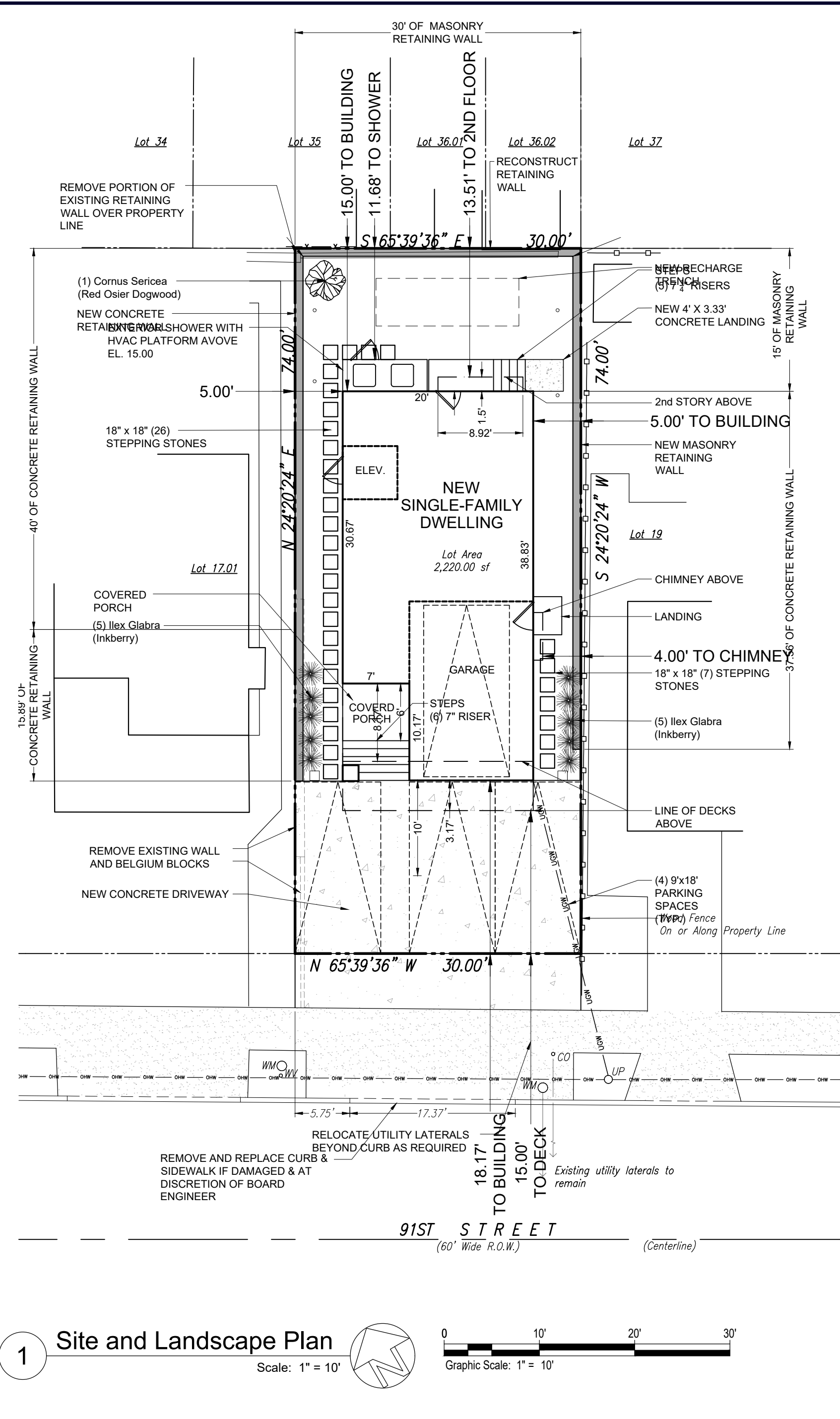
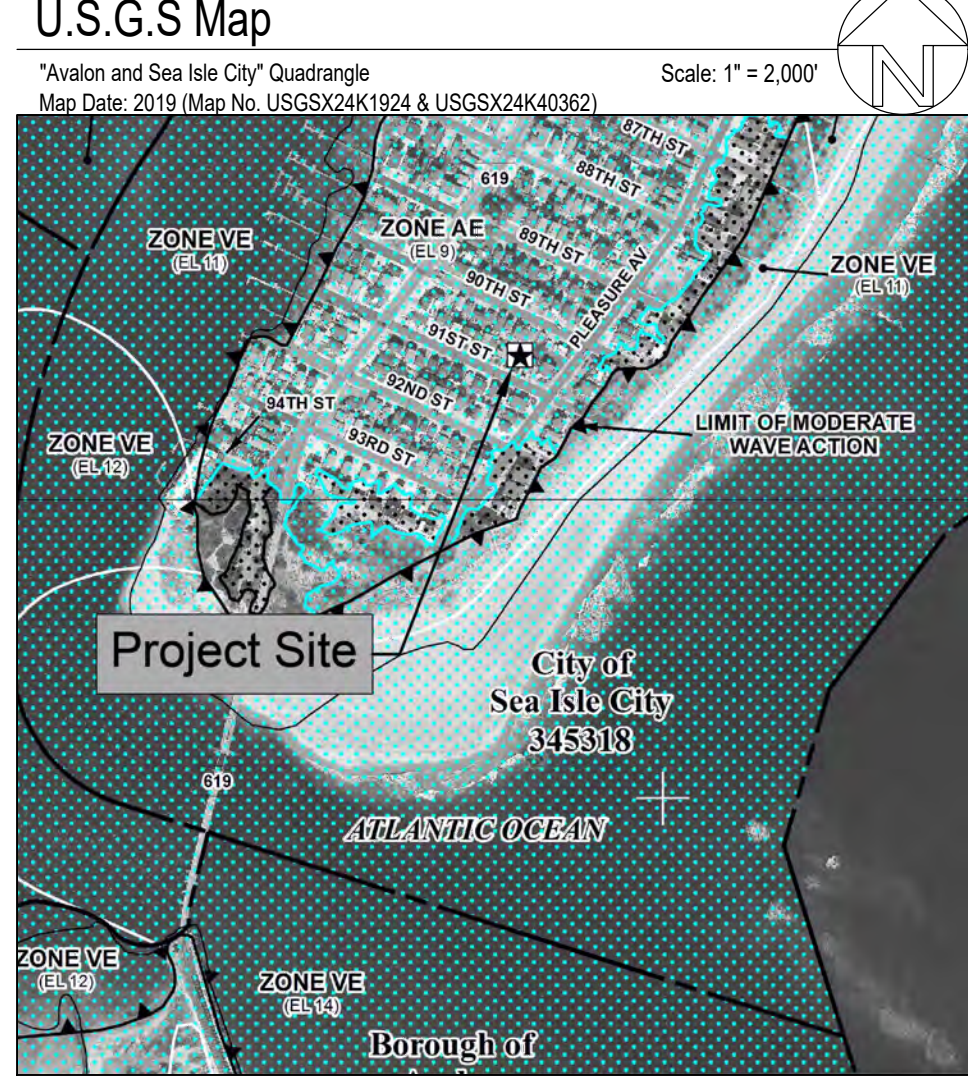
