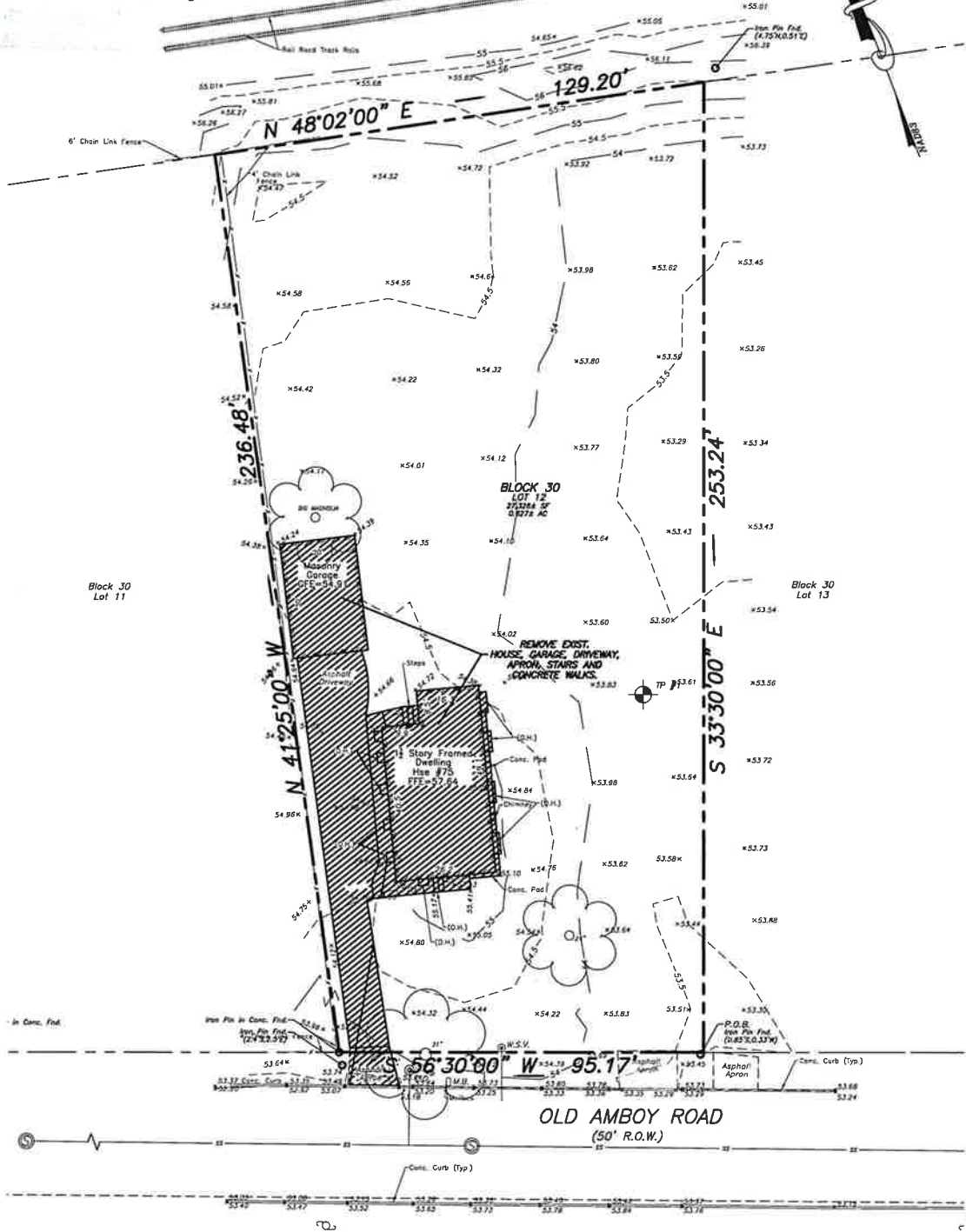






UNITED NEW JERSEY RAILROAD  
& CANAL CO. CAMDEN TO AMBOY MAINLINE  
(Unknown R.O.W.)



