

GENERAL NOTES:

1.

OWNER OF RECORD/APPLICANT:

CLD SIC, LLC
6400 LANDIS AVENUE
SEA ISLE CITY, NEW JERSEY 08243
2.

THE APPLICANT IS SEEKING TO REMODEL THE FRONT AREA OF KIX BAR TO ENCLOSE THE EXISTING PATIO DINING AREA ALONG THE EXTERIOR OF THE BAR AND CONSTRUCT A ROOFED BAR AND RESTROOM FACILITIES ON THE ROOF OF THE EXPANDED PORTION WITH AN AREA FOR ADDITIONAL OUTSIDE DINING. ADDITIONALLY, ONE BAR FRONTING LANDIS AVENUE WHICH CURRENTLY HAS A "TENT TYPE" TEMPORARY ROOF IS PROPOSED TO BE RENOVATED WITH A PERMANENT ROOF.
3.

THE PROJECT SITE IS WITHIN THE C.A.F.R.A. BOUNDARY, HOWEVER THE PROJECT IS NOT A REGULATED ACTIVITY.
4.

THIS PROJECT SITE IS WITHIN THE "C5" (MOTEL BUSINESS) DISTRICT.
5.

THE PROJECT SITE IS NOT WITHIN THE PINELANDS PROTECTION AREA.
6.

THE MAPPED TIDELANDS CLAIM LOCATION SHOWN IS SUBJECT TO VERIFICATION BY THE N.J.D.E.P. AND WAS OBTAINED FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, NJ-GEOWEB (GIS) WEBSITE WHICH REQUIRES THE FOLLOWING CREDIT/DISCLAIMER: "THIS (MAP/PUBLICATION/REPORT) WAS DEVELOPED USING NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GEOGRAPHIC INFORMATION SYSTEM DIGITAL DATA, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY NJDEP AND IS NOT STATE-AUTHORIZED."
7.

REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM THE 1933 SEA ISLE CITY TAX MAP.
8.

AREA OF SITE = 83,375 SQ. FT. OR 1.91 ACRES.
9.

THE PROJECT SITE IS LOCATED WITHIN MAPPED FLOOD ZONE AE (FLOOD ELEVATIONS 8.00 AND 9.00), PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 34009C0164F, EFFECTIVE OCTOBER 05, 2017.
10.

THE PROJECT SITE IS NOT LOCATED WITHIN 200' OF A SCHOOL OR OTHER SPECIAL DISTRICT BOUNDARY.
11.

SURVEY REFERENCES:

A.

DEED DATED JANUARY 03, 2018 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JANUARY 05, 2018 IN DEED BOOK 3770, PAGE 940.

B.

PLAN ENTITLED "PLAN OF SURVEY, LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 AND 27.01, BLOCK 63.03, LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03, SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY" PREPARED BY GIBSON ASSOCIATES, P.A. DATED OCTOBER 25, 2019, REVISED THROUGH JUNE 20, 2023.
12.

LIST OF REQUESTED VARIANCES AND/OR DESIGN WAIVERS:

A.

EXCEEDING MAXIMUM FRONT YARD SETBACK PER SECTION 26-56.5.

B.

EXCEEDING MAXIMUM SIDE YARD SETBACK PER SECTION 26-56.6.

C.

EXCEEDING MAXIMUM IMPERVIOUS COVERAGE PER SECTION 26-36(a).1.

D.

EXCEEDING MAXIMUM SIGN COVERAGE FOR KIX BAR & LIQUOR STORE BUILDING AND SEA ISLE INN BUILDING PER SECTION 26-28.3(c).

E.

