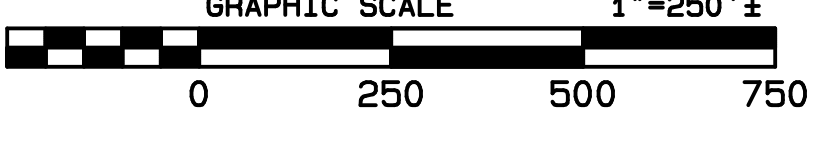


LOCATION MAP
GRAPHIC SCALE 1"=250'±



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

ZONE MAP
GRAPHIC SCALE 1"=2000'
0 2000 4000 6000

APPROVED BY LAWRENCE TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
MUNICIPAL ENGINEER	DATE

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

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

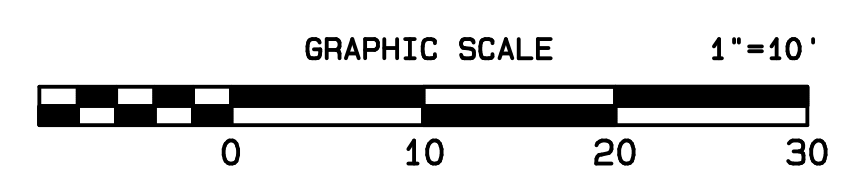
MINOR SUBDIVISION GENERAL NOTES:

