

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

300 E. WINCHESTER AVENUE



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ZONING DATA

ZONING DATA

OWNER: OXFORD PROPERTY SNF LLC
1608 ROUTE 88 SUITE 200
BRICK NJ 08724

PARCEL NUMBER: 22-021-049-001-001

BULK REQUIREMENTS

REQUIREMENTS / DESIGN CRITERIA TAKEN FROM THE ZONING ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN

ZONED: RC RETIREMENT COMMUNITY DIST

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24	UNIT 25	UNIT 26	UNIT 27	UNIT 28	UNIT 29	UNIT 30	UNIT 31	UNIT 32	UNIT 33	UNIT 34	UNIT 35	UNIT 36	UNIT 37	UNIT 38	UNIT 39	UNIT 40	UNIT 41	UNIT 42	UNIT 43	UNIT 44	UNIT 45	UNIT 46	UNIT 47	UNIT 48	UNIT 49	UNIT 50	UNIT 51	UNIT 52	UNIT 53	UNIT 54	UNIT 55	UNIT 56	UNIT 57	UNIT 58	UNIT 59	UNIT 60	UNIT 61	UNIT 62	UNIT 63	UNIT 64	UNIT 65	UNIT 66	UNIT 67	UNIT 68	UNIT 69	UNIT 70	UNIT 71	UNIT 72	UNIT 73	UNIT 74	UNIT 75	UNIT 76	UNIT 77	UNIT 78	UNIT 79	UNIT 80	UNIT 81	UNIT 82	UNIT 83	UNIT 84	UNIT 85	UNIT 86	UNIT 87	UNIT 88	UNIT 89	UNIT 90	UNIT 91	UNIT 92	UNIT 93	UNIT 94	UNIT 95	UNIT 96	UNIT 97	UNIT 98	UNIT 99	UNIT 100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

UNIT/BED COUNT

IMPERVIOUS TABULATION

EXISTING WALKWAYS:	2.85
WALKWAYS TO BE REMOVED:	-2.60
PROPOSED BUILDING:	+7.10
PROPOSED WALKWAYS:	2.25
PROPOSED FINE LAMES:	+3.90
RESERVED FOR FUTURE COURTYARD:	+2.00
NET NEW IMPROVEMENTS:	9.41


WAIVER REQUESTED:

REQUIRING PRELIMINARY PLAN SUBMISSION

GENERAL NOTES:

1. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSIDERED TO COMPLY WITH THE FOLLOWING STANDARDS:
 - I. PENNDOT DESIGN MANUAL, 2. CHAPTER 6, SECTION 602.01
 - II. NEW YORK STATE DEPARTMENT OF TRANSPORTATION, PLANNING AND DESIGN DIVISION, CHAPTER 10, NEW YORK ACCESSIBILITY GUIDELINES (NYADAG)
 - III. U.S. ACCESS BOARD, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PRAWAG)
 - IV. NEW YORK STATE DEPARTMENT OF TRANSPORTATION, PLANNING AND DESIGN DIVISION, CHAPTER 10, NEW YORK ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (NYAAG)
2. EMERGENCY RESPONDER RADIO COVERAGE MUST BE EVALUATED PRIOR TO THE FINAL LAYOUT OF THE PROJECT. COMMUNICATIONS EQUIPMENT SHALL BE EVALUATED FOR THE BUILDING, IF NOT A BAY/DAS SYSTEM MUST BE INSTALLED.
3. KNEX BOXES WILL BE REQUIRED TO BE INSTALLED ON THE BUILDING ADJACENT TO THE

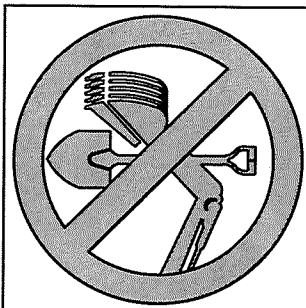
ONE CALL SERIAL NO.: 20230340676-0000



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT.

