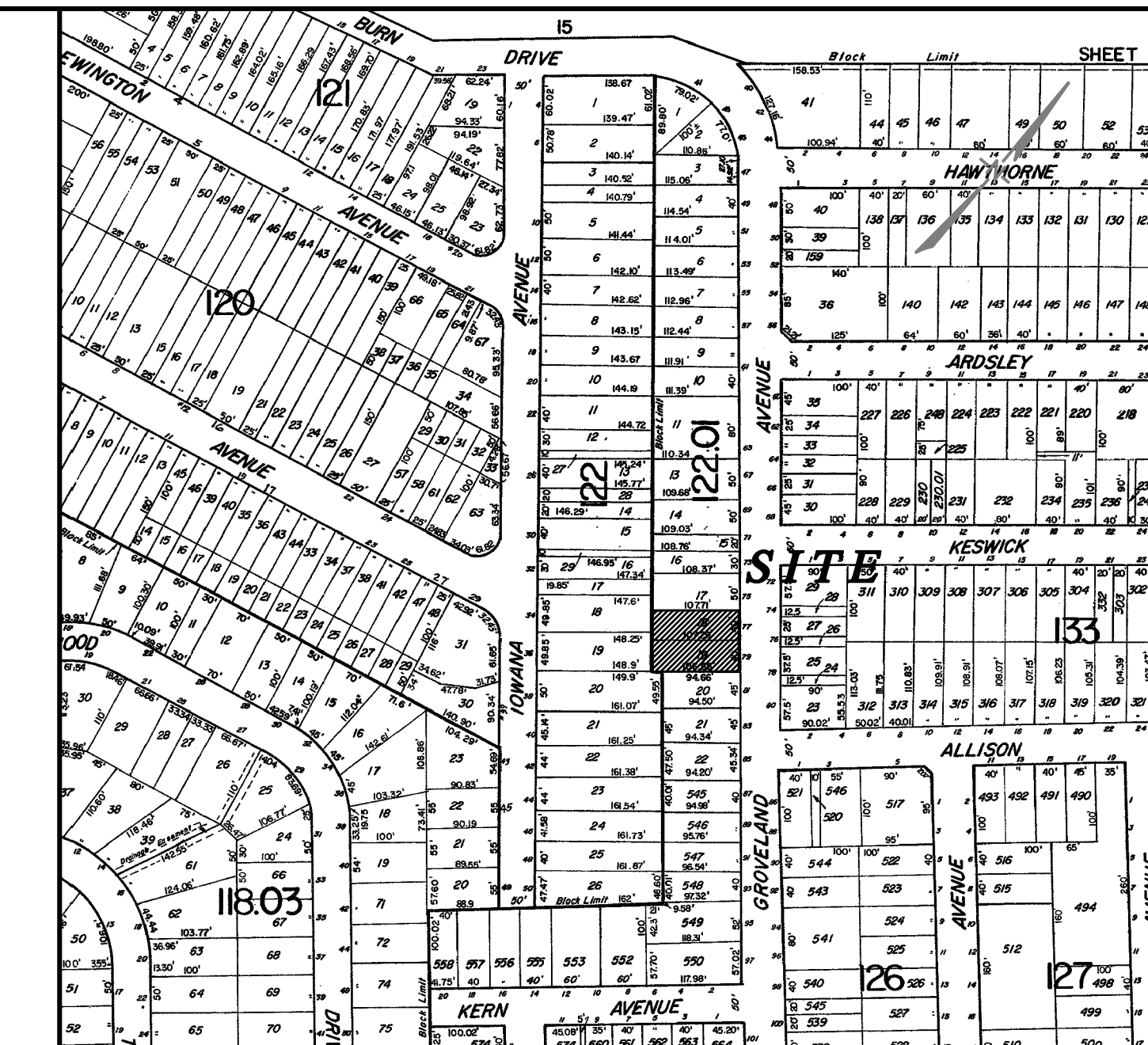
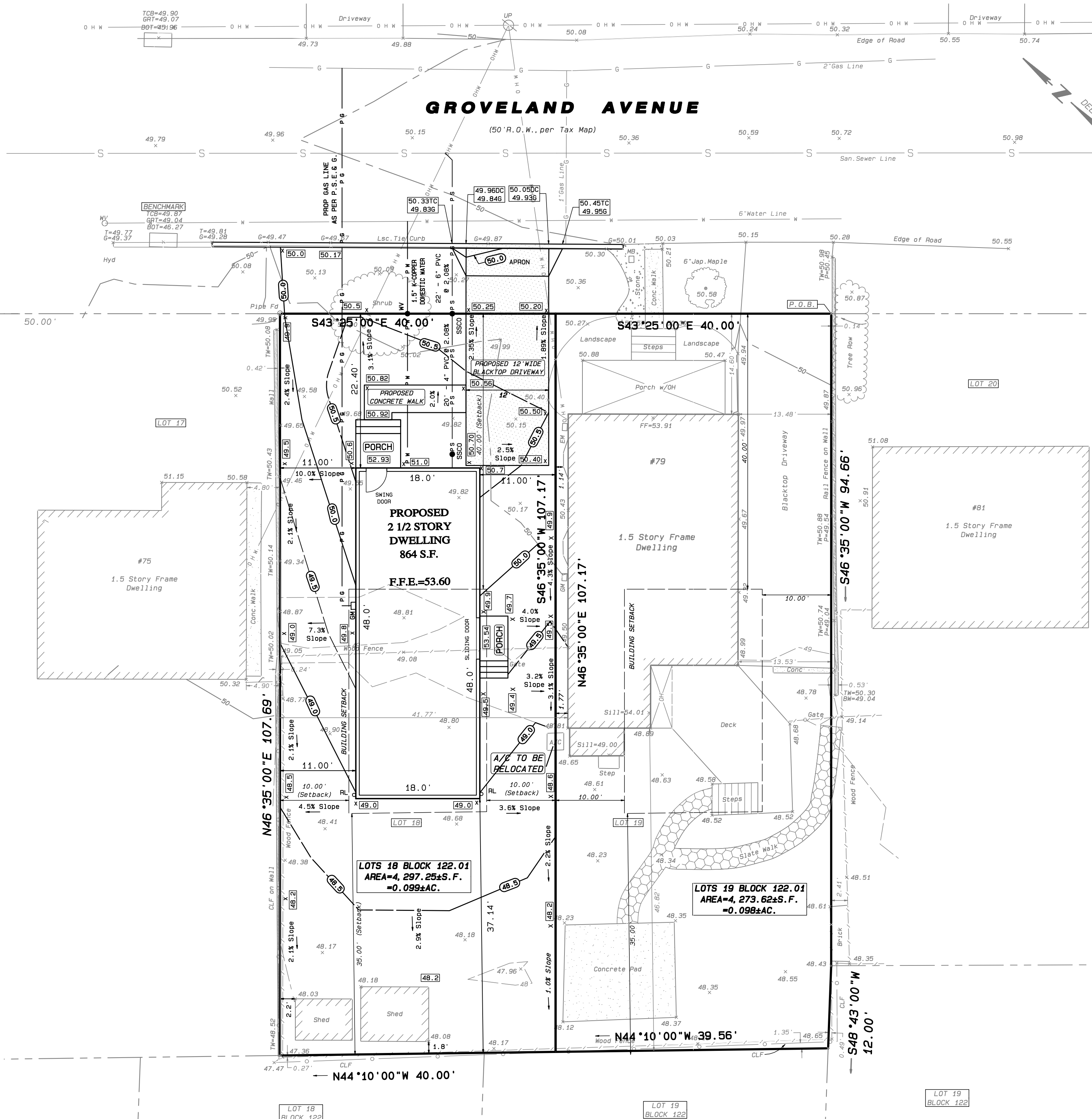


ZONE MAP

1"=700'±



LOCATION MAP

1"=200'±

PLOT PLAN NOTES:

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. EXISTING UTILITIES WILL BE USED WHEN POSSIBLE.
- A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK PERFORMED IN THE STREET.
- PLOT PLAN BASED ON "PLAN OF TOPOGRAPHIC SURVEY OF LOTS 18 & 19, BLOCK 122.01 IN TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY" DATED 11/8/22, PREPARED BY TRENTON ENGINEERING COMPANY INC. DESIGNATED AS FILE #108-14
- IF A SUMP PUMP IS INSTALLED IN THE BASEMENT, THE OUTLET SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT.
- BOUNDARY SHOWN HEREON IS BASED ON PLAN OF TOPOGRAPHIC SURVEY OF LOTS 18 & 19, BLOCK 122.01 IN TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY" DATED 11/8/22, PREPARED BY TRENTON ENGINEERING COMPANY INC. DESIGNATED AS FILE #108-14.
- VERTICAL DATUM: ASSUMED SYSTEM. BENCHMARK LOCATED ON SITE. TOP OF CASTING - INLET SOUTHERLY SIDE OF GROVELAND AVENUE. ELEVATION=49.87 AS SHOWN ON PLAN.

