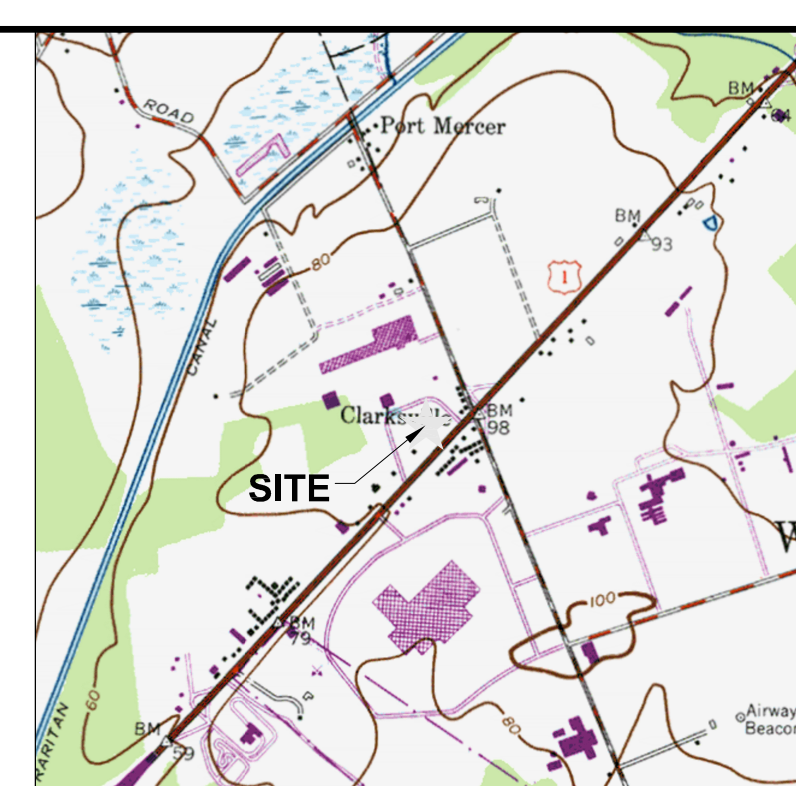


BULK REQUIREMENTS:
HC - HIGHWAY COMMERCIAL

	REQUIRED
MIN. LOT AREA	40,000 S.F.
MIN. LOT FRONTAGE	200'
MIN. LOT WIDTH	200'
MIN. LOT DEPTH	175'
MIN. FRONT YARD	25'
MIN. SIDE YARD	25'
MIN. REAR YARD	60'
REAR YARD SETBACK	50'
MAX. IMPERVIOUS RATIO (UNDER 5 AC.)	0.70
MAX. IMPERVIOUS RATIO (OVER 5 AC.)	0.75
MAX. BUILDING HEIGHT	35'

