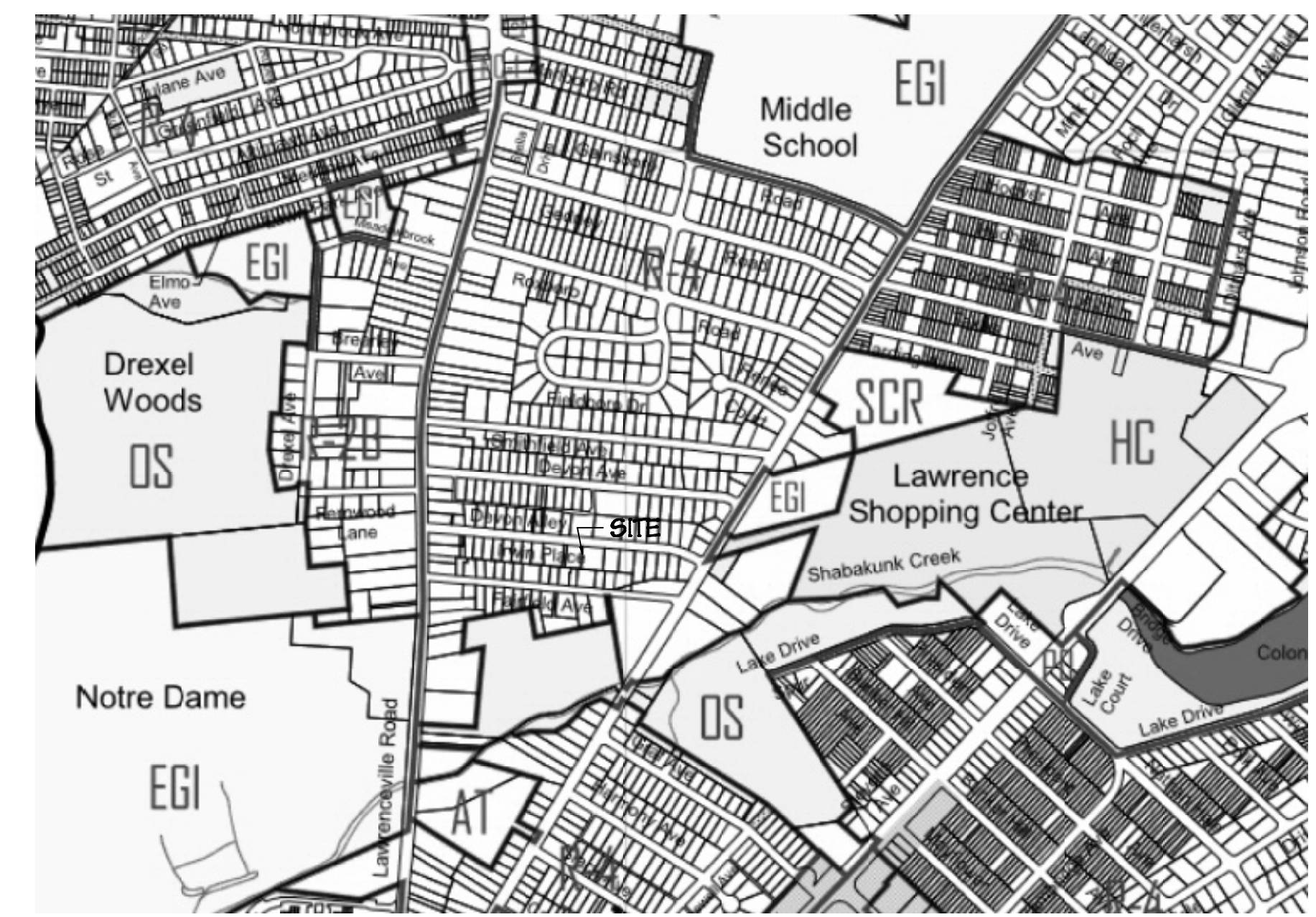




KEY MAP  
1"=60'



