

LOCATION MAP
AS TAKEN FROM THE USGS QUADRANGLE
CAMDEN & RUNNEMEDE QUADS
SCALE: 1" = 2000'

CAMDEN COUNTY PLANNING BOARD
THIS PLAN IS HEREBY APPROVED BY THE CAMDEN COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD.

DATE _____ CHAIRMAN _____

BOROUGH ENGINEER 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 THE APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE _____ PLANNING BOARD ENGINEER _____

LAWNSIDE BOROUGH PLANNING BOARD
IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTIONS OF THE PLANNING BOARD OF LAWNSIDE BOROUGH AT AN OFFICIAL MEETING HELD ON _____ IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE CAMDEN COUNTY RECORDING OFFICER ON OR BEFORE _____

DATE _____ CHAIRPERSON _____

DATE _____ SECRETARY _____

MUNICIPAL CLERK CERTIFICATION
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR 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 SHOWN ON THIS MAP AND SO DESIGNATED.

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.

THE MUNICIPAL BODY HAS APPROVED THE HIGHWAY, STREETS, LANES & ALLEYS.

DATE _____ MUNICIPAL CLERK _____

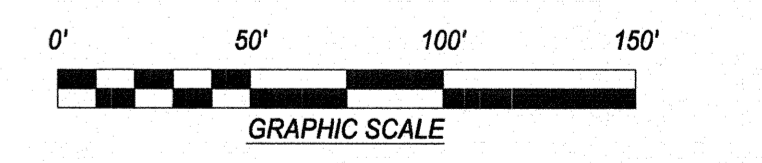
OWNER'S CERTIFICATION
I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE CAMDEN COUNTY CLERK'S OFFICE.

DATE _____ OWNER : _____

JOHN S. KRAUSER, PRESIDENT & C.O.O.
VCC LAWNSIDE BUSINESS PARK I
URBAN RENEWAL, LLC

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 08-17-2020 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

