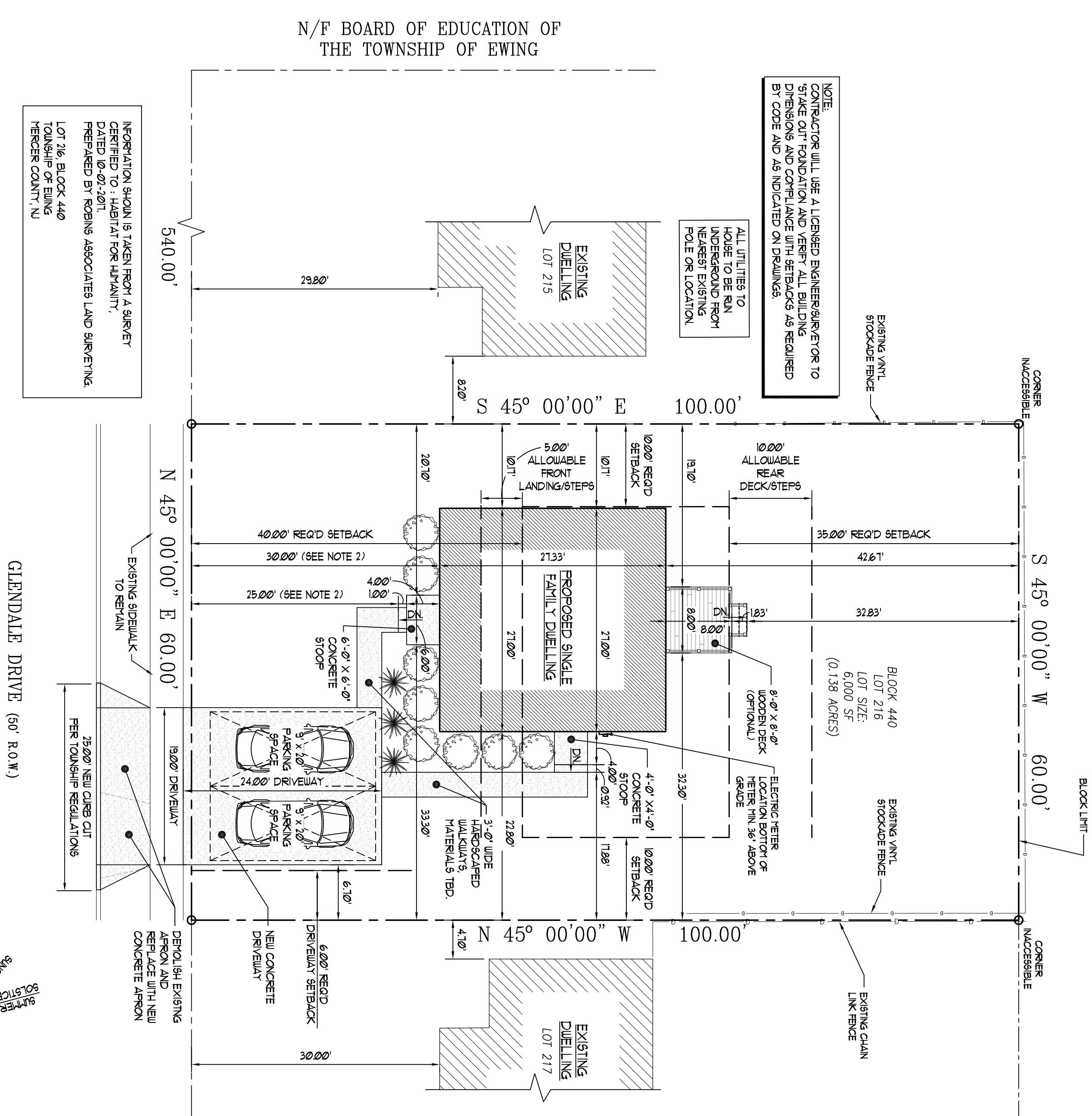


ZONING 1 BUILDING DATA		TOWNSHIP OF EWING, MERCER COUNTY
CONSTRUCTION CLASSIFICATION	R-5	R-5
USE GROUP	R-5	R-5
MINIMUM LOT AREA (INTERIOR LOT)	6,000 SF	6,000 SF
MINIMUM LOT FRONTAGE	60 FT.	60 FT.
MINIMUM LOT WIDTH (INTERIOR LOT)	60 FT.	60 FT.
MINIMUM LOT DEPTH	100 FT.	100 FT.
REQUIRED PARKING SPACES	(2) OFF STREET PARKING	6/10 FT.
REQUIRED PARKING SPACE SETBACKS	6 FT. MIN. FROM REAR & SIDE YARD	YES
MINIMUM FRONT YARD DIMENSIONS	40 FT.	30.00 FT.
MINIMUM FRONT YARD (LANDING / STEPS)	35 FT.	35.00 FT. MIN.
MINIMUM SIDE YARD (LANDING / STEPS)	5 FT. (EACH)	10/11 FT. MIN.
MINIMUM REAR YARD (PRINCIPAL BLDG)	35 FT.	42.6 FT.
MINIMUM REAR YARD (DECK / STEPS)	25 FT.	32.83 FT.
ACCESSORY YARD DIMENSIONS	20 FT.	NOT APPLICABLE
MINIMUM SIDE YARD	5 FT.	NOT APPLICABLE
MINIMUM REAR YARD	5 FT.	NOT APPLICABLE
HEIGHT REQUIREMENTS (PRINCIPAL STRUCTURE)	2-1/2 STOREYS	2 STOREYS
MAX. NUMBER OF STOREYS	35 FT.	*LESS THAN 35 FT.
MAXIMUM HEIGHT	35 FT.	YES
HEIGHT REQUIREMENTS (ACCESSORY STRUCTURE)	1-STOREY, 8 FT. MAX.	NOT APPLICABLE
MAXIMUM HEIGHT	8 FT. MAX.	NOT APPLICABLE
HEIGHT REQUIREMENTS (ACCESSORY STRUCTURE)	1-STOREY, 8 FT. MAX.	NOT APPLICABLE
MAXIMUM HEIGHT	8 FT. MAX.	NOT APPLICABLE
LOT COVERAGE	MAX. PRINCIPAL BUILDING COVERAGE 28% (1,960 SF) (2)	16.3% (939 SF)
TOTAL TERRACE/DECK COVERAGE	MAX. ACCESSORY BUILDING COVERAGE 1% OF PRINCIPAL BUILDING COVERAGE (2)	23.3% (1,440 SF)
MAX. ACCESSORY BUILDING COVERAGE	2% OF PRINCIPAL BUILDING COVERAGE (3)	NOT APPLICABLE
% OF PRINCIPAL BUILDING COVERAGE		NOT APPLICABLE
FLOOR AREA RATIO (FAR) BASE FLOOR AREA (PERMITTED) FLOOR AREA RATIO (EXCEEDS STARTING POINT BY ) (ADDITIONAL AREA MULTIFLIED)	5,000 SF TO 1,493 SF	0.2% (115 SF)
(BASE FLOOR AREA)	1,000 SF	1,000 SF
(TOTAL FLOOR AREA)	1,000 SF	1,000 SF
TOTAL BASE FLOOR AREA / (4/5 SF)	3 BEDROOMS	3 BEDROOMS
TOTAL BASE FLOOR AREA / (4/5 SF)	(1,005 SF / 4/5 SF * 3/2)	3 BEDROOMS
BUILDING AREA	BUILDING AREA	338 SF
90 FT. - FIRST FLOOR	1,000 SF	138 SF
90 FT. - SECOND FLOOR	1,000 SF	0 SF
90 FT. - HALF STORY	540 SF	0 SF
90 FT. - TOTAL (LIVING)	2,100 SF	1416 SF

NOTES:  
 1. EXISTING NON-CONFORMING CONDITION VARIANCE REQUIRED.  
