

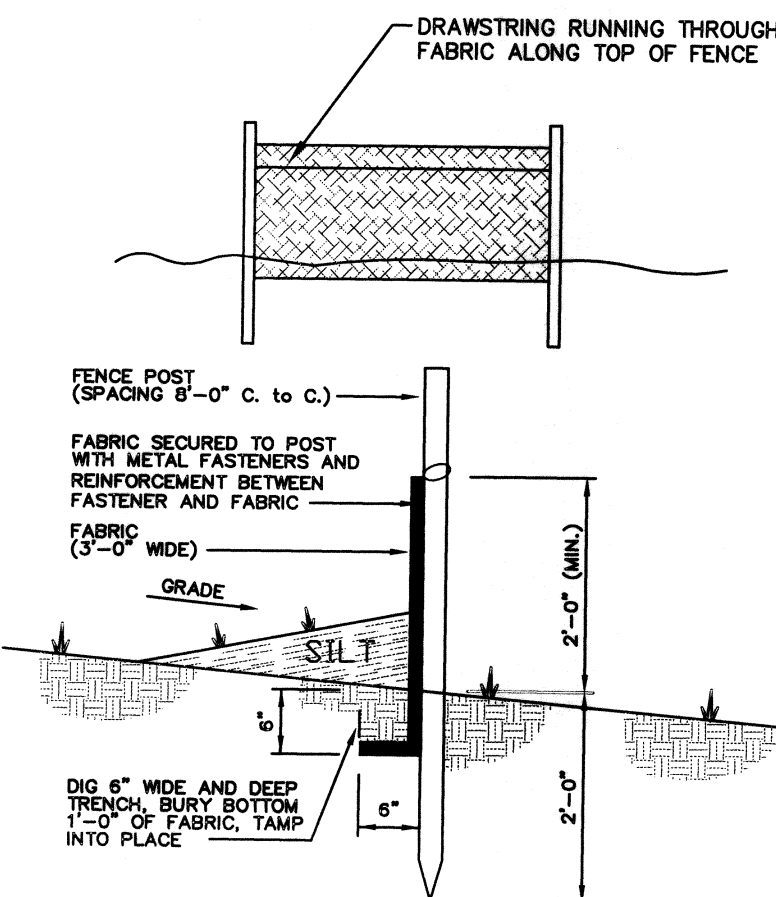
GRADING PLAN

NOTES:

1. BEING KNOWN AS LOT 4, BLOCK 229.08 ON FINAL PLAN OF LOTS PHASE 1 SECTION 5 THE LAKES AT KENILWORTH FILED 7-31-1978 AS MAP No. 625-2
2. ALSO KNOWN AS LOT 4, BLOCK 229.08, PLATE 31.02 ON THE OFFICIAL TAX MAP OF VOORHEES TOWNSHIP.
3. CONTAINING 23,512± S.F.
4. EXISTING LOT COVERAGE: 5,787± S.F. OR 24.6%  
PROPOSED LOT COVERAGE: 5,396 S.F. OR 22.95%  
MAX. LOT COVERAGE 45 %
5. PROPERTY IS LOCATED IN ZONE MDR 100B

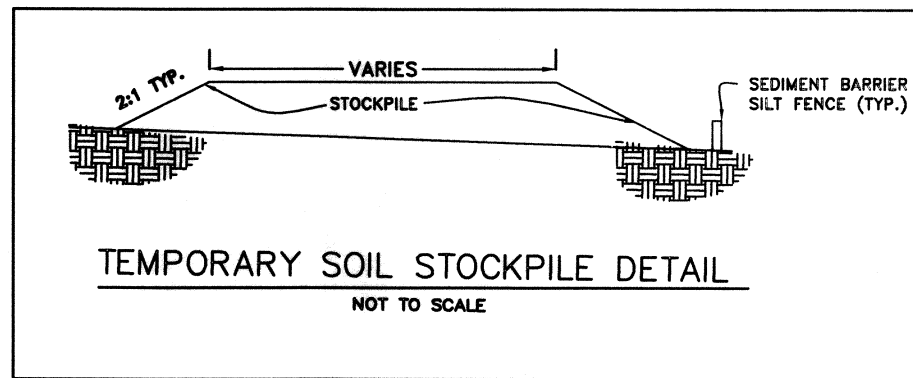
LEGEND

- RIGHT-OF-WAY
- CURB
- UNDERGROUND ELEC.
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND TELEPHONE
- OVERHEAD WIRES
- CHAIN LINK FENCE
- WOOD FENCE
- UNDERGROUND PIPE
- UTILITY POLE
- OVERHEAD LIGHT
- ROOF DRAIN
- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- TREE
- 49x3 EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TREE TO BE REMOVED

