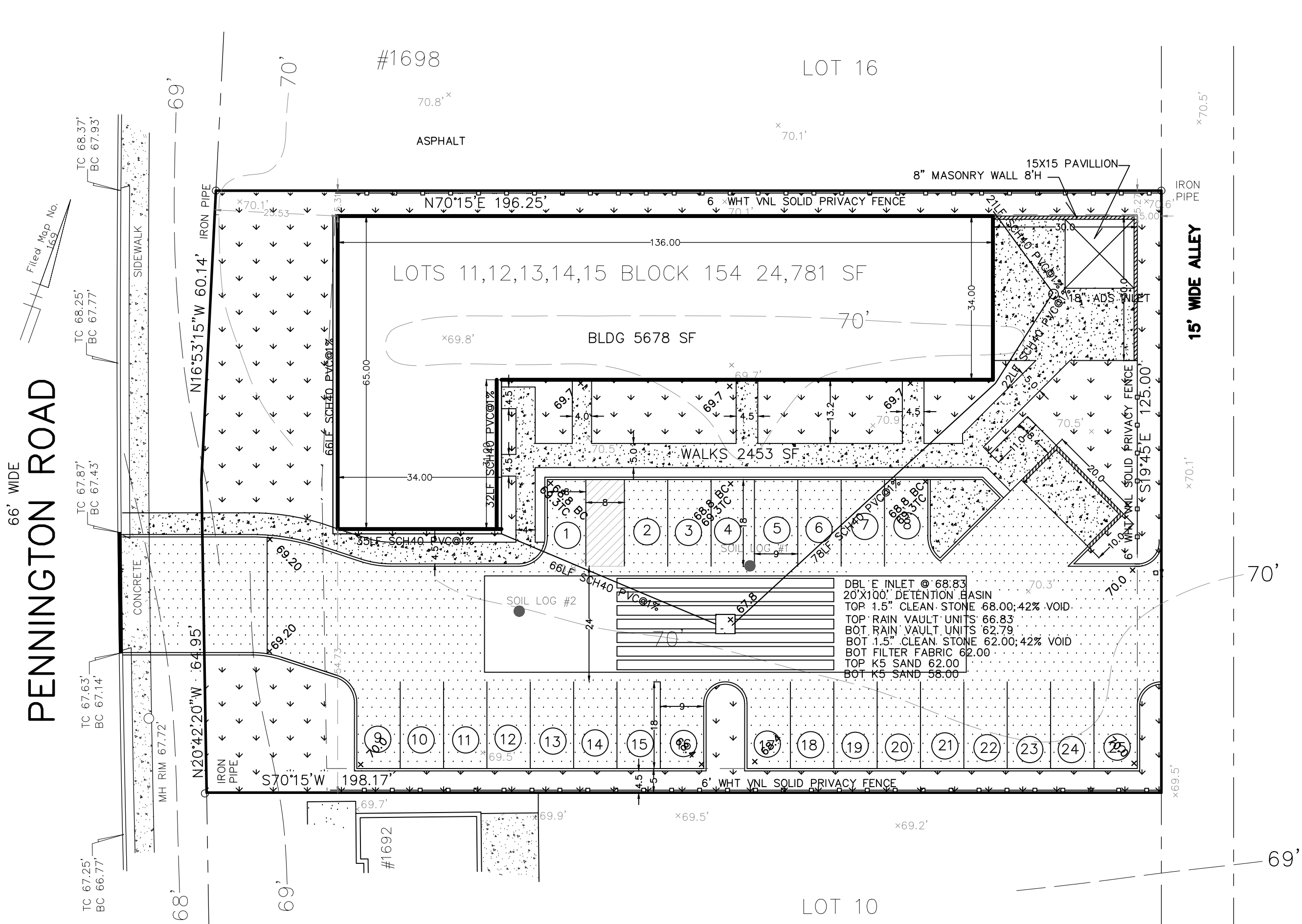
