

PROPERTY OWNER	ADDRESS	PROPERTY ID	PROPERTY TYPE	PROPERTY VALUE
Doc3, LLC	12 Taylor Lane	46.02.1.01	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.02	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.03	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.04	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.05	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.06	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.07	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.08	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.09	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.10	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.11	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.12	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.13	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.14	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.15	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.16	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.17	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.18	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.19	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.20	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.21	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.22	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.23	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.24	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.25	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.26	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.27	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.28	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.29	Commercial	1,200,000
Doc3, LLC	12 Taylor Lane	46.02.1.30	Commercial	1,200,000

PROPERTY OWNERS LIST WITHIN 200'

- Applicant/Owner: Doc3, LLC
12 Taylor Lane
Cape May, NJ 08204
Phone (609) 408-0522
- Site Location: 4615 Landis Avenue
Sea Isle City
Cape May County, NJ
- The project site is known as Block 46.02 Lots 1.01 & 1.02, as shown on the Tax Plate #8 of the Sea Isle City Tax Maps.
- The project site is located in the (C1) General Business Zoning District.
- The project site consists of an area of 0.126± Acres (5,500 SF).
- An existing restaurant (Doc Mike's Pancake House) is located on the project site. The site consist of 100% impervious lot cover.
- It is the intent of the Applicant to construct a new 4,350 SF mixed-use building with a restaurant on the first floor and a total of four (4) dwelling units on the 2nd and 3rd floors above.
- All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
- All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
- The proposed application will require approvals from the following agencies:
 - Sea Isle City Planning Board
 - Cape May County Planning Board
 - Cape Atlantic Soil Conservation District

GENERAL NOTES

CITY OF SEA ISLE CITY APPROVAL BLOCK

Chairman _____ Date _____

Secretary _____ Date _____

Engineer _____ Date _____

SIGNATURE APPROVAL BLOCK

Outbound and topographic survey information taken from plan entitled "Plan of Survey", Lots 1.01 & 1.02, Block 46.02, Sea Isle City, Cape May County, New Jersey, prepared by Gibson Associates, PA, Mark J. Gibson N.J.P.L.S. #32115, dated 02/07/24.

SURVEY INFORMATION

Architectural plans referenced from plans prepared by Donald Zacker Architect, LLC, 7349 Clubhouse Circle, Egg Harbor City, Donald C. Zacker, N.J.A.I. #05804, dated 7/18/24, revised through 8/7/24.

ARCHITECT INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

ZONING INFORMATION
(C1) GENERAL BUSINESS ZONING DISTRICT

Description	Required	Existing	Proposed	Variance
Lot Area	5,000 SF	5,500 SF	5,500 SF	NO
Lot Frontage	50'	55'	55'	NO
Lot Width	50'	55'	55'	NO
Lot Depth	100'	100'	100'	NO

Principal Building Setbacks:

Min. / Max. Front Yard (Landis Ave.)	0/5'	0.3'	1.5'	NO
Min. / Max. Front Yard (47th Street)	0/5'	2.5'	1.5'	NO
Min. / Max. Side Yard	0/15'	7.5'	3.0'	NO
Min. Rear Yard abutting R zone	10'	29.1'	12.0'	NO
Max. Building Coverage	95%	51.7%	79.0%	NO
Max. Impervious Lot Coverage	n/a	100%	100%	NO
Max. Building Height (above AE9+1)	39'	<39'	37.7'	NO
Max. Building Stories	3 stories	2 stories	3 stories	NO

Per §26-52.14. Building and Use Standards

Min. Interior Height of First Level	10'	n/a	13'	NO
Max. Building number of stories	3 stories	2 stories	3 stories	NO
Min. Building Coverage for 1st floor non-residential use on corner lot	40%	45.82%	55.22%	NO
Min. Unit Size of non-residential	750 SF	2,520 SF	3,037 SF	NO
Min. Width of non-residential fronting Landis Avenue	15'	45'	50.5'	NO
Min. Frontage of non-residential	60%	81.8%	91.6%	NO
Residential units permitted (1 / 1,250 SF Lot area)	4	n/a	4	NO

Parking Requirement:

Mixed Use (non-residential / residential use)	4 Dwelling units (1,499 SF each) (1 space / <1,500 SF unit)	4 spaces	Total	4 spaces	n/a	4 spaces	NO
Driveway Width for Two-Way	24'	n/a	20'	YES			

Sign Requirement:

Sign Area - pursuant to §26-28.3(a)	60 SF	n/a	≤60 SF	NO
Awning Sign - pursuant to §26-28.3(c)	8" letter height	n/a	≤8" letter height	NO

ZONING INFORMATION

Variances Required

- Per §26.23(a)1: A variance is required to permit the proposed 20' wide driveway, where a minimum 24' wide driveway is required for two-way traffic.

Design Waiver Required

- Per §26-42.D(1): A waiver is required to permit the proposed ground floor transparency of glass windows along 47th Street of 27%, where a minimum ground floor transparency of 33% is required.

VARIANCE & WAIVER REQUIRED

SCHEDULE OF SHEETS

COVER SHEET	1 OF 4	5/09/24	8/20/24
EXISTING CONDITIONS, DEMOLITION & SITE PLANS	2 OF 4	5/09/24	8/20/24
LANDSCAPE, GRADING, DRAINAGE & UTILITY PLANS	3 OF 4	5/09/24	8/20/24
ENGINEERING DETAILS	4 OF 4	8/20/24	-

SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
1	5/09/24	8/20/24
2	5/09/24	8/20/24
3	5/09/24	8/20/24
4	8/20/24	-

**VARIANCE PLAN FOR
DOC3, LLC
BLOCK 46.02, LOTS 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY**

COVER SHEET
BLOCK 46.02 LOTS 1.01 & 1.02
CITY OF SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

EDA Engineering Design Associates, P.A.
Engineers - Environmental Planners - Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
1000 UNIVERSITY AVENUE, SUITE 1000
CAMBRIDGE, MA 02142
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: Z-0602970030