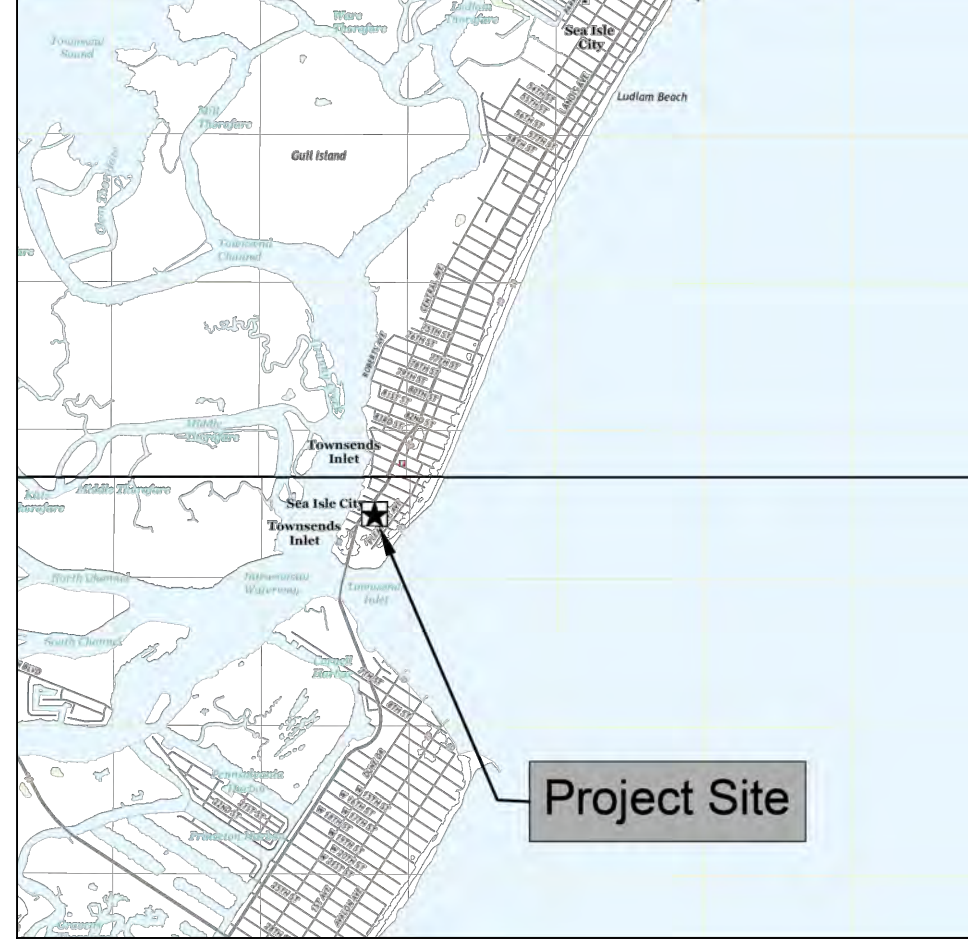


