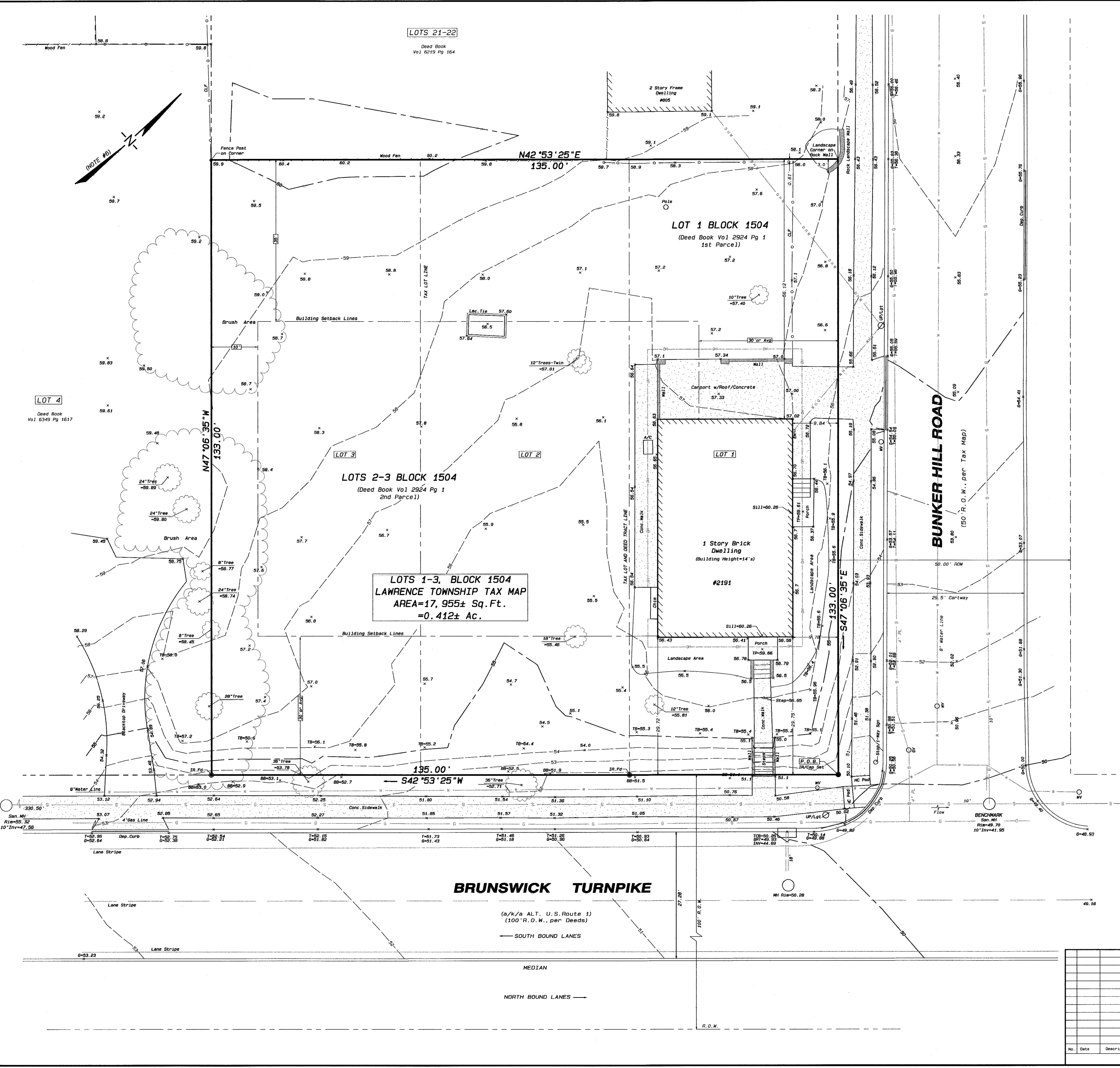


ZONING SCHEDULE: RESIDENTIAL 4 (R-4) DISTRICT

DESCRIPTIONS	REQUIRED	EXISTING LOTS 24-29
PRINCIPAL BUILDING		
Minimum Lot Area	7,500 SF	17,955 SF
Minimum Lot Frontage	60 ft	135 ft
Minimum Side Yard (EACH)	10 ft	COMPLIES
Minimum Front Yard	30 ft	29.72 ft/9.78 ft
Minimum Rear Yard	35 ft	56.12 ft
Maximum Impervious Surface Coverage	.60	0.13
Minimum Useable Yard Area	20% of ea. yard	COMPLIES
Maximum Building Height	2 sty/35 ft	1 sty/14 ft ±
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context	
Maximum Ratio of SFLA to lot area	2.0 times the average Ratio of SFLA to lot area for the Neighborhood context	
Property Line Setbacks (Shed)	15 ft	N/A
Property Line Setbacks (Garage)	15 ft	N/A

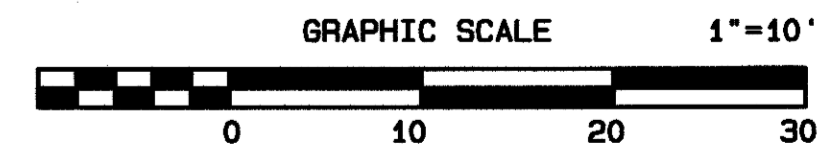


LOTS 1-3, BLOCK 1504
LAWRENCE TOWNSHIP TAX MAP
AREA=17,955± Sq.Ft.
=0.412± Ac.

- NOTES:**
1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
 2. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN (OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN) IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES, FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
 4. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE, TITLE SEARCH NOT PROVIDED.
 5. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOOD PLAIN, AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
