



SITE STATISTICS

OWNER/APPLICANT:	FIRST BAPTIST CHURCH ELMER 209 BROAD ST ELMER, NJ 08318		
TRACT IDENTIFICATION:	PLATE 20, BLOCK 53, LOT 11 GARRISON ROAD TOWNSHIP OF UPPER PITTSBORO SALEM COUNTY, NEW JERSEY PLATE 4 & 8, BLOCK 12, LOTS 2.10 & 2.12 FRONT STREET BOROUGH OF ELMER SALEM COUNTY, NEW JERSEY		
TRACT ZONING:	LM - LOW MEDIUM DENSITY RESIDENTIAL RP - RESIDENTIAL-PROFESSIONAL		
TRACT AREA:	ELMER 21.43 AC UPPER PITTSBORO 11.89 AC TOTAL 33.32 AC		
EXISTING USE:	AGRICULTURE FARM		
PROPOSED USE:	CHURCH/YOUTH CENTER & STORAGE/PAVILION		
ZONING FOR THE ELMER BOROUGH LM (LOW MEDIUM DENSITY) ZONE			
APPLICABLE REGULATIONS	PERMITTED/REQUIRED PROPOSED STATUS		
MINIMUM LOT AREA	20,000 SF (0.46 AC)	33.49 AC	CONFORMS
MINIMUM LOT WIDTH	100 FT	234 FT	CONFORMS
MINIMUM LOT DEPTH	150 FT	956 FT ±	CONFORMS
MINIMUM FRONT YARD	35 FT	495.1 FT	CONFORMS
MINIMUM SIDE YARD	15 FT	253.2 FT	CONFORMS
MINIMUM REAR YARD	30 FT	234.2 FT	CONFORMS
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	CONFORMS
MAXIMUM LOT COVERAGE	10%	1%	CONFORMS
MAXIMUM IMPERVIOUS COVERAGE	10%	4%	CONFORMS
PARKING STALL DEPTH	9 FT	9 FT	CONFORMS
PARKING STALL WIDTH	18 FT	18 FT	CONFORMS
PARKING AISLE WIDTH	25 FT	25 FT	CONFORMS

PARKING CALCULATIONS PER ORDINANCE:
COMMUNITY FACILITIES: AUDITORIUM/ AUDITORIUM/ COMMUNITY CENTER - 1 FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA OR 1 FOR EACH 4 SEATS, WHICHEVER IS GREATER.
CHURCH/YOUTH CENTER - 8,700 SF / 100 = 87

PARKING SUMMARY

USE	ORDINANCE REQUIRED	PROVIDED IN PHASE 1	PROVIDED IN PHASE 2
CHURCH/YOUTH CENTER	87	48	41
TOTAL	87 SPACES (INCLUDING 8 HANDICAP SPACES)		

- DESIGN WAIVERS REQUESTED:**
- RELIEF REQUESTED FROM PROVIDING CURB ALONG THE PERIMETER OF THE SITE AND DRIVEWAY.
 - RELIEF FROM PROVIDING A DECELERATION LANE ALONG COUNTY ROUTE # 649.
 - RELIEF FROM PROVIDING AN ENVIRONMENTAL IMPACT STUDY.
- RELIEF FROM INSTALLING TOP PAVING SURFACE COURSE & BASE COURSE AT THE TIME OF CONSTRUCTION. APPLICANT PROPOSES TO INSTALL 6" TH. ASPHALT MILLINGS AS SUBBASE IN PHASE 1 AND SURFACE COURSE & BASE COURSE UPON COMPLETION OF PHASE 2.

