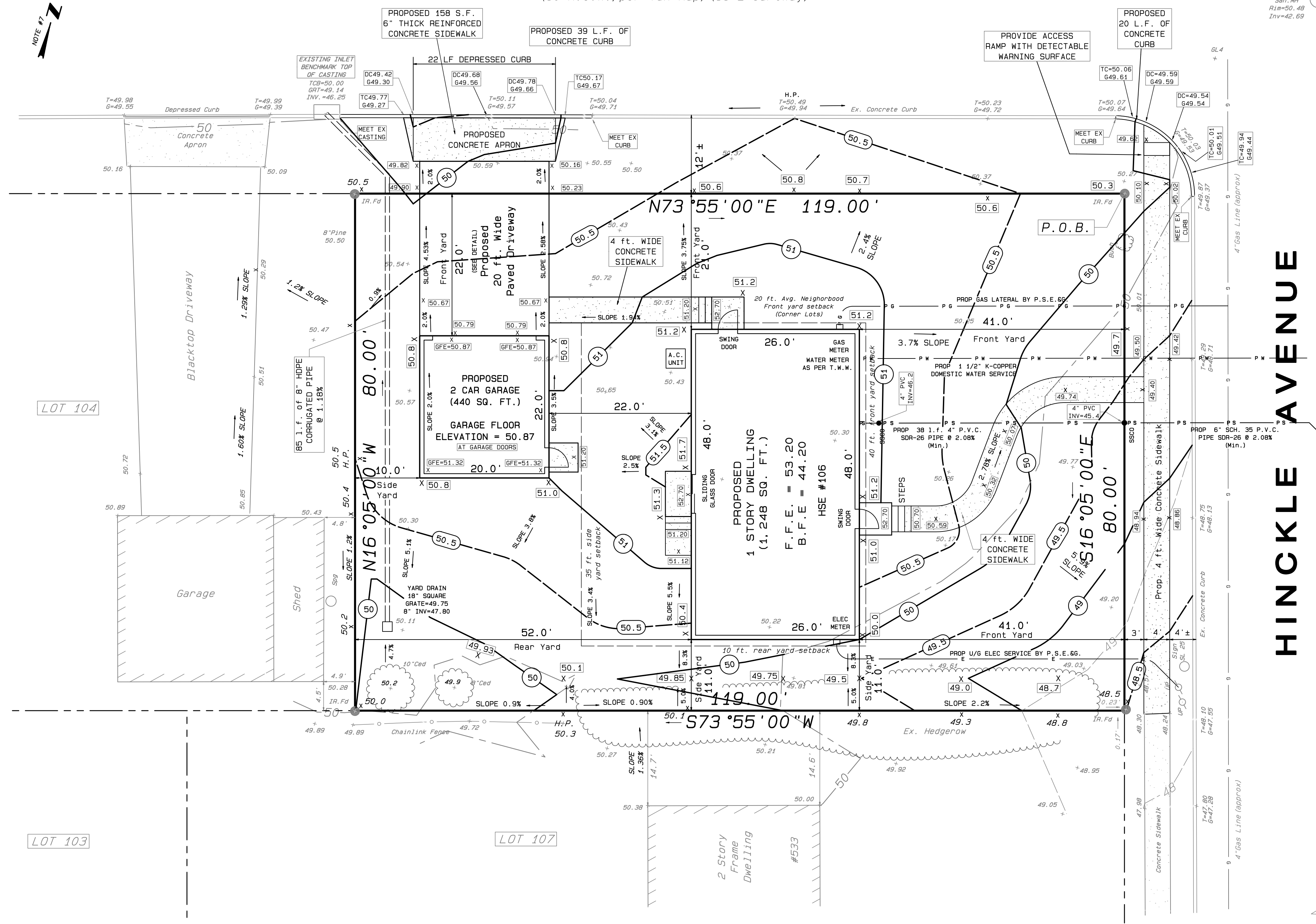


# SUMMIT AVENUE

(60' R.O.W., per Tax Map) (36' ± Cartway)

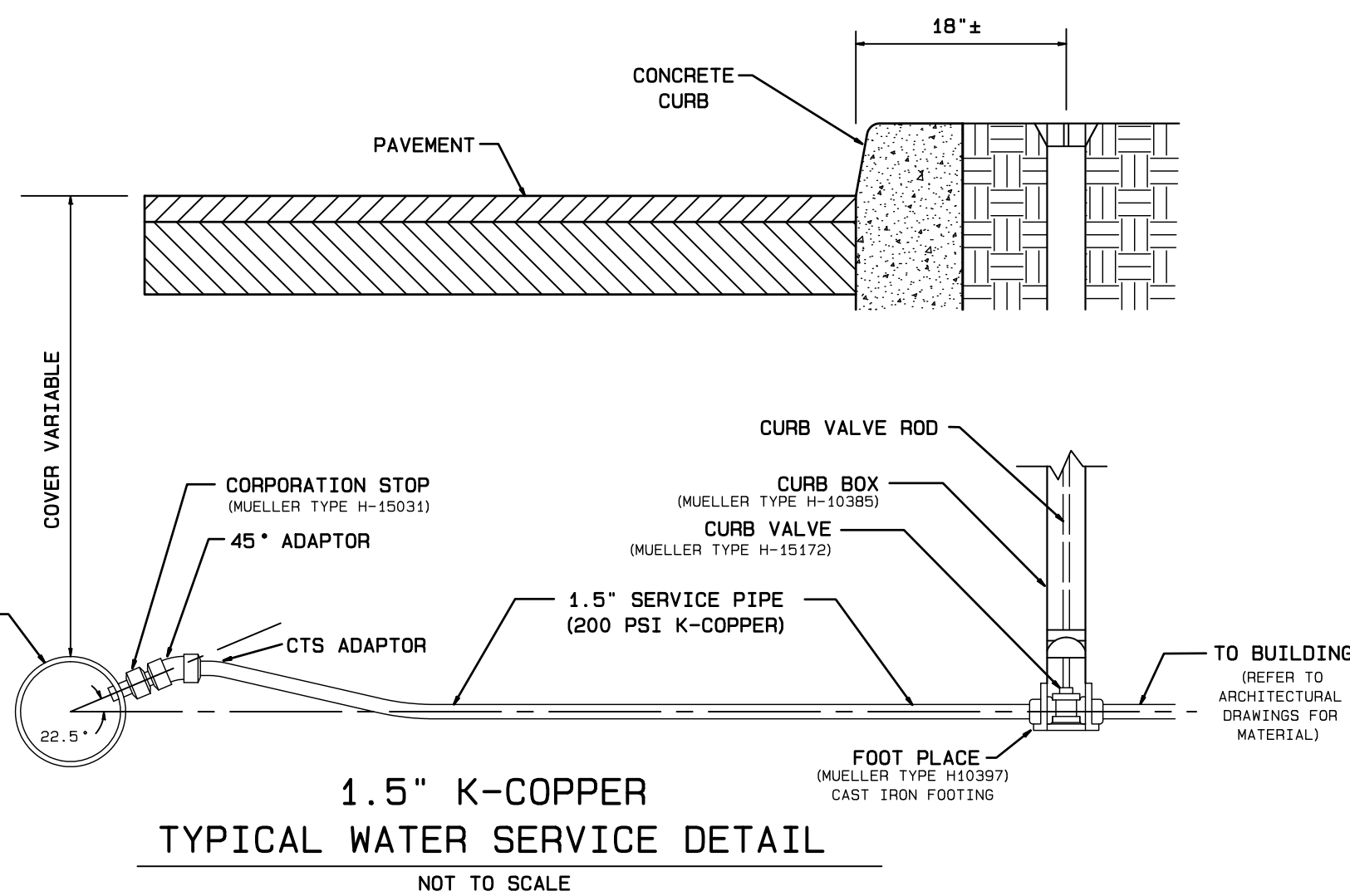


### PLOT PLAN NOTES:

- ALL UTILITIES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND. EXISTING UTILITIES WILL BE USED WHEN POSSIBLE.
- A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK PERFORMED IN THE STREET.
- OUTBOUND INFORMATION TAKEN FROM A "TOPOGRAPHIC SURVEY" FOR BLOCK 398 LOT 106 FOR CRAIG HOLCOMBE - HINKLE AVENUE, MERCER COUNTY, NEW JERSEY DATED APRIL 24, 2024 PREPARED BY TRENTON ENGINEERING COMPANY INC. DESIGNATED AS FILE #109-4.
- INVERT OF EXISTING SANITARY SEWER, GAS AND WATER TO BE ESTABLISHED IN THE FIELD.
- WATER SERVICE 1 1/2" K-COPPER PIPE  
SANITARY SEWER - 6" P.V.C. (SDR 26) @ 1/4" PER FOOT.  
(TO PROPERTY LINE - 4" PVC PROPERTY LINE TO BLOG)  
GAS & ELECTRIC AS PER P.S.E.66.

