

LOCATION MAP
SOURCE: USGS QUAD MAP "HATBORO, PA"
SCALE: 1" = 800'

NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE FEASIBILITY OF PURCHASING ADJACENT LOTS TO FACILITATE A NEW BUILDING AND ZONING CHANGE.
2. THIS PLAN IS BASED ON RECORD DOCUMENTS ONLY. NO FIELD BOUNDARY SURVEY WAS PERFORMED.
3. REFERENCE PLAN: PLAN OF "COLONIAL HEIGHTS", DATED MARCH 7, 1917, FILED AS MAP #299A.
4. THIS PLAN IS NOT INTENDED FOR USE WITH ANY CONVEYANCE OF PROPERTY OR ANY CONSTRUCTION ACTIVITIES.
5. BASED ON A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR MERCER COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL NUMBER 226 OF 276 (MAP NUMBER 3402100226), EFFECTED DATE JULY 20, 2016, THIS SITE DOES NOT APPEAR TO BE LOCATED WITHIN A FLOOD HAZARD AREA.
6. THE LOCATIONS OF WETLAND FLAGS PLACED IN THE FIELD IN RELATION TO THE "INTERMEDIATE VALVE BOUNDARY LINES. THE FLAGS WERE PLACED BY JOSEPH R. ARSENAULT. THE LIMIT OF THE WETLAND IS SHOWN LABELED AS SUCH ON A MEMO PREPARED BY JOSEPH R. ARSENAULT, DATED 4/21/21.

POSSIBLE VARIANCES NEEDED

- 1. TO ALLOW 34 PARKING SPACES WHERE 45 SPACES ARE REQUIRED.
2. TO REDUCE THE MINIMUM FRONT YARD SETBACK.
3. TO REDUCE THE MINIMUM ACCESSORY BUILDING SETBACK.

PARKING REQUIREMENTS:

Table with 2 columns: Building Type and Parking Spaces. Rows include Office (<48,999 SQ. FT.), Retail Store, Total Required Parking Spaces (45), and Total Proposed Parking Spaces (34 including 2 handicap accessible).

LEGEND:

- APPROXIMATE PROPERTY LINE
EXISTING ADJOURNER PROPERTY LINE
EXISTING FENCE
EXISTING STORM PIPE
INTERMEDIATE VALUE WETLANDS LIMIT
WETLAND FLAG & NUMBER
50 FT. INTERMEDIATE VALUE WETLANDS BUFFER
EXISTING CURB
EXISTING BUILDING SETBACK LINE
PROPOSED PROPERTY LINE
PROPOSED BUILDING SETBACK LINE
EXISTING STONE
PROPOSED PAVEMENT
PROPOSED CONCRETE

SITE DATA:

PARCEL ID: BLOCK 503 LOTS 4 - 14
DEED OF RECORD: VOL. 4526 PAGE 76
OWNER: TRENTON BUILDING BLOCK CO. INC
SITE ADDRESS: 625 CHERRY TREE LANE LAWRENCEVILLE, NJ 08648

ZONING DATA

Table with 2 columns: Required and Proposed. Rows include Zoning District (Mixed Use 3), Lot Area (5.0 acres), Lot Width (400 ft), Front Yard (75 ft), Side Yard (50 ft), Rear Yard (50 ft), Accessory Building Setback (35 ft), Max. Impervious Area (75%), and Max. Building Height (45 ft).

*LOT AREA INCLUDES LOTS TO BE ACQUIRED FROM LAWRENCE TOWNSHIP.
NOTE: ZONING DATA IS APPROXIMATE BASED ON AERIAL PHOTOGRAPHY AND EXISTING AVAILABLE INFORMATION.

Table with 2 columns: Category and Value. Rows include Lots to be Acquired (15 thru 26), Area of Existing Lot (68,032.88 sq. ft.), Area of Lots to be Acquired (67,940.33 sq. ft.), Total Lot Area (135,973.21 sq. ft.), Area Within Intermediate Wetlands (18,955.84 sq. ft.), and Net Buildable Lot Area (117,017.37 sq. ft.).