NOTES

- BOUNDARY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED SURVEY & TOPOGRAPHY PLAN FOR FIRST BAPTIST CHURCH OF ELMER, SHEET 6, BLOCK 12, LOTS 2.10 & 2.12, BOROUGH OF ELMER, SHEET 20, BLOCK 53, LOT 11, UPPER PITTSBORO TWP., SALEM COUNTY, PREPARED BY LAND ENGINEERING, LLC, DATED NOVEMBER 11, 2010. FILE NUMBER 1841 & BOUNDARY AND TOPOGRAPHY AS TAKEN FROM PLAN ENTITLED PLAN OF SURVEY & TOPOGRAPHY, SITE PLAN TITLE SHEET FOR: FIRST BAPTIST CHURCH OF ELMER, SHEET 6, BLOCK 12, LOTS 2.10 & 2.12, BOROUGH OF ELMER, SHEET 20, BLOCK 53, LOT 11, UPPER PITTSBORO TWP., PREPARED BY LAND ENGINEERING, LLC, DATED DECEMBER 14, 2010, JOB NUMBER 1164.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DETAILS AND DIMENSIONS.
- THE CONTRACTOR SHALL NOTIFY THE BOROUGH OF ELMER AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR INSTALLATION ACTIVITY.
- IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-272-1000 TO ORDER MARK-OUTS.
- 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 THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS TO REQUEST EXACT FIELD LOCATION OF UTILITIES BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING BUT NOT LIMITED TO BUILDING, SIDEWALK/STREET CLOSING AND DEMOLITION.
- ALL CONSTRUCTION REQUIREMENTS AND MATERIALS SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE BOROUGH OF ELMER, SALEM COUNTY, NJ, AND ADOPT WHERE APPLICABLE.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS (OSHA COMPETENT PERSON).
- THE SITE IS NOT WITHIN ANY WELLHEAD PROTECTION AREA.
- THE SITE IS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAN PER NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP #3403302100.
- A SEPTIC SYSTEM IS PROPOSED TO SERVICE THE CHURCH YOUTH CENTER AND PAVILION. PUBLIC WATER SERVICE IS PROPOSED.
- THE TRASH ENCLOSURE WILL PROVIDE FOR THE COLLECTION AND REMOVAL OF TRASH AND RECYCLABLE MATERIALS AS STIPULATED BY BOROUGH CODE.
- ALL SIGNS MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SEE SHEET 5 FOR DETAILED SITE IMPROVEMENTS

OVERALL SITE PLAN

SITE PLANS FOR
FIRST BAPTIST CHURCH OF ELMER
PLATE 6, BLOCK 12, LOTS 2.10 & 2.12
329 FRONT STREET
SITUATED IN THE
BOROUGH OF ELMER
COUNTY OF SALEM, STATE OF NEW JERSEY

SITE CIVIL ENGINEERING

2205 DELSEA DRIVE, SUITE 7
FRANKLINVILLE, NEW JERSEY 08322
(856) 885-8679
FAX (856) 913-6504
N.J. CERTIFICATE OF AUTHORIZATION No. GA28188600

FILE NUMBER	934-2021	DATE	11/09/22
CHECKED BY: WG	<i>William P. Gilmore</i>	DATE	
DRAWN BY: MGP	WILLIAM P. GILMORE, P.E.	NEW JERSEY PROFESSIONAL ENGINEER NO. 2460473100	
SCALE: 1"=100'	PROJECT NO. 934	DATE: NOVEMBER 9, 2022	SHEET 4 OF 12

LEGEND

CONC. MONUMENT	1" CONTOUR INTERVAL
IRON PIN	5' CONTOUR INTERVAL
BOLLARD	CURB
CLEANDOUT	EDGE OF PAVEMENT
FIRE HYDRANT	EDGE OF STONE
GAS VALVE	CHAIN LINK FENCE
GIFF WIRE	VINYL FENCE
4" INLET	WIRE FENCE
6" INLET	WOOD FENCE
8" INLET	GAS LINE
LIGHT POLE	PROPERTY LINE
MAILBOX	STORM LINE
SANITARY MANHOLE	SANITARY LINE
SIGN	WOODS LINE
SPOT ELEVATION	
STORM MANHOLE	
TREE	
UNKNOWN MANHOLE	
UTILITY POLE	
UTILITY POLE W/LIGHT	
WATER METER	
ELEC. TRANSFORMER	



REV.	DATE	DESCRIPTION	BY