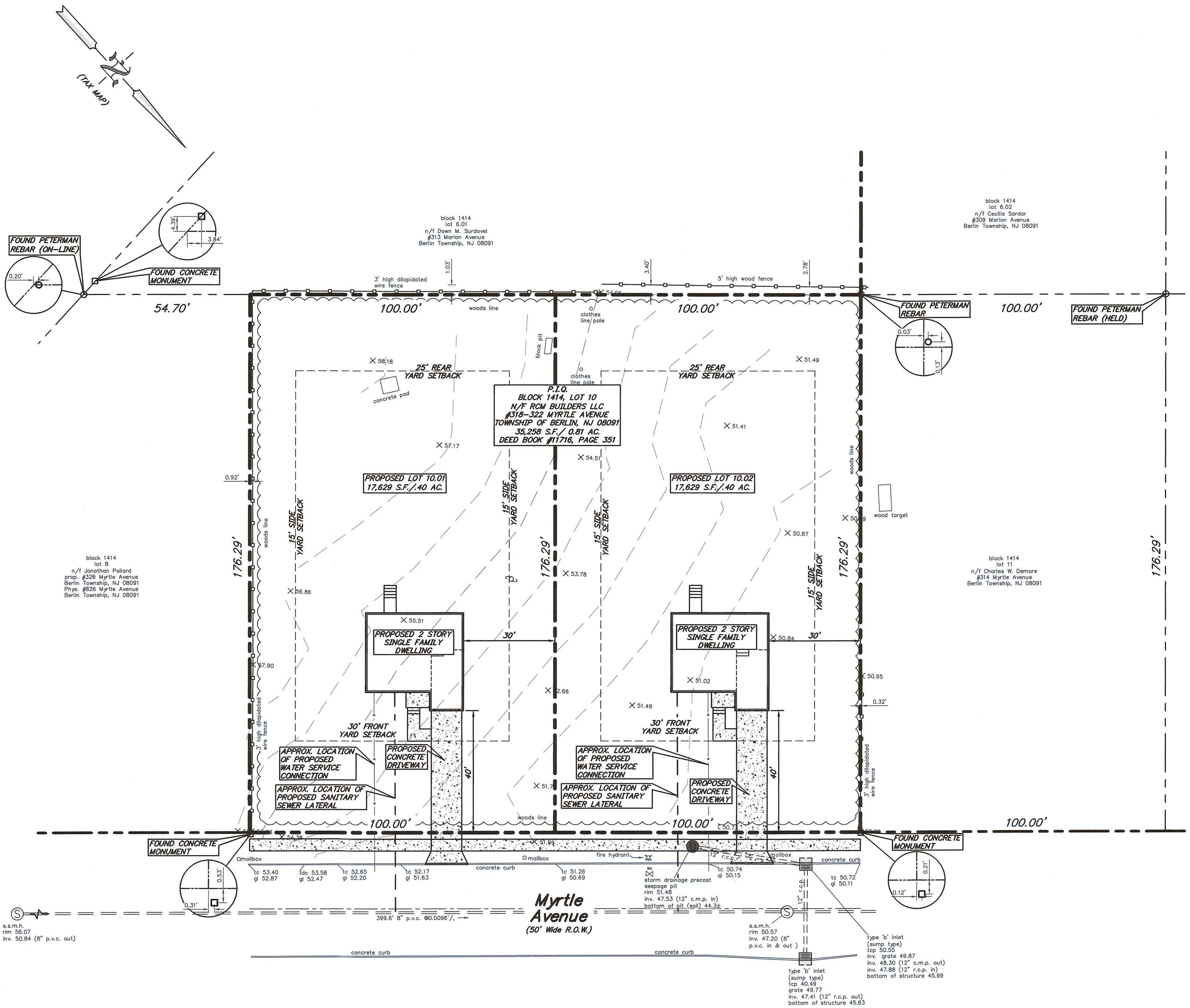




General Notes:

1. APPLICANT/OWNER:

RCM BUILDERS LLC
#100 SPRINGDALE ROAD, SUITE A3
CHERRY HILL, NJ 08003
PHONE: 856-261-2404
ATTN: NICHOLAS RIVERA
#318-322 MYRTLE AVENUE, TOWNSHIP OF BERLIN, NJ 08091
BLOCK 1414, LOT 10
LOT 10: 35,258 S.F./ 0.81 AC.
SINGLE FAMILY DETACHED RESIDENTIAL ZONE R-2
VACANT LAND
SUBDIVIDING LOT INTO 2 LOTS AND FUTURE CONSTRUCTION OF TWO
SINGLE FAMILY DWELLING ON PROPOSED LOT 10.01 AND 10.02.

