

TRENTON ENGINEERING CO., INC.

CIVIL ENGINEERS AND SURVEYORS
Established 1907

2193 Spruce Street • Trenton, NJ 08638
609-882-0616/882-0617 • Fax: 609-882-6004

December 28, 2022

Zoning Board of Adjustment
Ewing Municipal Building
2 Jake Garzio Drive
Ewing, NJ 08628

Re: Revisions to an Approved Preliminary and Final Subdivision
Lots 22.01-22.04, Block 364.01 – Lower Ferry Road
Homes by TLC, Inc.

Dear Board Members,

Trenton Engineering Company has been retained by Homes by TLC to prepare an updated survey and revised site plan for the above referenced site. These four lots were created by Subdivision in 2007 and this site was previously approved to construct four single family homes in 2018. Our set of plans revises the original site plan to construct the duplex units for Homes by TLC. The current design decreases the amount of proposed impervious surface from 14,684 square feet to 14,644 square feet. The prior designed proposed driveways for each of the four single family homes sharing one entrance onto Lower Ferry Road. The new design proposes one common driveway and entrance with additional off-street parking.

We have evaluated the prior storm water management measured designed for the single family homes and find them to be adequate for the revised Site Plan. Previously, the proposed homes were 1,590 square feet each. The revised design proposes structures that are 1,360 square feet each.

The current design does not propose any disturbance in the Conservation Easement on-site and does not have any impact on the Special Flood Hazard Area.

Regards,
Trenton Engineering Co., Inc.

Joseph Mester, P.E. & P.L.S.