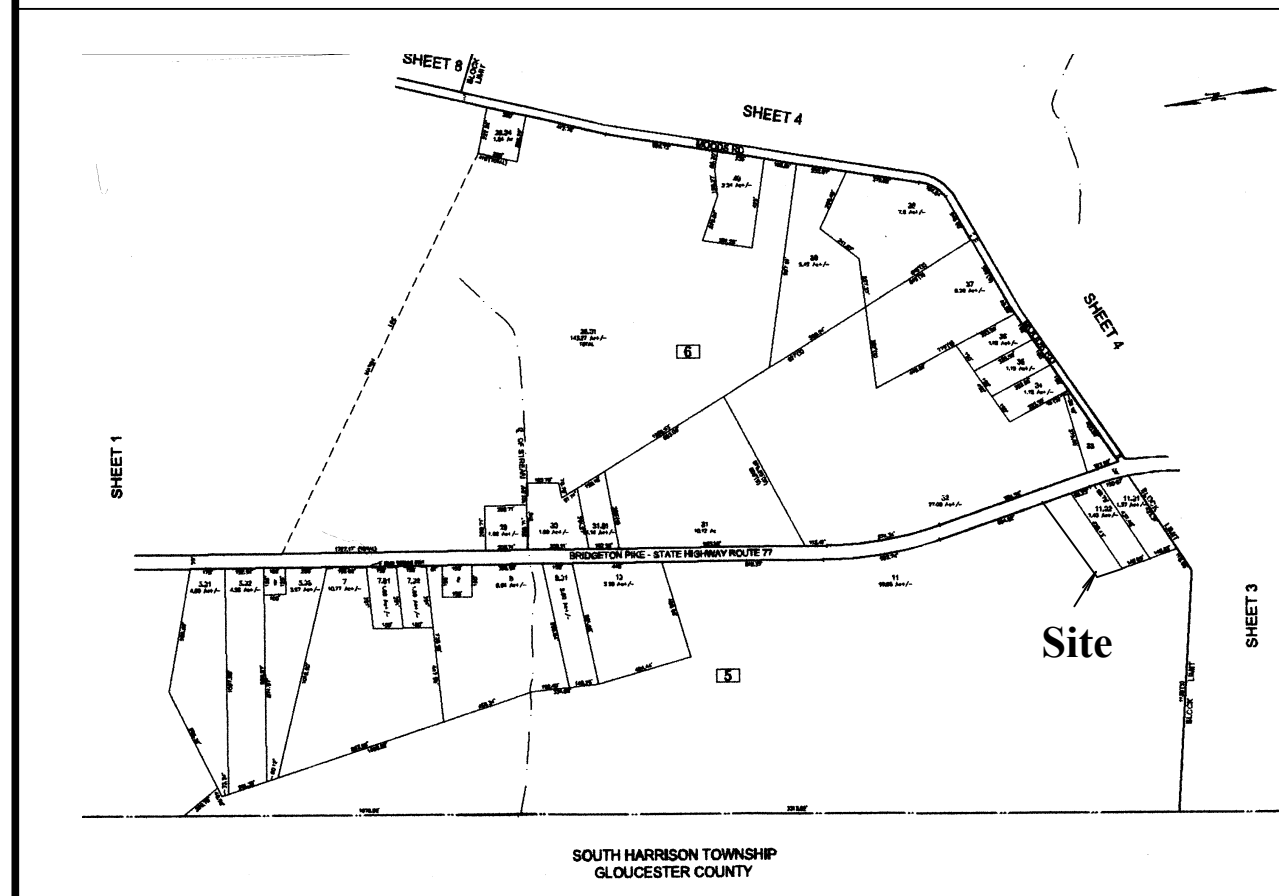
