

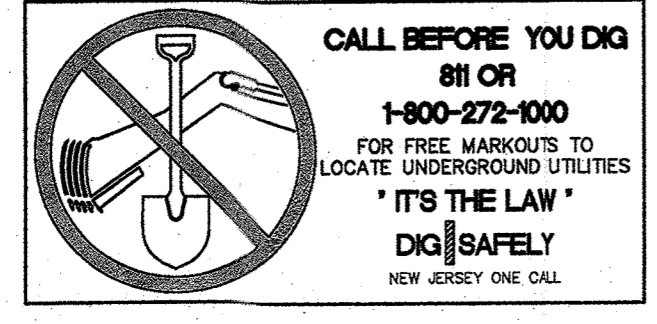
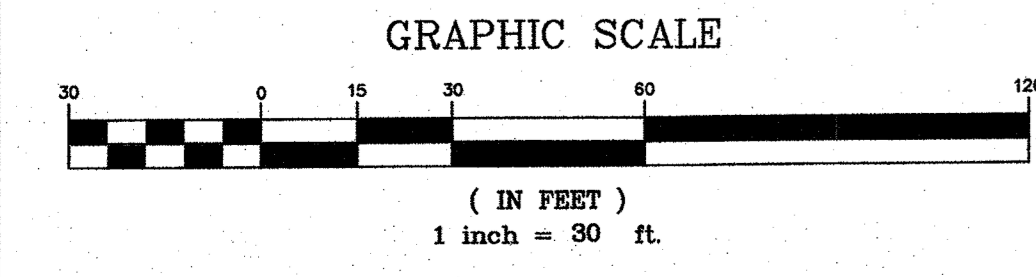
ADJOINING PROPERTY OWNERS WITHIN 200'

BLOCK	LOT(S)	OWNER(S) & ADDRESSES
2003	22-25	PASQUITO, BARBARA M 111 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	26,27	ROSLON, MELINDA 105 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	28,29	WALEIKO, STEPHEN JR & SHERRY 101 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	30,31	BLOOM, TOMMIE & HAZEL 100 TEXAS AVE LAWRENCEVILLE, NJ 08648
	32,01	SIVARAMMOORTHY, T & GIRITHARI 110 TEXAS AVE LAWRENCEVILLE, NJ 08648
2004	1-4	THOMAS, CLYDE S UX 94 TEXAS AVE LAWRENCEVILLE, NJ 08648
	32-35	WAY, SUZANNE 89 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	5-8	KUBALA, DONALD J & JOAN E 8 RANDI WAY TITUSVILLE, NJ 08560
	9-14	ERKOBI, MINDY 68 TEXAS AVE LAWRENCEVILLE, NJ 08648
	15,16	ERKOBI, RICHARD JR & MINDY 68 TEXAS AVE LAWRENCEVILLE, NJ 08648
	18-21	SURILA, MAMTA & FNU CHAMAN LAL 82 TEXAS AVE LAWRENCEVILLE, NJ 08648
	28-31	GILBERT, DAVID & BEATRICE 105 HUGHES AVE LAWRENCEVILLE, NJ 08648
	21,01	RIVERA, ANGELO 101 HUGHES AVE LAWRENCEVILLE, NJ 08648
	23,24	RADMONOVICH, CHRISTOPHER & CARINA 102 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	25,26	BIS, ANNA H & JURCZAL, PAWEŁ A 108 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
	27,28	THOMAS, STEPHEN 108 COOLIDGE AVE LAWRENCEVILLE, NJ 08648
2007	1-4	90 COOLIDGE AVE, LLC 85 HUGHES AVE LAWRENCEVILLE, NJ 08648
	5	MCCLOSKEY, JAMES JR UX 85 HUGHES AVE LAWRENCEVILLE, NJ 08648
	6	MORRIS, LUIS F 83 HUGHES AVE LAWRENCEVILLE, NJ 08648
	7-10, 22	LOVELESS, ROBERT G 73 HUGHES AVE LAWRENCEVILLE, NJ 08648
	11,01	YEN, CHEH N & SHAO FONG CHOU H/W 302 POLY PL EDISON, NJ 08817.3431
	18	DEON HOLDINGS, LLC 206 MAPLE AVE LAWRENCEVILLE, NJ 08648
	7-10, 22	LOVELESS, ROBERT G 73 HUGHES AVE TRENTON, NJ 08618
2009	14-17	HUGHES, SHARON P 100 HUGHES AVE LAWRENCEVILLE, NJ 08648
2010	11	MCCORMICK, PAUL UX 70 HUGHES AVE LAWRENCEVILLE, NJ 08648
	12-16	OLIMPATO, NICKOLAS 84 HUGHES AVE LAWRENCEVILLE, NJ 08648
	17,01	WAILONG, WONG 92 HUGHES AVE LAWRENCEVILLE, NJ 08648
	20	WANG, XIN YU 92 HUGHES AVE LAWRENCEVILLE, NJ 08648

