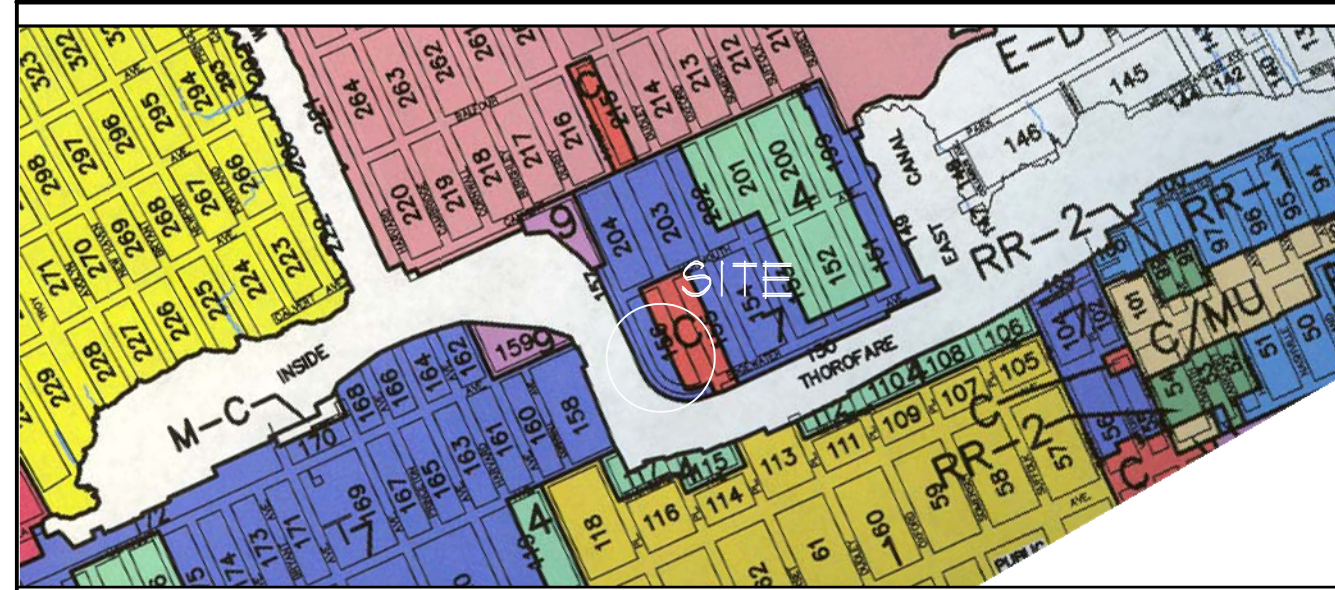
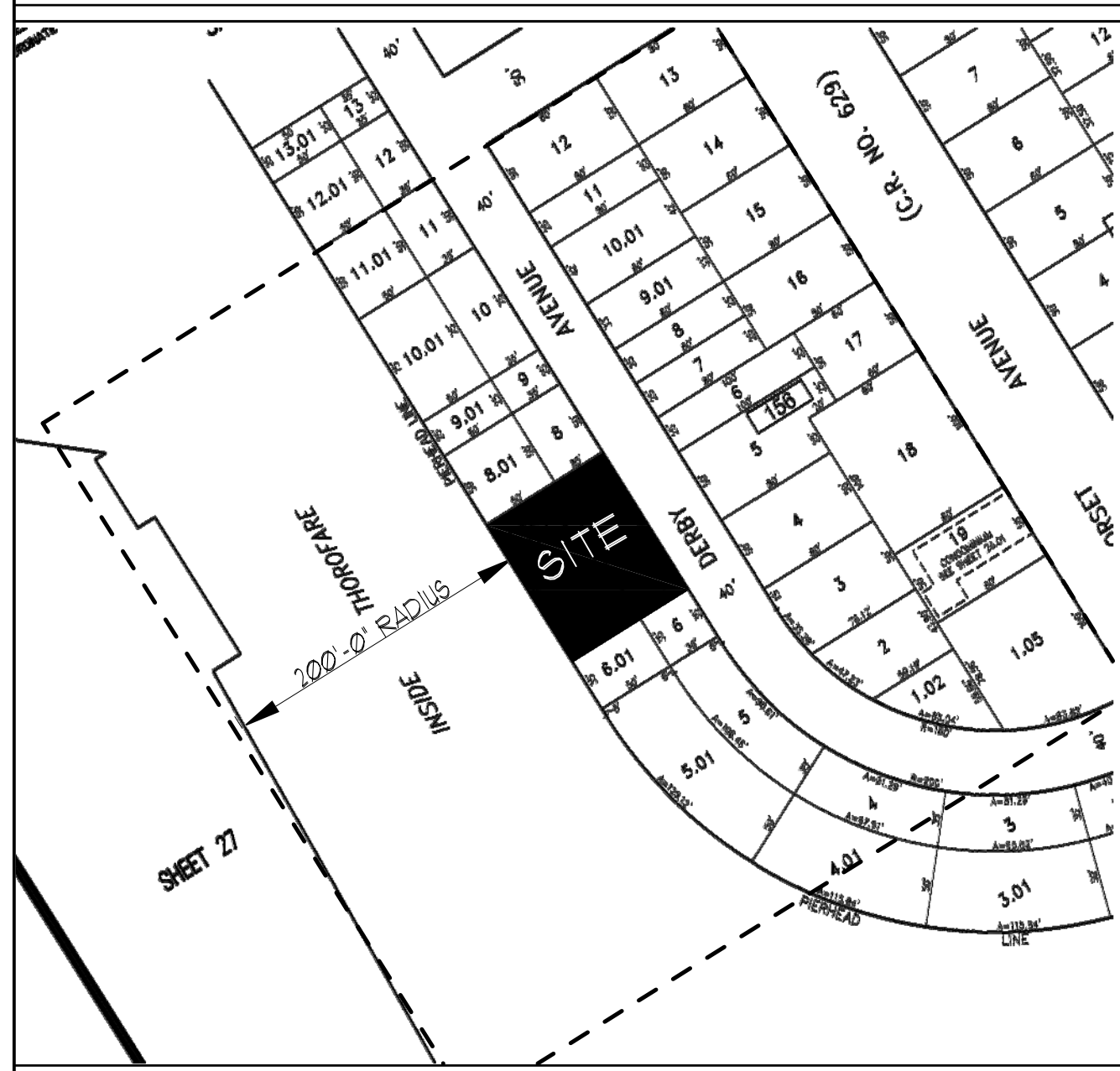




