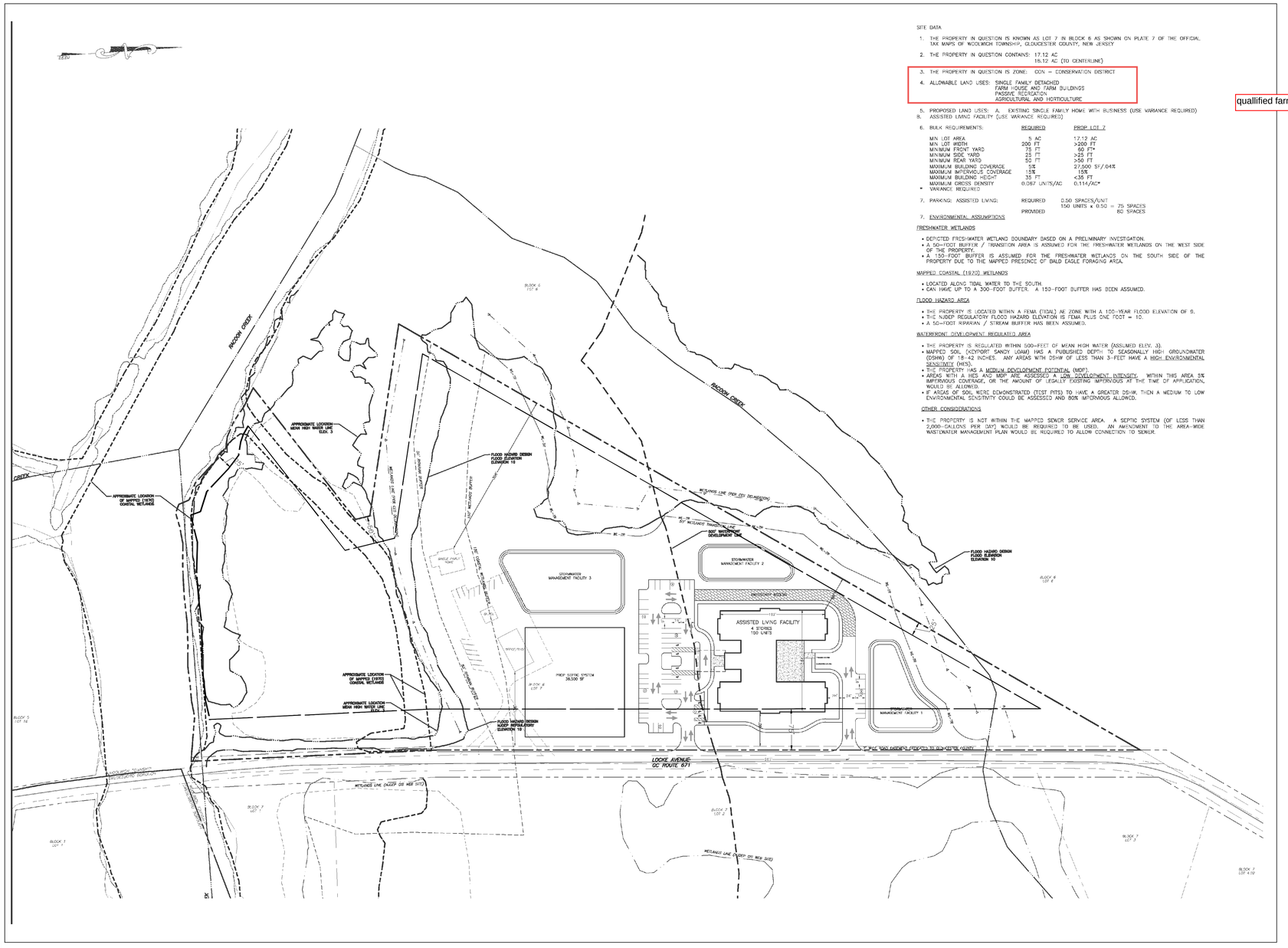


SKETCH PLAN 1" = 100 FT

SITE DATA

1. THE PROPERTY IN QUESTION IS KNOWN AS LOT 7 IN BLOCK 6 AS SHOWN ON PLATE 7 OF THE OFFICIAL TAX MAPS OF WOOLWICH TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY
2. THE PROPERTY IN QUESTION CONTAINS: 17.12 AC
   15.12 AC (TO CENTERLINE)
3. THE PROPERTY IN QUESTION IS ZONE: CON – CONSERVATION DISTRICT
4. ALLOWABLE LAND USES: SINGLE FAMILY DETACHED
   FARM HOUSE AND FARM BUILDINGS
   PASSIVE RECREATION
   AGRICULTURAL AND HORTICULTURE
5. PROPOSED LAND USES: A. EXISTING SINGLE FAMILY HOME WITH BUSINESS (USE VARIANCE REQUIRED)
8. ASSISTED LIVING FACILITY (USE VARIANCE REQUIRED)
6. BULK REQUIREMENTS:

	REQUIRED	PROP LOT 7
MIN LOT AREA	5 AC	17.13 AC
MIN LOT WIDTH	200 FT	>200 FT
MINIMUM FRONT YARD	75 FT	60 FT*
MINIMUM SIDE YARD	25 FT	>25 FT
MINIMUM REAR YARD	50 FT	>50 FT
MAXIMUM BUILDING COVERAGE	5%	27,500 SF/.04%
MAXIMUM IMPERVIOUS COVERAGE	15%	15%
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT
