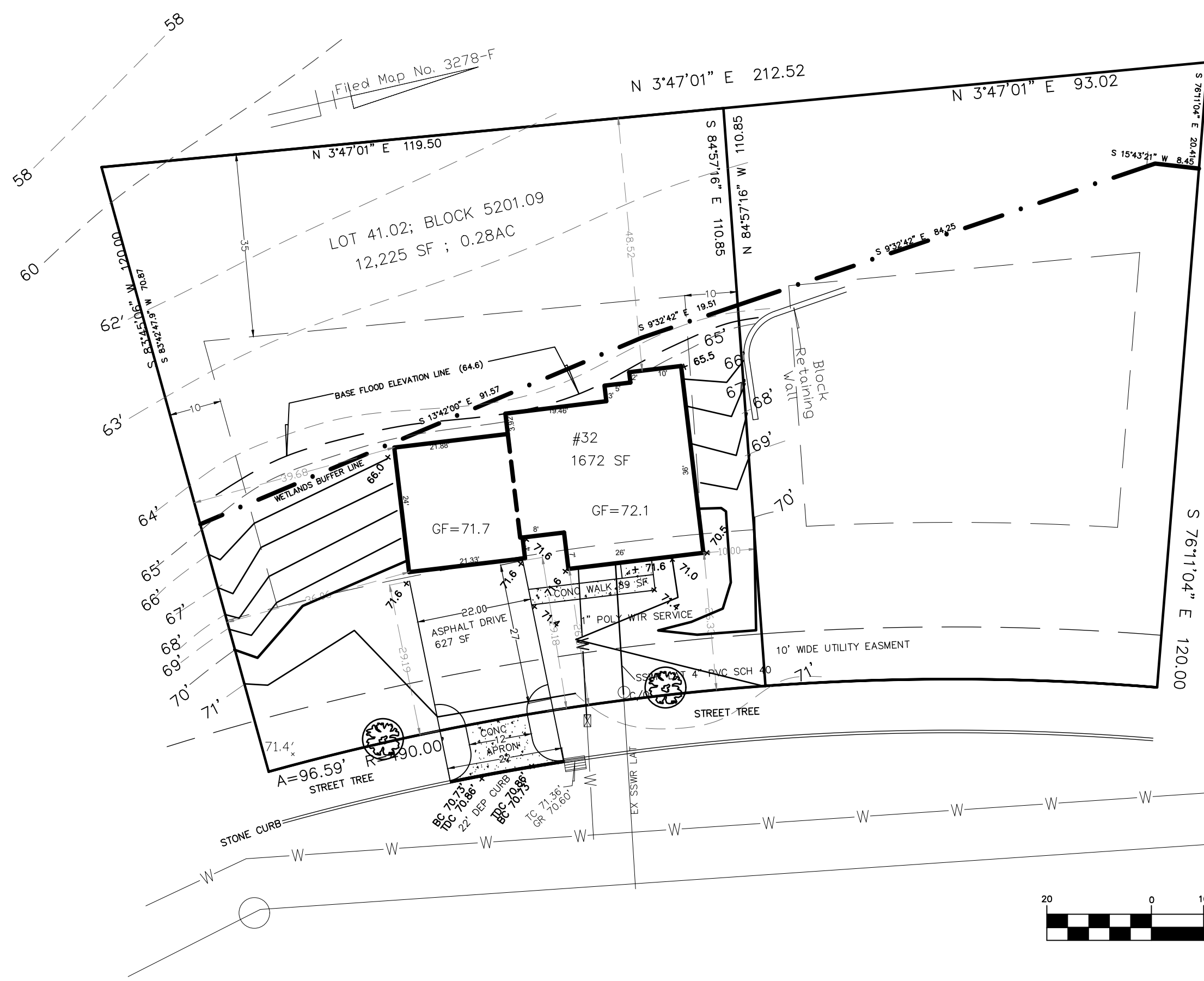




GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PROPOSED GRADING & UTILITIES

SCALE: 1" = 20'

Property Owners List within 200' of Block 5201.09, Lot 41.02

December 23, 2024

Block	Lot	Owner	Street	Town/State	Zip
5201.09	1.21	PROPERTY OWNER	90 WOODBRIDGE CENTER DR	WOODBRIDGE, NJ	7095
20	20	PROPERTY OWNER	21 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
23	23	PROPERTY OWNER	19 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
25	25	PROPERTY OWNER	17 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
26	26	PROPERTY OWNER	15 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
27	27	PROPERTY OWNER	13 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
36	36	PROPERTY OWNER	11 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
37	37	PROPERTY OWNER	9 YORKSHIRE VILLAGE RD	LAWRENCE TOWNSHIP, NJ	08648
38	38	PROPERTY OWNER	43 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
39	39	PROPERTY OWNER	39 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
40	40	PROPERTY OWNER	37 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
41	41	PROPERTY OWNER	35 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
42	42	PROPERTY OWNER	33 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
43	43	PROPERTY OWNER	31 COURTNEY CT	FRENCHTOWN, NJ	07728
44	44	PROPERTY OWNER	29 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
45	45	PROPERTY OWNER	27 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
46	46	PROPERTY OWNER	25 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
47	47	PROPERTY OWNER	23 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
48	48	PROPERTY OWNER	21 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
49	49	PROPERTY OWNER	19 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
50	50	PROPERTY OWNER	17 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
51	51	PROPERTY OWNER	15 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
52	52	PROPERTY OWNER	13 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
53	53	PROPERTY OWNER	11 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
54	54	PROPERTY OWNER	9 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
55	55	PROPERTY OWNER	7 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
56	56	PROPERTY OWNER	5 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
57	57	PROPERTY OWNER	3 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648
58	58	PROPERTY OWNER	1 CANAL VIEW DR	LAWRENCE TOWNSHIP, NJ	08648

Brenda Kramer
Brenda Kramer
Assistant Municipal Engineer

PROPERTY OWNERS LIST WITHIN 200'

TOWNSHIP OF LAWRENCE
COUNTY OF MERCER
Attachment NHO-1
Homeowner Applications only

