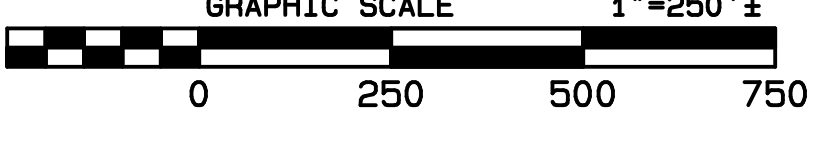


LOCATION MAP
GRAPHIC SCALE 1"=250'±



LEGEND:

T	= Top Curb	MH	= Manhole
G	= Gutter	P/R	= Post & Rail
Dep	= Depressed Curb TW	TM	= Top Wall
MV	= Water Valve	BN	= Bottom Wall
CO	= Cleanout	TP	= Top Patio
MB	= Mailbox	R.O.W.	= Right of Way
UP	= Utility Pole	P.O.B.	= Point of Beginning
IR	= Iron Rod	OHW	= Overhead Wires

WAIVERS REQUESTED

1. Wetlands Delineation and Report
2. Stormwater Management & Soil Testing
3. Architectural Plans, Environmental Impact Statement Community Impact Statement
4. Landscape Plan

AGENCY APPROVALS REQUIRED

1. Mercer County Planning Board
2. Ewing Lawrence Sewerage Authority
3. Trenton Water Works

APPROVED BY LAWRENCE TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

ZONING SCHEDULE: RESIDENTIAL 4 (R-4) DISTRICT

DESCRIPTIONS	REQUIRED	EXISTING LOT 27	PROPOSED LOT A	PROPOSED LOT B
PRINCIPAL BUILDING				
Minimum Lot Area	7,500 SF	18,900 SF	8,400 SF	10,500 SF
Minimum Lot Frontage	60 ft	150 ft	60 ft	150 ft
Minimum Side Yard (EACH)	10 ft	19.79 ft	29.79 ft.	12.5 ft. 42.5 ft.
Minimum Front Yard	30 ft (24' Average Setback)	11.84ft (V) / 5.67ft (V) *	11.84ft (V) / 5.67ft (V) *	24.5 ft. (Ave.S.B.)
Minimum Rear Yard	35 ft	83.52 ft.	83.52 ft.	92.3 ft.
Maximum Impervious Surface Coverage	60	0.19	0.30	0.18
Minimum Useable Yard Area	20% of ea.yard	COMPLIES	COMPLIES	COMPLIES
Maximum Building Height	35 ft	23 ft ±	23 ft ±	--
Maximum square footage of living area (SFLA)	2.0 times the average SFLA of the Neighborhood context (per Law.Tw)	3,177sf	1,736.1± SF	1,520± SF (3,177 SF MAX)
Maximum ratio of SFLA to lot area	2.0 times the average ratio of SFLA to lot area for the Neighborhood context	N/A	N/A	N/A
Property Line Setbacks (Shed)	15 ft	COMPLIES	--	TO BE REMOVED
Property Line Setbacks (Garage)	15 ft	8.67 ft (V)	--	8.67 ft (V)

(v) - INDICATES VARIANCE REQUIRED

MINOR SUBDIVISION GENERAL NOTES:

1. Prior to issuance of a building permit, a plot plan prepared by a licensed New Jersey Professional Engineer shall be submitted to the Engineering Department for review and approval.
2. Prior to issuance of a Certificate of Occupancy, an as-built plan prepared by a licensed New Jersey Land Surveyor shall be submitted to the Engineering Department for review and approval.
3. If a sump pump is installed, it shall be connected to the underground storm sewer system unless the Municipal Engineer approves an alternate location.
4. All new utilities shall be installed underground.
5. A paved or concrete driveway apron is required.
6. A street opening permit is required for all work performed in the street. Engineering Department inspection is required for all improvements in the right-of-way.
7. Tree protection is required for all existing trees to remain.
8. The sight triangle area at the driveway will be inspected prior to issuance of a Certificate of Occupancy. If directed by the Municipal Engineer, selective clearing shall be performed to provide proper sight distance.
9. Property corner pins must be set and field verified by the Engineering Department. Bonding may be submitted in lieu of setting of corner pins to allow final approval and stamping of the plan.

OWNER/APPLICANT

PHAT LE
165 ELDRIDGE AVENUE
LAWRENCEVILLE, N.J. 08648 PH. 609-273-2485
I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

NO.	DATE	DESCRIPTION
1	1/3/21	REVISE PLANS PER ENGINEERS REPORT DATED 2/10/20 & PLANNERS REPORT DATED 3/20/20

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
2193 SPRUCE STREET TRENTON, N.J. 08638
TEL. NO. 609-982-0616
FAX. NO. 609-982-6004
D.P., STRATTON, L.S., N.J.-27523 P.P.N.J.-5001
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER &
PROFESSIONAL LAND SURVEYOR NO. 19462

MINOR SUBDIVISION
of
Lot 27 of Block 2310
for
Phat Le
in
TOWNSHIP OF LAWRENCE
MERCER CO., NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO.	TAX MAP DATA
2454005000	LOT BLOCK PAGE
	27 2310 23
DATE 7/11/19	INV. 44525
DRAWN BY: BDS	SCALE 1"=10'
FB. PG.	FILE 105-89

