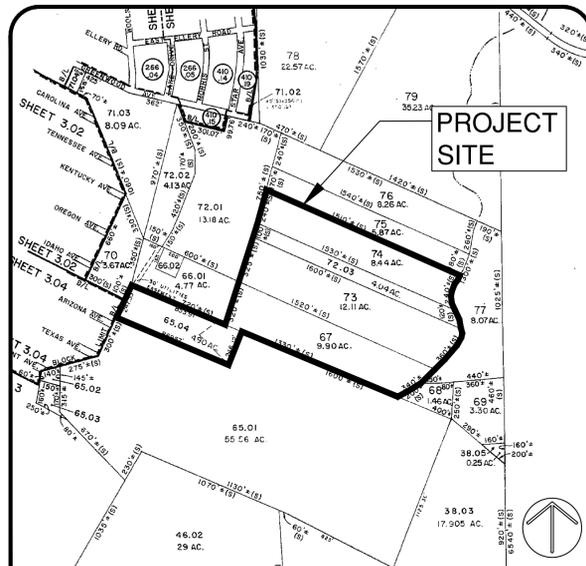
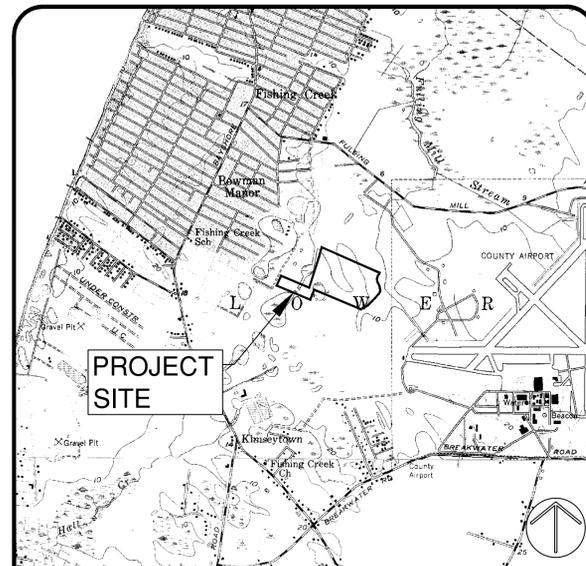


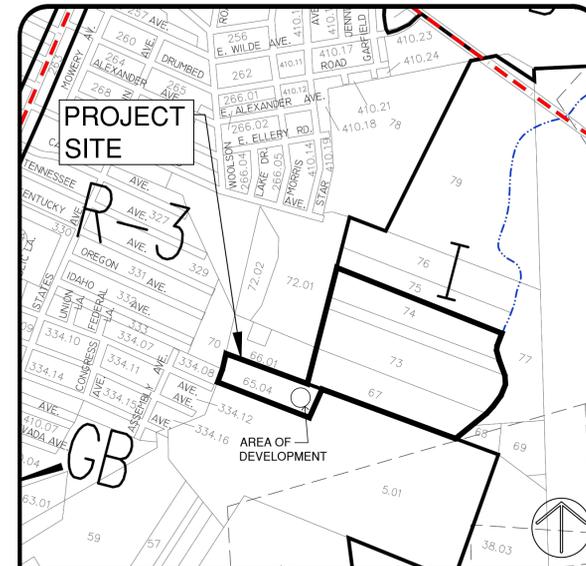
**GENERAL LOCATION MAP**  
(GOOGLE MAP) 1" = 1000'



