

**GENERAL NOTES**

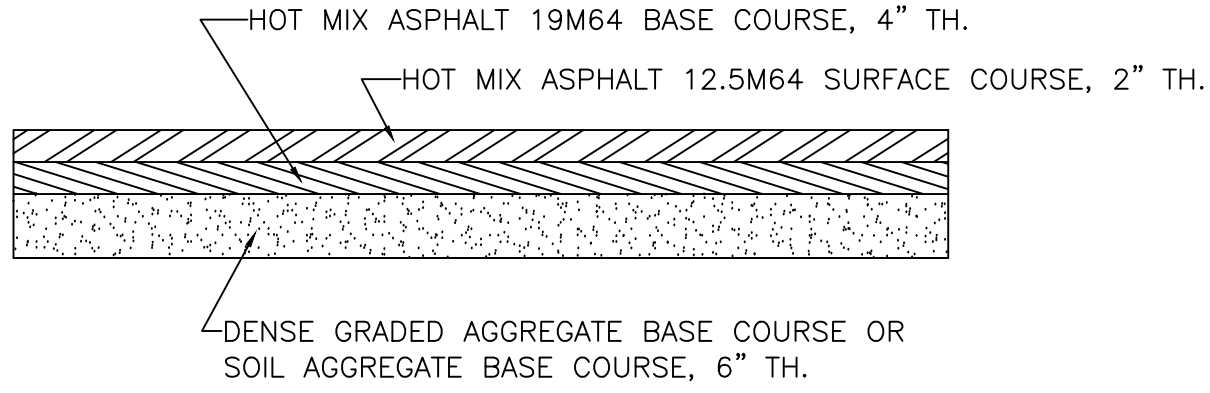
- PROJECT OWNER: 1.1. JAMES SOFRONEY
- 4 RAYMOND RD
- OCEAN VIEW, NJ 08230
- PROJECT IS LOCATED IN THE OCEAN VIEW CENTER DISTRICT.
- PROJECT NOT LOCATED IN A FLOOD HAZARD ZONE.
- PROJECT NOT LOCATED IN THE PINELANDS MANAGEMENT ZONE.
- PROPERTY IS LESS THAN 3 ACRES; OPEN SPACE/PARK NOT REQUIRED.
- SURVEY REFERENCE: PREPARED BY DeVAUL SURVEYING LLC, ENTITLED "PLAN OF SURVEY, BLOCK 236 LOT 6.19, TOWNSHIP OF DENNIS, COUNTY OF CAPE MAY, NJ" DATED AUGUST 2, 2016.
- CONTRACTOR SHALL CHECK AND CONFIRM ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE EXISTING LOT IS CURRENTLY A VACANT WOODED LOT.
- THE APPLICANT PROPOSES TO CONSTRUCT ONE BUILDING, ASSOCIATED PARKING, DRIVE AISLE, LANDSCAPING, DRAINAGE FACILITY AND ON-SITE SEPTIC SYSTEM. BUILDING IS 12,000 SF IN SIZE WHICH WILL CONTAIN 5 - 450 SF (2,250 SF) OF OFFICE SPACE, 8,400 OF STORAGE SPACE AND A 2 BEDROOM RESIDENTIAL APARTMENT ON THE 2ND FLOOR.
- HOURS OF OPERATION FOR THE COMMERCIAL BUSINESSES SHALL BE 6:00am-8:00pm.
- THE NUMBER OF EMPLOYEES IS NOT KNOWN AT THIS TIME.
- DELIVERIES WILL BE BY SMALL BOX TRUCK.
- THE EMISSION OF NOISE, GLARE, AIR AND WATER POLLUTION WILL NOT EXCEED TOWNSHIP, COUNTY OR STATE STANDARDS.
- OTHER REQUIRED GOVERNMENTAL APPROVALS: CAPE MAY COUNTY PLANNING BOARD, CAPE ATLANTIC SOIL CONSERVATION PERMIT AND CAPE MAY COUNTY HEALTH DEPARTMENT.
- WAIVERS REQUESTED:
  - BUILDING OPERATIONS PLAN
  - ENVIRONMENTAL ASSESSMENT
  - CURB ALONG ENTIRE PARKING AREA
  - FENCED TRASH ENCLOSURE IN LIEU OF CONCRETE ENCLOSURE

