

SUBDIVISION DECLARATIONS

SUBDIVISION OF POPLAR POINT AT WEATHERBY - PHASE VIII, SECTION 31
LOTS 10,11,12,13,15 BLOCK 3 ZONE RMD
DATE 3/3/2000 SCALE 1"=50'
APPLICANT SUMMIT VENTURES L.L.C.
1920 FRONTAGE ROAD, SUITE 107, LANDMARK II
ADDRESS 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.

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 CERTIFY 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.
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.
DATE 5/17/00 TOWNSHIP ENGINEER

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
DATE 9 JUN 2000
CHAIRMAN, PLANNING BOARD

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING BOARD AT AN OFFICIAL MEETING HELD ON 5-4-00
AND SHALL BE FILED ON OR BEFORE 5-4-00
I HEREBY FURTHER CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.
DATE 5-4-00 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.

DATE 5/11/00 RICHARD W. LIPKO LICENSE NO. 22423
DATE NEW JERSEY PROFESSIONAL LAND SURVEYOR

APPROVED
SUBDIVISION Date App. 4/1/00
GLOUCESTER COUNTY PLANNING BOARD
on basis that SUBDIVISION meets the minimum survey detail requirements required under review resolution
FILE NO. 100-0240 Final 8/1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD
1	225.00	70.68	17°59'54"	N39°47'52"W	70.40
2	225.00	70.68	17°59'54"	N21°47'52"W	70.40
3	225.00	70.68	17°59'54"	N03°47'52"W	70.40
4	225.00	70.68	17°59'54"	N14°12'08"E	70.40
5	225.00	13.88	0°33'20"	N24°57'59"E	13.85
6	25.00	39.27	90°00'00"	S18°16'10"E	35.36
7	200.00	62.51	17°54'25"	N54°18'58"W	62.25
8	200.00	14.87	0°41'53"	N43°13'57"W	14.87
9	50.00	59.93	68°40'35"	S75°28'27"E	56.41
10	50.00	14.39	16°29'09"	S49°22'43"E	14.34
11	50.00	45.54	52°11'26"	S83°41'01"E	43.99
12	60.00	40.40	38°34'45"	S89°30'57"W	39.65
13	60.00	51.95	49°36'39"	N46°23'03"W	50.34
14	60.00	50.00	47°44'44"	N02°17'33"E	48.56
15	60.00	50.00	47°44'44"	N50°02'05"E	48.56
16	60.00	53.83	51°12'49"	S80°28'15"E	51.86
17	60.00	14.43	13°46'42"	S47°59'30"E	14.39
18	25.00	39.27	90°00'00"	S71°43'50"W	35.36
19	175.00	5.03	0°13'52"	S25°54'24"W	5.03
20	25.00	39.27	90°00'00"	N71°43'50"E	35.36
21	175.00	208.29	68°11'43"	N07°22'03"W	196.21
22	175.00	22.40	0°19'57"	N45°07'54"W	22.38

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). NO PORTION OF THE SITE IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON THE WOOLWICH TOWNSHIP FLOOD INSURANCE RATE MAPS DATED 9/2/82.
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. KOKER, BY A. W. MARTIN ASSOC., SHT No 3183-7, DATED 3/23/73.
F. SURVEY FOR GLOUCESTER NEW COMMUNITIES COMPANY FOR SALVATORE & ALFA 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 EASEMENT AND SIGHT TRIANGLE EASEMENT FOR THEODORE COURT AND JUNIPER LANE (AS SHOWN) ARE TO BE DEDICATED TO THE TOWNSHIP OF WOOLWICH.
7. STORM SEWER EASEMENTS (AS SHOWN) ARE TO BE DEDICATED TO THE TOWNSHIP OF WOOLWICH.
8. STORM SEWER EASEMENT NO. 45 IN JUNIPER LANE WAS CONVEYED BY GLOUCESTER NEW COMMUNITIES CO., INC. TO SUMMIT VENTURES L.L.C. WITHIN THE STREET RIGHT OF WAY. EASEMENT RIGHTS WILL BE VACATED UPON DEDICATION TO WOOLWICH TOWNSHIP.
9. OPEN SPACE AREA "A" IS PROPOSED FOR DEDICATION TO THE TOWNSHIP OF WOOLWICH.
10. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION ISSUED FRESHWATER WETLANDS STATEWIDE GENERAL PERMIT, WATER QUALITY CERTIFICATION, AND TRANSITION AREA WAIVER - AVERAGING PLAN APPROVAL ON JULY 24, 1998, REFERENCE THE FOLLOWING FILE NUMBERS:
0824-98-007.3-FWGP #2
0824-98-007.4-FWGP #10
0824-98-007.5-FWGP #11
0824-98-007.6-FWGP