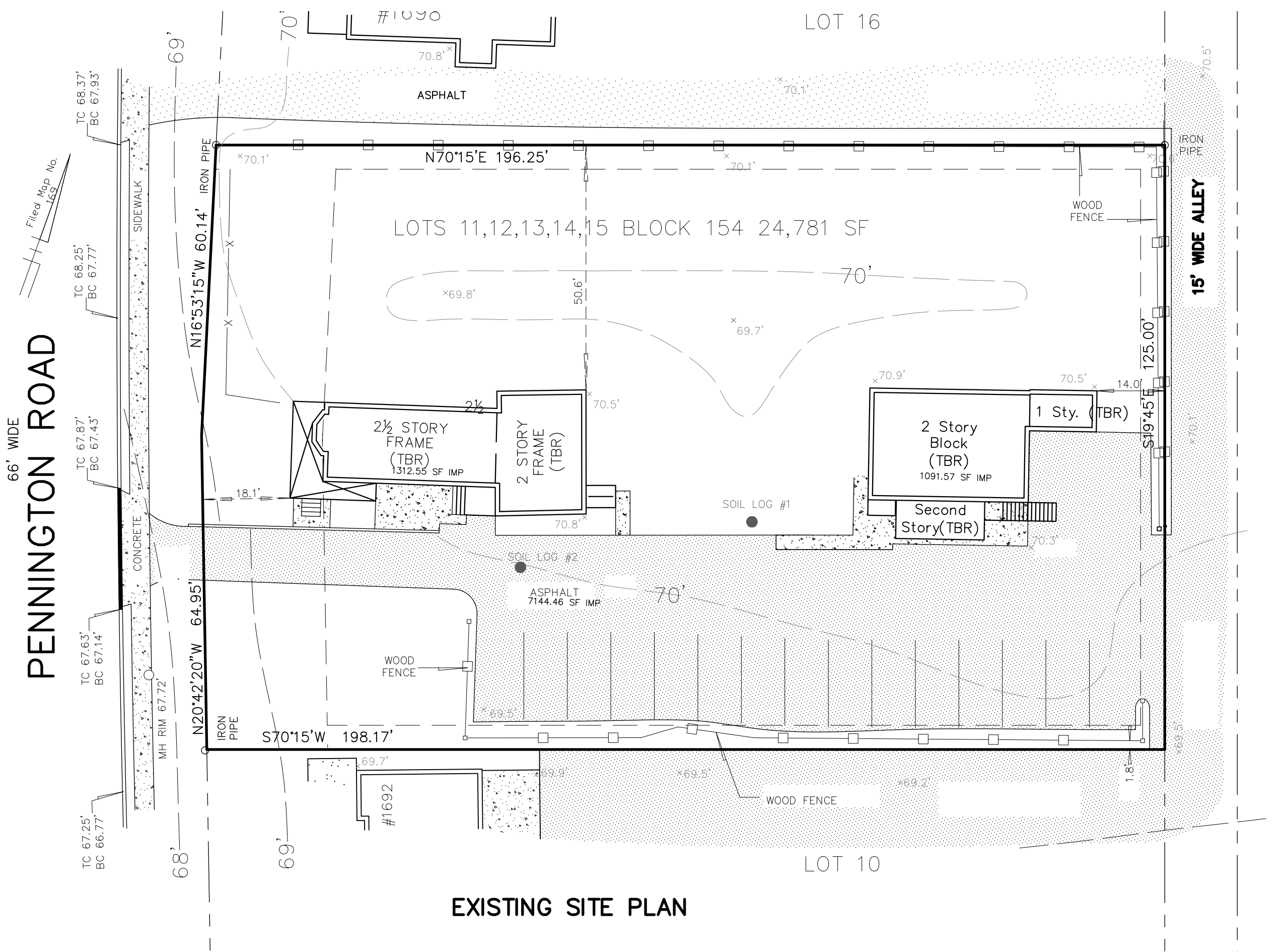


