

**PROJECT TEAM**



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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
03/09/21	SITE CONSTRAINT PLAN

**PROFESSIONAL SEAL**

**PROFESSIONAL IN CHARGE**  
**RICHARD PROCANIK**  
PROFESSIONAL ENGINEER  
LICENSE NO. GF054107700

**PROJECT MANAGER**  
RICHARD PROCANIK

**QUALITY CONTROL**  
JUSTIN CHU

**DRAWN BY**  
KEROLS GHATAS

**PROJECT NAME**

**RESIDENTIAL DEVELOPMENT AT DEPTFORD, NJ**

**DEPTFORD TOWNSHIP GLOUCESTER COUNTY NEW JERSEY, 08096**

**BLOCK 453; LOTS 1, 2 & 3  
BLOCK 82; LOTS 1, 2, 3, 4 & 11**

**PROJECT NUMBER**

**SHEET TITLE**  
**CONCEPTUAL SITE LAYOUT PLAN**

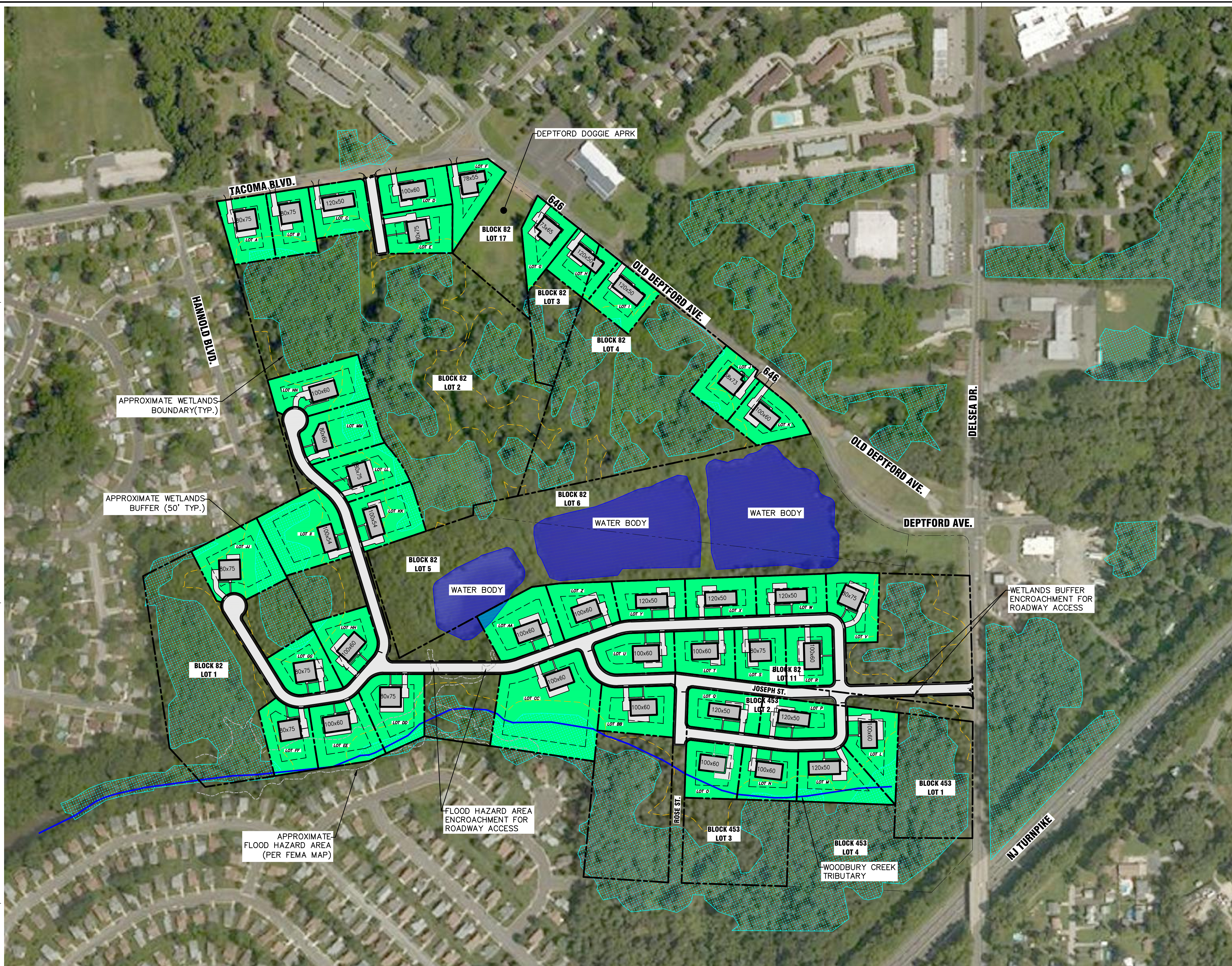
**SHEET NUMBER**

**CP-1.0**

**ZONING TABLE (R-40, LOW DENSITY RESIDENTIAL DISTRICT)**

REGULATION	ZONING REQUIREMENT	REQUIRED
MINIMUM LOT DIMENSIONS	LOT AREA	40,000 SF
	STREET FRONTAGE	150 FT
	LOT WIDTH	175 FT
MINIMUM YARD DEPTHS - PRINCIPAL BUILDINGS	LOT DEPTH	150 FT
	FRONT YARD SETBACK	40 FT
	SIDE YARD SETBACK, EACH *	40 FT
MAXIMUM COVERAGE	REAR YARD SETBACK	50 FT
	BUILDING COVERAGE	15%
MAXIMUM HEIGHT	IMPERVIOUS COVERAGE	25%
	BUILDING HEIGHT	35 FT

PROPOSED SUBDIVIDED LOT	LOT AREA	BUILDING AREA	BUILDING COVERAGE	IMPERVIOUS AREA	IMPERVIOUS COVERAGE
LOT A	43,793 SF	6,000 SF	13.7%	10,854 SF	24.8%
LOT B	41,000 SF	6,000 SF	14.6%	10,104 SF	24.6%
LOT C	43,138 SF	6,000 SF	13.9%	10,684 SF	24.8%
LOT D	40,438 SF	6,000 SF	14.8%	9,889 SF	24.5%
LOT E	42,984 SF	6,000 SF	14.8%	10,639 SF	24.8%
LOT F	40,618 SF	5,900 SF	14.5%	9,779 SF	24.1%
LOT G	40,357 SF	5,875 SF	14.6%	9,967 SF	24.7%
