PRELIMINARY & FINAL MAJOR SUBDIVISION AND SITE PLAN

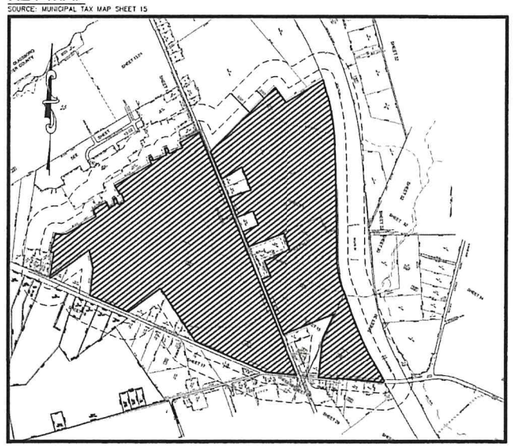
FOR

THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
THE REEDS APARTMENTS

BLOCK 31, LOTS 2.02, 5.01, 7 & 22, BLOCK 32,
LOT 1 AND BLOCK 58, LOT 1, TAX MAP SHEETS 14, 15 & 30
TOWNSHIP OF ELK, GLOUCESTER COUNTY, NJ

KEY MAP

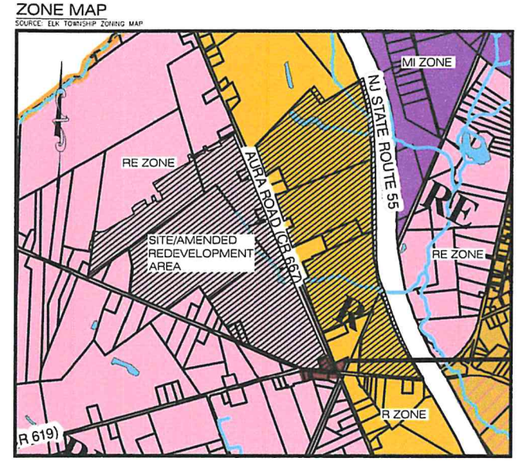
SOURCE: MUNICIPAL TAX MAP SHEET 15



1000 500 0 1000 2000
HORIZONTAL SCALE: 1" = 1000'

ZONE MAP

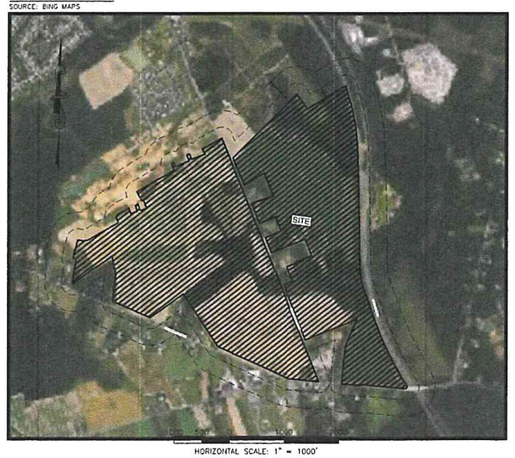
SOURCE: ELK TOWNSHIP ZONING MAP



1000 500 0 1000 2000
HORIZONTAL SCALE: 1" = 1000'

AERIAL MAP

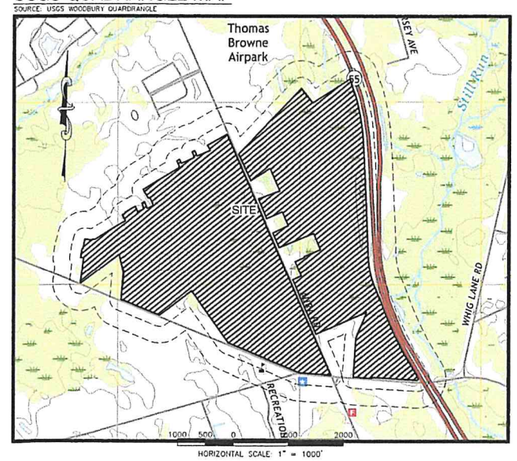
SOURCE: BING MAPS



HORIZONTAL SCALE: 1" = 1000'

USGS QUADRANGLE MAP

SOURCE: USGS WOODBURY QUADRANGLE



1000 500 0 1000 2000
HORIZONTAL SCALE: 1" = 1000'

SHEET LIST TABLE

	SHEET NUMBER	SHEET TITLE
OVERALL PLANS	1	COVER SHEET
	2	GENERAL NOTES & ZONING
	3	EXISTING CONDITIONS REMOVALS & TREE PROTECTION PLAN
	4	LAND USE, CIRCULATION & OPEN SPACE PLAN
	5	OVERALL LAYOUT PLAN
	6	PHASING PLAN
THE WILLOWS AT ORCHARD GLEN	7 - 10	ENLARGED LAYOUT PLAN
	11 - 14	ENLARGED GRADING PLAN
	15 - 18	ENLARGED DRAINAGE PLAN
	19 - 22	ENLARGED UTILITY PLAN
	23 - 26	ENLARGED SOIL EROSION AND SEDIMENT CONTROL PLAN
	27 - 30	ENLARGED LANDSCAPING PLAN
	31 - 34	ENLARGED LIGHTING PLAN
	35 - 40	STORM SEWER PROFILES
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THE CARRIAGES AT ORCHARD GLEN	52 - 59	ENLARGED LAYOUT PLAN
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	77 - 84	ENLARGED UTILITY PLAN
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	93 - 100	ENLARGED LANDSCAPING PLAN
	101 - 108	ENLARGED LIGHTING PLAN
	109 - 121	STORM SEWER PROFILES
	122	SANITARY SEWER PROFILES
	123 - 129	ROAD PROFILES
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	131 - 138	LOT DIMENSION PLAN
THE REEDS APARTMENTS	139	ENLARGED LAYOUT PLAN
	140	ENLARGED GRADING PLAN
	141	ENLARGED DRAINAGE PLAN
	142	ENLARGED UTILITY PLAN
	143	ENLARGED SOIL EROSION AND SEDIMENT CONTROL PLAN
	144	ENLARGED LANDSCAPING PLAN
	145	ENLARGED LIGHTING PLAN
	146 - 149	STORM SEWER PROFILES
	150	LOT DIMENSIONAL & PLOT PLAN
OVERALL PLANS	151 - 152	ENLARGED GRADING PLAN
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	155 - 156	VEHICLE CIRCULATION PLAN
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	165	LIGHTING DETAILS
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CERTIFICATION

PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN

a. PLAN OF: THE WILLOWS AT ORCHARD GLENN, THE CARRIAGES AT ORCHARD GLENN, THE REEDS APARTMENTS
BLOCKS: 31, 32, 58
LOTS: 2.02, 5.01, 7 & 22; 1; 1
ZONE: AURA III REDEVELOPMENT PLAN
DATE: 07/01/24
SCALE: 1" = 40'
APPLICANT: DR HORTON NJ/PA
ADDRESS: 2040 BRIGGS ROAD, SUITE A, MOUNT LAUREL, NJ 08054
CONTROL NO.:

b. I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT/PLAN WITH THE PLANNING BOARD OF ELK TOWNSHIP.

(Owner) (Date)

c. To be signed before issuance of a building permit and incorporated only on a final plat of a major subdivision or final plan (as applicable).

(If Improvements Installed)

(Township Engineer) (Date)

(If Bond Posted)

(Township Clerk) (Date)

d. The appropriate approval signature block to be incorporated depending on whether subdivision is a minor or a major or plan is receiving preliminary or final approval (check appropriate line).
Minor Subdivision _____
Major Subdivision _____
Preliminary Plan _____
Final Plan _____

Approved

(Date of Board Approval)

(Chairman) (Date)

(Planning Board Secretary) (Date)

e. EXPIRATION OF APPROVAL
Major Subdivision: Preliminary 3 Years
Major Subdivision: Final 2 Years
Minor Subdivision 2 Years
Preliminary Plan 3 Years
Final Plan 2 Years

Date (without extensions): _____

Note: Deed to subdivision must be filed with County Clerk within 190 days of date of adoption of resolutions of Board approval.

HAMMER LAND ENGINEERING
"THE WAY TO ENTITLEMENT" GROUNDBREAKING RESULTS

OWNER:
AURA INVESTORS, LLC
101 E. MAIN STREET, SUITE 204
MOORESTOWN, NJ 08057

APPLICANT:
DR HORTON NJ/PA
2040 BRIGGS ROAD SUITE A
MOUNT LAUREL, NJ 08054
609-314-9105

Know what's below. Call before you dig.

