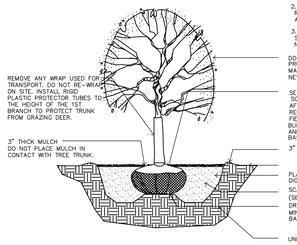


NOTES:
1. ALL TREE PITS SHALL PERCOLATE. TEST EACH PIT PRIOR TO PLANTING.
2. TREE PITS SHALL BE A MINIMUM OF 2' WIDER THAN ROOT BALL FOR TREES SMALLER OR EQUAL TO 5" CAL., AND A MINIMUM OF 4' WIDER FOR TREES OVER 5" CAL.
3. DO NOT STAKE TREE OR WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

DO NOT PRUNE TREE AT PLANTING EXCEPT TO PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL LEADER OR TRUNK.

SET ROOT BALL FLUSH TO GRADE. IN POORLY DRAINING SOILS, SET ROOT BALL SEVERAL INCHES HIGHER THAN GRADE. AFTER SETTLEMENT TREE SHALL BE PLUMB AND BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID TO ITS NURSERY AND FIELD GROWN GRADE. CAREFULLY CUT AND REMOVE BURLAP & TWINE FROM TOP 1/3 OF ROOT BALL, AND/OR ALL WIRE BASKET FROM TOP 1/3 OF WIRE BASKET FROM TOP 1/3 OF ROOT BALL.

3" HIGH MOUNDED EARTH SAUCER

FINISHED GRADE

PLANTING PIT WITH SOIL MIX AS SPECIFIED. DIG A WIDE SHALLOW HOLE WITH TAPERED SIDES.

SCARIFY BOTTOM OF PLANTING PIT TO ENSURE POROSITY. (SEE NOTE ABOVE).

DRAINAGE MOUND OF UNDISTURBED SUBGRADE. MINIMUM COMPACTION 95%. TAMP SOIL SOLIDLY AROUND BASE OF ROOT BALL.

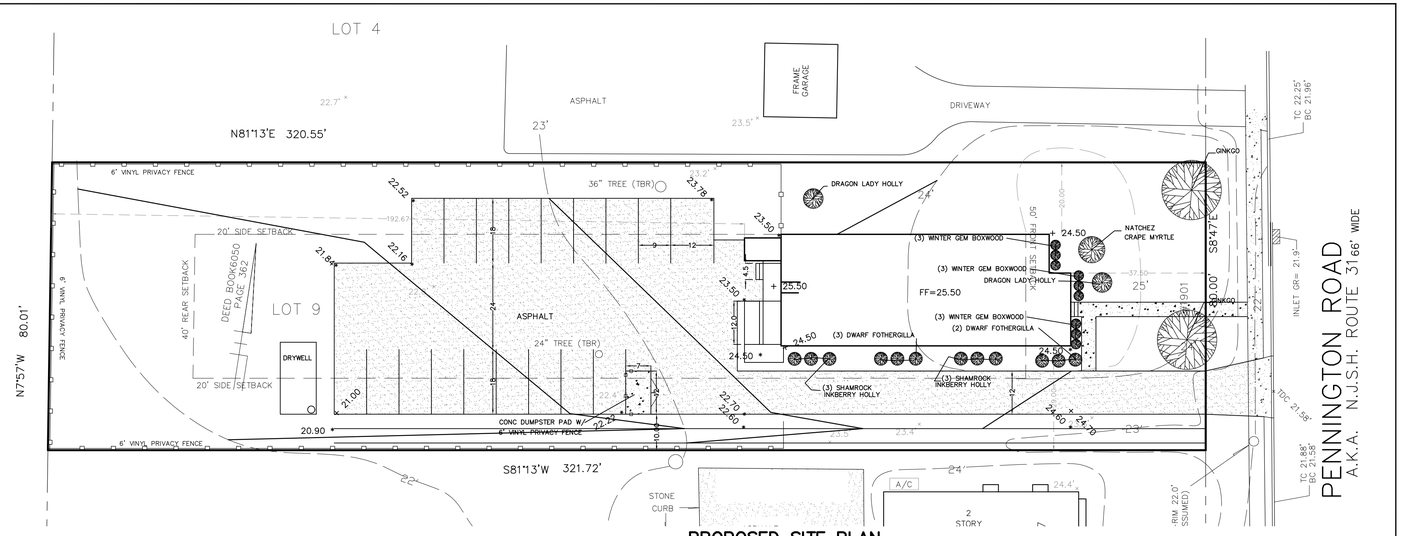
PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.

N.T.S.