VARIANCE FROM PROVIDING THE NECESSARY STREET TREES AND LANDSCAPING ON SITE PER SECTIONS 26-25.4 AND 26-25.5. RATIONALE: THERE ARE CURRENTLY NO STREET TREES OR SIGNIFICANT LANDSCAPING PRESENT ON SITE DUE TO THE PRESENCE OF STRUCTURES, PARKING AREAS, ETC. THIS PROJECT DOES NOT INCREASE IMPERVIOUS AREA OR SIGNIFICANTLY ALTER THE PRESENT USE OF THE SITE. ADDITIONALLY, IT IS PROPOSED THAT 27 PALM TREES AND 12 FLATS OF FLOWERS BE PLANTED IN MOVABLE PLANTERS AND DISPERSED THROUGHOUT THE PROPERTY (IN SEASON) AND 43 SHRUBS WILL BE PLANTED ALONG LANDIS AVENUE (PER LANDSCAPING PLAN AND QUOTE PROVIDED BY O'CONNOR LANDSCAPING DATED 12-02-2025).

F.

EXCEEDING MAXIMUM ACCESSORY BUILDING HEIGHT OF THE BAR ADJACENT TO LANDIS AVENUE (PENTAGON EAST) WITH A PERMANENT ROOF PER SECTION 26-56.9.b.

G.

ANY AND ALL VARIANCES AND/OR DESIGN WAIVERS THAT MAY BE DEEMED NECESSARY.
13.

PARKING SCHEDULE (DEVELOPED PER SECTION 26-23.8 OF THE CODE OF SEA ISLE CITY):

1 SPACE PER MOTEL UNIT:

52 ROOMS x 1 SPACE/ROOM = 52 SPACES REQUIRED; 67 SPACES EXISTING; 65 SPACES PROPOSED.
14.

LIST OF REGULATORY APPROVALS AND/OR PERMITS REQUIRED FOR THIS PROJECT:

A.

PRELIMINARY AND FINAL SITE PLAN APPROVAL/WAIVER FROM THE CAPE MAY COUNTY PLANNING DEPARTMENT.

B.

SITE PLAN APPROVAL FROM SEA ISLE CITY PLANNING BOARD.

C.

ANY AND ALL ADDITIONAL APPROVALS AND/OR PERMITS THAT MAY BE DEEMED NECESSARY.
15.

LANDSCAPING REQUIREMENTS:

STREET TREE CALCULATIONS:

LENGTH OF STREET FRONTAGE ALONG LANDIS AVENUE: 275'

LENGTH OF STREET FRONTAGE 63RD STREET: 125'

TOTAL LENGTH OF STREET FRONTAGE: 400'

NUMBER OF STREET TREES REQUIRED (PER SECTION 26-25.4(b): AVERAGE ONE (1) TREE FOR EVERY 40' OF STREET FRONTAGE

NUMBER OF STREET TREES REQUIRED: 400/40=10

NUMBER OF EXISTING STREET TREES ALONG LANDIS AVENUE: 0

NUMBER OF PROPOSED STREET TREES ON 63RD STREET: 0

TREE CALCULATIONS:

IN COMMERCIAL DISTRICTS, ONE (1) TREE PER 2000 SQ. FT. OF LOT AREA REQUIRED PER SECTION 26-25.5(c).

NUMBER OF TREES REQUIRED: 83,375 SQ. FT./2000 SQ. FT. =41.7 SAY 42

NUMBER OF EXISTING TREES: 1

NUMBER OF PROPOSED TREES: 0

SHRUB CALCULATIONS:

IN COMMERCIAL DISTRICTS, FIVE (5) SHRUBS PER 1000 SQ. FT. OF LOT AREA REQUIRED PER SECTION 26-25.5(d).

NUMBER OF SHRUBS REQUIRED: (83,375 SQ. FT./1000 SQ. FT.)5 = 416.9 SAY 417

NUMBER OF EXISTING SHRUBS: 0

NUMBER OF PROPOSED SHRUBS: 43

16.

EXISTING UTILITIES ON SITE SHALL BE UTILIZED.

17.