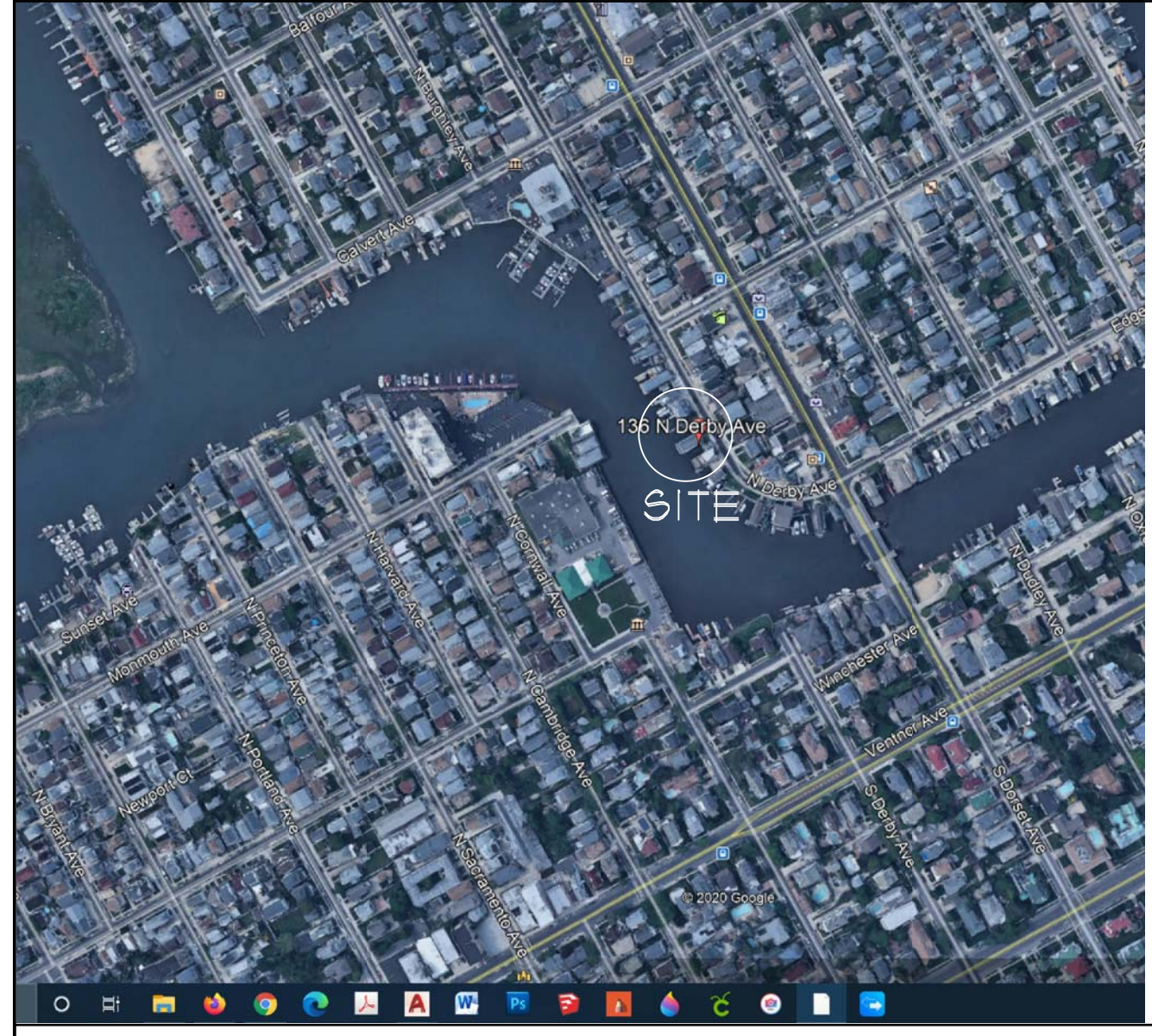
U.S.G.S. MAP 1" = 1000'



ZONING MAP 1" = 500'



TAX MAP 1" = 100'



AERIAL MAP 1" = 300'

NOTE: NO WETLANDS & CAFRA PERMIT IS PENDING

# CHOWNS RESIDENCE

## 136 North Derby Avenue



N. DERBY AVENUE ELEVATION

12/22/2020	ZONING COMPLIANCE			R-7
ZONING STANDARD	REQUIRED/ PERMITTED	EXISTING CONDITIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
USE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	NO
MINIMUM LOT AREA	2,000 SF	3,530 SF	3,530 SF	NO
MINIMUM LOT WIDTH	32'	100'	100'	NO
MINIMUM BUILDING SETBACKS				
FRONT-BUILDING	12'	19.30'	12'	NO
SIDE	4'	25.44'	25.2'	NO
SIDE-AGGREGATE	8'	75.57'	75.5'	NO
REAR-BUILDING	12'	0'	0'	YES
MINIMUM LOT DEPTH	62.5'	51.34'	51.34'	ENC
MAXIMUM BUILDING HEIGHT				
PITCHED	35' from ZFE (BFE +3)	34.6' from ZFE	34.3' from ZFE	NO
MAXIMUM BUILDING COVERAGE	55%	229 SF, 6.5%	412 SF, 11.7%	NO
MAXIMUM LOT COVERAGE	75%	72%, 2,548.25 SF	69.0%, 2,418 SF	NO