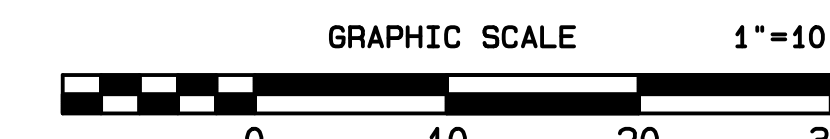
GENERAL NOTES:

- INVERT OF EXISTING SANITARY SEWER, GAS AND WATER TO BE ESTABLISHED IN FIELD.
- WATER SERVICE - 1.5" 200 DSI K-COPPER PIPE
SANITARY SEWER - 4" P.V.C. (SCH 40) @ 1/4" PER FOOT.
GAS SERVICE - AS PER P.S.I.E.65.
- TESTING THE SEASONAL HIGH WATER TABLE IS REQUIRED PRIOR TO CONSTRUCTION OF BASEMENTS. A 2 FOOT SEPARATION IS TO BE MAINTAINED BETWEEN WATER TABLE AND BOTTOM OF SLAB.

- LEGEND:**
- IR.Fd = Iron Rod Found
 - CO = Cleanout
 - MB = Mailbox
 - EM = Electric Meter
 - UP/Lgt = Utility Pole/Light
 - Enc1 = Enclosed
 - FP = Flag Pole
 - Dep = Depressed Curb
 - WM = Window Well
 - OH = Overhang
 - P.O.B. = Point of Beginning
 - R.O.W. = Right of Way
 - = Overhead Wires

ZONING SCHEDULE: RESIDENTIAL DISTRICT R-2 (V) INDICATES VARIANCE

DESCRIPTIONS	REQUIRED	PROPOSED LOT 18	PROPOSED LOT 19	EXISTING CONDITIONS LOTS 18 & 19
Principal Building				
Minimum Lot Area (corner)	12,100 SF			8,571 SF (V)
Minimum Lot Area (interior)	10,000 SF	4,297.25 SF (V)	4,273.62 SF (V)	8,571 SF (V)
Minimum Lot Frontage	80'	40' (V)	40' (V)	80'
Minimum Lot Width (corner)	110'	40' (V)	40' (V)	80'
Minimum Lot Width (interior)	80'	40' (V)	40' (V)	80'
Minimum Lot Depth	110'	107.43' (V)	106.91' (V)	107.17' (V)
Minimum Front Yard	40'	22.40' (V)	14.60' (V)	14.60' (V)
Minimum Side Yard (each)	10'	N/A	13.48' / 1.77' (V)	13.48' / 1.77' (V)
Minimum Rear Yard	35'	37.14'	46.82'	46.82'
Maximum Building Height	2.5 sty/35'	2.5 Sty	1.5 Sty	1.5 Sty
Maximum Building Coverage	18%	20.2% (V)	23.5% (V)	11.8%
Maximum Lot Coverage	26%	29.8% (V)	46.3% (V)	24.2%
Accessory Buildings				
Minimum Dist. to Prin. Bldg	20'	27.3'	N/A	42.65'
Minimum Dist. to side line	5'	2.2' (V)	N/A	2.2' (V)
Minimum Dist. to rear lot line	5'	1.7' (V)	N/A	1.7' (V)
Maximum Building Height	1 sty/15'	COMPLIES	N/A	COMPLIES



