LIMIT OF 50' RIPARIAN BUFFER AS APPROVED BY NJDEP FILE # 1706-04-0003.1, DATED 8/9/2017

LIMIT OF APPROVED WETLANDS AS VERIFIED BY NJDEP FILE# 1706-04-0003.1, DATED 2/23/2005 AND FILE # 1706-04-0003.1, DATED 8/9/2017

LIMIT OF 50' RIPARIAN BUFFER

LIMIT OF 100 YEAR FLOODPLAIN AS APPROVED BY NJDEP FILE # 1706-04-0003.1, DATED 8/9/2017

LIMIT OF APPROVED WETLANDS AS VERIFIED BY NJDEP FILE# 1706-04-0003.1, DATED 2/23/2005 AND FILE # 1706-04-0003.1, DATED 8/9/2017

GRADING IN WETLANDS BUFFER COMPLETED PER COMBINED WDP AUTHORIZATION. NJDEP FILE # 1706-04-0003.1, DATED 4-20-2006 (CONSERVATION EASEMENT RECORDED ON 5-29-2008)

SECTION ONE

SECTION TWO

NICOLE CIRCLE

KATIE DRIVE

MILL BOULEVARD

FLOWER CIRCLE

NICOLE CIRCLE

KATIE DRIVE

INTERSTATE ROUTE 295 - (300' WIDE)

PEDRICKTOWN - WOODSTOWN ROAD

SALEM COUNTY ROUTE 602

PROPOSED WELL TYPICAL

PROPOSED DWELLING

PROP. SEPTIC DISPOSAL FIELD

PROP. DRIVEWAY

PROPOSED DWELLING TYPICAL

PROPOSED SEPTIC DISPOSAL FIELD TYPICAL

50' WETLANDS BUFFER LINE

ZONING REQUIREMENTS
(AR – AGRICULTURAL RESIDENTIAL)

| | REQUIRED | PROPOSED |
|---|---|---|
| MAX. HEIGHT | 35' & 2.5 STORIES | TO COMPLY |
| MIN. LOT SIZE | 2 ACRES | VARIANCE REQUIRED |
| *MIN. FRONTAGE | 200' (150' CURVED LOTS) | VARIANCE REQUIRED |
| *MIN. WIDTH | 200' (150' CURVED LOTS) | VARIANCE REQUIRED |
| *MIN. DEPTH | 225' | 225' |
| MIN. SIDE YARD | | |
| INDIVIDUAL | 30' | 30' |
| AGGREGATE | 80' | 80' |
| *MIN. FRONT YARD | 75' | VARIANCE OF FRONT SETBACK FROM 75' TO 50' (ALL LOTS) |
| MIN. REAR YARD | 75' | 75' |
| MAX. BUILDING COV. | | |
| PRINCIPAL | 8% | TO COMPLY |
| ACCESSORY | 8% | TO COMPLY |

PROPOSED LOT SIZES

GRAPHIC SCALE

COLOR RENDERING PLAN
SECTION 1

COSTA PROPERTY
BLOCK 13.01 LOT 3 & 3.01
SITUATE
OLDMANS TOWNSHIP
SALEM COUNTY, NEW JERSEY
DATE: APRIL 2020 SCALE: 1"=60'

PREPARED BY:


LAWRENCE M. DIVIETRO JR. DATE
PROFESSIONAL LAND SURVEYOR, NEW JERSEY LIC. NO. 24198
PROFESSIONAL PLANNER, NEW JERSEY LIC. NO. 1922

ANDREW HOGG DATE
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. GE 43596

LAND DIMENSIONS ENGINEERING
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