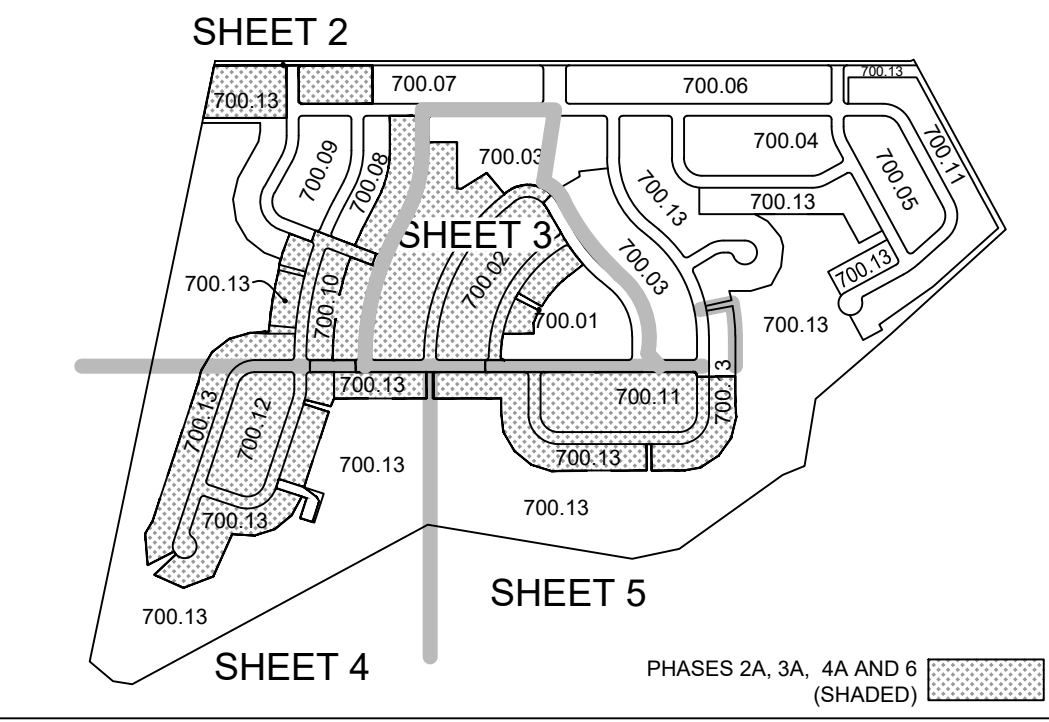
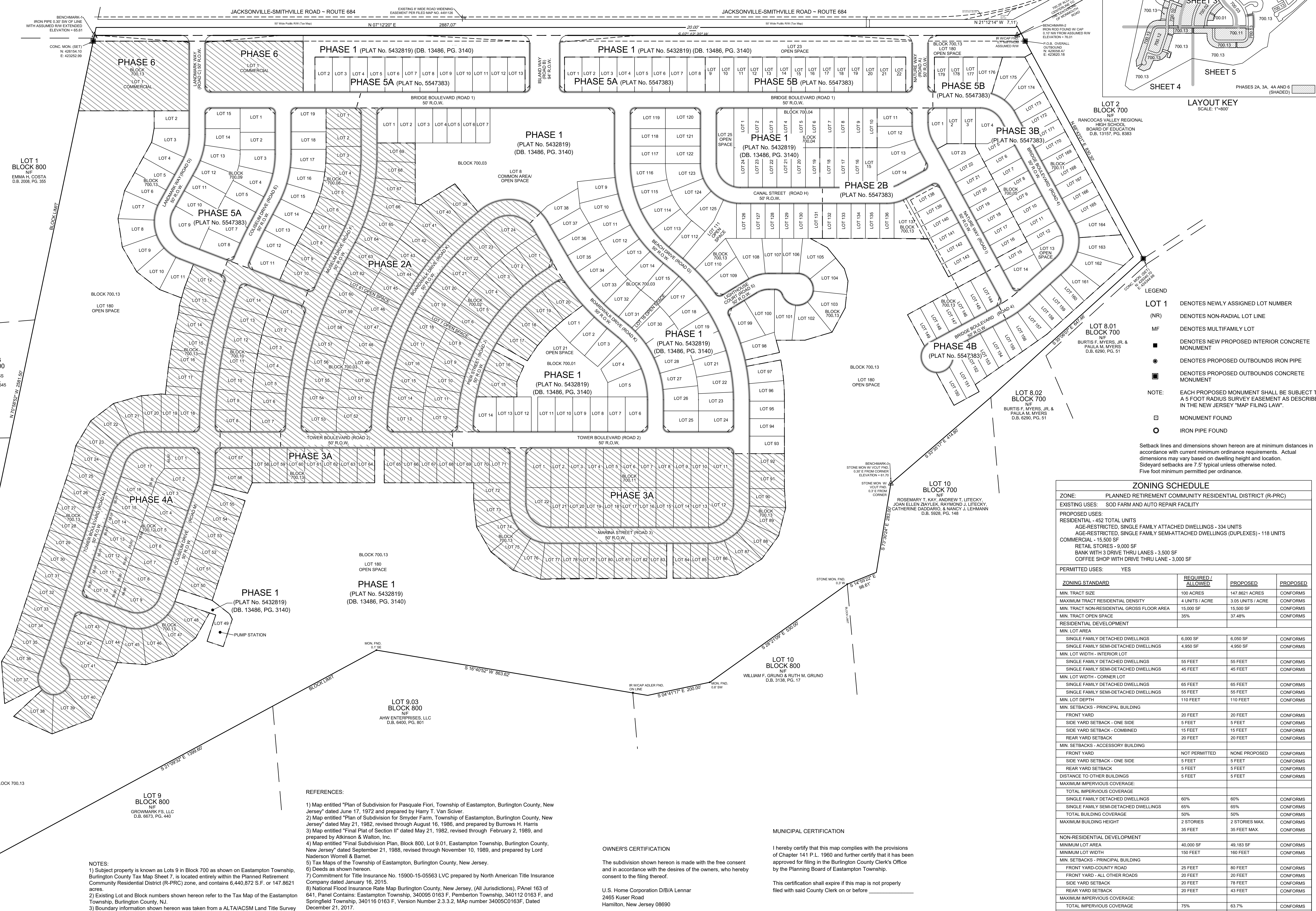


