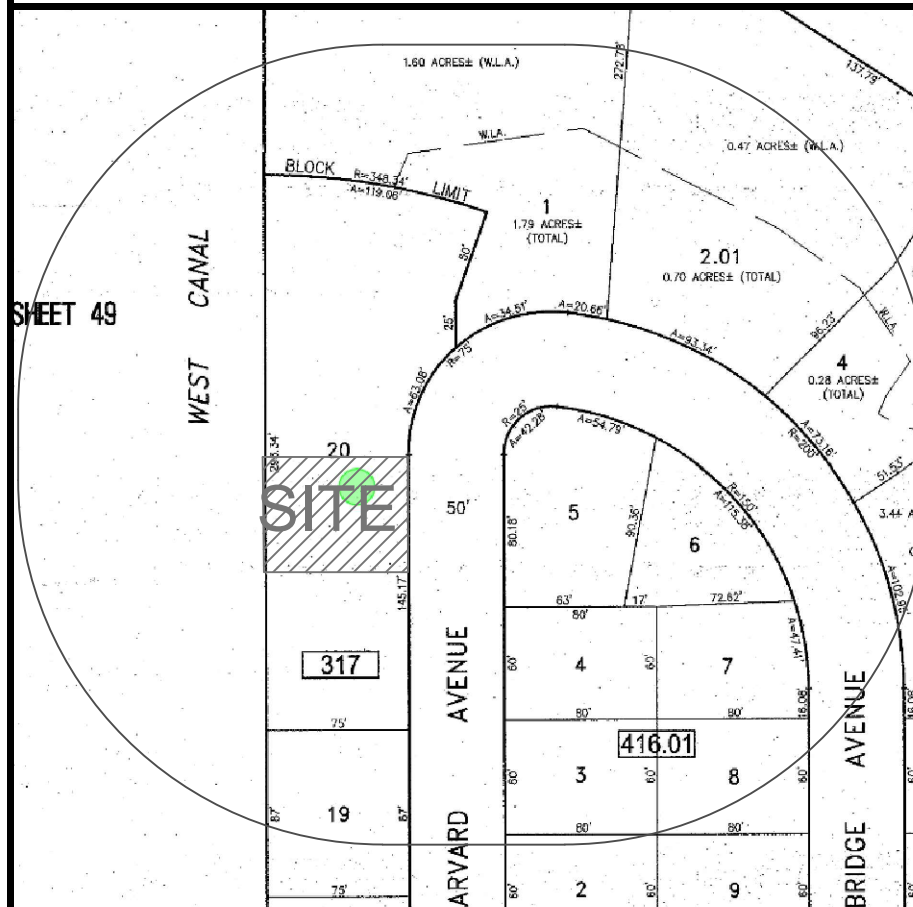




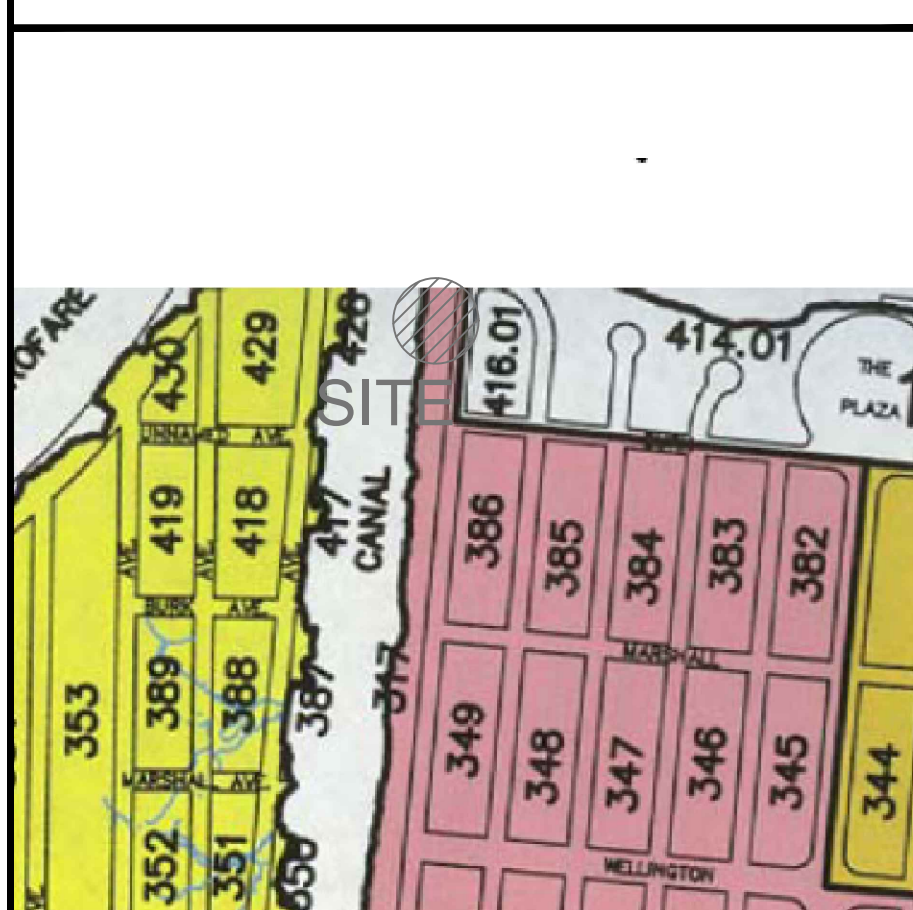
P/O USGS QUAD MAP - ATLANTIC CITY



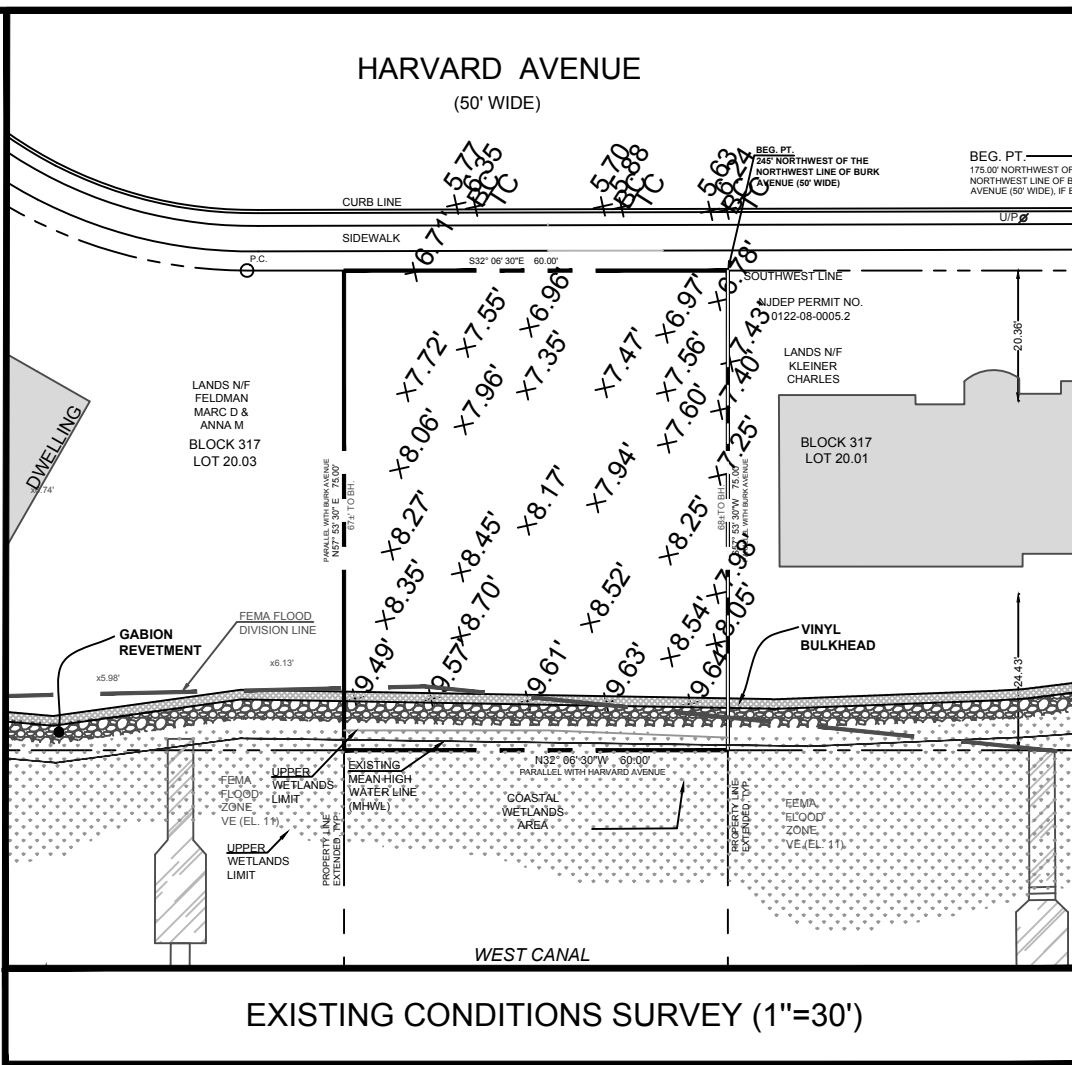
P/O FEMA PRELIMINARY FLOOD MAP



P/O VENTNOR CITY TAX MAP - SHEET NO. 64



P/O VENTNOR CITY ZONING MAP (RSF-2 DISTRICT)



EXISTING CONDITIONS SURVEY (1"=30')

FLOOD HAZARD AREA NOTES

