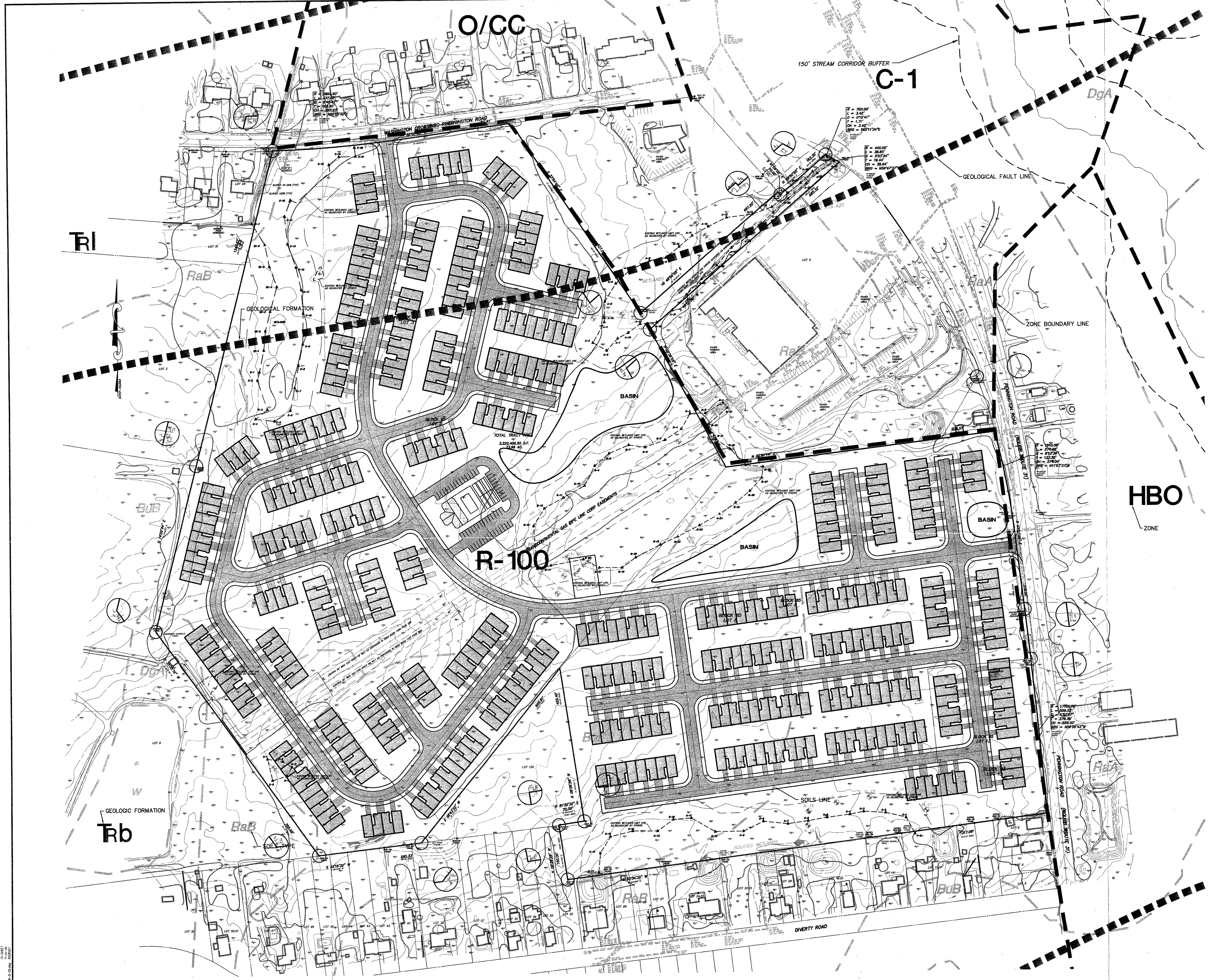




ZONING

ZONED R-100

R-100 ADULT HOUSING OPTION

ORDINANCE REQUIRES (SEC. 17-159.3)

	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
LOT COVERAGE	55%
MAX FAR	NONE
PARKING	2.3 PER UNIT (RSIS)

TOTAL NUMBER OF TOWNHOUSE UNITS = 418

<u>SOILS LEGEND:</u>		DEPTH TO BEDROCK (FT)	DEPTH TO SEASONAL HIGH GROUND WATER (FT)
BuB	BUCKS SILT LOAM, 2-8% SLOPES	3.5 - 5	6+
	BUCKS SILT LOAM, 2-8% SLOPES	3.5 - 5	6+
DgA	DOLESTOWN & REAVILLE SILT LOAM 0-2% SLOPES	3.5 - 5	0 - 1
RaA	READINGTON & ABBOTTSTOWN SILT LOAM, 0-2% SLOPES	3 - 4	1.5 - 2.5
RaB	READINGTON & ABBOTTSTOWN SILT LOAM, 2-8% SLOPES	3 - 4	1.5 - 2.5

GROSS DENSITY CALCULATION:

TOTAL SITE AREA	73.98 Ac.
LESS WATER COURSES	0.00 Ac.
LESS SEASONAL HIGH WATER AT SURFACE	0.53 Ac.
LESS SLOPES GREATER THAN 20 PERCENT	0.06 Ac.
LESS 50% AREA OUTSIDE WATER COURSE AND WITHIN 100 YEAR FLOOD PLAIN	0.00 Ac.
LESS 50% SLOPES BETWEEN 10 - 20 PERCENT	0.04 Ac.
LESS 50% SEASONAL HIGH WATER 0.5 - 1.5'	0.00 Ac.
NET SITE AREA	73.35 Ac.
GROSS DENSITY	5.69 UNITS PER ACRE
GEOLOGIC FORMATION: LOOKATONG AND STOCKTON	

NOTICE:

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GRAPHIC SCALE IN FEET

Robert J. Curley

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SCHOOR DEPALMA

Engineers and Consultants

Cert. Of Authorization 246A27926200

MANALAPAN • WHITE PLAINS • EGG HARBOR • BRICK • CLINTON • EXTON • KULPSVILLE

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RESIDENTIAL TOWNHOME AS-OF-RIGHTS PLAN

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 BD

DESIGNED BY JMW

CHECKED BY RJC

SCALE 1" = 100'

SCHOOR DEPALMA

SHEET NO. 1 of 1