

ITEM #4. COMBINING BOTH SITES
 ALLOWS INSTALLATION ON NEW SEPTIC
 SYSTEM ALONG WITH ENLARGING
 EXISTING RESIDENCE.

ITEM #7. OWNERS/ SIGNATURE BLOCK

MARCIN ZIELINSKI

NIKOL ZIELINSKI

ITEM #16. SIGNATURES

BOARD CHAIRMAN

SECRETARY

ENGINEER

MUNICIPAL CLERK

L2K DESIGNS, LLC

HAMILTON, NEW JERSEY (908)-902-8088

Thomas A. Drol 06-20-21
 ARCHITECT DATE

PROJECT:

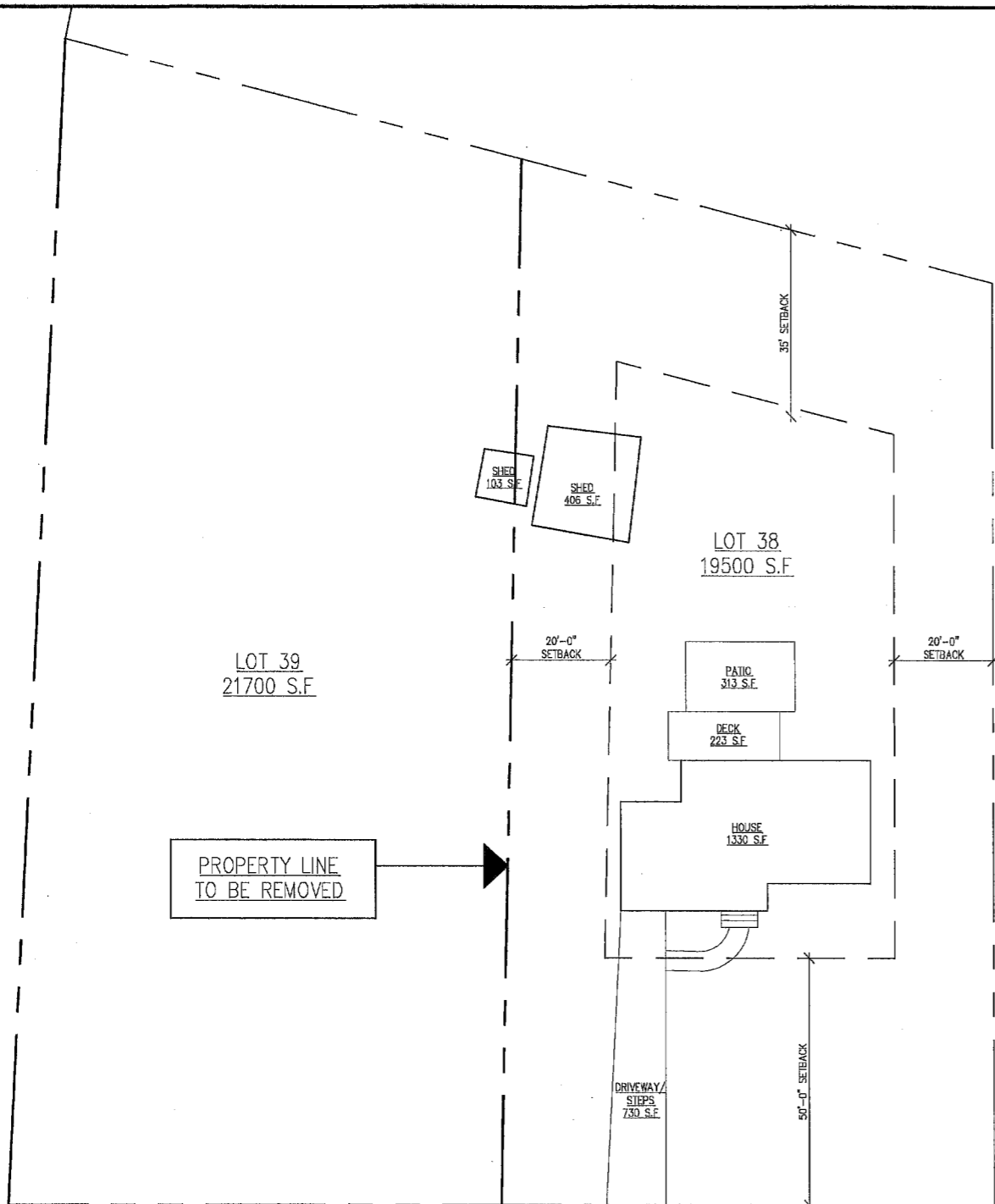
SITE CONSOLIDATION

308 THIRD STREET,
 MANSFIELD TOWNSHIP,
 BURLINGTON COUNTY,
 NEW JERSEY

PROJECT NUMBER: 01
 ISSUED: 06-20-2021
 REVISION: --
 REVISION: --
 DRAWN BY: LK
 CHECKED BY: TD
 FILE NAME: SITE #01

DRAWING NO.