NO	DATE	ISSUE OR REVISION	BY

REVISIONS

PROJECT:
PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN
THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
THE REEDS APARTMENTS

LOCATION:
BLOCK 31, LOTS 2.02, 5.01, 7 & 22,
BLOCK 32, LOT 1, AND
BLOCK 58, LOT 1
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NJ

DRAWING TITLE:
COVER SHEET

HAMMER LAND ENGINEERING
1707 ATLANTIC AVENUE, SUITE B2
MARGATE, NJ 08736
(TEL) 732.699.0838 (FAX) 888.712.4519
CERTIFICATE OF AUTHORIZATION #24GA28176300
HAMMERENGINEERING.COM

JOSEPH D. HANRAHAN
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 40339
PA LICENSE NUMBER 76067
MD LICENSE NUMBER 43422
CT LICENSE NUMBER 28380

DRAWN BY	CHECKED BY	DRAWING NUMBER
MGM	JDH	SP-01
SCALE: AS SHOWN		
JOB NUMBER 21210	DATE 07.01.24	SHEET 1 OF 166

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

200' PROPERTY OWNER LIST, TOWNSHIP OF ELK

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Elk Township	31	2.01		893 AURA RD	BAILEY 899 AURA ROAD LLC	893 AURA RD	GLASSBORO, NJ 08028	
Elk Township	11	3		891 AURA RD	VAITES, JEFFREY R	891 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	4		801 AURA RD	CONTARINO, ELIZABETH & ROBERT JR	801 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	4.01		795 AURA RD	CONTARINO, KIMBERLY ANN & RYAN JAME	801 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	5.02		721 AURA RD	CONNOLLY, KEVIN D & LISA N	721 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	6		685 AURA RD	SBF2019 1 PROPERTIES LLC	160 E OLENTANGY ST	POWELL, OH 43065	
Elk Township	31	6.01		687 AURA RD	KARPEN, EDWARD A & DIANE J	687 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	8	QFARM	AURA RD	SUMMIT CITY FARMS NO 1 LLC	506 UNIVERSITY BLVD	GLASSBORO, NJ 08028	20
Elk Township	31	20	QFARM	AURA RD	SUMMIT CITY FARMS NO 1 LLC	506 UNIVERSITY BLVD	GLASSBORO, NJ 08028	20
Elk Township	32	1	QFARM	AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	32	2		710 AURA RD	TOWNSHIP OF ELK	680 WHIG LANE	MONROEVILLE, NJ 08343	
Elk Township	58	1	QFARM	625 WHIG LN	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	29	13.02		809 CLEMS RUN	LESLIE, DONALD H & SANDRA L	809 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	29	13.03		813 CLEMS RUN	EISENHART, ANDREW & AMY BETH	813 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	29	14		817 CLEMS RUN	RUSSO, JAMES R & KENDRA L	817 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	29	24.02		AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	29	24.04		AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	29	26		708 AURA RD	708AURA LLC	101 E MAIN ST STE 204	MOORESTOWN, NJ 08540	
Elk Township	31	4		801 AURA RD	CONTARINO, ELIZABETH & ROBERT JR	801 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	4.01		795 AURA RD	CONTARINO, KIMBERLY ANN & RYAN JAME	801 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	5.01	QFARM	701 AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	31	5.02		721 AURA RD	CONNOLLY, KEVIN D & LISA N	721 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	6		685 AURA RD	SBF2019 1 PROPERTIES LLC	160 E OLENTANGY ST	POWELL, OH 43065	
Elk Township	31	6.01		687 AURA RD	KARPEN, EDWARD A & DIANE J	687 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	7	QFARM	AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	31	8	QFARM	AURA RD	SUMMIT CITY FARMS NO 1 LLC	506 UNIVERSITY BLVD	GLASSBORO, NJ 08028	20
Elk Township	31	22	QFARM	AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	32	2		710 AURA RD	TOWNSHIP OF ELK	680 WHIG LANE	MONROEVILLE, NJ 08343	
Elk Township	32	10		845 CLEMS RUN	STAUB, JOHN R JR	841 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	11		841 CLEMS RUN	STAUB, JOHN	841 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	12		839 CLEMS RUN	COLLINS, QUINN	839 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	14		837 CLEMS RUN	MELL, JOSEPH A	837 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	15		835 CLEMS RUN	KNOX, ROBERT M JR & CYNTHIA L	835 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	16.01	QFARM	825 CLEMS RUN	TUMMINIA, CHRISTOPHER R	825 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	32	16.02		821 CLEMS RUN	TONZELLI, JOSEPH	821 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	33	6	QFARM	CLEMS RUN	WOOD, JEAN N EST	49 RAVENSWOOD WAY	SEWELL, NJ 08080	
Elk Township	33	8		822 CLEMS RUN	KRUGER, SUSAN	822 CLEMS RUN RD	GLASSBORO, NJ 08028	
Elk Township	33	9		826 CLEMS RUN	MALTEPES, MATTHEO & STELIOS JR	826 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	33	10		828 CLEMS RUN	FALZARANO, KRISTIN M	828 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	33	11		830 CLEMS RUN	LUEDER, IRIS N	830 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	33	12.15		834 CLEMS RUN	QUINN, JOSEPH J & MARYANN	834 CLEMS RUN	GLASSBORO, NJ 08028	
Elk Township	31	2.01		893 AURA RD	BAILEY 899 AURA ROAD LLC	893 AURA RD	GLASSBORO, NJ 08028	
Elk Township	31	22	QFARM	AURA RD	AURA INVESTORS LLC % MOAT SVCS	101 E MAIN ST, SUITE 204	MOORESTOWN, NJ 08057	
Elk Township	55	12		901 AURA RD	AURA M E CHURCH	901 AURA RD	MONROEVILLE, NJ 08343	
Elk Township	55	13		652 WHIG LN	LIVORE, JEAN MARIE E & PAUL F	652 WHIG LN	GLASSBORO, NJ 08028	
Elk Township	55	14		644 WHIG LN	INM REVOCABLE TRUST	PO BOX 803	ELMER, NJ 08318	
Elk Township	55	15		642 WHIG LN	BYERS, FRANK J JR & FRANK J SR	204 BISHOP RD	RICHWOOD, NJ 08074	
Elk Township	55	16		638 WHIG LN	FEATHERER, ROBERT	638 WHIG LN	GLASSBORO, NJ 08028	
Elk Township	55	17		634 WHIG LN	KLOSE, TAMARA L	634 WHIG LN	GLASSBORO, NJ 08028	
Elk Township	55	18.01		618 WHIG LN	GLENN, HEATHER & JON C JR	618 WHIG LN	GLASSBORO, NJ 08028	
Elk Township	55	18.02	QFARM	610 WHIG LN	GLENN, HEATHER & JON C JR	618 WHIG LN	GLASSBORO, NJ 08028	
Elk Township	55	19		602 WHIG LN	N J DEPT OF TRANSPORTATION	1035 PARKWAY AVE	EWING TWP, NJ 08625	
Elk Township	58	2		653 WHIG LN	LEZAMA, LAURA MARTINEZ	653 WHIG LN	GLASSBORO, NJ 08028	

TOWNSHIP OF ELK UTILITY COMPANIES & OTHER ENTITIES

Township of Elk Utilities

Entity	Addressee	Address	Town, State	Zip
Atlantic City Electric	Attn: Nick Salvatore, Real estate	5100 Harding Highway	Mays Landing, NJ	08330
South Jersey Gas Co.	Attn: Collection Administrator	1 South Jersey Plaza, Route 54	Folsom, NJ	08037
Township of Elk	Attn: Municipal Clerk	680 Whig Lane	Monroeville, NJ	08343
Gloucester County Planning Board	Attn: Planning Director	1200 N. Delsea Drive	Clayton, NJ	08312
NJ Dept. of Transportation	(Not specified)	PO Box 600 (only if property is adjacent to State Hwy.)	Trenton, NJ	08625