ZONING DATA

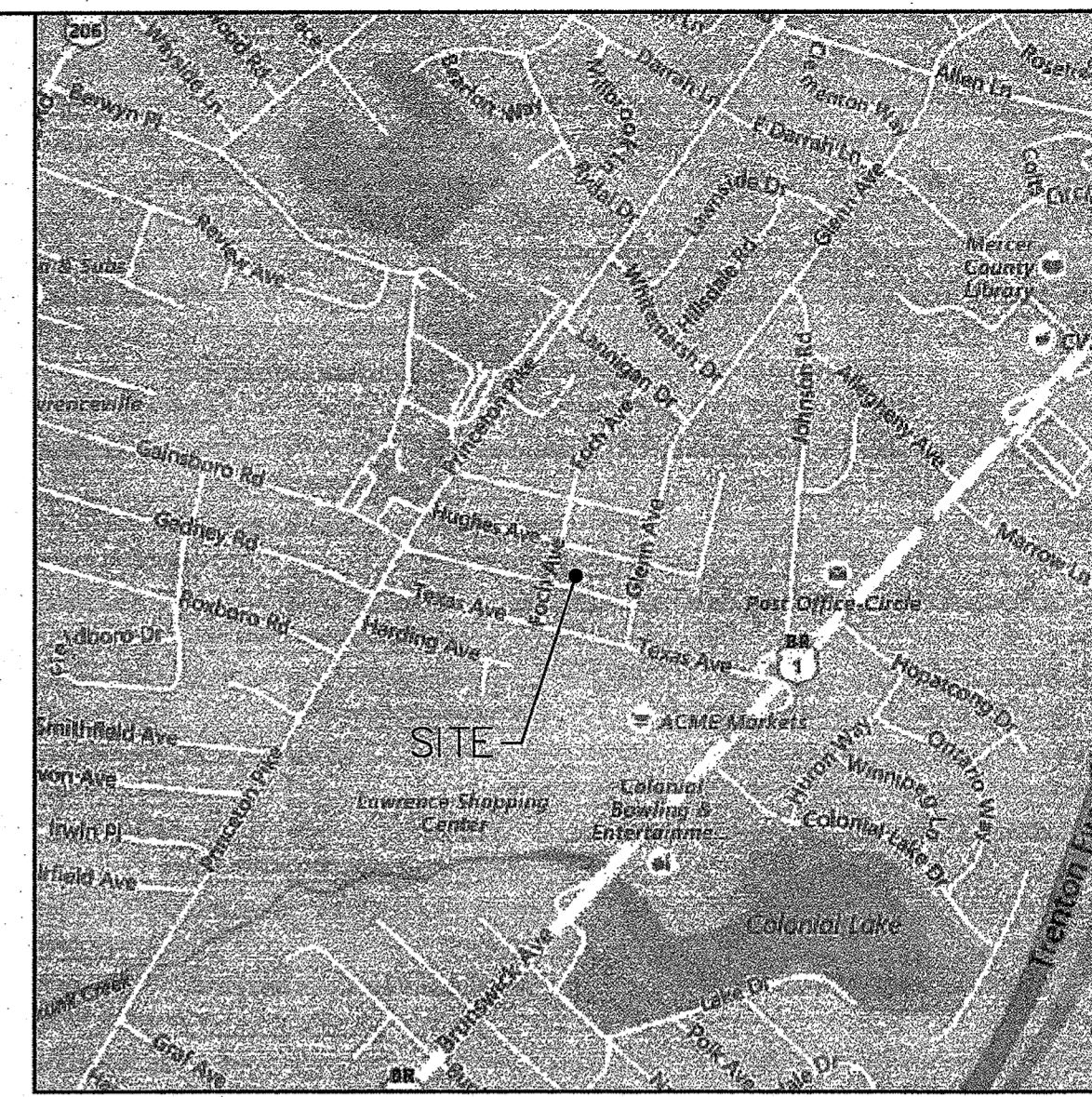
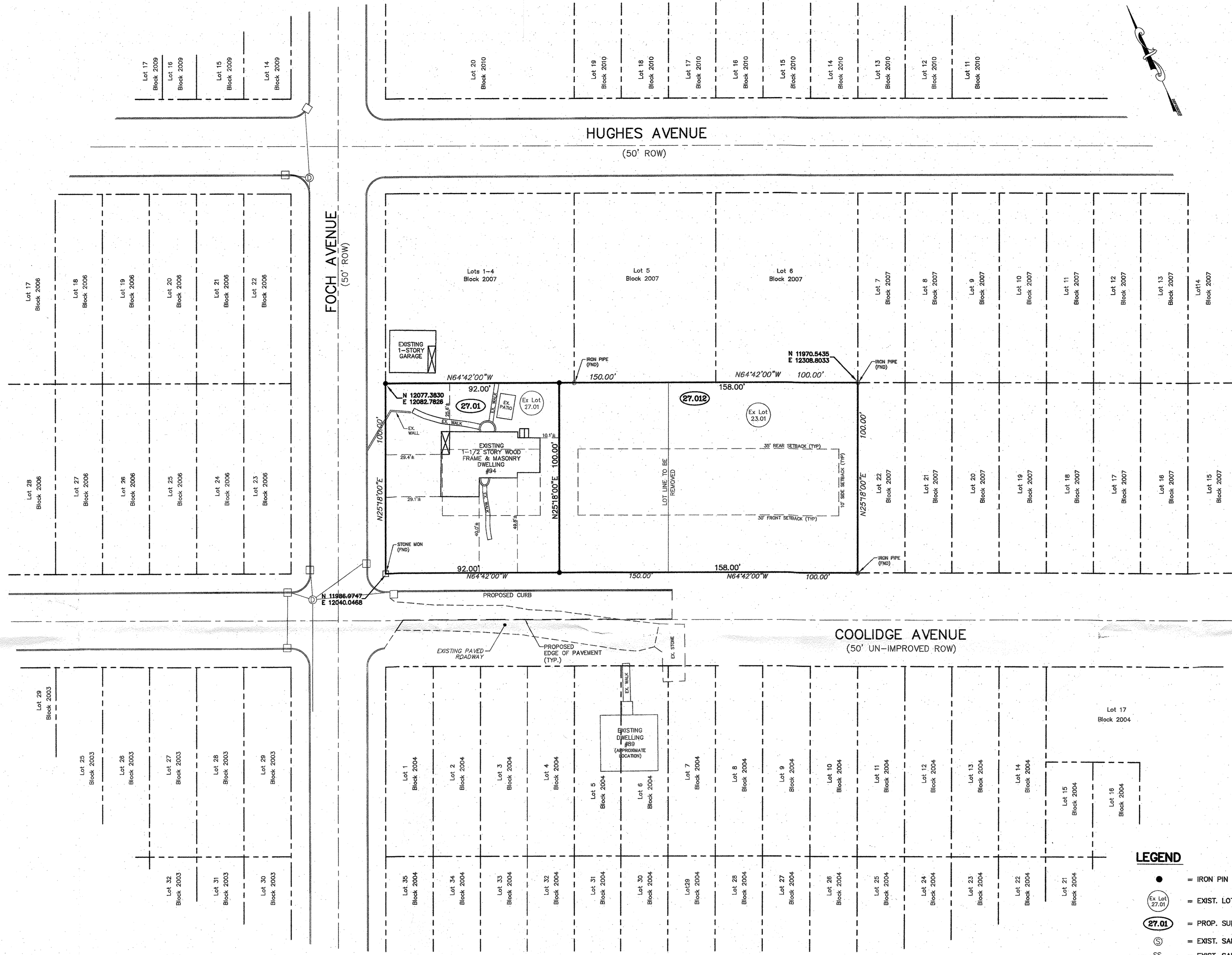
ZONE: RESIDENTIAL 4 (R-4) DISTRICT	REQUIRED	PROPOSED LOT 27.01	PROPOSED LOT 27.02
SINGLE FAMILY DETACHED RESIDENTIAL USES:			
MIN. LOT AREA (SF.):	7,500	9,200	15,800
MIN. LOT WIDTH (FT.):	60	92	158
MIN. LOT FRONTAGE (FT.):	60	92	158
MIN. FRONT YARD (FT.):	30	29.1 *	30
MIN. SIDE YARD (FT.):	10	10.1	10
MIN. REAR YARD (FT.):	35	25.6 *	35
MAX. IMPERVIOUS SURFACE RATIO:	0.60	0.196	0.60
MIN. USABLE YARD AREA (%):	25	80.41	25
NEIGHBORHOOD CONTEXT DISTANCE (%):	25	25	25
MAX. SFLA (SF.):	2,643	2 TIMES THE AVG	2 TIMES THE AVG

