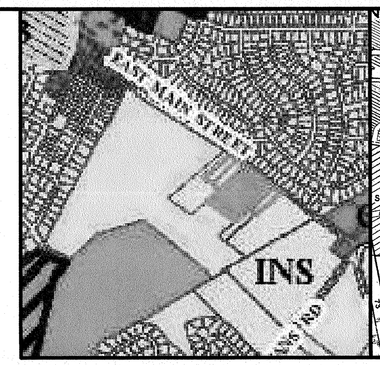
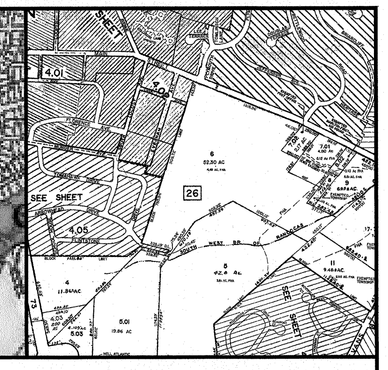
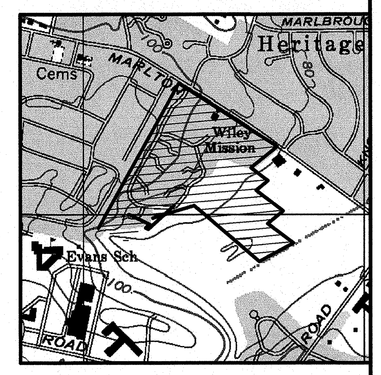
WILEY MISSION - INDEPENDENT UNIT IMPROVEMENTS



ZONING MAP
SCALE: 1" = 1000' ±



TAX MAP SHEET #4
SCALE: 1" = 1000' ±



KEY MAP
SCALE: 1" = 1000' ±

GENERAL NOTES:

1. THE PROPERTY IS BLOCK 26, LOT 6 AS SHOWN ON SHEET 4 OF THE EVESHAM TOWNSHIP TAX MAPS.
2. AREA: 52.296 ACRES (2,278,017 SF).
3. EXISTING USES:

   PRIVATE RESIDENCES (3 DWELLINGS)
   CHURCH (400 SEAT CAPACITY)
   NURSING HOME (67 BEDS)
   ASSISTED LIVING (45 BEDS)
   INDEPENDENT LIVING (13† UNITS)
   MAINTENANCE BUILDING (1 UNIT)

4. PROPOSED DEVELOPMENT: EXPANSION OF xxx INDEPENDENT LIVING UNITS FROM 1 BEDROOM TO
5. 2 BEDROOM
6. ZONE OF PROPERTY: MD, MEDIUM DENSITY.
7. USE OF PROPERTY IS A CONDITIONAL USE SUBJECT TO CHAPTER 161 OF THE EVESHAM TOWNSHIP LAND USE ORDINANCE.
8. ZONE REQUIREMENTS FOR SENIOR CITIZEN HOUSING/LIFE CARE/ASSISTED LIVING FACILITIES:

	REQUIRED	PROPOSED
MINIMUM TRACT SIZE	5 ACRES	52.3 ACRES
MAXIMUM RESIDENTIAL DENSITY/GROSS AREA	4.5 UNITS	2.7 UNITS
MAXIMUM BUILDING HEIGHT	30 FT	<30 FT
MINIMUM RECREATIONAL AREA/DWELLING UNIT	250 SF	>250 SF
MAXIMUM NURSING CARE UNITS	85 UNITS	67 UNITS
MAXIMUM IMPERVIOUS COVER	50%	29.5%

