

- WAIVERS REQUESTED**
1. Wetlands Delineation and Report
 2. Stormwater Management & Soil Testing, Topography
 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

OWNER/APPLICANT
 TOMASZ BEDNARSKI
 176 MERLINE AVENUE
 LAWRENCEVILLE, NJ 08648
 609-424-8228

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER/APPLICANT
 ROBERT KAMPING, JR
 11 ROLFE AVENUE
 LAWRENCEVILLE, NJ 08648
 609-882-6129

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD AND THAT I CONCUR WITH THE PLAN

OWNER DATE

SURROUNDING OWNERS (WITHIN 200 FT.)

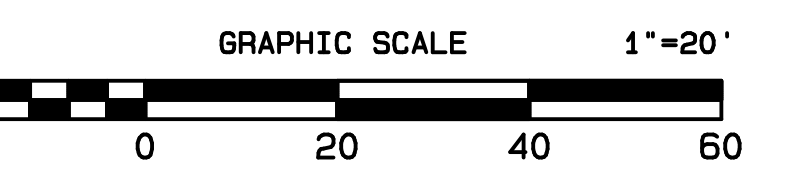
BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
1304	1-3	ATELLO, MASSIMO & LYNN REBECCA	1307	1	MOORE, JOHN W & BRONKHOLE
1305	7-01	KATON, JOSEPH & MARYANN	1307	3	TOWNSHIP OF LAWRENCE
1305	11	COOK, OLIMPIA T	1307	4,5	BURKINLAND, LUDOVIC
1305	12	MASCATELLO, PARSIVALE	1307	7	VIGORETTI, VICTOR & JOSEFINA
1305	13	STROM, BRIANNE M	1307	10,13	BLACKNALL, CAROL
1305	14,15	ERKOBONI, RALPH ET UX	1307	16,17	JOHNSON, SAVANNAH & MAKLOVYD
1305	18-01	JATCO, VERA	1307	19	JOHNSON, SAVANNAH & MAKLOVYD
1305	21-25	ERKOBONI, DAVID & SENEVIERE	1307	20	ELSAEY, WAKHED & VICTORIA OLIVER
1305	27-28	ERKOBONI, DAVID UX	1308	50	HALL, JONAN M
1305	29-32	CECCARINI, MARK	1308	53-55	VERRELLI, DIANA ET VIR
1305	33-36	CECCARINI, CESARE UX	1308	56,57	JOHNSON, SAVANNAH & MAKLOVYD
1305	40	RODRIGUEZ-CARDO, CAMELO R	1308	58	ALPHIN, SAKEL, V & ESTHER A
1305	41-42	COOK, OLIMPIA T	1308	59	KENDRICK, LIMITED LIABILITY CO

ZONING SCHEDULE: RESIDENTIAL 4 (R-4) DISTRICT

DESCRIPTIONS	REQUIRED	EXISTING LOT 2	PROPOSED LOT 2	EXISTING LOT 15	PROPOSED LOT 15
PRINCIPAL BUILDING					
Minimum Lot Area	7,500 SF	27,648 SF	22,307 SF	5,250 SF (V)	10,589.5 SF
Minimum Lot Frontage	60 ft	70 ft	70 ft	75 ft	75 ft
Minimum Side Yard (EACH)	10 ft	14.54 ft/24.78 ft	14.54 ft/24.78 ft	8.12 ft (V)	8.12 ft (V)
Minimum Front Yard	30 ft (24' Average Setback)	29.96 ft (V)	29.96 ft (V)	18.96 ft (V)	18.96 ft (V)
Minimum Rear Yard	35 ft	312.81 ft	242.60 ft (V)	12.56 ft (V)	82.57 ft
Maximum Impervious Surface Coverage	.60	0.15	0.19	0.66 (V)	0.33
Minimum Opened Yard Area	20% of sq. yard	COMPLIES	COMPLIES	COMPLIES	COMPLIES
Maximum Building Height	35 ft	30.5 ft ±	30.5 ft ±	17 ft ±	17 ft ±
Maximum Square Footage of Living Area (SFLA)	2.0 times the average SFLA of the neighborhood context	N/A	N/A	N/A	N/A
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	N/A
Property Line Setbacks (Shed)	15 ft	2.35' / 4.13' / 3.58' (V)	2.35' / 4.13' / 3.58' (V)	--	--
Property Line Setbacks (Garage)	15 ft	--	--	--	--

LEGEND:

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



NO.	DATE	DESCRIPTION
REVISIONS		

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1987
 2159 SPRUCE STREET
 TRENTON, N.J. 08638
 TEL. NO. 609-982-0058
 FAX. NO. 609-982-6004

CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 NO. 43355

MINOR SUBDIVISION
 and
LOT CONSOLIDATION
 for
Lots 2 & 15 Block 1307
 in
TOWNSHIP OF LAWRENCE
MERCER CO., NEW JERSEY

TAX MAP DATA
 LOT BLOCK
 2, 15 | 1307 | 13, 02
 DATE 11/1/21
 INV. 44141
 DRAWN BY: CWS
 SCALE 1"=20'
 FB. PG.
 FILE 107-19