

SITE DATA:

R-1 SINGLE-FAMILY DISTRICT
(PER SCHEDULE OF REGULATIONS)

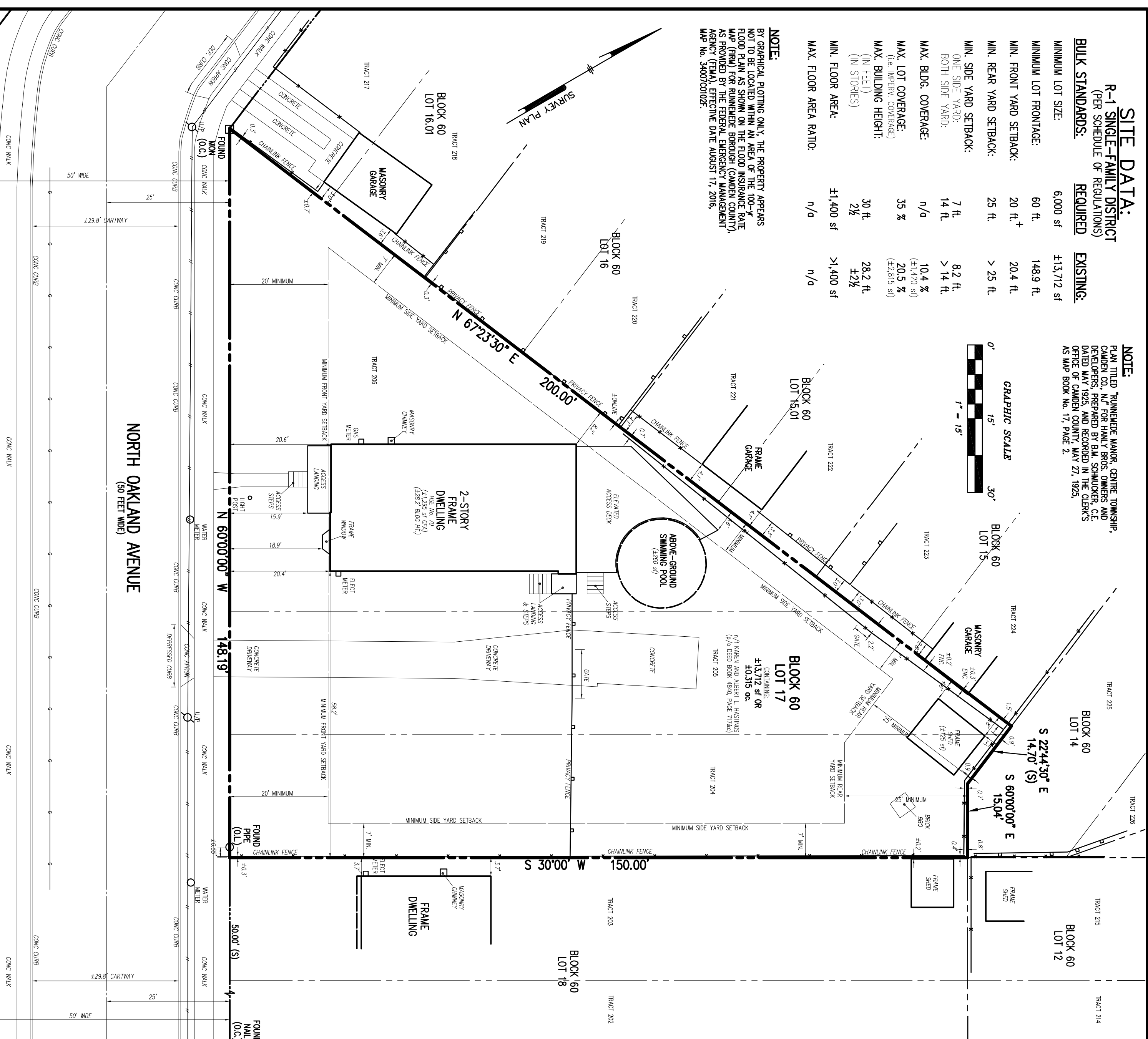
BULK STANDARDS:	REQUIRED	EXISTING:
MINIMUM LOT SIZE:	6,000 sf	±13,712 sf
MINIMUM LOT FRONTAGE:	60 ft.	148.9 ft.
MIN. FRONT YARD SETBACK:	20 ft. +	20.4 ft.
MIN. REAR YARD SETBACK:	25 ft.	> 25 ft.
MIN. SIDE YARD SETBACK:	7 ft.	8.2 ft.
ONE SIDE YARD:	14 ft.	> 14 ft.
BOTH SIDE YARD:	n/a	10.4 %
MAX. BLDG. COVERAGE:	n/a	(±1,420 sf)
MAX. LOT COVERAGE:	35 %	20.5 %
(±a. IMPRVY. COVERAGE)		(±2,815 sf)
MAX. BUILDING HEIGHT:	30 ft.	28.2 ft.
(IN FEET)		±2 1/2'
(IN STORIES)		
MIN. FLOOR AREA:	±1,400 sf	>1,400 sf
MAX. FLOOR AREA RATIO:	n/a	n/a

NOTE:
PLAN TITLED "RUNNEMEDE MANOR, CENTRE TOWNSHIP, CAMDEN CO., NJ FOR HAINLY BROS. OWNERS AND DEVELOPERS, PREPARED BY B.M. SCHMUCKER, C.E. DATED MAY 1925, AND RECORDED IN THE CLERK'S OFFICE OF CAMDEN COUNTY, MAY 27, 1925, AS MAP BOOK No. 17, PAGE 2.

