LEGEND:

MH	= MANHOLE	TCB	= TOP OF CATCH BASIN
CLF	= CHAIN LINK FENCE	DEP	= DEPRESSED CURB
WF	= WIRE FENCE	EOP	= EDGE OF PAVING
IR	= IRON ROD	GND	= GROUND
MON	= MONUMENT	TC	= TOP OF CURB
WV	= WATER VALVE	G	= GUTTER
GW	= GUY WIRE	HYD	= HYDRANT
UP	= UTILITY POLE	ESW	= EDGE OF SIDEWALK
WW	= WINDOW WELL	INV	= INVERT
--G--	= GAS LINES	EOR	= EDGE OF ROAD
--W--	= WATER LINES	CL	= CENTERLINE
MONF	= MONUMENT FOUND	FF	= FIRST FLOOR
TB	= TOP OF BANK	EOS	= EDGE OF STONE
BB	= BOTTOM OF BANK	BLD	= BUILDING
RCP	= REINFORCED CONCRETE PIPE	CMP	= CORRUGATED METAL PIPE

REFERENCES:

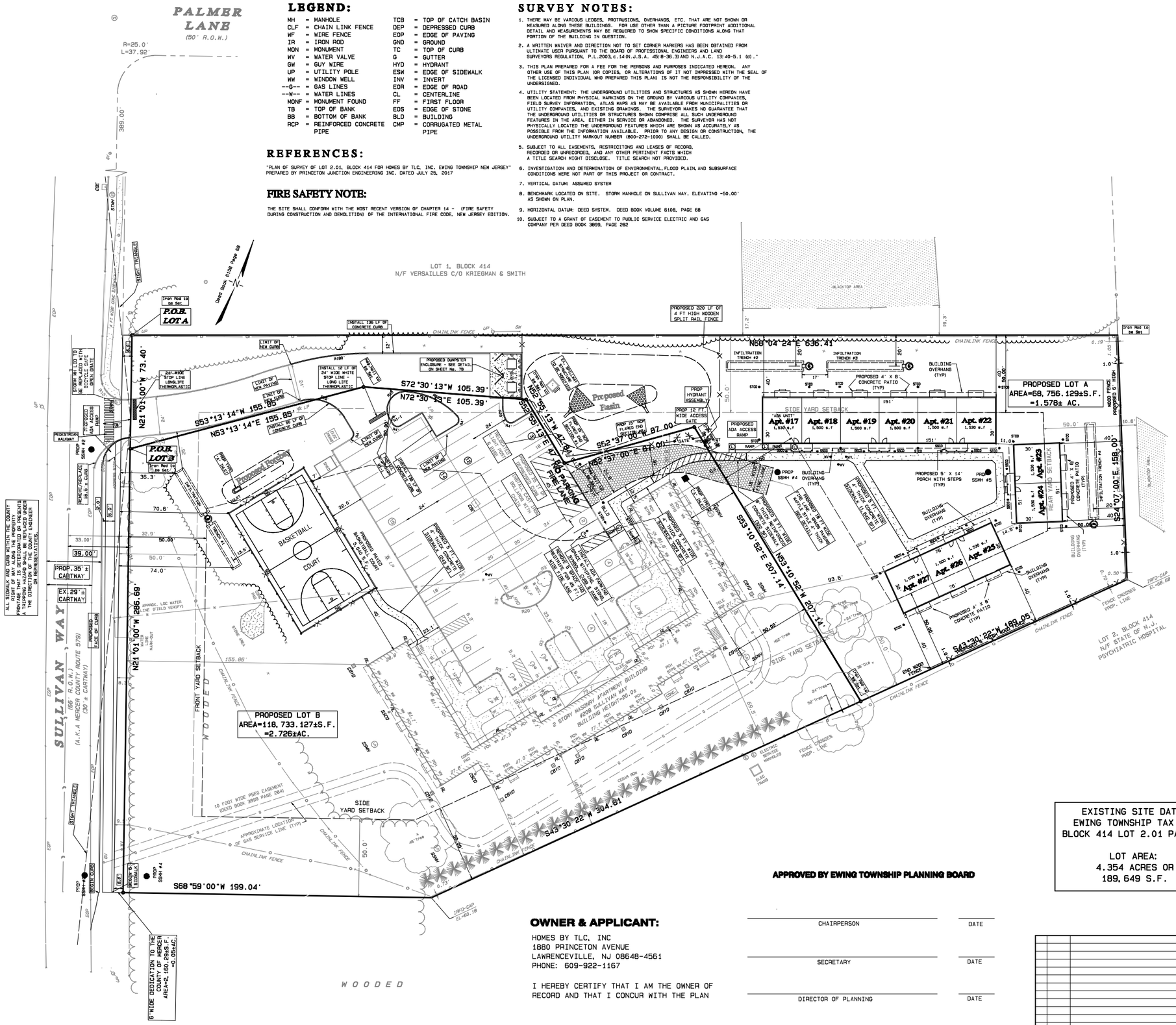
"PLAN OF SURVEY OF LOT 2.01, BLOCK 414 FOR HOMES BY TLC, INC. EWING TOWNSHIP NEW JERSEY" PREPARED BY PRINCETON JUNCTION ENGINEERING INC. DATED JULY 25, 2017

FIRE SAFETY NOTE:

THE SITE SHALL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 - (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE INTERNATIONAL FIRE CODE, NEW JERSEY EDITION.