ZONE MAP



TAX MAP PLAT  
1"=100'

BLOCK	LOT	OWNER	ADDRESS	
1801	8	J. SCHWARZVALDER	63 FAIRFIELD AVE LAWRENCEVILLE NJ	
	9	M. & L. HAENNI	61 FAIRFIELD AVE LAWRENCEVILLE NJ	
	10	L. & L. BANKOLE-JONES	59 FAIRFIELD AVE LAWRENCEVILLE NJ	
	11	D. CLARK	13 BRAMLEY RD MOORESTOWN NJ	
	12	A. MARTINEZ	45 FAIRFIELD AVE LAWRENCEVILLE NJ	
	13	K. GILTON & S. ANTLER	47 FAIRFIELD AVE LAWRENCEVILLE NJ	
	14	L. ANGELOTTI	11 FAIRFIELD AVE LAWRENCEVILLE NJ	
	15	TWP OF LAWRENCE	2207 LAWRENCEVILLE RD LAWRENCEVILLE NJ	
	1802	10	K. KANDRAL	57 IRWIN PL LAWRENCEVILLE NJ
		11	C. SNEDEKER	63 IRWIN PL LAWRENCEVILLE NJ
		12	J. BURK	67 IRWIN PL LAWRENCEVILLE NJ
		16	E. & A. TOTO	29 IRWIN PL LAWRENCEVILLE NJ
		17	A. & L. PAGE	27 IRWIN PL LAWRENCEVILLE NJ
		18	R. & J. KULA	15 IRWIN PL LAWRENCEVILLE NJ
		23	J. ERDIE	29 FAIRFIELD AVE LAWRENCEVILLE NJ
24		R. OVALLE	56 FAIRFIELD AVE LAWRENCEVILLE NJ	
26		J. GARCIA	36 FAIRFIELD AVE LAWRENCEVILLE NJ	
27		J. MENDILLOW	40 FAIRFIELD AVE LAWRENCEVILLE NJ	
28		C. RUSSO	44 FAIRFIELD AVE LAWRENCEVILLE NJ	
29		D. & D. BURK	46 FAIRFIELD AVE LAWRENCEVILLE NJ	
30		B. & K. GRAY	50 FAIRFIELD AVE LAWRENCEVILLE NJ	
31		L. BESTE	56 FAIRFIELD AVE LAWRENCEVILLE NJ	
32		R. RYAN	58 FAIRFIELD AVE LAWRENCEVILLE NJ	
33	R. JOLLY	66 WILTSHIRE DR LAWRENCEVILLE NJ		
1803	13	L. FRANZMAN	23 DEVON AVE LAWRENCEVILLE NJ	
	14	C. & K. RIPBERGER	25 DEVON AVE LAWRENCEVILLE NJ	
	15	M. ADAMS	27 DEVON AVE LAWRENCEVILLE NJ	
	16	M. ADAMS	27 DEVON AVE LAWRENCEVILLE NJ	
	17	T. RZECZYCKI & R. OCHS	33 DEVON AVE LAWRENCEVILLE NJ	
	34	D. & A. KLIMIENE	20 IRWIN PL LAWRENCEVILLE NJ	
	35	J. KOTOWSKI	26 IRWIN PL LAWRENCEVILLE NJ	
	36	K. WEBER	38 IRWIN PL LAWRENCEVILLE NJ	
	37	J. MISTUSA	46 IRWIN PL LAWRENCEVILLE NJ	
	38	R. & S. SCHEHER	52 IRWIN PL LAWRENCEVILLE NJ	
	39	J. BRACE	58 IRWIN PL LAWRENCEVILLE NJ	
	39 & 40	S. ANDERSON	70 IRWIN PL LAWRENCEVILLE NJ	
	41, 42 & 43	A. WARANIS	74 IRWIN PL LAWRENCEVILLE NJ	

I, \_\_\_\_\_ OWNER \_\_\_\_\_ HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY AND APPROVE THE FILING OF THIS MINOR SUBDIVISION PLAN.


