

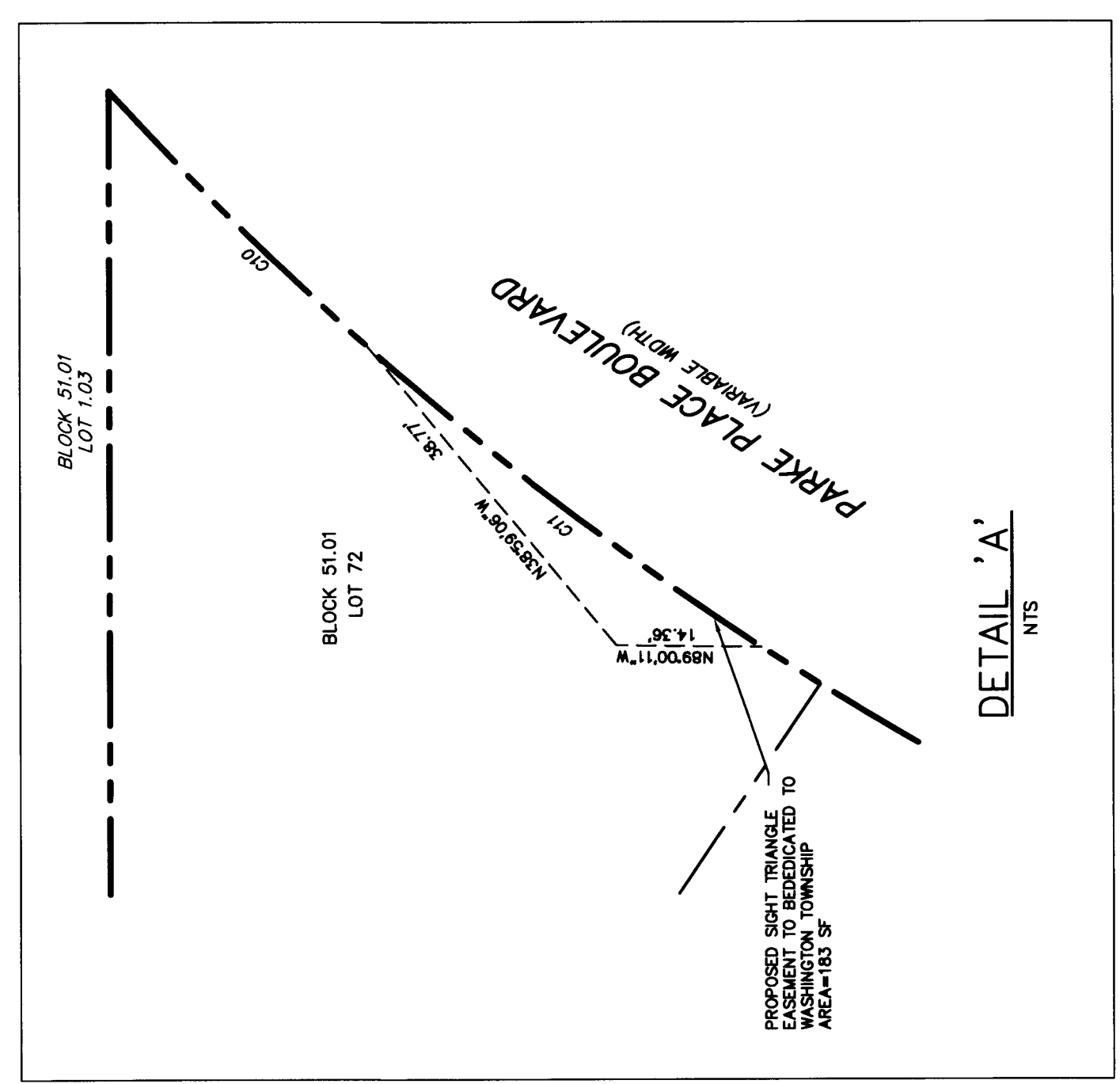
PARK PLACE TOWNHOUSES - SECTION 15
PLATE 7.06, BLOCK 51.01, LOT 1
WASHINGTON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

