

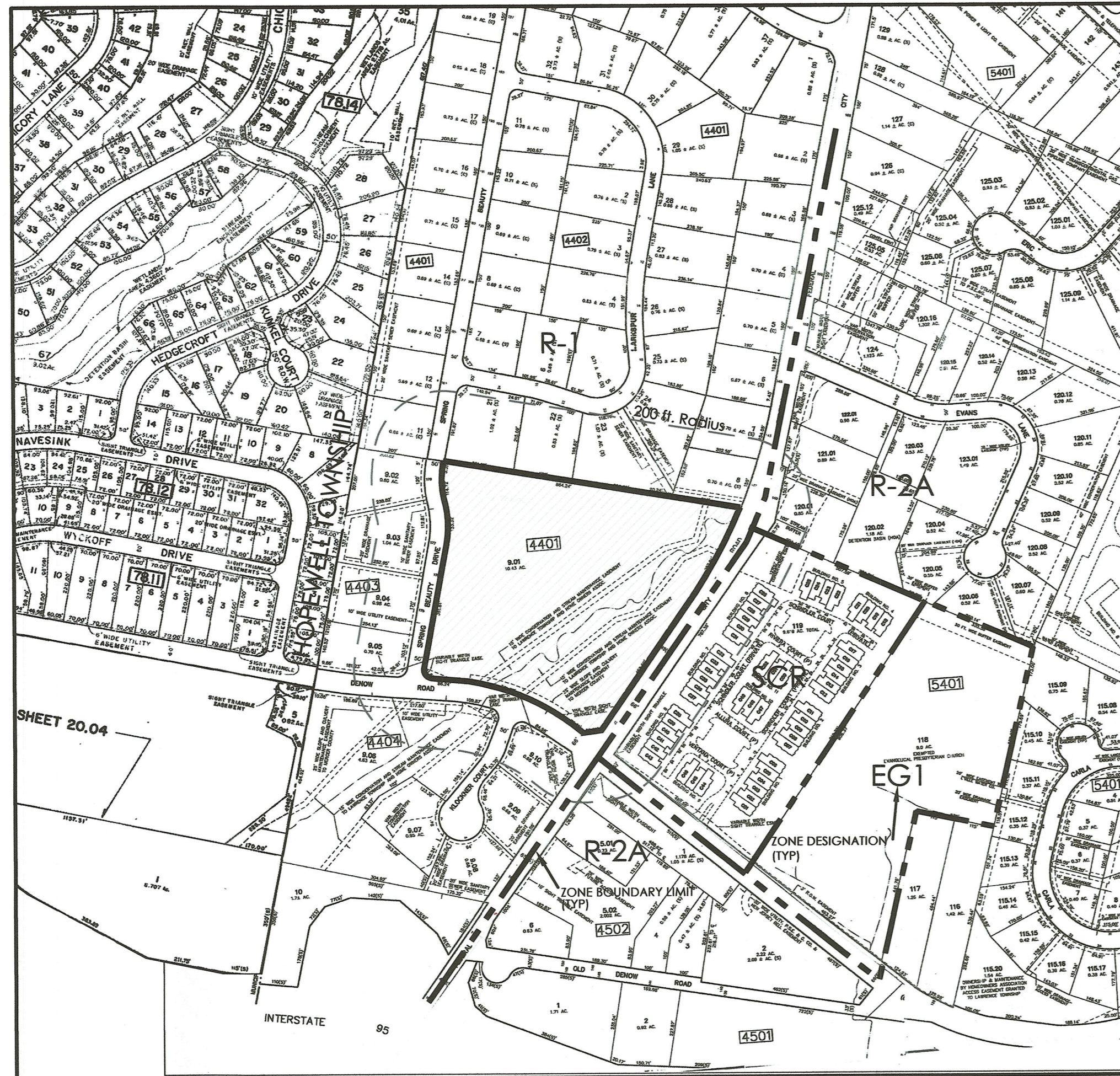
MINOR SUBDIVISION APPLICATION

119 Federal City Road

Tax Map Lot 9.01, Block 4401

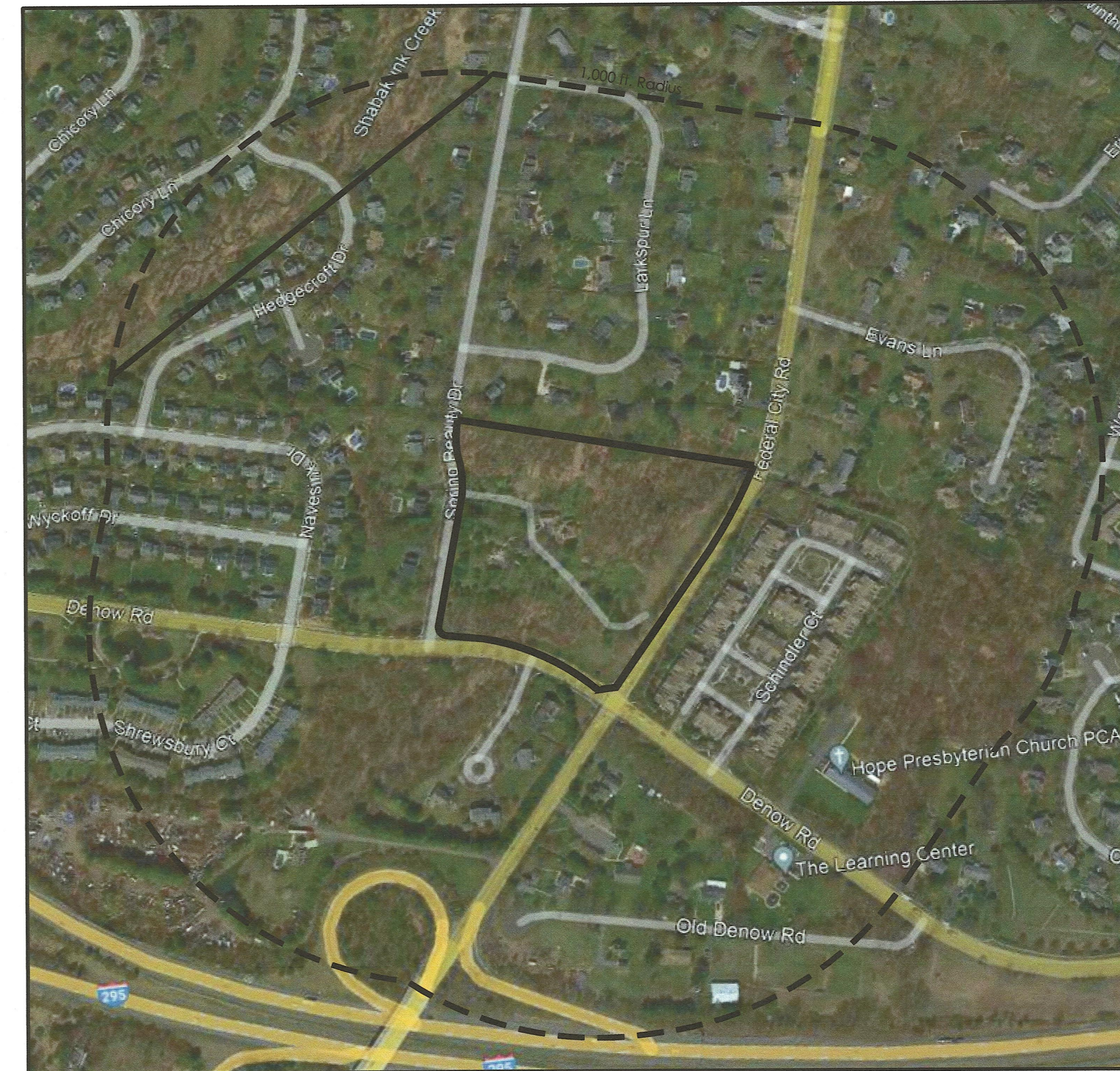
Stefani DeClercq

Lawrence Township, Mercer County, New Jersey



LOCATION MAP

SCALE 1" = 300'



AERIAL PHOTOGRAPH

SCALE 1" = 300'

WE HEREBY CERTIFY THAT WE ARE THE OWNER AND THE APPLICANT OF LOT 9.01, BLOCK 4401 AND HEREBY CONSENT THE FILING OF THE MINOR SUBDIVISION PLAN WITH THE TOWNSHIP OF LAWRENCE.