66' WIDE
PENNINGTON ROAD



66' WIDE
PENNINGTON ROAD



GENERAL NOTES:

1. REPLACE CURB & WALK AS DIRECTED BY TWP ENGINEER
2. NO PARKING IN THE DRIVEWAY.
3. CONFORM TO CHAPTER 14, INTERNATIONAL FIRE CODE NEW JERSEY ED
4. OWNER OR HIS REPRESENTATIVE SHALL DESIGNATE A PERSON FOR SITE SAFETY, PERSUANT TO NJAC 5:23-2.2(e) AND CFR 1926.32(f) OSHA COMPETENT PERSON

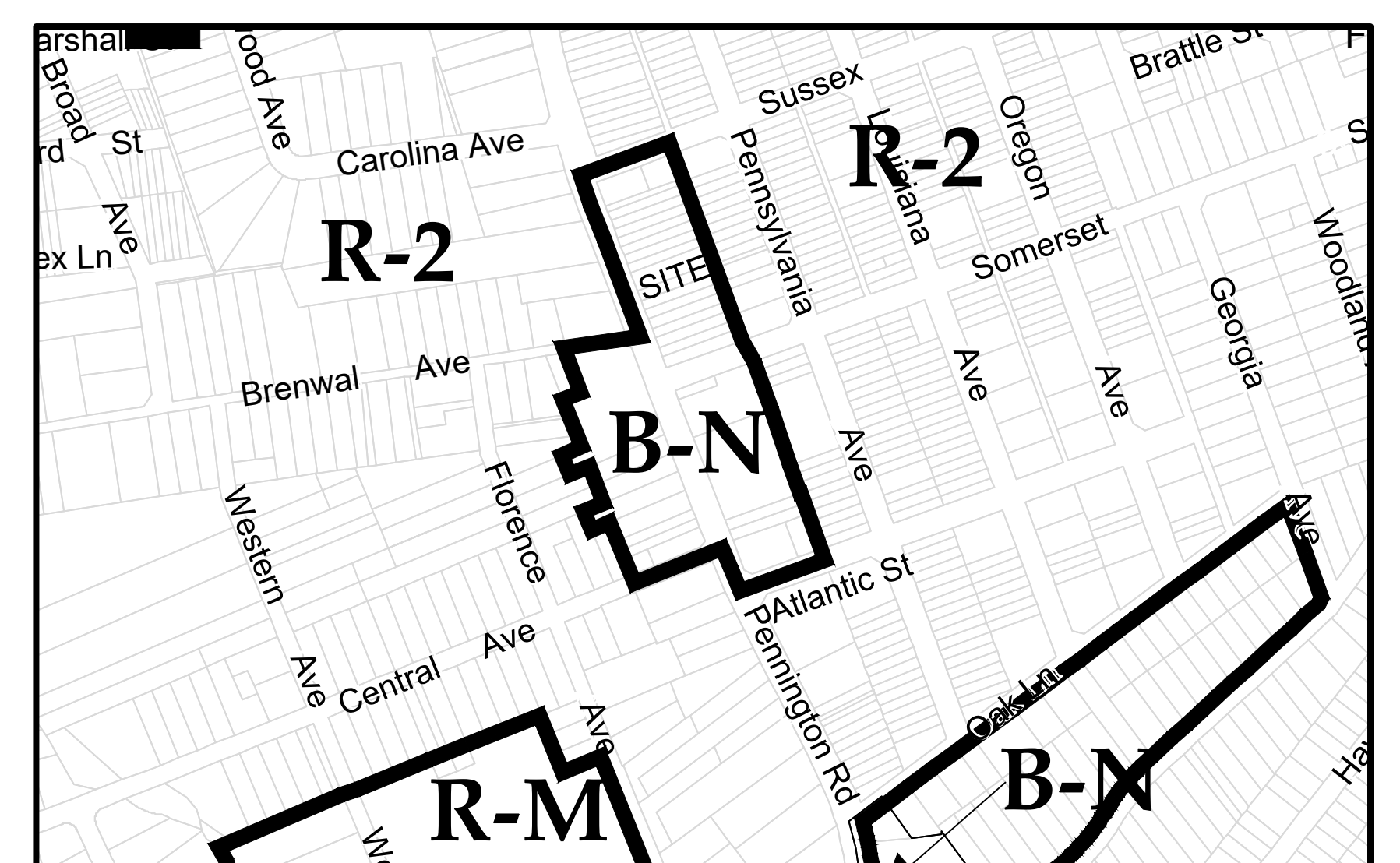
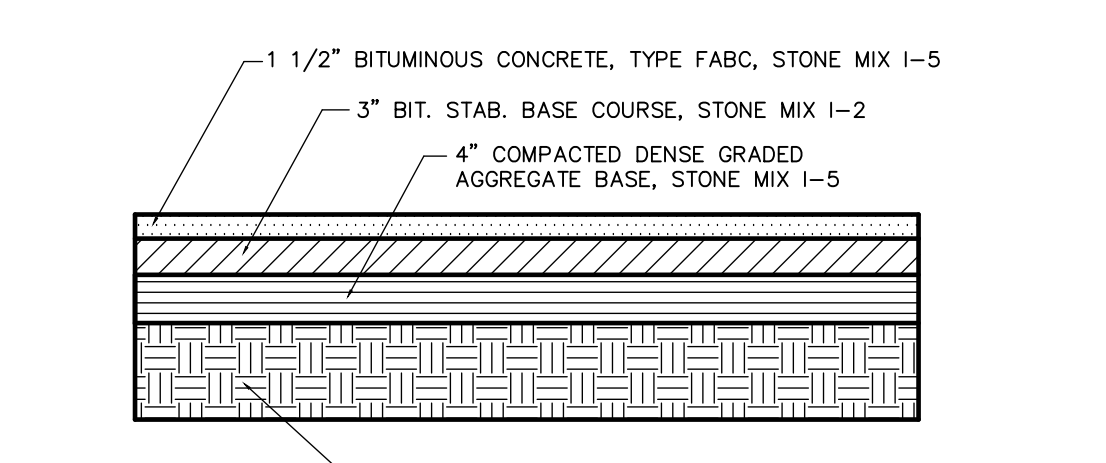
