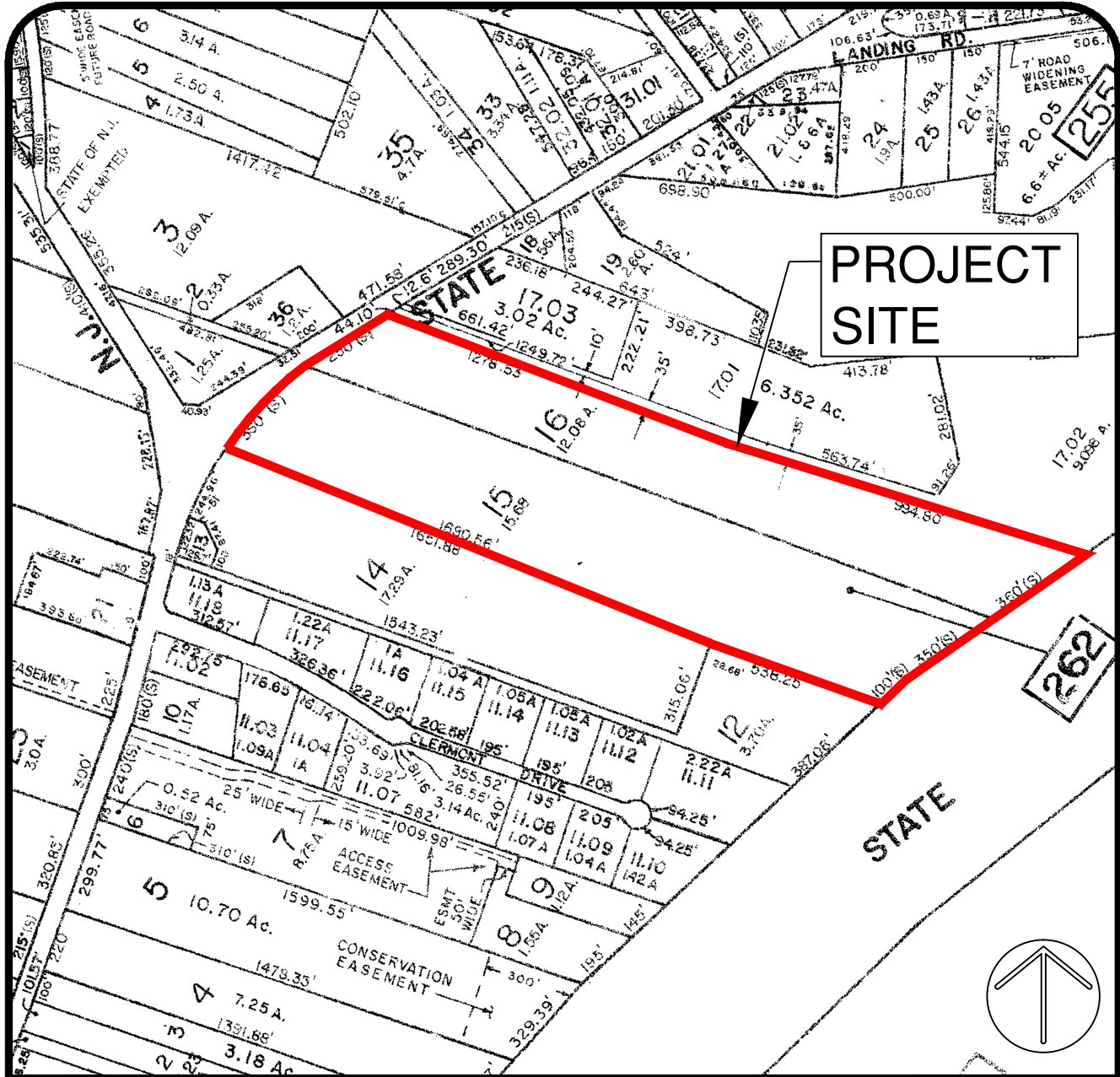