DESIGN ENGINEER

I, BRAD D. SPRAY, ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE AND/OR DELAWARE RIVER SOUTH RIVER WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

COVE

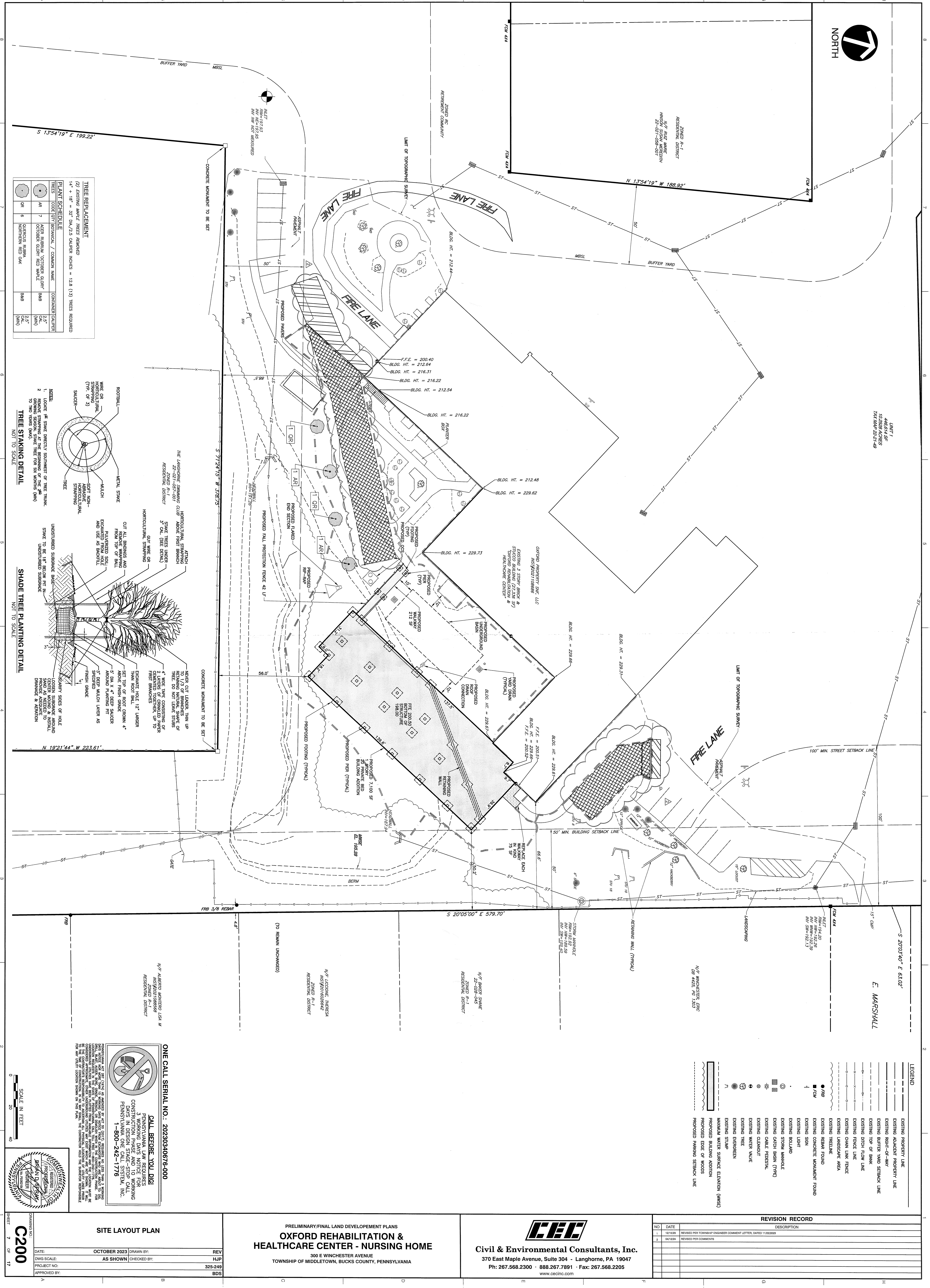
DATE:	OCTOBER 2023	DRAWN BY:
DWG SCALE:	1" = 100'	CHECKED BY:
PROJECT NO:		
APPROVED BY:		

300 E WINCHESTER AVENUE
DDELTOWN, BUCKS COUNTY



REVISION RECORD

[illegible]



SEAL

BRAND

REGISTERED

PROFESSIONAL ENGINEER

CEC

C200

7 OF 17