SHEET 1

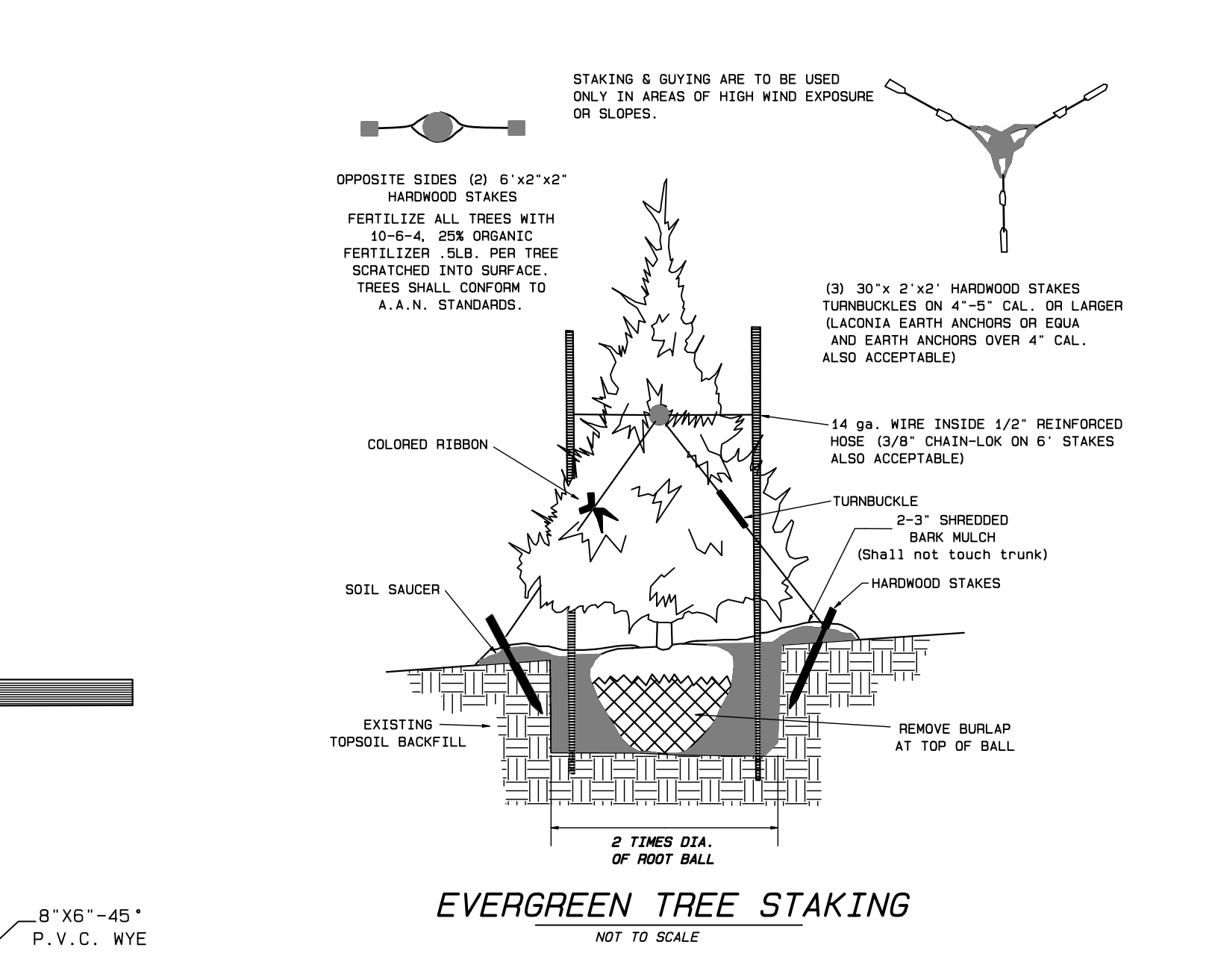
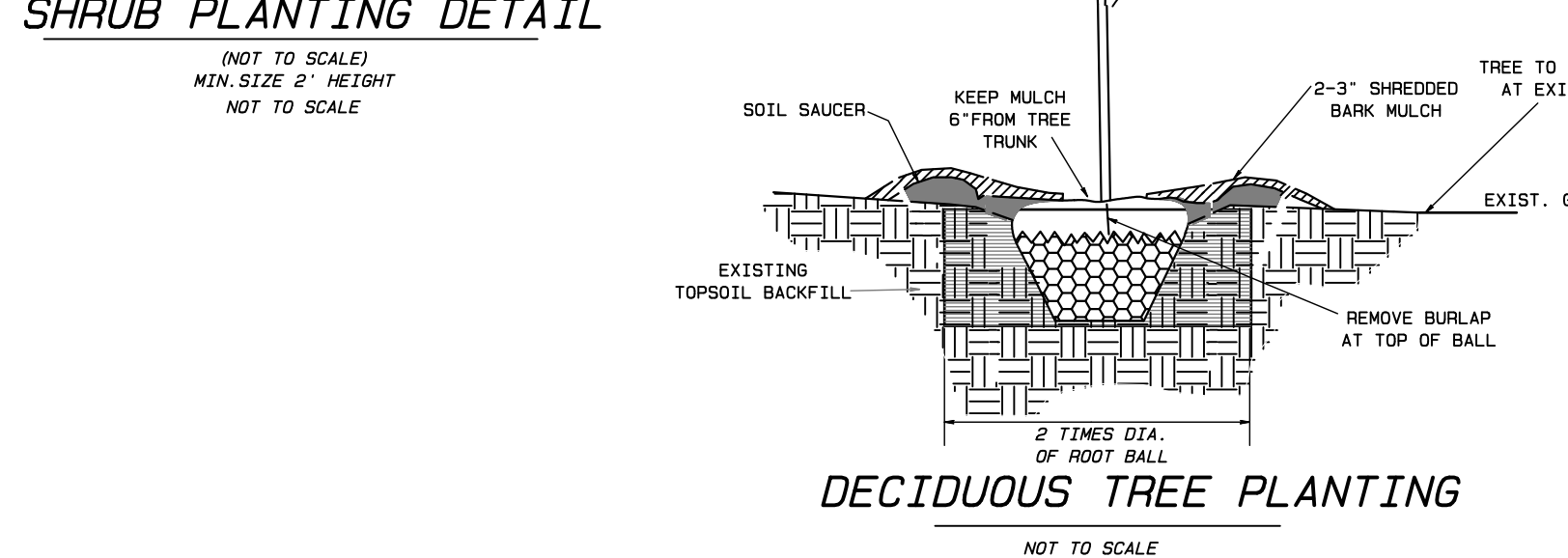
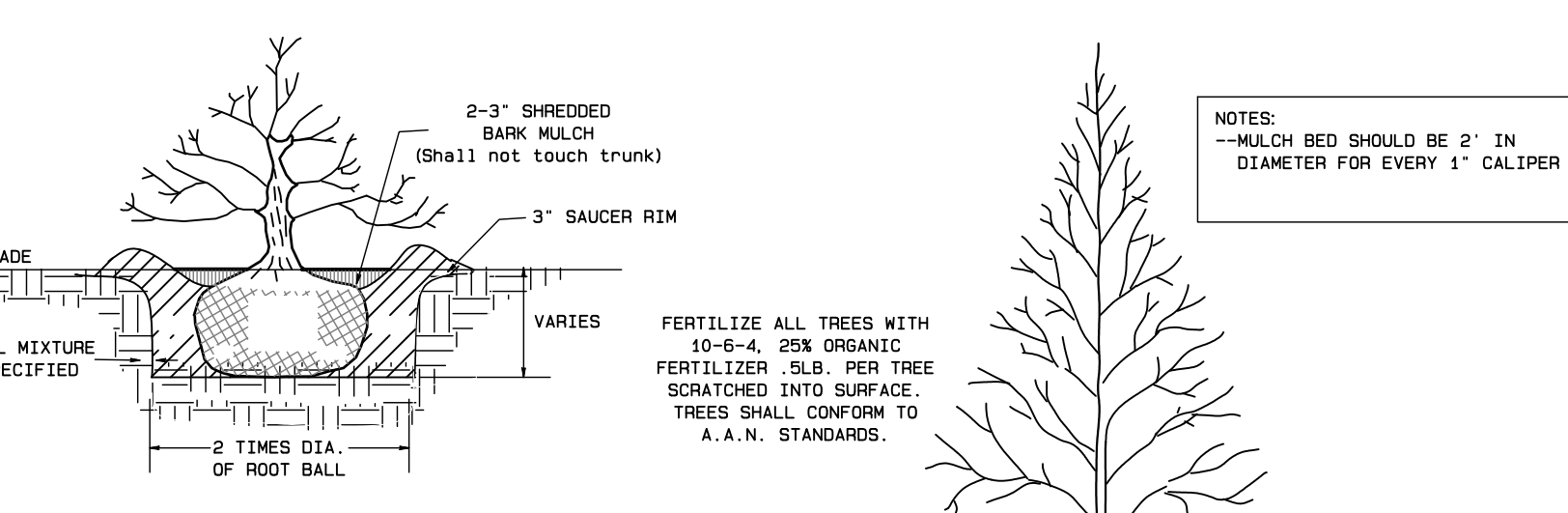
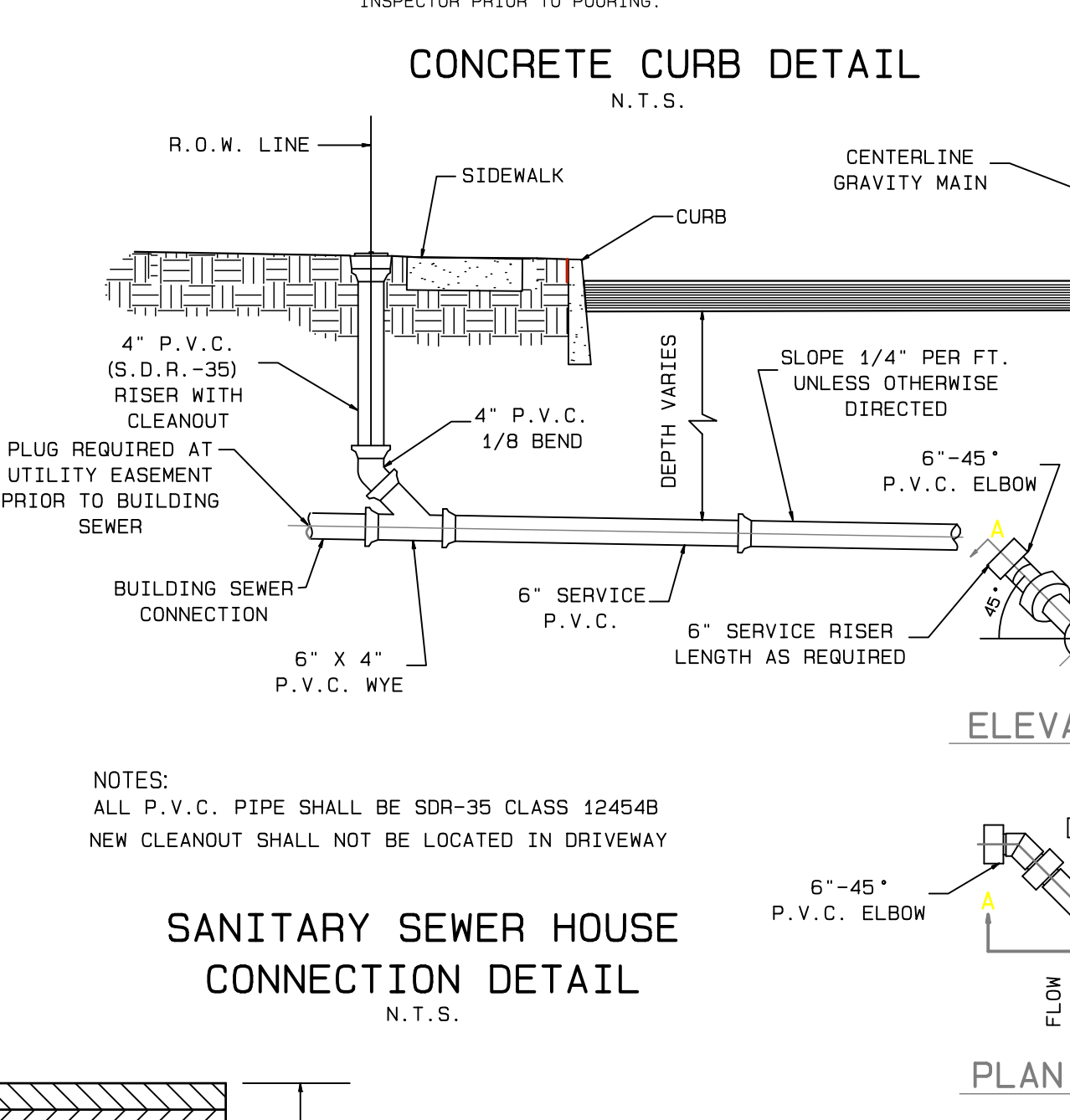
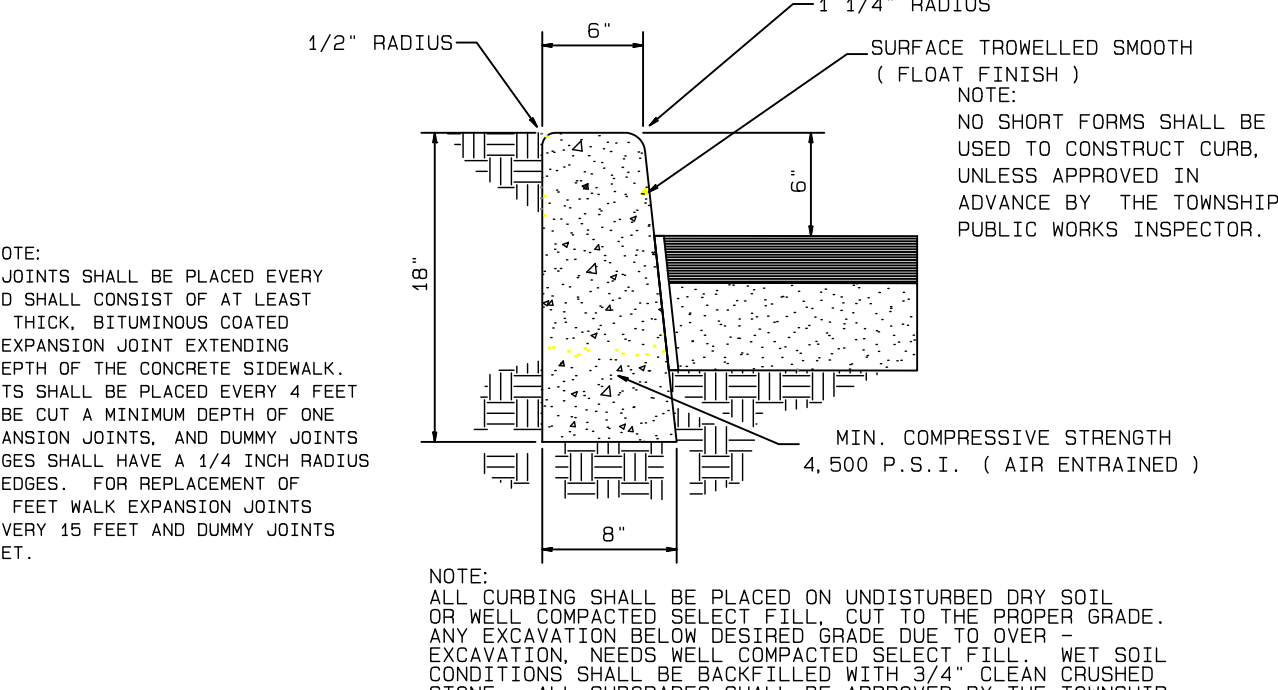
