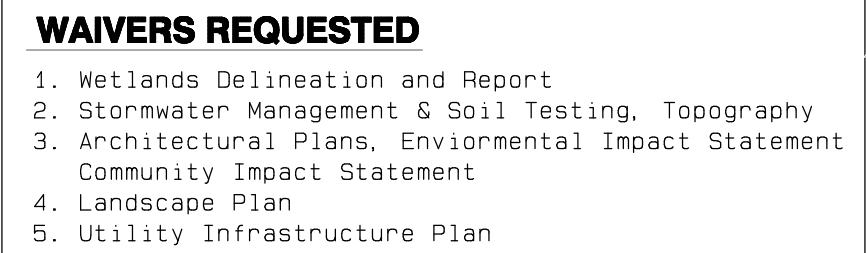


DESCRIPTIONS	REQUIRED	EXISTING LOT 112 #100 DENOM	PROPOSED LOT A #100 DENOM	PROPOSED LOT B #100 DENOM
PRINCIPAL BUILDING				
Minimum Lot Area	22,500 SF	67,727.41 SF	23,545.65 SF	41,303.41 SF
Minimum Lot Frontage	100 ft	190.36 ft. (DENOM) 119.25 ft. (STURWOOD)	96.01 ft. (DENOM) (v) 103.91 ft. (STURWOOD)	96.01 ft. (v)
Minimum Side Yard (EACH)	15 ft	121.1 ft./45.87 ft	25.62 ft./45.87 ft	N/A
Minimum Front Yard	40 ft.	67.8 ft. (DENOM) 33.9 ft (STURWOOD) (ex)	52.6 ft. (DENOM) 33.9 ft (STURWOOD) (ex)	N/A
Minimum Rear Yard	40 ft	194.50 ft	194.50 ft	N/A
Minimum Impervious Surface Coverage	35	0.09	0.09	N/A
Minimum Usable Yard Area	20% of sq. yard	COMPLEX	COMPLEX	N/A
Maximum Building Height	35 ft	25 ft or less	25 ft or less	N/A
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context	N/A	N/A	N/A
Maximum ratio of SFLA to lot area	2.0 Times the average ratio of SFLA to lot area for the Neighborhood context	N/A	N/A	N/A

(v) - INDICATES VARIANCE REQUIRED (ex) - INDICATES EXISTING NON-CONFORMITY

[illegible]

**TRENTON ENGINEERING CO., INC.**  
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS  
ESTABLISHED 1907  
2193 SPRUCE STREET      TRENTON, N.J. 08638  
TEL. NO. 609-882-0616  
FAX. NO. 609-882-6004

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C.W. STRATTON      L.S. N.J. -43395

***Craig W. Stratton***  
N.J. PROFESSIONAL LAND SURVEYOR  
No. 43355

*Craig W. Stratton*

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DATE 9-16-25

<b>MINOR SUBDIVISION</b> of <b>#100 Denow Road</b> for <b>PROPERTY AND LAND ACQUISITION LLC</b> in <b>TOWNSHIP OF LAWRENCE</b> <b>MERCER CO., NEW JERSEY</b>			<b>CERTIFICATE OF AUTHORIZATION NO. 24643000260</b> <b>TAX MAP DATA</b>	
LOT	BLOCK	PAGE		
112	5401	54		
DATE	7/2/24			
INV.	44912			
DRAWN BY:	BDS			
SCALE	1"=30'			
FB.	PG.			
<b>FILE 109-16</b>				



**RWOOD** (76'R.O.W., per Tax Map)

- ## REVISIONS

DATE 9-16-25

MERCER CO., NEW JERSEY

FILE 109-16

1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL MEASUREMENTS AND SURVEYMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. PROPERTY CORNERS FOUND, OR SET, AS SHOWN.
3. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREIN. ANY OTHER USE OF THIS PLAN OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
4. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. FIELD NOTES AND ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND UTILITIES AND ARE EITHER IN ACCORDANCE WITH THE RECORDS OF SUCH COMPANIES OR PHYSICALLY LOCATED UNDER THE UNDERGROUND FEATURES (WHICH MAY BE CALLED AS NECESSARY) OF THE INFORMATION AVAILABLE. AS TO ANY DESIGN OR CONSTRUCTION OF THE UNDERGROUND UTILITY MARKOUT NUMBER 800-272-1000 SHALL BE CALLED.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOODPLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. HORIZONTAL DATUM: DEED BOOK VOLUME 6542, PAGE 42.

1. "PLAN OF SURVEY OF LOT 112, BLOCK 5401 IN THE TOWNSHIP OF LAWRENCE" PREPARED BY APEX SURVEYS, DATED NOV. 2, 2023, PROJ. #23-633.
2. "PLAN OF PROPOSED MINOR SUBDIVISION OF LOT 12, BLOCK 15" PREPARED BY TRENTON ENGINEERING CO., INC., DATED OCT. 14, 1982, LAST REVISED NOV. 21, 1984, FILE #88-46.