

MAP REFERENCES

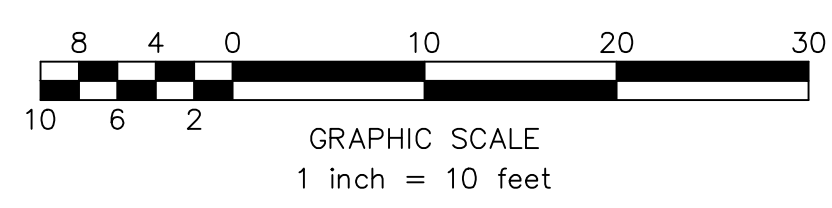
- CURRENT TAX ASSESSMENT MAP OF THE CITY OF SEA ISLE CITY, SHEET 2.
- "PLAN OF SURVEY, BLOCK 22.02; LOT 1, 2213 LANDIS AVENUE, SITUATED IN CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY" DATED MARCH 24, 2020, PREPARED BY MIDATLANTIC ENGINEERING PARTNERS.

NOTES

- APPLICANT/OWNER
 HANS LAMPART AND LORI FIOCCHI
 925 EAST LANDIS AVENUE
 SUITE E
 VINELAND, NJ 08361
- PROJECT SITE KNOWN AND DESIGNATED AS LOT 1; BLOCK 22.02, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE CITY OF SEA ISLE CITY, NEW JERSEY (SHEET 2), CONTAINING A TOTAL OF .13 ACRES.
- LOT INFORMATION BASED UPON SURVEY ENTITLED "PLAN OF SURVEY, BLOCK 22.02; LOT 1, 2213 LANDIS AVENUE, SITUATED IN CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY" DATED MARCH 4, 2020, PREPARED BY MIDATLANTIC ENGINEERING PARTNERS.
- VERTICAL DATUM: NAVD 88.
- SITE COORDINATES: N 121793', E 440571'.
- PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE AE (EL 10), BASE FLOOD DETERMINED, AND ZONE VE (EL 12) ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NUMBER 34009C0166F, HAVING AN EFFECTIVE DATE OF OCTOBER 5, 2017.
- THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
- ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (1-800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DEMOLITION, CONSTRUCTION, ABANDONMENT, SOILS INVESTIGATION, AND/OR EXCAVATIONS.
- ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION. PLAND MEET 2015 NJ IRC.

| Existing / Proposed Permitted Use | | Single Family Dwelling | | | |
|--|-------------------------|-----------------------------|----------|----------|----------|
| Block 22.02, Lot 1 | | Required | Existing | Proposed | Complies |
| Min. Lot Area | | 5,000 SF | 5,505 SF | 5,505 SF | Yes |
| Min. Lot Width | | 50' | 55.05' | | Yes |
| Min. Lot Depth | | 62.5' | 100' | | Yes |
| Min. Front Yard Setback | | | | | |
| | Landis Ave | 15' | 15.9' | 15.9' | Yes |
| | 23 rd Street | 15' | 9.9' | 4.5' | Variance |
| | Beach | 15' | 39.2' | 39.2' | Yes |
| Min. Rear Yard Setback | | 20 Ft | 39.2' | 39.2' | |
| Min. Side Yard Setback | | 5 Ft Min, 15 Ft Combined | 5' | 5' | Yes |
| Max. Building Height ¹ | Ridge | 32 Ft | 22.26' | 22.26' | 22.26' |
| Max. Lot Coverage ² | | 35% / 1,926 SF | 1,670 SF | 1,700 SF | Yes |
| Accessory Structures Coverage ³ | | 10% / 550 SF | N/A | N/A | N/A |
| Max FAR Parking 0.8 ⁴ | | .8 | .76 | .77 | Yes |

¹ Max. Building Height (26-46.8) measured from 15' above the mean elevation of the top of the curb or the average centerline elevation of the street if there is no curb.
² All decks and stairs are excluded in the lot coverage and Accessory Structure coverage.
³ Encroachment of Side and Front: 1 Ft. of stairs permitted if entrance foyer is at or above Flood Elevation.
⁴ The maximum floor area ratio for any lot, which is a single family dwelling providing three (3) parking spaces per dwelling shall be .8



| | | | |
|--------------|---------|-------------------|------------------|
| RELEASED BY: | WJP | VERTICAL SCALE: | N/A |
| CHECKED BY: | WJP | HORIZONTAL SCALE: | 1" = 10' |
| DRAWN BY: | WKS | DATE: | 6/3/2020 |
| PROJECT No.: | EPD-202 | DRAWING NAME: | 00-Plot Plan.dwg |

Date: 6-3-2020
William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 N.J. Lic. No. GE04753800

PLOT PLAN
BLOCK 22.02, LOT 1
2213 LANDIS AVENUE
 SITUATED IN
 CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY

MidAtlantic Engineering Partners, LLC

Certificate of Authorization No. 24GA28184000

Louis L. Ziegner IV P.E.
 William J. Parkhill II P.E.

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