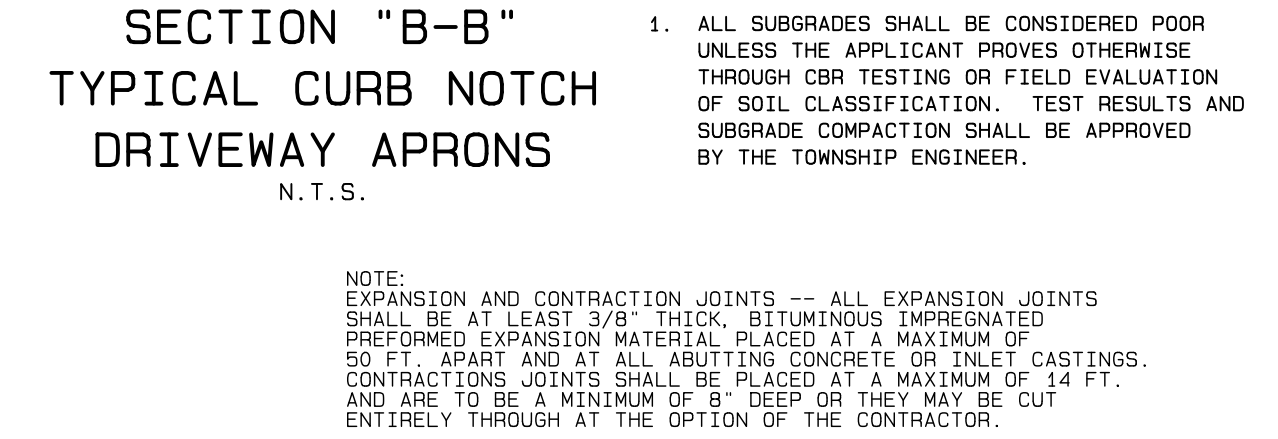
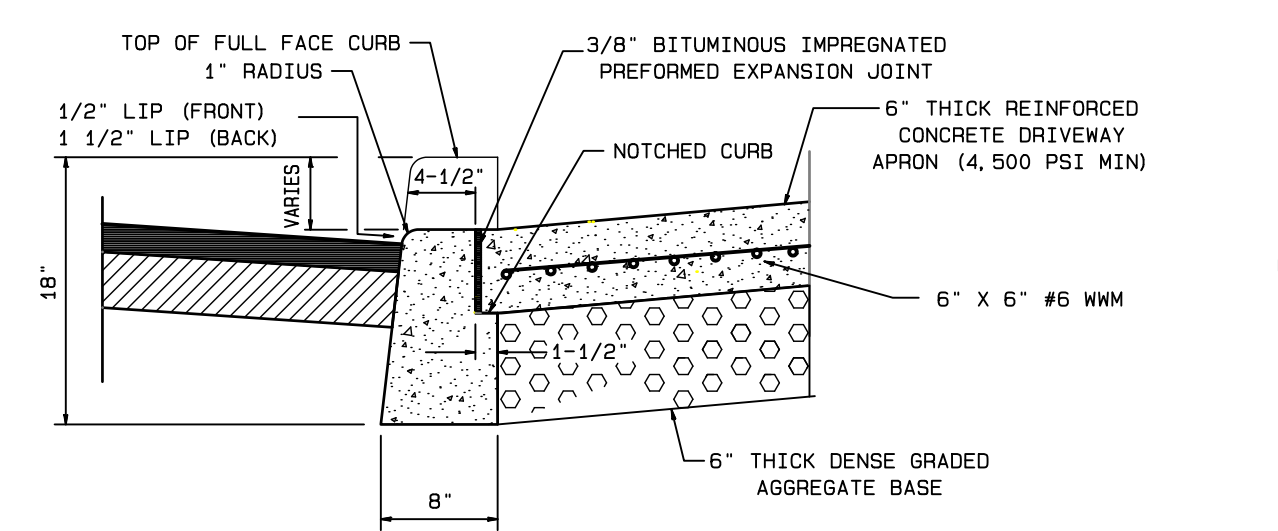
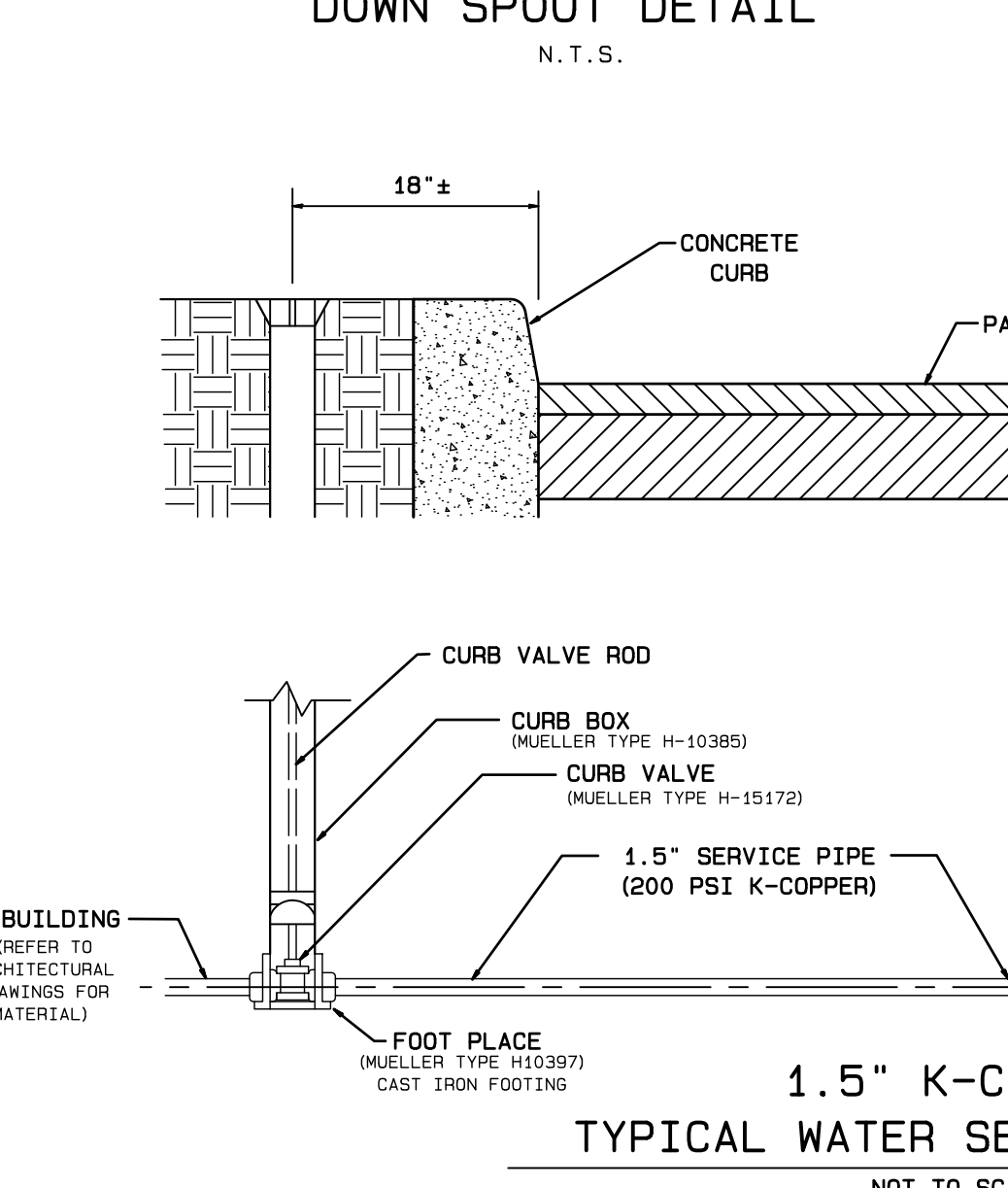
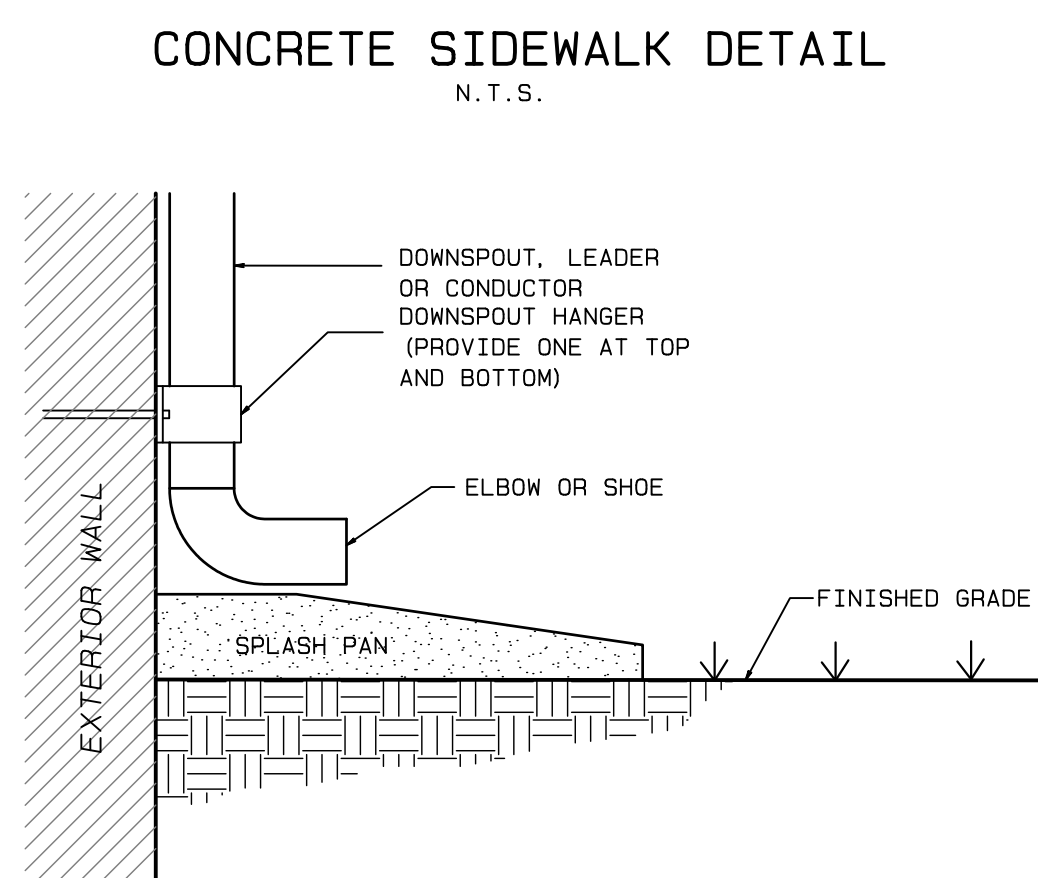
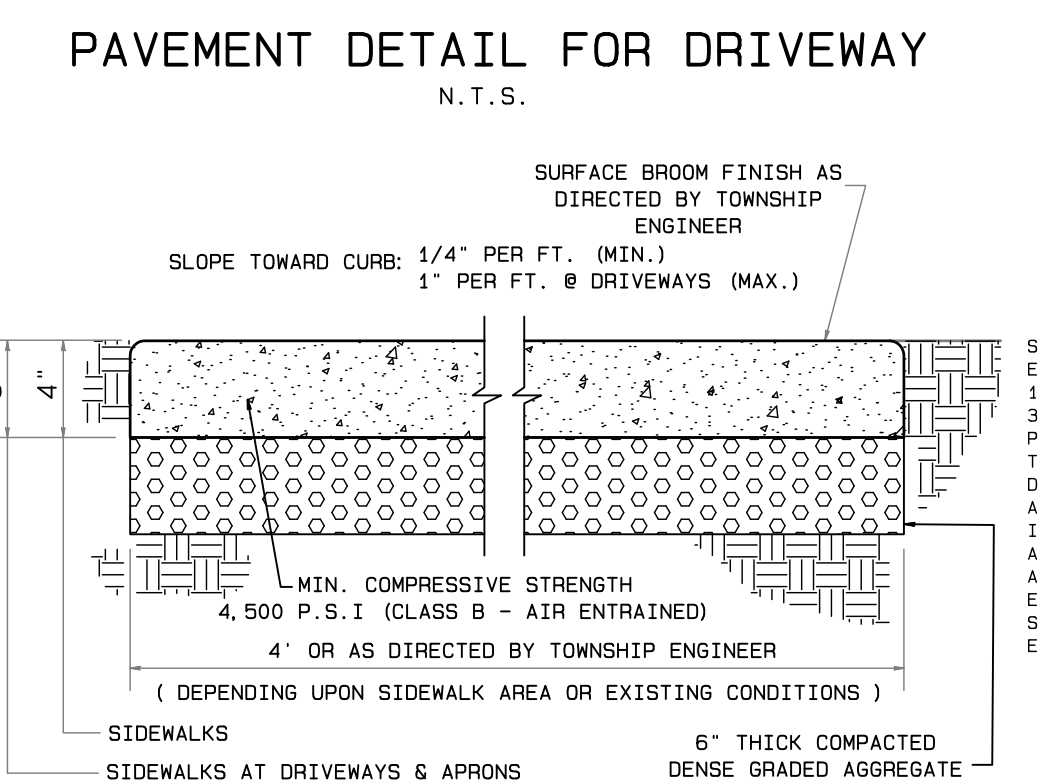