MAXIMUM GROSS DENSITY	0.067 UNITS/AC	0.114/AC*

* VARIANCE REQUIRED

7. PARKING: ASSISTED LIVING: REQUIRED 0.50 SPACES/UNIT
   150 UNITS x 0.50 = 75 SPACES
   PROVIDED 80 SPACES
7. ENVIRONMENTAL ASSUMPTIONS

FRESHWATER WETLANDS

- DEPICTED FRESHWATER WETLAND BOUNDARY BASED ON A PRELIMINARY INVESTIGATION.
- A 50-FOOT BUFFER / TRANSITION AREA IS ASSUMED FOR THE FRESHWATER WETLANDS ON THE WEST SIDE OF THE PROPERTY.
- A 150-FOOT BUFFER IS ASSUMED FOR THE FRESHWATER WETLANDS ON THE SOUTH SIDE OF THE PROPERTY DUE TO THE MAPPED PRESENCE OF BALD EAGLE FORAGING AREA.

MAPPED COASTAL (1970) WETLANDS

- LOCATED ALONG TIDAL WATER TO THE SOUTH.
- CAN HAVE UP TO A 300-FOOT BUFFER. A 150-FOOT BUFFER HAS BEEN ASSUMED.

FLOOD HAZARD AREA

- THE PROPERTY IS LOCATED WITHIN A FEMA (TIDAL) AE ZONE WITH A 100-YEAR FLOOD ELEVATION OF 9.
- THE NJDEP REGULATORY FLOOD HAZARD ELEVATION IS FEMA PLUS ONE FOOT = 10.
- A 50-FOOT RIPARIAN / STREAM BUFFER HAS BEEN ASSUMED.