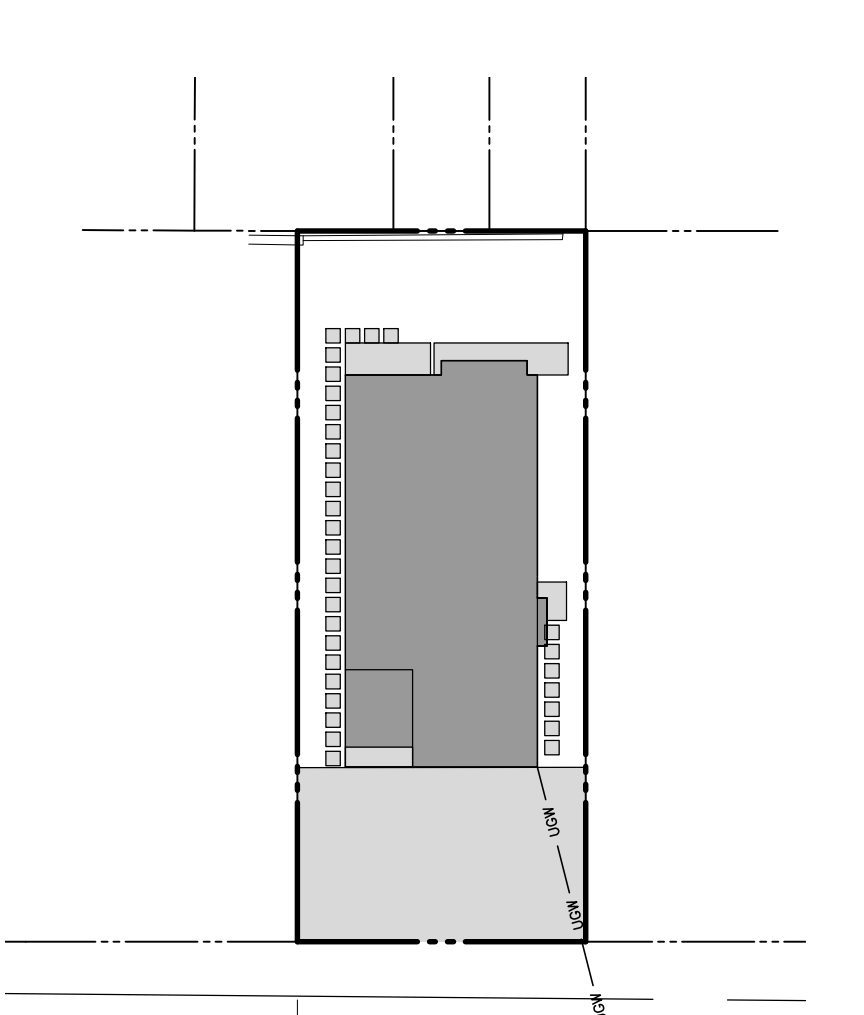
**Tax Map**  
 City of Sea Isle City Tax Map Sheet No. 18  
 Map Date: October 10, 2016  
 Scale: 1" = 100'