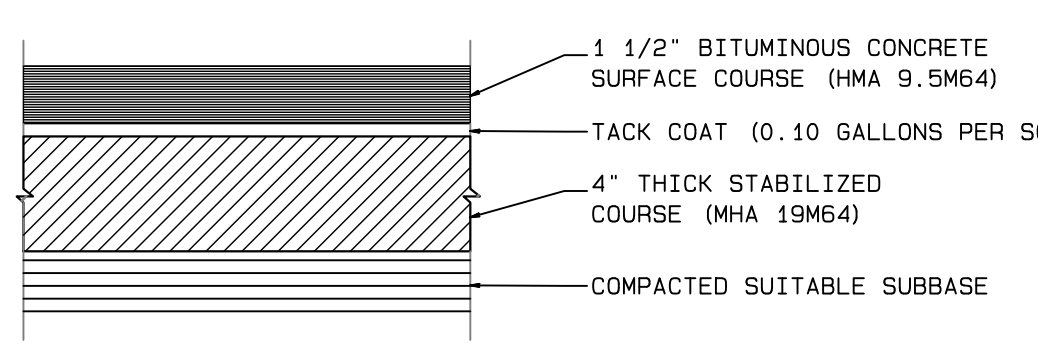
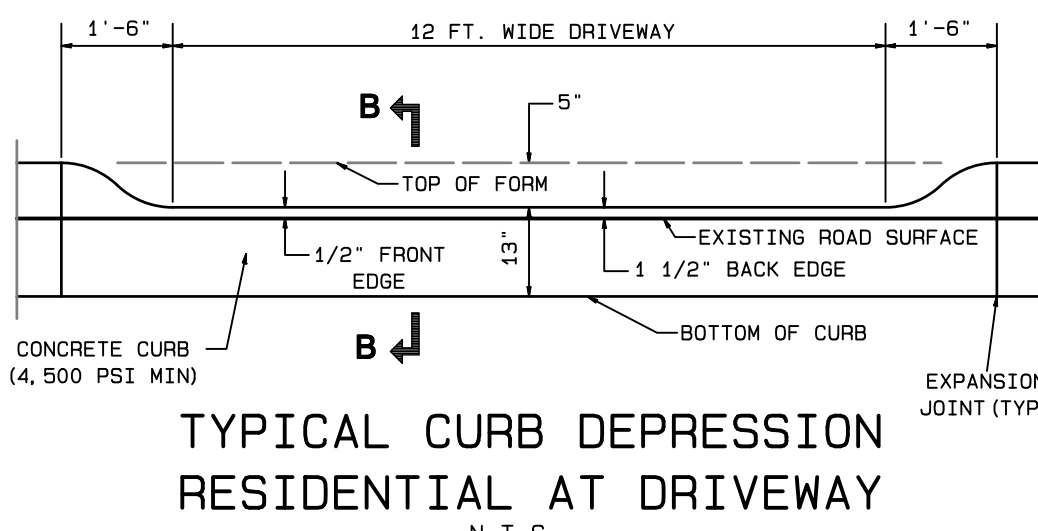
OWNER/APPLICANT
 YULIA DUBCHAK
 79 GROVELAND AVENUE
 EWING, NJ 08038
 PHONE: 609-789-3374
 I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

