



PHOTO LOCATION 1



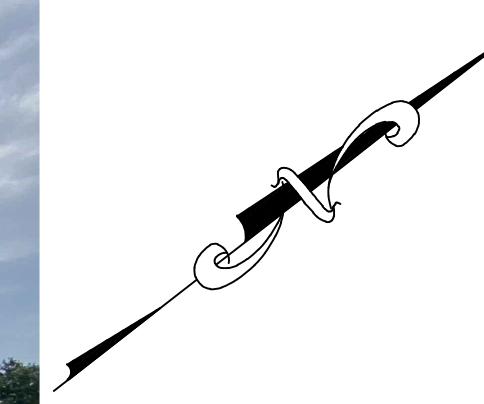
PHOTO LOCATION 2



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
<b>BUILDING</b>					
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'	87.28'
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)	0.45 (NP)
MAXIMUM BUILDING HEIGHT	35'	35'	42.4' (ENC)	42.4' (V3) (3)	47.0' (V3) (2) (3)
<b>PARKING</b>					
PARKING SPACES	3	1 SPACE FOR EVERY 2 BEDS (1)	N/A	3	126 (4)
<b>SIGNAGE</b>					
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, 126 SPACES PROVIDED. EV PARKING EQUALS 4% (6 SPACES) OF TOTAL PARKING AREA.

**DEMOLITION LEGEND**

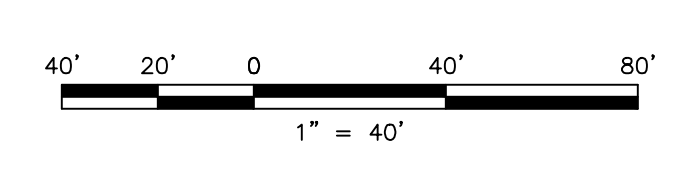
	PROPOSED LIMIT OF DISTURBANCE
	BELGIUM/CONCRETE CURBING TO BE REMOVED
	EXISTING DIRT ROAD TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	TREE REMOVAL - 9" TO 30" CALIPER
	SPECIMEN TREE REMOVAL - 30" TO 41" CALIPER



LAWRENCEVILLE ROAD  
(VARIABLE WIDTH R.O.W.)

LAWRENCEVILLE ROAD  
(VARIABLE WIDTH R.O.W.)

PROVINCE LINE ROAD  
(VARIABLE WIDTH R.O.W.)



NO.	DATE	REVISIONS	BY	CHKD

**MICHAEL THOMAS, P.E.**  
 PROFESSIONAL ENGINEER

11-16-2022  
 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

**AND**  
 YOUR GOALS. OUR MISSION.

11 TINDALL ROAD  
 MIDDLETOWN, NJ 07748  
 TEL 732-671-6400  
 FAX 732-671-7365

NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS  
 AND LAND SURVEYORS  
 CERTIFICATE OF AUTHORIZATION 26A2707550

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	11-16-2022
SCALE	AS SHOWN	PROJ. NO.	COMG0001
		OF	1

PROJECT INFORMATION:  
 FILE PATH: G:\PROJECTS\COMG0001\PlanA  
 FILE NAME: COMG0001-CLR-REN.dwg  
 PLOT DATE: 11/16/2022 9:22PM  
 LAST SAVE BY: NAI

COPYRIGHT 2022, AND ASSOCIATES, ALL RIGHTS RESERVED. THE CONTENTS OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF AND ASSOCIATES IS PROHIBITED.