

GENERAL NOTES:

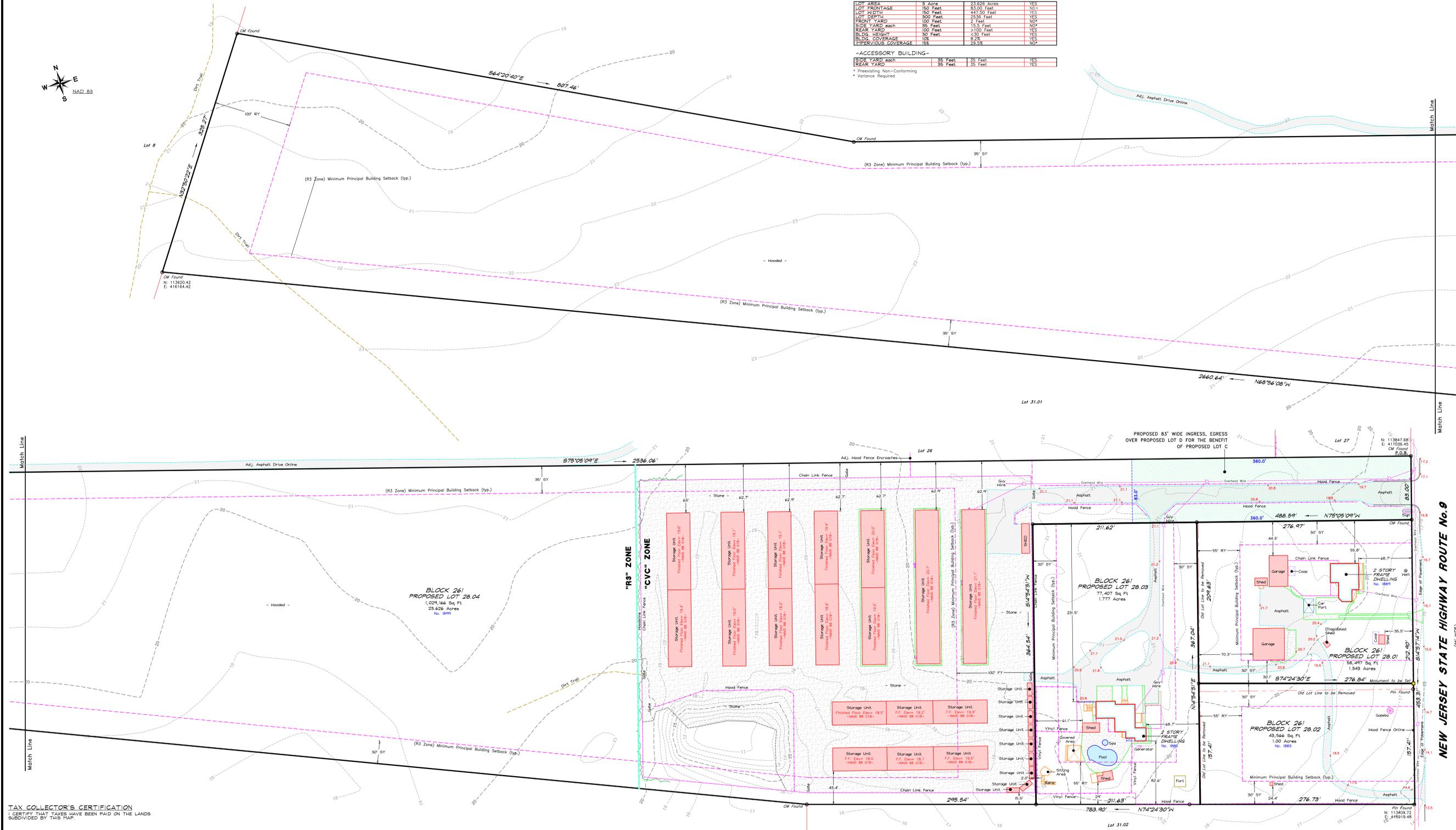
1. THE SITE IS KNOWN AS BLOCK 261, LOTS 28.02, 28.03 AND 28.04 AS ON SHEET No. 28 OF THE TAX MAP OF THE TOWNSHIP OF DENNIS.
2. THE SITE CONTAINS A TOTAL OF 27.747 Acres.
3. THE SITE IS LOCATED IN THE FOLLOWING ZONES: "CVC" (CLERMONT VILLAGE CENTER DISTRICT), "R3" (RURAL SINGLE FAMILY RESIDENTIAL DISTRICT) CAPE MAY TRIBUTARIES AND BAYS EAST OVERLAY ZONE
4. THE OWNER IS: The Stafford Family L.L.C. c/o Michael F. Stafford, 4446 Venecian Road, Cape May City, NJ 08243
5. THE APPLICANT IS: Mark McGuire, 702 PA Route 113, 2nd Floor, Souderton, PA 18944
6. BEING PROPOSED LOTS 28.02, 28.03 AND 28.04, IN BLOCK 261, AS SHOWN ON PLAN OF PROPOSED MINOR SUBDIVISION BLOCK 261, LOTS 28.04 AND 31, TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NJ, PREPARED BY GIBSON ASSOCIATES, P.A., DATED 10-13-94 AND LAST REVISED ON 4-11-96, FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON 4-14-96 AS FILED MAP No. 4978
7. MINIMUM BUILDING SETBACK LINES REFLECT CURRENT ZONING STANDARDS AND ARE NOT INTENDED AS TITLE RESTRICTIONS.
8. CAPE LAND SURVEYING, LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.
9. COORDINATES & MERIDIAN ARE IN FEET AND REFER TO NAD 1983.
10. DEED BOOK 2785, PAGE 845