PHASE, BLOCK, AND LOT LAYOUT



LAYOUT KEY  
SCALE: 1"=800'

- LEGEND**
- LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER
  - (NR) DENOTES NON-RADIAL LOT LINE
  - MF DENOTES MULTIFAMILY LOT
  - DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
  - DENOTES PROPOSED OUTBOUNDS IRON PIPE
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  - IRON PIPE FOUND
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**ZONING SCHEDULE**

<b>ZONE:</b>	PLANNED RETIREMENT COMMUNITY RESIDENTIAL DISTRICT (R-PRC)		
<b>EXISTING USES:</b>	SOD FARM AND AUTO REPAIR FACILITY		
<b>PROPOSED USES:</b>	RESIDENTIAL - 452 TOTAL UNITS AGE-RESTRICTED, SINGLE FAMILY ATTACHED DWELLINGS - 334 UNITS AGE-RESTRICTED, SINGLE FAMILY SEMI-ATTACHED DWELLINGS (DUPLEXES) - 118 UNITS COMMERCIAL - 15,500 SF RETAIL STORES - 9,000 SF BANK WITH 3 DRIVE THRU LANES - 3,500 SF COFFEE SHOP WITH DRIVE THRU LANE - 3,000 SF		
<b>PERMITTED USES:</b>	YES		
<b>ZONING STANDARD</b>	<b>REQUIRED / ALLOWED</b>	<b>PROPOSED</b>	<b>PROPOSED</b>
MIN. TRACT SIZE	100 ACRES	147.821 ACRES	CONFORMS
MAXIMUM TRACT RESIDENTIAL DENSITY	4 UNITS / ACRE	3.05 UNITS / ACRE	CONFORMS
MIN. TRACT NON-RESIDENTIAL GROSS FLOOR AREA	15,000 SF	15,500 SF	CONFORMS
MIN. TRACT OPEN SPACE	35%	37.48%	CONFORMS
<b>RESIDENTIAL DEVELOPMENT</b>			
MIN. LOT AREA			
SINGLE FAMILY DETACHED DWELLINGS	6,000 SF	6,000 SF	CONFORMS
SINGLE FAMILY SEMI-DETACHED DWELLINGS	4,950 SF	4,950 SF	CONFORMS
MIN. LOT WIDTH - INTERIOR LOT	55 FEET	55 FEET	CONFORMS
SINGLE FAMILY DETACHED DWELLINGS	45 FEET	45 FEET	CONFORMS
MIN. LOT WIDTH - CORNER LOT	55 FEET	55 FEET	CONFORMS
SINGLE FAMILY DETACHED DWELLINGS	65 FEET	65 FEET	CONFORMS
SINGLE FAMILY SEMI-DETACHED DWELLINGS	55 FEET	55 FEET	CONFORMS
MIN. LOT DEPTH	110 FEET	110 FEET	CONFORMS
<b>MIN. SETBACKS - PRINCIPAL BUILDING</b>			
FRONT YARD	20 FEET	20 FEET	CONFORMS
SIDE YARD SETBACK - ONE SIDE	5 FEET	5 FEET	CONFORMS
SIDE YARD SETBACK - COMBINED	15 FEET	15 FEET	CONFORMS
REAR YARD SETBACK	20 FEET	20 FEET	CONFORMS
MIN. SETBACKS - ACCESSORY BUILDING			
FRONT YARD	NOT PERMITTED	NONE PROPOSED	CONFORMS
SIDE YARD SETBACK - ONE SIDE	5 FEET	5 FEET	CONFORMS
REAR YARD SETBACK	5 FEET	5 FEET	CONFORMS
DISTANCE TO OTHER BUILDINGS	5 FEET	5 FEET	CONFORMS
<b>MAXIMUM IMPERVIOUS COVERAGE</b>			
TOTAL IMPERVIOUS COVERAGE			
SINGLE FAMILY DETACHED DWELLINGS	60%	60%	CONFORMS
SINGLE FAMILY SEMI-DETACHED DWELLINGS	65%	65%	CONFORMS
TOTAL BUILDING COVERAGE	50%	50%	CONFORMS
MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES MAX.	CONFORMS
NON-RESIDENTIAL DEVELOPMENT			
MINIMUM LOT AREA	40,000 SF	40,183 SF	CONFORMS
MINIMUM LOT WIDTH	150 FEET	160 FEET	CONFORMS
<b>MIN. SETBACKS - PRINCIPAL BUILDING</b>			
FRONT YARD-COUNTY ROAD	25 FEET	80 FEET	CONFORMS
FRONT YARD - ALL OTHER ROADS	20 FEET	20 FEET	CONFORMS
SIDE YARD SETBACK	20 FEET	78 FEET	CONFORMS
REAR YARD SETBACK	20 FEET	43 FEET	CONFORMS
<b>MAXIMUM IMPERVIOUS COVERAGE</b>			
TOTAL IMPERVIOUS COVERAGE	75%	63.7%	CONFORMS
TOTAL BUILDING COVERAGE	50%	18.3%	CONFORMS
MAXIMUM BUILDING HEIGHT	3 STORIES	3 STORIES MAX.	CONFORMS
	45 FEET	45 FEET MAX.	CONFORMS