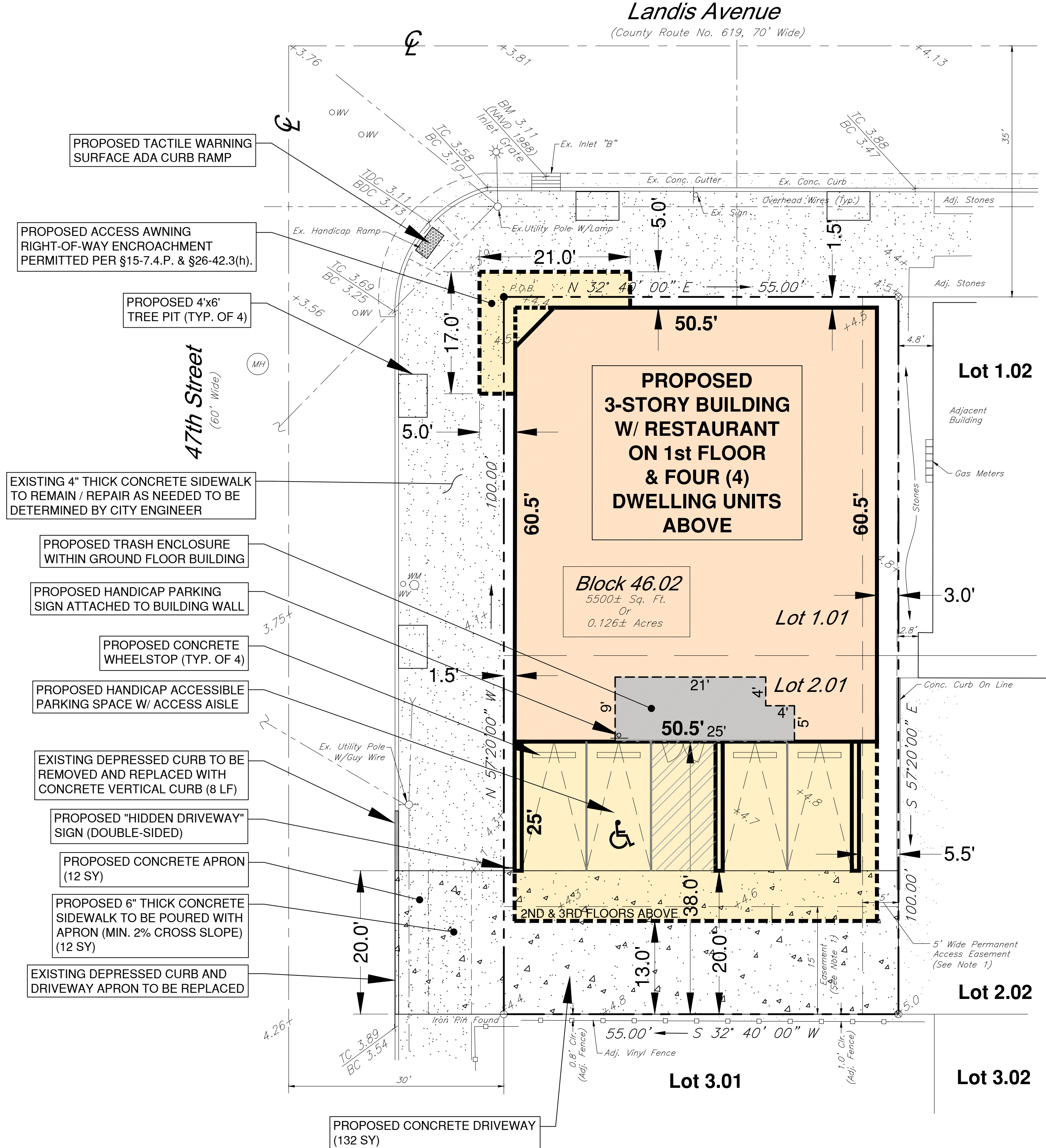
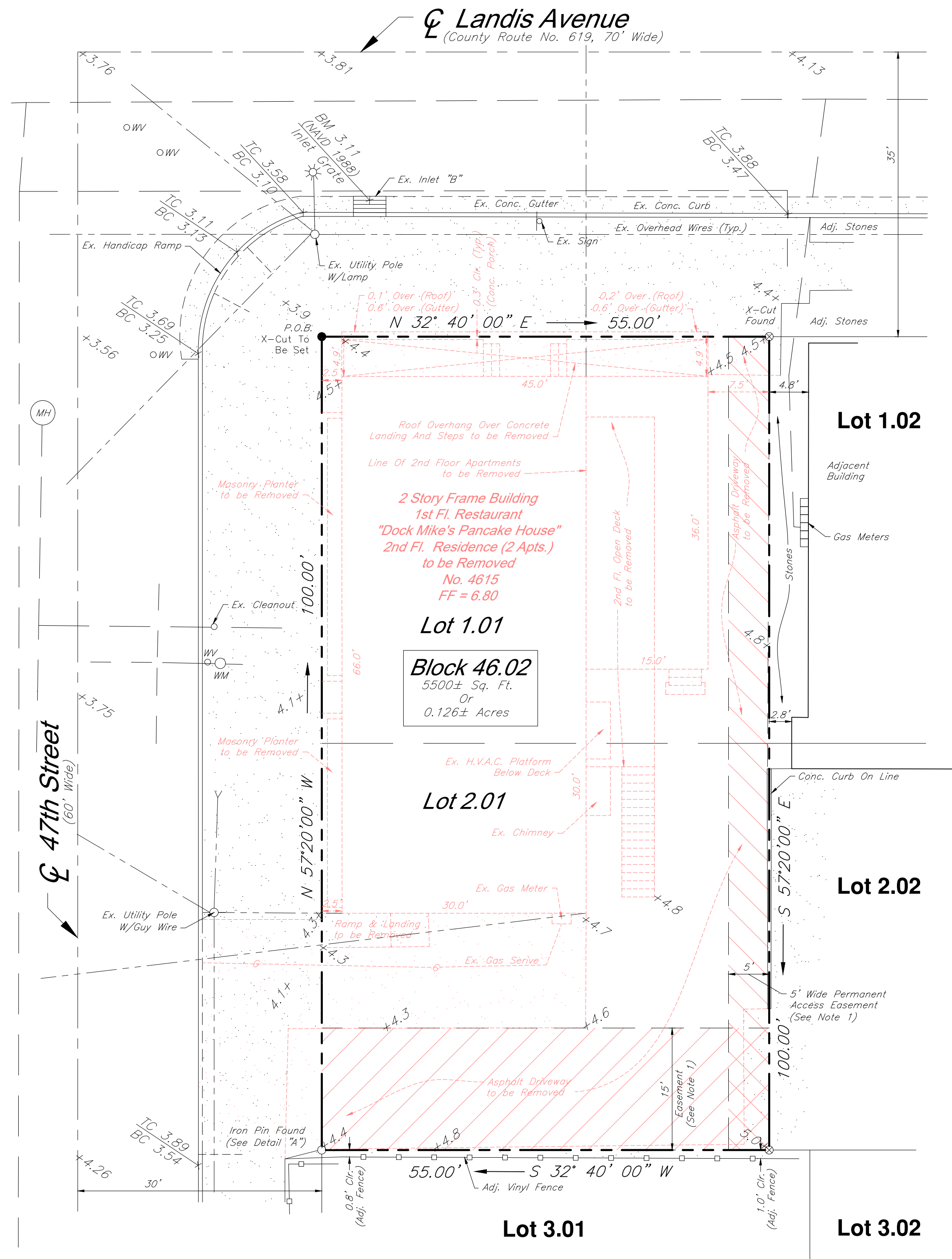
VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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REV PER TWP ENGINEER	8/20/2024	NEW
REV PER TWP ENGINEER	7/19/2024	MSB
REV PER TWP ENGINEER	6/13/2024	MSB

EDA

DATE: 05/09/24	DRAWN BY: NEW
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10232	SHEET: 1 OF 4



EXISTING CONDITIONS & DEMOLITION PLAN

SITE PLAN

EASEMENT NOTE 1: (PROVIDED ON "PLAN OF SURVEY" PREPARED BY GIBSON ASSOCIATES, PA)
 BEING TAX LOTS 1.01 AND 2.01 IN TAX BLOCK 46.02 AS SHOWN ON THE CITY OF SEA ISLE CITY TAX MAP SHEET No. 8, DATED FEBRUARY 22, 1973, REVISED THROUGH OCTOBER 10, 2014, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN DEED DATED APRIL 16, 2009 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON MAY 20, 2009 IN DEED BOOK 3379, PAGE 322, TOGETHER WITH AN EASEMENT OVER THE SOUTHEASTERLY 15 FEET OF LOT 2.01 PER DEED BOOK 1208, PAGE 449. ALSO TOGETHER WITH A PERMANENT ACCESS EASEMENT OVER THE NORTHEASTERLY 5 FEET OF LOT 1.01 AND LOT 2.01 IN BLOCK 46.02 PER DEED BOOK 2355, PAGE 303. BOTH EASEMENTS AS SHOWN HEREON.

