

PHOTO LOCATION 1

PHOTO LOCATION 2

PHOTO LOCATION 3

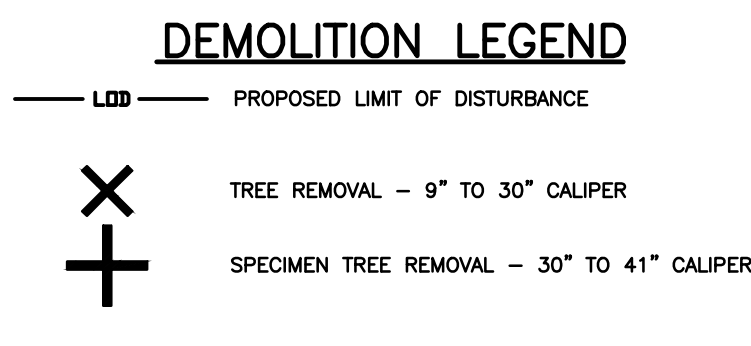
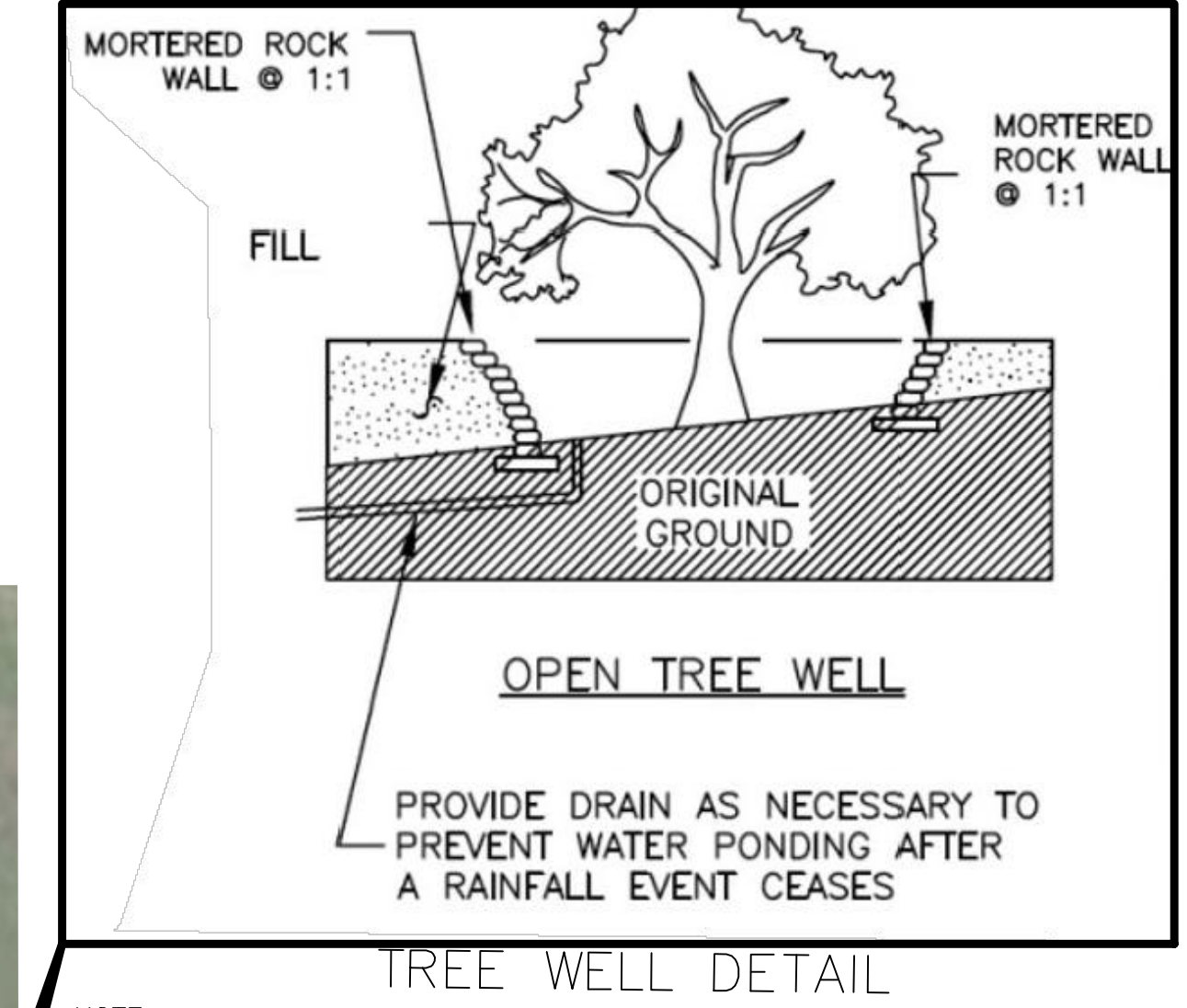
PHOTO LOCATION 4

