

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'	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)	40.0' (V3) (2) (3)
PARKING					
PARKING SPACES	3	1 SPACE FOR EVERY 2 BEDS (1)	N/A	3	126 (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)

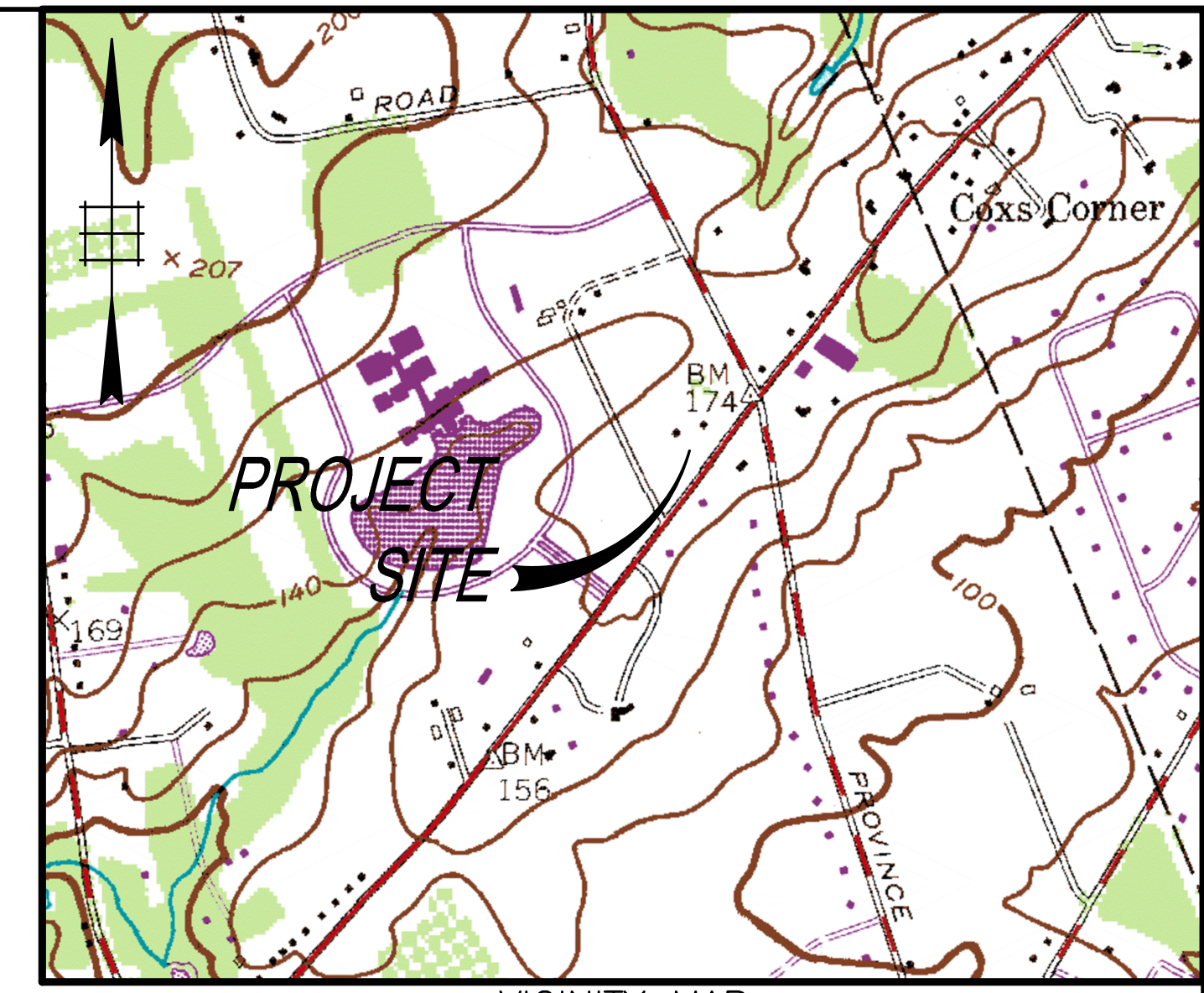
NOTES:
 N/A - NOT APPLICABLE
 NP - NON-PERMITTED USE
 TBD - TO BE DETERMINED
 ENC - EXISTING NON-CONFORMITY
 V - C VARIANCE
 V2 - D1 VARIANCE
 V3 - D6 VARIANCE
 (1) - PARKING REQUIREMENT BASED ON 170 BEDS

IT IS HEREBY CERTIFIED THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTION OF THE TOWNSHIP OF LAWRENCE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON _____ IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONFIGURED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE MERCER COUNTY RECORDING OFFICER ON OR BEFORE _____ (95 DAYS FROM DATE OF SIGNING)