1. THE PROPOSED PROJECT IS LOCATED WITHIN COASTAL A ZONE AND IS DESIGNED IN ACCORDANCE WITH FEMA V-ZONE CONSTRUCTION STANDARDS. THE BOTTOM OF THE LOWEST HORIZONTAL MEMBER FOR THE PROPOSED DWELLING IS 14.0'.
2. THE PROPOSED DWELLING WITHIN THE LIMIT OF MODERATE WAVE ACTION WILL BE CONSTRUCTED ON AN OPEN FOUNDATION SUCH AS PILING OR PIERS.
3. THE PROPOSED DECK AT THE BULKHEAD WILL BE CONSTRUCTED STRUCTURALLY INDEPENDENT OF THE DWELLING AND IS DESIGNED TO NOT OBSTRUCT FLOW IN ACCORDANCE WITH FEMA TECHNICAL FACT SHEET #8.2.
4. THE PROPOSED POOL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEMA TECHNICAL FACT SHEET #8.2.
5. ALL PROPOSED ENCLOSURES WITHIN THE LIMIT OF MODERATE WAVE ACTION LINE ARE DESIGNED WITH BREAKAWAY WALLS IN ACCORDANCE WITH THE FEMA "FREE OF OBSTRUCTION" TECHNICAL BULLETIN #5.

