

ZONING & BUILDING DATA

MUNICIPALITY: BLOCK: LOT(S): ZONING DISTRICT:	TOWNSHIP OF EWING, MERCER COUNTY 440 216 R-2, RESIDENTIAL DISTRICT, SINGLE FAMILY DETACHED
ZONING REGULATIONS	
CONSTRUCTION CLASSIFICATION USE GROUP	R-5 5B
MINIMUM LOT AREA (INTERIOR LOT)	6000 SF
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM LOT WIDTH (INTERIOR LOT)	60 FT.
MINIMUM LOT DEPTH	100 FT.
REQUIRED PARKING SPACES	(2) OFF STREET PARKING
REQUIRED PARKING SPACE SETBACKS	6 FT. MIN. FROM REAR & SIDE YARD
PRINCIPAL YARD DIMENSIONS	
MINIMUM FRONT YARD (PRINCIPAL BLDG)	40 FT. (SEE NOTE #2)
MINIMUM FRONT YARD (LANDING / STEPS)	35 FT. (SEE NOTE #2)
MINIMUM SIDE YARD EACH (PRINCIPAL BLDG)	10 FT. (EACH)
MINIMUM SIDE YARD (LANDING / STEPS)	6 FT. (EACH)
MINIMUM REAR YARD (PRINCIPAL BLDG)	35 FT.
MINIMUM REAR YARD (DECK / STEPS)	25 FT.
ACCESSORY YARD DIMENSIONS	
MINIMUM TO PRINCIPAL BUILDING	20 FT.
MINIMUM SIDE YARD EACH	5 FT.
MINIMUM REAR YARD	5 FT.
HEIGHT REQUIREMENTS (PRINCIPAL STRUCTURE)	
MAX. NUMBER OF STORIES	2-1/2 STORIES
MAXIMUM HEIGHT	35 FT.
HEIGHT REQUIREMENTS (ACCESSORY STRUCTURE)	
MAXIMUM HEIGHT	1-STORY, 15 FT. MAX.
LOT COVERAGE	
MAX. PRINCIPAL BUILDING COVERAGE	18% (1020 SF)
TOTAL IMPERVIOUS COVERAGE	26% (1560 SF) (2)
MAX. ACCESSORY BUILDING COVERAGE (% OF PRINCIPAL BUILDING COVERAGE)	22% (2316 SF) (3)
FLOOR AREA RATIO (FAR), BASE FLOOR AREA & BEDROOM YIELDS	
FLOOR AREA RATIO (LOT SIZE RANGE)	5,000 SF to 14,999 SF
(EXCEEDS STARTING POINT BY)	1000 SF
(ADDITIONAL AREA MULTIPLIER)	0.5 (0.5 x 1000 SF = 500 SF)
(BASE FLOOR AREA)	1000 SF
(TOTAL BASE FLOOR AREA)	1500 SF (500 SF + 1000 SF)
BEDROOM YIELD (TOTAL BASE FLOOR AREA / 425 SF)	3 BEDROOMS
BUILDING AREA	
SQ. FT. - FIRST FLOOR	1080 SF
SQ. FT. - SECOND FLOOR	1080 SF
SQ. FT. - HALF STORY	0 SF
SQ. FT. - TOTAL (LIVING)	2,160 SF

NOTES:

- EXISTING NON-CONFORMING LOT SIZE VARIANCE REQUIRED.
- PER TOWNSHIP OF EWING ZONING CODE (PART II - GENERAL LEGISLATION / LAND DEVELOPMENT, ARTICLE V: SUPPLEMENTARY REGULATIONS, MODIFICATIONS AND EXCEPTIONS - SECTION 25-41-C - REDUCTION OF FRONT YARD SETBACK REQUIREMENTS) IN ANY DISTRICT WHERE THE AVERAGE SETBACK LINE FOR EXISTING BUILDINGS ON ALL LOTS LOCATED WHOLLY OR PARTLY WITHIN 200 FEET OF ANY LOT AND WITHIN THE SAME BLOCK AND ZONING DISTRICT AND FRONTING ON THE SAME SIDE OF THE STREET AS SUCH LOT IS LESS THAN THE MINIMUM SETBACK REQUIRED IN SAID DISTRICT, THE SETBACK ON THE LOT MAY BE LESS THAN THE REQUIRED SETBACK BUT NOT LESS THAN THE EXISTING AVERAGE SETBACK DISTANCE FOR ALL LOTS WITHIN THE 200 FEET. WHEN LOTS WITHIN THE 200 FEET ARE VACANT, THE VACANT LOT SHALL BE CONSIDERED AS HAVING THE MINIMUM REQUIRED SETBACK FOR THE PURPOSE OF COMPUTING AN AVERAGE SETBACK DISTANCE.