* = PRE-EXISTING CONDITIONS



AGENCIES REQUIRING NOTICE

- CORPORATE SECRETARY ENHANCED SEWERAGE AUTHORITY
600 WHITEHEAD ROAD
LAWRENCEVILLE, NJ 08648
- CORPORATE SECRETARY PUBLIC SERVICE ELECTRIC AND GAS CO.
85 PARK PLACE, 18B
NEWARK, NJ 07102
- NJ AMERICAN WATER
1025 LAUREL OAK ROAD
VICKERSVILLE, NJ 08643
ATTN: DONNA SHORT
- ELIZABETHOWN GAS COMPANY
ONE ELIZABETHOWN PLAZA
THIRD FLOOR EAST
UNION, NJ 07083-1975
- CORPORATE SECRETARY VERIZON
540 BROAD STREET
NEWARK, NJ 07102
- CORPORATE SECRETARY TRENTON WATER WORKS
PO BOX 528
TRENTON, NJ 08604
- AQUA WATER COMPANY
2875 ERIAL ROAD
ERIAL, NJ 08091
ATTN: JAMES BARBATO
- GENERAL MANAGER COMCAST CABLEVISION
940 PROSPECT STREET
TRENTON, NJ 08618
- RCN CORPORATION
105 CARNEGIE CENTER
PRINCETON, NJ 08540
- CORPORATE SECRETARY AT&T
1 AT&T WAY
BETHLEHEM, NJ 07921
- MERCER COUNTY PLANNING BOARD
840 SOUTH BROAD STREET
PO BOX 8008
TRENTON, NJ 08650-8008
- CORPORATE SECRETARY JESSIE CENTRAL POWER AND LIGHT
300 MADISON AVE
MORRISTOWN, NJ 07962
- SUN PIPE LINE COMPANY
ATTN: R-O-W DEPARTMENT
1801 MARKET STREET
28TH FLOOR
PHILADELPHIA, PA 19103-1899
- CORPORATE SECRETARY TRANSCONTINENTAL GAS PIPE LINE CORPORATION
2800 POST OAK BOULEVARD
HOUSTON, TX 77056
- SUNOCO PIPE LINE, L.P.
RIGHT-OF-WAY DEPARTMENT
MONTELEONE COMPLEX
525 FRITZTOWN ROAD
SHIRING SPRINGS, PA 19608
- COMMISSIONER NJ DEPARTMENT OF TRANSPORTATION
1035 PARKWAY AVE, CN 600
TRENTON, NJ 08625



KEY MAP
SCALE: 1" = 1000'

REFERENCE PLAN
BEING LOTS 21 THROUGH 26 AS SHOWN ON A MAP ENTITLED "TEXAS AVENUE GARDENS PLAN OF LOTS" PREPARED BY TRENTON ENGINEERING COMPANY, DATED 5/1/1923. DULY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON MAY 16, 1923 AS MAP NO. 391.

- REQUIRED REGULATORY APPROVALS**
- MERCER COUNTY PLANNING BOARD
 - LAWRENCE TOWNSHIP SOIL CONSERVATION DISTRICT
 - TRENTON WATER WORKS
 - DELAWARE & RARITAN CANAL COMMISSION
 - LAWRENCE TOWNSHIP PLANNING BOARD
 - PUBLIC SERVICE ELECTRIC & GAS

SIGNATURES

APPROVED BY THE LAWRENCE TOWNSHIP PLANNING BOARD:

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

ADMINISTRATIVE OFFICER _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 07-07-04 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Zenon T. Grybowski 7-9-19
ZENON T. GRYBOWSKI
N.J. PROFESSIONAL LAND SURVEYOR - 23918
N.J. PROFESSIONAL PLANNER - 2911

OWNER

I/WE OWN THE PROPERTY AS DESIGNATED AND SHOWN HEREON AND HEREBY CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF LAWRENCE TOWNSHIP

94 COOLIDGE, LLC (LOT 27.01) _____ DATE _____

90 COOLIDGE, LLC (LOT 23.01) _____ DATE _____

Xin Yu Wang
XIN YU WANG (NJK/A) SANDY WANG 8/6/2019
DATE

LEGEND

- = IRON PIN TO BE SET
- (with 27.01) = EXIST. LOTS TO BE REMOVED
- (with 27.01) = PROP. SUBDIVISION LOTS
- (with S) = EXIST. SANITARY SEWER MANHOLE
- S- = EXIST. SANITARY SEWER MAIN
- W- = EXIST. WATER MAIN
- W- = EXIST. WATER VALVE
- G- = EXIST. GAS MAIN
- G- = EXIST. GAS VALVE
- O- = EXIST. OVERHEAD WIRES
- 101- = EXIST. CONTOURS
- 101- = PROPOSED CONTOURS
- 101.0 = PROPOSED SPOT ELEVATION
- AR = PROPOSED STREET TREE

LOT AREA SUMMARY

EXISTING LOT 23.01 = 10,000.00 SF / 0.23 A±
EXISTING LOT 27.01 = 15,000.00 SF / 0.34 A±
PROPOSED LOT 27.01 = 9,200.00 SF / 0.21 A±
PROPOSED LOT 27.02 = 15,800.00 SF / 0.36 A±

TAX MAP DATA

LOTS: 23.01 & 27.01
BLOCK: 2007
SHEET: 20.01
TOWNSHIP OF LAWRENCE TAX MAP

NOTES:

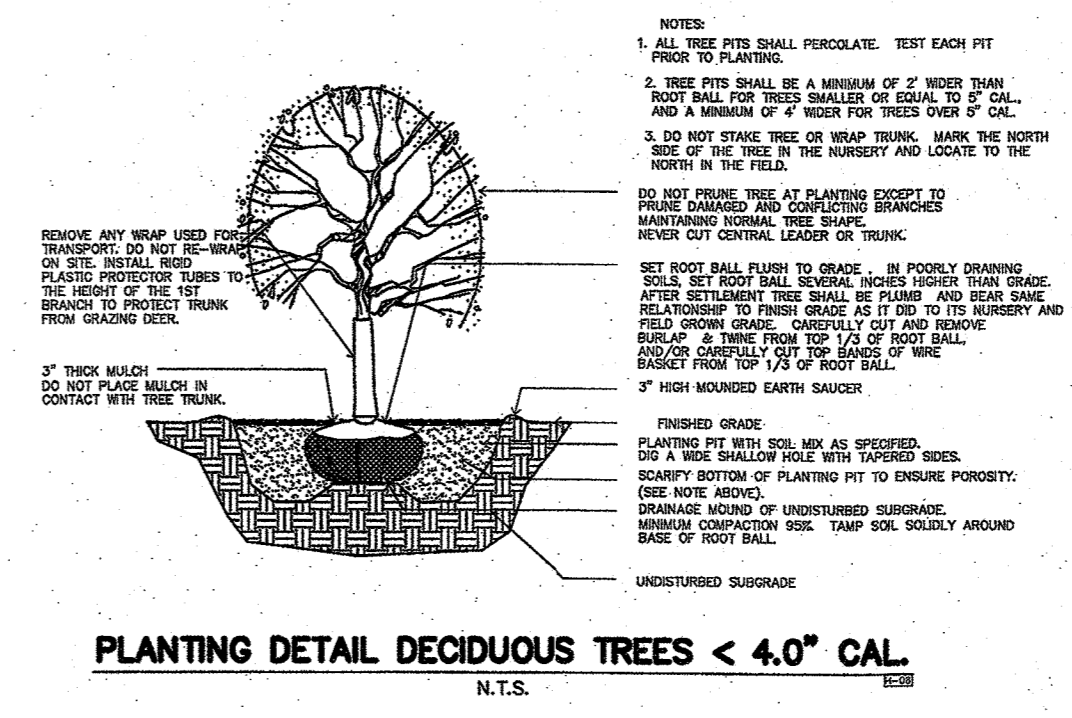
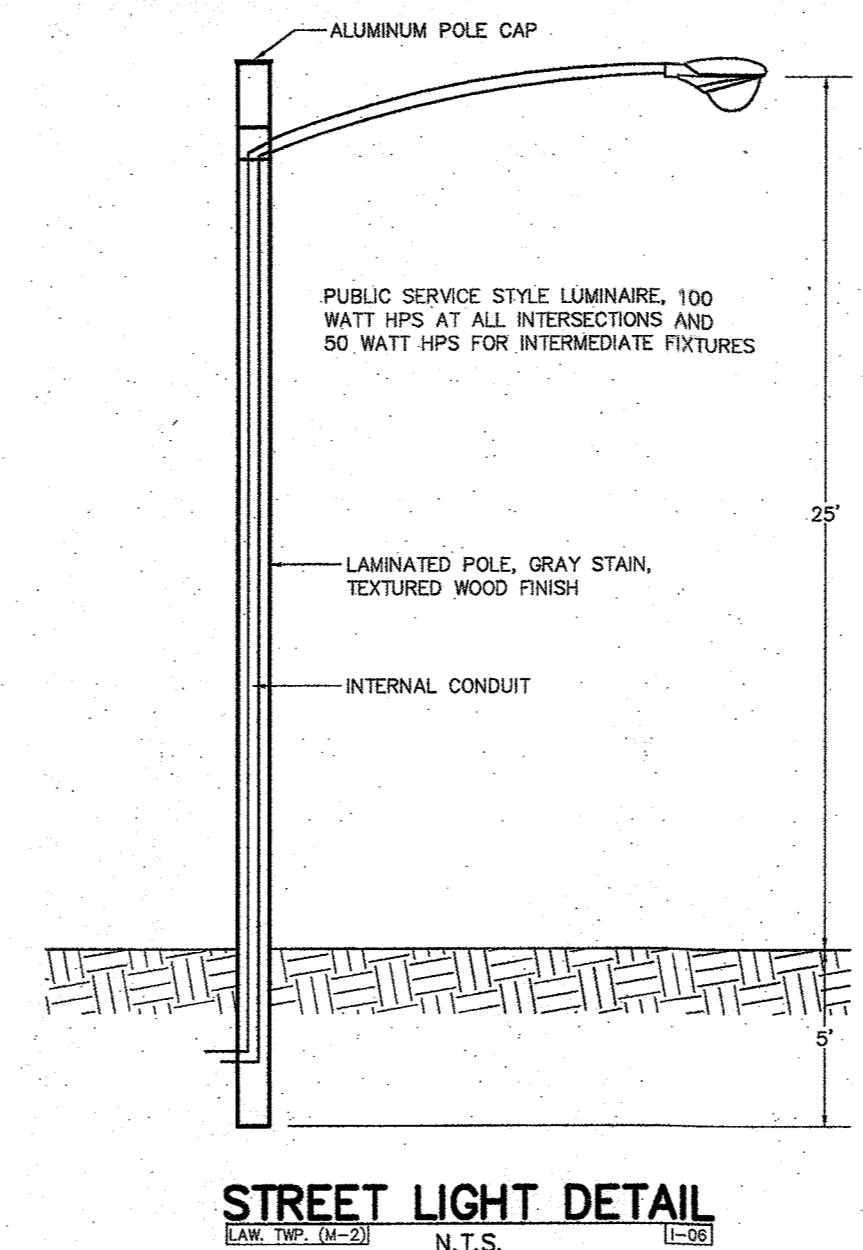
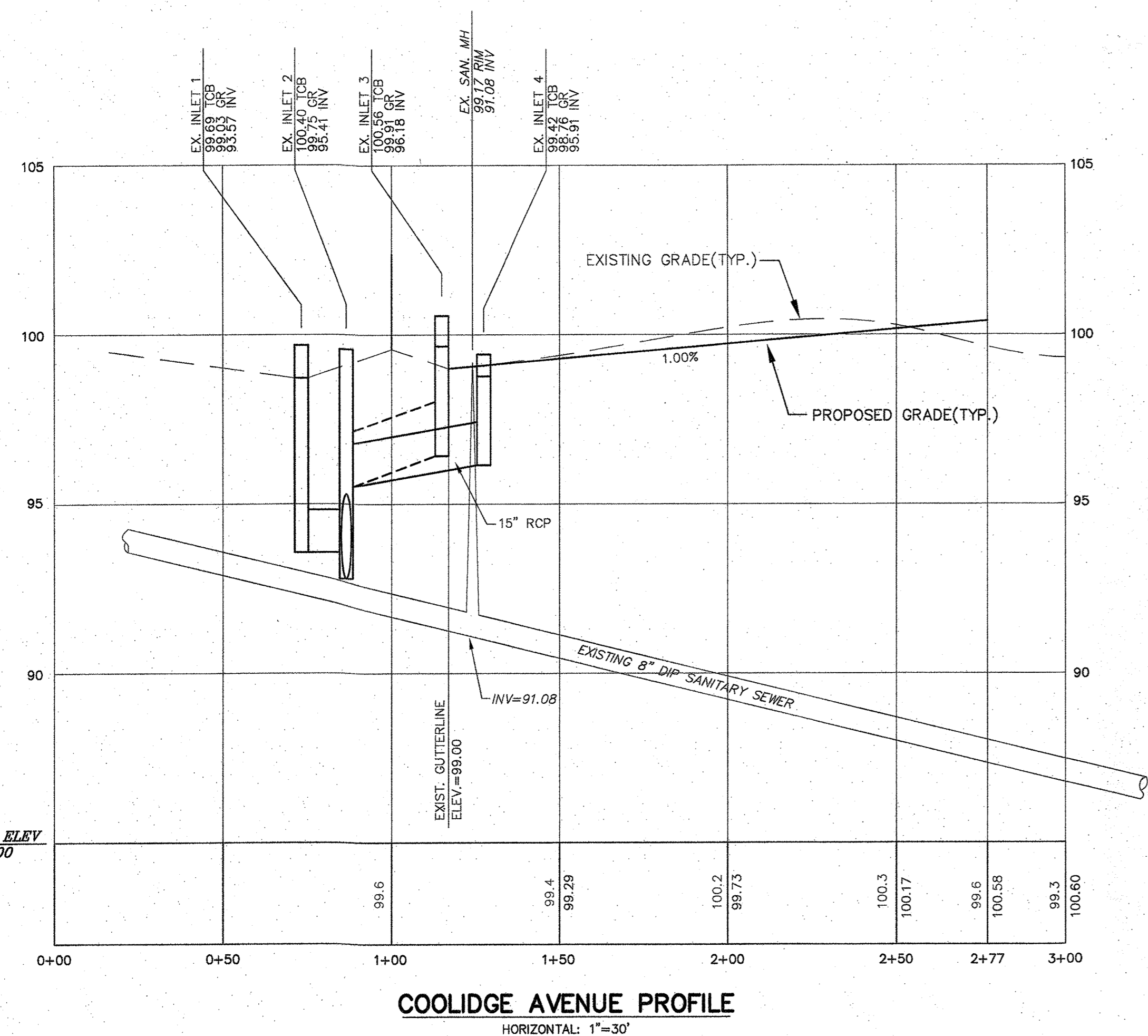
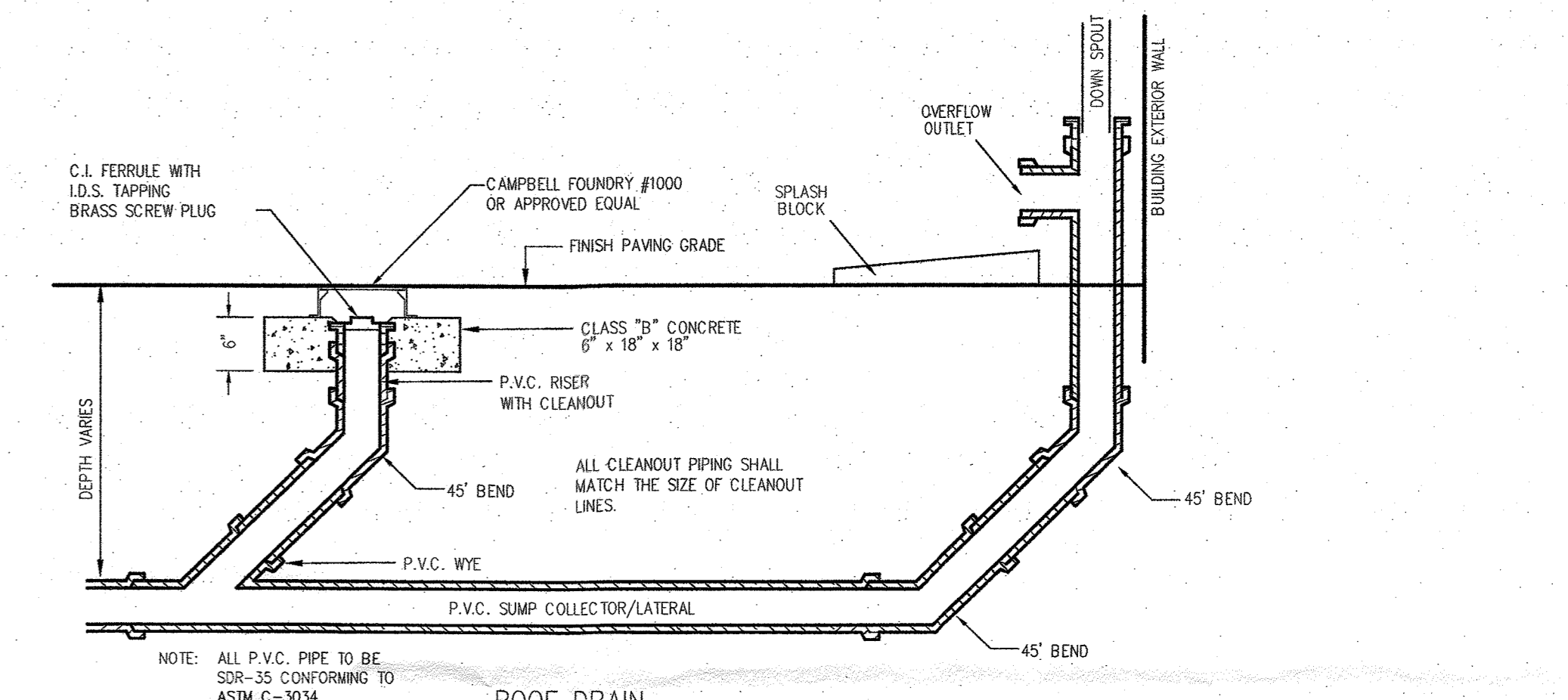
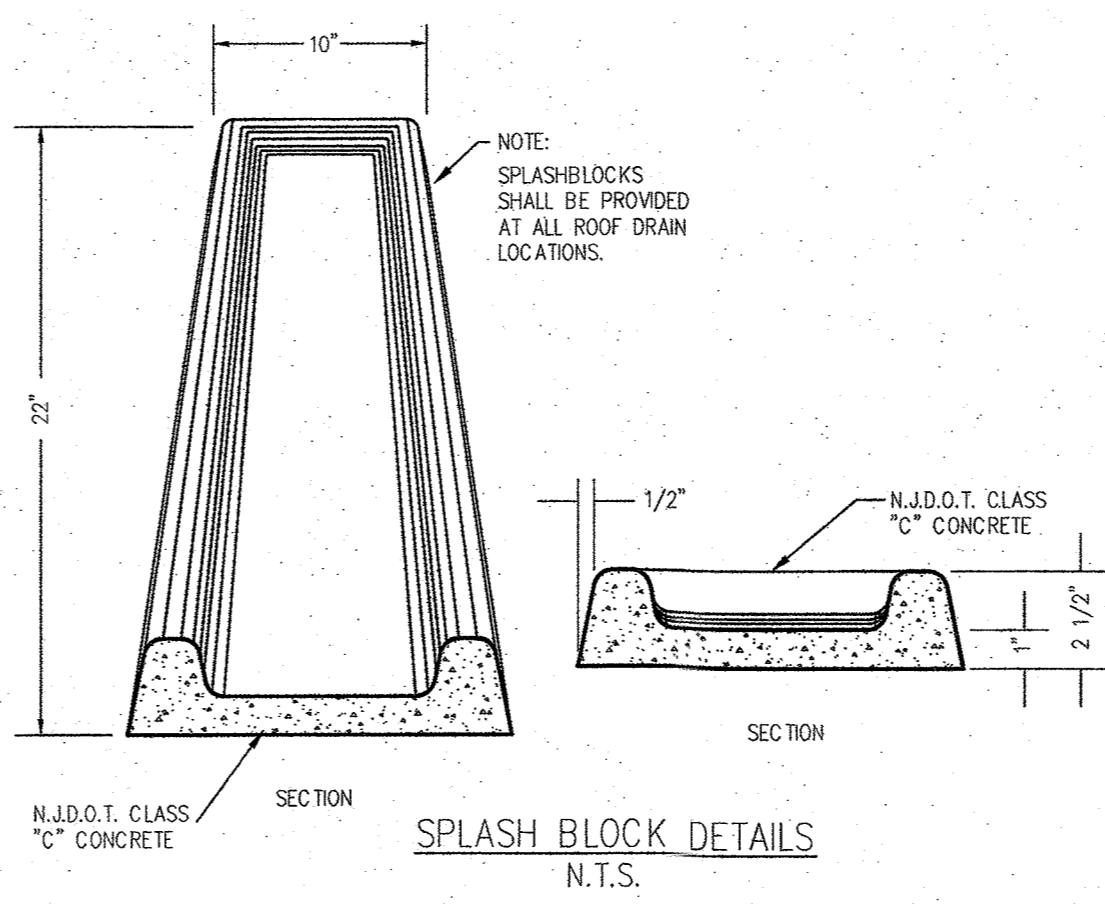
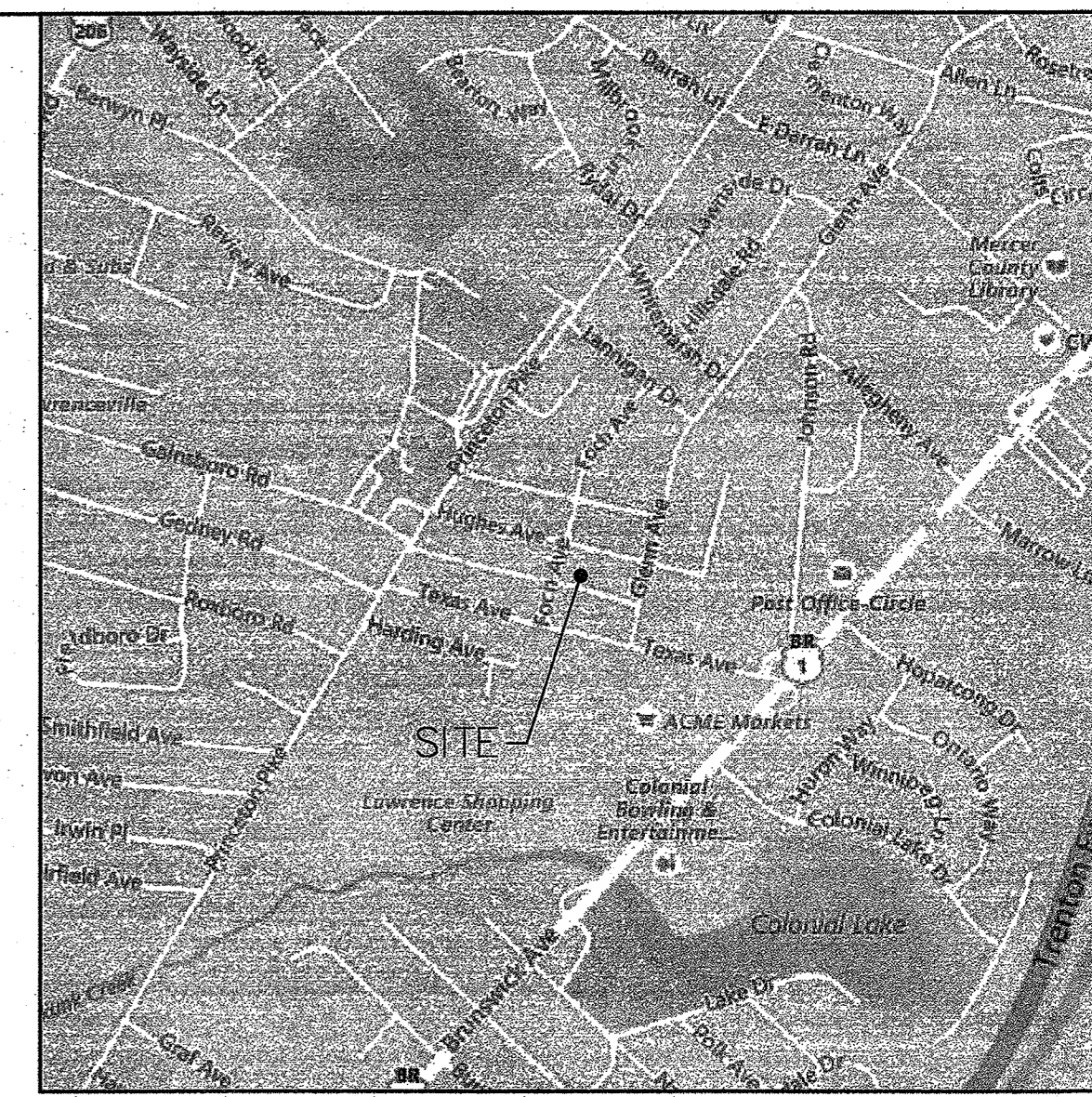
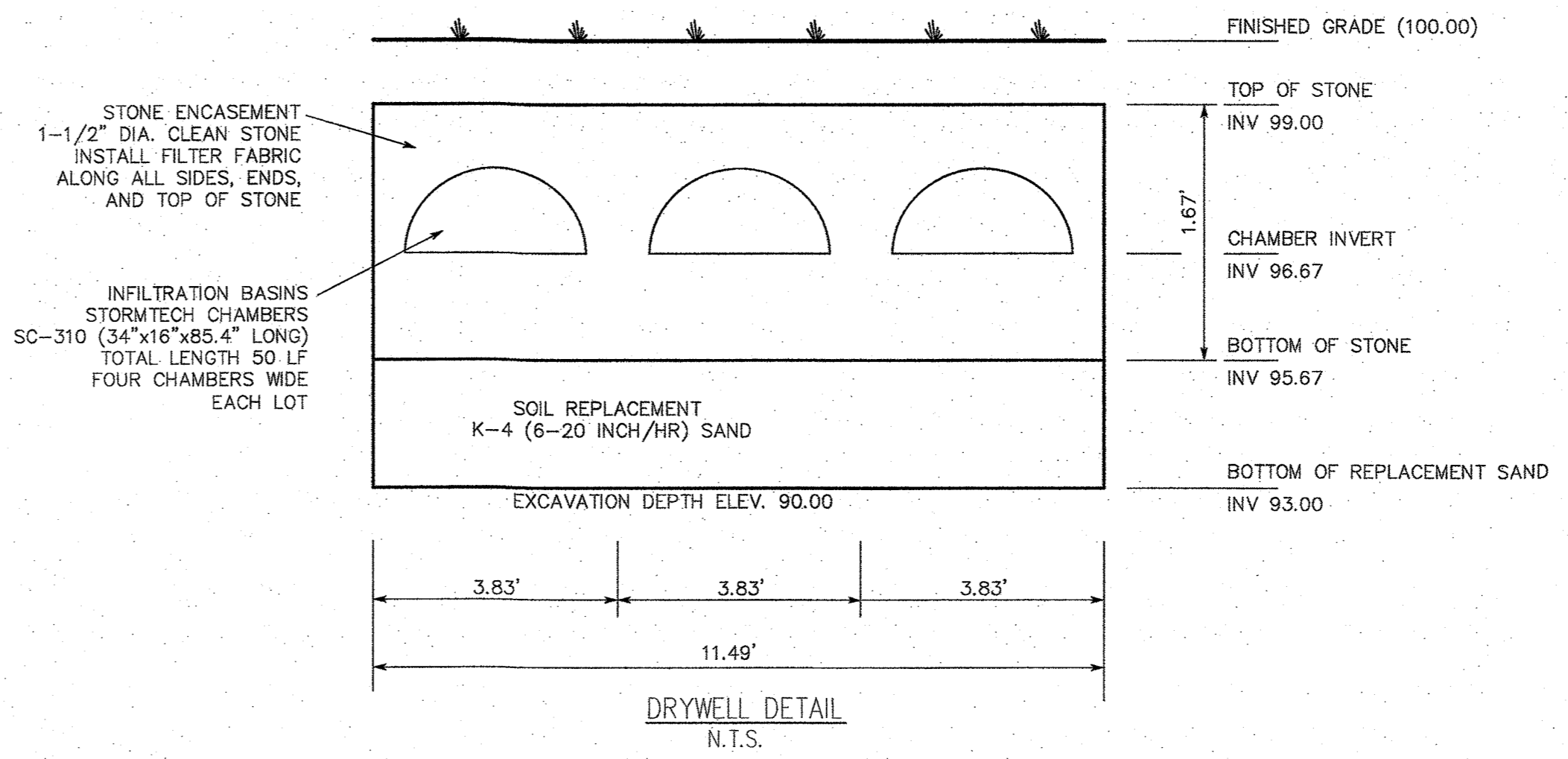
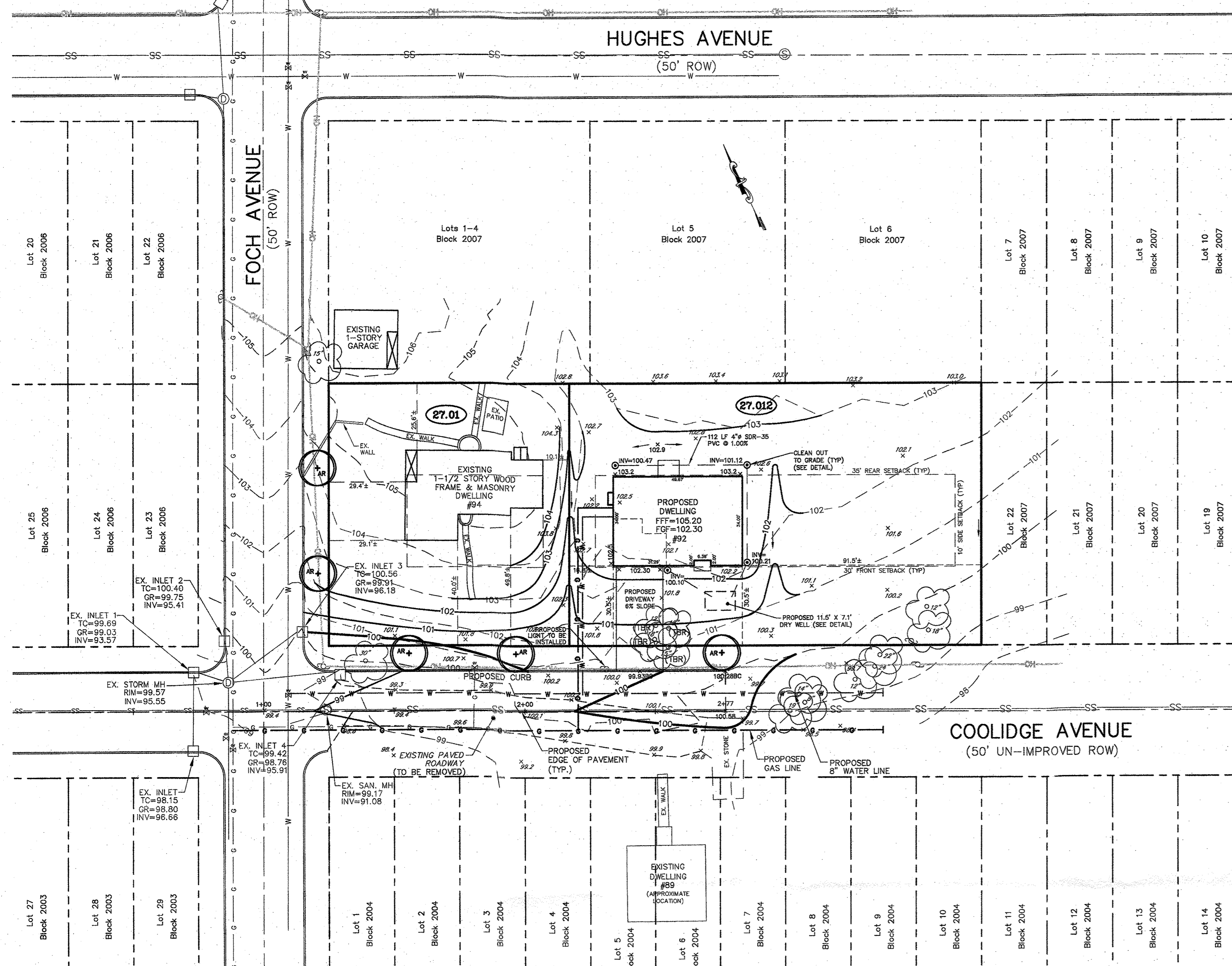
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE REFERENCE PLAN.