**Zoning Map**  
 City of Sea Isle City Zoning Map Sheet 1 of 4  
 Map Date: May 12, 2010  
 Scale: 1" = 400'



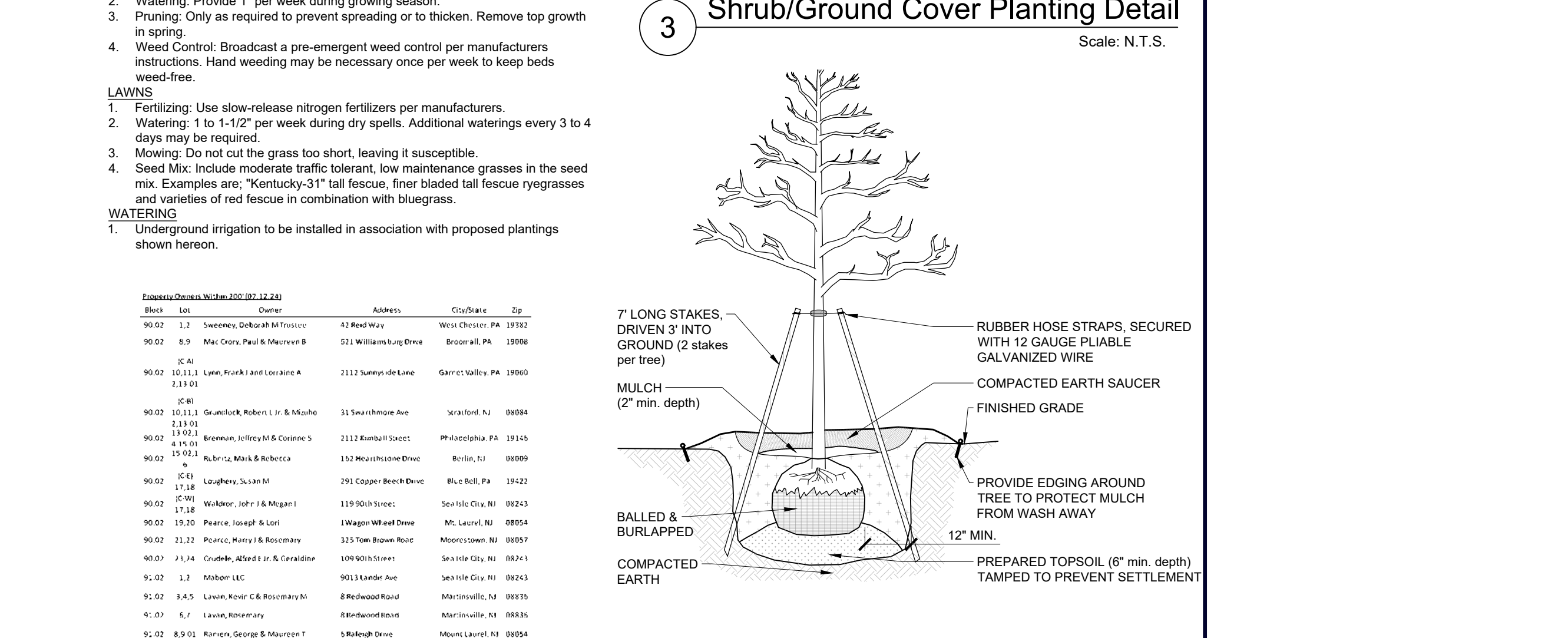
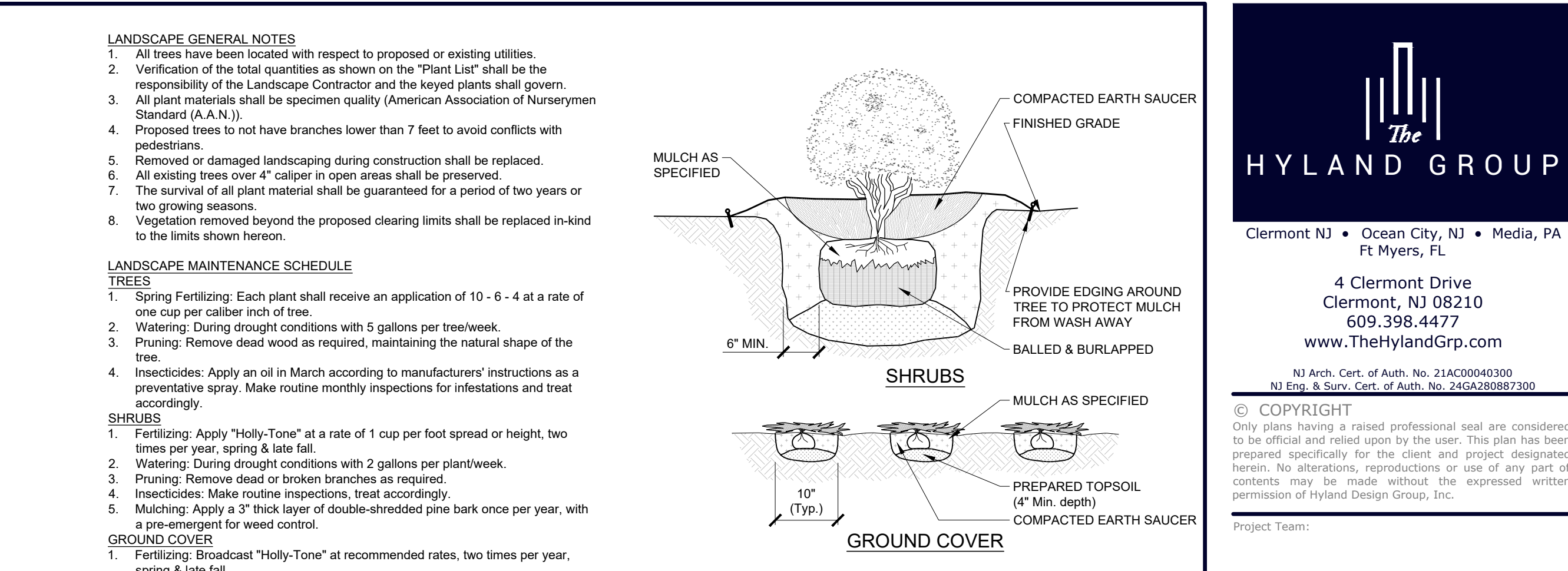
- GENERAL NOTES**
- Site: Being known as Tax Lots 17.02 and 18, Block 91.02 as shown on sheet number 18 of the current official Tax Map of the City of Sea Isle and more commonly known as 121 91st Street, Sea Isle City, NJ 08230.
  - Owner/Applicant: Richard Massi, 940 Marshall Drive, Pottstown, PA 19465
  - Survey Plan Reference: Existing conditions shown hereon per field survey performed by The Hyland Group entitled "Survey of Premises" bearing drawing number V101, dated June 7, 2024.
  - Proposed conditions shown hereon per plan prepared by McAffee Architects, entitled "Renovation to Existing Single Family Residence" bearing drawing number 24746, dated July 8, 2024.
  - The project site is located in the R2 Two-Family Residential District. Surrounding properties are located in the R2 District.
  - Existing Site Conditions: Subject property is developed with a 1-story frame dwelling with associated site improvements.
  - Proposed Project: This project proposes a new 3-story dwelling and associated site improvements.
  - Flood Zone: Subject property is located in Flood Hazard Zone AE (EI, 9) per FEMA FIRM No. 34009C0252F with an effective date of October 5, 2017.
  - Soils: The subject property is located in an area mapped as being Urban Land-Plantments (USP5BR) per the Natural Resources Conservation Service Web Soil Survey.
  - Utilities: The subject property is provided & will continue to be provided sewer, water, gas, electric, telephone and cable services by the existing utilities within 91st Street. (See Sheet 02102 for existing utilities)
  - All conditions and dimensions shall be checked by the contractor prior to proceeding with any work. Any discrepancies shall be brought to the immediate attention of the engineer. Where drawings are in conflict with other drawings or details, the contractor shall notify the engineer for clarifications. Do not scale drawings.