8. AREA & BULK REQUIREMENTS:

	REQUIRED ZONE R-2	PROPOSED LOT 10.01	VARIANCE
LOT 10.01			
MINIMUM LOT AREA	9,375 S.F.	17,629 S.F.	NO
MINIMUM LOT FRONTAGE	75'	100'	NO
MINIMUM LOT DEPTH	100'	176.29'	NO
MIN. FRONT YARD SETBACK	30'	40'	NO
MIN. SIDE YARD SETBACK	15'	30'	NO
MIN. REAR YARD SETBACK	25'	105.05'	NO
MAXIMUM BUILDING COVERAGE	50%	5.1%	NO
MAX. BUILDING HEIGHT	35'	<35'	NO

9. AREA & BULK REQUIREMENTS:

	REQUIRED ZONE R-2	PROPOSED LOT 10.02	VARIANCE
LOT 10.02			
MINIMUM LOT AREA	9,375 S.F.	17,629 S.F.	NO
MINIMUM LOT FRONTAGE	75'	100'	NO
MINIMUM LOT DEPTH	100'	176.29'	NO
MIN. FRONT YARD SETBACK	30'	40'	NO
MIN. SIDE YARD SETBACK	15'	30'	NO
MIN. REAR YARD SETBACK	25'	105.05'	NO
MAXIMUM BUILDING COVERAGE	50%	5.1%	NO
MAX. BUILDING HEIGHT	35'	<35'	NO

10. THIS PLAN WAS PREPARED UTILIZING THE FOLLOWING SOURCES OF INFORMATION
A. DEEDS OF RECORD AS FILED WITH THE CAMDEN COUNTY REGISTER OF DEEDS
B. SURVEY AND SUBDIVISION OF SUBJECT PROPERTY PREPARED BY JOSEPH W. MAXCY
P.L.S. DATED AUGUST 24, 2007 PERTAINING TO BLOCK 1414 LOTS 6.01 AND 6.02

11. SUBDIVISION TO BE RECORDED BY DEED ONLY
12. ELEVATION DATUM IS ASSUMED



Key Map
taken from Google Maps
1 inch = 400 feet



Parcels Within 200'
not to scale

DATE _____ NICHOLAS RIVERA
MANAGING MEMBER OF RCM BUILDERS LLC

I HAVE HEREBY CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS TO THE MUNICIPAL
ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE _____ CHARLES J. RIEBEL JR., P.E., P.P., P.L.S., C.M.E.
TOWNSHIP ENGINEER

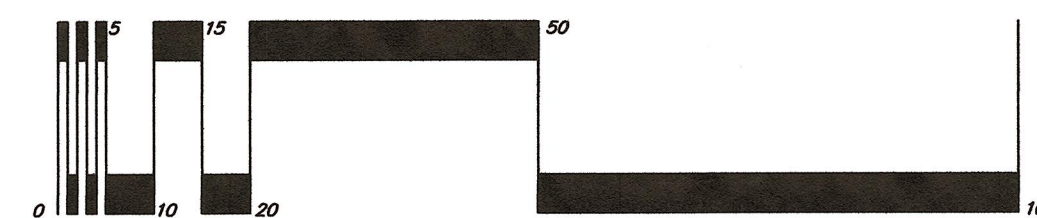
THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF BERLIN.

DATE _____ PLANNING BOARD CHAIRPERSON

I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE PLANNING
BOARD AT AN OFFICIAL MEETING HELD ON _____ AND SHALL BE FILED ON OR
BEFORE _____

I HEREBY CERTIFY THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY.

DATE _____ SECRETARY OF THE PLANNING BOARD



Graphic Scale

scale: 1 inch = 20 feet

REPRODUCTION, ALTERATION AND AMENDMENT OF THIS PLAN
SHALL BE PERFORMED ONLY BY KEY ENGINEERS, INC. AND SHALL
BE PERFORMED UNDER THE ABSOLUTE DIRECTION OF THE LICENSED
PROFESSIONAL WHOSE NAME AND SIGNATURE APPEARS HEREON.

01	10/8/2021	REVISED ZONING TABLE	S.S.	R.S.S.
REV.	DATE:	DESCRIPTION	DRWN.	CHKD.
Plan of Survey and Minor Subdivision				
Block 1414 Lot 10 n/f RCM Builders LLC #318-322 Myrtle Ave				
Township of Berlin Camden County, New Jersey				
DATE: Sept. 14, 2021	DRAWN BY: S. SEROKA	CHKD. BY: R.S.S.	SCALE: 1" = 20'	
PROJECT No. 10-1659	FIELD BOOK/PAGE: #		SHEET No. 1 OF 1	
ROBERT SCOTT SMITH PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE No. 35403 NJ PROFESSIONAL PLANNER No. 4944				
KEY ENGINEERS, INC. 80 S. WHITE HORSE PIKE BERLIN, NEW JERSEY 08009-2399 CERTIFICATE OF AUTHORIZATION #24GA28041300			DATE: 10/8/2021	