SEE DETAIL 6 / 9P-1 AND TABLE BELOW ILLUSTRATING THE ADJACENT FRONT SETBACKS FOR PRINCIPAL BUILDINGS WITHIN 200' OF THE PROPERTY IN QUESTION.

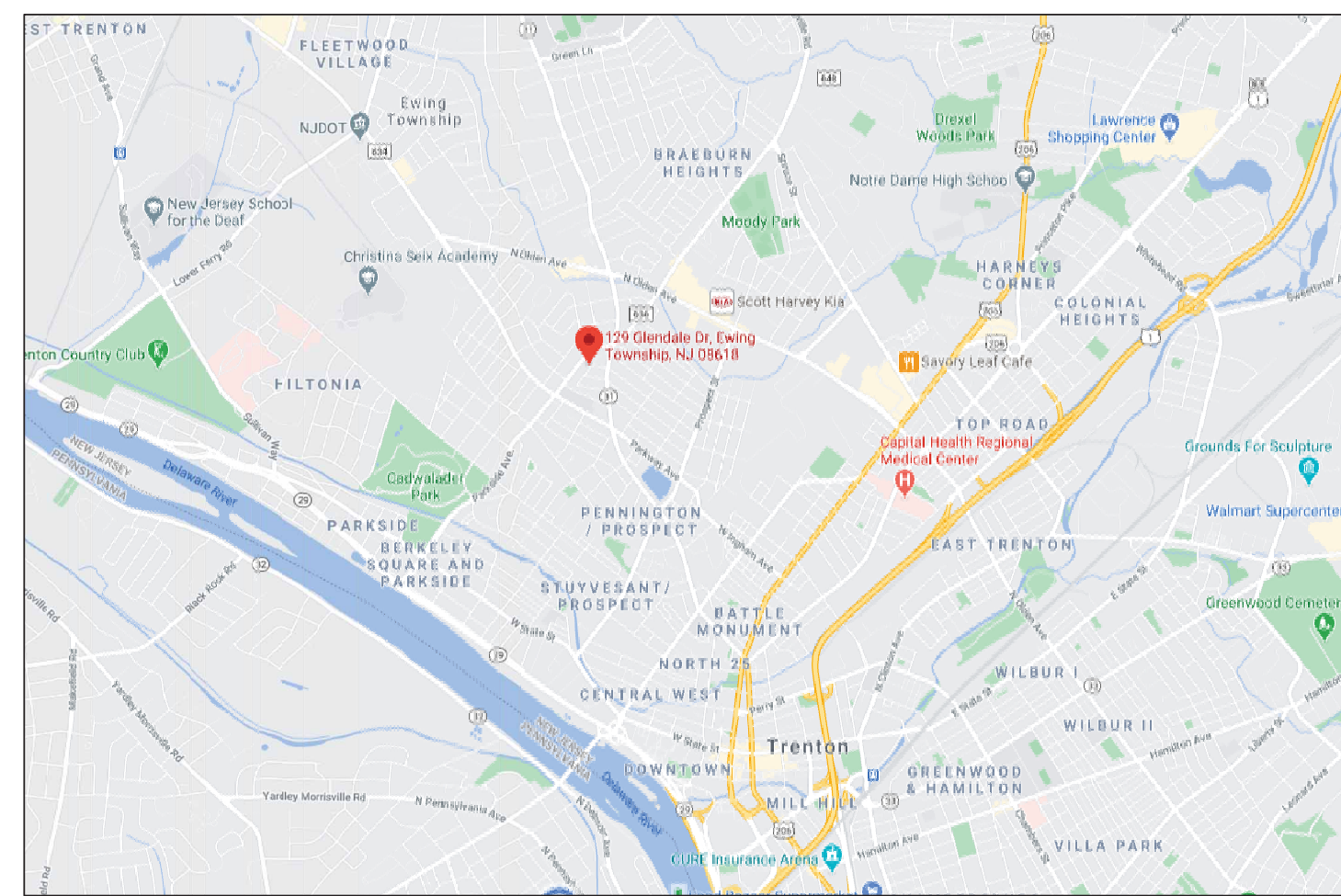
ADJACENT PROPERTY FRONT SETBACK SURVEY

(NOTE: SETBACKS MEASURED TO PRINCIPAL BUILDINGS)