136 NORTH DERBY AVENUE VENTNOR, NJ  
ALL CALCULATIONS UTILIZE AREA LANDWARD OF BULKHEAD

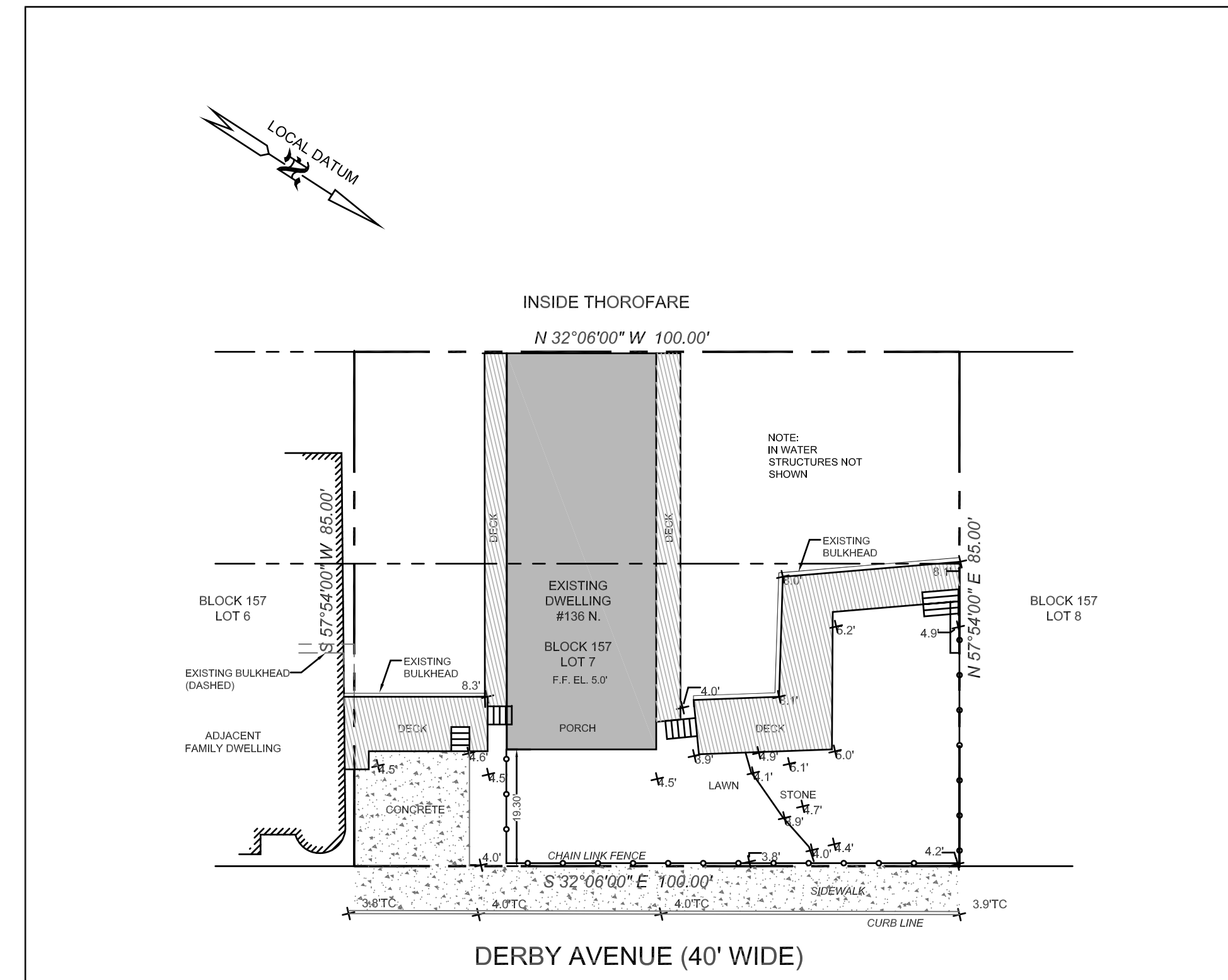
APPLICANT / OWNER  
HEATHER CHOWNS  
136 NORTH DERBY ROAD  
VENTNOR NJ 08406  
NOTES:  
1. EXISTING BUILDING TO BE DEMOLISHED

**SIGNATURES**

PLANNING BOARD CHAIRMAN \_\_\_\_\_

PLANNING BOARD SECRETARY \_\_\_\_\_

BOARD ENGINEER \_\_\_\_\_



NOTE:  
ELEVATIONS SHOWN  
REFERENCE NAVD 1988

**PROPERTY SURVEY**  
VENTNOR CITY  
BLOCK 157 LOT 7  
ATLANTIC COUNTY, NEW JERSEY

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 6,500 S.F. TOTAL.
- PERMANENT MARKERS HAVE NOTE BEEN SET.
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

**ARTHUR W. PONZIO CO. & ASSOCIATES**  
SURVEYING-ENGINEERING-PLANNING  
400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8194 FAX (609) 344-1594  
NEW JERSEY AUTH. NO.: 24GA28001300

**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33L100267600  
PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

DATE: 10-22-20  
SCALE: 1" = 20'  
DRAWN BY: WJP  
PROJECT NO.: 35134

EXISTING CONDITIONS

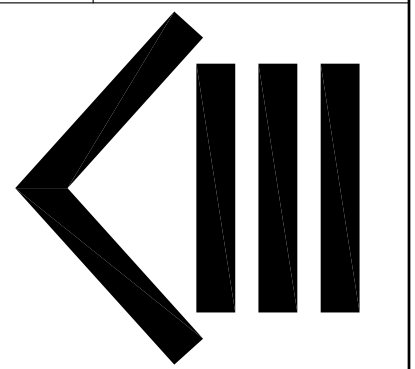
CHOWNS RESIDENCE  
136 N DERBY AVENUE  
LOT: 7 BLOCK: 157  
VENTNOR, NEW JERSEY

PLANNING BOARD DOCUMENT

PE, PP, RA

GEORGE WRAY THOMAS  
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Professional Engineer

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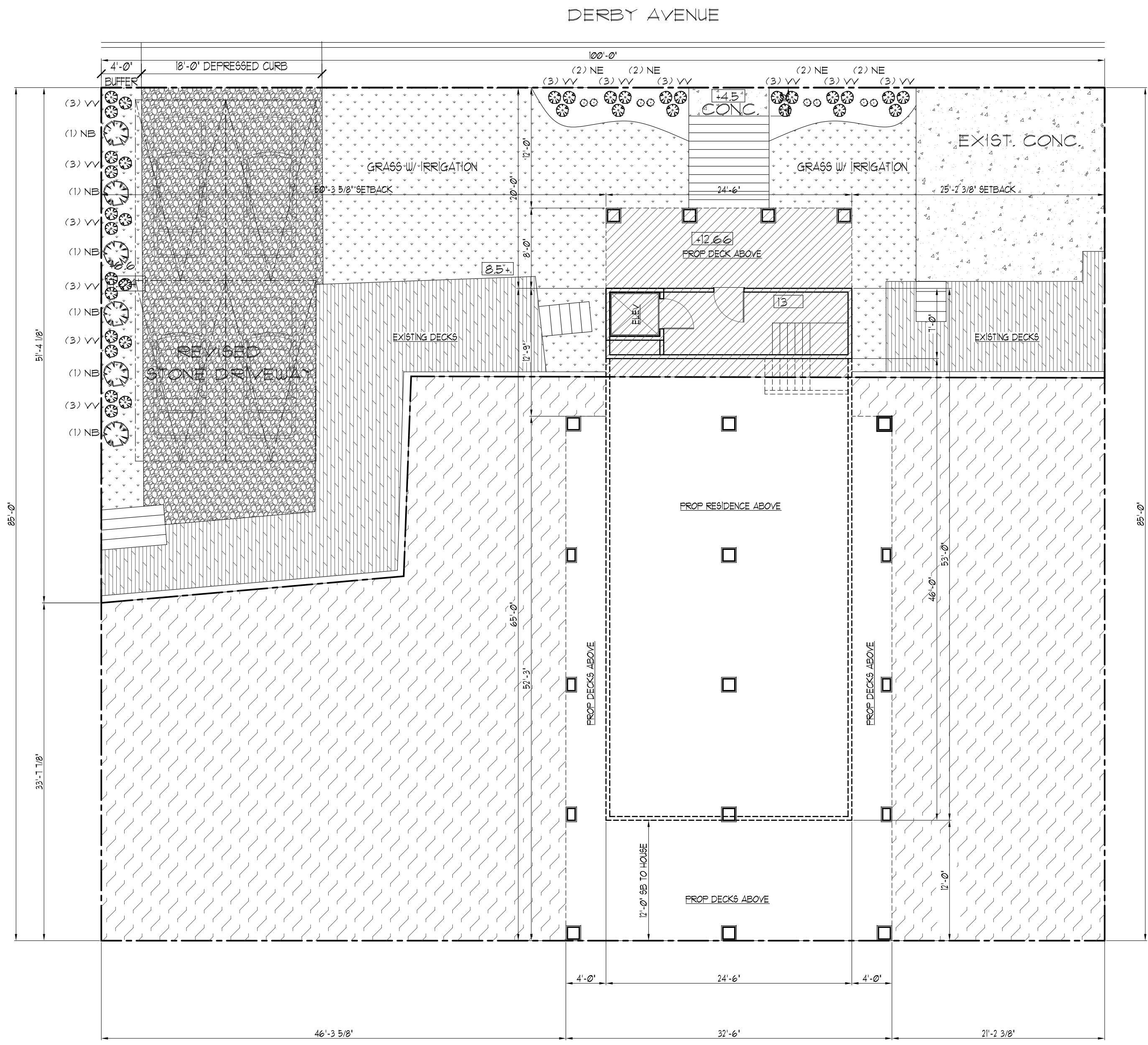


