

ZONING SCHEDULE: "R-2"
TWO FAMILY RESIDENTIAL DISTRICT
-PROPOSED TWO FAMILY DWELLING-

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS	PROPOSED CONFORMS
	LOT 20	LOT 17	LOT 18
-PRINCIPAL BUILDING-			
LOT AREA	5,000 Sq. Ft.	5,244 Sq. Ft.	5,791 Sq. Ft.
LOT DEPTH	50 Feet	47.67 Feet	59.35 Feet
FRONT YARD	15 Feet	14 Feet	15 Feet
SIDE YARD (1)	5 Feet	6 Feet	5 Feet
SIDE YARD (Total)	15 Feet	15 Feet	15 Feet
REAR YARD	20 Feet	20 Feet	20 Feet
BUILDING HEIGHT *	31 Feet	31 Feet	31 Feet
BUILDING COVERAGE	35%	35%	35%
IMPERVIOUS COVERAGE	70%	70%	70%

* BUILDING HEIGHT MEASURED ABOVE LOCAL DESIGN FLOOD ELEVATION (FEMA BFE 4' + 3' = 12' NAVD 1988).
NOTE: ALL EXISTING IMPROVEMENTS TO BE REMOVED.

ZONING SCHEDULE: "R-2"
TWO FAMILY RESIDENTIAL DISTRICT
-PROPOSED SINGLE FAMILY DWELLING-

REQUIRED	PROPOSED CONFORMS	PROPOSED CONFORMS
	LOT 19	
-PRINCIPAL BUILDING-		
LOT AREA	5,000 Sq. Ft.	3,520 Sq. Ft.
LOT DEPTH	100 Feet	110.00 Feet
FRONT YARD	15 Feet	15 Feet
SIDE YARD (1)	5 Feet	6 Feet
SIDE YARD (Total)	15 Feet	12 Feet
REAR YARD	20 Feet	20 Feet
BUILDING HEIGHT *	31 Feet	31 Feet
BUILDING COVERAGE	35%	35%
IMPERVIOUS COVERAGE	70%	70%

* BUILDING HEIGHT MEASURED ABOVE LOCAL DESIGN FLOOD ELEVATION (FEMA BFE 4' + 3' = 12' NAVD 1988).
NOTE: ALL EXISTING IMPROVEMENTS TO BE REMOVED.

200' PROPERTY OWNERS LIST
- PROVIDED UNDER SEPARATE COVER -

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 12-23-24 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

GEORGE SWENSEN, PLS DATE
NJ LIC. NO. 43415

TAX COLLECTOR'S CERTIFICATION

I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR DATE

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER DATE

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE

MUNICIPAL PLANNING BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN

SECRETARY

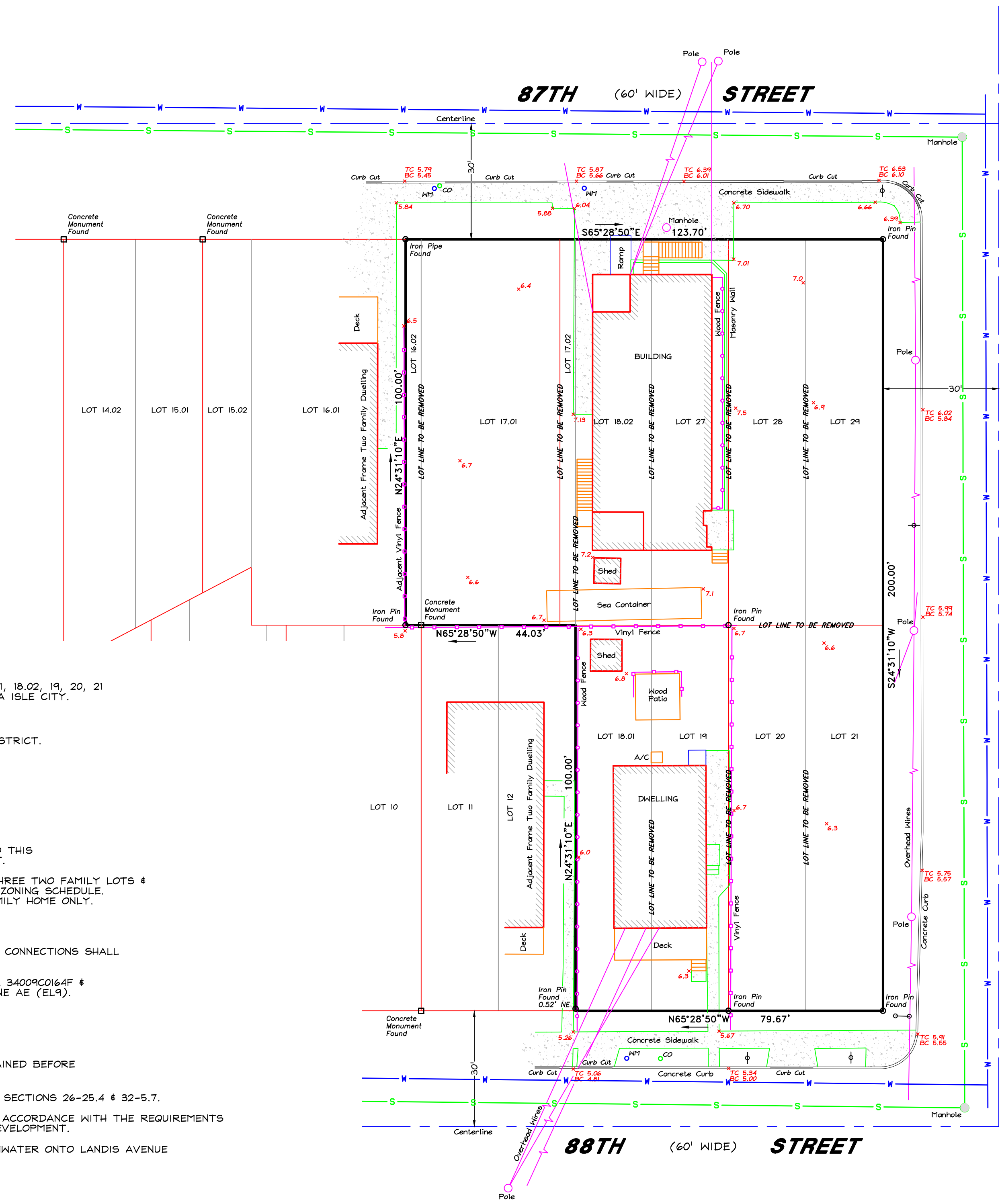
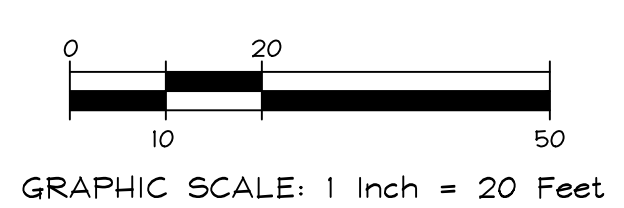
PLANNING BOARD ENGINEER