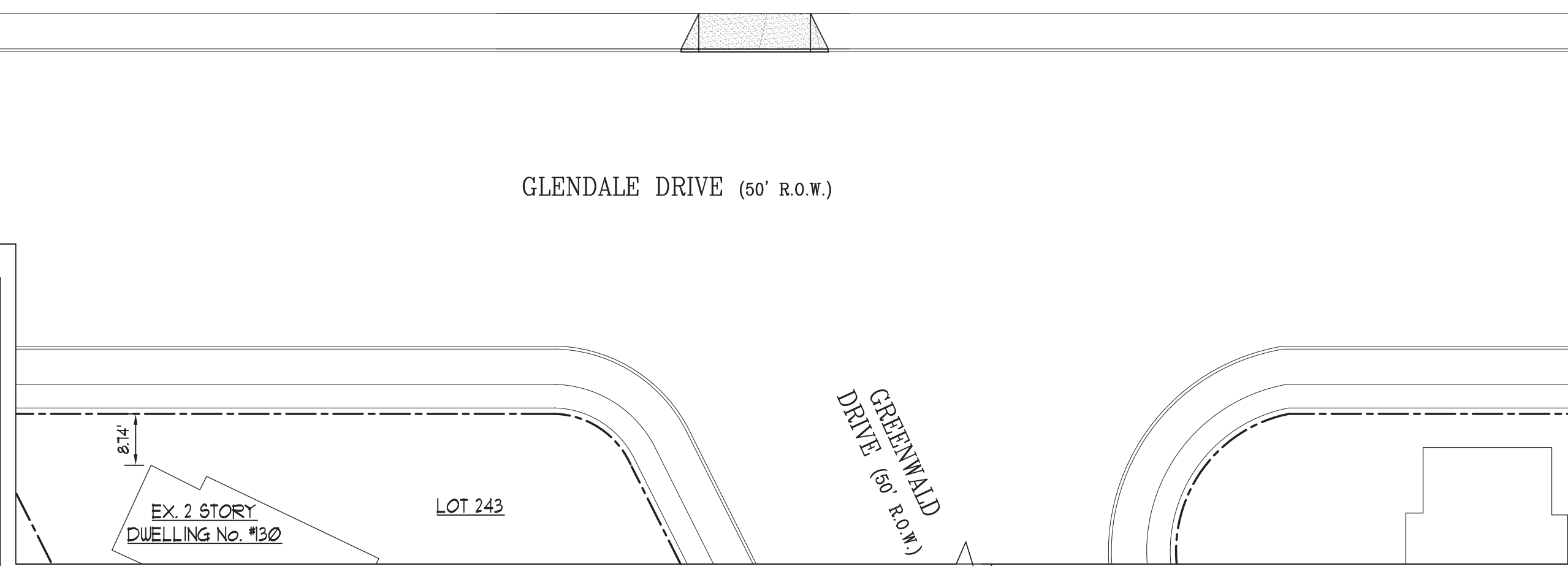
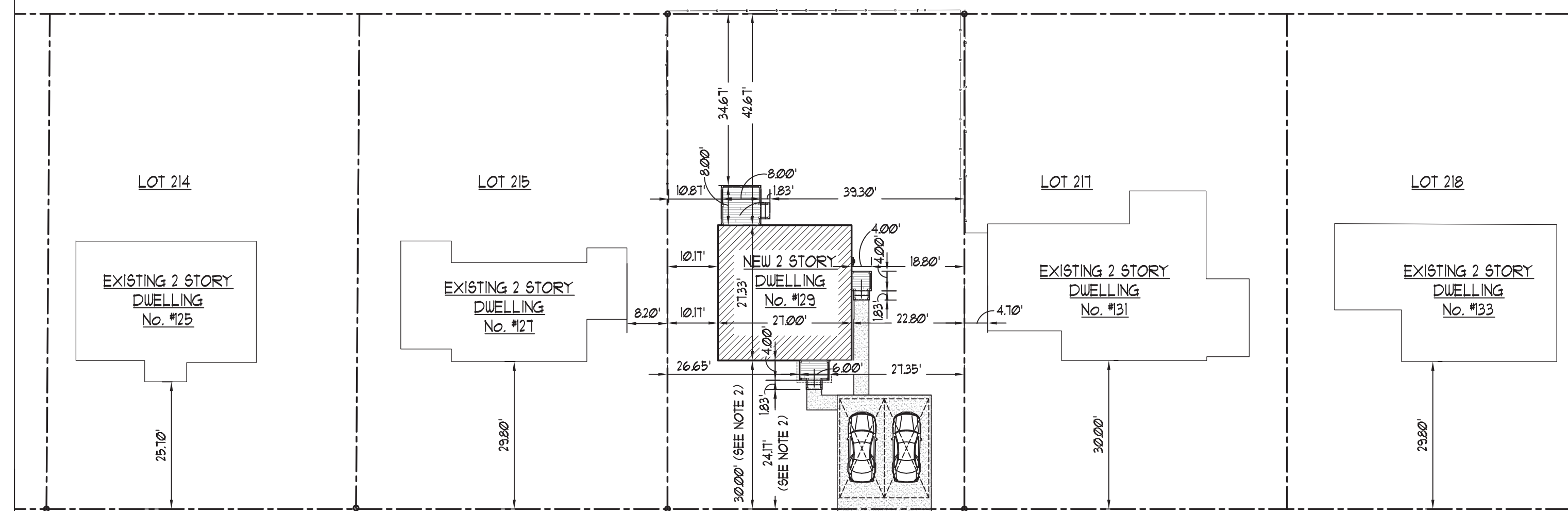
ADDRESS	LOT	BLOCK	FRONT SETBACK
125 GLENDALE DRIVE	214	440	25.10'
121 GLENDALE DRIVE	215	440	29.80'
130 GLENDALE DRIVE	243	443	8.14'
131 GLENDALE DRIVE	211	440	30.00'
133 GLENDALE DRIVE	133	440	29.80'

