

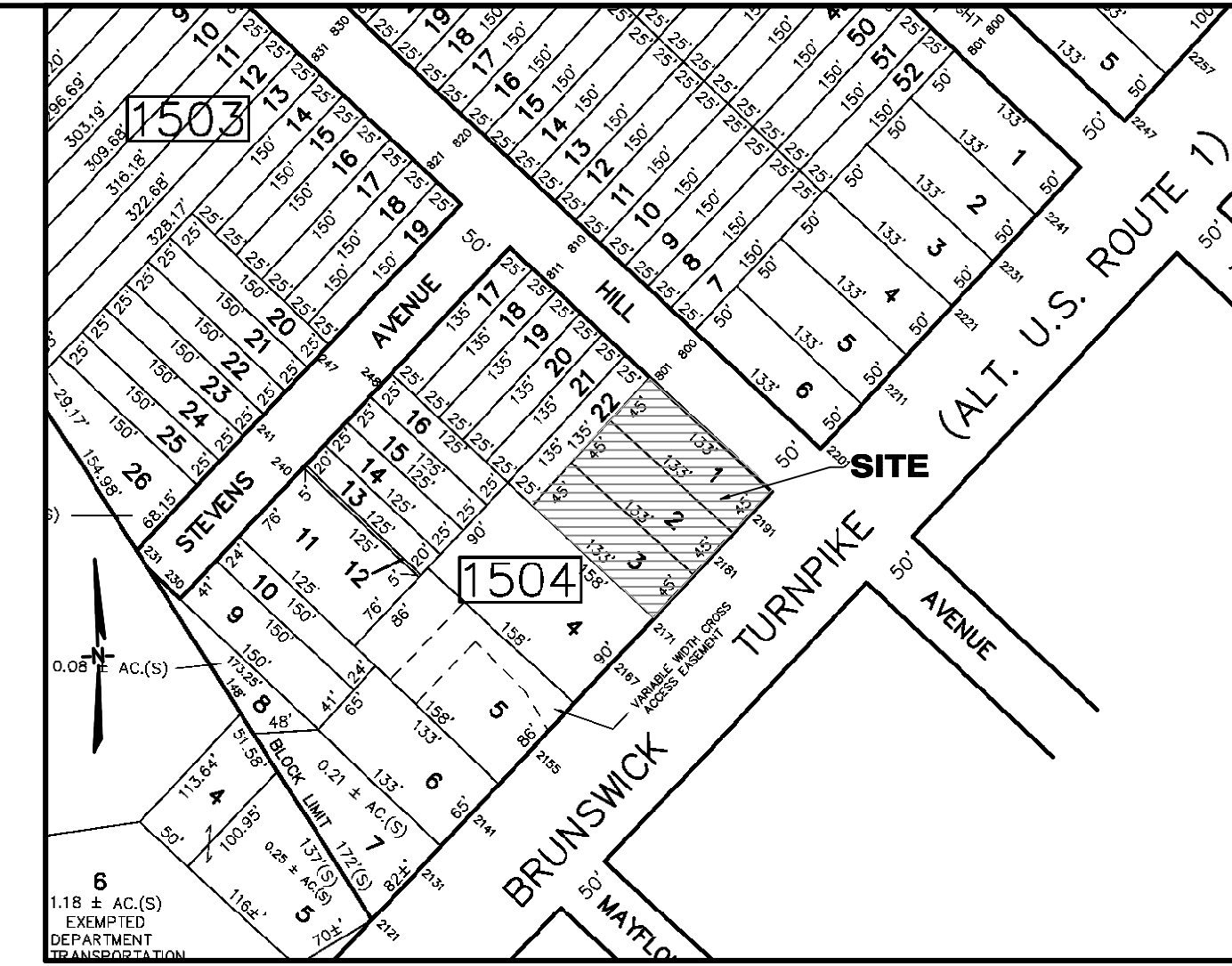
OWNER/APPLICANT
 PURNIMA KOTHAPALLI AND
 VENTKATA SURYA KIRAN AKELLA
 19 EAST 19TH STREET
 BAYONNE, NJ 07002
 302-373-2040

