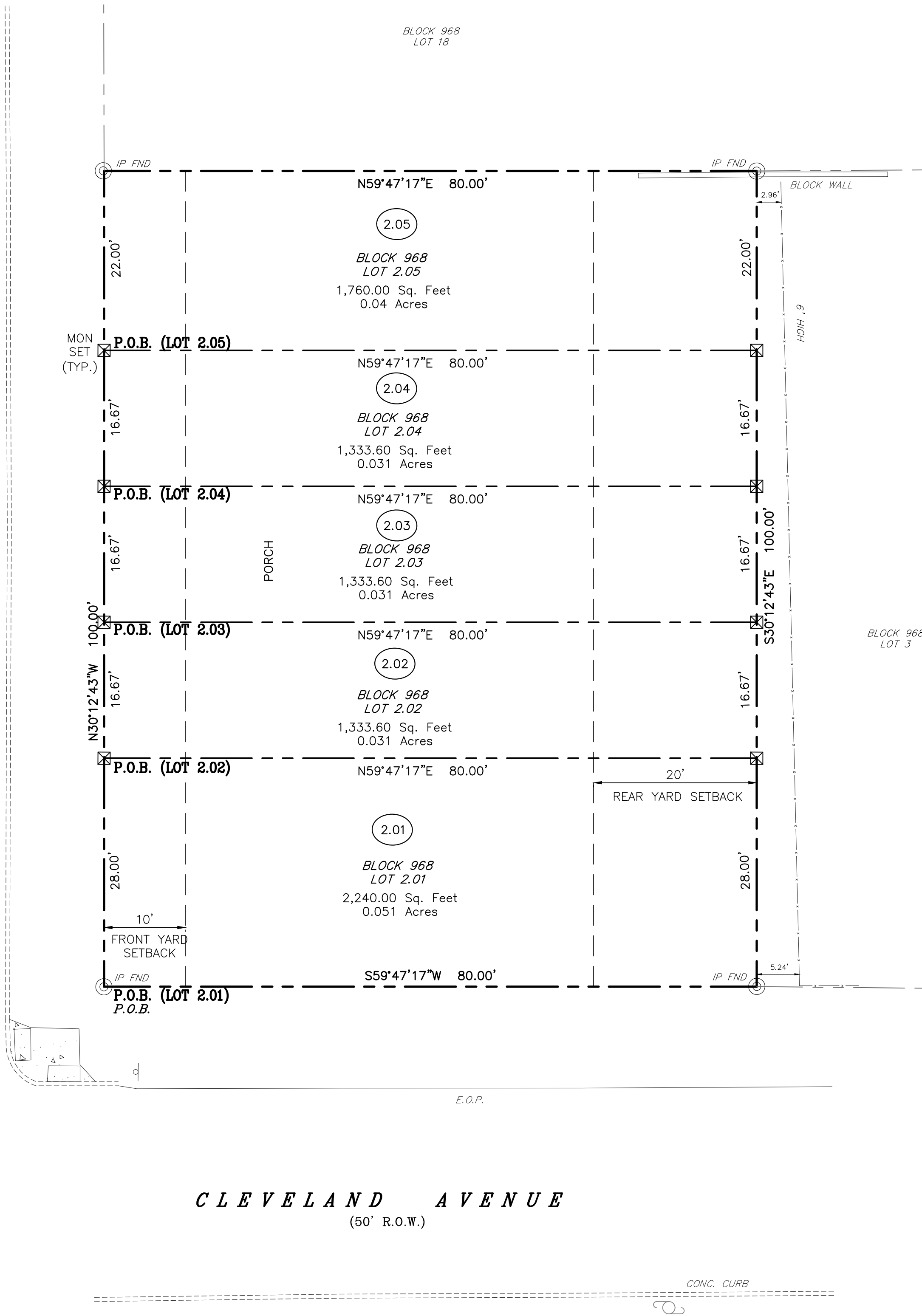


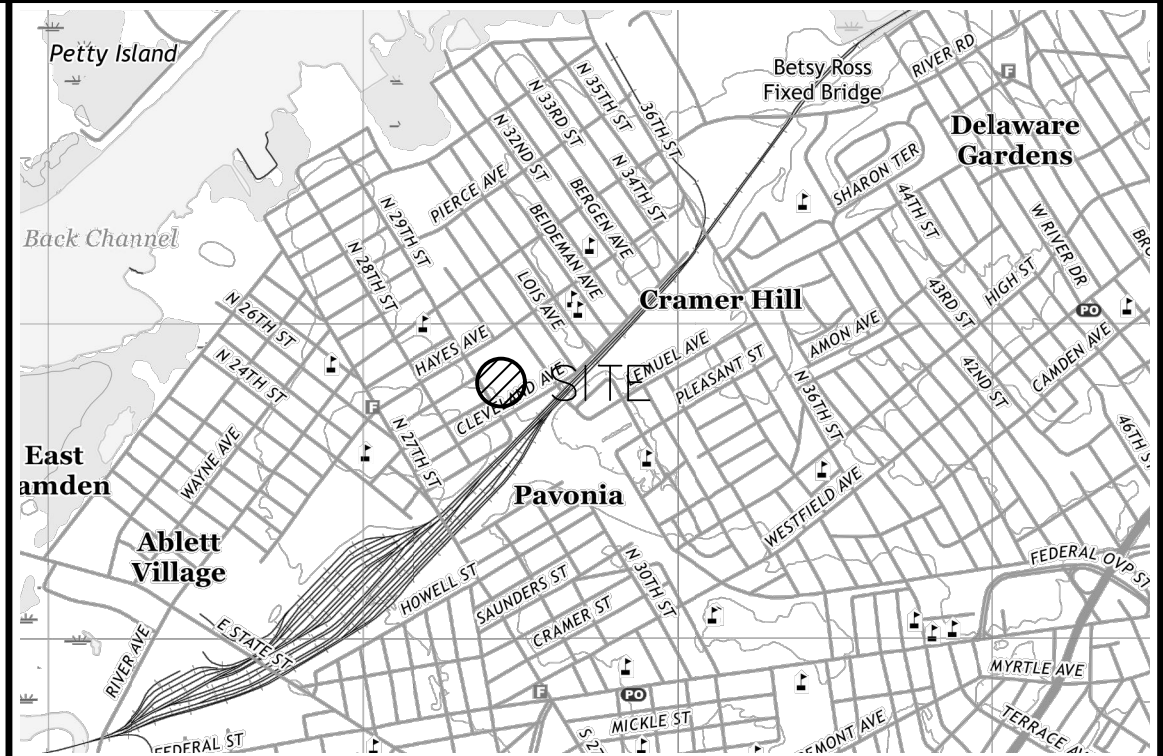
ZONING SUMMARY (BLOCK 968)		PROPOSED LOTS					
ITEM (PER DWELLING UNIT)	REQUIRED	LOT 2.01	LOT 2.02	LOT 2.03	LOT 2.04	LOT 2.05	
MINIMUM LOT AREA	2,000 S.F.	1,760.00 S.F.*	1,333.60 S.F.*	1,333.60 S.F.*	1,333.60 S.F.*	2,240.00 S.F.	
MINIMUM LOT WIDTH	20 FEET	22 FEET*	17.60 FEET*	17.60 FEET*	17.60 FEET*	28 FEET	
MINIMUM LOT DEPTH	100 FEET	80 FEET*	80 FEET*	80 FEET*	80 FEET*	80 FEET*	
MAXIMUM BUILDING HEIGHT	35 FEET/ 3-STORIES	32.5 FEET	32.5 FEET	32.5 FEET	32.5 FEET	32.5 FEET	
MINIMUM FRONT YARD DEPTH	10 FEET	10 FEET	19.67 FEET	19.67 FEET	19.67 FEET	19.67 FEET	
MINIMUM SIDE YARD WIDTH/AGGREGATE	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM SIDE YARD WIDTH	10 FEET	10 FEET	10 FEET	10 FEET	10 FEET	4 FEET	
MINIMUM REAR YARD DEPTH	20 FEET	4 FEET*	10 FEET*	10 FEET*	10 FEET*	10 FEET*	
MAXIMUM BUILDING LOT COVERAGE	60%	51.5%	60.3%*	60.3%*	60.3%*	40.4%	
MINIMUM LOT IMPERVIOUS COVERAGE	80%	66%	83.4%	83.4%	83.4%	51.8%	

* VARIANCE GRANTED PER PLANNING BOARD RESOLUTION.



FINAL PLAN OF LOTS

SCALE: 1"=10'



SITE LOCATION

SOURCE: U.S.G.S TOPOGRAPHIC MAP

SCALE 1" = 2000'

CAMDEN QUADRANGLE

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE PROPERTY.
2. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED ON DECEMBER 5, 2024.
3. COORDINATES SHOWN ARE ASSUMED DATUM.

SITE DATA:

TAX MAP DESIGNATION: BLOCK 968; LOT 2 SHEET NO. 14.15.
SITE AREA: 8,000.00 S.F. (0.184 ACRES)
