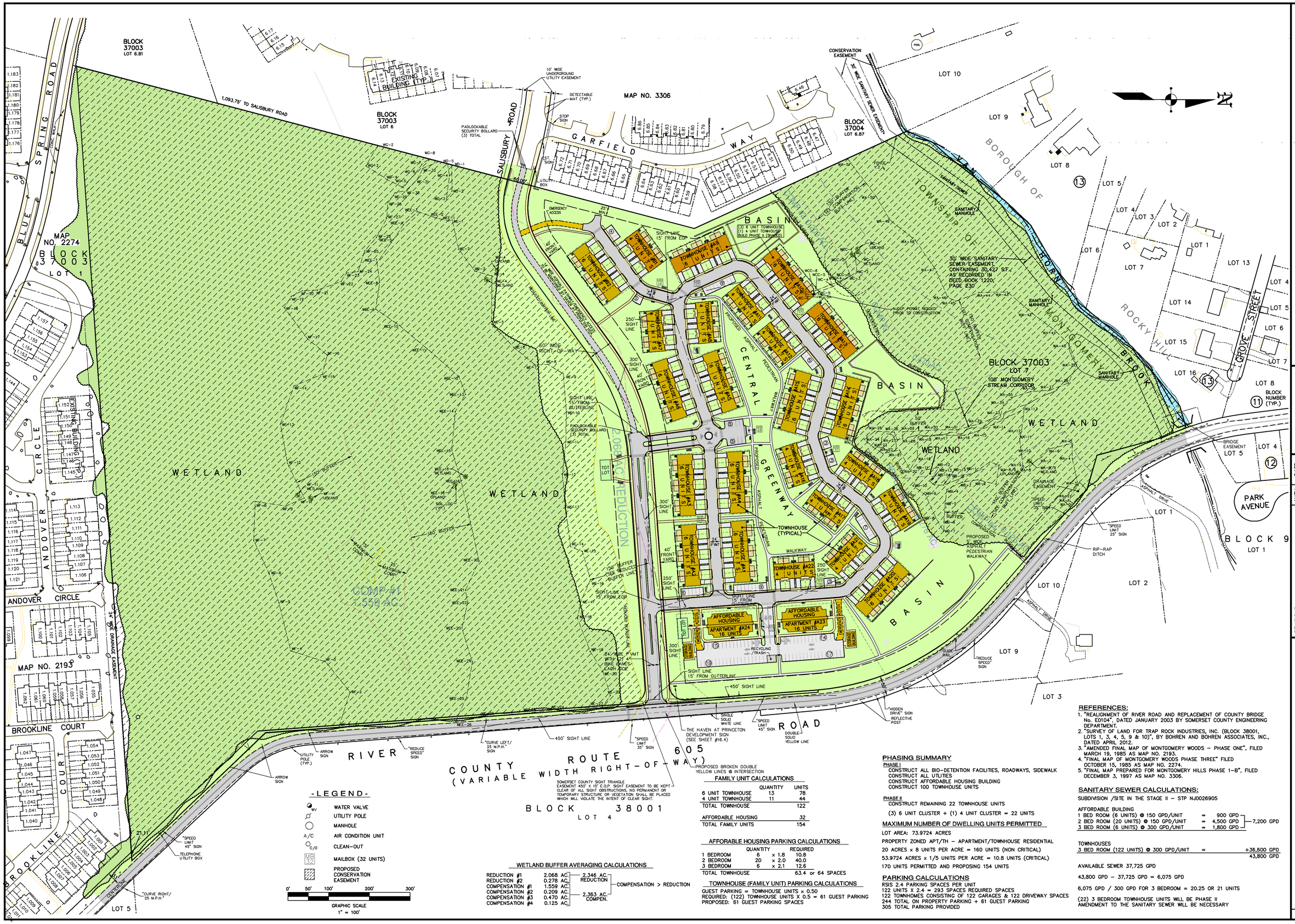

-LEGEND-

- WV — WATER VALVE
- UTILITY POLE
- MANHOLE
- A/C — AIR CONDITION UNIT
- C/O — CLEAN-OUT
- MB 32 — MAILBOX (32 UNITS)
- PROPOSED CONSERVATION EASEMENT

GRAPHIC SCALE 1" = 100'

WETLAND BUFFER AVERAGING CALCULATIONS

REDUCTION #1	2.068 AC.	2.346 AC. REDUCTION
REDUCTION #2	0.278 AC.	
COMPENSATION #1	1.559 AC.	2.363 AC. COMPEN.
COMPENSATION #2	0.209 AC.	
COMPENSATION #3	0.470 AC.	
COMPENSATION #4	0.125 AC.	