**LOWER TOWNSHIP TAX MAP**  
(SHEET #4) 1" = 600'



**U.S.G.S. MAP**  
(RIO GRANDE QUADRANGLE) 1" = 2000'



**LOWER TOWNSHIP ZONING MAP** 1" = 1000'  
(R-3 MAINLAND RESIDENTIAL & I INDUSTRIAL DISTRICTS)

**TOWNSHIP OF LOWER**

January 7, 2020

TAXING DISTRICT	LANDSCAPE ARCHITECT	PROPERTY LOCATION	CLASS	OWNER NAME & ADDRESS	BLK 1	LOT 1
174.10	317	317	RESIDENTIAL	317 WASHINGTON ST	18410	
314.10	314	314	RESIDENTIAL	314 WASHINGTON ST	18410	
314.09	311	311	RESIDENTIAL	311 WASHINGTON ST	18410	
314.10	313	313	RESIDENTIAL	313 WASHINGTON ST	18410	
314.13	313	313	RESIDENTIAL	313 WASHINGTON ST	18410	
314.10	314	314	RESIDENTIAL	314 WASHINGTON ST	18410	
314.12	314	314	RESIDENTIAL	314 WASHINGTON ST	18410	
314.13	311	311	RESIDENTIAL	311 WASHINGTON ST	18410	
314.10	311	311	RESIDENTIAL	311 WASHINGTON ST	18410	
410.01	266	266	RESIDENTIAL	266 WASHINGTON ST	18410	
410.01	267	267	RESIDENTIAL	267 WASHINGTON ST	18410	
410.01	268	268	RESIDENTIAL	268 WASHINGTON ST	18410	
410.01	269	269	RESIDENTIAL	269 WASHINGTON ST	18410	
410.01	270	270	RESIDENTIAL	270 WASHINGTON ST	18410	
410.01	271	271	RESIDENTIAL	271 WASHINGTON ST	18410	
410.01	272	272	RESIDENTIAL	272 WASHINGTON ST	18410	
410.01	273	273	RESIDENTIAL	273 WASHINGTON ST	18410	
410.01	274	274	RESIDENTIAL	274 WASHINGTON ST	18410	
410.01	275	275	RESIDENTIAL	275 WASHINGTON ST	18410	
410.01	276	276	RESIDENTIAL	276 WASHINGTON ST	18410	
410.01	277	277	RESIDENTIAL	277 WASHINGTON ST	18410	
410.01	278	278	RESIDENTIAL	278 WASHINGTON ST	18410	
410.01	279	279	RESIDENTIAL	279 WASHINGTON ST	18410	
410.01	280	280	RESIDENTIAL	280 WASHINGTON ST	18410	
410.01	281	281	RESIDENTIAL	281 WASHINGTON ST	18410	
410.01	282	282	RESIDENTIAL	282 WASHINGTON ST	18410	
410.01	283	283	RESIDENTIAL	283 WASHINGTON ST	18410	
410.01	284	284	RESIDENTIAL	284 WASHINGTON ST	18410	
410.01	285	285	RESIDENTIAL	285 WASHINGTON ST	18410	
410.01	286	286	RESIDENTIAL	286 WASHINGTON ST	18410	
410.01	287	287	RESIDENTIAL	287 WASHINGTON ST	18410	
410.01	288	288	RESIDENTIAL	288 WASHINGTON ST	18410	
410.01	289	289	RESIDENTIAL	289 WASHINGTON ST	18410	
410.01	290	290	RESIDENTIAL	290 WASHINGTON ST	18410	

**PROPERTY OWNERS LIST WITHIN 200'**

**General Notes**

- Owner/Applicant: Bayshore Sportsman Club, 1117 Washington Street, Cape May, New Jersey 08204. Attn: Skip Loughlin
- The project site is known as Block 410.01, Lots 65.04, 67, 72.03, 73 and 74 as shown on the Township of Lower Tax Map, Plate No. 4. It is approximately 39.4 acres.
- The property is split zoned, located in the R3-Mainland Residential and I-Industrial Zoning Districts. It currently contains the Bayshore Sportsman Club. The area of development is located in the R3 zone.
- It is the intent of the applicant to construct a 1,661± SF addition for additional meeting space to the existing one story clubhouse building. A use variance is required as the addition is an expansion of a non-conforming use.
- There is no proposed changes to the existing access driveways or shooting ranges.
- There is less than 10,000 SF of new impervious coverage and less than 1 acre of disturbance. There will be a small increase in the volume of stormwater runoff. Runoff will follow existing drainage patterns to the surrounding wooded areas. There will be no negative effect on adjacent properties.
- Any concrete curb or sidewalk and/or asphalt pavement disturbed within the right-of-way shall be repaired in kind.
- All traffic signs, utility poles, mailboxes and traffic safety devices moved during construction shall be reinstalled in their proper location.
- This application requires approval from the following agencies: Lower Township Zoning Board, Cape May County Planning Board

**GENERAL NOTES**

**Survey Information**

Topographic survey information was taken from a plan entitled "Survey Plan of Block 410.01, Lot 65.04, Township of Lower, Cape May County, New Jersey" dated April 28, 2019, revised to March 6, 2020. Elevations are NGVD 1929. Outbound information was taken from a plan entitled "Survey Plan of Block 410.01, Lot 74, Township of Lower, Cape May County, NJ" dated September 10, 2018. Both surveys were prepared by James Boney, NJPLS Lic. No. 31264, 13 Stone Mill Ct., Egg Harbor Township, NJ.

