

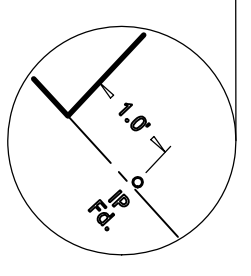
- NOTES:**
1. This survey, subject to documents of record, does not purport to identify, if any, wetlands, utilities, service lines or structures below ground.
 2. No responsibility or liability is assumed by the Land Surveyor for any other use, including but not limited to, use of survey for Survey 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. Subject to such facts as an accurate title search may disclose.

Belongs: Lot 9
 Block 19, Page 7
 Robbinsville Township tax maps

Lot Area: 39.885 Acres

Proposed Dwelling location dated February 7, 2024	Plan of Survey
BRUCE BENISH P.L.S.	John Gres – Perrineville Road Robbinsville Township, Mercer County, NJ
PROFESSIONAL LAND SURVEYOR NJ LICENSE NO. 246503622700	Louis Lehman, P.A. 609 883-2444 2145 Nottingham Way, 2nd. Floor Suite C, Trenton, NJ 08619 LouisLehman@wvrdn.net
Survey No. 50027-A	Date of Plan: July 5, 2014
	Field Work Completed 7-5-14
	Scale 1"=80'

CERTIFIED TO: John Gres,
 N.T. Construction Enterprises LLC



PRELIMINARY / FINAL SITE PLAN

FOR

KEVIN JOHNSON NEW RESIDENCE

98 LINE ROAD

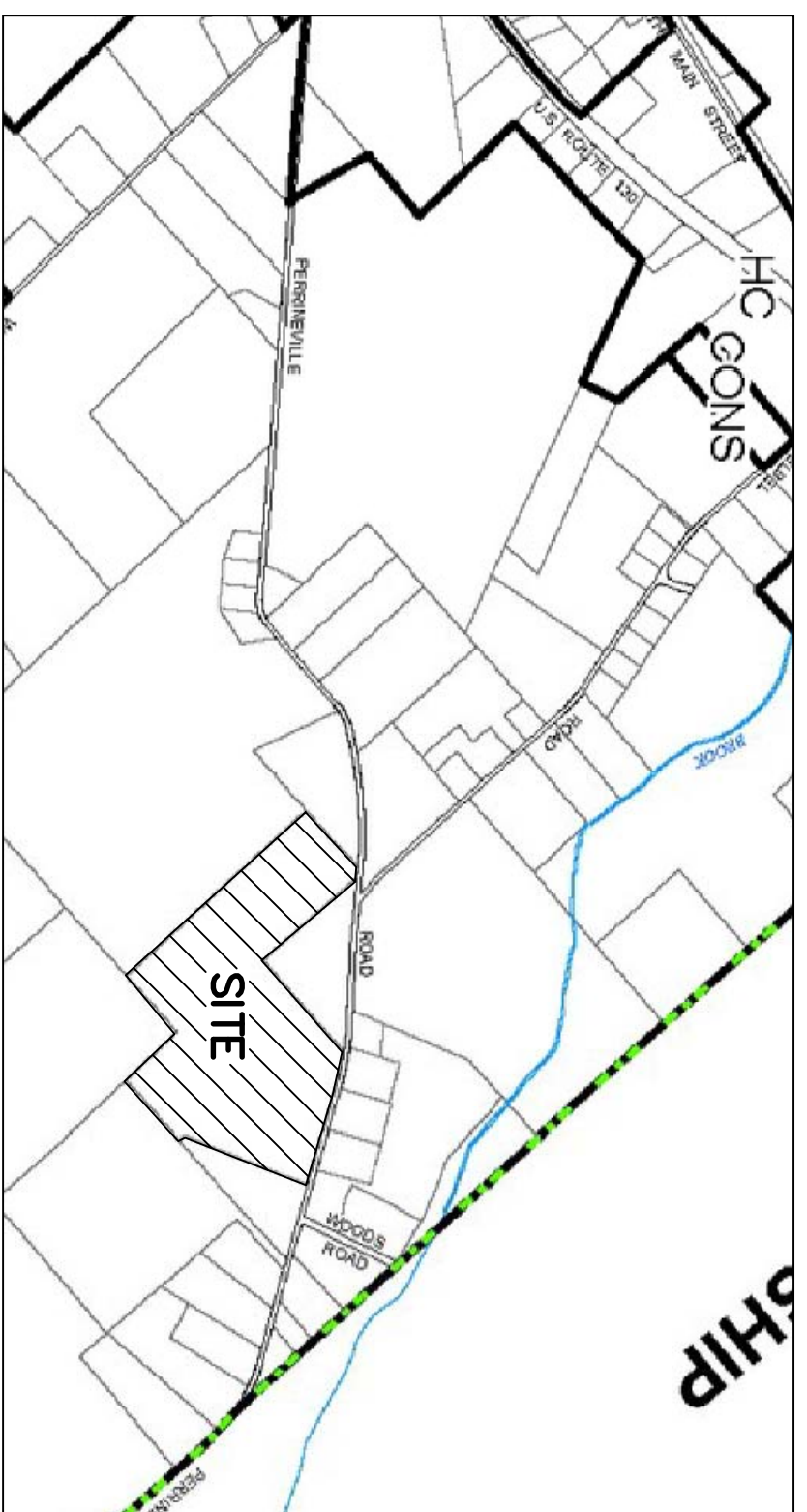
OF LOT 9 - BLOCK 19

TOWNSHIP OF ROBBINSVILLE

CONCEPT PLAN

ZONING DATA TABLE - RR DISTRICT