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

OWNER _____ DATE _____

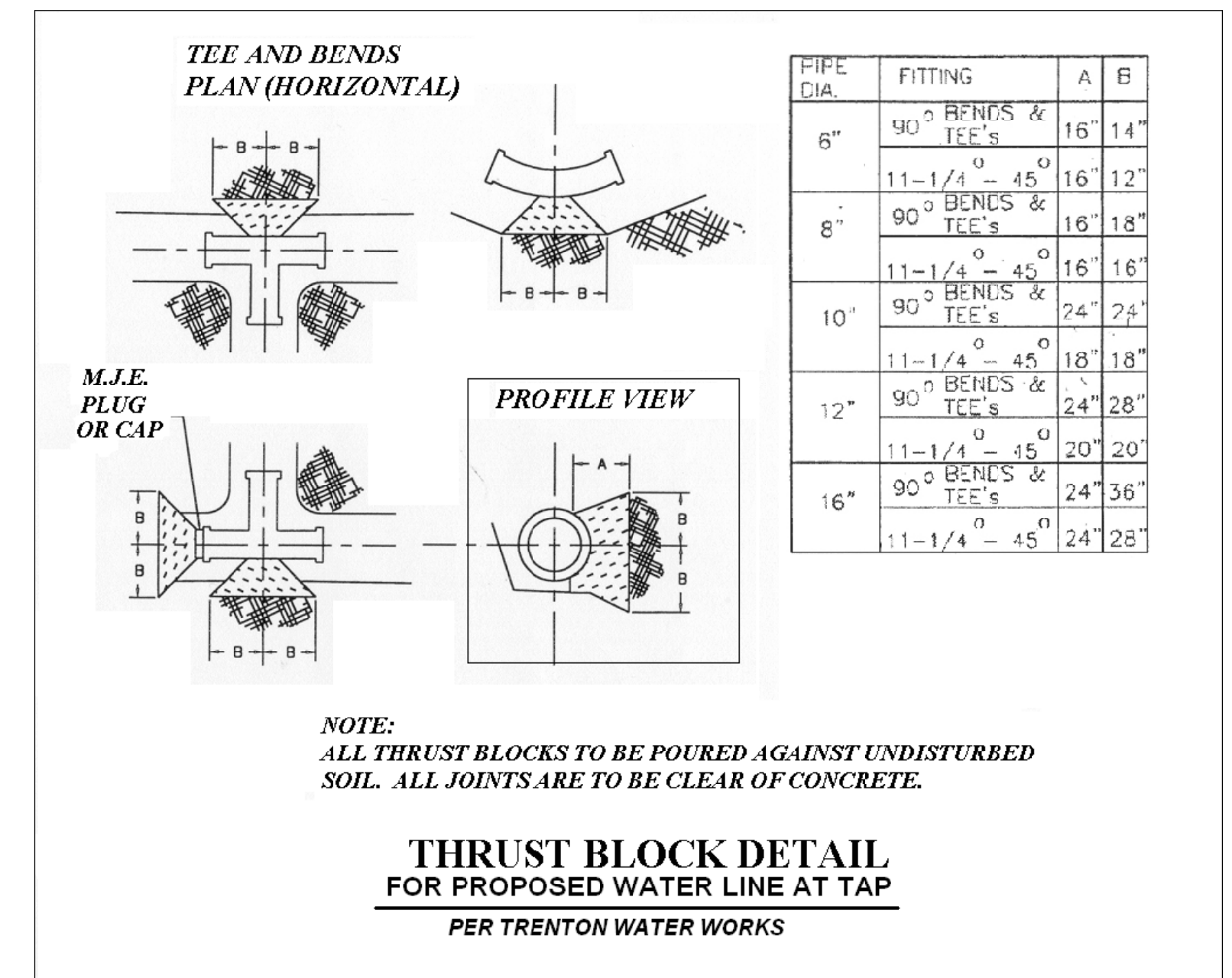
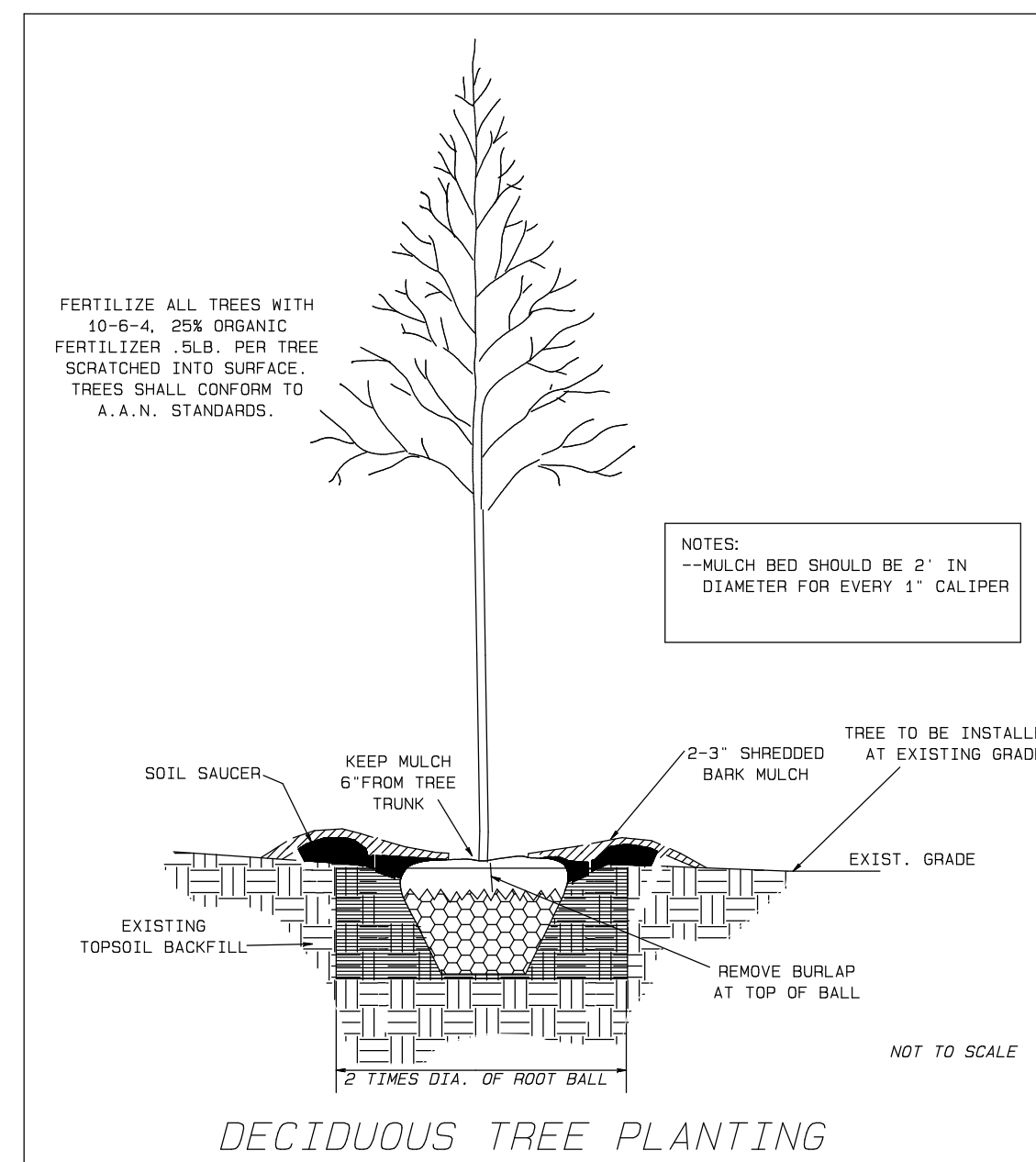
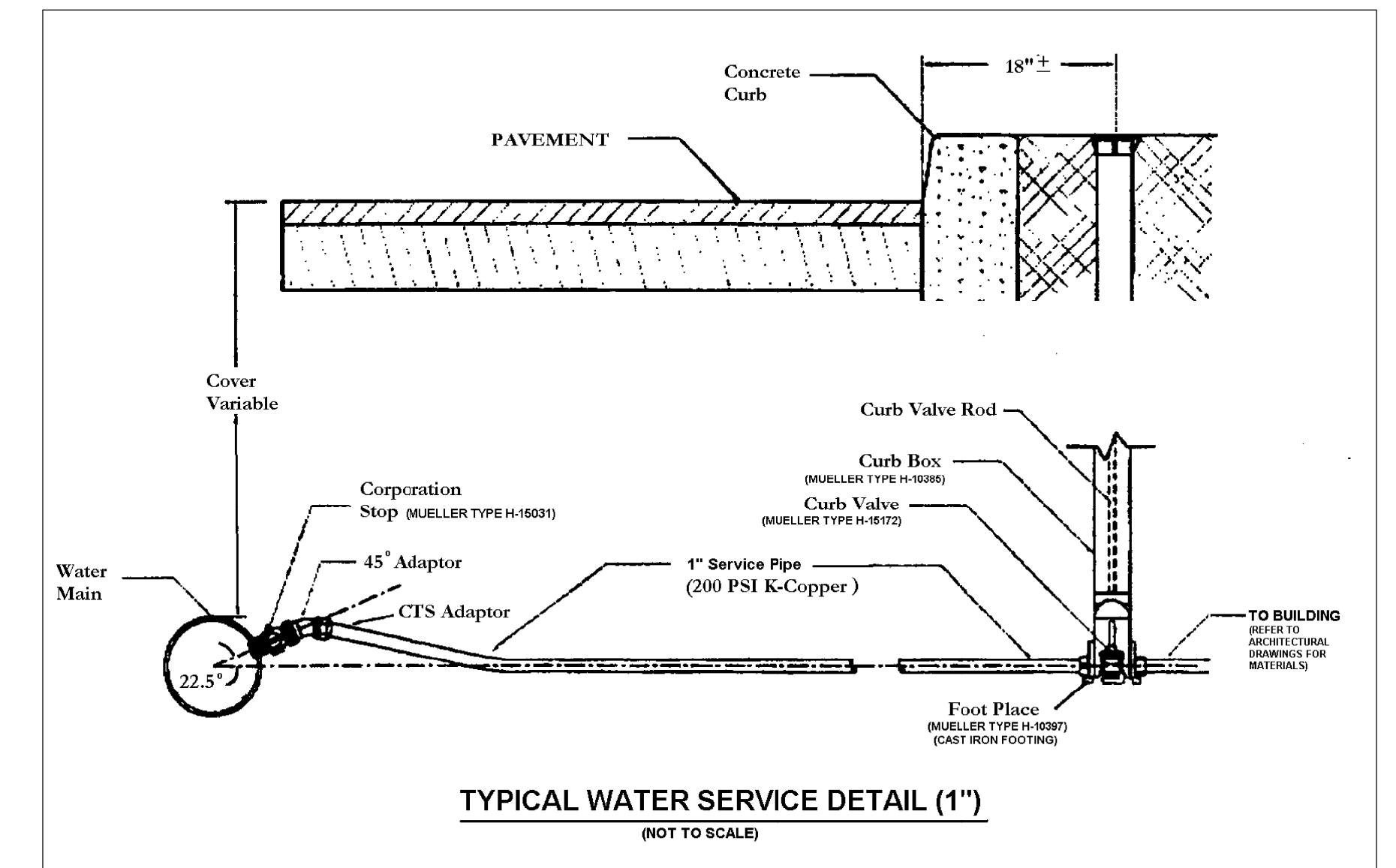