**LEGEND:**

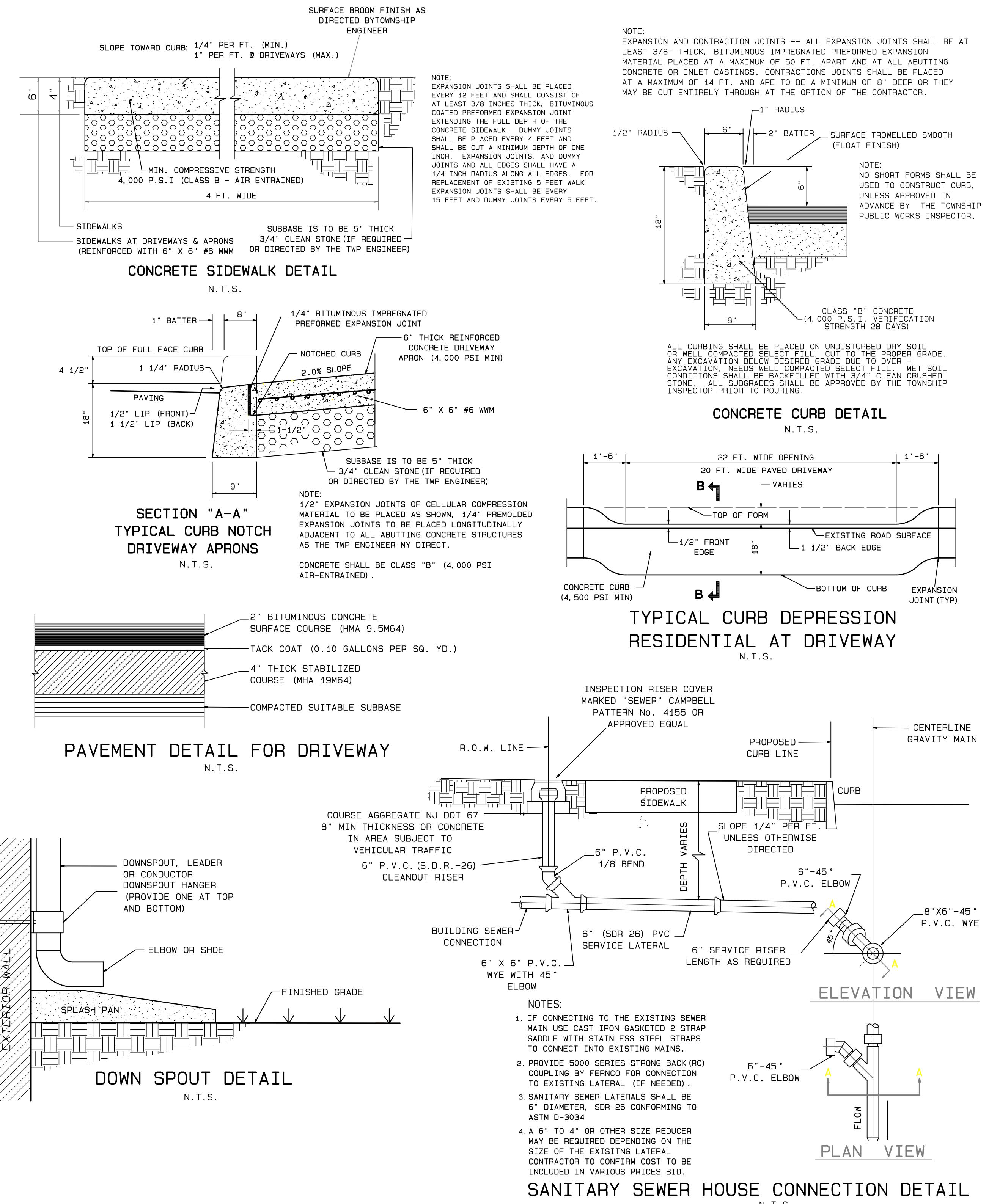
SANMH = SANITARY MANHOLE	SSCO = SANITARY SEWER CLEANOUT
CLF = CHAIN LINK FENCE	TCB = TOP OF CATCH BASIN
WF = WIRE FENCE	DEP = DEPRESSED CURB
WDF = WOOD FENCE	EOP = EDGE OF PAVING
PVC = VINYL FENCE	X 50.2 = EXISTING GROUND ELEVATION
IRFD = IRON ROD FOUND	- 50.2 = EXISTING CONTOUR LINE
MONF = MONUMENT FOUND	PROPOSED SPOT ELEVATION
WV = WATER VALVE	PROPOSED 1 FT. CONTOUR LINES
GW = GUY WIRE	PROPOSED HALF FT. CONTOUR LINES
UP = UTILITY POLE	TC = TOP OF CURB
WW = WINDOW WELL	G = GUTTER
EL = ELECTRIC LINES	HYD = HYDRANT
GL = GAS LINES	ESM = EDGE OF SIDEWALK
WL = WATER LINES	INV = INVERT
SSL = SANITARY SEWER LINE	CONC. = CONCRETE
RCP = REINFORCED CONCRETE PIPE	MB = MAILBOX
HDPE = HIGH DENSITY POLYETHYLENE PIPE	F1E = FIRST FLOOR ELEVATION
	GFE = GARAGE FLOOR ELEVATION
	BFE = BASEMENT FLOOR ELEVATION
	A.C. = AIR CONDITIONER



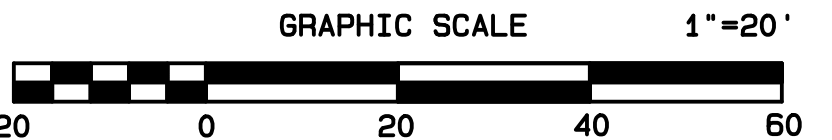
### ZONING SCHEDULE: RESIDENTIAL DISTRICT R-2

(V) INDICATES VARIANCE  
(EX) INDICATES EXISTING NON-CONFORMITY

DESCRIPTIONS	REQUIRED	EXISTING LOT 106	PROPOSED LOT 106
<b>Principal Building</b>			
Minimum Lot Area (corner)	12,100 SF	9,520 (EX)	9,520 (EX)
Minimum Lot Area (interior)	10,000 SF	NA	NA
Minimum Lot Frontage	80'	80.0'	80.0'
Minimum Lot Width (corner)	110	80.0' (EX)	80.0' (EX)
Minimum Lot Width (interior)	80'	NA	NA
Minimum Lot Depth	110'	119.0'	119.0'
Minimum Front Yard (Hinkle Ave)	40'	NA	41.0'
Average Neighborhood (Summit)	20'	NA	21.0'
Front Yard Corner Lot Ave.	10'	NA	11.0'
Minimum Side Yard (Lot 109)	35'	NA	52.0'
Maximum Building Height	2.5 sty/35'	NA	1 story
Maximum Building Coverage	18%	NA	17.7%
Maximum Lot Coverage	28%	5.0%	26.7%
<b>Accessory Buildings</b>			
Minimum Dist. to Prin. Bldg	20'	NA	22.0'
Minimum Dist. to side line	5'	NA	36.0'
Minimum Dist. to rear lot line	5'	NA	10.0'
Maximum Building Height	1 sty/15'	NA	1 story



**LOT DATA:**  
LOT 106 BLOCK 398 PAGE 75  
EWING TOWNSHIP TAX MAPS  
AREA=9,520±Sq.Ft.  
OR 0.219±Ac.



**REVISIONS**

No.	Date	Description

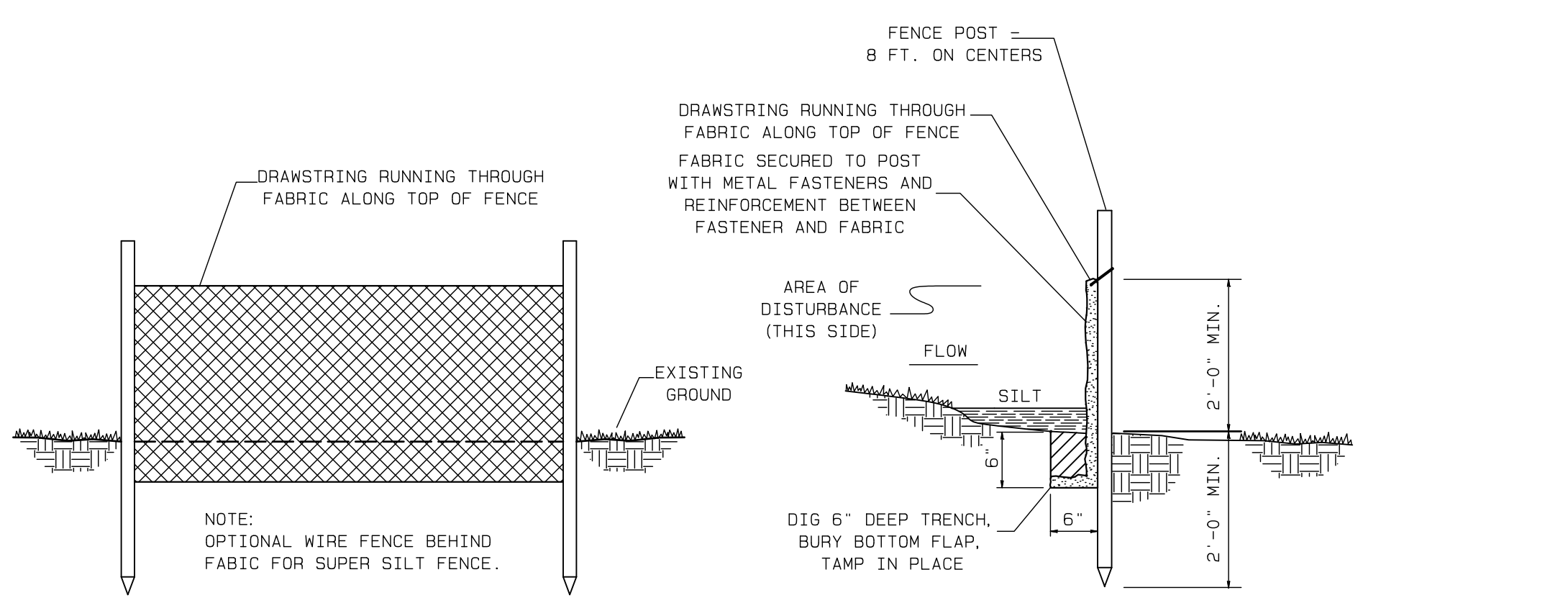
TRENTON ENGINEERING CO., INC.  
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS  
ESTABLISHED 1907  
2193 SPRUCE STREET TRENTON, N.J. 08638  
TEL. NO. 609-982-0616  
FAX. NO. 609-982-6004  
D.F. STRATTON, L.S. N.J.-27923 P.P.N.J.-5021  
**JOSEPH MESTER**  
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR NO. 19462  
DATE 7/15/24

**HOUSE LOCATION AND GRADING PLAN**  
of  
**Lot 106, Block 398**  
for  
**Craig Holcombe**  
in  
**TOWNSHIP OF EWING**  
**MERCER CO., NEW JERSEY**

**TAX MAP DATA**

CERTIFICATE OF AUTHORIZATION NO.	LOT	BLOCK	PAGE
24848052900	106	398	75
DATE	7/15/24		
INV.	44885		
DRAWN BY:	JTH		
SCALE	1"=10'		
FB.	PG.		
FILE	109-4		