ITEM REGULATED	REQUIRED	PROPOSED
LOT AREA (ACRES)	2	39.885
LOT FRONTAGE (FT)	250	849.85
LOT WIDTH (FT)	300	1400+
LOT DEPTH (FT)	250	400+
YARDS (ft.)	50	700+
	50	670+
	50	34.82
BUILDING HEIGHT (MAX FT)	35	<35
BUILDING HEIGHT (MAX STORIES)	2 1/2	2 1/2
BUILDING COVERAGE (MAX %)	10% PRINCIPLE	0.4%
IMPERVIOUS COVERAGE (MAX %)	15%	3%



ZONING MAP SCALE: 1"=1196' +/-
KEY MAP

SHEET INDEX

1. COVER
2. EXISTING CONDITION
3. PROPOSED GRADING
4. PROPOSED GRADING - RESIDENTIAL EXCEPTION

REFERENCE PLAN

PLAN OF SURVEY
PERRINEVILLE Road
ROBBINSVILLE Township, Mercer County, NJ
Louis Lehman, P.A.
2145 Nottingham Way, 2nd Floor
Suite C, Trenton, NJ 08619
Survey Date: 7. 15, 2014
BRUCE BENISH, PLS

APPROVED BY THE MERCER COUNTY PLANNING BOARD

BOARD DIRECTOR _____ DATE _____
RECORDING SECRETARY _____ DATE _____
COUNTY ENGINEER _____ DATE _____

I hereby approve of the filing of this plan as it is in accordance with my desires.

Owner: _____
KEVIN JOHNSON
9500 K JOHNSON BLVD
BORDENTOWN, NJ

Applicant: _____
Approved by the ROBBINSVILLE Township Planning Board on

Date: _____
Planning Board Chairman _____

Planning Board Secretary _____
I hereby certify that all tax payments for this property are current at the time of signing of this plan.