AVERAGE FRONT YARD SETBACK WITHIN 200' OF THE PROPOSED PROPERTY: 24.80'

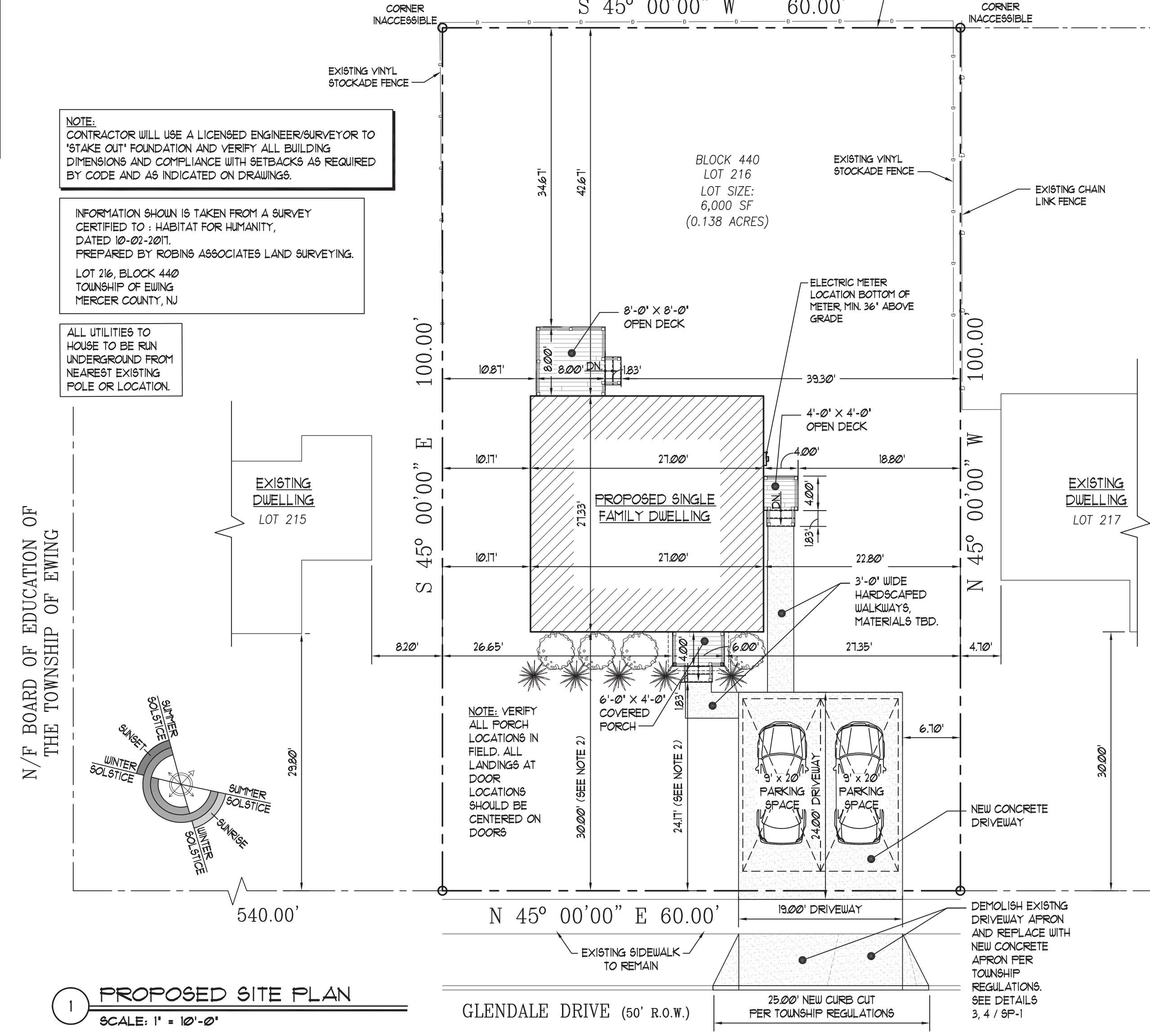
INFORMATION SHOWN IS TAKEN FROM A SURVEY CERTIFIED TO: HABITAT FOR HUMANITY, DATED 2-28-2021. PREPARED BY ROBINS ASSOCIATES LAND SURVEYING.