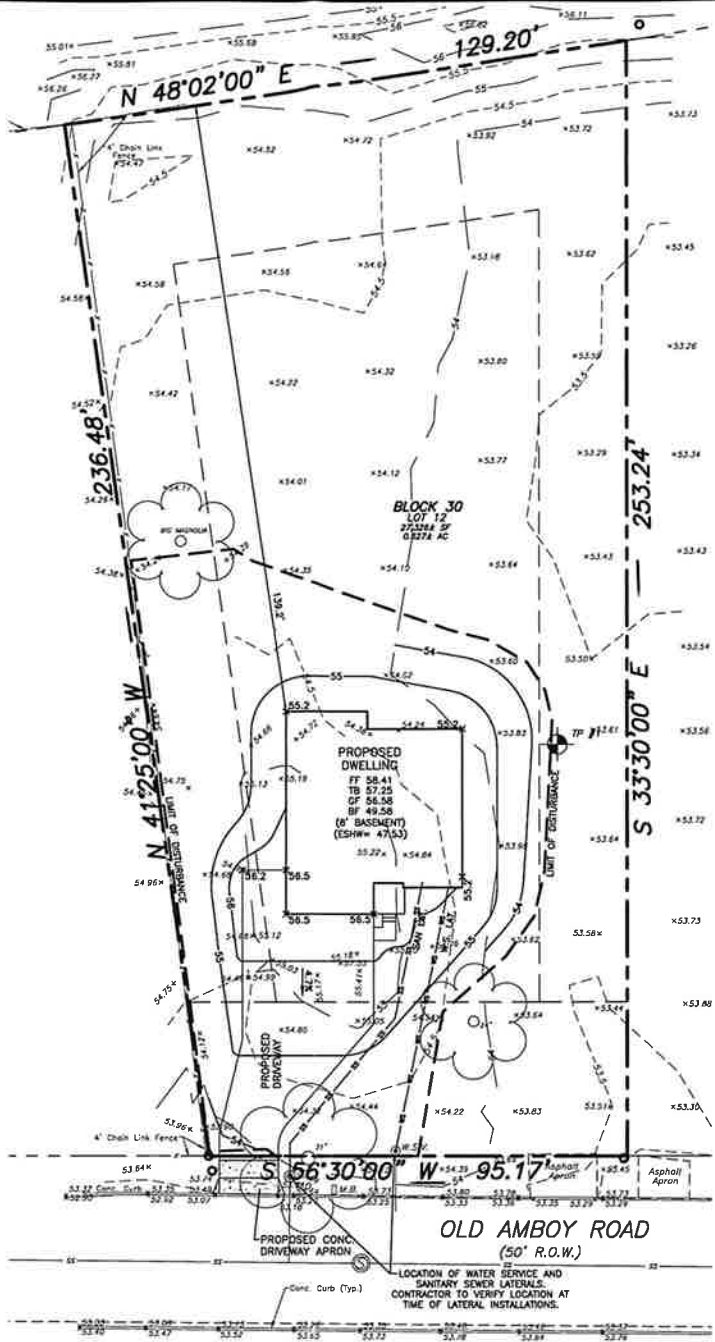
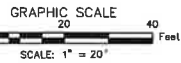
EXISTING FEATURES AND DEMOLITION  
PLAN VIEW  
SCALE: 1"=20'

LEGEND

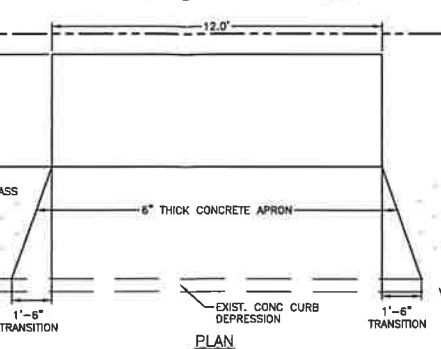
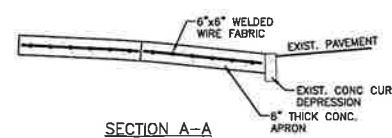
---	EXISTING OUTBOUND
---	EXISTING ADJOINING LOT LINE
---	EXISTING CURB
---	EXISTING FENCE
---	EXISTING BLOCK NUMBER
---	EXISTING LOT NUMBER
---	EXISTING 1' INTERVAL CONTOUR LINE
---	EXISTING 5' INTERVAL CONTOUR LINE
---	EXISTING UTILITY POLE
---	EXISTING SANITARY CLEAOUT
---	EXISTING SANITARY SEWER AND MANHOLE
---	EXISTING WATER MAIN
---	EXISTING WATER VALVE
---	EXISTING DECIDUOUS TREE
---	EXISTING IRON PIPE/REBAR