- REFERENCES:**
- Map entitled "Plan of Subdivision for Pasquale Fiori, Township of Eastampton, Burlington County, New Jersey" dated June 17, 1972 and prepared by Harry T. Van Schueren
  - Map entitled "Plan of Subdivision for Snyder Farm, Township of Eastampton, Burlington County, New Jersey" dated May 21, 1982, revised through August 16, 1986, and prepared by Burrows H. Harris and prepared by Atkinson & Walton, Inc.
  - Map entitled "Final Plat of Section II" dated May 21, 1982, revised through February 2, 1989, and prepared by Atkinson & Walton, Inc.
  - Map entitled "Final Subdivision Plan, Block 800, Lot 9.01, Eastampton Township, Burlington County, New Jersey" dated September 21, 1988, revised through November 10, 1989, and prepared by Lord Naderson Worrell & Barnett.
  - Tax Maps of the Township of Eastampton, Burlington County, New Jersey.
  - Deeds as shown hereon.
  - Commitment for Title Insurance No. 15900-15-05563 LVC prepared by North American Title Insurance Company dated January 18, 2015.
  - National Flood Insurance Rate Map Burlington County, New Jersey, (All Jurisdictions), Panel 163 of 641, Panel Contains: Eastampton Township, 340095 0163 F, Pemberton Township, 340112 0163 F, and Springfield Township, 340116 0163 F, Version Number 2.3.3.2, MApp number 34005C0163F, Dated December 21, 2017.
  - Plan entitled "Wetland Map, Lennar Corporation, Block 700 - Lot 9, Block 800-Lot 9.03, Township of Eastampton, Burlington County, New Jersey" consisting of three (3) sheets, dated 6/17/15, last revised 11/08/16 and prepared by Omland Engineering Associates, Inc. (David B. Dixon, PLS)
  - Plans entitled "Environmental Permitting Plans, Lennar At Rancocas Creek, A Proposed Active Adult Development, Block 700, Lot 9 and a portion of Block 800, Lot 9.03 1020 Jacksonville-Smithville Road (County Route 684), Township of Eastampton, Burlington County, New Jersey" prepared by Bowman Consulting, Dated August 15, 2016, Last Revised July 12, 2017, consisting of Sheets 1, 2, 3A, 3B and 11 of 15 and "Preliminary Major Subdivision and Preliminary Site Plan for Lennar at Rancocas Creek, A Proposed Active Adult Development, Block 700, Lot 9 and a Portion of Block 800, Lot 9.03, 1020 Jacksonville-Smithville Road (County Route 684), Township of Eastampton, Burlington County, New Jersey" prepared by Bowman Consulting, Dated May 10, 2016, Last Revised August 8, 2017, consisting of Sheets 2.5, 6.7, 7AA, 7A to 7K, & 8A to 8K, 44, 50 and 51.
  - ALTA/ACSM Land Title Survey entitled "Lennar Corporation, Block 700 - Lot 9, Township of Eastampton, Burlington County, New Jersey" dated to June 17, 2015 and prepared by Omland Engineering Associates, Inc., Last Revised 5/9/18.
  - Limit of Freshwater Wetland Transition Areas shown hereon are as verified by the NJDEP Freshwater Wetland Transition Area Waiver approved on October 5, 2017 (File No. 0311-08-0001.1 FWH 16005).
  - Limit of Floodplains and/or Floodways shown hereon have been determined by BOWMAN CONSULTING pursuant to Method 6 of the State's Flood Hazard Area Control Act rules as verified by The NJDEP Flood Hazard Area Verification approved on October 6, 2017 (File No. 0311-08-0001.1 FWH 16002).