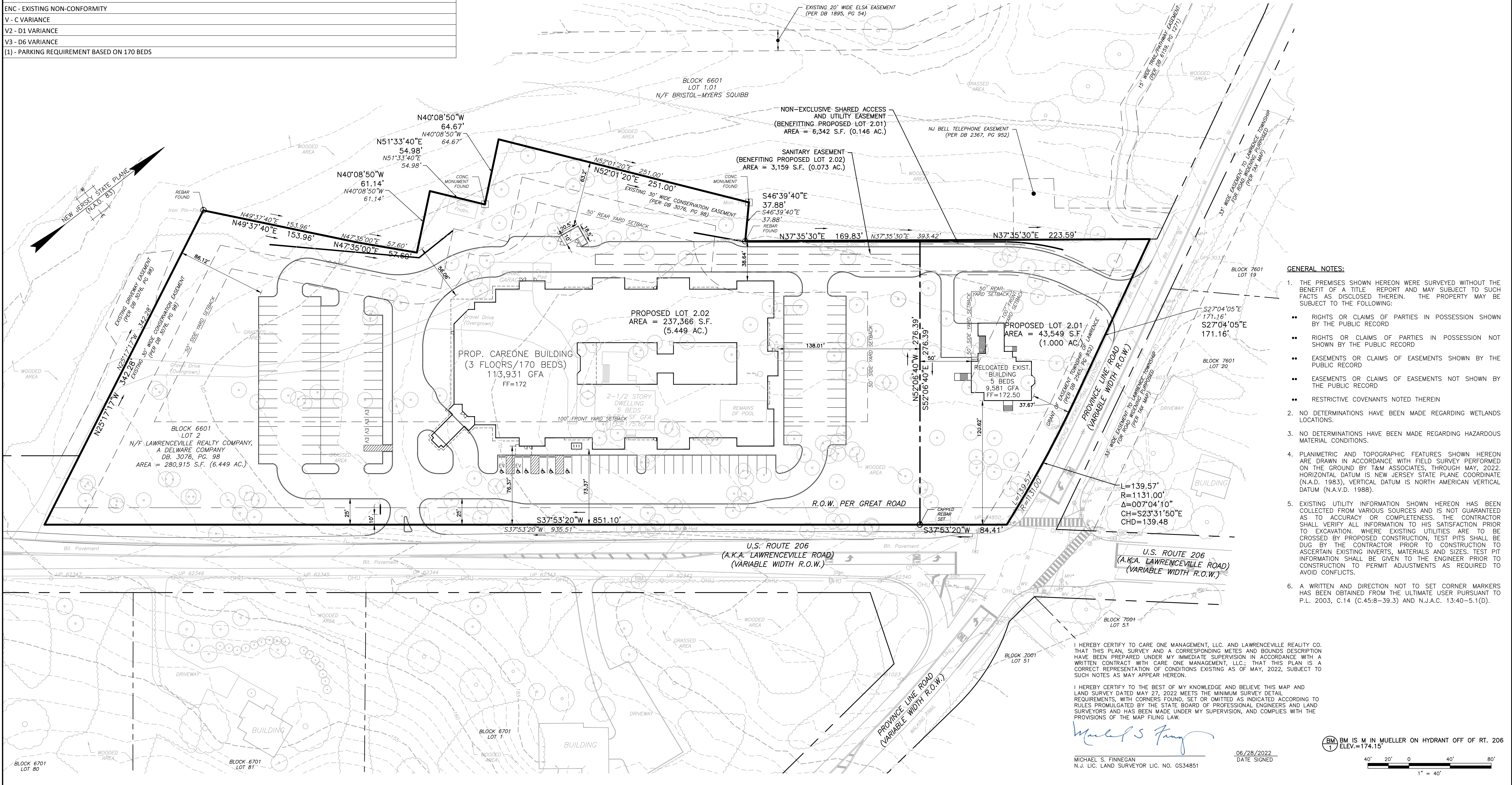
DATE _____ CHAIRPERSON _____
 DATE _____ SECRETARY _____
 OWNER CONTACT INFORMATION: LAWRENCEVILLE REALTY CO. 173 BRIDGE PLAZA NORTH FORT LEE, NJ 07024
 APPLICANT CONTACT INFORMATION: JOSEPH STRAUS (201) 242-4021 CARE ONE MANAGEMENT, LLC 173 BRIDGE PLAZA NORTH FORT LEE, NJ 07024
 DATE _____ DATE _____
 SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2022. MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC OF THE STATE OF NEW JERSEY