STORMWATER RUNOFF TO BE DIRECTED TO RIVER ROCK RECHARGE AREA ADJACENT TO EXISTING PATIO. POST CONSTRUCTION IMPERVIOUS COVERAGE IS LESS THAN PRE CONSTRUCTION IMPERVIOUS COVERAGE.

18.

THIS SITE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF COUNTY, MUNICIPAL AND/OR REGULATORY AGENCY REVIEW AND APPROVAL. THIS SITE PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED TO THE SATISFACTION OF THE ISSUING AGENCY, AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

19.

THIS SITE PLAN AND ANY INFORMATION CONTAINED HEREIN SHALL SUPERSEDE AND TAKE PRECEDENCE OVER ANY OTHER CONFLICTING PLANS AND/OR SPECIFICATIONS ASSOCIATED WITH AND/OR RELATED TO THE SITE IMPROVEMENTS OF THIS PROJECT.

20.

DO NOT SCALE DRAWING; FIGURED DIMENSIONS GOVERN.

21.

PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL ARRANGE FOR A UTILITY MARK-OUT AND OBTAIN VERIFICATION THAT THE PROPOSED WORK WILL NOT INTERFERE WITH OR DAMAGE ANY SUBSURFACE UTILITIES. CONTACT ONE CALL SYSTEM AT 811 OR 1-800-272-1000 NO SOONER THAN THREE (3) WORKING DAYS NOR GREATER THAN TEN (10) WORKING DAYS BEFORE STARTING WORK.

22.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, AND IN GOOD CONSTRUCTION PRACTICE.

23.

CONTRACTOR IS ADVISED THAT IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. THIS SITE PLAN IS NULL AND VOID UNLESS THE RAISED IMPRESSION SEAL OF THE SIGNING PROFESSIONAL ENGINEER IS AFFIXED HERETO.

24.

CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THE REVISIONS DATES LISTED IN THE REVISION SCHEDULE OF EACH DRAWING TO MAKE SURE THAT THE SET BEING WORKED FROM LISTS THE AND/OR CURRENT REVISION DATE. DESIGN ENGINEER OR OWNER SHALL BE CONTACTED PRIOR TO STARTING WORK TO ENSURE CONTRACTOR IS WORKING FROM MOST RECENT SET OF PLANS. CONTRACTOR SHALL ALSO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND RESOLVED BEFORE PROCEEDING WITH WORK IN QUESTION.

MINOR SITE PLAN
FOR
CLD SIC, LLC

LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25,
26 AND 27.01, BLOCK 63.03

LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03

SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

KEY & ZONING MAP

SEA ISLE CITY ZONING MAP
NOT TO SCALE

TAX MAP

SEA ISLE CITY TAX MAP SHEET No. 12
NOT TO SCALE

SOILS MAP

NOT TO SCALE

U.S.G.S. MAP

SEA ISLE CITY QUADRANGLE
SCALE: 1" = 2000'

ZONING SCHEDULE: (ZONE "C-5" (MOTEL BUSINESS DISTRICT))