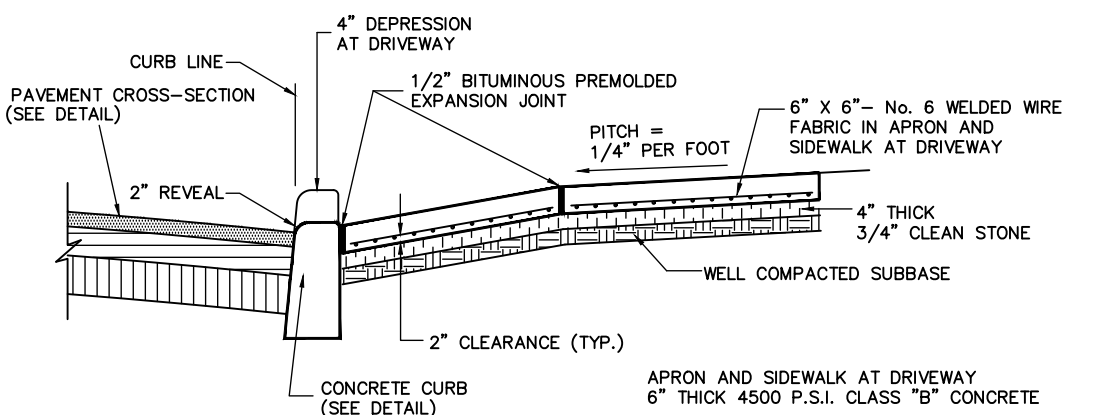
LOT AREA 24,781 SF	
LOT COVERAGE BUILDING	5,437.5 SF 24.14% EXIST 9.7% ; PROP 5678 SF 22.9%
LOT COVERAGE IMP SURF MAX 75%	18,585.75 SF; 9548.58 EXISTG 38.5% ; PROP 17,782 SF 71.8%
1312.55 SF IMP BLDG EXISTING	BLDG 5678 SF PROPOSED
1091.57 SF IMP BLDG EXISTING	ASPHALT 9651 SF PROPOSED
7144.46 SF IMP WALK & DRIVE EXISTING	WALKS 2453 SF PROPOSED
9548.58 SF IMP TOTAL EXISTING	17,782 SF IMP TOTAL PROPOSED

