



ZONING SUMMARY			
HF DISTRICT - HEALTH FACILITIES			
ITEM	REQUIRED		
LOT 1.01	NA	7.05 AC	
LOT 2.0	NA	7.11 AC	
USE (1)		16.16 AC	
MAX FLOOR AREA RATIO (1.01+2)	NA	0.06	
MAX DWELLING UNITS/ACRE	14.3	19.4	
MIN AFFORDABLE HOUSING UNITS	20% (55 UNITS)	20% (55 UNITS)	
RECREATIONAL USE	200	262	
MAX LOT COVERAGE	%	52.59%	
PARKING SETBACKS			
ANY PROPERTY LINE	FT	10	
BILBY ROAD R.O.W.	FT	20	
BUILDING HT	FT	66FT/4 STORY	
BUILDING SETBACK	FT	62FT/4 STORY	
ANY PROPERTY LINE	FT	50	
BILBY ROAD R.O.W.	FT	100.25	
MINIMUM PARKING		284 (LOT 1.01)	
		234 (LOT 2)	

NOTES:
1. ALL UNITS SHALL BE RENTAL UNITS FOR FAMILIES AND NO AGE RESTRICTED UNITS ARE PROPOSED TO COMPLY WITH SECTION 60583 OF THE LDO.

WAIVERS REQUESTED
A. SUBMISSION OF AN ENVIRONMENTAL IMPACT STATEMENT IN ACCORDANCE WITH SECTION 804C OF THE ORDINANCE.
B. THE SUBMISSION OF A SIXTY (60) YEAR TITLE SEARCH FOR EACH PROPERTY.

TOTAL COMBINED IMPERVIOUS AREA = 52.6%
FLOOR AREA RATIO = 52.370 SF x 4 + (2,400 x 2) = 374,280 / 6,168,096 = 0.06

- NOTES:
1. ALL PARKING STALLS SHALL BE MARKED WITH FOUR INCH (4") WHITE LINES PRINTED IN A HAIRPIN DESIGN.
2. FOR ADDITION INFORMATION ON THE DRIVEWAY CONSTRUCTION SEE DETAILS AND POROUS PAVEMENT
3. SEE CROSS-SECTION SHEET 10-1.
4. REFUSE AND RECYCLABLES WILL BE STORED IN THE ONE STORY GARAGE SHED STRUCTURES ON SITE.
5. ALL SIGNAGE AND PAVEMENT STRIPING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. SEE SL-1 FOR ALLOCATION OF SIGNAGE.
6. A STORM TYPE CONNECTION SHALL BE PROVIDED AT EACH BLDG. FIRE DEPT. CONNECTION.
7. SEE DETAIL SHEET D-3A FOR TYPICAL CURB BREAK DETAIL.
8. POSTED SPEED LIMIT ON BILBY ROAD (COUNTY ROUTE 665) IS 45 MPH.
9. ANY OBSTRUCTION FROM THE LINE OF SIGHT TO THE EDGE OF PAVEMENT, SUCH AS TREES, BRUSH, EMBANKMENT, VEGETATION, ETC WILL BE REMOVED TO ASSURE PROPER VISIBILITY.
10. EXISTING SIGHT LINE EASEMENT FOR LOTS 2 & 1.01, BLOCK 45: DEED BOOK 2163, PAGE 228.
11. EXISTING SIGHT LINE EASEMENT FOR LOT 2.01, BLOCK 45: DEED BOOK 2173, PAGE 83.
12. SIGHT DISTANCE IS MEASURED FROM A DRIVER'S LOCATION AT 8 FEET BACK FROM THE EXISTING STOP BAR.
13. ANY PAVEMENT ON LOT 1 DRIVEWAY DISTURBED BY THE CONSTRUCTION OF NEW CURBS AND STORM SEWERS SHALL BE REPAIRED BY THE DEVELOPER IN ACCORDANCE WITH TOWN STANDARDS.
14. WATER MAIN EXTENSION SHALL BE APPROVED BY WARREN COUNTY PRIOR TO CONSTRUCTION.
15. A HIGHWAY ACCESS AND CONSTRUCTION PERMIT WILL BE REQUIRED FROM THE WARREN COUNTY ENGINEERS OFFICE FOR IMPROVEMENTS WITHIN THE COUNTY ROUTE #665 R.O.W.

PARKING SUMMARY		
BLDG #1, 2 & 3 (LOT 1.01)	RECD PARKING	PROP PARKING
1 BEDROOM 99x118 = 178.2	178	
2 BEDROOM 48x2 = 96	96	
3 BEDROOM 8x2.1 = 8.4	8	
TOTAL	282	284
BLDG #4, 5 & 6 (LOT 2)	RECD PARKING	PROP PARKING
1 BEDROOM 74x118 = 133.2	133	
2 BEDROOM 42x2 = 84	84	
3 BEDROOM 8x2.1 = 16.8	17	
TOTAL	234	234

- LEGEND
- PROP CURB
 - EXIST CURB
 - PROPERTY LINE/R.O.W. LINE
 - SETBACK LINE
 - PROP FENCE
 - PROP NO. OF PARKING SPACES
 - PROP CONC. FLATWORK
 - INDICATES CAR CIRCULATION
 - EXISTING WETLAND FLAG AND DELINEATION
 - PROP POROUS PAVEMENT
 - PAVERS
 - URBANGREEN PLASTIC PAVER BY CONTECH
 - PROP RETAINING WALL
 - CENTERLINE OF ROADWAY
 - EXISTING EDGE OF PAVEMENT
 - PROP TIMBER GUIDERAIL

- BUILDINGS #1 & #2 (BENT BUILDINGS REAR OF LOT 1.01): 54 UNITS EACH**
- 36 ONE-BEDROOMS EACH
 - 18 TWO-BEDROOMS EACH
 - INTERIOR REC ROOMS: 750 SF EACH
- BUILDING #3 (STRAIGHT BUILDING FRONT OF LOT 1.01): 43 UNITS**
- 27 ONE-BEDROOMS
 - 12 TWO-BEDROOMS
 - 4 THREE-BEDROOMS
 - INTERIOR REC ROOM: 836 SF
- BUILDING #4 (STRAIGHT BUILDING FRONT OF LOT 2): 48 UNITS**
- 34 ONE-BEDROOMS
 - 6 TWO-BEDROOMS
 - 8 THREE-BEDROOMS
 - INTERIOR REC ROOM: 744 SF
- BUILDINGS #5 & #6 (BENT BUILDINGS REAR OF LOT 2): 38 UNITS EACH**
- 20 ONE-BEDROOMS EACH
 - 18 TWO-BEDROOMS EACH
 - INTERIOR REC ROOMS: 750 SF EACH
- TOTALS:**
- 173 ONE-BEDROOMS
 - 90 TWO-BEDROOMS
 - 12 THREE BEDROOMS
 - INTERIOR REC ROOMS: 7,580 SF

drawn by: JWC
checked by: AC
scale: 1"=40'
date: 02/06/19

CERT. OF AUTH. # 24G27834700
SESI
SOILS / FOUNDATIONS
SITE DESIGN
CONSULTING
ENGINEERS
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ANTHONY CASTILLO, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 40112

AMENDED SITE PLAN
THE RESIDENCES AT BILBY ROAD
LOTS 1.01 & 2, BLOCK 45
TOWN OF HACKETTSTOWN, WARREN COUNTY, N.J.
drawing title: **SITE PLAN**

job no. 7425
drawing no.

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