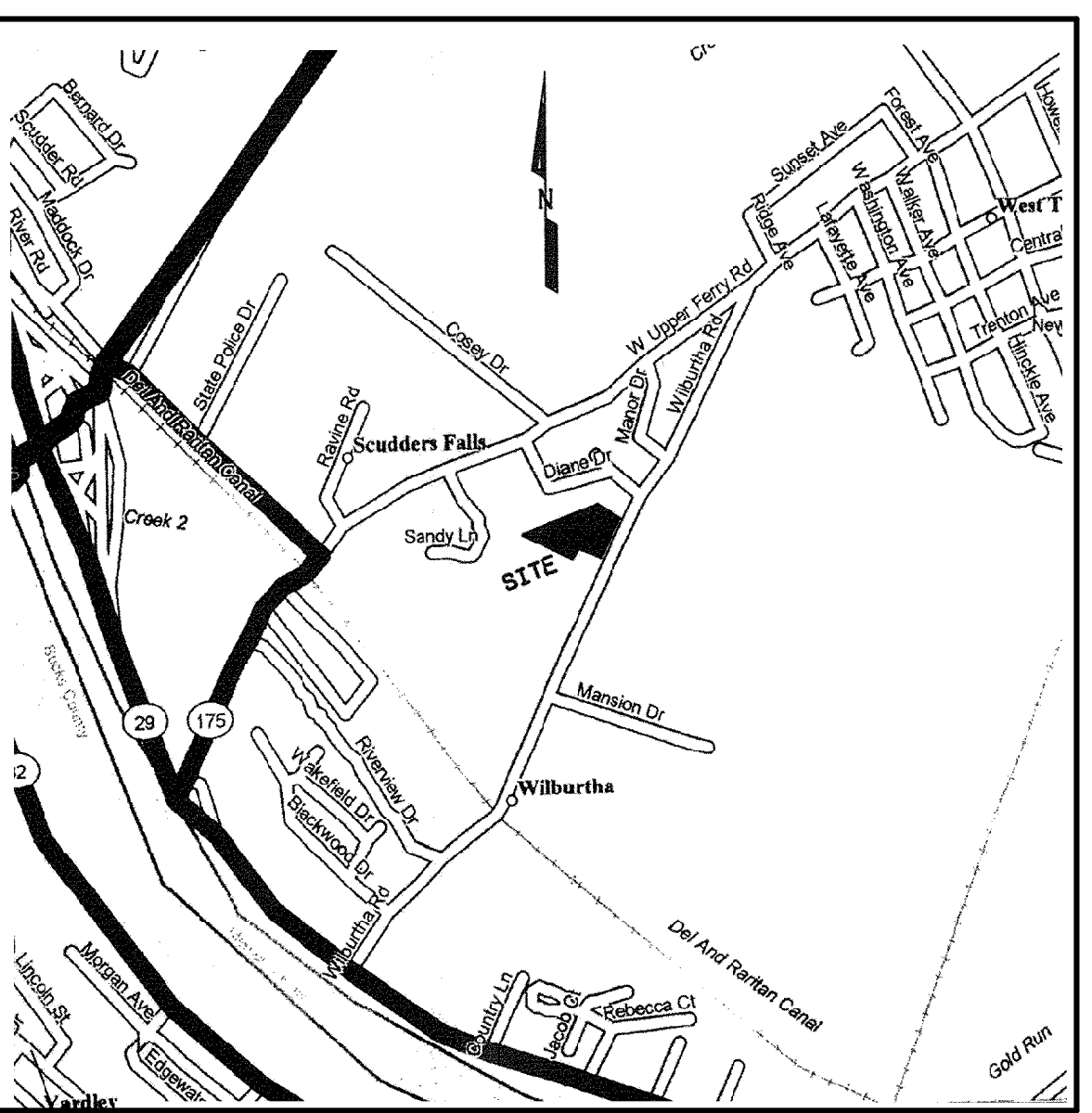


SURROUNDING OWNERS (WITHIN 200 FT.)



