



at&t

# CAPE MAY AIRPORT

SITE NUMBER: NJL03154  
 FA NUMBER: 14557792  
 405 BREAKWATER ROAD  
 CAPE MAY, NJ 08204  
 CAPE MAY COUNTY

2018 NSB - MRPHL027479

## PROJECT SUMMARY

SITE ID: NJL03154  
 SITE NAME: CAPE MAY AIRPORT  
 SITE ADDRESS: 405 BREAKWATER ROAD  
 CAPE MAY, NJ 08204  
 BLOCK / LOT: 41.00 / 36.22  
 LATITUDE: 39° 00' 03.41" N  
 LONGITUDE: -74° 54' 57.07" W  
 COUNTY: CAPE MAY COUNTY  
 ZONING JURISDICTION: LOWER TOWNSHIP  
 STRUCTURE TYPE: MONOPOLE  
 STRUCTURE HEIGHT: 145'  
 PROPERTY OWNER: TOWNSHIP OF LOWER  
 2600 BAYSHORE ROAD  
 VILLAS, NJ 08231

## PROJECT TEAM

APPLICANT: AT&T WIRELESS  
 200 NORTH WALKER RD.  
 KING OF PRUSSIA, PA 19386  
 CONTACT: MICHAEL S. MOORE  
 EMAIL: MICHAEL.MOORE@ATT.COM  
 PROJECT MANAGER/ENGINEER: SMARTLINK  
 1400 W. 97TH AVE. SUITE D  
 KING OF PRUSSIA, PA 19386  
 CONTACT: MICHAEL S. MOORE  
 EMAIL: MICHAEL.MOORE@SMARTLINKENGINEER.COM  
 ENGINEERING FIRM: SMARTLINK  
 1400 W. 97TH AVE. SUITE D  
 KING OF PRUSSIA, PA 19386  
 CONTACT: MICHAEL S. MOORE  
 EMAIL: MICHAEL.MOORE@SMARTLINKENGINEER.COM

## CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES AND AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSIDERED TO RENDER WORK NOT CONFORMING TO THESE CODES.

CODE TYPE	CODE
BUILDING/WEAVING	IBC 2018
ELECTRICAL	NEC 2017
2012 NFPA 101 LIFE SAFETY CODE	NFPA 101, 2017
TN-322	REV 1/09
ASCE	7-16

## VICINITY MAP



## PROJECT DESCRIPTION

- THE PROPOSED PROJECT INCLUDES:
1. ERECT A 150' MONOPOLE TOWER
  2. INSTALL ANTENNA PLATFORM NEAR TOP OF TOWER
  3. INSTALL (6) ANTENNAS (9) RADIOS & (2) SURGE PROTECTORS ON PLATFORM
  4. INSTALL (1) FIBER TROUGH AND (3) DIE TROUGH LINES FROM GROUND
  5. EQUIPMENT UP INSIDE OF POLE TO ANTENNA PLATFORM
  6. INSTALL CHAIN-LINK FENCE TO ENCLOSURE EQUIPMENT AREA
  7. INSTALL CONCRETE PAD FOR EQUIPMENT ON GROUND
  8. INSTALL EQUIPMENT SHELTER AND GENERATOR ON CONCRETE PAD
  9. INSTALL ICE BRIDGE FROM SHELTER TO TOWER
  10. INSTALL ELECTRIC METER BANK
  11. INSTALL FIBER DEMARC CABINET
  12. INSTALL NECESSARY CONDUITS AND WIRING

## DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11x17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SEE SHEET Z-1 FOR ADDITIONAL CONSTRUCTION NOTES

## DRAWING INDEX

SHEET #	TITLE
T-1	GENERAL NOTES & SITE PLAN
Z-1	BULK TABLE & ZONING MAPS
Z-2	CONCRETE PLAN
Z-3	TOWER ELEVATION AND ANTENNA PLAN
Z-4	EQUIPMENT DETAILS I
Z-5	EQUIPMENT DETAILS II
Z-6	SHEDGE DETAILS
Z-7	LIST OF ADJACENT PROPERTY OWNERS I
Z-8	LIST OF ADJACENT PROPERTY OWNERS II
Z-9	LIST OF ADJACENT PROPERTY OWNERS III
Z-10	LIST OF ADJACENT PROPERTY OWNERS IV
Z-11	FEMA FLOOD ZONE MAP
Z-12	EROSION AND SEDIMENT CONTROL
Z-13	AIRPORT PROPERTY INVENTORY MAP
EXH. A	