CAUTION

LOCATION, DEPTH AND ALIGNMENT OF EXISTING WATER, GAS MAINS, SEWER LINES, STORM DRAINS, TELEPHONE, ELECTRIC OR OTHER UNDERGROUND UTILITIES, FACILITIES OR APPURTENANCES ARE NOT PRECISELY KNOWN, BUT ARE SHOWN APPROXIMATELY BASED ON SUCH INFORMATION THAT IS AVAILABLE. THE CONTRACTOR IS TO VERIFY THIS INFORMATION IN THE FIELD PRIOR TO NEW CONSTRUCTION.

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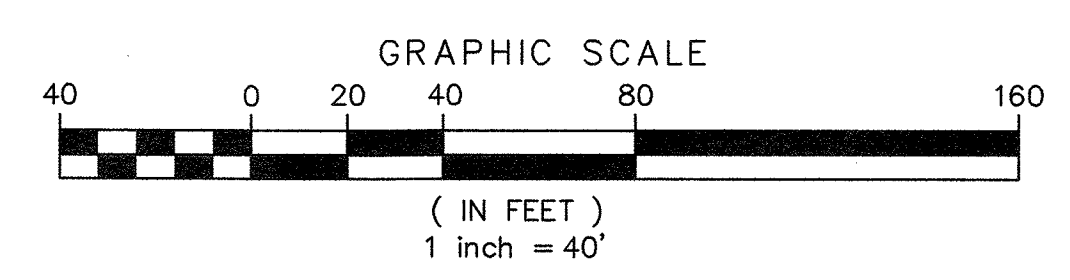
PETER C. ANDERSEN
NEW JERSEY PROFESSIONAL ENGINEER #24GE03173800

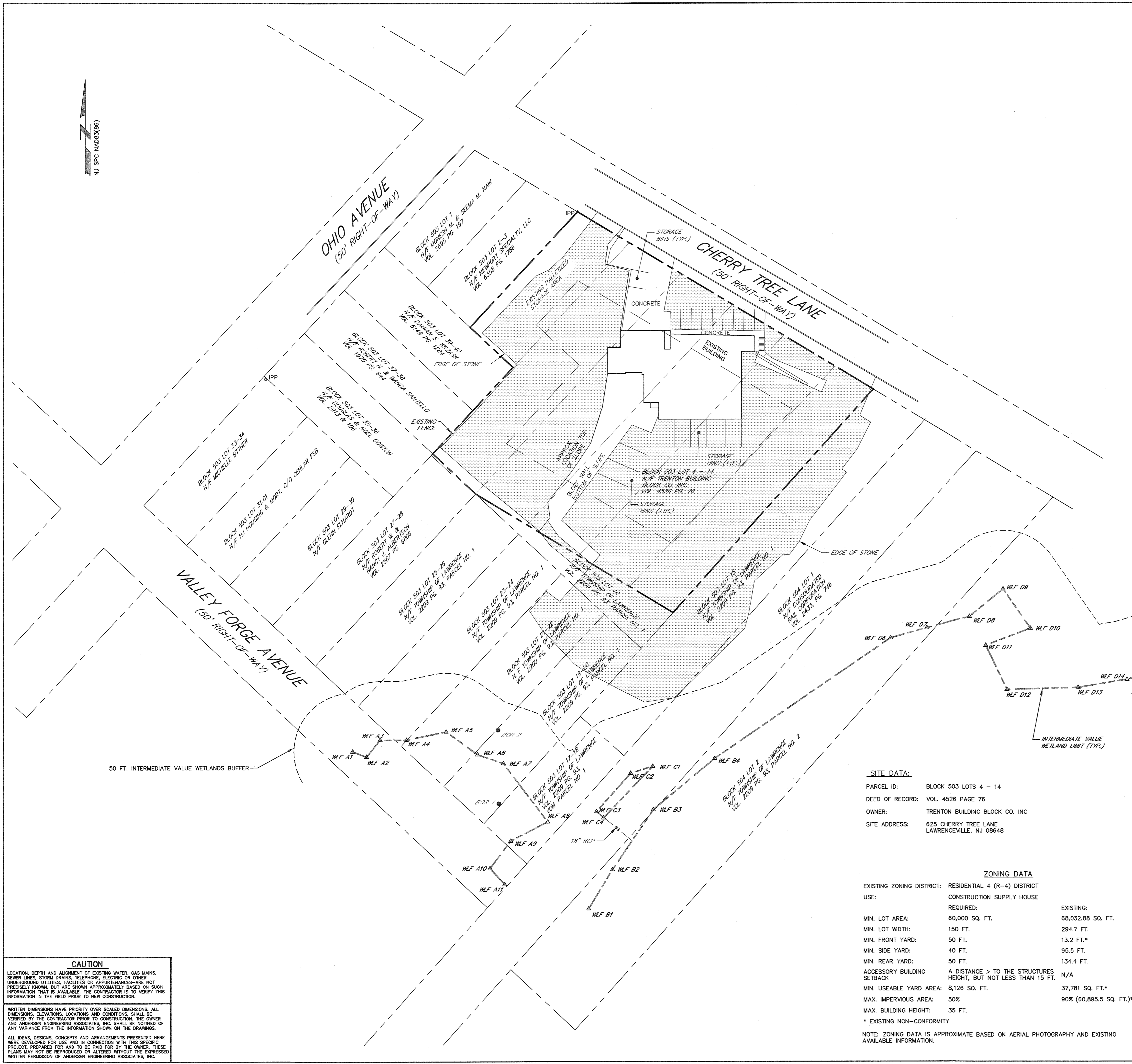
CONCEPT PLAN
PREPARED FOR
TRENTON BLOCK
SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NJ

