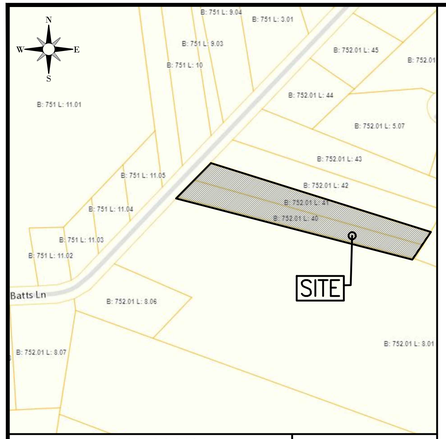
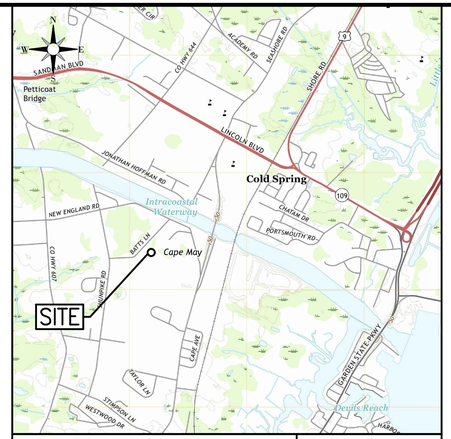
MINOR SITE PLAN

BATTS LANE COTTAGES
1107-1109 BATTS LANE
BLOCK 752.01, LOTS 40 & 41



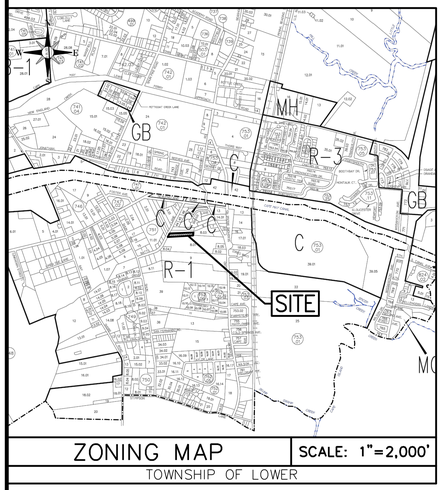
TAX MAP | SCALE: 1"=200'

TOWNSHIP OF LOWER



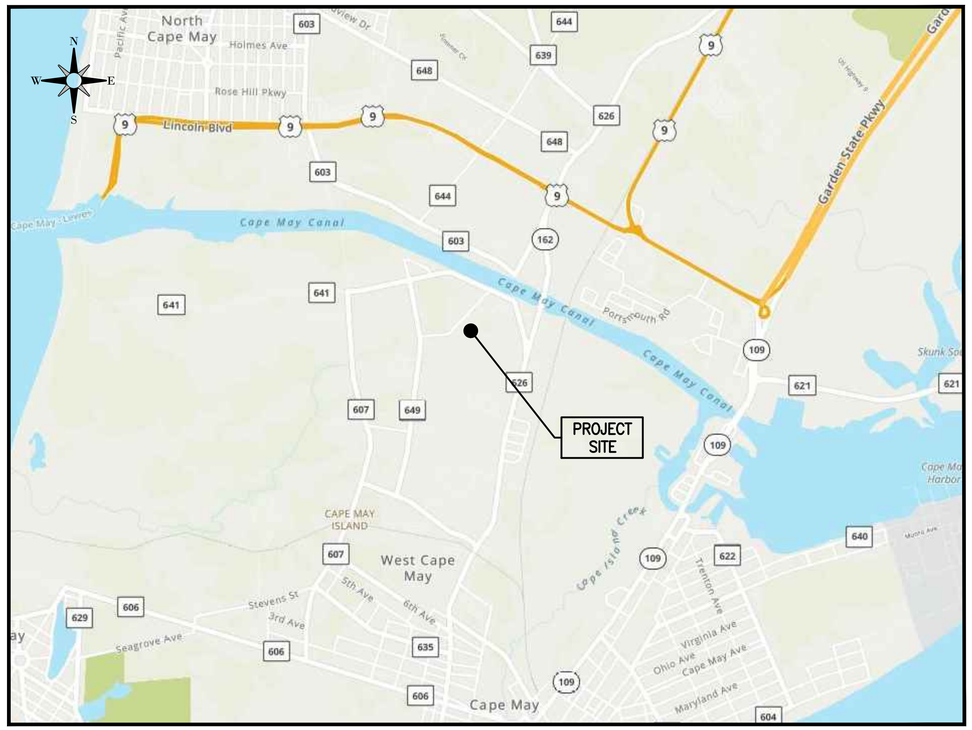
USGS QUAD MAP | SCALE: 1"=2,000'