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LOT 7 BLOCK 151  
 LOT AREA UPLAND = 3,530 SF  
 BLDG. AREA PROP. = 412 SF = 11.7%  
 IMPER. LOT COV PROP. = 1,235 SF = 35%  
 IMPER. LOT COV. ALLOWED = 2,418 SF = 69%  
 RIDGE ELEV. = +46.25'  
 1ST FL. = +13'  
 BFE = +9'  
 PROPOSED STRUCTURE TO HAVE GUTTERS AND DN SPOUTS



PLOT PLAN  
 PROPOSED CONDITIONS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	ROOT GAL.	NOTES
AH	ILEX OPACA	AMERICAN HOLLY		5'-6"	B/B	
RS	PINUS STYRENSIS	SCOTCH PINE		8'-10"	5	
LP	ACER FRAXEOPOLYANTHUS	SYCAMORE PINE		13'-15"	B/B	2 1/2'-3'
JH	JUNIPERUS HORIZONTALIS WILTONI	BLUE RUG JUNIPER		18'-24"	5	
BP	TRINUS MARTINA	BEACH PLUM		18'-24"	5	
BH	CALUNA VULGARIS	BEACH HEATHER		18'-24"	5	
NB	MYRTICA PENNSYLVANIA	NORTHERN BAYBERRY	6	18'-24"	5	
NC	JUNIPERUS VIRGINIANA	KEP CEDAR		6'-8"	B/B	
TF	YUCCA FILAMENTOSA	AGAVE NEEDLE		2'-3"	5	
NE	A. NOVAE-ANGLIAE	NEW ENGLAND ASTER	8	2'-3"	5	
TB	ANTHROPHILLIS BREVILIGULATA	AMERICAN BEACH GRASS		2 YR	1/2	
VV	HOLCUS LANATUS VARIEGATUS	VARIEGATED VELVET GRASS	36	2 YR	1/2	
FG	FENISECTUM ALZOPUCROIDES	FOUNTAIN GRASS		2 YR	1/2	
SO	UNOLA FRANGULATA	SEA OATS		2 YR	1/2	
RO	ELAEAGNUS ANGSTIFONA	RUSSIAN OLIVE		8'-10"	B/B	
BO	QUERCUS PALUSTRIS	PIN OAK		13'-15"	B/B	2 1/2'-3'
BC	CEDRUS ATLANTICA GLAUCO	BLUE CEDAR		8'-10"	B/B	
CS	PICEA FAUCA 'CONICA'	DUARF ALBERT SPRUCE		2 1/2'-3 1/2'	1/2	
BS	TAXODIUM DISTICHUM	BANDY CYPRESS		10'-12'	B/B	2 1/2'-3'

NOTE: 100' OF LOT FRONTAGE REQUIRES 50 SHRUBS. 50 SHRUBS PROPOSED.

**LANDSCAPING MAINTENANCE PROGRAM**

THE MAINTENANCE PROGRAM IS A FOUR SEASON LANDSCAPE PROGRAM. BELOW WE IDENTIFY A RECOMMENDED PROCEDURE FOR THE FOUR SEASONS. THIS PROGRAM IS TO BE FOLLOWED BY A LANDSCAPING CONTRACTOR.

**SPRING:** THE AREA IS TO BE POWER RAKED TO REMOVE ACCUMULATED DEBRIS AND TO READY ANY BARE AREAS FOR RESEEDING ACCORDING TO THE REQUIREMENTS OF THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.

**SUMMER:** ON A WEEKLY BASIS THROUGHOUT THE SPRING, SUMMER AND FALL SEASONS, THE VEGETATION WITHIN THE AREA WILL BE WEEDED, PRUNED OR MOVED IN CONJUNCTION WITH OTHER AREAS OF THE SITE. ANY SEDIMENT BUILDUP IS TO BE REMOVED AND DISPOSED OF.

**FALL:** ON ALTERNATE YEARS, GRASSES IN THE AREA SHOULD BE DETHATCHED. IN ADDITION, ALL THATCHED MATERIAL AND ANY OTHER DEBRIS SHOULD BE REMOVED AND DISPOSED OF. LIME AND FERTILIZER SHALL BE PLACED ON THE SURFACE. APPLICATION RATES SHALL BE AS FOLLOWS:

LIMESTONE: 10 LBS/1000 SF  
 FERTILIZER: 5 LBS/1000 SF

IN AREAS CONTAINING NO COVER, THE SURFACE SHALL BE RAKED AND SMOOTHED PRIOR TO THE APPLICATION OF THE LIMESTONE AND FERTILIZER AFTER WHICH A SEED MIXTURE OF KY-31 SHALL BE APPLIED AT A RATE OF 0.4 LBS. PER 1000 SF. IN AREAS CONTAINING MATURE GROWTH, THE RESEEDING APPLICATION RATE SHALL BE EQUAL TO 0.2 LBS. PER 1000 SF.

NEWLY SEEDED AREAS SHALL BE PROTECTED FROM EROSION EITHER BY MULCH ANCHORING WITH NETTING OR MULCH BINDERS OR USING LIQUID MULCH BINDERS.

**WINTER:** THE WORK EFFORT DURING THIS PERIOD WILL CONSIST OF THE REMOVAL OF ACCUMULATED TRASH, RUBBISH AND DEBRIS FROM THE AREA.

**COST:** IT IS ESTIMATED THAT THE COST OF PLACING SUCH A LANDSCAPE CONTRACT WILL BE APPROXIMATELY \$10,000.00 PER YEAR.

ALL TREES & SHRUBS WILL BE GUARANTEED FOR A PERIOD OF 24 MONTHS FROM THE DATE OF INSTALLATION OR THEY WILL BE REPLACED.