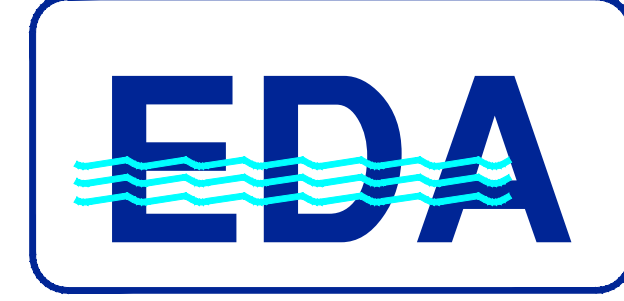
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 Environmental Planners, Landscape Architects
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 1000 Cambridge Street, Suite 200
 Cambridge, MA 02142
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SITE PLAN
 BLOCK 46.02 LOTS 1.01 & 2.01
 CITY OF SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

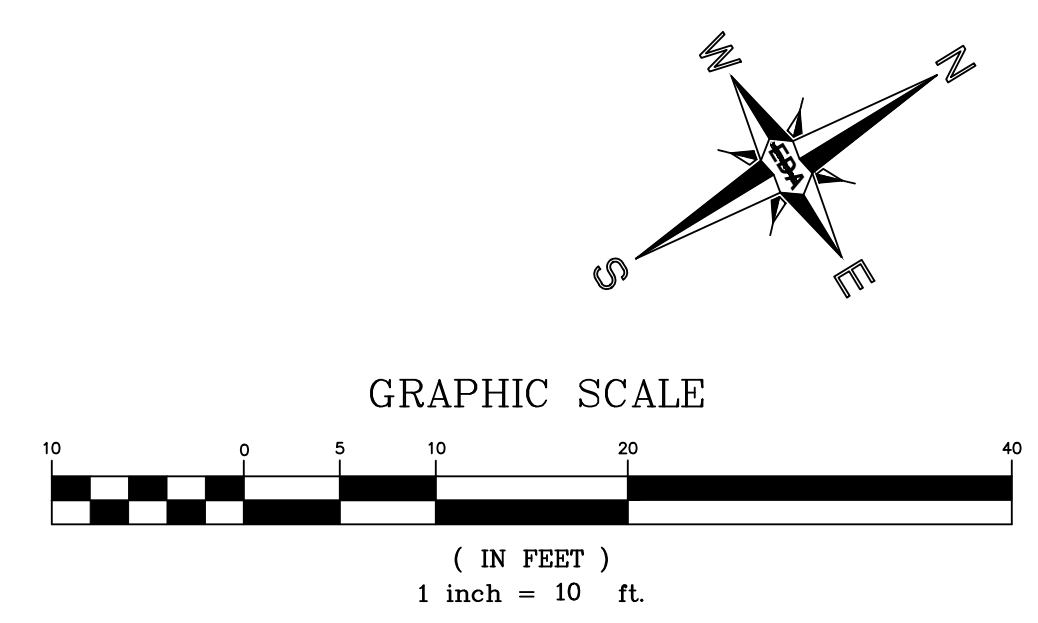
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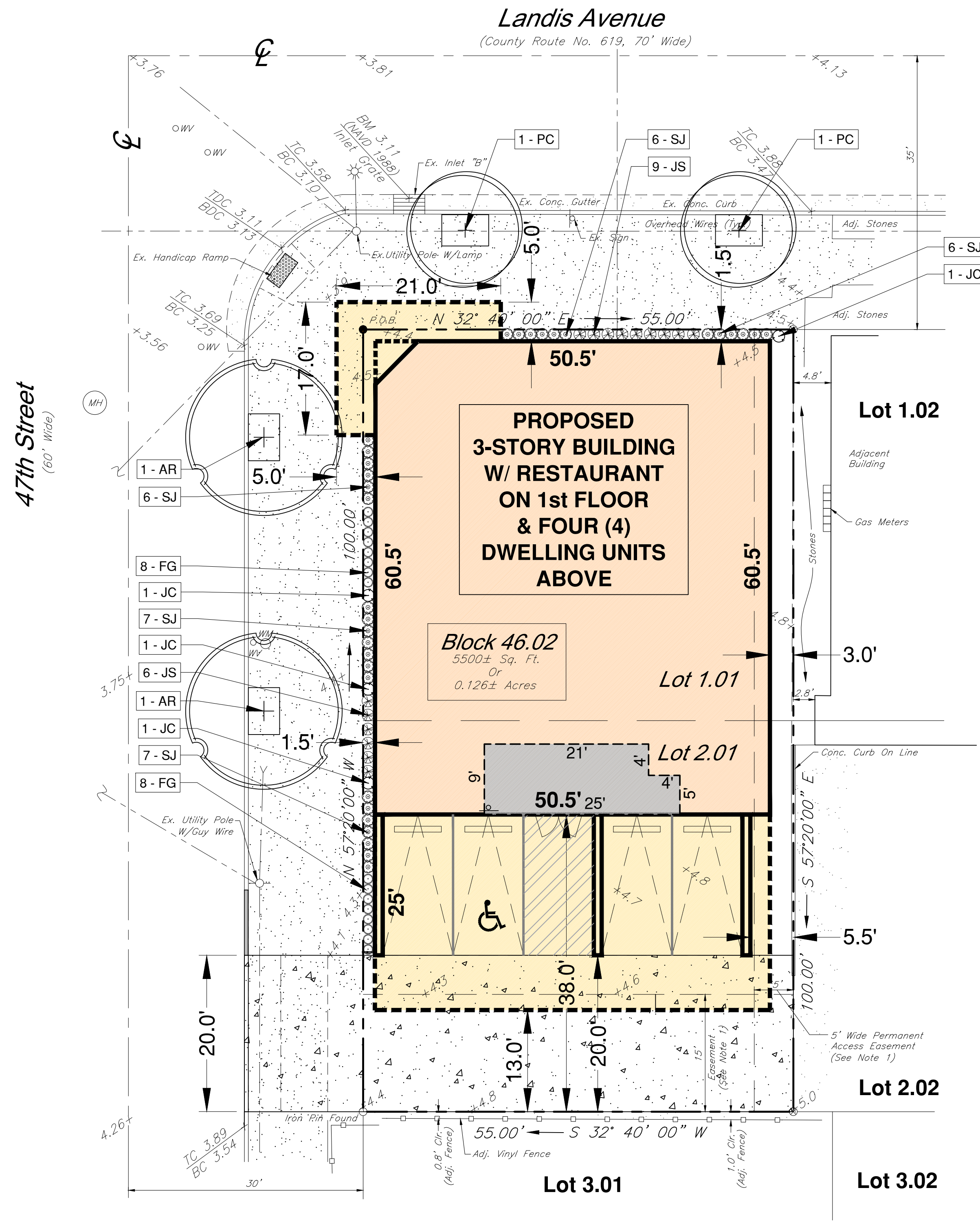
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PROJECT #: 10232	SHEET: 2 OF 3



