

- 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
ADMINISTRATIVE OFFICER	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 DATE

OWNER/APPLICANT

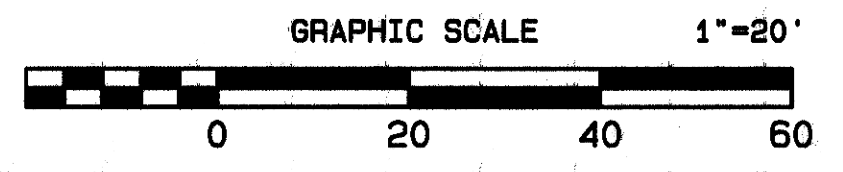
ROBERT KAMPING, JR
11 ROLFE AVENUE
LAWRENCEVILLE, NJ 08648
609-882-6129

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

OWNER DATE

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.
10. No new construction is being proposed under this application.



SHEET 1

SURROUNDING OWNERS (WITHIN 200 FT.)

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
1304	1-3	ASELLO, NASEIMO & LYNN REBECCA	1307	1	MOORE, JOHN W & BROWN DALE
1305	7-01	KATON, JERRY & HARRMAN	1307	3	TOWNSHIP OF LAWRENCE
1305	11	COOK, RICHARD T	1307	4, 5	BURROUGHS, LINDSEY
1305	12	MURCATTILO, PASQUALE	1307	7	VANUZZI, VICTOR & JOSEFINA
1305	13	BYRON, BRIANNE M	1307	11-13	BLONDELL, CAROL
1305	14-15	ERKOWSKI, DAVID & BENEVENUE	1307	16-17	JOHNSON, SHAVANNAH & MARK LLOYD
1305	16-18	ERKOWSKI, DAVID & BENEVENUE	1307	19	JOHNSON, SHAVANNAH & MARK LLOYD
1305	20-22	ERKOWSKI, DAVID & BENEVENUE	1307	20	BLAUDEL, NICHOLE & VICTORIA OLIVER
1305	27-28	ERKOWSKI, DAVID & BENEVENUE	1308	52	HALL, JOAN M
1305	33-35	ERKOWSKI, DAVID & BENEVENUE	1308	56-57	VERPELLI, DIANE ET VTR
1305	40	RODRIGUEZ-DARQ, CANDIDO R	1308	58	ALPHIN, SAMUEL V & ESTHER A
1305	41-42	COOK, RICHARD T	1308	59	HEXIA HOME LIMITED LIABILITY CO

VARIANCES REQUESTED

1. Existing Lot 2 Side Yard Setback and Shed Setback
2. Proposed Lot 2 Side Yard Setback and Shed Setback
3. Existing Lot 15 Side Yard Setback
4. Proposed Lot 15 Side Yard Setback

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	27,646 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	12.96 ft (V)	82.57 ft
Maximum Impervious Surface Coverage	0.19	0.19	0.19	0.33	0.33
Minimum Usable Yard Area	20% of lot area	COMPLES	COMPLES	COMPLES	COMPLES
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' / 2.98' / 9.63' (V)	2.35' / 4.13' / 2.98' / 9.63' (V)	--	--
Property Line Setbacks (Garage)	15 ft	--	--	--	--

LEGEND:

- T = Top Curb
- G = Gutter
- WV = Water Valve
- MB = Manhole
- UP = Utility Pole
- IR = Iron Rod
- MH = Manhole
- R/R = Post & Rail
- W = Top Wall
- BM = Bottom Wall
- TP = Top Ratio
- R.O.W. = Right of Way
- P.O.B. = Point of Beginning
- OW = Overhead Wires