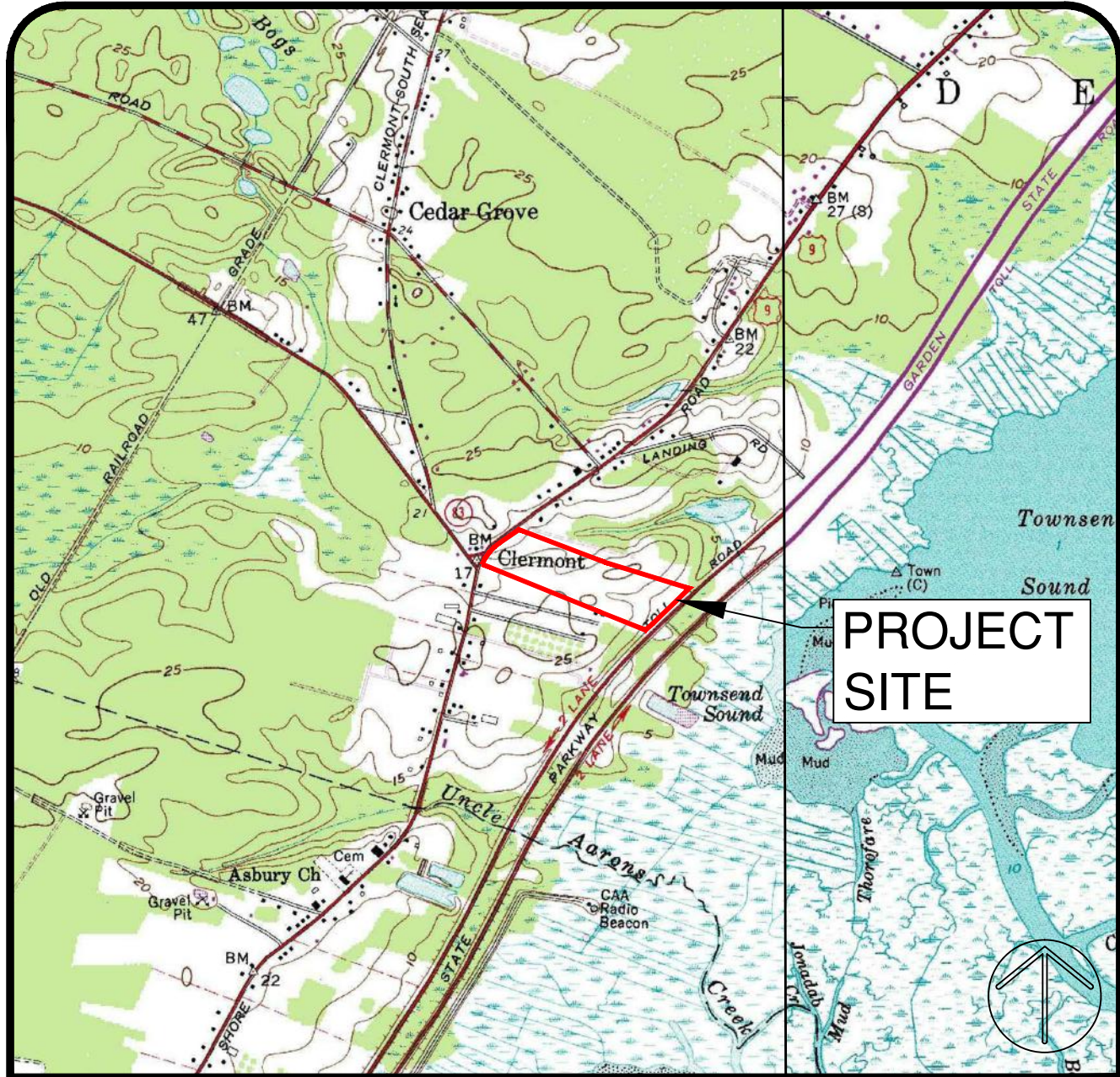


