

**PROPERTY OWNERS WITHIN 200' OF BLOCK 260 LOT 2 TOWNSHIP OF DENNIS CAPE MAY COUNTY**

THIS IS TO CERTIFY THAT THE FOLLOWING LIST OF PROPERTY OWNERS HAS BEEN PREPARED BY THE TOWNSHIP ENGINEER IN ACCORDANCE WITH THE DENNIS TOWNSHIP TAX MAPS.

Block	Lot	Owner Name	Address	Area	Area
260	1	ALEXIS OLSON	8 BRIAN AVENUE	11,235 SF	0.25 ACRES
260	2	ALEXIS OLSON	8 BRIAN AVENUE	11,235 SF	0.25 ACRES
260	3	...	...	...	...

PROPERTY OWNERS LIST WITHIN 200'

- GENERAL NOTES**
1. Applicant/Owner: Alexis Olson, 8 Brian Avenue, Egg Harbor Township, NJ 08234, Phone 609-846-5496. Site Location: 109 Kings Highway, Dennis Township, NJ 08210.
  2. The project site is known as Block 260 Lot 2, as shown on the Tax Plate #28 of the Dennis Township Tax Maps.
  3. The project site is located in the CVC - Clermont Village Center District.
  4. The project site consists of an area of 0.25 Acres (11,235 SF).
  5. An existing one story dwelling is located on the project site.
  6. It is the intent of the Applicant to obtain approval to operate a hair salon on the property.
  7. The proposed Hair Salon shall be serviced from an existing on-site septic system and an existing well.
  8. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.
  9. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.
  10. The proposed application will require approvals from the following agencies:
    - Dennis Township Consolidated Land Use Board
    - Cape May County Planning Department
    - Cape Atlantic Soil Conservation District
    - New Jersey Department of Transportation
    - Cape May County Health Department

GENERAL NOTES

**SURVEY INFORMATION**

Outbound and topographic information taken from plan entitled "Survey of Premises", Block 260 Lot 2 Dennis Township, Cape May County, New Jersey prepared by Kates Schneider Engineering, LLC, Gregory K. Schneider N.J.P.L.S. #42577, dated 03/20/25. Well and Septic information taken from plan entitled "Septic Repair Design" Block 260 Lot 2 Township of Dennis Cape May County, New Jersey prepared by M.V. Engineering, LLC, Brian J. Murphy N.J.P.E. #32063

**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 CENTER DISTRICT  
DENNIS TOWNSHIP

EDA # 10579

Description	Required	Existing	Proposed	Variance
Lot Area	1 Acre	0.25 Acres	0.25 Acres	NO*
Lot Width	150'	124.7'	124.7'	NO*
Lot Depth	200'	91'	91'	NO*
Side Yard Setback	30'	31.1'	31.1'	NO
Front Yard Setback Kings Highway	0' min. - 8' max.	44.8'	44.8'	NO*
Front Yard Setback Route 63	0' min. - 4' max.	25.2'	25.2'	NO*
Rear Yard Setback	55'	59.8'	59.8'	NO
Maximum Building Coverage	35%	6.34%	6.34%	NO
Maximum Impermeable Coverage	60%	20.61%	26.59%	NO
Maximum Building Height	30'	<30'	<30'	NO
<b>Parking Requirements:</b>				
Front Yard Setback	30'	N/A	15'	YES
Side Yard Setback	10'	N/A	17.2'	NO
Rear Yard Setback	10'	N/A	10'	NO
Number of Spaces (5 spaces/1000 sf gross floor area)	3	2	3	NO
<b>Sign Requirements:</b>				
Freestanding Sign	Not Permitted	0	1	YES
Sign Area	32 SF	N/A	32 SF	NO
Sign Height	12'	N/A	7'	NO
Sign Setback	10'	N/A	13'	NO
Wall Sign	Permitted	0	1	NO
Sign Area	<30 SF	N/A	18 SF	NO

\* Denotes Existing Non-Conforming

**Variances:**

- Section 185-19(E): Parking Requirements Front Yard: To permit a setback of 15'; where a minimum 30' setback is required.
- Section 185-43(C): Permitted Signs: To permit a freestanding sign where a freestanding sign is not permitted

**Waivers:**

- Requiring curbing in all parking areas (Section 185-38A(2))
- Trash Receptacle Standards (Section 185-40)
- Environmental Assessment Report (Section 185-41K(2)(c))
- Traffic Impact Study (Section 185-54.B.2(h))