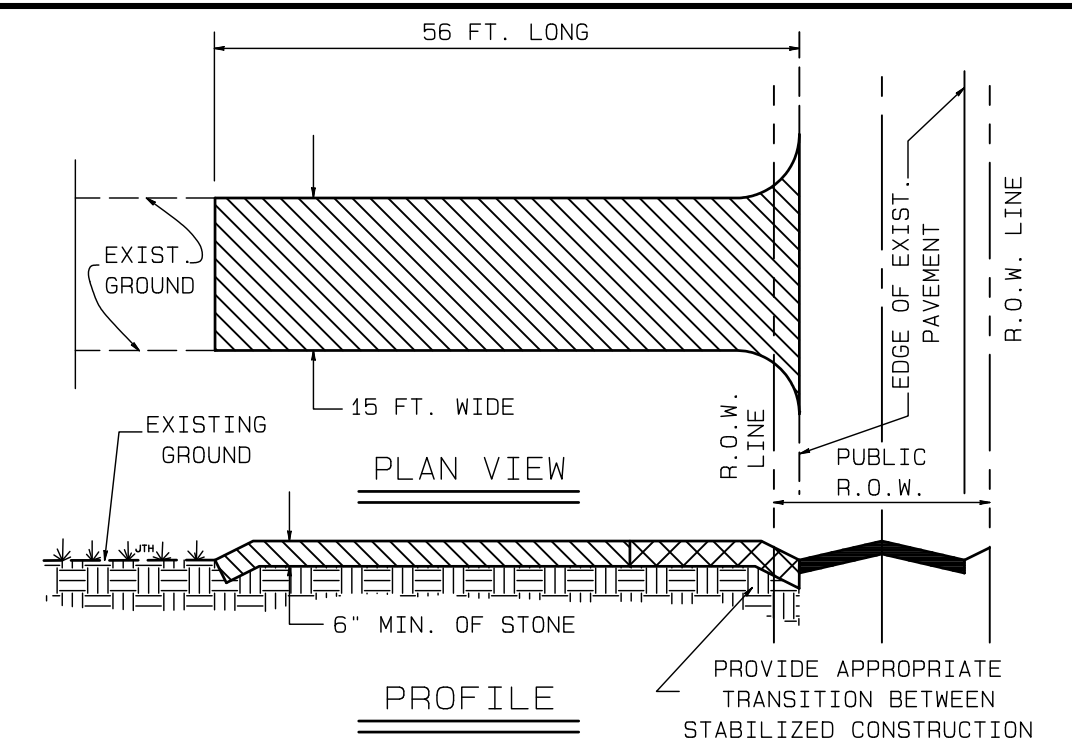




1. PLACE SILT FENCE AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. THE SLOPE OF THE LAND FOR A LEAST 30 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%. IF SLOPE EXCEEDS 5%, SILT FENCE SHALL BE BACKED UP WITH SNOW FENCE.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND IT'S ENDS.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS PROMPTLY AS POSSIBLE.
5. SILT FENCE SHALL BE REMOVED WHEN CONTRIBUTORY DRAINAGE AREA HAS BEEN STABILIZED IN APPROVED FASHION.

**SILT FENCE CONSTRUCTION AND INSTALLATION DETAIL**

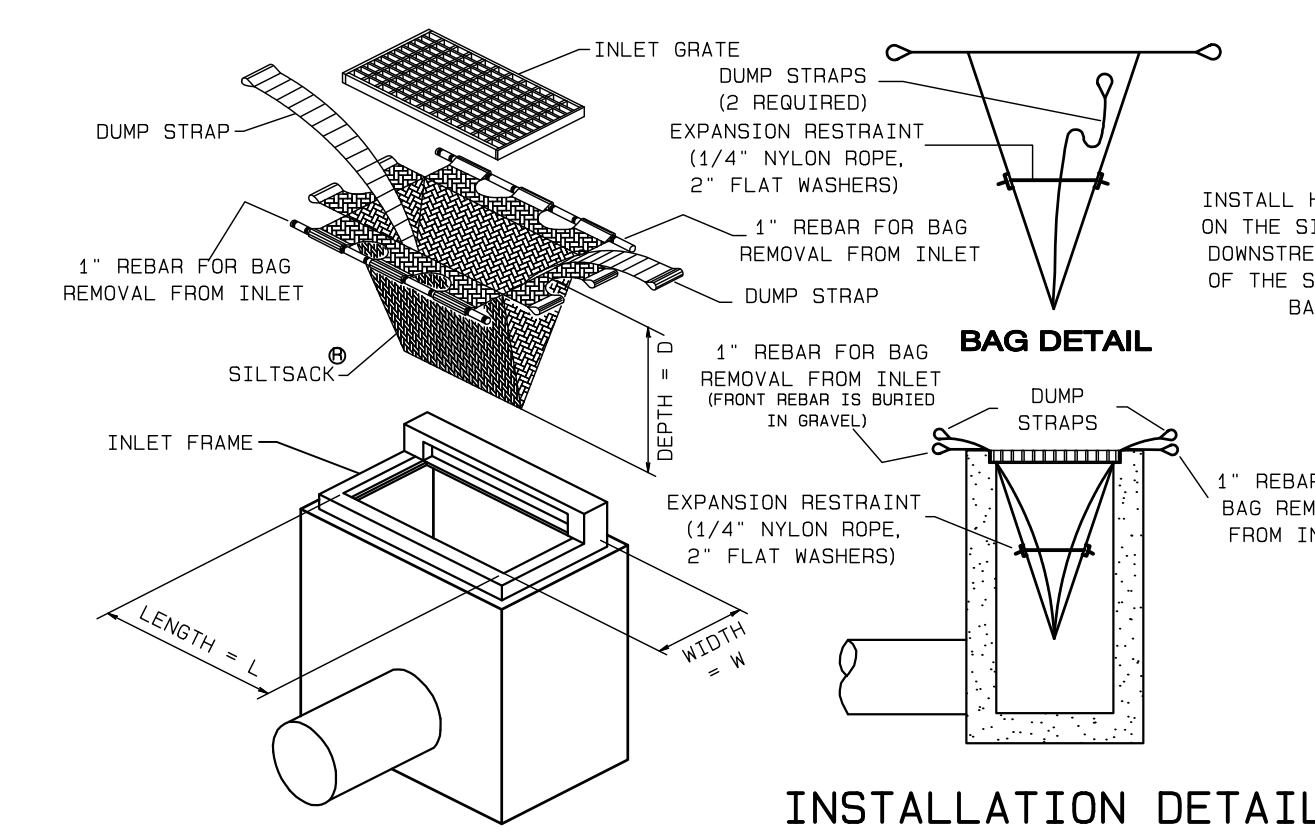
N.T.S.



1. PLACED STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE 1 1/2" CLEAN CRUSHED STONE.
3. THE THICKNESS OF THE STAB. CONST. ENT. SHALL NOT BE LESS THAN 6" THICK.
4. THE WIDTH AT THE EXISTING PAVING SHALL NOT BE LESS THAN THE FULL WIDTH OF POINT OF INGRESS AND EGRESS.
5. THE STAB. CONST. ENT. SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W./PAVEMENT THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUOUS OCCURRENCE, ALL CONTRACTORS, BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOMSWEEP THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.

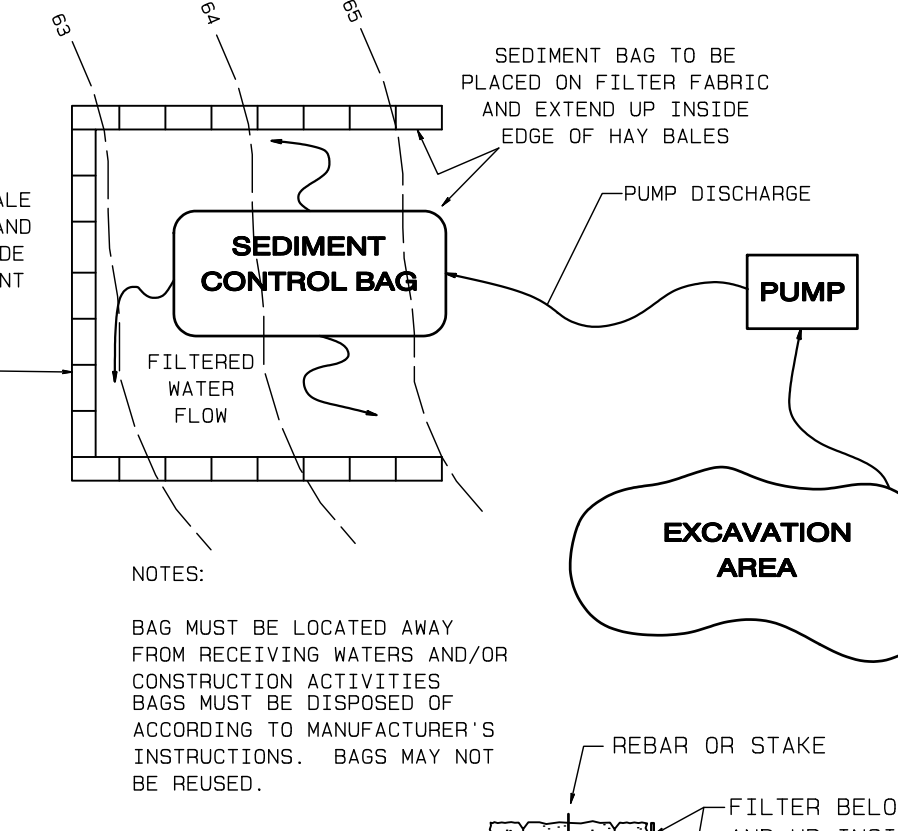
**STABILIZED CONSTRUCTION ACCESS DETAIL**

N.T.S.