LOT H	40,000 SF	6,000 SF	15.0%	9,642 SF	24.1%
LOT I	40,000 SF	6,000 SF	15.0%	9,642 SF	24.1%
LOT J	41,142 SF	5,775 SF	14.0%	8,865 SF	21.5%
LOT K	43,107 SF	6,000 SF	13.9%	10,511 SF	24.4%
LOT L	50,468 SF	6,000 SF	11.9%	10,908 SF	21.6%
LOT M	56,648 SF	6,000 SF	10.6%	10,365 SF	18.3%
LOT N	43,039 SF	6,000 SF	13.9%	8,709 SF	20.2%
LOT O	44,572 SF	6,000 SF	13.5%	10,805 SF	24.2%
LOT P	40,445 SF	6,000 SF	14.8%	10,010 SF	24.7%
LOT Q	42,109 SF	6,000 SF	14.2%	9,894 SF	23.5%
LOT R	40,658 SF	6,000 SF	14.8%	10,014 SF	24.6%
LOT S	40,475 SF	6,000 SF	14.8%	9,815 SF	24.2%
LOT T	40,062 SF	6,000 SF	15.0%	9,905 SF	24.7%
LOT U	43,675 SF	6,000 SF	13.7%	10,654 SF	24.4%
LOT V	45,870 SF	6,000 SF	13.1%	11,311 SF	24.7%
LOT W	40,501 SF	6,000 SF	14.8%	10,094 SF	24.9%
LOT X	40,500 SF	6,000 SF	14.8%	10,094 SF	24.9%
LOT Y	40,145 SF	6,000 SF	14.9%	9,969 SF	24.8%
LOT Z	45,191 SF	6,000 SF	13.3%	10,904 SF	24.1%
LOT AA	60,381 SF	6,000 SF	9.9%	10,904 SF	18.1%
LOT BB	52,132 SF	6,000 SF	11.5%	10,904 SF	20.9%
LOT CC	134,631 SF	6,000 SF	4.5%	10,904 SF	8.1%
LOT DD	57,204 SF	6,000 SF	10.5%	10,814 SF	18.9%
LOT EE	56,916 SF	6,000 SF	10.5%	10,269 SF	18.0%
LOT FF	47,618 SF	6,000 SF	12.6%	9,521 SF	20.0%
LOT GG	42,894 SF	6,000 SF	14.0%	9,720 SF	22.7%
LOT HH	46,122 SF	6,000 SF	13.0%	11,029 SF	23.9%
LOT II	75,424 SF	5,400 SF	7.2%	7,961 SF	10.6%
LOT JJ	68,886 SF	6,000 SF	8.7%	10,271 SF	14.9%
LOT KK	50,038 SF	5,400 SF	10.8%	10,554 SF	21.1%
LOT LL	47,697 SF	6,000 SF	12.6%	10,751 SF	22.5%
LOT MM	51,887 SF	5,300 SF	10.2%	7,825 SF	15.1%
LOT NN	57,441 SF	6,000 SF	10.4%	10,362 SF	18.0%

