

"A Written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c. 14 (C45:8-36.3) and N.J.A.C. 13: 40-5.1 (d)."

- NOTES:
1. This survey, subject to documents of record, does not purport to identify, if any, wetlands, utilities, service lines or structures below ground.
  2. No responsibility or liability is assumed by the Land Surveyor for any other use, including but not limited to use of survey for Survey Affidavit for property resale, to any other person not listed in the certification either directly or indirectly.
  3. Only copies from the original Survey marked with an original Professional Land Surveyors embossed seal shall be considered valid copies having been prepared in accordance with the existing code of practice adopted by the N.J. State Board of Professional Engineers and Land Surveyors.
  4. Unauthorized alteration or addition to a Survey Map bearing a Professional Land Surveyor's signature and seal is illegal and punishable by law.
  5. The building offset dimensions, as shown, are not meant to be a representation of the current zoning requirements.

Being: Lot 20  
Block 5801, Page 58.12  
Lawrence Township tax maps  
Zoning District EP-2

Also Known As: Lot 1 on a map  
entitled Section-1 "Twin Oaks" that  
was Filed in the Mercer County  
Clerk's Office on March 18, 1959 as  
Map No. 1345

Lot Area: 61,403 Sq.Ft. - 1.409 Acres

<b>BRUCE BENISH</b> P.L.S.  PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 24GS03622700	PLAN OF SURVEY	
	79 Fackler Road Lawrence Township, Mercer County, New Jersey	
	Louis Lehman, P.A. 2145 Nottingham Way, 2nd. Floor Suite C, Trenton, NJ 08619 609 883-2444 Fax 883-5792	Field Work Completed 6-23-20
Survey No. 51436-A Date of Plan: June 24, 2020 Scale 1"=40'		

CERTIFIED FOR USE BY: Michael T. Hollister, Esquire

- ZONING NOTES -

ZONING FOR NEW DETACHED CARPORT TO SINGLE-FAMILY HOUSE; ZONING MAP EP-2 ZONE

BLOCK 5801, LOT 20  
LAWRENCE TOWNSHIP  
MERCER COUNTY, NJ

SITE PLAN INFORMATION AND NOTES TAKEN FROM A SURVEY DATED 06/24/2020  
BY: BRUCE BENISH, LOUIS LEHMAN P.A.  
2145 NOTTINGHAM WAY, BOX C  
TRENTON NJ 08619

LOT SQUARE AREA (MIN. 0.75 ACRES) 1.409 ACRES= 61,403 SF

	EXISTING	PROPOSED
MAXIMUM IMPERVIOUS COVERAGE- 25% PERMITTED (15,350 SF)		
FLOOR AREA, INCLUDING ATTACHED CARPORT& COVERED PORCHES	± 2,872 SF	UNCHANGED
REAR PATIO, WALKWAY	±330 SF	UNCHANGED
DRIVEWAY	±1986 SF	±1610 SF
EXISTING SHED	200 SF	UNCHANGED
PROPOSED DETACHED CARPORT	-	480 SF
TOTAL	±5,095 SF	±5,492 SF
PERCENTAGE OF LOT COVERAGE	±8.3%	±8.94%

SETBACKS	ALLOWABLE	EXISTING	PROPOSED
FRONT (FACKLER RD.)	50 FT. MIN	88.0 FT	UNCHANGED
FRONT (BENTWOOD LANE)	50 FT. MIN	84. FT	UNCHANGED
RIGHT SIDE	35 FT. MIN	81.4 FT	UNCHANGED
REAR	50 FT. MIN	116.3 FT	UNCHANGED
STRUCTURE HEIGHT (MAIN HOUSE)	35' FT	±16 FT	UNCHANGED
STRUCTURE HEIGHT (EXT. ACCESSORY)	15' FT	8 FT	UNCHANGED
STRUCTURE HEIGHT (NEW. ACCESSORY)	15' FT	-	10 FT
ACCESSORY SETBACK- 15' AT SIDE & REAR 15' FT		15 FT	UNCHANGED

