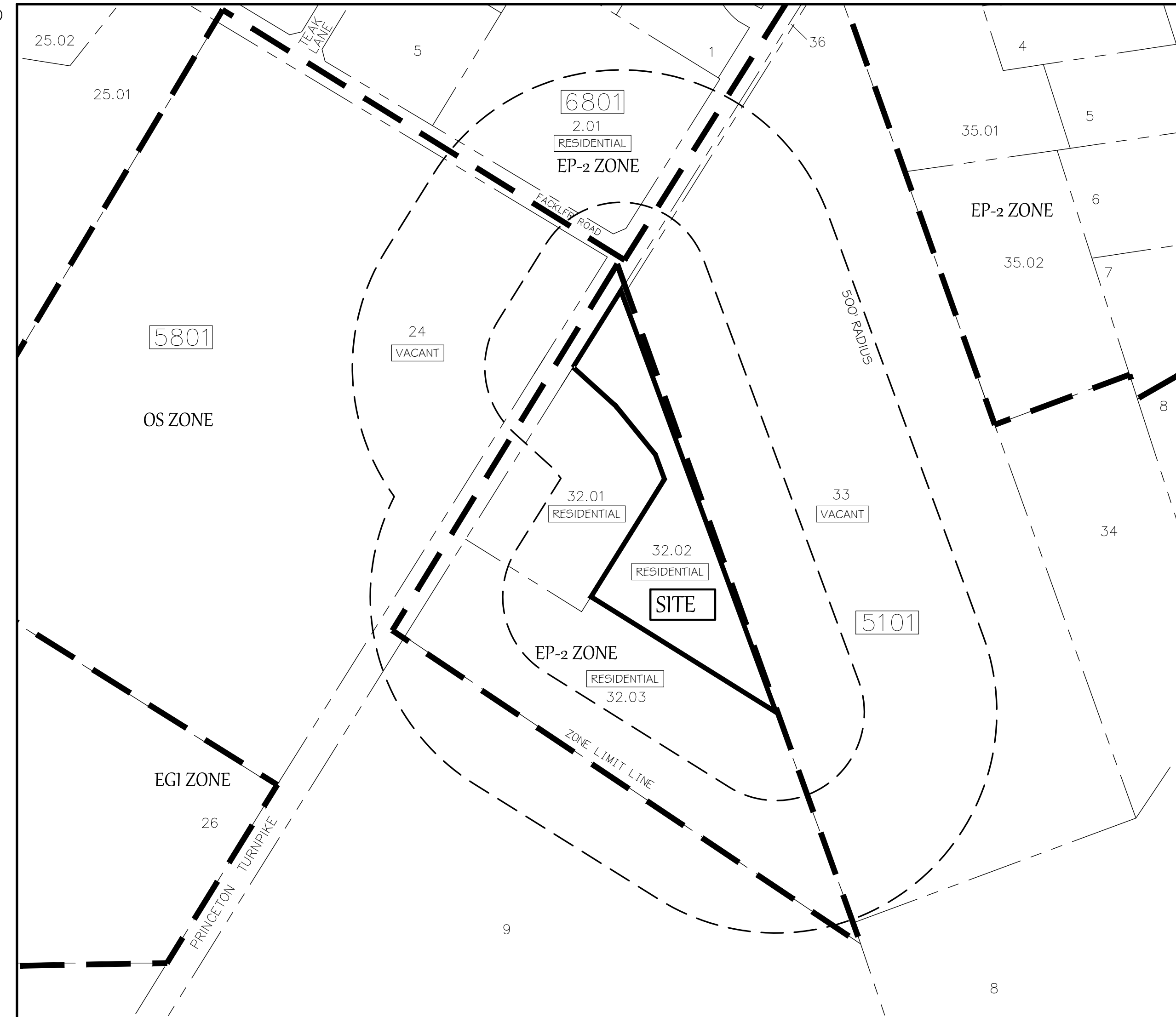
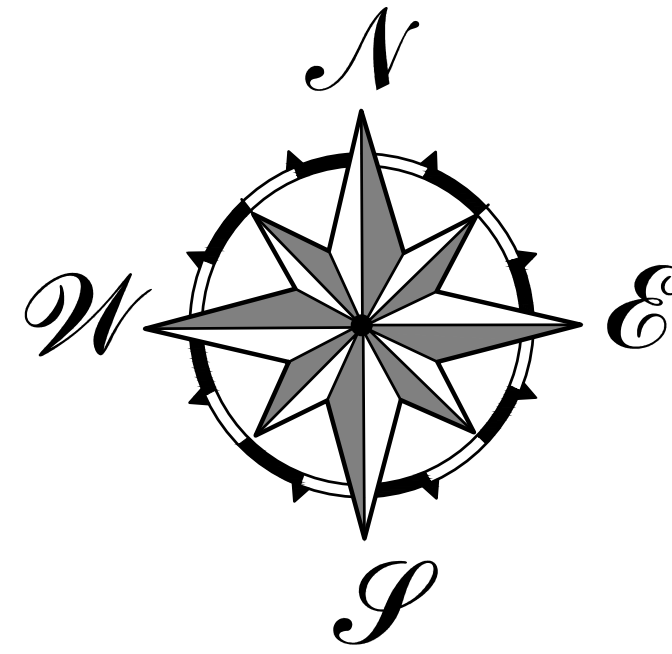