**SURVEY 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**  
R-3 Mainland Residential Zoning District

Requirement	Required	Existing	Proposed	Variance
Lot Area	35,000 SF	39.4 Ac.	39.4 Ac.	No
Lot Frontage	100'	0'	0'	No*
Lot Width	100'	246'	246'	No
Front Yard Setback	20'	716'±	716'±	No
Side Yard Setback	6', 10'	72.2', 115.6'	70.8', 107.0'	No
Rear Yard Setback	20'	80.9'	21.6'	No
Building Height	35'	21'	21'	No
Building Coverage	30%	0.1%	0.2%	No
Accessory Bldg. Coverage	10%	0.3%	0.3%	No
Driveway Setback	6'	<6'	<6'	No*

There are no parking requirements for this type of use.

\*Denotes PreExisting NonConformity

**ZONING INFORMATION**

**BAYSHORE SPORTSMAN CLUB VARIANCE PLAN**  
**BLOCK 410.01, LOTS 65.04, 67, 72.03, 73 & 74**  
**TOWNSHIP OF LOWER**  
**CAPE MAY COUNTY, NEW JERSEY**

**SCHEDULE OF SHEETS**

COVER SHEET.....	1 OF 2
SITE PLAN.....	2 OF 2

**TOWNSHIP OF LOWER APPROVAL**

Chairman _____	Date _____
Secretary _____	Date _____
Engineer _____	Date _____

**EDA** Engineering Design Associates, P.A.  
Engineers, Environmental Planners, Landscape Architects  
CAMBRIDGE PROFESSIONAL OFFICES  
5 Cambridge Drive, New Jersey 08230  
(609) 390-0332 • Fax (609) 390-9204  
CERTIFICATE OF AUTHORIZATION: 2634270350

**COVER SHEET**  
BLOCK 410.01, LOTS 65.04, 67, 72.03, 73 & 74  
TOWNSHIP OF LOWER  
CAPE MAY COUNTY, NEW JERSEY

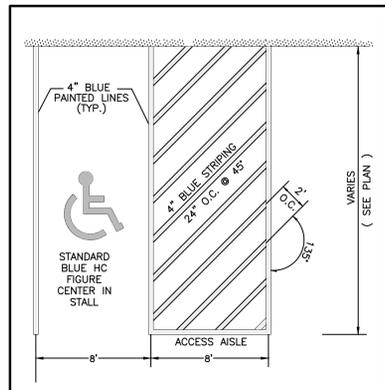
**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

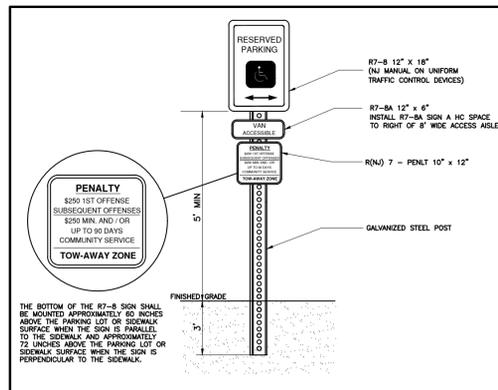
REVISION	DATE	BY

**EDA**

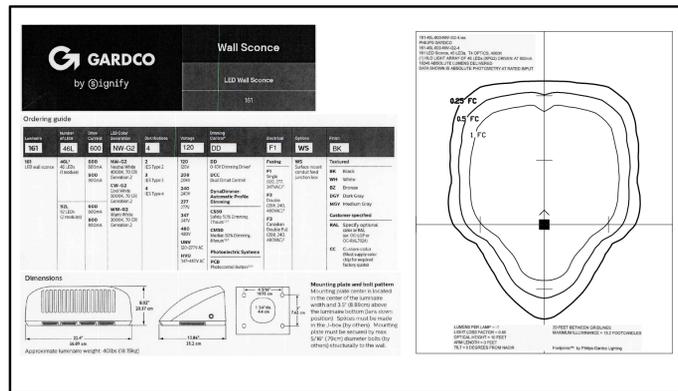
DATE: 6/25/20 DRAWN BY: MJH  
SCALE: AS NOTED CHECKED BY: VCO  
PROJECT #: 8774 SHEET: 1 OF 2