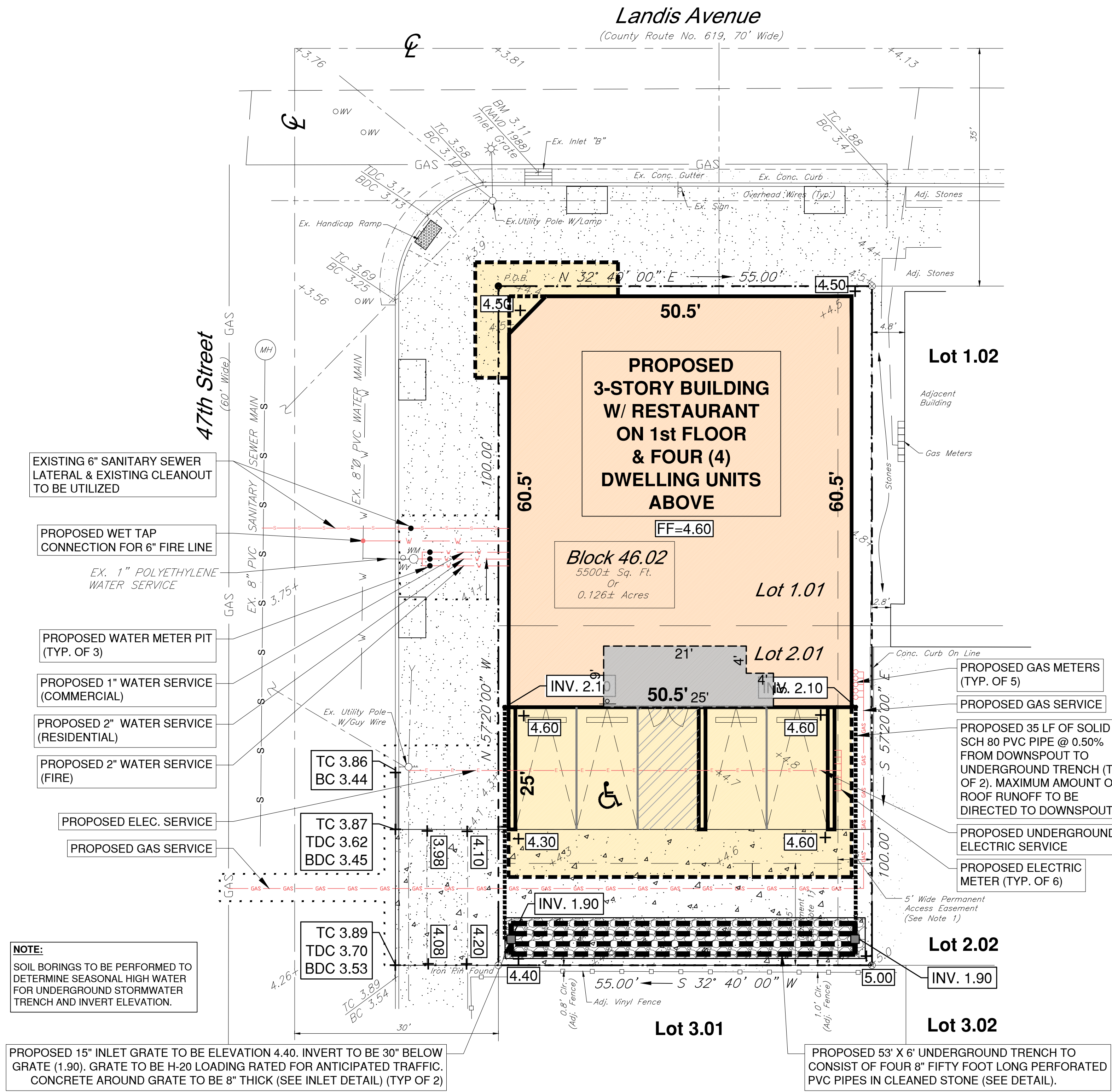


LANDSCAPE PLAN

PLANTING SCHEDULE

ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	7'-8'	B&B	2
FG	FESCUE GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	6'-7'	B&B	0
JC	JUNIPERUS COMMUNIS 'COMPRESSA'	PENCIL POINT JUNIPER	5 GAL.	CONT.	4
JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	3 GAL.	CONT.	4
PC	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PURPLELEAF PLUM	6'-7'	B&B	2
SJ	SPIREA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	3 GAL.	CONT.	4

NOTE: ALL LANDSCAPED AREAS SHALL BE IRRIGATED. IRRIGATION SYSTEM TO HAVE RAIN SENSOR. IRRIGATION DESIGN TO BE PROVIDED BY LANDSCAPE CONTRACTOR & SUBMITTED TO CONSTRUCTION OFFICE.



GRADING, DRAINAGE & UTILITY PLAN

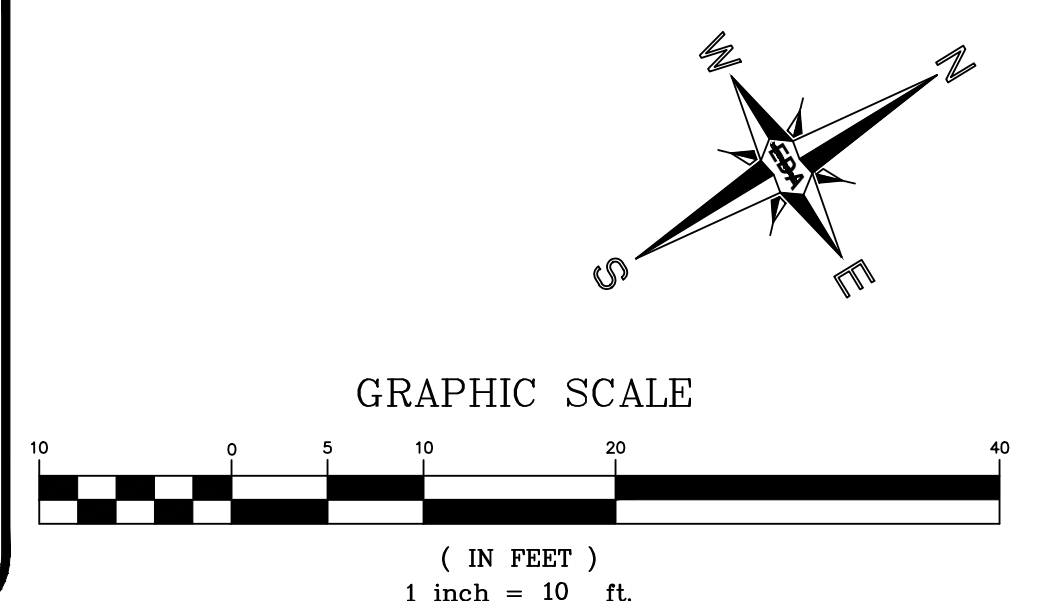
Stormwater Management Calculations
 Doc3, LLC - Block 46.02, Lots 1.01 & 2.01
 City of Sea Isle, Cape May County, NJ

The 5,500 SF property, located on Landis Ave is currently an existing restaurant. The applicant proposes a 4,350 SF mixed-use building with a restaurant on the first floor and a total of four (4) dwelling units on the 2nd and 3rd floors above. A stormwater trench with two 12" perforated PVC pipes surrounded by stone has been proposed to mitigate runoff. The design is to encompass the entire lot area minus any waterway area.

Volume Calculation
 (Post-Development Runoff) - (Pre-Development Runoff)
 864.9 CF - 261.9 CF = 603 CF
 30% Volume = 181 CF

Storage Calculation
 Four 8" Pipes @ 50 LF
 3.14 x (0.33)² x 4 x 50 = 68.39 CF
 6' x 5' Stone Trench
 [(6' x 1.33' x 53') - 68.39] (0.35) = 124.09 CF
Total = 192.48 CF > 181 CF Required

Summary:
 The difference in the 25 year design storm generates approximately 603 CF of stormwater runoff from all improvements, of which 181 CF (30%) is required to be stored. The infiltration system has been designed to store approximately 192.48 CF of runoff. If the quantity of runoff exceeds the capacity of the trench, runoff will flow out of the proposed inlet and towards existing drainage patterns on 47th Street.