THIS MINOR SUBDIVISION PLAN HAS BEEN APPROVED BY THE LAWRENCE TOWNSHIP PLANNING BOARD ON:

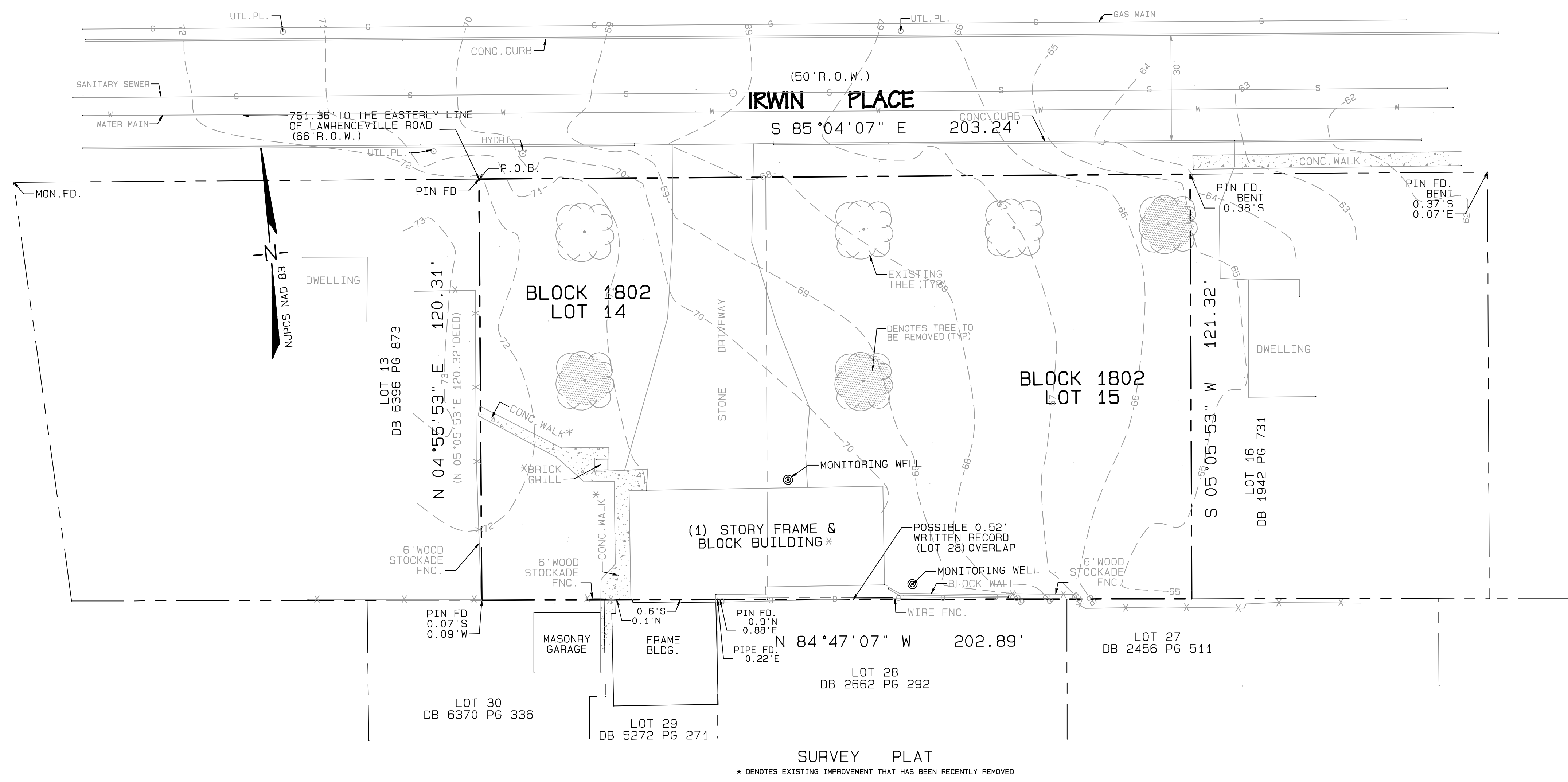
DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT	BLOCK 1802 LOTS 14 & 15 LAWRENCE TWP. MERCER CNTY., NJ IRWIN PLACE	DWG NUMBER	21006
DWG TITLE	AREA MAP		
OWNER & APPLICANT:	<b>JP PROPERTY DEVELOPMENT, LLC</b> 42 ROBBINSVILLE EDINBURG ROAD ROBBINSVILLE, NJ 08691 609-915-8204		
DRAWN BY	CHECKED BY	SCALE	
TJA	DMD		
DATE	FIELD BOOK		
6-5-21	148GPSTS		
 DANIEL M. DORAN, NJ PE & PLS LIC. #32399		<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 609-430-0077 wdorandsons@gmail.com	