DESCRIPTION	"C-5" DISTRICT	EXISTING	PROPOSED	VARIANCE
LOT No.'s	N/A	LOTS 9.02, 10, 11, 12.01-15.01, 24.02, 25, 26, 27.01, BLOCK 63.03 LOTS 25-30, 428.02, 431.02, BLOCK 64.03	LOTS 9.02, 10, 11, 12.01-15.01, 24.02, 25, 26, 27.01, BLOCK 63.03 LOTS 25-30, 428.02, 431.02, BLOCK 64.03	---
MINIMUM LOT AREA	5000 SQ. FT.	83,375± SQ. FT.	83,375± SQ. FT.	NO
MINIMUM LOT FRONTAGE OR MINIMUM LOT DEPTH	50' 100'	400.0' 240.0' MIN.	400.0' 240.0' MIN.	NO
FRONT YARD SETBACK	0' MIN., 5' MAX.	17.4'	13.5'	YES*
SIDE YARD SETBACK	0' MIN., 15' MAX. TOTAL	22.4'	21.0'	YES*
REAR YARD SETBACK	5' MIN.	19.4'	7.1'	NO
PRINCIPAL BUILDING HEIGHT (HOTEL)	36' ABOVE EL. 12.0 (PITCHED ROOF) 32' ABOVE EL. 12.0 (FLAT ROOF)	32.4'	32.4'	NO
PRINCIPAL BUILDING HEIGHT (KIX)	36' ABOVE EL. 12.0 (PITCHED ROOF) 32' ABOVE EL. 12.0 (FLAT ROOF)	17.9'	33.8'	NO
MAXIMUM BUILDING COVERAGE	95%	24,715.2 SQ. FT./29.6%	29,332.6 SQ. FT./35.2%	NO
MAXIMUM IMPERVIOUS COVERAGE	95%	79,692.8 SQ. FT./95.6%	79,633 SQ. FT./95.5%	YES*
MAXIMUM SIGN COVERAGE (KIX)	80 SQ. FT.	967.3 SQ. FT.	500 SQ. FT.	YES*
MAXIMUM SIGN COVERAGE (SEA ISLE INN)	80 SQ. FT.	156.1 SQ. FT.	156.1 SQ. FT.	YES**
PROPOSED ACCESSORY BUILDING HEIGHT	15' ABOVE CURB ELEVATION	N/A	16.5' ABOVE CURB	YES
MAX. SIGN COVERAGE (PENTAGON EAST)	80 SQ. FT.	N/A	74 SQ. FT.	NO

* INDICATES PRE-EXISTING NON-CONFORMING CONDITION THAT IS BEING MADE MORE CONFORMING

** INDICATES PRE-EXISTING NON-CONFORMING CONDITION THAT IS NOT IMPACTED BY THIS PROJECT

APPROVALS:

APPROVED BY THE PLANNING BOARD OF CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSONVOID DATEDATE

SECRETARYVOID DATEDATE

APPROVED BY THE PLANNING BOARD OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY.

CHAIRPERSONVOID DATEDATE

SECRETARYVOID DATEDATE

PLANNING BOARD ENGINEERDATE

I HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE SITE HEREIN DEPICTED, AND THAT I HAVE REVIEWED THIS PLAN AND CONCUR WITH THIS SUBMISSION.

CLD SIC, L.L.C. c/o CARMELA L. DESIDERIO, EXECUTIVE VICE PRESIDENTDATE

GENERAL NOTES & KEY MAPS

PREPARED BY:

02-18-26

GENERAL REVISIONS

02-05-26

GENERAL REVISIONS

01-14-26

REVISED PER ARCHITECT

01-08-26

REVISED PER ARCHITECT

DATE

REVISIONS

LOUIS A. SCHEIDT

PROFESSIONAL ENGINEER

N.J.P.E. LICENSE No. 24321

GIBSON ASSOCIATES, P.A.

