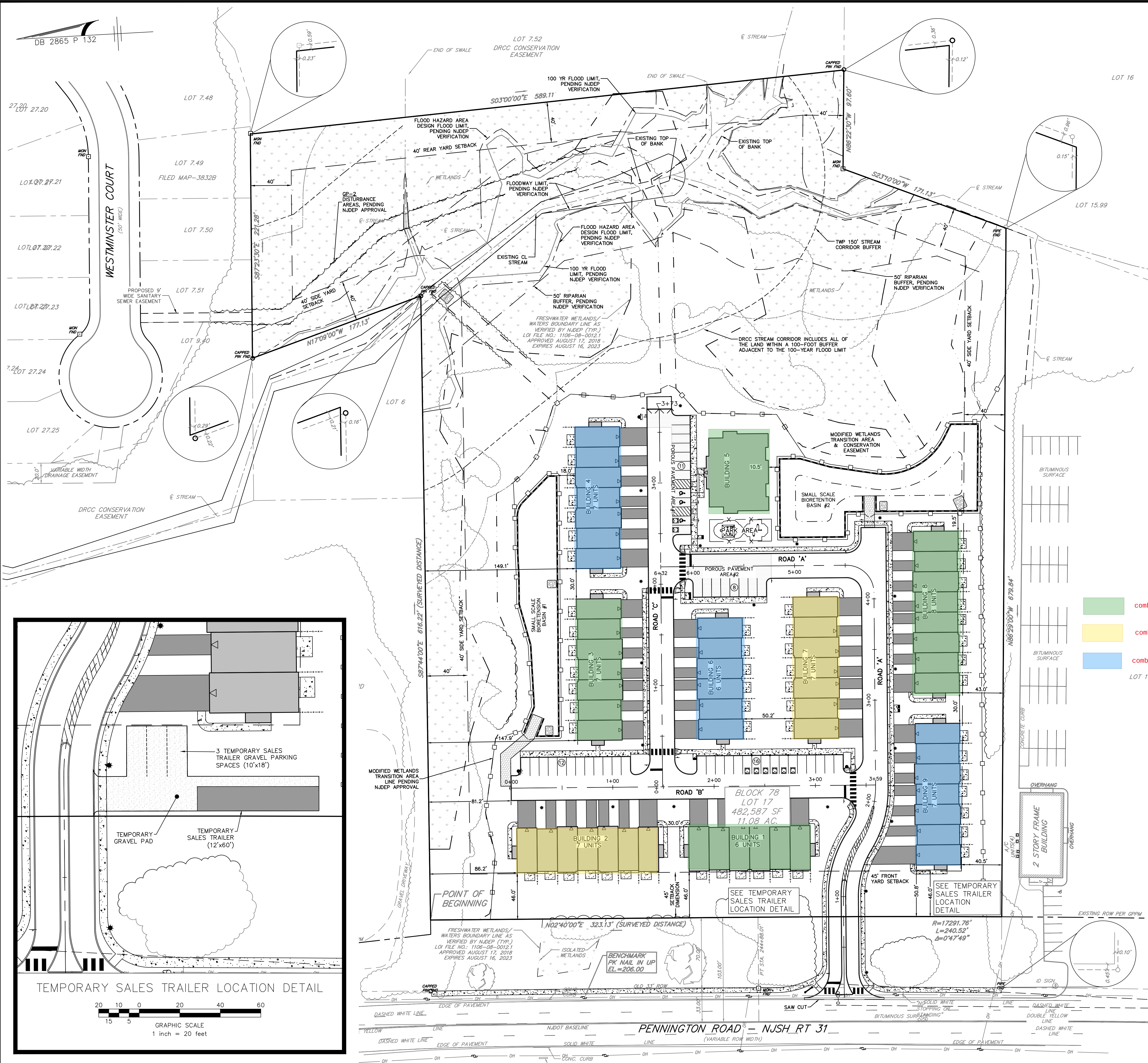




AMERICAN PROPERTIES HOPEWELL		ZONE: Inclusionary Multi-Family (IMF-1)		
PROPOSED USE		Residential: Garden Apartments / Stacked Flats		
BLOCK 78, LOT 17				
BULK ZONE CRITERIA				
	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. LOT AREA	10 AC	11.08 AC	11.08 AC	YES
MIN. LOT FRONTAGE	150 FT	563.65 FT	563.65 FT	YES
MIN. LOT WIDTH	300 FT	563.65 FT	563.65 FT	YES
MIN. LOT DEPTH	200 FT	806.88 FT	806.88 FT	YES
MIN. BUILDING SETBACK				
FRONT YARD	45 FT	292.6 FT	46.0 FT	YES
INDIVIDUAL UNIT FROM CURB/SIDEWALK (FRONT YARD)	20 FT	-	20.0 FT	YES
SIDE/REAR YARD	40 FT	246.6 FT	40.48 FT	YES
INDIVIDUAL UNIT FROM CURB (SIDE YARD)	10 FT	-	11.0 FT	YES
BUILDING TO BUILDING				
	20 FT	-	30.0 FT	YES
MAX. BUILDING COVERAGE	30%	0.42%	14.45%	YES
MAX. IMPERVIOUS COVERAGE	60%	1.62%	26.07%	YES
MAX. DENSITY	8 Units / Acre	1 Unit / Acre	6 Units / Acre	YES
MAX. BUILDING HEIGHT	3 Stories / 45 FT	-	3 Stories / 40.96 Ft.	YES
TOOWNHOUSE AFFORDABLE APARTMENT			3 Stories / <40 Ft.	
DRIVE AISLE WIDTH	24 FT	-	24.0 FT	YES
PARKING REQUIREMENTS				
NUMBER OF SPACES ¹	157	-	189	YES
	10% Reduction = 142 Spaces ²	-		
SETBACK FROM PROPERTY LINE	20 FT	-	91.44 FT	YES
DISTANCE FROM BUILDING	10 FT	-	16.50 FT	YES
STALL SIZE	9 FT x 18 FT	-	9 FT x 18 FT	YES
MIN. MAKE-READY EVSE	15% of Reg. Off-Street Spaces (Total Off-Street = 47 Spaces)	-	8 Spaces ³	YES
MIN. LANDSCAPE BUFFER				
FRONT YARD	25 FT	-	25 FT	YES
SIDE YARD	20 FT	-	20 FT	YES
AFFORDABLE HOUSING	15%	-	18.0%	YES
MIN. OPEN SPACE	20%	-	>20%	YES
MAX. BUILDING LENGTH	225 FT	-	169.67 FT	YES