# VARIANCE PLAN

for

## LOT 32.02 in BLOCK 5101

TOWNSHIP OF LAWRENCE  
MERCER COUNTY, NEW JERSEY



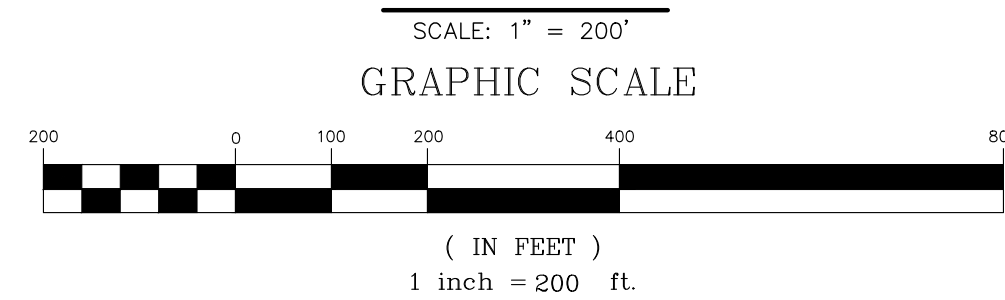
### LIST OF OWNERS WITHIN 200'

OWNERS WITHIN 200 FEET OF LOT 32.02 IN BLOCK 5101 LAWRENCE TOWNSHIP MERCER COUNTY, NJ

BLOCK	LOT(S)	OWNER(S)
5101	32.01	US BANK NTLN ASSOC TTEE JP MORGAN
	32.03	SHARMA, ADITYA & DIPTI
	33, 36	LAWRENCE TOWNSHIP
5801	24	MERCER COUNTY
6801	2, 01	MUFTI, ASIM K.

OTHERS: EWING-LAWRENCE SEWERAGE AUTHORITY  
NJ AMERICAN WATER  
TRENTON WATER WORKS  
AQUA WATER COMPANY  
RCN CORPORATION  
MERCER COUNTY PLANNING BOARD  
SUN PIPE LINE COMPANY  
SUNOCO PIPE LINE LP  
P. S. E. & G. COMPANY  
ELIZABETHTOWN GAS COMPANY  
VERIZON  
COMCAST CABLEVISION  
A.T. & T.  
J.C.P. & L.  
TRANSCONTINENTAL GAS PIPE LINE CORPORATION  
N.J.D.O.T.

### KEY MAP



APPROVED BY THE TOWNSHIP OF LAWRENCE BOARD OF ADJUSTMENT ON \_\_\_\_\_ UNDER APPLICATION NO. \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

### GENERAL NOTES:

- PROPERTY KNOWN AS LOT 32.02 IN BLOCK 5101, LAWRENCE TOWNSHIP, MERCER COUNTY, NEW JERSEY, AS PER TAX MAP SHEET NOS. 51.06 & 51.08 TOTAL TRACT AREA 3.18 AC
- OWNER / APPLICANT: DR. PANKAJ & MRS. SWATI MOHAN  
3870 PRINCETON PIKE  
LAWRENCEVILLE, NJ 08648
- THE PROPERTY IS LOCATED IN THE ENVIRONMENTAL PROTECTION -2 (EP-2) ZONE.
 

