

ZONE R-2 REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED (LOT 181.01)	PROPOSED (LOT 182.01)
MIN. LOT AREA	10,000 S.F.	10,203 S.F.	4,206 S.F.**	5,997 S.F.**
MIN. LOT WIDTH	80 FT.	121.85 FT.	46.74 S.F.**	75.11 FT.**
MIN. LOT FRONTAGE	80 FT.	121.85 FT.	46.85 FT.**	75 FT.**
MIN. LOT DEPTH	110 FT.	83.74 FT.*	90.18 FT.**	79.77 FT.**
MIN. FRONT YARD SETBACK	40 FT.	8.9 FT.*	8.9 FT.*	25 FT.**
MIN. SIDE YARD SETBACK	10 FT.	5.7 FT.*	5.7 FT.*	10 FT.
MIN. REAR YARD SETBACK	35 FT.	47.1 FT.	47.1 FT.	25.4 FT.**
MAX. BUILDING HEIGHT:				
STORIES	2.5 STY.	1.5 STY.	1.5 STY.	2 STY.
FEET	35 FT.	EXIST.	EXIST.	28.9 FT.
MAX. BUILDING COVERAGE	18%	7.4%	18%	23.8%**
MAX. IMPERVIOUS COVERAGE	26%	20.4%	43.8%**	32.2%**
MIN. PARKING (§ 215-36H)	2 SPACES	>2 SPACES	>2 SPACES	2 SPACES

BUILDING COVERAGE			
DESCRIPTION	EXISTING (LOTS 181-3)	PROPOSED (LOT 181.01)	PROPOSED (LOT 182.01)
DWELLING	755 S.F.	755 S.F.	1,364 S.F.
COV. PORCH	-	-	66 S.F.
BUILDING LOT COVERAGE	755 S.F.	755 S.F.	1,430 S.F.
LOT AREA	10,203 S.F.	4,206 S.F.	5,997 S.F.
TOTAL BUILDING LOT COVERAGE	7.4%	18.0%	23.8%

IMPERVIOUS COVERAGE			
DESCRIPTION	EXISTING (LOTS 181-3)	PROPOSED (LOT 181.01)	PROPOSED (LOT 182.01)
DWELLING	755 S.F.	755 S.F.	1,364 S.F.
COV. PORCH & STEPS	22 S.F.	22 S.F.	80 S.F.
DECK & STEPS	206 S.F.	206 S.F.	74 S.F.
CONC.	27 S.F.	27 S.F.	17 S.F.
ASPHALT	1,072 S.F.	832 S.F.	297 S.F.
PAVERS	-	-	99 S.F.
BUILDING LOT COVERAGE	2,082 S.F.	1,842 S.F.	1,931 S.F.
LOT AREA	10,203 S.F.	4,206 S.F.	5,997 S.F.
TOTAL BUILDING LOT COVERAGE	20.4%	43.8%	32.2%

**OWNER/APPLICANT:**  
**ITALO GARGIONE**  
 11 PARK AVENUE  
 PENNINGTON, MERCER COUNTY, NJ 08534  
 (609) 815-0509

LOTS 181-183, INCLUSIVE, BLOCK 182 OWNER SIGNATURE  
 I/WE HEREBY CERTIFY THAT I/WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC OF NEW JERSEY  
 MY COMMISSION EXPIRES \_\_\_\_\_

CLASSIFIED AND APPROVED AS A MINOR SUBDIVISION BY THE EWING TOWNSHIP PLANNING BOARD ON \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT (OR DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MERCER COUNTY ON OR BEFORE WHICH DATE IS 190 DAYS AFTER APPROVAL AS A MINOR SUBDIVISION BY THE EWING TOWNSHIP PLANNING BOARD.

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW", RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 6/7/23, REVISED 6/20/23, MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

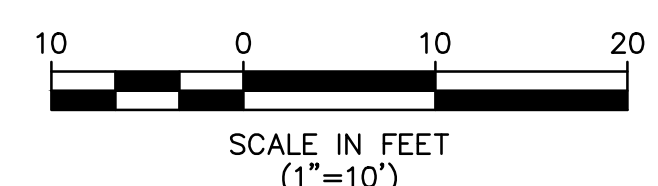
*Ogo* 6/23/23  
 DAVID J. VON STEINBURG  
 PROFESSIONAL LAND SURVEYOR  
 NEW JERSEY LICENSE NO. 34500