ANDERSEN ENGINEERING ASSOCIATES INCORPORATED
150 RIDGE ROAD
SUITE 2
SELLERSVILLE, PA 18980
(215) 257-6711
STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 3440280200

Table with 3 columns: BY, DATE, DESCRIPTION. Includes fields for ISSUE, AEA FILE NO., CAD DRAWING FILE, DRAWN BY, CHECKED BY, DATE, TAX MAP, ACRES, SCALE, FBK/PG, and SHEET TITLE.

CONCEPT PLAN





- NOTES:**
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PARKING REQUIREMENTS:

RETAIL STORE: 1 SPACE PER 200 SQ. FT. GFA
 7,200 SQ. FT./200 = 36 SPACES

TOTAL EXISTING SPACES = 9 SPACES

SITE DATA:

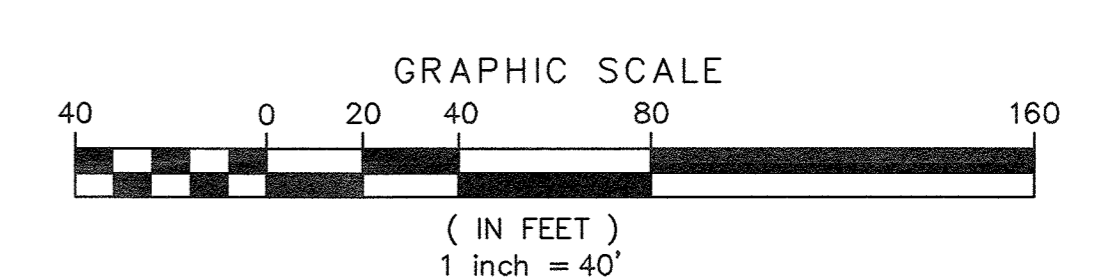
PARCEL ID: BLOCK 503 LOTS 4 - 14
 DEED OF RECORD: VOL. 4526 PAGE 76
 OWNER: TRENTON BUILDING BLOCK CO. INC
 SITE ADDRESS: 625 CHERRY TREE LANE, LAWRENCEVILLE, NJ 08648