**ZONING SCHEDULE**

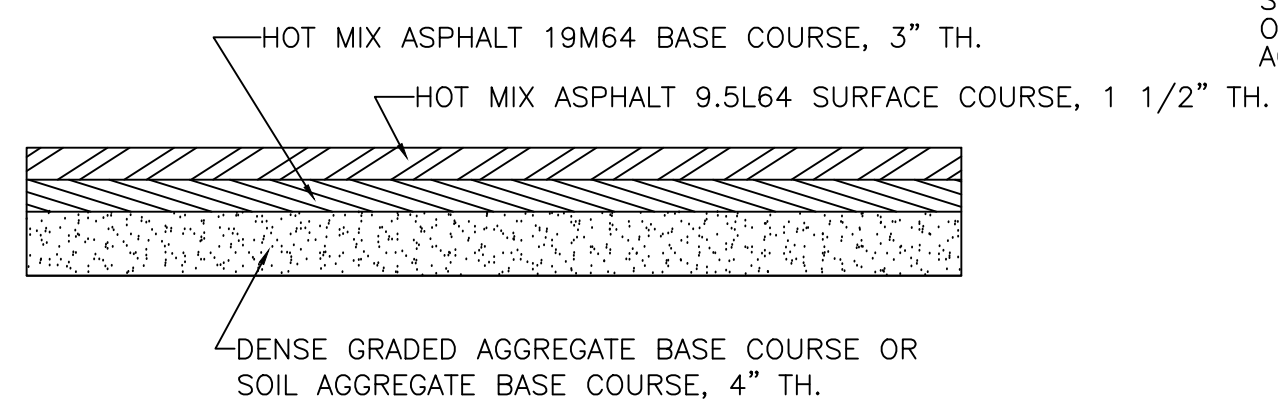
REQUIREMENT	ALLOWED	PROPOSED	VARIANCE (Y or N)
LOT SIZE	1 AC	1.543 AC	N
LOT WIDTH	150 FT	150 FT	N
LOT DEPTH	200 FT	388 FT	N
FRONT YARD	0-8 FT	0 FT	N
SIDE YARD	30 FT	30 FT	N
REAR YARD	30 FT	60 FT	N
REAR YARD	55 FT	170.4 FT	N
BUILDING COVERAGE (12,000 sf)	35%	17.8%	N
IMPERVIOUS COVERAGE (27,784 sf)	60%	41.3%	N
MIN. FRONT YARD (PARKING)	30 FT	18 FT	Y
MIN. SIDE YARD (PARKING)	10 FT	11 FT	N
MIN. REAR YARD (PARKING)	10 FT	120 FT	N
MAX. BUILDING LENGTH	100 FT	200 FT	Y
BUILDING HEIGHT	2.5 STORIES/ 2 STORIES	N	N
FREESTANDING ID SIGN	NOT PERMITTED	30 FT	Y

**PARKING SCHEDULE**

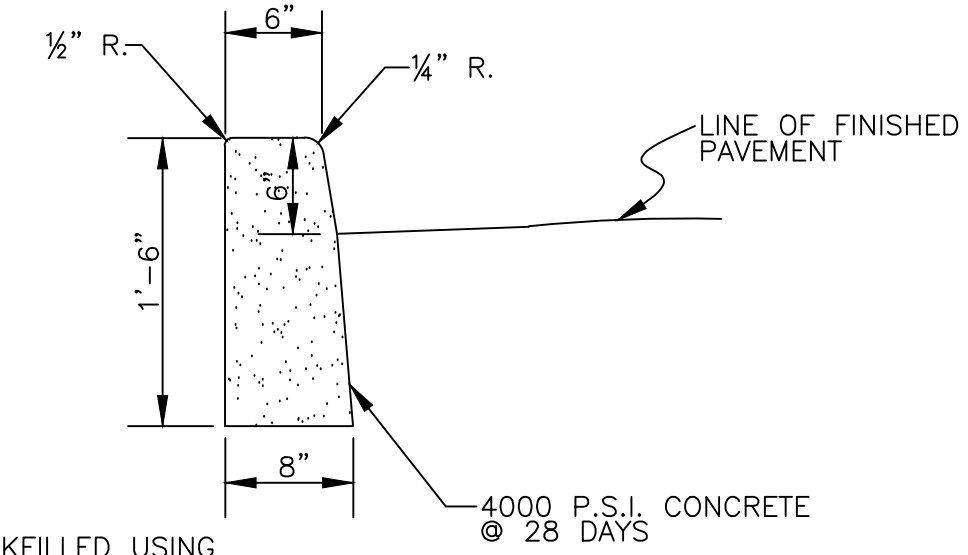
REQUIREMENT	REQUIRED	PROPOSED
BUILDING 1 (12,000 SF)		
1 RESIDENTIAL UNITS (2 PER UNIT)	2	
OFFICE (5 SPACES/ 11,000 SF), 2,250	11	
STORAGE (1 SPACE/ 1,000 SF), 9,750	10	
<b>TOTAL</b>	<b>23</b>	<b>25</b>



