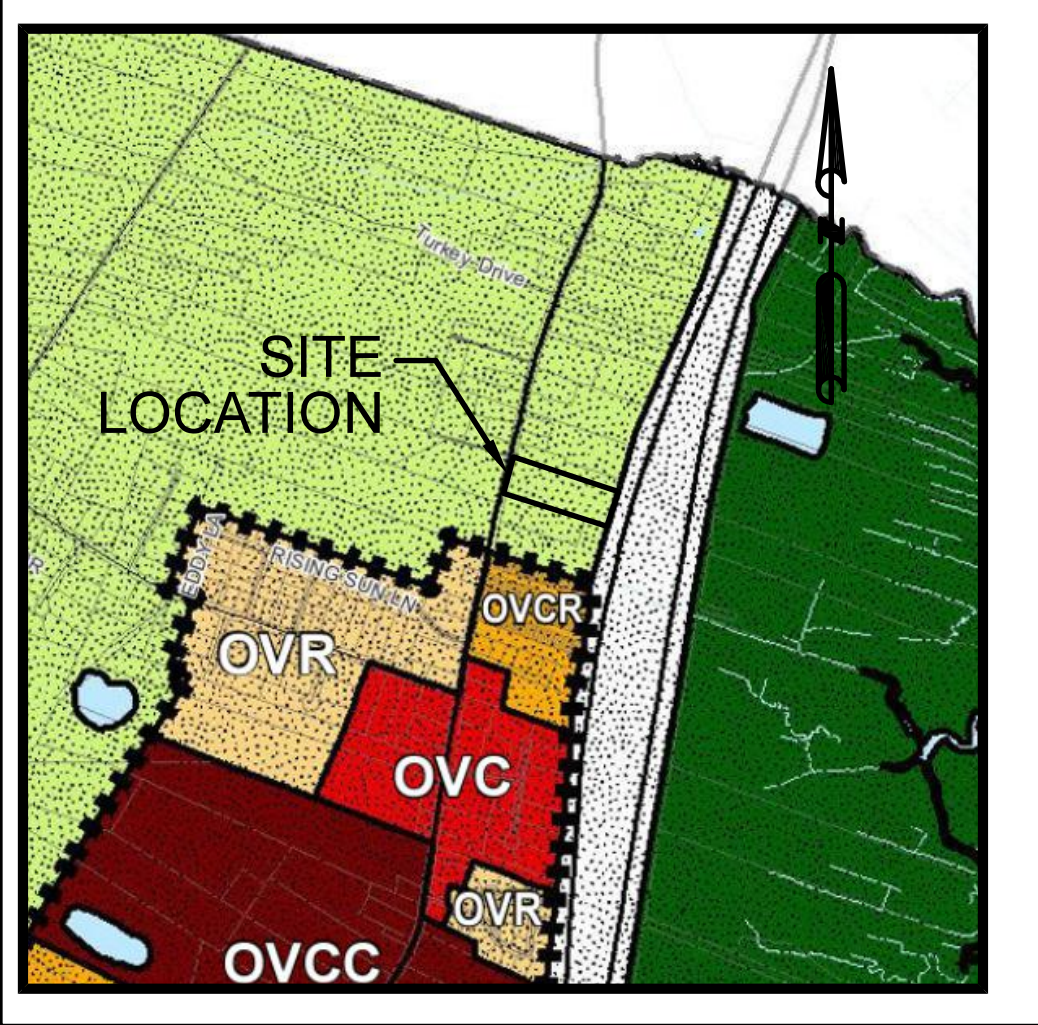


**BULK REQUIREMENTS**  
 ZONE: R-3 RURAL SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: GOLF CART SALES

	REQUIRED	EXISTING	COMMENTS	PROPOSED	COMMENTS
MIN. LOT AREA	3 AC	5.03 AC	CONFORMING	5.03 AC	CONFORMING
MIN. LOT WIDTH	150 FT	268.99 FT	CONFORMING	268.99 FT	CONFORMING
MIN. LOT DEPTH	300 FT	804.10 FT	CONFORMING	804.10 FT	CONFORMING
MIN. LOT FRONTAGE	150 FT	270.00 FT	CONFORMING	270.00 FT	CONFORMING
MIN. BUILDING SETBACKS					
FRONT YARD	100 FT	66.91 FT	NON-CONFORMING**	74.82 FT	CONFORMING
SIDE YARD	35 FT	17.14 FT	NON-CONFORMING**	12.94 FT	NON-CONFORMING**
REAR YARD	100 FT	709.63 FT	NON-CONFORMING**	867.74 FT	CONFORMING
MIN. ACC. BUILDING SETBACKS					
DISTANCE TO PRINCIPLE STRUCT.	20 FT	48.00 FT	CONFORMING	48.00 FT	CONFORMING
SIDE YARD	35 FT	32.88 FT	NON-CONFORMING**	32.88 FT	NON-CONFORMING**
REAR YARD	35 FT	166.03 FT	CONFORMING	166.03 FT	CONFORMING
MAX. IMPERVIOUS COVER	15%	11.3% (24,789.66 SF)	CONFORMING	13.7% (29,989.66 SF)	CONFORMING
MAX. PRINCIPLE BUILDING COVER	10%	1.1% (2,515.35 SF)	CONFORMING	1.1% (2,515.35 SF)	CONFORMING
MAX. ACC. BUILDING COVER	2%	< 35 FT	CONFORMING	< 35 FT	CONFORMING

