

Note: Plan is subject to minor revisions per Planning Board Engineer's comments. Existing dwelling unit must be demolished (or bond posted) as condition of subdivision approval.

1. TAX MAP REFERENCE:
 LOTS: 1 BLOCK(S) 38
 (TAX MAP NUMBERS) SHEET NO. 3
 MUNICIPALITY: WEST CAPE MAY BOROUGH
 CAPE MAY COUNTY, NEW JERSEY
 2. BEARING BASIS:
 Bearings shown hereon are based on N.A.D. 83

GENERAL NOTES:
 A. PROPERTY SURVEYED KNOWN AS LOT 1 IN BLOCK 38 BOROUGH OF WEST CAPE MAY, CAPE MAY COUNTY, NEW JERSEY AS SHOWN ON MUNICIPAL TAX MAP SHEET #3.
 B. SUBJECT PROPERTY CONTAINS 0.344 ACRES OF LAND MORE OR LESS.
 C. VESTING DEEDS: DEED BOOK 3915, PAGE 668.
 D. HORIZONTAL DATUM HAS BEEN ROTATED TO NJ PLANE COORDINATE SYSTEM - NAD83.
 E. VERTICAL DATUM IS NAVD 88

NOTES:
 1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS, TIDELANDS CLAIMS, VALIDITY OF CHAIN OF TITLE AND ANY OTHER PERTINENT FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
 2. ANY UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. PRIOR TO ANY EXCAVATION, CONTRACTORS SHALL BE RESPONSIBLE TO DETERMINE THEIR EXACT LOCATION AND NOTIFY GARDEN STATE UNDERGROUND PLANT LOCATION SERVICES AT 1-800-272-1000.
 3. THE INFORMATION SHOWN HEREON DEPICTS THE CONDITIONS AS FOUND IN THE FIELD DURING NOVEMBER 2021.
 4. NO FRESHWATER WETLANDS, RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR THE STATE OF NEW JERSEY OVER LANDS NOW OR FORMERLY FLOWED BY TIDES, LANDS CONTAINING OR AFFECTED BY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED, PROTECTED BY OR UNDER THE JURISDICTION OF ANY FEDERAL AGENCY HAVE BEEN LOCATED OR DELINEATED AS PART OF THIS SURVEY.
 5. APPLICANT PROPOSES CONSTRUCTION OF SINGLE FAMILY RESIDENCES ON PROPOSED LOTS 1.02 AND 1.03 IN CONFORMITY WITH R-1 ZONING REQUIREMENTS.

