOR:

TAX MAP SHEET 16, BLOCK 55, LOT 2
DELAWARE TOWNSHIP, HUNTERDON COUNTY, NJ

CHK:	SCALE:	AS SHOWN	DRAWING NO.	REV. NO.
ENG. JAH	CAD FILE NO. Concept Plan			0
DATE: AUGUST 2021	SHEET			

No. 24GA2807300
Frey Engineering, LLC

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