- COORDINATE VALUES SHOWN HEREON REFLECT EXISTING REFERENCE PLAN BEARINGS ON ASSUMED COORDINATE VALUES.
- EXIST. ONE (1) FOOT CONTOURS SHOWN HEREON HAVE BEEN DERIVED FROM INTERPOLATION OF ORIGINAL TWO (2) FOOT CONTOUR INTERVALS FROM FIELD OBSERVATIONS MADE ON 05-03-2018, BASED ON AN ASSUMED DATUM.
- EXISTING PHYSICAL FEATURES SHOWN HEREON WERE FIELD LOCATED ON 05-03-2018.
- PUBLIC SEWER AND WATER ARE AVAILABLE FOR THE PROPOSED LOTS.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, PLOT PLANS PREPARED BY A LICENSED NEW JERSEY PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AS-BUILT PLANS PREPARED BY A LICENSED NEW JERSEY LAND SURVEYOR SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
- IF A SUMP PUMP IS INSTALLED, IT SHALL BE CONNECTED TO THE UNDERGROUND STORM SEWER SYSTEM UNLESS THE MUNICIPAL ENGINEER APPROVES AN ALTERNATE LOCATION.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- A PAVED OR CONCRETE DRIVEWAY APRON IS REQUIRED.
- 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.
- TREE PROTECTION IS REQUIRED FOR ALL EXISTING TREES TO REMAIN.
- 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.
- ANY EXISTING SIDEWALK, CURB OR DRIVEWAY APRON FOUND TO BE DEFICIENT BY THE MUNICIPAL ENGINEER SHALL BE REPLACED.
- FIVE (5) PROPOSED STREET TREES SHALL BE ACER RUBRUM, (AR), COMMON NAME: RED SUNSET MAPLE, CAL: 3 - 3.5", HEIGHT: 14'-16", ROOT: B&B.

