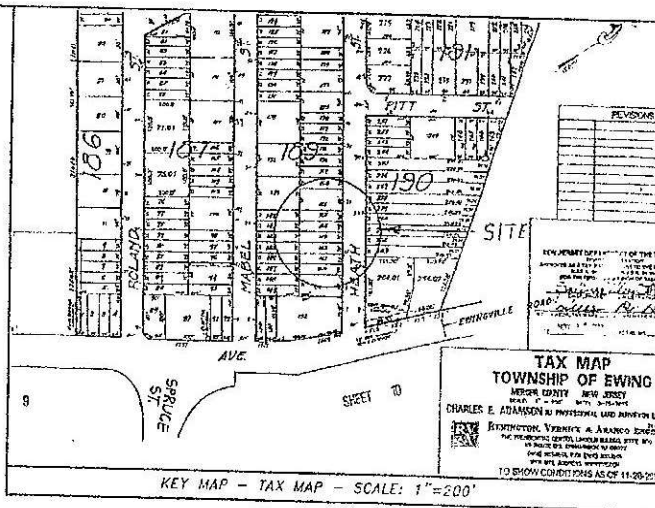
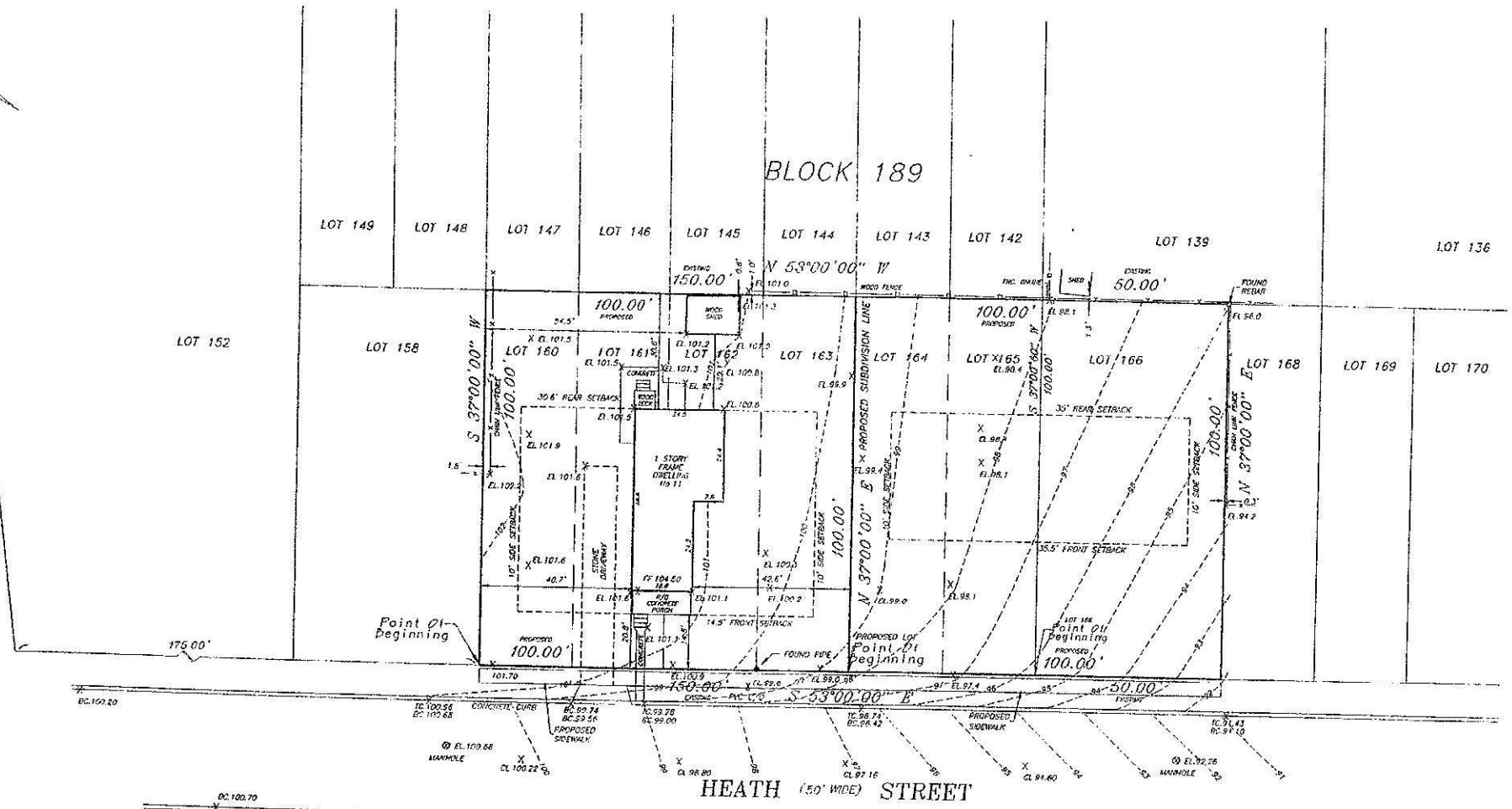