ZONING INFORMATION

**SCHEDULE OF SHEETS**

SHEET NUMBER	ORIGINAL DATE	LAST REVISION DATE
COVER SHEET	4/22/25	-
SITE PLAN	4/22/25	-
GRADING AND DRAINAGE PLAN	4/22/25	-
LANDSCAPING AND LIGHTING PLAN	4/22/25	-
ENGINEERING DETAILS	4/22/25	-
SOIL EROSION AND SEDIMENT CONTROL PLAN	4/22/25	-

**DENNIS TOWNSHIP APPROVAL BLOCK**

Chairman	Date
Secretary	Date
Engineer	Date

# MINOR SITE PLAN FOR ALEXIS OLSON

BLOCK 260 LOT 2  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

**COVER SHEET**  
BLOCK 260 LOT 2  
DENNIS TOWNSHIP  
CAPE MAY COUNTY, NEW JERSEY

EDA Engineering Design Associates, P.A.  
Cambridge Professional Offices  
www.engineeringdesign.com

(609) 390-0332 • Fax (609) 390-9204 • CERTIFICATE OF AUTHORIZATION# 24062970030

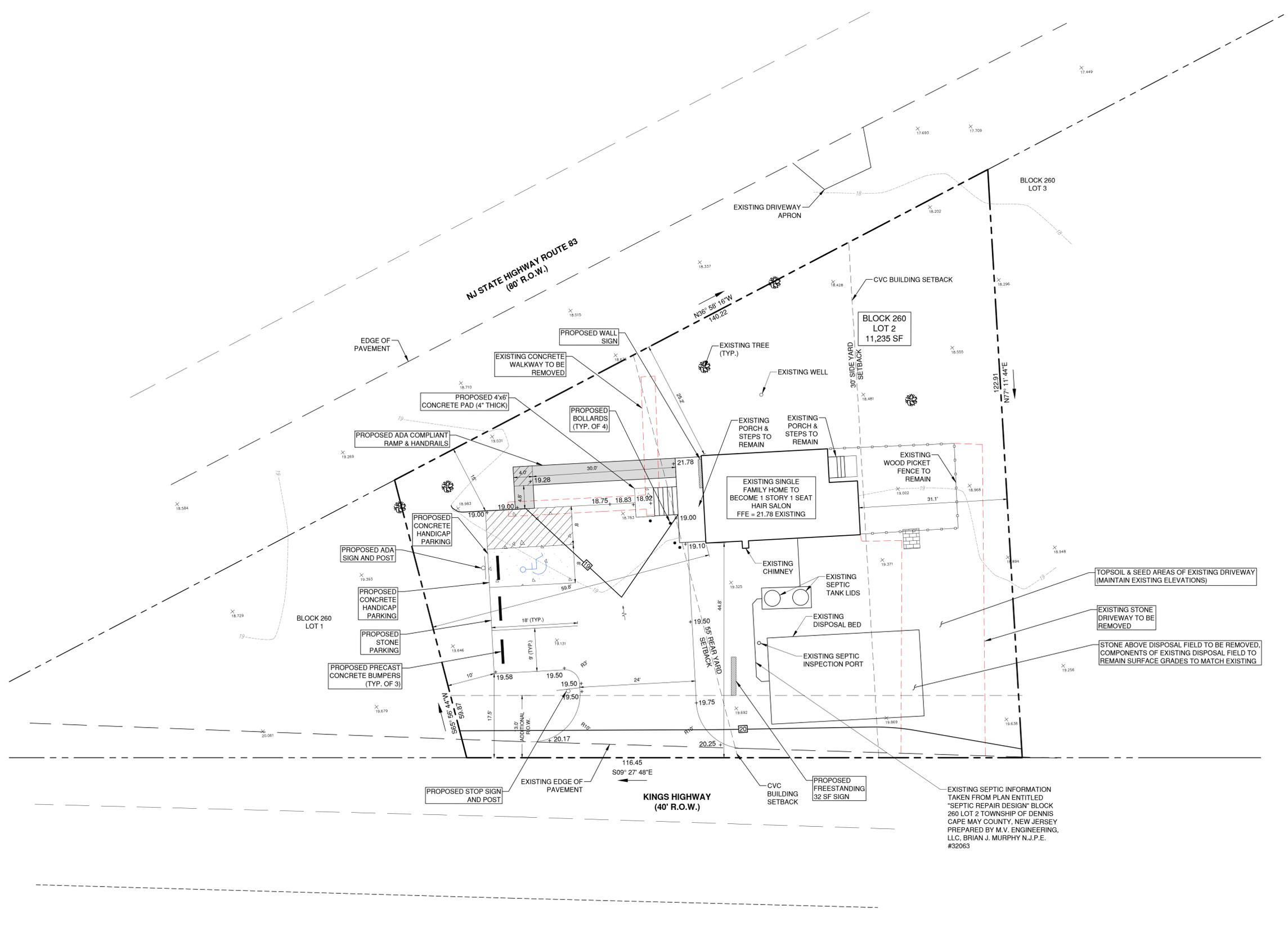
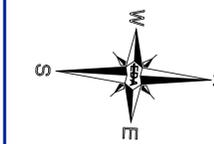
**VINCENT C. ORLANDO**  
PROFESSIONAL ENGINEER  
N.J.P.E. LIC. #32498