STEFANI DECLERQ
119 FEDERAL CITY ROAD
LAWRENCE TWP., NJ 08648

APPROVED BY THE LAWRENCE TOWNSHIP PLANNING BOARD

CHAIRPERSON

SECRETARY

TOWNSHIP ADMINISTRATIVE OFFICER

MUNICIPAL ENGINEER

APPROVED BY THE MERCER COUNTY PLANNING BOARD

PLANNING DIRECTOR

RECORDING SECRETARY

LOT OWNERS WITHIN 200 FEET

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
4401	7	RADOSLAV & KATARINA UHERSKY	5401	119: C26	KATHLEEN KINKA
	8	COMMUNITY OPTIONS INC.		119: C27	JOHN & BILLIE SHELMET
	21	JOSEPH & MARY CICCONE		119: C28	PAUL DELISIE
	22	JEFFREY & CHRISTINA CASOLE		119: C29	MAUREEN & JOSEPH MUTINSKY
	23	KENNETH KINTER & CAROL KISH		119: C30	ANNA BLISSIT
	24	ANA KOUYOUDJIAN	119: C31	KENNETH & LONA STRANIERI	
4403	9.02	MICHAEL & CARA WEISS	119: C32	RACHEL OCHS-ROSS	
	9.03	KENNETH MANALANG	119: C33	ROBERT & JACQUELINE KECK	
	9.04	SATYAJIT KARNIK	119: C34	LOIS KLABEN	
	9.05	BRANDON FARMS PROPERTY OWNERS ASSOC.	119: C35	JERRY & DORIS WEISBERG	
	9.06	BRANDON FARMS C/O RCP MANAGEMENT CO.	119: C36	SHEILA GRANT	
	9.10	MARIA SANON & MADIANNITHE FRANCOIS	119: C37	ELLEN TAYLOR & ROBERT O'NEILL	
	11	KENNETH & JUDY PAYNE	119: C38	AYTHAN & ANGUL OZER	
	12	THOMAS CASTAGNA	119: C39	JOHN & CLAUDIA HUGHES	
4502	1	LINI VAN HISE	120.01	THOMAS & ETALS TROIDLE	
	5.01	MARVIN & LINI VAN HISE	119: C40	CAROL RUSSEL	
			119: C41	CAROL RUSSEL	
		119: C42	KAREN SWIFT		
		119: C43	JOSEPH & BARBARA TURNER		
		120.01	MICHAEL PRATICO		
		121.01	ANKUR & RENEVA SINHA		

AGENCY APPROVALS

MERCER COUNTY PLANNING BOARD
EWING LAWRENCE SEWERAGE AUTHORITY

APPLICATION No./DATE

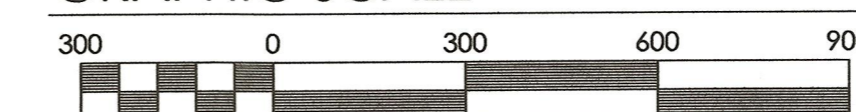
ZONING DATA: RESIDENTIAL 1 (R-1) DISTRICT

REQUIRED	EXISTING				PROPOSED			
	Lot 9.01	Lot 9.011	Lot 9.012	Lot 9.013	Lot 9.011	Lot 9.012	Lot 9.013	Lot 9.013
MINIMUM LOT AREA (AC)	1.0	1.0	8.439	1.000	1.000			
MINIMUM LOT FRONTAGE (FT)	175	1,927.52	1,511.46	196.05	220.01			
MINIMUM FRONT YARD (FT)	50	233.2	289.4	50	50			
MINIMUM SIDE YARD (FT)	35	226.6	35.2	35	35			
MINIMUM REAR YARD (FT)	50	N/A	N/A	50	50			
MINIMUM USEABLE YARD AREA (%)	20	78.05	71.99	100	100			
MAXIMUM IMPERVIOUS SURFACE RATIO	0.25	0.048	0.050	0.25	0.25			

SHEET INDEX

01	COVER SHEET
02	PLAN OF EXISTING CONDITIONS
03	PLAN OF MINOR SUBDIVISION
04	GRADING PLAN

GRAPHIC SCALE



Scale 1" = 300'

No.	Date	Description
REVISIONS		



Princeton Junction Engineering, P.C.

Professional Engineers, Land Surveyors and Planners

P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550

Telephone: 609.799.1906 Facsimile: 609.799.1524 Email: pje@pjepc.com

No.24327
No.32112
No.3760
No.44194

PE&PLS
PLS
PP
PE

D. Geoffrey Brown
Frank J. Falcone
Kevin M. Brakel

Frank J. Falcone
N.J. Professional Land Surveyor No. 39112
Date 4/12/23

Kevin M. Brakel
N.J. Professional Engineer No. 44194
Date 4/12/23

Minor Subdivision Application

Cover Sheet

199 Federal City Road
of Lot 9.01, Block 4401 for
Stefani DeClercq
Lawrence Township - Mercer County - N.J.

Date: 6/12/23
Scale: as shown
Drawn: kmb
Check: KMB

Job#: B201008
Dwg:
View: LAYOUT

Sheet 1 of 4



Princeton Junction Engineering, P.C.
Professional Engineers, Land Surveyors and Planners
P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550
Telephone: 609-799-1906 Facsimile: 609-799-1524 Email: pje@pje.com