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

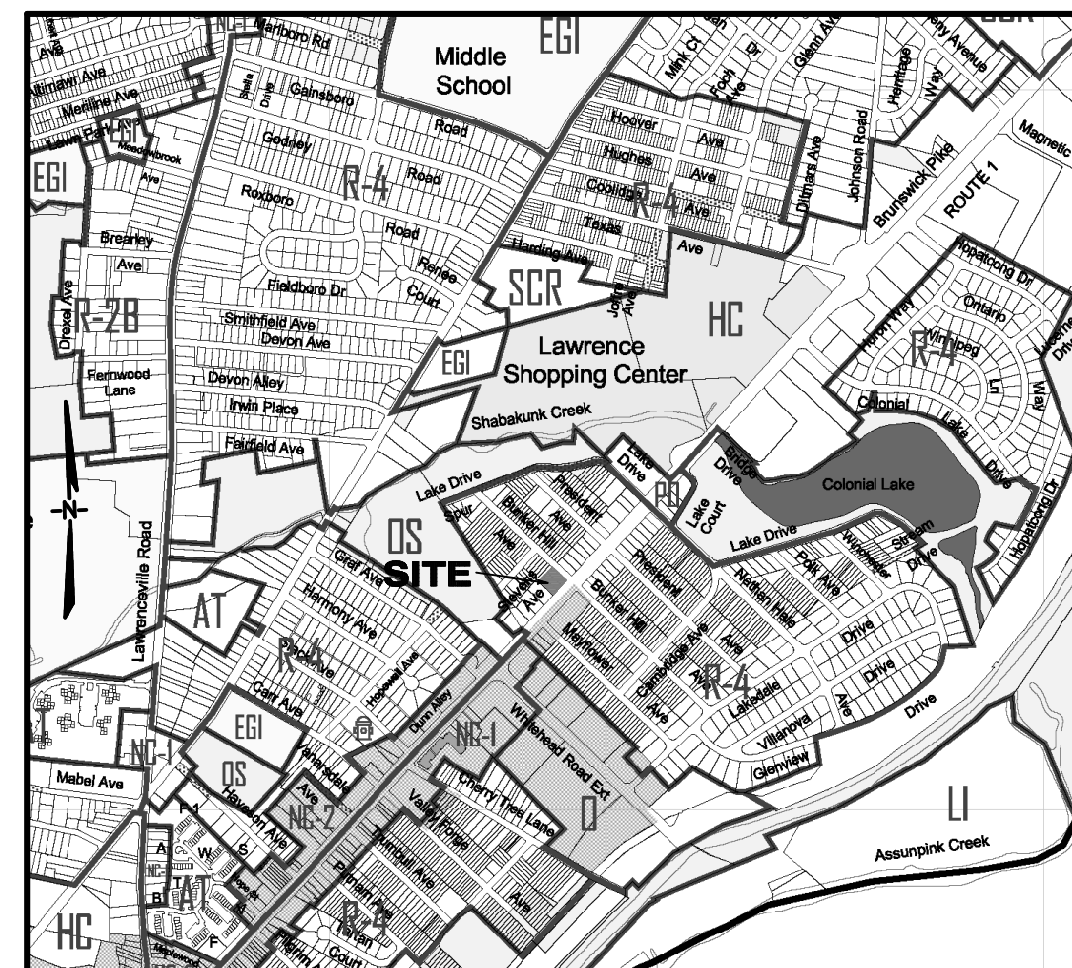
OWNER _____ DATE _____

APPROVED BY LAWRENCE TOWNSHIP PLANNING BOARD

CHAIRPERSON	DATE
SECRETARY	DATE
ADMINISTRATIVE OFFICER	DATE
MUNICIPAL ENGINEER	DATE



LOCATION MAP
(SCALE: 1"=130' ±)



ZONE MAP (SCALE: 1"=1,350' ±)

EXISTING TRACT
 LOTS 1-3, BLOCK 1504
 AREA=17,955± Sq. Ft.
 =0.412± Ac.