8/17/2020
DATE _____
N.J. PROFESSIONAL LAND SURVEYOR NO. 24GS03897600
SAMUEL S. PREVITERA

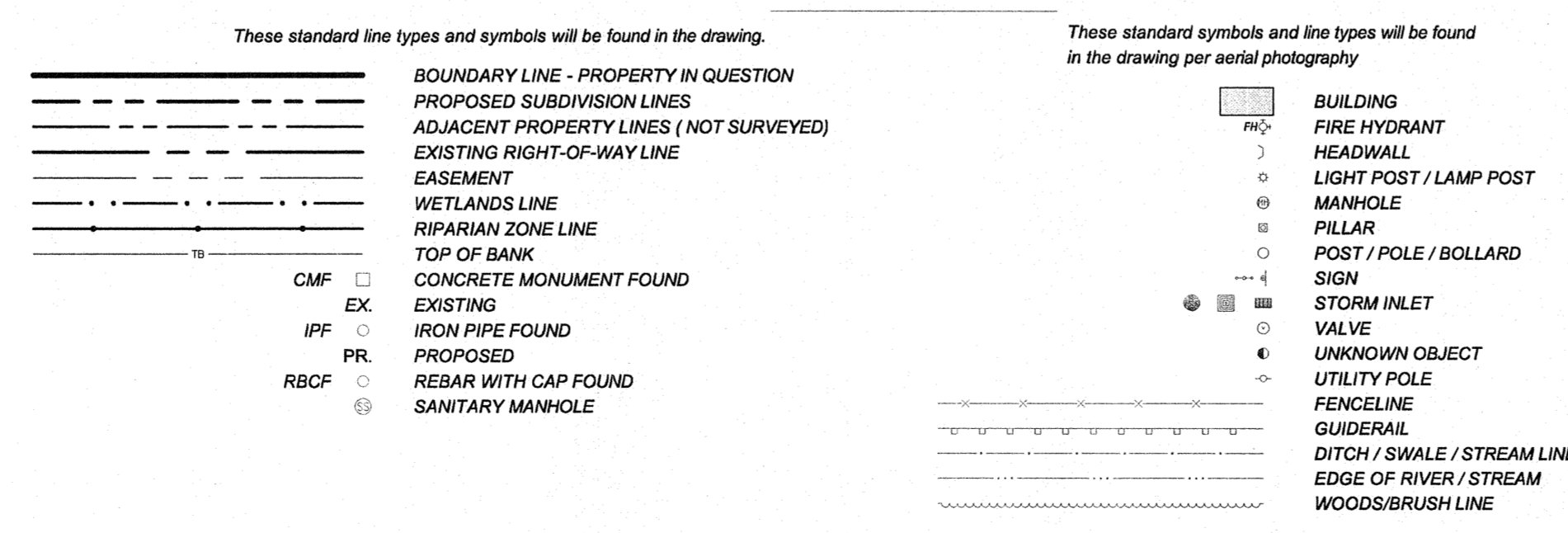


ITEM	REDEVELOPMENT PLAN AREA 2 REQUIREMENTS	(B-B) BUSINESS DISTRICT REQUIREMENTS	(O-P) PLANNED OFFICE PARK DISTRICT REQUIREMENTS
MINIMUM LOT AREA	N/A	3,500 S.F.	3 AC
MAXIMUM BUILDING HEIGHT	45 FEET (4 STORIES)	40 FEET (3 STORIES)	N/A
MINIMUM OPEN SPACE	20%	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE COVERAGE (INCLUDING FUTURE PARKING)	80%	N/A	N/A
MINIMUM SEPARATION BETWEEN BUILDINGS	15 FEET	N/A	N/A
MINIMUM SETBACK OF STRUCTURES FROM ANY ROADWAYS	15 FEET	N/A	N/A
MINIMUM FRONT YARD SETBACK	N/A	20 FEET	125 FEET
MINIMUM SIDE YARD SETBACK	N/A	0 FEET	75 FEET
MINIMUM REAR YARD SETBACK	N/A	20 FEET	75 FEET

NOTES:

- OWNER / APPLICANT: VCC LAWNSIDE BUSINESS PARK I URBAN RENEWAL, LLC
228 W. LANDIS AVE., SUITE 300
VINELAND, NEW JERSEY 080360
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION
 - A - OVERALL OUTBOUNDS BASED ON PLAN ENTITLED "MAJOR SUBDIVISION PLAN, BLOCK 507 LOTS 1 & 2, BLOCK 508 LOT 1, BLOCK 509 LOTS 1-3, BLOCK 510 LOTS 1-3 & 9-16, BLOCK 601 LOT 1, BLOCK 701 LOTS 1-9 & 15-17, BLOCK 1004 LOTS 28-33, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 4/20/2019, DRAWING NO. 2019-17854-LAWNSIDE-SUBM1, FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/21/2019 IN BOOK 918 PAGE 14.
 - B - DEEDS OF RECORD (SUBJECT PROPERTY VESTING DEED FOUND AT D.B. 11203 PG. 642)
 - C - SIGHT TRIANGLE EASEMENTS SHOWN ARE TAKEN FROM AN ENTITLED "SIGHT TRIANGLE EASEMENT EXHIBIT PLAN, PROPOSED BLOCK 601 LOT 1, WOODCREST STATION BUSINESS PARK, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 4/26/2019, DRAWING NO. 2019-17854-8601-L1-EXH.