EWINGVILLE ROAD



- NOTES:**
- 1) BEING LOTS 160, 161, 162, 163, 164 AND 165, BLOCK 189, PLATE 14 ON THE TOWNSHIP OF EWING TAX MAP.
 - 2) BEING LOT 166, BLOCK 189, PLATE 14 ON THE TOWNSHIP OF EWING TAX MAP.
 - 3) LOT AREA:
EXISTING LOTS 160 TO 165: 15,000 SQ. FT. 0.344 ACRES
EXISTING LOT 166: 5,000 SQ. FT. 0.114 ACRES
PROPOSED LOTS 160 TO 163: 10,000 SQ. FT. 0.229 ACRES
PROPOSED LOTS 164 TO 166: 10,000 SQ. FT. 0.229 ACRES
 - 4) MINOR SUBDIVISION SHALL BE FILED BY DEED
 - 5) PROPOSED LOTS 164 TO 166 SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES. THE SPACES MAY INCLUDE THE SPACE WITHIN A GARAGE OR CARPORT THE DRIVEWAY SHALL COMPLY WITH TOWNSHIP REQUIREMENTS.
 - 6) MINOR SUBDIVISION SHALL SUBDIVIDE LOTS 164 AND 165 FROM LOTS 160 TO 166. LOTS 164 AND 165 TO BE CONVEYED TO LOT 166. THE NEW LOTS 164, 165 AND 166 WILL BE ABLE TO BUILD A NEW HOUSE.
 - 7) BEFORE GETTING THE BUILDING PERMIT TO DO ANY CONSTRUCTION THE TOWNSHIP NEEDS TO APPROVE THE BUILDING PLANS, INCLUDED WITHIN THE BUILDING PLANS HOW STORMWATER RUNOFF WILL BE MANAGED BY WAY OF RAIN GARDEN, RAIN BARRIEL, PERVIOUS DRIVEWAY MATERIALS.
 - 8) THE NEW SIDEWALK IN FRONT OF PROPOSED LOTS SHALL BE BUILT WHEN THE NEW HOUSE IS BUILT.

