P:\Projects\2520\dwg\Survey\POL\2520_POL_S2_MK.dwg, Layout1, 1/25/2019 11:23:08 AM, grant, 1:1

WASHINGTON TOWNSHIP PLANNING BOARD APPROVAL:

THIS PLAN IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF WASHINGTON, NEW JERSEY

1/29/19 Albert Frattali
DATE PLANNING BOARD CHAIRMAN

ALBERT FRATTALI
PRINT NAME

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 7-1-15 AND SHALL BE FILED ON OR BEFORE ________ I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY

1/29/19 Christine Ciallella
DATE PLANNING BOARD SECRETARY

CHRISTINE CIALLELLA
PRINT NAME

MUNICIPAL CLERK:

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975 C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED. ■

I HEREBY CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION AND WIDTH AND NAMES BY THE PROPER AUTHORITY

1/29/19 [signature]
DATE MUNICIPAL CLERK

Leo F. Selb Jr.
PRINT NAME

MUNICIPAL ENGINEER:

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

1/28/19 [signature]
DATE MUNICIPAL ENGINEER

Annina Hogan
PRINT NAME

GLOUCESTER COUNTY APPROVAL:

APPROVED SUBDIVISION________DATE________

APPROVED FINAL SUBDIVISION Rec. App. 2/5/19
GLOUCESTER COUNTY PLANNING BOARD on basis that SUBDIVISION portrays all items required under review resolution.
File No. WA-1031
Ted Bowlord, Chairman
Dave Lebitsh, Asst County Engineer

PORTRAYS ALL ITEMS REQUIRED UNDER REVIEW RESOLUTION.

FILE NO. ________

OWNERS CERTIFICATION:

IT IS HEREBY CERTIFIED THAT LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID PLAN IS GIVEN

1/25/19 Michelle L. Craw
DATE OWNER

Michelle L. Craw
PRINT NAME

____
DATE OWNER

____
PRINT NAME

OWNERS:

PINNACLE LAND HOLDINGS, LLC &
BLOCK 48 ASSOCIATES, LLC
THOMAS E. HEDENBERG – MANAGING MEMBER
14 PARKE PLACE BOULEVARD, SUITE A
SEWELL, NJ 08080

APPLICANT:

530 DELSEA DRIVE, LLC
601 DELSEA DRIVE
SEWELL, NJ 08080

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LAND SURVEY DATED 10/28/2005 UPDATED 08/30/18 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

01/25/19 [signature]
DATE N.J. LICENSED PROFESSIONAL LAND SURVEYOR NO. GS43357
ADAM R. GRANT, P.L.S.

NOTES:

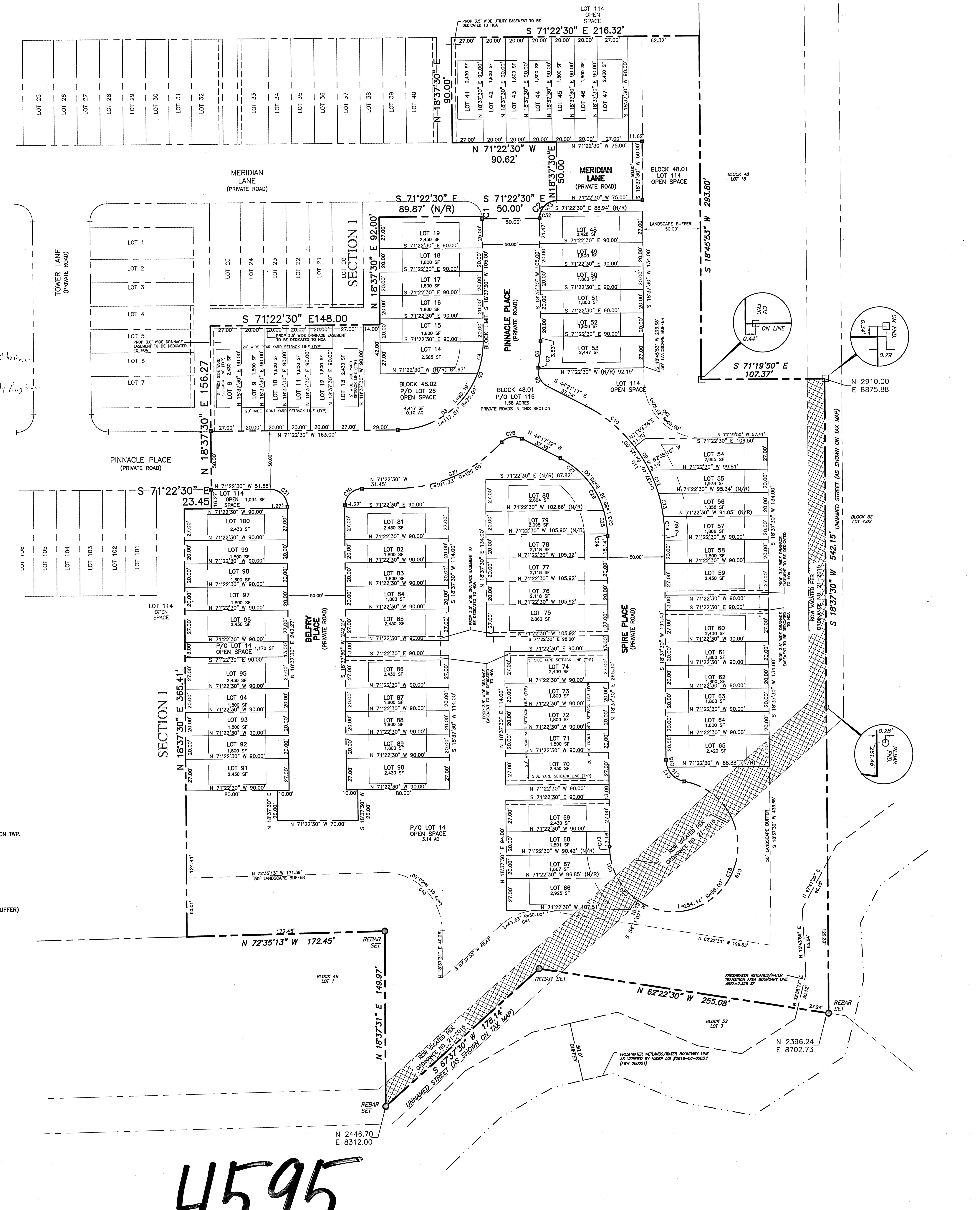
1. NUMBER OF BUILDING LOTS = 72
2. TOTAL AREA OF THIS SECTION = 8.26 AC.±
3. TOTAL AREA OF OPEN SPACE IN THIS SECTION = 3.30 AC.±
4. PROPERTY-IN QUESTION CONTAINS: BLOCK 48, LOTS 2, 3, 4, 13, & BLOCK 52, LOT 4.01
5. HORIZONTAL COORDINATES ARE BASED ON DEED.
6. THE TAX LOT AND BLOCK NUMBERS HAVE BEEN VERIFIED AND CONFIRMED WITH THE TAX ASSESSOR OF WASHINGTON TWP.
7. BULK REQUIREMENTS (REDEVELOPMENT PLAN: WASHINGTON TOWNSHIP DELSEA DRIVE CORE AREA, ADOPTED NOVEMBER 26, 2013):

MULTI FAMILY–TOWNHOMES:

DESCRIPTION	REQUIRED	PROPOSED
MAX DENSITY	10 UNITS/AC	8.4 UNITS/AC
MIN COMMON OPEN SPACE	25 %	25%
MINIMUM PERIMETER SETBACK ROAD	75 FT	75 FT (INCLUDES BUFFER)
MIN LOT AREA		
EXTERIOR	2,000 SF	2,000 FT
INTERIOR	1,800 SF	1,800 FT
MIN LOT WIDTH		
EXTERIOR	25 FT	>25 FT
INTERIOR	20 FT	20 FT
MIN FRONT YARD DEPTH, FACE TO PL OR CURB	20 FT	20 FT
MIN REAR YARD DEPTH, FACE TO PL OR CURB/ STRUCTURE	20 FT	>20 FT
MIN SIDE YARD SETBACK		
EXTERIOR	5 FT	>5 FT
INTERIOR	0 FT	0 FT
MAX BUILDING HEIGHT	35 FT	35 FT
MIN DISTANCE BETWEEN BUILDING	26 FT	26 FT
MIN DISTANCE PARKING BAYS FACE TO BLDG	20 FT	>20 FT
MIN DISTANCE PARKING BAYS REAR TO BLDG	10 FT	>10 FT
MAX NUMBER TOWNHOUSE ATTACHED	8	8

COMMERCIAL:

DESCRIPTION	REQUIRED	PROPOSED
MIN LOT AREA	1 AC	1.12 AC
MIN LOT WIDTH	200 FT	273.80 FT
MIN LOT FRONTAGE	150 FT	273.80 FT
MIN FRONT YARD SETBACK	50 FT	50 FT
MIN REAR YARD SETBACK	35 FT	>35 FT
MIN SIDE YARD SETBACK (ONE SIDE)	25 FT	>25 FT
MAX BUILDING HEIGHT	70 FT	<70 FT
MAX IMPERVIOUS COVERAGE	65%	65%



4595

4595

Docket: C0004595 Book:MAP Pages: James N. Hogan, Gloucester County Clerk Receipt#: 00219 Feb 05,2019 Recording Fee:

DEED (DB5282-PG182)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	2.01'	15.00'	7°39'44"	1.00'	2.00'	N 14°47'38" E
C2	23.56'	15.00'	89°59'25"	15.00'	21.21'	S 63°37'48" W
C3	90.19'	75.00'	68°53'59"	51.45'	84.85'	N 74°10'30" E
C4	27.62'	75.00'	21°06'01"	13.97'	27.46'	N 29°10'30" E
C5	117.81'	75.00'	90°00'00"	75.00'	106.07'	N 63°37'30" E
C6	22.73'	125.00'	10°25'08"	11.40'	22.70'	N 23°50'04" E
C7	0.88'	15.00'	3°21'03"	0.44'	0.88'	S 27°22'06" W
C8	18.34'	15.00'	70°02'51"	10.51'	17.22'	S 09°19'51" E
C9	137.40'	125.00'	62°58'47"	76.57'	130.59'	N 12°51'53" W
C10	55.66'	125.00'	25°30'51"	28.30'	55.20'	N 31°35'51" W
C11	25.04'	125.00'	11°28'42"	12.56'	25.00'	N 13°06'05" W
C12	20.02'	125.00'	9°10'38"	10.03'	20.00'	N 02°46'25" W
C13	20.48'	125.00'	9°23'12"	10.26'	20.46'	N 06°30'30" E
C14	16.20'	125.00'	7°25'24"	8.11'	16.18'	N 14°54'48" E
C15	6.55'	19.00'	19°44'44"	3.31'	6.52'	S 08°45'08" W
C16	19.99'	19.00'	60°16'22"	11.03'	19.08'	S 31°15'25" E
C17	26.54'	19.00'	80°01'06"	15.95'	24.43'	S 21°23'03" E
C18	254.14'	56.00'	260°01'06"	66.72'	85.79'	N 68°36'57" E
C19	200.93'	56.00'	205°34'42"	246.70'	109.22'	N 41°23'45" E
C20	25.21'	56.00'	25°47'45"	12.82'	25.00'	S 22°55'01" E
C21	21.13'	56.00'	21°37'25"	10.69'	21.01'	S 00°47'34" W
C22	6.86'	56.00'	7°01'13"	3.44'	6.86'	S 15°06'53" W
C23	82.36'	75.00'	62°55'02"	45.89'	78.28'	N 12°50'01" W
C24	1.86'	75.00'	1°25'15"	0.93'	1.86'	N 17°54'53" E
C25	20.32'	75.00'	15°31'29"	10.22'	20.26'	N 09°26'31" E
C26	31.03'	75.00'	23°42'23"	15.74'	30.81'	N 10°10'25" W
C27	29.15'	75.00'	22°15'56"	14.76'	28.96'	N 33°09'34" W
C28	19.24'	15.00'	73°28'41"	11.20'	17.95'	N 81°01'53" W
C29	101.22'	125.00'	46°23'44"	53.57'	98.48'	N 85°25'38" E
C30	23.56'	15.00'	90°00'00"	15.00'	21.21'	S 63°37'30" W
C31	23.56'	15.00'	90°00'00"	15.00'	21.21'	N 26°22'30" W
C32	5.66'	15.00'	21°36'52"	2.86'	5.63'	S 29°26'31" W
C33	17.90'	15.00'	68°22'33"	10.19'	16.86'	S 74°26'14" W

GRAPHIC SCALE
0' 40' 80' 120'
SCALE: 1" = 40'

DRWN	DATE	REVISIONS
WTS	8/3/18	REVISED PER R&V LETTER DATED 7-27-2018
RS	03/20/17	REVISED WETLAND BUFFER DIMENSION
AG	11/08/16	UPDATE OWNER INFO
RRH	06/29/16	ADDED STREET WIDTH AND TAX ASSESSOR NOTE
RRH	06/03/16	UPDATED PROP DENSITY AND ROW VACATION
WTS	05/29/15	REVISED SECTION LINES
WTS	05/21/15	REVISED FOR FINAL SUBMISSION
WTS	04/03/15	PER R&V LETTER, 04/28/14; REV LAYOUT

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL PLAN. UNLESS THIS PLAN HAS THE RAISED SEAL OF THE LICENSED PROFESSIONAL RESPONSIBLE FOR THE PLAN, IT SHALL NOT BE CONSIDERED AN AUTHORIZED DOCUMENT, ANY REUSE WITHOUT WRITTEN AUTHORIZATION OR ADAPTATION BY CES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CES.

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN–CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NEW JERSEY 08081
PHONE (856) 228–2200 – FAX (856) 232–2346 – EMAIL design@ces-1.com
N.J. CERTIFICATE OF AUTHORIZATION No. 24GA27957700

FINAL PLAN OF LOTS
SECTION 2
PINNACLE PLACE

BLOCK 48, LOTS 2, 3, 4, 13, & BLOCK 52, LOT 4.01
WASHINGTON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

SHT. No. 1 OF 1 DATE: 04/14/14 SCALE: 1" =40' CES No. 2520 FILE No. 2520_POL_S2 DRAWN BY: WTS

[signature] 01/25/19
ADAM R. GRANT DATE
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. GS43357