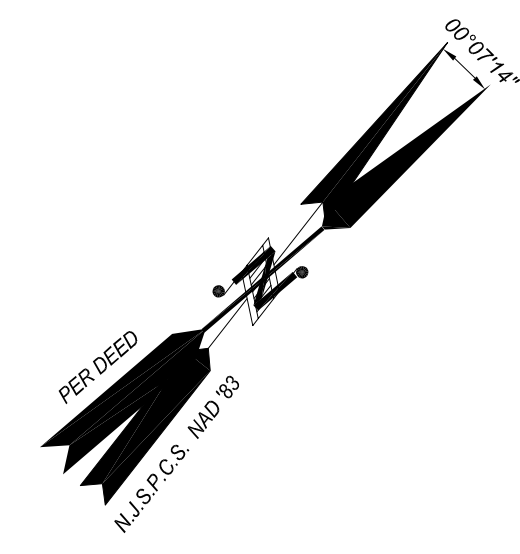


- NOTES:**
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENT, RESTRICTION AND/OR COVENANTS THAT A CURRENT REPORT OF TITLE, OR COMPLETE SEARCH OF THE PUBLIC RECORD, MAY DISCLOSE.
 - THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION:
 - PLAN ENTITLED "NEW JERSEY DEPARTMENT OF TRANSPORTATION ROUTE U.S. 1 (1953) SECTION 2, FROM ROUTE 295 TO MILLSTONE RIVER, PARCELS 181A, SP181B & PE181C," DATED AUGUST 2014
 - PLAN ENTITLED "PLAN OF SURVEY OF LOT 39 BLOCK 5201," PREPARED BY WALTER A. SEAMAN, DATED 11/1/96, FILE NO. 93-19.
 - DEEDS OF RECORD AS NOTED
 - BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY, PLATE #52.03.
 - PLANIMETRIC & TOPOGRAPHIC FEATURES SHOWN ARE TAKEN FROM AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR, WISEMAN & TAYLOR ON 10/17/2023 & 10/20/2023. ADDITIONAL FEATURES AND CONTOURS BEYOND THE CLIENT'S SITE LIMITS IS DEPICTED BASED ON AERIAL MAPPING FROM JUNE 2016.
 - THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP.
 - PLAN NORTH BASED ON N.J.S.P.C.S. NAD '83 (2011) (BEARINGS SHOWN PER DEED), VERTICAL DATUM: NAVD 1988
 - IT SHOULD NOT BE ASSUMED THAT ANY COPY OF THIS PLAN WITHOUT A RAISED IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL OR AN ORIGINAL COLORED IMPRESSION OF THE SURVEYOR'S STAMP SEAL IS A TRUE COPY OF THE ORIGINAL PLAN AS ISSUED BY THE SURVEYOR.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS ILLUSTRATED ARE BASED UPON UTILITY MARKOUT AND ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).

LEGEND

These standard abbreviations, acronyms, symbols & line types will be found in the drawing.

---	BOUNDARY LINE - SUBJECT PROPERTY
---	ADJACENT PROPERTY LINES
---	EXISTING RIGHT-OF-WAY LINE
---	EASEMENT
---	CONTOUR
---	INDEX CONTOUR
---	APPROX. LOCATION STORM SEWER LINE PER PHYSICAL OBSERVATION
---	APPROX. LOCATION SANITARY SEWER LINE PER PHYSICAL OBSERVATION
---	APPROX. LOCATION GAS LINE PER UTILITY MARKOUT
---	APPROX. LOCATION ELECTRIC LINE PER UTILITY MARKOUT
---	APPROX. LOCATION COMMUNICATIONS LINE PER UTILITY MARKOUT
---	APPROX. LOCATION WATER LINE PER UTILITY MARKOUT
⊙	8" INLET
⊙	BOLLARD
■	CONC.
■	CONCRETE AREA
■	CONCRETE MONUMENT FOUND
■	DETECTABLE WARNING PAD
⊙	8" INLET
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FDC	FIRE DEPT. CONNECTION
GM	GAS METER
J	GUY WIRE
JBX	JUNCTION BOX
⊙	LIGHT POLE
MHS	MANHOLE - SANITARY SEWER
⊙	PAINTED HANDICAPPED PARKING SYMBOL
SN	SIGN
6.7 x	SPOT SHOT (PREVIOUS SURFACE ELEVATION)
6.78 x	SPOT SHOT (IMPERVIOUS SURFACE ELEVATION)
K6.78 x	SPOT SHOT (TOP CURB ELEVATION)
D6.78 x	SPOT SHOT (DEPRESSED CURB ELEVATION)
G6.78 x	SPOT SHOT (GUTTERLINE ELEVATION)
⊙	STONE AREA
TBX	TELEPHONE BOX
⊙	TREE (DECIDUOUS)
UP #	UTILITY POLE / POLE ID#
UPT #	UTILITY POLE W/ TRANSFORMER / POLE ID#
WV	WATER VALVE



CALCD BY: JC
 DATE DRAWN: 10/27/2023
 THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION

SAMUEL S. PREVITERA
 NJ LICENSED LAND SURVEYOR
 NO. 245520897000

NO.	DATE	REVISIONS

SCALE: 1" = 20'

DATE: 10/27/2023

TOPOGRAPHIC SURVEY

BLOCK 5201 LOT 39
3357 BRUNSWICK PIKE
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW JERSEY

Taylor Wiseman & Taylor
 ENGINEERS / SURVEYORS / SCIENTISTS
 SUBSURFACE UTILITY ENGINEERING
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 www.taylorwiseman.com
 NJ CERTIFICATE OF AUTHORIZATION NO. 24CA28032900

DRAWING NO. 2023-07414-TOPO SHEET: 1 OF 1