GENERAL NOTES:

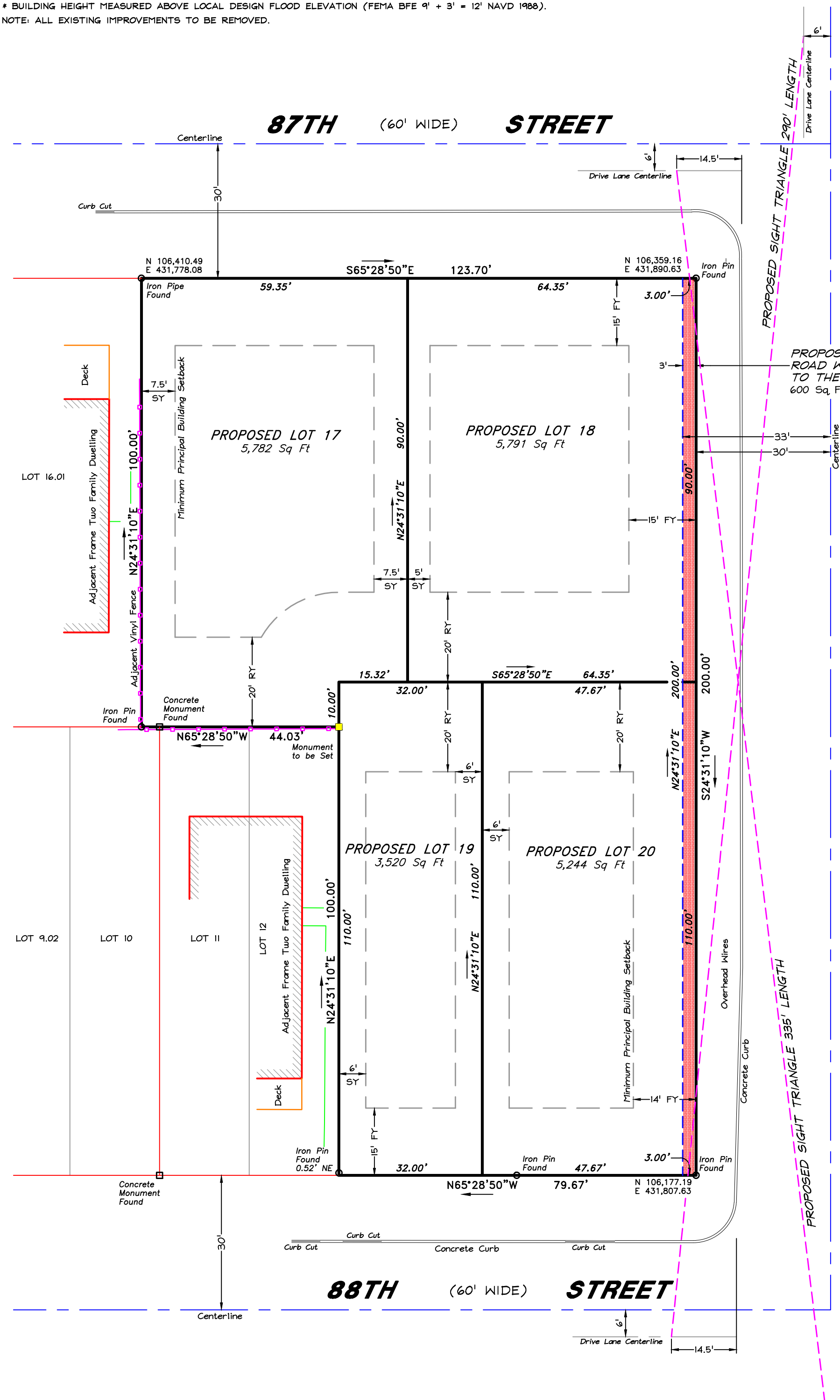
- THE SITE IS KNOWN AS BLOCK 88.03, LOTS 16.02, 17.01, 17.02, 18.01, 18.02, 19, 20, 21, 27, 28 & 29 ON SHEET #18 OF THE TAX MAP OF THE CITY OF SEA ISLE CITY.
- THE SITE CONTAINS A TOTAL OF 20,337 Sq. Ft. (0.467 Acres).
- THE SITE IS LOCATED IN THE "R-2" TWO FAMILY RESIDENTIAL DISTRICT.
- THE OWNER IS: NOODLES 1, LLC -Contract Purchaser- Frank Edward (Managing Member) 300 77th Street Sea Isle, NJ 08243
- THE APPLICANT IS: NOODLES 1, LLC 300 77th Street Sea Isle, NJ 08243
- THE CAPE LAND SURVEYING LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
- THE APPLICANT PROPOSES TO SUBDIVIDE THE PROPERTY INTO THREE TWO FAMILY LOTS & ONE SINGLE FAMILY LOT WITH VARIANCES AS IDENTIFIED IN THE ZONING SCHEDULE. PROPOSED LOT 19 WILL BE DEED RESTRICTED FOR A SINGLE FAMILY HOME ONLY. ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED.
- COORDINATES ARE IN FEET AND REFER TO NAD 1983.
- EXISTING UTILITY CONNECTIONS TO REMAIN. ADDITIONAL UTILITY CONNECTIONS SHALL BE SUBJECT TO APPROVAL OF PUBLIC WORKS DEPARTMENT.
- NFIP FLOOD INSURANCE RATE MAP, SEA ISLE CITY, MAP NUMBER 34009C0164F & MAP NUMBER 34009C0252F EFFECTIVE DATE OCTOBER 5, 2017 ZONE AE (EL4).
- PIQ DEED BOOK 3652, PAGE 157 (Lots 17.02, 18.02 & 27).
PIQ DEED BOOK 3722, PAGE 144 (Lots 18.01 & 19).
PIQ DEED BOOK 3740, PAGE 872 (Lots 20, 21, 28 & 29).
PIQ DEED BOOK 3740, PAGE 877 (Lots 16.02 & 17.01).