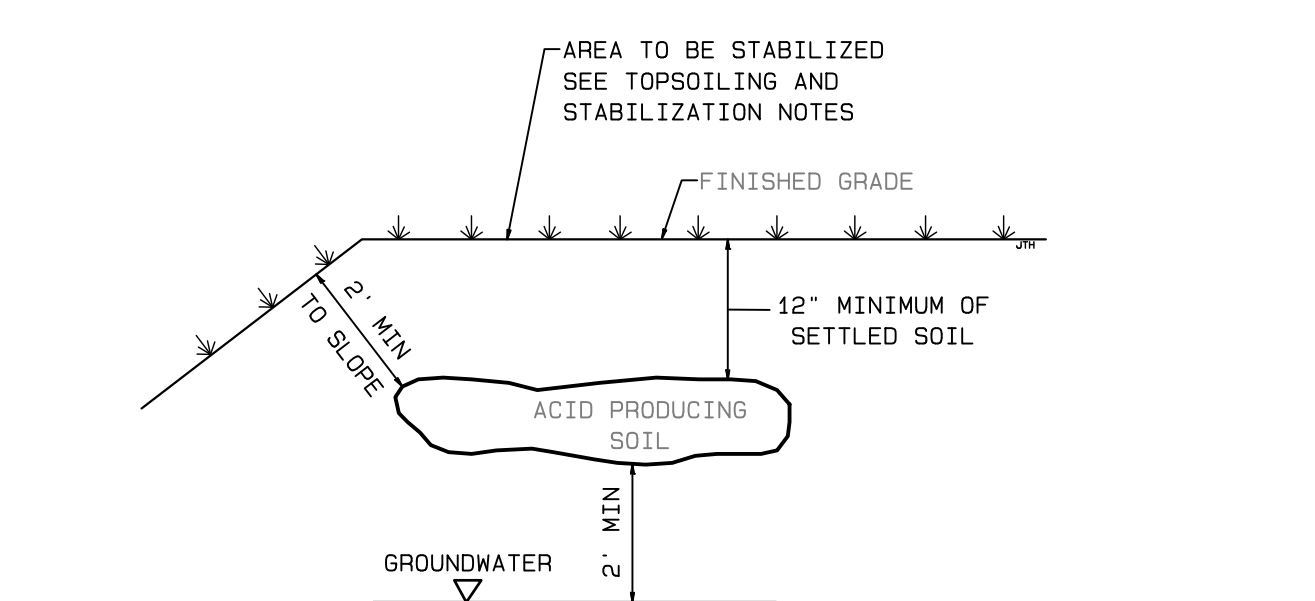
**INLET SEDIMENT CONTROL SILTSACK DETAIL**

NOT TO SCALE



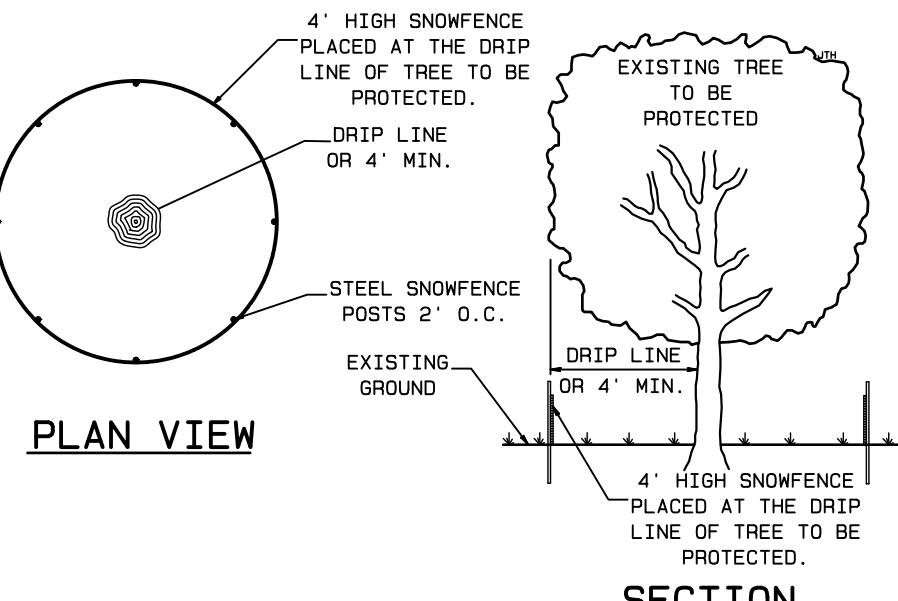
**SEDIMENT CONTROL BAG FOR DEWATERING**

FIGURE 14-4



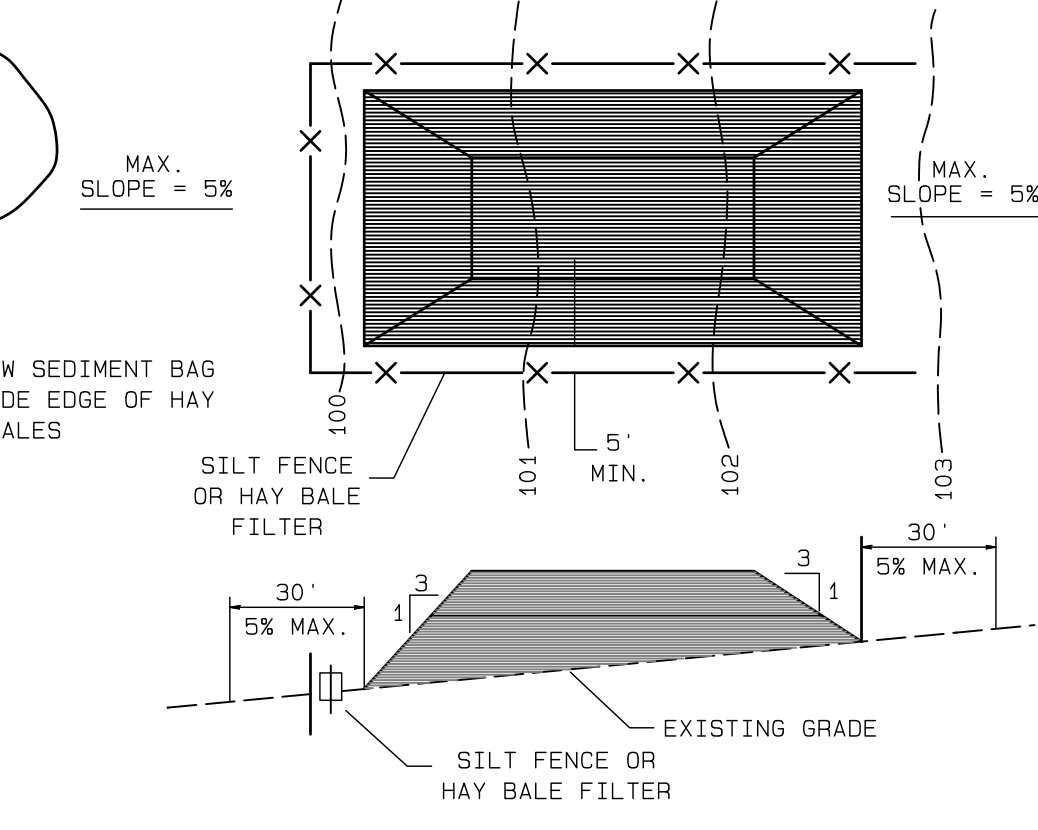
**MANAGEMENT OF HIGH ACID SOILS**

N.T.S.



**TREE PROTECTION DETAIL**

N.T.S.



**TOPSOIL STOCKPILE DETAIL**

NOT TO SCALE

1. PLACE STOCKPILES AT LOCATIONS AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. ALL SIDE SLOPES SHALL BE 3 TO 1 OR FLATTER.
3. STOCKPILE SHALL RECEIVE A VEGETATIVE COVER IN ACCORDANCE WITH MINIMUM STABILIZATION REQ.
4. SILT FENCE OR HAY BALE FILTER SHALL BE INSTALLED AS DETAILED HEREON.

**BALE SEDIMENT BARRIERS PLACEMENT AND ANCHORING DETAIL**

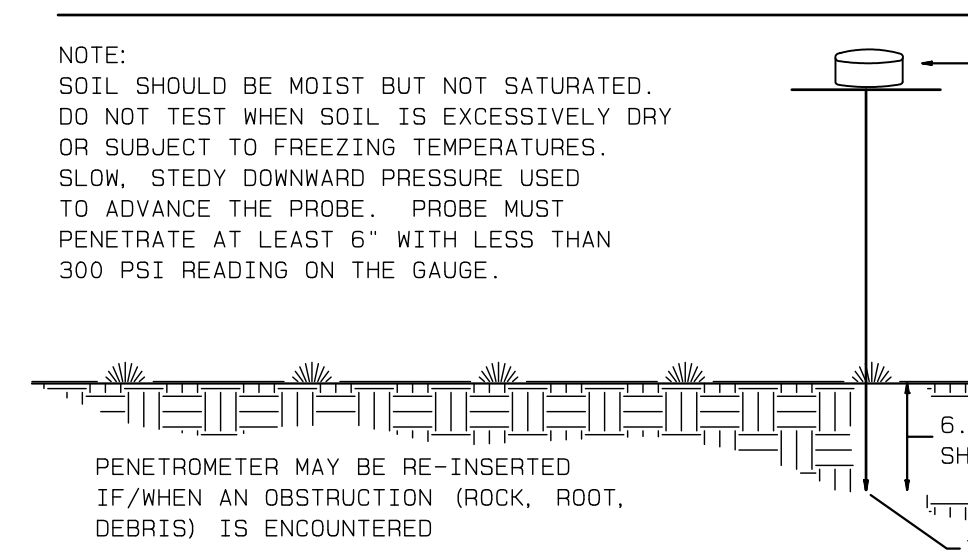
FIGURE 23-1

**MERCER COUNTY SCO SOIL EROSION AND SEDIMENT CONTROL NOTES**

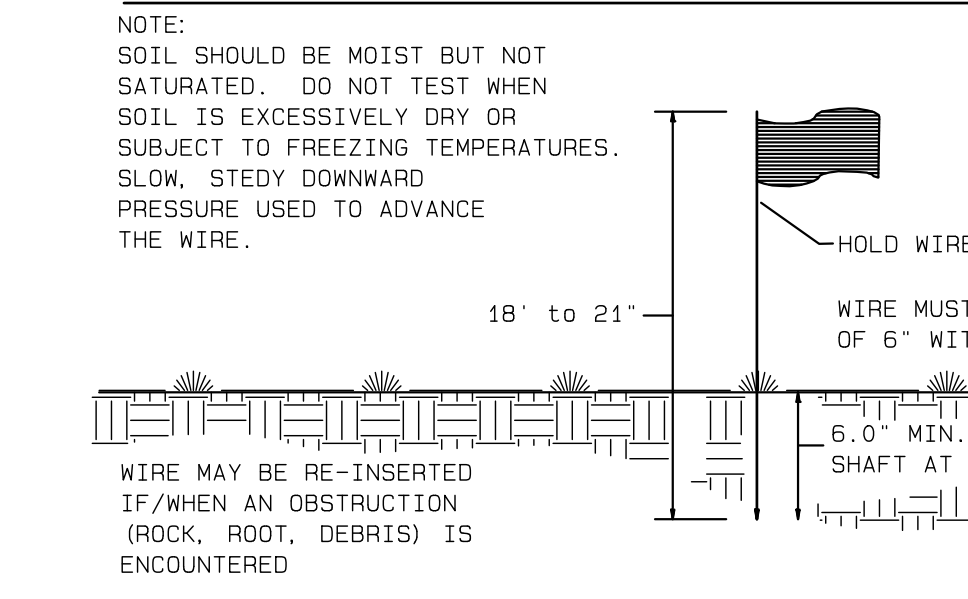
1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR EMAILED TO: M.C.S.D., 590 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690. PHONE: (609) 586-9603 FAX: (609) 586-1117. EMAIL: PAUL@MERCERSCO.COM
2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NJPDES CONSTRUCTION ACTIVITY STORMWATER SOIL PERMIT (NJ06000032) VIA THE NJDES ONLINE PERMITTING SYSTEM (www.nj.gov/dep/online) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ON-SITE AT ALL TIMES. THIS PERMIT MUST BE FILLED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SCO CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
3. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
5. A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
6. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. IN NJ, IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 1 1/2\"/>

