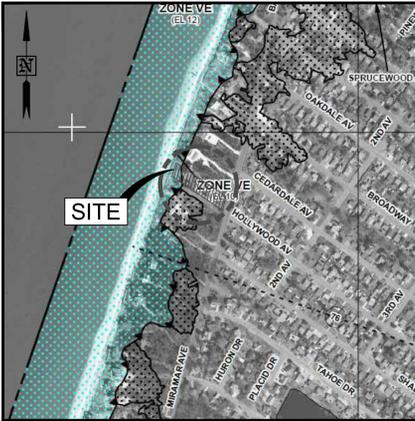
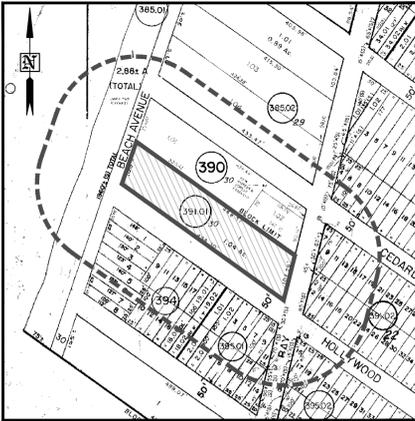




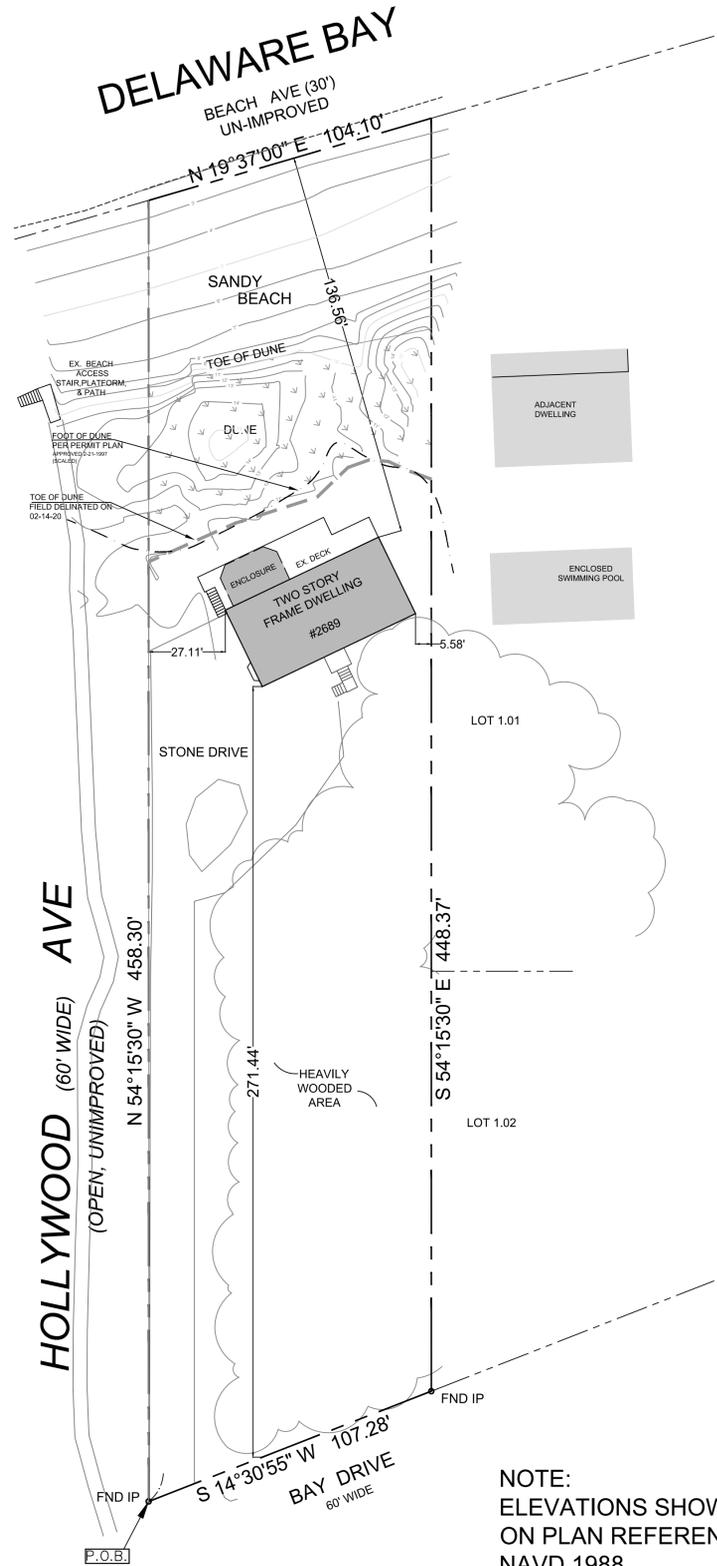
USC & GS QUAD MAP - LOWER TOWNSHIP



FEMA FIRM FLOOD PANEL NO. 34009C0214G

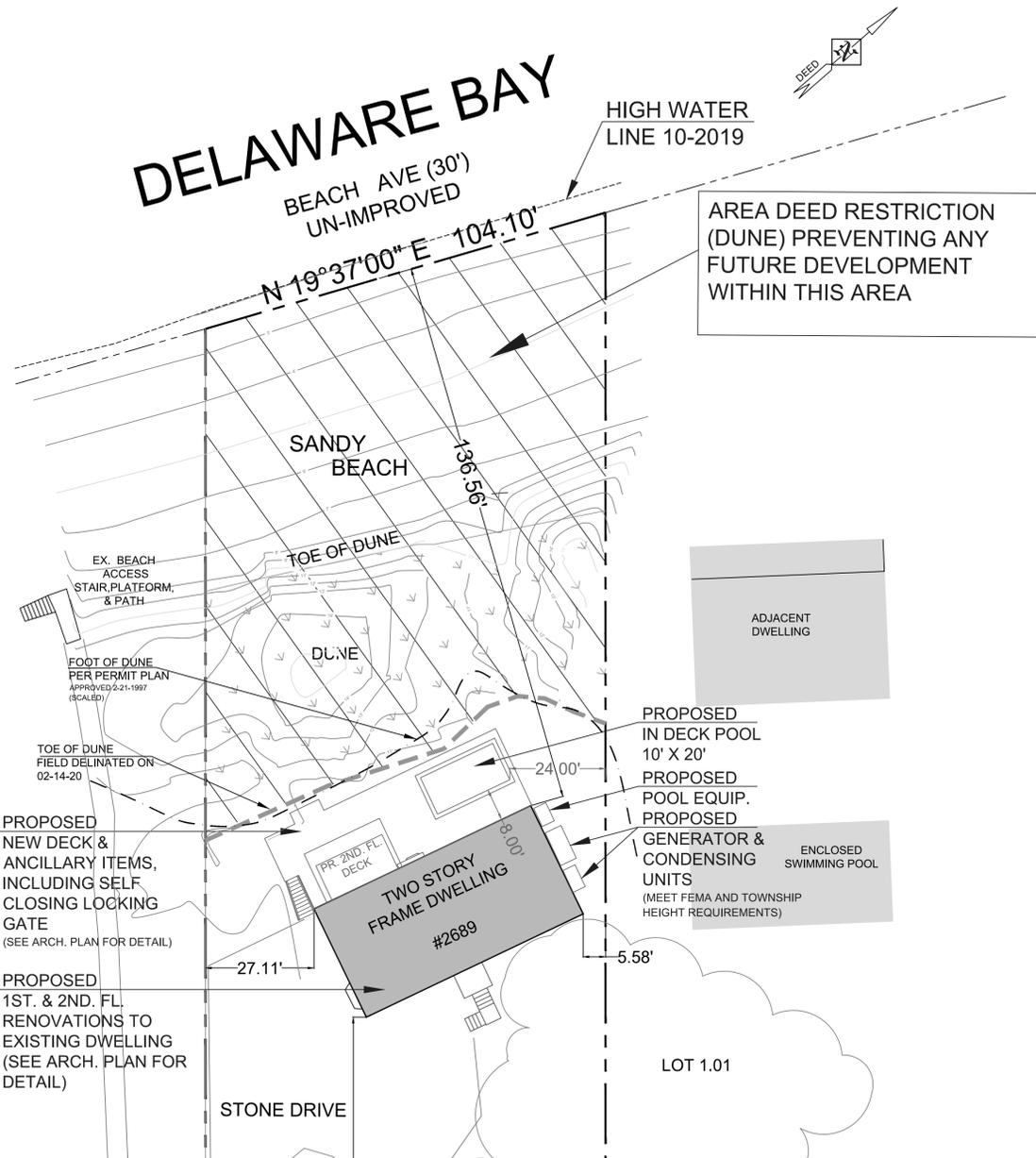


LOWER TOWNSHIP TAX MAP NO. 3.03 SCALE: 1" = 200'



EXISTING CONDITIONS PLAN SCALE 1"=30'

NOTE:  
ELEVATIONS SHOWN ON PLAN REFERENCE NAVD 1988



SITE PLAN SCALE 1"=20'

NOTE:  
ELEVATIONS SHOWN ON PLAN REFERENCE NAVD 1988

AREA DEED RESTRICTION (DUNE) PREVENTING ANY FUTURE DEVELOPMENT WITHIN THIS AREA

ZONING SCHEDULE (R-3 DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	7,500 SF	45,336 SF.	45,336 SF.	C
LOT WIDTH	75 FT	100 FT	100 FT	C
LOT DEPTH	90 FT	448.37 FT	448.37 FT	C
SETBACKS				
FRONT YARD	20 FT	271.44 FT	271.44 FT	C
SIDE YARD	6/10 FT	5.58/27.11 FT	5.58/27.11 FT	ENC/C