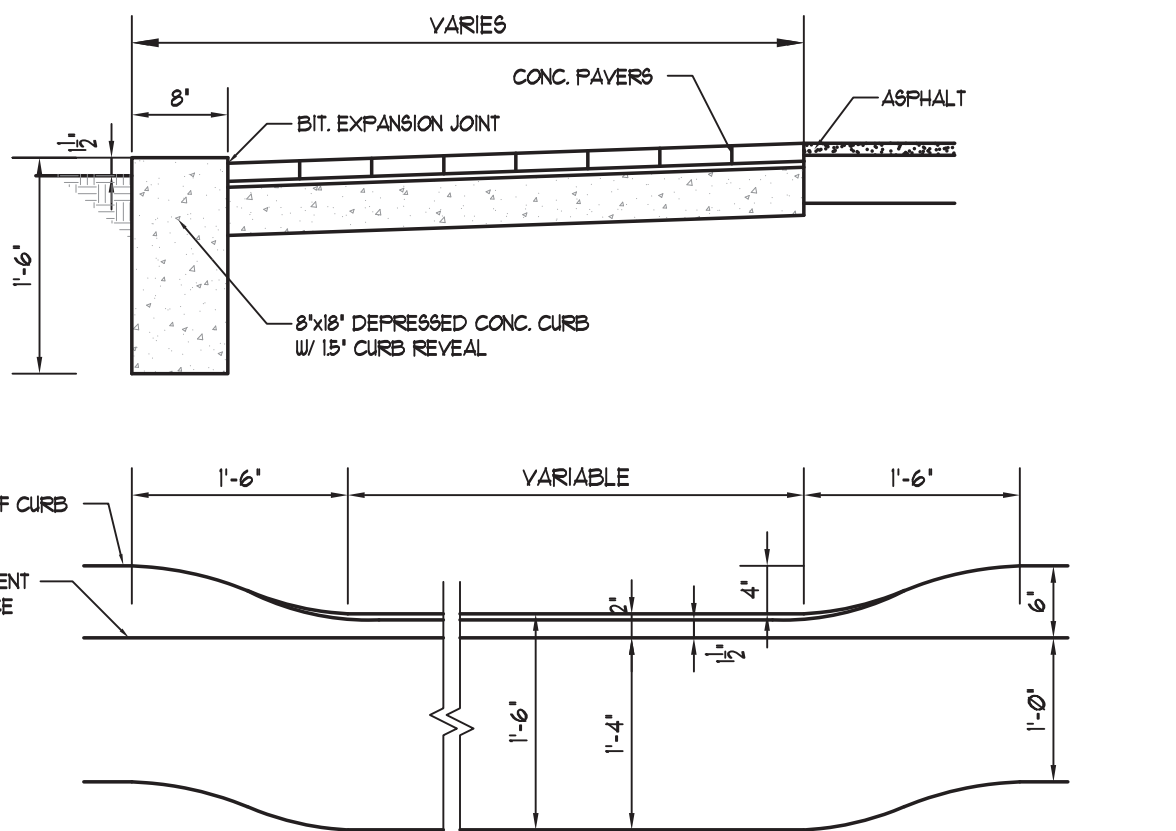
LOCATION MAP
NOT TO SCALE



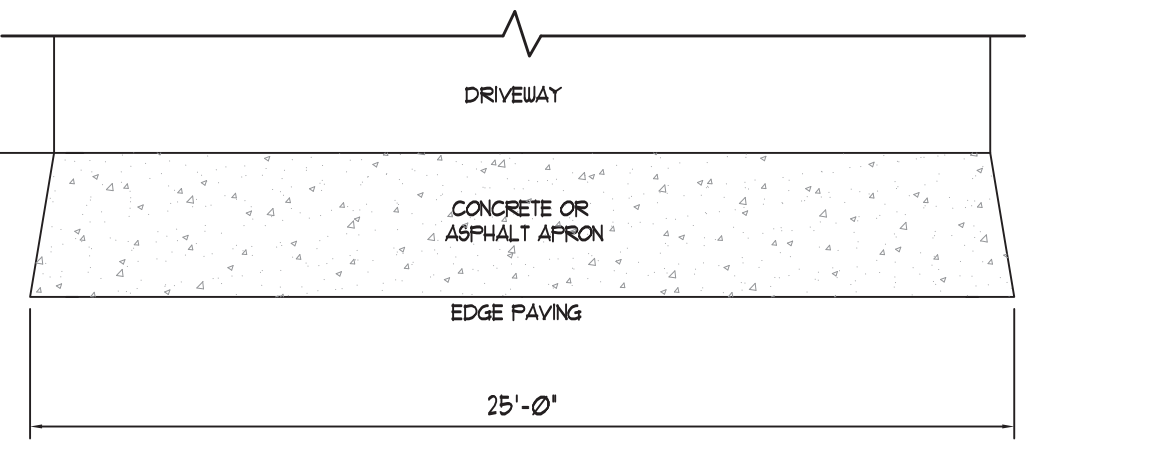
ADJACENT PROPERTY SETBACK DIAGRAM
NOT TO SCALE