No.	Date	Description

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2193 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-982-0616
 FAX. NO. 609-982-6004
 D.P. STRATTON, L.S. N.J.-27923 P.P.N.J.-50021
JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER AND
 PROFESSIONAL LAND SURVEYOR No. 19462
 DATE 5/18/23

MINOR SUBDIVISION AND PROPOSED HOUSE LOCATION PLAN
 of
PROPOSED DWELLING
LOT 18, BLOCK 122.01
 for
YULIA DUBCHAK
 in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

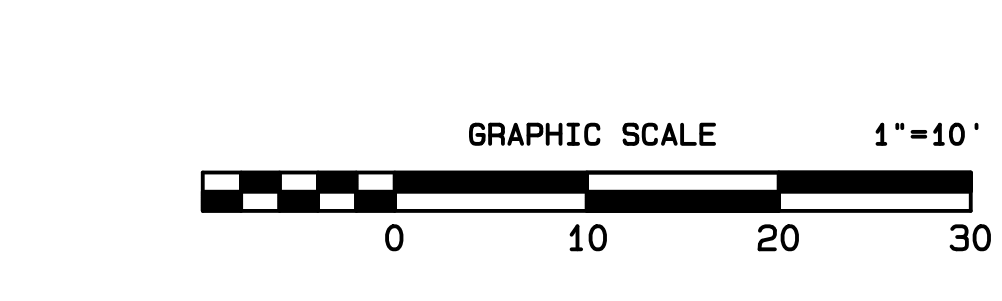
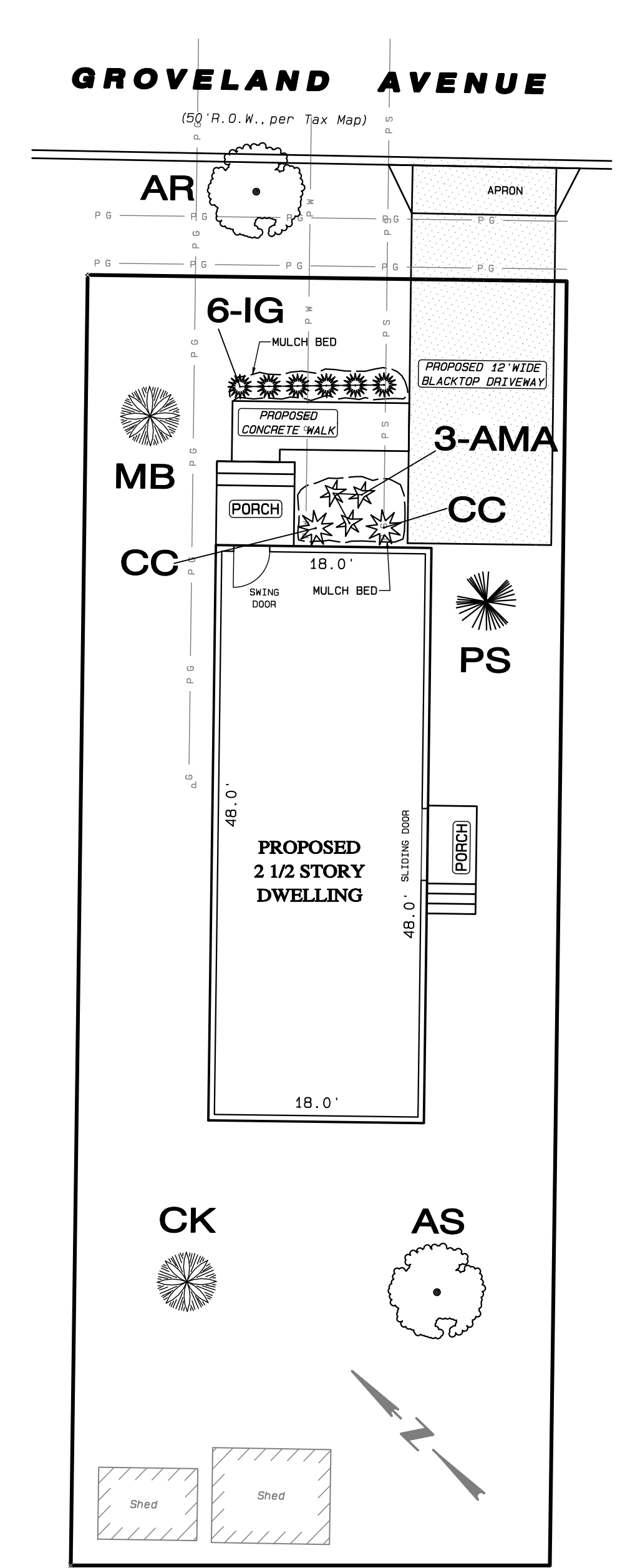
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18 122.01 13
 DATE 5/18/23
 INV. 44571
 DRAWN BY: CWS
 SCALE 1"=10'
 FB. PG.
 FILE 108-14



LOT PLANTING LIST

Symbol	Botanical Name	Common Name	Caliper	HT
(Shade Tree)	ACER SACCHARUM (AS)	SUGAR MAPLE	2 1/2"	CALIPER
(Shade Tree)	PRUNUS SARGENTII (PSC)	SARGENT CHERRY	2 1/2"	CALIPER
(Shade Tree)	QUERCUS PALUSTRIS (QP)	PIN OAK	2 1/2"	CALIPER
(Evergreen Tree)	PINUS STROBUS (PS)	WHITE PINE	4' - 5'	HT.
(Evergreen Tree)	PICEA ABIES (PA)	NORWAY SPRUCE	4' - 5'	HT.
(Evergreen Tree)	PSUEDOTSUGA MENZIESII (PM)	DOUGLAS PINE	4' - 5'	HT.
(Flowering Tree)	CORNUS KOUSA (CK)	CHINESE DOGWOOD	2"	CALIPER
(Flowering Tree)	MALUS BACCATA (MB)	SIBERIAN CRABAPPLE	2"	CALIPER
(Shrub)	AZALEA (AMA)	AUTUMN MAJESTY AZALEA	2' - 2.5'	HT.
(Shrub)	CORNUS CANADENSIS (CC)	DOGWOOD (BUNCHBERRY)	2' - 2.5'	HT.
(Shrub)	ILEX GLABRA (IG)	INKBERRY HOLLY	2' - 2.5'	HT.

- PROPOSED LANDSCAPING MATERIAL SHALL BE BALL & BURLAPPED OR CONTAINER GROWN NURSERY STOCK, FREE FROM PESTS & DISEASE.
- EXACT LOCATION OF SHADE TREE, EVERGREEN AND FLOWERING TREES TO BE DETERMINED BY THE ULTIMATE USER AT TIME OF PLANTING.