ZONING TABLES

TOWNSHIP OF ELK - AURA 3 REDEVELOPMENT PLAN - WILLOWS AT ORCHARD GLEN (SECTION A)		
PERMITTED PRINCIPAL USES: ACTIVE ADULT SINGLE FAMILY DETACHED HOMES, PUMP STATION		
PERMITTED ACCESSORY USES & STRUCTURES: OFF STREET PARKING FACILITIES, CLUSTER MAILBOXES, RETAINING WALLS, FENCES, DECKS AND PATIOS, SIGNS, STORMWATER MANAGEMENT STRUCTURES AND FACILITIES, TRASH ENCLOSURES, OUTDOOR FURNITURE, UTILITIES, HOT BOXES, TRANSFORMERS		
SINGLE FAMILY ACTIVE ADULT BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQUARE FEET)	5,000	6,050
MINIMUM LOT WIDTH AT BUILDING SETBACK (FEET)	50	55
MINIMUM LOT DEPTH (FEET)	100	110
MINIMUM FRONT YARD SETBACK, NO GARAGE (FEET)	15	N/A
MINIMUM FRONT YARD SETBACK, GARAGE (FEET)	20	20
MINIMUM SIDE YARD SETBACK, EACH (FEET)	5	8
MINIMUM SIDE YARD SETBACK, AGGREGATE (FEET)	15	16
MINIMUM REAR YARD SETBACK (FEET)	20	20
MAXIMUM BUILDING HEIGHT (FEET/STORY)	35 / 2.5	16.8/2
MAXIMUM IMPERVIOUS COVERAGE (%)	70	53
PUMP STATION BULK REQUIREMENTS	REQUIRED	PROVIDED
PUMP STATION MINIMUM PERIMETER BUFFER (FEET)	25	25
ACCESSORY BUILDINGS AND STRUCTURES REQUIREMENTS	REQUIRED	PROVIDED
ACCESSORY STRUCTURES ARE NOT PERMITTED ON INDIVIDUAL LOTS (COMPLIANCE)	YES	YES
BUFFER REQUIREMENTS (ORDINANCE SECTION 96-47)	REQUIRED	PROVIDED
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (UNDER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	50
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OVER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	50
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OTHER RESIDENTIAL) (FEET)	25	25
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (INDUSTRIAL/MANUFACTURING(FEET)	50	50
AGRICULTURAL BUFFER REQUIREMENTS (ORDINANCE SECTION 96-47.1)	REQUIRED	PROVIDED
MIN. PLANTED BUFFER WIDTH (FEET)	100	100
LANDSCAPING AND BUFFER REQUIREMENTS (ORDINANCE SECTION 96-50)	REQUIRED	PROVIDED
MIN. 1/2 PERIPHERY PLANTED BUFFER WIDTH (FEET)	15	15
MIN. 1/2 PERIPHERY PLANTED BERM HEIGHT (FEET)	3	3
MIN. PARKING/GARBAGE/UTILITY AREA BUFFER (FEET)	5	31
MIN. BUFFER ABUTTING HIGHER ORDER STREET (FEET)	25	25
LIGHTING REQUIREMENTS (ORDINANCE SECTION 96-51)	REQUIRED	PROVIDED
MINIMUM INTENSITY FOR ENTRANCE AND EXIT ROADS (FOOTCANDLES)	1	1
AVERAGE INTENSITY FOR EXIT ROADS (FOOTCANDLES)	2	2
MINIMUM UNIFORM RATIO FOR EXIT ROADS	10:1	10:1
MINIMUM INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.2	0.2
AVERAGE INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.5	0.5
MAXIMUM POLE MOUNTING HEIGHT (FOR SITES GREATER THAN 5 ACRES) (FEET)	25	25
SIGNAGE REQUIREMENT (ORDINANCE SECTION 96-60)	REQUIRED	PROVIDED
MAXIMUM NUMBER OF GROUND SIGNS PERMITTED PER ENTRANCE	1	1
MAXIMUM SIZE (SQUARE FEET)	20	20
MAXIMUM HEIGHT (FEET)	6	5
MINIMUM SETBACK (FEET)	10	10
PARKING REQUIREMENTS (ORDINANCE SECTION 96-54)	REQUIRED	PROVIDED
MIN. BUFFER BETWEEN PARKING AREA AND ADJOINING PROPERTY LINE (FEET)	15	15
REQUIRED SINGLE FAMILY HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
SINGLE FAMILY HOME - 2.5 SPACES PER UNIT (186 UNITS)	465	N/A
PROVIDED SINGLE FAMILY HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
ATTACHED 2-CAR GARAGE/DRIVEWAY COMBINATION @ 3.5 SPACES/UNIT (186 UNITS)	NA	651
REQUIRED ELECTRIC VEHICLE PARKING	REQUIRED	PROVIDED
MINIMUM ELECTRIC VEHICLE PARKING SPACES - 50 OR FEWER SPACES (12 SPACES)	1	2
PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING SPACE SIZE PER RSIS (FEET)	9 X 18	9 X 18
MINIMUM DRIVE AISLE WIDTH PER RSIS (FEET)	24	24
MINIMUM SIDEWALK WIDTH PER RSIS (FEET)	4	4
MINIMUM SIDEWALK WIDTH ABUTTING PARKING PER RSIS (FEET)	6	6

TOWNSHIP OF ELK - AURA 3 REDEVELOPMENT PLAN - CARRIAGES AT ORCHARD GLEN (SECTION B)		
PERMITTED PRINCIPAL USES: ACTIVE ADULT SINGLE FAMILY DETACHED HOMES, ACTIVE ADULT TWIN HOMES, PUMP STATION, CLUBHOUSE, SWIMMING POOL, PICKLE BALL COURT		
PERMITTED ACCESSORY USES & STRUCTURES: OFF STREET PARKING FACILITIES, CLUSTER MAILBOXES, RETAINING WALLS, FENCES, DECKS AND PATIOS, SIGNS, STORMWATER MANAGEMENT STRUCTURES AND FACILITIES, TRASH ENCLOSURES, OUTDOOR FURNITURE, UTILITIES, HOT BOXES, TRANSFORMERS, PUMP STATION		
SINGLE FAMILY ACTIVE ADULT BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA (SQUARE FEET)	5,000	6,050
MINIMUM LOT WIDTH AT BUILDING SETBACK (FEET)	50	55
MINIMUM LOT DEPTH (FEET)	100	110
MINIMUM FRONT YARD SETBACK, NO GARAGE (FEET)	15	N/A
MINIMUM FRONT YARD SETBACK, GARAGE (FEET)	20	20
MINIMUM SIDE YARD SETBACK, EACH (FEET)	5	8
MINIMUM SIDE YARD SETBACK, AGGREGATE (FEET)	15	16
MINIMUM REAR YARD SETBACK (FEET)	20	20
MAXIMUM BUILDING HEIGHT (FEET/STORY)	35 / 2.5	19.5/2
MAXIMUM IMPERVIOUS COVERAGE (%)	70	53
TWINS BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM COMBINED LOT AREA (SQUARE FEET)	9,000	9,900
MINIMUM COMBINED LOT WIDTH AT BUILDING SETBACK (FEET)	90	90
MINIMUM LOT DEPTH (FEET)	100	110
MAXIMUM IMPERVIOUS COVERAGE (%)	70	44
MINIMUM FRONT YARD SETBACK, NO GARAGE (FEET)	15	N/A
MINIMUM FRONT YARD SETBACK, GARAGE (FEET)	20	20
MINIMUM COMBINED SIDE YARD SETBACK, EACH (FEET)	10	17
MINIMUM COMBINED SIDE YARD SETBACK, AGGREGATE (FEET)	25	34
MINIMUM REAR YARD SETBACK (FEET)	30	31
MINIMUM DECK SETBACK (1/2 REAR YARD) (FEET)	15	21
MAXIMUM BUILDING HEIGHT (FEET/STORY)	35 / 2.5	19.2/<2
PUMP STATION BULK REQUIREMENTS	REQUIRED	PROVIDED
PUMP STATION MINIMUM PERIMETER BUFFER (FEET)	25	25
ACCESSORY BUILDINGS AND STRUCTURES REQUIREMENTS	REQUIRED	PROVIDED
ACCESSORY STRUCTURES ARE NOT PERMITTED ON INDIVIDUAL LOTS (COMPLIANCE)	YES	YES
BUFFER REQUIREMENTS (ORDINANCE SECTION 96-47)	REQUIRED	PROVIDED
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (UNDER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	50
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OVER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	50
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OTHER RESIDENTIAL) (FEET)	25	25
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (INDUSTRIAL/MANUFACTURING(FEET)	50	50
AGRICULTURAL BUFFER REQUIREMENTS (ORDINANCE SECTION 96-47.1)	REQUIRED	PROVIDED
MIN. PLANTED BUFFER WIDTH (FEET)	100	100
LANDSCAPING AND BUFFER REQUIREMENTS (ORDINANCE SECTION 96-50)	REQUIRED	PROVIDED
MIN. 1/2 PERIPHERY PLANTED BUFFER WIDTH (FEET)	15	15
MIN. 1/2 PERIPHERY PLANTED BERM HEIGHT (FEET)	3	3
MIN. PARKING/GARBAGE/UTILITY AREA BUFFER (FEET)	5	31
MIN. BUFFER ABUTTING HIGHER ORDER STREET (FEET)	25	25
LIGHTING REQUIREMENTS (ORDINANCE SECTION 96-51)	REQUIRED	PROVIDED
MINIMUM INTENSITY FOR ENTRANCE AND EXIT ROADS (FOOTCANDLES)	1	1
AVERAGE INTENSITY FOR EXIT ROADS (FOOTCANDLES)	2	2
MINIMUM UNIFORM RATIO FOR EXIT ROADS	10:1	10:1
MINIMUM INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.2	0.2
AVERAGE INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.5	0.5
MAXIMUM POLE MOUNTING HEIGHT (FOR SITES GREATER THAN 5 ACRES) (FEET)	25	25
SIGNAGE REQUIREMENT (ORDINANCE SECTION 96-60)	REQUIRED	PROVIDED
MAXIMUM NUMBER OF GROUND SIGNS PERMITTED PER ENTRANCE	1	1
MAXIMUM SIZE (SQUARE FEET)	20	20
MAXIMUM HEIGHT (FEET)	6	5
MINIMUM SETBACK (FEET)	10	10
PARKING REQUIREMENTS (ORDINANCE SECTION 96-54)	REQUIRED	PROVIDED
MIN. BUFFER BETWEEN PARKING AREA AND ADJOINING PROPERTY LINE (FEET)	15	>15
REQUIRED SINGLE FAMILY HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
SINGLE FAMILY HOME - 2.5 SPACES PER UNIT (250 UNITS)	625	N/A
REQUIRED TWIN HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
TWIN HOME - 2.0 SPACES PER UNIT (250 UNITS)	500	N/A
PROVIDED SINGLE FAMILY HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
ATTACHED 2-CAR GARAGE/DRIVEWAY COMBINATION @ 3.5 SPACES/UNIT (250 UNITS)	NA	875
PROVIDED TWIN HOME PARKING (PER RSIS)	REQUIRED	PROVIDED
ATTACHED 1-CAR GARAGE/DRIVEWAY COMBINATION @ 2.0 SPACES/UNIT (250 UNITS)	NA	500
REQUIRED CLUBHOUSE PARKING (PER REDEVELOPMENT PLAN)	REQUIRED	PROVIDED
MINIMUM CLUBHOUSE PARKING @ 1 SPACE/400 SQUARE FEET (6,084 SF/400 SF)	16	80
MINIMUM ELECTRIC VEHICLE PARKING SPACES - 76 TO 100 SPACES	3	3
PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING SPACE SIZE PER RSIS (FEET)	9 X 18	9 X 18
MINIMUM DRIVE AISLE WIDTH PER RSIS (FEET)	24	24
MINIMUM SIDEWALK WIDTH PER RSIS (FEET)	4	4
MINIMUM SIDEWALK WIDTH ABUTTING PARKING PER RSIS (FEET)	6	6