ZONE REQUIREMENTS:	REQUIRED /PERMITTED	PROVIDED
MIN. LOT AREA (W/PUBLIC WATER)	2.5 AC.	3.183 ACRES (138,629 S.F.)
MIN. LOT FRONTAGE	200'	205.0 FT.
MIN. FRONT SETBACK	100'	100+ FT.
MIN. SIDE SETBACK	50'	51 FT.
MIN. REAR SETBACK	50'	86 FT.
MAX. BUILDING HEIGHT	35'	>35 FT.
MAX. LOT COVERAGE RATIO	.13	.139*
MIN. AREA EXCLUSIVE OF CRITICAL AREAS	1 AC.	3.183 ACRES
MIN. USABLE YARD	20%	20+ %
MIN. ACCESSORY BUILDING	15 FT.	16 FT.
MAX. ACCESSORY BUILDING HEIGHT	15 FT.	15 FT.

\* VARIANCE REQUESTED
- OUTBOUND AND TOPOGRAPHY TAKEN FROM PLAN ENTITLED "AS-BUILT TOPOGRAPHIC SURVEY" FOR LOT 32.03-BLOCK 5105 SITUATED IN THE TOWNSHIP OF LAWRENCE MERCER COUNTY, NEW JERSEY. PREPARED BY CREST ENGINEERING ASSOCIATES INC. DATED 8/10/16, LAST REVISED 12/9/22. BY DANIEL P. HUNDLEY, PROFESSIONAL LAND SURVEYOR, N.J. LICENSE NO. 33174
- THE PURPOSE OF THIS PLAN IS TO SECURE THE APPROVAL FOR THE CONSTRUCTION OF A NEW POOL BUILDING.
- AN ENGINEER'S CERTIFICATION THAT ALL STORMWATER FACILITIES ON-SITE HAVE BEEN INSPECTED AND MAINTAINED IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT. IF ANY MAINTENANCE IS REQUIRED, IT SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO MODIFICATIONS TO THE EXISTING SEPTIC SYSTEM IS PROPOSED OR EXPECTED BECAUSE NO NEW BEDROOMS ARE BEING ADDED TO THE DWELLING. IF SEPTIC MODIFICATIONS ARE REQUIRED, APPROVAL FROM THE LOCAL HEALTH DEPARTMENT MUST BE OBTAINED.
- POOL EFFLUENT MUST BE PIPED TO THE STORM WATER BASIN DURING MAINTENANCE OPERATIONS.

REQUESTED OR OBTAINED DESIGN WAIVERS  
NONE

LIST VARIANCES REQUESTED  
MAX LOT COVERAGE RATIO

LIST OF REQUIRED REGULATORY APPROVAL OR PERMITS  
NONE

### SHEET INDEX

- COVER SHEET
- PROPOSED VARIANCE PLAN

THE UNDERSIGNED DULY DECLARES THAT THEY ARE THE OWNERS OF THE LANDS DELINEATED HEREON AND CONSENT TO THE SUBMISSION OF THESE PLANS TO THE APPROPRIATE REVIEWING AGENCIES.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NEW JERSEY, COUNTY OF MONMOUTH  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO BY BEING DULY SWORN ON THIS OATH DID DEPOSE AND ACKNOWLEDGE THAT HE IS THE OWNER OF THE PREMISES SHOWN ON THIS MAP AND THAT THE FOREGOING CONSENT WAS EXECUTED BY HIM AS AND FOR HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC \_\_\_\_\_

NO	DESCRIPTION	DATE	D/P
2.	REVISE TO SHOW NEW POOL BUILDING	2/23/23	CPG
1.	REVISE FOR RESOLUTION COMPLIANCE.	3/16/22	CPG

**CREST**  
Engineering Associates Inc.  
Civil & Environmental Engineers  
Professional Planners • Surveyors • Landscape Architects  
• CERTIFICATE OF AUTHORIZATION NO. 246A27989-500 •

