3. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS. EASEMENTS. RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY

4. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.

5. REFERENCE MERIDIAN IS BASED ON MATCHING THE BEARING SYSTEM FROM THE PREVIOUS DEED FOR LOT 33 WHICH IS FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE IN DEED

6. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF OCTOBER 14, 2020.

7. COORDINATE VALUES SHOWN ARE BASED ON NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.S.P.C.S.) N.A.D. 83.

8. THERE ARE NO MAPPED "COASTAL" WETLANDS LOCATED ON OR WITHIN 150' OF THE

PROJECT SITE. (SEE NOTES 20 & 21). 10. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO

DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY

9. THERE ARE MAPPED "FRESHWATER" WETLANDS LOCATED ON OR WITHIN 150' OF THE

11. THE PROJECT SITE IS LOCATED WITHIN THE "R3" (RURAL SINGLE FAMILY RESIDENTIAL)

12. NUMBER OF NEW LOTS CREATED = 2 (1 EXISTING LOT TO BECOME 3 LOTS).

13. THE PROJECT SITE IS LOCATED WITHIN C.A.F.R.A. BOUNDARY. HOWEVER, THE PROPOSED SUBDIVISION IS NOT A REGULATED ACTIVITY AT THIS LOCATION.

14. THE PROJECT SITE IS NOT LOCATED IN THE PINELANDS PROTECTION AREA.

15. A NEW STREET IS NOT REQUIRED.

16. BY FILING OF THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF "THE MAP FILLING LAW", REASONABLE SURVEY ACCESS TO THE MONUMENTS IS GRANTED, WHICH SHALL NOT RESTRICT IN ANY WAY THE USE OF THE PROPERTY BY THE LAND OWNER.

17. PROPOSED BUILDING SETBACK LINES SHOWN ARE APPLICABLE TO PRINCIPAL RESIDENTIAL STRUCTURES AND REPRESENT EXISTING ZONING RESTRICTIONS IN EFFECT AT THE TIME OF SUBMISSION OF MINOR SUBDIVISION APPLICATION AND DO NOT REPRESENT TITLE

18. THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMITS PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL

19. NAME OF PREVIOUS OWNERS OF RECORD: (PER DEED BOOK 2888, PAGE 572) JAMES PHILLIPS (DECEASED) ANNABELLE BAKER (EXECUTRIX)

> PO BOX 611 KNICKERBOCKER STADIUM, NEW YORK, 10022

C14 THROUGH C33 INDICATE FLAGGED FRESHWATER WETLANDS LIMITS AS LOCATED IN THE FIELD BY GIBSON ASSOCIATES, P.A. ON JULY 31, 2001. WETLANDS POINTS WERE RE-FLAGGED BY GIBSON ASSOCIATES, P.A. ON OCTOBER 14, 2020

21. FRESHWATER WETLANDS LIMITS AS SHOWN VERIFIED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (N.J.D.E.P.) AND CLASSIFIED AS EXCEPTIONAL RESOURCE VALUE WETLANDS. REFER TO LETTER OF INTERPRETATION/LINE VERIFICATION, FILE No. 0504-06-0006.1 (FWW190001) ISSUED ON OCTOBER 21, 2021 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JANUARY 18, 2022 IN DEED BOOK 4033, PAGE

22. PROPOSED WELL AND ON SITE SEWAGE DISPOSAL SYSTEM TO BE UTILIZED ON EACH LOT Tax Assessor TO BE DEVELOPED FOR RESIDENTIAL USE.

23. LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:

LEGEND:

 \overline{X}

uuuu

_ _ _

A. WAIVER OF PROVIDING THE LOCATION, SIZE, TYPE AND CAPACITY OF PROPOSED SANITARY FACILITIES (SECTION 165-10A(9). RATIONALE: PROPOSED SEWAGE DISPOSAL SYSTEM ON EACH PARCEL BEING DEVELOPED WILL BE REVIEWED AND APPROVED BY THE CAPE MAY COUNTY HEALTH DEPARTMENT, AND PERMITS WILL BE SUBMITTED TO THE DENNIS TOWNSHIP CONSTRUCTION OFFICE AS PART OF A BUILDING PERMIT APPLICATION. SOIL BORINGS TAKEN ON ALL 3 PROPOSED LOTS INDICATE SUBSURFACE SOIL CONDITIONS WHICH WILL ALLOW RESIDENTIAL SEWAGE DISPOSAL SYSTEMS CONSISTANT WITH CHAPTER 9A REGULATIONS.