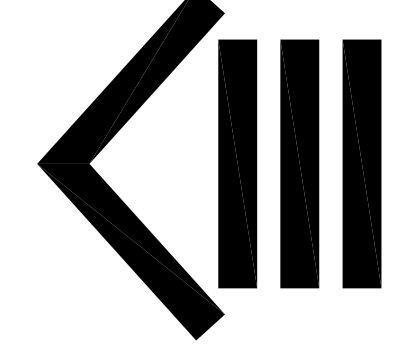
CHOWNS RESIDENCE  
 136 N DERBY AVENUE  
 LOT: 7 BLOCK: 151  
 VENTNOR, NEW JERSEY

PLANNING BOARD DOCUMENT  
 SITE PLAN

PE, PP, PA

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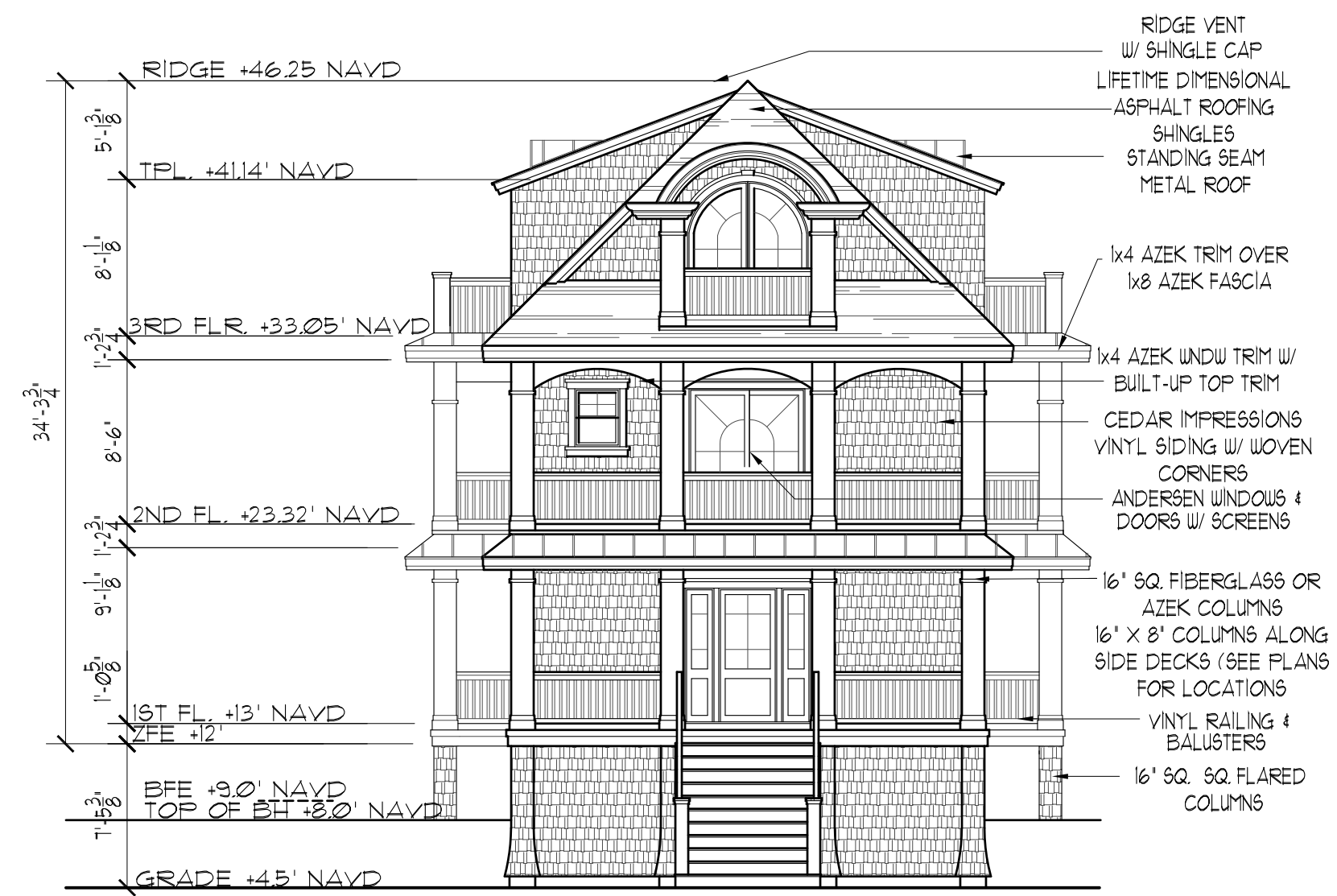
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 G. W. Thomas  
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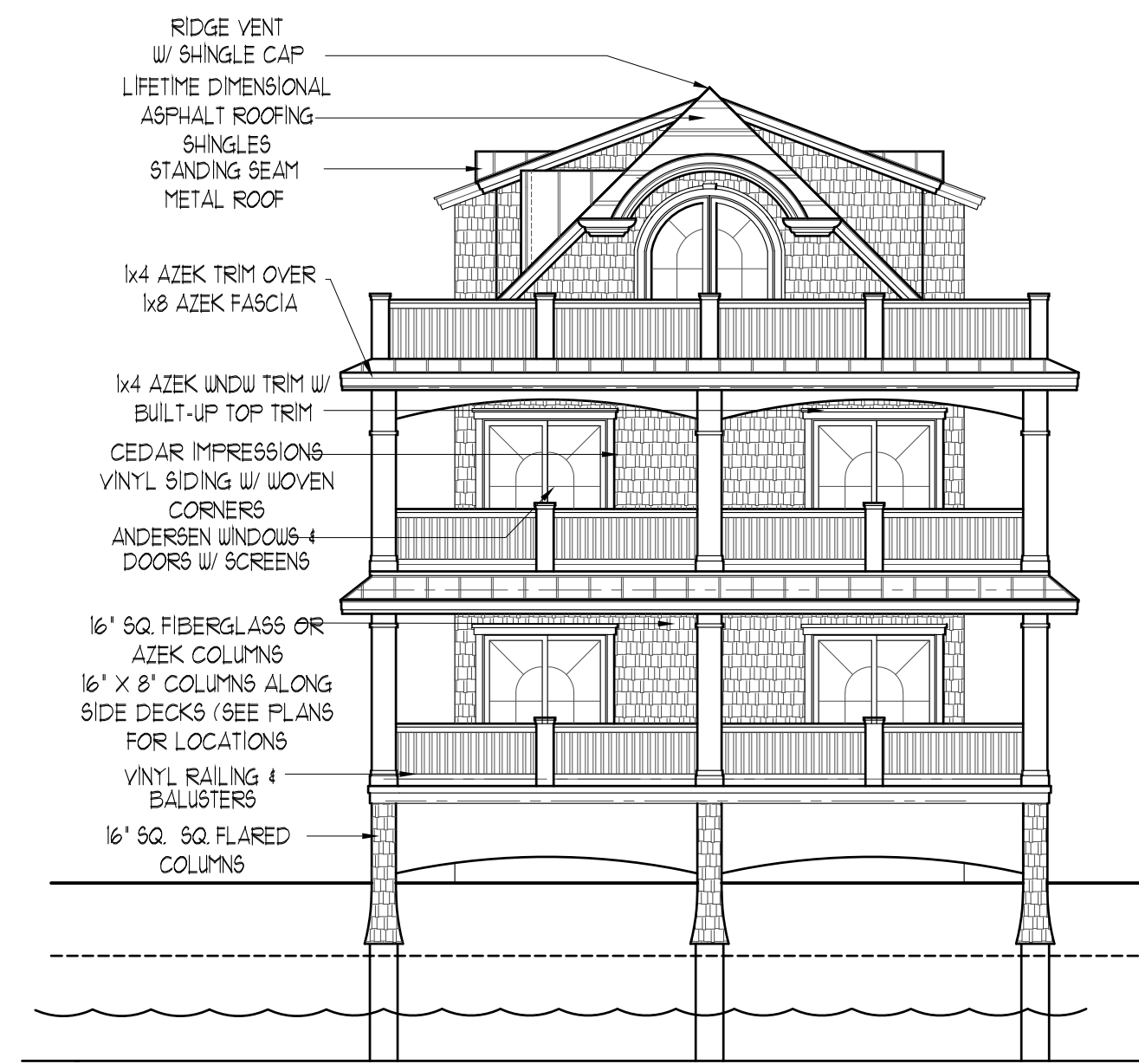
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DERBY AVE ELEVATION