No. 24327
No. 32112
No. 3760
No. 44194
PE&LS
PLS
PP
PE
D. Geoffrey Brown
Frank J. Falcone
Kevin M. Brakel

Frank J. Falcone
N.J. Professional Land Surveyor No. 39112
Date: 6/12/23
Kevin M. Brakel
N.J. Professional Engineer No. 44194
Date: 6/12/23

Minor Subdivision Application
Plan of Existing Conditions
199 Federal City Road
of Lot 9.01, Block 4401 for
Stefani DeClercq
Lawrence Township - Mercer County - N.J.

Date: 6/12/23
Scale: 1" = 50'
Drawn: kmb
Check: KMB

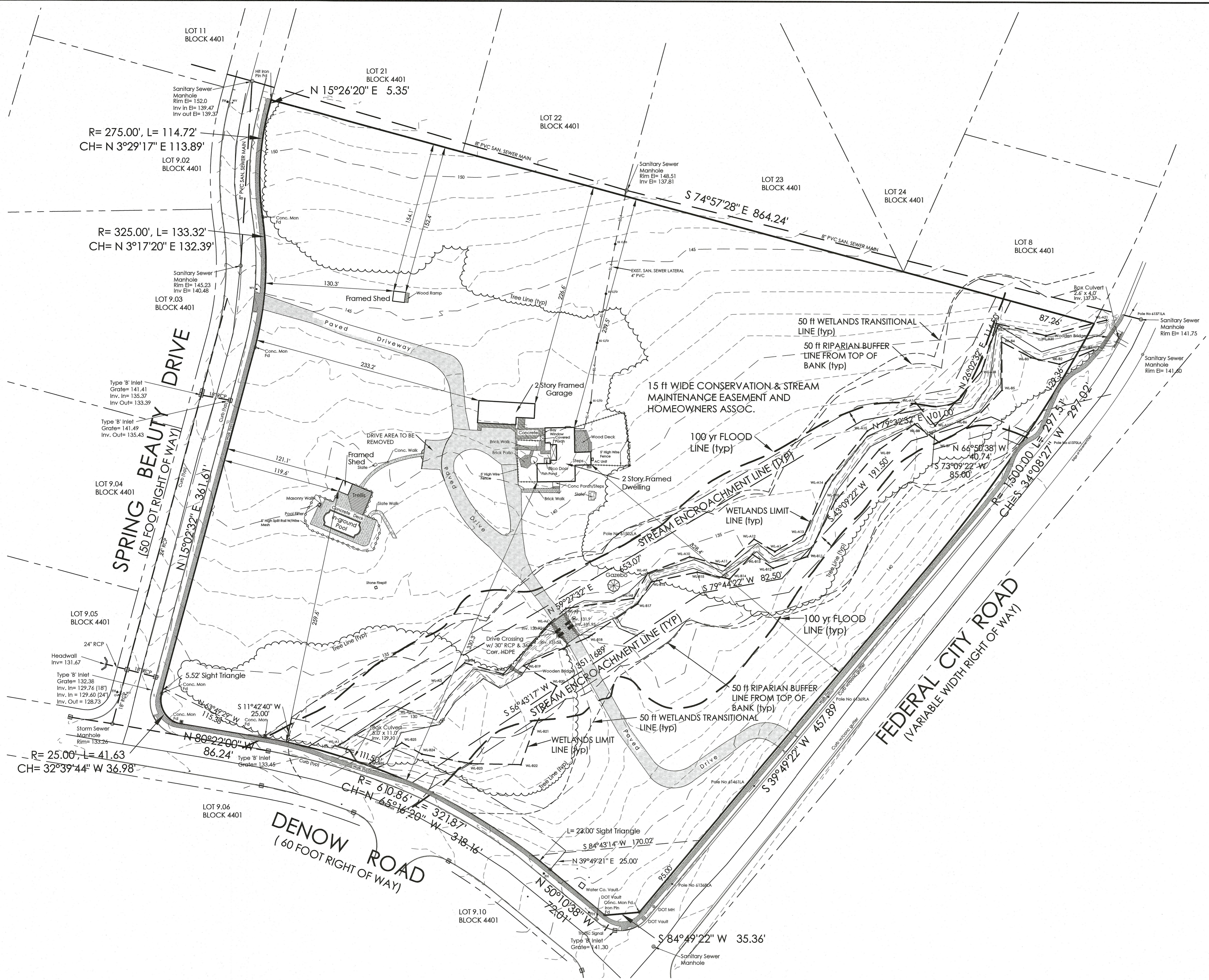
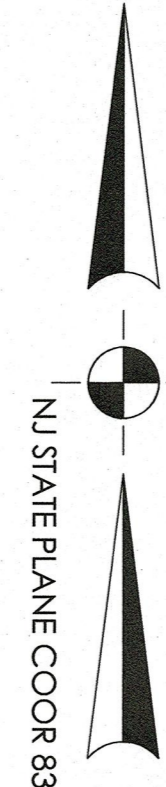
Job#: B201008
Dwg: 02 EXIST COND PLAN
View: LAYOUT