 - D - 20' WIDE UTILITY EASEMENT TAKEN FROM PLAN ENTITLED "20' WIDE UTILITY EASEMENT EXHIBIT PLAN, PROPOSED BLOCK 601 LOT 1, WOODCREST STATION BUSINESS PARK, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 4/26/2019, DRAWING NO. 2019-17854-8601-L1-EXH2.
 - E - VARIABLE WIDTH UTILITY EASEMENT WAS ORIGINALLY SHOWN ON PLAN REFERENCED AT NOTE 2A ABOVE AND REVISED PER PLAN ENTITLED "REVISED UTILITY EASEMENT EXHIBIT PLAN, PROPOSED BLOCK 601 LOT 1, WOODCREST STATION BUSINESS PARK, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 4/21/2020, DRAWING NO. 2020-17854-8601-L1-EXH3.
 - F - ZONING TABLE TAKEN FROM SITE PLANS FOR WOODCREST STATION BUSINESS PARK, BUILDING "B", PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 9/10/2020, DRAWING NO. 2020-17854-WARESP2
- BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY, PLATE #7.01.
- PLANIMETRIC FEATURES SHOWN ARE FROM PLAN REFERENCED AT NOTE 2A AS TAKEN FROM AERIAL PHOTOGRAPHY PROVIDED BY AXIS GEOSPATIAL, LLC AND SUPPLEMENTED BY AN ACTUAL FIELD SURVEY BY TAYLOR WISEMAN AND TAYLOR LAST UPDATED IN APRIL 2018. DATE OF PHOTOGRAPHY IS MARCH 29, 2013. NOTE THAT SITE IS CURRENTLY UNDER CONSTRUCTION AND NOT ACCESSIBLE AT THIS TIME TO PLOT EXISTING SITE CONDITIONS.
- FRESHWATER WETLANDS LINE TAKEN FROM PLAN ENTITLED "WETLANDS LOCATION PLAN, BLOCK 507 LOTS 1 & 2, BLOCK 508 LOT 1, BLOCK 509 LOTS 1-3, BLOCK 510 LOTS 1-3 & 9-16, BLOCK 601 LOT 1, BLOCK 701 LOTS 1-9 & 15-17, BLOCK 1004 LOTS 28-33, BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 8/14/2017, DRAWING NO. 2017-17854-LAWNSIDE-WETL2.
- IT SHOULD NOT BE ASSUMED THAT ANY COPY OF THIS PLAN WITHOUT A RAISED IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL OR AN ORIGINAL COLORED IMPRESSION OF THE SURVEYOR'S STAMP SEAL IS A TRUE COPY OF THE ORIGINAL PLAN AS ISSUED BY THE SURVEYOR.
- INDICATES CONCRETE MONUMENT TO BE SET
- ⊠ INDICATES CONCRETE MONUMENT TO BE SET AS PREVIOUSLY PROPOSED PER PLAN AT NOTE 2A