9. OWNER/APPLICANT: WILEY MISSION INC.
   99 E. MAIN STREET
   MARLTON, NJ 08053
   PHONE# 856-983-0411
   FAX# 856-985-4655
   gfgilmore@wileymission.org
10. ENGINEER: MARK E. MALINOWSKI
    PAULUS, SOKOLOWSKI AND SARTOR, LLC
    1415 ROUTE 70 EAST
    CHERRY HILL, NJ 08034
    PHONE# 856-295-9618
    mmalinowski@psands.com
11. PLAN BASED ON WILEY MISSION PARKING LOT EXPANSION MINOR SITE PLAN - OVERALL SITE IMPROVEMENT PLAN , PREPARED BY STOUT & CALDWELL ENGINEERS, LLC, LAST REVISED 06/09/16, JOB NO: 0901-023A , SHEETS 1 & 2 OF 4.
12. THERE ARE NO KNOWN DEED RESTRICTIONS OR PROTECTIVE COVENANTS FOR LOT 6 OF BLOCK 26 THAT WOULD IMPACT THE PROPOSED DEVELOPMENT.
13. AREA OF DEVELOPMENT: 5,250 SF (VARIOUS PHASES)
14. ALL BANKED PARKING SPACES TO BE 10' WIDE x 18' LONG. TREES AND SHRUBS TO BE TRANSPLANTED SHOULD BANDED PARKING SPACES BE CONSTRUCTED IN THE FUTURE. LANDSCAPING OF BANKED PARKING AREAS TO BE BROUGHT IN COMPLIANCE WITH CODES AT TIME OF DEVELOPMENT.
15. SHOULD THE EVESHAM TOWNSHIP PLANNING BOARD DETERMINE THAT THERE IS A PATTERN OF OVERFLOW PARKING, THEN ADDITIONAL PARKING SPACES SHALL BE CONSTRUCTED IN THE AREA(S) DESIGNATED FOR BANKED PARKING.

PARKING SCHEDULE

CURRENT NUMBER OF SPACES=196

	REQUIRED	PROVIDED
NURSING HOME:		
1 SPACE/4 BEDS x 67 BEDS=	17 SPACES	
1 SPACE/EMPLOYEE x 75 EMPLOYEES=	75 SPACES	
RESIDENTIAL HEALTH CARE (ASSISTED LIVING)		
1 SPACE/3 BEDS x 45 BEDS=	15 SPACES	
CHURCH:		
1 SPACE/3 SEATS x 400 SEATS=	133 SPACES	
SUBTOTAL=	240 SPACES *	196 SPACES *
BANKED PARKING SPACES=		57 SPACES
TOTAL=		253 SPACES *

NOTE:

* DOES NOT INCLUDE EXISTING INDEPENDENT LIVING UNITS OR PRIVATE RESIDENCES WHERE PARKING REQUIREMENTS HAD PREVIOUSLY BEEN ESTABLISHED. INCLUDES 10 ACCESSIBLE PARKING SPACES. SEVEN (7) SPACES ARE REQUIRED PER ADA REQUIREMENTS.

HONEYSUCKLE COURT	REQUIRED	PROVIDED
GARDEN APARTMENT (RSIS):		
1.8 SPACES / 1 BEDROOM x 10 =	18 SPACES	
2.0SPACES / 2 BEDROOMS x 6 =	12 SPACES	
	30 SPACES	19 SPACES **

LILAC COURT	REQUIRED	PROVIDED
GARDEN APARTMENT (RSIS):		
1.8 SPACES / 1 BEDROOM x 6 =	11 SPACES	
2.0 SPACES / 2 BEDROOMS x 10 =	20 SPACES	
	31 SPACES	20 SPACES **

NOTE:

** PARKING VARIANCE REQUESTED.

DWELLING SCHEDULE

HONEYSUCKLE COURT	EXISTING BEDROOMS	PROPOSED BEDROOMS
UNIT #: 1	2	2
2	1	1
3	1	1
4	1	1
5	1	1
6	1	1
7	1	1
8	2	2
9	2	2
10	1	1
11	1	1
12	1	1
13	1	2
14	1	2
15	1	1
16	2	2
TOTAL	20	22