LEGEND

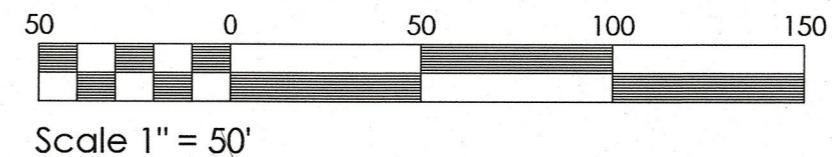
- 68 --- DENOTES EXISTING CONTOUR
- x73.2 DENOTES EXISTING ELEVATION
- BC: bottom of curb
- TC: top of curb
- EP: edge of pavement
- G --- DENOTES GAS MAIN
- W --- DENOTES WATER MAIN
- E --- DENOTES ELECTRIC SERVICE LINE
- O/H --- DENOTES OVERHEAD UTILITIES
- FH DENOTES FIRE HYDRANT
- 15" RCP DENOTES EXISTING STORM SEWER PIPE
- WV DENOTES WATER VALVE
- C/O DENOTES SANITARY SEWER CLEAN-OUT
- POLE No XXXX DENOTES UTILITY POLE

PLAN NOTES:

1. AS SHOWN ON A PLAN ENTITLED "FINAL PLAT FINAL MAJOR SUBDIVISION KLOCKNER FARMS BLOCK 14, LOT 6 LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" DATED 6/28/91, LAST REVISED 12/4/91, SCALE 1"= 50', PREPARED BY ADAMS, REHMANN & HEGGAN ASSOC. FILED IN THE MERCER COUNTY CLERKS OFFICE ON JAN. 10, 1992 AS MAP No 3076
2. FLOOD LIMIT AND STREAM ENCROACHMENT BOUNDARIES ARE PER STREAM ENCROACHMENT APPLICATION No 1106-90-0016.2 AND MODIFICATION OF STREAM ENCROACHMENT PERMIT No 12805 AS APPROVED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. WETLANDS LIMIT LINE PER FIELD DELINEATION BY FRANK J. FALCONE OF PRINCETON JCT. ENGINEERING PC
4. TOPOGRAPHICAL INFORMATION BASED ON NAVD 88 DATUM
5. PLAN IS BASED ON AN ACTUAL FIELD SURVEY ON 3/9/22



GRAPHIC SCALE



No.	Date	Description





Princeton Junction Engineering, P.C.

Professional Engineers, Land Surveyors and Planners

P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550

Telephone: 609.799.1906 Fax: 609.799.1524 Email: pje@pjepe.com

No. 24327
No. 37402
No. 44194

D. Geoffrey Brown
Frank J. Falcone
Kevin M. Brakel

Frank J. Falcone
N.J. Professional Land Surveyor No. 9112

Kevin M. Brakel
N.J. Professional Engineer No. 44194

Minor Subdivision Application
Plan of Minor Subdivision

199 Federal City Road
of Lot 9.01, Block 4401 for
Stefani DeClercq
Lawrence Township * Mercer County * N.J.

Date: 6/12/23
Scale: 1" = 50'
Drawn: kmb
Check: KMB

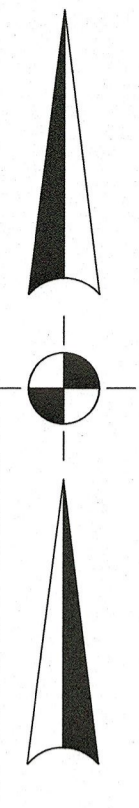
Job#: B201008
Dwg: 03 MINOR SUB
View: LAYOUT

