

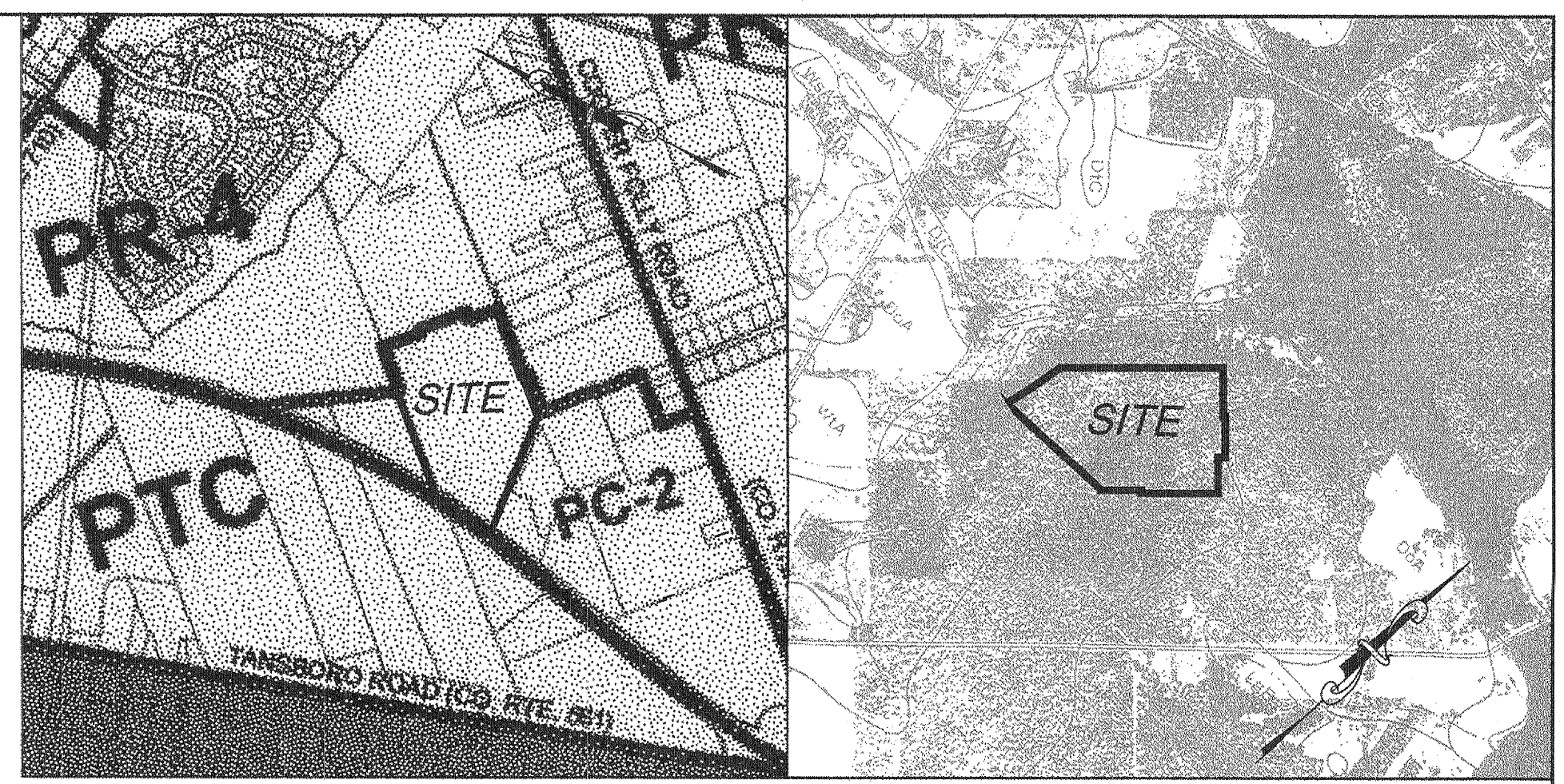
ZONING SCHEDULE

ZONE = PC-2 MAJOR COMMERCIAL**	REQUIRED	PROPOSED	CONFORMS	PROPOSED	CONFORMS
MIN. LOT AREA	10,500 S.F.	5.14 ACRES	YES	16.09 ACRES	YES
MIN. LOT FRONTAGE	100.0'	321.08'	YES	103.46'	YES
MIN. YARD SETBACKS - PRINCIPLE BLDG.					
FRONT	40.0'	89.9'	YES	40.0'	YES
EACH SIDE	30.0'	33.3'	YES	30.0'	YES
REAR	30.0'	491.8'	YES	30.0'	YES
BUILDING HEIGHT	<30'	N/A	YES	N/A	YES
MAXIMUM BUILDING COVERAGE	20%	7%	YES	N/A	YES
MAXIMUM IMPERVIOUS COVERAGE	60%	21%	YES	N/A	YES
FLOOR AREA RATIO (FAR)	15%	9%	YES	N/A	YES

** FOR RETAIL AND SERVICE ESTABLISHMENTS

OWNERS WITHIN 200'