**ZONING CONFORMANCE SCHEDULE**  
 §26-46 R-2 Two Family Residential District

Item	Ordinance Section	Permitted/Required	Existing	Conformance	Proposed	Conformance
Permitted Uses	§ 26-46.1.a	Single Family Dwelling	Single Family Dwelling	Yes	Single Family Dwelling	YES
Min. Front Yard Requirement	§ 26-46.4	15'	15'	Yes	15'	YES
Min. Side Yard	§ 26-46.5	5' (minimum width)	5' (East)	Yes	5'	YES
			5' (West)	Yes	5'	YES
Min. Rear Yard Requirement	§ 26-46.6	15' (Total sum of side yards)	10' (Total)	No	10'	Variance Req'd
			20'	14'	No	11.68' to Shower 13.51 to 2nd Story 15' to Main Bldg
Min. Lot Area	§ 26-46.7.a	5,000 SF	2,220 SF	No	NO CHANGE	ENC
Min. Min Lot Width	§ 26-46.7.b	50'	30'	No	NO CHANGE	ENC
Min. Lot Depth	§ 26-46.7.b	100'	74'	No	NO CHANGE	ENC
Max. Building Height	§ 26-46.8	32'	24.12'	Yes	30.79'	YES
Max. Building Coverage	§ 26-46.9	35% (777 SF)	41% (916 SF)	No	37.4% (831 SF)	Variance Req'd
Floor Area Ratio	§ 26-46.10	0.85 (1,870 SF) (4 Parking Spaces Provided)	0.36 (809 SF)	Yes	0.85 (1,881 SF) [1]	YES
Max. Impervious Surface	§ 26-36	70% (1,554 SF)	49% (1,095 SF)	Yes	69% (1,536 SF)	YES
<b>ACCESSORY USE</b>						
Permitted Uses	§ 26-46.2.g	Private Utility Shed	Shed	Yes	-	-
Min. Side Yard	§ 26-46.4	5' (minimum width)	0.59' (East)	No	-	-
			25.65' (West)	Yes	-	-
Min. Rear Yard Requirement	§ 26-46.6	15' (Total sum of side yards)	26.24' (Total)	No	-	-
			5'	Yes	-	-
	§ 26-46.9	10% (220 SF)	1% (23 SF)	Yes	-	-

[1] FAR taken from McAffee Architects Sheet P1 under Project 24746, dated 9/26/24



**PLANTING SCHEDULE**

City	Key	Botanical Name	Common Name	Size & Height	Remarks
1	IG	Ilex Glabra	Inkberry	18"-24"	3'-4' Mature Height
10	CS	Cornus sericea	Red Osier Dogwood	2'-3'	7'-8' Mature Height

**John E. Halbruner**  
 NJ Registered Architect No. 15952  
 NJ Professional Engineer No. 42918

Client: **Massi Residence**  
 New Single Family Dwelling

Location: **121 91st Street**  
**Block 91.02**  
**Lots 17.02 & 18**  
**City of Sea Isle City**  
**Cape May County**  
**New Jersey**

Client: **Massi, Richard & Michelle**

No.	Description	Date
1.	Schematic Release	08.06.24
2.	Revised walkway layout	08.09.24
3.	Variance Plan release	08.16.24
4.	Lot Area and FAR in conformance sched	09.27.24

