

ZONE MAP (SCALE: 1"= 1000'±)

SURVEY NOTES:

- 1 THERE MAY BE VARIOUS LEDGES PROTRUSTONS OVERHANGS FIG. 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.
- 2. 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
- 3. 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
- 4. SUBJECT TO ALL EASEMENTS, RESTRICITONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH PROVIDED BY TRUEX ABSTRACT, INC. FILE # TA-29343 DATED DECMBER 23, 2020
- 5. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
- 6. VERTICAL DATUM: USC&G SYSTEM (NATIONAL GEODETIC VERTICAL DATUM OF 1929) (NGVD 29)

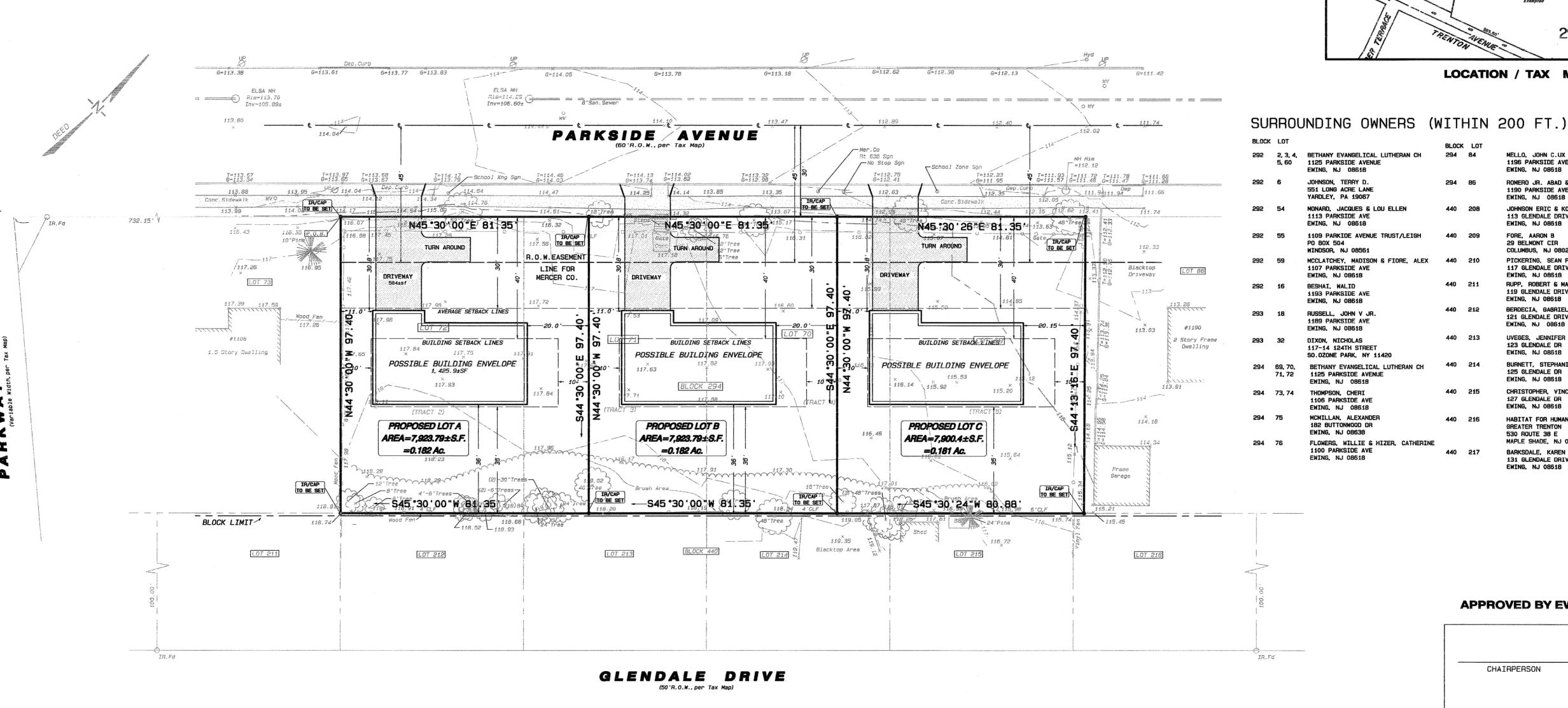
THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.