MERCER COUNTY SOIL CONSERVATION DISTRICT  
508 HUGHES DRIVE  
HAMILTON SQUARE, NEW JERSEY 08690  
PHONE: (609) 586-9603

**HANDHELD SOIL PENETROMETER TEST**



**PROBING WIRE TEST 15.5 GA. STEEL WIRE (SURVEY FLAG)**



**STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION**

1. SITE PREPARATION
  - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
  - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR SOIL COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5\"/>
2. SEEDING PREPARATION
  - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH SHALL BE APPLIED AT THE RATE OF 100 POUNDS PER ACRE OR 10 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 80% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES DEEP. IF FERTILIZER IS NOT INCORPORATED, APPLY ONLY HALF THE RATE SPECIFIED ABOVE DURING SEEDING PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS OF SEEDING.
  - B. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
3. HIGH ACID PRODUCING SOILS
  - A. SOILS HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE BEFORE DRAINAGE PLANTINGS ARE LOCATED ON A SLOPE. THE AREA SHALL BE COVERED WITH A MINIMUM OF 24\"/>
4. SEEDING MIXTURES
  - A. SELECT A MIXTURE FROM TABLE 4-2 BELOW OF USE MIXTURE RECOMMENDED BY RUTGERS CO-OPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL BE TESTED WITHIN 15 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RESTORED.
  - B. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUIRED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER WITH THE SPECIFIED SEED MIXTURE OR THE SEED AREA AND MOVED ONCE.
  - C. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85°F AND ABOVE. SEE TABLE 4-2 PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES CHART MIXTURES 1 TO 7. PLANTING RATES FOR WARM SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TEST RESULTS.
  - D. COOL SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85°F. MANY GRASSES BECOME ACTIVE AT 65°F. SEE TABLE 4-2 PERMANENT VEGETATIVE MIXTURES, PLANTING RATES AND PLANTING DATES CHART MIXTURES 8 TO 20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PURE LIVE SEED IS NOT REQUIRED FOR COOL SEASON GRASSES.
  - E. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYLINDRICAL CENTRALIZER SEEDERS, DRIP SEEDER, DRILL OR OUTPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR OUTPACKER SEEDING, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDING PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. TENDRLES SHOULD BE PLACED WITH 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
  - F. AFTER SEEDING, FIRING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT. RESTORE TOOLS TO THE ORIGINAL POSITION AND REPEAT THE SEEDING PROCESS. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.
  - G. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, 4\"/>
5. MULCHING
  - A. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED COMPLYING WITH THIS MULCHING REQUIREMENT.
  - B. STRAW OR HAY, UNMOTTED SMALL GRAIN STRAW, MAY BE FREE OF SEEDS. TO BE APPLIED AT THE RATE OF 1.0 TO 2.0 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A COVERED IS USED INSTEAD OF A LIQUID MULCH-BINDER OR ADHESIVE AGENT, THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHEAPER-BLENDERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR OPENING FINE TURF OR LANDS NOT TO THE PRESENCE OF WEED SEED.
  - C. APPLICATION. SPREAD MULCH UNIFORM BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 80% OF THE SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
  - D. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPE AND COSTS.
    1. DISC AND DRIVE - DRIVE 8 TO 10 INCH WOOD PILES TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. SURFACES OF PILES SHOULD BE SMOOTH AND UNIFORM.
    2. STRAP MULCH - SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PILES IN A CROSS-CROSS AND AN SQUARE PATTERN. SECURE TWINE AROUND EACH PILE WITH TWO OR MORE TURNS.
    3. MACH MATTINGS - STAPLE PAPER, JUTE, COTTON OR PLASTIC NETTING TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE REVEALED.
    4. TRACTOR DRAW IMPLEMENT, SOMEWHAT LIKE A DISC-HARROW, ESPECIALLY DESIGNED TO REMOVE SEEDS OF PERENNIAL GRASSES AND FIBER MULCH 3 TO 4 INCHES INTO SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRANSVERSABLE BY A TRACTOR. MULCH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAP MULCH RATE SHALL BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
  - E. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH. IN VALLEYS AND AT CRESTS BANKS, REMAINDER OF AREA SHOULD BE UNIFORM IN APPROXIMATELY 10% OF THE TOTAL AREA.
6. PERMANENT VEGETATIVE MIXTURES
  - A. ORGANIC AND VEGETABLE BASED BINDERS
    1. NATURALLY OCCURRING, POWER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY DURING CONDITIONS WILL FORM HERMABAND NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OF IMPRIDE GROWTH OF TURFGRASSES. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER AND ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
    2. SYNTHETIC BINDERS
      - A. HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED. FOLLOWING APPLICATION OF MULCH, DRINKING WATER SHOULD BE APPLIED. NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAINS TACKY UNTIL GERMINATION OF GRASS.
  - B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,000 POUNDS PER ACRE, OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.
  - C. PELLETED MULCH - COMPRESSED AND EXTRUDED PAPER AND/OR FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERIZING TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDER AREA AND WATERED, FORM A MULCH MAT. PELLETED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 100 TO 200 SQUARE FEET PER ACRE WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEED AREAS WHERE NEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT DESIRED.
7. ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT, MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

**TRENTON ENGINEERING CO., INC.**  
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS  
ESTABLISHED 1907  
2193 SPRUCE STREET TRENTON, N.J. 08638  
TEL. 609-982-0616  
FAX. 609-982-6004