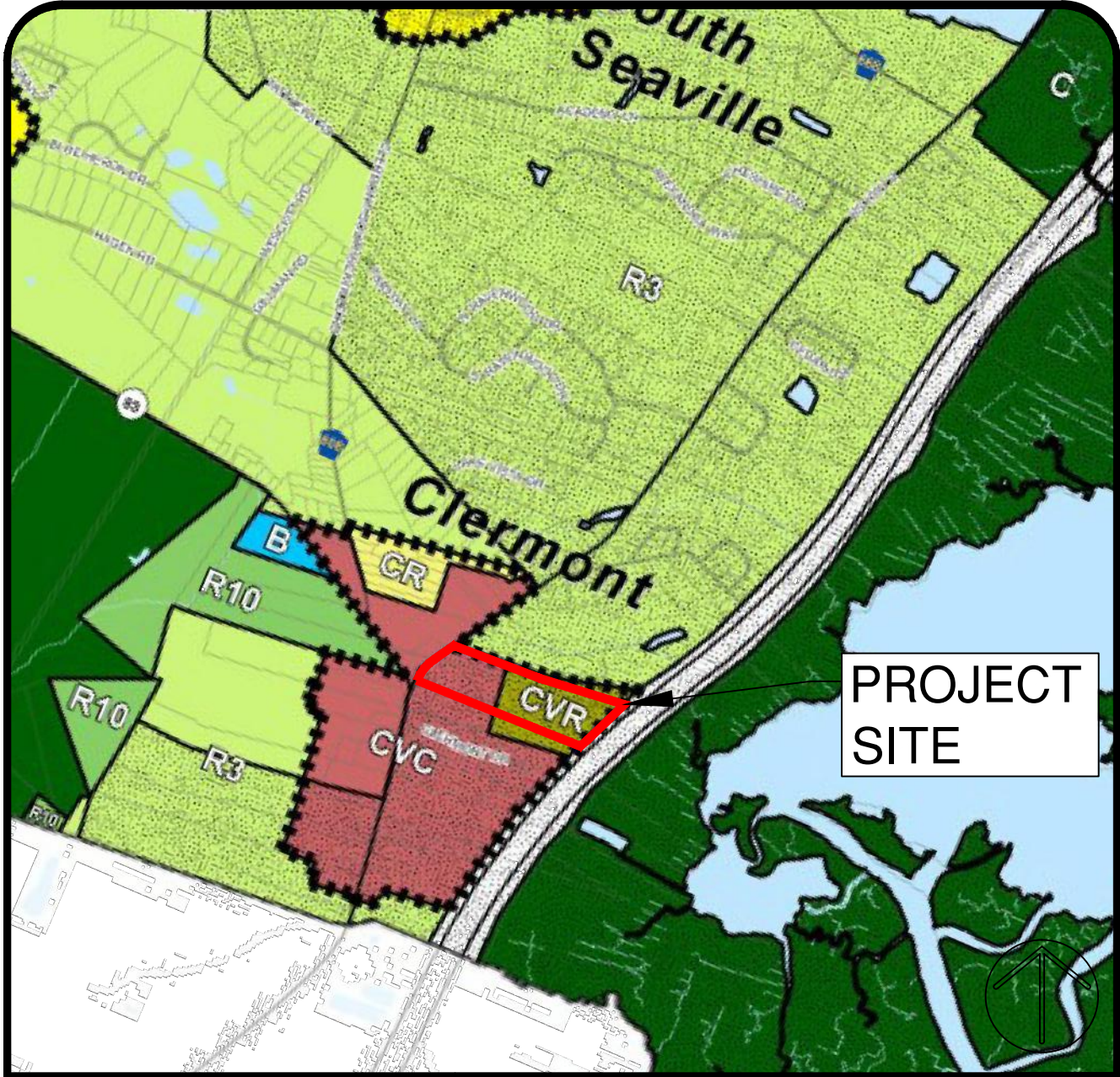
GENERAL LOCATION MAP
(GOOGLE MAP)