AGENCIES REQUIRING NOTICE

Corporate Secretary Living-Lawrence Sewerage Authority 600 Whitehead Road Lawrenceville NJ 08648	Corporate Secretary Public Service Electric & Gas Company 80 Park Plaza, 4B Newark NJ 07101
N.J. American Water 1025 Laurel Oak Road Voorhees NJ 08043 ATTN: Donna Short	Elizabethtown Gas Company One Elizabethtown Plaza Third Floor East Union NJ 07083-1975
Corporate Secretary Trenton Water Works P.O. Box 528 Trenton NJ 08604	Corporate Secretary Verizon 540 Broad Street Newark NJ 07101
Aqua Water Company 2875 Erial Road Erial NJ 08081 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 Bedminster NJ 07921

AGENCIES THAT MAY REQUIRE NOTICE

Mercer County Planning Board 640 South Broad Street P.O. Box 8068 Trenton NJ 08650-8068	Corporate Secretary Jersey Central Power and Light 300 Madison Avenue Morristown NJ 07962
Sun Pipe Line Company ATTN: R.O.W. Department 1801 Market Street 26th Floor Philadelphia PA 19103-1699	Corporate Secretary Transcontinental Gas Pipe Line Corporation 2800 Post Oak Boulevard Houston TX 77056
Sunoco Pipe Line, L.P. Right-of-way Department Montello Complex 655 Fitzdown Road Sinking Spring PA 19088	Commissioner N.J. Department of Transportation 1035 Parkway Avenue, CN 600 Trenton NJ 08625

The Township accepts no responsibility with regard to any mailing done to cable and/or utility companies by any of our applicants.

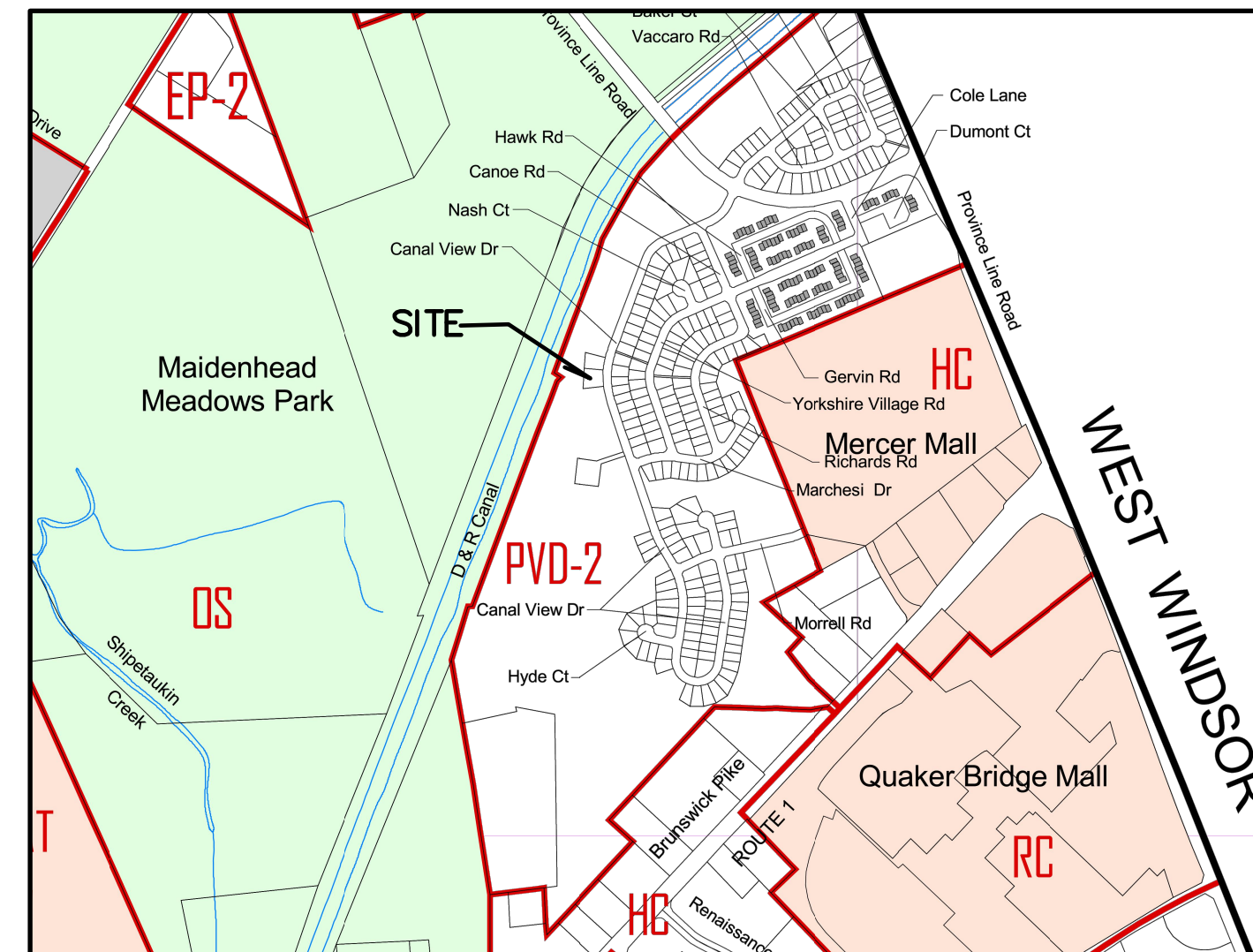
G:\Engineering\Office\Forms\NoticeH0.doc

EXISTING CONDITIONS

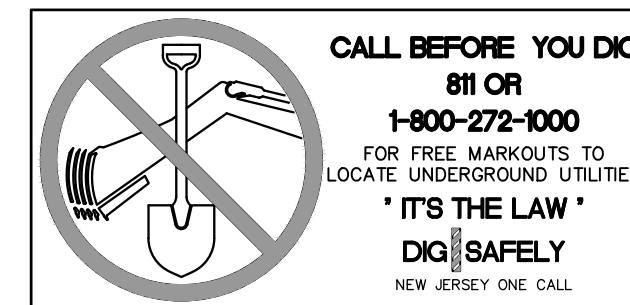
SCALE: 1" = 20'



