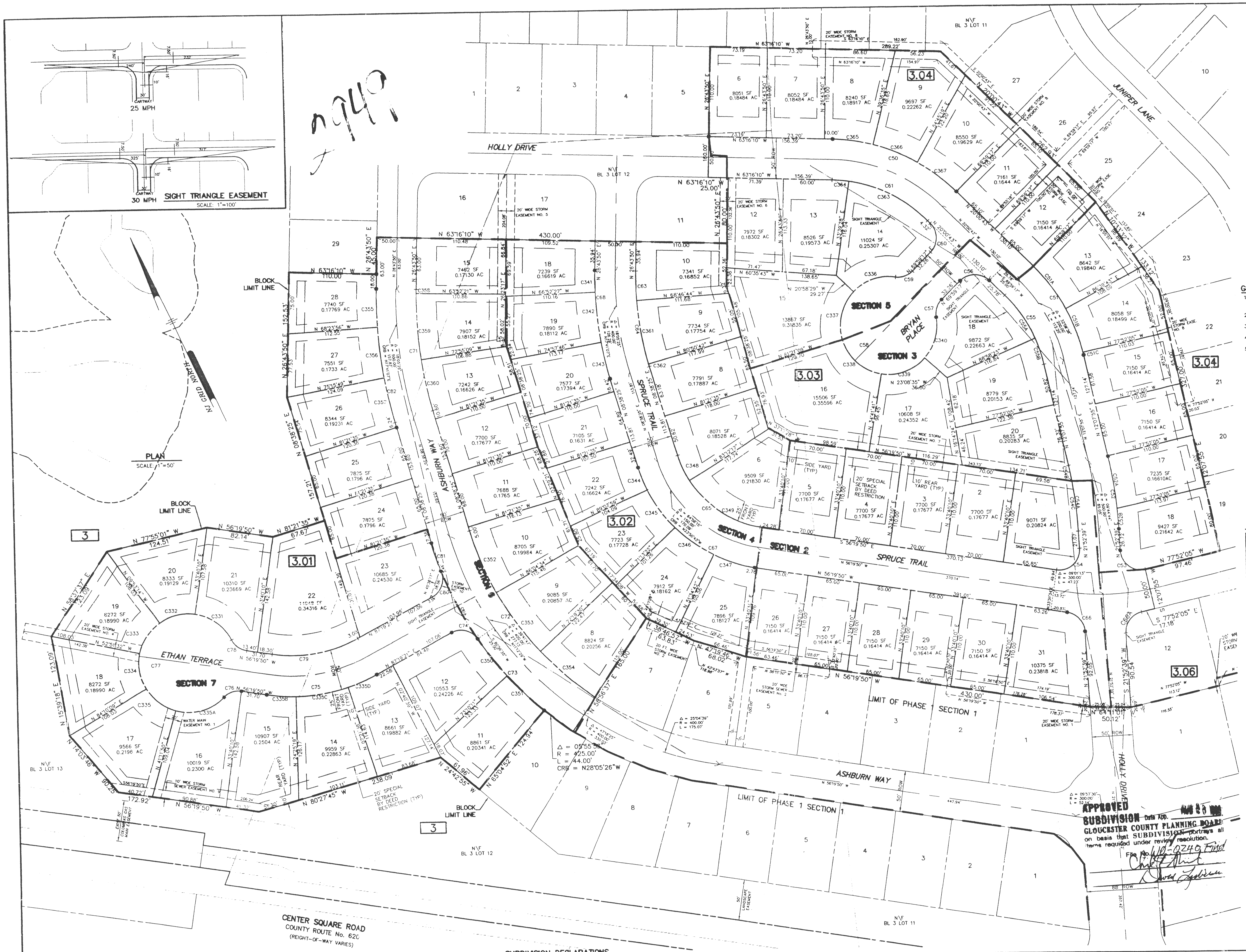
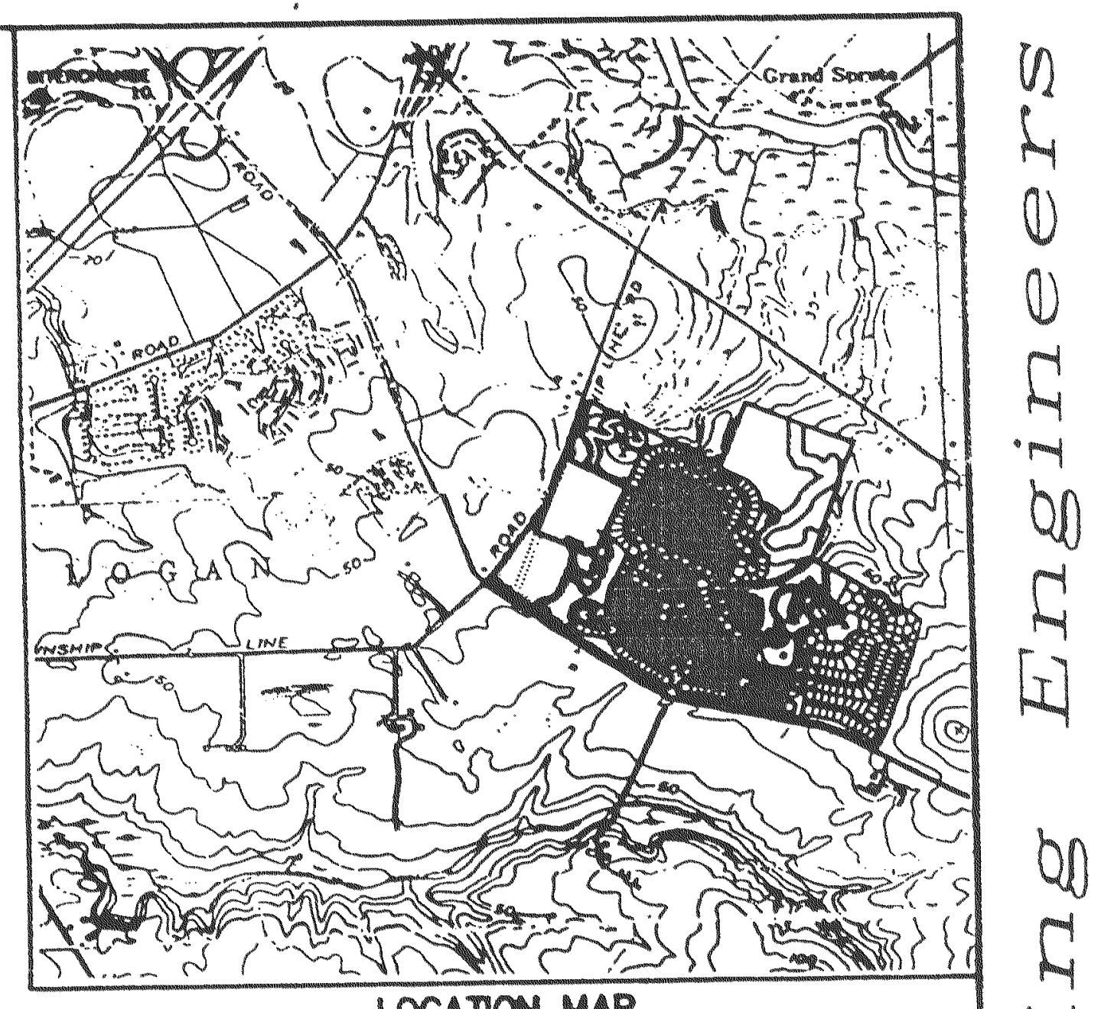