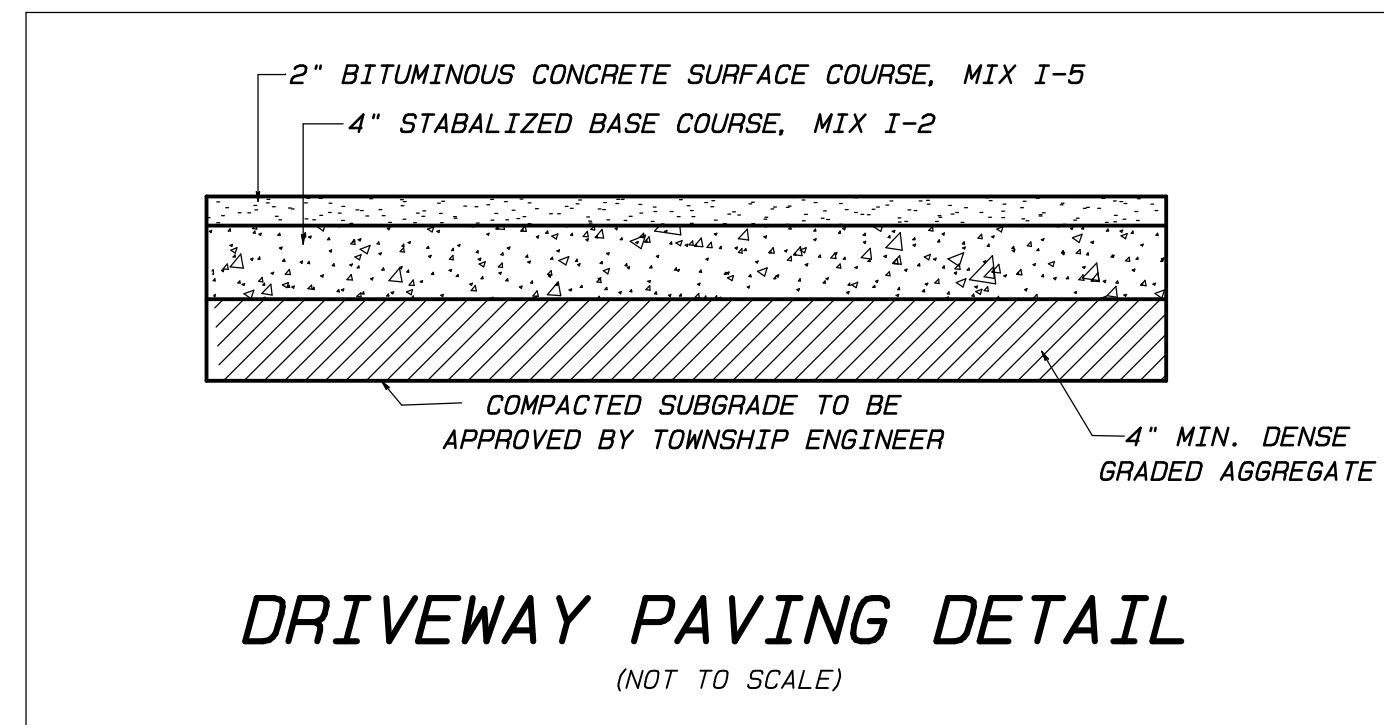
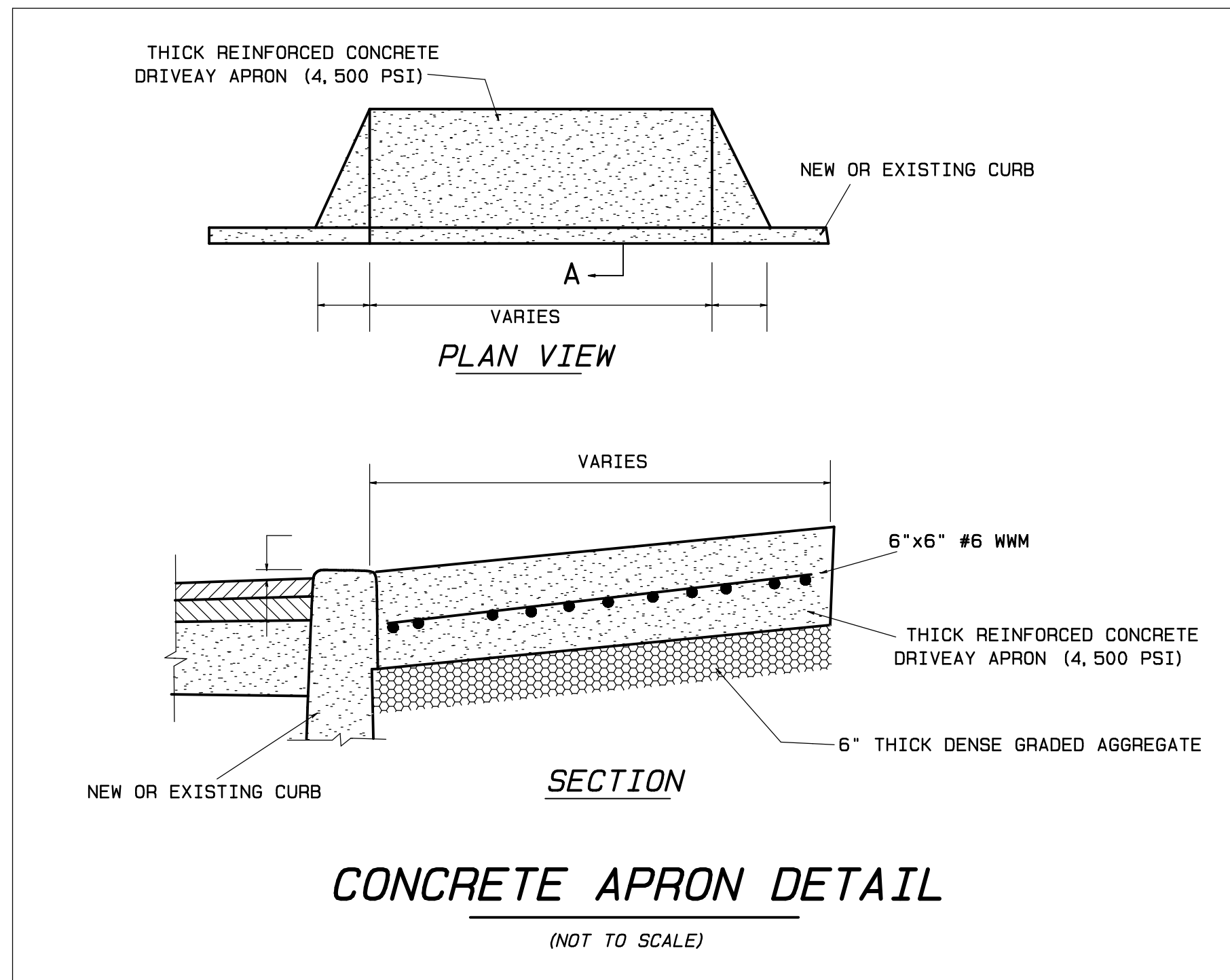


