

**Zoning Schedule**

Olden Avenue Redevelopment Plan  
Subarea 3 Spruce Street Small Business District

| Requirement                    | Required             | Existing Lot 6 & 8 | Existing Lot 6 & 8 |
|--------------------------------|----------------------|--------------------|--------------------|
| Minimum Lot Area               | 8,000 Sq. Ft.        | 80,451 Sq. Ft.     | 80,451 Sq. Ft.     |
| Minimum Lot Width              | 80 Ft.               | 348.43 Ft.         | 348.43 Ft.         |
| Minimum Front Setback          | 10 Ft.-15 Ft.        | 19.6 Ft.           | 19.6 Ft.           |
| Minimum Side Yard Setback-Each | 5 Ft.                | 19.9 Ft.           | 19.9 Ft.           |
| Minimum Rear Yard Setback      | 5 Ft.                | 81.0 Ft.           | 81.0 Ft.           |
| Maximum Building Height        | 1-1/2 Stories/25 Ft. | 20.0 Ft.           | 20.0 Ft.           |
| Maximum Lot Coverage           | 65%                  | 84.93%             | 84.93%             |
| Maximum Floor Area Ratio       | 0.50                 | 24.42%             | 24.42%             |

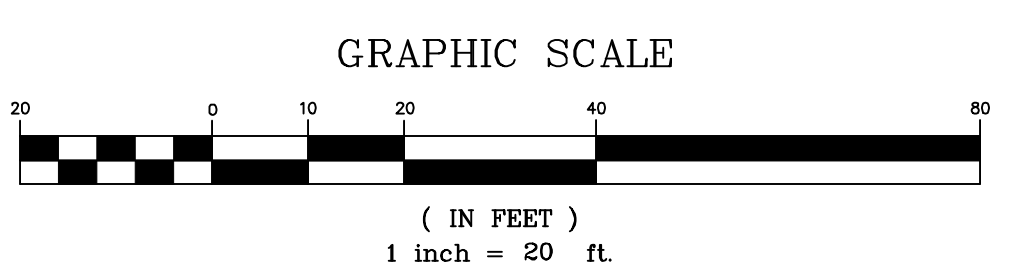
**Parking Requirements**

Per Olden Avenue Redevelopment design standards, warehouse use shall provide 1 one (1) parking space per employee for the maximum shift.  
The proposed number of employees are as follows:  
Office Staff - 5 employees  
Truck Drivers - 4 employees  
9 Parking spaces required, 11 provided including 1 van accessible parking space.

**Note:** Location and elevations of underground utilities and features shown hereon, have been collected from various sources and are not guaranteed as to accuracy or completeness. The contractor shall verify all information to his satisfaction prior to excavation or construction. Where existing utilities or features may interfere with proposed construction, test pits shall be dug by the contractor prior to construction to ascertain existing locations and elevations. Any conflicts shall be brought to the attention of the engineer prior to construction to permit adjustments as required to resolve conflicts.



Lot 44  
Block 70 I  
Lawrence Township  
Mercer County



**References**

- Horizontal Datum - Deed Book 3751, Page 8
- Vertical Datum - USC & G NGVD 29, Bench Mark-Rivet No. 2193 on Bridge Elev. = 66.50
- Freshwater Wetland Delineated by Joseph Arseneault and Approved by the NJDEP #1102-07-0009, 1, 12/17/2007.
- Flood Lines as Shown on the Flood Insurance Rate Map Community Panel No. 345295 0004B, 1/15/1988 and Further Updated Flood Insurance Rate Map #345294 and Panel O119 Suffix F and Map #340250, Panel 119 F, Dated July 20, 2016.

| NO. | DATE      | DESCRIPTION       | BY  |
|-----|-----------|-------------------|-----|
| 1   | 4/23/2021 | As per SRC Review | FJF |

**Princeton Junction Engineering, P.C.**  
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Date: 4/23/2021

**Kevin M. Brakel**  
N.J. Professional Engineer  
Date: 4/23/2021

**Site Plan Detail**  
#333 & #339 Fourth Street  
of Tax Map Lots 6 & 8, Block 117, Sheet 5 for  
**Blackstone Poultry & Livestock, LLC**  
Located in  
Ewing Township \* Mercer County \* New Jersey

Date: 3/19/2021  
Scale: 1"=20'  
Drawn: FJF  
Check: FJF/KMB

Job#: F210218  
Dwg: 04-SITE PLAN DETAIL  
View: Window

File # F210218

Sheet 4 of 6