TOWNSHIP OF ELK - AURA 3 REDEVELOPMENT PLAN - REEDS APARTMENTS (SECTION D)		
PERMITTED PRINCIPAL USE: MULTI-FAMILY DWELLINGS, PUMP STATION		
PERMITTED NON-RESIDENTIAL PRINCIPAL USE: CLUBHOUSE/TOT LOT/SWIMMING POOL		
PERMITTED ACCESSORY USES & STRUCTURES: PARKING FOR RESIDENTIAL UNITS, OFF STREET PARKING FOR CLUBHOUSE, FENCES, SIGNS, STORMWATER MANAGEMENT FACILITIES, OUTDOOR FURNITURE, MAINTENANCE BUILDING, HOT BOXES, TRANSFORMERS, TRASH ENCLOSURES		
MUTLTIFAMILY BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE (ACRES)	NO MIN	17.82
MINIMUM LOT WIDTH AT BUILDING SETBACK (FEET)	100	1,111.49
MINIMUM LOT DEPTH (FEET)	100	872.30
MINIMUM BLDG SETBACK FROM PARKING AREA (FEET)	0	16.0
MINIMUM FRONT YARD SETBACK (FEET) (MEASURED FROM BUFFER)	50	50.0
MINIMUM SIDE YARD SETBACK, EACH (FEET) (MEASURED FROM BUFFER)	20	43.3
MINIMUM REAR YARD SETBACK (FEET) (MEASURED FROM BUFFER)	20	97.7
MAXIMUM BUILDING HEIGHT (FEET/STORIES)	45 / 3	33 / 3
MAXIMUM IMPERVIOUS COVERAGE (%)	80%	36%
PUMP STATION BULK REQUIREMENTS	REQUIRED	PROVIDED
PUMP STATION MINIMUM PERIMETER BUFFER (FEET)	25	25
OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM COMMON OPEN SPACE (PERCENTAGE)	25	54.0%
MINIMUM OPEN SPACE FREE OF ENVIRONMENTAL CONTRAINTS (PERCENTAGE)	50	56.4%
ACCESSORY BUILDINGS AND STRUCTURES REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM REAR YARD SETBACK (FEET) (MEASURED FROM BUFFER)	5	5
MINIMUM SIDE YARD SETBACK (FEET) (MEASURED FROM BUFFER)	5	65.4
BUFFER REQUIREMENTS (ORDINANCE SECTION 96-47)	REQUIRED	PROVIDED
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (UNDER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	N/A
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OVER 1 ACRE SINGLE FAMILY DETACHED) (FEET)	50	93.3
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (OTHER RESIDENTIAL) (FEET)	25	N/A
PROPOSED USE (OTHER RESIDENTIAL) - EXISTING ZONE OR USE (INDUSTRIAL/MANUFACTURING(FEET)	50	74.1
LANDSCAPING AND BUFFER REQUIREMENTS (ORDINANCE SECTION 96-50)	REQUIRED	PROVIDED
MIN. 1/2 PERIPHERY PLANTED BUFFER WIDTH (FEET)	15	15
MIN. 1/2 PERIPHERY PLANTED BERM HEIGHT (FEET)	3	3
MIN. PARKING/GARBAGE/UTILITY AREA BUFFER (FEET)	5	31
MIN. BUFFER ABUTTING HIGHER ORDER STREET (FEET)	25	25
LIGHTING REQUIREMENTS (ORDINANCE SECTION 96-51)	REQUIRED	PROVIDED
MINIMUM INTENSITY FOR ENTRANCE AND EXIT ROADS (FOOTCANDLES)	1	1
AVERAGE INTENSITY FOR EXIT ROADS (FOOTCANDLES)	2	2
MINIMUM UNIFORM RATIO FOR EXIT ROADS	10:1	10:1
MINIMUM INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.2	0.2
AVERAGE INTENSITY FOR RESIDENTIAL AREA PARKING AND DRIVE AREAS (FOOTCANDLES)	0.5	0.5
MAXIMUM POLE MOUNTING HEIGHT (FOR SITES GREATER THAN 5 ACRES) (FEET)	25	25
SIGNAGE REQUIREMENT (ORDINANCE SECTION 96-60)	REQUIRED	PROVIDED
MAXIMUM NUMBER OF GROUND SIGNS PERMITTED PER ENTRANCE	1	1
MAXIMUM SIZE (SQUARE FEET)	20	20
MAXIMUM HEIGHT (FEET)	6	5
MINIMUM SETBACK (FEET)	10	10
PARKING REQUIREMENTS (ORDINANCE SECTION 96-54)	REQUIRED	PROVIDED
MIN. BUFFER BETWEEN PARKING AREA AND ADJOINING PROPERTY LINE (FEET)	15	25
PARKING REQUIREMENTS (RSIS)	REQUIRED	PROVIDED
MINIMUM OFF-STREET PARKING @ 2.0 SPACES PER UNIT (1.8 SPACES X 65 1 BRs/2.0 SPACES X 181 2 BRs/ 2.1 SPACES X 10 3 BRs)	546	-
MINIMUM CLUBHOUSE PARKING @ 1 SPACE/400 SQUARE FEET (4,500 SF/400 SF)	11	-
TOTAL PHYSICAL OFF-STREET PARKING SPACES	557	557
MINIMUM ELECTRIC VEHICLE PARKING SPACES @ 15% REQUIRED PARKING (557 REQUIRED SPACES x 15%)*	84	84
PARKING AREA REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM PARKING SPACE SIZE PER RSIS (FEET)	9 X 18	9 X 18
MINIMUM DRIVE AISLE WIDTH PER RSIS (FEET)	24	24
MINIMUM SIDEWALK WIDTH PER RSIS (FEET)	4	4
MINIMUM SIDEWALK WIDTH ABUTTING PARKING PER RSIS (FEET)	6	6

TOWNSHIP OF ELK - AURA 3 REDEVELOPMENT PLAN - WATER TANK LOT		
PERMITTED PRINCIPAL USE: WATER TANK		
MUTLTIFAMILY BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE (ACRES)	N/A	3.12
MINIMUM BUFFER (FEET)	25	25.0
MAXIMUM WATER TANK HEIGHT (FEET)	150	135.0