RIGHT SIDE ELEVATION



BAY ELEVATION



LEFT SIDE ELEVATION

CHOWNS RESIDENCE  
136 N DERBY AVENUE  
LOT: 1 BLOCK: 151  
VENTNOR, NEW JERSEY

PLANNING BOARD  
DOCUMENT

PROPOSED ELEVATIONS

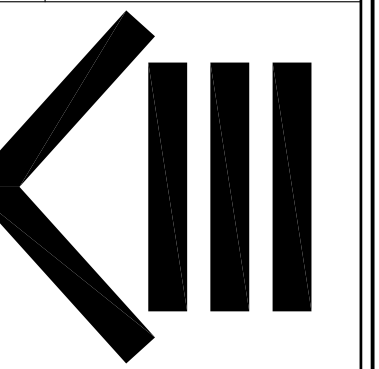
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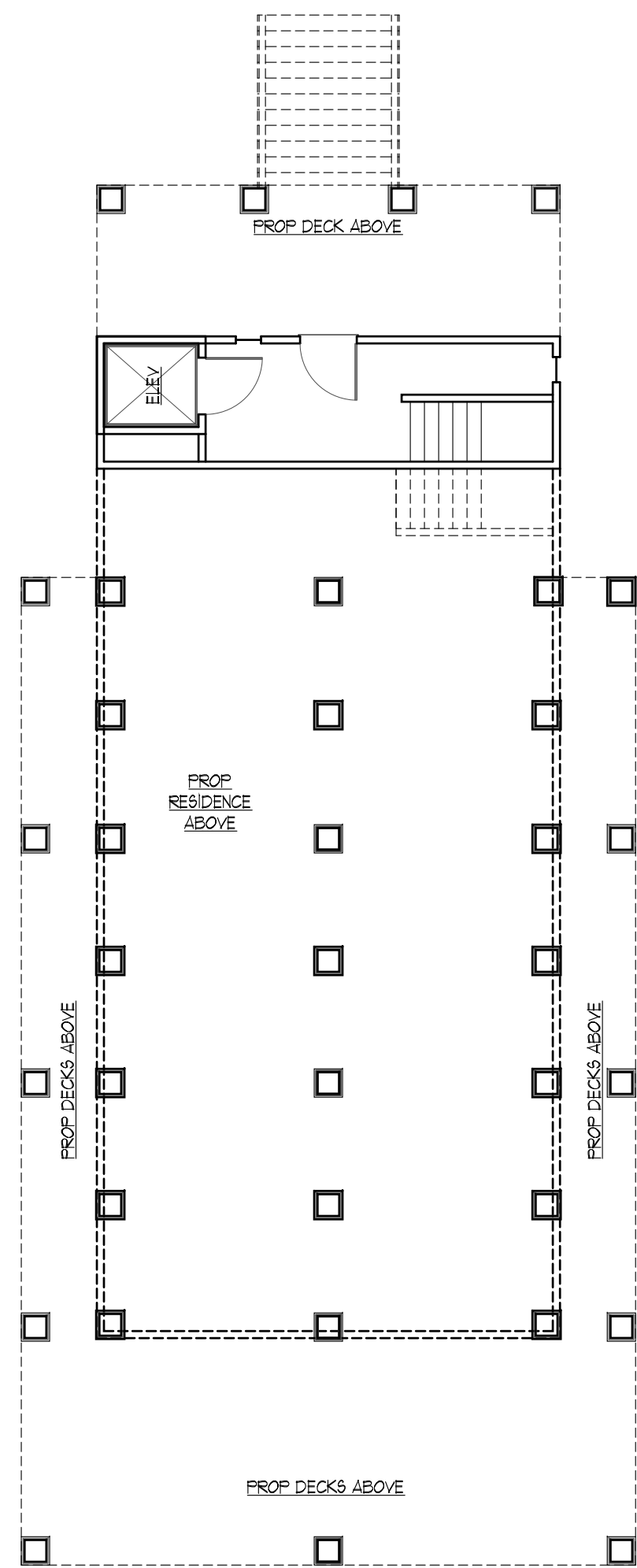