2949

APPROVED SUBDIVISION Date App. AUG 2 5 1998
GLOUCESTER COUNTY PLANNING BOARD
on basis that SUBDIVISION portrays all terms required under review resolution.
File No. WS-0240 Final



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

1. OUTBOUND SURVEY BASED ON SURVEY OF BLOCK 3, LOTS 10,11,12,13 & 15 BY PENNONI ASSOC., INC. ON 11/21/96 AND 12/12/96 FB. 94, PGS. 29–50.
2. 100 YEAR FLOOD ELEVATION IS 9.0 (NGVD 1929.)
3. BEARINGS ARE BASED ON THE NJ STATE PLANE COORDINATE SYSTEM.
4. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL WOOLWICH TAX MAPS.
5. REFERENCE PLANS :
   - B. SURVEY FOR GLOUCESTER NEW COMMUNITIES COMPANY FOR HOWARD A. KIKER, BY A. W. MARTIN ASSOC., SHT No 3183–7, DATED 3/23/73.
   - F. SURVEY FOR GLOUCESTER NEW COMMUNITIES COMPANY FOR SALVATORE & ALFIA MAUGERI, BY A. W. MARTIN ASSOC., SHT No 3183–17, DATED 5/9/73.
   - L. SURVEY FOR GLOUCESTER NEW COMMUNITIES COMPANY FOR CASELLA BROTHERS INC., BY A. W. MARTIN ASSOC., SHT No 3183–48, DATED 7/19/73.
6. RIGHT OF WAY EASEMENTS FOR ASHBURN WAY, BRYAN PLACE, SPRUCE TRAIL, ETHAN TERRACE, AND HOLLY DRIVE (AS SHOWN) ARE DEDICATED TO THE TOWNSHIP OF WOOLWICH.
7. STORM SEWER EASEMENTS (AS SHOWN) ARE DEDICATED TO THE TOWNSHIP OF WOOLWICH.