B. ANY AND ALL ADDITIONAL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED

WOOD POST & RAIL FENCE

WOOD FENCE OR RAILING

CHAIN LINK FENCE

PROPERTY LINE

CONCRETE

X-CUT SET

CM FOUND

CM SET

I.P. SET

X-CUT FOUND

CM TO BE SET I.P. FOUND

I.P. TO BE SET

P.K. NAIL FOUND

P.K. NAIL SET

WOODS LINE

CONC. CURB

CENTERLINE

DEPRESSED CONC. CURB

EDGE OF PAVEMENT

TREE

INLET

-O-

00

__r__ ___r__

—*E*— — *E*—

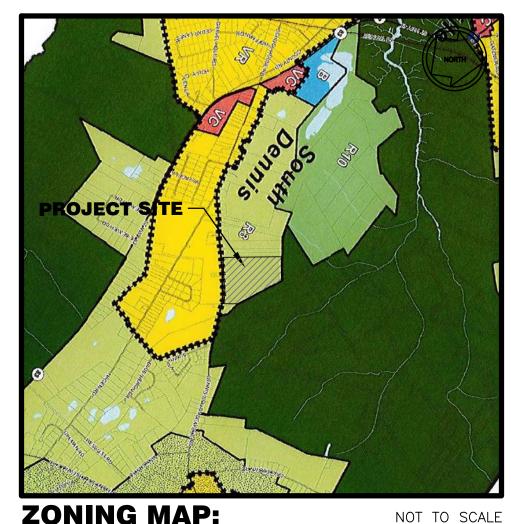
P.O.B.

В.М.

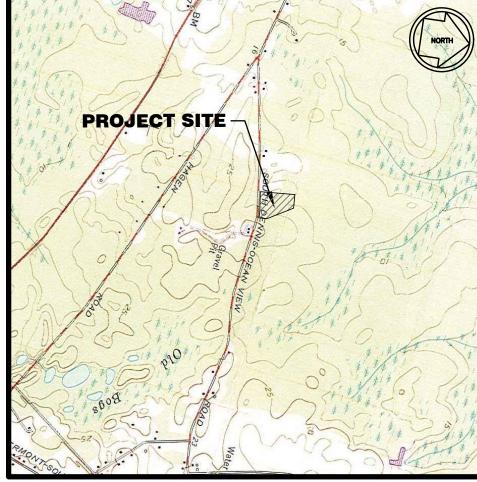
VINYL FENCE

PLAN OF PROPOSED MINOR SUBDIVISION

LOT 33, BLOCK 120 DENNIS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY



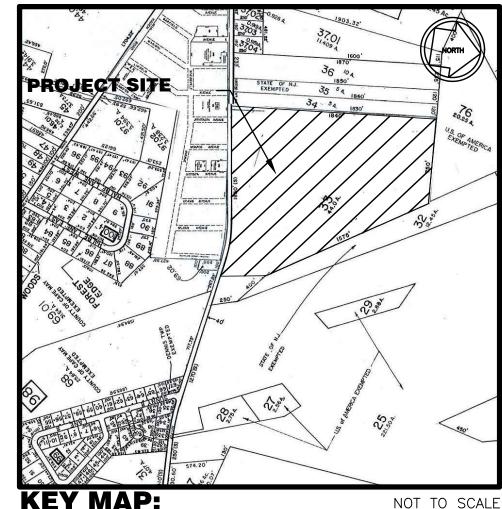
ZONING MAP: DENNIS TOWNSHIP ZONING MAP



U.S.G.S. MAP:



AERIAL MAP:



DENNIS TOWNSHIP TAX MAP SHEET 23

ADJACENT PROPERTY **OWNERS WITHIN 200':**

% JOSEPH SCHNEIDER GENERAL MANAGER

OF DENNIS TOWNSHIP.