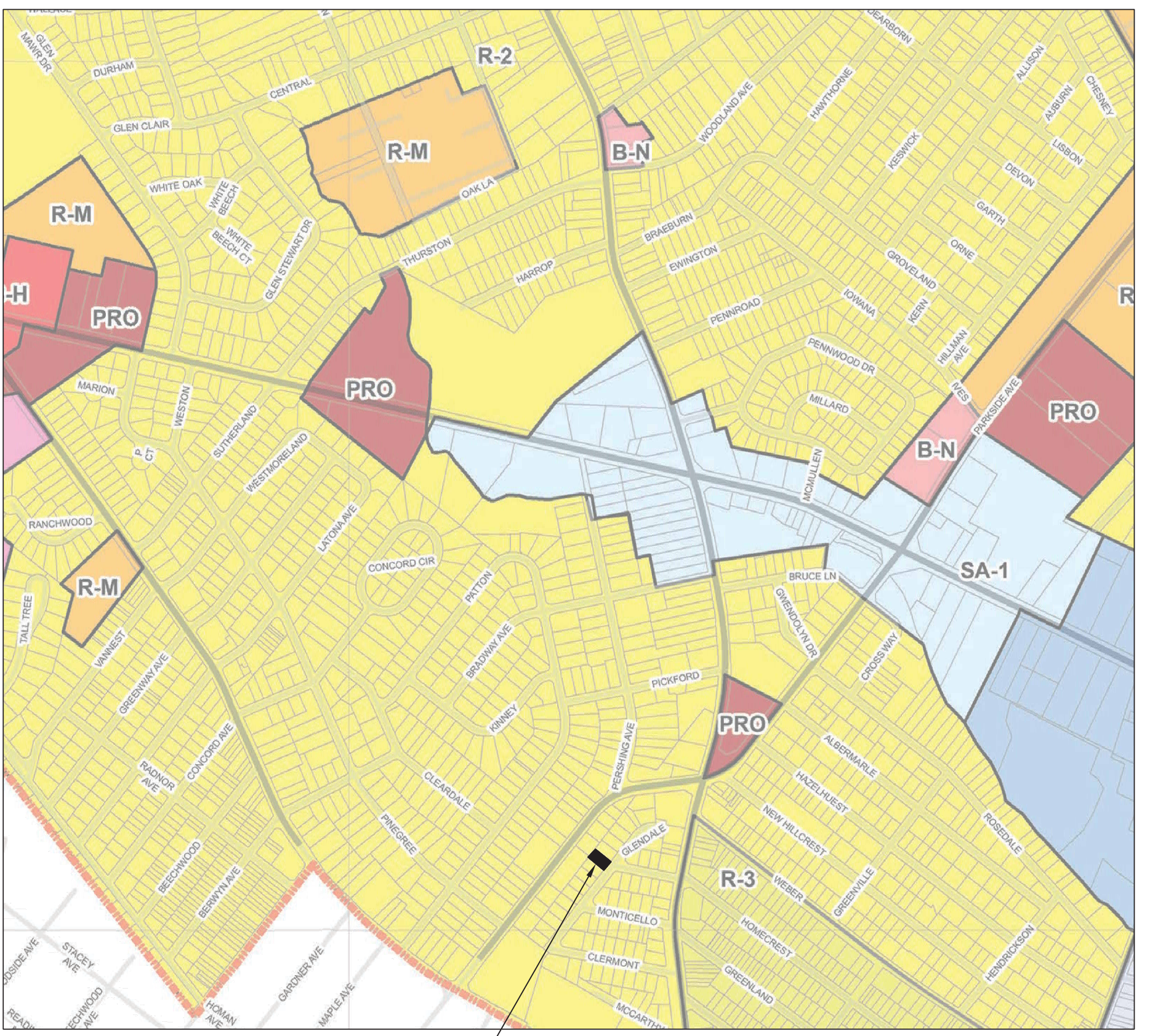
PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



APRON AND DEPRESSED CURB DETAIL
NOT TO SCALE



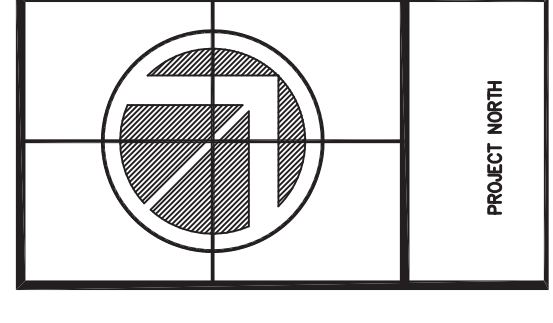
CONCRETE APRON DETAIL
NOT TO SCALE



ZONING MAP
NOT TO SCALE

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HABITAT FOR HUMANITY
129 GLENDALE DRIVE
TOWNSHIP OF EWING, NEW JERSEY

PROJECT

DWG. TITLE
PROPOSED SITE PLAN, DETAILS, AND BUILDING DATA CHART

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS AND FINISHES PRIOR TO STARTING CONSTRUCTION.

[Signature]
PAUL A. KISS
N.J. LICENSE # 1811

NO.	DESCRIPTION	DATE

REVISION SCHEDULE

DRAWN BY: ML
CHECKED BY: PAK
DATE: 2/26/21
SCALE: AS NOTED

JOB NO. 165922

SP-1

FILE PATH: R:\338\08515922 - Habitat - Ewing - 129 Glendale Dr. 2/26/21 12:42:17 PM - Ewing Lot Proposed Site Plan.dwg - SAVEN 2/25/21 4:13 PM - PRINTED 2/25/21 - SAVED BY: ML1161303