**JOSEPH MESTER**  
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR NO. 19462

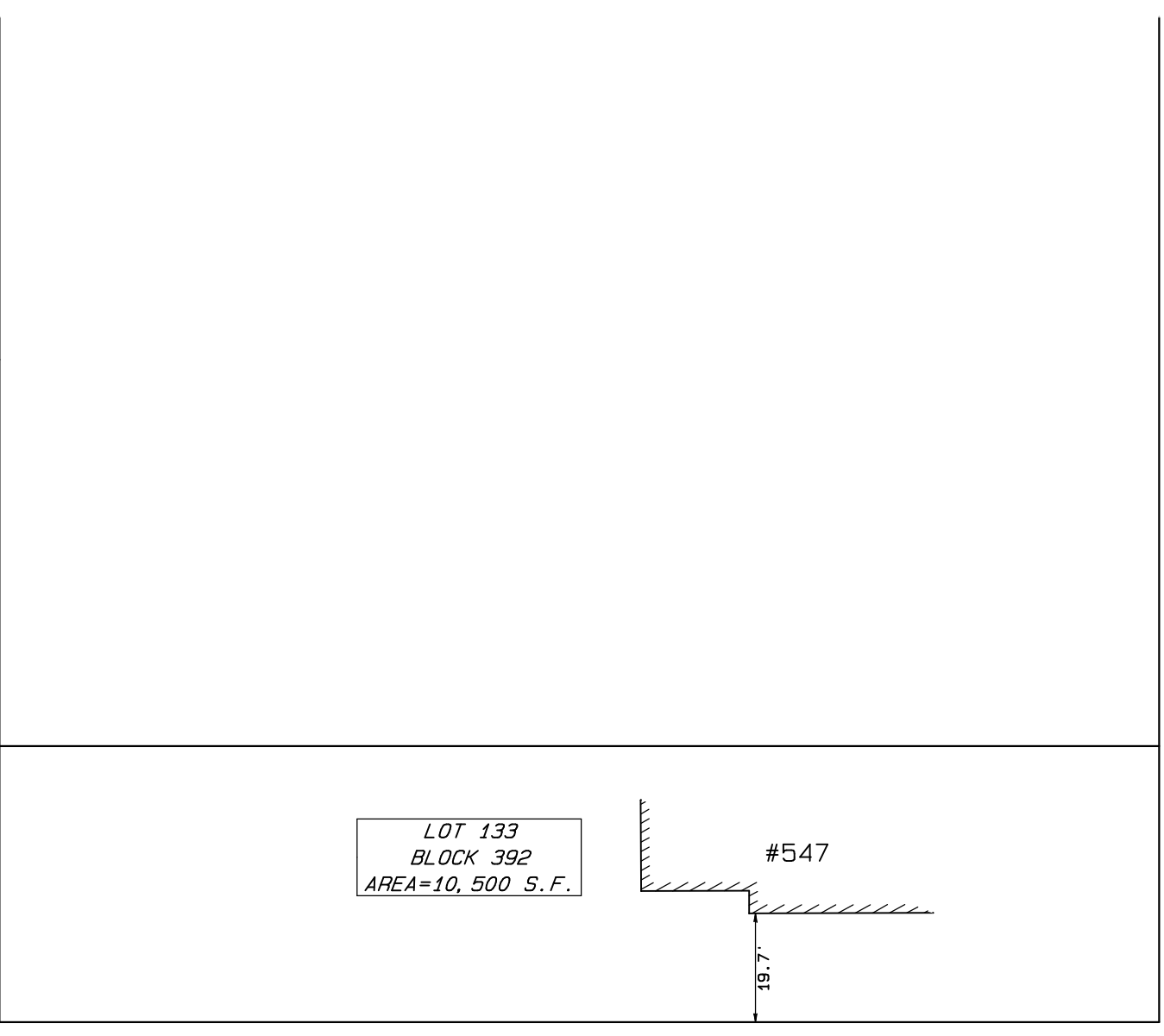
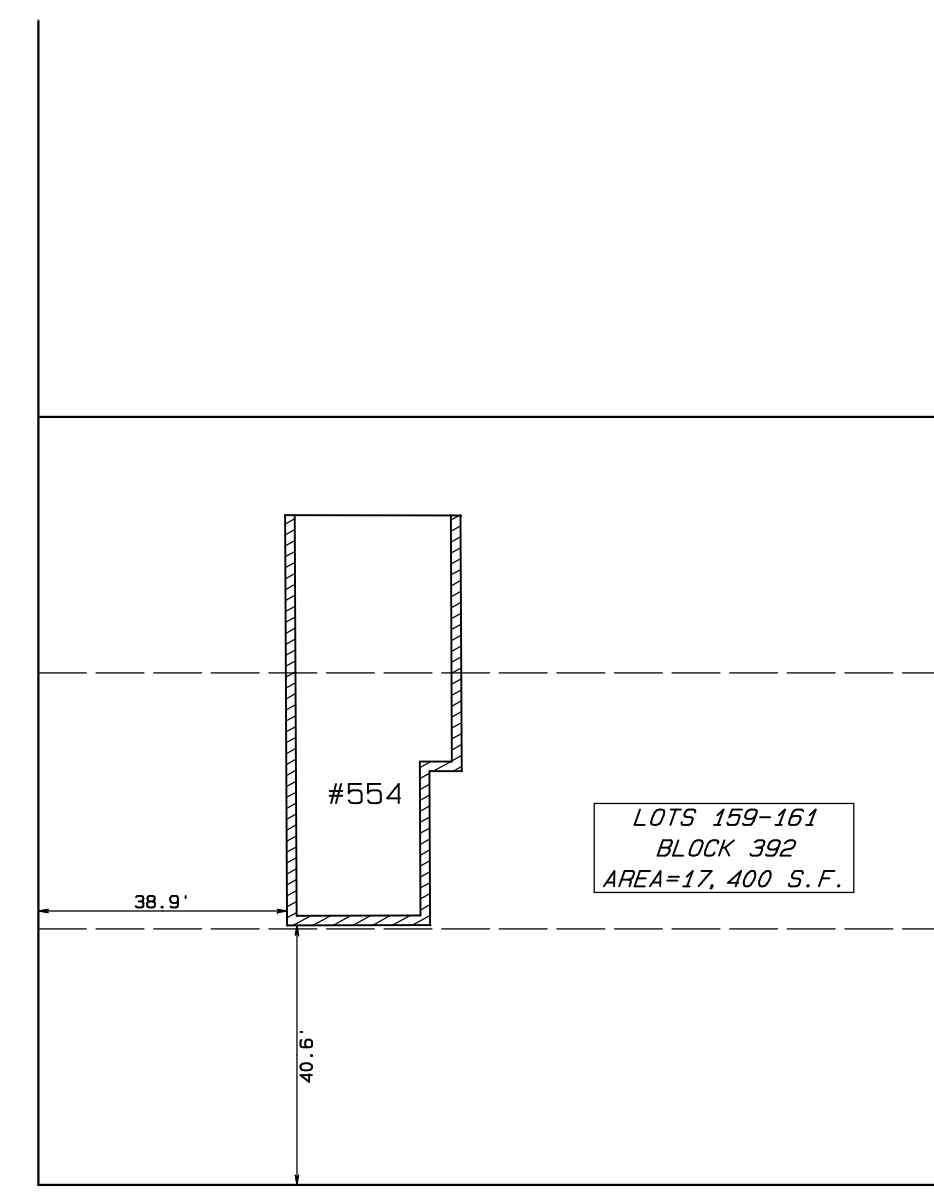
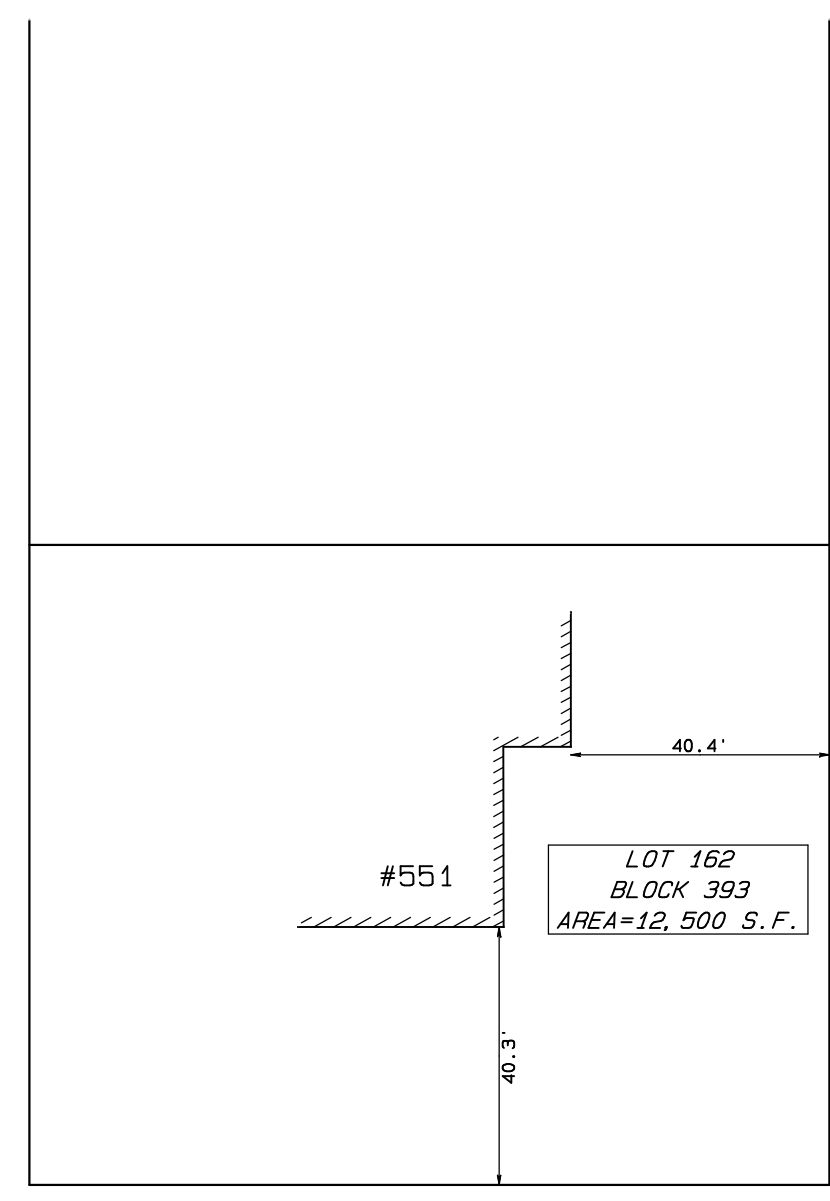
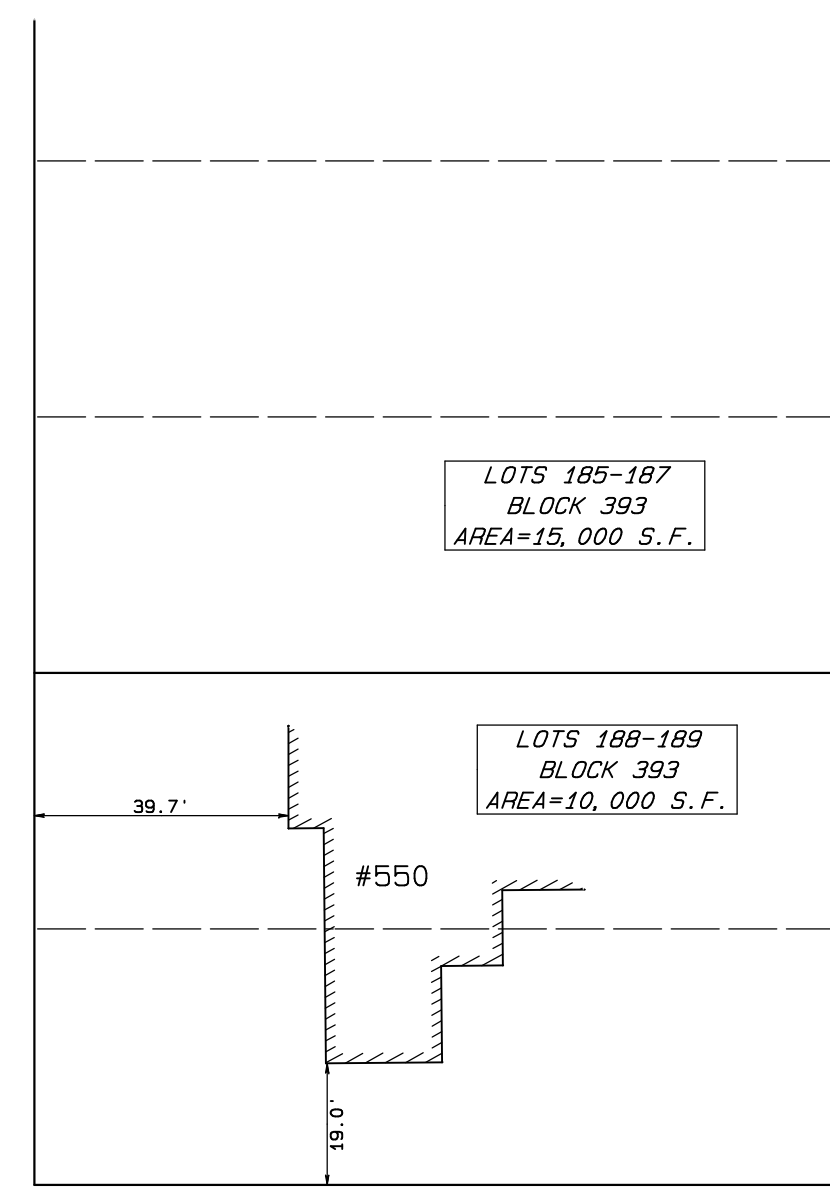
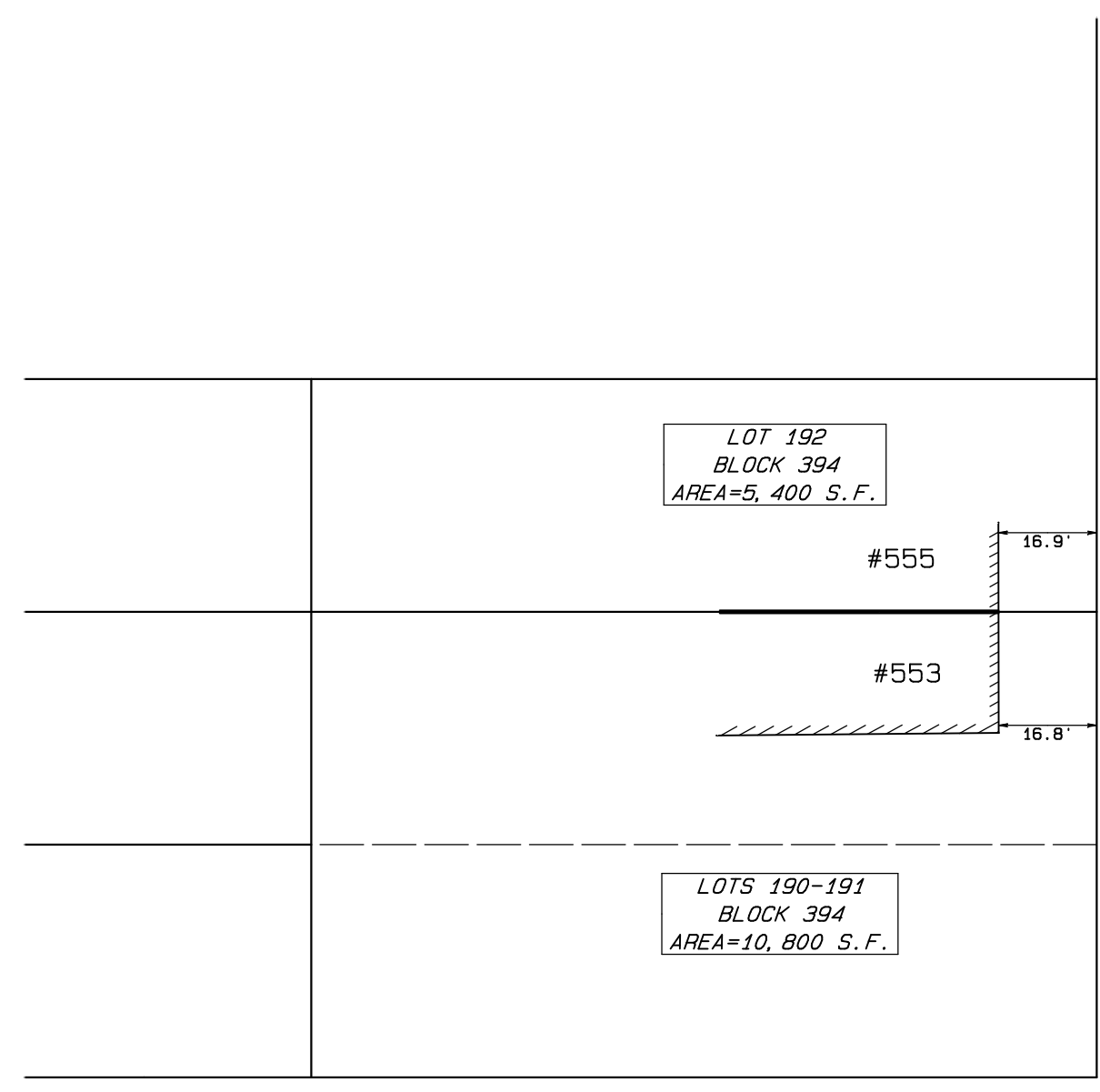
**SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS**  
Lot 106, Block 398  
for  
**Craig Holcombe**  
in  
**TOWNSHIP OF EWING**  
**MERCER CO., NEW JERSEY**