- 7. BENCHMARK LOCATED ON SITE. RIM OF ELSA MANHOLE IN PARKSIDE AVE, OPPOSITE LOT 73, ELEVATION=113.70', AS SHOWN ON PLAN.
- 8. HORIZONTAL DATUM: DEED SYSTEM. DEED BOOK VOLUME 1375, PAGE 246.
- 9. REFERENCE PLAN: "TOPOGRAPHIC PLAN OF PARKWAY ELEMENTARY SCHOOL, LOT 81. BLOCK 294. & LOT 2.01, BLOCK 298". PREPARED BY HOPEWELL VALLEY ENGINEERING, P.C., DATED APRIL 8, 1992,

ZONING SCHEDULE: RESIDENTIAL DISTRICT R-2

DESCRIPTIONS	REQUIRED	EXISTING LOTS 69-72	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C
Principal Building					
Minimum Lot Area	10,000 SF	23, 747± SF	7, 923.79 SF (V)	7, 923.79 SF (V)	7, 900.4s.f.V
Minimum Lot Frontage	80'	244.05'	81.35 ft.	70 ' (V)	70' (V)
Minimum Lot Width	80.		81.35 ft.	70 ' (V)	70 ° (V)
Minimum Lot Depth	110'	110	97.40' (V)	97.40' (V)	97.40' (V)
Minimum Front Yard	40'	N/A	30.8'Avg. (V)	30.8'Avg. (V)	30.8'Avg.(V)
Minimum Side Yard(each)	10'	N/A	11 ft.	11 ft.	11 ft.
Minimum Rear Yard	35'	N/A	36 ft.	36 ft.	36 ft.
Maximum Building Height	2.5 sty/35'	N/A			
Maximum Building Coverage	18%	N/A	18.0%	18.0%	18.0%
Maximum Lot Coverage	26%	N/A	25.36%±	25.36%±	25.39%±
Maximum Floor Area Ratio		N/A	1,625.85 SF	1,625.85 SF	1,623.05 SF
Maximum No of Bedrooms		N/A	3	3	3
Accessory Buildings					
Minimum Dist.to Prin.Bldg	50,	N/A	N/A	N/A	N/A
Minimum Dist.to side line	5'	N/A	N/A	N/A	N/A
Minimum Dist.to rear lot line	5'	N/A	N/A	N/A	N/A
Maximum Building Height	1 sty/15'	N/A	N/A	N/A	N/A
THE THE PARTY OF T	1 30,713	11/71			

(V) INDICATES VARIANCE



1. SUBDIVISION BASED ON MAP ENTITLED "PLAN OF TOPOGRAPHIC SURVEY OF LOTS 69-72 BLOCK 294 FOR JUSTIN FAHY, PREPARED BY TRENTON

ENGINEERING CO., INC., DATED 12/14/20, FILE #106-68

2. SUBDIVISION TO BE PERFECTED BY DEED.

SUBDIVISION NOTES:

- 3. BUILDINGS SHOWN HEREON ARE ONLY TO SHOW THE POTENTIAL OF THE TYPE OF HOUSE THAT WOULD BE SUPPORTED BY THESE LOTS. THERE IS NO CONSTRUCTION PROPOSED UNDER THIS MINOR SUBDIVISION APPLICATION
- 4. ANY DAMAGED OR DETERIORATED CURB AND SIDEWALK WILL BE REMOVED AND REPLACED.

OWNER

BETHANY EVANGELICAL LUTHERAN CH 1125 PARKSIDE AVENUE EWING, NJ 08618 609-883-2860

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

APPLICANT

JUSTIN FAHY

732-927-0945

APPLICANT

3006 W. BANGS AVENUE.

NEPTUNE, NJ 07753

- DocuSigned by: Robert Hughes DATE OWNER

Robert Hughes

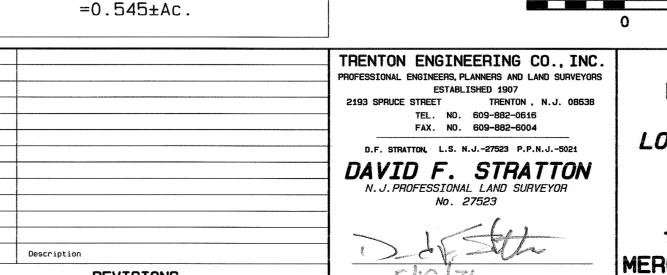
for Bethany **Evangelical** Lutheran Church

ORIGINAL SITE DATA: LOTS 69-72, BLOCK 294, PAGE 46 EWING TOWNSHIP TAX MAPS TOTAL AREA=23, 747±Sq.Ft.

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

DATE

No. Date Description REVISIONS



1125 PARKSIDE AVENUE

JOHNSON, TERRY D.