UTILITIES:

BLOCK 120 LOT 33

EDGE OF STONE

OVERHEAD WIRE

TELEPHONE

ELECTRIC

BENCHMARK

TOP OF CURB

GAS

UTILITY MARKOUTS

SANITARY SEWER

POINT OF BEGINNING

POINT OF CURVATURE

EXISTING SPOT ELEVATION

CLEAR i.e. INSIDE SUBJECT PROPERTY LINE

POINT OF TANGENCY

OLD LOT NUMBERS

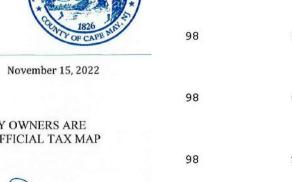
EXISTING CONTOURS

SOIL BORING LOCATION

YARD LIGHT

UTILITY POLE

	NNSHIP OF DENNIS Assessment Department
	71 Petersburg Road
	P.O. Box 204
D	ennisville, NJ 08214
Pho	ne: (609) 861-9700 ext. 241
	Fax: (609) 861-9719



ATTEST Rea ann Buss	
LEE ANN RUSS, CTA	9
CAPE MAY COUNTY PLANNING BOARD	
DN-309, CENTRAL MAIL ROOM	
CAPE MAY COURT HOUSE, NJ 08210	9
VERIZON COMMUNICATIONS	
% ENGINEERING DEPARTMENT	
10 TANSBORO RD, FL 2	
BERLIN, NJ 08009	120
SOUTH JERSEY GAS COMPANY	
SOUTH JERSET GAS COMPANT	

1 SO JERSEY PLAZA FOLSOM, NJ 08037 MAYS LANDING, NJ 08330-9902 COMCAST CABLE 901 W LEEDS AVENUE ABSECON, NJ 08201 80 PARK PLAZA, T6B ROAD/TRAFFIC SIGN (1 POST) NEWARK, NJ 07102 ROAD/TRAFFIC SIGN (2 POSTS) CAPE ATLANTIC SOIL CONSERVATION DISTRICT ATTN: MICHAEL KENT 6260 OLD HARDING HIGHWAY MAYS LANDING, NJ 08330 BOTTOM OF CURB (ie GUTTER LINE)

BLOCK 69.01 69.02

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS ARE WITHIN 200 FEET OF BLOCK 120 LOT 33 ACCORDING TO THE OFFICIAL TAX MAP 102 120 120

103 SYSTEM ENGINEERING & PLANNING CONECTIV REAL ESTATE DEPARTMENT 5100 HARDING HIGHWAY, SUITE 399 PUBLIC SERVICE ELECTRIC & GAS CO. MANAGER-CORPORATE PROPERTIES

PROPERTY OWNER & MAILING ADDRESS PROPERTY LOCATION CAPE MAY COURT HOUSE, NJ 08210.1654 407 DENNISVILLE RD CAPE MAY COUNTY 4 MOORE RD CAPE MAY COURT HOUSE, NJ 08210.1654 411 DENNISVILLE RD GERDELMAN, ROBERT & DORLIANE 415 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210 415 DENNISVILLE RD

SCALE: 1" = 2000'

TOWNSHIP OF DENNIS 571 PETERSBURG RD 08214 DENNISVILLE, NJ 565 DENNISVILLE RD TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ DENNISVILLE RD & JACKSON

TOWNSHIP OF DENNIS 571 PETERSBURG RD DENNISVILLE, NJ 08214 JACKSON AVE UNITED STATES OF AMERICA 300 WESTGATE CENTER DR

01035.9587 350 DENNISVILLE RD STATE OF NJ DEP 08625.0420 TRENTON, NJ DENNISVILLE RD-REAR MORSE, ANTHONY P & SUSAN L 548 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210 548 DENNISVILLE RD

TRENTON, NJ 08625.0420 558 DENNISVILLE RD HARYSLAK, WILLIAM A & CATHERINE 572 DENNISVILLE RD CAPE MAY COURT HOUSE, NJ 08210 572 DENNISVILLE RD

