

Survey Notes

- Record Owner/ Site Address:
Sean Michael Flatley & Gina Maria Flatley
142 87th Street West Unit
Sea Isle, NJ 08243
- Source of title:
Deed Book 4157, Page 464
Block 72.03, Lot 868
- Property Information:
Lot Area=5,650 S.F.
Zone=R2 (Two Family Residential)
- Boundary and Physical Improvements shown are from a field survey by Kates Schneider Engineering performed on October 6, 2025.
- This survey was performed without the benefit of a current title report, which would disclose any rights, reservations, easements, etc. of record.
- Sea Isle City Board Approval:

Board Chairman _____ Date _____

Board Secretary _____ Date _____

Board Engineer _____ Date _____

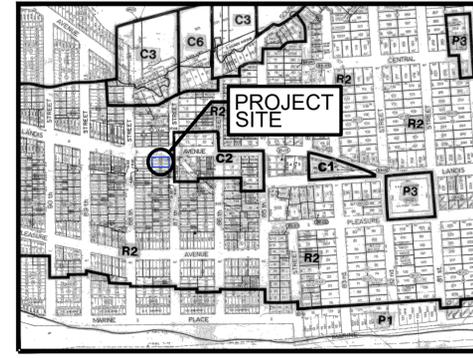
General Note:

- The Pool Contractor is to contact the Municipal Engineer to setup a pre-construction meeting prior to construction upon approval.
- Pool Must Maintain 2' of Concrete Hardscaping Surrounding Pool.

Landscaping Plant List				
Symbol	Botanical Name	Common Name	Size	Quantity
Trees	Juniperus Virginiana Cupressifolia	"Hillspire" Juniper	15'-30' Tall	1
			5'-15' Wide	
Shrubs	Viburnum Acerifolium	Maple-Leaved Viburnum	4'-6' Tall	1
			2'-6' Wide	
	Clethra Alnifolia "Hummingbird"	"Hummingbird" Summersweet	2'-4' Tall 3'-5' Wide	4

142 W 87th Street Sea Isle, Cape May County, NJ Zone R2 (Two Family Residential District) Use: Single Family Home				
	Required	Existing	Proposed	Conforming
Minimum Lot Area	5,000 SF	5,650 SF	5,650 SF	Conforming
Minimum Lot Frontage	50 FT	56.5 FT	55 FT	Conforming
Minimum Yard, Front	15 FT	25.8 FT	25.8 FT	Conforming
Minimum Yard, Side	5 FT	5.4 FT	5.4 FT	Conforming
Minimum Yard, Rear	20 FT	20 FT	20 FT	Conforming
Accessory Structure Rear Setback	5 FT	N/A	5 FT	Conforming
Accessory Structure Front Yard Setback	15 FT	15 FT	15 FT	Conforming
Minimum Distance Between Accessory Structure and Principal Structure	10 FT	N/A	5 FT	Non-Conforming - Variance Required
Maximum Coverage, Impervious	70%	68.6%	71.5%	Conforming*

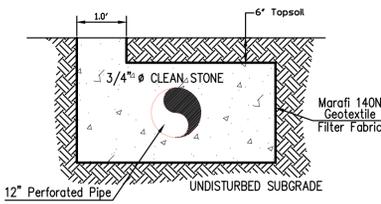
*§26-36b. Impervious surface coverage allowances may be offset a maximum of five percent above the maximum impervious surface coverage limits established in §23-36a.



City of Sea Isle Zoning Map
Sheet 1
Zoning Map
1" = 500'



City of Sea Isle
USGS Map
1" = 2000'



Stormwater Management

Per the City of Sea Isle Zoning Ordinance §26-38 the following calculations were completed using the TR55 Method.

