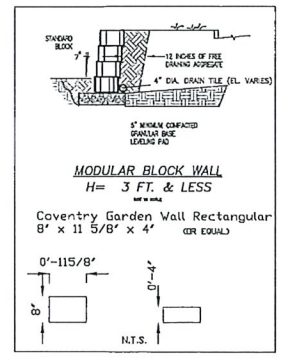
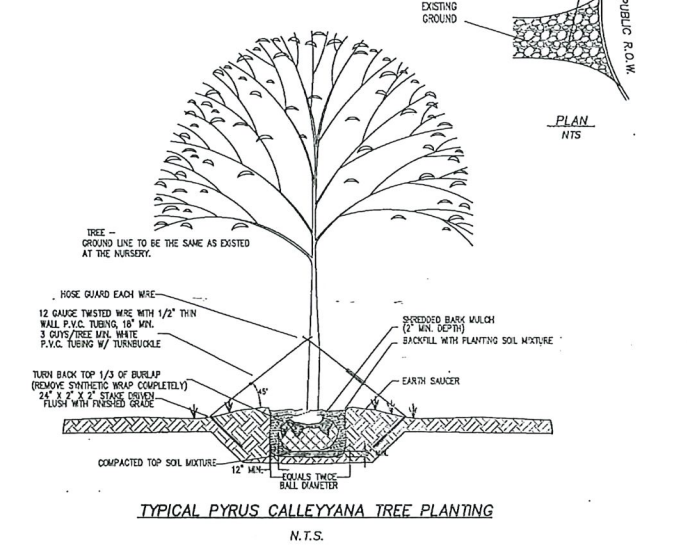
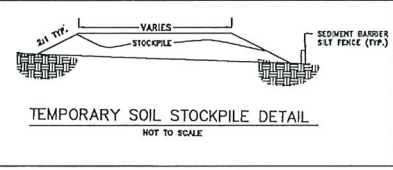
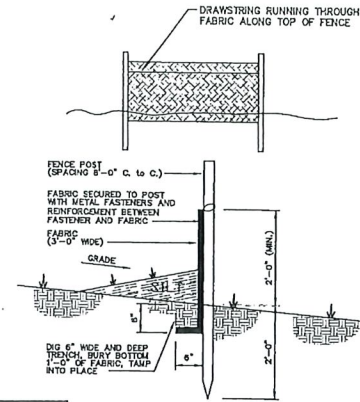


BATTERY HILL DRIVE
(50.00' WIDE)

