



County of Burlington

Public Works: Planning Board

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February 11, 2021

B.C.P.B.# B21-11-002

Bowman Consulting Group, Ltd.
303 West Main Street
Suite 350
Freehold, NJ 07728

Attn: Sean A. Delany, PE *via Email*
Re: LENNAR AT RANCOCAS CREEK PHASE 2A, 3A, 4A, & 6
Municipality: Eastampton Township
Block 700 Lot 9
Roads: Jacksonville-Smithville Road (CR #684)

Dear Mr. Delany:

Please be advised that by the authority of the Burlington County Planning Board, the staff has reviewed this paper copy final and has the following comments:

Sheet 1 of 5

1. INFO. – The property owner signature certification is not required to be on the filed Plat and has not been reviewed by this office. The owner signature can be removed from the plat at the discretion of the document preparer. Please note that the County Clerks Office will not accept any plats that have blank signature lines.
2. Surveyor signature certification is inconsistent with how the plat was prepared. The language used on this plat is for two (2) different surveyors preparing the map and the survey. There is very specific language for two (2) surveyors versus one (1) surveyor. Verify this and use the correct certification language.
3. To remain consistent through all the signature certifications, add "Municipal Clerk Certification" above the 1st paragraph beginning with "The monuments shown on..." for the Clerk.
4. Remove "Chapter 141 P.L. 1960" from the second line under the Municipal certification. Replace it with "the Map Filing Law".
 - a. INFO. – A major subdivision plat must be filed at the County Clerks Office within 95 days of the municipality signing the plat. This date is to be filled in prior to submittal to the County for signature.

5. The Lot Summary shown for the phases presented on this plat are incorrect. Phases 5A & B (not part of this plat) are shown, however, Phase 6 is not. The Lot Summary is just that. Tally and describe the lots (ie. residential, open space, commercial, etc.) per correct phase as per previously approved and filed plats for this this project.

Sheet 2 of 5

6. Items 1 thru 4 above apply to this plat sheet, as well.
7. The drainage easement lines located within Lot 9, Block 700.09 are to be labeled as "Drainage Easement..." (See plat previously filed for Phases 2B, 3B, 4B, 5A & 5B.
8. Label all Non-Radial lines as required by the Map Filing Law:
 - a. The drainage easement lines located within Lot 9, Block 700.09 are to be labeled as Non-Radial as per the Map Filing Law.
9. Show all concrete monuments as required by the Map Filing Law:
 - a. All monument locations should be consistent throughout all Phases. The monuments shown on this sheet are inconsistent with the plat that was filed for Phases 2B, 3B, 4B, 5A & 5B.
 - b. Revise plat showing all eight (8) monuments shown on the north side of Museum Drive as solid black. The monuments appear to be "behind" the Museum Drive right-of-way line.

Sheet 3 of 5

10. Items 1 thru 4 above apply to this plat sheet, as well.
11. Show all concrete monuments as required by the Map Filing Law:
 - a. All monument locations should be consistent throughout all Phases. Verify that all monuments shown on this sheet are consistent with previously filed plats.
12. Revise plat showing all monuments as solid black. The monuments appear to be "behind" the rights-of-way lines.

Sheet 4 of 5

13. Items 1 thru 4 above apply to this plat sheet, as well.

Sheet 5 of 5

14. Items 1 thru 4 above apply to this plat sheet, as well.
15. Show all concrete monuments as required by the Map Filing Law:
 - a. All monument locations should be consistent throughout all Phases. Verify that all monuments shown on this sheet are consistent with previously filed plats.
 - b. Revise plat showing all monuments as solid black. Several monuments appear to be "behind" the rights-of-way lines.

If there are any questions or a need for additional assistance in the preparation of the requested revisions, I can be reached at (856) 642-3800.

Very truly yours,

BURLINGTON COUNTY PLANNING BOARD



Brian Stilts
Assistant Engineer - Bridges

cc:	Eastampton Township Planning Board Secretary	By Email
	Eastampton Township Planning Board Engineer	By Email
	David Dixon, PLS – Bowman Consulting	By Email
	Mitchell Newman, Esq.	By Email
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