



PLAN
SCALE: 1" = 20'

RSIS REQUIREMENTS

- TWO (2) 1 BEDROOM APARTMENTS = 1.8 PER UNIT = 3.6 SPACES REQUIRED
- TWO (2) 3 BEDROOM APARTMENTS = 2.1 PER UNIT = 4.2 SPACES REQUIRED
- SIX (6) 2 BEDROOM APARTMENTS = 2 PER UNIT = 12 SPACES REQUIRED
- TOTAL PROPOSED SPACES = 20 SPACES; TOTAL REQUIRED SPACES (RSIS) = 19.8 SPACES

ZONING NOTES:

1. THIS PLAN HAS BE PREPARED BASED ON REFERENCED INCLUDING:
PLAN OF SURVEY
HARRIS SURVEYING, INC.
26 MAIN STREET
ROBBINSVILLE, NJ 08691
PROJECT# 140436
DATED: 10/2/2014
2. OWNER: EWING PROPERTIES, LLC
1602 PENNINGTON ROAD
EWING, NJ 08618
3. APPLICANT: EWING PROPERTIES, LLC
1602 PENNINGTON ROAD
EWING, NJ 08618
4. PROPERTY DATA: 1602 PENNINGTON ROAD
TOWNSHIP OF EWING, MERCER COUNTY, NJ
BLOCK 141, LOTS 9 & 10
5. ZONING: B-N (BUSINESS NEIGHBORHOOD)
PROPOSED USE: MULTI-FAMILY RESIDENTIAL STRUCTURE (V)

6. BULK TABLE

ZONE REQUIREMENT	REQUIRED	PROPOSED
MIN. LOT AREA (CORNER LOT)	7,500 SF	17,000 SF
MIN. LOT WIDTH (CORNER LOT)	75'	100'
MIN. FRONT YARD	25'	0' (V)
MIN. SIDE YARD	5*	17'
MIN. REAR YARD	5*	44'
MAX. BUILDING HEIGHT	2-1/2 STORIES/35'	2 STORIES/32'
MAX. GROSS FLOOR AREA	2,400 SF	10,530 SF (V)
MAX. IMPERVIOUS COVERAGE	75%	90.6% (15,407 SF) (V)

* WHEN ABUTTING THE RESIDENTIAL DISTRICT, THE REAR AND SIDE YARD REQUIREMENTS SHALL CONFORM TO REQUIREMENTS OF THE ADJACENT RESIDENTIAL DISTRICT.

7. ACCESSORY STRUCTURE REQUIREMENTS

- ACCESSORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 5' TO THE SIDE LOT LINE.
- ACCESSORY BUILDINGS SHALL BE SETBACK A MINIMUM OF 5' TO THE REAR LOT LINE.
- ACCESSORY BUILDINGS SHALL BE ONE STORY AND A MAXIMUM OF 15' HIGH.

8. ADDITIONAL REQUIREMENTS

- SEPARATION FROM PUBLIC STREETS. ALONG EACH STREET LINE, AS DEFINED BOUNDING THE DISTRICT A TEN-FOOT STRIP SHALL BE PROVIDED, SUITABLY LANDSCAPED EXCEPT FOR NECESSARY SIDEWALKS AND ACCESSWAYS. (V)
- SCREENING OR BUFFER STRIP. ALONG EACH SIDE AND REAR PROPERTY LINE WHICH ADJOINS A RESIDENTIAL DISTRICT IN THE TOWNSHIP OR A SIMILAR DISTRICT IN AN ADJOINING MUNICIPALITY, A SCREEN OR BUFFER PLANTING STRIP SHALL BE PROVIDED CONSISTING OF MASSSED EVERGREENS AND SHRUBS OF SUCH SPECIES AND SIZE AS WILL PRODUCE AN EFFECTIVE SCREEN AT THE TIME OF PLANTING. THE WIDTH OF THE PLANTED SCREEN SHALL BE 25'. (V)
- ENTRANCES AND EXITS. ALL ENTRANCES AND EXITS UPON A PUBLIC STREET SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY STREET INTERSECTION, THE DISTANCE IS TO BE MEASURED FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES AT THE CORNER AFFECTED AND THE CLOSEST POINT OF SUCH PROPOSED DRIVEWAY. NO ENTRANCE OR EXIT, AT THE CURBLINE ONLY, SHALL BE CLOSER THAN FIVE FEET FROM A SIDE LOT LINE. (V)
- LOADING DOCKS AND SERVICE AREAS. NO LOADING DOCK OR SERVICE AREA MAY BE ON ANY STREET FRONTAGE.
- OUTDOOR STORAGE AREAS - NO USE OR ACCESSORY USE SHALL BE CONSTRUCTED TO PERMIT THE KEEPING OF ARTICLES, EQUIPMENT, GOODS OR MATERIALS IN THE OPEN, EXPOSED TO PUBLIC VIEW, ADJACENT RESIDENCES OR A RESIDENTIAL DISTRICT. WHEN NECESSARY TO STORE OR KEEP SUCH GOODS OR MATERIALS IN THE OPEN, THE AREA SHALL BE FENCED WITH A SCREEN OR BUFFER PLANTING STRIP AND SITUATED NO CLOSER THAN 50' TO A RESIDENTIAL DISTRICT LINE. (V)

9. PARKING REQUIREMENTS:

- REQUIRED PARKING STALL SIZE: 9' X 20' FOR 90° PARKING EXCEPT 9' X 18' WITH OVERHANG. 9' X 18' PROPOSED WITH 2' OVERHANG
- AT THE DISCRETION OF THE BOARD, UP TO 30% OF REQUIRED PARKING SPACES MAY BE DESIGNED FOR COMPACT CAR USE. SUCH SPACES SHALL NOT BE LESS THAN 8' WIDE NOR LESS THAN 17' DEEP. DEPTH MAY BE REDUCED TO 16' WITH 2' OVERHANG.
- INTERIOR DRIVEWAYS: 24' WIDE FOR 90° PARKING
18' WIDE FOR 60° PARKING
14' WIDE FOR 30° OR 45° PARKING
- REQUIRED PARKING STALLS (DWELLING UNITS): 2 SPACES REQUIRED FOR EACH DWELLING UNIT
PROPOSED PARKING STALLS = 12 DWELLING UNITS X 2 SPACES PER UNIT = 24 PARKING SPACES
20 SPACES REQUIRED; 20 PROPOSED

ENGINEER:
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APPLICANT/OWNER
EWING PROPERTIES, LLC
1602 PENNINGTON ROAD
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Michael D. Galante
DATE: 6-7-2020
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REV.	DATE	BY	CHK
1	11/7/20	MDG	MDG
2	2/15/21	MDG	MDG

SITE PLAN
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR
EWING PROPERTIES, LLC
SECTION 15, BLOCK 141, LOTS 9 AND 10
TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY



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