IT IS HEREBY CERTIFIED THAT LAWRENCEVILLE REALTY CO. ARE THE OWNERS OF THE LANDS SUBDIVIDED BY THIS MAP AND CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.
 DATE _____ TOWNSHIP CLERK _____
 SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2022. MY COMMISSION EXPIRES _____
 _____ NOTARY PUBLIC OF THE STATE OF NEW JERSEY
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
 DATE _____ MUNICIPAL ENGINEER _____

- REFERENCE MAPS:
- TAX MAP (SHEET NOS. 66.02 & 66.04) TOWNSHIP OF LAWRENCE, MERCER COUNTY, N.J., REVISED THROUGH JAN. 25, 1994, PREPARED BY JOHN M. DURA, P.L.S.
 - MAP ENTITLED, "PLAN OF SURVEY, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY, BLOCK 6601, LOT 2" PREPARED BY ROBERT M. HORWATH OF BRUNSWICK SURVEYING INC., DATED JUNE 7, 2006.
 - MAP ENTITLED, "BOUNDARY & TOPOGRAPHIC SURVEY OF BLOCK 6601 LOT 1.01 PREPARED FOR BRISTOL-MYERS SQUIBB COMPANY, SITUATED IN LAWRENCE TOWNSHIP, MERCER CO., NJ" PREPARED BY KENNETH R. RAIKE OF VAN NOTE-HARVEY ASSOCIATES, INC., REVISED THROUGH SEPT. 11, 2017.
 - MAP ENTITLED, "SITE PLAN OF LANDFALL SUBDIVISION FOR DESIGN INTERFACE, LAWRENCE TOWNSHIP, MERCER CO., NJ" PREPARED BY KENT L. SCULLY OF VAN NOTE-HARVEY ASSOCIATES, INC., REVISED THROUGH MAY 13, 1987.



VICINITY MAP
 SCALE 1" = 1000'
 SOURCE: U.S.G.S. PRINCETON, N.J. QUADRANGLE MAP



- GENERAL NOTES:
- THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO SUCH FACTS AS DISCLOSED THEREIN. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION SHOWN BY THE PUBLIC RECORD
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD
 - EASEMENTS OR CLAIMS OF EASEMENTS SHOWN BY THE PUBLIC RECORD
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORD
 - RESTRICTIVE COVENANTS NOTED THEREIN
 - NO DETERMINATIONS HAVE BEEN MADE REGARDING WETLANDS LOCATIONS.
 - NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIAL CONDITIONS.
 - PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE DRAWN IN ACCORDANCE WITH FIELD SURVEY PERFORMED ON THE GROUND BY T&M ASSOCIATES, THROUGH MAY, 2022. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE (N.A.D. 1983), VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
 - A WRITTEN AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C.45:8-39.3) AND N.J.A.C. 13:40-5.1(D).

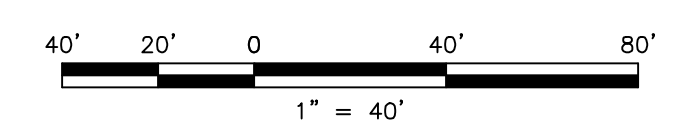
I HEREBY CERTIFY TO CARE ONE MANAGEMENT, LLC, AND LAWRENCEVILLE REALTY CO. THAT THIS PLAN, SURVEY AND A CORRESPONDING METES AND BOUNDS DESCRIPTION HAVE BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH A WRITTEN CONTRACT WITH CARE ONE MANAGEMENT, LLC.; THAT THIS PLAN IS A CORRECT REPRESENTATION OF CONDITIONS EXISTING AS OF MAY, 2022, SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS MAP AND LAND SURVEY DATED MAY 27, 2022 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH CORNERS FOUND, SET OR OMITTED AS INDICATED ACCORDING TO RULES PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW.

Michael S. Finnegan
 MICHAEL S. FINNEGAN
 N.J. LIC. LAND SURVEYOR LIC. NO. GS34851

06/28/2022
 DATE SIGNED

BM 174.15
 ELEV. = 174.15'



NO.	DATE	BY	CHKD
1.	06/28/22		

MICHAEL S. FINNEGAN, P.L.S.
 PROFESSIONAL LAND SURVEYOR

06/28/2022
 LICENSED PROFESSIONAL LAND SURVEYOR
 STATE OF NJ LICENSE NO. GS34851

CAREONE
 PRELIMINARY & FINAL SITE PLAN FOR CAREONE AT LAWRENCE
 TOWN MAP SHEETS 66.02 & 66.04 TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY
 BLOCK 6601, LOT 2
 MINOR SUBDIVISION PLAN



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 26A707050

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

DESIGNED BY	DRK	DRAWING
CHECKED BY	MSF	SUB-01
DRAWN BY	DRK	SHEET
DATE	05/27/22	01
SCALE	AS SHOWN	OF 01

PROJ. NO. COM00001

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