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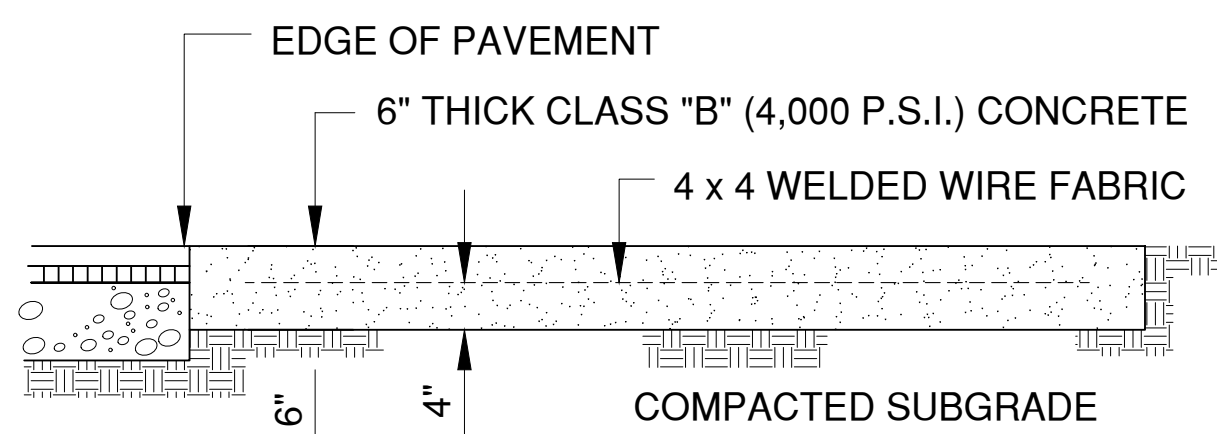
GRADING, DRAINAGE & UTILITY PLAN
 BLOCK 46.02 LOTS 1.01 & 2.01
 CITY OF SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #32498

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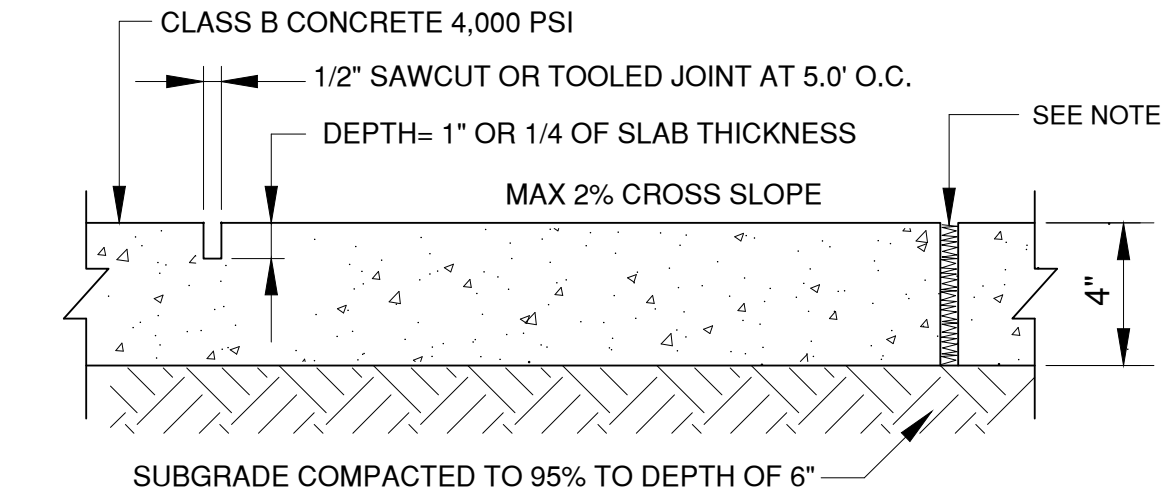
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NOTE: THE WIDTH AND THE LENGTH OF THE DRIVEWAYS ARE NOTED ON THE PLANS

CONCRETE DRIVE / APRON DETAIL

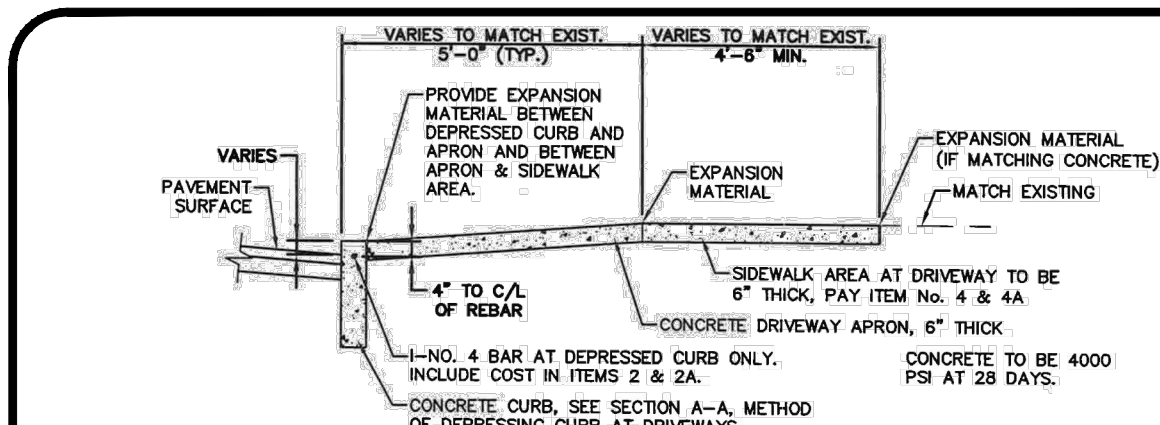
N.T.S.



NOTE: INSTALL 1/2" WIDE TRAVERSE JOINTS IN SIDEWALK 20.0' C-C. FILL JOINTS WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER WHICH COMPLIES WITH REQUIREMENTS FOR TYPE 3 FILLER IN AASHTO SPEC M-153.

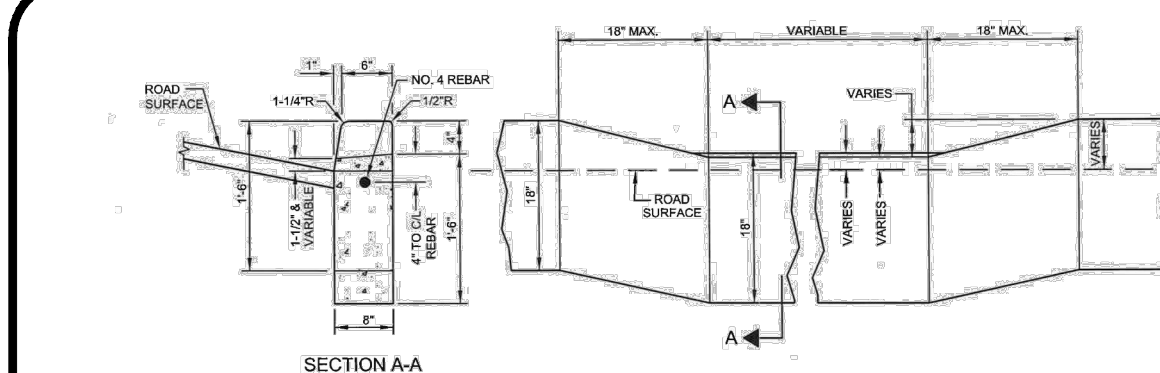
CONCRETE SIDEWALK DETAIL

N.T.S.



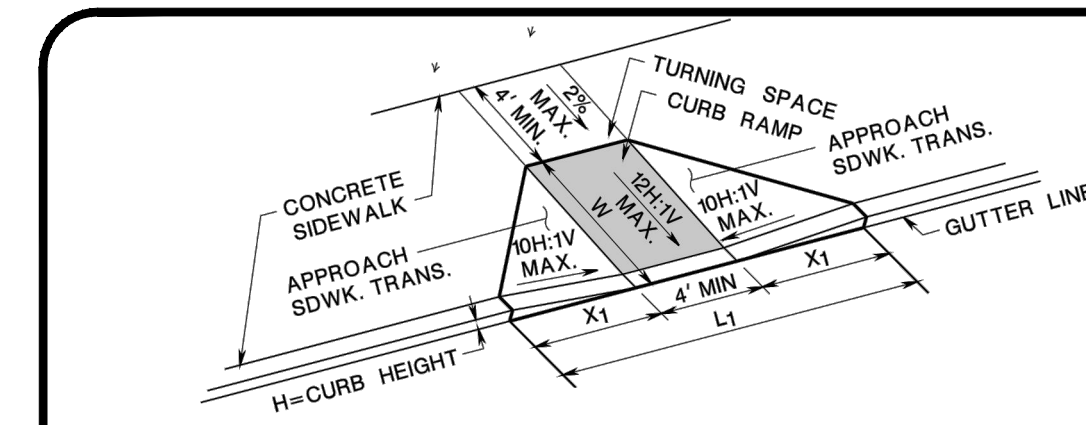
DRIVEWAY APRON DETAIL

N.T.S.



