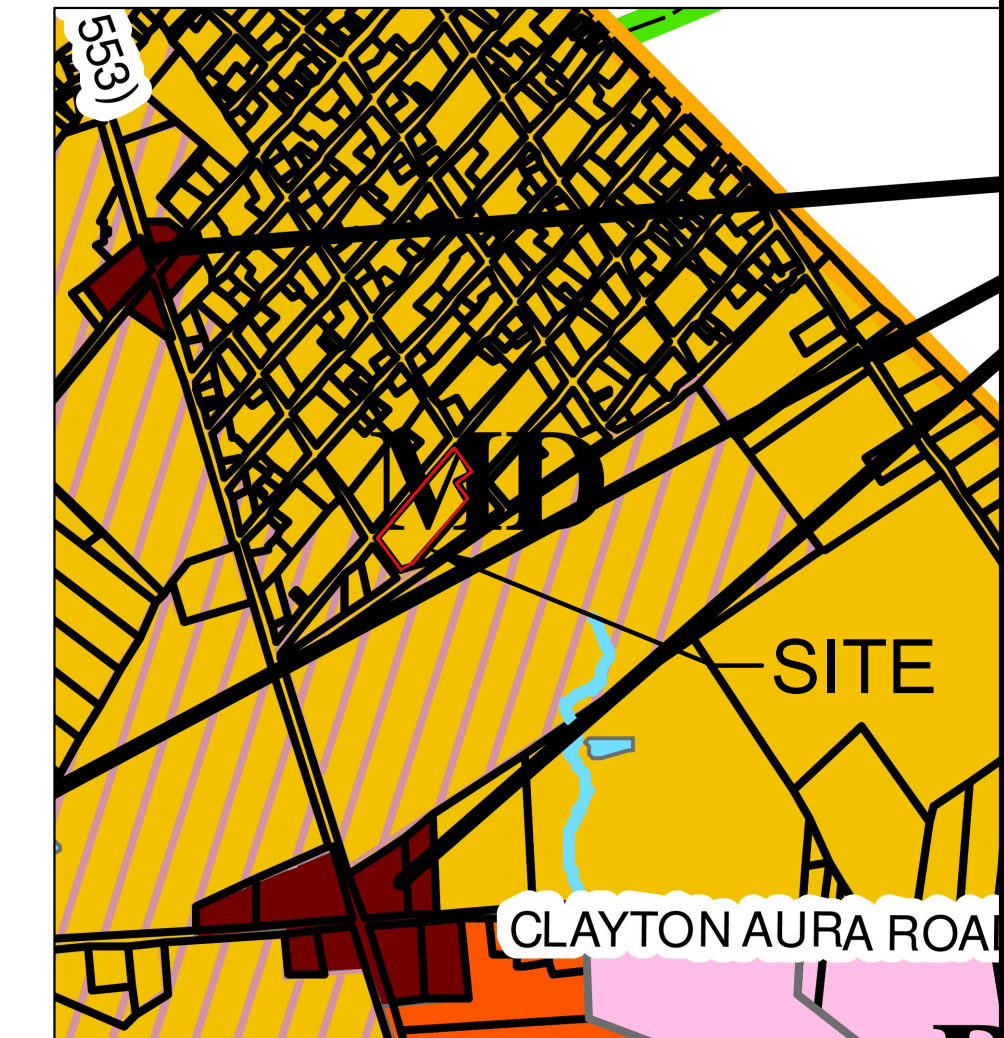


LOCATION MAP
SOURCE: USGS PITMAN EAST U.S. TOPO
SCALE: 1"=2000'



ZONING MAP
SOURCE: ELK TOWNSHIP ZONING MAP (2016)
SCALE: 1" = 1000'

CERTIFICATIONS
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY THE UNDERSIGNED AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

DATE: _____
TONY & CHERENA CHENG
1629 APRIL DRIVE
WARRIOR, AL 35180

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, AND BELIEF THIS MAP AND LAND SURVEY DATED 9/1/23, MEET 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 "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

1/25/24
DATE: _____
ANTHONY F. DIROSA, P.E., L.S. NJ LIC. #24GB042670

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

DATE: _____
MUNICIPAL ENGINEER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C. 291 (C. 40:56D-1 ET SEQ) OR LOCAL ORDINANCE.

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.

I HEREBY CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED SUCH STREETS, AVENUES, ROADS, LANES OR ALLEYS AS SHOWN ON THIS MAP.