A-02



EXISTING BUILDING COVERAGE: (WITHOUT ADDITIONS)

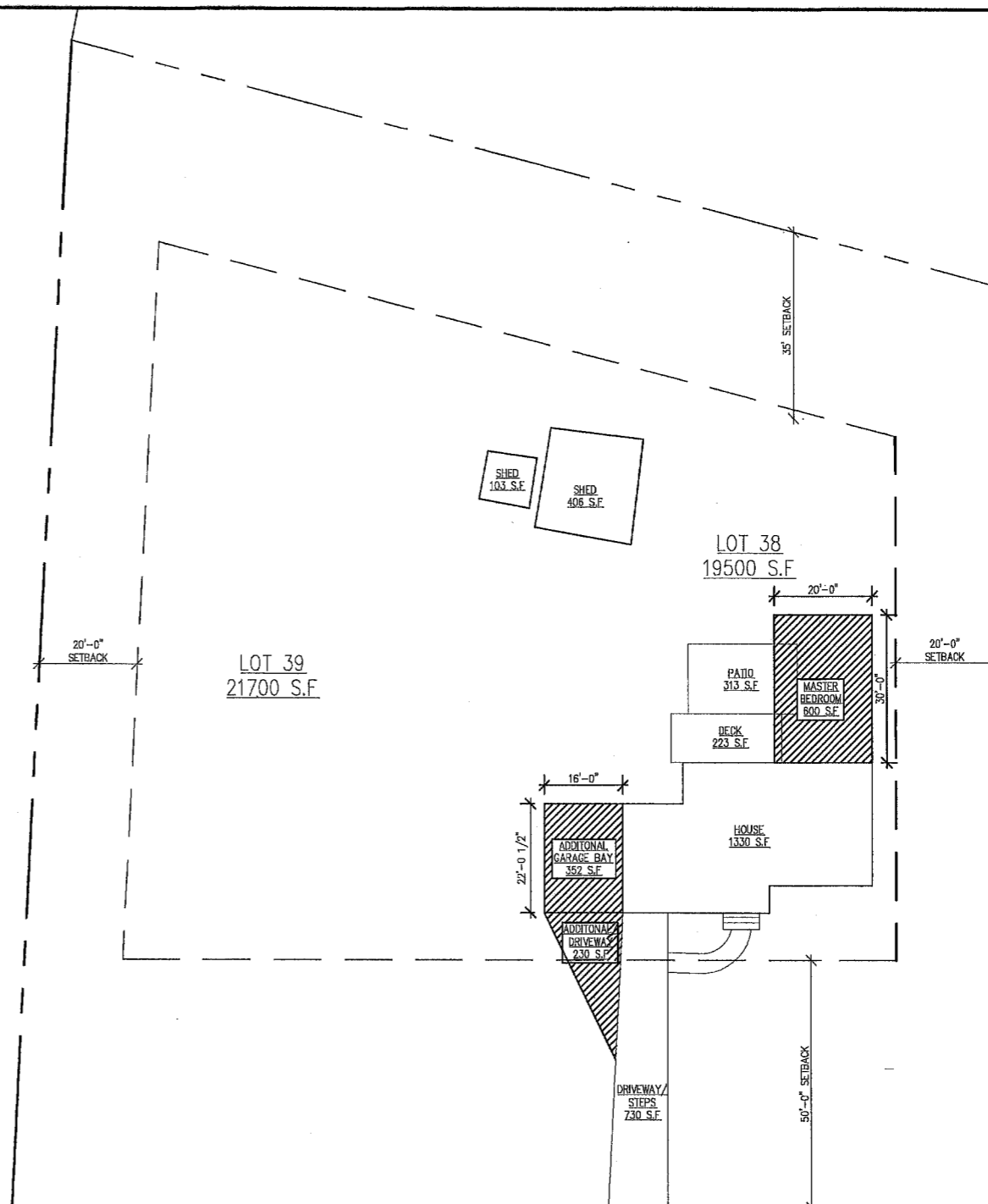
-LOT 38 = 19,500 S.F.
 -ALLOWED IMPERVIOUS SURFACE = 25% OR 4,875 S.F.