TOWNSHIP OF ELK - AURA 3 REDEVELOPMENT PLAN - PUMP STATION LOT		
PERMITTED PRINCIPAL USE: PUMP STATION		
MUTLTIFAMILY BULK REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE (ACRES)	N/A	0.6
MINIMUM BUFFER (FEET)	25	25.0

NOTES

GENERAL NOTES:

1. SUBJECT PROPERTY IS KNOWN AS LOTS 2.02, 5.01, 7 & 22 IN BLOCK 31, LOT 1 IN BLOCK 32, AND LOT 1 IN BLOCK 58. THE MUNICIPAL TAX MAP SHEET NUMBERS ARE 14, 15 & 30. PROPOSED SITE CONTAINS 335.04 ACRES.
2. EXISTING USE: FARMLAND, VACANT LOT
   PROPOSED USE: AGE-RESTRICTED SINGLE FAMILY DETACHED HOMES, AGE-RESTRICTED TWIN HOMES, MULTI-FAMILY DWELLINGS, NEW HOMES SALES CENTER, PUMP STATIONS, WATER TOWER, COMMON RECREATIONAL AREAS (CLUBHOUSES, SWIMMING POOLS, SPORTS COURTS, ETC.)
3. SUBJECT PROPERTY LIES ENTIRELY AMENDED AURA III REDEVELOPMENT AREA. AGE-RESTRICTED SINGLE FAMILY DETACHED HOMES, AGE-RESTRICTED TWIN HOMES, MULTIFAMILY DWELLINGS, NEW HOMES SALES CENTER, PUMP STATIONS, WATER TOWER, COMMON RECREATIONAL AREAS (CLUBHOUSES, SWIMMING POOLS, SPORTS COURTS, ETC.) USE WITHIN THIS ZONE.
4. BOUNDARY AND TOPOGRAPHIC SURVEY DATA AS PER MAP ENTITLED, "ALTA/NSPS (2022) LAND TITLE SURVEY, BLOCK 31, LOTS 2.02, 5.01, 7, & 22, BLOCK 32, LOT 1 AND BLOCK 58, LOT 1, TOWNSHIP OF ELK, GLOUCESTER COUNTY, NEW JERSEY", PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 02/24/22.
5. PROJECT DATUMS: HORIZONTAL: NAD 1983
   VERTICAL: NAVD 1988
6. SUBJECT PROPERTY IS LOCATED IN THE MINIMAL FLOOD ZONE "X" AND SPECIAL FLOOD HZARD AREA "A" AS SHOWN ON THE LATEST VERSION OF FEMA PRELIMINARY FLOOD INSURANCE RATE MAP 34015C0192E PANEL NO. 192 of 320 DATED 01/20/2010.
7. FLOOD HAZARD AREA, FLOODWAY AND RIPARIAN ZONE SHOWN AS VERIFIED BY NJDEP FLOOD HAZARD VERIFICATION FILE No.: 0804-02-0005.5, LUP230001, DATES 03/14/2024. FRESHWATER WETLANDS AND STATE OPEN WATERS SHOWN AS VERIFIED BY NJDEP LETTER OF INTERPRETATION: LINE VERIFICATION FILE NO.: 0804-02-0005.4, FWW220001, DATED 01/23/2023.
8. THESE DOCUMENTS HAVE BEEN PREPARED FOR AGENCY REVIEW INTENDED TO OBTAIN PRELIMINARY AND FINAL SUBDIVISION AND SITE PLAN APPROVAL AND SHALL NOT BE UTILIZED FOR ANY OTHER PURPOSE.
9. MODIFICATIONS TO THESE DOCUMENTS, COPYING OF THESE DOCUMENTS, OR USE OF THESE DOCUMENTS FOR ANY PURPOSE OTHER THAN THEIR INTENDED USE IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF HAMMER LAND ENGINEERING.
10. THESE DOCUMENTS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES PRIOR TO BEING "ISSUED FOR CONSTRUCTION" AND/OR PRIOR TO HAMMER LAND ENGINEERING COMPLETING A PRE-CONSTRUCTION PLAN REVIEW.
11. THESE DOCUMENTS CONTAIN INFORMATION RELATIVE TO THE SUBJECT PROPERTY OBTAINED DURING HAMMER LAND ENGINEERING BEING ENGAGED BY CLIENT TO GENERATE SUCH INFORMATION. INFORMATION SHOWN HEREIN SHALL ONLY BE USED FOR THE SUBJECT TRACT AND SHALL NOT BE USED ON FUTURE PHASES NOR ON OTHER PROJECTS.
12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
13. IN THE EVENT THE CLIENT, OWNER, DELEVOPER OR CONTRACTOR CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY HAMMER LAND ENGINEERING LLC, THE CLIENT, OWNER, DEVELOPER OR CONRACTOR RECOGNIZES THAT SUCH CHANGES AND THE RESULT THEREOF ARE NOT THE RESPONSIBILITY OF HAMMER LAND ENGINEERING LLC. THEREFORE, THE CLIENT, OWNER, DEVELOPER OR CONTRACTOR AGREES TO RELEASE HAMMER LAND ENGINEERING LLC FROM ANY LIABILITY ARISING FROM THE CONSTRUTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT, OWNER, DEVELOPER OR CONTRACOTR AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HAMMER LAND ENGINEERING LLC HARMLESS FROM ANY DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILFUL MISCONDUCT OF HAMMER LAND ENGINEERING LLC.

DRAINAGE & UTILITY NOTES:

1. ALL PROPOSED WATER MAINS AND FIRE HYDRANTS SHALL BE TESTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER. ALL PROPOSED WATER MAINS SHALL BE DISINFECTED BEFORE FINAL INSPECTION AND START OF SERVICE TO BUILDING.
2. THE APPLICANT SHALL OWN, OPERATE AND MAINTAIN ALL WATER AND SEWER LINES AND RESPECTIVE APPURTENANCES NOT LOCATED WITHIN THE RIGHT-OF-WAY.
3. MINIMUM DEPTH OF COVER FOR ALL STORM SEWER PIPES IS TWO (2) FEET OR AS SPECIFIED BY MANUFACTURER. ALL SANITARY SEWER AND WATER SERVICE PIPES SHALL HAVE THREE (3) FEET AND FOUR (4) FEET MINIMUM DEPTH OF COVER, RESPECTIVELY.
4. ALL STORM SEWERS AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND REVIEWING APPLICABLE MUNICIPAL REQUIREMENTS PRIOR TO THE START OF WORK.
5. LIGHTWEIGHT CONSTRUCTION EQUIPMENT ONLY SHALL BE USED FOR THE CONSTRUCTION OF AN INFILTRATION BASIN. PRE AND POST CONSTRUCTION TESTING SHALL CONFORM WITH NJDEP APPENDIX E REQUIREMENTS.
6. ALL DRAINAGE PIPE SHALL BE N-12 (SOILTIGHT) HDPE OR CLASS III WALL B AND ALL SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED. ALL WATER SERVICE PIPE SHALL BE CLASS 52 CEMENT-LINED DIP UNLESS OTHERWISE NOTED.
7. ALL DRAINAGE INLETS SHALL BE EQUIPPED WITH BICYCLE-SAFE GRATES AND ALL CURB INLETS SHALL HAVE TYPE "I" ECO-HEAD CURB PIECES.
8. ALL UTILITY CONSTRUCTION TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES AND TOWNSHIP OF ELK AND SHALL CONFORM WITH THE REQUIREMENTS THEREOF.
9. CONCRETE ENCASEMENTS WILL BE REQUIRED AT UTILITY CROSSINGS WHERE VERTICAL AND/OR HORIZONTAL SEPARATION DOES NOT MEET APPLICABLE STANDARDS (18" OF CLEARANCE RECOMMENDED).
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW JERSEY ONE-CALL AND THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY/COST OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
11. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION USING TEST PITS, GROUND-PENETRATING RADAR, ETC. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
12. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND UNLESS NOTED OTHERWISE.
13. CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS)
14. COMPATION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY
15. SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORMWATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH A LATERAL SEPARATION IS NOT POSSIBLE, THE POPES SHALL BE IN SEPARATE TRENCHES AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
16. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
17. PRIOR TO CONSTRUCTION A GEOTECHNICAL ENGINEER SHALL BE RETAINED FOR ON-SITE INSPECTIONS OF EXISTING SUBGRADE CONDITIONS, EXCAVATION AND CONTROLLED FILL OF POOR SUBGRADE AREAS, AND CERTIFICATION OF ALL SUBGRADE AREAS OF ANY PAVEMENT AND UNDERGROUND UTILITIES ON THE SUBJECT SITE. ADDITIONALLY, PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A SCOPE OF SERVICES TO THE TOWNSHIP OF ELK'S ENGINEER FOR REVIEW AND APPROVAL.
18. PRIOR TO CONSTRUCTION OF RETAINING WALLS, THE SITE GEOTECHNICAL ENGINEER SHALL CONFIRM THE SOIL TYPES AND PROPERTIES USING THE IN WALL DESIGN. THE GEOTECHNICAL ENGINEER SHALL BE ONSITE AT ALL TIMES DURING THE CONSTRUCTION OF THE PROPOSED RETAINING WALLS. THE EXCAVATED MATERIALS AND BASE FOUNDATIONS OF THE RETAINING WALLS SHOULD BE MONITORED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE ON-SITE MATERIAL, FOUNDATION AND GROUND WATER LEVELS ARE IN CONFORMITY WITH THE PROPOSED DESIGN ASSUMPTIONS, AND SO THAT RECOMMENDATIONS CAN READILY BE MADE FROM ANY DEVIATIONS FROM THE DESIGN ASSUMPTIONS.
19. NO STRUCTURAL RETAINING WALLS SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPLICATION FOR AND ISSUANCE OF A PERMIT TO CONSTRUCT SUCH WALL. THE APPLICATION SHALL BE MADE TO THE CONSTRUCTION OR ZONING OFFICIAL.
20. ALL MAINTENANCE AND OWNERSHIP RESPONSIBILITIES FOR THE ON-SITE WATER, SANITARY UTILITIES AND PUMP STATION SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOMEOWNERS ASSOCIATION.

