

PROPERTY OWNERS WITHIN 200'	PROPERTY OWNER	LOT	PROPERTY OWNER
126 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	34
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	37
124 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	38
136 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	39
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	40
131 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	41
131 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	42
131 LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	43
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	44
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	45
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	46
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	47
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	48
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	49
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	50
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	51
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	52
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	53
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	54
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	55
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	56
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	57
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	58
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	59
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	60
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	61
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	62
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	63
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	64
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	65
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	66
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	67
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	68
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	69
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	70
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	71
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	72
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	73
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	74
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	75
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	76
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	77
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	78
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	79
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	80
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	81
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	82
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	83
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	84
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	85
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	86
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	87
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	88
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	89
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	90
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	91
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	92
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	93
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	94
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	95
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	96
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	97
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	98
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	99
LAWRENCEVILLE-PENNINGTON ROAD	PROPERTY OWNER	6001	100

MINOR SUBDIVISION PLAN
 130 LAWRENCEVILLE-PENNINGTON ROAD
 PLATE 60.01, BLOCK 6001, LOT 35.01
 TOWNSHIP OF LAWRENCE, MERCER COUNTY, NEW JERSEY

LAWRENCE TOWNSHIP PLANNING BOARD APPROVAL:
 THIS PLAN IS HEREBY APPROVED BY THE JOINT LAND USE BOARD OF THE TOWNSHIP OF LAWRENCE, NEW JERSEY

DATE: _____ PRINT NAME: _____
 JOINT LAND USE BOARD CHAIRMAN

DATE: _____ PRINT NAME: _____
 JOINT LAND USE BOARD SECRETARY

MUNICIPAL ENGINEER:
 I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF THE TOWNSHIP OF LAWRENCE, NEW JERSEY SUBDIVISION MAP ACT AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE: _____ PRINT NAME: _____
 MUNICIPAL ENGINEER

TOWNSHIP ADMINISTRATOR/CLERK:
 MUNICIPAL ORDINANCES SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE MUNICIPAL LAND USE LAW. I CERTIFY THAT A BOND HAS BEEN TAKEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MAP AS SHOWN AND SHOWN ON THE MAP. I HEREBY FURTHER CERTIFY THAT THE JOINT LAND USE BOARD IS THE CONSTITUTED PROPER AUTHORITY AND THE MAP COMPLIES WITH THE PROVISIONS OF MAP PLUNG LAW.

DATE: _____ PRINT NAME: _____
 TOWNSHIP ADMINISTRATOR/CLERK

OWNERS CERTIFICATION:
 I HEREBY CERTIFY THAT THIS MAP IS HEREBY SUBMITTED TO THE BOARD OF PLANNING AND ZONING FOR APPROVAL OF SAID PLAN IS GIVEN.

DATE: _____ PRINT NAME: _____
 OWNER

MERCER COUNTY APPROVAL:
 APPROVED SUBDIVISION: _____ COUNTY PLANNING BOARD ON THE BASIS THAT THE SUBDIVISION PORTRAYS ALL ITEMS REQUIRED UNDER FILE NO. _____ RESOLUTION.