**OWNER'S CERTIFICATION**

The subdivision shown hereon is made with the free consent and in accordance with the desires of the owners, who hereby consent to the filing thereof.

U.S. Home Corporation D/B/A Lennar  
2465 Kussler Road  
Hamilton, New Jersey 08690

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Name: \_\_\_\_\_

**MUNICIPAL CERTIFICATION**

I hereby certify that this map complies with the provisions of Chapter 141 P.L. 1960 and further certify that it has been approved for filing in the Burlington County Clerk's Office by the Planning Board of Eastampton Township.

This certification shall expire if this map is not properly filed with said County Clerk on or before \_\_\_\_\_

Planning Board Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Planning Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

**BURLINGTON COUNTY PLANNING BOARD**

This plan is hereby approved by the Burlington County Planning Board subject to the restrictions, agreements, and conditions set forth by the Burlington County Planning Board.

Cheirman \_\_\_\_\_ Date \_\_\_\_\_  
Municipal Engineer \_\_\_\_\_ Date \_\_\_\_\_

**MUNICIPAL ENGINEER'S CERTIFICATION**

I have carefully examined this map and to the best of my knowledge and belief find it conforms with the provisions of the "map filing law," resolution of approval and applicable municipal ordinances and requirements.

I hereby certify that the municipal body has approved the highways, streets, lanes or alleys as shown on this map.

Municipal Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Municipal Clerk \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I certify that to the best of my knowledge, information and belief that this land survey dated May 13, 2016 has been made under my supervision and meets the minimum survey detail requirements of the State Board of Professional Engineers and Land Surveyors and that the outbound corner markers as shown have been found, or set.

I certify that this map has been made under my direct supervision and complies with the "Map Filing Law".

David B. Dixon  
Professional Land Surveyor  
Lic. No. 24GS02728200

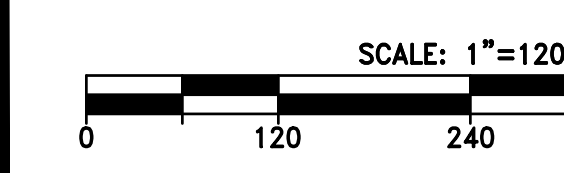
Date \_\_\_\_\_

**PHASE 2A, 3A, 4A AND 6 LOT SUMMARY:**

TOTAL UNITS: 274 UNITS

TOTAL DETACHED UNITS= 256 UNITS  
PHASE 2A: 76 UNITS  
PHASE 3A: 57 UNITS  
PHASE 4A: 69 UNITS  
PHASE 5A: 54 UNITS

TOTAL SEMI-DETACHED UNITS= 18 UNITS  
PHASE 5B: 18 UNITS



Phone: 973-358-8400  
54 Normalville Road, Suite 100  
New Brunswick, NJ 08901  
www.bowmanconsulting.com  
E-mail: NJ@BowmanConsulting.com