PRESENT ZONING: R-2 RESIDENTIAL DISTRICT
EXISTING USE: VACANT LOT
PROPOSED USE: 5 SINGLE-FAMILY HOUSING UNITS

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

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975 c.291 (C.40:55d-1 et seq.) OR LOCAL ORDINANCE.

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

CITY CLERK _____ DATE _____

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF CAMDEN COUNTY BY THE "PROPER AUTHORITY", THE CITY OF CAMDEN PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE X/XX/XX.

CITY ENGINEER _____ DATE _____

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

CITY ENGINEER _____ DATE _____

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

OWNER/APPLICANT _____ DATE _____

OWNER/APPLICANT

?



GRAPHIC SCALE: 1 inch = 20'

No.	Date	DESCRIPTION	Drawn / Chk.

FINAL PLAN OF LOTS BLOCK 968, LOT 2

CITY OF CAMDEN

CAMDEN COUNTY, N.J.



William H. Nicholson Associates, P.A.

CIVIL ENGINEERING & LAND PLANNING
4 Rancocas Blvd. Rancocas Woods
Mt. Laurel, N.J. 08054
(856) 778-7447 fax: (856) 778-7744 www.whnappa.com

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED X/XX/24, 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.

ROBERT L. VALLEE, P.L.S.

NEW JERSEY PROFESSIONAL LAND SURVEYOR No. 43276

Robert L. Vallee

WILLIAM H. NICHOLSON, P.E.
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 27887

DRAWN: CC

CHECKED: WHN

DATE: 12/20/24

FILE No.: 1530

SCALE: 1"=10'

Dwg. No.: 1174

SHEET: 1 OF 1