DATE 7/15/24

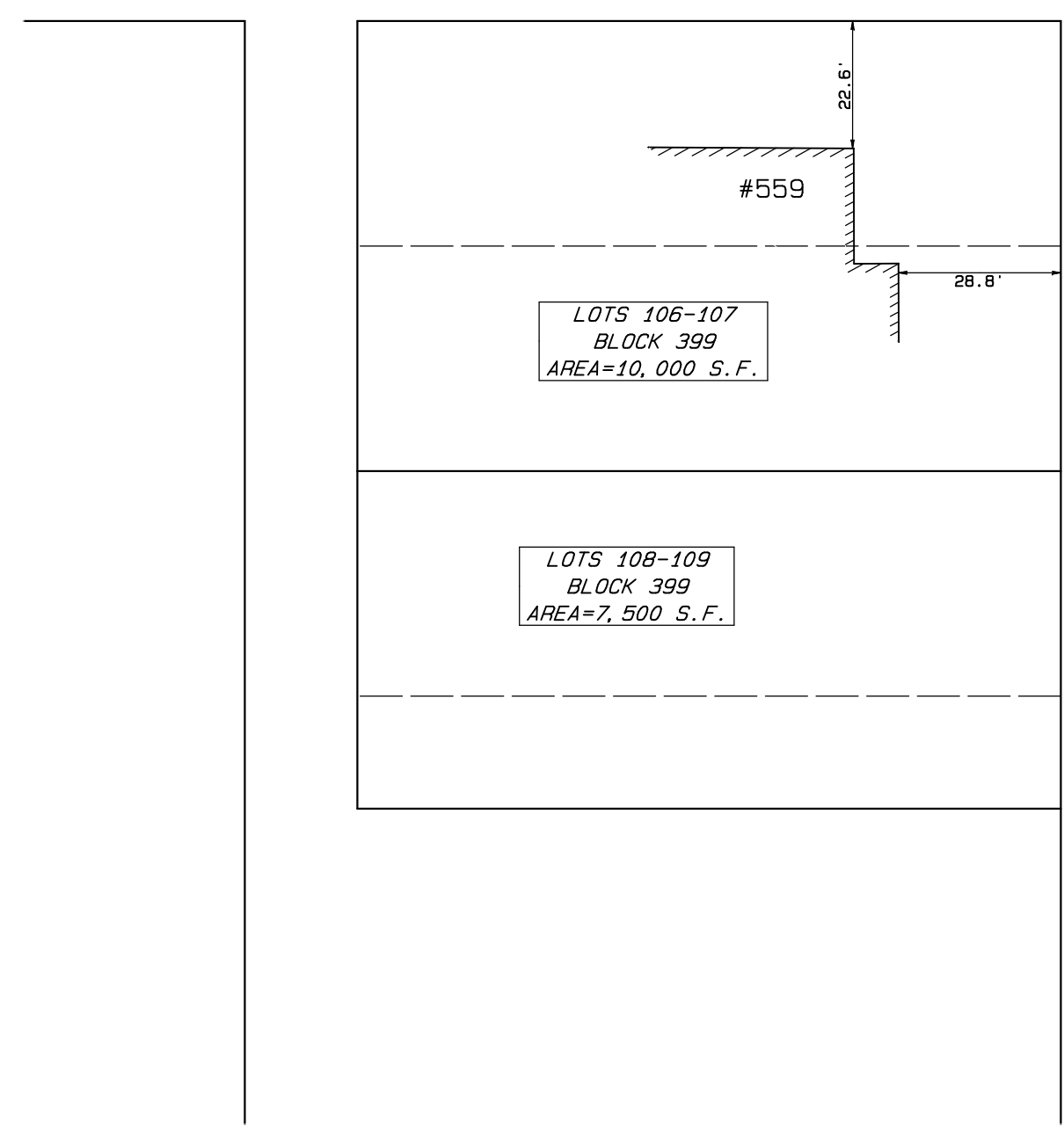
SHEET NO. 3

CERTIFICATE OF 2484800000	TAX MAP DATA
LOT BLOCK PAGE	
106 398 75	
DATE 7/15/24	
INV. 44885	
DRAWN BY: JTH	
SCALE 1"=20'	
FB. PG.	
FILE 109-4	