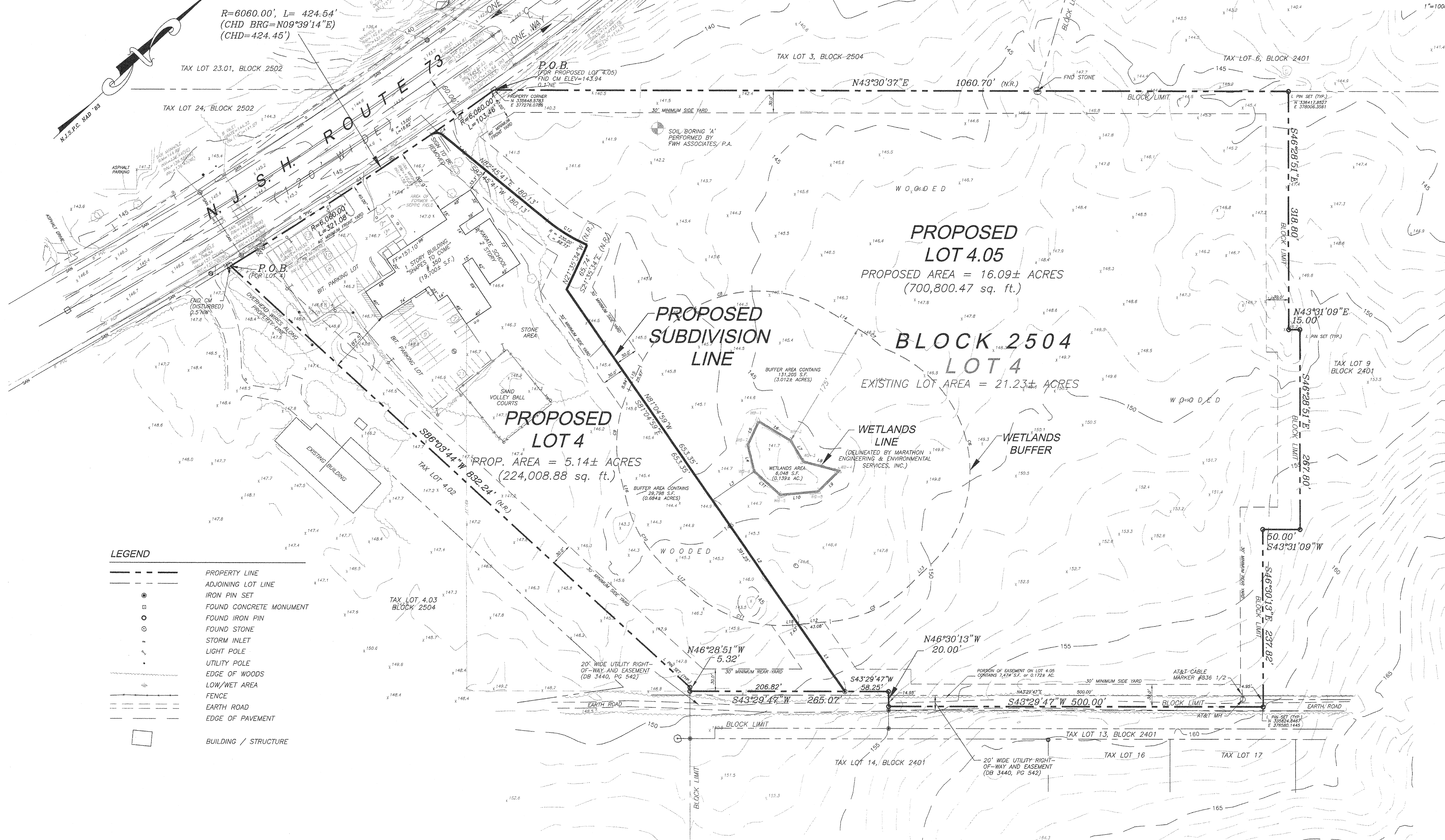
BLOCK	LOT	LOCATION	OWNER	OWNER ADDRESS
2401	6	NORTH ROUTE 73	D PARCEL, LLC	191 W WHITE HORSE PIKE BERLIN NJ 08009
2401	9	NORTH ROUTE 73 LANDLOCKED	TAYLOR WOODS LLC	PO BOX 550 BERLIN NJ 08009
2401	12	COOPER FOLLY RD LANDLOCKED	AT&T PROPERTY TAX UNIT	PO BOX 2207 BEDMINSTER NJ 07821
2401	14	COOPER FOLLY ROAD	TAYLOR WOODS LLC	PO BOX 560 BERLIN NJ 08009
2401	16	113 COOPER FOLLY ROAD	BUTLER, GEORGE E & JOANNE	113 COOPER FOLLY ROAD ATCO NJ 08004
2401	17	COOPER FOLLY ROAD	BUTLER, GEORGE E & JOANNE	113 COOPER FOLLY ROAD ATCO NJ 08004
2401	18	119 COOPER FOLLY ROAD	CROSS, ROY & ELIZABETH	171 PUMP BRANCH RD WATERFORD NJ 08089
2401	30	COOPER FOLLY ROAD	TAYLOR WOODS LLC	PO BOX 560 BERLIN NJ 08009
2504	3	NORTH ROUTE 73	RANDEVCO LTD	2975 GALLOWAY ROAD BENSEALEM PA 19020
2504	4	350 NORTH ROUTE 73	TRAN & NGUYEN HOLDING, LLC	350 ROUTE 73 NORTH BERLIN NJ 08009
2504	4.02	344 NORTH ROUTE 73 SUITE A	CHURCHILL, ROBERT L.	344 N RT 73 STE A BERLIN NJ 08009
2504	4.03	344 NORTH ROUTE 73 SUITE B	CHURCHILL, ROBERT L.	344 N RT 73 STE A BERLIN NJ 08009
