

1. REFER TO SEA ISLE CITY TAX MAP SHEET No. 1.
2. OWNER: OCEAN'S EDGE CONDOMINIUM ASSOCIATION
c/o PAUL MORROW
1005 SHEPARD DRIVE
BLUE BELL, PA 19427
(610) 715 4343
- APPLICANT: OCEAN'S EDGE CONDOMINIUM ASSOCIATION
c/o PAUL MORROW
1005 SHEPARD DRIVE
BLUE BELL, PA 19427
(610) 715 4343
3. SITE IS LOCATED WITHIN ZONE "R-2" (TWO (2) FAMILY RESIDENTIAL DISTRICT).
4. BEING TAX LOTS 5, 6.01, 12 AND 13.01 IN TAX BLOCK 34.01 AS SHOWN ON THE CITY OF SEA ISLE CITY TAX MAP SHEET No. 5, DATED FEBRUARY 22, 1973, REVISED THROUGH OCTOBER 10, 2014, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN THE MASTER DEED OF DECLARATION OF CONDOMINIUM FOR OCEAN'S EDGE CONDOMINIUM RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON AUGUST 05, 1983 IN DEED BOOK 1518, PAGE 978 AND AMENDED DECLARATION OF CONVEYANCE RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON AUGUST 05, 1983 IN DEED BOOK 1518, PAGE 979. THE PROPERTY IS BEING OFFERED FOR SALE AS A 20 FOOT WIDE UTILITY EASEMENT AS SHOWN ON PLAN INCORPORATED INTO THE MASTER DEED ENTITLED "OCEAN'S EDGE CONDOMINIUM, LOTS 5, 6.01, 12, 13.01, BLOCK 34.02, CITY OF SEA ISLE, CAPE MAY COUNTY, N.J." DATED FEBRUARY 03, 1982, REVISED JULY 16, 1982, PREPARED BY MICHAEL W. HYLAND ASSOCIATES.
5. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTED OR ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
6. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
7. VERTICAL CONTROL BASED ON N.A.S.D. 1988.
8. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF JULY 16, 2024.
9. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM DEED BOOK 1518, PAGE 978.
10. THIS SURVEY IS NOT INTENDED TO BE USED FOR MORTGAGE AND/OR CONVEYANCE PURPOSES UNLESS APPROPRIATE METES AND BOUNDS DESCRIPTION RELATING TO THE BOUNDARIES SHOWN HEREON IS COMPLETED.
11. THERE ARE NO MAPPED "TIDELANDS CLAIMS" LOCATED ON LOTS 5, 6.01, 12 AND 13.01 IN BLOCK 34.01 AS PER THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION MAP No. 112-1992.
12. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
13. THE PROJECT SITE IS LOCATED WITHIN CURRENT MAPPED FLOOD ZONE AE9 (BASE FLOOD ELEVATION OF 1980) AS SHOWN ON F.E.M.A. F.I.R.M. MAP No. 340090166F, EFFECTIVE DATE OCTOBER 05, 2017.
14. THE APPLICANT IS PROPOSING THE FOLLOWING IMPROVEMENTS:
 - A. EXTEND EXISTING 2ND STORY H.V.A.C. PLATFORM 6'0" - 6'2" (TO BE IN LINE WITH THE ELEVATOR TOWER AND STAIR TOWERS). STORAGE IS TO BE PROVIDED BELOW THESE EXTENDED PLATFORMS.
 - B. INSTALL NEW VINYL RAILINGS LEADING FROM CONDOMINIUM BUILDING TO PROMENADE OFFSET 6" FROM THE EXISTING RAILINGS (THIS IMPROVEMENT IS ENTIRELY WITHIN THE PROMENADE RIGHT-OF-WAY).
 - C. REMOVE THE EXISTING EXTERIOR STAIRS ADJACENT TO THE ELEVATOR SHAFT, AND REPLACE WITH A VERTICAL WHEELCHAIR LIFT WITHIN THE FOOTPRINT OF THE STAIRS.
15. LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:

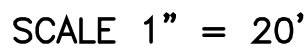


APPROVED BY THE ZONING BOARD OF ADJUSTMENTS OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY.

I HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE
OF THE OWNER OF THE SITE HEREIN DEPICTED, AND THAT I
HAVE REVIEWED THIS PLAT AND CONCUR WITH THIS SUBMISSION.

LEGEND:

	WOOD POST & RAIL FENCE
	VINYL FENCE
	WOOD FENCE OR RAILING
	CHAIN LINK FENCE
	PROPERTY LINE
	CONCRETE
	X-CUT SET
	X-CUT FOUND
	CM FOUND
	CM SET
	CM TO BE SET
	I.P. FOUND
	I.P. SET
	I.P. TO BE SET
	P.K. NAIL FOUND
	P.K. NAIL SET
	WOODS LINE
	TREE
	INLET
	CONC. CURB
	DEPRESSED CONC. CURB
	EDGE OF PAVEMENT
	EDGE OF STONE
	UTILITY POLE
	ROAD/TRAFFIC SIGN
	ROAD/TRAFFIC SIGN (2 POSTS)
	OVERHEAD WIRE
	UTILITY MARKOUTS:
	TELEPHONE
	ELECTRIC
	SANITARY SEWER
	WATER
	GAS
	POINT OF BEGINNING
	BENCHMARK
	TOP OF CURB
	BOTTOM OF CURB (ie GUTTER LINE)
	POINT OF CURVATURE
	POINT OF TANGENCY
	EXISTING SPOT ELEVATION
	OLD LOT NUMBERS
	CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
	CENTERLINE
	PROPOSED ADDITION
	PROPOSED DECKS
	DOWNSPOUT LEADER



DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS
MINIMUM LOT AREA	5000 SQ.FT.	22,100± SQ.FT.	22,100± SQ.FT.	YES
MINIMUM LOT FRONTAGE OR MINIMUM LOT DEPTH	50' 100'	105.0' 200.0'	105.0' 200.0'	YES
PRINCIPAL FRONT YARD SETBACK	15' MIN.	1.7'	1.7'	NO*
PRINCIPAL SIDE YARD SETBACK, EACH	5' MIN.	0.0' MIN.	0.0' MIN.	NO*
PRINCIPAL SIDE YARD SETBACK, TOTAL	15' MIN.	44.9' MIN.	44.9' MIN.	YES
PRINCIPAL REAR YARD SETBACK	20' MIN.	5.9'	5.9'	NO*
ACCESSORY SIDE YARD SETBACK	5' MIN., 15' TOTAL	N/A	N/A	YES
ACCESSORY REAR YARD SETBACK	5' MIN.	N/A	N/A	YES
PRINCIPAL MAXIMUM LOT COVERAGE	35%	20,814 SQ. FT./94.2%	20,814 SQ. FT./94.2%	NO*
ACCESSORY MAXIMUM BUILDING COVERAGE	10%	N/A	N/A	YES
PRINCIPAL MAXIMUM BUILDING HEIGHT	32' (PITCHED ROOF)	UNDER 32'	UNDER 32'	YES
MAXIMUM IMPERVIOUS COVERAGE	70%	21,023 SQ. FT./95.1%	21,023 SQ. FT./95.1%	NO*
ON-SITE PARKING	48	21	21	NO*
FLOOR AREA RATIO	80%	29,621 SQ. FT./134.0%	29,621 SQ. FT./134.0%	NO*

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION NOT IMPACTED BY THE PROPOSED IMPROVEMENTS

PARKING CALCULATION:

24 DWELLING UNITS x 2 SPACES/DWELLING UNIT = 48 PARKING SPACES REQUIRED; 48 PARKING SPACES PROVIDED

DATE	REVISIONS

ENGINEERING PORTION OF THIS PROJECT PREPARED BY:  LOUIS A. SCHEIDT LICENSED PROFESSIONAL ENGINEER N.J.P.E. LICENSE NO. 24321	LAND SURVEYING PORTION OF THIS PROJECT PREPARED BY:  WILLIAM F. SEAMAN LICENSED PROFESSIONAL LAND SURVEYOR N.J.P.L.S. LICENSE NO. GS-041380	 GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944
ZONING VARIANCE PLAN LOTS 5, 6.01, 12 AND 13.01, BLOCK 34.01 SEA ISLE CITY CAPE MAY COUNTY, NEW JERSEY		
DRAWN: JJS/RGC3	CHECKED: LAS/WFS	DATE: 09-18-24 SCALE: 1" = 20' SHEET 1 OF 2 DWG. NO. 3711-2D

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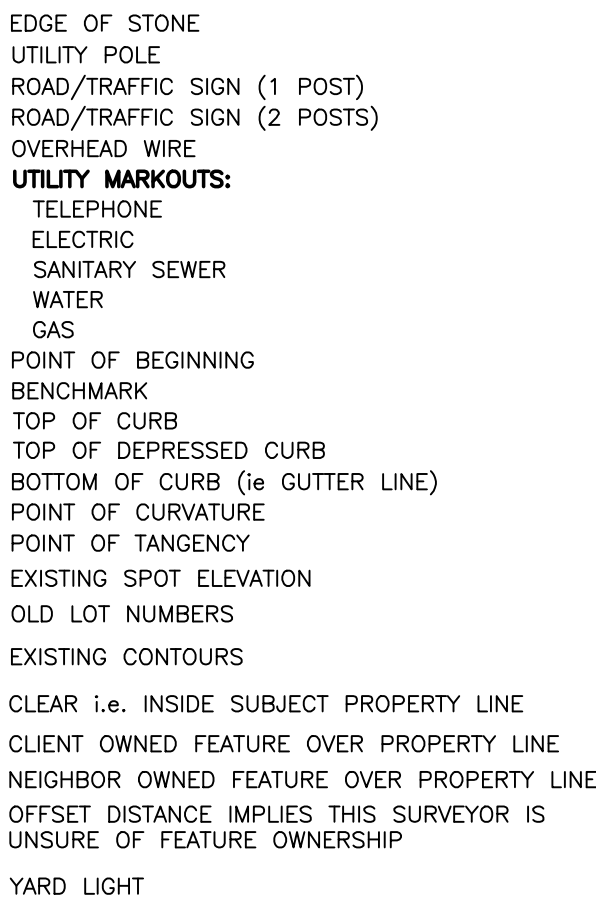
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PLAN OF SURVEY



SCALE 1" = 20'

LEGEND:

[illegible]

TO: OCEAN'S EDGE CONDOMINIUM ASSOCIATION;

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND THE CERTIFICATION IS LIMITED TO THE SPECIFIC PARTIES LISTED ABOVE.

WILLIAM F. SEAMAN
 LICENSED PROFESSIONAL LAND SURVEYOR
 N.J.P.L.S. LICENSE No. GS-041380

GIBSON ASSOCIATES, P.A.
CONSULTING ENGINEERS AND SURVEYORS
522 SEA ISLE BOULEVARD
OCEAN VIEW, NEW JERSEY 08230
(609) 624-1944

ZONING VARIANCE PLAN
LOTS 5, 6.01, 12 AND 13.01, BLOCK 34.01
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

DRAWN: JJS	CHECKED: MJG/WFS	DATE: 09-18-24	SCALE: 1" = 20'	SHEET 2 OF 2	DWG. No. 3711-2D
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