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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C50	225.00'	169.87'	165.87'	S 41°38'27" E	43°15'27"
C51	225.00'	126.23'	124.58'	S 03°56'24" E	32°08'38"
C51A	225.00'	65.48'	65.25'	N 11°40'30" W	16°40'27"
C51B	225.00'	57.33'	57.17'	N 03°57'40" E	14°35'54"
C51C	225.00'	3.42'	3.42'	S 11°41'48" W	00°52'18"
C52	525.00'	89.30'	89.19'	N 17°00'17" E	09°44'44"
C52A	525.00'	64.60'	64.56'	S 15°30'25" W	07°03'01"
C52B	525.00'	24.70'	24.70'	S 20°31'47" W	02°41'44"
C53	25.00'	43.52'	38.23'	N 27°59'43" W	99°44'44"
C54	25.00'	44.42'	38.80'	N 72°46'25" E	101°47'31"
C54A	475.00'	80.79'	80.70'	N 17°00'17" E	09°44'44"
C54B	475.00'	19.25'	19.25'	S 13°17'35" W	02°19'20"
C54C	475.00'	61.24'	61.20'	S 18°09'37" W	07°23'24"
C55	175.00'	98.18'	96.90'	S 03°56'24" E	32°08'38"
C55A	175.00'	64.26'	63.90'	S 09°29'33" E	21°02'21"
C55B	175.00'	33.92'	33.86'	S 06°34'46" W	11°06'18"
C56	25.00'	39.27'	35.36'	S 65°00'43" E	90°00'00"
C57	25.00'	23.55'	22.69'	S 43°00'14" W	53°58'05"
C58	60.00'	301.53'	70.59'	N 20°00'43" W	287°56'10"
C59	25.00'	23.55'	22.69'	N 83°01'41" W	53°58'05"
C60	25.00'	39.27'	35.36'	N 24°59'17" E	90°00'00"
C61	175.00'	132.12'	129.01'	N 41°38'27" W	43°15'27"
C63	375.00'	36.06'	36.05'	N 23°58'33" E	05°30'34"
C64	375.00'	118.40'	117.91'	S 17°41'07" W	18°05'25"
C65	125.00'	141.74'	134.27'	N 23°50'43" W	64°58'15"
C66	25.00'	34.12'	31.54'	N 17°13'35" W	78°12'29"
C66A	25.00'	35.02'	32.22'	S 62°00'17" W	80°15'16"
C67	175.00'	198.44'	187.98'	N 23°50'43" W	64°58'15"
C68	425.00'	134.19'	133.63'	N 17°41'07" E	18°05'25"
C71	475.00'	149.97'	149.35'	S 17°41'07" W	18°05'25"
C72	375.00'	259.81'	254.65'	S 11°12'29" E	39°41'47"
C73	425.00'	119.19'	118.80'	S 17°05'27" E	16°04'04"
C74	25.00'	36.49'	33.33'	N 30°32'02" W	83°37'14"
C75	225.00'	142.73'	140.35'	S 74°30'15" E	36°20'49"
C76	25.00'	23.55'	22.69'	S 83°18'53" E	53°58'05"
C77	60.00'	301.53'	70.58'	N 33°40'10" E	287°56'10"
C78	25.00'	23.55'	22.69'	S 29°20'47" E	53°58'05"
C79	175.00'	111.02'	109.16'	S 74°30'15" E	36°20'49"
C80	25.00'	36.49'	33.33'	N 45°30'43" E	83°37'14"
C81	425.00'	36.63'	36.62'	S 06°10'15" W	04°56'18"
C81A	425.00'	94.64'	94.44'	N 02°40'39" W	12°45'31"
C82	525.00'	165.76'	165.07'	N 17°41'07" E	18°05'25"