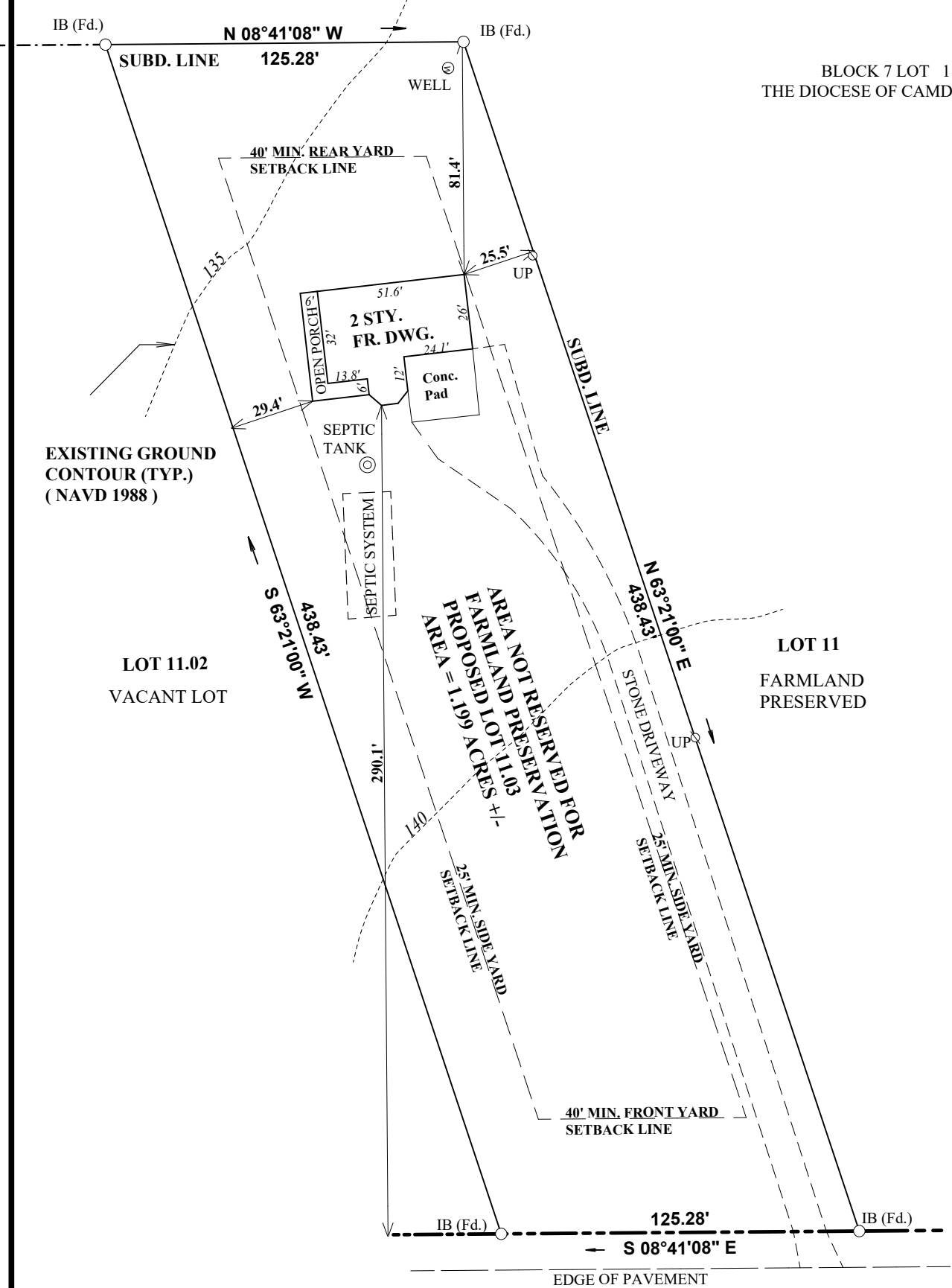


