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1	8/14/20	ISSUED FOR PERMIT

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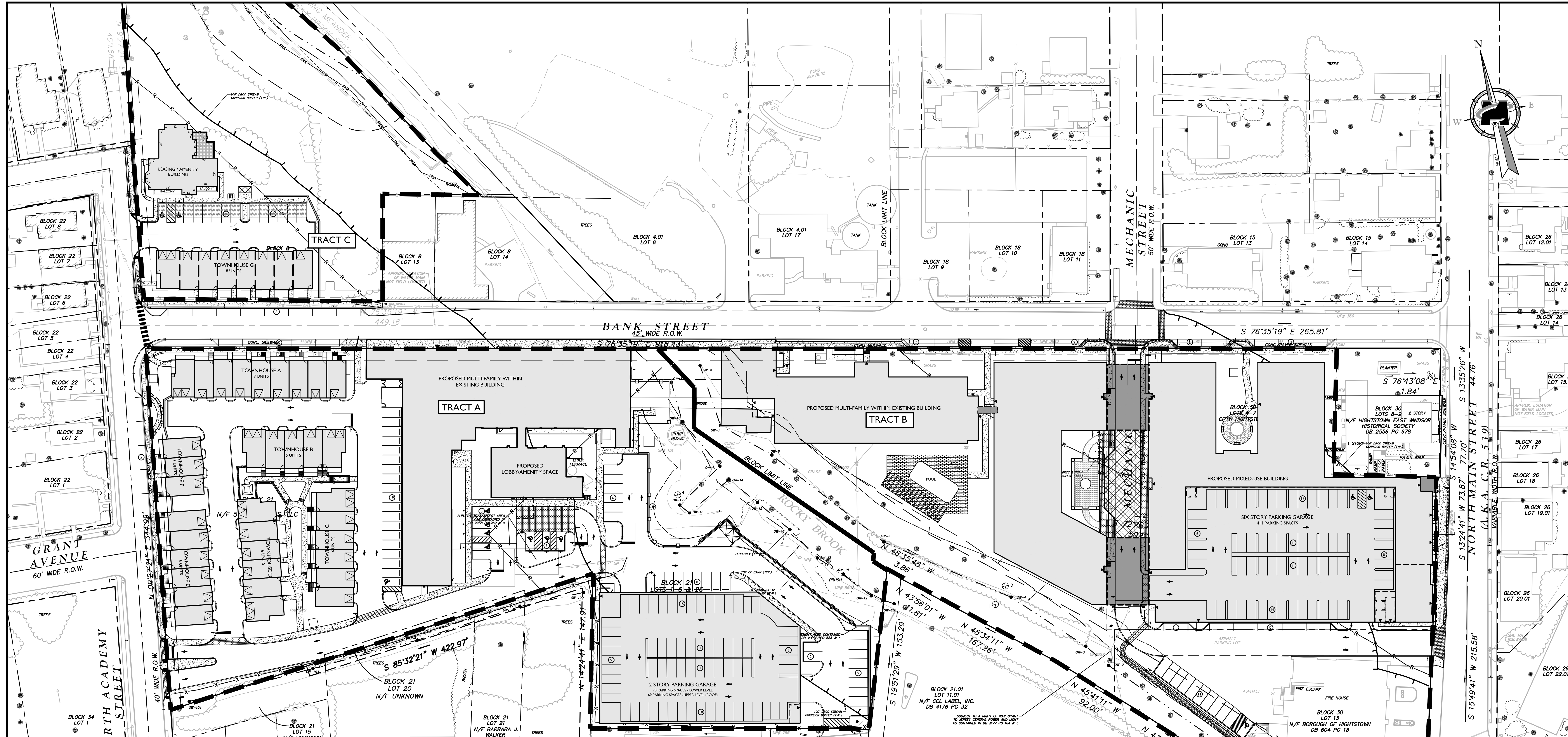
**YOSEF PORTNOY**  
 ENGINEER - LICENSE NUMBER: GE53383