SITE DATA:
 --LOT 71, BLOCK 422, AREA = 25,850 S.F. (0.593± AC.)
 --LOT 15, BLOCK 422, AREA = 384,556.09± S.F. (8.828± AC.)
 EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY

ZONING SCHEDULE: RESIDENTIAL DISTRICT R-1 (V) INDICATES VARIANCE (ex) INDICATES EXISTING NON-CONFORMITY

DESCRIPTIONS	REQUIRED	EXISTING LOT 71	EXISTING LOT 15	PROPOSED LOT A	PROPOSED LOT B
Principal Building					
Minimum Lot Area (corner)	22,500 SF				
Minimum Lot Area (interior)	18,750 SF	25,850 SF	384,556.09 SF	43,237.74 SF	367,169.56 SF
Minimum Lot Frontage	125'	110' (ex)	250'	110' (ex)	250'
Minimum Lot Width (corner)	150'				
Minimum Lot Width (interior)	125'	110' (ex)	257.53'	116.25' (v)	250'
Minimum Lot Depth	125'	226.50'	653.60'	324.64'	653.60'
Minimum Front Yard	50'	94.47'	N/A	94.47'	N/A
Minimum Side Yard (each)	20'	26.69 / 17.0' (ex)	N/A	26.69 / 29.81'	N/A
Minimum Rear Yard	40'	76.15'	N/A	165.78'	N/A
Maximum Building Height	2.5 sty/35'	1 Sty	N/A	1 Sty	N/A
Maximum Building Coverage	15%	12%	N/A	7.5%	N/A
Maximum Lot Coverage	22%	33% (ex)	.06%	20.5%	0.0%
Accessory Buildings					
Minimum Dist. to Prin. Bldg	20'	N/A	N/A	140.8'	N/A
Minimum Dist. to side line	10'	N/A	N/A	39.3'	N/A
Minimum Dist. to rear lot line	10'	N/A	N/A	10'	N/A
Maximum Building Height	1 sty/15'	N/A	N/A	COMPLIES	N/A

- LEGEND:**
- Hyd = Hydrant
 - IR.Fd = Iron Rod Found
 - CO = Cleopout
 - MB = Mailbox
 - EM = Electric Meter
 - UP/Lgt = Utility Pole/Light
 - Encl = Enclosed
 - FP = Flag Pole
 - Dep = Depressed Curb
 - WH = Window Well
 - OH = Overhang
 - P.O.B. = Point of Beginning
 - R.O.W. = Right of Way
 - OH = Overhead Wires

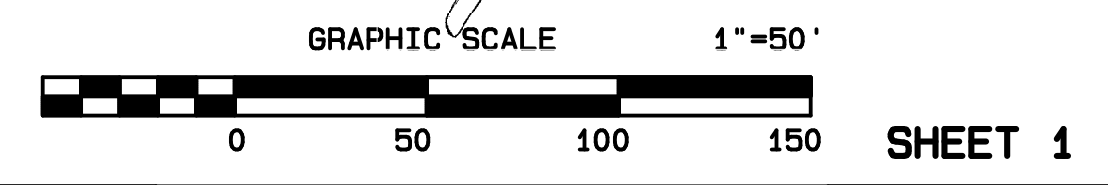
APPROVED BY EWING TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
DIRECTOR OF PLANNING	DATE
TOWNSHIP ENGINEER	DATE

OWNER/APPLICANT
 JOAN FALLON
 #68 WILBURTHA ROAD
 EWING, NJ 08638
 PHONE: 609-915-5040

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

Joan Fallon
 OWNER/APPLICANT



REVISIONS

No.	Date	Description

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2193 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-982-0616
 FAX. NO. 609-982-6004
 D.P. STRATTON, L.S. N.J.-27923 P.P.N.J.-0021
CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 No. 43359
Craig W. Stratton
 DATE 11/6/23

PLAN OF MINOR SUBDIVISION
 of
Lots 15 & 71, Block 422
 for
Joan Fallon
 in
**TOWNSHIP OF EWING
 MERCER CO., NEW JERSEY**

CERTIFICATE OF SUBDIVISION NO.	TAX MAP DATA
71	LOT BLOCK PAGE
15	15 422 86
DATE 11/6/23	INV. 44731
DRAWN BY: CWS	SCALE 1"=50'
FB. PG.	FILE 108-74

