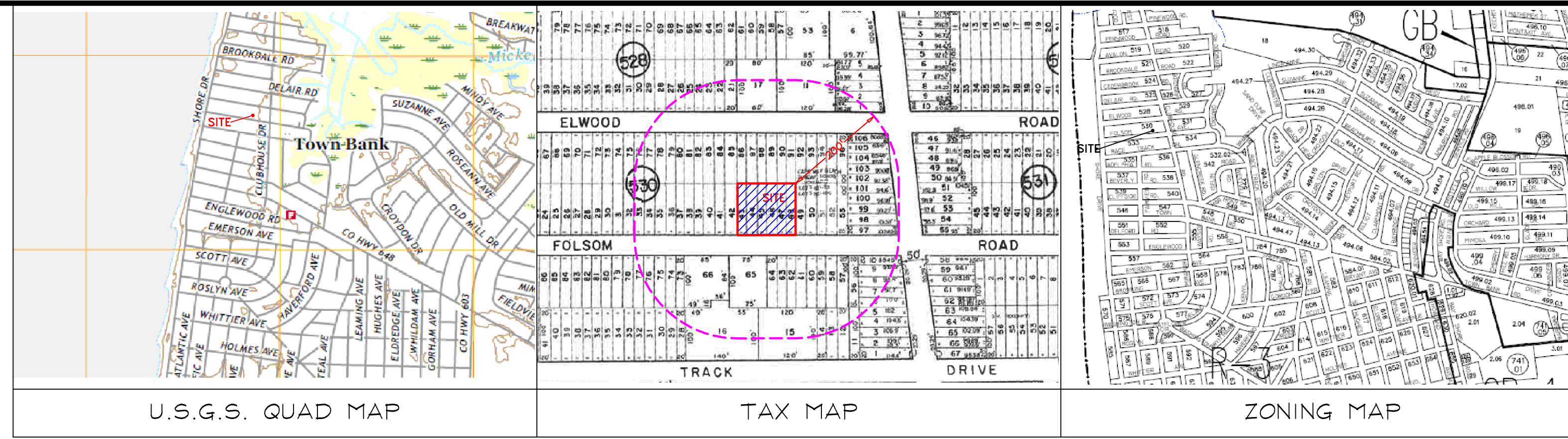


GENERAL NOTES:

1. THE SITE IS KNOWN AS BLOCK 530, LOTS 43-48 AS SHOWN ON SHEET No. 6.01 OF THE TAX MAP OF THE TOWNSHIP OF LOWER.
2. THE SITE CONTAINS A TOTAL OF 12,000± Sq Ft.
3. THE SITE IS LOCATED IN THE "R-3" (MAINLAND RESIDENTIAL) ZONE.
4. THE OWNER/APPLICANT IS: 405 First, LLC
6 Blair Drive
Flanders, NJ 07836
5. THE SITE IS LOCATED IN ZONE "X" AS DESIGNATED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, CAPE MAY COUNTY, NEW JERSEY, MAP No. 340153 0277 G, REVISED PRELIMINARY JUNE 30, 2014 (BFE NAVD 1988).
6. THE SITE IS LOCATED IN ZONE "B" AS DESIGNATED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, TOWNSHIP OF LOWER, NJ, MAP No. 340153 0003 B, MAP EFFECTIVE FEBRUARY 02, 1983 (BFE NGVD 1929).
7. REFERENCE: DEED BOOK 1418, PAGE 55.
8. BEING LOTS 2030 THRU 2035 AS SHOWN ON PLAN OF SURVEY PREPARED BY WILLIAM P. SWEENEY, DATED 11-18-78
9. BEING LOTS 2030 THRU 2035, ON SECOND MAP CAPE MAY BEACH, DULY FILED JULY 18, 1961 AS FILED MAP #279-A
10. COORDINATES ARE IN FEET AND ARE BASED ON NAD 83 DATUM.
11. PROPOSED LOT NUMBERS HAVE BEEN VERIFIED BY THE TAX ASSESSOR.
12. THE APPLICANT PROPOSES TO CREATE 2 NEW LOTS & REQUEST BULK VARIANCES FOR LOT AREA, LOT FRONTAGE & LOT WIDTH AS SHOWN ON ZONING SCHEDULE.
13. THE MARTINELLI GROUP, LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
14. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD 88 DATUM.
15. ALL IMPROVEMENTS SHOWN HEREON ARE TO BE REMOVED.