SITE & DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH APPLICABLE AGENCIES AND UTILITY COMPANIES.
2. SITE DISTURBANCE SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, AND ALL GOVERNING AGENCIES HAVE BEEN NOTIFIED BY THE CONTRACTOR.
3. ALL PAVED WALKWAYS AND ROADS MUST BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE CONTRACT.
4. EXISTING CURB AND PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AS REQUIRED TO A STRAIGHT LINE SECTION AS TO PROVIDE A CLEAN SMOOTH AND EVEN TRANSITION FOR NEW CURBS AND PAVEMENTS, PROVIDING POSITIVE DRAINAGE WITH NO TRIP HAZARDS.
5. STEP RISERS SHALL BE 4" MINIMUM, 7" MAXIMUM. BUILDING EGRESS DOOR SILLS SHALL HAVE A MAXIMUM 1/4" REVEAL (VERTICAL CHANGE). HANDICAP FLUSH CURB RAMPS SHALL ALSO HAVE A MAXIMUM 1/4" REVEAL AND BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN.
6. ALL CURB SHALL HAVE 6" FACE UNLESS OTHERWISE NOTED.
7. RETAINING WALLS SHALL REQUIRE A CERTIFICATION BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER INDICATING THAT HE/SHE HAS PROVIDED AN ON SITE INSPECTION DURING THE WALL CONSTRUCTION, THAT (1) PROPER METHODS WERE UTILIZED IN THE CONSTRUCTION, (2) THE WALL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN DRAWINGS, (3) THE WALL HAS BEEN PROPERLY STABILIZED AND (4) THE WALL WILL BE ADEQUATE FOR THE INTENDED PURPOSE. INSPECTING ENGINEERS MUST ALSO CERTIFY THAT THE RETAINING WALL BATTER, HEIGHT AND LOCATIONS HAVE BEEN INSPECTED PURSUANT TO THE APPROVED DESIGN DRAWINGS. COPIES OF THESE CERTIFICATIONS ARE TO BE FORWARDED TO THE TOWNSHIP ENGINEER.
8. ALL CONCRETE FOR THE SITE SHALL BE MADE WITH AIR-ENTRAINED CONCRETE, CLASS B, HAVING COMPRESSIVE STRENGTH IN 28 DAYS OF 4,000 PSI OR BETTER.
9. ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH FOLLOWING AGENCY STANDARDS AND CODES:
   A. GLOUCESTER SOIL CONSERVATION DISTRICT
   B. GLOUCESTER COUNTY PLANNING BOARD
   C. TOWNSHIP OF ELK MUNICIPAL CODE
   D. NEW JERSEY AMERICAN WATER
   E. GLOUCESTER COUNTY UTILITY AUTHORITY
   F. NJDEP BMP MANUAL AND REGULATIONS

GRADING NOTES:

GRADING REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS AND APPROVED BY THE ENGINEER:

1. MAXIMUM LONGITUDINAL (RUNNING) SLOPE ALONG ADA BARRIER-FREE ROUTES SHALL BE 5%.
2. MAXIMUM CROSS SLOPE ALONG ADA BARRIER-FREE ROUTES AND WITHIN ALL HC PARKING AREAS SHALL BE 2%.
3. MAXIMUM LONGITUDINAL SLOPE OF ADA SIDEWALK RAMPS AND RAMPS WITH HANDRAILS SHALL BE 12:1 (8.3%).
4. MAXIMUM SLOPE OF LANDINGS SHALL BE 2%. ADA RAMPS SHALL HAVE FLUSH CURB ONLY, WITH DETECTABLE WARNING SURFACES. 5' LANDING TO BE PROVIDED AT ALL DOOR LOCATIONS. 4' LANDING TO BE PROVIDED AT THE BOTTOM OF ALL CURB RAMPS. 3' LANDING TO BE PROVIDED AT THE TOP OF ALL CURB RAMPS.
5. MAXIMUM SLOPE OF OPEN SPACE/LAWN AREAS SHALL BE 3:1 (33.3%) INCLUDING BASIN SIDE SLOPES.
6. MINIMUM SLOPE OF OPEN SPACE/LAWN AREAS SHALL BE 2%.
7. MAXIMUM SLOPE OF (NON-ADA) VEHICULAR ACCESS DRIVES SHALL BE 8%.
8. MAXIMUM SLOPE OF (NON-ADA) PARKING AREAS SHALL BE 4.5%.
9. MINIMUM SLOPE OF IMPERVIOUS SURFACES SHALL BE 0.75%, 0.5% ALONG CURBLINES/GUTTERS.
10. CONTRACTOR SHALL SURVEY STAKE/PIN CORNERS OF HANDICAP PARKING AREA AND ENTIRE BARRIER-FREE HANDICAP ACCESS ROUTE TO ENSURE COMPLIANCE WITH DESIGN PLANS.
11. CONTRACTOR SHALL PROVIDE POSITIVE SLOPE AWAY FROM ALL BUILDINGS. A MINIMUM 6" OF FALL SHOULD BE PROVIDED WITHIN 10 FEET OF ALL BUILDINGS.

HAMMER LAND ENGINEERING

"THE WAY TO ENTITLEMENT" GROUNDBREAKING RESULTS

OWNER:
AURA INVESTORS, LLC
101 E. MAIN STREET, SUITE 204
MOORESTOWN, NJ 08057

APPLICANT:
DR HORTON NJ/PA
2040 BRIGGS ROAD SUITE A
MOUNT LAUREL, NJ 08054
609-314-9105

811. Know what's below. Call before you dig.

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

PROJECT:
PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN
THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
THE REEDS APARTMENTS

LOCATION:
BLOCK 31, LOTS 2.02, 5.01, 7 & 22, BLOCK 32, LOT 1, AND BLOCK 58, LOT 1
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NJ