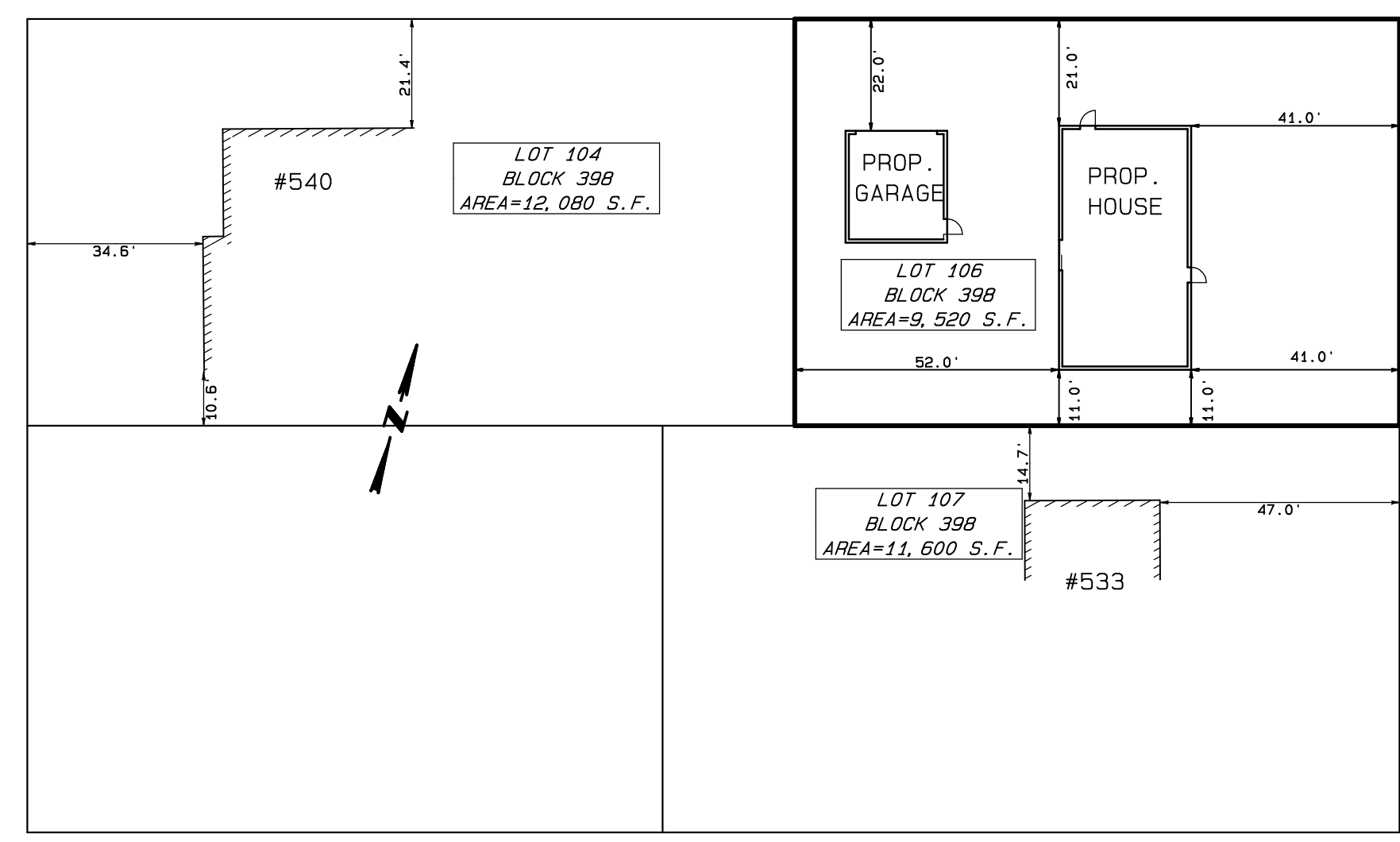
NOTE #1



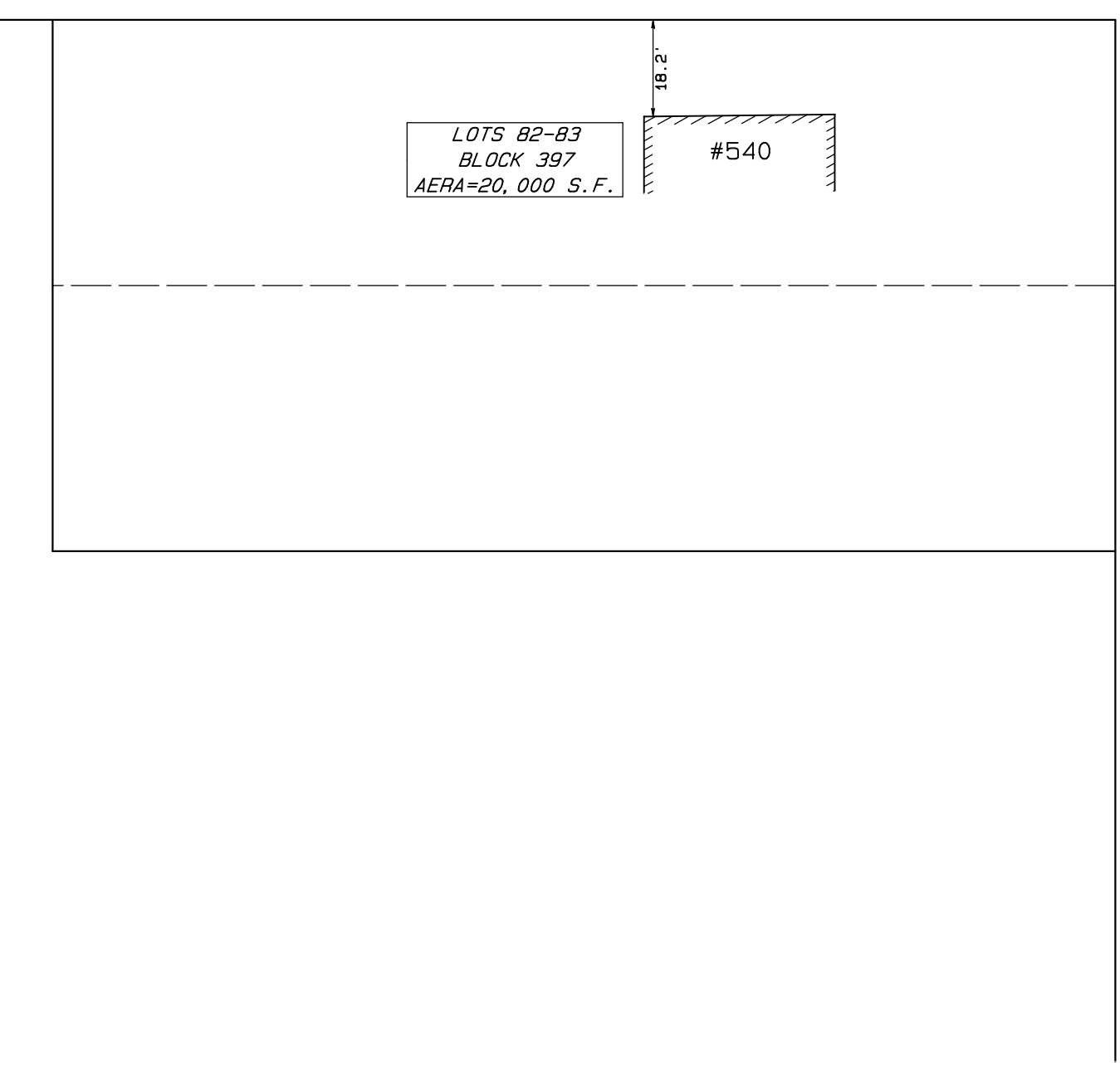
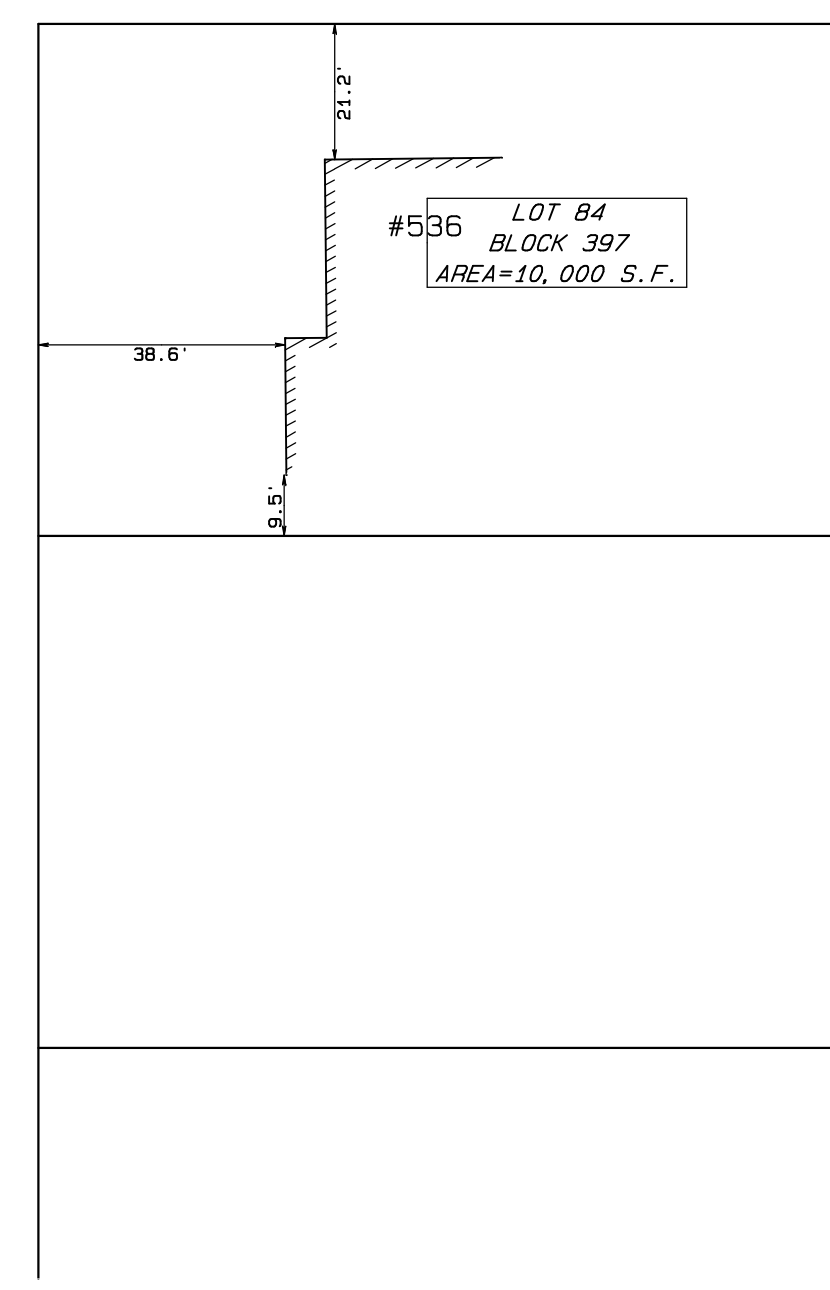
SUMMIT AVENUE



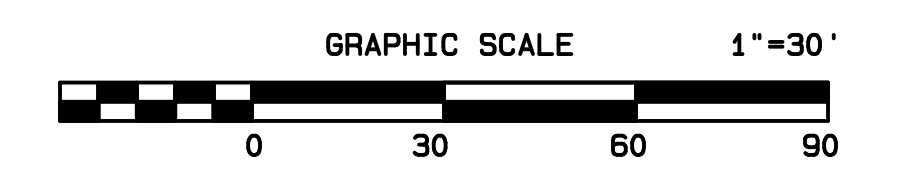
WALKER AVENUE



HINCKLE AVENUE



GRAND AVENUE



Ewing Township Zoning District:  
R2 – Residential Single Family Detached

REQUIRED BY ZONE	NEIGHBORHOOD AVERAGE	PROPOSED LOT 106
Minimum Front Yard Setback	20.8 feet (Southerly Side of Summit)	21.0 feet
40.0 feet		

No.	Date	Description
1	9/16/24	ADD LOT AREAS

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.-27523 P.P.N.J.-0021  
C.W. STRATTON, L.S. N.J.-43355  
**CRAIG W. STRATTON**  
N.J. PROFESSIONAL LAND SURVEYOR  
No. 43355  
*Craig W. Stratton*  
DATE 7/15/24

SURROUNDING LOT FRONTAGES MAP of Lot 106, Block 398 for Craig Holcombe in TOWNSHIP OF EWING MERCER CO., NEW JERSEY

TAX MAP DATA		
LOT	BLOCK	PAGE
106	398	75
DATE 7/15/24		
INV. 44885		
DRAWN BY: BDS		
SCALE 1"=30'		
FB.	PG.	
FILE 109-4		