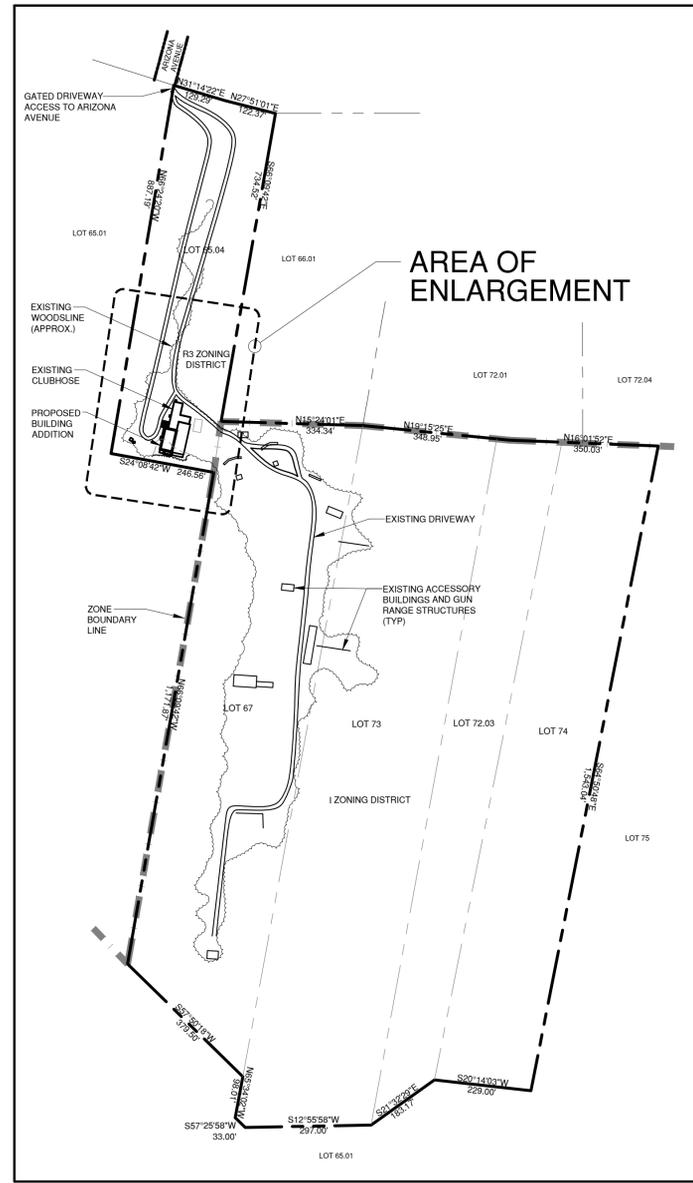
STRIPING DETAIL N.T.S.