 6. HORIZONTAL DATUM: "PLAN OF SURVEY FOR MICHAEL CHRISTIAN" PREPARED BY TRENTON ENGINEERS CO., INC., DATED 9/16/86, FILE #86-45, (LOT 4, BLOCK 1504, #2187 BRUNSWICK PIKE).
 7. VERTICAL DATUM: ASSUMED SYSTEM
 8. BENCHMARK ON SITE: RIM OF ELSA MH IN INTERSECTION OF BRUNSWICK PIKE & BUNKER HILL ROAD, ELEVATION=49.70, AS SHOWN ON PLAN.
 9. ALSO KNOWN AS LOTS 3-5 ON MAP ENTITLED "PLAN OF LOTS OF COLONIAL LABELLANDS" DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE 6/28/23 AS MAP #353.
 10. PROPERTY CORNERS FOUND OR SET AS SHOWN.

LEGEND:

T = Top Curb	TCS = Top Catch Basin
G = Gutter	GRT = Grate
TB = Top Bank	IR Fd = Iron Rod Found
SB = Bottom Bank	CLF = Chain Link Fence
TP = Top Porch	P.O.B. = Point of Beginning
GV = Gas Valve	R.O.W. = Right of Way
MV = Meter Valve	OW = Overhead Wires
MH = Manhole	W = Water Line
Inv = Invert	G = Gas Line
Dep = Depressed Curb	S = Sanitary Line
UP/Lgt = Utility Pole/Light	OH = Overhang



REVISIONS

No.	Date	Description

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-882-0616
FAX. NO. 609-882-6004
D.P. STRATTON, L.S. N.J.-27523 P.P.N.J.-9021
C.W. STRATTON, L.S. N.J.-43355
CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 43355
DATE 5/15/22

PLAN OF TOPOGRAPHIC SURVEY
of
Lots 1-3, Block 1504
in
TOWNSHIP OF LAWRENCE
MERCER CO., NEW JERSEY

TAX MAP DATA

LOT	BLOCK	PAGE
1-3	1504	15

DATE 5/25/22
INV. 44240
DRAWN BY: BDS
SCALE 1"=10'
FB. PG.
FILE 107-52