**200' RADIUS PROPERTY OWNERS LIST**

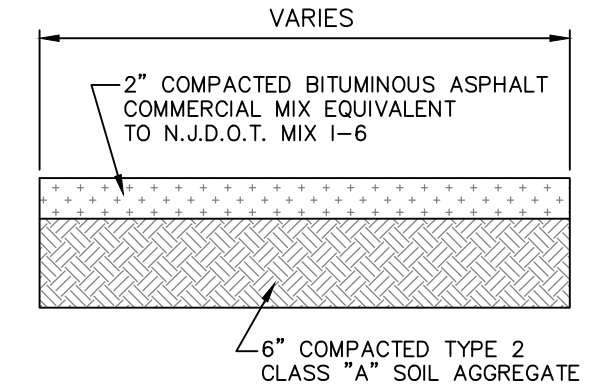
PROPERTY ID	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS
151	209 BUTTWOOD DR	2	CURRENT OWNER 209 BUTTWOOD DRIVE EWING, NJ 08638
151	215 BUTTWOOD DR	2	CURRENT OWNER 182 BUTTWOOD DRIVE EWING, NEW JERSEY 08638
151	191 SOMERSET ST	2	CURRENT OWNER P.O. BOX 855 HIGHTSTOWN, NJ 08520
151	185 SOMERSET ST	2	CURRENT OWNER 600 WHITEHEAD ROAD LAWRENCEVILLE, NJ 08648 609-587-4061
151	LORING AVE	15C	CURRENT OWNER 2 JAKE GAZIO DR EWING NJ 08628
152	210 BUTTWOOD DR	2	CURRENT OWNER 210 BUTTWOOD DRIVE EWING, NJ 08638
152	214 BUTTWOOD DR	2	CURRENT OWNER 211 SOMERSET ST. EWING, NJ 08638
152	211 SOMERSET ST	2	CURRENT OWNER 211 SOMERSET ST. EWING, NJ 08638
152	125 CARNINE AVE	2	CURRENT OWNER 125 CARNINE AVE EWING, NJ 08638
152	121 CARNINE AVE	2	CURRENT OWNER 121 CARNINE AVE EWING, NJ 08638
153	231 SOMERSET ST	4C	CURRENT OWNER 40 BRADLEY AVENUE PRINCETON, NJ 08540
180	194 UPLAND AVE	2	CURRENT OWNER 194 UPLAND AVE EWING, NJ 08638
180	200 UPLAND AVE	2	CURRENT OWNER 112 BOULDER RD LEVITTOWN, PA 19046
180	210 UPLAND AVE	2	CURRENT OWNER 210 UPLAND AVENUE EWING, NJ 08638
180	214 UPLAND AVE	2	CURRENT OWNER 214 UPLAND AVE EWING, NJ 08638
180	130 SOMERSET ST	2	CURRENT OWNER 130 SOMERSET ST. EWING, NJ 08638
180	200 SOMERSET ST	2	CURRENT OWNER 200 SOMERSET ST EWING, NJ 08638
180	131 CARNINE AVE	2	CURRENT OWNER 131 CARNINE AVE EWING, NEW JERSEY 08638
180	191 UPLAND AVE	2	CURRENT OWNER 191 UPLAND AVE EWING, NJ 08638
180	UPLAND AVE	1	CURRENT OWNER 156 TREAS AVENUE LAWRENCE TWP, NJ 08648
180	201 UPLAND AVE	2	CURRENT OWNER 201 UPLAND AVE EWING, NJ 08638
180	211 UPLAND AVE	2	CURRENT OWNER 211 UPLAND AVE. EWING, NJ 08638
180	213 UPLAND AVE	2	CURRENT OWNER 213 UPLAND AVENUE EWING, NJ 08638
180	230 SOMERSET ST	2	CURRENT OWNER 230 SOMERSET STREET EWING, NEW JERSEY 08638
180	225 UPLAND AVE	2	CURRENT OWNER 225 UPLAND AVE EWING, NJ 08638