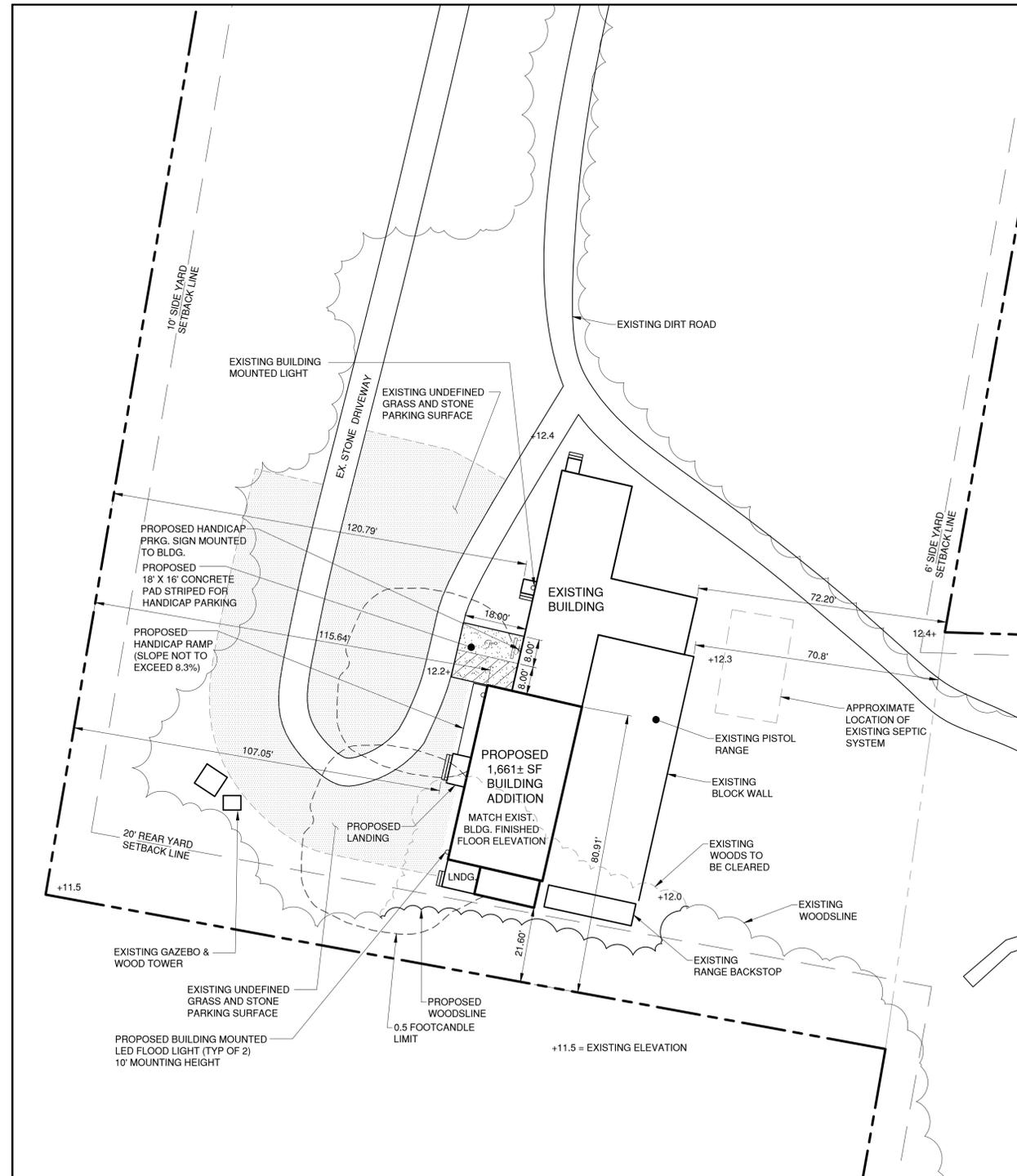
HANDICAP SIGN DETAIL N.T.S.



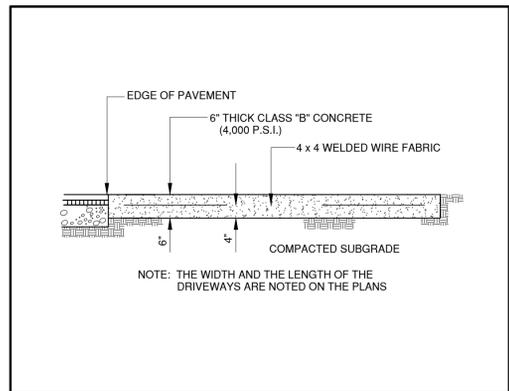
FLOOD LIGHT DETAIL N.T.S.



OVERALL PLAN SCALE 1"=200'



ENLARGED PLAN SCALE 1"=20'



CONCRETE PAVING DETAIL N.T.S.

**EDA** Engineering Design Associates, P.A.  
 Environmental Planners, Landscape Architects  
 CAMBRIDGE PROFESSIONAL OFFICES  
 5 Cambridge Drive Ocean View, New Jersey 08230  
 (609) 390-0332 • Fax: (609) 390-9204  
 CERTIFICATE OF AUTHORIZATION: Z-664292030

**SITE PLAN**  
 BLOCK 410.01, LOTS 65.04, 67, 72.03, 73 & 74  
 TOWNSHIP OF LOWER  
 CAPE MAY COUNTY, NEW JERSEY

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

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION	DATE	BY



DATE: 6/25/20	DRAWN BY: MJH
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 8774	SHEET: 2 OF 2