PRELIMINARY FRONT ELEVATION



ZONING MAP



LEGEND:

● = IRON PIN TO BE SET	⊗ = EXIST. FIRE HYDRANT
④ = PROP. SUBDIVISION LOTS	⊗ = EXIST. TREE
⊙ = EXIST. UTILITY POLE	⊗ = EXIST. POST & RAIL FENCE
⊙ = EXIST. CONCRETE MONUMENT	⊗ = EXIST. CHAINLINK FENCE
⊙ = EXIST. IRON PIN/IRON PIPE	⊗ = EXIST. CONTOUR LINE
⊙ = EXIST. DRAINAGE INLET	⊗ = EXIST. SPOT ELEVATION
⊙ = EXIST. YARD INLET	⊗ = PROP. WATER SERVICE
⊙ = EXIST. SANITARY MANHOLE	⊗ = PROP. SEWER SERVICE
⊙ = EXIST. WATER VALVE	⊗ = PROP. UNDERGROUND ELECTRIC
	⊗ = PROP. TREE

REFERENCE PLAN

PLAN OF SURVEY
32 CANAL VIEW DRIVE
MERCER COUNTY, NEW JERSEY. PREPARED BY
LOUIS LEHMAN, P.A.
DATED FEB 01, 2024

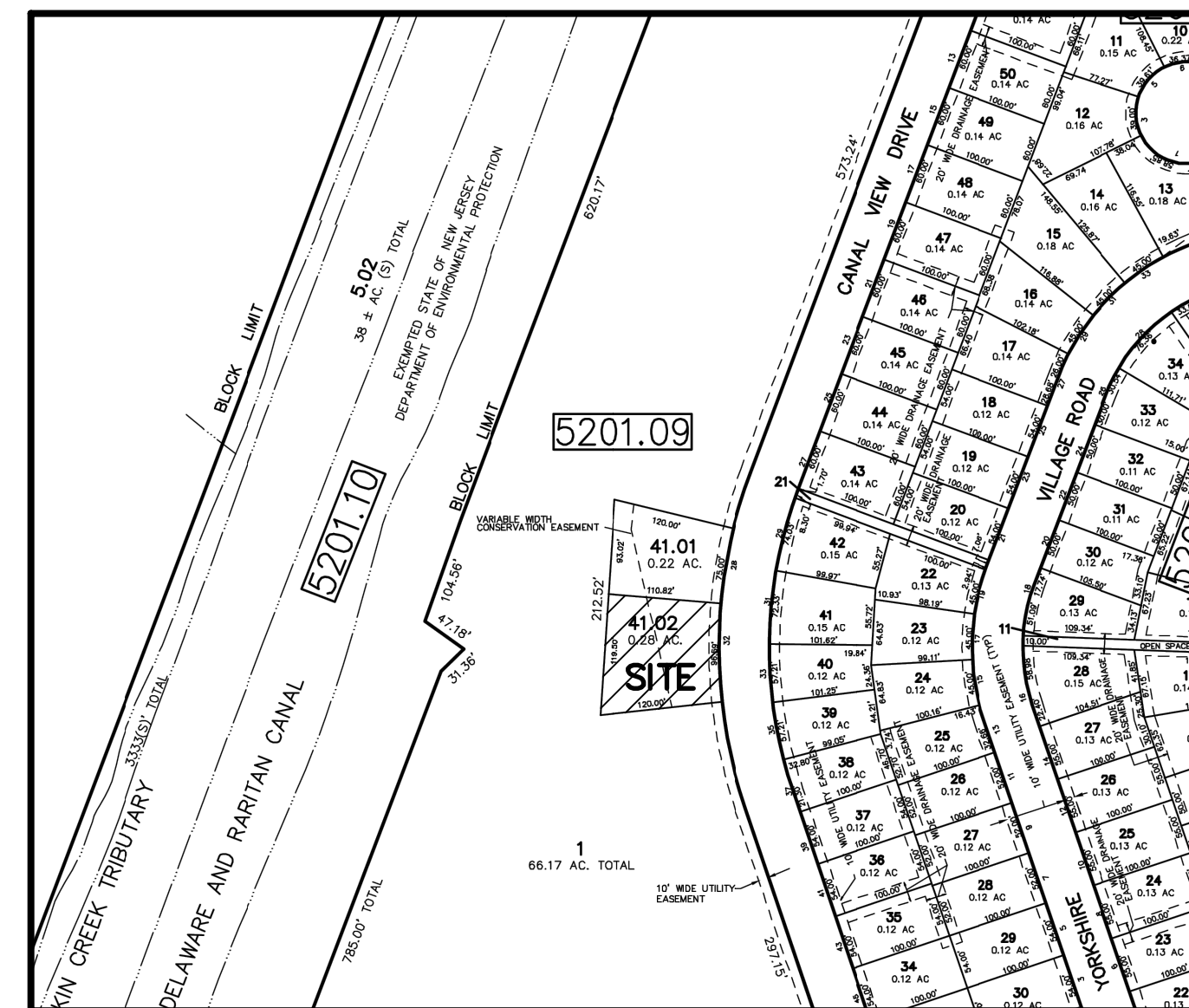
ZONING DATA

ZONE: PVD2- PLANNED VILLAGE DEVELOPMENT 2 - SINGLE FAMILY

PRINCIPAL BUILDING:	REQUIRED	EXISTING LOT 41.02	PREVIOUSLY APPROVED	PROPOSED LOT 41.02
MIN. LOT AREA (SF.):	9,000	12,225	12,225	12,225
MIN. LOT FRONTAGE (FT.):	75	96.59	96.59	96.59
MIN. LOT WIDTH (FT.):	75	102.50	102.50	102.50
MIN. LOT DEPTH (FT.):	90	110.82	110.82	110.82
MIN. SIDE YARD, EACH (FT.):	10	10	10	10
MIN. FRONT YARD (FT.):	30	30	26.2***	26.31**
MIN. REAR YARD (FT.):	35	35	35	35
MAX. LOT COVERAGE (%):	20	N/A	15	19.5
MAX. BUILDING HEIGHT (FT./STY.):	35/2.5	< 35/2.5	< 35/2.5	< 35/2.5

