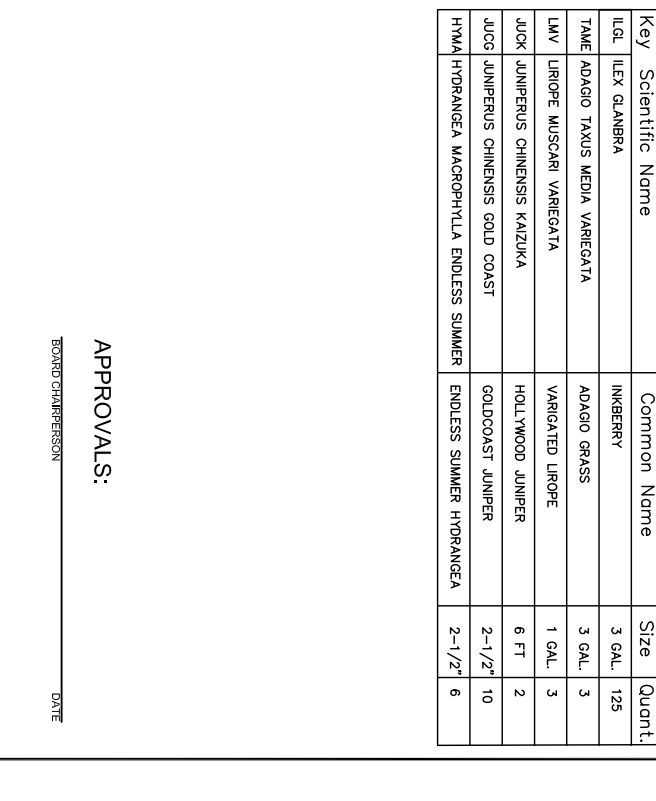


ZONING SCHEDULE (R1 DISTRICT)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	6900 SF	9900 SF	C
LOT WIDTH	60 FT	120 FT	C
LOT DEPTH	115 FT	82.50 FT	ENC
PRINCIPAL SETBACKS	15 FT	9.6 FT	C
REAR YARD	15 FT	51.69/1 FT	C
ACCESSORY	432 SF	440/440 SF	V
AREA	5 FT	5 FT	C
SIDE YARD	5 FT	5 FT	C
REAR YARD	15 FT	19/15 FT	C
HEIGHT	15 FT	15 FT	C
COVERAGE	35%	34%	C
BUILDING	60%	60%	C
BLDG. HT.	35 FT	35 FT	C
PARKING	3 SPACES	3 SPACES	C

LEGEND:
 C - CONFORMING
 ENC - EXISTING NON-CONFORMING
 V - VARIANCE



Proposed Plant Schedule

Key	Scientific Name	Common Name	Size	Quant.
ILGL	ILEX GLABRA	INKBERRY	3 GAL.	125
TAME	ADAGIO TAXUS MEDIA VAREGATA	ADAGIO GRASS	3 GAL.	3
LWJ	LIBIOPE MUSCARI VAREGATA	VAREGATED LILOPE	1 GAL.	3
JLCK	JUNIPERUS CHINENSIS KAZUKA	HOLLYWOOD JUNIPER	6 FT	2
JLUG	JUNIPERUS CHINENSIS GOLD COAST	GOLDCOAST JUNIPER	2-1/2"	10
HVMA	HYDRANGEA MACROPHYLLA ENDLESS SUMMER	ENDLESS SUMMER HYDRANGEA	2-1/2"	6

GENERAL LANDSCAPING NOTES

- ALL TREES SHALL BE CERTIFIED AS NURSERY-GROWN, FREE OF PESTS AND DISEASES AND SHALL HAVE A BRANCHING STRUCTURE WHICH IS TRUE TO THAT SPECIES.
- NO STREET TREE SHALL BE PLANTED UNDERNETH UTILITY LINES OTHER THAN THOSE SPECIES WHICH ARE SPECIFICALLY PERMITTED BY THIS CHAPTER.
- THE TOWNSHIP PLANNER SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY STREET TREE INSTALLATION.
- NO SHADE TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A SEWER LINE.
- THE SURVIVAL OF ALL PLANT MATERIAL SHALL BE GUARANTEED FOR PERIOD OF 1 YEAR OR ONE GROWING SEASON.
- ALL DISTURBED AREAS TO BE SEEDED, SOODED OR MULCHED.
- IRRIGATION PLAN TO BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.
- ANY PLANTS THAT ARE TO BE IN THE SIGHT TRIANGLE WILL HAVE MATURE HEIGHTS OF NOT MORE THAN 2 FEET. ALL TREES AND BRANCHED SHOULD HAVE A HEIGHT OF SIX FEET OR GREATER.
- IN ACCORDANCE WITH § 94-224 (10) AN IRRIGATION SYSTEM WILL BE INSTALLED. DESIGN TO BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.

APPROVALS:

BOARD CHAIRPERSON: _____ DATE: _____

BOARD SECRETARY: _____ DATE: _____

MUNICIPAL CLERK: _____ DATE: _____

CITY ENGINEER: _____ DATE: _____

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

DATE RECEIVED	REVISIONS	DATE OF SUBMITTAL	FILE NO.

CONCEPTUAL SITE PLAN
 BLOCK 114 LOT 2
 CITY OF VENTNOR
 ATLANTIC COUNTY
 NEW JERSEY
 BY: N. ZIRINIKAS
 PROJ. NO.: 30225

AWP
 ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 SURVEYORS, PLANNERS, ENGINEERS
 400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
 PHONE: 609-344-1194 FAX: 609-344-1194
 NEW JERSEY STATE AUTH. NO.: 246A8001300

AWP
 ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYOR, N.J. NO. 5582914

CONCEPTUAL SITE PLAN
 BLOCK 114 LOT 2
 CITY OF VENTNOR
 ATLANTIC COUNTY
 NEW JERSEY
 SCALE: 1" = 10'
 DATE: 12/26/19

GRAPHIC SCALE IN FEET

10 0 10 20 30