**Bowman CONSULTING**  
Formerly Omland Engineering Associates, Inc.

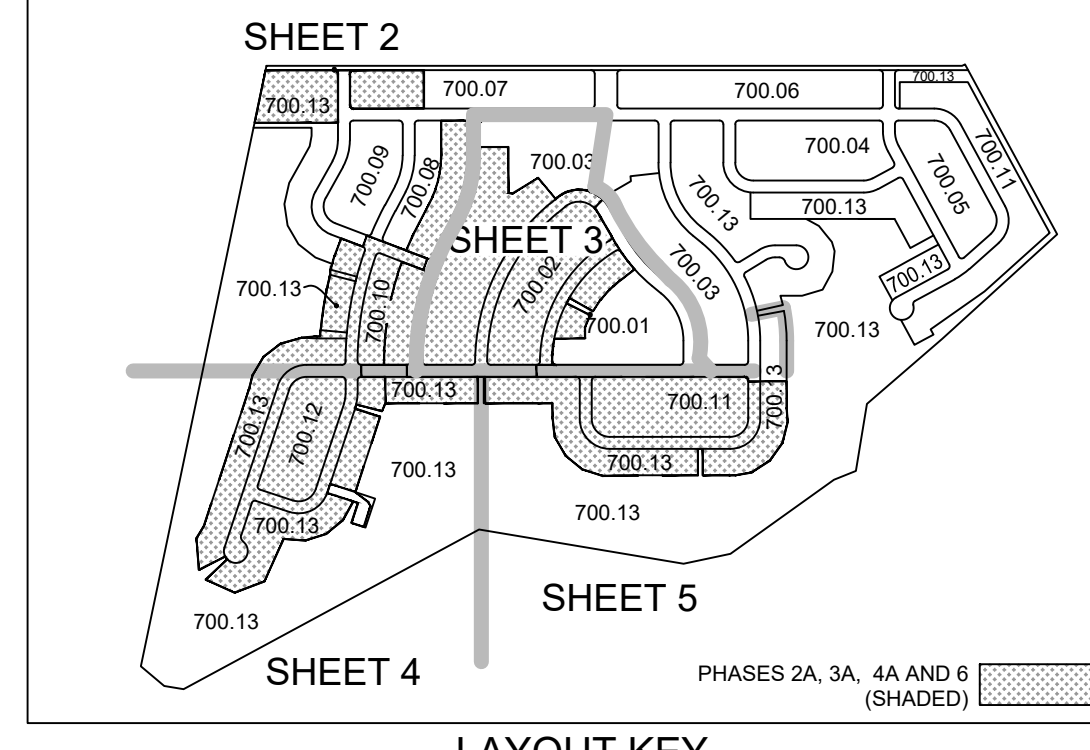
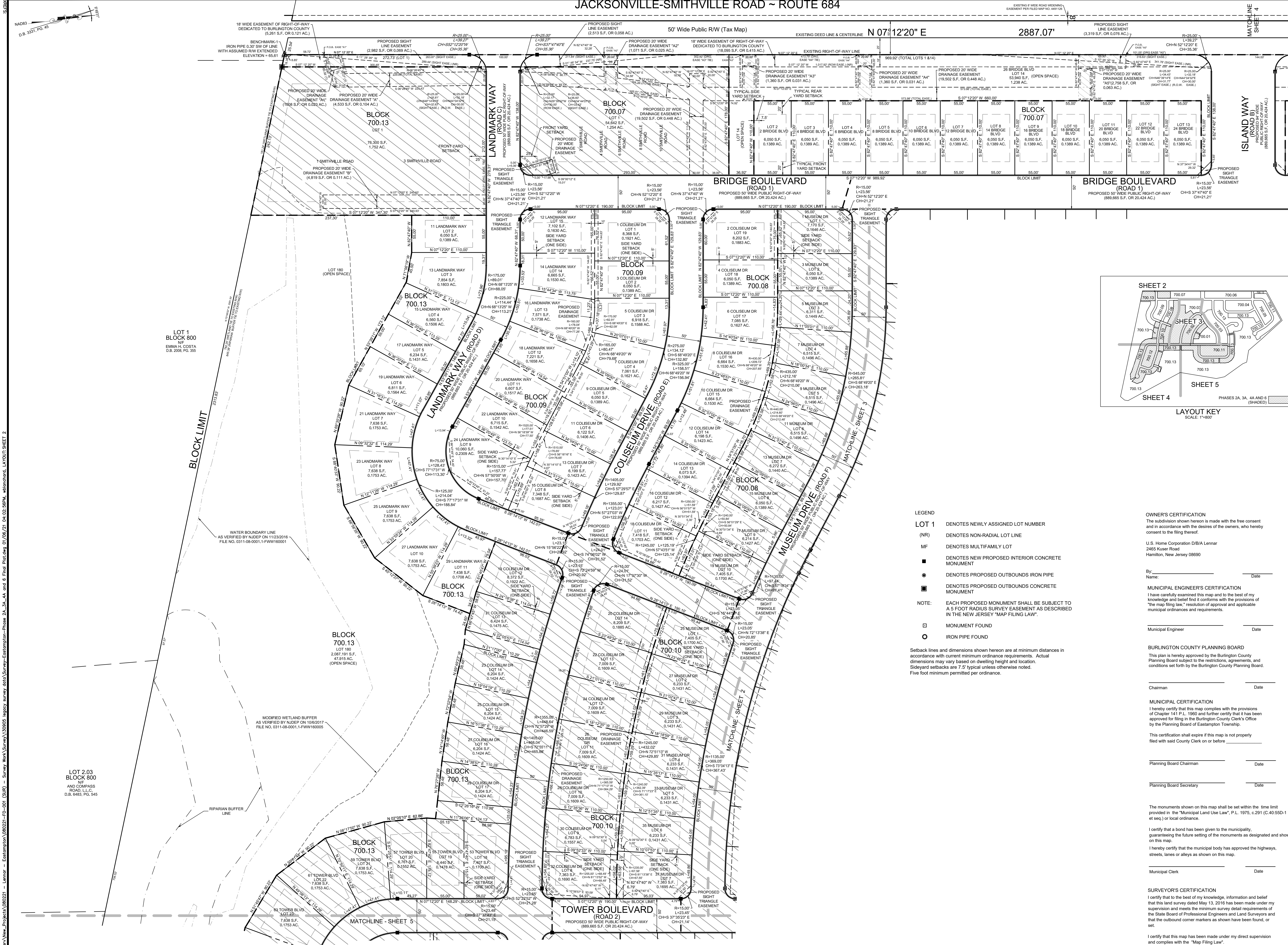
DAVID B. DIXON, N.J. Professional Land Surveyor Lic. 24GS02728200

