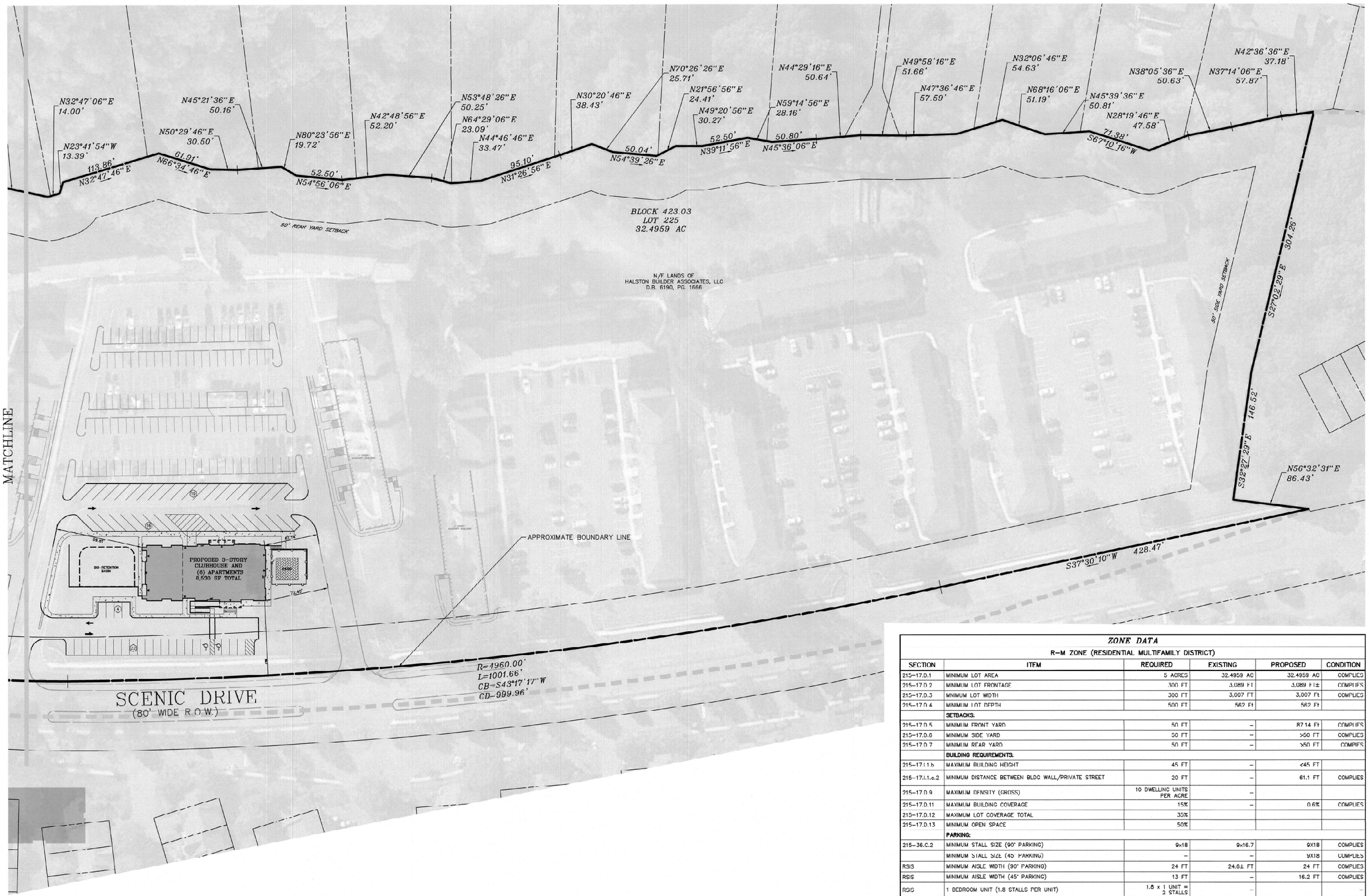

ZONE DATA

R-M ZONE (RESIDENTIAL MULTIFAMILY DISTRICT)

SECTION	ITEM	REQUIRED	EXISTING	PROPOSED	CONDITION
215-17.D.1	MINIMUM LOT AREA	5 ACRES	32.4959 AC	32.4959 AC	COMPLIES
215-17.D.2	MINIMUM LOT FRONTAGE	300 FT	3,089 FT	3,089 FT±	COMPLIES
215-17.D.3	MINIMUM LOT WIDTH	300 FT	3,007 FT	3,007 FT	COMPLIES
215-17.D.4	MINIMUM LOT DEPTH	500 FT	582 FT	582 FT	
	SETBACKS:				
215-17.D.5	MINIMUM FRONT YARD	50 FT	–	87.14 FT	COMPLIES
215-17.D.6	MINIMUM SIDE YARD	50 FT	–	>50 FT	COMPLIES
215-17.D.7	MINIMUM REAR YARD	50 FT	–	>50 FT	COMPLIES
	BUILDING REQUIREMENTS:				
215-17.I.1.b	MAXIMUM BUILDING HEIGHT	45 FT	–	<45 FT	
215-17.I.1.c.2	MINIMUM DISTANCE BETWEEN BLDG WALL/PRIVATE STREET	20 FT	–	61.1 FT	COMPLIES
215-17.D.9	MAXIMUM DENSITY (GROSS)	10 DWELLING UNITS PER ACRE	–		
215-17.D.11	MAXIMUM BUILDING COVERAGE	15%	–	0.6%	COMPLIES
215-17.D.12	MAXIMUM LOT COVERAGE TOTAL	35%			
215-17.D.13	MINIMUM OPEN SPACE	50%			
	PARKING:				
215-36.C.2	MINIMUM STALL SIZE (90° PARKING)	9x18	9x16.7	9X18	COMPLIES
	MINIMUM STALL SIZE (45° PARKING)	–	–	9X18	COMPLIES
RSIS	MINIMUM AISLE WIDTH (90° PARKING)	24 FT	24.0± FT	24 FT	COMPLIES
RSIS	MINIMUM AISLE WIDTH (45° PARKING)	13 FT	–	16.2 FT	COMPLIES
RSIS	1 BEDROOM UNIT (1.8 STALLS PER UNIT)	1.8 x 1 UNIT = 2 STALLS	–		–
RSIS	2 BEDROOM UNIT (2.0 STALLS PER UNIT)	2.0 x 5 UNITS = 10 STALLS	–		–
	CLUBHOUSE (1 STALL/100 SF)	*3,000 SF/100 SF = 39 STALLS	–		–
	TOTAL STALLS REQUIRED/PROVIDED	51 STALL		61 STALLS	COMPLIES

* 2ND FLOOR CLUB SPACE PER FLOOR PLANS

HORIZONTAL DATUM : NAD 83

GRAPHIC SCALE

0 200 400
100 300

SCALE: 1"=200'

REVISIONS

THIS DRAWING IS FOR PERMIT PURPOSES ONLY

NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

☐ CHKD BY:____ DATE:_____

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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DELAWARE HEIGHTS

TOWNSHIP OF EWING
MERCER COUNTY
NEW JERSEY

BLOCK 423.03
LOT 225
TAX MAP SHEET 97
32.4959 ACRES

OVERALL PLAN-1

DRAWN BY	DP
DESIGNED BY	CS
APPROVED BY	ST

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

SCOTT H. TURNER
PROFESSIONAL ENGINEER
NJPE# 43811

PROJECT NUMBER	2010.062.01	OP-1
DATE OF ISSUE	JUNE 17, 2022	2
REVISION –	–	

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