Storage required for a 25 Year Storm:

Drainage Area (area of the proposed improvements)	A = 210 sf
Runoff Curve Number (impervious surfaces):	CN = 98
Rainfall Amount (per NJ BMP ch.5 Table S-1 for Cape May County)	P = 6.34 in
TR55 equation 2-4: $S = 1000 / (CN - 10)$	S = 0.204 in
TR55 equation 2-3: $Q = (P - 0.2S) / (P + 0.8S)$	$Q_{25} = 0.508$ ft
Volume of Runoff: $V = Q \times A$	$V_{25} = 107$ cf
Required Storage Volume: $V_{req} = 30\% \times V_{25}$	$V_{req} = 32$ cf

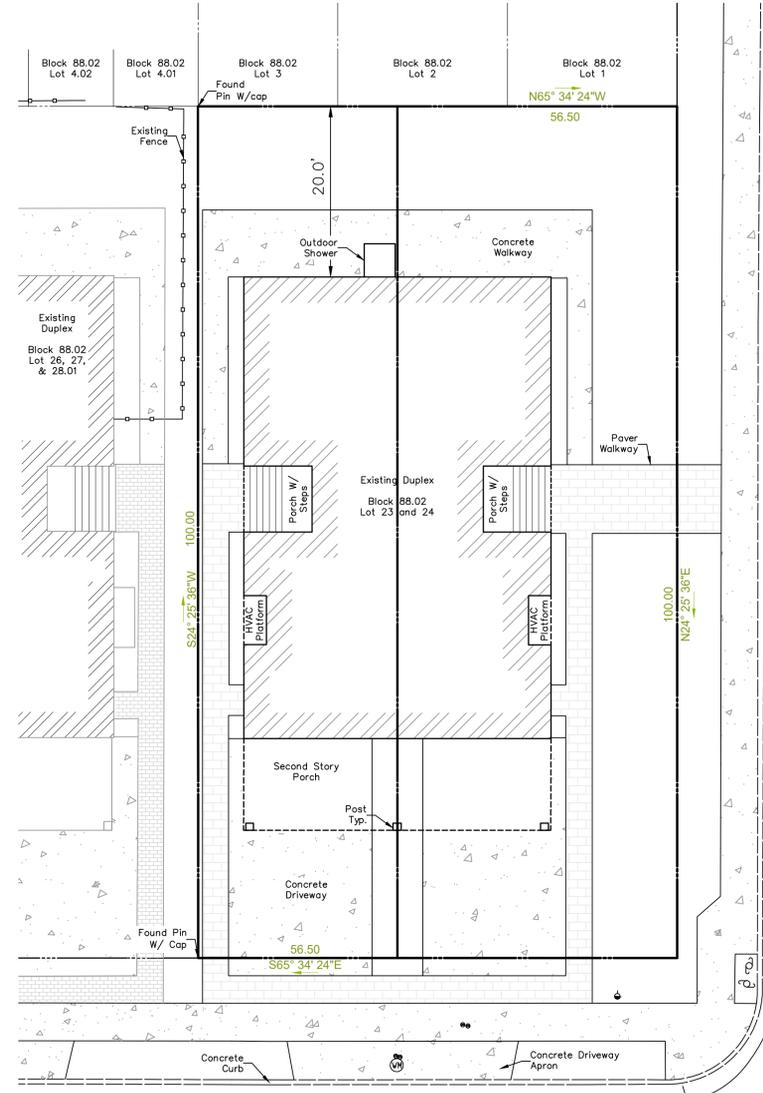
Recharge Trench Storage Capacity:

Stone: $2' \times 3' - \pi (0.5')^2 \times 0.35$	$V_{stone} = 1.825$ cf/lf
Pipe: $A = \pi r^2$	$V_{pipe} = 0.785$ cf/lf
	$V_{total} = 2.610$ cf/lf
Length of Trench Required: $L = V_{req} / V_{total}$	L = 12.3 lf
Proposed Length:	L = 13 lf

