

LOCATION MAP

SCALE : NOT TO SCALE
PART OF THE DENNIS TOWNSHIP TAX MAP, SHEETS 4 AND 5.

GENERAL NOTES

- TAX MAP REFERENCE:
SHEET 5
BLOCK 15
LOT 12.01
- DEED REFERENCE:
BOOK 3045
PAGE 760
DATED 10-06-2003
- OWNER/APPLICANT
NICHOLAS P. & LUANN GERMANIO
82 EVERGREEN DRIVE
WOODBINE, NJ 08270-9108
- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE ONE NEW LOT.
- TOTAL AREA:
LOT 12.01 BEFORE SUBDIVISION - 698,438 S.F., 16.03 ACRES
LOT 12.01 AFTER SUBDIVISION - 558,990 S.F., 12.83 ACRES
PROPOSED NEW LOT 12.03 - 139,448 S.F., 3.20 ACRES
- THIS SUBDIVISION TO BE RECORDED BY DEED.
- REMAINDER OF PROPERTY CORNERS NOT SET AT REQUEST OF THE ULTIMATE USER.
- FIELD SURVEY PERFORMED 04-15-2020 BY FRALINGER ENGINEERING, PA. (NAVD '88).
- ZONE: PV - PINELANDS VILLAGE
MIN. LOT AREA 3.20 ACRES
MIN. LOT FRONTAGE 100'
MIN. LOT WIDTH 100'
MIN. LOT DEPTH 250'
MIN. SETBACKS
FRONT 200'(1)
SIDE 15'
REAR 50'
ACCESSORY BUILDING
MIN. DISTANCE TO SIDE LINE 10'
MIN. DISTANCE TO REAR LINE 10'
MIN. DISTANCE TO OTHER BUILDINGS 10'
MAXIMUM COVERAGE
PRINCIPAL BUILDING 5%
ACCESSORY BUILDING 1%
NOTES: (1) MAY BE REDUCED TO THE AVERAGE SETBACK OF THE FIVE (5) CLOSEST PRINCIPAL BUILDINGS.
(THE AVERAGE FRONT SETBACK DISTANCE TO THE EXISTING PRINCIPAL BUILDINGS, IN BLOCK 15, LOTS 16, 17, 18, 19 & 20 46'±).

APPROVALS

THIS PLAN HAS BEEN APPROVED BY THE DENNIS TOWNSHIP PLANNING BOARD.

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

PLANNING BOARD ENGINEER DATE

I, _____, THE OWNER OF RECORD, DO HEREBY GIVE MY CONSENT TO THE FILING OF AN APPLICATION FOR MINOR SUBDIVISION FOR THE ABOVE PROPERTY.

OWNER 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 THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER DATE

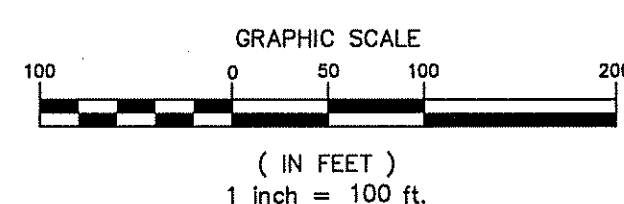
THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE CONSULTANT AND HIS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.

NO FRESHWATER WETLANDS, AS DEFINED BY THE NEW JERSEY "FRESHWATER WETLANDS PROTECTION ACT" (N.J.S.A. 14:27-1), ARE INTENDED TO BE SHOWN OR DELINEATED AS PART OF THIS SURVEY.

THIS PLAN DOES NOT SHOW OR INTEND TO SHOW ANY NONRECORDED EASEMENTS OR RIGHTS-OF-WAY.

ONLY COPIES FROM THE ORIGINAL MAP OF THIS PLAN, CLEARLY MARKED WITH THE APPROPRIATE PROFESSIONAL'S EMBOSSED SEAL, SHALL BE CONSIDERED TO BE VALID COPIES.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF FRALINGER ENGINEERING, PA.



IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 4-15-2020 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SAME ACCURATELY REPRESENTS THE TRUE AND CORRECT LOCATION OF THE LANDS AND NOT VISIBLE TO THE SURFACE, EXCEPT SUCH PLACEMENTS AND STRUCTURES AS MAY BE BELOW THE SURFACE OF THE TRANSACTION ONLY, AND IS NOT TRANSPARENT, AS PROVIDED HEREIN.

DONALD C. PENNELL
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 35898

PENNELL LAND SURVEYING, INC.
327 CLEMENS RUN
MULLICA HILL, N.J. 08062
(866) 478-4571 FAX (866) 478-0286

REV.	DATE	DESCRIPTION

MINOR SUBDIVISION
LANDS OF: NICHOLAS P. & LUANN GERMANIO
BLOCK 15 LOT 12.01
239 HOFFMANS MILL ROAD
DENNIS TOWNSHIP
CAPE MAY COUNTY, NEW JERSEY

PROJECT NO.: 24127.03
DATE: 5-01-2020
SCALE: AS SHOWN
DRAWN BY: DP
CHECKED BY: DP
DRAWING NO.: 1

SHEET NO.
1 OF 1