**PUBLIC UTILITIES LIST**

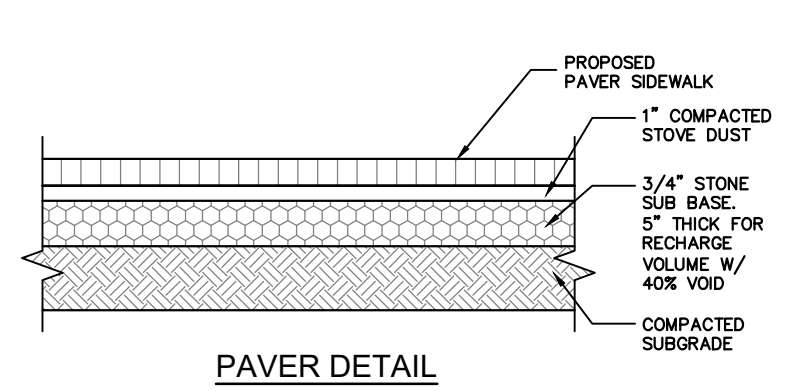
<input checked="" type="checkbox"/> AT&T 255 North Maple Avenue Basking Ridge, NJ 07920	<input checked="" type="checkbox"/> Public Service Electric & Gas Company Manager Corporate Properties 80 Park Plaza, T68 Newark, NJ 07102
<input checked="" type="checkbox"/> D & R Canal Commission 33 Rider Street PO Box 539 Stockton, NJ 08559-0539	<input checked="" type="checkbox"/> Sonoco Pipeline L.P. Right of Way Department Montello Complex 525 Fitzsimons Road Sinking Spring, PA 19088
<input checked="" type="checkbox"/> Ewing Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville, NJ 08648 609-587-4061	<input checked="" type="checkbox"/> Transcontinental Gas Pipeline Co. PO Box 1396 Houston, TX 77251
<input checked="" type="checkbox"/> Comcast Cablevision 540 Prospect Street Ewing, NJ 08618 609-394-2288	<input checked="" type="checkbox"/> Trenton Water Works 333 Cortland Street Trenton, NJ 08609 609-989-3000
	<input checked="" type="checkbox"/> Verizon One Verizon Way Basking Ridge, NJ 07920



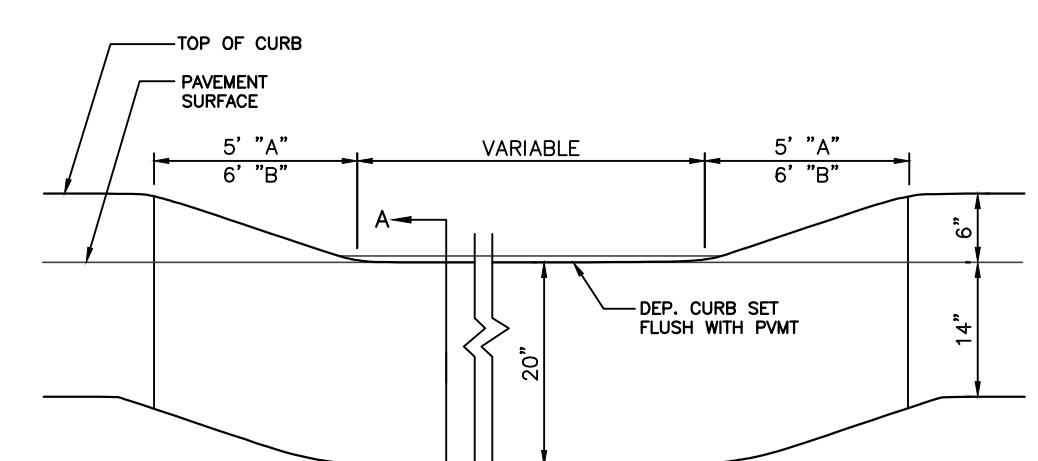
LEGEND	
EXISTING FEATURES	PROPOSED FEATURES
EXIST. TREE LINE	PROP. TREE LINE
EXIST. FENCE	PROP. FENCE
EXIST. UTILITY POLE	PROP. WATER LATERAL
EXIST. CUY	PROP. WATER VALVE
EXIST. FIRE HYDRANT	PROP. SANITARY SEWER LATERAL
EXIST. INLET	PROP. SANITARY CLEANOUT
EXIST. SIGN	PROP. GAS LINE
EXIST. SANITARY MANHOLE	PROP. LIMIT OF DISTURBANCE
EXIST. WATER LINE	PROP. SALT FENCE
EXIST. SANITARY LINE	PROP. CONTOUR
EXIST. CONTOUR	PROP. SPOT ELEVATION
EXIST. SPOT ELEVATION	PROP. SURFACE FLOW DIRECTION
EXIST. TOP/BOTTOM CURB GRADE	PROP. TOP/BOTTOM CURB GRADE



ASPHALT DRIVEWAY DETAIL  
N.T.S.



PAVER DETAIL  
N.T.S.



TYPICAL ACCESSIBLE DEPRESSED CONC. CURB DETAIL  
N.T.S.