REV.	DESCRIPTION	DATE	BY

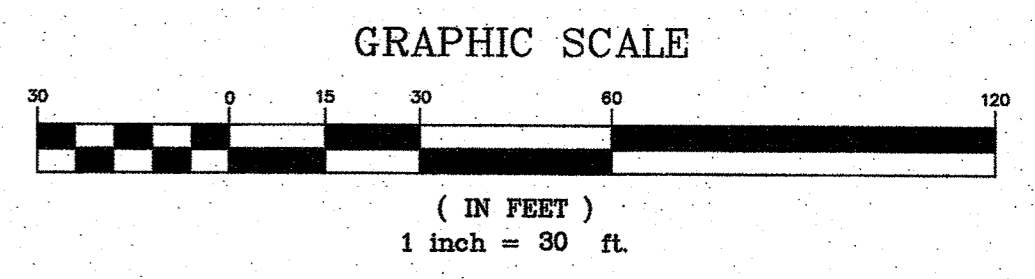
GRYBOWSKI GROUP, P.C.
CIVIL ENGINEERING & LAND SURVEYING
8 Eric Court, Lawrenceville, New Jersey 08648
Phone: (609)512-1643 - Fax: (609)512-1644
Email: grybowski@comcast.net

MINOR SUBDIVISION PLAN
OF
LOTS 23.01 & 27.01, BLOCK 2007
situate in TOWNSHIP OF LAWRENCE
MERCER COUNTY NEW JERSEY
SCALE: 1"=30' JULY 9, 2019
DRAWN BY: PROJECT NO. DRAWING FILE: SHEET NO.
GB 4432 COOLIDGE-MS.dwg 1 OF 1

Zenon T. Grybowski 7-9-19
ZENON T. GRYBOWSKI
N.J. PROFESSIONAL LAND SURVEYOR - 23918
N.J. PROFESSIONAL PLANNER - 2911



- LEGEND**
- = IRON PIN TO BE SET
 - (LAH 27.01) = EXIST. LOTS TO BE REMOVED
 - (27.01) = PROP. SUBDIVISION LOTS
 - (S) = EXIST. SANITARY SEWER MANHOLE
 - SS = EXIST. SANITARY SEWER MAIN
 - W — = EXIST. WATER MAIN
 - WV = EXIST. WATER VALVE
 - G — = EXIST. GAS MAIN
 - GV = EXIST. GAS VALVE
 - O — = EXIST. OVERHEAD WIRES
 - C — = EXIST. CONTOURS
 - P — = PROPOSED CONTOURS
 - 101.0 + = PROPOSED SPOT ELEVATION
 - (AR +) = PROPOSED STREET TREE
 - (T) = EXISTING TREE w/ TRUNK SIZE



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

GRYBOWSKI GROUP, P.C.
 CIVIL ENGINEERING & LAND SURVEYING
 8 Eric Court, Lawrenceville, New Jersey 08648
 Phone: (609)512-1643 - Fax: (609)512-1644
 Email: grybowski@comcast.net

Daniel W. Caruso 7/9/19
DANIEL W. CARUSO
 N.J. PROFESSIONAL ENGINEER - 35867

**PLAN & PROFILE and
 CONSTRUCTION DETAILS
 OF
 LOTS 23.01 & 27.01,
 BLOCK 2007**

situate in
 TOWNSHIP OF LAWRENCE
 MERCER COUNTY, NEW JERSEY
 SCALE: AS SHOWN JULY 9, 2019

DRAWN BY:	PROJECT NO.:	DRAWING FILE:	SHEET NO.:
GB	4432	COOLIDGE-MS.dwg	2 OF 2

REV.	DESCRIPTION	DATE	BY