TAX / KEY MAP

SCALE: 1" = 300'±



SIGNATURES

- APPLICATION NUMBER _____
- I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE

REENIVAS VANGA
32 POTOMAC AVE
MONROE TWP, NJ 08831
(APPLICANT)

HK INVESTMENTS
PO BOX 130
PRINCETON JUNCTION, NJ 08831
(OWNERS)

- I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

Douglas C. Pelikan, PE
PROFESSIONAL ENGINEER
NJ LICENSE NO. 002026

- I HAVE REVIEWED THIS PLAN AND CERTIFY THAT ITS MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER

- I HAVE REVIEWED THIS PLAN AND CERTIFY THAT ITS MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

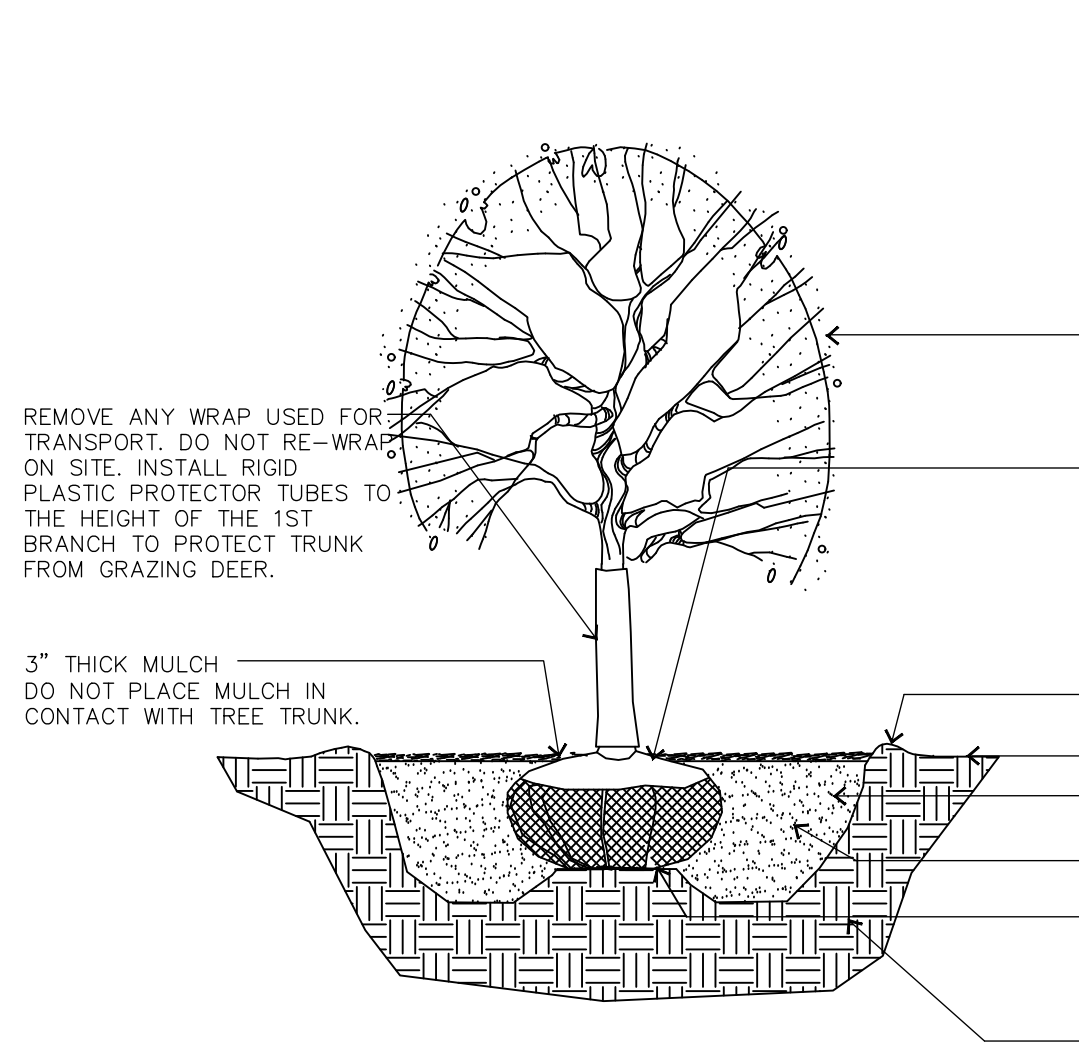
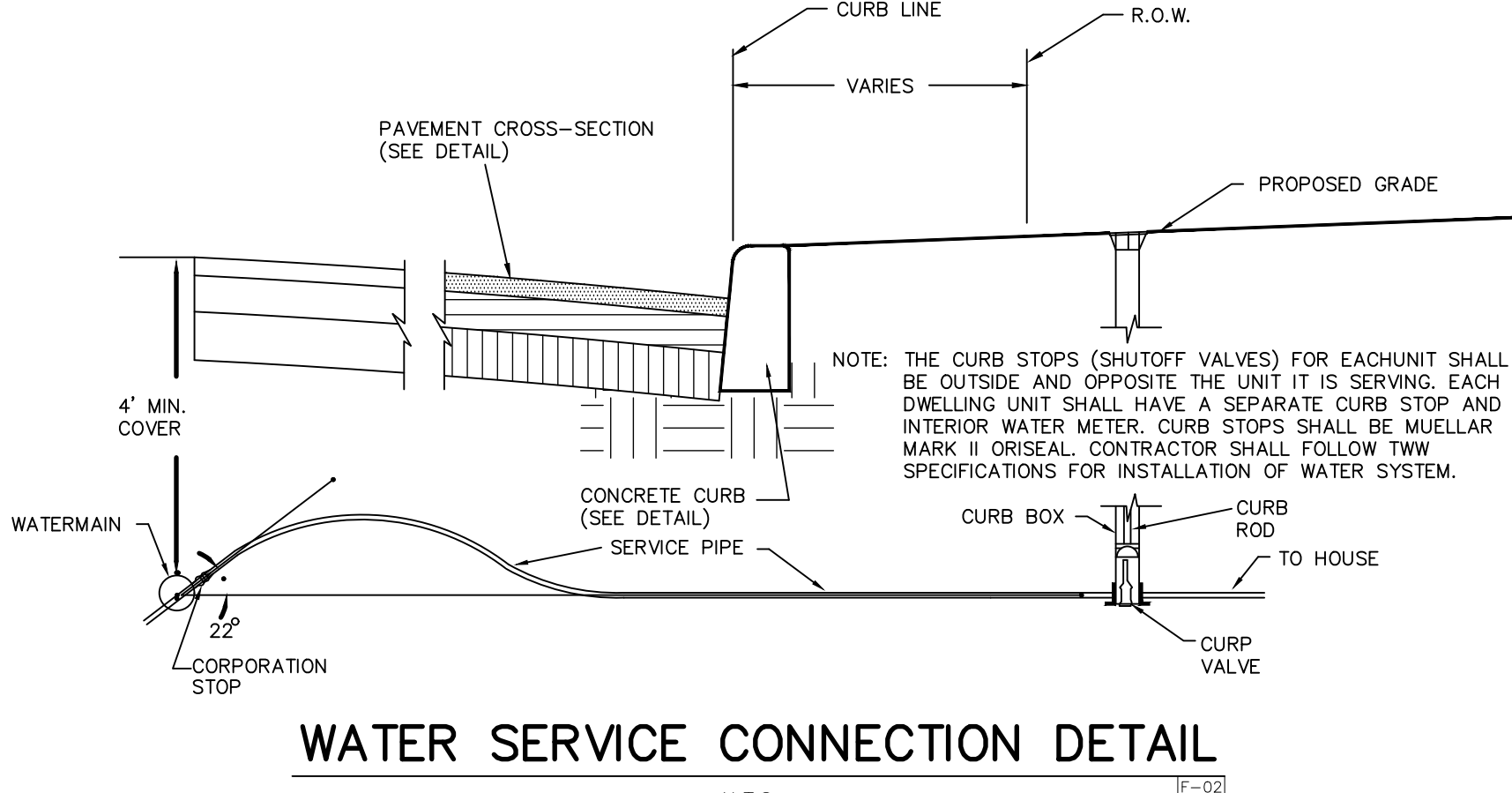
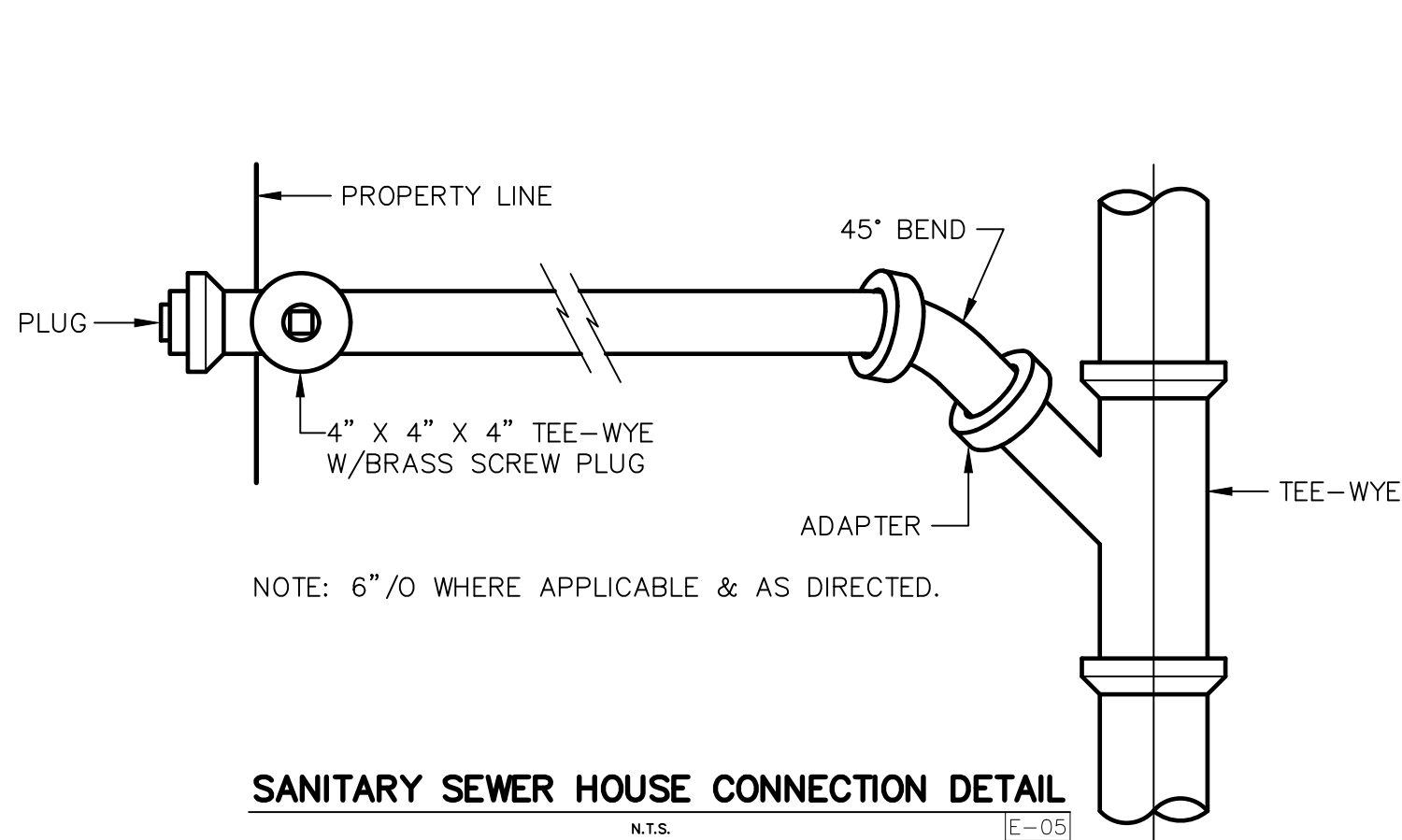
TOWNSHIP PLANNER