**CAPE MAY COUNTY APPROVALS**

**CITY OF SEA ISLE BOARD APPROVAL**

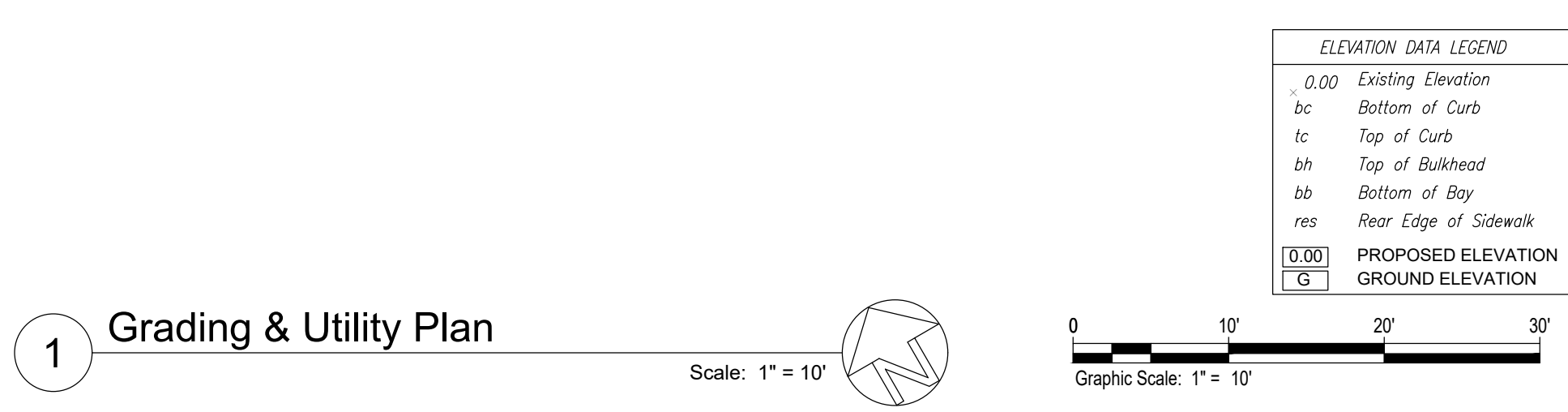
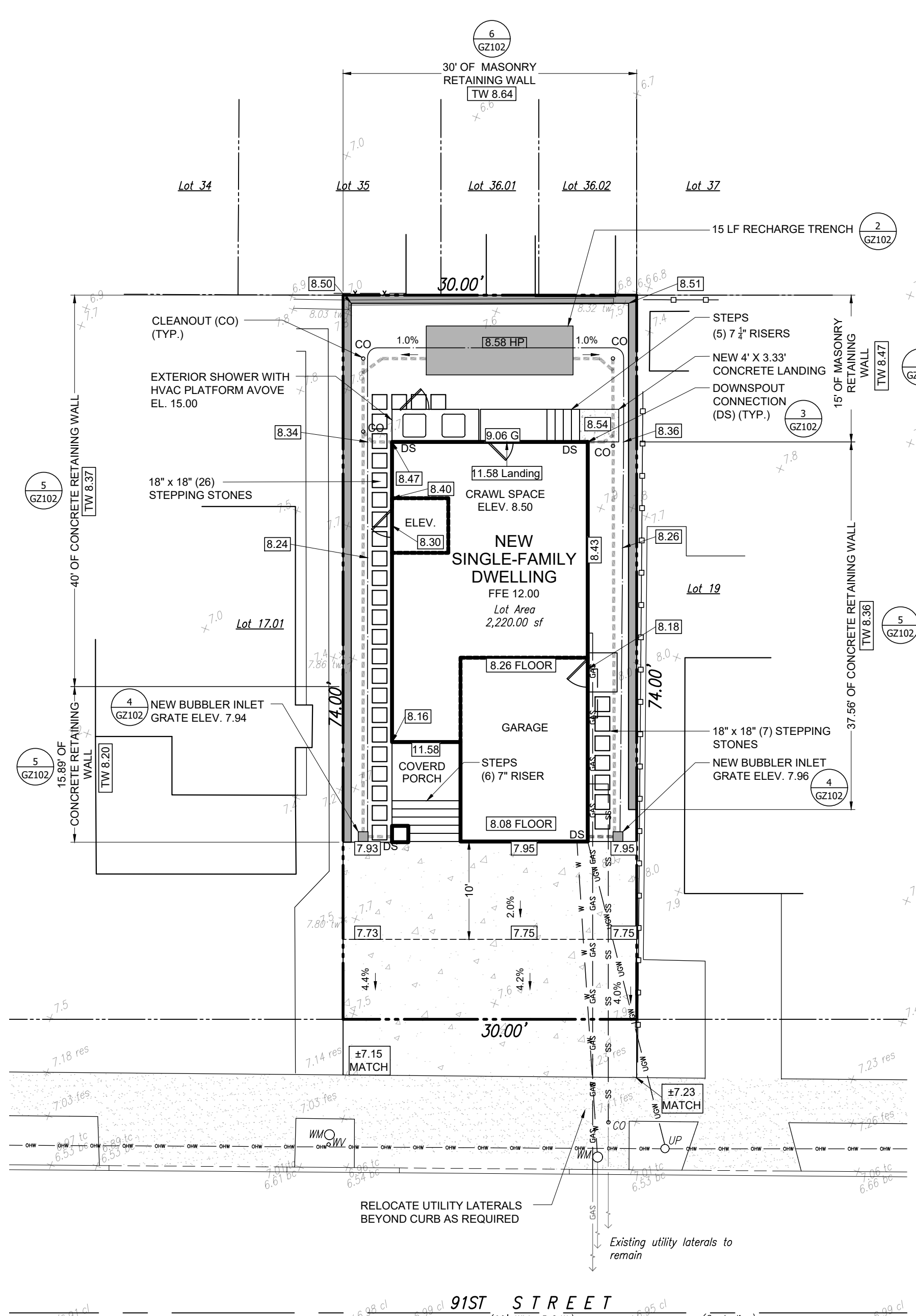
**Variance Plan Set**

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**Site and Landscape Plan**  
**CZ101**  
 Sheet 01 of 02



**1 Grading & Utility Plan**  
Scale: 1" = 10'

**STORMWATER RECHARGE TRENCH CALCULATIONS**  
Stormwater recharge trenches shall be designed and constructed to recharge the stormwater runoff generated by the project using the Rational Method and in accordance with Sea Isle City Ordinance No. 1655.