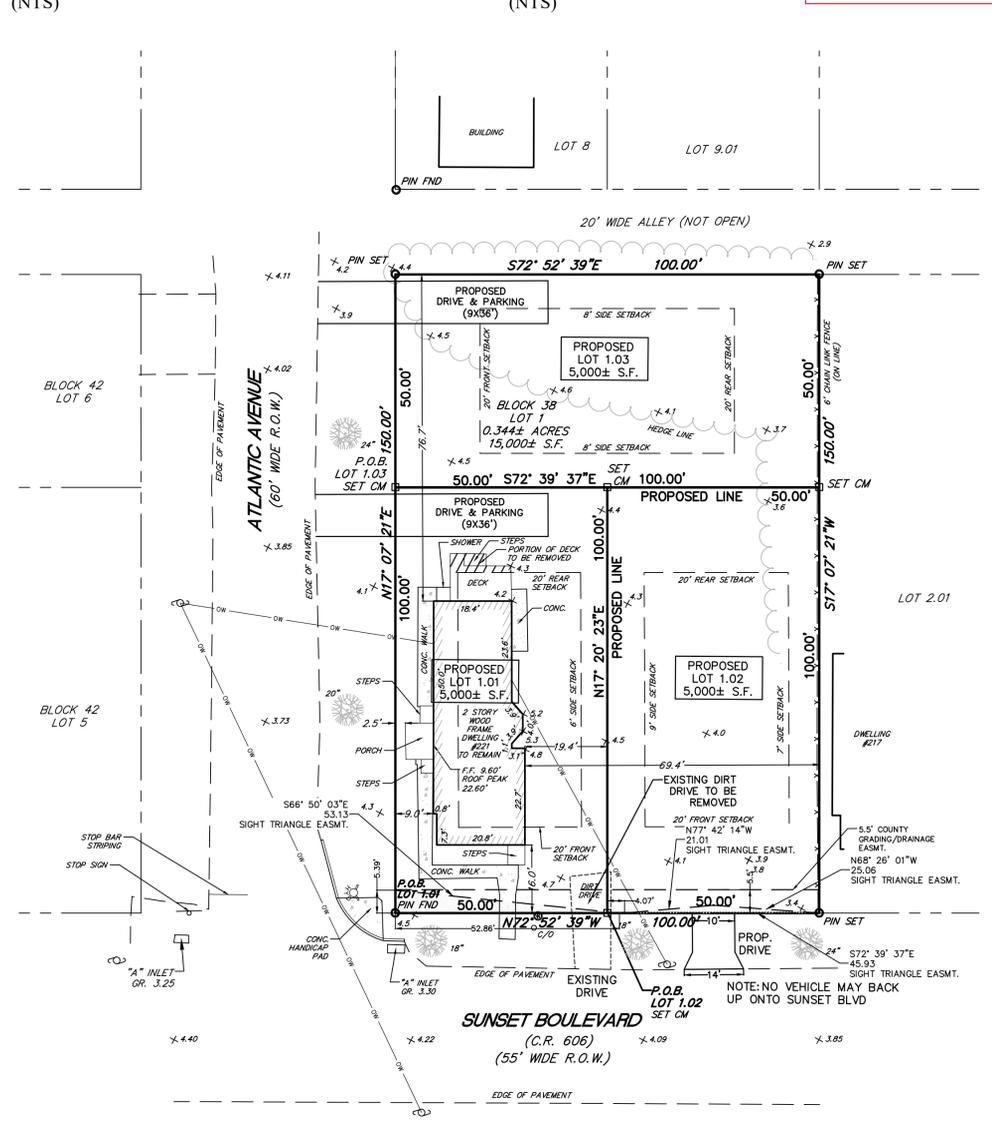
200' OWNERSHIP LIST
 200' OWNERSHIP LIST IS TO BE PROVIDED IN A SEPARATE DOCUMENT

UTILITY REQUIREMENT
 ALL NEW LOTS SHALL BE CONNECTED TO CITY WATER AND SEWER

UNDERGROUND UTILITY LOCATIONS
 ALL VISIBLE UTILITIES AND MARKOUTS HAVE BEEN SHOWN ON THE PLAN. FOR ANY OTHER UTILITY LOCATIONS, PLEASE SEE NOTE 2 OF THE SURVEYORS REPORT.

LANDSCAPE AND VEGETATION PLAN
 LANDSCAPE AND VEGETATION PLANS WILL BE SUBMITTED FOR INDIVIDUAL LOTS AND SUBJECT TO ZONING OFFICER APPROVAL IN THE EVENT OF FUTURE DEVELOPMENT.

TREE SURVEY AND GRADING PLAN
 TREE SURVEYS AND GRADING PLANS WILL BE SUBMITTED FOR INDIVIDUAL LOTS AND ARE SUBJECT TO ZONING OFFICER APPROVAL IN THE EVENT OF FUTURE DEVELOPMENT.



PROPOSED LOTS 1.01, 1.02, & 1.03 R-1 COMPARISON CHART (SINGLE FAMILY DWELLING)