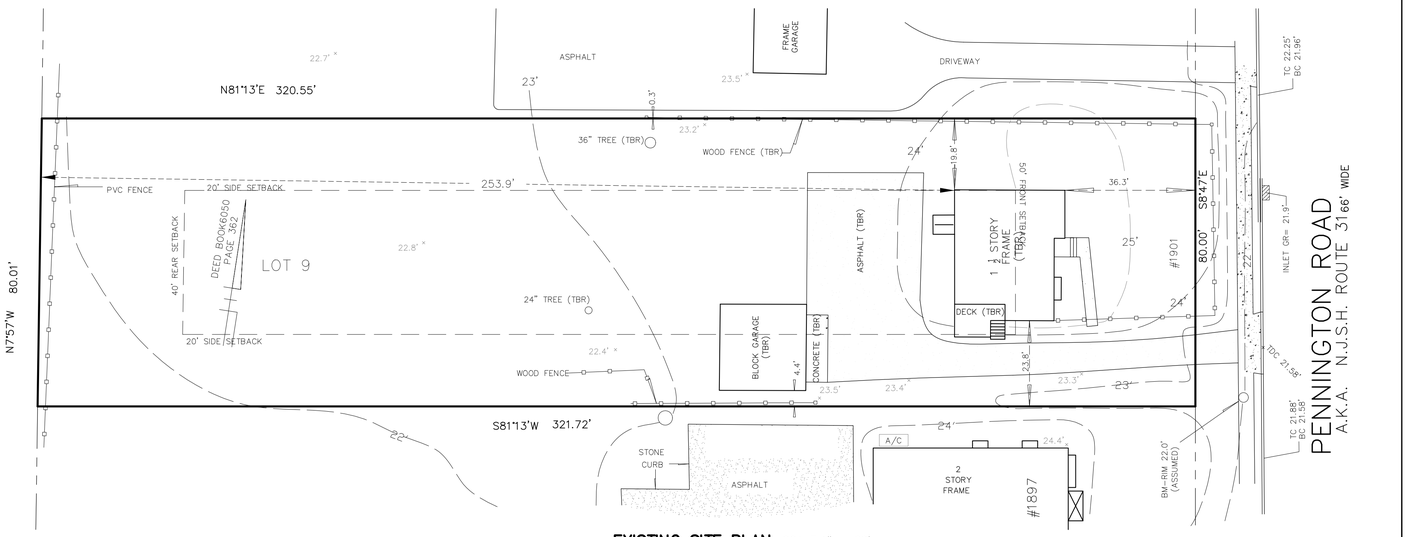
NOTE:
SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT DID TO ITS NURSERY FIELD GROWN GRADE.

SHRUB PLANTING DETAIL

N.T.S.



PROPOSED SITE PLAN SCALE: 1" = 20'



EXISTING SITE PLAN SCALE: 1" = 20'

ZONING DATA

ZONE: RESIDENTIAL (R-1) DISTRICT

SINGLE FAMILY DETACHED RESIDENTIAL USES:	*REQUIRED*	*EXISTING*	*PROPOSED*
MIN. LOT AREA (SF.):	18,750	25,691	25,691
MIN. LOT FRONTAGE (FT.):	125	80.00*	**80.00***
MIN. LOT WIDTH (FT.):	125	80.00*	**80.00***
MIN. LOT DEPTH (FT.):	125	320.55	320.55
MIN. FRONT YARD (FT.):	50	36.3	37.5
MIN. SIDE YARD (FT.):	20	19.8	20
SIDE YARD TO SHED:	10	4.4	–
SIDE YARD TO DUMPSTER:	10	–	10
MIN. REAR YARD (FT.):	40	253.9	192.67
MAX. IMPERVIOUS SURFACE RATIO:	27	17	**42****
MAX. BUILDING COVERAGE(%):	15	5	18
MAX. BUILDING HEIGHT(STY/FT):	2.5/35	2.5/30	2.5/30
FLOOR AREA (SF)	–	1267	**4644****
MAX. # OF BEDROOMS	5	4	**17****

EXISTING VARIANCE : *
PROPOSED VARIANCE : **

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRAPHIC SCALE

REV.	DESCRIPTION	DATE	BY
2.			DCP
1.			DCP

DOUGLAS C. PELIKAN,PE
CIVIL & ARCHITECTURAL ENGINEERING
1701 Pennington Rd. – Ewing, NJ 08618
Phone: (609)865-1596
Email: dcpelikan@verizon.net

APRIL 10, 2021
DATE SIGNED

DOUGLAS C. PELIKAN
N.J. LIC. PROFESSIONAL ENGINEER – GE27632

PRELIMINARY SITE PLAN
JAMES SANOCKI
MULTI FAMILY RESIDENCE

1901 PENNINGTON RD
LOT 9 – BLOCK 246
situate in
TOWNSHIP OF EWING
MERCER COUNTY NEW JERSEY
SCALE: 1" = 20' APRIL 10, 2021

DRAWN BY:	PROJECT NO.	DRAWING FILE:	SHEET NO.
DCP			1

PENNINGTON ROAD
A.K.A. N.J.S.H. ROUTE 31 66' WIDE

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