Sheet 3 of 4

LEGEND

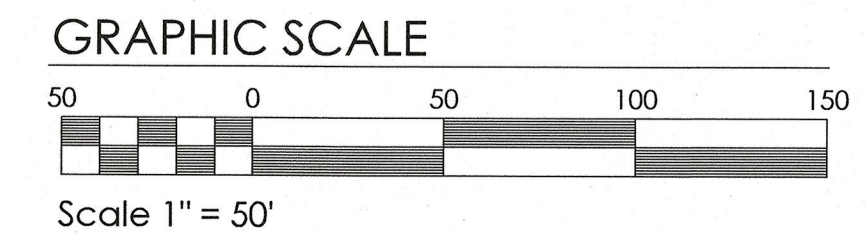
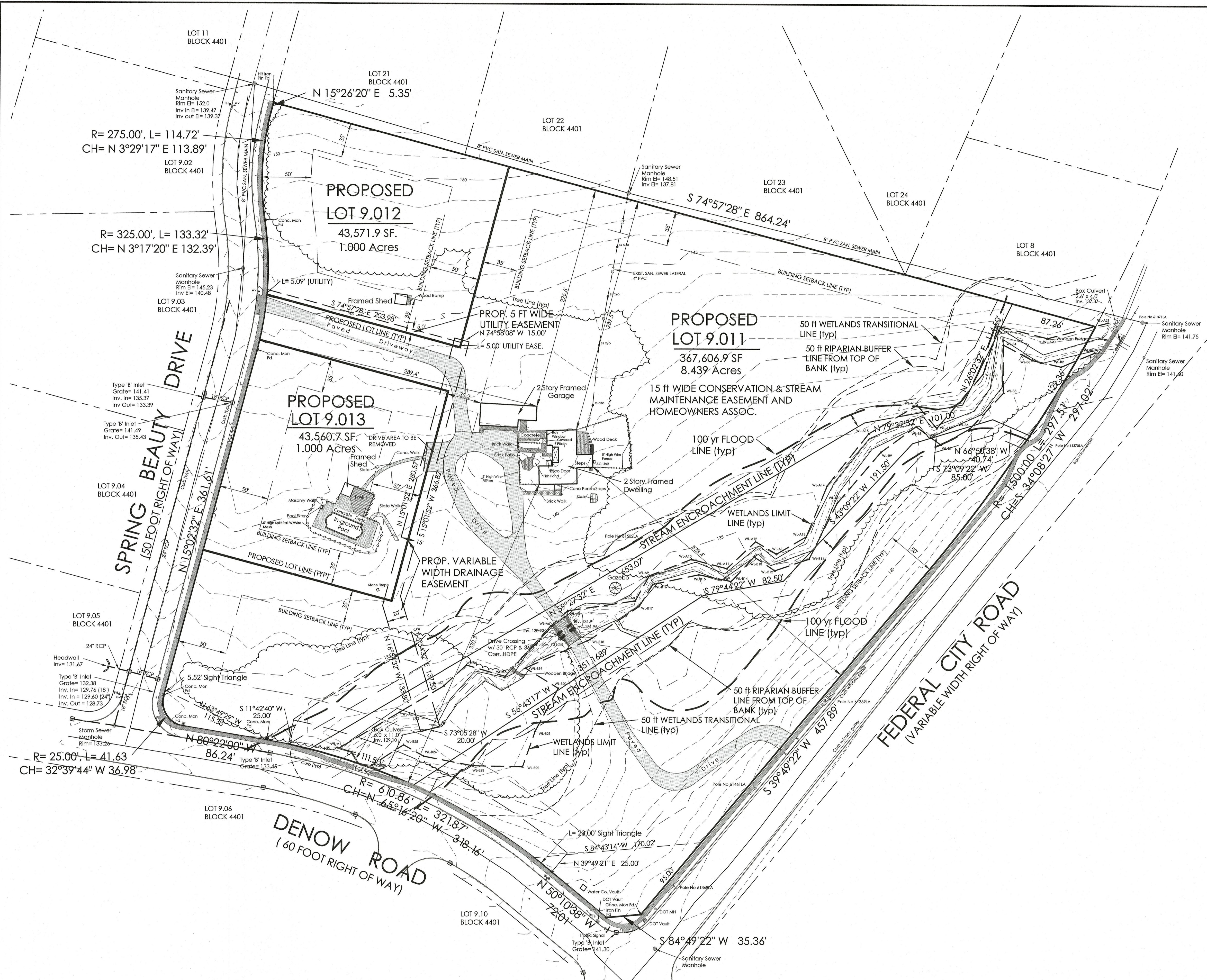
- - - - - 68 DENOTES EXISTING CONTOUR
- x73.2 DENOTES EXISTING ELEVATION
- BC: bottom of curb
- TC: top of curb
- EP: edge of pavement
- G DENOTES GAS MAIN
- W DENOTES WATER MAIN
- E DENOTES ELECTRIC SERVICE LINE
- O/H DENOTES OVERHEAD UTILITIES
- FH DENOTES FIRE HYDRANT
- 15" RCP DENOTES EXISTING STORM SEWER PIPE
- WV DENOTES WATER VALVE
- C/O DENOTES SANITARY SEWER CLEAN-OUT
- POLE No XXXX DENOTES UTILITY POLE