-EXISTING HOUSE = 1,330 S.F.
 -DECK AND PATIO = 536 S.F.
 -SHEDS = 509 S.F.
 -DRIVEWAY = 730 S.F.

TOTAL BUILDING COVERAGE = 3,105 S.F.
 3,105/4,875 S.F. = 15.92%

SITE PLAN:(LOTS SEPERATE)

SCALE: 1/32" = 1'-0"



PROPOSED BUILDING COVERAGE: (WITH ADDITIONS)

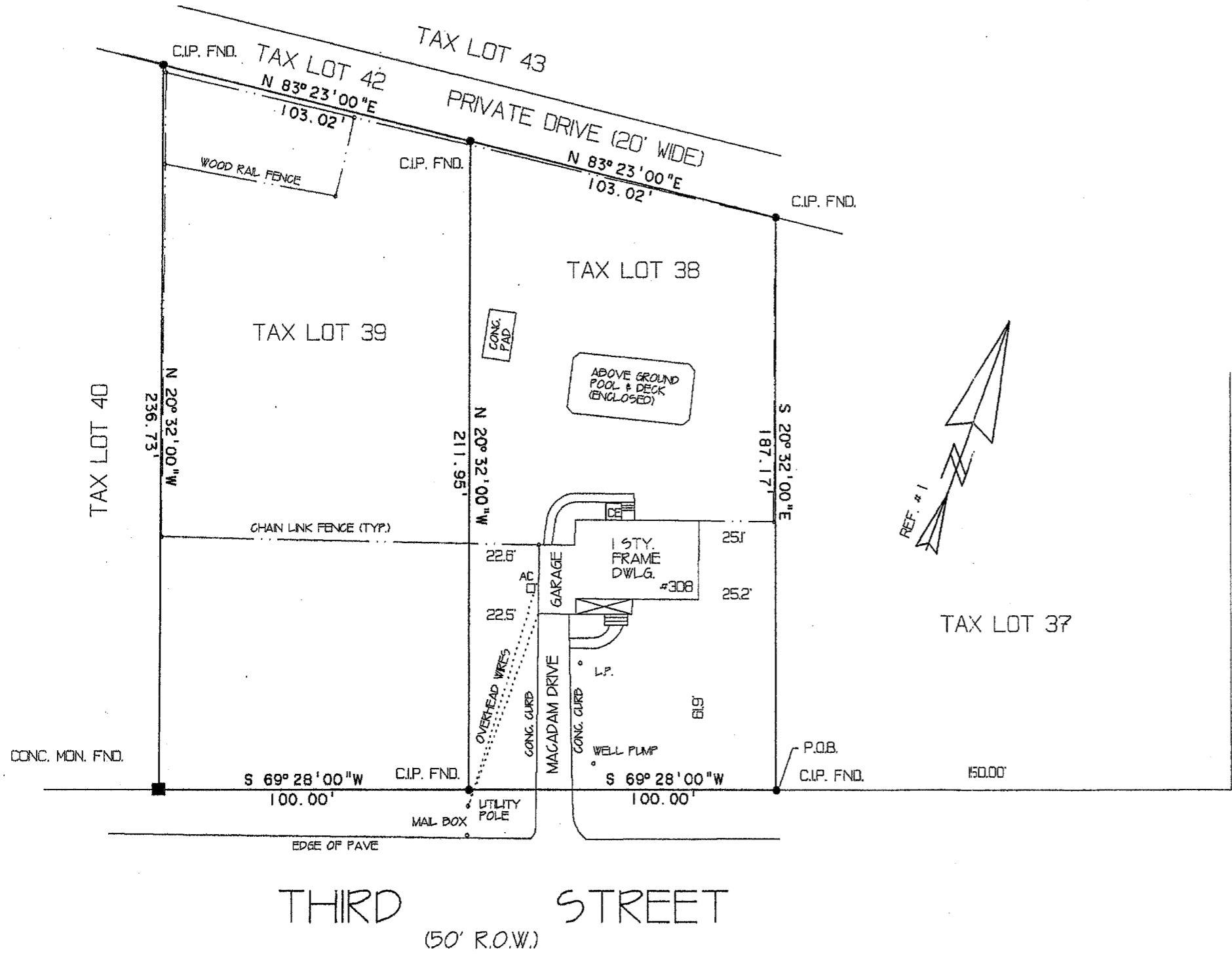
-LOT 38 & 39 = 19,500 S.F. + 21,700 = 41,200
 -ALLOWED IMPERVIOUS SURFACE = 25% OR 10,300 S.F.

