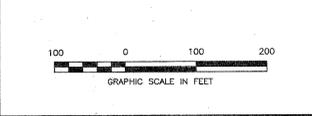


REVISION NO.	DATE	REVISION

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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 J.R.C.  
**SCHOOR DEPALMA**  
 SHEET NO. 1 of 1



**ZONING**

**ZONED R-100**  
 55+ DETACHED SINGLE-FAMILY AGE RESTRICTED

ORDINANCE REQUIRES	REQUIRED
LOT AREA	6,600 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 REQUIRES (SEC. 17-159.3)

ORDINANCE REQUIRES	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	50%
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 SEASONAL BEDROCK (FT)	DEPTH TO SEASONAL HIGH GROUND WATER (FT)
<b>BUB</b> BUCKS SILT LOAM, 2-6% SLOPES	3.5 - 5	6+
<b>BUB2</b> BUCKS SILT LOAM, 2-6% SLOPES	3.5 - 5	6+
<b>DgA</b> DOYLESTOWN & REAVILLE SILT LOAM, 0-2% SLOPES	3.5 - 5	0 - 1
<b>RaA</b> READINGTON & ABBOTTSTOWN SILT LOAM, 0-2% SLOPES	3 - 4	1.5 - 2.5
<b>RaB</b> READINGTON & ABBOTTSTOWN SILT LOAM, 2-6% 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 PLAN	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	3.06 UNITS PER ACRE

GEOLOGIC FORMATION: LOOKATONG 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 N.A.S.D. 1988.
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