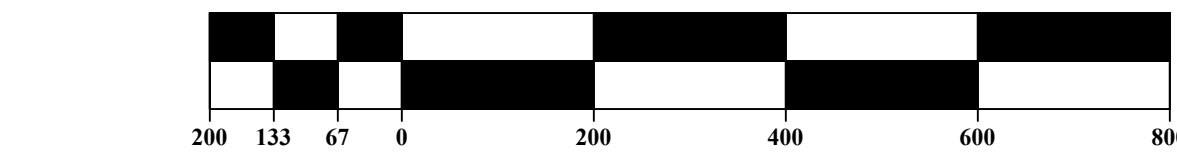
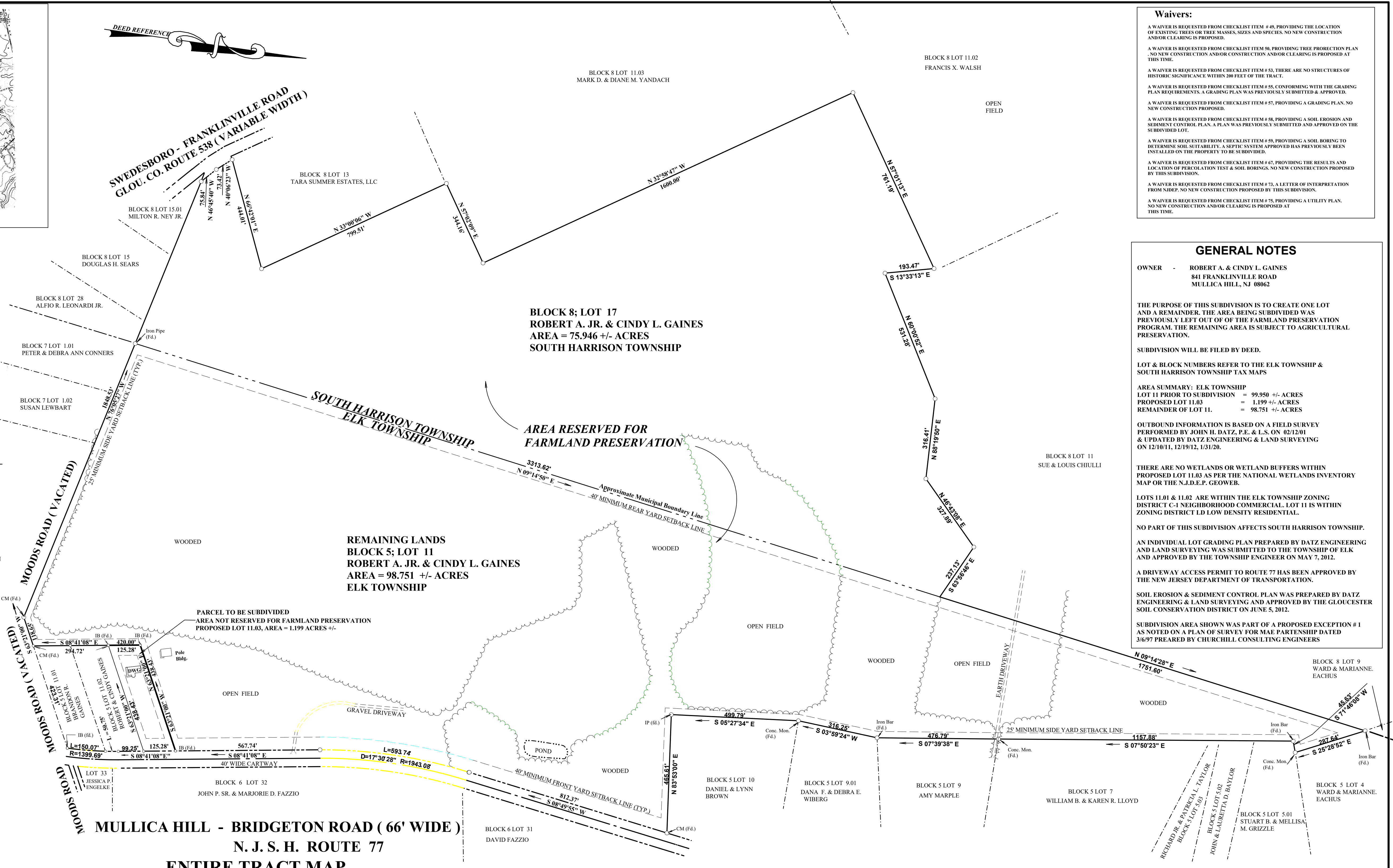
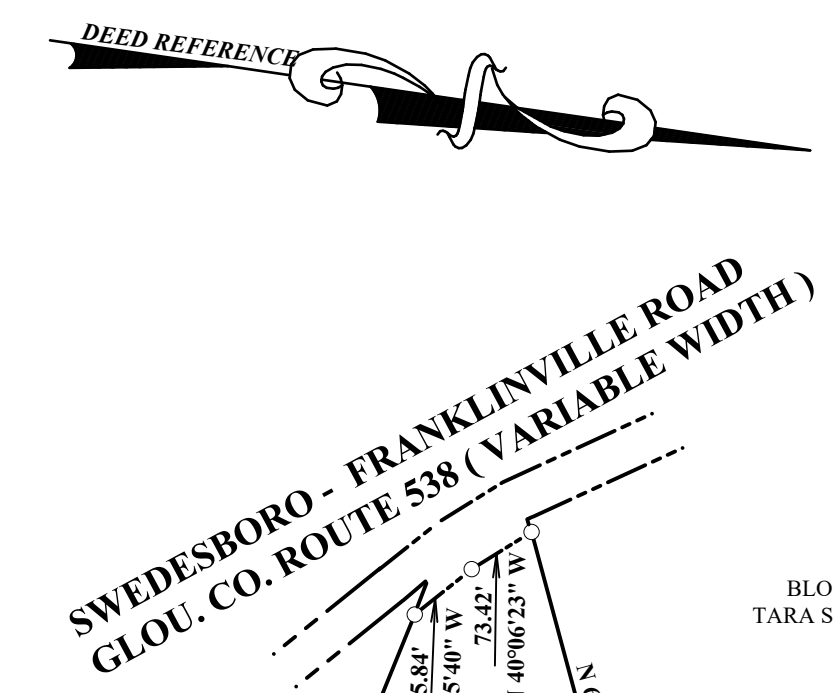
LOCATION MAP / PART OF U.S.G.S. PITMAN WEST QUAD.
SCALE: 1" = 2000'