**Design Parameters**  
Storm: 25 year, 15 minute duration with 5.7 in/hr intensity based on Time of Concentration (Tc) = 0.25 hrs. Rainfall intensity based on New Jersey Residential Site Improvements Standards Figure 7.2 - Rainfall Intensity Curves

**Stormwater Volume Calculations (Rational Method)**  
Runoff (Q) = Runoff Coefficient(C) x Rainfall Intensity(I) x Area(A)

**A. Proposed Runoff:**  
Building = 790 sf (0.018 acres) (C=0.99)  
Peak Runoff Rate: 0.99 x 5.7 in/hr x 0.018 ac. (790 sf) = 0.102 cfs  
Pavement Areas = 658 sf (0.015 acres) (C=0.99)  
Peak Runoff Rate: 0.99 x 5.7 in/hr x 0.015 ac. (658 sf) = 0.085 cfs  
Landscaping = 752 sf (0.017 acres) (C=0.30)  
Peak Runoff Rate: 0.30 x 5.7 in/hr x 0.017 ac. (752 sf) = 0.029 cfs  
Total Peak Runoff Rate: 0.102 cfs + 0.085 cfs + 0.029 cfs = 0.216 cfs

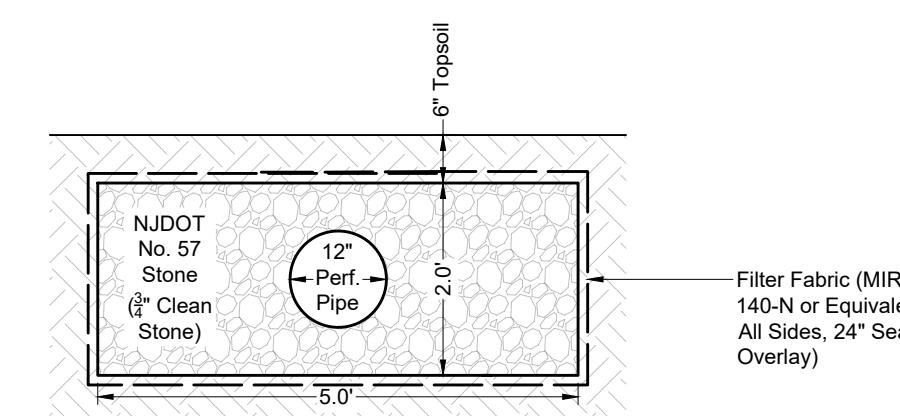
**B. Total Runoff Volume to be Recharged Per Ordinance 1655:**  
Post-Development Peak Volume: 0.216 cfs x 60 sec/min x 60 min/hr x 0.25 hr = 195 cf  
On-Site Recharge Volume Required = 30% of Post Development Runoff  
= 195 cf x 0.30 = 59 cf

**Recharge Trench Volume Calculations**  
New Recharge Trench Dimensions:  
5' wide x 2' deep with a 12"Ø perforated pipe and a stone void ratio of 35%

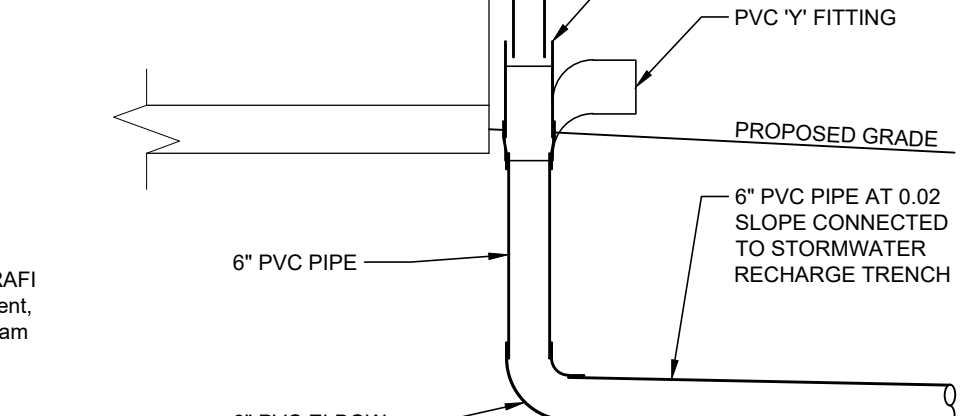
**Trench Volume:**  
 $(11' * (0.5')^2) + ((5' * 2') - (11' * (0.5')^2)) * 0.35 = 4.01 \text{ cft/ft}$

**Linear Feet of Recharge Trench Required**  
59 cf / 4.01 cft/ft = 15 ft

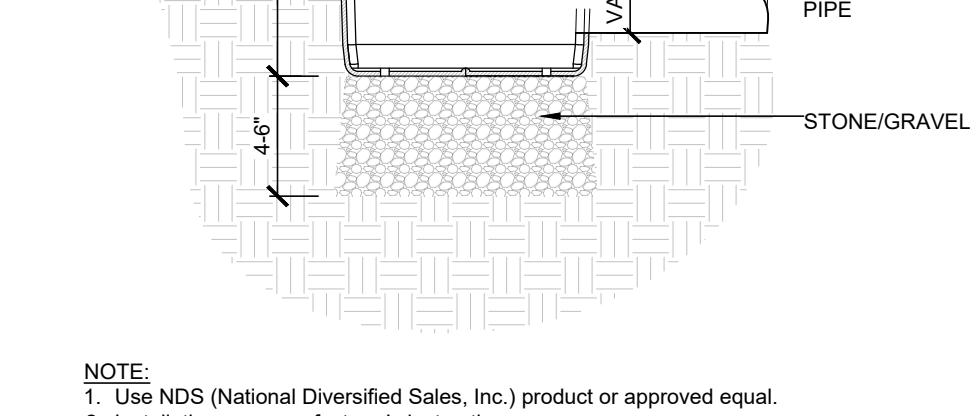
**Linear Feet of Recharge Trench Provided**  
15 ft (59 cf of volume)