GRAPHIC SCALE



NOTE:
BY GRAPHICAL PLOTTING ONLY, THE PROPERTY APPEARS NOT TO BE LOCATED WITHIN AN AREA OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR RUNNEMEDE BOROUGH (CAMDEN COUNTY), AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE DATE AUGUST 17, 2016, MAP No. 3400700102E.



GENERAL NOTES:

- THIS PLAN IS NOT INTENDED TO GUARANTEE OWNERSHIP. DOCUMENTS OF RECORD WHICH MAY HAVE BEEN REVIEWED AND CONSIDERED AS PART OF THIS PLAN OF SURVEY ARE NOTED HEREON AND HAVE BEEN OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PLAN.
- ONLY COPIES OF THE ORIGINAL OF THIS PLAN CLEARLY MARKED WITH THE LAND SURVEYOR'S AND/OR ENGINEER'S SEAL SHALL BE CONSIDERED A VALID COPY.
- BLOCK AND LOT NUMBERS AS SHOWN HEREON ARE BASED UPON THE TAX MAPS OF THE BOROUGH OF RUNNEMEDE BOROUGH, CAMDEN COUNTY, NEW JERSEY.
- THIS PLAN IS SUBJECT TO ANY EASEMENTS OR AGREEMENTS, WHICH MAY OR MAY NOT BE OF THE PUBLIC RECORD AND DISCLOSED AT THE TIME OF AN ABSTRACT OF TITLE OR TITLE SEARCH, WHICH MAY BE LOCATED BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE AT THE TIME OF SURVEY. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVE GROUND STRUCTURES VISIBLE AT THE TIME OF THE FIELD SURVEY AND RECORD OR AS-BUILT DRAWINGS PROVIDED TO MONARCH SURVEYING & ENGINEERING, LLC.
- 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 PREPARATION OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 1-800-272-1000 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN APPLICABLE LAWS, RULES, AND REGULATIONS.
- THE PROPERTY BOUNDARY INFORMATION AS SHOWN HEREON IS BASED UPON THE FOLLOWING INFORMATION OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC:
 - DEED OR RECORD(S) AND/OR TITLE DOCUMENTS AS OBTAINED BY MONARCH SURVEYING & ENGINEERING, LLC.
 - FOUND SURVEY MONUMENTATION/MARKERS RECOVERED AT TIME OF FIELD SURVEY OF SUBJECT PREMISES, JUNE 2022.
- ALL BUILDINGS, SURFACE/SUBSURFACE IMPROVEMENTS, ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN, AND ARE BASED UPON FIELD SURVEY OF SUBJECT PREMISES PERFORMED BY MONARCH SURVEYING & ENGINEERING, LLC.
 - TOPOGRAPHIC INFORMATION/ELEVATIONS BASED UPON FIELD SURVEY OF SUBJECT PREMISES AND AN ASSUMED DATUM ESTABLISHED FOR THE PROJECT.
- IF FIELD CONDITIONS REFLECT ANY INCONSISTENCIES WITH THE INFORMATION SHOWN, MONARCH SURVEYING & ENGINEERING, LLC, SHALL BE NOTIFIED PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR CONTINUE WITHOUT NOTIFICATION TO MONARCH, HE ASSUMES FULL RESPONSIBILITY.
- UNLESS OTHERWISE NOTED HEREON, OUTBOUND/PROPERTY CORNERS NOT FOUND OR SET, AS INDICATED HEREON, HAVE NOT BEEN SET DUE TO THE TIMING IN PREPARING AND WILL BE SET WITHIN 30 DAYS OF THE DATE OF THIS PLAN. THE LAND SURVEYOR RESERVES THE RIGHT TO REVISE SUCH PLAN BASED UPON ADDITIONAL EVIDENCE OR INFORMATION PROVIDED OR OBTAINED IN SETTING SAID CORNER MARKERS.
- ALL DIMENSIONS TO BUILDING ARE MEASURED TO BLOCK OR CONCRETE FOR STONE VENEER (IF APPLICABLE).
- FF=FINISHED FLOOR BF=BASEMENT FLOOR
TB=TOP OF BLOCK GF=GARAGE FLOOR

AS OBTAINED IN SCHEDULE OF REGULATIONS, THE MINIMUM FRONT YARD SETBACK IS BASED UPON THE PREVAILING SETBACK FOR 1/2 OR MORE OF RESIDENTIAL DWELLINGS ON SAME SIDE OF STREET. AS SUCH, THE MINIMUM FRONT YARD SETBACK, AS SHOWN HEREON IS BASED UPON FIELD OBSERVED FRONT YARD SETBACKS FOR THE FOLLOWING:

DWELLING:	±20.4 ft.	±23.9 ft.	±27.3 ft.	±19.8 ft.
No. 70 North	LOT 17 * BLOCK 60			
No. 64 North	LOT 18 * BLOCK 60			
No. 60 North	LOT 19 * BLOCK 60			
No. 54 North	LOT 20 * BLOCK 60			

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DE. CERT. OF AUTHORIZATION: 350000181

BRUCE R. MCKENNA
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 42562
PROFESSIONAL ENGINEER, N.J. LIC. NO. 42562

PLAN OF SURVEY
LOT 17 * BLOCK 60 * PLATE 3.01
NO. 70 NORTH OAKLAND AVENUE
RUNNEMEDE BORO., CAMDEN COUNTY, NEW JERSEY
KAREN & ALBERT L. HASTINGS
70 NORTH OAKLAND AVENUE
RUNNEMEDE, NEW JERSEY 08078

DATE	SCALE	DRAWN	CHECK	JOB No.
06/20/2022	1" = 15'	STAFF	BRM	222081