C331	60.00'	56.52'	54.45'	S 29°20'47" E	53°58'05"
C332	60.00'	45.61'	44.52'	S 78°06'32" E	43°33'24"
C333	60.00'	45.00'	43.95'	N 58°37'37" E	42°58'19"
C334	60.00'	45.00'	43.95'	N 15°39'18" E	42°58'19"
C335	60.00'	45.00'	43.95'	S 27°19'00" E	42°58'19"
C335A	60.00'	64.40'	61.35'	N 79°33'02" W	61°29'46"
C335B	225.00'	36.31'	36.28'	N 80°57'15" W	09°14'51"
C335C	225.00'	67.00'	66.75'	S 74°06'31" E	17°03'41"
C335D	225.00'	39.42'	39.37'	S 87°39'31" E	10°02'18"
C336	60.00'	57.52'	55.35'	S 83°30'34" E	54°55'51"
C337	60.00'	63.23'	60.34'	N 38°50'11" E	60°22'39"
C338	60.00'	66.97'	63.55'	S 23°19'44" E	63°57'10"
C339	60.00'	60.57'	58.03'	N 84°13'27" W	57°50'16"
C340	60.00'	53.24'	51.51'	N 41°26'18" E	50°50'14"
C341	425.00'	26.74'	26.73'	N 24°55'42" E	03°36'17"
C342	425.00'	61.69'	61.63'	S 18°58'04" W	08°18'59"
C343	425.00'	45.76'	45.74'	N 11°43'29" E	06°10'09"
C344	175.00'	29.55'	29.52'	N 03°48'07" E	09°40'35"
C345	175.00'	56.91'	56.66'	N 10°21'10" W	18°37'59"
C346	175.00'	57.28'	57.02'	S 29°02'44" E	18°45'08"
C347	175.00'	54.70'	54.48'	S 47°22'34" E	17°54'32"
C348	125.00'	33.67'	33.57'	N 00°35'21" E	15°26'08"
C349	125.00'	108.07'	104.73'	N 31°33'46" W	49°32'07"
C350	425.00'	57.66'	57.61'	N 12°56'37" W	07°46'23"
C351	425.00'	61.53'	61.47'	N 20°58'39" W	08°17'41"
C352	375.00'	82.23'	82.07'	N 02°21'29" E	12°33'51"
C353	375.00'	90.00'	89.78'	N 10°47'58" W	13°45'04"
C354	375.00'	87.58'	87.38'	S 24°21'56" E	13°22'53"
C355	525.00'	47.00'	46.98'	N 24°09'57" E	05°07'46"
C356	525.00'	62.53'	62.49'	S 18°11'21" W	06°49'27"
C357	525.00'	56.23'	56.20'	S 11°42'31" W	06°08'02"
C358	475.00'	5.00'	5.00'	N 26°25'44" E	00°36'11"
C359	475.00'	81.19'	81.09'	N 21°13'52" E	09°47'34"
C360	475.00'	63.79'	63.74'	N 12°29'15" E	07°41'40"
C361	375.00'	78.97'	78.83'	S 15°11'17" W	12°03'57"
C362	375.00'	3.37'	3.37'	S 08°53'51" W	00°30'54"
C363	175.00'	110.96'	109.11'	S 38°10'38" E	36°19'49"
C364	175.00'	21.16'	21.14'	N 59°48'21" W	06°55'38"
C365	225.00'	50.58'	50.47'	N 56°40'48" W	12°52'45"
C366	225.00'	59.48'	59.30'	S 42°49'03" E	15°08'44"
C367	225.00'	59.82'	59.64'	S 27°37'42" E	15°13'58"

LEGEND

EXISTING		PROPOSED
—WL—	WETLANDS LINE	
⊡	CONCRETE MONUMENT	■
⊙	I. PIN / PIPE	●
3	BLOCK NO.	3.01
⑪	LOT NO.	2
	PROPERTY LINE / RIGHT OF WAY	— — —
	EASEMENT	— — —