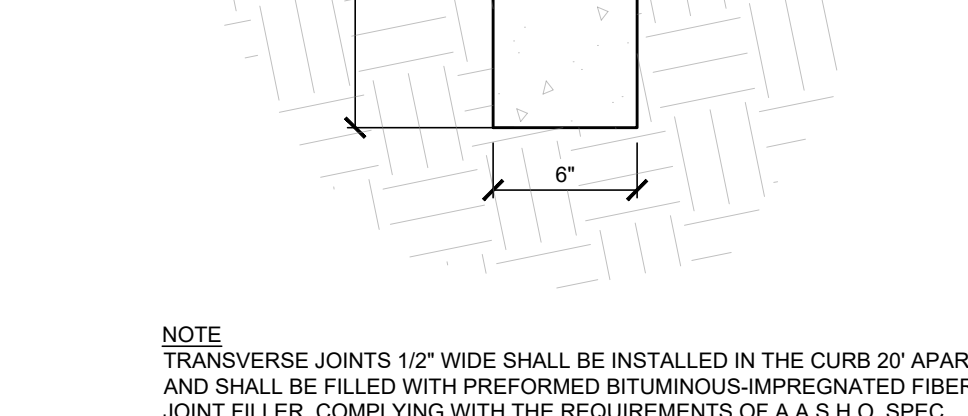
**2 Recharge Trench Detail**  
Scale: 1/2" = 1' - 0"



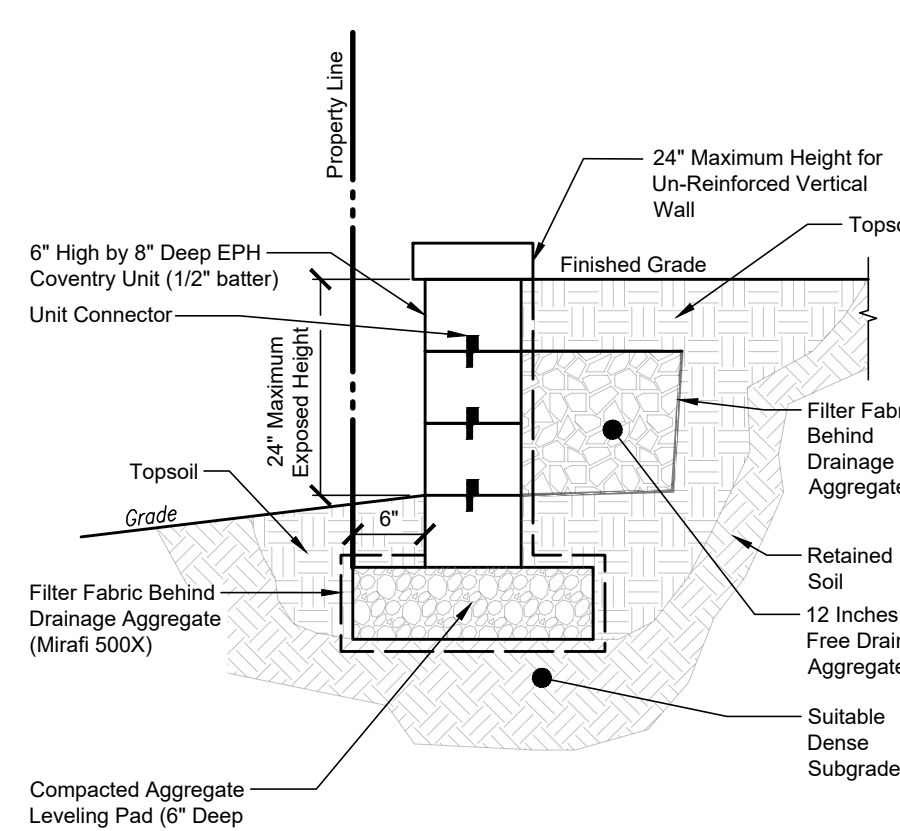
**3 Downspout Connection Detail**  
Scale: N.T.S.



**4 Bubbler Inlet Detail**  
Scale: 1 1/2" = 1' - 0"



**5 Concrete Retaining Wall Detail**  
Scale: 1 1/2" = 1' - 0"



**6 EP Henry Wall Detail**  
Scale: 3/4" = 1' - 0"

**NOTE:**  
1. Use NDS (National Diversified Sales, Inc.) product or approved equal.  
2. Installation per manufacturer's instructions.  
3. Not for use in driveways or under vehicular traffic.  
4. Drill 1/8" weepholes at 4 corners.

**NOTE:**  
TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF A.A.S.H.O. SPEC. M-213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.



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Project Team:

**John E. Halbruner**  
NJ Registered Architect No. 15952  
NJ Professional Engineer No. 42918

Client:  
**Massi Residence**  
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Location:  
121 91st Street  
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No.	Description	Date
1.	Schematic Release	08.06.24
2.	Revised walkway layout	08.09.24
3.	Variance Plan release	08.16.24

Drawn By: \_\_\_\_\_ Checked By: **J.E.H.**  
Project No. **33942.01**

Variance Plan Set  
Grading and Utility Plan  
**CZ102**  
Sheet 02 of 02