CAPE MAY QUADRANGLE



ZONING MAP | SCALE: 1"=2,000'

TOWNSHIP OF LOWER



PROJECT LOCATION MAP

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN

UTILITIES

PUBLIC WORKS:	LOWER TOWNSHIP PUBLIC WORKS DEPARTMENT GARY DOUGLASS, SUPERINTENDENT 2600 BAYSHORE ROAD VILLAS, NJ 08251 609-884-0898
SEWER:	LOWER TOWNSHIP M.U.A. MIKE CHAPMAN, EXECUTIVE DIRECTOR 2900 BAYSHORE ROAD VILLAS, NJ 08251 609-886-7146 CAPE MAY COUNTY M.U.A. THOMAS J. LAROCCO, P.E. 1523 ROUTE 9 NORTH, PO BOX 610 CAPE MAY COURT HOUSE, NJ 08210 609-465-9026
WATER:	LOWER TOWNSHIP M.U.A. MIKE CHAPMAN, EXECUTIVE DIRECTOR 2900 BAYSHORE ROAD VILLAS, NJ 08251 609-886-7146
ELECTRIC:	ATLANTIC CITY ELECTRIC COMPANY GREG DOMSIC 420 ROUTE 9 NORTH CAPE MAY COURT HOUSE, NJ 08210 609-463-3839
CABLE:	COMCAST CABLE TONY VOROS 1846 NW BOULEVARD VINELAND, NJ 08360 800-934-6489
GAS:	SOUTH JERSEY GAS COMPANY SHERRI RAMOS 1708 ROUTE 9 NORTH CAPE MAY COURT HOUSE, NJ 08210 609-500-0617
TELEPHONE:	VERIZON ENGINEERING DEPARTMENT STEPHANIE WEBSTER 10 TANSBORO ROAD, FLOOR 2 BERLIN, NJ 08009 732-357-3021
COUNTY ROADS:	CAPE MAY COUNTY PUBLIC WORKS ROBERT CHURCH, P.E. 4 MOORE ROAD CAPE MAY COURT HOUSE, NJ 08210 609-465-1035

200FT PROPERTY OWNER'S LIST

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
751 9.01	1018 BATTS LANE	2	EMERY, MICHAEL R 1018 BATTS LN CAPE MAY, NJ 08204
751 9.04	1010 BATTS LANE L 9.03	2	MEEHAN, PETER J & CASSANDRA 1010 BATTS LN CAPE MAY, NJ 08204
751 10	1012 BATTS LANE	2	MILLER, WILLIAM W & ROSELYN T 1012 BATT LA CAPE MAY, NJ 08204
751 11.04	1022 BATTS LANE	1	KOPP, DARRELL & LINDA J 1028 BATTS LANE CAPE MAY, NJ 08204
751 11.05	1020 BATTS LANE	2	FOX, PAMELA 1020 BATTS LANE CAPE MAY, NJ 08204
751 11.06	1016 BATTS LANE	1	KOPP, DARRELL & LINDA J 1028 BATTS LANE CAPE MAY, NJ 08204
752.01 5.07	6 BRIDGE LANE	2	KENNEY, JOHN & MARIE 6 BRIDGE LN CAPE MAY, NJ 08204
752.01 5.08	8 BRIDGE LANE	2	SOLFARO, PHILLIP & LORI K ETAL 388 TRAVIS AVE STATEN ISLAND, NY 10314
752.01 6	1012 SEASHORE ROAD	2	SAMUELSON, MAXWELL S 1121 ILLINOIS AVENUE CAPE MAY, NJ 08204
752.01 8.01 QFARM	1020 SEASHORE ROAD	3B	SMELTZER, ROBERT J & SUZANNE M 1016 SEASHORE ROAD CAPE MAY, NJ 08204
752.01 8.03	1016 SEASHORE ROAD	2	SMELTZER, ROBERT J & SUZANNE M 1016 SEASHORE ROAD CAPE MAY, NJ 08204
752.01 40	1019 BATTS LANE	2	MID-ATLANTIC CENTER FOR THE ARTS & PO BOX 340 CAPE MAY, NJ 08204
752.01 41	1017 BATTS LANE	2	MID-ATLANTIC CENTER FOR THE ARTS PO BOX 340 CAPE MAY, NJ 08204
752.01 42	1015 BATTS LANE	2	MC HUGH, MARY 1015 BATTS LN CAPE MAY, NJ 08204
752.01 43	1013 BATTS LANE L44	2	HIEMENZ, CAROL A 1013 BATTS LANE CAPE MAY, NJ 08204

