

WILLIAMSTOWN - GLASSBORO ROAD (U.S. ROUTE 322 - 66' WIDE R.O.W.)

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C300	47.12	30.00	90°00'00"	42.43
C301	14.69	75.00	N33°47'17"W	14.66
C302	106.99	125.00	N11°30'09"	103.76
C303	5.07	175.00	N46°57'09"E	5.07
C304	80.87	175.00	S70°38'38"W	80.15
C305	67.55	175.00	S26°28'41"W	67.13
C306	12.18	250.00	S32°16'41"W	12.18
C307	37.89	250.00	S19°49'30"W	37.85
C308	31.42	20.00	S14°00'17"W	28.28
C309	31.42	20.00	N54°44'47"E	28.28
C310	40.05	200.00	S35°15'13"E	39.88
C311	109.64	125.00	S15°29'00"W	106.16
C312	31.42	20.00	S46°20'49"W	28.28
C313	31.42	20.00	N83°31'34"W	28.28
C314	149.79	175.00	S26°28'41"W	145.26
C315	24.48	125.00	N46°57'09"E	24.44
C316	47.12	30.00	N11°30'09"	42.43
C317	153.49	175.00	S56°12'43"W	148.61
C318	50.06	250.00	S90°00'00"W	49.98
C319	52.03	75.00	S15°29'00"W	50.99
C320	102.79	75.00	N01°20'49"E	94.84
C321	52.17	125.00	N69°29'06"E	51.79
C322	21.16	75.00	S87°47'28"W	21.09
C323	23.63	15.00	N83°55'04"E	21.26
C324	23.49	15.00	N42°51'52"W	21.16
C325	35.26	125.00	S47°08'08"W	35.15
C326	31.30	75.00	N83°55'04"E	31.07
C327	55.19	125.00	S87°47'28"W	54.75
C328	43.07	50.00	N87°08'01"E	41.76
C329	193.99	50.00	N17°38'56"W	93.27
C330	44.51	125.00	N68°49'08"E	44.29
C331	71.82	125.00	N84°14'57"E	70.64
C332	68.14	125.00	N37°38'01"E	67.30
C333	18.58	125.00	N09°36'18"E	18.56
C334	86.71	125.00	N14°18'08"W	86.71
C335	171.32	125.00	N01°20'49"E	171.32
C336	85.77	50.00	N60°29'06"E	75.64
C337	29.83	50.00	N87°40'09"E	29.39
C338	20.03	125.00	S41°10'41"E	20.01
C339	17.42	125.00	N69°51'40"E	17.41
C340	37.66	50.00	N58°02'54"E	36.77
C341	21.54	50.00	N21°16'30"W	21.38
C342	20.74	175.00	S29°59'05"E	20.73
C343	15.11	125.00	N36°03'18"E	15.10
C344	150.91	50.00	N77°54'56"E	99.81
C345	11.87	175.00	N85°30'08"W	11.87
C346	34.93	175.00	N41°23'34"E	34.88
C347	11.28	20.00	N26°56'23"E	11.28