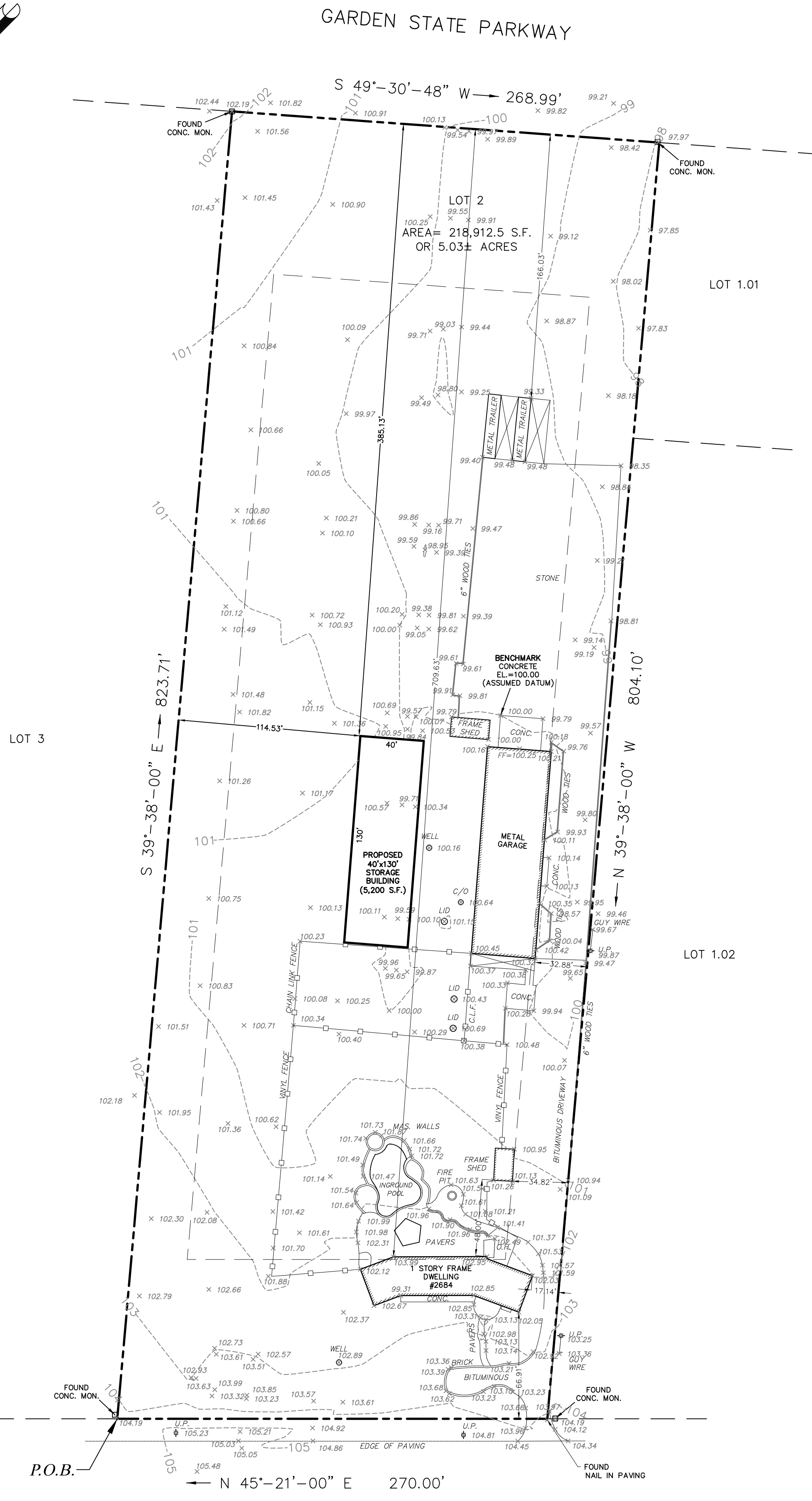
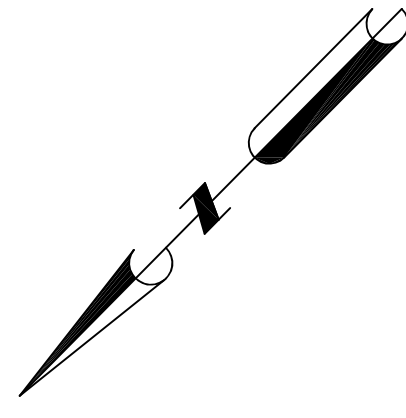
\*\*NON-CONFORMING PRE-EXISTING CONDITION  
 \*NON-CONFORMING - VARIANCE REQUIRED