**PRELIMINARY & FINAL MAJOR SITE PLAN**  
 FOR  
**PRC HIGHTSTOWN**  
 BLOCK 8, LOT 12, BLOCK 21, LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 10-13

BOROUGH OF HIGHTSTOWN  
 MERCER COUNTY  
 NEW JERSEY

**RED BANK OFFICE**  
 Corporate Headquarters  
 331 Newman Springs Road  
 Suite 203  
 Red Bank, NJ 07701  
 Phone: 732.383.1950  
 Fax: 732.383.1984

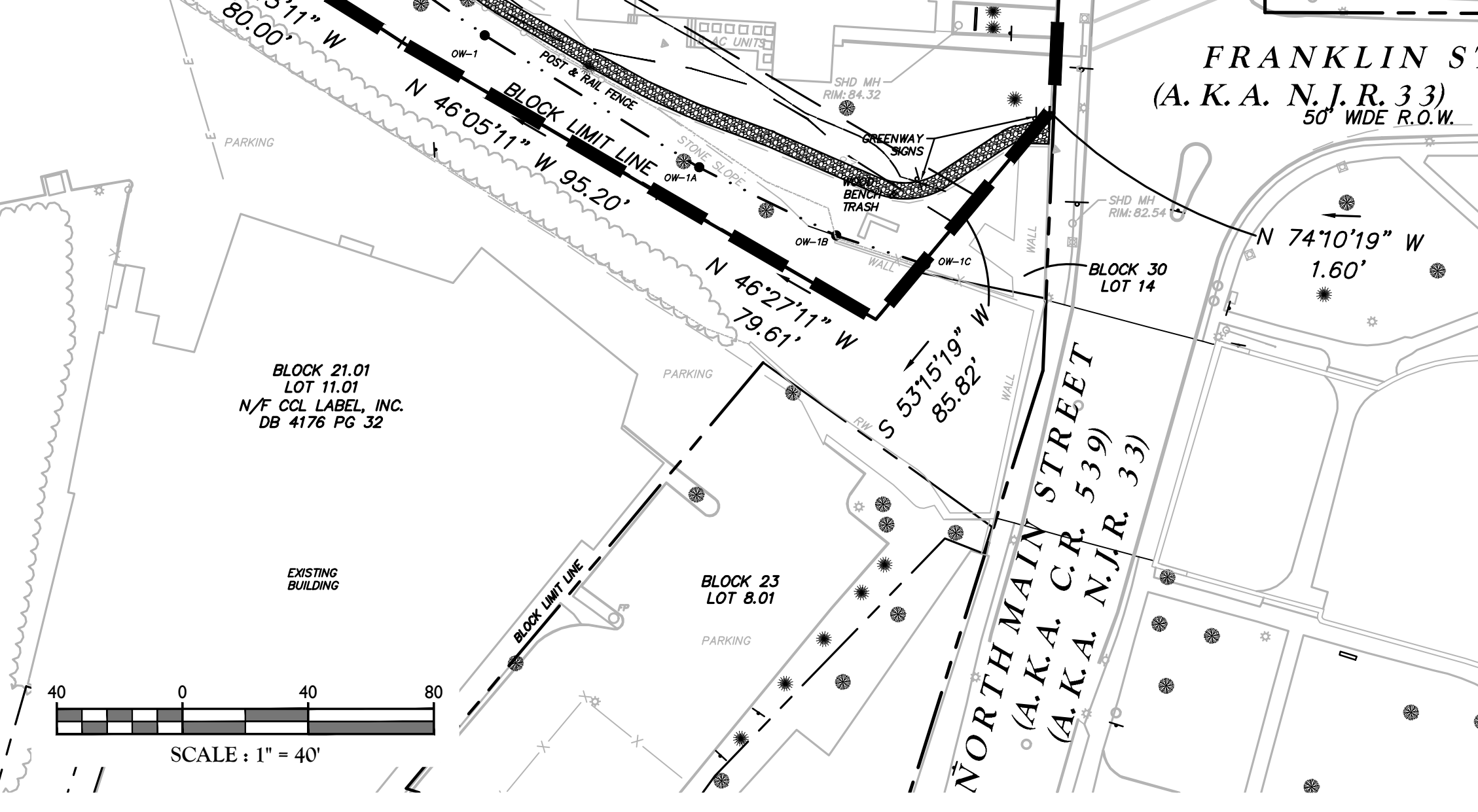
SCALE: AS SHOWN DATE: 8/14/20 DRAWN BY: RT CHECKED BY: YP  
 PROJECT NUMBER: 160010948 DRAWING NAME: C-OVAL-LAYT