Zoning Information Table

PROPOSED ASSISTED LIVING/SKILLED NURSING FACILITY (NOT PERMITTED) AND SINGLE FAMILY DETACHED RESIDENTIAL (PERMITTED USE)

ZONE EP-1 ENVIRONMENTAL PROTECTION 1					
ITEM	REQUIRED		EXISTING LOT	PROPOSED LOT 2.01	PROPOSED LOT 2.02
TYPE	SINGLE FAMILY DETACHED RESIDENTIAL	OTHER PERMITTED USES	SINGLE FAMILY DETACHED RESIDENTIAL	SINGLE FAMILY DETACHED RESIDENTIAL	ASSISTED LIVING/SKILLED NURSING (V2)
MINIMUM LOT AREA PER UNIT	2 AC	3 AC	6.449 AC	1.000 AC	5.449 AC
MINIMUM OPEN SPACE	0%	N/A	93.71%	75.80%	N/A
MAXIMUM TRACT DENSITY	N/A	N/A	N/A	N/A	N/A
MINIMUM TRACT AREA	N/A	N/A	N/A	N/A	N/A
BUILDING					
MINIMUM LOT FRONTAGE	200'	200'	935.0'	223.88'	851.10'
MINIMUM FRONT YARD	75'	100'	91.86'	37.67' (V)	73.37' (V)
MINIMUM SIDE YARD	50'	50'	401.28'	50.00'	138.01'
MINIMUM REAR YARD	50'	50'	174.62'	80.83'	38.64' (V)
MINIMUM ACREAGE EXCLUSIVE OF CRITICAL AREAS	N/A	1 AC	N/A	N/A	5.449 AC
MINIMUM USEABLE YARD AREA	N/A	20% OF EACH YARD	N/A	N/A	100%
MAXIMUM IMPERVIOUS SURFACE RATIO	0.14	0.08	0.06	0.24 (V)	0.44 (NP)
MAXIMUM BUILDING HEIGHT	35'	35'	42.4' (ENC)	42.4' (V3) (3)	47.0' (V3) (2) (3)
PARKING					
PARKING SPACES	3	1 SPACE FOR EVERY 2 BEDS (1)	N/A	3	100 (4)
SIGNAGE					
MAXIMUM SIGN AREA	N/A	20 SF	N/A	N/A	24 SF (V)
MAXIMUM HEIGHT	N/A	5'	N/A	N/A	6' (V)
SETBACK	N/A	30'	N/A	N/A	20.52' (V)

NOTES:
 N/A - NOT APPLICABLE
 NP - NON-PERMITTED USE
 TBD - TO BE DETERMINED
 ENC - EXISTING NON-CONFORMITY
 V - C VARIANCE
 V2 - D1 VARIANCE
 V3 - D6 VARIANCE
 (1) - PARKING REQUIREMENT BASED ON 170 BEDS
 (2) - 47' INCLUDING PARAPET. PROPOSED BUILDING MORE THAN 600' FROM EXISTING BRISTOL MEYER SQUIBB HELISTOP.
 (3) - MAX. FAA BUILDING HEIGHT REQUIREMENT IS 50' + ADDITIONAL 10% FOR ROOFTOP EQUIPMENT
 (4) - PARKING REQUIREMENTS: 170 BEDS/2 = 85 SPACES. 100 SPACES PROVIDED. EV PARKING EQUALS 4% (4 SPACES) OF TOTAL PARKING AREA.



NO.	DATE	REVISIONS	BY	CHKD

MICHAEL THOMAS, P.E.
 PROFESSIONAL ENGINEER

12-21-2022
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NJ LICENSE No. GE48086

CARONE AT LAWRENCE
 PRELIMINARY & FINAL SITE PLAN FOR CARONE AT LAWRENCE
 BLOCK 6601, LOT 2, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY
 LANDSCAPE PLAN RENDERING



OFFICES LOCATED IN:
 CALIFORNIA, INDIANA, KENTUCKY,
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,
 OHIO AND PENNSYLVANIA

DESIGNED BY	NMA	DRAWING	CLR-REN
CHECKED BY	MRT	SHEET	1
DRAWN BY	NMA	DATE	12-21-2022
SCALE	AS SHOWN	PROJ. NO.	COMG0001
DATE	12-21-2022	OF	1

PROJECT INFORMATION:
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 LAST SAVE BY: Msantaga

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