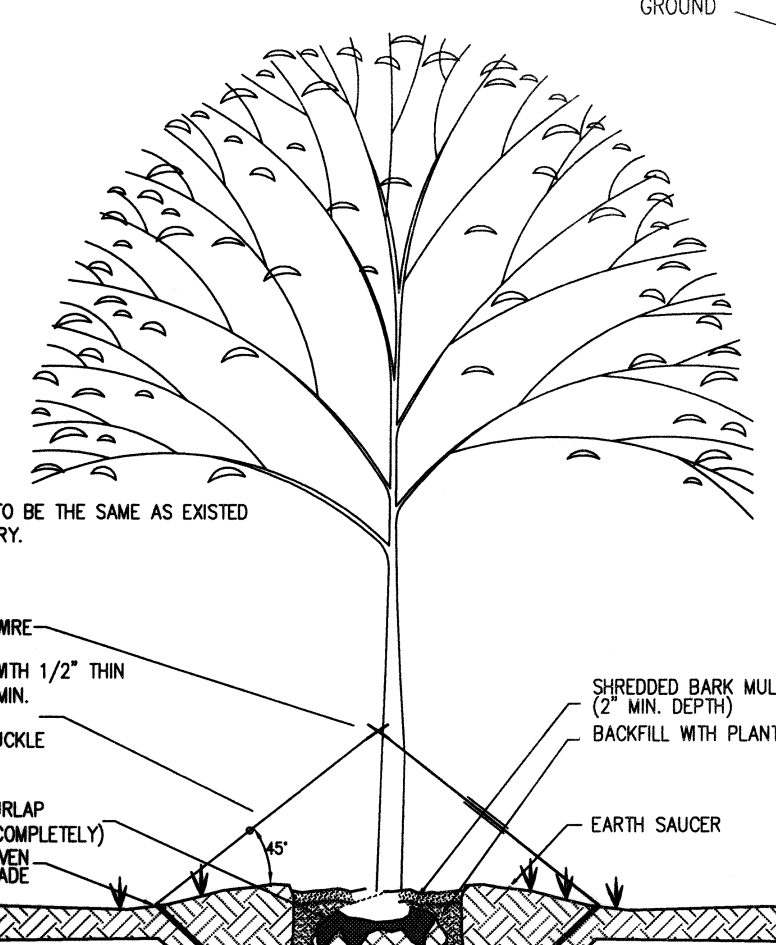


SILT FENCE DETAIL

NOT TO SCALE



TEMPORARY SOIL STOCKPILE DETAIL

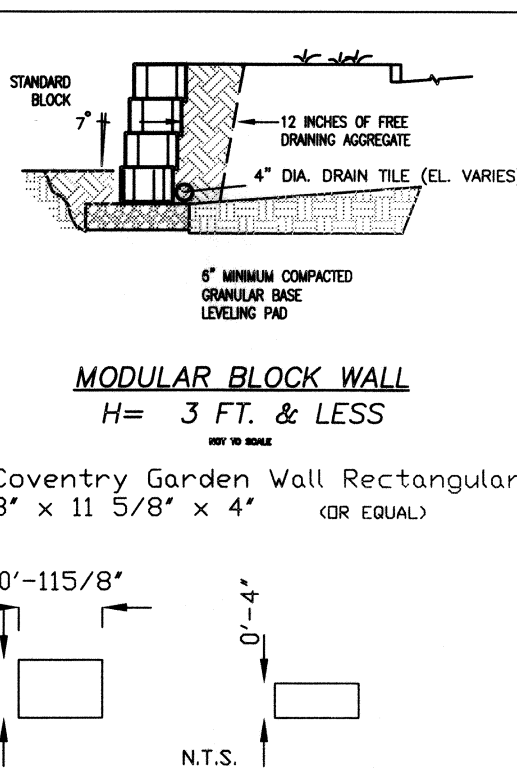


TYPICAL PYRUS CALLEYANA TREE PLANTING

N.T.S.