**FINAL PLAT**  
LENNAR @ RANCOCAS CREEK  
PHASE 2A, 3A, 4A AND 6  
BLOCK 700, LOT 9  
TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

SHEET No. 1 OF 5



JACKSONVILLE-SMITHVILLE ROAD ~ ROUTE 684



- LEGEND**
- LOT 1 DENOTES NEWLY ASSIGNED LOT NUMBER
  - (NR) DENOTES NON-RADIAL LOT
  - MF DENOTES MULTIFAMILY LOT
  - DENOTES NEW PROPOSED INTERIOR CONCRETE MONUMENT
  - DENOTES PROPOSED OUTBOUNDS IRON PIPE
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  - MONUMENT FOUND
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 U.S. Home Corporation DB/A Lennar  
 2465 Kuser Road  
 Hamilton, New Jersey 08690  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name: \_\_\_\_\_

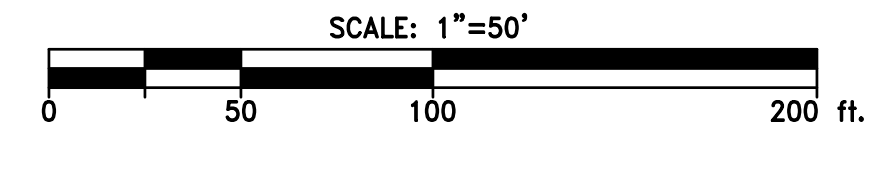
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 Municipal Engineer \_\_\_\_\_ Date: \_\_\_\_\_

**BURLINGTON COUNTY PLANNING BOARD**  
 This plan is hereby approved by the Burlington County Planning Board subject to the restrictions, agreements, and conditions set forth by the Burlington County Planning Board.  
 Chairman \_\_\_\_\_ Date: \_\_\_\_\_

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 I hereby certify that this map complies with the provisions of Chapter 141 P.L. 1960 and further certify that it has been approved for filing in the Burlington County Clerk's Office by the Planning Board of Eastampton Township.  
 This certification shall expire if this map is not properly filed with said County Clerk on or before \_\_\_\_\_  
 Planning Board Chairman \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Secretary \_\_\_\_\_ Date: \_\_\_\_\_

The monuments shown on this map shall be set within the time limit provided in the "Municipal Land Use Law", P.L. 1975, c.291 (C.40-550-1 et seq.) or local ordinance.  
 I certify that a bond has been given to the municipality, guaranteeing the future setting of the monuments as designated and shown on this map.  
 I hereby certify that the municipal body has approved the highways, streets, lanes or alleys as shown on this map.  
 Municipal Clerk \_\_\_\_\_ Date: \_\_\_\_\_

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 David B. Dixon  
 Professional Land Surveyor  
 Lic. No. 24GS02728200 \_\_\_\_\_ Date: \_\_\_\_\_



**Bowman CONSULTING**  
 Formerly Omland Engineering Associates, Inc.  
 Phone: 973-359-8400  
 54 Horizontal Road, Suite 100  
 Eastampton, New Jersey 08042  
 NJ Certificate of Authorization  
 No. 24GCR0282900  
 David B. Dixon, P.E., P.L.S.  
 David B. Dixon, N.J. Professional Land Surveyor Lic. 24GS02728200