**KEY MAP**  
 SCALE: N.T.S.

**GENERAL NOTES:**

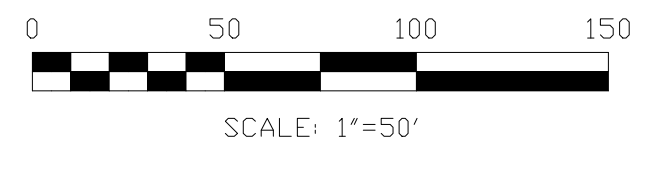
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN MINOR SITE PLAN APPROVAL FOR THE CONSTRUCTION OF AN ADDITIONAL STORAGE BUILDING ON THE EXISTING LOT.
2. PLAN REFERENCES "SURVEY OF PREMISES: 2684 U.S. ROUTE 9, SITUATED IN TOWNSHIP OF DENNIS, COUNTY OF CAPE MAY, NEW JERSEY" DATED 1/14/22 AND PREPARED BY EWING ASSOCIATES.
3. THIS PLAN IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
4. THE APPLICANT MUST COORDINATE WITH THE CITY FOR THE TIMING OF THE SITE LIGHTS INCLUDING SHUT-OFF TIMES AT THE CLOSE OF BUSINESS.
5. BLOCK AND LOT NUMBERS TAKEN FROM THE TAX MAPS OF THE TOWNSHIP OF DENNIS.
6. EXISTING UTILITIES TO BE USED.



U.S. STATE HIGHWAY ROUTE 9  
 (66' WIDE)

CERTIFIED TO:  
 BOB POZNEK

NOTES:  
 BEING KNOWN AS LOT 2 IN BLOCK 237 ON THE TOWNSHIP OF DENNIS TAX MAPS.  
 IMPERVIOUS COVERAGE = 24,789.66 S.F. OR 11.3%  
 PLAN REVISED 1/2/23 (TOPOGRAPHY ADDED TO PLAN AND NEW VINYL FENCE)



SURVEY OF PREMISES  
 2684 U.S. ROUTE 9  
 SITUATED IN  
 TOWNSHIP OF DENNIS  
 COUNTY OF CAPE MAY, NEW JERSEY

DRAWN BY: F.D.G. DATE: 1/14/22 SCALE: 1"=50'

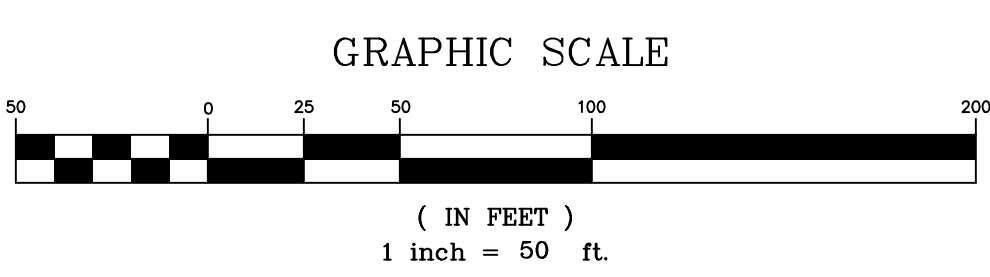
**EWING ASSOCIATES**  
 LAND SURVEYORS  
 900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
 PHONE: (856) 881-4931

**LIST OF OUTSIDE AGENCY APPROVALS**  
 CUMBERLAND COUNTY PLANNING BOARD  
 CUMBERLAND COUNTY SOIL CONSERVATION DISTRICT

THIS PLAN IS HEREBY APPROVED BY THE CITY OF VINELAND PLANNING BOARD.

DATE	CHAIRPERSON
DATE	SECRETARY
DATE	MUNICIPAL ENGINEER

LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA AND AT HIS OWN EXPENSE TO VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THIS DOCUMENT IS THE PROPERTY OF EWING ASSOCIATES. THE DOCUMENTS ARE PROVIDED SOLELY IN CONNECTION WITH THIS PROJECT. ANY OTHER USE OR REUSE OF THESE DOCUMENTS, REPRODUCTION, SALE OR OTHER DISPOSITION OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED WITHOUT THE CONSENT OF EWING ASSOCIATES. ALL DOCUMENTS PREPARED BY EWING ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION BY EWING ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO EWING ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS EWING ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THERE FROM.



**LEGEND**

X 98	EXISTING SPOT ELEVATION
X 99.55	PROPOSED SPOT ELEVATION
-98	EXISTING CONTOUR
-100	PROPOSED CONTOUR
---	DRAINAGE DIRECTION
X	EXISTING TREE TO BE REMOVED

APPLICANT/OWNER: CARLOS MARTINEZ

MINOR SITE PLAN FOR:  
 2684 ROUTE 9  
 BLOCK 237, LOT 2  
 DENNIS TOWNSHIP, CAPE MAY COUNTY, NJ

**SITE PLAN**

1 OF 5

**EWING ASSOCIATES**  
 ENGINEERS AND SURVEYORS  
 900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
 PHONE: (856) 881-4931

NO.	DATE	REVISIONS	BY

CONSTRUCTION CHECK

DATE

GREGORY J. SIMONDS, P.E.

*[Signature]*

NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 46666