CONSERVATION EASEMENT AREA PER LOT		
LOT	S.F.	ACRES
LOT 1	2,000 S.F.	0.05 AC
LOT 2	2,000 S.F.	0.05 AC
LOT 3	2,000 S.F.	0.05 AC
LOT 4	2,000 S.F.	0.05 AC
LOT 5	2,000 S.F.	0.05 AC
LOT 6	2,000 S.F.	0.05 AC
LOT 7	2,000 S.F.	0.05 AC
LOT 8	2,000 S.F.	0.05 AC
LOT 9	2,000 S.F.	0.05 AC
LOT 10	2,000 S.F.	0.05 AC
LOT 11	2,000 S.F.	0.05 AC
LOT 12	2,000 S.F.	0.05 AC
LOT 13	2,000 S.F.	0.05 AC
LOT 14	2,000 S.F.	0.05 AC
LOT 15	2,000 S.F.	0.05 AC
LOT 16	2,000 S.F.	0.05 AC
LOT 17	2,000 S.F.	0.05 AC
LOT 18	3,903 S.F.	0.09 AC
LOT 19	5,063 S.F.	0.12 AC
LOT 20	5,063 S.F.	0.12 AC
LOT 21	5,063 S.F.	0.12 AC
LOT 22	5,063 S.F.	0.12 AC
LOT 23	5,063 S.F.	0.12 AC
LOT 24	5,063 S.F.	0.12 AC
LOT 25	5,063 S.F.	0.12 AC
LOT 26	5,063 S.F.	0.12 AC
LOT 27	5,063 S.F.	0.12 AC
LOT 28	5,063 S.F.	0.12 AC
LOT 29	5,063 S.F.	0.12 AC
LOT 30	5,063 S.F.	0.12 AC
LOT 31	5,063 S.F.	0.12 AC
LOT 32	5,063 S.F.	0.12 AC
LOT 33	5,063 S.F.	0.12 AC
LOT 34	5,063 S.F.	0.12 AC
LOT 35	5,063 S.F.	0.12 AC
LOT 36	5,063 S.F.	0.12 AC
LOT 37	5,063 S.F.	0.12 AC
LOT 38	5,063 S.F.	0.12 AC
LOT 39	5,063 S.F.	0.12 AC
LOT 40	5,063 S.F.	0.12 AC
LOT 41	5,063 S.F.	0.12 AC
LOT 42	5,063 S.F.	0.12 AC
LOT 43	5,063 S.F.	0.12 AC
LOT 44	5,063 S.F.	0.12 AC
LOT 45	5,063 S.F.	0.12 AC
LOT 46	5,063 S.F.	0.12 AC
LOT 47	5,063 S.F.	0.12 AC
LOT 48	5,063 S.F.	0.12 AC
LOT 49	5,063 S.F.	0.12 AC
LOT 50	5,063 S.F.	0.12 AC
LOT 51	5,063 S.F.	0.12 AC
LOT 52	5,063 S.F.	0.12 AC
LOT 53	5,063 S.F.	0.12 AC
LOT 54	5,063 S.F.	0.12 AC
LOT 55	5,063 S.F.	0.12 AC
LOT 56	5,063 S.F.	0.12 AC
LOT 57	5,063 S.F.	0.12 AC
LOT 58	5,063 S.F.	0.12 AC
LOT 59	5,063 S.F.	0.12 AC
LOT 60	5,063 S.F.	0.12 AC
LOT 61	5,063 S.F.	0.12 AC
LOT 62	5,063 S.F.	0.12 AC
LOT 63	5,063 S.F.	0.12 AC
LOT 64	5,063 S.F.	0.12 AC
LOT 65	5,063 S.F.	0.12 AC
LOT 66	5,063 S.F.	0.12 AC
LOT 67	5,063 S.F.	0.12 AC
LOT 68	5,063 S.F.	0.12 AC
LOT 69	5,063 S.F.	0.12 AC
LOT 70	5,063 S.F.	0.12 AC
LOT 71	5,063 S.F.	0.12 AC
LOT 72	5,063 S.F.	0.12 AC
LOT 73	5,063 S.F.	0.12 AC
LOT 74	5,063 S.F.	0.12 AC
LOT 75	5,063 S.F.	0.12 AC
LOT 76	5,063 S.F.	0.12 AC
LOT 77	5,063 S.F.	0.12 AC
LOT 78	5,063 S.F.	0.12 AC
LOT 79	5,063 S.F.	0.12 AC
LOT 80	5,063 S.F.	0.12 AC
LOT 81	5,063 S.F.	0.12 AC
LOT 82	5,063 S.F.	0.12 AC
LOT 83	5,063 S.F.	0.12 AC
LOT 84	5,063 S.F.	0.12 AC
LOT 85	5,063 S.F.	0.12 AC
LOT 86	5,063 S.F.	0.12 AC
LOT 87	5,063 S.F.	0.12 AC
LOT 88	5,063 S.F.	0.12 AC
LOT 89	5,063 S.F.	0.12 AC
LOT 90	5,063 S.F.	0.12 AC
LOT 91	5,063 S.F.	0.12 AC
LOT 92	5,063 S.F.	0.12 AC
LOT 93	5,063 S.F.	0.12 AC
LOT 94	5,063 S.F.	0.12 AC
LOT 95	5,063 S.F.	0.12 AC
LOT 96	5,063 S.F.	0.12 AC
LOT 97	5,063 S.F.	0.12 AC
LOT 98	5,063 S.F.	0.12 AC
LOT 99	5,063 S.F.	0.12 AC
LOT 100	5,063 S.F.	0.12 AC

