



LOCATION MAP

(R-3) ZONING DISTRICT  
MAINLAND RESIDENTIAL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS
-PRINCIPAL				
LOT AREA	7,500 Sq Ft	13,183 Sq Ft	13,183 Sq Ft	YES
LOT WIDTH & FRONTAGE	75 Feet	97.1 Feet	97.1 Feet	YES
LOT DEPTH	90 Feet	133.2 Feet	133.2 Feet	YES
FRONT YARD	20 Feet	36.4 Feet	20 Feet	YES
SIDE YARD	6 & 10 Feet	15.8 Feet	7.4 Feet	YES
REAR YARD	20 Feet	67.7 Feet	40.4 Feet	YES
BUILDING COVERAGE	30 %	6 %	30 %	YES
BUILDING HEIGHT	35 Feet max	15.5 Feet	38.3 Feet	NO
-ACCESSORY				
SIDE YARD	4 Feet	6.5 Feet	4 Feet	YES
REAR YARD	4 Feet	23.8 Feet	23.9 Feet	YES
BUILDING COVERAGE	10 %	0.8 %	10 %	YES

MUNICIPAL ENGINEER'S CERTIFICATION

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MUNICIPAL BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAT IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

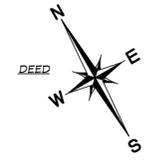
GENERAL NOTES:

- THE CURRENT OWNERS OF RECORD FOR THIS SITE ARE JAMI & HENRY STRONSKI, JR. THE OWNERS ADDRESS IS 664 HIGHLAND AVENUE, CHERRY HILL, NJ 08002.
- BEING LOT 7, IN BLOCK 16 AS SHOWN ON SHEET #1.01 ON THE TAX MAP OF THE TOWNSHIP OF LOWER, COMMONLY KNOWN AS 19 DELAWARE AVENUE.
- THE SITE IS LOCATED IN FLOOD ZONE VE, WITH A BASE FLOOD ELEVATION OF 12 FEET NAVD 88 ACCORDING TO THE FEMA PRELIMINARY FIRMS.
- THE FINISHED FLOOR ELEVATION OF ANY NEW RESIDENTIAL BUILDING, INCLUDING FOYERS, MUST BE A MINIMUM OF ONE FOOT ABOVE BASE FLOOD ELEVATION, 13' NAVD 88 OR (14.3' NGVD 29).
- NO PLASTIC SHALL BE PLACED UNDER LANDSCAPED OR GRAVEL AREAS. ALL SUB-GRAVEL LINERS MUST BE MADE OF FILTER CLOTH OR OTHER PERMEABLE MATERIAL. 7:7-7.8(h)
- THE DRIVEWAY SHALL BE PITCHED TO DRAIN ALL RUNOFF ONTO PERMEABLE AREAS OF THE SITE. 7:7-7.8(i)
- A SILT FENCE WITH A 10-FOOT LANDWARD RETURN SHALL BE CONSTRUCTED AT THE LIMIT OF DISTURBANCE. THIS FENCE SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETED. 7:7-7.8(1)
- BUILDING WILL BE BUILT ON PILES AND NON-LOAD BEARING BREAKAWAY WALLS WILL ENCLOSE THE AREA BELOW THE BUILDING.
- THE STRUCTURE WILL BE DESIGNED IN ACCORDANCE WITH THE (NFIP) DESIGN STANDARDS. THE AREA BELOW THE BUILDING WILL REMAIN OPEN TO ALLOW THE SAFE PASSAGE OF FLOODWATERS AND BE DESIGNED IN ACCORDANCE WITH FEMA'S TECHNICAL BULLETIN 5, "FREE OF OBSTRUCTION REQUIREMENTS FOR BUILDINGS LOCATED IN COASTAL HIGH HAZARD AREAS."
- ALL PRINCIPAL AND ACCESSORY STRUCTURES WILL BE DESIGNED CONSISTENT WITH THEIR RESPECTIVE STANDARDS.
- THIS PLAN IS FOR PERMITTING PURPOSES ONLY.
- ALL EXISTING IMPROVEMENTS TO BE REMOVED.