2504	7	33 COOPER FOLLY ROAD	TOWNSHIP OF WINSLOW	2975 GALLOWAY ROAD BENSEALEM PA 19020
2502	23.01	NORTH ROUTE 73	RANDEVCO LTD	2975 GALLOWAY ROAD BENSEALEM PA 19020
2502	24	339 NORTH ROUTE 73	THE LAPPIN GROUP, LLC	1405 PRINCESS ROAD CHERRY HILL NJ 08034



KEY MAP / ZONE MAP 1"=1000'

CAMDEN COUNTY SOILS MAP 1"=1000'

R=6060.00', L= 424.64'
(CHD BRG=N09°39'14"E)
(CHD=424.45')



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6060.00'	321.08'	3°02'09"	N10°08'34"E	321.04'
C2	6060.00'	103.46'	0°58'42"	N08°08'09"E	103.46'
C3	6060.00'	424.55'	4°00'50"	N09°39'14"E	424.45'
C4	13.00'	16.82'	74°08'11"	N45°47'08"E	15.67'
C5	175.00'	119.91'	39°15'30"	S18°32'25"W	117.58'
C6	175.00'	353.45'	115°43'11"	S58°56'56"E	286.36'
C7	175.00'	41.99'	13°44'55"	N81°20'41"E	41.89'
C8	175.00'	293.06'	95°57'01"	N26°29'43"E	260.00'
C9	175.00'	118.71'	38°51'53"	N40°54'44"W	116.44'
C10	175.00'	104.76'	34°17'56"	N77°29'39"W	103.20'
C11	175.00'	144.12'	47°11'14"	S81°45'47"W	140.09'
C12	230.00'	62.73'	15°37'37"	N74°56'53"E	62.54'