KEY MAP / TAX MAP PART OF SHEET 2
N.T.S.



N. J. S. H. ROUTE 77
40' WIDE CARTWAY
PROPOSED LOT 11.03 DETAIL
1" = 50'



ZONING : LOW DENSITY RESIDENTIAL (LD)

BULK REGULATIONS	REQUIRED	PROPOSED LOT 11.03	REMAINDER LOT 11
1. MAXIMUM GROSS DENSITY:	1 UNIT PER ACRE	1 UNIT PER ACRE	0 UNIT
2. MINIMUM LOT SIZE :	40,000 SQ. FT.	52,249 SQ. FT.	98.751 AC. +/-
3. MINIMUM FRONT YARD :	50 FT.	290.1 FT.	50 FT.
4. MINIMUM REAR YARD :	40 FT.	81.4 FT.	40 FT.
5. SIDE YARDS :	10 FT. one / 50 FT. both	25.5 FT. one / 54.9' both	10' one / 50' both
6. MINIMUM WIDTH AT BUILDING LINE	150 FT.	*125.28 FT.	> 150 FT.
7. MINIMUM LOT DEPTH	200 FT.	> 400 FT.	> 1,200 FT.

* DENOTES VARIANCE OR WAIVER REQUIRED FOR EXISTING NON-CONFORMING CONDITION.

Waivers:

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 49, PROVIDING THE LOCATION OF EXISTING TREES OR TREE MASSES, SIZES AND SPECIES. NO NEW CONSTRUCTION AND/OR CLEARING IS PROPOSED.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 50, PROVIDING TREE PROTECTION PLAN. NO NEW CONSTRUCTION AND/OR CONSTRUCTION AND/OR CLEARING IS PROPOSED AT THIS TIME.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 51, THERE ARE NO STRUCTURES OF HISTORIC SIGNIFICANCE WITHIN 50 FEET OF THE TRACT.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 55, CONFORMING WITH THE GRADING PLAN REQUIREMENTS, A GRADING PLAN WAS PREVIOUSLY SUBMITTED & APPROVED.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 57, PROVIDING A GRADING PLAN. NO NEW CONSTRUCTION PROPOSED.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 58, PROVIDING A SOIL EROSION AND SEDIMENT CONTROL PLAN. A PLAN WAS PREVIOUSLY SUBMITTED AND APPROVED ON THE SUBDIVIDED LOT.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 59, PROVIDING A SOIL BORING TO DETERMINE SOIL STABILITY. A SEPTIC SYSTEM APPROVED HAS PREVIOUSLY BEEN INSTALLED ON THE PROPERTY TO BE SUBDIVIDED.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 67, PROVIDING THE RESULTS AND LOCATION OF PERCOLATION TEST & SOIL BORINGS. NO NEW CONSTRUCTION PROPOSED BY THIS SUBDIVISION.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 73, A LETTER OF INTERPRETATION FROM NJDEP. NO NEW CONSTRUCTION PROPOSED BY THIS SUBDIVISION.

A WAIVER IS REQUESTED FROM CHECKLIST ITEM # 75, PROVIDING A UTILITY PLAN. NO NEW CONSTRUCTION AND/OR CLEARING IS PROPOSED AT THIS TIME.

GENERAL NOTES

OWNER - ROBERT A. & CINDY L. GAINES
841 FRANKLINVILLE ROAD
MULLICA HILL, NJ 08062

THE PURPOSE OF THIS SUBDIVISION IS TO CREATE ONE LOT AND A REMAINDER. THE AREA BEING SUBDIVIDED WAS PREVIOUSLY LEFT OUT OF THE FARMLAND PRESERVATION PROGRAM. THE REMAINING AREA IS SUBJECT TO AGRICULTURAL PRESERVATION.