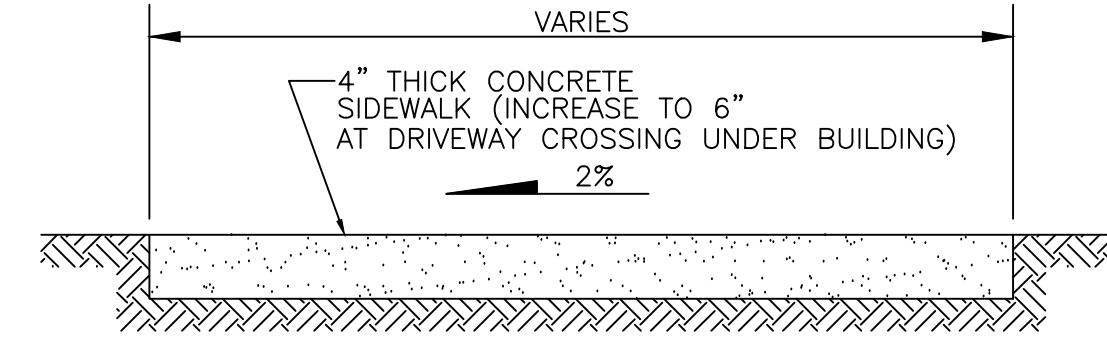
**COUNTY PAVEMENT DETAIL**  
NOT TO SCALE