## PLAN REVIEW STATUS

TITLE	SIGNATURE	DATE
CHAIRMAN OF THE BOARD		
SECRETARY OF THE BOARD		
BOARD ENGINEER		



200 N WALKER RD.  
 KING OF PRUSSIA, PA 19386

1400 W. 97TH AVE. SUITE D  
 KING OF PRUSSIA, PA 19386  
 FAX: (484) 222-2962

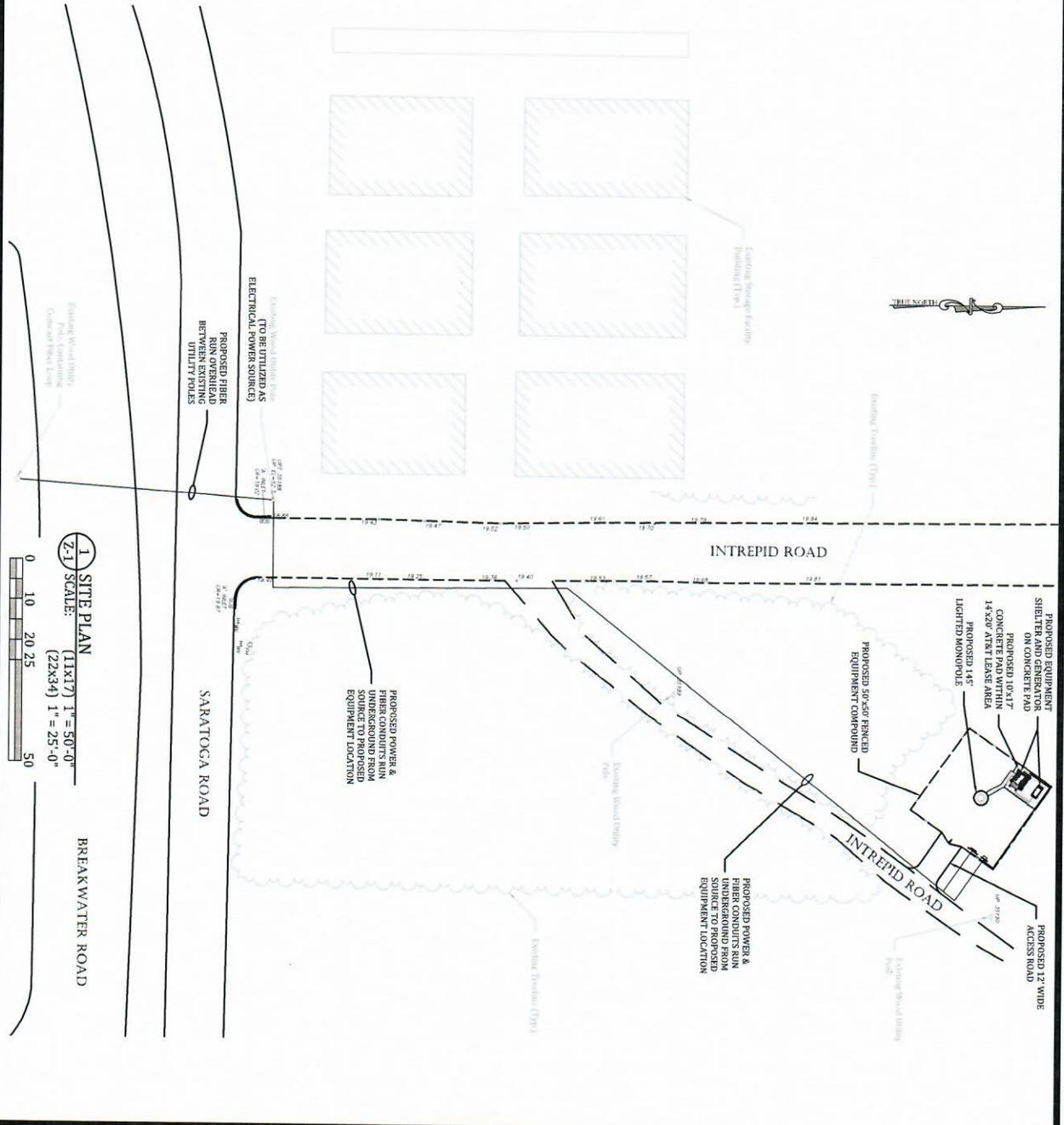
CAPE MAY AIRPORT  
 NJL03154

REV	DATE	ISSUED FOR
A	06/29/2020	REVIEW

NEW JERSEY LICENSE NO. 24288-161890  
 IT IS A VIOLATION OF LAW FOR ANY PERSON  
 TO REPRODUCE OR TRANSMIT IN ANY MANNER  
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING, OR BY  
 INFORMATION SYSTEMS TO ANY OTHER DOCUMENT.

DRAWN BY:	MSM
REVIEWED BY:	MSM
CHECKED BY:	MC
PROJECT NUMBER:	T80
IDB NUMBER:	T80
SITE ADDRESS:	405 BREAKWATER ROAD CAPE MAY, NJ 08204
SHEET NUMBER:	T-1

1. EXISTING PROPERTY INFORMATION INCLUDING PROPERTY LINES, EASEMENTS, AND ADJACENT PROPERTIES, EXISTING ROADWAYS AND IRON BAR MARKERS OBTAINED FROM AIRPORT PROPERTY INVENTORY MAP, PRODUCED BY CAS ENGINEERS, DATED 10/17/17
2. LOCATION AND ORIENTATION OF PROPOSED EQUIPMENT AND ANTENNAS PROVIDED STRUCTURAL ANALYSIS.
3. MOUNT ALL ANTENNAS, COAX SURGE ARRESTORS, RFI'S, ETC. IN ACCORDANCE WITH STRUCTURAL ANALYSIS.
4. TRUE NORTH BASED AIRPORT PROPERTY INVENTORY MAP, PRODUCED BY CAS ENGINEERS, DATED 10/17/17
5. NOT ALL EXISTING INFORMATION SHOWN FOR CLARITY.
6. FINAL UTILITY DESIGNS SHALL BE CONFIRMED WITH UTILITY COMPANIES.
7. THE PROPOSED USE IS FOR TELECOMMUNICATIONS AND IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY. THEREFORE, PORTABLE WATER, SANITARY SEWERS AND ADDITIONAL ON-SITE PARKING ARE NOT REQUIRED.