No.	Date	Description
1	1/3/21	REVISE PLANS PER ENGINEERS REPORT DATED 2/10/20 & PLANNERS REPORT DATED 3/20/20

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.-27923 P.P.N.J.-9021
JOSEPH MESTER
N.J. PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NO. 19462
Joseph Mester

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

CERTIFICATE OF SUBDIVISION NO.	TAX MAP DATA
24548052900	LOT BLOCK PAGE
27	2310 23
DATE 7/11/19	INV. 44525
DRAWN BY: BDS	SCALE 1"=10'
FB. PG.	FILE 105-89



SURROUNDING OWNERS (WITHIN 200 FT.)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
1314	1-3	Glenn, Lynette C	2308	23	Colavita, Anthony R
1316	1, 85-	72 Rolfe Ave		60	Manitee Ave
89	Lawrence Twp, NJ 08648			Lawrence Twp, NJ 08648	
1314	4, 7	Township of Lawrence	2308	24, 25	Hayes, William c/o Tony Colavita
2308	16	2207 Lawrenceville Rd		60	Manitee Ave
2312	68, 100	Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
1314	5, 6	Michta, Shawn & Whitney	2310	22, 23	Duchaine, Roudy & Judith
		32 Tulane Ave		31, 32	191 Eldridge Ave
		Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
1316	2, 3	Schleher, Margaret	2310	24, 01	Bennett, Lauryn
		193 Eldridge Ave		185	Eldridge Ave
		Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
1316	4-6	CFRE Invest Flips Liquidation Corp	2310	26, 28	Burkes, Vernon & Delores Goss
82-84,	741	Dowers Rd		191	Eldridge Ave
89	Adirondack, MD 21009			Lawrence Twp, NJ 08648	
2308	14, 15	Derry, Ambrose c/o Carl Derry	2312	59	Dos Santos, Ronie & Oliver, Melissa
		63 Bruce Park Dr		146	Eldridge Ave
		Trenton, NJ 08618		Lawrence Twp, NJ 08648	
2308	17	Cruz, Antonio	2312	60-65	Rounds, John & Susan
		26 Alcazar Ave		130, 01	196 Eldridge Ave
		Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
2308	18-19	Chilinski, Wojciech & Alena	2312	66, 67	Cheng, Boon Y Shao H
		175 Arcadia Ave		158	Eldridge Ave
		Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
2308	20-22	Turner, W etux	2312	69, 01	DiMarco, Sharon
		167 Arcadia Ave		74	110 Northbrook Ave
		Lawrence Twp, NJ 08648		Lawrence Twp, NJ 08648	
			2312	130	NJ Dept of Defense
				CN 340	Trenton, NJ 08625