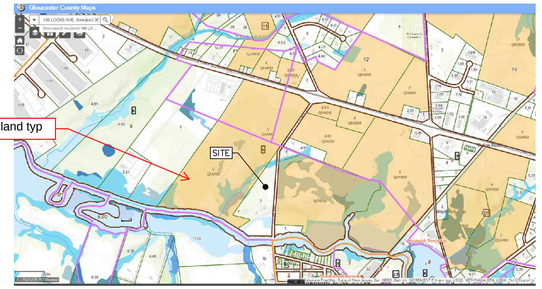
WATERFRONT DEVELOPMENT REGULATED AREA

- THE PROPERTY IS REGULATED WITHIN 500-FEET OF MEAN HIGH WATER (ASSUMED ELEV. 3).
- MAPPED SOIL (KOMSOIT SANDY LOAM) HAS A PUBLISHED DEPTH TO SEASONALLY HIGH GROUNDWATER (DSHW) OF 18-42 INCHES. ANY AREAS WITH DSHW OF LESS THAN 3-FEET HAVE A HIGH ENVIRONMENTAL SENSITIVITY (HES).
- THE PROPERTY HAS A MEDIUM DEVELOPMENT POTENTIAL (MDP).
- AREAS WITH A HES AND MDP ARE ASSESSED A LOW DEVELOPMENT INTENSITY. WITHIN THIS AREA 5% IMPERVIOUS COVERAGE, OR THE AMOUNT OF LEGALLY EXISTING IMPERVIOUS AT THE TIME OF APPLICATION, WOULD BE ALLOWED.
- IF AREAS OF SOIL WERE DEMONSTRATED (TEST PITS) TO HAVE A GREATER DSHW, THEN A MEDIUM TO LOW ENVIRONMENTAL SENSITIVITY COULD BE ASSESSED AND 80% IMPERMOUS ALLOWED.

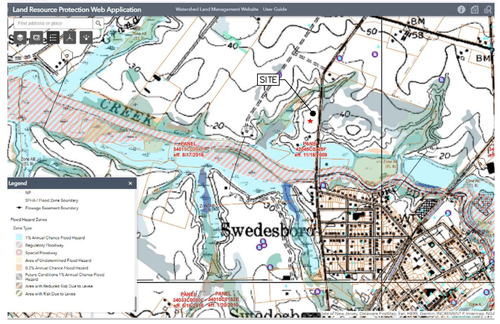
OTHER CONSIDERATIONS

- THE PROPERTY IS NOT WITHIN THE MAPPED SEWER SERVICE AREA. A SEPTIC SYSTEM (OF LESS THAN 2,000-GALLONS PER DAY) WOULD BE REQUIRED TO BE USED. AN AMENDMENT TO THE AREA-WIDE WASTEWATER MANAGEMENT PLAN WOULD BE REQUIRED TO ALLOW CONNECTION TO SEWER.

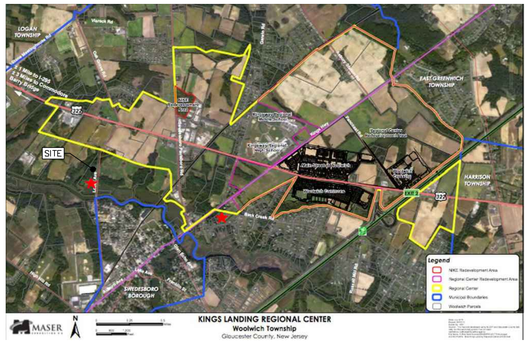
quallified farm land typ



GLOUCESTER COUNTY GIS – WETLANDS LOCATION
NTS



FLOODPLAIN LOCATION MAP
NTS



SEWER SERVICE AREA
NTS

NOTE:

SKETCH PLAN REFERENCE AS SHOWN, PREPARED BY CONSULTING ENGINEERING SERVICES 645 BERLIN – CROSS KEYS RD SUIE 1 SICKLERVILLE NJ. DATED 3-21-24

NOTE:

GAS, ELECTRIC, TELEPHONE, AND CABLE LINES WILL BE INSTALLED UNDERGROUND.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
045981-E

REVISIONS

NO.	DESCRIPTION	DATE

DATE: 3-31-25
SCALE: 1"=100'
JOB # 2293 FB # ---
DRAWN: STAFF CHECKED: VWF

LOCKE AVE CCRC CONCEPT PLAN

WOOLWICH TOWNSHIP NJ
PREPARED FOR:
MICHAEL GARAGUSO
190 LOCKE AVE
SWEDESBORD NJ 08085

CONCEPT PLAN CCRC 190 LOCKE AVE

SHEET 1 OF 1

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