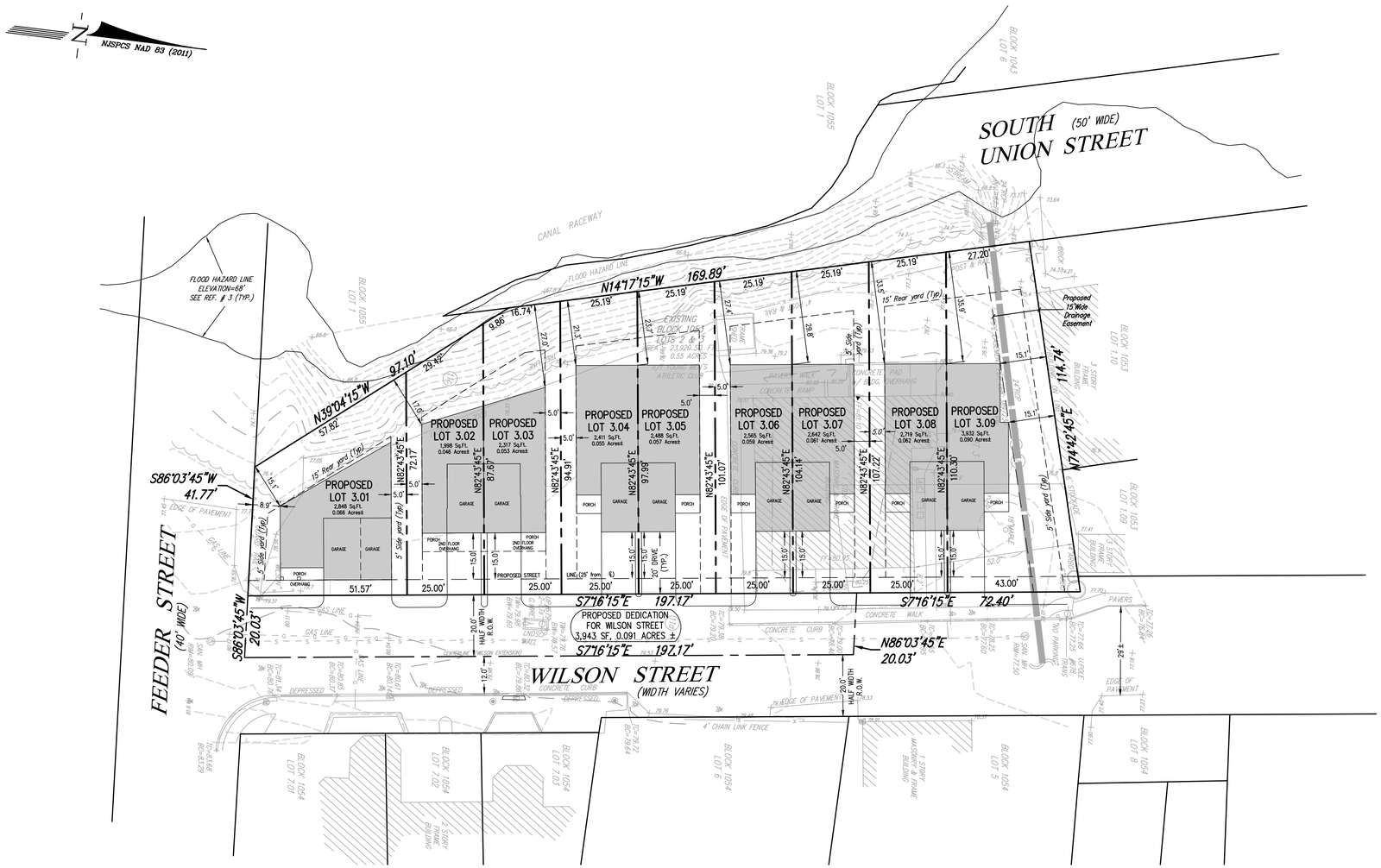

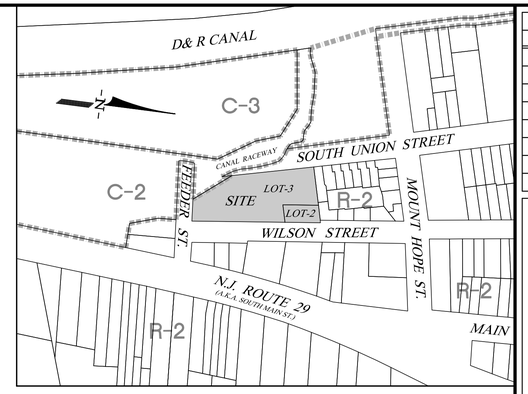

KEY MAP
1"=150'

ZONING REQUIREMENTS:

R-2 RESIDENTIAL BULK REQUIREMENTS - Semi-Detached Residence

DESCRIPTION	REQUIRED (R-2)	PROPOSED LOT 3.01	PROPOSED LOT 3.02	PROPOSED LOT 3.03	PROPOSED LOT 3.04	PROPOSED LOT 3.05	PROPOSED LOT 3.06	PROPOSED LOT 3.07	PROPOSED LOT 3.08	PROPOSED LOT 3.09
MINIMUM LOT AREA	1,875 S.F.	2,848 S.F.	1,998 S.F.	2,317 S.F.	2,411 S.F.	2,488 S.F.	2,565 S.F.	2,627 S.F.	2,719 S.F.	3,932 S.F.
MINIMUM LOT FRONTAGE	25 FT.	51.6 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	25.0 FT.	43.0 FT.
MINIMUM LOT WIDTH @ BUILDING LINE	25 FT	51.3 FT	25.0 FT	25.0 FT	25.0 FT	25.0 FT	25.0 FT	25.0 FT	25.0 FT	42.30 FT
MAXIMUM BUILDING COVERAGE	60%	42.7%	38.3%	38.1%	42.8%	41.4%	40.2%	39.0%	37.9%	25.9%
MAXIMUM LOT COVERAGE	80%	54.8%	52.2%	51.2%	52.8%	51.1%	49.6%	48.1%	46.8%	31.1%
FRONT YARD SETBACK	0 FT.	0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.	15.0 FT.
SIDE YARD SETBACK (ONE)	0 FT.	5 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.	0 FT.
SIDE YARD SETBACK (BOTH)	5 FT.	13.9 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	5.0 FT.	15.1 FT.
REAR YARD SETBACK	15 FT.	17.0 FT.	27.0 FT.	15.4 FT.	21.3 FT.	23.7 FT.	27.4 FT.	29.8 FT.	33.5 FT.	35.9 FT.
MAXIMUM BUILDING HEIGHT	40 FT/3 STORIES	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.	<40 FT.
ACCESSORY BUILDING										
FRONT YARD SETBACK	Not Permitted	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDE YARD SETBACK	0 FT.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
REAR YARD SETBACK	3 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	12 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

AREA SUMMARY

PROPOSED		
LOT 3.01	2,848 sq. ft.	0.066 ac. ±
LOT 3.02	1,998 sq. ft.	0.046 ac. ±
LOT 3.03	2,317 sq. ft.	0.053 ac. ±
LOT 3.04	2,411 sq. ft.	0.055 ac. ±
LOT 3.05	2,488 sq. ft.	0.057 ac. ±
LOT 3.06	2,565 sq. ft.	0.059 ac. ±
LOT 3.07	2,642 sq. ft.	0.061 ac. ±
LOT 3.08	2,719 sq. ft.	0.062 ac. ±
LOT 3.09	3,932 sq. ft.	0.090 ac. ±
DEDICATION	3,943 sq. ft.	0.091 ac. ±
TOTAL PROPOSED	27,863 sq. ft.	0.640 ac. ±
TOTAL EXISTING BLK 1053, LOTS 2 & 3	27,863 sq. ft.	0.640 ac. ±

NOTES

1. *This survey is only valid when embossed seal is affixed hereto.*
2. *The Reynolds Group, Inc. and/or it's employees are not liable for errors within, and/or omissions from any documents provided by others.*
3. *Underground utilities shown hereon are approximate, their accuracy or completeness are not guaranteed by the surveyor. Mark outs from utility companies and field confirmation by the contractor must be made prior to construction so that disturbance or disruption to these utilities may be avoided.*
4. *Horizontal Datum is NJSPCS NAD 83(2011) EPOCH(2010.00) (U.S. SURVEY FOOT) and Vertical Datum is NAVD 88(GEOID 12A) based on GPS observations.*
5. *All Bearings and Coordinates shown hereon are GRID. All distances shown are SURFACE. To convert surface distances to GRID, multiply by the COMBINED SCALE FACTOR of 0.9999189893.*

PROJECT NOTES:

1. *Parking requirement: 2 spaces per residence is satisfied (no waiver required). Three on street spaces also available*
2. *No steep slope impacts proposed.*

REFERENCES

1. *Official Tax Map of the City of Lambertville, Sheet 25.*
2. *Map entitled, "Boundary and Topographic Survey of Block 1053, Lots 2 & 3, City of Lambertville, Hunterdon County, New Jersey," prepared by The Reynolds Group, Inc. dated February 21, 2019 with no revisions.*
3. *Map entitled, "FIRM, Flood Insurance Rate Map Hunterdon County, New Jersey (All Jurisdictions) Panel 402 of 426. Map No. 34019C0402G Revised to May 2, 2012.*

revisions			
no.	date	description	by
1	2/4/20	update proposed lot #s	tw
2	7/16/20	revise lot lines	crl

LEGEND

- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- DRAINAGE MH
- CURB INLET
- LAWN INLET
- DOUBLE INLET
- FLAT INLET
- SANITARY MH
- CLEANOUT
- BOLLARD
- SIGN
- LIGHT
- GUY WIRE
- UTILITY POLE
- ELECTRIC MH
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE
- GATE POST
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY LINE
- OVERHEAD WIRES
- TELCO LINE
- MONITORING WELL
- TRAFFIC SIGNAL
- TELCO MH
- MONUMENT SET
- CAPPED IRON PIN FOUND
- CAPPED IRON PIN SET

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The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 24GA27969200
Number 21MH00004300

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Jeffrey D. Reynolds, P.L.A.

DAVID C. COLEMAN, PLS
PROFESSIONAL LAND SURVEYOR, N.J. No. GS35826

drawing title
Preliminary Subdivision Plat
of
BLOCK 1053, LOTS 2 & 3
CITY OF LAMBERTVILLE
HUNTERDON COUNTY , NEW JERSEY

job number	drawing number
19-005	P-1
scale: 1"=20'	
checked by: DCC	
drawn by: TW/CRL	
date: 1/8/2020	sheet 1 of 1

S:\DWG_3D SURVEY PROJECTS\2019\19-005 (WILSON ST.)\CAD\DWG\19-005 (65 WILSON) PRELIMINARY & FINAL PLAT.DWG (7/17/20)