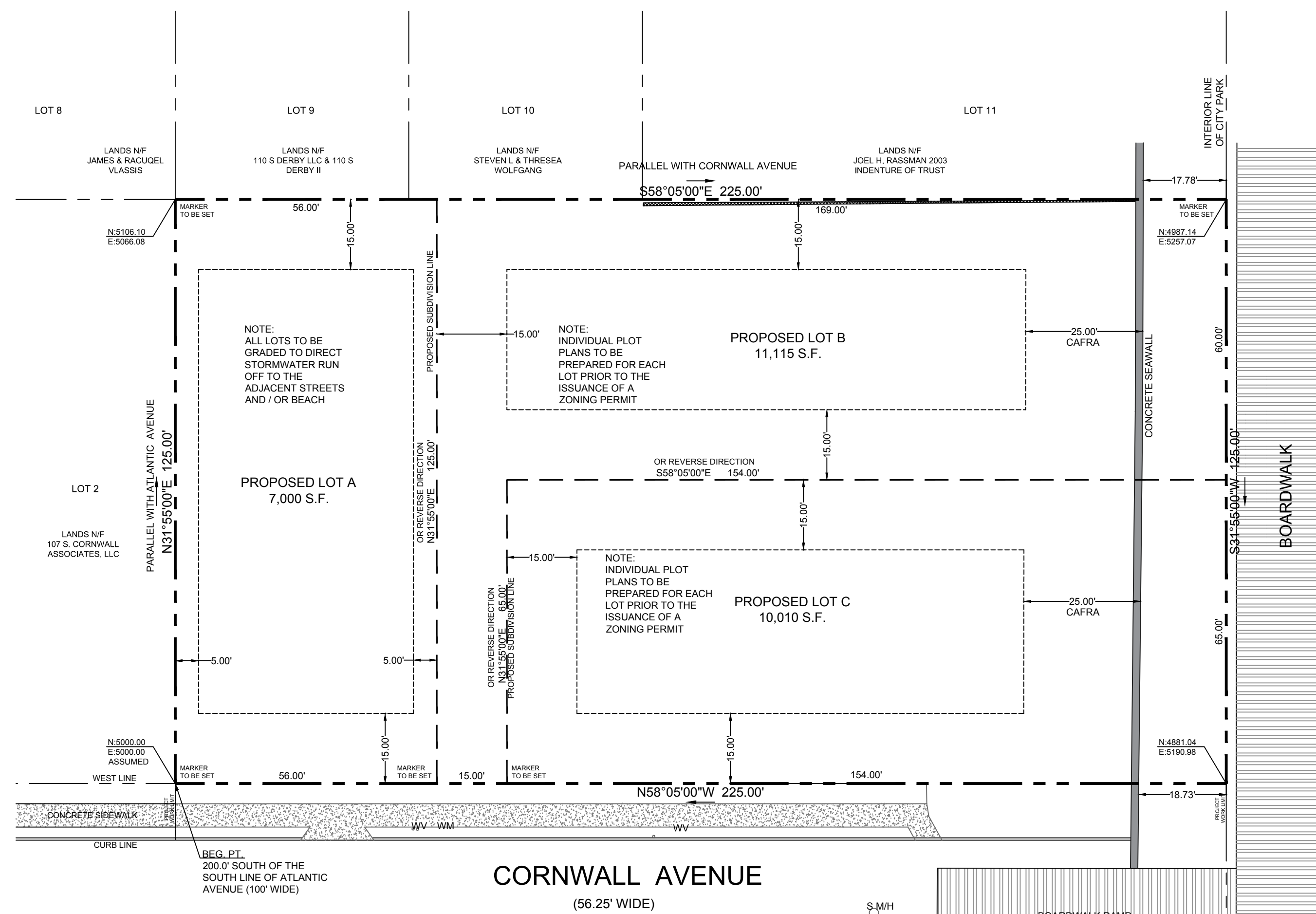


EXISTING CONDITIONS
SCALE 1" = 30'



CORNWALL AVENUE
(56.25' WIDE)

GENERAL NOTES

- OWNER & APPLICANT
111 S. CORNWALL ASSOCIATES, LLC
C/O ERIC GOLDSTEIN, ESQ.
4030 OCEAN HEIGHTS AVENUE
EGG HARBOR TWP., NEW JERSEY 08234
- PROPERTY INFORMATION
111 S. CORNWALL AVENUE
VENTNOR, NEW JERSEY 08406
- AREA = 28,125 S.F.
ZONING = R-1 DISTRICT
EXISTING USE = SINGLE FAMILY
FLOOD ZONE = ZONE AE (BASE EL. 10) PRELIMINARY FIRM
- I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10-22-19 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET. I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.
- IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY 111 S. CORNWALL ASSOCIATES, LLC, AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.
- 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 THERETO.
- THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 c.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH AND NAMES BY THE PROPER AUTHORITY.

ZONING SCHEDULE (R-1 ZONE)

ITEM	REQUIRED	PROPOSED LOT A	STATUS	PROPOSED LOT B	STATUS	PROPOSED LOT C	STATUS
LOT AREA	6,250 SF. (N/S STREET) 10,000 SF. (OCEANFRONT)	7,000 SF.	C	11,115 SF.	C	10,010 SF.	C
LOT WIDTH (MIN.)	50 FT. (N/S STREET) 80 FT. (OCEANFRONT) 50 FT. (CORNWALL)	56 FT.	C	60 FT. 15 FT.	V	65 FT.	V
LOT DEPTH	125 FT. (N/S STREET) 125 FT. (OCEANFRONT)	125 FT.	C	154 FT. MIN.	C	154 FT.	C
PRINCIPAL SETBACKS							
FRONT YARD	15 FT.	15 FT.	C	15 FT.	C	15 FT.	C
SIDE YARD	5 FT.	C	C	15 FT.	C	15 FT.	C
REAR YARD	15 FT.	15 FT.	C	15 FT.	N/A	N/A	C
COVERAGE							
BUILDING	35%	35%	C	35%	C	35%	C
LOT	60%	60%	C	60%	C	60%	C

LEGEND:
C - CONFORMING
ENC - EXISTING NON-CONFORMING
V - VARIANCE
N/A - NOT APPLICABLE

SURVEY REFERENCES

- VENTNOR CITY TAX MAP SHEET NO. 4.
- DEED FILED IN THE ATLANTIC COUNTY CLERKS OFFICE AS INSTRUMENT NO. 2010062077.

ELEVATION LEGEND
X.XX" = EXISTING SPOT ELEVATION NAV88 DATUM
X.XX" BC = EXISTING BOTTOM OF CURB ELEVATION
X.XX" TC = EXISTING TOP OF CURB ELEVATION

APPROVALS:

BOARD ENGINEER _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

MUNICIPAL CLERK _____ DATE _____

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
<input type="checkbox"/> SUBDIVISION REVIEW			
<input type="checkbox"/> SITE PLAN REVIEW			
DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED	FILE NO.	
	YES <input type="checkbox"/> NO <input type="checkbox"/>		
COUNTY PLANNING BOARD	FINDINGS	DATE OF ACTION	SIGNATURE
	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS		

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c.248, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 246A2801300

Arthur W. Ponzio, Jr.

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SUBDIVISION PLAN
BLOCK 19 LOT 1
VENTNOR CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 20'
DATE: 02-02-21

BY: WJP
PROJ. NO.: 31493

SHEET NO.
C-2
SHEET 2 of 2