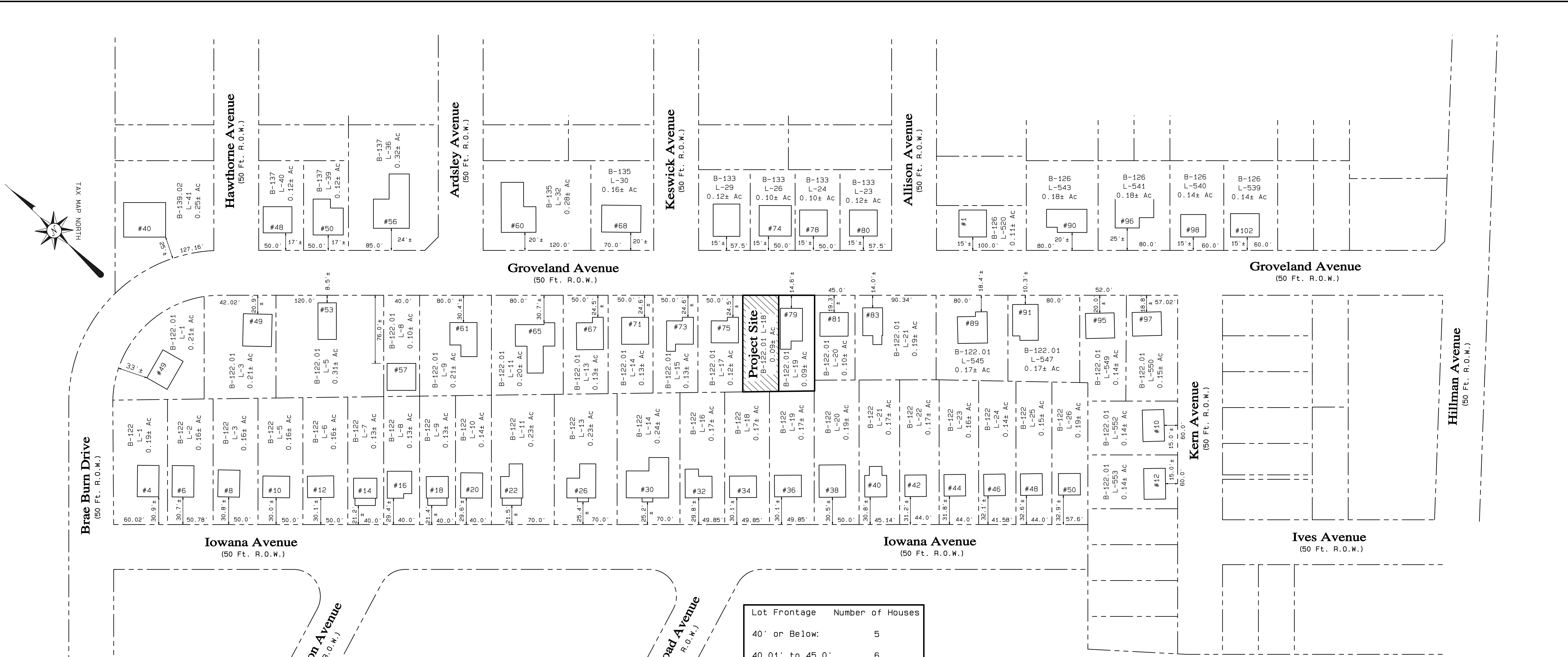
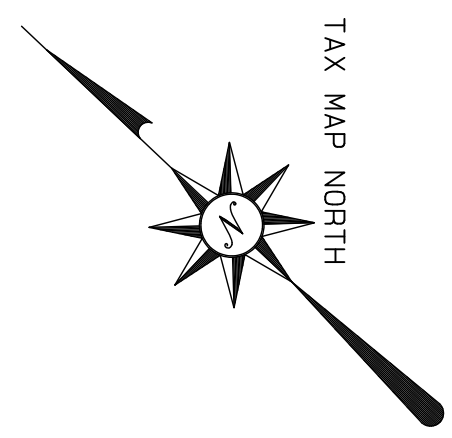


STREET PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SP	ROOT	REMARKS
AR	1	ACER RUBRUM	OCTOBER GLORY MAPLE	3-3.5"	--	--	BB	--

- LANDSCAPE NOTES:**
- A. GENERAL:**
- THE LANDSCAPE PLAN WAS PREPARED FOR LANDSCAPING PURPOSES ONLY. THIS PLAN SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
 - IN THE EVENT THAT DISCREPANCIES ARE DISCOVERED BETWEEN THE PLAN AND THE PLANTING SCHEDULE, THE PLAN CONDITIONS SHALL GOVERN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING.
 - SUBSTITUTIONS IN PLANT TYPE OR SIZE SHALL ONLY BE MADE WITH THE PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
 - WHEREVER MULCH IS PLACED, IT SHALL BE TREATED WITH A PRE-EMERGENT WEED CONTROL IN ACCORDANCE WITH THE PRODUCT APPLICATION INSTRUCTIONS.
- B. MATERIALS:**
- TOPSOIL SHALL MEET THE STANDARDS OUTLINED IN SECTION 917.01 OF THE N.JDOT STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
 - ALL PLANTS SHALL BE PROVIDED IN THE SIZE, SPECIES, GENUS AND VARIETY AS SPECIFIED ON THE PLANTING SCHEDULE.
 - ALL PLANTS SHALL CONFORM TO THE STANDARDS CONTAINED IN THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPING ASSOCIATION.
 - ALL PLANTS SHALL BE FREE OF DISEASE, INSECTS, KNOTS, AND OTHER DEFORMITIES.
 - TREE CROWNS SHALL BE WELL BALANCED, SYMMETRICAL, AND TYPICAL FOR THE GENUS, SPECIES, AND CULTIVAR.
 - UNLESS OTHERWISE SPECIFIED, ALL TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, CENTRAL LEADER AND TAPERED TRUNK.
 - PLANTS SHALL BE DELIVERED TO THE SITE NO MORE THAN 48 HOURS PRIOR TO PLANTING, WHEN PLANTS WILL NOT BE INSTALLED IMMEDIATELY UPON DELIVERY, THEY SHALL BE STORED IN A SHADED AREA, PROTECTED FROM DIRECT SUNLIGHT, AND THE ROOT BALLS WATERED REGULARLY TO PREVENT DRYING.
 - ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE TIME OF OWNER ACCEPTANCE.
- C. PLANTING:**
- ALL PLANTS SHALL BE HANDLED AND TRANSPORTED TO PREVENT INJURIES DURING TRANSIT. DO NOT DROP OR DUMP PLANTS WHILE LOADING OR UNLOADING.
 - ALWAYS HANDLE PLANTS BY THE ROOTBALL. NEVER LIFT A PLANT BY THE TRUNK OR BRANCHES.
 - ALL SHRUB MASSES ARE TO BE PLANTED IN A CONTINUOUS PLANTING BED.
 - ALL PLANTING BEDS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO INSTALLING PLANTS.
 - PRIOR TO PLANTING, ALL PLANTS SHALL BE PRUNED IN ACCORDANCE WITH ANSI A.300 TO PRESERVE THE NATURAL CHARACTER OF EACH PLANT. NEVER PRUNE OR REMOVE THE CENTRAL LEADER OF ANY TREE.
 - ALL PLANTS SHALL BE SET PLUMB IN THE PLANTING PITS AT THE SAME DEPTH AT WHICH THEY WERE GROWN IN THE NURSERY. THE ROOT FLARE OF ALL TREES SHALL BE VISIBLE.
 - AFTER PLACING BALLED AND BURLAPPED PLANTS INTO THE PLANTING PIT, BURLAP SHALL BE REMOVED FROM THE TOP 1/3 OF THE ROOTBALL PRIOR TO, OR WHILE, BACKFILLING THE PLANTING PIT. THE TOP RING OF ANY WIRE BASKETS SHALL BE CUT AND REMOVED.
 - UNLESS SPECIFIED ELSEWHERE, ALL PLANTING PITS SHALL BE BACKFILLED WITH A MIXTURE OF 70% NATIVE SOIL AND 30% TOPSOIL.
 - BACKFILLING SHALL BE PLACED IN 6" LIFTS. EACH LIFT SHALL BE WATERED IN AND LET SETTLE PRIOR TO PLACING THE NEXT LIFT.
 - TREES SHALL BE GUYED AND STAKED IN AREAS WITH HIGH WINDS, SATURATED SOILS, STEEP SLOPES OR OTHER CONDITIONS WHICH WARRANT SUPPORT.
 - ALL TREES SHALL BE MULCHED TO A DEPTH OF 2" TO THE LIMIT OF THE PLANTING PIT. MULCH CIRCLE SHALL RESEMBLE A SAUCER. NO MULCH SHALL BE PLACED WITHIN 3" OF THE TREE TRUNK.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date	Description				<p>TRENTON ENGINEERING CO., INC. PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS ESTABLISHED 1907 2193 SPRUCE STREET TRENTON, N.J. 08638 TEL. NO. 609-982-0616 FAX. NO. 609-982-6004 D.P. STRATTON, L.S. N.J.-27823 P.P.N.J.-0501</p> <p>JOSEPH MESTER N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR NO. 19462</p> <p><i>Joseph Mester</i> DATE 5/18/23</p>	<p>CONSTRUCTION DETAILS</p> <p>of PROPOSED DWELLING LOT 18, BLOCK 122.01</p> <p>for YULIA DUBCHAK in TOWNSHIP OF EWING MERCER CO., NEW JERSEY</p>	<p>SHEET 2</p> <p>CERTIFICATE OF AUTHORIZATION NO. 248428052000</p> <table border="1"> <thead> <tr> <th>TAX MAP DATA</th> </tr> </thead> <tbody> <tr> <td>LOT 18</td> </tr> <tr> <td>BLOCK 122.01</td> </tr> <tr> <td>PAGE 13</td> </tr> </tbody> </table> <p>DATE 5/18/23 INV. 44571 DRAWN BY: CWS SCALE 1"=10' FB. PG. FILE 108-14</p>	TAX MAP DATA	LOT 18	BLOCK 122.01	PAGE 13
No.	Date	Description											
TAX MAP DATA													
LOT 18													
BLOCK 122.01													
PAGE 13													



