

DOCKETS 16939
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JAMES N. HOGAN
GLoucester County Clerk
RECEIVED: 12-6-4
03/15/2005

GENERAL NOTES AND SITE DATA:

1. PROPERTY IN QUESTION IS KNOWN AS: PLATE 11, BLOCK 1103, LOTS 2 & 3 AND BLOCK 1107, LOTS 14-17, AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF EAST GREENWICH, GLOUCESTER COUNTY, NEW JERSEY.
 2. PROPERTY IN QUESTION CONTAINS 122.10 AC. +/- (INCLUDING AC. OF WETLANDS)
 3. PROPERTY IN QUESTION IS PRESENTLY ZONED: RURAL RESIDENTIAL DISTRICT - RR
- OWNER: ERNEST & EUNOR BEER
1609 RAVENWOOD WAY
CHERRY HILL, NJ 08003
- APPLICANT: E & Z CONSTRUCTION, INC.
RONALD ZECK, MANAGING PARTNER
716 NICOLE DRIVE
MICKLETON, NJ 08056
(856) 467-3584
- ENGINEER: F.P.P.E. CONSULTING ENGINEERS, INC.
2312 NEW ROAD
NORTHFIELD, NJ 08225
4. PRESENT LAND USE: FARMING
5. PROPOSED LAND USE: 75 SINGLE-FAMILY HOMES
6. AREA AND BULK REQUIREMENTS

MINIMUM REQUIREMENTS	REQUIRED	PROPOSED	COMPLY (C)/NON-COMPLY (NO)
A. LOT AREA	MINIMUM 20,000 S.F. MAXIMUM 25,000 S.F.	> 20,000 S.F. > 25,000 S.F.	C
B. MIN. LOT FRONTAGE	100 FT MIN 120 FT MIN	> 100 FT > 120 FT	C
C. MIN. LOT WIDTH	60 FT MIN 60 FT MIN	> 60 FT > 60 FT	C
D. MIN. FRONT YARD SETBACK	50 FT MIN 50 FT MIN	> 50 FT > 50 FT	C
E. MIN. REAR YARD SETBACK	15 FT MIN 15 FT MIN	> 15 FT > 15 FT	C
F. MAX. BUILDING COVERAGE	35 FT MIN 35 FT MIN	< 35 FT < 35 FT	C
G. MAX. IMPERVIOUS SURFACE RATIO	45 % 45 %	< 45 % < 45 %	C

7. PARKING REQUIREMENTS SINGLE FAMILY DETACHED

2.5 SPACES PER FOUR (4) BEDROOM UNIT
76 UNITS @ 2.5 SPACES PER UNIT = 190 SPACES REQUIRED

COMBINATION ONE-CAR GARAGE AND 18-FT WIDE DRIVEWAY, 18-FT FROM THE FACE OF GARAGE TO THE ROW LINE = 3 SPACES PER UNIT

76 UNITS X 3 SPACES PER UNIT = 228 SPACES PROPOSED

8. WATER SUPPLY: PUBLIC SEWER SERVICE: SEPTIC

AREA SUMMARY

TOTAL NET AREA (BLOCK 1103, LOTS 2 & 3)	3,073,873 S.F.	70,566 AC.
TOTAL RESIDENTIAL AREA	2,014,044 S.F.	46,236 AC.
TOTAL PROP. RIGHT-OF-WAY AREA	339,345 S.F.	7,780 AC.
TOTAL RAILING RUN ROAD	40,120 S.F.	0.921 AC.
RIGHT-OF-WAY AREA	680,364 S.F.	15,619 AC.
TOTAL AREA	3,073,873 S.F.	70,566 AC.

9. ALL PROPOSED UTILITIES TO BE LOCATED UNDERGROUND.
10. CORNERS TO BE SET SUBSEQUENT TO FINAL APPROVAL.
11. A WETLANDS DELINEATION HAS BEEN PERFORMED. THE REQUEST FOR A WETLAND LOT FROM NJDEP WAS FILED.
12. WETLAND DELINEATION WAS PERFORMED BY: FRANKS PANDOLFO, P.E., PWS, CMC, DEC
F.P.P.E. CONSULTING ENGINEERS, INC.
2312 NEW ROAD
NORTHFIELD, NJ 08225
(609) 641-8787
13. BEARING DATUM BASED UPON NAD '83, BY GPS OBSERVATIONS.
14. COORDINATE BASE HAS BEEN ASSUMED.
15. SUBDIVISION WILL BE FILED BY PLAT.
16. BOUNDARY, TOPOGRAPHY AND OTHER FEATURES FOR LOTS 2 & 3, BLOCK 1103, AND LOTS 14-17, BLOCK 1107 WERE TAKEN FROM A PLAN ENTITLED "KINGS GATE EAST BOUNDARY & TOPOGRAPHIC SURVEY" DATED 2-10-03, UNREVISED PREPARED BY MILLENNIUM SURVEYING & ENGINEERING.
17. IT IS ACKNOWLEDGED BY THE GRANTEE HEREIN THAT THE ROAD EASEMENT AREA IS FOR PURPOSES OF ROAD WIDENING ONLY AND GRANTEE'S SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING THE AREA OF THE ROAD EASEMENT WITH RESPONSIBILITIES AND RIGHTS ATTENDANT HERETO WITH REGARD TO MAINTENANCE AND USE OTHER THAN AS TO THOSE USES RESERVED TO THE COUNTY.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP AND LAND SURVEY DATED JULY 15, 2005, MEETS THE MINIMUM STANDARD DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN FOUND OR SET.