REAR YARD	20 FT	136.56 FT	136.56 FT	C
COVERAGE				
PRINCIPAL	30%	4% (1,800 SF)	4% (1,800 SF)	C
ACCESSORY	10%	N/A	<1% (200 SF, POOL)	C
HEIGHT	35 FT, 2.5 STY.	<35FT, 2 STY.	<35 FT, 2 STY.	C
POOL TO HOUSE	6 FT MIN	N/A	8 FT	C
POOL SIDE LINE	4 FT MIN	N/A	24 FT	C
POOL REAR LINE	4 FT MIN	N/A	119 FT	C

LEGEND:  
C - CONFORMING  
NC - EXISTING NON-CONFORMING  
V - VARIANCE

APPLICATION NOTES

1. APPLICANT:  
ROBERT PICKUS & LORETTA PICKUS  
2317 BURROUGHS AVENUE  
NORTHFIELD, NJ 08225
  2. PROPERTY INFORMATION:  
2689 BAY DRIVE  
LOWER TOWNSHIP, NJ  
BLOCK 391.01 LOT 1
  3. AREA: 1.04 ACRES  
ZONING: R-3  
EXISTING USE = RESIDENTIAL  
EFFECTIVE FEMA FLOOD ZONE VE 10 & X
  4. PROPERTY SURVEY:  
PARTIAL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88. ADDITIONAL INFORMATION PROVIDED BY JAMES R. BONEY, PLS.
  5. INTENT OF APPLICANT:  
APPLICANT INTENDS TO RENOVATE THE EXISTING TWO STORY DWELLING AND CONSTRUCT A NEW POOL AND DECK WITH ANCILLARY IMPROVEMENTS AS SHOWN ON THE SITE PLAN AND ARCHITECTURAL PLANS.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION
03	03-04-20	WJP	REMOVED WALKWAY
02	02-21-20	WJP	ADDED FOOT OF DUNE 2-27-97 PLAN
01	02-14-20	WJP	DUNE LOCATION

**AWP**  
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.  
SURVEYORS, PLANNERS, ENGINEERS  
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

*Arthur W. Ponzio, Jr.*  
**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33LI00267600  
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PLAN TO ACCOMPANY ZONING PERMIT APPLICATION  
BLOCK 391.01 LOT 1  
LOWER TWP. CAPE MAY COUNTY NEW JERSEY  
SCALE: AS SHOWN  
DATE: 05-05-2020  
BY: WJP  
PROJ. NO.: 34874