ZONING DATA

EXISTING ZONING DISTRICT:	RESIDENTIAL 4 (R-4) DISTRICT	
USE:	CONSTRUCTION SUPPLY HOUSE	
	REQUIRED:	EXISTING:
MIN. LOT AREA:	60,000 SQ. FT.	68,032.88 SQ. FT.
MIN. LOT WIDTH:	150 FT.	294.7 FT.
MIN. FRONT YARD:	50 FT.	13.2 FT.*
MIN. SIDE YARD:	40 FT.	95.5 FT.
MIN. REAR YARD:	50 FT.	134.4 FT.
ACCESSORY BUILDING SETBACK:	A DISTANCE > TO THE STRUCTURES HEIGHT, BUT NOT LESS THAN 15 FT.	N/A
MIN. USEABLE YARD AREA:	8,126 SQ. FT.	37,781 SQ. FT.*
MAX. IMPERVIOUS AREA:	50%	90% (60,895.5 SQ. FT.)*
MAX. BUILDING HEIGHT:	35 FT.	

* EXISTING NON-CONFORMITY

- LEGEND:**
- APPROXIMATE PROPERTY LINE
 - - - EXISTING ADJOINER PROPERTY LINE
 - x EXISTING FENCE
 - ss EXISTING STORM PIPE
 - INTERMEDIATE VALUE WETLANDS LIMIT
 - Δ WLF D12 WETLAND FLAG & NUMBER
 - 50 FT. INTERMEDIATE VALUE WETLANDS BUFFER
 - EXISTING CURB
 - EXISTING BUILDING SETBACK LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED BUILDING SETBACK LINE