DEPTH SOUNDING NOTES

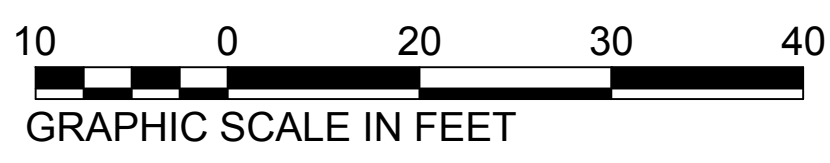
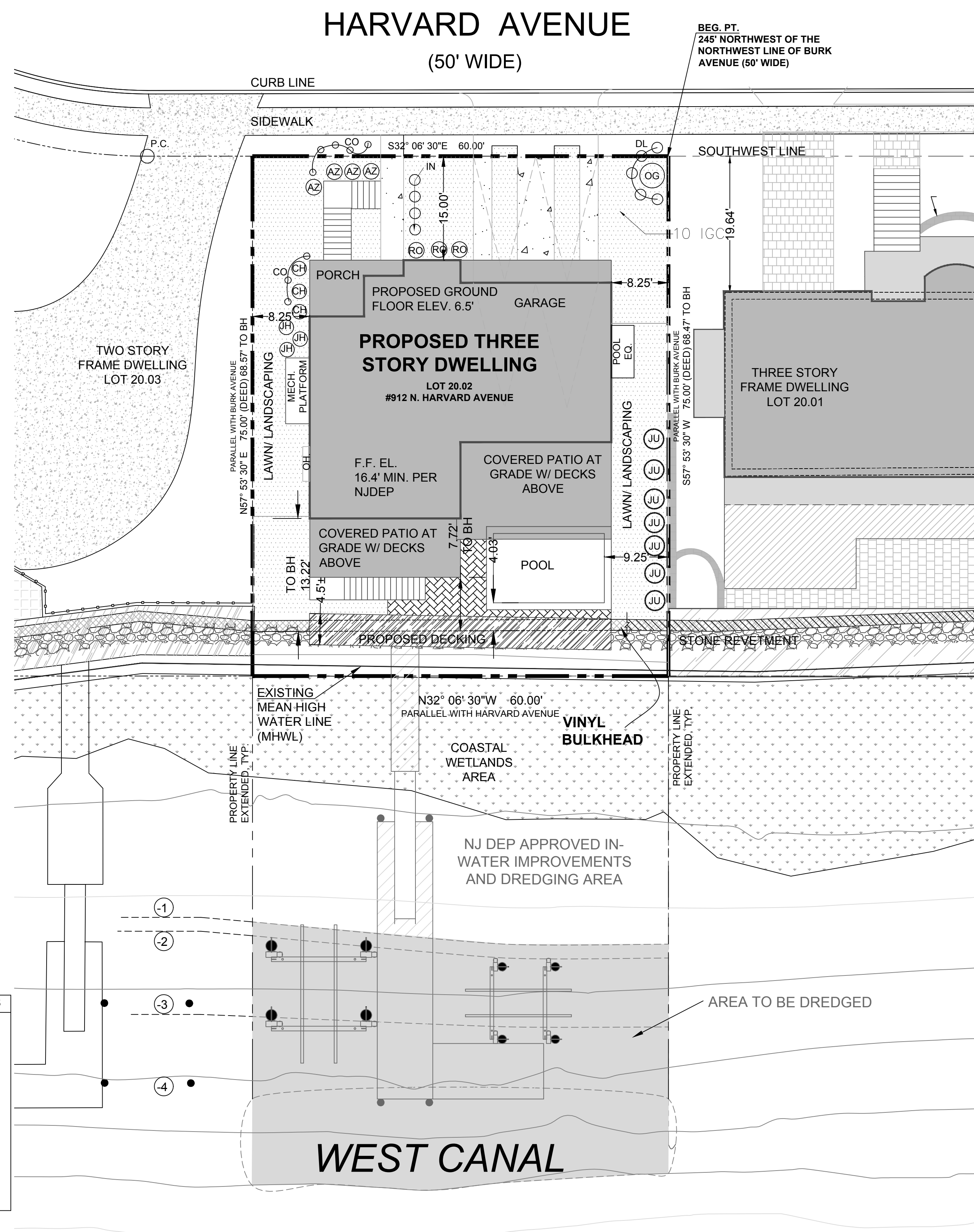
1. CONTOURS SHOWN ON PLAN REFERENCE MEAN LOW WATER.
2. ALL NUMBERS SHOWN ON PLAN ROUNDED TO NEAREST WHOLE NUMBER.
3. DEPTH SOUNDINGS WERE COLLECTED VIA SINGLE BEAM SONAR OPERATING AT A FREQUENCY OF 200KHZ ALONG SURVEY TRACK LINES.
4. HORIZONTAL AND VERTICAL LOCATION WAS COLLECTED RTK GPS REFERENCING A PRIVATE BASE STATION LOCATED IN PLEASANTVILLE, NJ.
5. DEPTH SOUNDINGS COLLECTED ON 12-15-20.