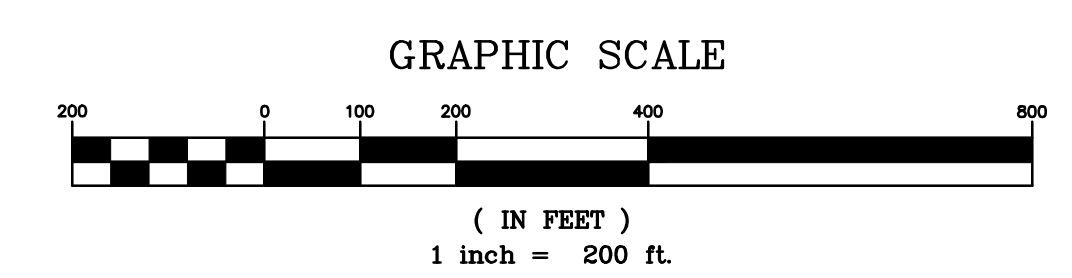


**SITE LEGEND**

	EXISTING PROPERTY LINE		PROPOSED CURB LINE
	EXISTING ADJACENT PROPERTY LINE		PROPOSED BUILDING
	EXISTING WETLANDS DELINEATION		PROPOSED PAVEMENT AREA
	EXISTING WETLANDS BUFFER (50' WIDTH)		PROPOSED GREEN SPACE
	EXISTING FLOOD HAZARD AREA LINE (FEMA MAP)		
	EXISTING WATER BODY		
	EXISTING STREAM		

**GENERAL NOTE:**

1. WETLANDS LINE AND BUFFER SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE INFORMATION THROUGH INITIAL RESEARCH. THE APPLICANT SHALL REQUEST A LETTER OF INTERPRETATION TO CERTIFY THE DELINEATION OF EXISTING WETLANDS AND THE ASSOCIATED BUFFER.
2. FLOOD HAZARD AREA SHOWN ON THIS PLAN IS BASED ON THE AVAILABLE FEMA MAP. ACTUAL DELINEATION OF FLOOD HAZARD AREA AND RIPARIAN ZONE SHALL DETERMINED BY PROJECT ENGINEER AND VERIFIED BY NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. PROPOSED 50' WIDE R.O.W., DIMENSIONS BASED ON "LOCAL RESIDENTIAL STREET" AS SHOWN ON EXHIBIT 6 OF THE DEPTFORD TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.
4. TEN FEET (10') WIDE TREE EASEMENT TO BE PLACED ON BOTH SIDE OF PROPOSED R.O.W.



**GENERAL NOTE:**

THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY, AND THE EXISTING SITE CONDITIONS DEPICTED CANNOT BE GUARANTEED AS CURRENT SITE CONDITIONS. THE INTEND OF THIS PLAN IS TO DEMONSTRATE HOW THE SUBJECT LAND COULD BE DEVELOPED. GREENBERGFARROW HAS NOT DISCUSSED THE INFORMATION PRESENTED WITH ANY REVIEWING AGENCY AND CANNOT GUARANTEE THE PROPOSED CONDITIONS WILL BE ACCEPTED BY ANY GOVERNING AGENCY.

PLEASE CONTACT RICHARD PROCANIK FOR ANY QUESTIONS OR COMMENTS  
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