- A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED BEFORE THE COMMENCEMENT OF ANY NEW CONSTRUCTION.
- APPLICANT SHALL INSTALL STREET TREES IN ACCORDANCE WITH SECTIONS 26-25.4 & 32-5.7.
- EACH LOT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF CODE SECTION 26-38.2 STANDARDS APPLICABLE TO MINOR DEVELOPMENT.
- ALL PROPOSED RUNOFF WILL NOT BE GRADED TO DIRECT STORMWATER ONTO LANDIS AVENUE

WAIVERS REQUESTED:

- 32-3.2 (d) CONTOURS
- 32-5.2 SANITARY SEWER
- 32-5.3 STORM DRAINAGE
- 32-5.4 WATER SYSTEM
- 32-5.5 FIRE HYDRANT
- 32-5.6 UNDERGROUND WIRING
- 32-6.22 TRAFFIC IMPACT STUDY



EXISTING CONDITIONS - PLAN OF SURVEY
1 Inch = 20 Feet



FINAL PLAT - MAJOR SUBDIVISION
1 Inch = 20 Feet

THE ORIGINAL OF THIS DRAWING IS SURVEYING LLC.
ONLY COPIES FROM THE ORIGINAL MAP OF LAND SURVEYING PROFESSIONAL SEAL, SHALL BE CONSIDERED TO BE VALID.

George Swensen

GEORGE SWENSEN
PROFESSIONAL SURVEYOR
N.J. LICENSE 43415

CAPE LAND SURVEYING LLC

PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28135700
PHONE : (609) 390-9618 EMAIL : OFFICE@CAPESURVEY.COM
OCEAN VIEW, NEW JERSEY 08230

PLAN OF MAJOR SUBDIVISION

SITUATE IN
BLOCK 88.03
LOTS 16.02, 17.01, 17.02, 18.01, 18.02
19, 20, 21, 27, 28 & 29
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, N.J.

REVISIONS

PLANNING BOARD REVIEW 2-21-25

SHEET: 1

SCALE: 1" = 20'

DATE: 12-5-24
DRAWN BY: RPT
PROJ NO.: 17611

OF: 1