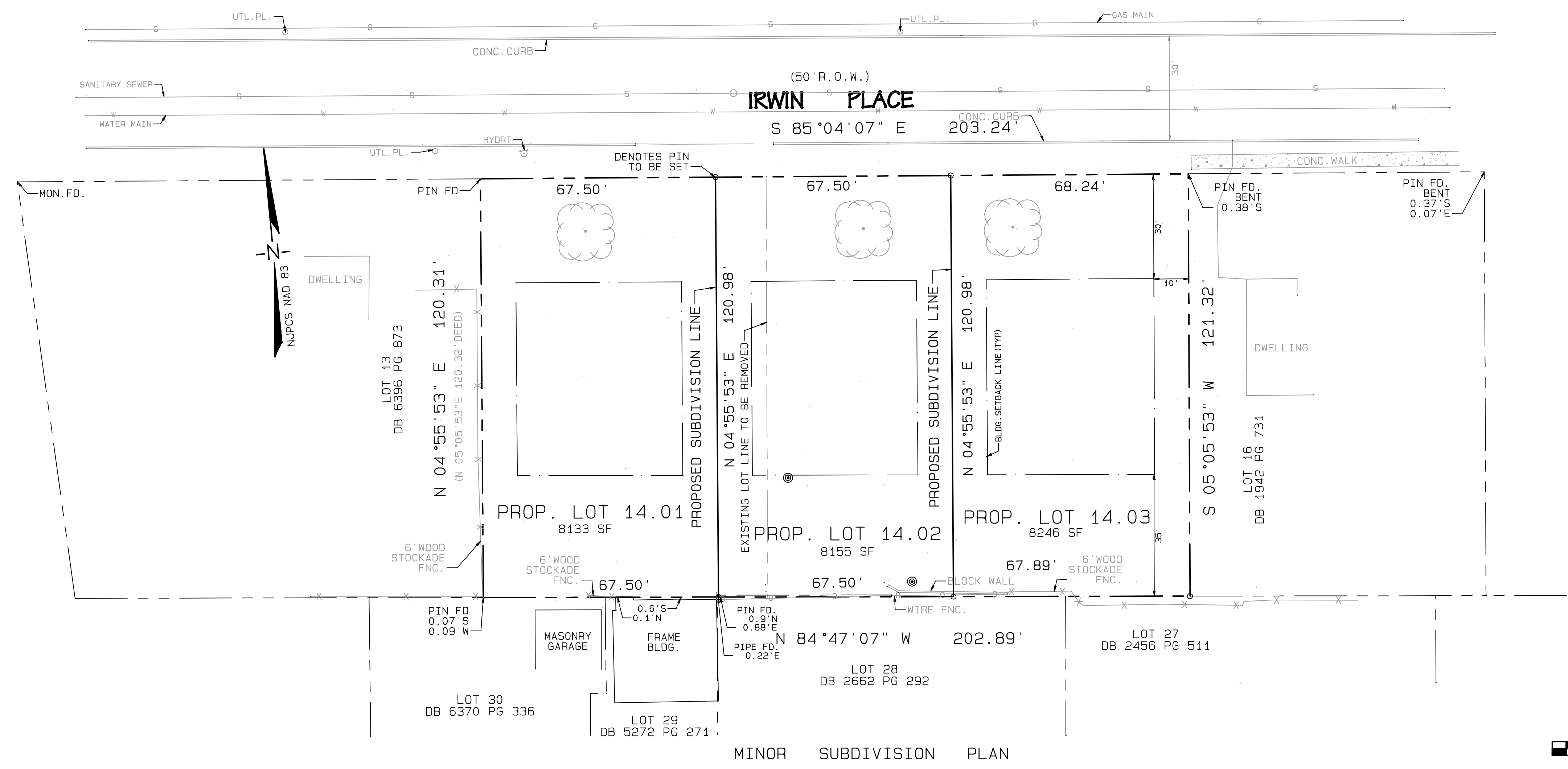


SURVEY PLAT  
\* DENOTES EXISTING IMPROVEMENT THAT HAS BEEN RECENTLY REMOVED

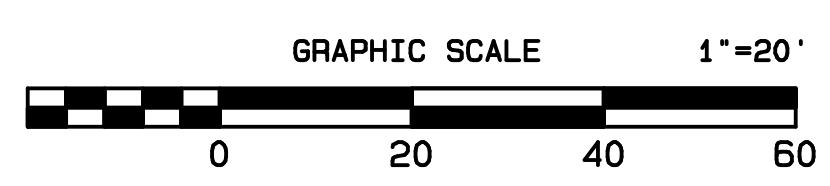
- NOTES:**
- BLOCK 1802 LOTS 14 & 15, TAX MAP SHEET 18
  - THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILLIAM M. DORAN AND SONS SAID SURVEY DATED 3-5-21
  - THERE ARE NO KNOWN COVENANTS/DEED RESTRICTIONS ASSOCIATED WITH THE SITE
  - THE APPLICANT IS SEEKING A MINOR SUBDIVISION APPROVAL FROM THE LAWRENCE TOWNSHIP PLANNING BOARD. THE APPLICANT WILL ALSO REQUIRE AN APPROVAL FROM THE MERCER COUNTY PLANNING BOARD
  - THE PROPOSED DWELLINGS WILL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER
  - ALL WORK PERFORMED WITHIN THE RIGHT OF WAY OF IRWIN PLACE SHALL BE IN ACCORDANCE WITH RSIS STANDARDS AND THE LAWRENCE TOWNSHIP DETAILS AND SPECIFICATIONS