- APPROVED BY THE ZONING BOARD

CHAIRMAN

SECRETARY

2.			
1.	REVISED PROPOSED STRUCTURE DIMENSIONS	3/13/25	DCP
REV.	DESCRIPTION	DATE	BY
	DOUGLAS C. PELIKAN, PE CIVIL & ARCHITECTURAL ENGINEERING 1701 FORTMONTGOMERY RD - Ewing, NJ 08618 Phone: (609) 865-1596 Email: dcpelikan@verizon.net		
	GRADING & UTILITY PLAN OF 32 CANAL VIEW FOR LOT 41.02 ; BLOCK 5201.09 situate in TOWNSHIP OF LAWRENCE		
	MERCER COUNTY SCALE: 1"=20'	NEW JERSEY JAN 02, 2025	
	DOUGLAS C. PELIKAN N.J. LIC. PROFESSIONAL ENGINEER - GE27632	DRAWN BY: DCP	PROJECT NO. SHEET NO. 1



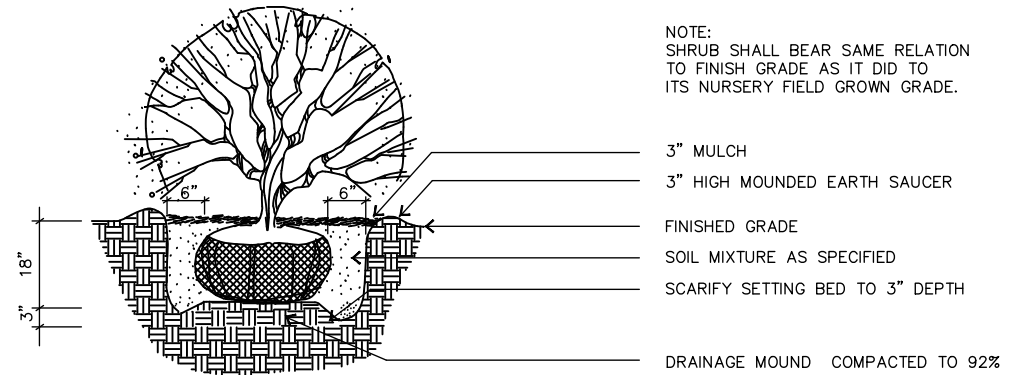
NOTES:

1. ALL TREE PITS SHALL PERCOLATE. TEST EACH PIT PRIOR TO PLANTING.
2. TREE PITS SHALL BE A MINIMUM OF 2' WIDER THAN ROOT BALL FOR TREES SMALLER OR EQUAL TO 5" CAL., AND A MINIMUM OF 4' WIDER FOR TREES OVER 5" CAL.
3. DO NOT STAKE TREE OR WRAP TRUNK. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.

DO NOT PRUNE TREE AT PLANTING EXCEPT TO PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE. NEVER CUT CENTRAL LEADER OR TRUNK.

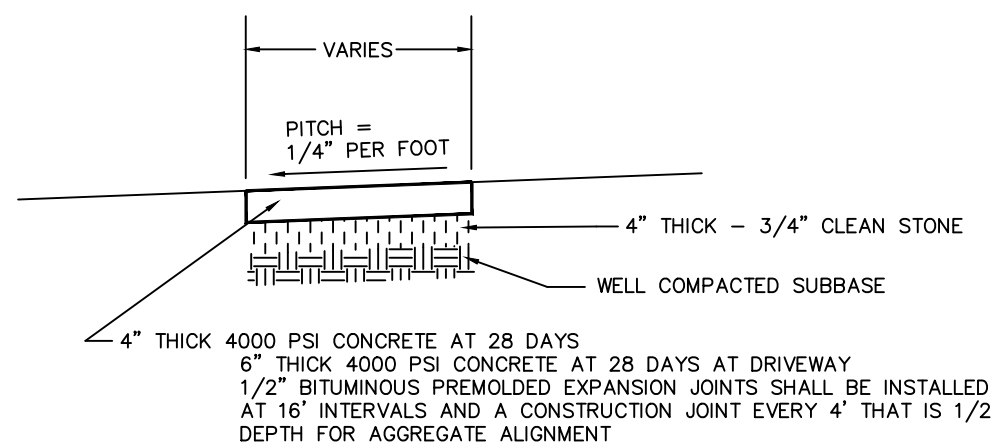
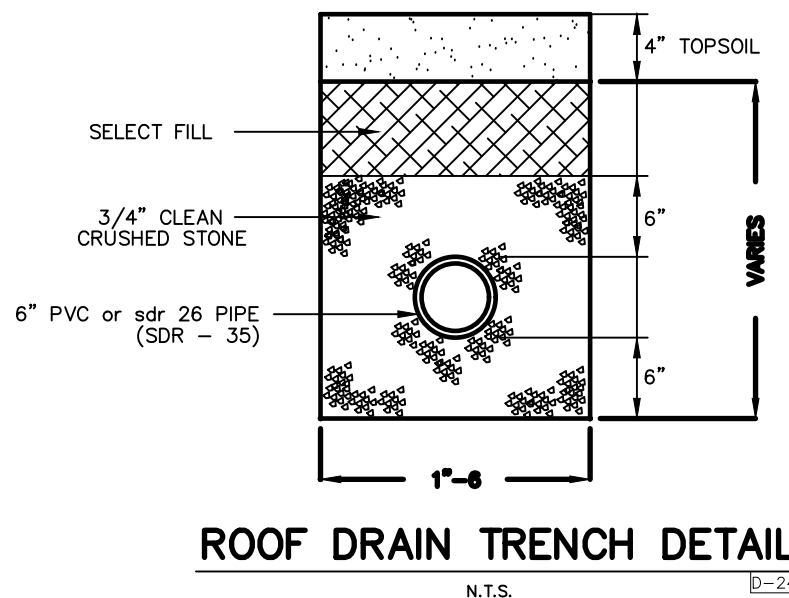
SET ROOT BALL FLUSH TO GRADE. IN POORLY DRAINING SOILS, SET ROOT BALL SEVERAL INCHES HIGHER THAN GRADE. AFTER SETTLEMENT TREE SHALL BE PLUMB AND BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT DID TO ITS NURSERY AND FIELD GROWN GRADE. CAREFULLY CUT AND REMOVE BURLAP & TWINE FROM TOP 1/3 OF ROOT BALL, AND/OR CAREFULLY CUT TOP BANDS OF WIRE BASKET FROM TOP 1/3 OF ROOT BALL.