8. THE FACILITY MAY BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE FACILITY FOR BOTH FIRE AND INTENSIFICATION.
9. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR ACCORDANCE WITH:
- 9.1. CURRENT PREVAILING MUNICIPAL AND/OR STATE SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- 9.2. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
10. CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-272-1000, AND LOCATE ALL EXISTING UTILITIES AND MARKS OF WORK PRIOR TO THE START OF ANY EXCAVATION.
11. CONTRACTOR SHALL COORDINATE AND COMPLY WITH EXISTING UTILITY COMPANIES REQUIREMENTS.
12. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
13. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
14. THERE ARE NO WATER MAINS, SANITARY SEWERS, DRY WELLS, GROUND WATER RECHARGE BASINS OR DETENTION BASINS PROPOSED FOR THE PROPERTY.
15. NO SIGNALS, SIGNS OR TRAFFIC CHANNELIZATION OR PUBLIC ROAD IMPROVEMENTS ARE PROPOSED.
16. THERE ARE NO PROPERTY DEDICATIONS PROPOSED.
17. NO TEMPORARY OFFICES OR STRUCTURES ARE PROPOSED FOR THE SITE.
18. THESE DRAWINGS ARE PROVIDED FOR ZONING APPROVAL. CONSTRUCTION LEVEL DRAWINGS WILL BE DEVELOPED SUBSEQUENT TO THE APPROVAL OF THESE DRAWINGS.
19. NO EXISTING WELLS OR SEPTIC SYSTEMS HAVE BEEN IDENTIFIED IN THE AREA OF THE PROPOSED CONSTRUCTION.
20. THE ONLY SIGNAGE PROPOSED UNDER THIS PROJECT ARE SMALL FIC REQUIRED IDENTIFICATION SIGNS, INSTALLED ON APPROXIMATELY 4"x12" EACH AND MUST NOT BE REMOVED FROM THE FENCE ONCE INSTALLED.
21. APPROXIMATE LENGTH FOR MAIN POWER RUN FROM UTILITY POLE - 520'.
22. APPROXIMATE LENGTH FOR MAIN FIBER FIVE FROM UTILITY POLE - 680'.