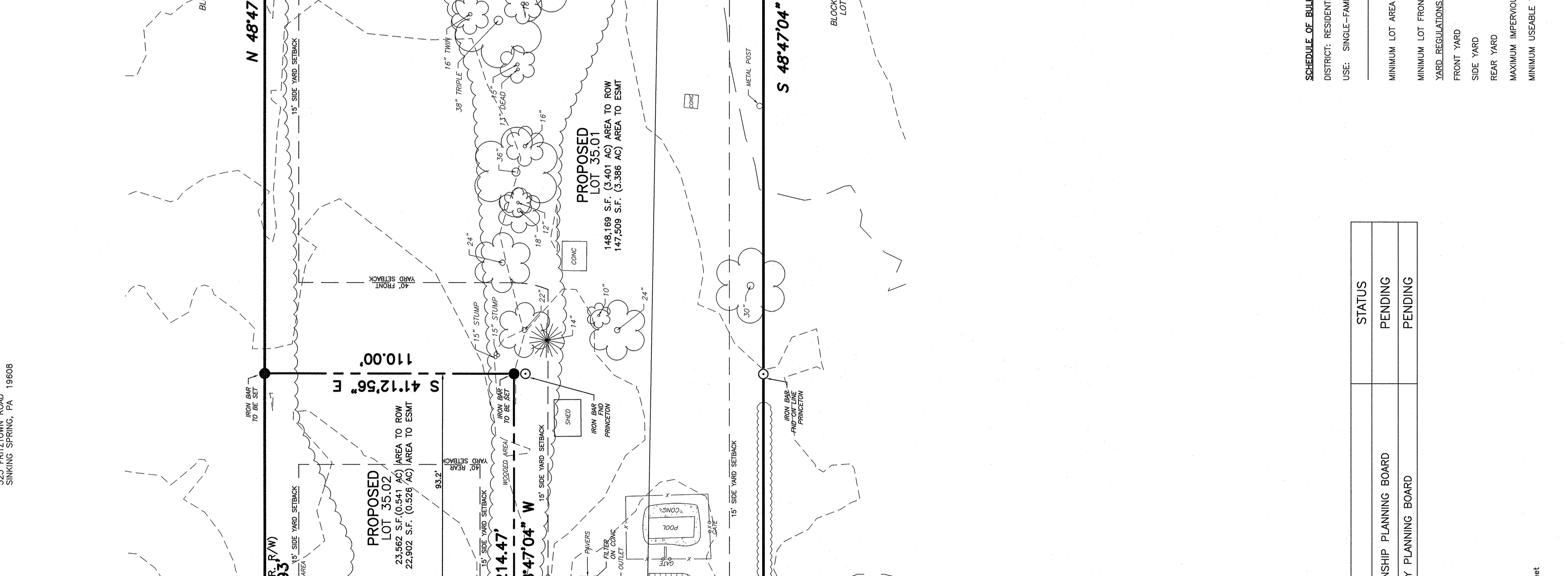
SURVEYORS CERTIFICATION:
 I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS HEREBY SUBMITTED TO THE BOARD OF PLANNING AND ZONING FOR APPROVAL OF SAID PLAN IS GIVEN. I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR OF THE STATE OF NEW JERSEY AND THE MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT AND THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE: _____ PRINT NAME: _____
 ADAM R. GRANT
 N.J. LIC. NO. 24650435700

NOTES:

- PROPERTY IN QUESTION KNOWN AS PLATE 60.01, BLOCK 6001, LOT 35.01 AS SHOWN ON THE OFFICIAL TAX MAP OF LAWRENCE, MERCER COUNTY, NEW JERSEY.
- PROPERTY IN QUESTION CONTAINS 3.942 AC.
- PROPERTY IN QUESTION IS ZONED: RESIDENTIAL 2A (R-2A) DISTRICT
- OWNER/APPLICANT: JAMES N. SCHUBIN & JOHN C. SCHUBIN
 6001 LAWRENCEVILLE-PENNINGTON ROAD
 HAMILTON, NJ 08619
 719-650-5889
- PRESENT LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING LOTS: 1 PROPOSED LOTS: 2
- THIS SUBDIVISION TO BE RECORDED BY DEED
- OUTBOUND IS BASED UPON:
 * PLAN ENTITLED "PLAN OF SURVEY & TOPOGRAPHY, 130 LAWRENCEVILLE-PENNINGTON ROAD, HAMILTON, NJ, 08619, AS PREPARED BY CONSULTING ENGINEER SERVICES DATED 12/20/24."
 * DEED BOOK 6516, PAGE 394
- HORIZONTAL DATUM IS NAD83(NAAD 83)2011, BASED ON GPS OBSERVATIONS.
- VERTICAL DATUM SHOWN HEREIN IS NAVD83 BASED ON GPS OBSERVATIONS.
- LOT NUMBERS HAVE BEEN PROVIDED BY LAWRENCE TOWNSHIP, MERCER COUNTY.
- SAD DESCRIBED PROPERTY IS LOCATED WITHIN AREAS HAVING A ZONE DESIGNATION "X" AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD OR FLOOD INSURANCE RATE (FIR) AREA. THE PROPERTY IS NOT ELIGIBLE FOR FLOOD INSURANCE REIMBURSEMENT FOR COMMUNITY NO. 342594 IN THE TOWNSHIP OF LAWRENCE, MERCER COUNTY, STATE OF NEW JERSEY. THE PROPERTY IS NOT ELIGIBLE FOR FLOOD INSURANCE RATE MAP FOR THE COMMUNITY NO. 342594. THE PROPERTY IS NOT ELIGIBLE FOR FLOOD INSURANCE RATE MAP FOR THE COMMUNITY NO. 342594.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES UNDERGROUND PER THE UNDERGROUND FACILITY PROTECTION ACT, BETTER KNOWN AS THE UTILITY PROTECTION ACT (UPA), AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES ON OR ADJACENT TO THE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
- EXISTING UTILITIES SHALL BE MARKED WITH REFLECTOR MARKERS AND SHALL BE PROTECTED IN ACCORDANCE WITH THE UTILITY PROTECTION ACT (UPA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
- EXISTING UTILITIES SHALL BE MARKED WITH REFLECTOR MARKERS AND SHALL BE PROTECTED IN ACCORDANCE WITH THE UTILITY PROTECTION ACT (UPA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
- A PLOT PLAN IN CONFORMANCE WITH THE ENGINEERING DEPARTMENT REQUIREMENTS MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

REQUIRED	EXISTING	PROPOSED 35.01	PROPOSED 35.02
MINIMUM LOT AREA (TO EASEMENT LINES)	171,727 S.F.	148,189 S.F.	23,568 S.F.
MINIMUM LOT FRONTAGE	220 FT	147,509 S.F.	22,902 S.F.
MINIMUM LOT DEPTH	110 FT	110 FT	110 FT
MINIMUM FRONT YARD SETBACK	40 FT	68.7 FT	65 FT
MINIMUM SIDE YARD SETBACK	15 FT	15.5 FT	29.5 FT
MINIMUM REAR YARD SETBACK	40 FT	660.3 FT	93.2 FT
MINIMUM IMPERVIOUS COVERAGE	38%	5.3% (TO ROW)	3.7% (TO ROW)
MINIMUM USABLE YARD AREA	20% EACH LOT	<20%	<20%



LEGEND	STATUS
EXISTING OUTBOUND	PENDING
EXISTING CENTERLINE	PENDING
EXISTING ADJOINING LOT LINE	PENDING
EXISTING TIE LINE	PENDING
EXISTING CURB	PENDING
EXISTING EDGE OF PAVEMENT	PENDING
EXISTING BLOCK NUMBER	PENDING
EXISTING LOT NUMBER	PENDING
EXISTING 1' INTERVAL CONTOUR LINE	PENDING
EXISTING 5' INTERVAL CONTOUR LINE	PENDING
EXISTING UTILITY POLE W/LIGHT	PENDING
EXISTING STORM SEWER AND INLET	PENDING
EXISTING SANITARY SEWER AND MANHOLE	PENDING
EXISTING GAS MAIN	PENDING
EXISTING TELEPHONE	PENDING
EXISTING DECIDUOUS TREE	PENDING
EXISTING EVERGREEN TREE	PENDING
EXISTING TRAFFIC SIGN	PENDING
EXISTING CONCRETE MONUMENT	PENDING
EXISTING IRON PIPE/REBAR	PENDING