3" HIGH MOUNDED EARTH SAUCER

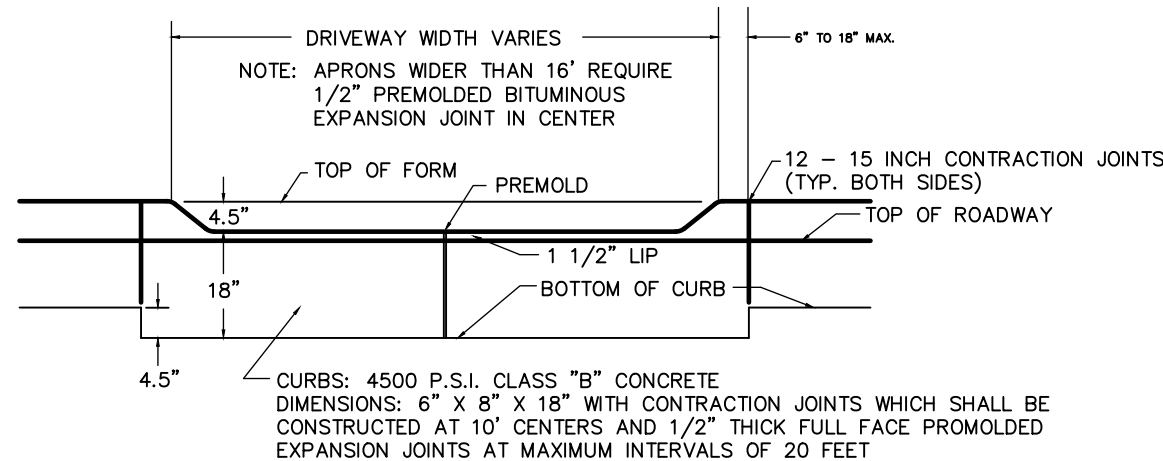


SHRUB PLANTING DETAIL
N.T.S.

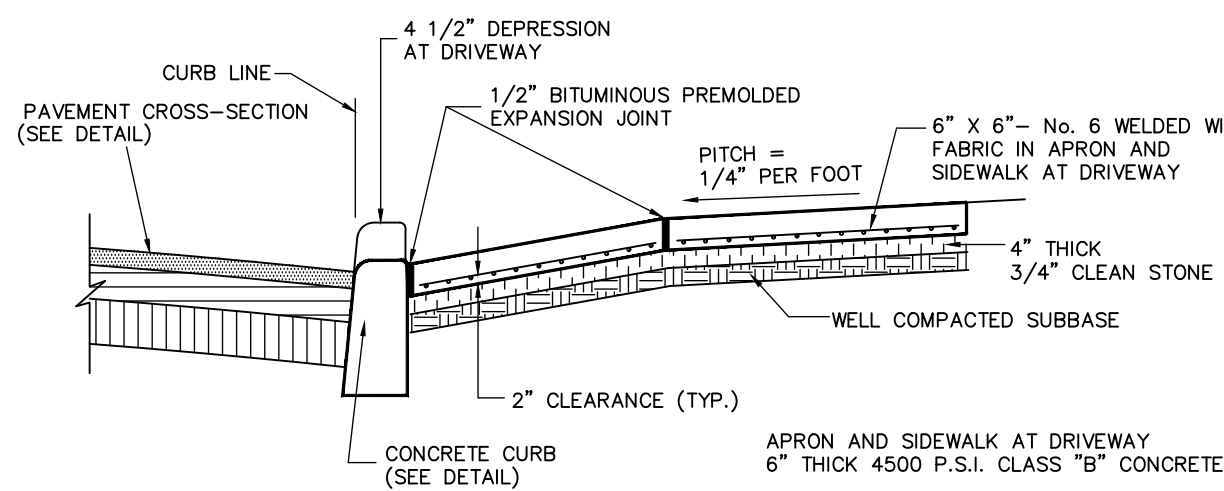
PLANTING DETAIL DECIDUOUS TREES < 4.0" CAL.
N.T.S.



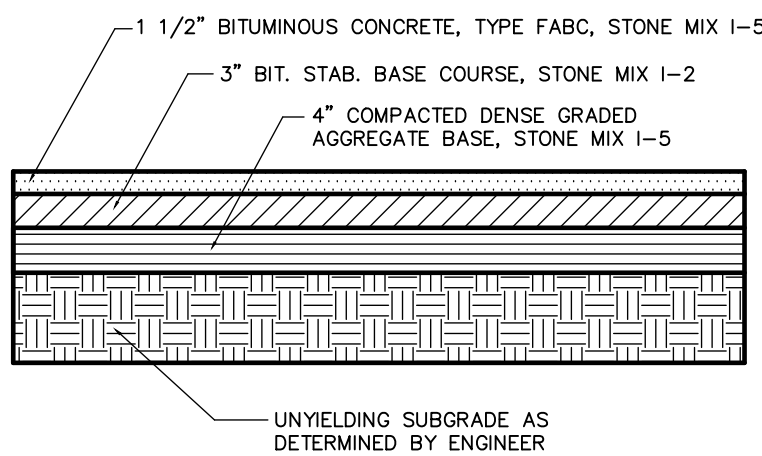
TYPICAL CONCRETE SIDEWALK DETAIL
N.T.S.