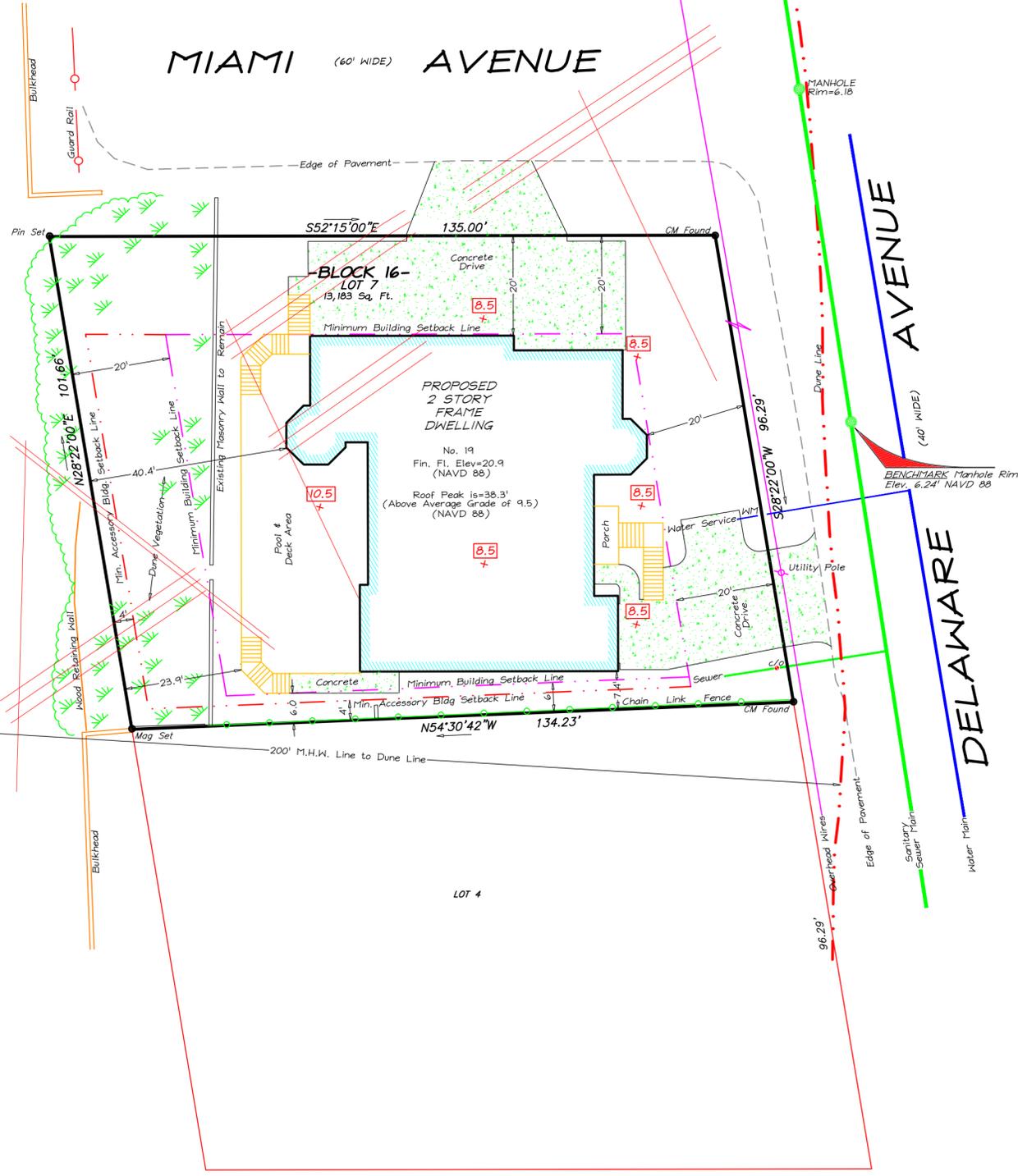
REFERENCE:

- P.I.Q. DEED BOOK 3624, PAGE 361.
- ELEVATIONS ARE IN FEET AND REFER TO N.A.V.D. 88. TO CONVERT NAVD 88 TO NGVD 29 ADD 1.3'.
- PROPOSED ELEVATIONS ARE IN FEET AND REFER TO N.A.V.D. 88. AND WERE TAKEN FROM "GROUND FLOOR PLAN", PREPARED BY FENWICK ARCHITECTS, DATED 8-31-16 & REVISED 10-24-16
- STEPHEN C. MARTINELLI LAND SURVEYING, LLC RESERVES THE RIGHT TO AMEND THIS PLAN UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.
- THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING PERMITS ONLY. THIS IS NOT A CONVEYANCE SURVEY.

BAY DELAWARE



LEGEND  
X 8.5 = PROPOSED ELEVATION



-THE ORIGINAL OF THIS DRAWING IS KEPT AT THE OFFICE OF STEPHEN C. MARTINELLI LAND SURVEYING, LLC.  
-ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAT, CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID.

**DRAFT**

**STEPHEN C. MARTINELLI**  
PROFESSIONAL LAND SURVEYOR  
N.J. LICENSE 30089  
PLANNER  
N.J. LICENSE 04855

**STEPHEN C. MARTINELLI**  
PLANNING  
LAND SURVEYING, LLC  
CERTIFICATE OF AUTHORIZATION NUMBER 24CA28156700  
PHONE : (609) 390-9618 FAX : (609) 390-9634  
100 S. SHORE ROAD SUITE #2106  
OCEAN VIEW, NEW JERSEY 08230

PLOT PLAN  
SITUATE IN  
BLOCK 16, LOT 7  
TOWNSHIP OF LOWER  
CAPE MAY COUNTY, NJ

REVISIONS

-Per NJDEP Review	4-07-16
-Added Dune Line & Bldg Ht	1-23-17
-Plot Plan	01-27-17

SHEET:	1	SCALE:	1" = 20'
DATE:	12-17-15	DRAWN BY:	JDP-JLS
PROJ NO.:	14627	OF:	1