200' OWNERS LIST
UNDER SEPERATE COVER



**ZONING SCHEDULE: "R-3" (MAINLAND RESIDENTIAL)
WITH SEWERS**

	REQUIRED	PROPOSED LOT 43.01	CONFORMS	PROPOSED LOT 43.02	CONFORMS
PRINCIPAL BLDG.					
LOT AREA	7,500 Sq Ft	6,000 Sq Ft	NO *	6,000 Sq Ft	NO *
LOT FRONTAGE	75 Feet	60 Feet	NO *	60 Feet	NO *
LOT WIDTH	75 Feet	60 Feet	NO *	60 Feet	NO *
LOT DEPTH	90 Feet	100 Feet	YES	100 Feet	YES
SIDE YARD (Each)	6 Feet & 10 Feet	6 Feet & 10 Feet	YES	6 Feet & 10 Feet	YES
FRONT YARD	20 Feet	20 Feet	YES	20 Feet	YES
REAR YARD	20 Feet	20 Feet	YES	20 Feet	YES
GROSS FLOOR AREA	650 Sq Ft	650 Sq Ft or Greater	YES	650 Sq Ft or Greater	YES
ACCESSORY BLDG.					
SIDE LINE	4 Feet	4 Feet or Greater	YES	4 Feet or Greater	YES
REAR LINE	4 Feet	4 Feet or Greater	YES	4 Feet or Greater	YES
TO OTHER BLDG.	6 Feet	6 Feet or Greater	YES	6 Feet or Greater	YES
MAXIMUM COVERAGE					
BUILDING COVERAGE (Principal Building)	30%	30% or Less	YES	30% or Less	YES
BUILDING COVERAGE (Accessory Buildings)	10%	10% or Less	YES	10% or Less	YES