DATE: _____
MUNICIPAL CLERK

I CERTIFY THAT THIS MAP COMPLIES WITH THE MAP FILING LAW AND WAS DULY APPROVED BY THE RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF ELK AT A MEETING HELD ON _____ AND SHALL BE FILED WITHIN 95 DAYS OF _____

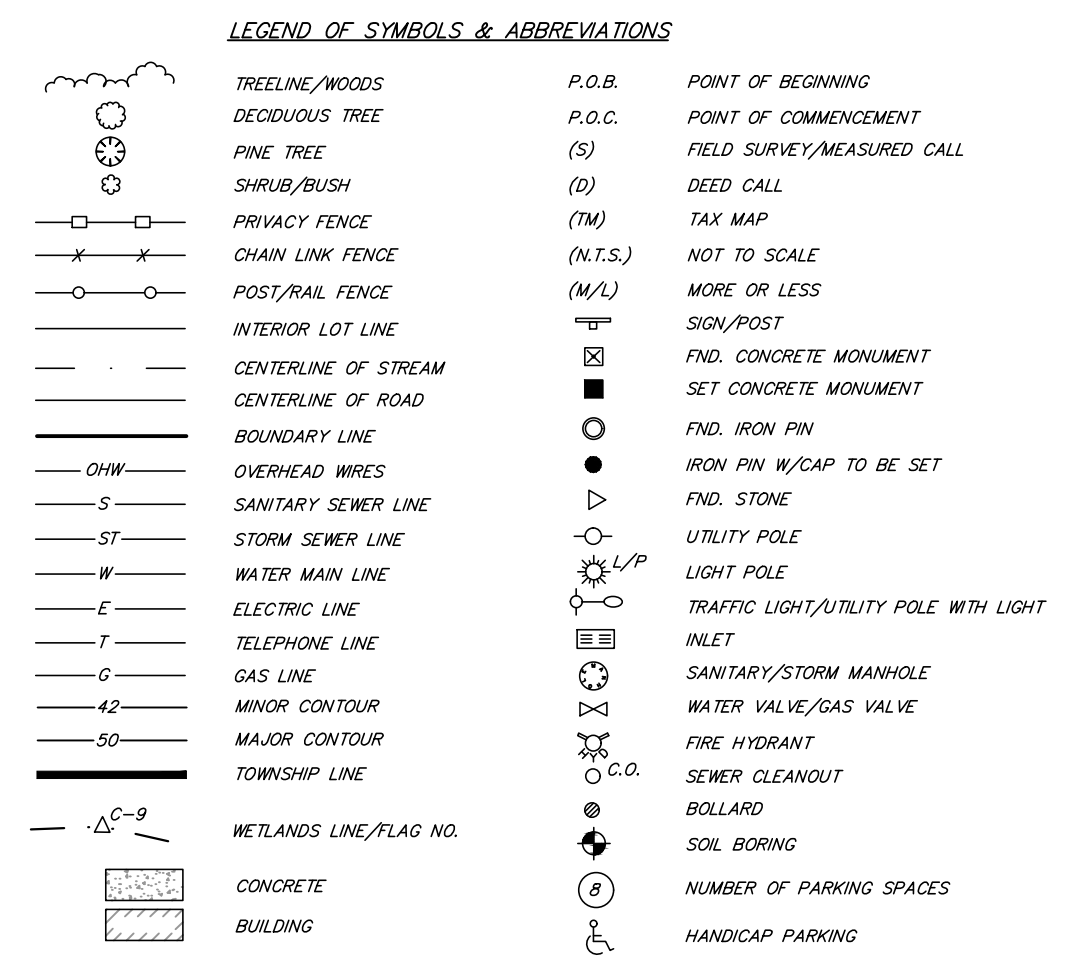
DATE: _____
MUNICIPAL PLANNING BOARD SECRETARY