PROPOSED LEGEND

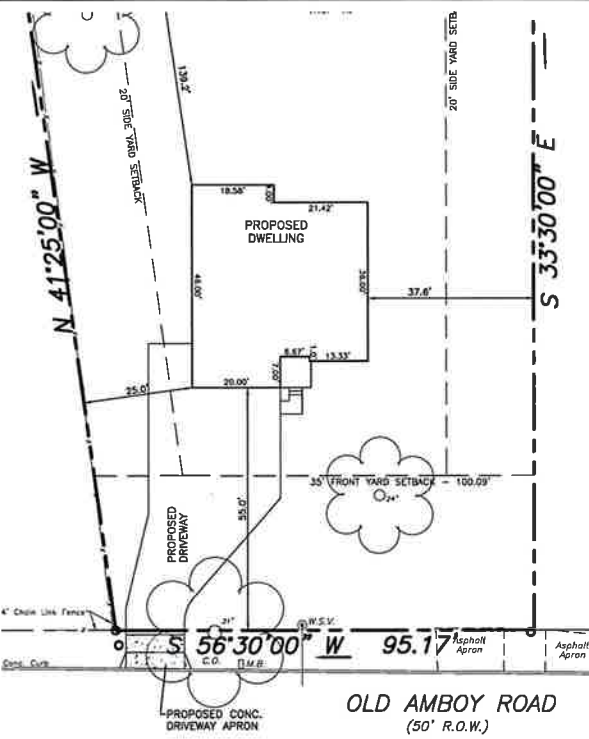
---	PROPOSED HOUSE
---	PROPOSED DRIVEWAY
---	PROPOSED CONTOUR 1' INTERVAL
---	PROPOSED CONTOUR 5' INTERVAL
---	PROPOSED FINISHED FLOOR ELEVATION
---	PROPOSED SPOT ELEVATION
---	PROPOSED TREELINE
---	TEST PIT LOCATION



GRADING PLAN VIEW  
SCALE: 1"=20'



CONCRETE DRIVEWAY APRON DETAIL  
NTS



PLOT PLAN VIEW  
SCALE: 1"=20'

SCHEDULE OF BULK REQUIREMENTS - BLOCK 30, LOT 12

USE: DETACHED SINGLE-FAMILY DWELLINGS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	20,000 SF	27,326 SF	27,326 SF
MIN LOT FRONTAGE	110 FT	95.17 FT *	95.17 FT *
MIN LOT WIDTH	110 FT	100.09 FT *	100.09 FT *
MIN LOT DEPTH	110 FT	236 FT	236 FT
PRINCIPLE BUILDING MINIMUM YARD LIMITS			
SIDE YARD	20 FT MIN. 40 FT AGG.	>20 FT MIN. >40 FT AGG.	25 FT 62.6 FT AGG.
FRONT YARD	35 FT	>35 FT	55 FT
REAR YARD	35 FT	>35 FT	139.2 FT
MAXIMUM BUILDING COVERAGE (PRINCIPLE)	20 %	< 20 %	6.1 %
MAXIMUM IMPERVIOUS SURFACE RATIO	0.45	< 0.45	11.7 %
MAXIMUM DENSITY	2 PER ACRE	1.59 PER ACRE	1.59 PER ACRE
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET

NOTES:

- THIS PLAN HAS BEEN PREPARED FOR BUILDING PERMIT APPROVAL PURPOSES. THIS PLAN IS NOT TO BE UTILIZED FOR ANY OTHER PURPOSES NOR IS IT CREATED FOR CONSTRUCTION OF THE HOUSE.
- BOUNDARY, RIGHT-OF-WAY, EASEMENTS, EXISTING FEATURES, UTILITIES, TOPOGRAPHY AND SPOT ELEVATIONS ARE BASED ON A PLAN TITLED, "BOUNDARY TOPOGRAPHIC SURVEY, BLOCK 30, LOT 12, 75 OLD AMBOY ROAD, TOWNSHIP OF BORDENTOWN, BURLINGTON COUNTY, NEW JERSEY" PREPARED BY AMERICAN LAYOUT & LAND SURVEYING DATED 4/07/22.
- REVISED PLAN RECEIVED 9/22/22, CONVERTED TO NAVD83 WITH NO REVISION DATE. CES IS NOT RESPONSIBLE FOR THE ACCURACY OF ALL EXISTING FEATURE INFORMATION FOR THIS PROPERTY.
- VERTICAL DATUM SHOWN HEREON IS NAVD83 BASED ON GPS OBSERVATIONS.
- HORIZONTAL DATUM SHOWN HEREON IS NAD83 BASED ON GPS OBSERVATIONS.
- THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY.
- THIS GRADING PLAN IS TO BE USED FOR PERMITTING AND INDIVIDUAL LOT GRADING PURPOSES ONLY AND NOT FOR ANY OTHER USE.
- ONLY COPIES FROM THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE EMBOSSED SEAL SHALL BE CONSIDERED A VALID COPY.
- ESTIMATED SEASONAL HIGH WATER (ESHW) ELEVATION OBTAINED FROM "GEO-TECHNICAL INVESTIGATION-SUBSURFACE EXPLORATION (TEST PIT)" FOR 75 OLD AMBOY RD., BLOCK 30, LOT 12, BORDENTOWN TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY, DATED OCTOBER 5, 2022, BY SOUTH JERSEY ENGINEERS, L.L.C., TEST PIT EXIST. ELEV. = 53.7, E.S.H.W. = 74' (ELEV. 47.53).
- ALL NEW CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITIES REQUIREMENTS, 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS). THE LOCAL GOVERNING AUTHORITIES STANDARD CONSTRUCTION DETAILS SHALL GOVERN IN CASE OF ANY VARIANCES FROM THIS PLAN.
- ALL BUILDING DIMENSIONS SHOWN ARE TO FOUNDATION WALL.
- THE PURPOSE OF THIS INDIVIDUAL LOT GRADING PLAN IS TO PROVIDE PROPOSED LOT DESIGNATION, BEARING AND DISTANCES AND LOT GRADING. THE DWELLING DIMENSIONS WERE TAKEN FROM ARCHITECTURAL DRAWINGS PROVIDED TO CES. CES RECEIVED THE ARCHITECTURAL DRAWINGS AT THE TIME CES WAS AUTHORIZED BY THE CLIENT TO BEGIN WORK. THE CLIENT, BUILDER AND/OR APPLICANT IS RESPONSIBLE TO VERIFY AND CONFIRM ALL DWELLING DIMENSIONS, CONFIGURATION AND VARIOUS DWELLING FLOOR ELEVATIONS PRIOR TO ACTUAL CONSTRUCTION OF THE DWELLING. THIS PLAN IS NOT ISSUED FOR THE CONSTRUCTION OF DWELLING. ONLY THE APPROVED ARCHITECTURAL DRAWINGS CAN BE USED FOR THE CONSTRUCTION OF THE DWELLING AS REQUIRED BY THE BUILDING PERMIT APPLICATION.
- CONSULTING ENGINEER SERVICES IS NOT RESPONSIBLE FOR EXISTING FEATURES, TOPOGRAPHY, UNDERGROUND UTILITY AND INFORMATION PROVIDED BY OTHERS.
- LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF PREPARING THIS SURVEY TO LOCATE BURIED UTILITIES OF STRUCTURES.
- BEFORE ANY EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-272-1000 SHALL BE CONTACTED AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS.

INDIVIDUAL LOT GRADING PLAN

75 OLD AMBOY ROAD  
PLATE 7, BLOCK 30, LOT 12

PREPARED BY  
CONSULTING ENGINEER SERVICES  
PROFESSIONAL ENGINEER  
645  
PHONE (609) 222-2200 - FAX (609) 232-2344  
NJ CERTIFICATE OF AUTHORIZATION NO. 2402078700

DATE: 10/27/22  
SCALE: 1"=20'

O. ANDREW SIMKINS  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 246E03023003