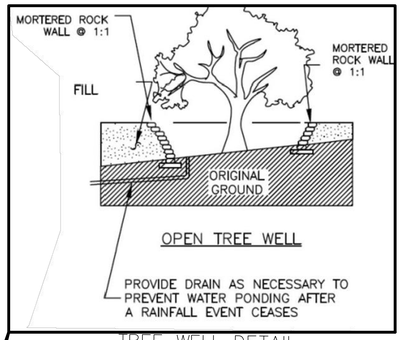
Zoning Information Table					
PROPOSED ASSISTED LIVING/SKILLED NURSING FACILITY (NOT PERMITTED) AND SINGLE FAMILY DETACHED RESIDENTIAL (PERMITTED USE)					
ZONE EP-1 ENVIRONMENTAL PROTECTION 1					
ITEM	REQUIRED		EXISTING LOT	PROPOSED LOT 2.01	PROPOSED LOT 2.02
TYPE	SINGLE FAMILY DETACHED RESIDENTIAL	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.

LOADING ZONE



TREE WELL DETAIL

NOTE:
TREE WELLS AROUND EXISTING TREES TO REMAIN SHALL BE INSTALLED, IF IT IS DETERMINED THAT THE RELOCATION PATH OF GULICK HOUSE WILL NOT BE COMPROMISED.

DEMOLITION LEGEND

LOD — PROPOSED LIMIT OF DISTURBANCE

TREE REMOVAL – 9" TO 30" CALIPER

SPECIMEN TREE REMOVAL – 30" TO 41" CALIPER

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FILE NAME: COMG0001-CLR-REN-2.dwg
LAST PLOTTED: Monday, December 19, 2022 - 1:18PM
LAST SAVE BY: MSantiago

NO.	DATE	REVISIONS	BY	CHKD

MICHAEL THOMAS, P.E.
PROFESSIONAL ENGINEER

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

CAREONE AT LAWRENCE

PRELIMINARY & FINAL SITE PLAN FOR CARONE AT LAWRENCE

BLOCK 6601, LOT 2, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY

LANDSCAPE PLAN RENDERING

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DATE	12-21-2022
SCALE	AS SHOWN
PROJ. NO.	COMG0001
DRAWING	CLR-REN
SHEET	1 OF 1