

ZONE MAP (SCALE: 1"= 1000'±)

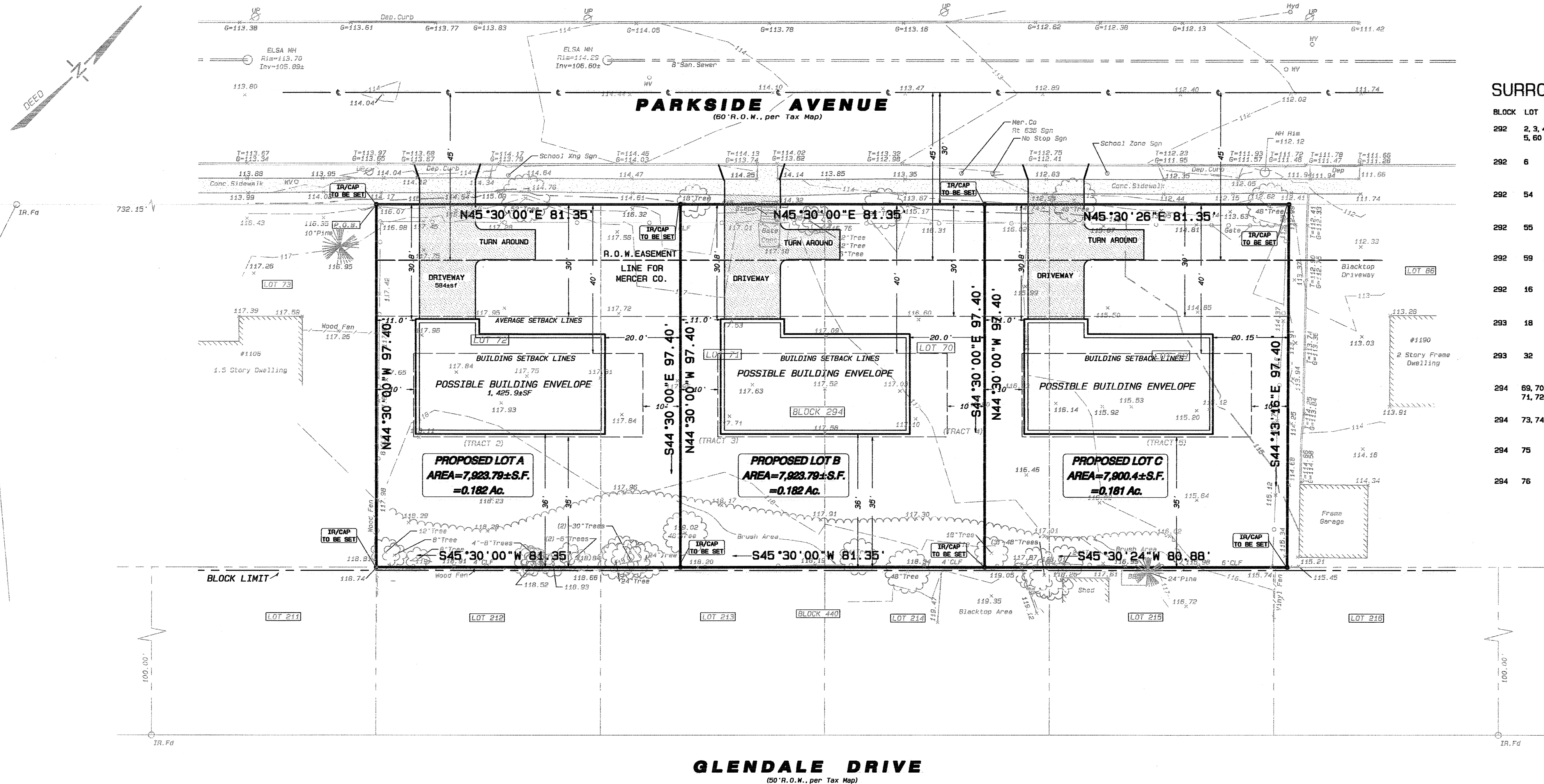
ZONING SCHEDULE: RESIDENTIAL DISTRICT R-2

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	20'	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

(V) INDICATES VARIANCE

SURVEY NOTES:

1. 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 INFORMATION IS REQUIRED TO DETERMINE THE EXACT LOCATION OF ANY 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 OR ALTERATION OF IT NOT IN ACCORDANCE WITH THE INTENT OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE LICENSED INDIVIDUAL.
3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED HEREON IS BASED ON THE INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION PROVIDED HEREON IS COMPLETE OR ACCURATE. THE SURVEYOR HAS NO ACCESS TO THE INFORMATION, EITHER IN SERVICE OR OTHERWISE. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO DETERMINE THE ACCURACY OF THE INFORMATION PROVIDED FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
4. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORD OR UNRECORDED, AND TO ANY OTHER PERTINENT RECORDS, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE TITLE SEARCH PROVIDED BY TRUST ABSTRACT, INC. FILE # 14-09343 DATED DECEMBER 23, 2020.
5. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL FLOODPLAIN AND SUBSURFACE CONDITIONS: THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN OR SUBSURFACE CONDITIONS.
6. VERTICAL DATA: USGS SYSTEM NATIONAL ORIGNETIC VERTICAL DATA OF 1929 (INDO) 293
7. BENCHMARK LOCATED ON SITE: RMN OF ELISA MARSHALL 473, ELEVATION 113.70', AS SHOWN ON PLAN.
8. HORIZONTAL DATA: DEED SYSTEM. DEED BOOK VOLUME 137, PAGE 246.
9. REFERENCE PLAN: "TOPOGRAPHIC PLAN OF PARKWAY ELEMENTARY SCHOOL, LOT 61, DATED APRIL 9, 1961, & LOT 61, BLOCK 290", PREPARED BY HOPWELL WILLY ENGINEERING, P.C., DATED APRIL 9, 1961.



SUBDIVISION NOTES:

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.
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.

LEGEND:

MH = Manhole
UP = Utility Pole
Dep = Depressed Curb
T = Top Curb
G = Gutter
WV = Water valve
CLF = Chain Link Fence
P.O.B. = Point of Beginning
P.O.W. = Right of Way

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

DocuSigned by:
Robert Hughes
409BEA0CD268439
OWNER

Robert Hughes
for Bethany
Evangelical
Lutheran
Church

APPLICANT

JUSTIN FAHY
3006 W. BANGS AVENUE,
NEPTUNE, NJ 07753
732-927-0945

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

APPLICANT

ORIGINAL SITE DATA:
LOTS 69-72, BLOCK 294, PAGE 46
EWING TOWNSHIP TAX MAPS
TOTAL AREA=23, 747±Sq.Ft.
=0.545±Ac.

No.	Date	Description
REVISIONS		

TRENTON ENGINEERING CO., INC
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON , N.J. 08638
TEL. NO. 609-882-0516
FAX. NO. 609-882-8004

D.F. STRATTON L.S. N.J.-27523 P.P.N.J.-9021


DAVID F. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 27523

DATE 5/19/31

APPROVED BY EWING TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

GRAPHIC SCALE 1"=20'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 20, 40, and 60.

**PLAN OF
MINOR SUBDIVISION
of
LOTS 69-72 BLOCK 294
for
JUSTIN FAHY
in**

TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

SHEET 1/3

CERTIFICATE OF AUTHORIZATION NO. 246A2805265

TAX MAP DATA		
LOT	BLOCK	PAGE
69-72	294	46

DATE 5/19/21

INV.

DRAWN BY: BDS

SCALE 1" = 20'

FB. PG.

FILE 106-68