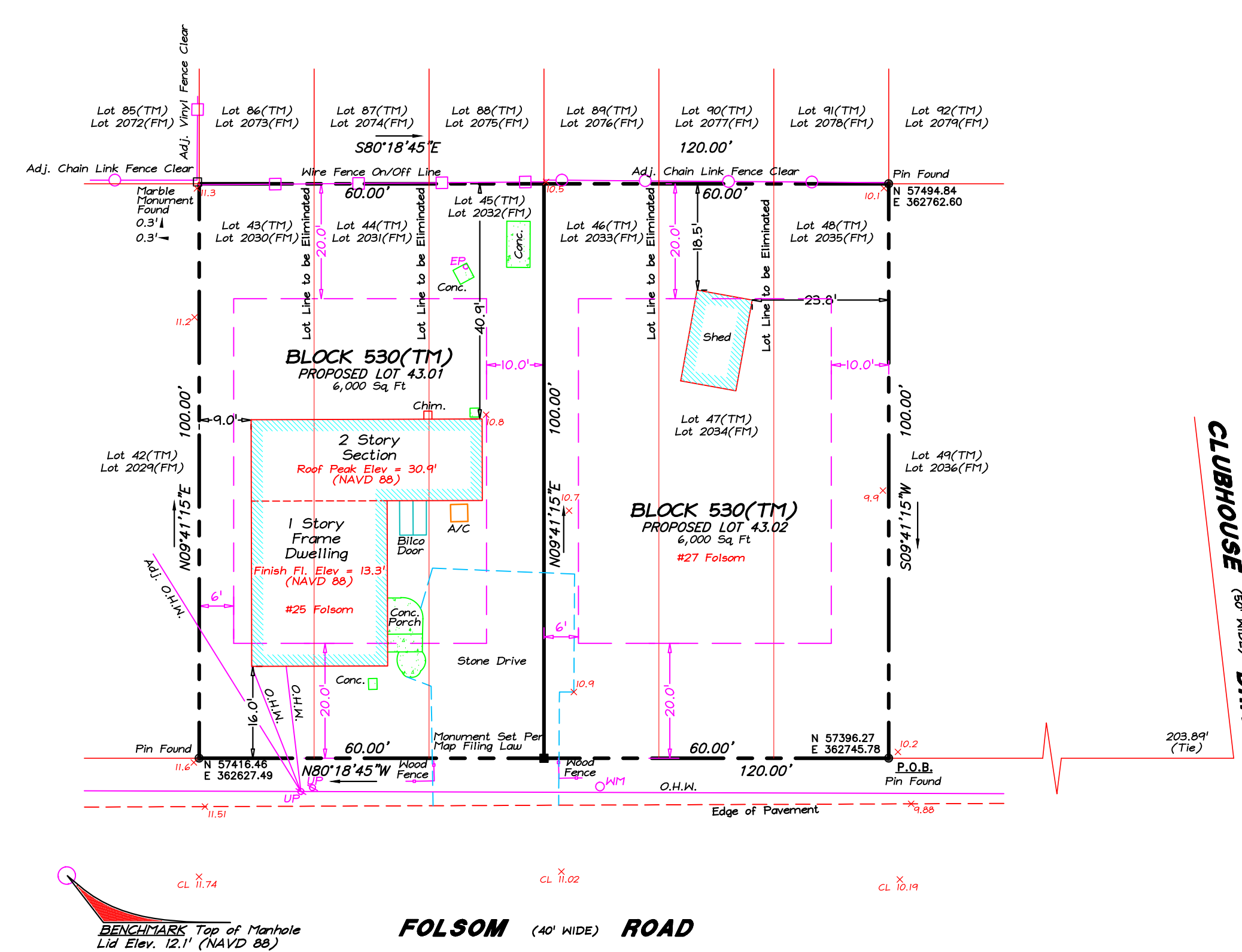
* = NON CONFORMING VARIANCE REQUIRED

LEGEND

- X 9.9 = SPOT ELEVATION
- WM = WATER METER
- UP = UTILITY POLE
- EP = ELECTRIC POST
- O.H.W. = OVERHEAD WIRES
- TM1 = TAX MAP
- FM1 = FILED MAP



"THIS MINOR SUBDIVISION SHALL EXPIRE IF THE FILING REQUIREMENTS OF 400-75D ARE NOT COMPLIED WITH WITHIN 190 DAYS AFTER THE DATE OF APPROVAL." (400-75.8(2)(m))



MUNICIPAL ENGINEER'S CERTIFICATION

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

MUNICIPAL ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 01-12-21 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN, PLS _____ DATE _____
NJ LIC. NO. 43415

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER _____ DATE _____
405 First, LLC
6 Blair Drive
Flanders, NJ 07836
c/o Salvatore Lipari

TAX COLLECTOR'S CERTIFICATION

I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR _____ DATE _____

MUNICIPAL PLANNING/ZONING BOARD APPROVAL

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

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

COUNTY PLANNING BOARD APPROVAL

GEORGE SWENSEN
PROFESSIONAL SURVEYOR
NJ LICENSE 43415

THE MARTINELLI GROUP L.L.C.
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24CA28136700
PHONE : (609) 390-9618 FAX : (609) 390-9534
1217 S. SHORE ROAD, SUITE 106
OCEAN VIEW, NEW JERSEY 08230

PLAN OF MINOR SUBDIVISION
SITUATE IN
BLOCK 530
LOTS 43, 44, 45, 46, 47, 48
TOWNSHIP OF LOWER
CAPE MAY COUNTY, N.J.

REVISIONS

SCALE: 1" = 20'
DATE: 01-14-21
DRAWN BY: JLS-gus
PROJ NO: 16,556

SHEET: 1
OF: 1