OWNER:

GLOUCESTER NEW COMMUNITIES CO. INC.
VILLAGE CENTER DRIVE
SWEDESBORO, N.J. 08085

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ZONING INFORMATION

ZONING CLASSIFICATION: "RMD" – RESIDENTIAL MEDIUM DENSITY
USE: SINGLE FAMILY DETACHED DWELLING UNITS

	REQUIRED	PROPOSED
LOT AREA	6,500 S.F.	7,105 S.F.
LOT WIDTH	60 FT.	64.89 FT.
FRONT YARD SETBACK	25 FT.	25 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
REAR YARD SETBACK	10 FT.	20 FT. (1)
BUILDING COVERAGE	35%	35%
BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM GROSS DENSITY	6.5	

NOTE:
1) A SPECIAL 20' SETBACK IS TO BE USED.

SUBDIVISION DECLARATIONS

SUBDIVISION OF POPLAR POINT AT WEATHERBY – PHASE II
LOTS 10,11,12,13,15 BLOCK 3 ZONE RMD
DATE 6/01/98 SCALE 1"=50'
APPLICANT SUMMIT VENTURES L.L.C.
ADDRESS 1920 FRONTAGE ROAD, SUITE 107, LANDMARK II
CHERRY HILL, NEW JERSEY 08034–2270
SUBDIVISION CONTROL NUMBER

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

August 7, 1998
DATE OWNER

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND THAT ALL CONDITIONS TO APPROVAL HAVE BEEN SATISFIED.
I VERIFY THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT.
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 CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION AND WIDTH AND NAMES BY THE PROPER AUTHORITY.

9-9-98 Kaye Joltot
DATE TOWNSHIP CLERK

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES AND THAT ALL CONDITIONS TO APPROVAL HAVE BEEN SATISFIED.
I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

8/27/98 Robert A. Hoyl, PE
DATE TOWNSHIP ENGINEER

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

8-28-98 Albert C. Stecher Jr
DATE CHAIRMAN, PLANNING BOARD

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 8-6-98
AND SHALL BE FILED ON OR BEFORE 11-27-98
I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

8-28-98 Susan Osborn
DATE SECRETARY OF PLANNING BOARD

THIS MAP HAS BEEN REVIEWED AS PRESCRIBED BY R.S. 40:27–6.2 AND HAS BEEN APPROVED AS REQUIRED BY R.S. 40:27–6.3 ON

DATE P.B. CHAIRMAN OR PLANNING DIRECTOR
FOR THE GLOUCESTER COUNTY PLANNING BOARD

DATE ATTEST

THIS MAP IS CERTIFIED TO THE REGISTER OF DEEDS AS CONFORMING TO THE PROVISIONS OF "THE MAP FILING LAW".

DATE P.B. CHAIRMAN OR PLANNING DIRECTOR
FOR THE GLOUCESTER COUNTY PLANNING BOARD

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12/12/96 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND 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.

I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

8/6/98
DATE DENNIS S. DiBLASIO LICENSE No. 28307
NEW JERSEY PROFESSIONAL LAND SURVEYOR

RECEIVED
98 SEP 10 AM 11:20

Pennoni

Pennoni Associates Inc.

Consulting Engineers

515 Grove Street
Haddon Heights, N.J. 08035

DATE	NO.	REVISIONS	BY
7/5/98	2	ADD SIGHT TRIANGLES	koe
6/26/98	1	GENERAL REVISIONS	koe

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

DENNIS S. DiBLASIO
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 28307
8/6/98

POPLAR POINT AT WEATHERBY

BLOCK 3, LOTS 10, 11, 12, 13 & 15
WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

SUBDIVISION PLAN – PHASE II

SUMMIT VENTURES, L.L.C.
1920 FRONTAGE ROAD
CHERRY HILL, NEW JERSEY

RECEIVED
AUG 1 1 1998
GLOUCESTER COUNTY
PLANNING DEPARTMENT

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JOB NO. SMMT 96H3.002.01
SHEET 1 OF 1
SCALE 1"=50'
DRAWN BY MM
DATE 6/01/98
DRAWING NO. S0805

SMMT 96H3.002.01