DENNIS TOWNSHIP TAX MAP
(SHEET #28)



U.S.G.S. MAP
(WOODBINE QUADRANGLE)



DENNIS TOWNSHIP ZONING MAP
(CVC & CVR ZONING DISTRICTS)

PROPERTY OWNERS LIST WITHIN 200'			
BLOCK	LOT	OWNER	PROPERTY ADDRESS
258	1	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	2	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	3	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	36	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	19	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	12	DATE, PHILLIP R	1114 CLAREMONT RD 18944
258	12	DATE, PHILLIP R	1114 CLAREMONT RD 18944

PROPERTY OWNERS LIST WITHIN 200'

- General Notes
- Applicant/Owner Under Agreement:
John Connors
110 Fitzwater Street
Philadelphia, PA 19147
215-592-8905 ext. 15
 - The project site is known as Block 262 Lots 15 & 16 as shown on the Dennis Township Tax Map, Plate No. 28. It is approximately 30.8 acres.
 - The property is split zoned, located in both the CVC - Clermont Village Center and CVR - Clermont Village Residential Zoning Districts. It is currently vacant.
 - It is the intent of the applicant to develop a resort with a lodge, event spaces, tavern and recreational uses. The lodge and event spaces will be located at the edge of a proposed lake. Twenty four (24) one and two bedroom cottages are proposed as well as 40 bungalow units. One hundred twenty (120) units are proposed in total. Walking trails and court sports are proposed.
 - Stormwater runoff will be directed to a lake that is to be constructed on-site and will comply with NJDEP standards.
 - A Use Variance is being sought From the Land Use Board for the proposed development. If the Use Variance is granted, the applicant will file a full site plan the Board's review.

GENERAL NOTES

Survey Information

Outbound and topographic survey information was taken from a plan entitled "Existing Conditions Plan, 1994 Route 9, Block 262, Lots 15 & 16, Dennis Township, Cape May County, New Jersey" prepared by Schaeffer Nassar Scheidegg Consulting Engineers, LLC, 1425 Cantillon Blvd, Mays Landing, NJ; Howard Transue, NJPLS. The plan is dated June 14, 2019 and revised to December 10, 2019.

CONTRACTOR NOTES

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate "Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

CONTRACTOR NOTES

ZONING INFORMATION			
CVC - Clermont Village Commercial & CVR Clermont Village Residential Zoning District			
Requirement (CVC)	Required	Proposed	Variance
Lot Area	1 acre	30.8 acres	No
Lot Width	150'	595±'	No
Lot Depth	200'	1,278'	No
Front Yard Setback	0'	150±'	No
Side Yard Setback	30' each	40' each	No
Rear Yard Setback	55'	180±'	No
Building Height	30'	45±'	Yes
Building Coverage	35%	<10%	No
Lot Coverage	60%	<40%	No
Parking Setback			
Front Yard	30'	>30'	No
Side Yard	10'	>10'	No
Rear Yard	10'	>10'	No
Parking Requirement			
120 Unit Lodge & Cabins (1.25 spaces/unit)	150 spaces		
125 Seat Tavern (1 space/3 seats)	42 spaces		
150 Seat Playhouse (1 space/4 seats)*	38 spaces		
150 Seat Event Barn 1 (1 space/4 seats)*	38 spaces		
100 Seat Event Barn 2 (1 space/4 seats)*	25 spaces		
Total	293	229 spaces	Yes
A D1-Use Variance is required from Sec.185-19B., Principal Uses in the CVC District. A D6-Height Variance is required from Sec. 185-19D., Area and Yard Requirements			

ZONING INFORMATION

CLERMONT LODGE VARIANCE PLAN

BLOCK 262, LOTS 15 & 16

TOWNSHIP OF DENNIS

CAPE MAY COUNTY, NEW JERSEY

REVISION	DATE	BY

DENNIS TOWNSHIP APPROVAL	
Chairman	Date
Secretary	Date
Engineer	Date