SECTION 31 - 10 LOTS

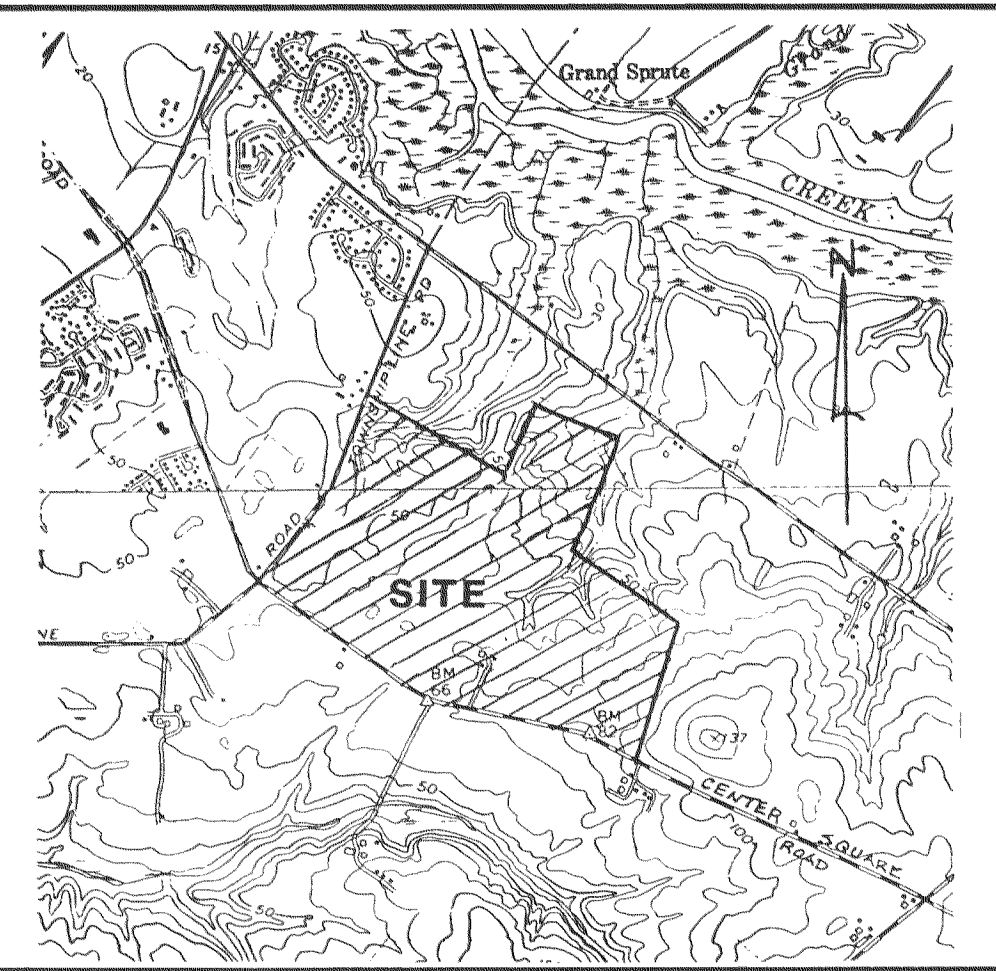
ZONING INFORMATION

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

	REQUIRED	PROPOSED
LOT AREA	6,500 S.F.	8250 S.F.
LOT WIDTH	60 FT.	72.00 FT. MIN.
FRONT YARD SETBACK	25 FT.	25 FT.
SIDE YARD SETBACK	10 FT.	10 FT.
REAR YARD SETBACK	10 FT.	10 FT. (1)
BUILDING COVERAGE	35%	35% MAX.
BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM GROSS DENSITY	6.5	2.14

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

LEGEND	
EXISTING	PROPOSED
--- WETLANDS LINE	--- WETLANDS LINE
--- WETLANDS BUFFER	--- WETLANDS BUFFER
□ CONCRETE MONUMENT	● CONCRETE MONUMENT
1. PIN / PIPE	1. PIN / PIPE
□ BLOCK NO.	□ BLOCK NO. 3.01
□ LOT NO.	□ LOT NO. 2
--- STREET ADDRESS	--- STREET ADDRESS 111
--- PROPERTY LINE / RIGHT OF WAY EASEMENT	--- PROPERTY LINE / RIGHT OF WAY EASEMENT



LOCATION MAP
SCALE: 1"=2000'

Consulting Engineers

Pennoni

TEL: 856 • 417 • 0805
FAX: 856 • 417 • 8174
E-MAIL: baddheights@pennoni.com

ALL DIMENSIONS MUST BE VERIFIED BY THE FIELD ENGINEER AND OWNER MUST BE SURE TO CHECK FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

RICHARD W. LIPKO
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. # 22423

515 Grove Street
Haddon Heights, N.J. 08035

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

SUBDIVISION PLAN - PHASE VIII, SECTION 31

SUMMIT VENTURES, L.L.C.
1920 FRONTAGE ROAD, STE. 107
CHERRY HILL, NEW JERSEY 08034-2270

MAY 23 2000

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JOB NO. SMNT 96H3.002.14
SHEET 4 OF 17

SCALE 1" = 50'
DRAWN BY KDW
DATE 3/3/2000
APPROVED R.C.S.
DRAWING NO. S0819