

R-100 ZONE DATA

RESIDENTIAL, EXISTING SINGLE FAMILY - 1/2 ACRE

ITEM	REQUIRED/PERMITTED	PROPOSED
MIN. LOT AREA	20,000 SF	20,000 SF
MIN. LOT WIDTH	100 FT	100 FT
MIN. LOT DEPTH	125 FT	156.59 FT
SETBACKS:		
FRONT YARD	45 FT	45 FT
SIDE YARD	20 FT (ea.)	20 FT (ea.)
REAR YARD	40 FT	40 FT
MAX. BUILDING HT.	35 FT (2 STORY)	35 FT (2 STORY)
MAX. DENSITY:		
SINGLE FAMILY	2.0 / ACRE	1.39 / ACRE

GENERAL NOTES

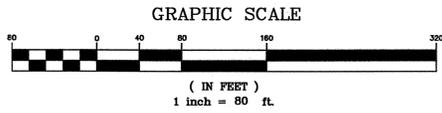
- SITE IS IN NGVD DATUM.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III-WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPE TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF 10' APART HORIZONTALLY AND 18" VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED & PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST 6 INCHES OF COVER ON THOSE AREAS.
- SIDESLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO BROUGH FOR APPROVAL.
- PRIOR TO THE INSTALLATION AND BASE PAVING OF BRANDON DRIVE, AND UNTIL SUCH TIME THAT THE NEW FIRE HYDRANTS ARE INSTALLED, STORAGE AND/OR CONSTRUCTION OF ANY FLAMMABLE OR COMBUSTIBLE BUILDING MATERIALS SHALL BE LIMITED TO THE FOUR PROPOSED LOTS ON BRANDON ROAD WEST (BLOCK 78.01, LOTS 16, 17, 18 & 19) AND LOT 13 IN BLOCK 78.05.
- SANITARY SEWER DESIGN - N.J.A.C. 7-10-11.10(a); ALL WATER MAINS AND SANITARY OR INDUSTRIAL SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (I.E., DUCTILE IRON OR REINFORCED CONCRETE PIPE), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.

OWNER:
FEDERAL POINT, L.L.C.
23 ROUTE 31 NORTH
SUITE A-20
PENNINGTON, NEW JERSEY 08534
(609) 737-2238

APPLICANT:
WESTRUM PENNINGTON, L.P.
23 ROUTE 31 NORTH
SUITE A-20
PENNINGTON, NEW JERSEY 08534
(609) 737-8383

REFERENCES

- TOWNSHIP OF HOPEWELL TAX MAP SHEET No. 20.
- LEGAL & TOPOGRAPHIC SURVEY FOR WESTRUM PENNINGTON, L.P. PREP. BY: CONTROL LAYOUTS, INC. JOB No. 1070-00 DATED: 09/01/00 AND REVISED THROUGH 11/02/00.



THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION UNTIL CHECKED BY DATE:

NO.	DATE	DESCRIPTION
1)	11/15/02	TOWNSHIP COMMENTS
2)	05/05/04	WATER/SEWER/STORM
3)	09/17/04	TWSP COMMENTS
4)	10/25/04	TWSP COMMENTS
5)	11/22/04	TWSP COMMENTS
6)	12/14/04	TWSP COMMENTS
7)	06/17/05	TWSP/ADDP COMMENTS
8)	09/27/05	TWSP COMMENTS
9)	05/30/12	FINAL SUBMISSION
10)	07/20/12	ELSA COMMENTS
11)	11/20/12	SHEET NO.

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 246A27851900

BRIAR CLIFFE
TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY
PRELIMINARY MAJOR SUBDIVISION
MAJOR OVERALL SUBDIVISION PLAN
BLOCK 78.01 LOT 15, BLOCK 78.02 LOTS 6-9, BLOCK 78.03 LOTS 2-7 &
BLOCK 78.05 LOT 1 TAX MAP SHEET No. 20 13.69 ACRES±

DRWN. BY RMC DATE OF ISSUE
DSGN BY WAL JANUARY 11, 2002
CHKD. BY ARC REV. 11.) NOVEMBER 20, 2012
APPRD. BY ARC

SCALE: 1"=80'
CAD # 20000480P1
JOB # 2000.048
DWG # 0P-1

ZIP FILE = 2000048BAS XREF = 00048BAS C:\img\2000048\2000048BOP1.dwg