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REVISION	DATE	BY



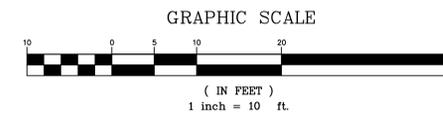
DATE: 4/22/25	DRAWN BY: B.JG
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10579	SHEET: 1 OF 6



# SITE PLAN

Existing Spot Elevation	X 18.584
Proposed Spot Elevation	+ 19.28
Existing Grade	19
Proposed Grade	20

**LEGEND**



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 BLOCK 260 LOT 2  
 DENNIS TOWNSHIP  
 CAPE MAY COUNTY, NEW JERSEY

**VINCENT C. ORLANDO**  
 PROFESSIONAL ENGINEER  
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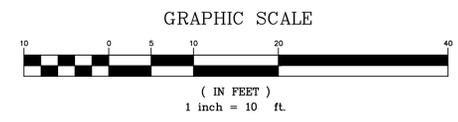
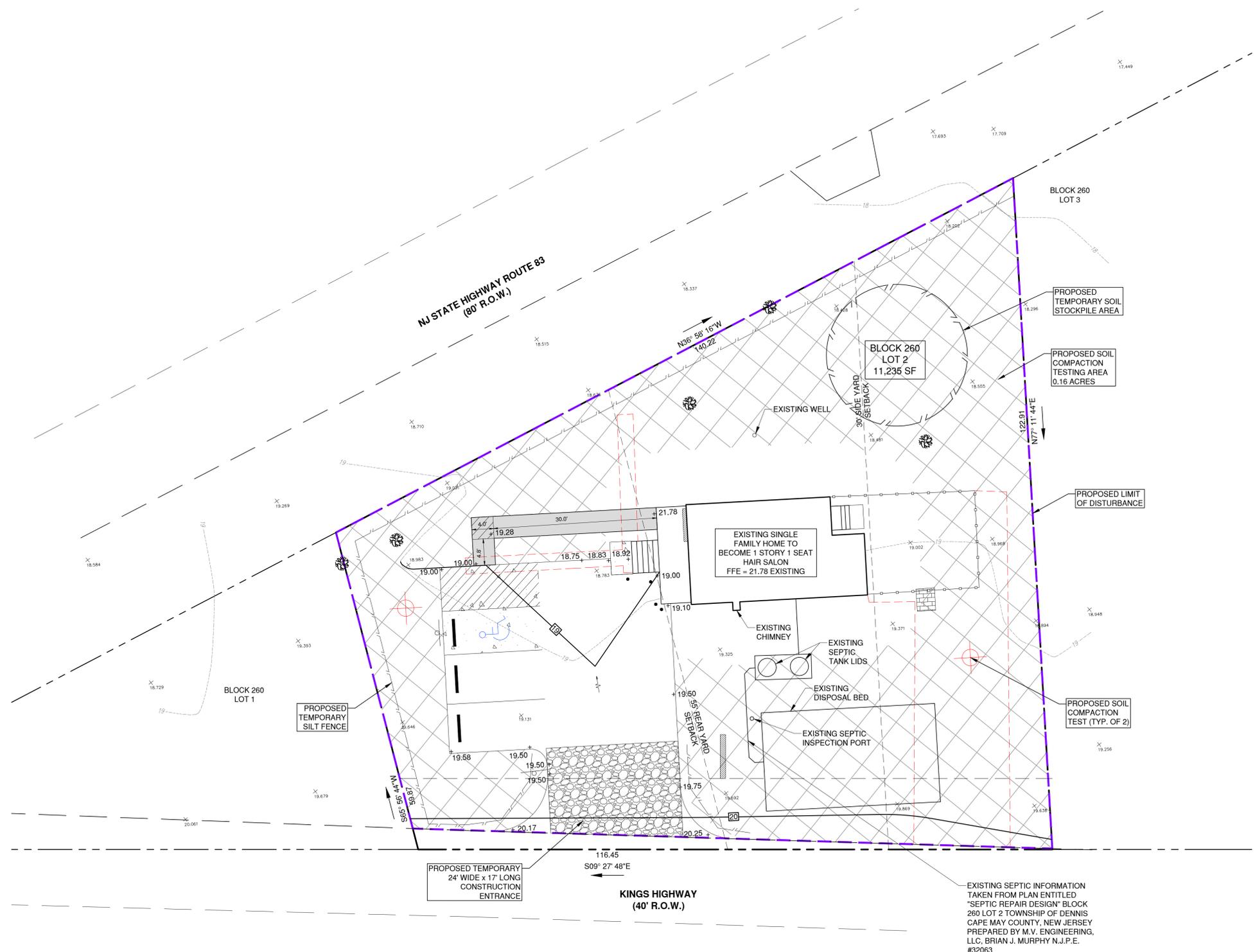
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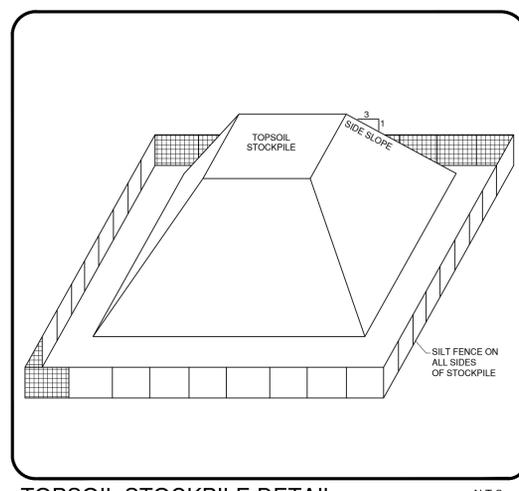
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SCALE: 1" = 10'	CHECKED BY: VCO
PROJECT #: 10579	SHEET: 2 OF 6