- Parking Requirements per R55.
- Pursuant Ordinance 2022-OR-030, a parking space prepared with EVSE or Make-Ready equipment shall count as at least two parking spaces for the purpose of complying with a minimum parking space requirement. This shall result in a reduction of no more than 10 percent of the total required parking.
- Pursuant Ordinance 2022-OR-030, one third of the total number of Make Ready EVSE parking spaces must be made active at the conclusion of construction. Of the remaining spaces, half must be made active within 3 years of completion of the construction project. Lastly, any remaining Make Ready EVSE spaces must be made active within 5 years of completing construction.

Layout Notes:

- Project site being known and designated as Block 78, Lot 17, as shown on the current tax assessment map of Hopewell Township, Mercer County, New Jersey (Sheet 20), containing 11,080 acres.
- Boundary, topographic information and existing conditions shown based upon map entitled "Boundary & Topographic Survey, Block 78, Lot 17, situated in Hopewell Township, Mercer County, New Jersey" prepared by MidAtlantic Engineering Partners, LLC and dated 8/30/22.
- Site coordinates: N 535866, E 413214
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
- All construction to be in accordance with NIDOT Standard Specifications for Road and Bridge Construction, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of The Manual on Uniform Traffic Control Devices (MUTCD).
- All stop bars internal to the site shall be 12" wide and all stop bars at site access locations shall be 24" wide.
- All curb and sidewalks shall conform to state and federal barrier free design standards.
- All sidewalk ramps marked HCR to have detectable warning surface installed in accordance with ADA regulations. All detectable warning strips shall be "replaceable wet-set" or equivalent. Surface mount or "stick on" warning strips are not permitted unless noted otherwise.
- All proposed curbing to be Belgian block curb, unless otherwise noted.
- Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
- Where concrete curbing will be constructed within, or adjacent to, existing bituminous pavement, it shall be saw cut and removed, clear through to the subgrade, a minimum distance of 18 inches from, and parallel to, the proposed curb face. This requirement may be modified in the field if the Municipal / County Engineer determines that "face forming" of new curbs is more desirable.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- This project has been designed in accordance with New Jersey Administrative Code, Title 5, Chapter 21, "Residential Site Improvement Standards" to the maximum extent feasible.
- See architect's plans for building elevations and floor plans.
- All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
- The contractor's work shall be in conformance with NIDOT Standard Specifications for Road and Bridge Construction, latest edition.
- All signage to be posted and striping to be installed in accordance with the United States Department of Transportation-Federal Highway Administration, "Manual on Uniform Traffic Control Devices for Street and Highways (MUTCD), latest edition.
- The contractor shall:
 - Perform all work for the project in a finished and workmanlike manner to the satisfaction of the owner and in accordance with the best recognized trade practices.
 - Be responsible to maintain the site in a clean and organized manner.
 - Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
 - Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
 - Coordinate the construction schedule with the owner prior to start of work.
 - Obtain any required road opening permits and perform work in accordance with AHJ requirements.
 - Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
 - Be responsible for site safety & security and the means & methods of construction for project duration.
 - Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.
 - Notify the owner and engineer of any required field change immediately.
 - Maintain dimensioned redline plans of all installed infrastructure and improvements that shall be provided to the owner / engineer noting the locations of all underground infrastructure such as electric conduit, water lines, roof leader collection piping etc.
 - Only import certified clean fill (if required) in accordance with NJDEP Technical Requirements N.J.A.C. 7:26E. All imported material requires approval by owner and their environmental consultant prior to placement onsite.
- All easements for public purposes shall be dedicated to the township, unless otherwise noted.
- Assigned parking spaces at a ratio of one space per affordable unit to be designated with painted marking.
- All traffic control devices shall conform with the Manual on Uniform Traffic Control Devices, latest revised edition, and the latest New Jersey Department of Transportation Details and Standard Specifications.
- Any conflicting existing pavement markings shall be removed by grinding method.
- All striping dimensions shall be measured to the center of the line and to the physical center of double lines.
- All sidewalk and curb within public right-of-way along the property frontage that is deteriorated or presents a tripping hazard shall be replaced under the direction of the county engineer or his/her representatives

LEGEND

EXISTING BOUNDARY	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SIGN	---
PROPOSED SETBACK	---
EXISTING FENCELINE	---
PROPOSED FENCELINE	---
100-YR WATER SURFACE ELEV.	---
50' RIPARIAN BUFFER	---
FLOOD HAZARD LIMIT	---
100-YR FLOOD LIMIT	---
EXISTING STREAM CL	---
DRCC 100 FT BUFFER CORRIDOR	---
BASIN BOTTOM	---
PROPOSED RETAINING WALL	---
START MOUNTABLE CURB	---
END MOUNTABLE CURB	---
S.M.C.	---
E.M.C.	---