100 RIKE DRIVE  
MILLSTONE TOWNSHIP, N.J. 08535  
PH(609)448-5550

12 ROBBINS PIKE  
AT WATER STREET  
TOWNSHIP, N.J. 08753  
PH(732)244-0888

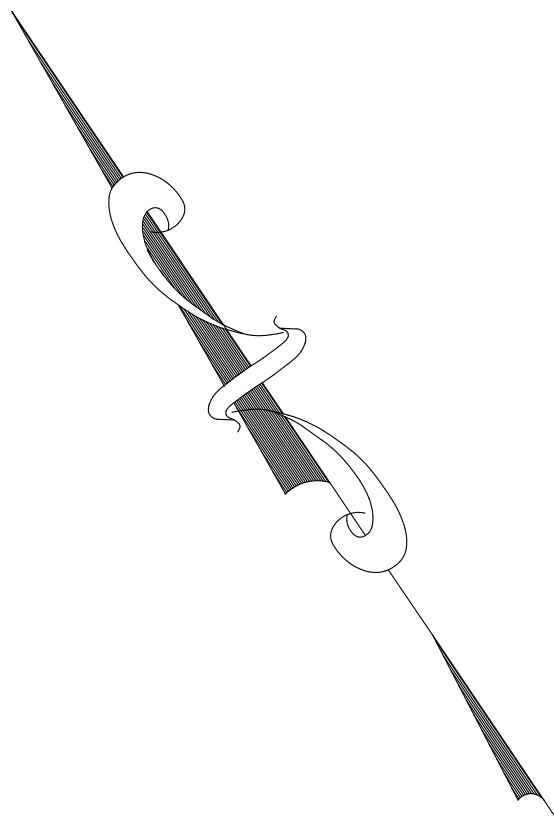
**PETER W. STRONG**  
PROFESSIONAL ENGINEER NJ LIC. NO. 22370

DATE	8/9/2021
SCALE	1"=200'
DRAWN	CPG
CHECKED	
SHEET	1 OF 2
POCKET	

VARIANCE PLAN FOR DR. PANKAJ & MRS. SWATI MOHAN  
**LOT 32.02**  
**BLOCK 5101**  
3870 PRINCETON PIKE  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY, NEW JERSEY  
(TAX MAP SHEET NUMBERS 51.06 & 51.08)