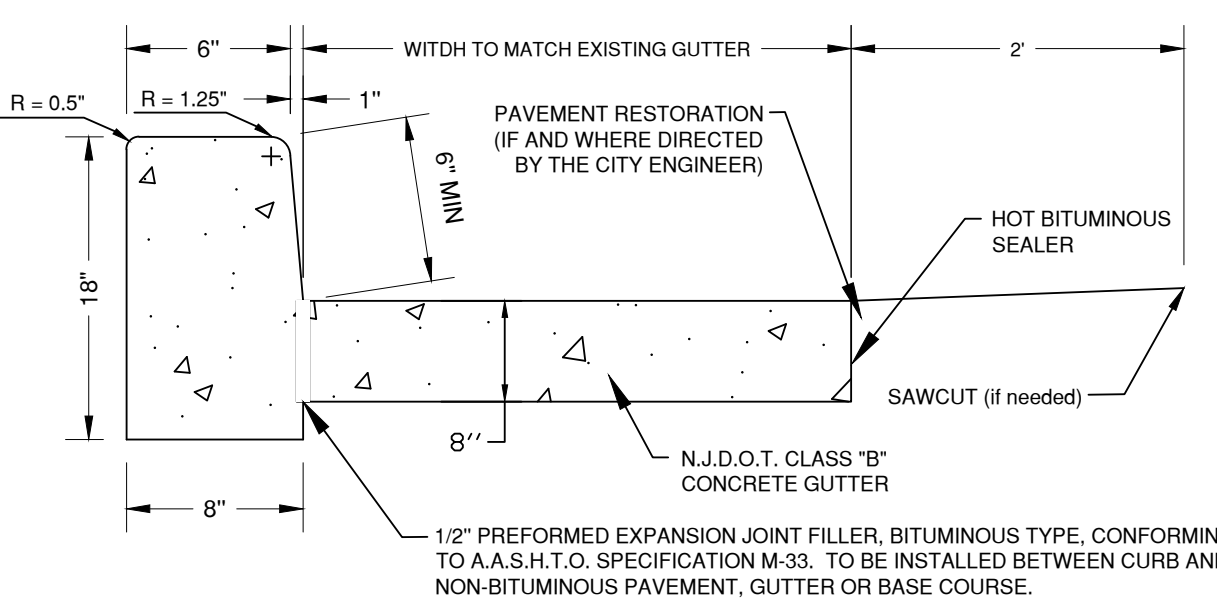
DEPRESSED CURB AT DRIVEWAY

N.T.S.



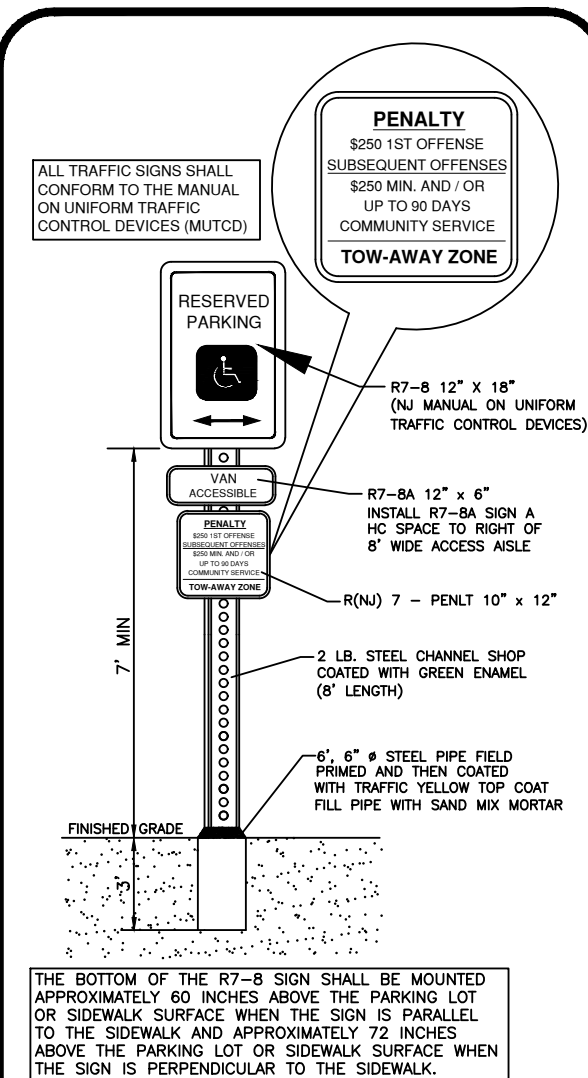
HANDICAP CURB RAMP TYPE 1

N.T.S.