CONSTRUCTION NOTES:

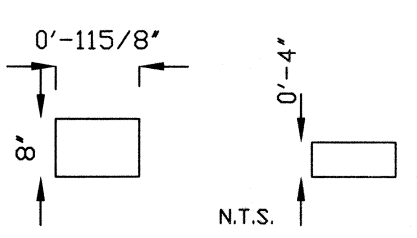
1. ALL DISTURBED LAND WITHIN OR ADJACENT TO THE WORK AREA WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION, SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETE WITHIN 30 DAYS FROM THE ISSUANCE OF THE SOIL EROSION AND SEDIMENT CONTROL PERMIT.
2. STOCKPILING OF MATERIAL AND DEBRIS WITHIN THE R.O.W. AREA IS NOT PERMITTED. THE ROADWAY SHALL BE SWEEPED CLEAN OF EARTH AND DEBRIS AT ALL TIMES.
3. SLOPES SHALL NOT EXCEED 3:1
4. ALL EXISTING CONC. IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION TO BE REPLACED BY DEVELOPER W/MIN. 4500 PSI CONC.
5. CONTRACTOR TO OBTAIN PERMITS FROM AND COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THIS SITE.
6. BY USING THIS GRADING PLAN FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT, OWNER AND CONTRACTOR AGREE TO ALL PROPOSED CHANGES. ANY DEVIATION FROM THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR FOR COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.
7. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
8. CONSTRUCTION ACCESS ROUTE AND MATERIAL STOCKPILES SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE.
9. NO PROPOSED GRADING WITHIN 5 FEET OF PROPERTY LINES
10. BEFORE YOU DIG CALL 911 TO SCHEDULE A MARK OUT OF UNDERGROUND UTILITIES
11. NO NEW PROPOSED UTILITY CONNECTIONS
12. WALL DESIGN TO BE REVIEWED AND APPROVED BY THE TOWNSHIP BEFORE THE START OF CONSTRUCTION AFTER GRADING PLAN APPROVAL