ZONING SCHEDULE: "CVC"
(CLERMONT VILLAGE CENTER) DISTRICT

REQUIRED	PROPOSED LOT 28.01	CONFORMS	PROPOSED LOT 28.02	CONFORMS	PROPOSED LOT 28.03	CONFORMS
-PRINCIPAL BUILDING-						
LOT AREA	1.343 Acres	YES	1.343 Acres	YES	1.777 Acres	YES
LOT FRONTAGE	180 Feet	YES	172.41 Feet	YES	0 Feet	NO*
LOT WIDTH	180 Feet	YES	172.41 Feet	YES	211.63 Feet	YES
LOT DEPTH	200 Feet	YES	276.23 Feet	YES	364.54 Feet	YES
FRONT YARD	0-5 Feet	YES	8 Feet	YES	231.5 Feet	YES
SIDE YARD each	30 Feet	YES	30 Feet	YES	61.1 Feet	YES
REAR YARD	35 Feet	YES	50 Feet	YES	82.6 Feet	YES
BLDG. HEIGHT	35 Feet	YES	30 Feet	YES	23.6 Feet	YES
BLDG. COVERAGE	35%	YES	35%	YES	38%	YES
IMPERVIOUS COVERAGE	21.5%	YES	20%	YES	22.6%	YES
-ACCESSORY BUILDING-						
SIDE YARD each	5 Feet	YES	24.4 Feet	YES	61.1 Feet	YES
REAR YARD	5 Feet	YES	103.8 Feet	YES	29 Feet	YES

ZONING SCHEDULE: "R3"
(RURAL SINGLE FAMILY RESIDENTIAL) DISTRICT

REQUIRED	PROPOSED LOT 28.04	CONFORMS
-PRINCIPAL BUILDING-		
LOT AREA	3 Acres	YES
LOT FRONTAGE	150 Feet	NO*
LOT WIDTH	150 Feet	YES
LOT DEPTH	300 Feet	YES
FRONT YARD	2 Feet	NO*
SIDE YARD each	35 Feet	NO*
REAR YARD	100 Feet	YES
BLDG. HEIGHT	30 Feet	YES
BLDG. COVERAGE	8.2%	YES
IMPERVIOUS COVERAGE	13%	NO*
-ACCESSORY BUILDING-		
SIDE YARD each	35 Feet	YES
REAR YARD	35 Feet	YES



TAX COLLECTOR'S CERTIFICATION
I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS MAP.

TAX COLLECTOR _____ DATE _____

MUNICIPAL PLANNING BOARD APPROVAL
PURSUANT TO THE MUNICIPAL LAND USE LAW (1975) OF THE STATE OF NEW JERSEY, AND THE LAND SUBDIVISION AND DEVELOPMENT ORDINANCE, THIS PLAN IS APPROVED BY THE PLANNING BOARD OF THE SAID MUNICIPALITY.

CHAIRMAN _____
SECRETARY _____
MUNICIPAL CLERK _____

OWNER'S CERTIFICATION
IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

OWNER _____ DATE _____
The Stafford Family L.L.C.
c/o Michael F. Stafford
4446 Venecian Road
Cape May City, NJ 08243

MUNICIPAL ENGINEER'S CERTIFICATION
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

MUNICIPAL ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY DATED 6-28-25 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS AS PROPLICATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLES WITH THE PROVISIONS OF THE MAP FILING LAW, AND THAT THE OUTBOUND MONUMENTS AS SHOWN HAVE BEEN FOUND OR SET.

GEORGE SWENSEN, PLS. DATE _____
NJ LIC. NO. G84346

George Swensen
GEORGE SWENSEN
PROFESSIONAL LAND SURVEYOR
NJ LICENSE G84346

SCALE: 1" = 50'
DATE: 10-9-25
DRAWN BY: DF
PROJ. NO: 17726

PLAN OF MINOR SUBDIVISION
SITUATE IN
BLOCK 261
LOTS 28.02, 28.03 & 28.04
TOWNSHIP OF DENNIS
CAPE MAY COUNTY, NJ

CAPE LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700
PHONE : (609) 390-9618 EMAIL : OFFICE@CAPESURVEY.COM
OCEAN VIEW, NEW JERSEY 08226
COASTAL SURVEYING, LLC

REVISIONS

SHEET: 1
OF: 1