DATE	REVISIONS
06/23/17	REVISED REDESIGNATION FOR PLANNING LETTER # A0N REVIEW
07/23/17	REVISED REDESIGNATION FOR PLANNING LETTER # A0N REVIEW
08/07/17	REVISED AS PER FEEDBACK & A0N REVIEW
09/22/17	ADDED NOTE #1
09/23/17	REV PER BUILDING DEPT.
09/24/17	SMS
02/24/18	REV PER REVIEW LETTER DATED 02/19/18

THIS PLAN IS A REDISIGNATION OF THE ORIGINAL FINAL PLAN UNLESS THIS PLAN HAS THE REVISED SEAL OF THE PROFESSIONAL ENGINEER OR ARCHITECT. ANY REUSE WITHOUT VARIATION OR ADJUSTMENT TO THE SEALS OF THE PROFESSIONAL ENGINEER OR ARCHITECT WILL BE VIOLATIONS OF THE PROFESSIONAL ETHICS AND WITHOUT LIABILITY TO E.C.O.F. THE GRAPHIC PRESENTATION METHOD USED WILL BE IDENTICAL EXCEPT FOR SCALE.

Margaret Kulk

DATE 7/23/2014



CURVE				RADIUS				LENGTH				TANGENT				CURVE TABLE				CHORD BEARING			
C1	C2	C3	C4	C1	C2	C3	C4	C1	C2	C3	C4	C1	C2	C3	C4	C1	C2	C3	C4	C1	C2	C3	C4
11	18.98	30.91	18.98	18.98	30.91	18.98	18.98	30.91	32.51	18.98	30.91	32.51	18.98	30.91	32.51	32.51	18.98	30.91	32.51	32.51	18.98	30.91	32.51
C1	56.00	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12
C2	56.00	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12
C3	56.00	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12
C4	56.00	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12	33.63	17.12
C5	121.00	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38
C6	121.00	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38
C7	121.00	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38
C8	121.00	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38
C9	121.00	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38	20.50	10.38
C10	330.00	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16
C11	330.00	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16
C12	330.00	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16
C13	330.00	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16
C14	330.00	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16	36.78	18.16
C15	1089.14	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81
C16	1089.14	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81
C17	1089.14	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81
C18	1089.14	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81	15.41	7.81
C19	74.00	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16	10.31	6.16
C20	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C21	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C22	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C23	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C24	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C25	56.00	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59	13.12	6.59
C26	19.00	6.10	3.05	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05
C27	19.00	6.10	3.05	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05	19.00	6.10	3.05
C28	61.00	31.53	16.13	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13
C29	61.00	31.53	16.13	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13	61.00	31.53	16.13
C30	126.00	15.91	7.95	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95
C31	126.00	15.91	7.95	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95
C32	126.00	15.91	7.95	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95
C33	126.00	15.91	7.95	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95
C34	126.00	15.91	7.95	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95	126.00	15.91	7.95
C35	79.00	12.70	6.35	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35
C36	79.00	12.70	6.35	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35	79.00	12.70	6.35
C37	49.00	12.61	6.35	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35
C38	49.00	12.61	6.35	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35
C39	49.00	12.61	6.35	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35	49.00	12.61	6.35
C40	56.00	22.53	1.38	22.53	1.38	56.00	22.53	1.38	56.00	22.53	1.38	56.00	22.53	1.38	56.00	22.53	1.38	56.00	22.53	1.38	56.00	22.53	1.38
C41	61.00	19.7	0.93	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93
C42	61.00	19.7	0.93	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93
C43	61.00	19.7	0.93	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93
C44	61.00	19.7	0.93	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93
C45	61.00	19.7	0.93	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93	61.00	19.7	0.93
C46	14.00	6.20	3.15	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15
C47	14.00	6.20	3.15	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15	14.00	6.20	3.15
C48	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00	8.95	56.00
C49	81.00	16.43	8.24	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24
C50	81.00	16.43	8.24	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24	81.00	16.43	8.24
C51	56.00	10.91	5.47	10.91	5.47	56.00	10.91	5.47	56.00	10.91	5.47	56.00	10.91	5.47	56.00	10.91	5.47	56.00	10.91	5.47	56.00		