  - THERE ARE NO WATER COURSES LOCATED ON OR ASSOCIATED WITH THE SITE, AS PER FEMA PANEL # 34024C0138F, EFFECTIVE DATE 7-20-2016, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA
  - WILLIAM M. DORAN & SONS PERFORMED A WETLAND INVESTIGATION ON THE SITE AND FOUND THE SITE TO BE ABSENT OF THE THREE CHARACTERISTICS (HYDRIC SOIL, HYDROPHITIC VEGETATION AND WETLAND HYDROLOGY), THAT ARE REQUIRED TO BE PRESENT IN ORDER FOR THE SITE TO BE CONSIDERED A WETLAND.
  - AS PER THE PROPOSED SITE CONDITIONS, THERE WILL BE LESS THAN 1 ACRE OF DISTURBANCE (0.56 ACRES), AND THE NET NEW IMPERVIOUS COVERAGE WILL BE LESS THAN 10000 SF (717 SF), THUS THE SITE WILL NOT BE CONSIDERED A MAJOR STORMWATER DEVELOPMENT
  - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDER GROUND
  - AS PER RSIS STANDARDS EACH OF THE DWELLINGS WILL REQUIRE 2.5 PARKING SPACES. THE PROPOSED DWELLINGS WILL HAVE A TWO CAR GARAGE AND AN AREA OUTSIDE OF THE GARAGE FOR THE PARKING OF AN ADDITIONAL VEHICLE