NOTE: LOT AREA IS CALCULATED TO BULKHEAD

ZONING SCHEDULE (RSF-2 DISTRICT)

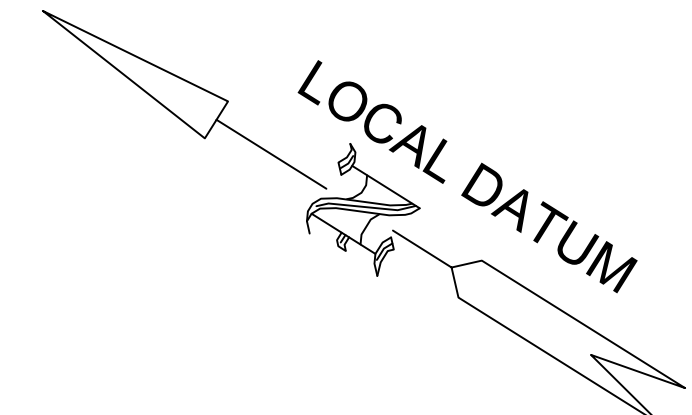
ITEM	REQUIRED	EXISTING	STATUS	PROPOSED	STATUS
LOT AREA	4,800 SF.	4,112 SF	ENC	4,112 SF.	ENC
LOT WIDTH (MIN.)	60 FT	60 FT	C	60 FT	C
LOT DEPTH	80 FT	68.57/68.47 FT	ENC	68.57/ 68.47 FT	ENC
PRINCIPAL SETBACKS					
FRONT YARD	20 FT.	N/A	C	15 FT.	V
SIDE YARD	8 FT.	N/A	C	8.25 FT.	C
REAR YARD	15 FT.	N/A	C	13.22/ 7.22 FT	V
POOL	6 FT.	N/A	C	4 FT	V
COVERAGE					
BUILDING	40%	N/A	C	41.5%	V
LOT	65%	N/A	C	65%	C
SHRUBS	30	N/A	C	36	C
ROOF HEIGHT	35 FT MAX.	N/A	C	34.9 FT	C

LEGEND:
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE
 N/A - NOT APPLICABLE
 NOTE: LOT IS CURRENTLY VACANT



HARVARD AVENUE (50' WIDE)

BEG. PT. 245' NORTHWEST OF THE NORTHWEST LINE OF BURK AVENUE (60' WIDE)



APPLICATION NOTES

1. OWNER / APPLICANT:
THADDEUS H. KANIGOWSKI III & BARBARA L. KANIGOWSKI
33 STEPHEN DRIVE
GLEN MILLS, PA 19342
 2. PROPERTY INFORMATION:
#912 N. HARVARD AVENUE
VENTNOR CITY, NJ 08406
 3. UPLAND AREA = 4,112 SF ±
ZONING = RSF-2 DISTRICT
EXISTING USE = VACANT LAND
FEMA FLOOD ZONE = AE EL. 9' "COASTAL"
 4. PROPERTY SURVEY:
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.
 5. INTENT OF APPLICANT:
CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING, SWIMMING POOL AND OTHER ASSOCIATED IMPROVEMENTS. PROJECT ALSO INCLUDES A NEW FIXED & FLOATING PIER WITH RECREATIONAL BOAT MOORINGS AND MECHANICAL LIFT ALREADY APPROVED BY NJDEP
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

PLANT SCHEDULE

COMMON NAME	ABR	QUANTITY
AZALAEA	AZ	4
CHINESE HOLLY	CH	3
COTONEASTER	CO	8
DAY LILY	DL	5
INKBERRY	IN	4
JAPANESE HOLLY	JH	3
JUNIPER	JU	7
ORNAMENTAL GRASS	OG	1
ROSE BUSH	RO	3

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 YES <input type="checkbox"/> NO <input type="checkbox"/>	FILE NO.	
COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

APPROVALS:

BOARD ENGINEER _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

BOARD CHAIRPERSON _____ DATE _____

BOARD SECRETARY _____ DATE _____

MUNICIPAL CLERK _____ DATE _____

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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 7/2/18 AS P.L. 1948, c.248, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO. & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
 PHONE: 609-344-9194 FAX: 609-344-1584
 NEW JERSEY STATE AUTH. NO.: 24GA28001300

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33L100267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

VARIANCE PLAN
 BLOCK 317 LOT 20.02
 VENTNOR CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 10'
 DATE: 12-28-2021
 BY: WER
 PROJ. NO.: 36243