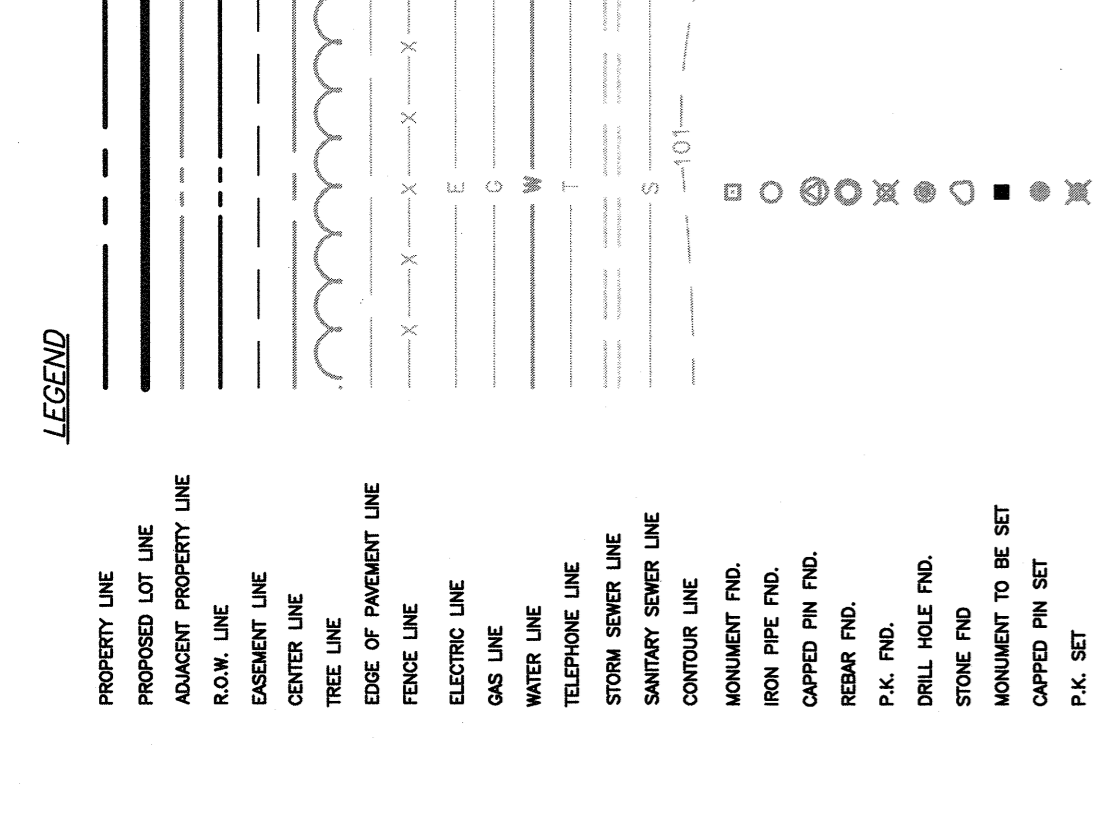


ZONING AND DESIGN STANDARDS			
TC - TOWN CENTER	EXISTING LOT		PROPOSED
	3.01 & 5.01	5.02	LOT 5.03
PRINCIPAL BUILDING	20,000 SF	53,924 AC	42,480 AC
MIN. LOT AREA:	100 FT	2,286 FT	1,839 FT
MIN. INTERIOR LOT WIDTH:	15 FT	30 FT	31.83 FT
MIN. FRONT YARD:	15 FT	30 FT	30 FT
MAX. FRONT YARD TO DRIVE AISLE:	65 FT	<65 FT	<65 FT
MIN. SIDE YARD, EACH:	12 FT	13.10 FT	13.10 FT
MIN. REAR YARD:	12 FT	15.67 FT	34.70 FT
MAX. BUILDING HEIGHT:	75 FT	48 FT	48 FT
MAX. IMPERVIOUS COVERAGE:	75%	53.1%	50.9%
			11.44% AC
			873 FT
			15.76 FT
			21.5 FT
			61.4%



