

BLOCK 2417
LOT 17

EXHIBIT A

BLOCK 2417
LOT 16

R-3 ZONE

NELSON AVENUE
(50' R.O.W.)

N. MAIN ROAD (C.R. #555)
(66' R.O.W.)

394.95'

N13°17'55"E

228.57'

N13°17'

30' FRONT YARD SETBACK LINE

P.O.B.
LOT 7
REBAR
W/ CAP
SET

PROPOSED
LOT 7
1.312 ACRES

#405
DWELLING

66.34'

10' SIDE YARD SETBACK LINE

N76°42'05"W

113.79'

10' SIDE YARD SETBACK LINE

S76°42'05"E

10' SIDE YARD SETBACK LINE

250.00'

250.00'

71.34'

SHED

113.79'

20' REAR YARD SETBACK LINE

20' REAR Y

S13°17'55"W

228.57'

S13°17'5

REBAR
W/ CAP
SET

IN-2 ZONE

REBAR.
W/ CAP
SET

IN-2 ZONE

BLOCK 3201
REMAINDER LOT 1

CIT
BUTTERFLY
"DO A

GENERAL NOTES:

1. BEING KNOWN AND DESIGNATED AS LOT 7, BLOCK 3201 AS SHOWN ON PLAN ENTITLED "PLAN OF SURVEY AND SUBDIVISION, LANDIS AVENUE, BLOCK 3201, LOT 1, CITY OF VINELAND, CUMBERLAND COUNTY, NEW JERSEY" PREPARED BY ENVIRONMENTAL RESOLUTIONS, INC., DATED 10/19/15.

2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, VALIDITY OF CHAIN OF TITLE, ETC. THAT A SUBSEQUENT TITLE REPORT MAY DISCLOSE.

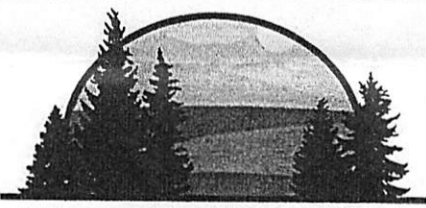
4. THE SUBJECT PROPERTY IS LOCATED IN AN AREA DETERMINED TO BE IN THE FOLLOWING FLOOD ZONE(S):

ZONE C: AREAS OF MINIMAL FLOODING

AS INDICATED ON THE FLOOD INSURANCE RATE MAP, CITY OF VINELAND, NEW JERSEY, CUMBERLAND COUNTY, PANEL 15 OF 35, COMMUNITY PANEL NUMBER 3401760015B, EFFECTIVE DATE: JULY 05, 1982.

SCHEDULE OF LIMITATIONS - RESIDENTIAL PROFESSIONAL (RP) ZONE:

	REQUIRED	PROP. LOT 7
MINIMUM LOT AREA	11,250 S.F. / 12,100 S.F.	57,142 S.F.
MINIMUM LOT FRONTAGE	75 FT / 110 FT	228.57 FT.
MINIMUM LOT DEPTH	150 FT	250.00 FT.
MINIMUM FRONT YARD	30 FT	64.04 FT.
MINIMUM SIDE YARD	10 FT	66.34 FT.
MINIMUM REAR YARD	20 FT	135.82 FT.
MAXIMUM DWELLING UNITS (PER BUILDING)	1	1
MAXIMUM BUILDING HEIGHT		
PRINCIPAL BUILDING	25 FT	
ACCESSORY BUILDING	15 FT	
MAXIMUM LOT COVERAGE	35 %	15.23%



**ENVIRONMENTAL
RESOLUTIONS, INC.**

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**CERTIFICATE OF AUTHORIZATION
NUMBER: 24GA27974500**

REVISIONS

No. DATE

PLOT PLAN

LANDIS AVENUE
BLOCK 3201, LOT 7
CITY OF VINELAND
CUMBERLAND COUNTY, NEW JERSEY

Charles L. Walton, Jr.
CHARLES L. WALTON, JR.

10/22/15
DATE

N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR No. 24GB01580000

CAD FILE: 31502-01 Plot Plans.DWG

DRAWN: DTD

CHECKED: CLW

DATE: 10/22/15

PROJECT No. 31502_01

SCALE: 1"=50'

SHEET 1 OF 1