DATE: _____
MUNICIPAL PLANNING BOARD CHAIRPERSON OR DIRECTOR

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

DATE: _____
COUNTY PLANNING BOARD CHAIRPERSON OR DIRECTOR

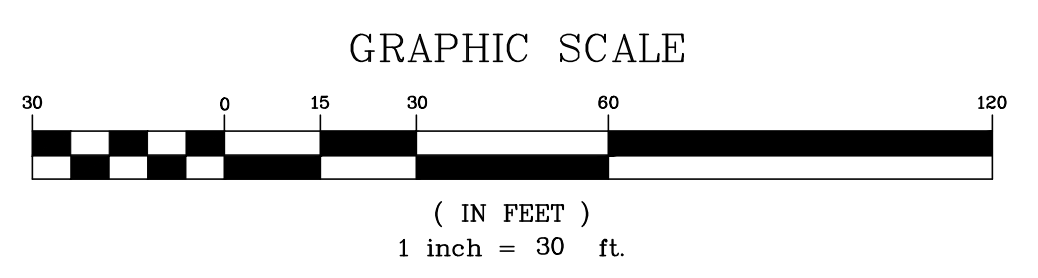
- NOTES**
- BEING KNOWN AS BLOCK 143, LOT 1, AS SHOWN ON THE OFFICIAL TAX MAP OF ELK TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY.
 - SUBDIVISION TO BE FILED ACCORDING TO THE TITLE RECORDATION LAW.
 - SUBDIVISION TO BE FILED BY PLAN.
 - PROPOSED PROPERTY CORNERS TO BE SET UPON APPROVAL OF THIS PLAN.
 - NO ADDITIONAL EASEMENTS ARE PROPOSED.
 - SURVEY REFERENCES
 - PLAN ENTITLED, "SURVEY OF PROPERTY, BLOCK 143 LOT 1", PREPARED BY TRI-STATE ENGINEERING & SURVEYING, PC DATED 9/1/23;
 - SURVEY OF PREMISES BY EWING LAND SURVEYORS DATED 12/31/21
 - NO WETLANDS OR TRANSITION AREAS ARE PRESENT ON THE SITE ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP), OFFICE OF INFORMATION RESOURCES MANAGEMENT (OIRM), BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS (BGIS), PUBLICATION DATE FEBRUARY 2015.
 - THIS PLAN PROPOSES A TOTAL OF FOUR (4) LOTS.



ZONE: MODERATE DENSITY RESIDENTIAL DISTRICT (MD)

| REGULATION | REQUIRED | EXISTING | PROP. LOT 1.01 | PROP. LOT 1.02 | PROP. LOT 1.03 | PROP. LOT 1.04 | STATUS |
|--------------------------|-----------------------|----------------------|---------------------|---------------------|---------------------|---------------------|--------|
| MAX. GROSS DENSITY | 1.5 DWELLINGS PER AC. | N/A | | | 1.35 (OVERALL) | | C |
| MIN. LOT AREA | 20,000 SF | 129,180 SF (2.97 AC) | 35,999 SF (0.83 AC) | 30,375 SF (0.70 AC) | 30,375 SF (0.70 AC) | 32,409 SF (0.74 AC) | C |
| MIN. FRONT YARD | 30 FT. | N/A | >30 FT. | >30 FT. | >30 FT. | >30 FT. | C |
| MIN. REAR YARD | 35 FT. | N/A | >35 FT. | >35 FT. | >35 FT. | >35 FT. | C |
| MIN. SIDE YARD | 10 FT. | N/A | >10 FT. | >10 FT. | >10 FT. | >10 FT. | C |
| MIN. SIDE YARD (BOTH) | 25 FT. | N/A | >25 FT. | >25 FT. | >25 FT. | >25 FT. | C |
| MIN. LOT WIDTH | 85 FT. | 616.9 FT. | 199.0 FT. | 135.0 FT. | 135.0 FT. | 148.0 FT. | C |
| MIN. LOT DEPTH | 100 FT. | 225.0 FT. | 155.7 FT. | 225.0 FT. | 225.0 FT. | 205.7 FT. | C |
| MIN. LOT FRONTAGE | 75 FT. | 772.6 FT. | 354.6 FT. | 135.0 FT. | 148.0 FT. | 148.0 FT. | C |
| MAX. BLDG. HEIGHT | 35 FT. | N/A | <35 FT. | <35 FT. | <35 FT. | <35 FT. | C |
| MAX. BLDG. COVERAGE | 30% | 0% | <30% | <30% | <30% | <30% | C |
| MAX. IMPERVIOUS COVERAGE | 35% | 0% | <35% | <35% | <35% | <35% | C |

C = CONFORMS, ENC = EXIST. NON-CONFORMING, V = VARIANCE REQUIRED, N/A = NOT APPLICABLE



FINAL PLAN OF LOTS
7TH & DOUGLAS STREET
BLOCK 143, LOT 1
ELK TOWNSHIP
GLOUCESTER COUNTY, NEW JERSEY

TRISTATE ENGINEERING AND SURVEYING, PC
P.O. BOX 1304 BLACKWOOD, NJ 08012
OFFICE: (856) 677-8742 FAX: (856) 879-2024
www.tristatecivil.com

ANTHONY F. DIROSA
New Jersey Professional Engineer and Surveyor Lic. No. 24GB042670

| | | |
|--------------------|--------------------|---------------------------|
| DESIGNED: JM | DRAWN: DC | CHECKED: ADR |
| DATE SIGNED: _____ | NO. _____ | DATE _____ |
| SCALE: 1" = 30' | DATE: JANUARY 2024 | PROJECT NO.: 23-105 CHENG |
| | | SHEET: 1 OF 1 |

Date: 7/6/24, 10:28am