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 DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, P.L.2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (d).
3. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
5. SUBJECT TO ALL EASEMENTS, RESTRICITONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOOD PLAIN, AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. VERTICAL DATUM: ASSUMED SYSTEM
8. BENCHMARK LOCATED ON SITE. STORM MANHOLE ON SULLIVAN WAY. ELEVATING =50.00' AS SHOWN ON PLAN.
9. HORIZONTAL DATUM: DEED SYSTEM. DEED BOOK VOLUME 6108, PAGE 68
10. SUBJECT TO A GRANT OF EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS COMPANY PER DEED BOOK 3899, PAGE 282



EXISTING SITE DATA:
EWING TOWNSHIP TAX MAP
BLOCK 414 LOT 2.01 PAGE 79

LOT AREA:
4.354 ACRES OR
189,649 S.F.

ZONING SCHEDULE:
R-M Residential Multi-Family Apartments

DESCRIPTIONS	REQUIRED	EXISTING	PROPOSED LOT A	PROPOSED LOT B
PRINCIPAL BUILDING			(AFTER DEDICATION TO MER.COUNTY)	
Minimum Lot Area	5 Acres	4.35 Acres (V)	1.58 Acres (V)	2.73 Acres (V)
Minimum Lot Frontage	300 ft.	360.00 ft.	73.40 ft. (V)	286.69 ft. (V)
Minimum Lot Width	300 ft.	360.08 ft.	252.15 ft. (V)	300.81 ft. (V)
Minimum Lot Depth	500 ft.	642.41 ft.	639.12 ft.	444.61 ft. (V)
Minimum Front Yard	50 ft.	161.86 ft.	32.01 ft. (V)	161.86 ft.
Minimum Side Yard (Each)	50 ft.	48.93 ft.	40.00 ft. (V)	30.8 ft. (V)
Minimum Rear Yard	50 ft.	248.63 ft.	40.00 ft. (V)	32.01 ft. (V)
Maximum Building Height	45 ft./ 3 stories	2 Stories	2 Stories	2 Stories
Density, Gross: Apartments: 10 Dwellings Per Acre Townhouses: 15 Dwellings Per Acre	Maximum of 43 Apartments or 65 Townhouses	14 Apartments 3.22 Per Ac.	Townhouses 23 Max. Proposed 11 Townshouses	Apartments 43 Max Existing 14 Apartments

Distance between building parking area and public and private streets:

	REQUIRED	EXISTING	PROPOSED	PROPOSED
Front wall to front wall:	100 ft.	NA	NA	NA
End wall to end wall:	30 ft.	NA	11.2 ft. (V)	NA
Rear wall to rear wall:	60 ft.	NA	NA	NA
End wall to front wall:	30 ft.	NA	NA	NA
End wall to rear wall:	40 ft.	NA	NA	NA
Front wall to parking lot:	20 ft.	16.7 ft. (V)	NA	16.7 ft. (V)
Rear or end wall to parking lot:	15 ft.	NA	NA	NA
Bldg. wall to street curb:	25 ft.	178.9 ft.	427.33 ft.	178.9 ft.
Bldg. wall to public ROW:	50 ft.	161.9 ft.	407.97 ft.	155.9 ft.

	REQUIRED	EXISTING	PROPOSED	PROPOSED
Building Coverage:	15% Max. or 28,447 sf	5.10% or 9,664 sf	11.8% or 8,160 sf	8.14% or 9664 sf
Lot Coverage:	35% Max. or 66,377 sf	21.99% or 41,712 sf	24.93% or 17,146 sf	35.2% (V) or 41621 sf
Open Space:	35% Min. or 94,825 sf	78.00% or 147,937 sf	75.06% or 51,610 sf	64.8% or 76,912 sf

Parking Requirements:	REQUIRED	EXISTING	PROPOSED (SHARED)
Ewing 2 Spaces per each Dwelling Unit		14 Apartments x 2 Spaces = 28 Spaces Provided: 71 Spaces	14 Apartments 11 Townhouses 25 Units x 2 Spaces = 50 Spaces Provided: 61 Spaces

(V) INDICATES VARIANCE REQUESTED

GRAPHIC SCALE 1"=30'
0 30 60 90

SHEET 3A

APPROVED BY EWING TOWNSHIP PLANNING BOARD

CHAIRPERSON — DATE

SECRETARY — DATE

DIRECTOR OF PLANNING — DATE

TOWNSHIP ENGINEER — DATE

OWNER & APPLICANT:

HOMES BY TLC, INC
1880 PRINCETON AVENUE
LAWRENCEVILLE, NJ 08648-4561
PHONE: 609-922-1167

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

CELIA BERNSTEIN — DATE

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. 609-882-0818
FAX. NO. 609-882-6004
D.F. STRATTON, L.S. N.J.-27593 P.P.N.J.-5021
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR No. 19462
DATE 2/15/24

MINOR SUBDIVISION
of
LOT 2.01, BLOCK 414
for
HOMES BY TLC, INC
in
TOWNSHIP OF EWING
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 24GA28000600

TAX MAP DATA		
LOT	BLOCK	PAGE
2.01	414	79

DATE 2/15/24
INV. 44315
DRAWN BY: JTH
SCALE 1"=30'
FB. PG.
FILE 107-93