COMPENSATION > REDUCTION

FAMILY UNIT CALCULATIONS

	QUANTITY	UNITS
6 UNIT TOWNHOUSE	13	78
4 UNIT TOWNHOUSE	11	44
TOTAL TOWNHOUSE		122
AFFORDABLE HOUSING		32
TOTAL FAMILY UNITS		154

AFFORABLE HOUSING PARKING CALCULATIONS

	QUANTITY		REQUIRED
1 BEDROOM	5	x 1.8	10.8
2 BEDROOM	20	x 2.0	40.0
3 BEDROOM	6	x 2.1	12.6
TOTAL TOWNHOUSE			63.4 or 64 SPACES

TOWNHOUSE (FAMILY UNIT) PARKING CALCULATIONS

GUEST PARKING = TOWNHOUSE UNITS x 0.50
REQUIRED: (122) TOWNHOUSE UNITS X 0.5 = 61 GUEST PARKING
PROPOSED: 61 GUEST PARKING SPACES

PHASING SUMMARY

PHASE I
CONSTRUCT ALL BIO-DETENTION FACILITIES, ROADWAYS, SIDEWALK
CONSTRUCT ALL UTILITIES
CONSTRUCT AFFORDABLE HOUSING BUILDING
CONSTRUCT 100 TOWNHOUSE UNITS

PHASE II
CONSTRUCT REMAINING 22 TOWNHOUSE UNITS

(3) 6 UNIT CLUSTER + (1) 4 UNIT CLUSTER = 22 UNITS

MAXIMUM NUMBER OF DWELLING UNITS PERMITTED

LOT AREA: 73.9724 ACRES
PROPERTY ZONED APT/TH – APARTMENT/TOWNHOUSE RESIDENTIAL
20 ACRES x 8 UNITS PER ACRE = 160 UNITS (NON CRITICAL)
53.9724 ACRES x 1/5 UNITS PER ACRE = 10.8 UNITS (CRITICAL)
170 UNITS PERMITTED AND PROPOSING 154 UNITS

PARKING CALCULATIONS

RSIS 2.4 PARKING SPACES PER UNIT
122 UNITS X 2.4 = 293 SPACES REQUIRED SPACES
122 TOWNHOMES CONSISTING OF 122 GARAGES & 122 DRIVEWAY SPACES
244 TOTAL ON PROPERTY PARKING + 61 GUEST PARKING
305 TOTAL PARKING PROVIDED

REFERENCES:

1. "REALIGNMENT OF RIVER ROAD AND REPLACEMENT OF COUNTY BRIDGE No. E0104", DATED JANUARY 2003 BY SOMERSET COUNTY ENGINEERING DEPARTMENT.
2. "SURVEY OF LAND FOR TRAP ROCK INDUSTRIES, INC. (BLOCK 38001, LOTS 1, 3, 4, 5, 9 & 10)", BY BOHREN AND BOHREN ASSOCIATES, INC., DATED APRIL 2012.
3. "AMENDED FINAL MAP OF MONTGOMERY WOODS – PHASE ONE", FILED MARCH 19, 1985 AS MAP NO. 2193.
4. "FINAL MAP OF MONTGOMERY WOODS PHASE THREE" FILED OCTOBER 15, 1985 AS MAP NO. 2274.
5. "FINAL MAP PREPARED FOR MONTGOMERY HILLS PHASE 1–B", FILED DECEMBER 3, 1997 AS MAP NO. 3306.

SANITARY SEWER CALCULATIONS:

SUBDIVISION /SITE IN THE STAGE II – STP NJ0026905

AFFORDABLE BUILDING

1 BED ROOM (6 UNITS) @ 150 GPD/UNIT	=	900 GPD	7,200 GPD
2 BED ROOM (20 UNITS) @ 150 GPD/UNIT	=	4,500 GPD	
3 BED ROOM (6 UNITS) @ 300 GPD/UNIT	=	1,800 GPD	

TOWNHOUSES

3 BED ROOM (122 UNITS) @ 300 GPD/UNIT	=	+36,600 GPD
		43,800 GPD

AVAILABLE SEWER 37,725 GPD

43,800 GPD – 37,725 GPD = 6,075 GPD

6,075 GPD / 300 GPD FOR 3 BEDROOM = 20.25 OR 21 UNITS

(22) 3 BEDROOM TOWNHOUSE UNITS WILL BE PHASE II
AMENDMENT TO THE SANITARY SEWER WILL BE NECESSARY

Display Map

Prepared For

Lot 7 in Block 37003

Situated in
Township of Montgomery
Somerset County ~ New Jersey

DATE:	June 21, 2021
SCALE:	1" = 100'
DESIGN BY:	D.J.S.
DRAWN BY:	J.B.G.
CHECKED BY:	D.J.S.
JOB #	16-09-Mont

REVISIONS	AUTH.	DATE

D.S. ENGINEERING, P.C.
ENGINEERS AND DESIGN PROFESSIONALS
P.O. Box 792
Rocky Hill, New Jersey, 08553
(908)-359-0989 Fax (908)-359-4118
BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409

SHEET NUMBER: 1 OF 1

THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR ANY REASON OTHER THAN THE PERFORMANCE OF D.S. ENGINEERING, P.C. IS HEREBY PROHIBITED. WITHOUT THE WRITTEN PERMISSION OF D.S. ENGINEERING, P.C. IS PROHIBITED.