Charles E. Szovati
CHARLES E. SZOVATI
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LIC. NO. 35-35887

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 MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREIN.

Edward V. Vanden
MUNICIPAL ENGINEER
DATE: 1/26/05

MONUMENTS SHOWN ON THIS MAP SHALL BE SET AT AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.201 (N.J.A.C. 17:27-1 et seq.) OR LOCAL ORDINANCE.

William J. Vanden
PLANNING BOARD CHAIRMAN
DATE: 2/26/05

PLANNING BOARD SECRETARY
DATE: 3-11-05

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

I CERTIFY THAT THE MUNICIPAL BODY HAS APPROVED SUCH STREETS AS SHOWN THEREON.

Diana M. Costello
EAST GREENWICH TOWNSHIP MUNICIPAL CLERK
DATE: 3-11-05

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THIS APPROVAL OF SAID MAP IS GIVEN BY OWNER AND APPLICANT.

Ernest & Eunor Beer
ERNEST & EUNOR BEER
1609 RAVENWOOD WAY
CHERRY HILL, NJ 08003

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION	CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD DIRECTION
C100	25.00	90.0000°	39.27	35.36	N49°13'42"E	C101	25.00	90.0000°	39.27	35.36	S89°46'18"W
C101	475.00	90.0000°	487.78	466.63	S56°21'11"W	C102	175.00	114.402°	96.93	95.69	S65°19'47"E
C102	175.00	103.962°	94.90	93.35	N40°24'13"E	C103	175.00	33.992°	40.20	40.11	S42°52'58"E
C103	25.00	90.0000°	39.27	35.36	S12°30'29"W	C104	175.00	33.992°	40.20	40.11	N34°49'01"W
C104	30.00	92.223°	194.07	62.23	N78°20'19"E	C105	175.00	33.992°	40.20	40.11	S13°34'41"E
C105	25.00	90.0000°	39.27	35.36	N25°48'52"W	C106	175.00	33.992°	40.20	40.11	S23°01'01"W
C106	175.00	44.513°	137.12	133.64	S58°44'59"E	C107	175.00	33.992°	40.20	40.11	N63°56'54"E
C107	175.00	33.992°	40.20	40.11	S13°30'13"E	C108	175.00	33.992°	40.20	40.11	N59°59'56"E
C108	175.00	63.613°	10.01	10.00	N07°08'48"E	C109	175.00	33.992°	40.20	40.11	S67°38'36"W
C109	175.00	63.613°	10.01	10.00	N03°32'15"E	C110	25.00	90.0000°	39.27	35.36	S81°41'22"W
C110	25.00	90.0000°	39.27	35.36	N01°18'36"E	C111	25.00	90.0000°	39.27	35.36	S81°41'22"W
C111	25.00	90.0000°	39.27	35.36	S88°41'24"E	C112	25.00	90.0000°	39.27	35.36	N81°27'29"E
C112	478.00	92.223°	66.45	66.40	N62°19'38"E	C113	25.00	90.0000°	39.27	35.36	N18°49'21"E
C113	25.00	90.0000°	39.27	35.36	N40°46'18"E	C114	25.00	90.0000°	39.27	35.36	N07°07'07"E
C114	25.00	90.0000°	39.27	35.36	N49°13'42"E	C115	25.00	90.0000°	39.27	35.36	N36°45'16"E
C115	25.00	90.0000°	39.27	35.36	S72°03'29"W	C116	25.00	90.0000°	39.27	35.36	N32°12'40"W
C116	25.00	90.0000°	39.27	35.36	N62°19'34"E	C117	25.00	90.0000°	39.27	35.36	N75°53'52"W
C117	25.00	90.0000°	39.27	35.36	S21°18'32"E	C118	25.00	90.0000°	39.27	35.36	N89°03'57"E
C118	25.00	90.0000°	39.27	35.36	S32°34'08"E	C119	25.00	90.0000°	39.27	35.36	S67°32'59"W