LILAC COURT	EXISTING BEDROOMS	PROPOSED BEDROOMS
UNIT #: 1	2	2
2	1	1
3	1	2
4	1	2
5	1	2
6	1	2
7	1	1
8	2	2
9	2	2
10	1	1
11	1	1
12	1	1
13	2	2
14	2	2
15	1	1
16	2	2
TOTAL	22	28

REQUESTED WAIVERS:

LAND USE BOARD APPLICATION CHECKLIST

5. LIST OF ALL PROPERTY OWNERS WITHIN 200 FT.
   MINOR SITE PLAN DOES NOT REQUIRE NOTICE.

   EXISTING RIGHT-OF-WAYS AND EASEMENTS WITHIN 200 FEET.
   MINOR IMPROVEMENTS ARE PROPOSED.

   CONTOURS EXTENDING 200 FEET BEYOND PROPERTY BOUNDARY.
   AREA OF PROPOSED DEVELOPMENT IS WELL WITHIN THE INTERIOR OF THE OVERALL PROPERTY.

   SIZE AND LOCATIONS OF EXISTING STRUCTURES WITH ALL SETBACK DIMENSIONS, INCLUDING BUILDINGS OR STRUCTURES TO BE REMOVED.
   MINOR IMPROVEMENTS ARE PROPOSED.

   GROSS FLOOR AREA AND FLOOR AREA RATIO.
   NO ADDITIONAL FLOOR AREA PROPOSED.

   SQUARE FOOTAGE ALLOCATION OF USES PER BUILDING.
   BUILDING USES TO REMAIN THE SAME WITH THE EXCEPTION OF THE REMOVAL OF THE PRIVATE RESIDENCE.

   DISTANCES BETWEEN BUILDINGS.
   EXISTING DISTANCES TO REMAIN THE SAME.

   MULTIPLE BUILDINGS IDENTIFIED WITH LETTERS OR NUMBERS.
   BUILDINGS ARE IDENTIFIED BY USE.

   CROSS SECTIONS OF ALL DRAINAGE STRUCTURES.
   NO NEW DRAINAGE STRUCTURES PROPOSED.

   ROAD CROSS SECTIONS AND PROFILES.
   NO NEW ROADS PROPOSED.

   FINISH SPOT ELEVATIONS FOR ALL BUILDING CORNERS AND PROPERTY CORNERS.
   NO GRADING PROPOSED NEAR BUILDING AND PROPERTY CORNERS.

   FINISH FLOOR ELEVATIONS FOR ALL BUILDINGS.
   FINISH FLOOR ELEVATIONS NOT IMPACTED BY PROPOSED IMPROVEMENTS.

   LOCATION AND DETAILS FOR SOLID WASTE AND RECYCLABLE CONTAINMENT.
   SOLID WASTE AND RECYCLABLE MANAGEMENT NOT IMPACTED BY PROPOSED IMPROVEMENTS AND IS TO REMAIN THE SAME.
6. CURRENT PROPERTY SURVEY.
   PROPOSED IMPROVEMENTS WELL WITHIN PROPERTY BOUNDARY. PARTIAL TOPOGRAPHIC SURVEY IS PROVIDED FOR AREA OF PROPOSED IMPROVEMENTS.
7. TRAFFIC IMPACT STUDY.
   NO INCREASES IN TRAFFIC ANTICIPATED AS A RESULT OF THE PROPOSED IMPROVEMENTS.
8. ENVIRONMENTAL ASSESSMENT REPORT.
   THE PROPOSED IMPROVEMENTS ARE MINOR WITHIN AN EXISTING, WELL DEVELOPED SITE.
   NO ENVIRONMENTAL IMPACT EXPECTED.
9. ENVIRONMENTAL RESTRICTED AREAS.
   THE PROPOSED IMPROVEMENTS ARE MINOR WITHIN AN EXISTING, WELL DEVELOPED SITE.
   NO ENVIRONMENTAL CULTURAL IMPACT EXPECTED.
16. WETLAND RESTRICTED AREAS.
    PROPOSED IMPROVEMENTS ARE WELL BEYOND WETLAND AREAS AND BUFFER PREVIOUSLY ESTABLISHED ON THE SITE.
17. SIGHT TRIANGLES.
    NO NEW DRIVEWAYS ARE PROPOSED.
20. DRAINAGE PLAN AND CALCULATIONS.
    STORMWATER MANAGEMENT IS NOT REQUIRED IN ACCORDANCE WITH NJDEP STORMWATER REGULATIONS BECAUSE THE INCREASE IN IMPERVIOUS COVER (4,028 SF) IS LESS THAN 1/4 OF AN ACRE AND THE AMOUNT OF PROPOSED LAND DISTURBANCE (5,250 ± SF) IS LESS THAN AND ACRE.
21. OPEN SPACE PLAN.
    NO PARKS OR CONSERVATION AREAS ARE PROPOSED.