SUBDIVISION WILL BE FILED BY DEED.

LOT & BLOCK NUMBERS REFER TO THE ELK TOWNSHIP & SOUTH HARRISON TOWNSHIP TAX MAPS

AREA SUMMARY: ELK TOWNSHIP
LOT 11 PRIOR TO SUBDIVISION = 99,950 +/- ACRES
PROPOSED LOT 11.03 = 1,199 +/- ACRES
REMAINDER OF LOT 11 = 98,751 +/- ACRES

OUTBOUND INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY JOHN H. DATZ, P.E. & L.S. ON 02/12/01 & UPDATED BY DATZ ENGINEERING & LAND SURVEYING ON 12/10/11, 12/19/12, 1/31/20.

THERE ARE NO WETLANDS OR WETLAND BUFFERS WITHIN PROPOSED LOT 11.03 AS PER THE NATIONAL WETLANDS INVENTORY MAP OR THE N.J.D.E.P. GEOWEB.

LOTS 11.01 & 11.02 ARE WITHIN THE ELK TOWNSHIP ZONING DISTRICT C-1 NEIGHBORHOOD COMMERCIAL. LOT 11 IS WITHIN ZONING DISTRICT LD LOW DENSITY RESIDENTIAL.

NO PART OF THIS SUBDIVISION AFFECTS SOUTH HARRISON TOWNSHIP.

AN INDIVIDUAL LOT GRADING PLAN PREPARED BY DATZ ENGINEERING AND LAND SURVEYING WAS SUBMITTED TO THE TOWNSHIP OF ELK AND APPROVED BY THE TOWNSHIP ENGINEER ON MAY 7, 2012.

A DRIVEWAY ACCESS PERMIT TO ROUTE 77 HAS BEEN APPROVED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.

SOIL EROSION & SEDIMENT CONTROL PLAN WAS PREPARED BY DATZ ENGINEERING & LAND SURVEYING AND APPROVED BY THE GLOUCESTER SOIL CONSERVATION DISTRICT ON JUNE 5, 2012.

SUBDIVISION AREA SHOWN WAS PART OF A PROPOSED EXCEPTION #1 AS NOTED ON A PLAN OF SURVEY FOR MAE PARTENSHIP DATED 3/6/97 PREPARED BY CHURCHILL CONSULTING ENGINEERS

1. MINOR SUBDIVISION _____ 2. MAJOR SUBDIVISION _____
3. PRELIMINARY PLAN _____ 3. FINAL PLAN _____

THIS MAP IS HEREBY APPROVED BY THE PLANNING BOARD OF ELK TOWNSHIP.

(DATE OF BOARD APPROVAL)

PLANNING BOARD SECRETARY DATE

CHAIRMAN DATE

ENGINEER DATE

I HEREBY CERTIFY THAT ON JAN. 31, 2020, I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY

STEPHEN DATZ, PLS
N.J. LICENSE # 38942

PLAN OF SUBDIVISION
BLOCK : 5 LOT : 11 ZONE: LD (LOW DENSITY)
DATE : JAN. 31, 2020 SCALE: 1" = 200'

Owner : ROBERT A. JR. & CINDY L. GAINES
841 FRANKLINVILLE ROAD
MULLICA HILL, NJ 08062
(856 - 478 - 0453)

Applicant: ALLEN GAINES
530 BRIDGETON PIKE
MULLICA HILL, NJ 08062
(609-221-2924)

I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE PLANNING BOARD OF ELK TOWNSHIP

ROBERT A. JR. & CINDY L. GAINES

PROPOSED MINOR SUBDIVISION
FOR
ROBERT A. JR., & CINDY L. GAINES

ELK TOWNSHIP
GLOUCESTER COUNTY, N.J.
TAX MAP SHEET 2 BLOCK 5 LOT 11, ZONE LD
530 BRIDGETON PIKE, MULLICA HILL, N.J. 08062
CREATED BY: Stephen Datz, PLS, License # 38942

SCALE = 1" = 200' DATE : JAN. 31, 2020

DATZ ENGINEERING & LAND SURVEYING
Stephen Datz
PROFESSIONAL LAND SURVEYOR
N. J. LICENSE # 38942
109 WOODLAND AVENUE MULLICA HILL, N.J. 08062
PHONE: 856-478-2153 FAX: 856-478-6924
DRAWN BY: JMD PROJECT # 0113E05-11