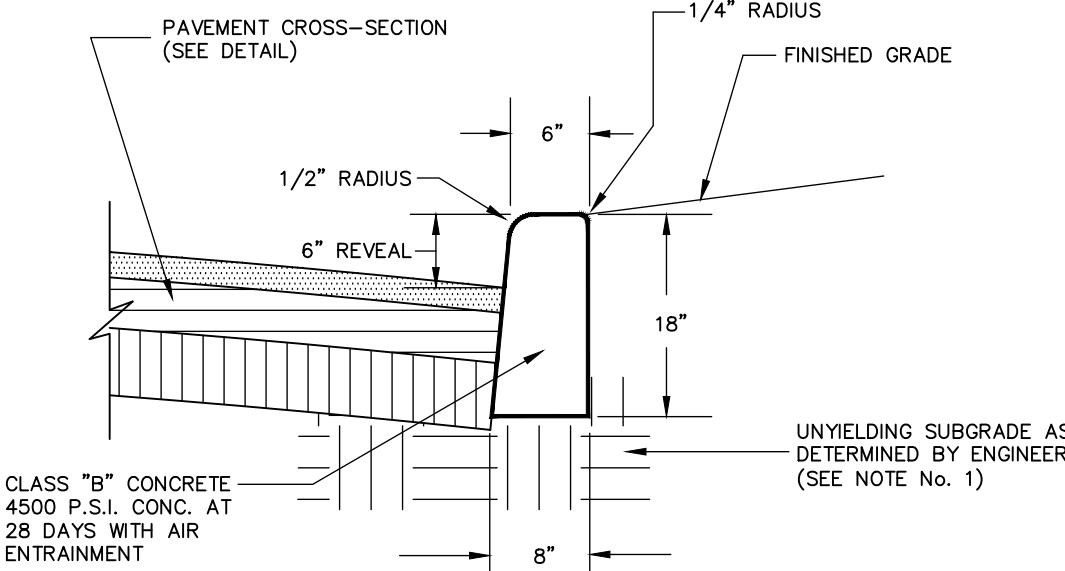
DEPRESSED CURB DETAIL
N.T.S.



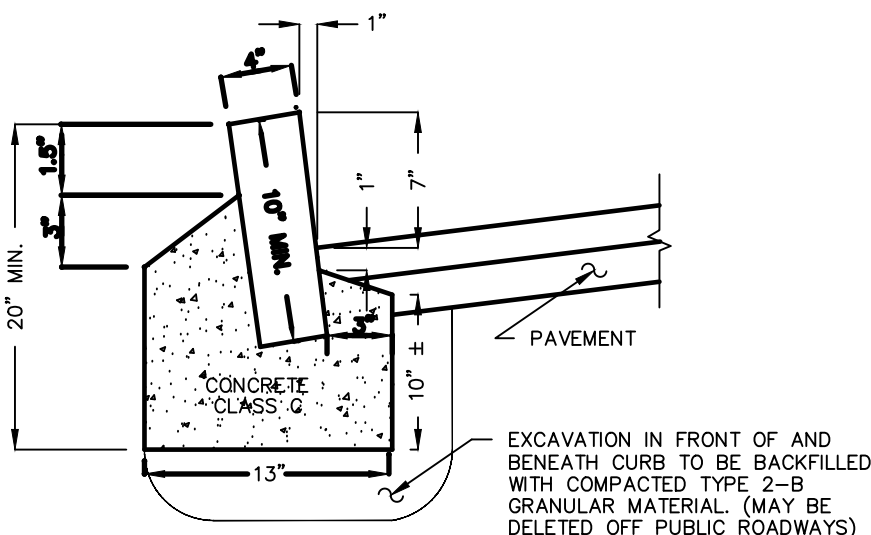
APRON, SIDEWALK AND CURB SECTION AT DRIVEWAY DETAIL
N.T.S.



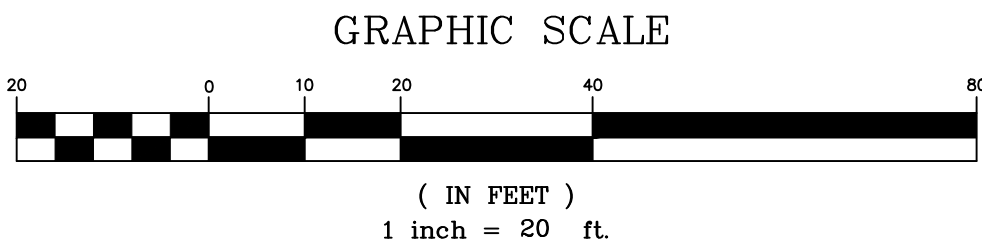
DRIVEWAY CROSS-SECTION DETAIL
N.T.S.



CONCRETE CURB DETAIL
N.T.S.



STANDARD GRANITE BLOCK CURB DETAIL
N.T.S.



SIGNATURES

1. APPLICATION NUMBER _____
2. I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING BOARD OF THE TOWNSHIP OF LAWRENCE

SREENIVAS VANGA _____ DATE
32 POTOMAC AVE
MONROE TWP, NJ 08831
(APPLICANT)

DATE

HK INVESTMENTS _____ DATE
PO BOX 130
PRINCETON JUNCTION, NJ 08831
(OWNERS)
3. I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.
Douglas C. Pelikan _____ DATE
Douglas C. Pelikan, PE
PROFESSIONAL ENGINEER
NJ LICENSE NO. 002790
4. I HAVE REVIEWED THIS PLAN AND CERTIFY THAT ITS MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP ENGINEER _____ DATE
5. I HAVE REVIEWED THIS PLAN AND CERTIFY THAT ITS MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

TOWNSHIP PLANNER _____ DATE
6. APPROVED BY THE ZONING BOARD

CHAIRMAN _____ DATE
SECRETARY _____ DATE

2.			
1.			
REV.	DESCRIPTION	DATE	BY
DOUGLAS C. PELIKAN, PE CIVIL & ARCHITECTURAL ENGINEERING 1701 Pennington Rd - Ewing, NJ 08618 Phone: (609) 865-1596 Email: dcpelikan@verizon.net		DETAILS OF 32 CANAL VIEW FOR LOT 41.02 ; BLOCK 5201.09 situate in TOWNSHIP OF LAWRENCE	
JAN 02, 2025 (DATE SIGNED)		MERCER COUNTY SCALE: 1"=20' JAN 02, 2025 NEW JERSEY	
DOUGLAS C. PELIKAN N.J. LIC. PROFESSIONAL ENGINEER - GE27632		DRAWN BY: DCP	PROJECT NO. DRAWING FILE: SHEET NO. 2