ZONE R-2	REQUIRED	EXISTING LOTS 160-165	EXISTING LOT 166	PROPOSED LOTS 160-163	PROPOSED LOTS 164-166
LOT AREA (SQ)	10,000 MIN.	15,000	5,000	10,000	10,000
LOT FRONTAGE	80' MIN.	150'	50'	100'	100'
LOT WIDTH	80' MIN.	150'	50'	100'	100'
LOT DEPTH	110' MIN.	100'	100'	100'	100'
FRONT YARD	40' MIN.	14.5'	40' MIN.	14.5'	40' MIN.
SIDE YARD	10' MIN.	40.7'	10' MIN.	40.7'	10' MIN.
REAR YARD	20' BOTH	83.3'	20' MIN.	69.3'	20' BOTH
REAR YARD	35' MIN.	30.6'	35' MIN.	30.6'	35' MIN.
MAX. BLDG. COVR.	18%	9.9%	18% MAX.	11.4%	18% MAX.
MAX. IMPER. COVER	28%	14.6%	28% MAX.	15%	28% MAX.
MAX. BLDG. HT.	35'-2.5' STY.	<35'-1.5' STY.	35' MAX.	<35'-1.5' STY.	35' MAX.
ACCESSORY BUILDING					
DIST. TO HOUSE	20' MIN.	20.1'	N/A	20.1'	N/A
DIST. TO SIDE LNE	5' MIN.	0.8'	N/A	0.8'	N/A
DIST. TO REAR LNE	5' MIN.	54.5'	N/A	54.5'	N/A
MAX. HEIGHT	15'-1' STY.	<15'-1' STY.	N/A	<15'-1' STY.	N/A

ZONING TABLE

C = CONFORMING
E = EXISTING NONCONFORMING
N = NONCONFORMING

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO:

MUNICIPAL ENGINEER: _____ DATE: _____

THIS PLAN IS HEREBY APPROVED BY THE EWING TOWNSHIP PLANNING BOARD:

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

I CERTIFY THAT I AM THE OWNER/APPLICANT OF THESE LANDS LOTS 160-165, BLOCK 189, AKA 11 HEATH STREET EWING, NEW JERSEY

SIGNED: _____ DATE: _____
EMILEY BAPTISTE
391 SOUTH BROADWAY
FENNSVILLE, N.J. 08070
PHONE 609 605-2955 (V. AVA MURRAY, ESO.)

I CERTIFY THAT I AM THE OWNER OF THESE LANDS LOT 166, BLOCK 189, AKA 21 HEATH STREET EWING, NEW JERSEY

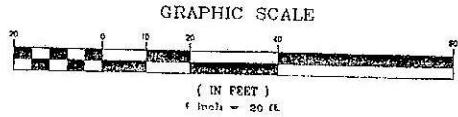
SIGNED: _____ DATE: _____
MEGET STEWART
391 SOUTH BROADWAY
FENNSVILLE, N.J. 08070
PHONE 609 605-2955 (V. AVA MURRAY, ESO.)

THIS PLAN IS HEREBY APPROVED BY THE MERCER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS, AND CONDITIONS SET FORTH BY THE MERCER COUNTY PLANNING BOARD

CHAIRMAN: _____ DATE: _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED FEB. 14, 2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITHIN THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION

WILLIAM ROBINSON, III
PROFESSIONAL LAND SURVEYOR LICENSE NO. 31663
9 SCOTT ST. RIVERDE NJ 08075
PHONE: 856-481-9494



REVISION	DESCRIPTION
10-26-2022	REMOVED PROPOSED HOUSE FROM PROPOSED LOTS 164, 165 & 166
08-25-2022	ADDED NOTES 6 AND 7, FRONT DRIVEWAY & SIDEWALK
03-04-2022	CHANGED OWNERS NAME AND ADDRESS

<p>ROBINSON ASSOCIATES LAND SURVEYING</p> <p>PREPARED FOR EMILEY BAPTISTE 391 SOUTH BROADWAY FENNSVILLE, N.J. 08070 PHONE 609 605-2955 (V. AVA MURRAY, ESO.)</p>	<p>MINOR SUBDIVISION LOTS 160-165 & 166 BLOCK 189 LOCATED IN TOWNSHIP OF EWING MERCER COUNTY, NEW JERSEY</p> <p>SCALE 1"=200' DATE: FEB. 14, 2022 DRAWING NUMBER: C-21-0487</p>
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