200 S WAMPERTON  
KING OF PRUSSIA, PA 19386  
PH: (484) 221-2882

1000 W 97th AVE SUITE D  
KING OF PRUSSIA, PA 19386  
PH: (484) 221-2882

**CAPE MAY AIRPORT**  
NJ 08354

REV	DATE	ISSUED FOR
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**ZONING DRAWINGS**

DESIGNER: JWM  
 REVIEWED BY: JMS  
 CHECKED BY: JC  
 PROJECT NUMBER: 16  
 JOB NUMBER: 780  
 SITE ADDRESS:  
 405 BREAKWATER ROAD  
 CAPE MAY, NJ 08204

SHEET TITLE:  
**GENERAL NOTES & SITE PLAN**  
 SHEET NUMBER:  
**Z-1**

### BULK STANDARDS FOR "I" INDUSTRIAL ZONING DISTRICT

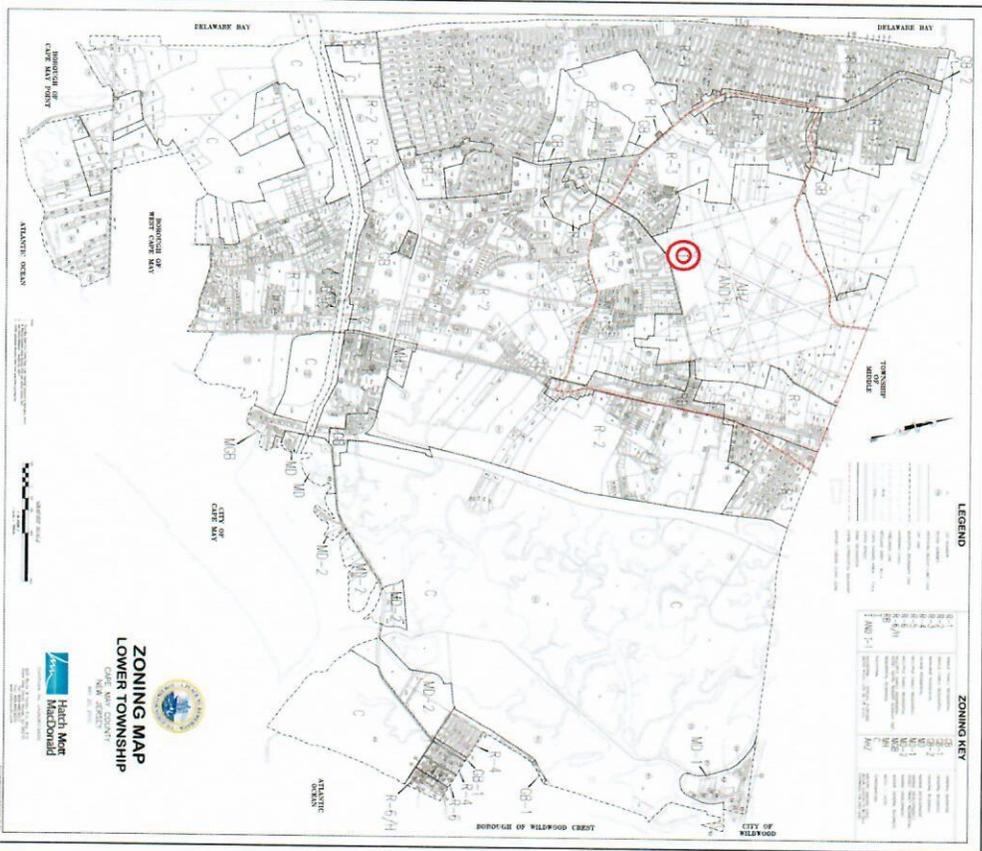
DESCRIPTION	REQUIRED	EXISTING	PROPOSED*	COMMENTS
LOT AREA	1 ACRE	1.034 ACRES	NO CHANGE	CONFORMING
LOT FRONTAGE WIDTH	150'	> 5075'	NO CHANGE	CONFORMING
LOT DEPTH	200'	> 5,470'	NO CHANGE	CONFORMING
SIDE YARD (EA)	25'	>676', >559' - STORAGE FACILITY	-1,135', >580'	CONFORMING
FRONT YARD	50'	75' - STORAGE FACILITY	±330'	CONFORMING
REAR YARD	25'	>5480' - STORAGE FACILITY	±6,005'	CONFORMING
BUILDING COVERAGE	50%	INDETERMINABLE	NO CHANGE - SMALL CONCRETE PAD	CONFORMING
MAXIMUM BUILDING HEIGHT	45'	INDETERMINABLE	150'	VARIANCE REQUIRED

