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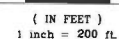
BOROUGH OF HIGHTSTOWN  
MERCER COUNTY, NEW JERSEY

OWNERS WITHIN 200 FEET OF  
LOT 8, BLOCK 50  
HIGHTSTOWN BOROUGH  
MERCER COUNTY, NJ

OTHERS. MERCER COUNTY PLANNING DEPT  
N.J.D.O.T.  
JCP & L  
PSE&G  
COMCAST  
VERIZON  
BOROUGH OF HIGHTSTOWN WATER & SEWER



GRAPHIC SCALE



CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
ENGINEER

\_\_\_\_\_  
DATE

THE UNDERSIGNED SANJEEV PERI  
DECLARES THAT PEDDIE SCHOOL IS THE  
OWNER OF THE LANDS DELINEATED HEREON AND  
CONSENTS TO THE SUBMISSION OF THESE PLANS  
TO THE APPROPRIATE REVIEWING AGENCIES.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

#1 REQUIRED: KEY MAP SHOWING EXISTING BUILDINGS WITHIN 200 FT.  
 PROVIDED: NO EXISTING BUILDINGS WITHIN 200 FT PROVIDED: BEYOND CENTER OF PROPOSED DEVELOPMENT  
 #2 REQUIRED: BOUNDARY AND TOPOGRAPHIC SURVEY OF TOTAL TRACT AND TOPOGRAPHY WITHIN 200 FT TRACT LINE.  
 PROVIDED: TOPOGRAPHY ON 200 FT PROVIDED FOR P.L.S.  
 #3 REQUIRED: DELINEATION OF ON-SITE WETLANDS OR STATEMENT BY QUALIFIED EXPERT THAT NO WETLANDS  
 PROVIDED: NO WETLANDS OR WETLANDS BUFFER ARE PRESENT ON PROJECTS AREA PER NAD-0006B  
 #4 REQUIRED: ALL EXISTING UTILITIES (WATER AND SEWER) SHOWN ON SITE PLAN.  
 PROVIDED: ALL EXISTING UTILITIES (WATER AND SEWER) SHOWN ON SITE PLAN WITHIN THE AREA OF PROPOSED STRUCTURE  
 #5 REQUIRED: DRAINAGE PLAN SHOWING LOCATION OF EXISTING AND PROPOSED MANHOLES. ROOF LEADER  
 PROVIDED: STORM WATER TIE INS WILL BE SHOWN ON VARIANCE PLAN  
 #6 REQUIRED: STORM WATER DRAINAGE PROFILES  
 PROVIDED: STORM WATER DRAINAGE PROFILES NOT SHOWN  
 #7 REQUIRED: OFF-SITE TREE GROUPINGS WITHIN 200 FT.  
 PROVIDED: NONE = BEYOND CENTER OF PROPOSED DEVELOPMENT  
 #8 REQUIRED: OFF-STREET PARKING LOCATIONS, SIZES, DIMENSIONS, LAYOUT, AND TRAFFIC PATTERNS.  
 PROVIDED: TRAFFIC PATTERNS WILL NOT BE SHOWN. SEE NOTE 17 FOR PARKING CALCULATIONS  
 #9 REQUIRED: DETAIL OF ALL PROPOSED OUTDOOR LIGHTING INCLUDING ITS LIGHTING, COLOR AND WATTAGE OF LIGHTS.  
 PROVIDED: LIGHTING PLAN NOT PROVIDED.

SECTION 28 3-5 R-1 RESIDENTIAL DISTRICT  
A (1)(a) DUPLEX DWELLING PROPOSED

1. PROPERTY KNOWN AS LOT 8, BLOCK 50, AS SHOWN ON  
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY TAX  
MAP SHEET NUMBER 10, AND CONTAINS ACRES

2. APPLICANT/OWNER, THE PEDDIE SCHOOL  
201 SOUTH MAIN STREET  
HIGHTSTOWN, NJ 08520

4. SURVEY BASED ON PLAN ENTITLED, "SURVEY OF PROPERTY" FOR BLOCK 50, LOT 8 SITUATED IN HIGHTSTOWN BOROUGH, MERCER COUNTY, NEW JERSEY, PREPARED BY CREST ENGINEERING ASSOCIATES, INC, DATED 5/02/22 BY DANIEL P. HUNDLEY, PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 33174.

5. TOPOGRAPHIC INFORMATION OBTAINED BY CREST ENGINEERING ASSOCIATES INC ON 5/23/22

4. SURVEY BASED ON PLAN ENTITLED, "SURVEY OF PROPERTY FOR BLOCK 50, LOT B SITUATED IN HIGHTSTOWN BOROUGH, MERCER COUNTY, NEW JERSEY."