**COVER SHEET**

FILE NO. 4488-COVER



**IMPERVIOUS AREA CALCULATION**

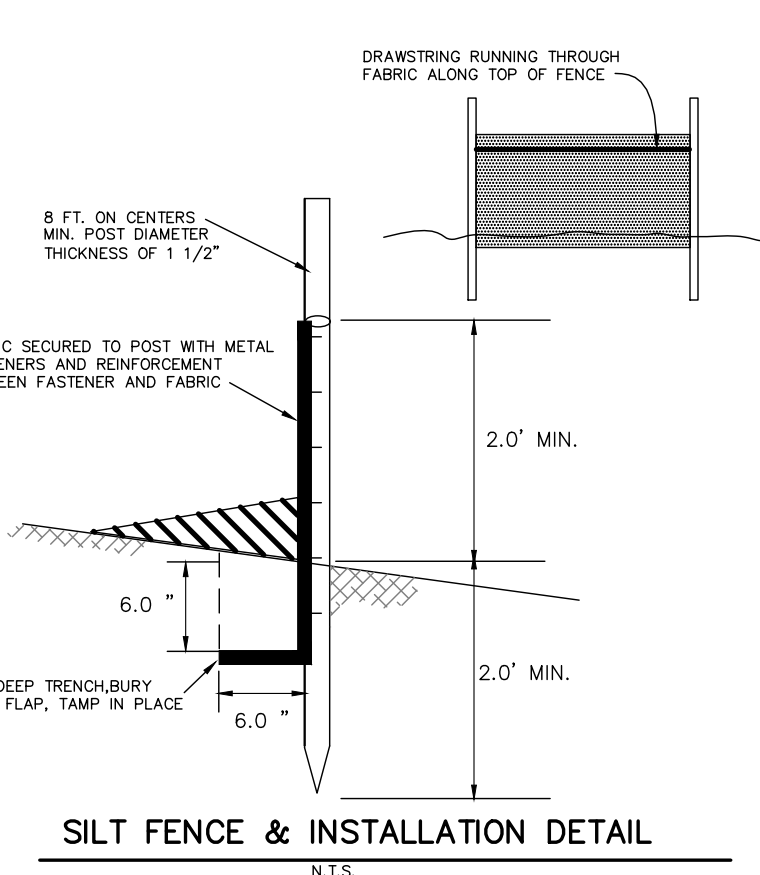
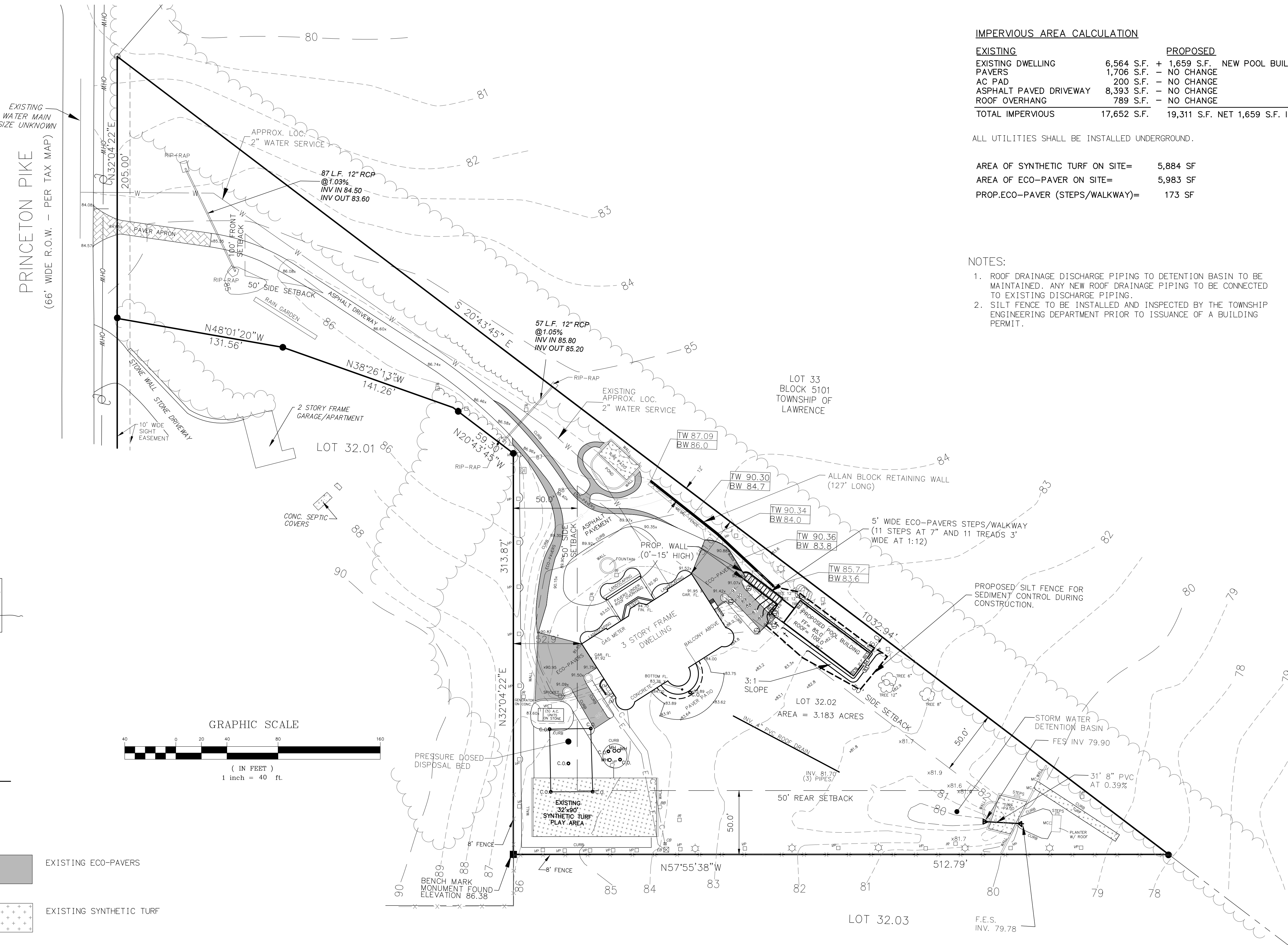
EXISTING	PROPOSED
EXISTING DWELLING	6,564 S.F. + 1,659 S.F. NEW POOL BUILDING
PAVERS	1,706 S.F. - NO CHANGE
AC PAD	200 S.F. - NO CHANGE
ASPHALT PAVED DRIVEWAY	8,393 S.F. - NO CHANGE
ROOF OVERHANG	789 S.F. - NO CHANGE
<b>TOTAL IMPERVIOUS</b>	<b>17,652 S.F. 19,311 S.F. NET 1,659 S.F. INCREASE</b>