	REQUIRED	PROPOSED
<b>TRACT A</b>		
<b>TRACT REQUIREMENTS</b>		
MINIMUM INDIVIDUAL LOT AREA	50,000 SF	190,378 SF
MAXIMUM BUILDING COVERAGE	40%	28%
<b>MULTIFAMILY BUILDING REQUIREMENTS</b>		
VERTICAL EXTENSION SETBACK FROM EXISTING FOOTPRINT	15 FT	>15 FT
MAXIMUM BUILDING HEIGHT (STORIES)	4	4
<b>TOWNHOUSE REQUIREMENTS</b>		
MINIMUM BANK ST. FRONT YARD SETBACK	10 FT	10 FT
MINIMUM N. ACADEMY ST. FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	30 FT	40.4 FT
MINIMUM FRONT TO FRONT DISTANCE	30 FT	30 FT
MINIMUM FRONT TO SIDE DISTANCE	20 FT	20 FT
MINIMUM SIDE TO SIDE DISTANCE	10 FT	10 FT
MINIMUM REAR TO SIDE DISTANCE	30 FT	38 FT
MINIMUM REAR TO REAR DISTANCE	30 FT	30 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
MAXIMUM BUILDING HEIGHT WHEN FACING A PUBLIC STREET (STORIES)	2.5	2.5
<b>STRUCTURED PARKING GARAGE REQUIREMENTS</b>		
MAXIMUM BUILDING HEIGHT	2	2
MINIMUM SETBACK FROM TRACT BOUNDARY	5 FT	5 FT
<b>PARKING</b>		
TOWNHOUSE: 2.0 SPACES/DWELLING UNIT x 35 UNITS	70 SPACES	
MULTIFAMILY: 1.25 SPACES/DWELLING UNIT x 91 UNITS	113.75 SPACES	
TOTAL REQUIRED:	183.75 SPACES	
STREET SPACES	10	
SURFACE SPACES	52	
GARAGE SPACES	41	
STRUCTURED PARKING SPACES	139	
TOTAL PROPOSED:	242 SPACES	
ADA COMPLIANT SPACES	8	8
ELECTRIC VEHICLE CHARGING: 1% OF SPACES @ 242 SPACE	3	4
BICYCLE PARKING: 15% OF DWELLING UNITS @ 126 UNITS	19	>19*

