



LEGEND			
PROPERTY BOUNDARY	---	CENTERLINE	---
ADJOINER BOUNDARY	---	TREELINE	---
RIGHT OF WAY	---	OVERHEAD WIRE	---
EASEMENT	---	FENCES	---
SETBACK LINE (ZONE)	---	GUIDE RAIL	---
ZONING BOUNDARY	---	EDGE/CENTER OF WATER	---
MUNICIPAL BOUNDARY	---	U. POLE, W/SOLAR, W/LAMP	---
FLOOD HAZARD LINE	---	U. POLE W/TRANS, GUY, ANCHOR	---
WETLAND LINE, MARK/FLAG	WD30 WD31 WD32	LAMPS, AREA; 1, 2, 3, WALL, FLOOD	---
STORM SEWER	---	INLETS; A, B, E, YARD DRAIN	---
SANITARY SEWER	---	MANHOLE, CLEAN OUT, ROOF LEADER	---
CABLE LINE	---	FIRE HYDRANT, UTILITY VALVE	---
WATER LINE	---	DOOR, AREA LT, BOLLARD LT	---
GAS LINE	---	BOLLARD, PARKING METER, SIGN	---
ELECTRIC LINE	---	HOSE BIB, GAS METER	---
TELEPHONE LINE	---	CONTOUR LINE, INTERMEDIATE	---
EDGE PAVEMENT/GRAVEL	---	CONTOUR LINE, INDEX	---
CURB	---	GRADE ELEVATION	---
DEPRESSED CURB	---		---

- REFERENCES:**
- DEEDS AS NOTED.
 - 'FINAL SUBDIVISION FOR TIFFANY WOODS' PREPARED BY ROBERT BUDA ASSOC.S, LAST REVISED 5/15/1987 AND FILED IN THE MERCER COUNTY CLERK'S OFFICE ON 5/21/1987 AS FILED MAP NO. 2839.
 - LAWRENCE TOWNSHIP TAX MAP SHEETS 2, 7, 8 & 9. EWING TOWNSHIP TAX MAP SHEETS 3, 5 & 11.
 - 'WELL LOCATION MAP, SHERWOOD INDUSTRIES INC, 1052 SPRUCE STREET, LAWRENCE TOWNSHIP, NJ 08648, BLOCK 701, LOT 39' PREPARED BY ARECON LTD., FIGURE 1, PROJECT No. 46067 AND DATED JULY 2021.
- NOTES:**
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FRESHWATER WETLAND AND/OR TRANSITION AREA. CERTAIN ACTIVITIES IN WETLANDS AND TRANSITION AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FRESHWATER WETLAND PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 OR <http://www.nj.gov/landuse> FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE. THE FRESHWATER WETLAND TRANSITION AREAS ARE 50 FEET DISTANT FROM THE APPROVED WETLAND LIMITS AS DESCRIBED IN NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION, FILE # ACTIVITY No.: SHERWOOD INDUSTRIES, INC., BLOCK & LOT: [701:39], LAWRENCE TOWNSHIP, MERCER COUNTY, DATED JUNE 2, 2020.
 - NOT ALL INDIVIDUAL TREES HAVE BEEN LOCATED ON THIS SURVEY. PER THE TOWNSHIP SITE PLAN CHECKLIST A SAMPLE AREA IN EXCESS OF 100 FEET SQUARE (SAMPLE AREA 118' X 134' & 15,812 SF) WAS DETERMINED IN THE FIELD AND ALL TREES WITH A DIAMETER OF 5" AND GREATER WERE LOCATED (38 TREES). THIS AREA IS INDICATED ON THE SURVEY. OTHER NOTE WORTHY TREES OUTSIDE OF THIS AREA WERE LOCATED IN THE COURSE OF THIS SURVEY.
 - THE AREA OF TAX BLOCK 701 LOT 39 IS 312,385 SQ. FT. (7,171.4 ACRES). THE BUILDABLE AREA LIMITED BY ZONING SETBACKS AND WETLAND BUFFER AREAS LIMITS IS 4,1258 ACRES.

ZONING REQUIREMENTS		
APARTMENT AND TOWNHOUSE 4 (AT-4) DISTRICT (PARTIAL LISTING)		
	REQUIRED	EXISTING
MIN. LOT AREA (AC)	7	7.1714
MIN. BUILDABLE AREA [WITHIN SETBACKS] (AC)	4	4.4528
MIN. FRONTAGE (FT)	40	40
BUILDING SETBACK FROM TRACT PERIMETER (FT)	50	100.6
PARKING SETBACK FROM TRACT PERIMETER (FT)	25	28.2
BUILDING TO BUILDING SETBACKS		
FRONT OR BACK SETBACK (FT)	50	N/A
SIDE (FT)	20	N/A
FROM PARKING (FT)	5	N/A
MAX. BUILDING HEIGHT (FT)/STORIES	45/3	20/1
MAX. BUILDING LENGTH, LONG AXIS (FT)	240	174

2	9/09/21	ADD STORMWATER SOIL LOG/PERMEABILITY TEST LOCATIONS, REVISE REFERENCES	ALS	ALS
1	8/02/21	ADD MONITORING WELLS NOT FOUND DURING SURVEY, REVISE NOTES, REFERENCES & TITLE BLOCK	ALS	ALS
NO.	DATE	DESCRIPTION OF REVISION	BY	CHK'D

CAUTION: If this document does not contain the raised impression seal of the professional or this digital document signature is reported as invalid, it is not an authorized original document and should not be relied upon.

HOPWELL VALLEY ENGINEERING, PC
ENGINEERS, PLANNERS & LAND SURVEYORS

1600 Reed Road, Suite A
Pennington, NJ 08534-5002
Tel: 609-745-5800
Fax: 609-745-5807
www.hopewellvalleyengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

SPRUCE STREET PARTNERS LLC
(formerly SHERWOOD INDUSTRIES, INC.)

BLOCK 701 LOT 39

SITUATE IN
MERCER COUNTY NEW JERSEY

Digitally signed by
Allan L Sampson
Date: 2021.09.09
17:18:20 -0400

ALLAN L. SAMPSON
N.J. PROF. LAND SURVEYOR NO. 29356