160-32.A.(3) MINIMUM PARKING REQUIREMENTS

THE TOTAL NUMBER OF REQUIRED PARKING SPACES FOR THIS SITE IS 240. THE APPLICANT REQUESTS THIS REQUIREMENT BE WAIVED AND THAT A TOTAL OF 190 PARKING SPACES BE PROVIDED. (NOTE: 59 "BANKED" PARKING SPACES ARE SHOWN ON THE PLAN. IF NECESSARY THESE "BANKED" PARKING SPACES CAN BE PROVIDED AT A LATER DATE.)

ZONING LEGEND

C1 WITH OVERLAY	COMMERCIAL 1 DISTRICT WITH EVESHAM CROSSROADS OVERLAY
INS	INSTITUTIONAL DISTRICT
INS REDEV	INSTITUTIONAL DISTRICT WITH EAST MAIN STREET REDEVELOPMENT AREA
MD	MEDIUM DENSITY DISTRICT
MF	MULTI-FAMILY DISTRICT

THIS PLAN IS HEREBY APPROVED BY THE EVESHAM TOWNSHIP PLANNING BOARD.

CHAIRMAN

SECRETARY

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

I UNDERSIGNED STATES THAT HE IS THE OWNER OF RECORD.

WILEY MISSION, INC.
99 E. MAIN STREET
MARLTON, N.J. 08053

REV./ ISSUE	DATE	DESCRIPTION

CONSULTANT

CONSULTANT

ORIENTATION / KEY PLAN

PAULUS, SOKOLOWSKI AND SARTOR, LLC.
1415 ROUTE 70 EAST
SUITE 305
CHERRY HILL, NEW JERSEY 08034
PHONE: (856) 335-6010

CERTIFICATE OF AUTHORIZATION NO. 24GA28032700

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ALL DIMENSIONS SHALL BE AS NOTED IN WORDS OR NUMBERS ON THE CONTRACT DRAWINGS. DO NOT SCALE THE DRAWINGS TO DETERMINE DIMENSIONS.

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MARK E. MALINOWSKI, P.E.
PROFESSIONAL ENGINEER
N.J. LIC. NO. 24GE03663900

SIGNATURE — 1/27/2026 DATE

CLIENT

PROJECT
WILEY CHRISTIAN COMMUNITIES
99 EAST MAIN STREET
MARLTON, NJ 08053

BLOCK 26 - LOT 6
TOWNSHIP OF EVESHAM, BURLINGTON COUNTY, NEW JERSEY

SHEET TITLE
OVERALL SITE PLAN

PROJECT NO.: 10904.0001
DATE: 01/14/26
DRAWN BY: GMB
CHECKED BY: MEM
SCALE: 1"=100'
SHEET 1 OF 1

SHEET NO.
OSP-01

FILE NAME: P:\10904\0001\Design\Civil\Wiley OSD\OSP01.dwg|layout1 LAST EDIT: 1/27/2026 - 12:52:23 PM FORM: gmb|gmb