GRADING PLAN

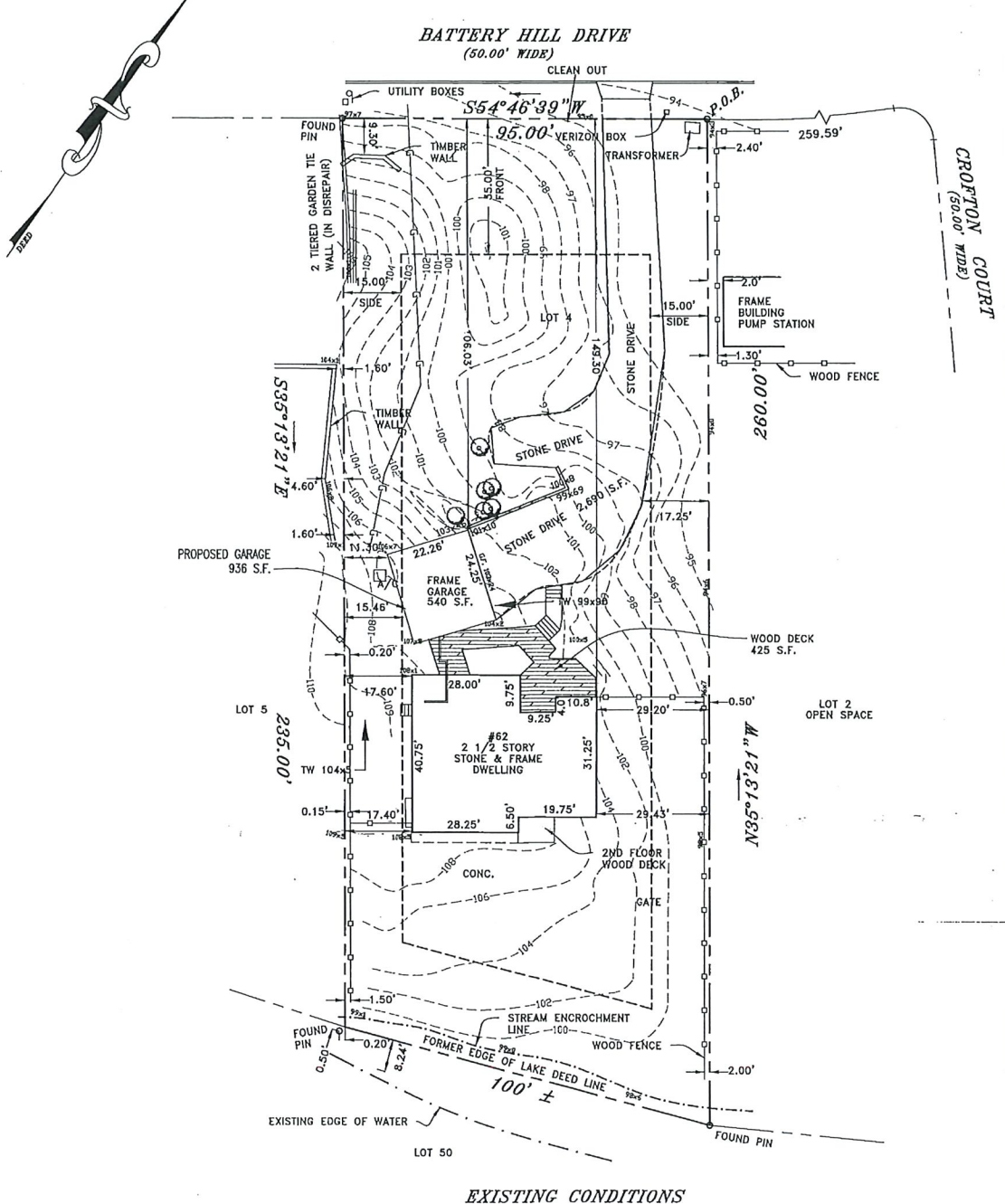
LEGEND

- RIGHT-OF-WAY
- CURB
- UNDERGROUND ELEC.
- UNDERGROUND GAS
- UNDERGROUND WATER
- TILE
- UNDERGROUND TELEPHONE
- OHW
- OVERHEAD WIRES
- X
- CHAIN LINK FENCE
- O
- WOOD FENCE
- UNDERGROUND PIPE
- UTILITY POLE
- OVER-HEAD LIGHT
- ROOF DRAIN
- PROPOSED CONTOUR
- FLOW ARROW
- TREE
- 49.0 EXISTING SPOT ELEVATION
- 100.0 PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- TREE TO BE REMOVED



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 KEPT 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 WITHIN 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 CALL 811 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.



BATTERY HILL DRIVE
(50.00' WIDE)

EXISTING CONDITIONS

PLANTING SCHEDULE

TREES TO BE REMOVED		
QTY.		
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
#62 BATTERY HILL DRIVE
Voorhees NJ 08043

REV.	DATE	DESCRIPTION	INITIALS	ENGINEER/SURVEYOR
5	2-02-2023	HARDSCAPE STEPS & LANDING	D.S.	
4	1-11-2023	PROPOSED CONC. WALK	D.S.	
3	7-15-2021	REAR DECK / PROPOSED BREEZEWAY	D.S.	
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

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. #24428018700 EXP. 08/31/2020

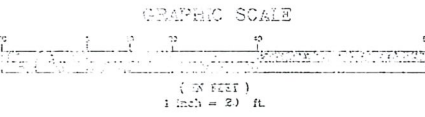
19 STRATFORD AVENUE, STRATFORD, N.J. 08084
(856) 783-0055

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. 623-2
2. ALSO KNOWN AS LOT 4, BLOCK 229.08, PLATE 31.02 ON THE OFFICIAL TAX MAP OF VOORHEES TOWNSHIP.
3. CONTAINING 23,512.4 S.F.
4. EXISTING LOT COVERAGE: 5,787.5 F. OR 24.6%
PROPOSED LOT COVERAGE: 6,527 S.F. OR 27.8%
MAX. LOT COVERAGE: 45 %
5. PROPERTY IS LOCATED IN ZONE MDR 100B

ZONE MDR 100B RESIDENTIAL

SINGLE FAMILY - DETACHED	REQUIRED	EXISTING	STATUS	PROPOSED STATUS
MIN. LOT AREA (SQ. FEET)	15,000	19,800.00	C	19,800.00
MIN. LOT FRONTAGE (FEET)	75.00	85.00	C	85.00
MIN. FRONT YARD (FEET)	35	106.03	C	93.55
MIN. SIDE YARD (FEET)	15	11.30	ENC	15.48
MIN. REAR YARD (FEET)	25	53.32	C	43.32
LOT COVERAGE				
MAX. IMPERVIOUS COVERAGE	45%	24.5%	C	30%
MAX. # OF STORIES	2.5	1.5	C	2.5
MAX. BLDG. HEIGHT (FEET)	35	34	C	34



VINCENT MILANO
PROFESSIONAL ENGINEER
N. J. LIC. 246E05373800
V.M. 2-06-2023
DATE

PHILIP J. SCHAEFFER
PROFESSIONAL LAND SURVEYOR
N. J. LIC. 3449B
P.J.S. 2-06-2023
DATE