PLANT LIST

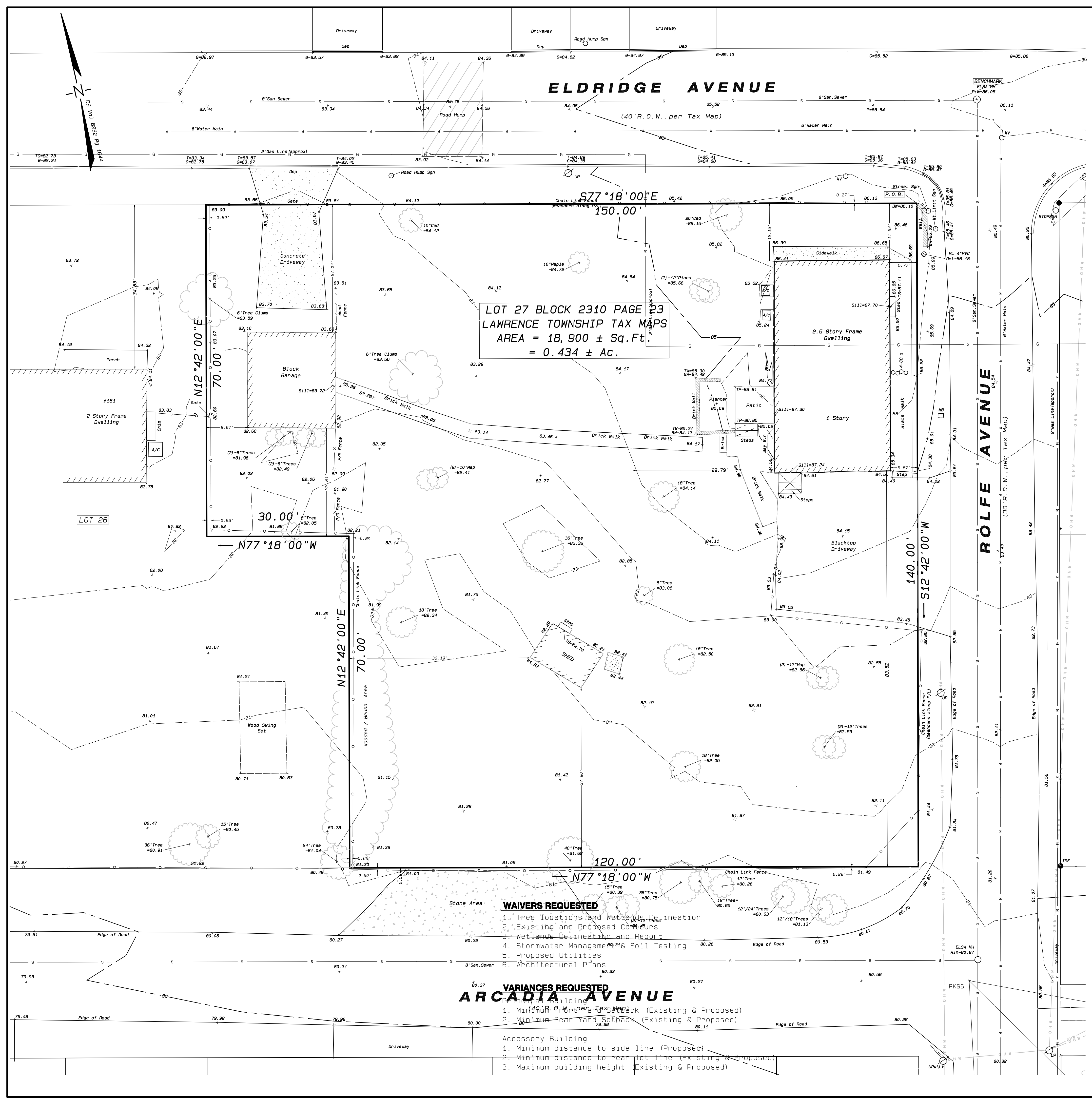
SYM	QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SP	ROOT	REMARKS
Ar	2	ACER RUBRUM	October Glory	3-3.5"			BB	