LINE TABLE

LINE	LENGTH	LENGTH
L1	N81°04'59"W	108.98
L2	S81°04'59"E	201.85
L3	S08°55'01"W	68.05
L4	N60°20'41"W	36.34
L5	N21°28'47"W	34.81
L6	N74°28'14"E	49.81
L7	S77°27'13"E	32.69
L8	N58°09'20"E	48.95
L9	S01°05'20"E	38.94
L10	S38°10'10"W	50.51
L11	S85°21'24"W	46.84
L12	S38°10'10"W	43.08
L13	S01°05'20"E	38.94
L14	N74°28'14"E	49.81
L15	N21°28'47"W	34.81
L16	N60°20'41"W	36.34
L17	S85°21'24"W	46.84
L18	S38°10'10"W	7.43

- NOTES**
- THIS SURVEY AND MINOR SUBDIVISION IS SUBJECT TO THE FINDINGS OF A TITLE REPORT.
 - REFERENCED DEED: DEED BOOK 8806, PAGE 1433.
 - REFERENCE MAPS:
 - MAP ENTITLED "FLORENCE ESTATES, TRACT NO. 1" PREPARED BY REMINGTON AND VOSBURY, DATED JUNE 1915, FILED.
 - NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCEL MAP, ROUTE 73 (1983) SECTION 6 (SHEET 6 OF 22).
 - BEARING SYSTEM DEPICTED HEREON IS REFERENCED TO THE N.J. STATE PLANE COORDINATE SYSTEM, NAD 83.
 - VERTICAL DATUM REFERENCED HEREON IS IN U.S. SURVEY FEET AND REFERENCES N.A.D. 1983.
 - PROPERTY IS SUBJECT TO AN AT&T EASEMENT AS DESCRIBED IN DEED BOOK 2946, PAGE 273 & DEED BOOK 3440, PAGE 542.
 - PROPERTY IS LOCATED IN FLOOD ZONE C AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP FOR WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, COMMUNITY PANEL NUMBER 340148 0012 B, EFFECTIVE DATE JANUARY 20, 1982.
 - PROPERTIES ARE LOCATED IN THE PC-2 MAJOR COMMERCIAL DISTRICT ZONE.
 - NO DEVELOPMENT, INCLUDING CLEARING AND LAND DISTURBANCE, IS PERMITTED IN WETLANDS OR WETLANDS BUFFERS.
 - THE PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER PER THE TOWNSHIP OF WINSLOW.
 - PINELANDS APPLICATION NUMBER: #2005-0053.002.
 - THIS PLAN IS TO BE FILED BY DEED.
 - TAYLOR REAL ESTATE PARTNERSHIP OWNS NO OTHER PARCEL CONTIGUOUS TO THE ONE THAT IS THE SUBJECT OF THE PRESENT APPLICATION.
 - GRANTED RELIEF:
 - IN ACCORDANCE WITH PR #2009-3 1, THE FOLLOWING DESIGN WAIVERS WERE GRANTED:
 - RELIEF FROM PROVIDING CURB ALONG THE PROPERTY FRONTAGE OF ROUTE 73, SECTION 294-121.C - AS NOTED IN THE RESOLUTION, THIS WAIVER IS NULLIFIED IF THE NJDOT REQUIRES CURBING ALONG THE PROPERTY FRONTAGE OF ROUTE 73 SINCE THEY HAVE ULTIMATE JURISDICTION.
 - RELIEF FROM PROVIDING SIDEWALK ALONG THE PROPERTY FRONTAGE OF ROUTE 73, SECTION 294-122 - AS NOTED IN THE RESOLUTION, THIS WAIVER IS NULLIFIED IF THE NJDOT REQUIRES SIDEWALK ALONG THE PROPERTY FRONTAGE OF ROUTE 73 SINCE THEY HAVE ULTIMATE JURISDICTION.
 - IN ACCORDANCE WITH RESOLUTION PR #2009-30, THE FOLLOWING SUBMISSION COMPLETENESS WAIVERS WERE GRANTED/DEFERRED:
 - ITEM #26: RELIEF FROM PROVIDING A CULTURAL RESOURCE SURVEY.
 - ITEM #64: RELIEF FROM PROVIDING PROFILES OF ALL EXISTING AND PROPOSED STORM SEWER, SANITARY SEWER, AND WATER MAINS.
 - DEFERRAL:
 - ITEM #15: RELIEF FROM SUBMITTING A CURRENT TITLE REPORT.
 - THE BOARD AND APPLICANT AGREED TO THE SUBMISSION OF AN UPDATED TITLE REPORT PRIOR TO THE TOWNSHIP SIGNING OFF ON THE SUBDIVISION DEEDS.