ZONING SCHEDULE: RESIDENTIAL 4 (R-4) DISTRICT

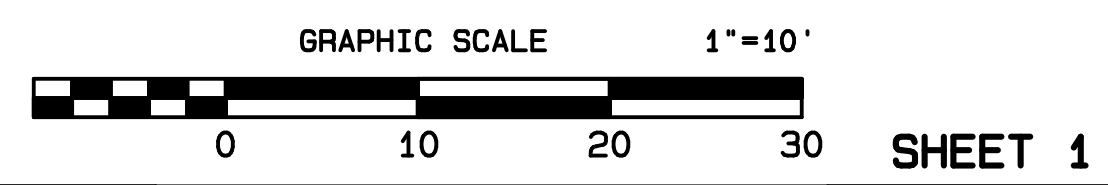
DESCRIPTIONS	REQUIRED	EXISTING LOTS 1-3	PROPOSED LOT A	PROPOSED LOT B
PRINCIPAL BUILDING				
Minimum Lot Area	7,500 SF	17,955 SF	7,980 SF	9,975 SF
Minimum Lot Frontage	60 ft	135 ft	60 ft	75 ft
Minimum Side Yard (EACH)	10 ft	COMPLIES	COMPLIES	---
Minimum Front Yard	30 ft	29.72 ft/9.78 ft	29.72 ft/9.78 ft	SEE SITE PLANS
Minimum Rear Yard	35 ft	56.12 ft	56.12 ft	SEE SITE PLANS
Maximum Impervious Surface Coverage	.60	0.13	0.29	SEE SITE PLANS
Minimum Usable Yard Area	20% of ab. yard	COMPLIES	COMPLIES	SEE SITE PLANS
Maximum Building Height	2 sty/35 ft	1 sty/14 ft ±	1 sty/14 ft ±	SEE SITE PLANS
Maximum square footage of living area (SFLA)	3.0 times the average SFLA of the neighborhood context			
Maximum ratio of SFLA to lot area	2.0 times the average ratio of SFLA to lot area for the neighborhood context			
Property Line Setbacks (Shed)	15 ft	N/A	N/A	N/A
Property Line Setbacks (Garage)	15 ft	N/A	N/A	N/A

MINOR SUBDIVISION GENERAL NOTES:

- 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.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AS-BUILT PLAN 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 APPROX 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.
- 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.
- SUBDIVISION BASED ON "PLAN OF TOPOGRAPHIC SURVEY OF LOTS 1-3, BLOCK 1504 IN LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY TRENTON ENGINEERING COMPANY, INC. DATED MAY 25, 2022.

LAWRENCE TOWNSHIP APPLICATION NUMBER _____

MAP: 15 BLOCK: 1504 LOTS: 1-3 ZONE: R-4



SHEET 1

WAIVERS REQUESTED

- Wetlands Delineation and Report
- Stormwater Management & Soil Testing, Topography
- Architectural Plans, Environmental Impact Statement
- Community Impact Statement
- Landscape Plan

LEGEND:

T = Top Curb	MH = Manhole
G = Gutter	P/R = Post & Rail
Dep = Depressed Curb	TM = Top Malt
WV = Water Valve	BM = Bottom Malt
CO = Cleanout	TP = Top Patio
MB = Manhole	R.O.W. = Right of Way
UP = Utility Pole	P.O.B. = Point of Beginning
IR = Iron Rod	ohw = Overhead Wires

No.	Date	Description

TRENTON ENGINEERING CO., INC.
 PROFESSIONAL ENGINEERS, PLANNERS AND LAND SURVEYORS
 ESTABLISHED 1907
 2193 SPRUCE STREET TRENTON, N.J. 08638
 TEL. NO. 609-982-0616
 FAX. NO. 609-982-6004
 D.P. STRATTON, L.S. N.J.-27923 P.P.N.J.-9021
 C.W. STRATTON, L.S. N.J.-43355
CRAIG W. STRATTON
 N.J. PROFESSIONAL LAND SURVEYOR
 No. 43355

MINOR SUBDIVISION
 of
Lots 1-3, Block 1504

TOWNSHIP OF LAWRENCE
 MERCER COUNTY, NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 2484808000
TAX MAP DATA
 LOT BLOCK PAGE
 1-3 1504 15
 DATE 5/2/23
 INV.
 DRAWN BY: CWS
 SCALE 1"=10'
 FB. PG.
 FILE 107-52

PRELIMINARY