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

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JOSEPH MESTER
 N.J. PROFESSIONAL ENGINEER & PROFESSIONAL LAND SURVEYOR NO. 19462

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

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



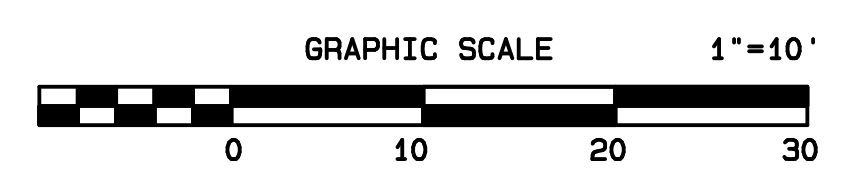
LOT 27 BLOCK 2310 PAGE 23
LAWRENCE TOWNSHIP TAX MAPS
AREA = 18,900 ± Sq. Ft.
= 0.434 ± Ac.

- WAIVERS REQUESTED**
1. Tree locations and Wetlands Delineation
 2. Existing and Proposed Curbs
 3. Wetlands Delineation and Report
 4. Stormwater Management & Soil Testing
 5. Proposed Utilities
 6. Architectural Plans
- VARIANCES REQUESTED**
1. Minimum Front Yard Setback (Existing & Proposed)
 2. Minimum Rear Yard Setback (Existing & Proposed)
- Accessory Building
1. Minimum distance to side line (Proposed)
 2. Minimum distance to rear lot line (Existing & Proposed)
 3. Maximum building height (Existing & Proposed)

- SURVEY NOTES:**
1. THERE MAY BE VARIOUS LEDGES, PROTRUSIONS, OVERHANGS, ETC. THAT ARE NOT SHOWN OR MEASURED ALONG THESE BUILDINGS. FOR USE OTHER THAN A PICTURE FOOTPRINT ADDITIONAL DETAIL AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
 2. THIS PLAN PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN OR COPIES, OR ALTERATIONS OF IT NOT IMPRESSED WITH THE SEAL OF THE LICENSED INDIVIDUAL WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 3. UTILITY STATEMENT: THE UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON HAVE BEEN LOCATED FROM PHYSICAL MARKINGS ON THE GROUND BY VARIOUS UTILITY COMPANIES. FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES OR STRUCTURES SHOWN COMPRISE ALL SUCH UNDERGROUND FEATURES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FEATURES WHICH ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE UNDERGROUND UTILITY MARKOUT NUMBER (800-272-1000) SHALL BE CALLED.
 4. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. TITLE SEARCH NOT PROVIDED.
 5. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL, FLOOD PLAIN AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
 6. VERTICAL DATUM: USGS SYSTEM NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BENCHMARK USED: DRILL HOLE TOP OF WALL, ELEVATION=72.074, MERCER COUNTY CULVERT #541.7
 7. BENCHMARK LOCATED ON SITE. RIM OF ELSA MANHOLE AT INTERSECTION OF ELDRIDGE AVENUE AND ROLFE AVENUE, ELEVATION=86.05', AS SHOWN ON PLAN.
 8. HORIZONTAL DATUM: DEED SYSTEM. DEED BOOK VOLUME 6232, PAGE 1644.

LEGEND:

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



A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION, P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1 (g).

NO.	DATE	DESCRIPTION
REVISIONS		

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
ESTABLISHED 1907
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DAVID F. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 27523
D.F. Stratton

PLAN OF TOPOGRAPHIC SURVEY		TAX MAP DATA	
LOT	BLOCK	LOT	BLOCK
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TOWNSHIP OF LAWRENCE			
MERCER CO., NEW JERSEY			
DATE	INVENTORY	SCALE	FILE
7/11/19	44525	1"=10'	105-89
DRAWN BY: BDS	FB.	PG.	