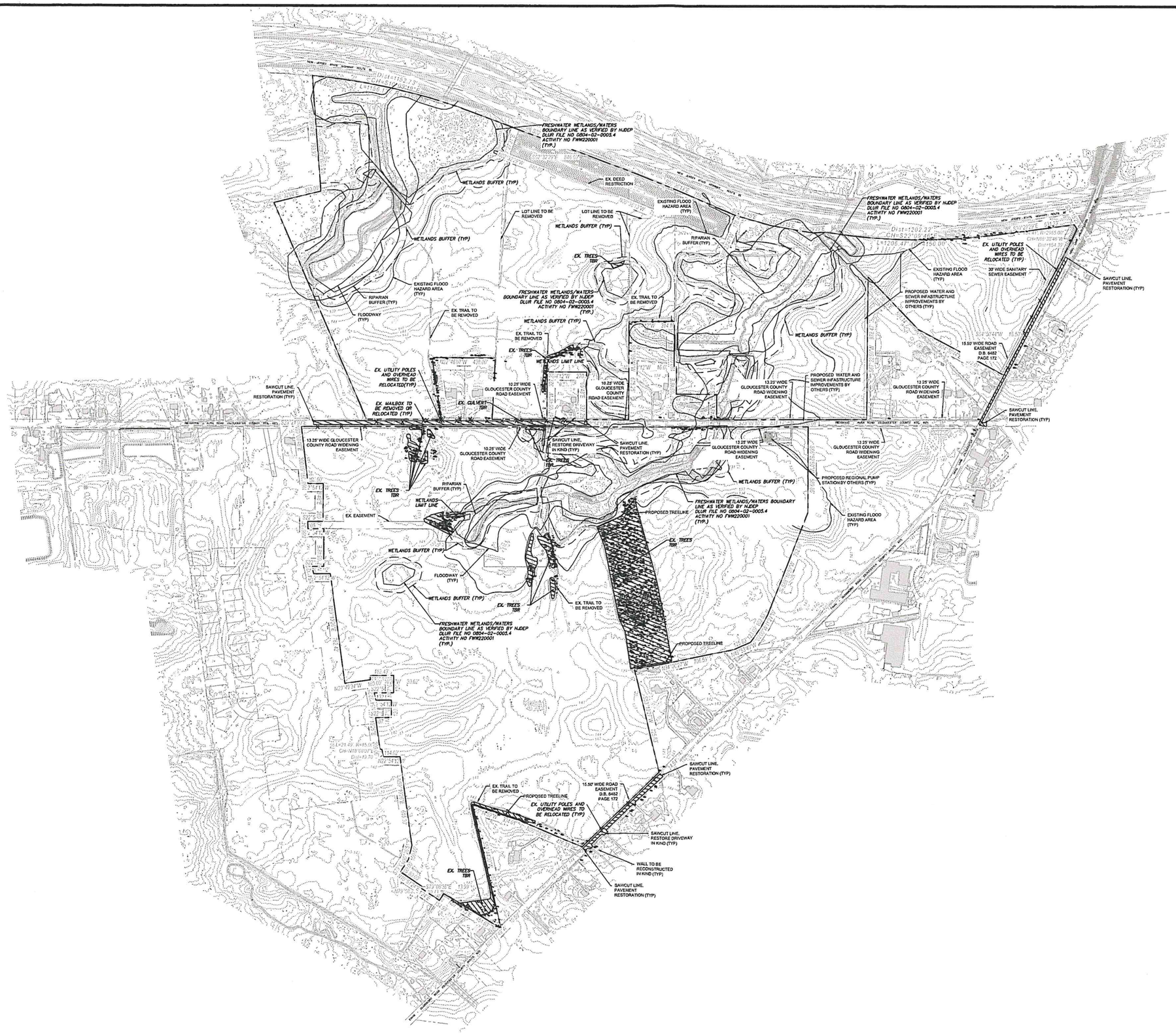
DRAWING TITLE:
GENERAL NOTES

HAMMER LAND ENGINEERING
1707 ATLANTIC AVENUE, SUITE B2
MANASQUAN, NJ 08736
(TEL) 732.899.0898 (FAX) 888.712.4519
CERTIFICATE OF AUTHORIZATION #24GA28176300
HAMMERENGINEERING.COM

JOSEPH D. HANRAHAN
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 40339
PA LICENSE NUMBER 76067
MD LICENSE NUMBER 43422
CT LICENSE NUMBER 28380

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
MGM	JDH	SP-02
SCALE: AS SHOWN		
JOB NUMBER: 21216	DATE: 07.01.24	SHEET 2 OF 166

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

HAMMER
LAND ENGINEERING

"THE WAY TO ENTITLEMENT"
GROUNDBREAKING RESULTS

OWNER:
AURA INVESTORS, LLC
101 E. MAIN STREET, SUITE 204
MOORESTOWN, NJ 08057

APPLICANT:
DR HORTON NJ/PA
2040 BRIDGE ROAD SUITE A
MOUNT LAUREL, NJ 08054
609-241-9105

250 125 0 250 500
HORIZONTAL SCALE: 1"=250'

Know what's below.
Call before you dig.

NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

PROJECT:
PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN
THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
THE REEDS APARTMENTS

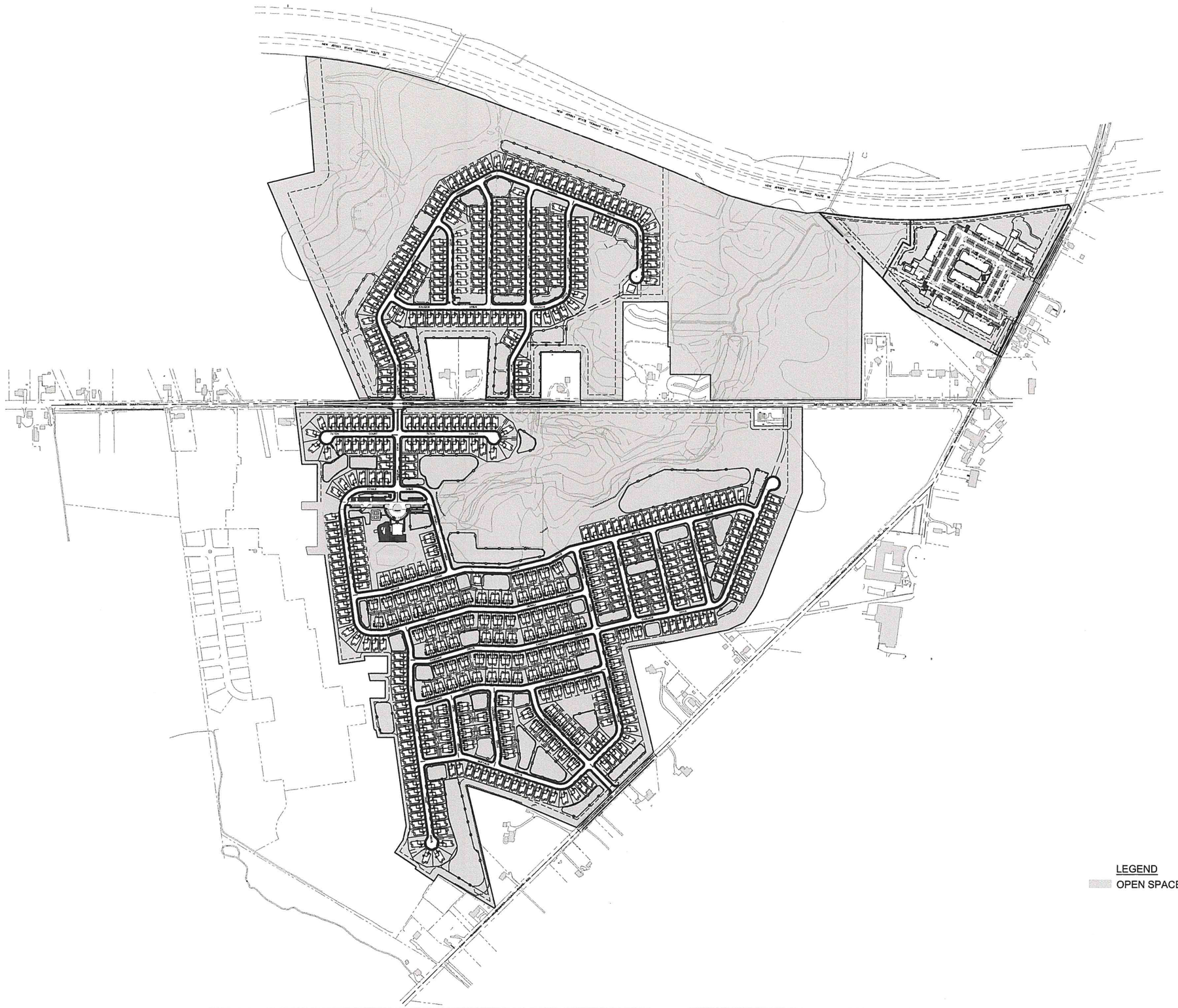
LOCATION:
BLOCK 31, LOTS 2.02, 5.01, 7 & 22,
BLOCK 32, LOT 1, AND
BLOCK 58, LOT 1
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NJ

DRAWING TITLE:
EXISTING CONDITIONS REMOVALS & TREE PROTECTION PLAN

HAMMER
LAND ENGINEERING
1707 ATLANTIC AVENUE, SUITE 02
MANASQUAN, NJ 08736
(TEL) 732.899.2656 (FAX) 866.712.4519
CERTIFICATE OF AUTHORIZATION #24GA28175300
HAMMERENGINEERING.COM

JOSEPH D. HANRAHAN
PROFESSIONAL ENGINEER
NJ LICENSE NUMBER 40339
PA LICENSE NUMBER 76067
MD LICENSE NUMBER 43422
CT LICENSE NUMBER 28380