LEGEND



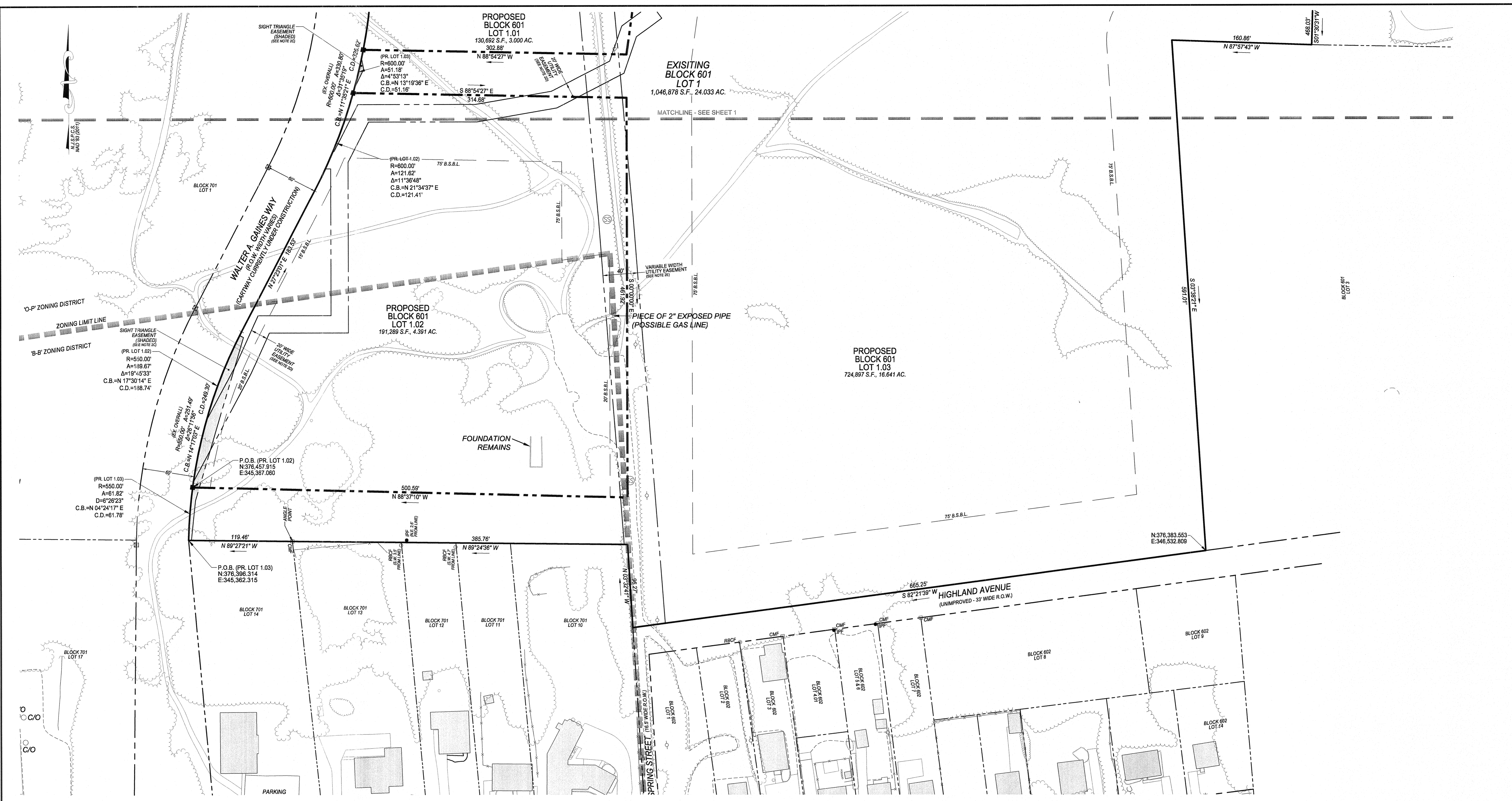
REVISIONS	
NO.	DATE

MINOR SUBDIVISION PLAN

BLOCK 601 LOT 1
107 WALTER A. GAINES WAY
WOODCREST STATION BUSINESS PARK
BOROUGH OF LAWNSIDE
CAMDEN COUNTY, NEW JERSEY

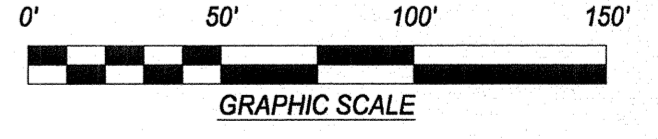
Taylor Wiseman & Taylor
ENGINEERS / SURVEYORS / SCIENTISTS
124 GATHER DRIVE, SUITE 150, MOUNT LAUREL, NJ 08054
TELEPHONE: (856) 235-7200 FAX: (856) 722-9250
www.taylorwiseman.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900

CHECKED BY: SSP
DRAWN BY: RMR
CALC'D BY: SSP/RMR
SCALE: 1"=50'
DATE: AUGUST 17, 2020
DRAWING NO.: 2020-17854-B601-L1-SUBD
SHEET: 1 OF 2



LEGEND

<p>These standard line types and symbols will be found in the drawing.</p> <ul style="list-style-type: none"> BOUNDARY LINE - PROPERTY IN QUESTION PROPOSED SUBDIVISION LINES ADJACENT PROPERTY LINES (NOT SURVEYED) EXISTING RIGHT-OF-WAY LINE EASEMENT WETLANDS LINE RIPARIAN ZONE LINE TOP OF BANK CONCRETE MONUMENT FOUND EXISTING IRON PIPE FOUND PROPOSED REBAR WITH CAP FOUND SANITARY MANHOLE 	<p>These standard symbols and line types will be found in the drawing per aerial photography.</p> <ul style="list-style-type: none"> BUILDING FIRE HYDRANT HEADWALL LIGHT POST / LAMP POST MANHOLE PILLAR POST / POLE / BOLLARD SIGN STORM INLET VALVE UNKNOWN OBJECT UTILITY POLE FENCELINE GUDERAIL DITCH / SWALE / STREAM LINE EDGE OF RIVER / STREAM WOODS / BRUSH LINE
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DATE SIGNED: 8/17/2020		REVISIONS NO. DATE	
THIS PLAN WAS PREPARED UNDER MY IMMEDIATE SUPERVISION.			
CHECKED: SSP		DRAWN: RMR	
CALCD BY: SSP/RMR		SCALE: 1"=50'	
DATE: 08-17-2020		DRAWING NO. 2020-17854-B601-L1-SUBD	
SHEET: 2 OF 2		DATE SIGNED: 8/17/2020	
MINOR SUBDIVISION PLAN BLOCK 601 LOT 1 101 WALTER A. GAINES WAY WOODCREST STATION BUSINESS PARK BOROUGH OF LAWNSIDE CAMDEN COUNTY, NEW JERSEY			
Taylor Wiseman & Taylor ENGINEERS / SURVEYORS / SCIENTISTS 124 GAITHER DRIVE, SUITE 150, MOUNT LAUREL, NJ 08054 TELEPHONE: (856) 235-7200 FAX: (856) 722-9250 www.taylorwiseman.com NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900			
 SAMUEL S. PREVITERA NJ LICENSED LAND SURVEYOR NO. 24GS03897800			