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

AREA OF SYNTHETIC TURF ON SITE=	5,884 SF
AREA OF ECO-PAVER ON SITE=	5,983 SF
PROP.ECO-PAVER (STEPS/WALKWAY)=	173 SF

**NOTES:**

1. ROOF DRAINAGE DISCHARGE PIPING TO DETENTION BASIN TO BE MAINTAINED. ANY NEW ROOF DRAINAGE PIPING TO BE CONNECTED TO EXISTING DISCHARGE PIPING.
2. SILT FENCE TO BE INSTALLED AND INSPECTED BY THE TOWNSHIP ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.



**LEGEND:**

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- F.E.S. FLARED END SECTION
- ELEV. ELEVATION
- CONC. CONCRETE
- APPROX. APPROXIMATE
- LOC. LOCATION
- IRON PINS SET
- MONUMENT SET
- OHW OVERHEAD WIRES
- UTILITY POLE
- ⊕ MANHOLE
- ⊖ CLEAN-OUT
- 86.74 x SURFACE GRADE ELEVATION
- 86.7 x SPOT GRADE ELEVATION
- 88- CONTOUR ELEVATION
- FLOW ARROW
- E- ELECTRIC LINE
- C- CABLE LINE
- W- WATER LINE
- 85.7 TOP WALL ELEVATION
- 85.3 BOTTOM WALL ELEVATION
- TREE/WOODS LINE
- X- FENCE LINE
- EXISTING ECO-PAVERS
- EXISTING SYNTHETIC TURF

1. PROPERTY BEING KNOWN AND DESIGNATED AS LOT 32.02 IN BLOCK 5101 AS SHOWN ON THE LAWRENCE TOWNSHIP TAX MAP, MERCER COUNTY, NEW JERSEY. TAX MAP SHEET NUMBERS 51.06 & 51.08.
2. REFERENCE MAP: "LOT 32 BLOCK 5101, TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY - MINOR SUBDIVISION", AS PREPARED BY CREST ENGINEERING ASSOCIATES, INC., DATED 9/15/03 AND LAST REVISED ON 4/14/04.

NO	DESCRIPTION	DATE	BY
2.	REVISE TO SHOW NEW POOL BUILDING	2/23/23	CPG
1.	REVISE FOR RESOLUTION COMPLIANCE.	3/16/22	CPG

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**PETER W. STRONG**  
PROFESSIONAL ENGINEER NJ LIC. NO. 22370

DATE	8/9/2021
SCALE	1"=40'
DRAWN	CPG
CHECKED	
SHEET	2 OF 2
POCKET	

VARIANCE PLAN FOR DR. PANKAJ & MRS. SWATI MOHAN  
**LOT 32.02 BLOCK 5101**  
#3870 PRINCETON PIKE  
TOWNSHIP OF LAWRENCE  
MERCER COUNTY, NEW JERSEY  
(TAX MAP SHEET NUMBERS 51.06 & 51.08)

**PROPOSED VARIANCE PLAN**

K:\4486\2023\PL\4486-VAR\DWG\320203 11:56:06 AM AutoCAD PDF (General Documentation).pc3  
ARCT full sheet D:\600 x 24.00 inches

CDD: DWG: 3D

DWG: 4486  
SHEET: 4486-VAR  
SCALE: 1"=40'