STATE OF NJ DEP

UNITED STATES OF AMERICA 300 WESTGATE CENTER DRIVE DENNISVILLE RD-REAR

ZONING SCHEDULE: (ZONE "R-3" RURAL SINGLE FAMILY RESIDENTIAL)

DESCRIPTION	REQUIRED "R-3" ZONE	EXISTING LOT 33	PROPOSED LOT 33.01	PROPOSED LOT 33.02	PROPOSED LOT 33.03	VARIANCE REQUIRED		
MINIMUM UPLAND AREA	40000 SQ. FT.	1300564 SQ. FT.	1035699 SQ. FT.	132189 SQ. FT.	132676 SQ. FT.	NO		
MINIMUM LOT AREA	3 ACRES	46.75± ACRES	40.66± ACRES	3.04± ACRES	3.05± ACRES	NO		
MINIMUM LOT FRONTAGE	150'	1406.44'	1106.32'	150.03'	150.09'	NO		
MINIMUM LOT WIDTH	150'	1409.62'	1109.50'	150.03'	150.09'	NO		
MINIMUM LOT DEPTH	300'	1787.76'	1787.76'	884.03'	883.60'	NO		
MAXIMUM IMPERVIOUS COVERAGE	15%	N/A	15%	15%	15%	NO		
PRINCIPAL BUILDING								
MINIMUM FRONT YARD SETBACK	100'	N/A	100'	100'	100'	NO		
MINIMUM SIDE YARD SETBACK	35'	N/A	35'	35'	35'	NO		
MINIMUM REAR YARD SETBACK	100'	N/A	100'	100'	100'	NO		
MAXIMUM BUILDING COVERAGE	10%	N/A	10%	10%	10%	NO		
MAXIMUM BUILDING HEIGHT	2.5 STORIES / 30'	N/A	2.5 STORIES / 30'	2.5 STORIES / 30'	2.5 STORIES / 30'	NO		
ACCESSORY BUILDING								
MINIMUM SIDE YARD SETBACK	35'	N/A	35'	35'	35'	NO		
MINIMUM REAR YARD SETBACK	35'	N/A	35'	35'	35'	NO		
MAXIMUM BUILDING COVERAGE	2%	N/A	2%	2%	2%	NO		
DISTANCE TO PRINCIPAL STRUCTURE	20' MIN.	N/A	20' MIN.	20' MIN.	20' MIN.	NO		

APPROVALS:

APPROVED BY THE COUNTY PLANNING BOARD OF CAPE MAY COUNTY, NEW JERSEY.

VOID DATE DATE

APPROVED BY THE CONSOLIDATED LAND USE BOARD OF DENNIS

TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSON VOID DATE

VOID DATE DATE

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON LOT 33 IN

TAX BLOCK 120 ARE PAID IN FULL TO DATE.

PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF

MUNICIPAL TAX COLLECTOR I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE

APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD

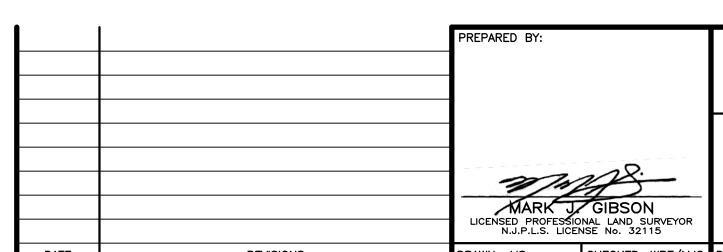
OF THE SITE HEREIN DEPICTED, AND THAT WE HAVE REVIEWED THIS PLAN AND CONCUR WITH THIS SUBMISSION.

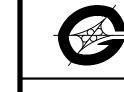
JOSEPH PITTALUGA

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY. GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

COVER SHEET





GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944

PLAN OF PROPOSED MINOR SUBDIVISION LOT 33, BLOCK 120 DENNIS TOWNSHIP CAPE MAY COUNTY, NEW JERSEY

CHECKED: WPF/MJG DATE: 01-05-23 SCALE: AS SHOWN SHEET 1 OF 2 DWG. No. 3634-D