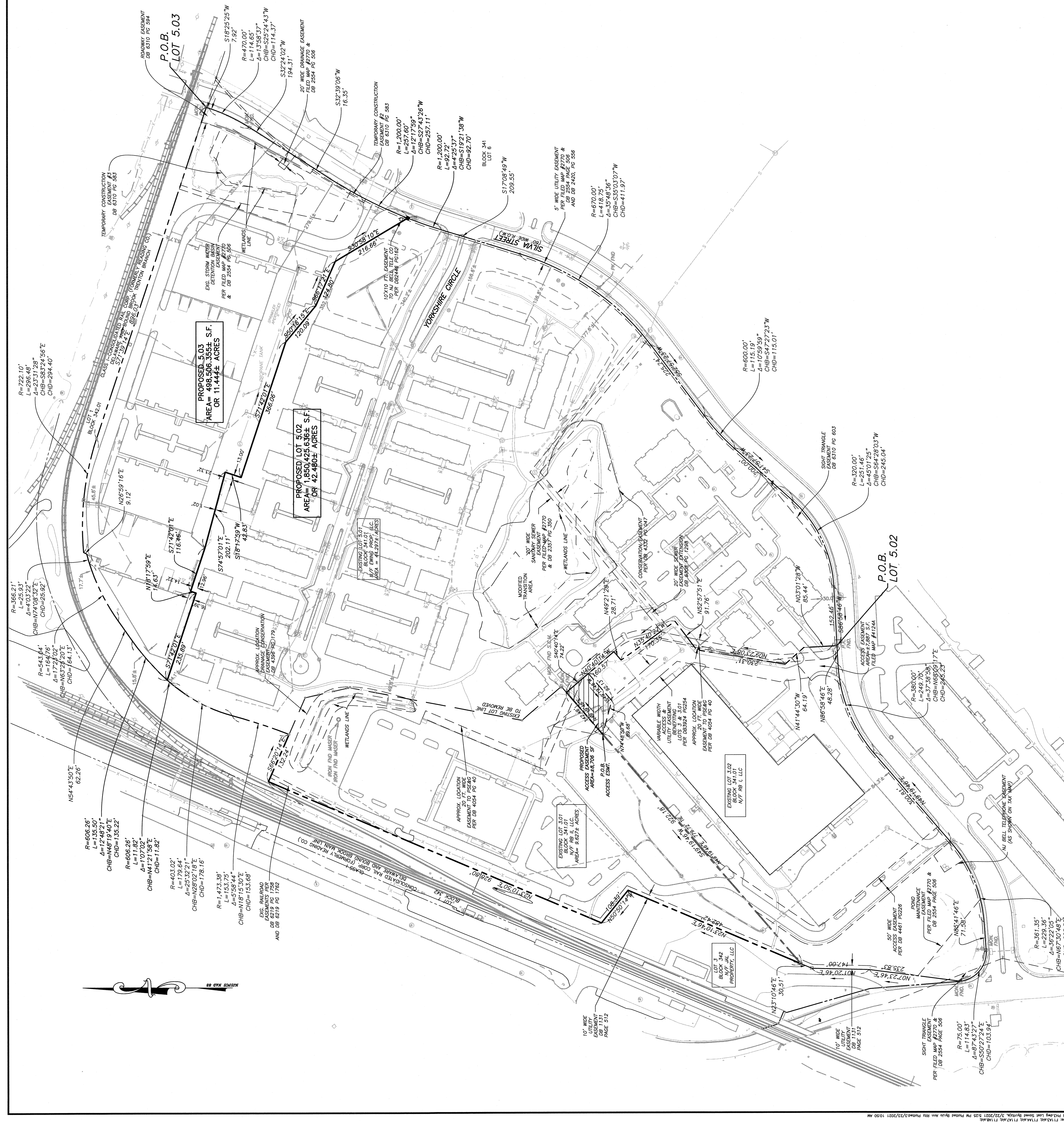
**REFERENCES, PLANS, AND DEEDS:**

1. PLANS FOR THE SUBDIVISION OF LOT 5.03, HERITAGE COURT, PHASE 3, OF LOTS 5.01 AND 5.02, BLOCK 341, AS SITUATED IN EWING TOWNSHIP, MERCER COUNTY NEW JERSEY, PREPARED BY ACT ENGINEERS, INC. PROJECT NO. 16028-01, COUNTY CLERK'S OFFICE AS MAP # A124A AND #124B, FILED IN MERCER COUNTY CLERK'S OFFICE ON 8/12/2014.
2. ALTA ACORN AND TITLE SURVEY FOR ROBBIE WEST PRENTON ASSOCIATES, LP, PROJECT NO. 01-02498, PREPARED BY M&S CONSULTING P.A., JOB NUMBER: 01-02498, COUNTY CLERK'S OFFICE ON 6/15/2010.
3. "LAYOUT PLAN NEW PARKING LOT 210 & 370 SULLIVAN WAY BLOCK 341.01, LOTS 3 & 3.01 EWING TOWNSHIP, MERCER COUNTY, N.J.", PREPARED BY RB I, COUNTY CLERK'S OFFICE ON 7/7/2010.
4. "LOADING AND UTILITY PLAN NEW PARKING LOT 210 & 370 SULLIVAN WAY BLOCK 341.01, LOTS 3 & 3.01 EWING TOWNSHIP, MERCER COUNTY, N.J.", PREPARED BY RB I, COUNTY CLERK'S OFFICE ON 7/7/2010.
5. SUBJECT TO AN EASEMENT (UNNOTICED) TO PUBLIC SERVICE ELECTRIC & GAS COMPANY INC. FOR 10' WIDE SANITARY SEWER EASEMENT, RECORDED IN THE MERCER COUNTY CLERK'S OFFICE ON 11/7/2003.
6. SUBJECT TO AN EASEMENT (UNNOTICED) TO PUBLIC SERVICE ELECTRIC & GAS COMPANY INC. FOR 10' WIDE SANITARY SEWER EASEMENT, RECORDED IN THE MERCER COUNTY CLERK'S OFFICE ON 11/7/2003.
7. SUBJECT TO AN EASEMENT (UNNOTICED) TO PUBLIC SERVICE ELECTRIC & GAS COMPANY INC. FOR 10' WIDE SANITARY SEWER EASEMENT, RECORDED IN THE MERCER COUNTY CLERK'S OFFICE ON 11/18/1988.
8. SUBJECT TO AN EASEMENT (UNNOTICED) TO PUBLIC SERVICE ELECTRIC & GAS COMPANY INC. FOR 10' WIDE SANITARY SEWER EASEMENT, RECORDED IN THE MERCER COUNTY CLERK'S OFFICE ON 7/9/1991.