	REQUIRED	PROPOSED
<b>TRACT B</b>		
<b>TRACT REQUIREMENTS</b>		
MINIMUM INDIVIDUAL LOT AREA	30,000 SF	43,560 SF
MAXIMUM BUILDING COVERAGE	60%	47%
<b>MIXED-USE BUILDING REQUIREMENTS</b>		
MINIMUM BANK ST. FRONT YARD	10 FT	12.8 FT
MINIMUM N. MAIN ST. FRONT YARD (FROM CURBLINE)	10 FT	12.5 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	50 FT	60 FT
MAXIMUM BUILDING HEIGHT (STORIES)	4	4
MAXIMUM BUILDING HEIGHT (PARKING LEVELS)	6	6
<b>MULTIFAMILY BUILDING REQUIREMENTS</b>		
VERTICAL EXTENSION SETBACK FROM EXISTING FOOTPRINT	15 FT	>15 FT
MAXIMUM BUILDING HEIGHT (STORIES)	4	4
<b>GOVERNMENT, PUBLIC, AND COMMUNITY FACILITIES</b>		
HIGHTSTOWN ENGINE COMPANY BUILDING	EX. FOOTPRINT & HEIGHT	COMPLIES
<b>PARKING</b>		
NON-RESIDENTIAL: 1 SPACE/1,000 SF x 10,000 SF	10 SPACES	
FIRE HOUSE	6 SPACES (ON GROUND FLOOR OF GARAGE)	
PUBLIC USE	30 SPACES (ON GROUND FLOOR OF GARAGE)	
MULTIFAMILY: 1.25 SPACES/DWELLING UNIT x 252 UNITS	315 SPACES	
TOTAL REQUIRED:	361 SPACES	
STREET SPACES	9	
SURFACE SPACES (FOR FIREHOUSE)	17	
STRUCTURED PARKING SPACES	411	
TOTAL PROPOSED:	437 SPACES	
ADA COMPLIANT SPACES	18	18
ELECTRIC VEHICLE CHARGING: 1% OF SPACES @ 437 SPACE	5	7 (IN GARAGE)
BICYCLE PARKING: 15% OF DWELLING UNITS @ 252 UNITS	38	>38*
<b>TRACT B WITH HOTEL</b>		
<b>PARKING</b>		
NON-RESIDENTIAL: 1 SPACE/1,000 SF x 10,000 SF	10 SPACES	
FIRE HOUSE	6 SPACES (WITHIN GARAGE)	
PUBLIC USE	20 SPACES (WITHIN GARAGE)	
MULTIFAMILY: 1.25 SPACES/DWELLING UNIT x 242 UNITS	302.5 SPACES	
HOTEL: 1 SPACE/UNIT OF OCCUPANCY x 16 UNITS	16 SPACES	
TOTAL REQUIRED:	355 SPACES	

	REQUIRED	PROPOSED
<b>TRACT C</b>		
<b>TRACT REQUIREMENTS</b>		
MINIMUM LOT AREA	7,500 SF	81,210 SF
MAXIMUM BUILDING COVERAGE	25 %	16%
<b>TOWNHOUSE REQUIREMENTS</b>		
MINIMUM BANK ST. FRONT YARD	10 FT	11.3 FT
MINIMUM N. ACADEMY ST. FRONT YARD	10 FT	10.2 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	50 FT	150 FT
MINIMUM SETBACK FROM ALL OTHER TRACT BOUNDARIES	50 FT	150 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
<b>AMENITY CENTER REQUIREMENTS</b>		
MINIMUM LOT FRONTAGE	50 FT	147 FT
MINIMUM LOT DEPTH	100 FT	450 FT
MINIMUM N. ACADEMY FRONT YARD	10 FT	10 FT
MINIMUM SETBACK FROM BLOCK 8, LOT 11 SOUTHERLY PROP. LINE	15 FT	19.8 FT
MINIMUM SETBACK FROM BLOCK 8, LOT 11 EASTERLY PROPERTY LINE	20 FT	25.6 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
MAXIMUM BUILDING HEIGHT WHEN FACING A PUBLIC STREET (STORIES)	2.5	2.5
<b>PARKING</b>		
NON-RESIDENTIAL: 1 SPACE/1,000 SF x 3,100 SF	31 SPACES	
RESIDENTIAL: 2 SPACE/UNIT X 9 UNITS	18 SPACES	
TOTAL REQUIRED:	21.1 SPACES	
STREET SPACES	8	
SURFACE SPACES	14	
GARAGE SPACES	9	
TOTAL PROPOSED:	31 SPACES	
ADA COMPLIANT SPACES	2	2
ELECTRIC VEHICLE CHARGING: 1% OF SPACES @ 31 SPACE	1	1
BICYCLE PARKING: 15% OF DWELLING UNITS @ 9 UNITS	2	3



TRACT BOUNDARY

\* BICYCLE PARKING WILL BE PROVIDED WITH A COMBINATION OF EXTERIOR BIKE RACKS AND INTERIOR BIKE ROOMS.