CONSULTING ENGINEERS AND SURVEYORS

522 SEA ISLE BOULEVARD

OCEAN VIEW, NEW JERSEY 08230

(609) 624-1944

MINOR SITE PLAN

LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01,

24.02, 25, 26 AND 27.01, BLOCK 63.03

LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03

SEA ISLE CITY

CAPE MAY COUNTY, NEW JERSEY

DRAWN: RGC3

CHECKED: LAS

DATE: 04-10-25

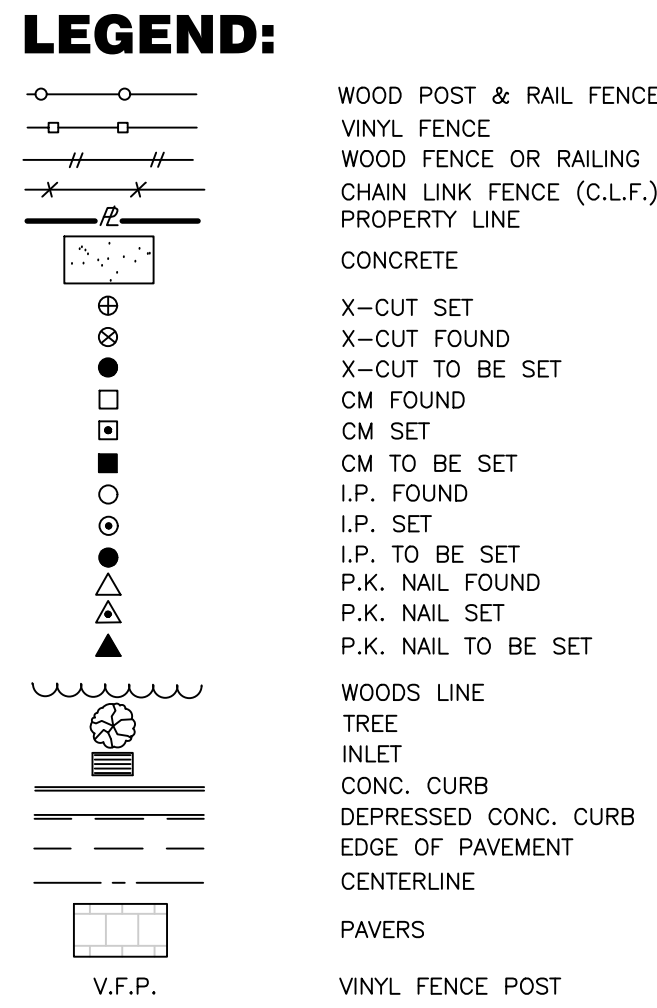
SCALE: AS NOTED

SHEET 1 OF 5

DWG. No. 3704-2D

P:\F16-43468-D\Drawings\0468-A\0468-A-3704-2D.DWG (16-03)PLANNING BOARD REVIEWED DATE: 2/19/2025 3:05:47 PM LUCASIO

F3486-3704-2D(02-18-26)R4.DWG FILE No. 3486



1. BEING TAX LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 AND 27.01 IN TAX BLOCK 63.03 AND TAX LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02 IN TAX BLOCK 64.03 AS SHOWN ON THE SEA ISLE CITY TAX MAP SHEET No. 12, DATED FEBRUARY 22, 1973, REVISED THROUGH MAY 27, 2011, CAPE MAY COUNTY, NEW JERSEY, AND AS FURTHER DESCRIBED IN AND AS FURTHER DESCRIBED IN DEED DATED JANUARY 03, 2018 AND RECORDED IN THE CAPE MAY COUNTY CLERK'S OFFICE ON JANUARY 05, 2018 IN DEED BOOK 3770, PAGE 940.
2. THIS SURVEY IS MADE SUBJECT TO ANY RIGHTS, RESTRICTIONS, EASEMENTS, RIGHT OF WAY, EXCEPTIONS, OR COVENANTS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
3. THIS SURVEY DOES NOT NECESSARILY LOCATE AND/OR DELINEATE ALL MAPPED OR UNMAPPED REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
4. VERTICAL CONTROL BASED ON N.A.V.D. 1988.
5. THIS SURVEY IS BASED ON FIELD CONDITIONS AS OF MAY 06, 2024.
6. REFERENCE MERIDIAN BASED ON MATCHING THE BEARING SYSTEM FROM THE 1933 SEA ISLE CITY TAX MAP.
7. THIS SURVEY IS NOT INTENDED TO BE USED FOR MORTGAGE AND/OR CONVEYANCE PURPOSES UNLESS APPROPRIATE METES AND BOUNDS DESCRIPTION RELATING TO THE BOUNDARIES SHOWN HEREON IS COMPLETED.
8. LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF ANY CONTRACTOR AND/OR INDIVIDUAL TO DETERMINE THE EXACT LOCATION OF ANY AND ALL SUBSURFACE UTILITIES PRIOR TO ANY EXCAVATION.
9. THE MAPPED TIDELANDS CLAIM LOCATION SHOWN IS SUBJECT TO VERIFICATION BY THE N.J.D.E.P. AND WAS OBTAINED FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, NJ-GEOWEB (GIS) WEBSITE WHICH REQUIRES THE FOLLOWING CREDIT/DISCLAIMER: "THIS (MAP/PUBLICATION/REPORT) WAS DEVELOPED USING NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GEOGRAPHIC INFORMATION SYSTEM DIGITAL DATA, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY NJDEP AND IS NOT STATE-AUTHORIZED."
10. THE EXTENT OF THE TIDELANDS CLAIM IS SUBJECT TO VERIFICATION BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF TIDELANDS MANAGEMENT.
11. MAPPED TIDELANDS CLAIM AREA LOCATED ON LOTS 9.02 & 10 IN BLOCK 63.03 AND LOTS 26, 26 & 27 IN BLOCK 64.03 COMPRISES 1095 SQ. FT. OR 1.3% OF THE TOTAL LOT AREA.
12. TITLE SEARCH IS REQUIRED TO DETERMINE IF TIDELANDS CLAIM AS SHOWN HEREON HAS BEEN CLEARED.
13. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).
14. OWNER HAS INDICATED A LEASE EXISTS FOR IMPROVEMENTS ASSOCIATED WITH THIS FACILITY THAT ARE PRESENT ON ADJOINING LOTS 45 THROUGH 51.
15. ADJOINING LOT LINES ARE BASED ON TAX MAP AND DO NOT NECESSARILY REPRESENT CONDOMINIUM OWNERSHIP.