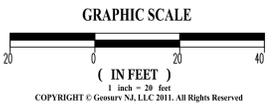
	PROPOSED LOT 1.01	PROPOSED LOT 1.02	PROPOSED LOT 1.03
LOT AREA	5000 sq ft ✓	5000 sq ft ✓	5000 sq ft ✓
LOT FRONTAGE	50' ✓	50' ✓	50' ✓
LOT WIDTH	50' ✓	50' ✓	50' ✓ = COMPLIES
FRONT YARD SETBACK	16' (Blgd) X 4.7' (Stairs) X	20' ✓	20' ✓ = ENC
EACH SIDE YARD SETBACK	2.5' and 19.4' X	6' ✓	6' ✓ = ENC
TOTAL SIDE YARD SETBACK	21.9' ✓	16' ✓	16' ✓ COMPLIES
REAR YARD SETBACK	20' ✓	20' ✓	20' ✓
LOT DEPTH	100' ✓	100' ✓	100' ✓
MAXIMUM LOT COVERAGE	26% ✓	less than 40% ✓	less than 40% ✓
MAXIMUM GROSS FLOOR AREA	2248 sq ft ✓	less than 2250 sq ft ✓	less than 2250 sq ft ✓
MAXIMUM FLOOR AREA RATIO	32% ✓	less than 45% ✓	less than 45% ✓
BUILDING HEIGHT	less than 35' ✓	less than 35' ✓	less than 35' ✓

ADJOINING R-1 ZONING REQUIREMENTS

	Single-Family Dwelling	Two-Family Dwelling
Lot area	5,000 sq. ft.	7,500 sq. ft.
Lot frontage	50'	75'
Lot width	50'	75'
Front yard setback	20'	20'
Each side yard setback	6'	6'
Total side yard setback	16'	16'
Rear yard setback	20'	20'
Lot depth	100'	100'
Maximum lot coverage for	40%	40%
Maximum gross floor area	2,250 sq. ft.	1,688 sq. ft. per unit
Maximum floor area ratio	45%	45%
Building height	35'	35'

C-3 SUNSET COMMERCIAL ZONING REQUIREMENTS

	All Permitted Uses
Lot area	5,000 sq. ft.
Lot frontage	50'
Lot width	50'
Front yard setback	Minimum 0', maximum 4'
Each side yard setback	Minimum 0', maximum 4'
Total side yard setback	Minimum 0', maximum 8'
Rear yard setback	10'
Maximum lot coverage	80%
Maximum building height	35 feet
Maximum stories	3 stories
Minimum gross floor area per residential unit	650 sq. ft
Minimum gross floor area per unit "affordable housing unit"	500 sq. ft for an efficiency unit, 650 sq. ft. for a one bedroom unit, 800 sq. ft. for a two bedroom unit, and 950 sq. ft. for a three bedroom unit



NOTE: PROPOSED RUNOFF FROM SITE IMPROVEMENTS SHALL BE RETAINED ON-SITE AND THE LOTS SHALL NOT BE GRADED SO AS TO DIRECT SITE RUNOFF ONTO SUNSET BOULEVARD (CR 606)

These standard symbols and abbreviations can be found hereon:

⊙	Bench Mark	(R)	Radial
⊕	Mail Box	(RM)	Non-Full
⊖	Water Meter	(F)	Field Measurement
⊗	Integration Control Valve	(PLS)	Professional Land Surveyor
⊘	Storm Sewer Manhole	(AC)	Air Conditioner
⊙	Sanitary Sewer Manhole	(FC)	Flag
⊙	Clear out	(FB)	Field Book
⊙	Phone Open Box	(D)	Deed Book
⊙	Metal Sign Post	(WIT)	Witness Corner
⊙	Electric Service Box	(PCL)	Point on Line
⊙	Phone Rise	(CB)	Chord Bearing
⊙	Broadband Riser	(A)	Air Distance
⊙	Electric Hand-hole	(L)	Delta
⊙	Well	(E)	Elevation
⊙	Septic Tank Lid	(EIM)	Overlaid
⊙	Gas Valve	(RFM)	Revised Flood Insurance Rate Map
⊙	Gas Line Marker	(BFE)	Base Flood Elevation
⊙	Wood Power Pole	(NVD)	National Geodetic Vertical Datum
⊙	Wood Light Pole	(NAD83)	North American Vertical Datum
⊙	Concrete Power Pole	(NSD)	Nearing Spot Elevation
⊙	Guy Wire Anchor	(M)	Mully Tree
⊙	Metal Light Pole	(S)	Spaced Tree
⊙	Wire	(U)	Unknown Tree (Tree Diameter, Typical)
⊙	Water Valve	(A)	Area To Be Obtained From NCEP
⊙	Concrete		
⊙	Asphalt		

a. MINOR SUBDIVISION OF LOTS: 1 BLOCK: 38 ZONE C-3 SUNSET COMMERCIAL DATE: 1/27/22 SCALE: 1"=20' OWNER/APPLICANT: NICKISHER, FRANK L & FAMILY TRUST