TOWNSHIP OF LOWER
CAPE MAY COUNTY, NJ

2019 N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION SHALL GOVERN, EXCEPT FOR THOSE DETAILS CONTAINED HEREIN

TOWNSHIP OF LOWER

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

BOARD ENGINEER DATE

NO.	DATE	APPR.	REVISION

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TITLE SHEET

DEBLASIO & ASSOCIATES
CONSULTING ENGINEERS AND PLANNERS
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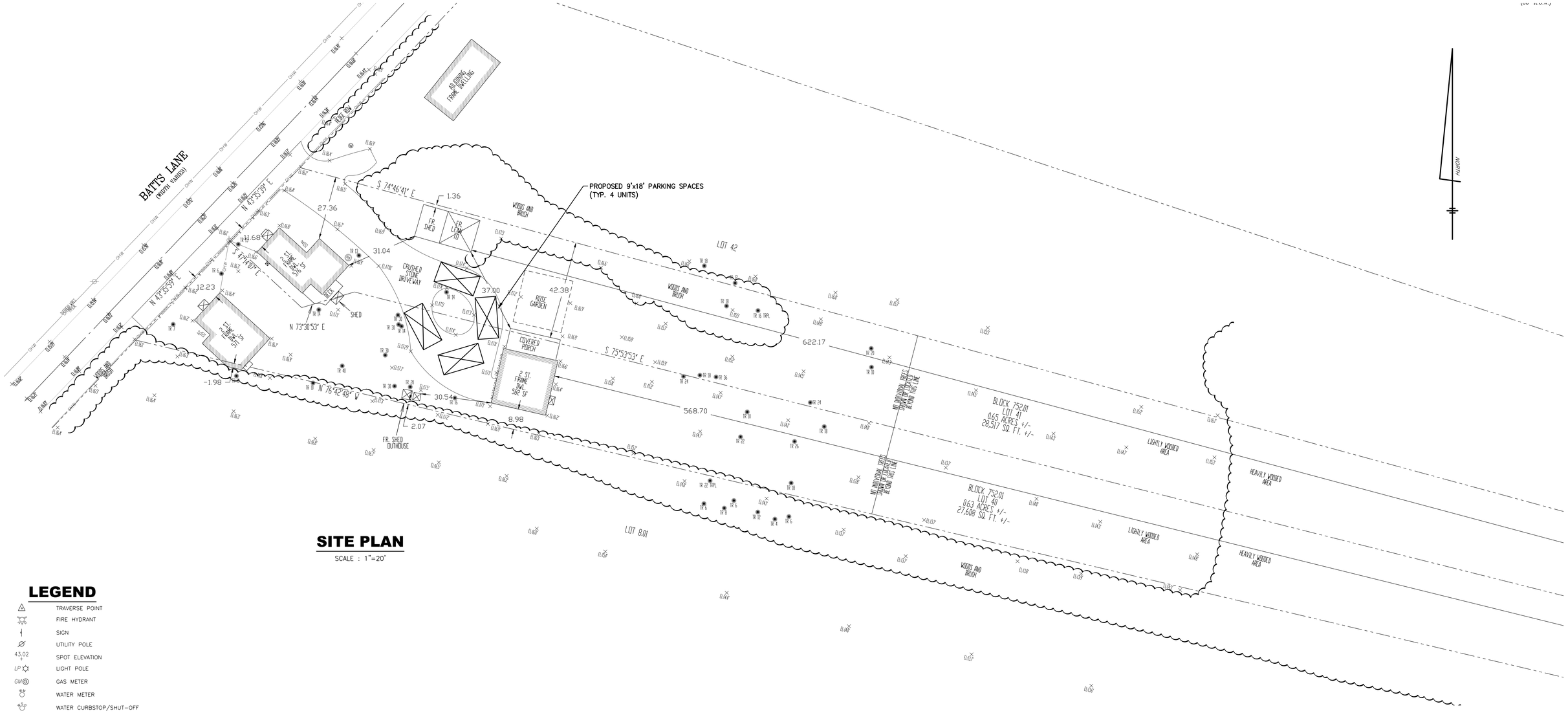
FAX (609) 854-4323
WWW.DEBLASIOASSOC.COM
Certification of Authorization No. 24GA28284900