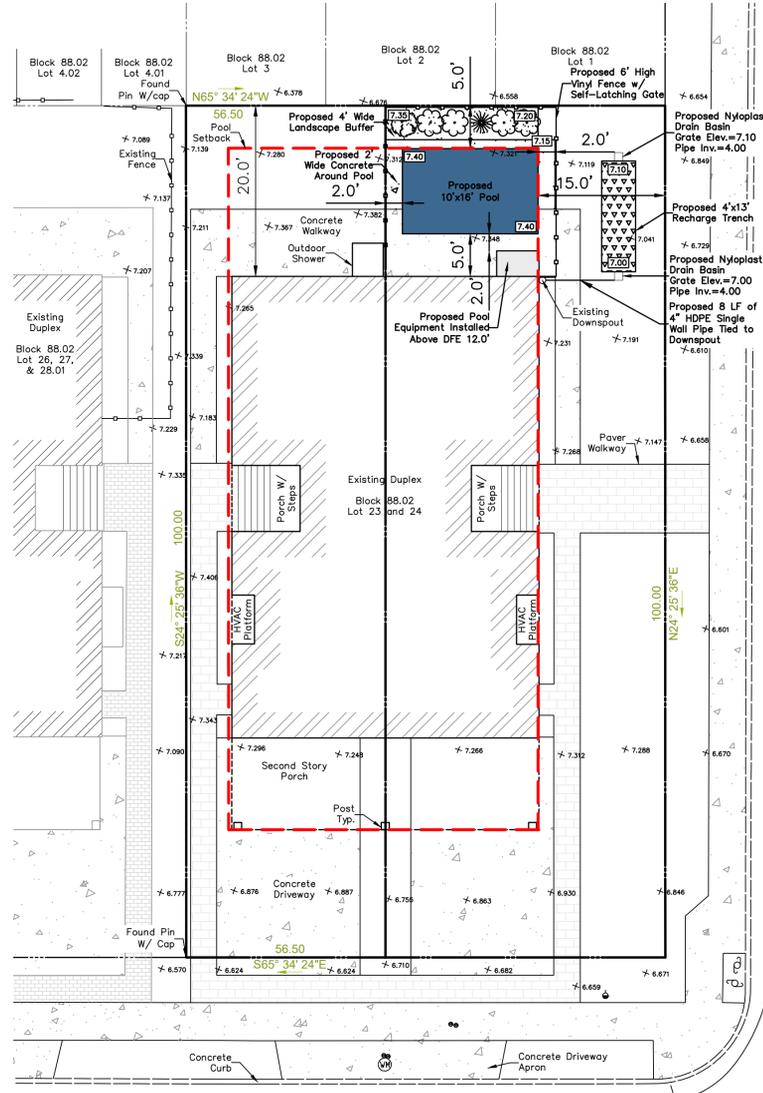
Total System Capacity
Volume Stored: V = 128 cf

The designed system will retain and infiltrate more than the total volume of a 25 Year Storm:
 $V_{25} = 107$ cf $V_s = 128$ cf

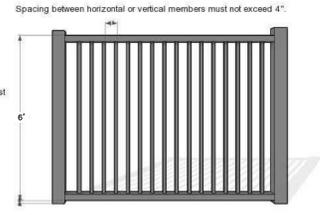
See Plan for Proposed Location and detail of the System



87th Street (60 Feet Wide)
Existing Conditions
Scale: 1" = 10'

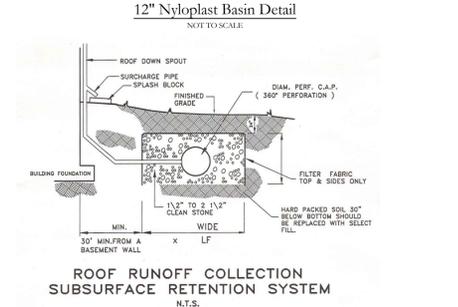
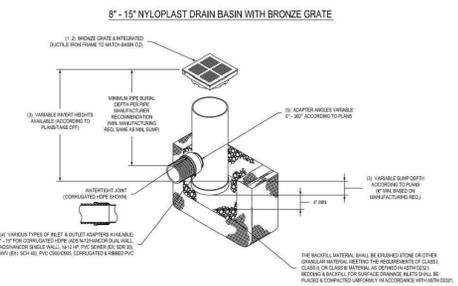


87th Street (60 Feet Wide)
Proposed Plan
Scale: 1" = 10'



Detail Note:

- Access gates must comply with the same height and clearance requirements as the rest of the fence. Pedestrian pool fence gates must be self-closing, must open outwards from the pool, and must have a self-latching/locking device.



Date 11/20/25
Approved GKS 11/20/25
Checked PaK
Drawn TMG
Designed PaK

Paul D. Kates
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New Jersey License No. 49016

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State Board of Professional Engineers & Land Surveyors
Certificate of Authorization No. 24CA, 26A, 20

By	Date	Revisions

City of Sea Isle
Cape May County, New Jersey
Pool Zoning Plan
142 W 87th Street
Block 88.02, Lots 23 and 24

Job No. 4070.9
Sheet 1
B/O 1
Total 1

Graphic Scale - 1" = 10'