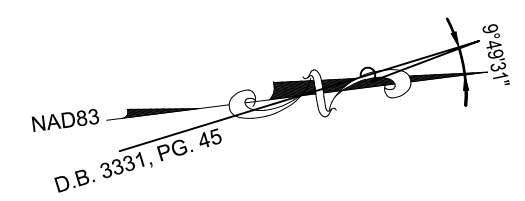
**FINAL PLAN**  
**LENNAR @ RANCOCAS CREEK**  
 PHASE 2A, 3A, 4A AND 6  
 BLOCK 700, LOT 9  
 TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

SHEET No. **2** / **5**









NAD83  
D.B. 3337, PG. 45

WATER BOUNDARY LINE  
AS VERIFIED BY NJDEP ON 11/22/2016  
FILE NO. 0311-08-0001.1-FWW160001

LOT 3  
BLOCK 800  
NF  
HERMAN L. SCHUETZ  
D.B. 3329, PG. 94

LOT 4.01  
BLOCK 800  
NF  
M & M LAND DEVELOPMENT, LLC  
D.B. 6624, PG. 887

LOT 4.03  
BLOCK 800  
NF  
M & M LAND DEVELOPMENT, LLC  
D.B. 6629, PG. 303

N: 425327.16  
E: 425652.03

MON. FND.  
0.1' E

S 41°16'54" W  
127.21'

MON. FND.  
0.1' SW

S 16°26'54" W  
81.42'

LOT 180  
(OPEN SPACE)

LOT 180  
2,087,181 S.F.  
47,915 AC.  
(OPEN SPACE)

LOT 9  
BLOCK 800  
NF  
GROWMARKS, LLC  
D.B. 6673, PG. 440

LOT 9.03  
BLOCK 800  
NF  
AHV ENTERPRISES, LLC  
D.B. 6400, PG. 801

LOT 180  
(OPEN SPACE)

LOT 180  
(OPEN SPACE)