BATTS LANE COTTAGES
1107–1109 BATTS LANE
BLOCK 752.01 LOTS 40 & 41
TOWNSHIP OF LOWER
CAPE MAY COUNTY, NEW JERSEY

Design:	Drawn:	Check:	Date:
CMS	CMS	MAD	5/29/2020

5/29/2020
MARC A. DEBLASIO, PE DATE
New Jersey License No. 41599

Scale:	Job No.:	Sheet No:	Total:
AS NOTED	PV-MAC-20001	1	2



SITE PLAN

SCALE : 1"=20'

LEGEND

- TRAVERSE POINT
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- 43.02 SPOT ELEVATION
- LP LIGHT POLE
- GM GAS METER
- WATER METER
- WATER CURBSTOP/SHUT-OFF
- WATER VALVE
- GAS VALVE/SHUT-OFF
- SANITARY CLEANOUT
- STREET SIGN
- "B" INLET
- "A" INLET
- "E" INLET
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURBING
- CONCRETE
- STORM SEWER
- -W—W—W- WATER MARKOUT
- -S—S—S- SANITARY MARKOUT
- -G—G—G- GAS MARKOUT
- -E—E—E- ELECTRIC MARKOUT
- —OHW— OVERHEAD WIRES
- —50— EXISTING CONTOUR
- DECIDUOUS TREE
- EVERGREEN TREE

SCHEDULE OF AREA AND YARD REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL (R-1) ZONE DISTRICT

BULK REGULATIONS	REQUIRED	PROPOSED	STATUS
PRINCIPAL BUILDING			
LOT AREA	1 ACRE	1.28 ACRE	CONFORMING
LOT FRONTAGE	150 FEET	102 FEET	**NON-CONFORMING**
LOT WIDTH	150 FEET	89 FEET	**NON-CONFORMING**
LOT DEPTH	200 FEET	704 FEET	CONFORMING
SIDE YARD	30 FEET	-1.98 FEET	**NON-CONFORMING**
FRONT YARD	50 FEET	11.68 FEET	**NON-CONFORMING**
REAR YARD	30 FEET	568 FEET	CONFORMING
GROSS FLOOR AREA	1,000 SQUARE FEET	571 SF, 576 SF, 582 SF	**NON-CONFORMING**
MAXIMUM BUILDING HEIGHT	35 FEET, 2.5 STORIES	<35 FEET, 2.5 STORIES	CONFORMING
MAXIMUM BUILDING COVERAGE	10%	3%	CONFORMING
ACCESSORY BUILDING			
DISTANCE TO SIDE LINE	4 FEET	1.36 FEET	**NON-CONFORMING**
DISTANCE TO REAR LINE	4 FEET	622 FEET	CONFORMING
DISTANCE TO OTHER BUILDING	6 FEET	30.54 FEET	CONFORMING
MAXIMUM BUILDING COVERAGE	10%	0.3%	CONFORMING

PARKING SCHEDULE	PROPOSED	STATUS
PARKING	4	**NON-CONFORMING**

ZONING ANALYSIS

OWNER/APPLICANT: MID ATLANTIC CENTER FOR THE ARTS & HUMANITIES
1048 WASHINGTON STREET
CAPE MAY, NJ 08204

	BLOCK	LOT	SHEET
TAX MAP DESIGNATION:	752.01	40 & 41	#11.07

TRACT AREA: 1.28 ACRES (56,125 S.F.)
ZONE: R-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED USE: TOUR SITE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTES:

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN WAS BASED ON A FIELD SURVEY DONE BY GEOSURV NJ, LLC. UNDER THE SUPERVISION OF HAROLD E. NOON JR. N.J.P.L.S. NO. 24GS03401400, COMPLETED ON 03/09/2020.
2. ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
3. THE BEARING SHOWN HEREON ARE IN THE NEW JERSEY STATE PLANE SYSTEM, NAD 1983.
4. PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE LOCATIONS BASED ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF LOWER, CAPE MAY COUNTY, NEW JERSEY. SAID LINES ARE SHOWN FOR GRAPHICAL INFORMATION ONLY AND HAVE NOT BEEN FIELD VERIFIED.

NO.	DATE	APPR.	REVISION

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