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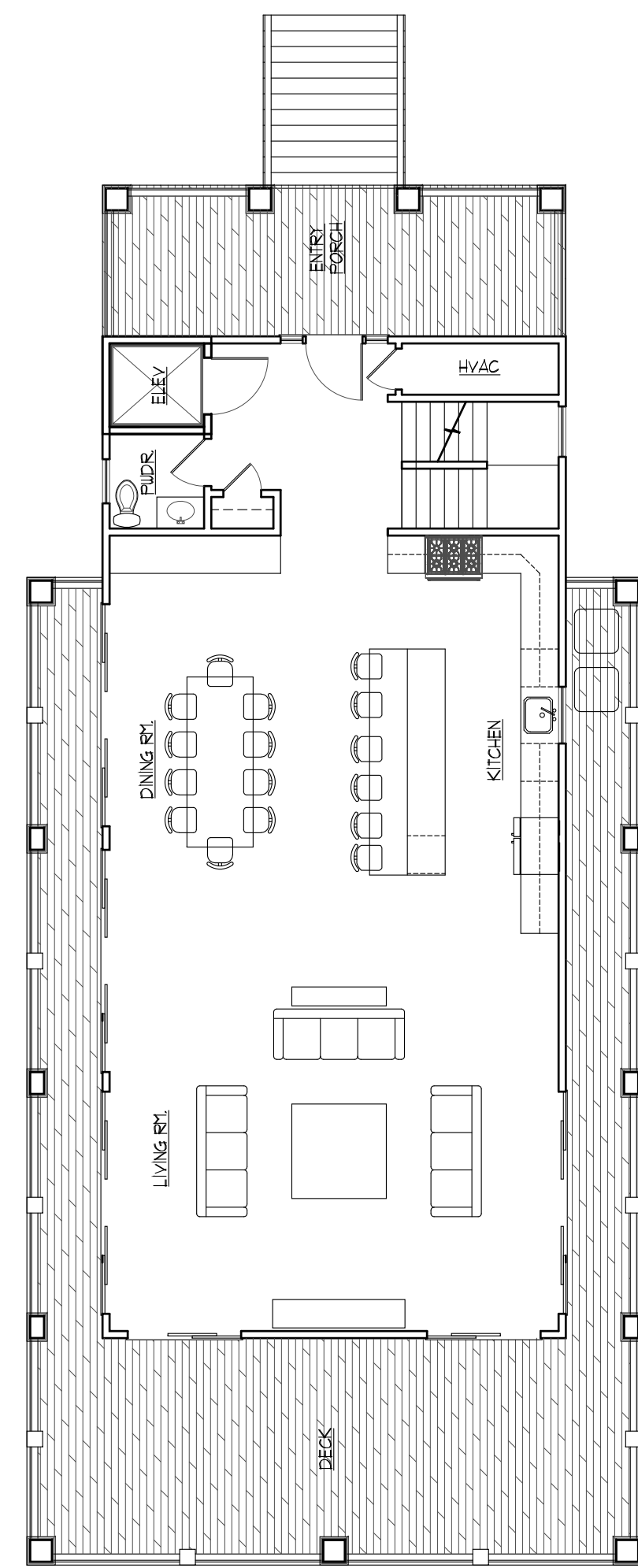
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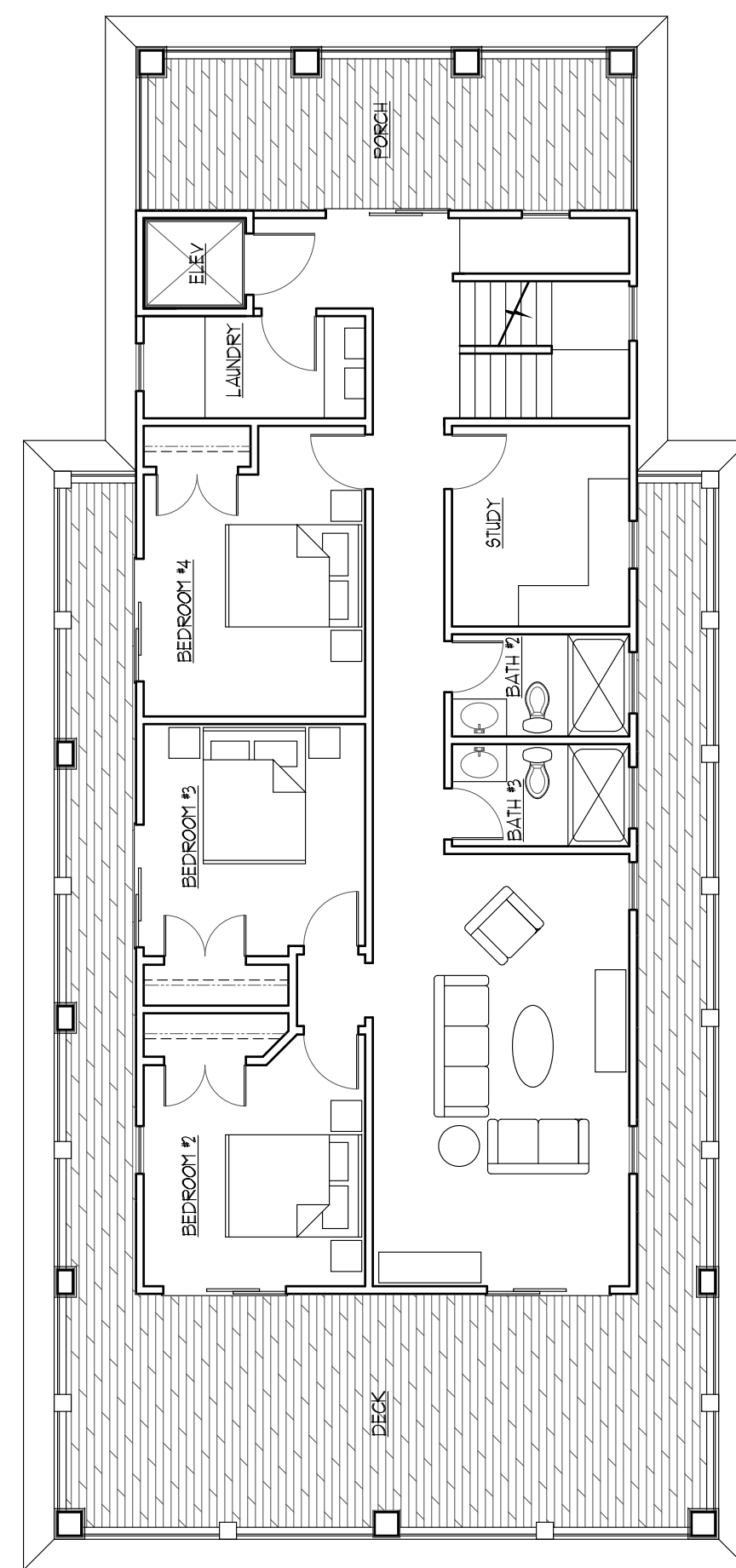
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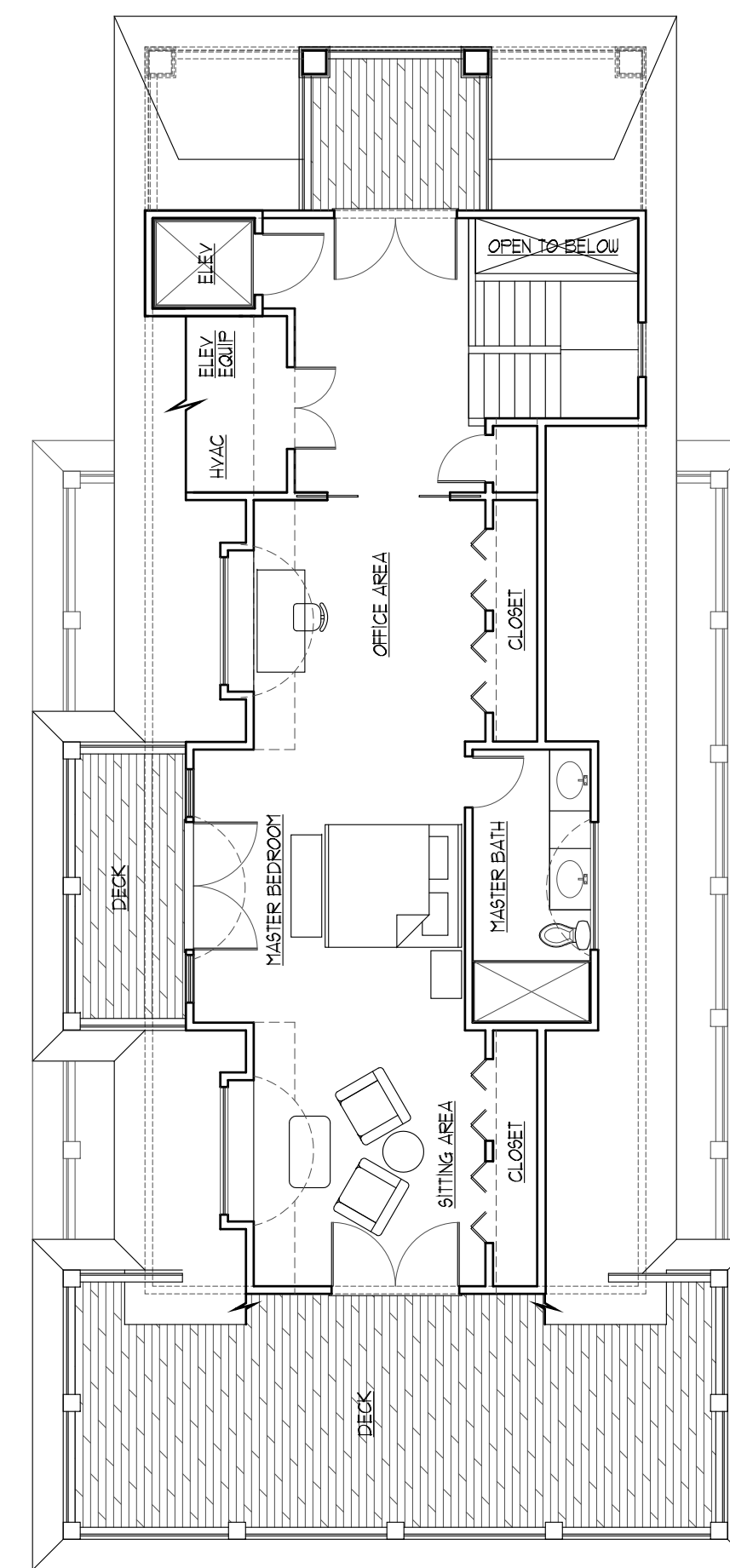
GROUND FLOOR PLAN 112 SF