N.J. STATE PLANE COOR 83



PLAN NOTES:

1. AS SHOWN ON A PLAN ENTITLED "FINAL PLAT FINAL MAJOR SUBDIVISION KLOCKNER FARMS BLOCK 14, LOT 6 LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" DATED 6/28/91. LAST REVISED 12/4/91, SCALE 1" = 50', PREPARED BY ADAMS, REHMANN & HEGGAN ASSOC. FILED IN THE MERCER COUNTY CLERKS OFFICE ON JAN. 10, 1992 AS MAP No 3076
2. FLOOD LIMIT AND STREAM ENCROACHMENT BOUNDARIES ARE PER STREAM ENCROACHMENT APPLICATION No 1106-90-0016.2 AND MODIFICATION OF STREAM ENCROACHMENT PERMIT No 12805 AS APPROVED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. WETLANDS LIMIT LINE PER FIELD DELINEATION BY FRANK J. FALCONE OF PRINCETON J.C.T. ENGINEERING P.C.
4. TOPOGRAPHICAL INFORMATION BASED ON NAVD 88 DATUM
5. PLAN IS BASED ON AN ACTUAL FIELD SURVEY ON 3/9/22
6. EXISTING SITE IMPROVEMENTS ON PROPOSED LOTS 9.012 & 9.013 SHALL BE REMOVED ALONG WITH PORTION OF DRIVE ON PROPOSED LOT REMAINING. REMOVAL OF 3,660 SF. OF IMPERVIOUS COVERAGE.
7. PROPOSED LOTS AND IMPROVEMENTS ARE NOT WITHIN CRITICAL AREAS SUBMISSION TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PERMITTING IS NOT REQUIRED.



No.	Date	Description



Princeton Junction Engineering, P.C.
Professional Engineers, Land Surveyors and Planners
P.O. Box 610 - 53 North Post Road
Princeton Junction, New Jersey 08550
Telephone: 609.799.1906 Facsimile: 609.799.1524 Email: pje@pje.com

No. 24937
No. 32112
No. 3760
No. 44194
PREPERS
PLS
PP
PE
D. Geoffrey Brown
Frank J. Falcone
Kevin M. Brakel

Kevin M. Brakel
N.J. Professional Engineer No. 44194

Minor Subdivision Application
Grading Plan
199 Federal City Road
of Lot 9.01, Block 4401 for
Stefani DeClercq
Lawrence Township, Mercer County, N.J.

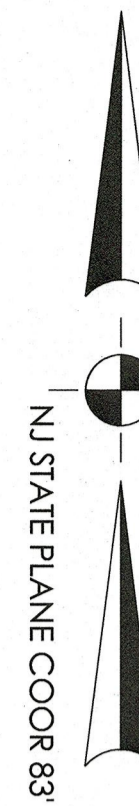
Date: 6/12/23
Scale: 1" = 50'
Drawn: kmb
Check: KMB

Job#: B201008
Dwg: 03 MINOR SUB
View: LAYOUT

Sheet 3 of 4

LEGEND

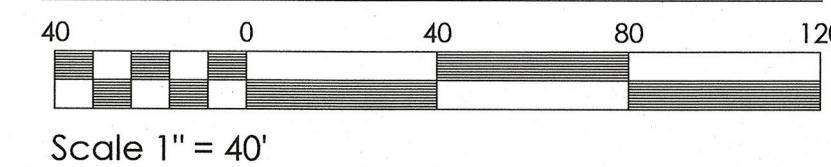
- 68 --- DENOTES EXISTING CONTOUR
- x73.2 DENOTES EXISTING ELEVATION
- BC: bottom of curb
- TC: top of curb
- EP: edge of pavement
- G — DENOTES GAS MAIN
- W — DENOTES WATER MAIN
- E — DENOTES ELECTRIC SERVICE LINE
- O/H — DENOTES OVERHEAD UTILITIES
- FH DENOTES FIRE HYDRANT
- 15" RCP — DENOTES EXISTING STORM SEWER PIPE
- WV DENOTES WATER VALVE
- C/O DENOTES SANITARY SEWER CLEAN-OUT
- POLE No XXXX DENOTES UTILITY POLE
- 100 — DENOTES PROPOSED CONTOUR
- 110.5 DENOTES PROPOSED ELEVATION
- TC: top of curb
- EP: edge of pavement
- BC: bottom of curb
- 18" HDPE — DENOTES PROPOSED STORM SEWER PIPE W/SIZE
- PW — DENOTES PROPOSED WATER LINE
- PW DENOTES PROPOSED WATER VALVE
- PGS — DENOTES PROPOSED GAS SERVICE
- PGV DENOTES PROPOSED WATER VALVE
- PES — DENOTES PROPOSED ELECTRIC SERVICE
- PSL — DENOTES PROPOSED SEWER LATERAL
- PC/O DENOTES PROPOSED CLEANOUT