THE SITE IS LOCATED IN THE RESIDENTIAL R-4 ZONE DISTRICT

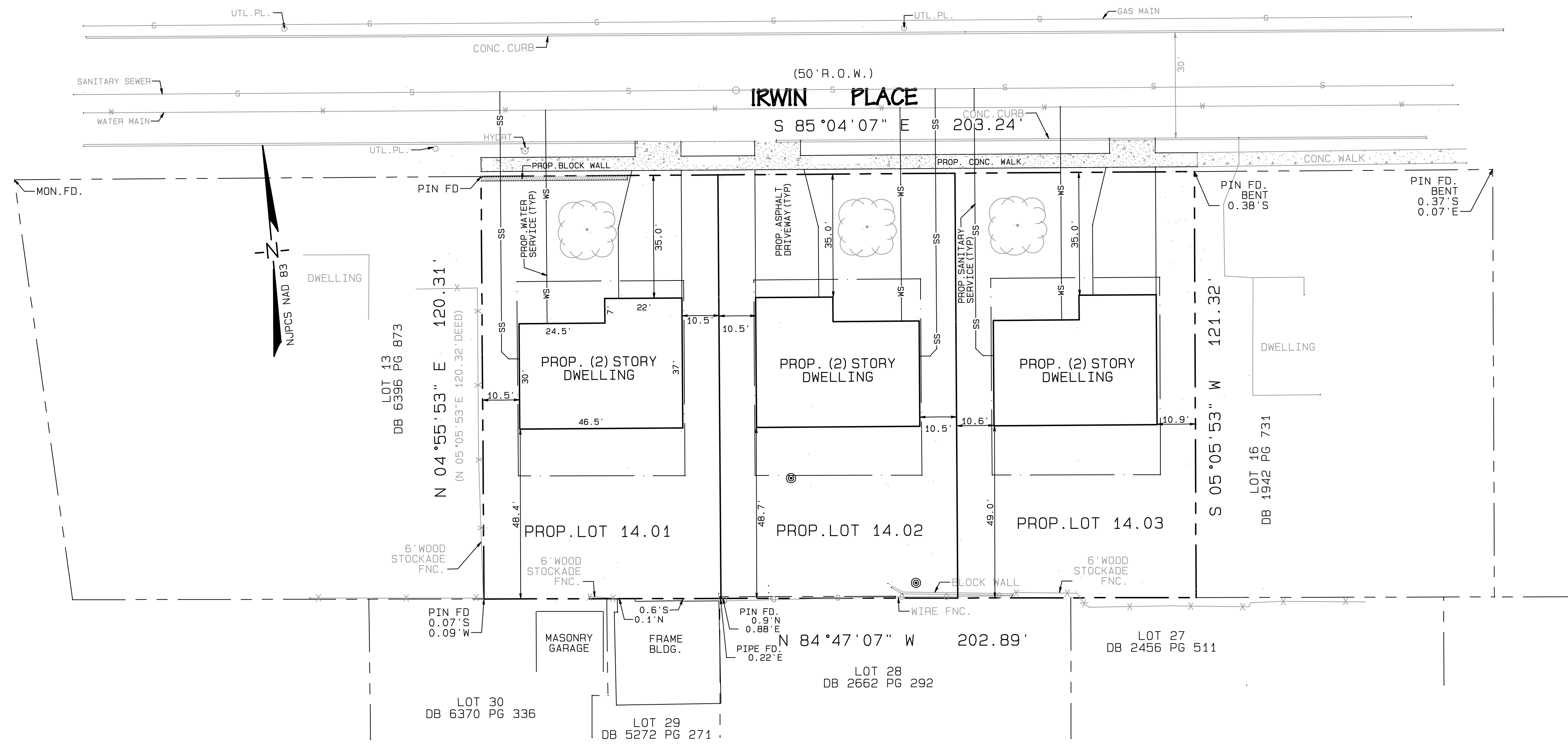
	REQUIRED	LOT 14.01	LOT 14.02	LOT 14.03
LOT AREA	7500 SF	8133 SF	8155 SF	8246 SF
FRONTAGE	60'	67.5'	67.5'	68.24'
FRONT YARD	30'	35'	35'	35'
SIDE YARD	10'	10.5'	10.5'	10.6'
REAR YARD	35'	48.7'	48.7'	49.0'
IMPRV. COVRG.	0.26	0.26	0.26	0.26
USABLE YARD	203 (MIN)	100%	100%	100%
SFLA	3471 (MAX)	2475+/-	2475+/-	2475+/-