C119	25.00	90.0000°	39.27	35.36	S89°46'18"W	C120	25.00	90.0000°	39.27	35.36	S70°03'15"W
C120	25.00	90.0000°	39.27	35.36	N40°46'18"E	C121	25.00	90.0000°	39.27	35.36	S67°30'23"W
C121	25.00	90.0000°	39.27	35.36	N71°56'04"E	C122	25.00	90.0000°	39.27	35.36	S62°17'19"W
C122	25.00	90.0000°	39.27	35.36	N07°08'48"E	C123	25.00	90.0000°	39.27	35.36	S60°10'00"E
C123	25.00	90.0000°	39.27	35.36	N03°32'15"E	C124	25.00	90.0000°	39.27	35.36	S57°28'54"E
C124	25.00	90.0000°	39.27	35.36	N01°18'36"E	C125	25.00	90.0000°	39.27	35.36	S54°34'44"E
C125	25.00	90.0000°	39.27	35.36	N07°08'48"E	C126	25.00	90.0000°	39.27	35.36	S51°03'48"W
C126	25.00	90.0000°	39.27	35.36	N03°32'15"E	C127	25.00	90.0000°	39.27	35.36	S47°38'36"W
C127	25.00	90.0000°	39.27	35.36	N01°18'36"E	C128	25.00	90.0000°	39.27	35.36	S44°03'16"W
C128	25.00	90.0000°	39.27	35.36	N07°08'48"E	C129	25.00	90.0000°	39.27	35.36	S40°48'18"W
C129	25.00	90.0000°	39.27	35.36	N03°32'15"E	C130	25.00	90.0000°	39.27	35.36	S37°20'44"E
C130	25.00	90.0000°	39.27	35.36	N01°18'36"E	C131	25.00	90.0000°	39.27	35.36	S33°49'01"E
C131	25.00	90.0000°	39.27	35.36	N07°08'48"E	C132	25.00	90.0000°	39.27	35.36	S30°19'47"E
C132	25.00	90.0000°	39.27	35.36	N03°32'15"E	C133	25.00	90.0000°	39.27	35.36	S26°50'23"E
C133	25.00	90.0000°	39.27	35.36	N01°18'36"E	C134	25.00	90.0000°	39.27	35.36	S23°20'44"E
C134	25.00	90.0000°	39.27	35.36	N07°08'48"E	C135	25.00	90.0000°	39.27	35.36	S19°51'00"E
C135	25.00	90.0000°	39.27	35.36	N03°32'15"E	C136	25.00	90.0000°	39.27	35.36	S16°21'11"E
C136	25.00	90.0000°	39.27	35.36	N01°18'36"E	C137	25.00	90.0000°	39.27	35.36	S12°51'22"E
C137	25.00	90.0000°	39.27	35.36	N07°08'48"E	C138	25.00	90.0000°	39.27	35.36	S09°21'33"E
C138	25.00	90.0000°	39.27	35.36	N03°32'15"E	C139	25.00	90.0000°	39.27	35.36	S05°51'44"E
C139	25.00	90.0000°	39.27	35.36	N01°18'36"E	C140	25.00	90.0000°	39.27	35.36	S02°21'55"E
C140	25.00	90.0000°	39.27	35.36	N07°08'48"E	C141	25.00	90.0000°	39.27	35.36	S08°51'56"E
C141	25.00	90.0000°	39.27	35.36	N03°32'15"E	C142	25.00	90.0000°	39.27	35.36	S05°22'07"E
C142	25.00	90.0000°	39.27	35.36	N01°18'36"E	C143	25.00	90.0000°	39.27	35.36	S01°52'18"E
C143	25.00	90.0000°	39.27	35.36	N07°08'48"E	C144	25.00	90.0000°	39.27	35.36	S08°22'29"E
C144	25.00	90.0000°	39.27	35.36	N03°32'15"E	C145	25.00	90.0000°	39.27	35.36	S04°52'40"E
C145	25.00	90.0000°	39.27	35.36	N01°18'36"E	C146	25.00	90.0000°	39.27	35.36	S01°22'51"E
C146	25.00	90.0000°	39.27	35.36	N07°08'48"E	C147	25.00	90.0000°	39.27	35.36	S07°53'02"E
C147	25.00	90.0000°	39.27	35.36	N03°32'15"E	C148	25.00	90.0000°	39.27	35.36	S04°23'13"E
C148	25.00	90.0000°	39.27	35.36	N01°18'36"E	C149	25.00	90.0000°	39.27	35.36	S00°53'24"E
C149	25.00	90.0000°	39.27	35.36	N07°08'48"E	C150	25.00	90.0000°	39.27	35.36	S07°23'35"E
C150	25.00	90.0000°	39.27	35.36	N03°32'15"E						