INFORMATION OBTAINED FROM TOWNSHIP OF LOWER ZONING CODE ON ECODISEIGN.COM, CHAPTER 800 ARTICLE IV, §400-19  
 \*PROPOSED SETBACK INFORMATION TAKEN FROM AREA OF PAVED LOCAL TO PROPOSED CONSTRUCTION

1 BULK STANDARDS TABLE  
 Z-2 NOT TO SCALE



2 SOIL MAP  
 Z-2 NOT TO SCALE



3 ZONING MAP  
 Z-2 NOT TO SCALE

PROPOSED SITE LOCATION

200 WARDEN RD.  
 KING OF PRUSSIA, PA 19106  
**at&t**

100 W 9TH AVE, SUITE D  
 KING OF PRUSSIA, PA 19106  
**smartlink**  
 TEL: (484) 221-2582  
 FAX: (484) 221-2582

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 NJ 08154

ZONING DRAWINGS

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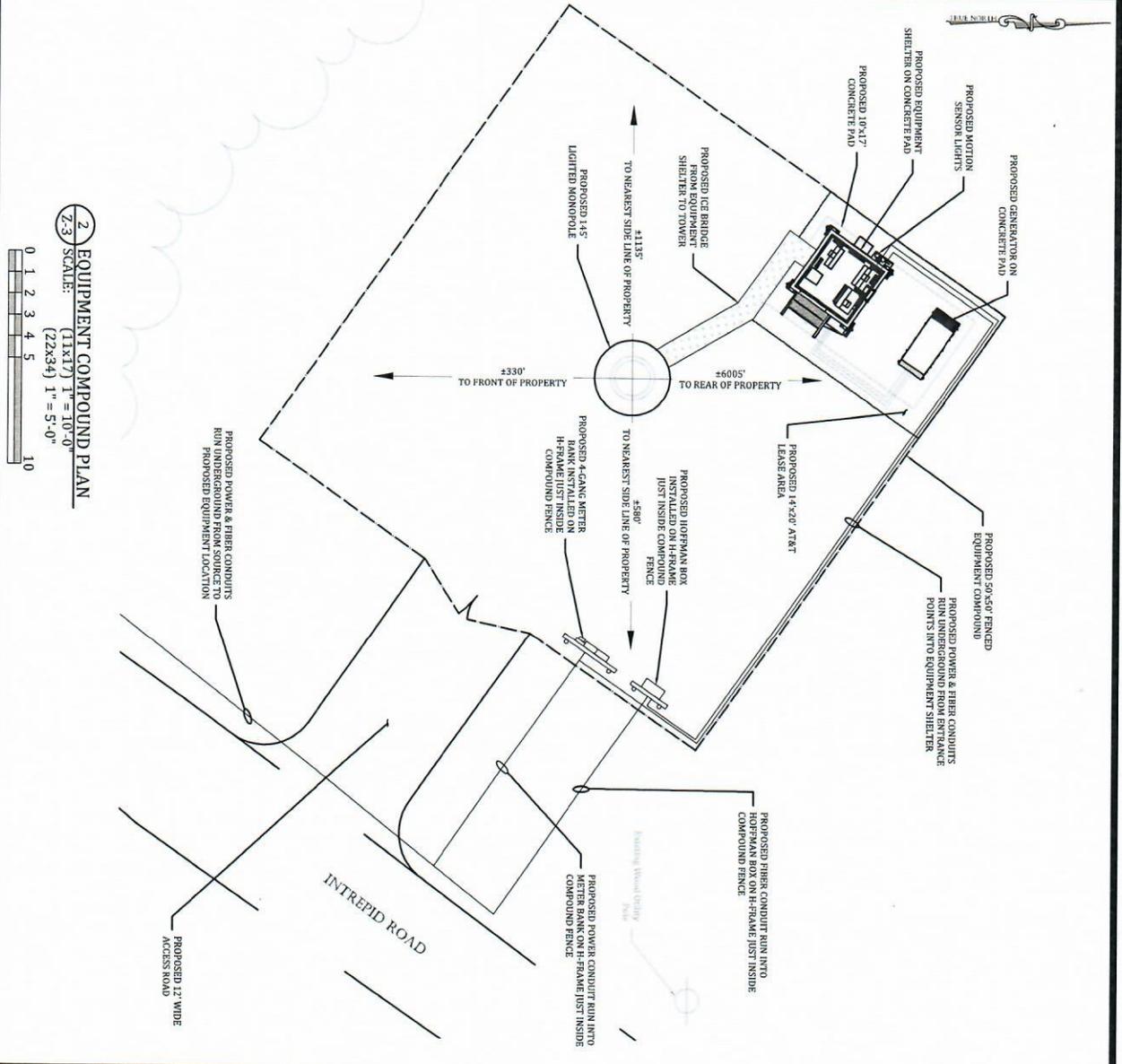
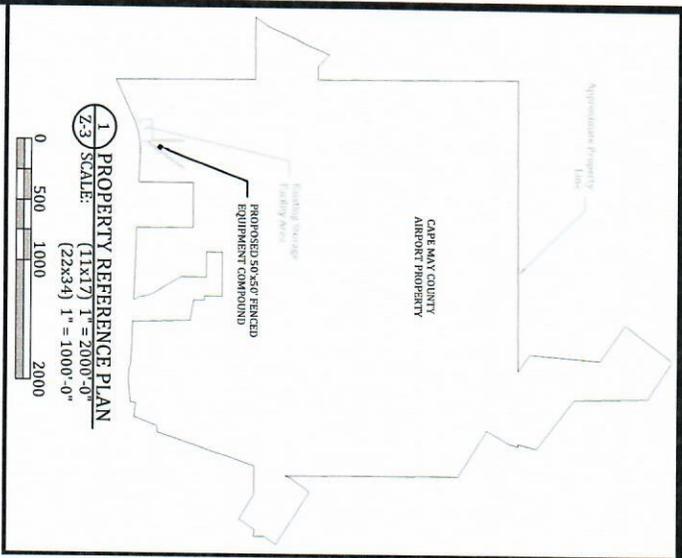
STATE OF NEW JERSEY  
 PROFESSIONAL ENGINEER  
 JOHN J. ...

DESIGNED BY: MKN  
 CHECKED BY: IS  
 PROJECT NUMBER: T80  
 JOB NUMBER: T80  
 SITE ADDRESS: 405 BREAWATER ROAD  
