

NOTES:

- 1) ANY CHANGES TO THE DESIGN PLAN SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND RECOMMENDATION WHETHER BOARD APPROVAL IS NECESSARY.
- 2) ANY SOIL IMPORT OR EXPORT TO THE SITE SHALL BE APPROVED IN WRITING BY THE TOWNSHIP ENGINEER.
- 3) NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL SHALL REMAIN ON SITE FOR USE IN LOT RESTORATION. ALL TOPSOIL SHALL BE 4" THICK AND FREE OF EXCESS STONES.
- 4) AN INDIVIDUAL GRADING PLAN SHALL BE REQUIRED FOR EACH LOT AND SHALL BE SUBMITTED TO THE TOWNSHIP ZONING OFFICER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A ZONING AND BUILDING PERMIT.
- 5) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN AND SURVEY OF THE LOT MUST BE SUBMITTED FOR APPROVAL AND FINAL INSPECTION BY THE TOWNSHIP ENGINEER.
- 6) AN AS-BUILT SURVEY OF THE BASIN AND DRAINAGE SYSTEM MUST BE PREPARED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE AS-BUILT SURVEY MUST BE PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR.
- 7) ALL IMPROVEMENTS INCLUDING DRAINAGE, BASIN, BASE COURSE PAVING, STREET LIGHTS, ALL TRAFFIC CONTROL SIGNAGE, FIRE PROTECTION SYSTEM, AND COUNTY ROAD IMPROVEMENTS SHALL BE INSTALLED AND APPROVED BY THE TOWNSHIP ENGINEER AND COUNTY ENGINEER PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- 8) ANY CHANGES TO THE GRADING OF INDIVIDUAL LOTS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND CONSIDERATION.
- 9) ALL SEPTIC SYSTEMS SHALL BE PLACED IN THE FRONT YARDS AND ALL WELLS IN THE REAR YARDS.

LOT 7
43278 sf
1.042 Acre

LOT 8
43601 sf
1.0 Acre

LOT 9
45191 sf
1.037 Acre

LOT 10
43581 sf
1.0 Acre

LOT 11
43581 sf
1.0 Acre

LOT 12
43581 sf
1.0 Acre

LOT 13
43580 sf
1.0 Acre

LOT 14
43582 sf
1.0 Acre

LOT 15
43581 sf
1.0 Acre

LOT 16
43581 sf
1.0 Acre

LOT 17
43580 sf
1.0 Acre

LOT 18
44803 sf
1.031 Acre

LOT 19 (OPEN SPACE)
47,599 Ac.±

LOT 6
46418 sf
1.068 Acre

LOT 5
45858 sf
1.0 Acre

LOT 4
43580 sf
1.0 Acre

LOT 3
43581 sf
1.0 Acre

LOT 2
43580 sf
1.0 Acre

LOT 1
43748 sf
1.004 Acre

SIGHT TRIANGLE EASEMENT PROPOSED FOR THE PURPOSES FOR AND EXPRESSED IN THE TOWNSHIP BY UPPER PITTSBORO STANDARDS (BASED UPON A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, ADOPTED, 2001)

SIGHT TRIANGLE TO REMAIN CLEAR OF SIGNAGE, PLANTINGS, ETC. MAINTAINED 2.5 AND 10 FEET ABOVE GROUND. THE CLEAR SIGHT AREA SHALL BE MAINTAINED AND KEPT CLEAR BY THE OWNER OF THE PROPERTY. NO PERMANENT OR TEMPORARY (TYPICAL)

FRESHWATER WETLANDS/WATER BOUNDARY LINE WAS VERIFIED BY NJDEP ON JUNE 04, 2008. LUMP FILE NO. 1714-05-0002.1-TRU1

WETLANDS AREA CORRECTION: BUFFER AREA CORRECTED TO TOTAL LOT AREA ± 1.0± AC

UPPER PITTSBORO TOWNSHIP OPEN SPACE ALLOCATION TABLE

| | |
|------------------------|------------|
| Total Tract | 88 acres |
| Wetlands & Buffer | (23) acres |
| Lot Building Lots | (75) acres |
| Area Infrastructure | (4) acres |
| Remaining acres | 22 acres |
| Wetlands / Open Space | 18 acres |
| Conservation Woodlands | 4 acres |
| Recreation | 0 acres |

Of the 4.0 acres of Park Pavilion Open Area provided by developer:

| | |
|------------------------------------------------------------------------------------------|---------|
| Recreation Reserve for trails and other uses as determined by the Homeowners Association | 3 acres |
|------------------------------------------------------------------------------------------|---------|