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
MGM	JDH	SP-03
SCALE: 1" = 250'		
JOB NUMBER: 21216	DATE: 07.01.24	SHEET 3 OF 166



LEGEND

OPEN SPACE AREAS

HAMMER
LAND ENGINEERING

"THE WAY TO ENTITLEMENT"
GROUNDBREAKING RESULTS

OWNER:
AURA INVESTORS, LLC
101 E. MAIN STREET, SUITE 204
MOORESTOWN, NJ 08057

APPLICANT:
DR HORTON NJ/PA
2040 BRIDGES ROAD SUITE A
MOUNT LAUREL, NJ 08054
609-431-4411 ES

250 125 0 250 500
HORIZONTAL SCALE: 1" = 250'

811
Know what's below.
Call before you dig.

NORTH ARROW

NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

PROJECT:
PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN
THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
THE REEDS APARTMENTS

LOCATION:
BLOCK 31, LOTS 2.02, 5.01, 7 & 22,
BLOCK 32, LOT 1, AND
BLOCK 58, LOT 1
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NJ

DRAWING TITLE:
LAND USE, CIRCULATION AND OPEN SPACE PLAN

HAMMER
LAND ENGINEERING
1707 ATLANTIC AVENUE, SUITE B2
MANASQUAN, NJ 08736
(TEL) 732.528.0656 (FAX) 855.712.4519
CERTIFICATE OF AUTHORIZATION #24GA28175300
HAMMERENGINEERING.COM

JOSEPH D. HANRAHAN
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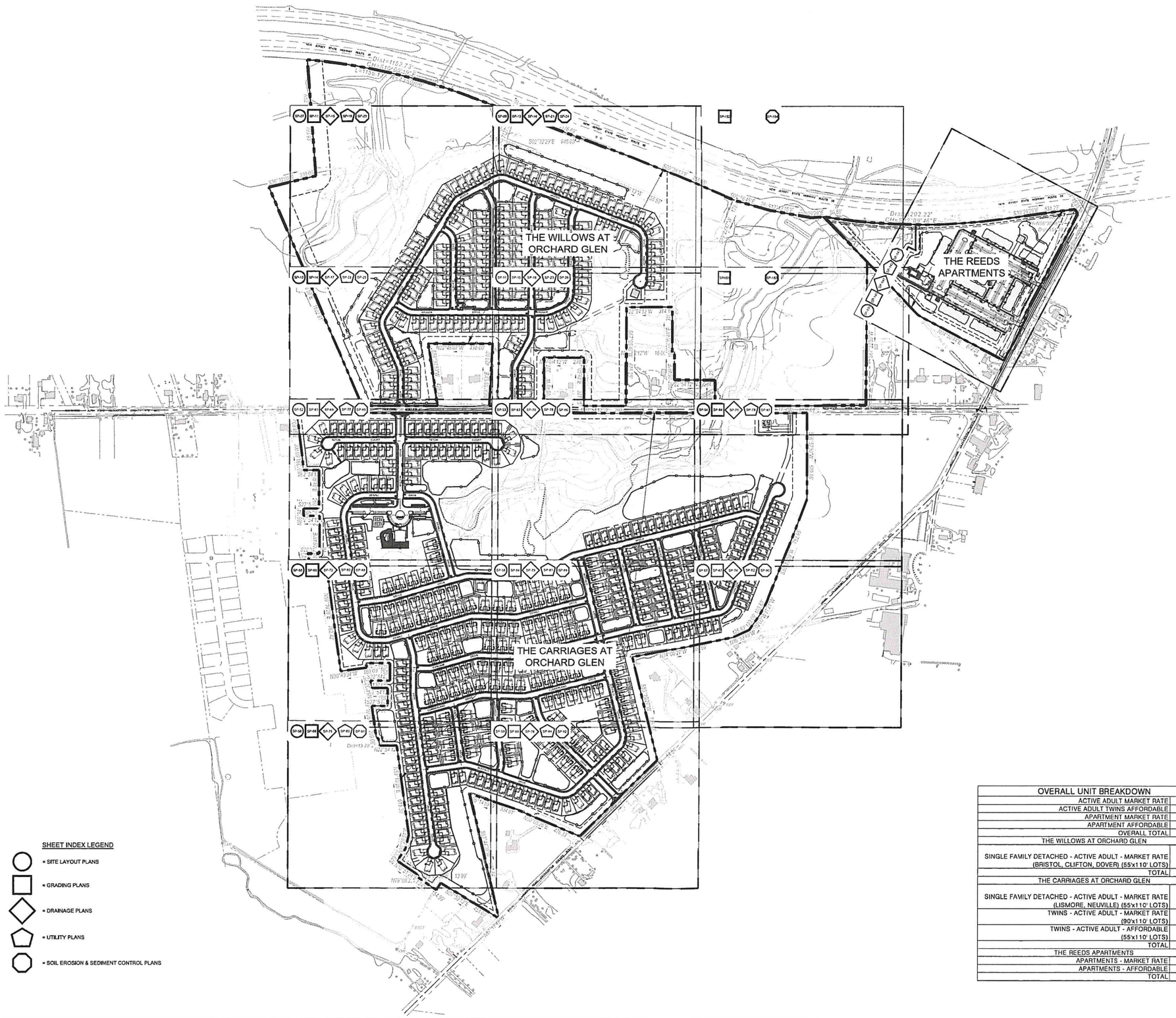
NJ LICENSE NUMBER 40339
PA LICENSE NUMBER 76067
MD LICENSE NUMBER 43422
CT LICENSE NUMBER 26380

DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
MGM	JDH	SP-04
SCALE: 1" = 250'		
JOB NUMBER: 21216	DATE: 07.01.24	SHEET 4 OF 166

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING



SHEET INDEX LEGEND

- = SITE LAYOUT PLANS
- = GRADING PLANS
- = DRAINAGE PLANS
- = UTILITY PLANS
- = SOIL EROSION & SEDIMENT CONTROL PLANS

OVERALL UNIT BREAKDOWN	
ACTIVE ADULT MARKET RATE	652
ACTIVE ADULT TWINS AFFORDABLE	34
APARTMENT MARKET RATE	200
APARTMENT AFFORDABLE	76
OVERALL TOTAL	962
THE WILLOWS AT ORCHARD GLEN	
SINGLE FAMILY DETACHED - ACTIVE ADULT - MARKET RATE (BRISTOL, CLIFTON, DOVER) (55'x110' LOTS)	186
TOTAL	186
THE CARRIAGES AT ORCHARD GLEN	
SINGLE FAMILY DETACHED - ACTIVE ADULT - MARKET RATE (LISMORE, NEUVILLE) (55'x110' LOTS)	250
TWINS - ACTIVE ADULT - MARKET RATE (90'x110' LOTS)	216
TWINS - ACTIVE ADULT - AFFORDABLE (55'x110' LOTS)	34
TOTAL	500
THE REEDS APARTMENTS	
APARTMENTS - MARKET RATE	200
APARTMENTS - AFFORDABLE	76
TOTAL	276

DUE TO INHERENT ERRORS IN REPRODUCTION METHODS, ERRORS MAY OCCUR WHEN SCALING THIS DRAWING

HAMMER LAND ENGINEERING

"THE WAY TO ENTITLEMENT" GROUNDBREAKING RESULTS

OWNER:
AURA INVESTORS, LLC
101 E. MAIN STREET, SUITE 204
MOORESTOWN, NJ 08057

APPLICANT:
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2040 HADDOS ROAD SUITE A
MOUNT LAUREL, NJ 08054
609-231-8905

250 125 0 250 500
HORIZONTAL SCALE: 1" = 250'

Know what's below. Call before you dig.

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NO.	DATE	ISSUE OR REVISION	BY

REVISIONS

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PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN
THE WILLOWS AT ORCHARD GLEN
THE CARRIAGES AT ORCHARD GLEN
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LOCATION:
BLOCK 31, LOTS 2.02, 5.01, 7 & 22,
BLOCK 32, LOT 1, AND
BLOCK 58, LOT 1
TOWNSHIP OF ELK
GLOUCESTER COUNTY, NJ

DRAWING TITLE:
OVERALL LAYOUT PLAN

HAMMER LAND ENGINEERING
1707 ATLANTIC AVENUE, SUITE 02
MANASQUAN, NJ 08736
(TEL) 732.899.0898 (FAX) 866.712.4519
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DRAWN BY:	CHECKED BY:	DRAWING NUMBER:
MGM	JDH	SP-05
SCALE: 1" = 250'		
JOB NUMBER: 21216	DATE: 07.01.24	SHEET 5 OF 166