**LEGEND**

Existing Spot Elevation	X 18.729
Proposed Spot Elevation	19.00 +
Existing Grade	19
Proposed Grade	20
Soil Compaction Area 0.16 Acres 2 Tests Required	[Cross-hatched symbol]
Recommended Soil Compaction Test Location	[Red circle with crosshair symbol]



**Soil De-compaction and Testing Requirements**

**Soil Compaction Testing Requirements**

- Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.
- Areas of the site which are subject to compaction testing and/or mitigation are **graphically denoted** on the certified soil erosion control plan.
- Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the compaction remediation form, available from the local soil conservation district. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.
- In the event that testing indicates compaction in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the option to perform either (1) compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or (2) perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

**Compaction Testing Methods**

- Probing Wire Test (see detail)
- Hand-held Penetrometer Test (see detail)
- Tube Bulk Density Test (licensed professional engineer required)
- Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

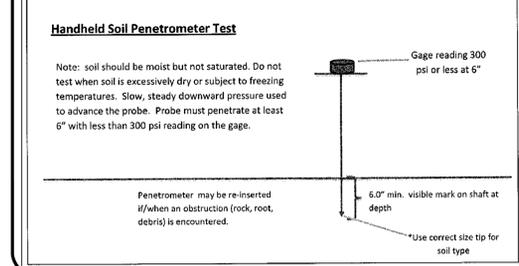
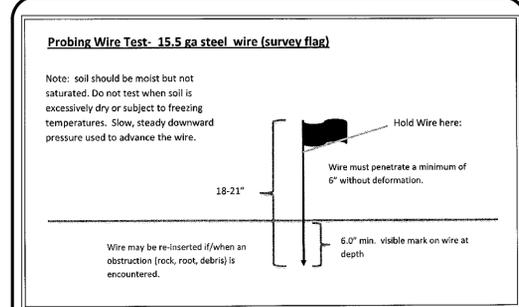
Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tilage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

**Procedures for Soil Compaction Mitigation**

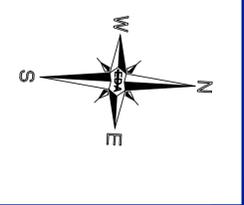
Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

Restoration of compacted soils shall be through deep scarification/tilage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

**SOIL COMPACTION TESTING REQUIRED**



**TESTING METHODS**



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**SOIL EROSION & SEDIMENT CONTROL PLAN**