 2. SEE SURVEY BY CIVIL ENGINEER, VERIFYING THE SETBACKS OF LOTS WITHIN 100' OF PROPERTY. NO QUESTION IN ANY DISTRICT WHERE THE AVERAGE SETBACK LINE FOR EXISTING BUILDINGS ON ALL LOTS 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. THE SETBACK ON THE LOT MAY BE LESS THAN THE REQUIRED SETBACK BUT NOT LESS THAN THE EXISTING AVERAGE SETBACK FOR ALL LOTS WITHIN THE 200 FEET BUFFER WITHIN THE 200 FEET BUFFER. THE VACANT LOT SHALL BE CONSIDERED AS HAVING THE MINIMUM REQUIRED SETBACK FOR THE PURPOSE OF COMPUTING AN AVERAGE SETBACK DISTANCE.



NEGOTIATION SIGN IS TAKEN FROM A SURVEY CERTIFIED TO HADRIAN FOR TOWNSHIP, DATED 08-29-2011. PREPARED BY ROBINS ASSOCIATES LAND SURVEYING, LOT 716, BLOCK 440 TOWNSHIP OF EWING, MERCER COUNTY, NJ.

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

ALL DRAWINGS COPYRIGHT © OSK DESIGN PARTNERS, P.A. ALL RIGHTS RESERVED.	<p>PROJECT</p> <h2 style="text-align: center;">HABITAT FOR HUMANITY</h2> <h3 style="text-align: center;">129 GLENDALE DRIVE</h3> <h4 style="text-align: center;">TOWNSHIP OF EWING, NEW JERSEY</h4> <p>DWG. TITLE</p> <h3 style="text-align: center;">PROPOSED SITE PLAN</h3>	<p>PROJECT NORTH</p>	<p><b>OSK DESIGN PARTNERS, PA</b>          ARCHITECTS &amp; LAND PLANNERS</p> <p>17 WEST KNIGHT AVENUE, SUITE 200, COLLINGSWOOD, NEW JERSEY 08108          PHONE: (856)-854-0580 FAX: (856)-854-0993 WEB: www.oskdp.com</p> <p>FOUNDER: JOHN J. OLIVIERI (1956-1999)          ASSOCIATE PARTNER: STEVEN J. BOLOGNO, AIA          ASSOCIATE: ALLISON RUFFE BURKARD, AIA, NCARB          PARTNER: PAUL A. KISS, AIA, PP, NCARB          PARTNER: GERALD S. BLACKMAN, JR. AIA, PP, NCARB          PARTNER: BRAD WAMPLER, AIA, NCARB, LEED AP</p> <p>REGISTERED IN: DELAWARE • FLORIDA • GEORGIA • ILLINOIS • MARYLAND • MASSACHUSETTS • NEW JERSEY • NEW YORK • PENNSYLVANIA • VIRGINIA • WEST VIRGINIA • WISCONSIN</p>																	
<p>CONTRACTOR SHALL CHECK &amp; VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.</p>	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE													<table border="1"> <tr> <td>                 DRAWN BY: TML                  CHECKED BY: PAK                  DATE: 4/9/20                  SCALE: AS NOTED             </td> <td>                 JOB NO.: 165922  <div style="font-size: 2em; font-weight: bold;">SP-1</div> </td> </tr> </table>	DRAWN BY: TML CHECKED BY: PAK DATE: 4/9/20 SCALE: AS NOTED	JOB NO.: 165922 <div style="font-size: 2em; font-weight: bold;">SP-1</div>	
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