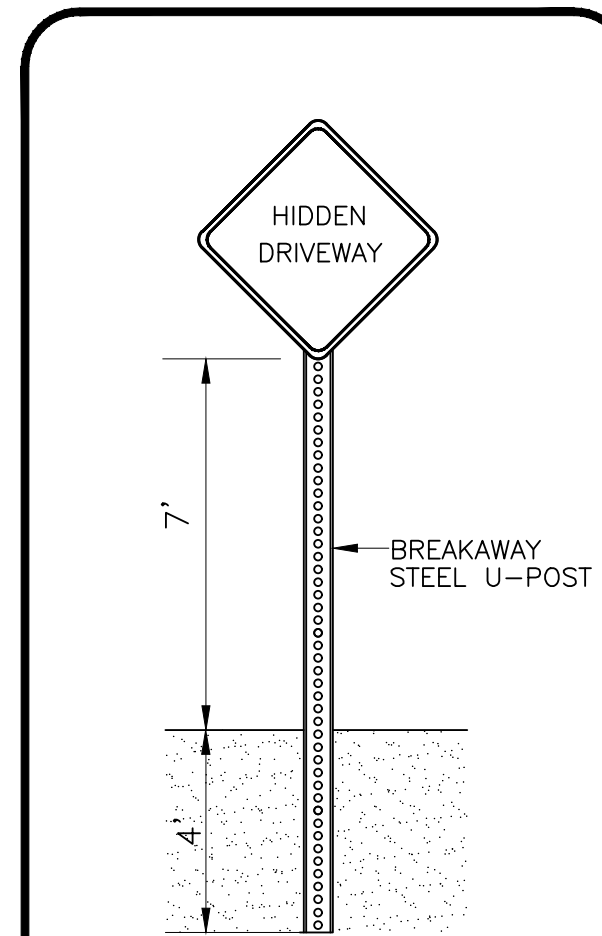
CONCRETE VERTICAL CURB DETAIL

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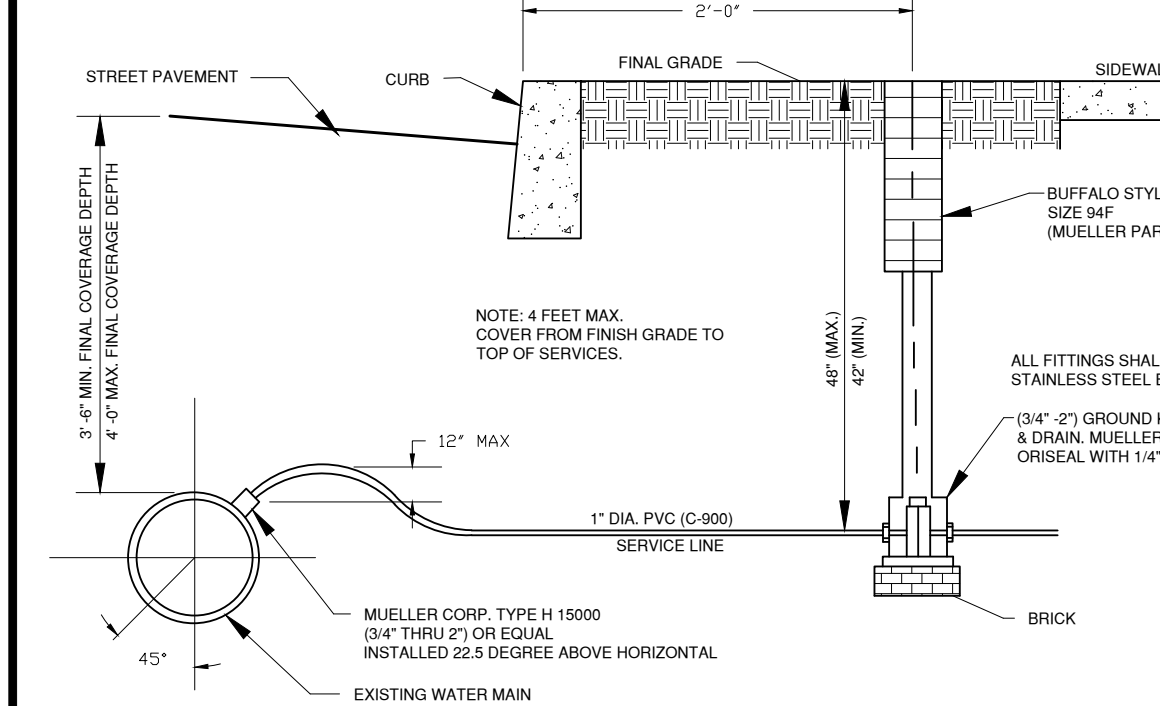
HANDICAP PARKING SIGN DETAIL

N.T.S.



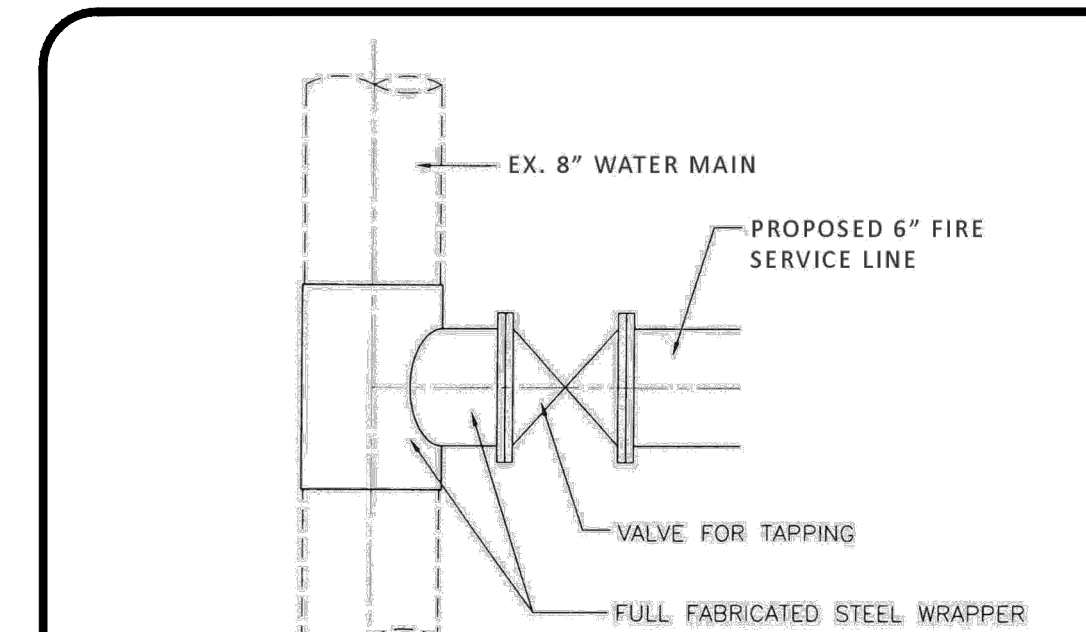
HIDDEN DRIVEWAY SIGN DETAIL

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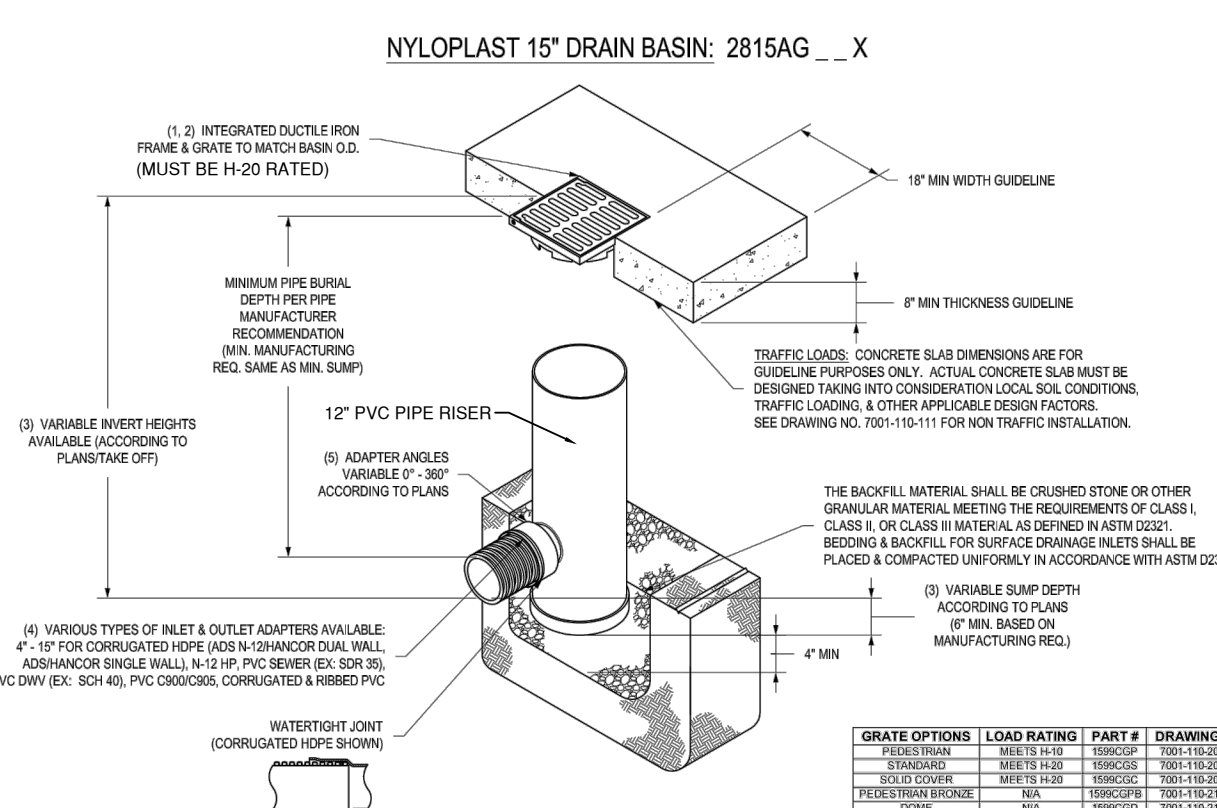
WATER SERVICE DETAIL

N.T.S.