CAUTION

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PETER C. ANDERSEN
 NEW JERSEY PROFESSIONAL
 ENGINEER #24603173800

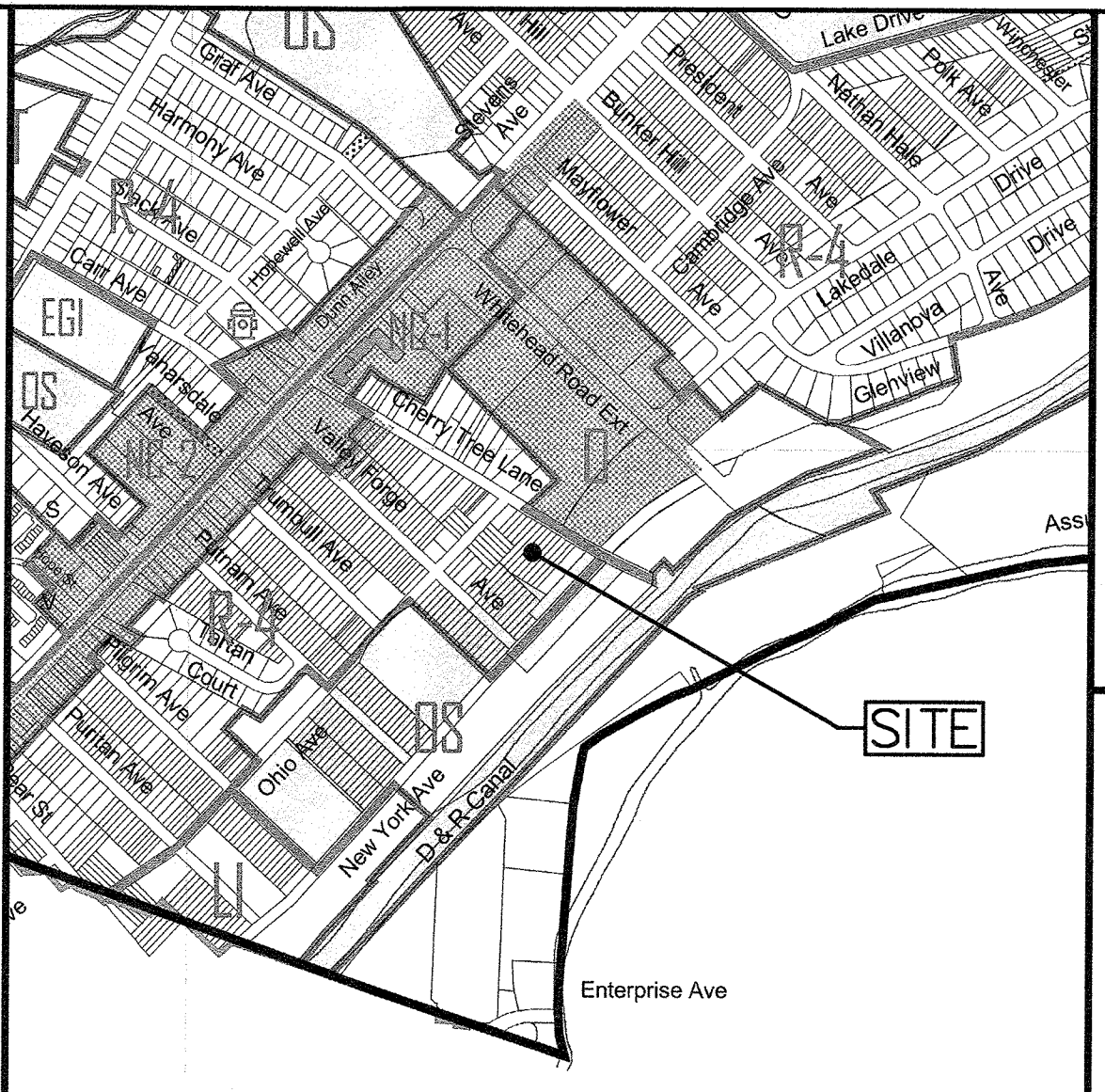
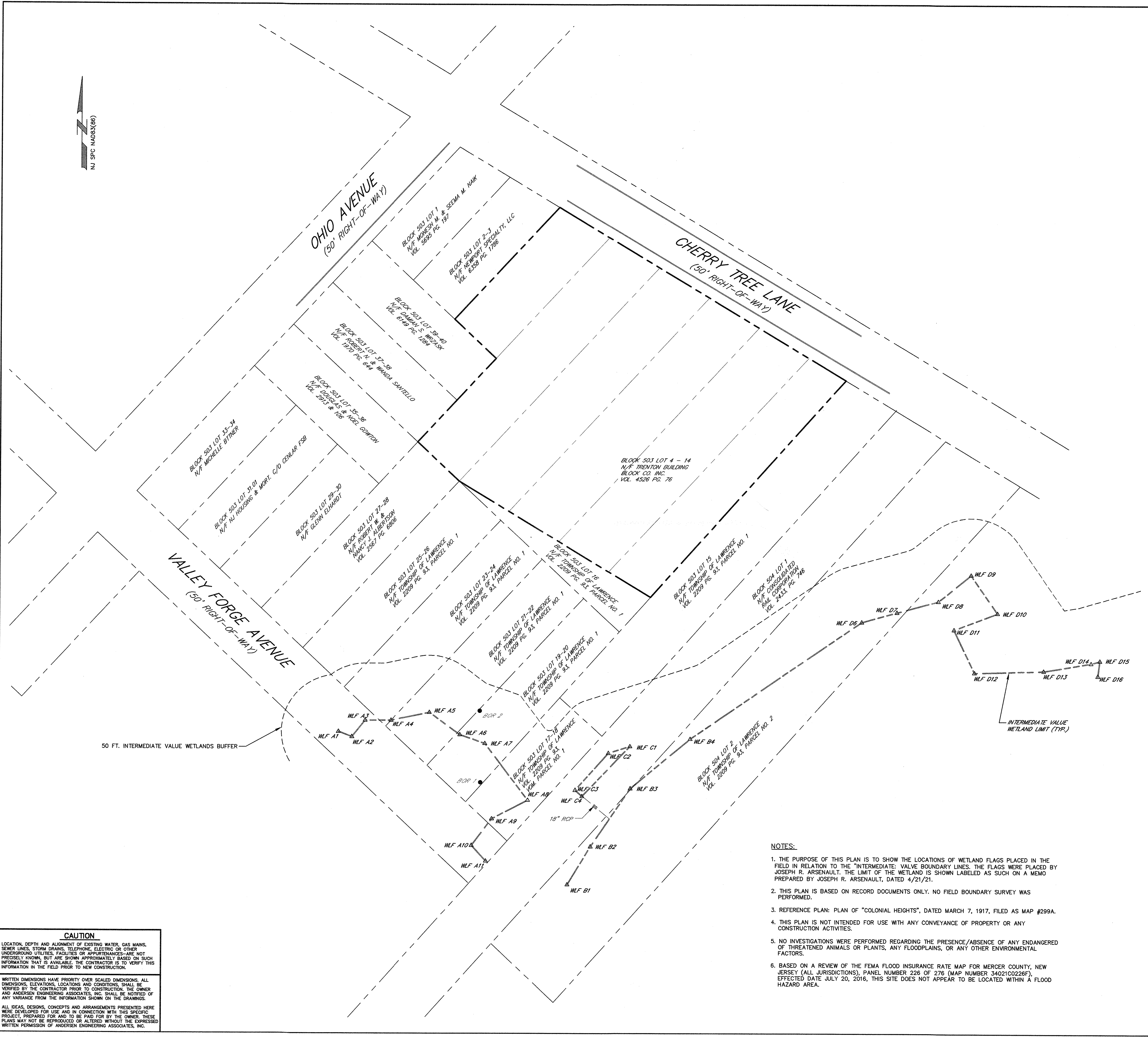
EXISTING SKETCH PLAN
 PREPARED FOR
TRENTON BLOCK
 SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NJ

