

4213

Sheet 1 of 2
Date: 12/22/07
Drawn: J.W.R./C.N.P.
Checked: J.W.R./C.N.P.
Scale: 1"=30'

CURVE TABLE					
NUMBER	RADIUS	LENGTH	CHORD	TANGENT	DELTA
C1	275.00	12.72	12.71	02°38'57"	N 86°00'47" E
C2	15.00	21.49	19.70	13.06	82°04'18"
C3	15.00	21.49	19.70	13.06	82°04'18"
C4	135.00	22.64	22.61	11.35	09°36'28"
C5	135.00	29.18	29.12	14.65	12°23'05"
C6	60.00	29.34	29.05	14.97	28°00'58"
C7	60.00	20.09	20.00	10.14	19°11'17"

EASEMENT CURVE TABLE					
NUMBER	RADIUS	LENGTH	CHORD	TANGENT	DELTA
E1	60.00	20.09	20.00	10.14	19°11'17"
E2	275.00	12.72	12.71	02°38'57"	N 86°00'47" E
E3	275.00	12.72	12.71	02°38'57"	N 86°00'47" E
E4	50.00	9.53	9.52	4.78	10°55'26"
E5	50.00	35.73	34.98	18.67	40°56'52"
E6	50.00	1.56	1.56	0.78	10°47'01"
E7	50.00	34.17	33.52	17.79	39°09'51"
E8	50.00	47.51	45.74	25.72	54°28'33"
E9	50.00	12.53	12.50	6.30	14°21'37"
E10	50.00	66.77	61.92	39.43	76°31'06"

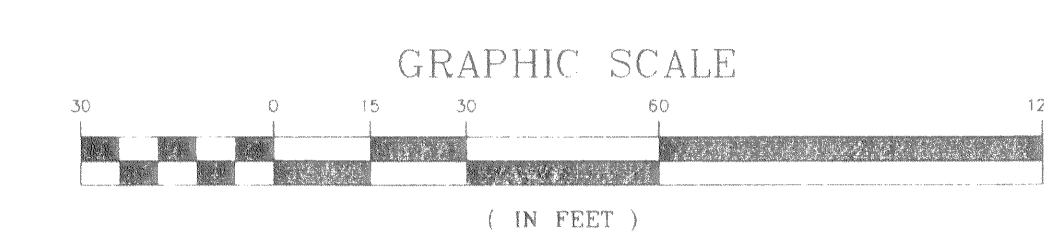
COUNTRY GARDENS
PHASE I
FILED C.C.C.O. JANUARY 19, 2005
MAP #3999

N=339,238 1400
E=317,728 8570

MATCH LINE
SHEET 2 OF 4

COTTAGE GATE
CIRCLE

MATCH LINE
SHEET 3 OF 4



WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS
DELINEATED HEREON AND APPROVE THE SUBDIVISION AND FILING OF SAME.

APPROVED AS A MAJOR SUBDIVISION BY THE
MANTUA TOWNSHIP PLANNING BOARD.

CHAIRMAN
DATE
SECRETARY
DATE
TOWNSHIP ENGINEER
DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF "THE MAP FILING
LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF
THE COUNTY CLERK OF GLOUCESTER COUNTY BY THE PLANNING BOARD OF MANTUA
TOWNSHIP. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH
SAID COUNTY CLERK ON OR BEFORE THE DAY OF

I HEREBY CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN
APPROVED AS TO THE LOCATION AND WIDTH AND NAMES BY THE PROPER AUTHORITY.
THE 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.40:550-1 ET SEQ.) OR LOCAL ORDINANCE.
I DO FURTHER CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY,
GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO
DESIGNATED.

SECRETARY
MUNICIPAL CLERK
DATE

GENERAL NOTES:

- OWNERS
BLOCK 242.01, LOT 1 &
BLOCK 243, LOT 1
BLOCK 242.01, LOT 3
BLOCK 243, LOT 2
PAPARONE HOUSING CO.
2056A BRIGGS ROAD
MT. LAUREL, NJ 08054
SEWELL ASSEMBLY CHURCH
LAMBS ROAD AND MANTUA BLVD.
RD #3, BOX 222
MANTUA, NJ 08051
- APPLICANT/CONTRACT PURCHASER:
PAPARONE HOUSING CO.
2056A BRIGGS ROAD
MT. LAUREL, NJ 08054
- PROPERTY CONSISTS OF BLOCK 242.01, LOT 1; BLOCK 242.01, LOT 3;
BLOCK 243, LOT 1; AND BLOCK 243, LOT 2.
- AREA OF ENTIRE TRACT = 132.217 ACRES
(THIS AREA INCLUDES A PORTION OF BRANCH ROAD VACATED - 2.319 ACRES)
AREA OF PHASE 2 = 19.079 ACRES, PHASE 3A = 15.210 ACRES
- BOUNDARY SURVEY INFORMATION IN ACCORDANCE WITH A MAP ENTITLED
"BOUNDARY SURVEY, TAX MAP, LOT 1 AND 3, BLOCK 242.01, LOT 1
AND 2, BLOCK 243, TOWNSHIP OF MANTUA, GLOUCESTER COUNTY, NEW
JERSEY," SHEETS 1-2 OF 2, DATED OCTOBER 19, 2000, PREPARED BY
D.W. SMITH ASSOCIATES, P.A.
- VERTICAL DATUM BASED ON N.A.S.D. 1988
HORIZONTAL DATUM BASED ON N.A.S.D. 1983.
- TOTAL NUMBER OF LOTS: 80
BUILDING LOTS: PHASE 2: 45 LOTS, PHASE 3A: 35 LOTS
NON-BUILDING LOTS: 2 - PORTION OF LOT 171, BLOCK 242.02
AND LOT 74, BLOCK 242.03 OPEN SPACE
- ZONING DISTRICT: FLX - FLEX SPACE DISTRICT WITH AC - ADULT
COMMUNITY OVERLAY.
SFD DWELLINGS
MINIMUM LOT AREA: 6,500 SQUARE FEET
MINIMUM LOT FRONTAGE: 80 FT.
MINIMUM LOT WIDTH: 80 FT.
MINIMUM LOT DEPTH: 80 FT.
MINIMUM SIDE YARD SB: 12 FT. EACH
MINIMUM FRONT YARD SB: 20 FT.
MINIMUM REAR YARD SB: 25 FT.
MAXIMUM BUILDING COVERAGE: 20%
VARIANCE REQUIRED
(1) LOT FRONTAGE SHALL BE AT LEAST 80 PERCENT OF THE REQUIRED
LOT WIDTH.
(2) MINIMUM LOT WIDTH OF 50 FEET SHALL BE PERMITTED FOR UP TO
30 PERCENT OF THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED
LOTS. ALL OTHER SINGLE-FAMILY DETACHED LOTS SHALL HAVE A
MINIMUM LOT WIDTH OF 55 FEET.
- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH PLANS ENTITLED
"COUNTRY GARDENS ADULT COMMUNITY, LOTS 1 & 3, BLOCK 242.01 &
LOTS 1 & 2, BLOCK 243, MANTUA TOWNSHIP, GLOUCESTER COUNTY, NEW
JERSEY - PHASE 2, 3A, 3b, 4a & 4b, PRELIMINARY SUBDIVISION PLANS" DATED
AUGUST 20, 2004, PREPARED BY D.W. SMITH ASSOCIATES, L.L.C.
- STREETS, DRIVES, PARKING LOTS, BUILDINGS, AND OTHER SITE
IMPROVEMENTS EXISTING AS OF THE DATE OF THIS SUBDIVISION MAP ARE
NOT SHOWN HEREON.
- ROADS WITHIN THE TRACT ARE DEDICATED TO THE TOWNSHIP AS PUBLIC
RIGHTS-OF-WAY. STORM SEWERS AND DETENTION BASINS TO BE
MAINTAINED BY HOMEOWNERS ASSOCIATION EXCEPT WHERE OTHERWISE
NOTED. MAINTENANCE OF SANITARY SEWERS AND WATER MAINS TO BE BY
RESPECTIVE UTILITY COMPANY.
- ☑ DENOTES PROPOSED MONUMENT TO BE SET. (TOTAL 29 MONUMENTS)
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF
ANY, ARE NOT SHOWN HEREON.
- WETLANDS LINE DELINEATED BY FIELD PERSONNEL OF D.W. SMITH
ASSOCIATES, P.A., MARCH, 2000.
- SIGHT TRIANGLE EASEMENTS DEEDED FOR PURPOSES PROVIDED FOR AND
EXPRESSED IN THE LAND DEVELOPMENT ORDINANCE OF MANTUA TOWNSHIP.

APPROVED BY THE GLOUCESTER COUNTY PLANNING BOARD

DATE APPROVED: 1/30/07
COUNTY CODE # MA-054216

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 HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP
AND LAND SURVEY DATED OCTOBER 19, 2000 MEETS THE MINIMUM SURVEY DETAIL
REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, 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 CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DESIGN
T.J.M.
DRAWN
C.K./E.M.
CHECKED
J.W.R./C.N.P.
SCALE
1"=30'
JOB NO.
00-303.02

COUNTRY GARDENS
ADULT COMMUNITY
LOTS 1 & 3, BLOCK 242.01 & LOTS 1 & 2, BLOCK 243
MANTUA TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
PHASES 2 & 3A FINAL SUBDIVISION PLANS
FINAL PLAT

NICHOLAS J. COPPOLA
PROFESSIONAL LAND SURVEYOR #16763
LANDSCAPE ARCHITECT #87

D.W. SMITH
ASSOCIATES, L.L.C.
Consulting Engineers • Planners • Surveyors • Landscape Architects
40 Airport Road, Lakewood, NJ 08701 • (732)363-5850

DATE: AUG. 23, 2004
SHEET
1
OF
4

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