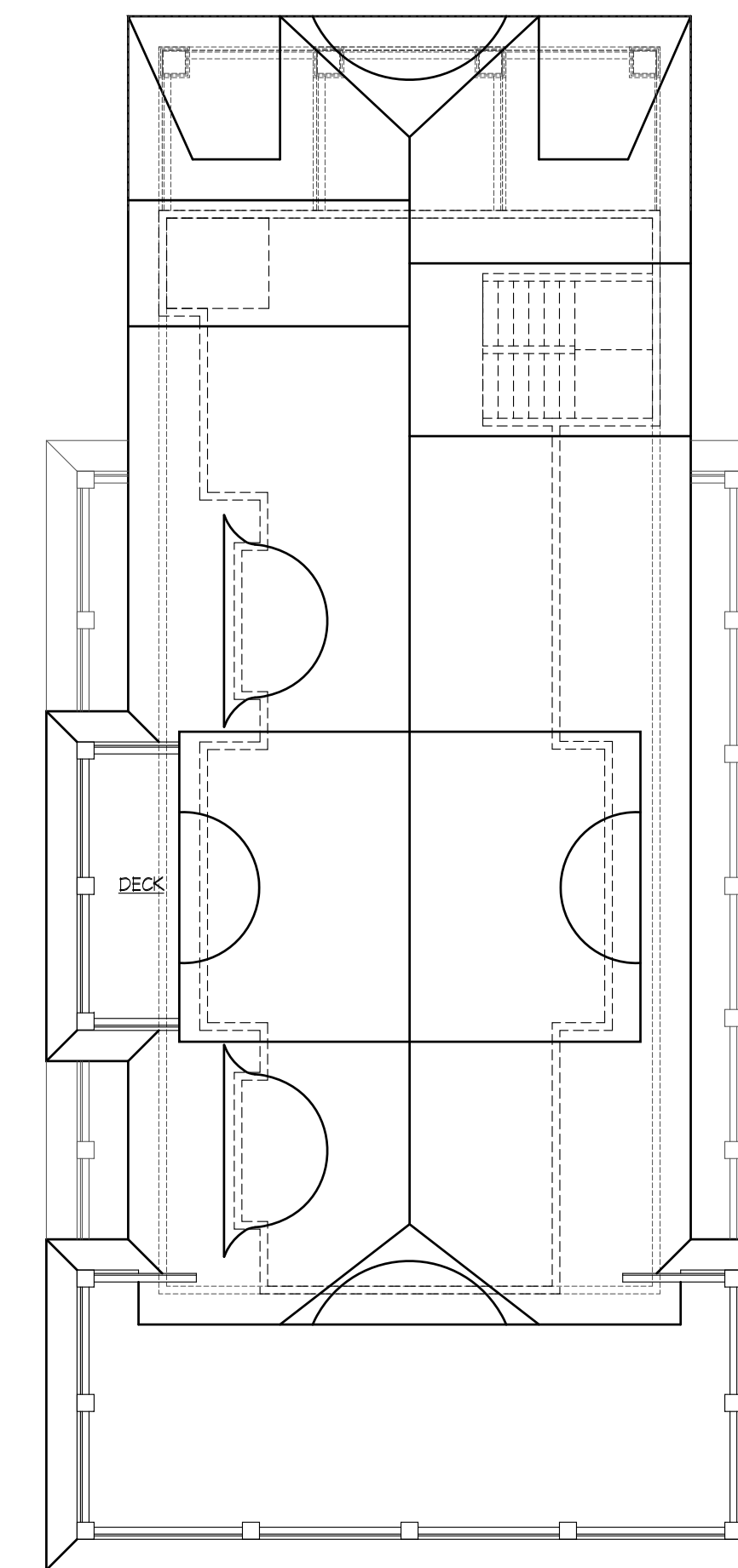
FIRST FLOOR PLAN 1232 SF



SECOND FLOOR PLAN 1232 SF



THIRD FLOOR PLAN 212 SF @ 5' / 262 SF @ 7'



ROOF PLAN

CHOWNS RESIDENCE  
136 N DERBY AVENUE  
LOT: 1 BLOCK: 151  
VENTNOR, NEW JERSEY

PLANNING BOARD  
DOCUMENT

PROPOSED FLOOR PLANS

PE, PP, RA

GEORGE WRAY THOMAS

Registered Architect  
Professional Engineer

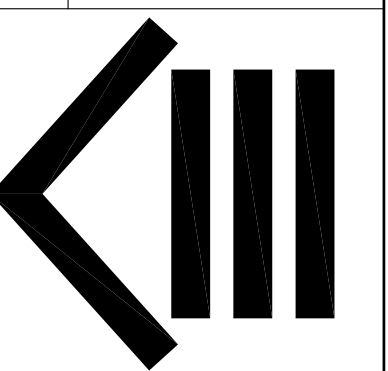
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599 SHORE ROAD SOMERS POINT NEW JERSEY

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