WEST WINDSOR Township Tax Collector _____ Date _____

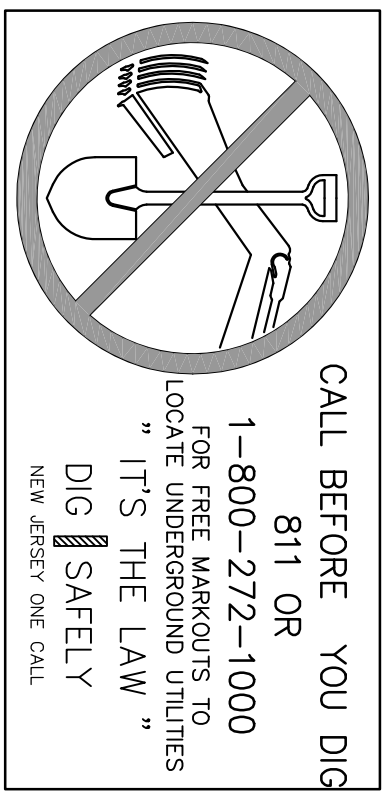
REV.	DESCRIPTION	DATE	BY
1.	GENERAL GRADING REVISIONS	7/20/22	DCP
2.			
3.			
4.			
5.			

DOUGLAS C. PELIKAN, P.E.
CIVIL & ARCHITECTURAL ENGINEERING
1701 Foxboro Road
Perrineville, NJ 08850
Email: depelika@verizon.net

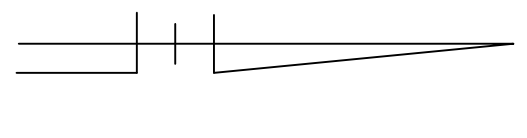
APRIL 22, 2022
DATE SIGNED
DOUGLAS C. PELIKAN
N.J. LIC. PROFESSIONAL ENGINEER - #9227632

MERCER COUNTY
SCALE: 1"=80'
DRAWN BY: _____
PROJECT NO.: _____
DRAWING FILE: _____
DATE: APRIL 22, 2022
SHEET NO.: 1

NEW JERSEY
APRIL 22, 2022
SHEET NO. 1

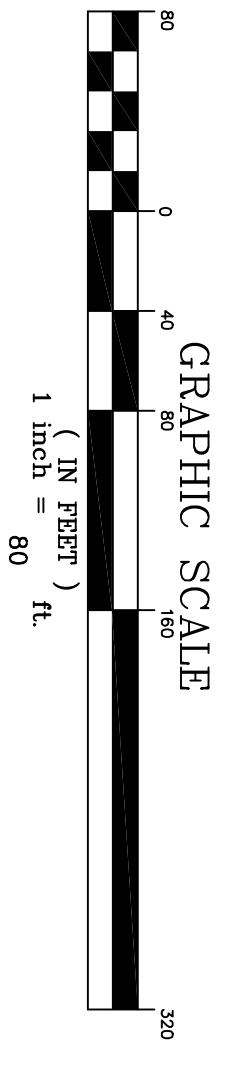


CALL BEFORE YOU DIG
811 OR
1-800-272-1000
FOR FREE MARKOUTS TO
LOCATE UNDERGROUND UTILITIES
"ITS THE LAW"
DIG SAFELY
NEW JERSEY ONE CALL



CONCEPT PLAN PROGRESS PRINT

GRADING PLAN SCALE: 1"=80'



REV.	DESCRIPTION	DATE	BY
1.	GENERAL GRADING REVISIONS	7/20/22	DCP
2.			
3.			
4.			
5.			
6.			

DOUGLAS C. PELIKAN, P.E.
 CIVIL & ARCHITECTURAL ENGINEERING
 1701 PERRINEVILLE RD., SUITE 100
 PERRINEVILLE, NJ 08068
 Email: dcp@pelikan-engineers.com

[Signature]
DOUGLAS C. PELIKAN
 N.J. LIC. PROFESSIONAL ENGINEER - #GE27692

MARCH 4, 2022
 DATE SHOWN

SINGLE FAMILY RESIDENTIAL
 OF
GRADING PLAN
LOT 9, BLOCK 19
 PERRINEVILLE RD., ROBBINSVILLE, NJ
 TOWNSHIP OF ROBBINSVILLE

FOR
KEVIN JOHNSON

MERCER COUNTY
 PROJECT NO. DRAWING FILE:
 NEW JERSEY
 MARCH 4, 2022
 SCALE: 1"=80'
 SHEET NO. 3