2 LAURIE DR EAST BRUNSWICK, NJ 08816

THE UNDERSIGNED HEREBY DECLARES THAT THEY ARE THE OWNER OF THE SUBJECT PARCEL DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP.

OWNER _____ DATE _____
 NOTARY PUBLIC _____ DATE _____
 APPROVED BY _____ DATE _____
 BOROUGH OF WEST CAPE MAY PLANNING BOARD
 ON _____ BY RESOLUTION # _____
 CHAIRPERSON _____ DATE _____
 SECRETARY _____ DATE _____

PLANNING BOARD ENGINEER _____ DATE _____

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 MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE HERETO.

MUNICIPAL ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS MAP AND LAND SURVEY MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED, AS PROMULGATED BY THE STATE BOARD AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNERS AS SHOWN HAVE BEEN FOUND OR SET.

HAROLD E. NOON, JR., PLS., PP PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 246503401400

I HAVE CAREFULLY EXAMINED THIS MAP AND HEREBY APPROVE THE LOT NUMBERS ASSIGNED WITHIN THIS SUBDIVISION.

TOWNSHIP TAX ASSESSOR _____ DATE _____

THIS IS TO CERTIFY THAT THE BOROUGH OF WEST CAPE MAY PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE, AND HAS APPROVED THIS MAP, AND THAT THIS MAP COMPLIES WITH ALL THE PROVISIONS OF N.J.S.A. 46:23-9.9 KNOWN AS "THE MAP FILING LAW". THIS MAP SHALL BE FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ WHICH IS 190 DAYS FROM THE DATE THE RESOLUTION IS ADOPTED.

DATE _____ PLANNING BOARD SECRETARY _____

VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT

(TOWNSHIP CLERK) _____ (DATE) _____

DRAWING NOTES
 IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, WITH AN INK SIGNATURE, IT IS NOT AN AUTHORIZED DOCUMENT AND MAY HAVE BEEN ALTERED.
 THIS DRAWING HAS BEEN PREPARED AS AN "AS SHOWN" SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.

1/23/2023 DATE: _____

HAROLD E. NOON, JR. PROFESSIONAL LAND SURVEYOR NEW JERSEY LICENSE NO. 246503401400 PROFESSIONAL PLANNER NEW JERSEY LICENSE NO. 3110404000

GEOSURV
 NEW JERSEY, LLC
 PROFESSIONAL LAND SURVEYORS & PLANNERS

377 Kings Highway
 Cape May Court House, New Jersey 08210
 Tel. (609) 949-9227
 Email: HALNOON@GEO SURV.LIVE.COM

CERTIFICATE OF AUTHORIZATION: #24GA28193500

SURVEY & MINOR SUBDIVISION PLAT
 LOT 1
 BLOCK 38
 221 SUNSET BLVD
 WEST CAPE MAY BOROUGH
 CAPE MAY COUNTY, N.J.

PREPARED FOR: NICKISHER, FRANK L & FAMILY TRUST

LOT(S):	SCALE: (IN FEET) 1 inch = 20 feet	DATE: 1/27/22	FIELD BK/PG: SEE FILE
BLOCK: 38	ACERAGE: AS SHOWN	FILE NUMBER: SUNSET BOULEVARD	SHEET NUMBER: 1 of 1

REV.	DATE	DESCRIPTION	DWN BY	CHK BY	APP BY
3	1/23/2023	COUNTY COMMENTS 1/19/23			
2	11/11/2022	COUNTY COMMENTS INCORPORATED			
1	06/15/2022	COMMENTS			