ZONING DATA

ZONE: BUSINESS NEIGHBORHOOD (BN) DISTRICT

SINGLE FAMILY DETACHED RESIDENTIAL USES:	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (SQ. FT.)	5,000	24,781	24,781
MIN. LOT FRONTAGE (FT.)	50	125.09	125.09
MIN. LOT WIDTH (FT.)	50	125.09	125.09
MIN. LOT DEPTH (FT.)	100	196.25	196.25
MIN. FRONT YARD (FT.)	25	28.9**	25.53
MIN. SIDE YARD (FT.)	5	50.6	5.27
MIN. REAR YARD (FT.)	5	14.0	30
MAX. IMPERVIOUS SURFACE RATIO:	75	38.5	71.8
MAX. SO. FT. PER USE:	2,400	2,400**	5,678*
MAX. BUILDING HEIGHT (STY./FT.)	2.5/35	2.5/30	2.5/30

* VARIANCE BEING REQUESTED
** VARIANCE BEING REQUESTED FOR EXISTING CONDITIONS



I hereby approve of the filing of this plan as it is in accordance with my desires.

Owner/ Applicant: 1694 PENNINGTON, LLC
5435 BROOKSIDE CT
DOYLESTOWN, PA 18902

Owner/APPLICANT: ELIZBETH SANOCKI
Approved by the Ewing Township Planning Board on _____

Date: _____ APPLIC # _____ : RES # _____

PLANNING Board Chairman _____

PLANNING Board Secretary _____
I hereby certify that all tax payments for this property are current at the time of signing of this plan.

Ewing Township Tax Collector _____ Date _____

APPROVED BY THE MERCER COUNTY PLANNING BOARD

BOARD DIRECTOR _____ DATE _____

RECORDING SECRETARY _____ DATE _____

COUNTY ENGINEER _____ DATE _____

5.			
4.			
3.			
2.	PER TWP ENG REVIEW	10/25/24	DCP
1.	CORRECTED ZONING TABLE, MASONRY WALL HGT	06/28/24	DCP
REV.	DESCRIPTION	DATE	BY

<p>DOUGLAS C. PELIKAN, P.E. CIVIL & ARCHITECTURAL ENGINEERING 1701 PENNINGTON RD., EWING, NJ 08618 Phone: (609)865-1596 Email: dpelikan@verizon.net</p>	<p>SITE PLAN NEW STUDENT RESIDENCE LOTS 11,12,13,14,15; BLOCK 154 1694 PENNINGTON RD. TOWNSHIP OF EWING FOR 1694 PENNINGTON, LLC. 5435 BROOKSIDE CT., DOYLESTOWN, PA 18902 MERCER COUNTY NEW JERSEY SCALE: 1"=20' JAN. 20, 2024</p>
<p>JAN. 20, 2024 DATE SIGNED</p> <p>DOUGLAS C. PELIKAN N.J. LIC. PROFESSIONAL ENGINEER - #GE27632</p>	<p>DRAWN BY: PROJECT NO. DRAWING FILE: SHEET NO. DCP _____ #GE27632 _____ 1 OF 7</p>