 CAPE MAY, NJ 08204

**3 ZONING MAP**  
 Z-2 NOT TO SCALE

**2 SOIL MAP**  
 Z-2 NOT TO SCALE

**1 BULK TABLE & ZONING MAPS**  
 Z-2



200 N. WASHINGTON RD.  
 HADDONFIELD, NJ 08034



1000 W. 9TH AVE. SUITE D  
 KING OF PRUSSIA, PA 19106  
 FAX: (484) 221-2962

**CAPE MAY AIRPORT**  
 NJ 08154

**ZONING DRAWINGS**

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STATE OF NEW JERSEY  
 PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE NO. 246281164609  
 I AM A HOLDER IN GOOD STANDING OF A LICENSE TO PRACTICE AS A PROFESSIONAL ENGINEER IN THE STATE OF NEW JERSEY.  
 I HEREBY CERTIFY THAT THIS DOCUMENT IS MY ORIGINAL WORK AND I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PROJECT.

DESIGNER	MSM
REVISIONS	MSM
CHECKED BY	HC
PROJECT NUMBER	780
JOB NUMBER	780
SITE ADDRESS	405 BREAKWATER ROAD CAPE MAY, NJ 08204
SHEET TITLE	COMPOUND PLAN
SHEET NUMBER	Z-3