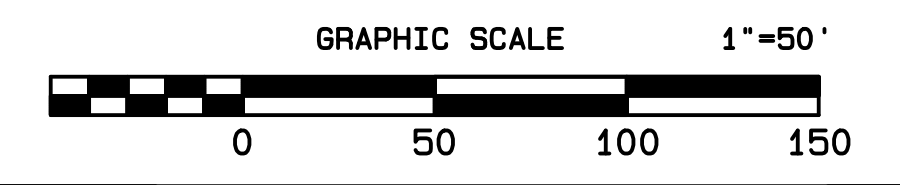
Front Setback	Number of Houses
10' or Below:	1
10.01' to 15.0'	10
15.1' to 20.0'	10
20.1' to 25.0'	10
25.1' to 30.0'	6
30.1' to 40.0'	15
40.1 to 50.0'	0
50' plus	1

Lot Frontage	Number of Houses
40' or Below:	5
40.01' to 45.0'	6
45.01' to 50.0'	16
50.01' to 60.0'	10
60.01' to 70.0'	5
70.01' to 80.0'	6
80.01 to 100.0	3
100' plus	2

**Ewing Township Zoning District:
R2 – Residential Single Family Detached**

	REQUIRED BY ZONE	NEIGHBORHOOD AVERAGE	PROPOSED LOT 18
Minimum Lot Area (interior lots)	10,000 sf or 0.230 ac.	7,003 sf or 0.160 ac.	4,297 sf or 0.099 ac.
Minimum Lot Frontage	80.0 feet	59.7 feet	40.0 feet
Minimum Front Yard Setback	40.0 feet	25.2 feet	22.4 feet

Lot Area	Number of Houses
4,000 or Below:	0
4,001 to 5,000	7
5,001 to 6,000	15
6,001 to 7,000	5
7,001 to 8,000	14
8,001 to 9,000	6
9,001 to 10,000	0
10,000 plus	6

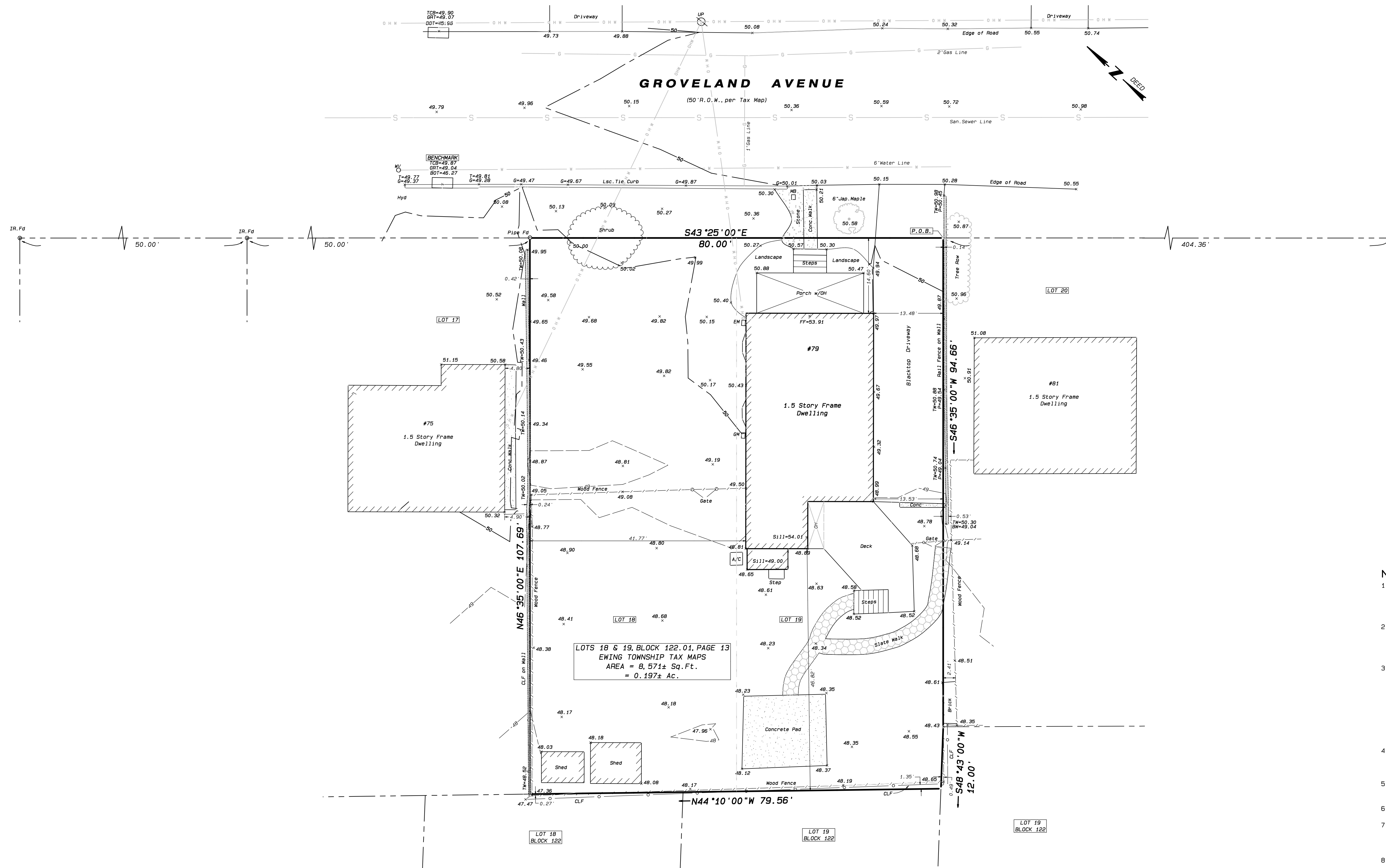


No.	Date	Description

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-982-0616
FAX. NO. 609-982-6004
D.P. STRATTON, L.S. N.J.-27523 P.P.N.J.-5021
CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 43355
Craig W. Stratton
DATE 1/19/2023

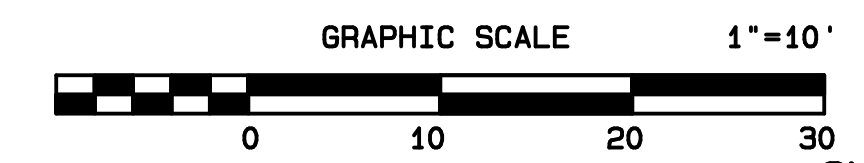
SURROUNDING LOT FRONTAGES MAP
of
LOTS 18 & 19, BLOCK 122.01 #79 GROVELAND AVENUE
for
YULIA DUBCHAK
in
**TOWNSHIP OF EWING
MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO.		TAX MAP DATA	
LOT	BLOCK	PAGE	
18	19	122.01	13
DATE 1/19/23			
INV. 44571			
DRAWN BY: JTH			
SCALE 1"=50'			
FB.	PG.		FILE 108-14



LOTS 18 & 19, BLOCK 122.01, PAGE 13
 EWING TOWNSHIP TAX MAPS
 AREA = 8,571± Sq. Ft.
 = 0.197± Ac.

- NOTES:**
- THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
 - THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
 - SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
 - INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
 - HORIZONTAL DATUM: DEED BOOK VOLUME 6323, PAGE 240.
 - A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, P.L.2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
 - ALSO BEING KNOWN AND DESIGNATED AS LOTS 18 & 19 ON MAP ENTITLED "MAP OF SUBDIVISION OF BRAE BURN HEIGHTS" DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON NOV. 4, 1916 AS MAP # 293A.
 - VERTICAL DATUM: ASSUMED SYSTEM. BENCHMARK ON SITE, TOP OF CATCH BASIN IN SOUTHERLY SIDE OF GROVELAND AVE, ELEVATION=49.87', AS SHOWN ON PLAN.



SHEET 4

- LEGEND:**
- IR.Fd = Iron Rod Found
 - CO = Cleanout
 - MB = Mailbox
 - EM = Electric Meter
 - UP/Lgt = Utility Pole/Light
 - Encl = Enclosed
 - FP = Flag Pole
 - Dep = Depressed Curb
 - WN = Window Well
 - OH = Overhang
 - P.O.B. = Point of Beginning
 - R.O.W. = Right of Way
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No.	Date	Description

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 C.W. STRATTON, L.S. N.J.-43395
CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 No. 43395
Craig W. Stratton
 DATE 11/8/22

**PLAN OF
 TOPOGRAPHIC SURVEY**
 of
**Lots 18 & 19, Block 122.01
 #79 Groveland Avenue**
 in
**TOWNSHIP OF EWING
 MERCER CO., NEW JERSEY**

CERTIFICATE OF AUTHORIZATION NO.		
TAX MAP DATA		
LOT	BLOCK	PAGE
18, 19	122.01	13
DATE 11/8/22		
INV. 44571		
DRAWN BY: BDS		
SCALE 1"=10'		
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