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NOTES:

1. NUMBER OF BUILDING LOTS = 68
2. TOTAL AREA OF THIS SECTION = 8.57 AC.±
3. TOTAL AREA OF OPEN SPACE IN THIS SECTION = 2.49 AC.±
4. PROPERTY-IN QUESTION CONTAINS: BLOCK 51.01, LOT 1
5. COORDINATE DATUM IS NAD83/CS NAD 1927

TRACT - SECTION 15 (PHASE 1)		
DESCRIPTION	REQUIRED	REMAINING LOT 1
MINIMUM TRACT SIZE PER DDP	10 AC.	7.07 AC *
MINIMUM COMMON OPEN SPACE	25%	N/A
PERMETER SETBACK FROM EXISTING STREET	75 FT	75 FT
MINIMUM FRONT YARD FROM LOT LINE	20 FT	20 FT
MINIMUM FRONT YARD FROM CURBLINE	20 FT	NA
MINIMUM REAR YARD SETBACK LINE	25 FT	25 FT
MINIMUM REAR YARD FROM CURBLINE	25 FT	NA
MINIMUM DISTANCE BETWEEN BUILDING	26 FT	26 FT
MAXIMUM DISTANCE BETWEEN BUILDING	42 FT (PER RESOLUTION #204-10, BLOCK 51.01, LOT 1.02 SHALL BE USED TO DETERMINE MINIMUM DISTANCE BETWEEN BUILDING)	<46 FT**
INDIVIDUAL TOWNHOUSE LOTS		
DESCRIPTION	REQUIRED	REMAINING LOT 1
MINIMUM FRONT YARD FROM LOT LINE	20 FT	20 FT
MINIMUM FRONT YARD FROM CURBLINE	20 FT	26 FT
MINIMUM REAR YARD SETBACK LINE	25 FT	23 FT*
MINIMUM REAR YARD FROM CURBLINE	25 FT	NA
MAXIMUM DISTANCE BETWEEN BUILDING	26 FT	26 FT

7. As required by Resolution #204-10, BLOCK 51.01, LOT 1.02 SHALL BE USED TO DETERMINE MINIMUM DISTANCE BETWEEN BUILDING. THEREFORE, THE MINIMUM DISTANCE BETWEEN BUILDING FOR THE PROPOSED LOT 1.02, APPROVED FOR THE PROPOSED LOT 1.02.

7. AS REQUIRED BY RESOLUTION #2014-10, BLOCK 51.01, LOT 1.02 SHALL BE DEED RESTRICTED TO COMMERCIAL USE ONLY AND BLOCK 51.09, LOT 1 SHALL BE DEED RESTRICTED TO RESIDENTIAL TOWNHOUSE USE ONLY. THERE SHALL BE NO RESIDENTIAL UNITS ON ANY COMMERCIAL USE.

SURVEYORS CERTIFICATION:

OWNER/APPLICANT: PARKE PLACE COMMUNITY LLC
14 PARKE PLACE BLVD., SUITE

DATE 1/30/17 OWNER Chroma Co. (see entry)

OWNERS CERTIFICATION:

FILE NO. WA-1030

APPROVED _____
S. J. QUINN

JONATHAN A. BRAYSON

HERE.

HAVE CAREFULLY EXAMINED THIS MAP AND TO THE E

DATE _____ MUNICIPAL CLERK _____

HEREBY CERTIFY THAT THE PUBLIC STREETS OR OTHER
WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO

CERTIFY THAT A BOND HAS BEEN GIVEN TO THE

IF INTERIOR MONUMENTS CLAIM ON THIS MAP SHALL

DATE 01/17/2017 PLANNING BOARD SECRETARY [Signature]

MEETING HELD ON 3-18-14 AND SHALL BE FILED
OR BEFORE 9-24-14 I HEREBY FURTHER CERTIFY
THAT THE PLANNING BOARD IS THE CONSTITUTED

ALBERT FRATTALI

BOARD OF THE TOWNSHIP OF BIRMINGHAM, NEW JERSEY

NJSPCS NAD 27