WARNING
As per N.J.A.C. 13-40-8.1
This plan does not have a
raised impression seal. This
plan reflects conditions as
of 5/22/09 and may not show
current conditions as of 5/19/09.

8-26-09 3 ADDED NOTE 14 MRV
7-26-09 2 REVISED CURVE TABLE MRV
02-09 1 ADDED SITE BENCHMARK & NOTE 13. MRV

DATE NO. REVISIONS BY APPR.

PLAN OF MINOR SUBDIVISION
LOTS 4 & 4.05, BLOCK 2504, SHEET 25
WINSLOW TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
PREPARED FOR:
TAYLOR REAL ESTATE PARTNERSHIP

VARGO ASSOCIATES
SURVEYING & PLANNING
P.O. Box 647, Frothinghamville
New Jersey 08322 (856) 694-1716
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Certificate of Authorization # 246A2821200

SCALE: DRAWN BY DATE FIELD BK/PS PROJECT NO. SHEET NO.
1"=80' MRV 05/22/09 02223-NEW 1 OF 1

MICHAEL R. VARGO
N.J. Professional Land Surveyor Lic. No. 33182 and Planner Lic. No. 3927
PA. Professional Land Surveyor License No. SU-05513-E

CERTIFICATIONS

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

OWNER - LOT 4 _____ DATE _____

OWNER - LOT 4.05 _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 05/22/09 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

Michael R. Vargo 8-26-09
MICHAEL R. VARGO, PLS. DATE
N.J. LAND SURVEYOR LICENSE NO. 33182

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE M.U.L. (P.L. 1975, C.291 (C.40:55D-1 et seq.)).

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED. I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED THE STREETS, AVENUES, ROADS, LANES, OR ALLEYS, AS SHOWN ON THIS MAP.

WINSLOW TOWNSHIP MUNICIPAL CLERK _____ DATE _____

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 AND THAT THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

WINSLOW TOWNSHIP MUNICIPAL ENGINEER _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

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

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

WINSLOW TOWNSHIP PLANNING BOARD SECRETARY _____ DATE _____

WINSLOW TOWNSHIP PLANNING BOARD CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID TO DATE.

WINSLOW TOWNSHIP TAX COLLECTOR _____ DATE _____

THIS MAP HAS BEEN REVIEWED AS PRESCRIBED BY N.J.S.A. 40:27-6.2 AND HAS BEEN APPROVED AS REQUIRED BY N.J.S.A. 40:27-6.3 ON _____ BY THE CAMDEN COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____

ATTEST _____ DATE _____

THIS MAP IS CERTIFIED TO THE REGISTER OF DEEDS AS CONFORMING TO THE PROVISIONS OF THE MAP FILING LAW FOR THE CAMDEN COUNTY PLANNING BOARD.

PLANNING DIRECTOR _____ DATE _____

OWNER and APPLICANT

TRAN & NGUYEN HOLDING, LLC (LOT 4)
350 ROUTE 73 NORTH
BERLIN, NJ 08009

TAYLOR REAL ESTATE PARTNERSHIP (LOT 4.05)
117 STATE STREET
LINDENWOLD, NJ 08021