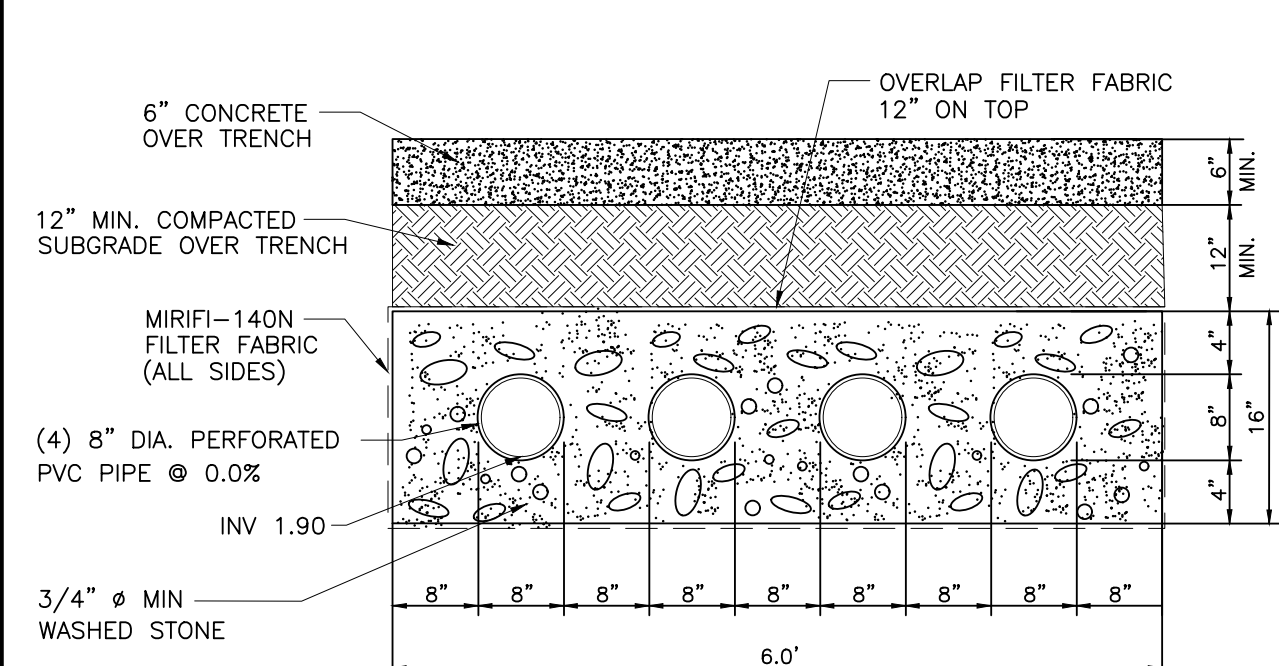
WATER TAP DETAIL

N.T.S.



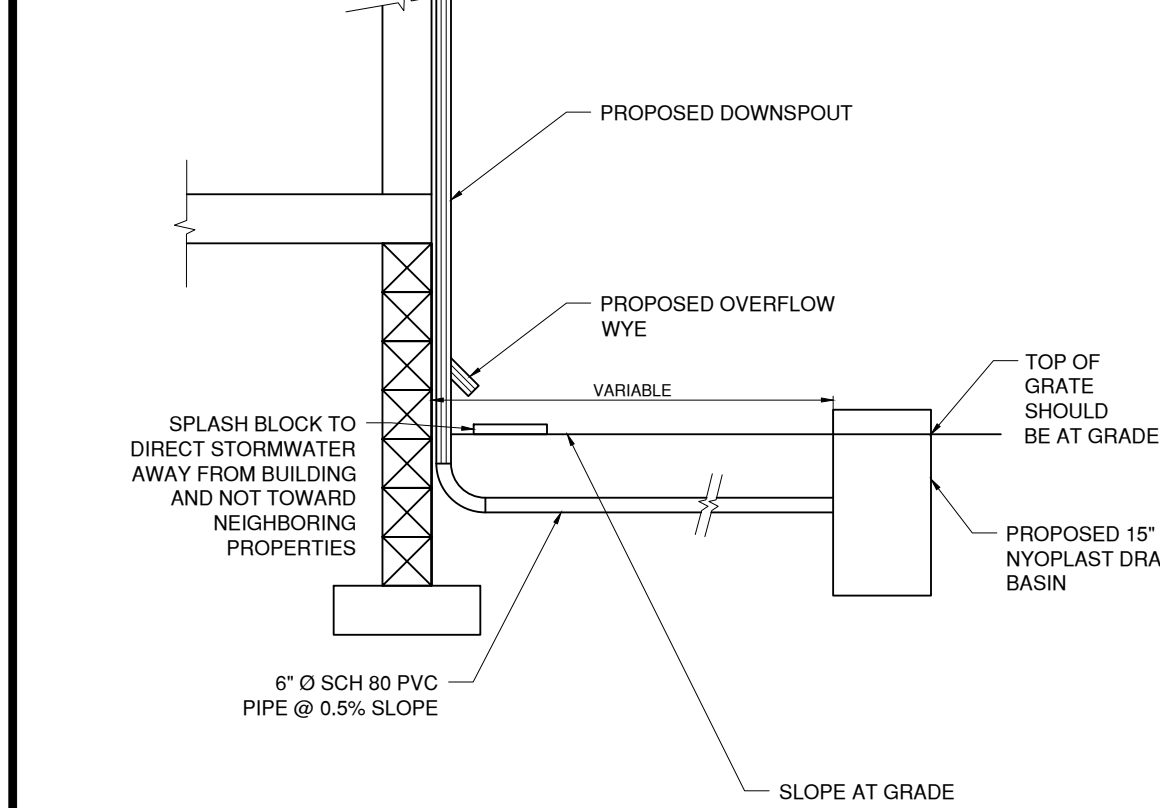
15" DRAINAGE INLET DETAIL

N.T.S.



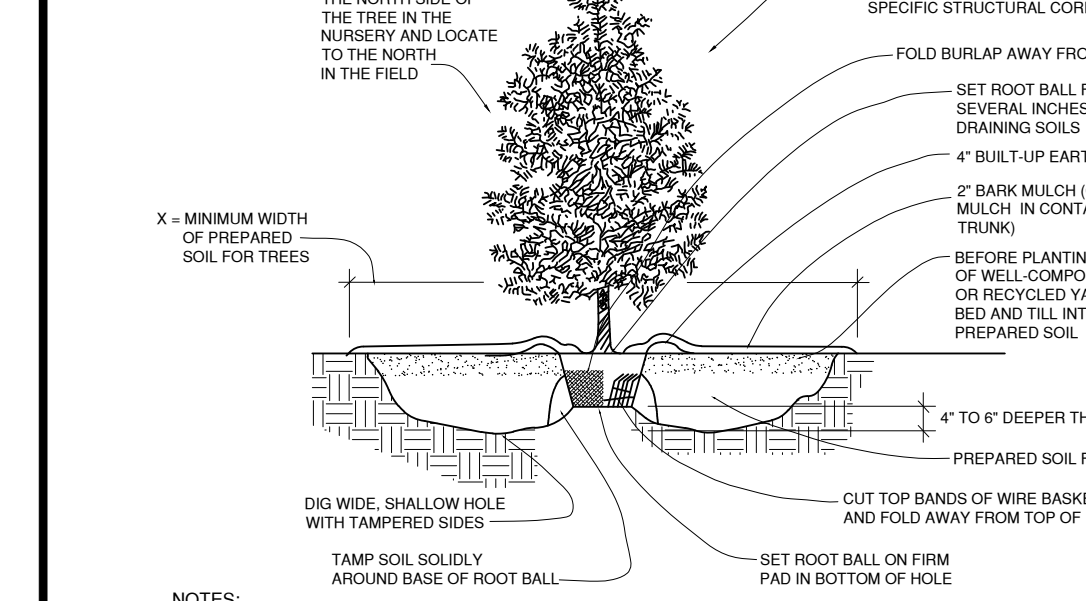
DRAINAGE TRENCH DETAIL

N.T.S.



DOWNSPOUT OVERFLOW DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.

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ENGINEERING DETAILS
 BLOCK 46.02 LOTS 1.01 & 1.02
 CITY OF SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
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 N.J.P.E. LIC. #32498



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