

ZONING

ZONED R-100
55+ DETACHED SINGLE-FAMILY AGE RESTRICTED
ORDINANCE REQUIREMENTS

REQUIRED	REQUIRED
LOT AREA	6,800 SF
LOT WIDTH	60 FT
LOT DEPTH	110 FT
FRONT SETBACK	20 FT (FROM R.O.W.) / 23 FT (FROM SIDEWALK)
SIDE YARD SETBACK	9 FT EACH
REAR YARD SETBACK	20 FT
BUILDING HEIGHT	35 FT / 2 STORIES (2 STORIES PROPOSED)
LOT COVERAGE	50% (LOT) / 35% (TOTAL PROJECT)
OFF STREET PARKING	2.5 / UNIT (RSIS) 3.5 PER UNIT PROVIDED. EACH UNIT HAS 2 GARAGE AND 2 DRIVEWAY SPACES EQUATING TO 3.5 SPACES PER RSIS.

R-100 ADULT HOUSING OPTION
ORDINANCE REQUIREMENTS (SEC. 17-159.3)

REQUIRED	REQUIRED
LOT AREA	7 Ac.
LOT WIDTH	300'
LOT DEPTH	300'
FRONT SETBACK	50'
SIDE YARD SETBACK	25'
REAR YARD SETBACK	25'
DIST. BETWEEN BUILDINGS	30'
BUILDING HEIGHT	30FT / 2 STORIES (56 FT. PROPOSED)
LOT COVERAGE	55%
MAX. FAR	NONE
PARKING	2.3 PER UNIT (RSIS) - 345 REQUIRED 345 PROVIDED, EACH BUILDING HAS 22 GARAGE AND 22 DRIVEWAY PARKING SPACES

TOTAL NUMBER OF PROPOSED SINGLE FAMILY UNITS = 75
CONDO UNITS = 150
TOTAL UNITS = 225

SOILS LEGEND:

	DEPTH TO BEDROCK (FT)	DEPTH TO SEASONAL HIGH GROUND WATER (FT)
BUB	BUCKS SILT LOAM, 2-6% SLOPES	3.5 - 5
BUB2	BUCKS SILT LOAM, 2-6% SLOPES	3.5 - 5
DGA	DOYLESTOWN & REAVILLE SILT LOAM 0-2% SLOPES	3.5 - 5
RaA	READINGTON & ABBOTTSTOWN SILT LOAM, 0-2% SLOPES	3 - 4
RaB	READINGTON & ABBOTTSTOWN SILT LOAM, 2-6% SLOPES	3 - 4

GROSS DENSITY CALCULATION:

TOTAL SITE AREA	73.88 Ac.
LESS WATER COURSES	0.00 Ac.
LESS SEASONAL HIGH WATER AT SURFACE	0.03 Ac.
LESS SLOPES GREATER THAN 20 PERCENT	0.58 Ac.
LESS SOX AREA OUTSIDE WATER COURSE AND WITHIN 100 YEAR FLOOD PLAIN	0.00 Ac.
LESS SOX SLOPES BETWEEN 10 - 20 PERCENT	0.04 Ac.
LESS SOX SEASONAL HIGH WATER 0.5 - 1.5'	0.00 Ac.
NET SITE AREA	73.35 Ac.
GROSS DENSITY	3.08 UNITS PER ACRE

GEOLOGICAL FORMATION: LOCKATONG AND STOCKTON

- REFERENCES:**
- AERIAL TOPOGRAPHY BY ATLANTIS AERIAL SURVEYS, PHOTOGRAPHY DATED 10/23/04
HORIZONTAL CONTROL - NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 1983.
VERTICAL CONTROL, DATUM NAD 1986.
 - L.O.I. #106-03-0004/PH030001 DATED AUG. 25, 2004

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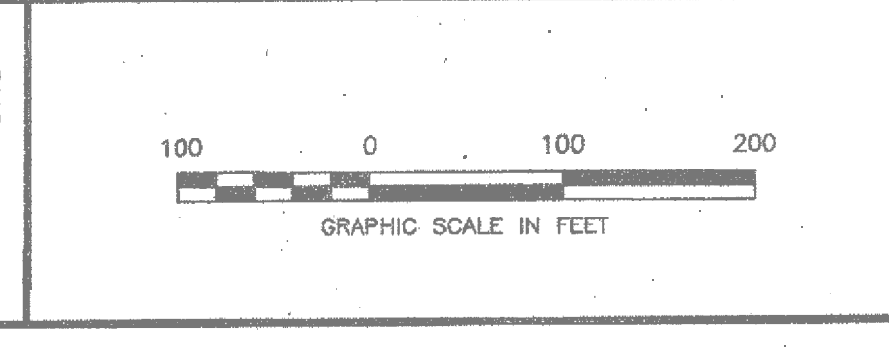
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REVISION	NO.	DATE	REVISION



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RESIDENTIAL CONCEPT PLAN #4
BEAZER HOMES
PENNINGTON TRACT
BLOCK 85 - LOTS 3, 8 AND 13
TOWNSHIP OF HOPEWELL
MERCER COUNTY
NEW JERSEY

PROJECT NO. 04036303
DATE 6/8/05
DRAWN BY JMW
CHECKED BY JJC
SCALE 1" = 100'
SHEET NO. 1 of 1