ZONING SCHEDULE - DISTRICT LR (LOW DENSITY RESIDENTIAL)

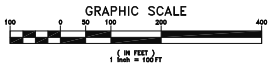
| PLANNED RESIDENTIAL CLUSTER | REQUIREMENT | ORDINANCE/FT | EXISTING/PROPOSED | COMMENTS |
|-----------------------------|-------------|--------------|-------------------|----------|
| MINIMUM LOT AREA | 35.0 AC. | 68,476 AC ± | CONFORMS | |
| MINIMUM LOT WIDTH | 300 FT. | 1,274 FT. | CONFORMS | |
| MINIMUM LOT DEPTH | 1,000 FT. | 1,277 FT. | CONFORMS | |
| FRONT SETBACK | 300 FT. | 200 FT. | CONFORMS | |
| SIDE SETBACK | 300 FT. | 200 FT. | CONFORMS | |
| REAR SETBACK | 300 FT. | 200 FT. | CONFORMS | |
| MAX. BUILDING HEIGHT | 35' | 35' | CONFORMS | |
| MAX. BURY COVERAGE | 20% | 2% | CONFORMS | |
| MAX. SITE COVERAGE | 15% | 5% | CONFORMS | |

| INDIVIDUAL LOTS | REQUIREMENT | ORDINANCE/FT | PROPOSED | COMMENTS |
|----------------------|-------------|--------------|-----------------|----------|
| MINIMUM LOT AREA | 1.0 AC. | 1.0 AC. | CONFORMS | |
| MINIMUM LOT WIDTH | 200 FT. | 217.8 FT. | CONFORMS | |
| MINIMUM LOT DEPTH | 300 FT. | 217.8 FT. | CONFORMS | |
| FRONT SETBACK | 40 FT. | 40 FT. | CONFORMS | |
| SIDE SETBACK | 40 FT. | 40 FT. | CONFORMS | |
| REAR SETBACK | 40 FT. | 40 FT. | CONFORMS | |
| MAX. BUILDING HEIGHT | 35' | 35' | CONFORMS | |
| MAX. BURY COVERAGE | 2% | 2% | CONFORMS | |
| MAX. SITE COVERAGE | 15% | 5% | NON-COMFORMANT* | |

* VARIANCE REQUESTED TO BE CONSISTENT WITH EQUIVALENT COVERAGE AS WAS ALLOWED WITH 1.8 ACRES LOT SIZES.

ACREAGE BREAKDOWN

| | 2,982,822 sf | 68.476 AC ± | 100% |
|--------------------------|--------------|-------------|--------|
| OVERALL SITE | | | |
| WETLANDS BUFFER | 852,074 sf | 19.561 AC ± | 28.57% |
| STREET R.O.W. BLDG. LOTS | 98,351 sf | 2.258 AC ± | 3.29% |
| BASIN AREA | 791,920 sf | 18.18 AC ± | 26.55% |
| HYDRANT EASEMENT | 807 sf | 0.185 AC ± | 0.03% |
| TOTALS | 2,008,999 sf | 46.120 AC ± | 67.35% |
| OPEN SPACE | 973,823 sf | 22.365 AC ± | 32.65% |



Schaeffer Messer Scheidegg
 ENGINEERS
 SURVEYORS • ENVIRONMENTALISTS • PLANNERS
 1425 Cardinal Boulevard • Maple Landing • New Jersey
 TEL: 908.695.7400 FAX: 908.695.7401
 COUNCIL OF PROFESSIONAL ENGINEERS REG. NO. 000028100000

HOWARD A. TRANZIE
 PROFESSIONAL LAND SURVEYOR
 4401
 1001 STATE STREET, SUITE 100
 NEW JERSEY 07030

RAMONA MASSAR
 PROFESSIONAL ENGINEER
 21
 1001 STATE STREET, SUITE 100
 NEW JERSEY 07030

**MASTER SUBDIVISION PLAN FOR:
 UPLAT DEVELOPMENT MAJOR SUBDIVISION**
 BLOCK 600, LOT 600 & 601, UPLAT DEVELOPMENT, NEW JERSEY
 TOWNSHIP OF UPPER MERIDEN, NEW JERSEY
 ZONE LR TAX MAP SHEET 44

| | |
|-----------|----------|
| DATE | 10/23/08 |
| SCALE | 1"=100' |
| BY | DR |
| CHECKED | RAN |
| SHEET NO. | 2 |
| OF 2 | 2 |