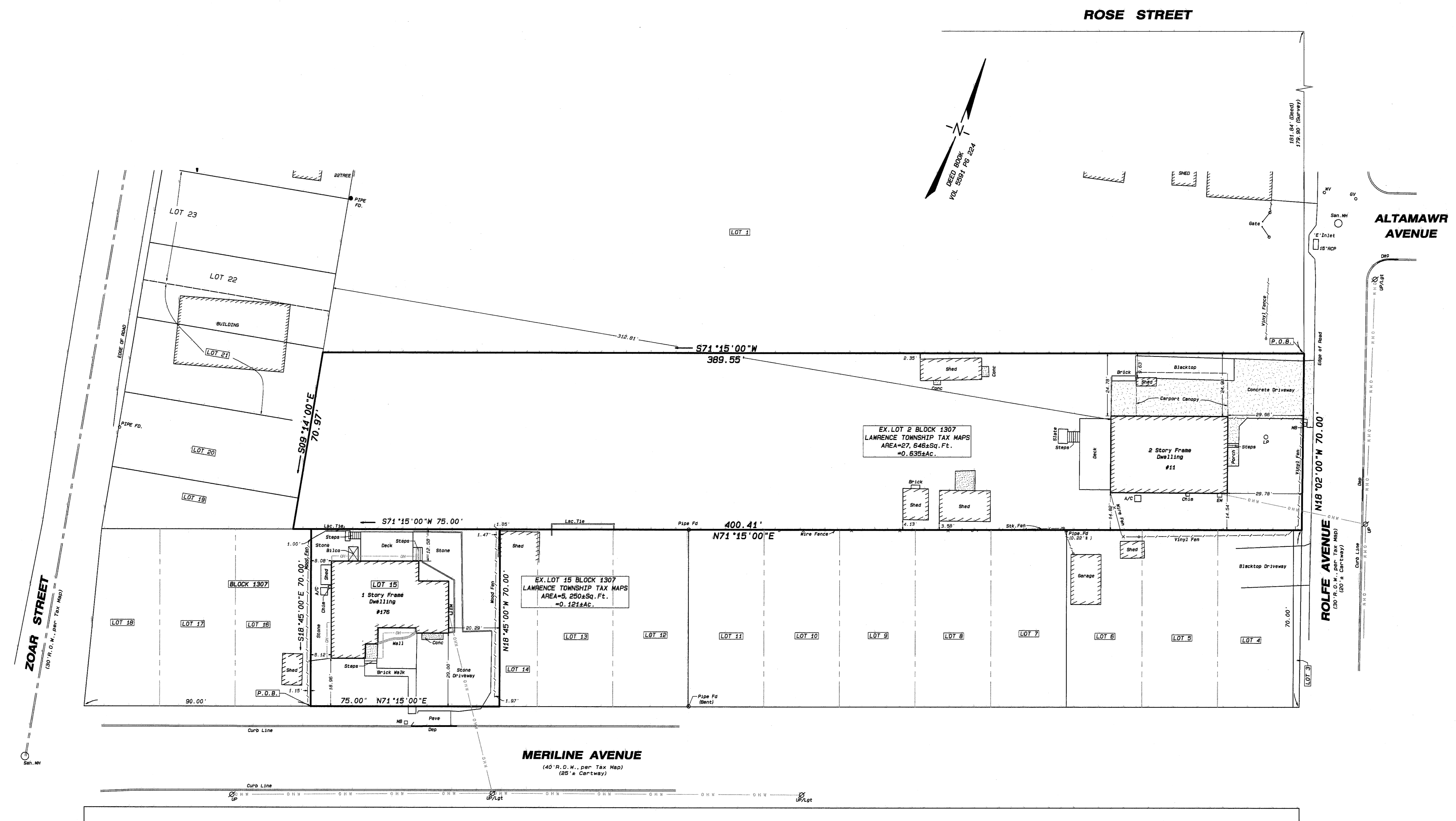
NO.	DATE	DESCRIPTION

TRENTON ENGINEERING CO., INC.
PROFESSIONAL ENGINEERING, PLANNING AND LAND SURVEYING
ESTABLISHED 1967
2553 SPRUCE STREET, TRENTON, N.J. 08638
TEL. NO. 609-882-0816
FAX. NO. 609-882-0804

CRAIG W. STRATTON
N.J. PROFESSIONAL LAND SURVEYOR
No. 43305

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

DATE: 11/1/21
DRAWN BY: CWS
SCALE: 1"=20'
FB. PG.
FILE 107-19

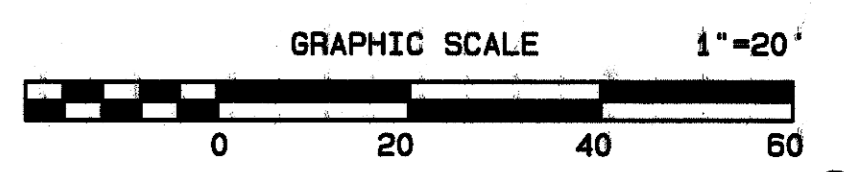


SURVEY NOTES:

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 DETAILS AND MEASUREMENTS MAY BE REQUIRED TO SHOW SPECIFIC CONDITIONS ALONG THAT PORTION OF THE BUILDING IN QUESTION.
2. 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. 45:8-26.3) AND N.J.A.C. 13:40-5.1 (G).
3. 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.
4. 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 (800-972-1000) SHALL BE CALLED.
5. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND LEASES OF RECORD, RECORDED OR UNRECORDED, AND ANY OTHER INSTRUMENTS FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE, TITLE SEARCH NOT PROVIDED.
6. INVESTIGATION AND DETERMINATION OF ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT PART OF THIS PROJECT OR CONTRACT.
7. HORIZONTAL DATUM: DEED SYSTEM. DEED VOLUME 8591, PAGE 224.
8. BASED UPON REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 54020130P, EFFECTIVE DATE JULY 20, 2016, THE PROPERTIES DEPICTED ON THIS SURVEY IS SCALED TO BE MOSTLY IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

- REFERENCES:**
1. PLAN OF TOPOGRAPHIC SURVEY OF #1 ROSE STREET FOR GRACE H. MOORE, PREPARED BY TRENTON ENGINEERING CO., INC., DATED JAN. 23, 2007, FILE #100-11.
 2. PLAN OF SURVEY OF LOT 15, BLOCK 1307, PREPARED BY FRANK R. KLAPINSKI, P.L.S., DATED FEB. 5, 2007.
 3. PLAN OF SURVEY IN LAWRENCE TWP., PREPARED BY TRENTON ENGINEERING CO., INC., DATED AUG. 28, 1995, FILE #107-9-37, LOT 2, BLOCK 1307.
 4. PLAN OF SURVEY IN LAWRENCE TWP., PREPARED BY TRENTON ENGINEERING CO., INC., DATED MAR. 18, 1984, FILE #111-70-1, LOT 15, BLOCK 1307.
 5. LAWRENCE TOWNSHIP TAX MAP PAGE 13.02.
 6. DEED BOOK VOLUME 8591, PAGE 224, LOT 15, BLOCK 1307.
 7. DEED BOOK VOLUME 2986, PAGE 148, LOT 3, BLOCK 1307.
 8. FILED MAP ENTITLED "LANE PAINE, LAWRENCEVILLE, NEW JERSEY" ONLY FILED IN THE MERCER COUNTY CLERK'S OFFICE ON JAN. 31, 1907 AS MAP #173.

SITE DATA:	
LOT 2 BLOCK 1307 PAGE 13.02 LAWRENCE TOWNSHIP TAX MAPS AREA = 27,646 ± Sq. Ft. = 0.635 ± Ac.	LOT 15 BLOCK 1307 PAGE 13.02 LAWRENCE TOWNSHIP TAX MAPS AREA = 5,250 ± Sq. Ft. = 0.121 ± Ac.



LEGEND:

- Dep = Depressed Curb
- MB = Manhole
- EM = Electric Meter
- Lac = Landscape
- Stk = Stockade
- LP = Light Pole
- P.O.B. = Point of Beginning
- S.O.M. = Right of Way
- OW = Overhead Wires

NO.	DATE	DESCRIPTION	REVISIONS

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2150 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-982-0618
 FAX. NO. 609-982-0004
 C.P. STRATTON, L.L.E. N.J. 3593 P.P.A.J. 4021
 C.R. STRATTON, L.L.S. N.J. 4598
CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 No. 43355
Craig W. Stratton
 DATE 10/27/21

PLAN OF SURVEY
 of
#11 Rolfe Avenue and #176 Meriline Avenue
 in
TOWNSHIP OF LAWRENCE MERCER CO., NEW JERSEY

TAX MAP DATA
LOT 15
2
1307 13.02
DATE 10/27/21
INV. 44141
DRAWN BY: BOS
SCALE 1"=20'
FB. PG.
FILE 107-19