PLAN NOTES:

1. AS SHOWN ON A PLAN ENTITLED "FINAL PLAT FINAL MAJOR SUBDIVISION KLOCKNER FARMS BLOCK 14, LOT 6 LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" DATED 6/28/91, LAST REVISED 12/4/91, SCALE 1"= 50', PREPARED BY ADAMS, REHMANN & HEGGAN ASSOC., FILED IN THE MERCER COUNTY CLERKS OFFICE ON JAN. 10, 1992 AS MAP No 3076
2. FLOOD LIMIT AND STREAM ENCROACHMENT BOUNDARIES ARE PER STREAM ENCROACHMENT APPLICATION No 1106-90-0016.2 AND MODIFICATION OF STREAM ENCROACHMENT PERMIT No 12805 AS APPROVED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. WETLANDS LIMIT LINE PER FIELD DELINEATION BY FRANK J FALCONE OF PRINCETON JCT. ENGINEERING PC
4. TOPOGRAPHICAL INFORMATION BASED ON NAVD 88 DATUM
5. PLAN IS BASED ON AN ACTUAL FIELD SURVEY ON 3/9/22
6. EXISTING SITE IMPROVEMENTS ON PROPOSED LOTS 9.012 & 9.013 SHALL BE REMOVED ALONG WITH PORTION OF DRIVE ON PROPOSED LOT REMAINING, REMOVAL OF 3,660 SF. OF IMPERVIOUS COVERAGE.
7. PROPOSED LOTS AND IMPROVEMENTS ARE NOT WITHIN CRITICAL AREAS SUBMISSION TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR PERMITTING IS NOT REQUIRED.
8. A PLOT PLAN IN CONFORMANCE WITH THE ENGINEERING DEPARTMENT REQUIREMENTS MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
9. PROPOSED LOTS SHALL HAVE ACCESS TO PUBLIC UTILITIES; WATER, SANITARY SEWER, ELECTRIC, GAS, AND COMMUNICATIONS. ALL UTILITIES SHALL BE UNDERGROUND.
10. EXISTING SITE IMPROVEMENTS ON PROPOSED LOTS 9.012 & 9.013 SHALL BE REMOVED ALONG WITH PORTION OF DRIVE ON PROPOSED LOT REMAINING, REMOVAL OF 3,660 SF. OF IMPERVIOUS COVERAGE IS PROPOSED.
11. AT TIME OF PLOT PLAN SUBMISSION GRADING PLAN SHALL CONFORM TO TOWNSHIP LAND USE ORDINANCE 522.D
12. AT TIME OF PLOT PLAN STORMWATER SHALL BE ADDRESSED TO DETERMINE IF MITIGATION OF RUNOFF IS REQUIRED IN ACCORDANCE WITH THE TOWNSHIP LAND USE ORDINANCE 522.F. ANY FACILITY SHALL BE DESIGNED IN ACCORDANCE TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT.
13. SIGHT TRIANGLES SHALL BE PROVIDED ON THE PLOT PLANS PER EXHIBIT 500.14 OF THE STANDARD DETAILS. POSTED SPEED LIMIT ON SPRING BEAUTY DRIVE IS 25 MPH MINOR CLEARING WITHIN THE SIGHT TRIANGLE MAY BE REQUIRED AND SHALL BE ADDRESSED AT TIME OF A BUILDING PERMIT REQUEST.
14. APPLICABLE CONSTRUCTION DETAILS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMISSION AND SHALL BE APPROVED BY THE TOWNSHIP ENGINEER OR REVIEWING AGENCY.
15. APPLICATION FOR SANITARY SEWER CONNECTION SHALL BE SUBMITTED AND APPROVED BY EWING LAWRENCE SEWERAGE AUTHORITY

GRAPHIC SCALE



No.	Date	Description