551 LONG ACRE LANE

YARDLEY, PA 19067

1113 PARKSIDE AVE

WINDSOR, NJ 08561

1107 PARKSIDE AVE

1193 PARKSIDE AVE

RUSSELL, JOHN V JR

1189 PARKSIDE AVE

117-14 124TH STREET

THOMPSON, CHERI

1106 PARKSIDE AVE

MCMILLAN, ALEXANDER

1100 PARKSIDE AVE

EWING. NJ 08618

SO. OZONE PARK, NY 11420

1125 PARKSIDE AVENUE

BETHANY EVANGELICAL LUTHERAN CH

FLOWERS, WILLIE & HIZER, CATHERINE

EWING, NJ 08618

DIXON, NICHOLAS

EWING, NJ 08618

EWING, NJ 08618

BESHAI, WALID

PO BOX 504

MONARD, JACQUES & LOU ELLEN

1109 PARKIDE AVENUE TRUST/LEIGH

MCCLATCHEY, MADISON & FIORE, ALEX

PLAN OF MINOR SUBDIVISION

APPROVED BY EWING TOWNSHIP PLANNING BOARD

LOTS 69-72 BLOCK 294 DATE 5/19/21

JUSTIN FAHY

BLOCK LOT

WAITH, CREE & MARGARET

FLIM, PHILIP & WHETSTONE, CAROLYN

133 GLENDALE DRIVE

135 GLENDALE DRIVE

116 GLENDALE DRIVE

EWING, NJ 08618

11 MONTICELLO AVE

EWING, NJ 08618

US BANK TRUST, C/O

HUDSON HOMES MGMT

IRVING, TX 75063

EWING, NJ 08618

130 GLENDALE DR

BULLOCK, NICOLE R.

EWING, NJ 08618

9 GREENWALD AVE

EWING. NJ 08618

HOLCOMBE CAROL L.

6 GREENWALD AVE **EWING. NJ 08618**

SUNOCO PIPELINE L.P.

RIGHT OF WAY DEPT

525 FRITZTOWN RD

80 PARK PLAZA, T6B

D & R CANAL COMMISSION 33 RISLER STREET PO BOX 539

STOCKTON, NJ 08559-0539

TRENTON, NJ 08650

MERCER COUNTY PLANNING BOARD MCDADE ADMINISTRATION BUILDING

640 SOUTH BROAD STREET, PO BOX 8068

DATE

DATE

DATE

NEWARK, NJ 07102

PUBLIC SERVICE ELECTRIC & GAS CO

MANAGER-CORPORATE PROPERTIES

MONTELLO COMPLEX

WILLIAMS, ROSALYNN W

10 MONTICELLO AVENUE

3701 REGENT BLVD STE 200

JOSEPH, DONALD & CENDRINE

EWING, NJ 08618

EWING, NJ 08618

WARREN LOUISE

AVENUE

LOCATION / TAX MAP (SCALE: 1"= 200'±)

CLERMONT

MELLO, JOHN C.UX

EWING, NJ 08618

1190 PARKSTDE AVE

113 GLENDALE DRIVE

EWING, NJ 08618

EWING, NJ 08618

FORE, AARON B

29 BELMONT CIR

COLUMBUS, NJ 08022

117 GLENDALE DRIVE

119 GLENDALE DRIVE

121 GLENDALE DRIVE

EWING, NJ 08618

123 GLENDALE DR

EWING. NJ 08618

125 GLENDALE DR

EWING, NJ 08618

127 GLENDALE DR

EWING. NJ 08618

GREATER TRENTON 530 ROUTE 38 E

CHRISTOPHER, VINCENT

HABITAT FOR HUMANITY

MAPLE SHADE, NJ 0805

BARKSDALE, KAREN L

131 GLENDALE DRIVE

EWING, NJ 08618

EWING, NJ 08618

RUPP. ROBERT & MARTLYN

BERDECIA, GABRIEL & STATCY

BURNETT, STEPHANIE DAVIDA

PICKERING, SEAN P. ETAL

1196 PARKSIDE AVENUE

ROMERO JR. ABAD & CHRISTINE

JOHNSON ERIC & KOEKE WOOTEN

TOWNSHIP OF EWING MERCER CO., NEW JERSEY

BOARD ENGINEER GRAPHIC SCALE 20 40

CHAIRPERSON

SECRETARY

1"=20'

SHEET 1/3 CERTIFICATE OF 24GA280528 TAX MAP DATA LOT BLOCK PAGE

69-72 294 DRAWN BY: BDS

SCALE 1"= 20

LEGEND:

= Manhole = Utility Pole = Depressed Curb = Top Curb

= Gutter WV = Water valve CLF = Chain Link Fence

P.O.B. = Point of Beginning

R.O.W. = Right of Way