1 NEW ACCESSORY (CARPORT)- PLOT PLAN  
SCALE: 1"=40'-0"

VIEW FROM DRIVEWAY TOWARDS FRONT OF HOUSE W/ RIGHT SIDE EXT. PARKING AREA/PROPOSED CARPORT



VIEW FROM FACKLER RD TOWARDS FUTURE CARPORT AREA; EXT. BERM IN FOREGROUND



VIEW FROM CORNER BETWEEN FACKLER RD AND BRENTWOOD LANE

DOCUMENT HISTORY

Rev	Date	Content
△	5/22/28	NEW CARPORT

**BINYAN** architecture studio, Inc.

NAAMA FAUCETT, AIA, NCARB

PHONE: +1 908.310.0129  
EMAIL: INFO@BINYAN.COM  
122 MAIN STREET, SUITE #2, FLEMINGTON, NJ 08822

Signature & Seal

NAAMA FAUCETT  
LIC. NO. NJ AI01929300

RENOVATION/REMODELING  
79 FACKLER RD.

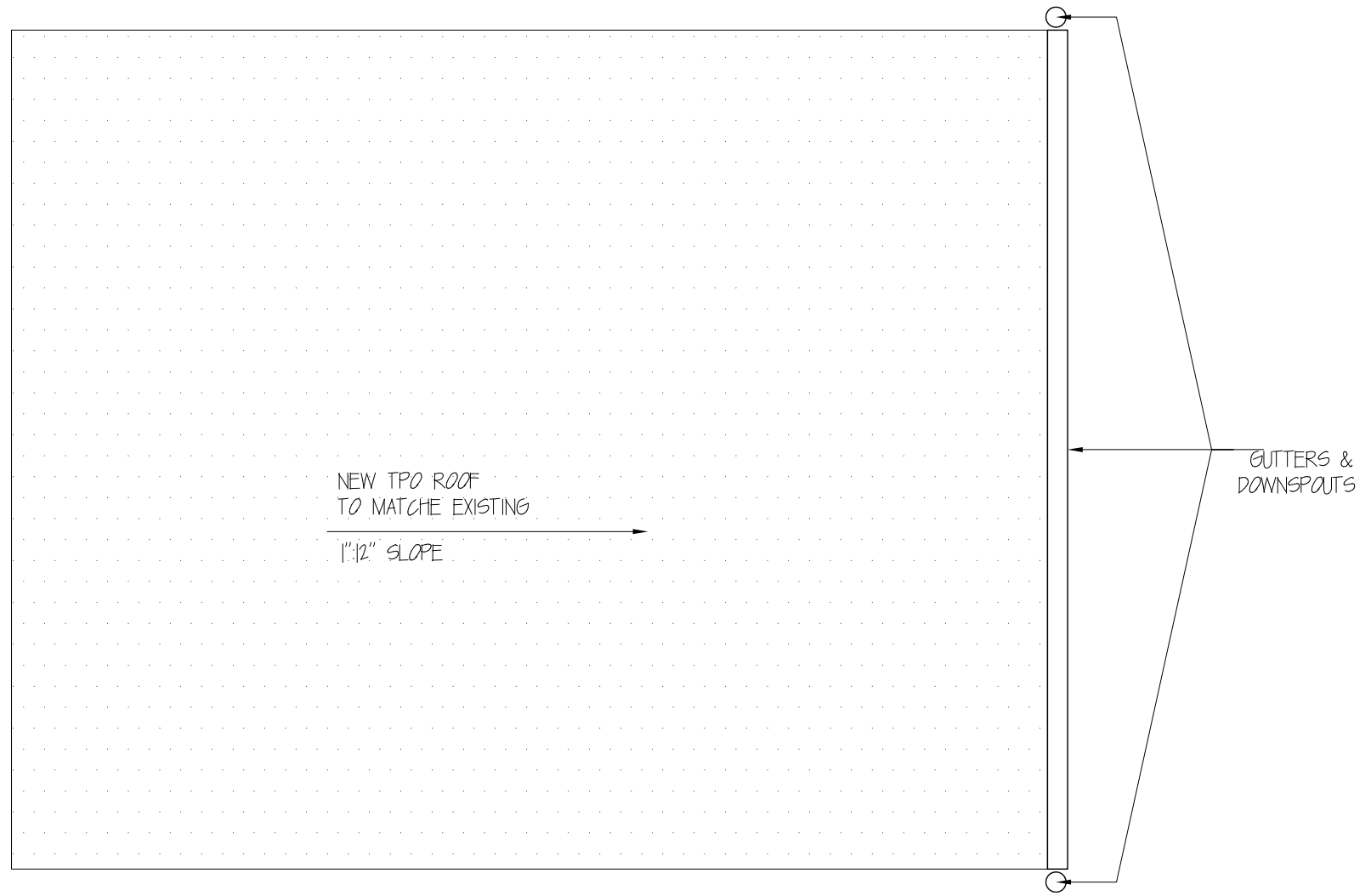
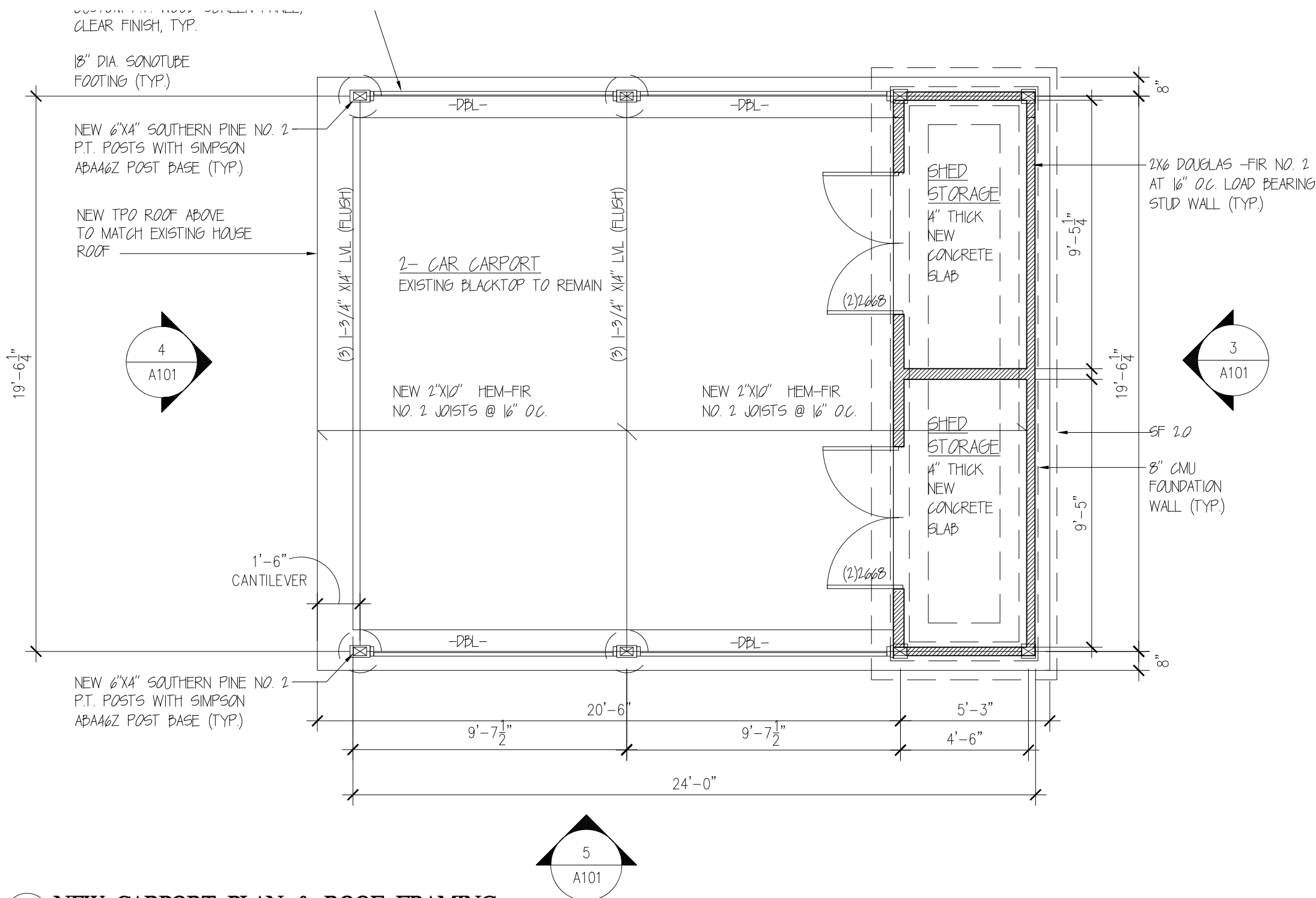
79 FACKLER ROAD,  
LAWRENCE TOWNSHIP, NJ 08648