BULK AREA REQUIREMENTS		
MONROE TOWNSHIP REGIONAL GROWTH-MODERATE RESIDENTIAL		
CLUSTER DEVELOPMENT-DETACHED DWELLINGS WITH PUBLIC SEWER		
DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	10,000 S.F.	10,000 S.F.
FRONT YARD SETBACK	40 FT	40 FT
LOT WIDTH	75 FT	75 FT
LOT FRONTAGE	75 FT	75 FT
SIDE YARD	10 FT	10 FT
REAR YARD	25 FT	25 FT
LOT COVERAGE	30% (MAX)	30% (MAX)
OPEN SPACE (25% OF TRACT)	6,629 ACRES	8,355 ACRES
MAXIMUM DENSITY @ 2.25 UNITS/ACRE	59 UNITS	51 UNITS
BUILDING HEIGHT	---	---

AREA SUMMARY	
TOTAL TRACT AREA TO CENTERLINE RT 322 & EXIST R.O.W. TUCKAHOE RD.	26.72 Ac
DEDICATED CENTERLINE AREA TO THE STATE OF NEW JERSEY	0.11 Ac
TOTAL TRACT AREA TO EXIST R.O.W. RT 322 & EXIST R.O.W. TUCKAHOE RD.	26.61 Ac
ROAD WIDENING	
STATE OF NEW JERSEY	0.07 Ac
GLoucester COUNTY	0.02 Ac
MONROE TOWNSHIP	0.10 Ac
NET TRACT AREA (TO PROPOSED R.O.W.)	26.42 Ac
ROADWAY	4.28 Ac
RESIDENTIAL (51 LOTS)	13.50 Ac
PUMP STATION LOT (PROP. LOT 20)	0.29 Ac
TOTAL OPEN SPACE	8.35 Ac

OPEN SPACE CALCULATIONS:	
TRACT AREA (TO PROP. ROW)	26.42 Ac
NET RESIDENTIAL AREA	26.42 Ac
REQUIRED OPEN SPACE-25%	6.61 Ac
PROPOSED OPEN SPACE	8.35 Ac
(BLOCK 13103, LOTS 1, 29, BLOCK 13101, LOTS 8,01,& 8,16)	
BASIN AREA (25% OF OPEN SPACE)	2.21 Ac

- NOTES:
- SIGHT TRIANGLE EASEMENTS ARE SUBJECT TO GRADING, PLANTING, AND CONSTRUCTION RESTRICTIONS AS PROVIDED FOR IN THE CODE OF THE TOWNSHIP OF MONROE.
 - BEARINGS ARE BASED ON NAD 83.
 - THE LANDSCAPE AND CONSERVATION EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - THE STORMWATER EASEMENTS SHALL BE DEDICATED TO THE TOWNSHIP OF MONROE.
 - THE UTILITY EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - THE ACCESS EASEMENT SHALL BE DEDICATED TO THE TOWNSHIP OF MONROE.
 - THE SEWER AND WATER EASEMENT SHALL BE DEDICATED TO THE MONROE MUA.
 - ALL OPEN SPACE AREAS SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
 - THE RESPONSIBILITY FOR MAINTAINING THE AREA OF THE COUNTY ROAD EASEMENT SHALL REMAIN THAT OF THE HOMEOWNERS ASSOCIATION.