-EXISTING HOUSE = 1,330 S.F.
 -DECK AND PATIO = 536 S.F.
 -SHEDS = 509 S.F.
 -DRIVEWAY = 730 S.F.
 -ADDITIONAL HOUSE = 952 S.F.
 -ADDITIONAL DRIVEWAY = 230 S.F.

TOTAL BUILDING COVERAGE = 4,287+/- S.F.
 4,287/41,200 S.F. = 10.40%

SITE PLAN:(LOTS COMBINED)

SCALE: 1/32" = 1'-0"



- NOTES:
1. LOT 38 CONTAINS 0.4581 ACRES OF LAND MORE OR LESS.
 2. LOT 39 CONTAINS 0.5150 ACRES OF LAND MORE OR LESS.
 3. ENVIRONMENTAL FACTORS (WETLANDS, FLOODPLAIN, ETC.) HAVE NOT BEEN ESTABLISHED FOR THIS PARCEL AND THEREFORE ARE NOT SHOWN ON THIS PLAT.
 4. RELEVANT VISIBLE GROUND SURFACE CONDITIONS HAVE BEEN SHOWN (VEGETATION EXCEPTED).
 5. UNDERGROUND UTILITY LINES EXIST BUT WHEREABOUTS OF SAME ARE UNKNOWN AND THEREFORE NOT SHOWN ON MAP.
 6. THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSFER.
 7. EASEMENTS AND IMPROVEMENTS ON AND BELOW THE SURFACE OF THE LAND HAVE NOT BEEN FIELD LOCATED.
 8. HOUSE TIE DIMENSIONS ARE TO EXISTING SIDING.
 9. THIS PLAT IS SUBJECT TO ANY ADDITIONAL MATTERS A COMPLETE ABSTRACT OF TITLE WOULD REVEAL.
 10. SUBJECT TO ALL EASEMENTS OF RECORD.
 11. SUBJECT TO OPERATIVE RESTRICTIONS OF RECORD, IF ANY
 12. AS PER CONTRACTUAL AGREEMENT, PROPERTY CORNER MARKERS HAVE NOT BEEN SET.

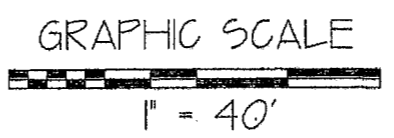
- REFERENCES:
1. DEED BK. 3201, PG. 323 OF SUBJECT PROPERTY (TAX MAP LOT 39).
 2. DEED BK. 3071, PG. 119 OF SUBJECT PROPERTY (TAX MAP LOT 38).
 3. PRIOR SURVEY OF SUBJECT PROPERTY PREPARED BY PRINCETON JUNCTION ENGINEERING CO., DATED 2/11/91.
 3. DEED BK. 2515, PG. 246 OF TAX LOT 37.
 4. DEED BK. 2461, PG. 280 OF TAX LOT 40.
 5. DEED BK. 3315, PG. 9 OF TAX LOT 43.
 6. THE OFFICIAL TAX MAP OF MANSFIELD TOWNSHIP.

THIS SURVEY IS NOT TO BE USED FOR REMORTGAGING, REFINANCING OR ANY OTHER PURPOSE THAN THAT INTENDED WITHOUT UPDATE AND RECERTIFICATION BY THIS SURVEYOR.

I HEREBY DECLARE, THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION TO THE FOLLOWING:

1. DAN P. MICHAL, UNMARRIED.
2. GATEWAY FUNDING, DIVERSIFIED MORTGAGE SERVICES, LP, ITS SUCCESSORS AND/OR ITS ASSIGNS, AS THEIR INTERESTS MAY APPEAR.
3. PREMIER ABSTRACT & TITLE AGENCY.
4. BROTMAN & GRAZIANO, PC.

HEDDING - KINKORA ROAD



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<p>ZIMMER SURVEYING MICHAEL S. ZIMMER PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER 121 SAYBROOK AVENUE TRENTON, NEW JERSEY 08619 PHONE (609) 888-1625 <i>Michael S. Zimmer</i> 7/1/97 MICHAEL S. ZIMMER DATE NJPLS # 34503</p>	<p>MAP OF SURVEY LOTS 38 & 39, BLOCK 58 TOWNSHIP OF MANSFIELD BURLINGTON COUNTY, NEW JERSEY SCALE: 1" = 40' SHEET 1 OF 1 FIELD BK. 9, PGS. 103-104 JOB # 97035000 DRAWN BY: M9Z</p>
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