ANDERSEN ENGINEERING ASSOCIATES INCORPORATED
 150 RIDGE ROAD
 SUITE 2
 SELLERSVILLE, PA 18960
 (215) 257-5711
 STATE OF NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24603173800

T.L.C.	9/28/21	ADD WETLAND BUFFER
T.L.C.	9/24/21	REVISED FLAG NUMBER
BY:	DATE	DESCRIPTION
ISSUE:		
AEA FILE NO.	5568	
CAD DRAWING FILE:	5568SITE	
DRAWN BY:	T.L.C.	
CHECKED BY:	B.W.B.	
DATE:	9/29/21	
TAX MAP:		
ACRES:		
SCALE:	1"=40'	
FBK/PG:	152/58	
SHEET TITLE		

EXISTING SKETCH PLAN

SHEET 2 OF 3



LOCATION MAP
SOURCE: USGS QUAD MAP "HATBORO, PA"
SCALE: 1" = 800'

WETLAND LOCATION PLAN
PREPARED FOR
TRENTON BLOCK
SITUATE IN
LAWRENCE TOWNSHIP, MERCER COUNTY, NJ

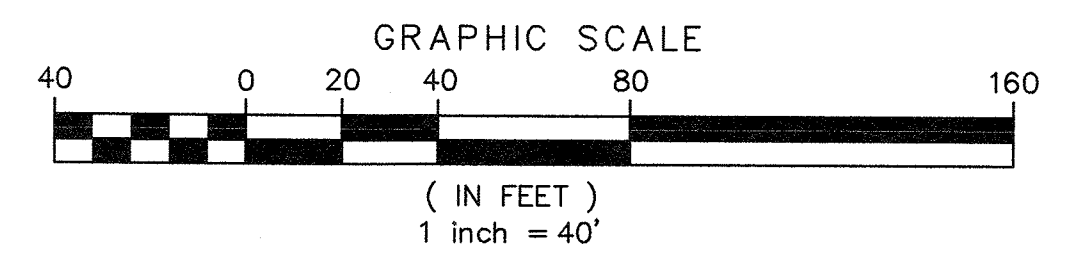
ANDERSEN
ENGINEERING
ASSOCIATES
INCORPORATED
150 RIDGE ROAD
SUITE 2
SELLERSVILLE, PA 18960
(215) 257-5711
STATE OF NEW JERSEY OFFICE OF AUTHORIZATION
NO. 2402000200

KEVIN J. WOLF
NEW JERSEY PROFESSIONAL
LAND SURVEYOR #55414

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SITE ADDRESS: 625 CHERRY TREE LANE, LAWRENCEVILLE, NJ 08648

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x EXISTING FENCE
SS EXISTING STORM PIPE
--- INTERMEDIATE VALUE WETLANDS LIMIT
▲ WLF D12 WETLAND FLAG & NUMBER
--- 50 FT. INTERMEDIATE VALUE WETLANDS BUFFER

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WETLAND
LOCATION
PLAN
SHEET 3 OF 3