MODULAR BLOCK WALL

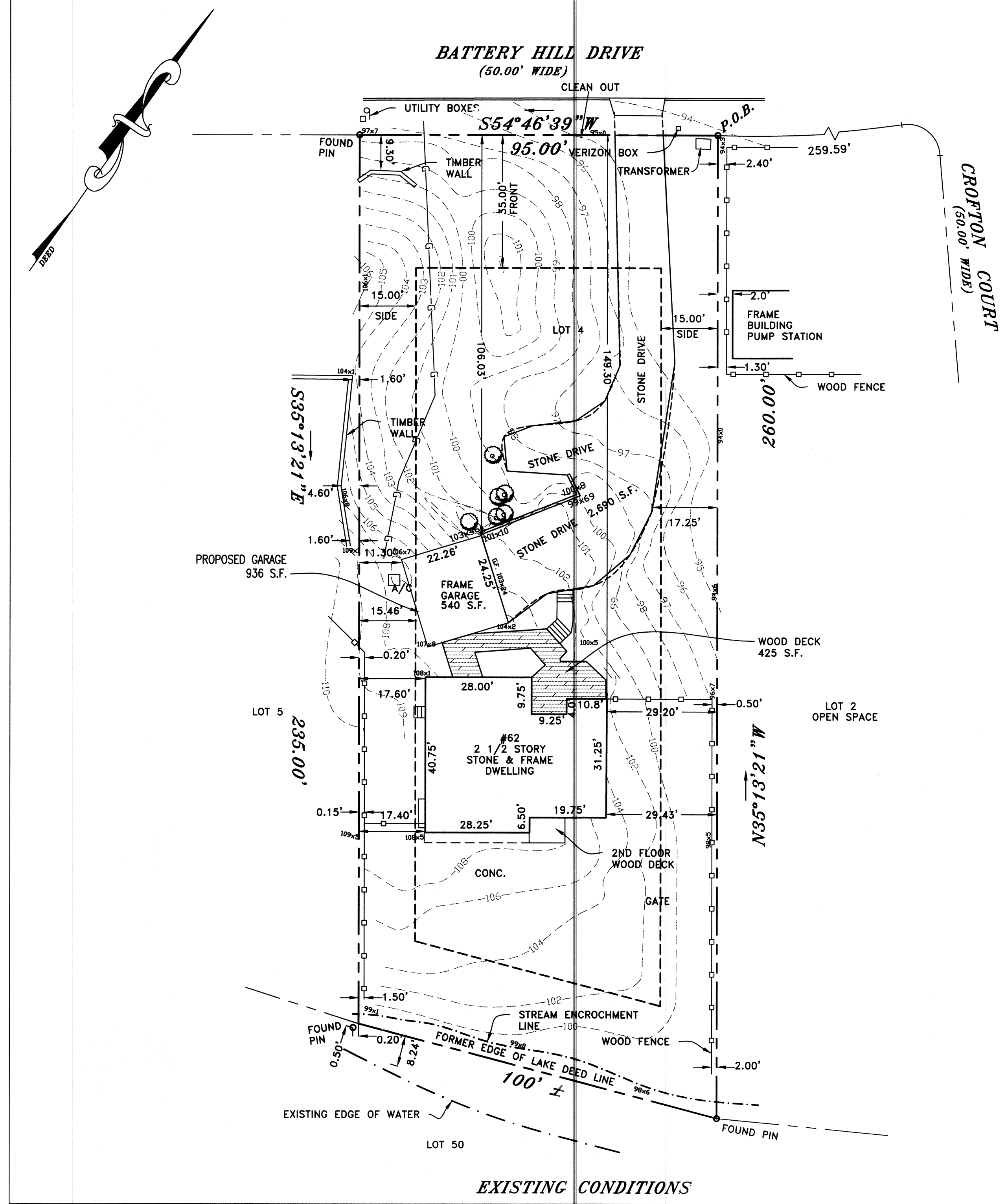
H= 3 FT. & LESS

Coventry Garden Wall Rectangular 8' x 11 5/8' x 4' (OR EQUAL)



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.



EXISTING CONDITIONS

PLANTING SCHEDULE

QTY.		TREES TO BE REMOVED	
2	4" DOUBLE TRUNK TREES		
1	18" OAK TREE		
REPLACEMENT TREE			
COMMON NAME		BOTANICAL NAME	SIZE
3	CLEVELAND FLOWERING PEAR	PYRUS CALLEYANA	4'-5'
3	SUGAR MAPLE	ACER SACCHARUM	4'-5'

OWNER/APPLICANT  
ROBERT FINNIGAN  
1921 EAST SHERMAN AVENUE  
VINELAND NJ 08361  
LOT 4 BLOCK 229.08

REV.	DATE	DESCRIPTION	INITIALS ENGINEER/SURVEYOR
2	3-16-2021	GRADING PLAN	D.S.
1	3-12-2020	WOOD FENCE	D.S.

SURVEY OF PREMISES

#62 BATTERY HILL DRIVE  
LOT: 4 BLOCK: 229.08 PLATE: 31.02

SITUATE:

TOWNSHIP OF VOORHEES  
COUNTY OF CAMDEN, NEW JERSEY

DATE: 3-9-2020 DRAWN BY: D.S. SHEET No. 1 OF 1  
SCALE: 1" = 20' CHECKED BY: J.T.S. PROJECT No. 20-152

JTS ENGINEERS AND LAND SURVEYORS, INC.  
AUTHORIZATION CERT. #24G28018700 EXP. 08/31/2020

19 STRATFORD AVENUE, STRATFORD, N.J. 08084  
(856) 783-0055

Computer\maxwell\F\Survey\CAMDEN\VOORHEES\229.08 LOT 4\dwg\62 BATTERY HILL DRIVE

VINCENT MILANO  
PROFESSIONAL ENGINEER  
N. J. LIC. 24GE05373800

Vm Mh 5-03-2021  
DATE

PHILIP J. SCHAEFFER  
PROFESSIONAL LAND SURVEYOR  
N. J. L.C. 34498

Ph J Schaeffer 5-03-2021  
DATE