Drawing Title

SITE PLAN  
ZONING INFORMATION

File Name

A001

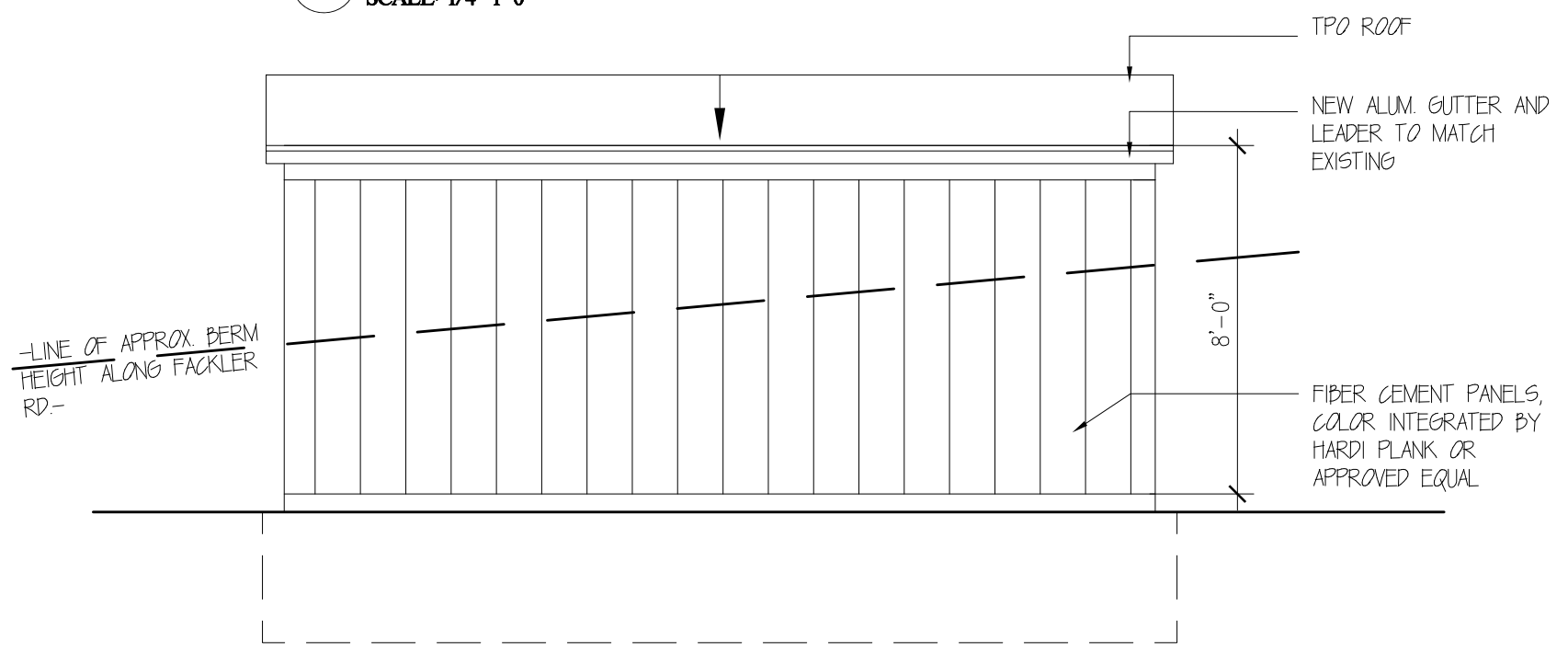


**1 NEW CARPORT PLAN & ROOF FRAMING**  
SCALE: 1/4"=1'-0"

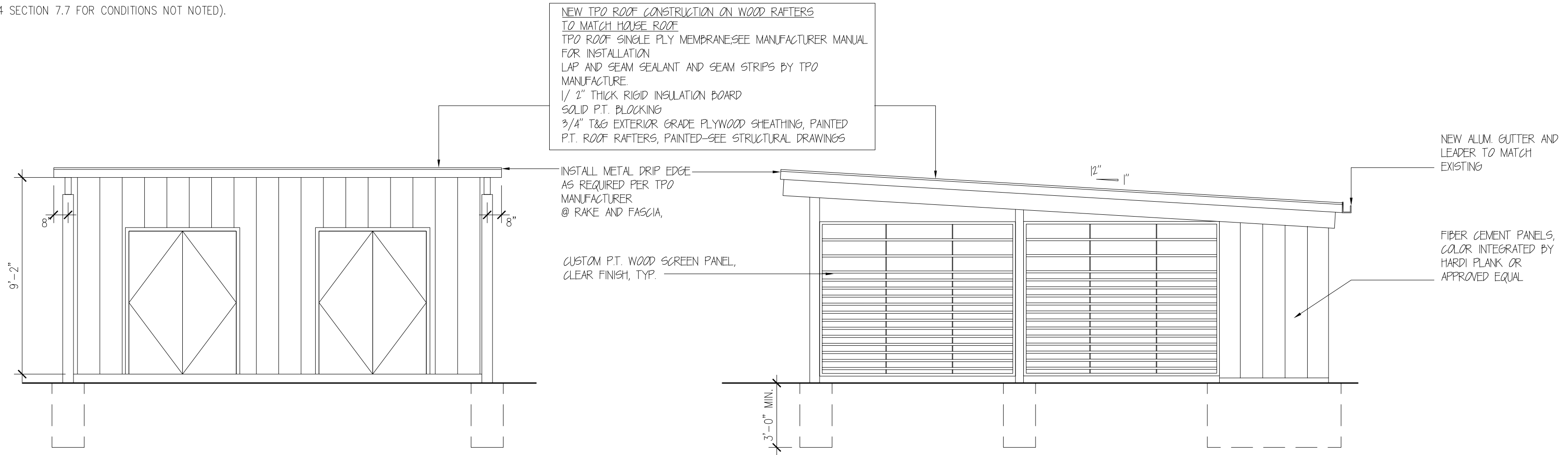
**2 NEW CARPORT ROOF PLAN**  
SCALE: 1/4"=1'-0"

STRIP FOOTING SCHEDULE 2,000 P.S.F. BEARING CAPACITY					
Mk	SIZE		REINFORCEMENT		REMARKS
	WIDTH (INCHES)	DEPTH (INCHES)	LONGITUDINAL	TRANSVERSE	
SF2.0	24"	12"	(3) #5 BARS	#5 BARS 36" O.C.	

- NOTES:
- STRIP FOOTING SHALL BE NORMAL WEIGHT CONCRETE ( $f'_c = 4,000$  psi AT 28 DAYS).
  - MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL CONFORM WITH THE "MINIMUM CONCRETE COVER FOR REINFORCING BAR" TABLE PROVIDED. (SEE ACI 318-14 SECTION 7.7 FOR CONDITIONS NOT NOTED).



**3 REAR ELEVATION (VIEW FROM FACKLER RD)**  
SCALE: 1/4"=1'-0"



**4 FRONT ELEVATION (VIEW FROM EXT. DRIVEWAY)**  
SCALE: 1/4"=1'-0"

**5 SIDE ELEVATION (VIEW FROM BRENTWOOD LANE)**  
SCALE: 1/4"=1'-0"

DOCUMENT HISTORY		
Rev	Date	Content
1	5/22/26	NEW CARPORT

**BINYAN architecture studio, Inc.**  
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122 MAIN STREET, SUITE #2, FLEMINGTON, NJ 08822

Signature & Seal  
**NAAMA FAUCETT**  
LIC. NO. NJ A101929300

RENOVATION/REMODELING  
**79 FACKLER RD.**  
79 FACKLER ROAD,  
LAWRENCE TOWNSHIP, NJ 08648

Drawing Title  
**PROPOSED  
NEW ACCESSORY/  
DETACHED CARPORT**  
File Name

**A002**