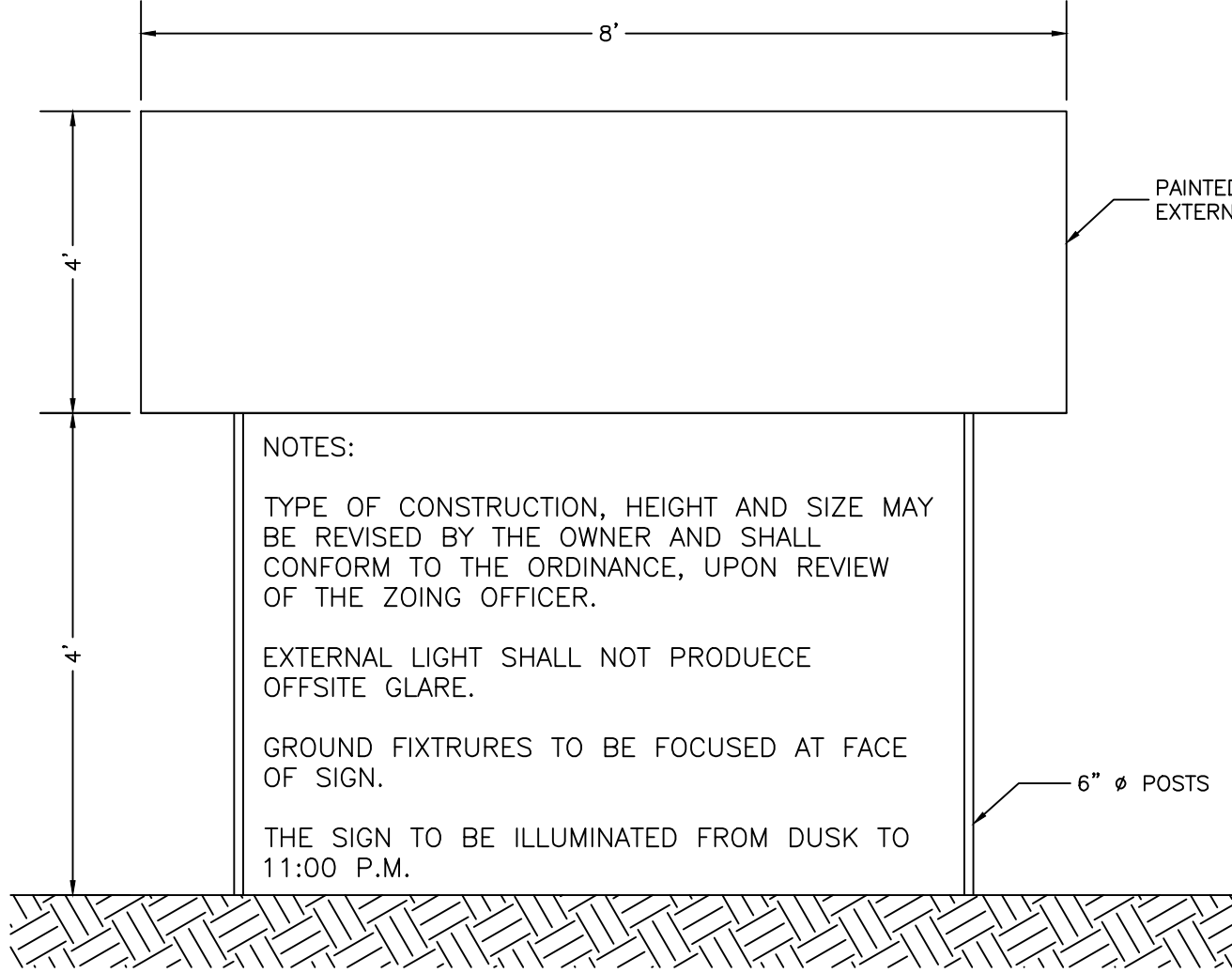
**PAVEMENT DETAIL**  
NOT TO SCALE



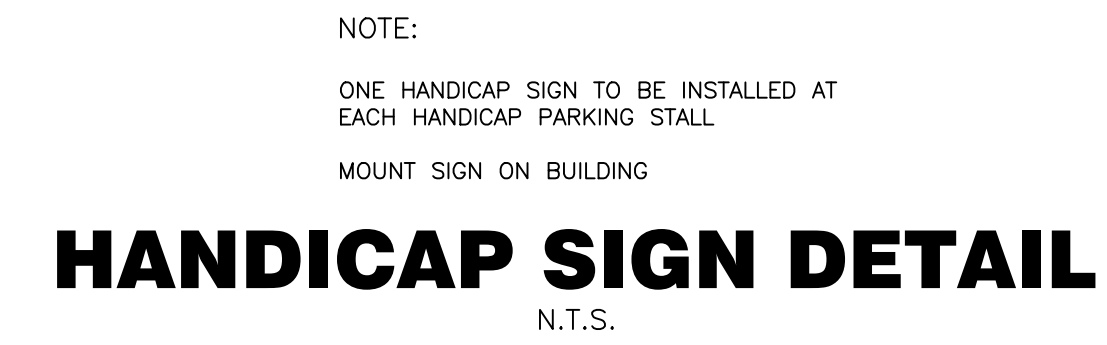
**CONC. CURB DETAIL**  
N.T.S.