5. PROJECT CREDITED TO CRIST ENGINEERING ASSOCIATES, INC. DATED 5/10/2019 BY J. P. HUNTER, PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 33374.

6. TOPOGRAPHIC INFORMATION OBTAINED BY CRIST ENGINEERING ASSOCIATES INC ON 5/2/2019.

7. THE PURPOSE OF THIS PLAN IS TO OBTAIN USE, APPROVAL TO CONVERT THE BIGGEST POND ON AN EXISTING BUILDING WITH A BUSINESS INTO A DUPLEX DWELLING ON 30' X 100' X 30' LOT 30A C&D SITUATED IN HIGHTSTOWN BOROUGH, MERCER COUNTY.

8. CONTRACTOR SHALL NOTIFY CRIST ENGINEERING ASSOCIATES INC. IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED ON THIS PLAN AND INDUOR OF SUCH CHANGES IN THE CONTRACTOR'S DRAINAGE WOULD REDUCE THE DESIGNS SHOWN ON THESE PLANS INAPPROPRIATE OR DEFECTIVE.

9. SIGNIFICANT EXISTING FEATURES SUCH AS STREAMS, WATER COURSES, ROCK OUTCROPPINGS, SWAMPY AREAS, IF APPLICABLE, HAVE BEEN PROVIDED.

10. 11' FIRST FLOOR ELEVATION.

11. ALL DEMOLITION AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPLICABLE AUTOMATIC, INCLUDING BUT NOT LIMITED TO, MERCER COUNTY ORDINANCES AND REGULATIONS, THE NEW JERSEY CONSTRUCTION CODE, ORDINANCE AND GENERAL ORDINANCES, THE NJDEP RULES AND REGULATIONS AND THE CODE OF LAWS, LOCAL ORDINANCES AND REGULATIONS.

12. NO WETLANDS OR WETLANDS BUFFER ARE PRESENT ON PROJECTS AREA OF CONCERN. FOR NJ-G06009 2011 WETLANDS MAP.

13. NO ENVIRONMENTAL MANAGEMENT SYSTEM IS REQUIRED BECAUSE THE TOTAL IMPROVED CIRCULAR IS BEING REDUCED.

14. AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. THEREFORE, NO SOL CONSERVATION OR RESTORATION IS REQUIRED.

15. EXISTING SHOWN, CABLE, ELECTRIC, GAS, WATER AND SEWER CONNECTIONS TO REMAIN THE SAME FOR BOTH PROPOSED.

16. NO CHANGES ARE PROPOSED TO THE LANDSCAPING OF THE SITE, THEREFORE NO LANDSCAPING PLAN.

17. NO TREES TO BE REMOVED.

18. SITE-POST PARKING ANALYSIS PER N.J.A.C. 5:21-43(b)(2) AND TWO FAMILY.

19. PROPOSED CONDITIONS (DUPLEX WITH UNITS A & B).

PROPOSED 3 BEDROOM UNIT "A" REQUIRED	= 20 PARKING SPACES
PARKING SPACES PROVIDED WITH A 1 CAR GARAGE, 18' MIN LENGTH FROM R.O.W	= 20 PARKING SPACES
PROPOSED 4 BEDROOM UNIT "B" REQUIRED	= 25 PARKING SPACES
PARKING SPACES PROVIDED WITH A 2 CAR GARAGE, 20' MIN WIDTH AND 18' MIN LENGTH FROM R.O.W	= 35 PARKING SPACES

1. COVER SHEET  
2. EXISTING CONDITIONS  
3. VARIANCE SKETCH  
4. DETAILS  
1 OF 1 AERIAL DISPLAY

301 EAST WARD ST.  
LOT 8  
BLOCK 50  
(TAX MAP No. 10)  
BOROUGH OF HIGHTSTOWN  
MERCER COUNTY, NEW JERSEY

COVER SHEET









NOTES:

- MIDWAY BETWEEN EXPANSION JOINTS

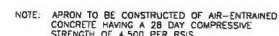


NOT TO SCALE

- EXPANSION JOINTS. 1/2" THICK AT 20'-0" (MAX.) INTERVALS PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS



(USING WOOD FRAME)  
NOT TO SCALE



### CONCRETE APRON DETAIL

NOT TO SCALE



NOT TO SCALE



NO	DESCRIPTION	DATE	D
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**LORALI E. TOTTEN**  
PROFESSIONAL ENGINEER NJ LIC. NO. 2866

POCKET

(TAX MAP No. 10)

## DETAILS