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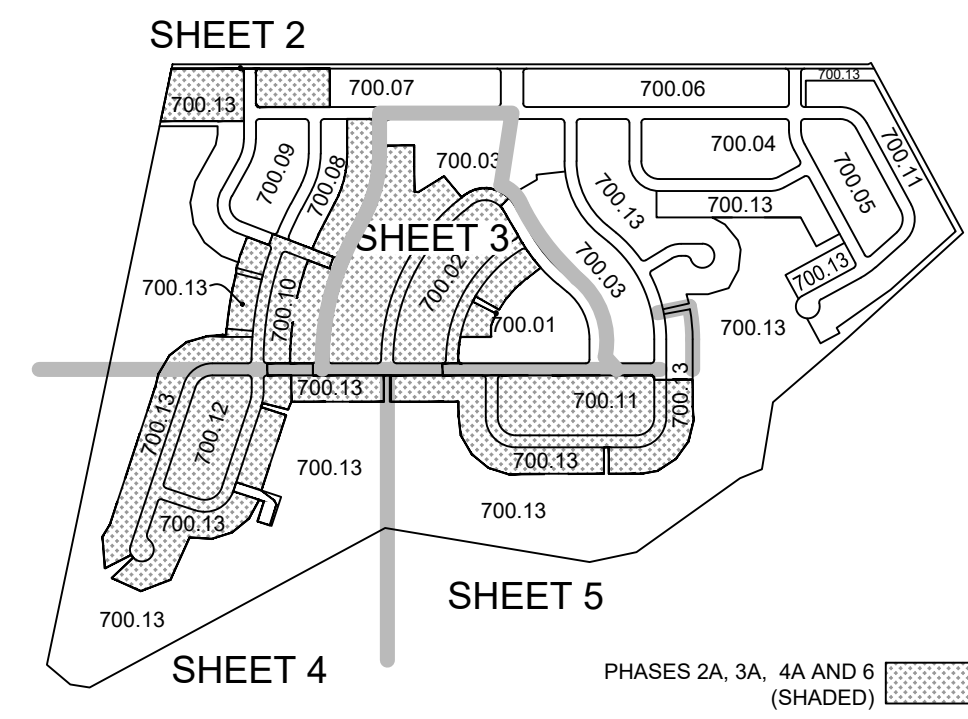
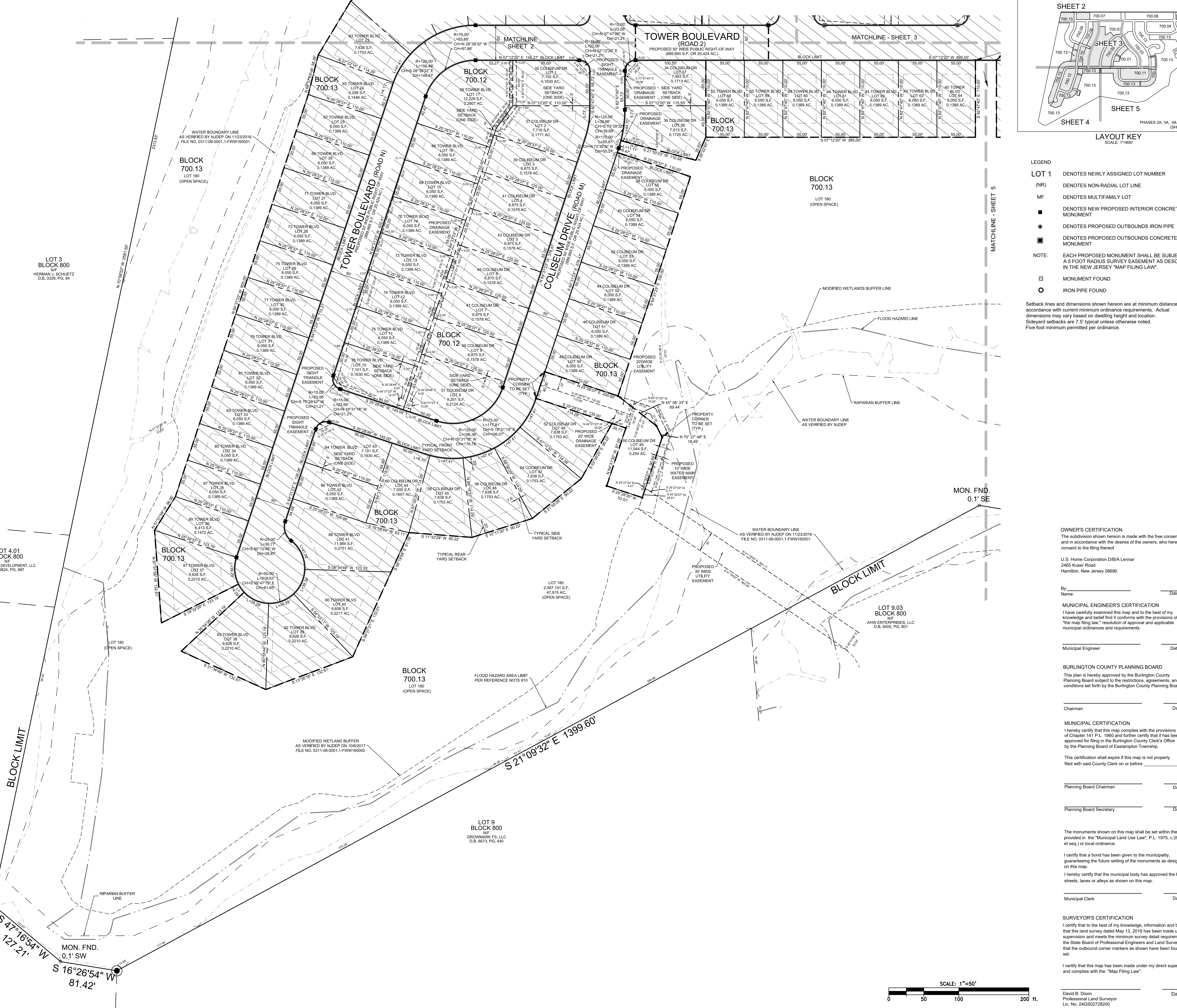
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(OPEN SPACE)

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(OPEN SPACE)

LOT 180  
(OPEN SPACE)

LOT 180  
(OPEN SPACE)

LOT 180  
(OPEN SPACE)



LAYOUT KEY  
SCALE: 1"=80'

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Chairman \_\_\_\_\_ Date \_\_\_\_\_

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Planning Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

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David B. Dixon  
Professional Land Surveyor  
Lic. No. 246502728200

Date \_\_\_\_\_

NO.	REVISION	DATE	CHKD.
1			
2			
3			
4			
5			

NO.	REVISION	DATE	CHKD.
1			
2			
3			
4			
5			

PROJ. 080221-F001  
DATE: 01/06/2021  
C:\Users\jld\OneDrive\Documents\080221-F001\080221-F001.dwg  
DRAWN BY: JLD  
CHECKED BY: JLD  
SCALE: AS SHOWN  
PLOT DATE: 01/06/2021 10:00:00 AM  
PLOT BY: JLD

**Bowman**  
CONSULTING  
Formerly Onland Engineering Associates, Inc

Bowman Consulting Group, Ltd.  
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50 Howard Road, Suite 100  
www.bowmanconsulting.com  
NJ Certificate of Authorization  
No. 246502728200  
Email: NJ@bowmanconsulting.com  
*David B. Dixon*  
DAVID B. DIXON, N.J. Professional Land Surveyor Lic. 246502728200

FINAL PLAT  
**LENNAR @ RANCOCAS CREEK**  
PHASE 2A, 3A, 4A AND 6  
BLOCK 700, LOT 9  
TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

SHEET No.  
**4**  
**5**  
OF