APPROVED BY THE MERCER COUNTY PLANNING BOARD	DATE
PLANNING DIRECTOR	DATE
PLANNING BOARD SECRETARY	DATE

THIS IS TO CERTIFY THAT THE PLANNING BOARD OF THE TOWNSHIP OF EWING HAS REVIEWED AND APPROVED THE MAP.

I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE MAP HAS BEEN REVIEWED AND APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF EWING, NEW JERSEY, ON THIS DATE.



PROJECT NO.	24650374-00
DATE	3/19/21
CHECKED BY	ACT ENGINEERS, INC.
DRAWN BY	ACT ENGINEERS, INC.
SCALE	1"=100'
SHEET	1 OF 1

**MAJOR SUBDIVISION PLAN FOR HILTON REALTY HERITAGE COURT - PHASE 3 OF LOTS 3.01, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.19, 5.20, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26, 5.27, 5.28, 5.29, 5.30, 5.31, 5.32, 5.33, 5.34, 5.35, 5.36, 5.37, 5.38, 5.39, 5.40, 5.41, 5.42, 5.43, 5.44, 5.45, 5.46, 5.47, 5.48, 5.49, 5.50, 5.51, 5.52, 5.53, 5.54, 5.55, 5.56, 5.57, 5.58, 5.59, 5.60, 5.61, 5.62, 5.63, 5.64, 5.65, 5.66, 5.67, 5.68, 5.69, 5.70, 5.71, 5.72, 5.73, 5.74, 5.75, 5.76, 5.77, 5.78, 5.79, 5.80, 5.81, 5.82, 5.83, 5.84, 5.85, 5.86, 5.87, 5.88, 5.89, 5.90, 5.91, 5.92, 5.93, 5.94, 5.95, 5.96, 5.97, 5.98, 5.99, 6.00**

**WESLEY J. LANE**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR L.C. NO. 24650374700

NOTARY PUBLIC  
WESLEY J. LANE  
1100 NORTH AVENUE, SUITE 400  
PRINCETON, NJ 08540  
3-19-21

SWORN AND SUBSCRIBED BEFORE ME THIS DAY OF 20  
NOTARY PUBLIC  
MY COMMISSION EXPIRES ON

NOTICE: THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ACT ENGINEERS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ACT ENGINEERS, INC. ALL RIGHTS RESERVED.