LEGEND

- PROPOSED PROPERTY LINE
PROPOSED PROPERTY SETBACK LINE
PROPOSED MONUMENT
EXISTING PROPERTY LINE
EXISTING MONUMENT

APPROVED FINAL
SUBDIVISION Date App. 6/16/09
GLoucester COUNTY PLANNING BOARD
on basis that SUBDIVISION portrays all
items required under review resolution.

File No. 10-1207
[Signature]

THIS PLAN IS HEREBY APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY GLOUCESTER COUNTY PLANNING BOARD.

COUNTY PLANNING BOARD CHAIRMAN DATE
PLANNING BOARD SECRETARY DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED 07/27/03 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

[Signature]
MICHAEL R. VARGO, P.L.S.
NJ LICENSE NO. 33182

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTION OF THE MONROE TOWNSHIP PLANNING BOARD AT AN OFFICIAL MEETING HELD ON [Date]. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE GLOUCESTER COUNTY RECORDING OFFICER ON OR BEFORE [Date] (95 DAYS FROM DATE OF SIGNING).

[Signature]
PLANNING BOARD CHAIRPERSON DATE
PLANNING BOARD SECRETARY DATE

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

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED SUCH STREETS AS SHOWN THEREON.

[Signature]
Suzanne McConville 11/05/09
MONROE TOWNSHIP MUNICIPAL CLERK
[Signature]
Municipal Engineer 1/11/09 DATE

THE UNDERSIGNED CERTIFIES THAT HE/SHE IS THE OWNERS OF THE MAP AND APPROVES THIS MAP FOR FILING.

[Signature]
PATRIOT COMMUNITIES, LLC
TOMS RIVER, NEW JERSEY

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.

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED SUCH STREETS AS SHOWN THEREON.

[Signature]
Municipal Engineer 1/11/09 DATE

Dewberry

Dewberry - Goodkind, Inc.
133 GATHER DRIVE
SUITE 100
MOUNT LAUREL, NJ 08054
PHONE: (856) 982-0843
FAX: (856) 982-0846
NJ CERTIFICATE OF AUTHORIZATION NO. 24528047900
APPLICANT AND OWNER:
PATRIOT COMMUNITIES
10 ALLEN STREET
SUITE 1A
TOMS RIVER, NJ 08753

FINAL
MAJOR SUBDIVISION PLAN
FEDERAL HILL

TAX MAP NO. 147, BLOCK 13101, LOTS 8, 9, 10, 11, 25 AND 26
MONROE TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW".

[Signature]
ANDREW C. PUTNAM
PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 34873

SCALE
0' 50' 100'
GRAPHIC SCALE: 1" = 50'

REV.	DATE	BY	DESCRIPTION
17	12/30/08	ER	REV. PER COMMENTS
16	12/15/08	ER	REV. PER COMMENTS
15	09/17/08	ER	REV. PER COMMENTS
14	04/23/08	ER	REV. PER COMMENTS
13	03/14/08	ER	REV. PER COMMENTS
12	10/11/07	ER	REV. FOR FINAL
11	04/27/07	ER	REV. FOR FINAL
10	05/11/07	WM	REV. FOR FINAL
9	03/23/07	WM	REV. PER MUA
8	12/20/06	ASN	REV. PER TWP.
7	10/09/06	ASN	REV. PER TWP.
6	01/27/06	MPC	2006 RE-DESIGN
5	05/30/05	JFR	555 ENT. REV.
4	01/18/05	WM	REV. PER TWP.
3	08/13/04	JFR	REV. PER COUNTY
2	06/09/04	WM	REV. PER SCD
1	05/05/04	JFR	REV. PER PINELANDS
0	08/08/03	JFR	INITIAL SUBMISSION

REVISIONS
DRAWN BY ER
APPROVED BY AP
CHECKED BY ER

TITLE
FINAL
PLAT
(SHEET 1 OF 2)

PROJECT NO. 3538

SHEET NO. 1 OF 2