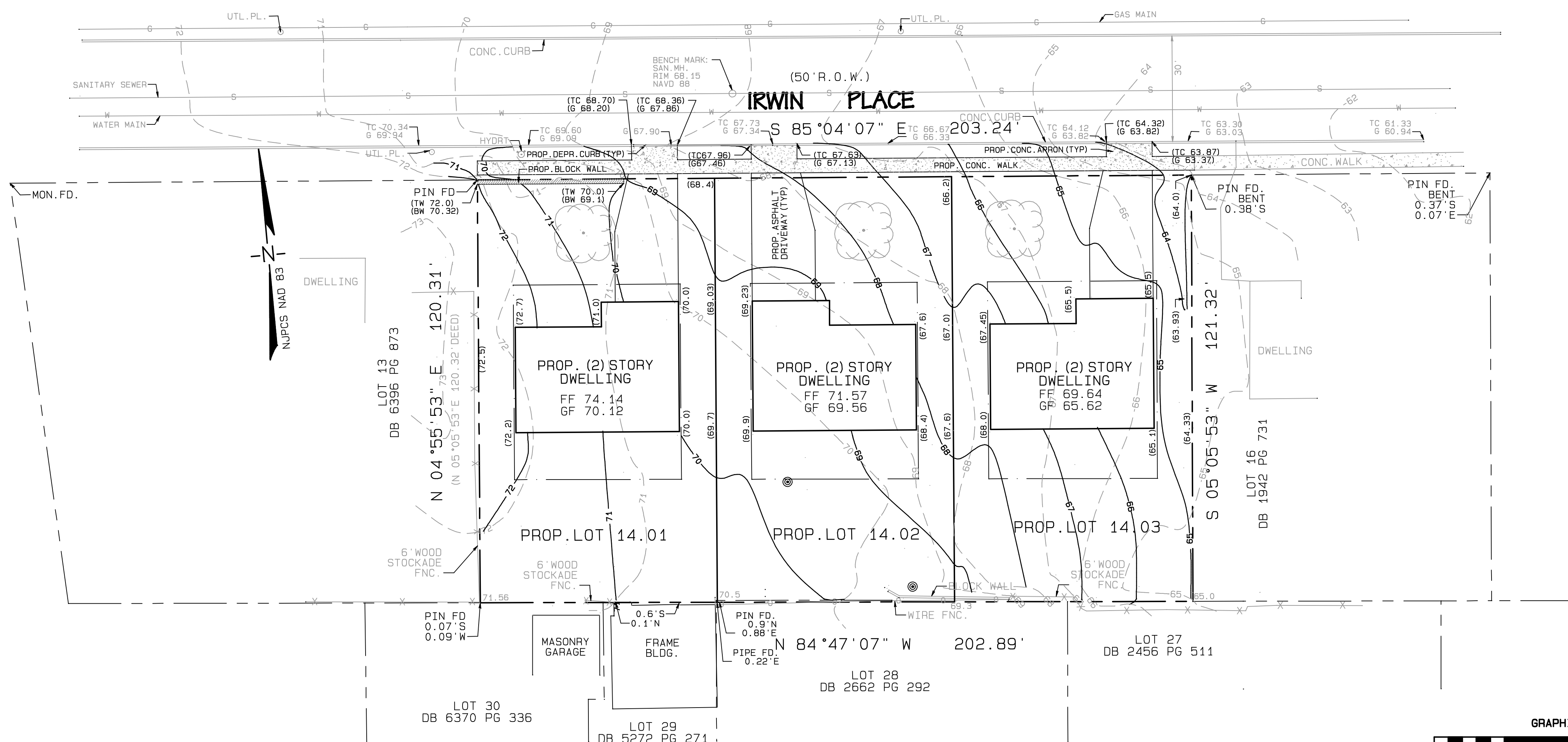
MINOR SUBDIVISION PLAN



PROJECT BLOCK 1802 LOTS 14 & 15 LAWRENCE TWP. MERCER CNTY., NJ IRWIN PLACE		DWG. NUMBER <b>21006</b>	
DWG. TITLE <b>SURVEY PLAT / MINOR SUBDIVISION</b>		SHEET 2/3	
OWNER & APPLICANT: <b>JP PROPERTY DEVELOPMENT, LLC</b> 42 ROBBINSVILLE EDINBURG ROAD ROBBINSVILLE, NJ 08691 609-915-8204			
DATE 6-5-21	FIELD BOOK 1486PSTS	DRAWN BY TJA	CHECKED BY DMD
 DANIEL M. DORAN NJ PE & PLS LIC. #32399		<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 609-430-0077 wdorandps1@gmail.com	

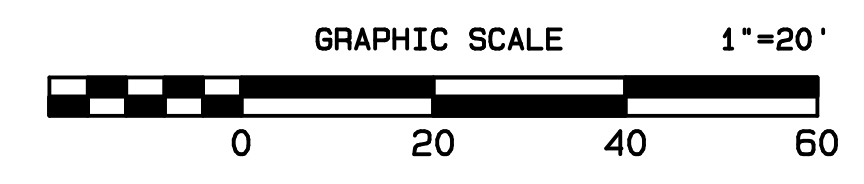


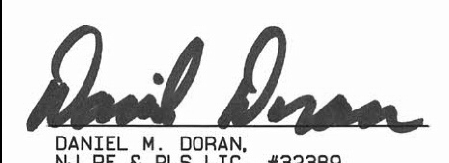
TYPICAL PLOT PLAN



GRADING PLAN

DENOTES EXISTING ELEV. (70.0)  
 DENOTES PROPOSED ELEV. (70.0)  
 DENOTES EXISTING CONTOUR  
 DENOTES PROPOSED CONTOUR



PROJECT BLOCK 1802 LOTS 14 & 15 LAWRENCE TWP. MERCER CNTY., NJ IRWIN PLACE		DWG. NUMBER <b>21006</b> SHEET 3/3	
DWG. TITLE <b>PLOT PLAN / GRADING PLAN</b>			
OWNER & APPLICANT: <b>JP PROPERTY DEVELOPMENT, LLC</b> 42 ROBBINSVILLE EDINBURG ROAD ROBBINSVILLE, NJ 08691 609-915-8204			
DATE 6-5-21	FIELD BOOK 148BPSTS	SCALE 1"=20'	
DRAWN BY TJA		CHECKED BY DMD	
 <b>DANIEL M. DORAN</b> NJ PE & PLS LIC. #32399			
<b>WILLIAM M. DORAN &amp; SONS</b> 939 RIDGE ROAD MONMOUTH JUNCTION, NJ 08852 609-430-0077 wdorandsons@gmail.com			