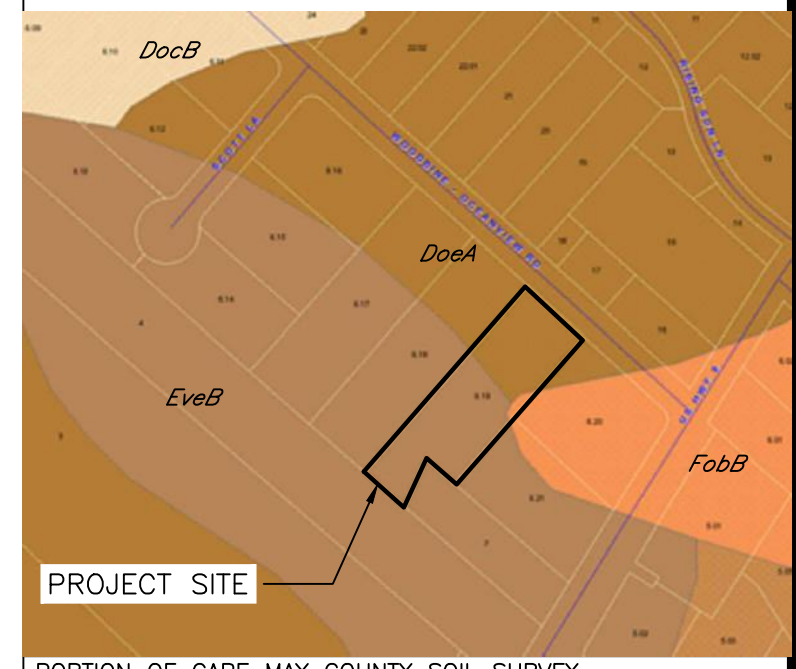
**SIDEWALK DETAIL**  
NOT TO SCALE



**SIGN DETAIL**  
N.T.S.



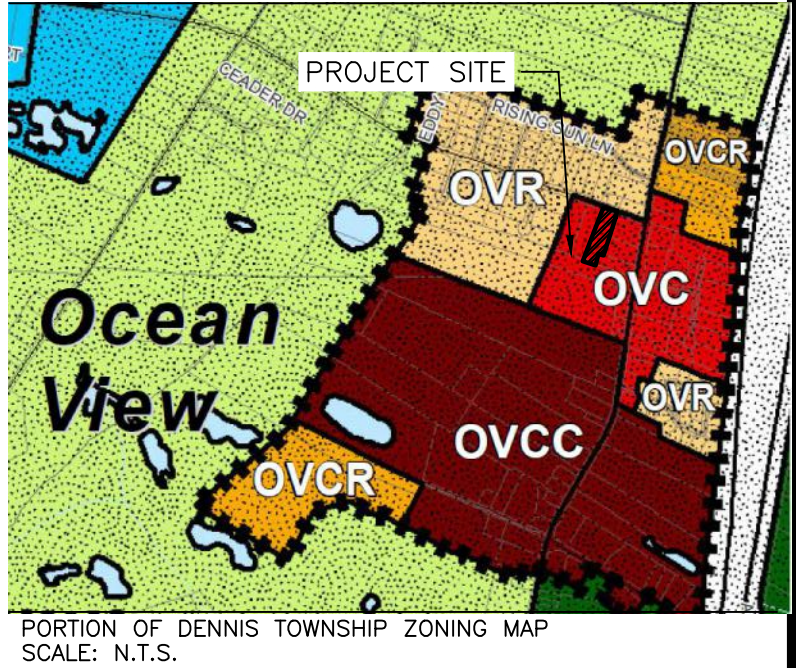
**HANDICAP SIGN DETAIL**  
N.T.S.



PORTION OF CAPE MAY COUNTY SOIL SURVEY TAKEN FROM WWW.MS.CAPEMAYCOUNTY.NJ.GOV SCALE: N.T.S.

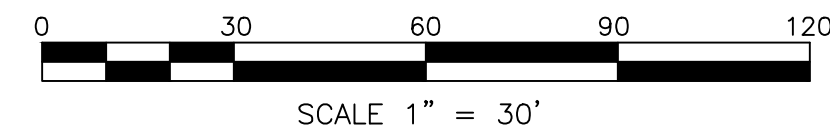
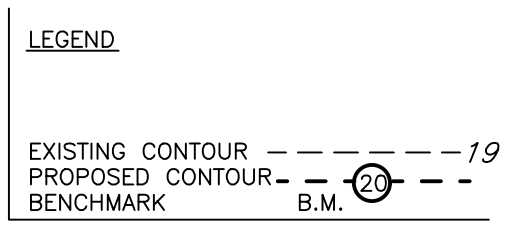


PORTION OF DENNIS TOWNSHIP ZONING MAP SCALE: N.T.S.



RESERVED PARKING	R7-8 (12"x18")
STANDARD	R7-PENALTY (10"x12")
VAN ACCESSIBLE	R7-8A (12"x6")

- NOTES:**
- SIDEWALKS SHALL BE 4" THICK AND BE CONSTRUCTED CLASS B CONCRETE AS PER N.J.D.O.T. STANDARD SPECIFICATIONS - 4,000 P.S.I. AT 28 DAYS.
  - TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE MINIMUM OF 20' O.C.
  - LONGITUDINAL JOINTS, 1/2" WIDE SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS WITH PRE-FORMED BITUM JOINT FILLER.
  - TRANSVERSE SURFACE GROOVES SHALL BE CUT EVERY 4'-0".
  - SIDEWALK SHALL HAVE A BROOM FINISH.



**ETS**  
Environmental and Technical Service Inc.  
Environmental Engineering and Consultants  
Specializing in Water and Waste Water Operations  
Permitting and Environmental Compliance

629 WASHINGTON AVE  
PO BOX 108  
WOODBINE, NJ 08270  
PH: 856.961.7000  
PH: 856.962.7409  
FAX: 856.961.7007

Paul E. Dietrich, Sr.  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. 41738

**SITE PLAN**  
113 WOODBINE - OCEAN VIEW RD  
BLOCK 236 LOT 6.19  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY

Date: 4/1/19  
Scale: AS NOTED  
Drawn by: PED  
Checked: JL  
Proj. no.:  
Ref. proj. no.:

No.	Revisions	Date	By
1	GENERAL REVISIONS	9/8/20	PED

**SHEET: 1 OF 4**