0 10 20 40 60 80 100 FEET

SCALE 1" = 20'

TO: CLD SIC, LLC;					
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND THE CERTIFICATION IS LIMITED TO THE SPECIFIC PARTIES LISTED ABOVE.					
		GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944			
WILLIAM F. SEAMAN LICENSED PROFESSIONAL LAND SURVEYOR N.J.P.L.S. LICENSE NO. 62-041380		MINOR SITE PLAN LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 AND 27.01, BLOCK 63.03 LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03 SEA ISLE CITY CAPE MAY COUNTY, NEW JERSEY			
DRAWN: JJS	CHECKED: MJG/WFS	DATE: 04-10-25	SCALE: 1" = 20'	SHEET 2 OF 5	DWG. NO. 3704--

SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	3.9' x 5.9'	23.0



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	3.9' x 31.4'	122.5
2	4.0' x 4.0'	16.0
3	4.0' x 4.0'	16.0
4	4.0' x 4.0'	16.0
5	4.0' x 4.0'	16.0
6	3.9' x 24.0'	93.6
7	4.1' x 10.0'	41.0
8	1.5' x 2.0'	3.0
9	1.5' x 2.0'	3.0
10	3.0' x 8.0'	24.0
11	3.0' x 7.0'	21.0
12	3.0' x 8.0'	24.0



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	3.9' x 42.1'	164.2
2	4.1' x 10.0'	41.0
3	4.0' x 6.0'	24.0
4	4.0' x 6.0'	24.0
5	2.0' x 7.0'	14.0
6	3.0' x 5.0'	15.0
7	3.0' x 6.0'	18.0
8	1.0' x 1.5'	1.5
9	0.5' x 1.0'	0.5
10	0.85' x 1.0'	0.85



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	3.9' x 31.0'	120.9
2	3.0' x 5.0'	15.0
3	3.0' x 8.0'	24.0



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	4.0' x 12.0'	48.0
2	1.6' x 2.1'	3.4
3	1.6' x 2.1'	3.4
4	1.3' x 2.1'	2.7
5	1.7' x 2.2'	3.7
6	3.0' x 8.0'	24.0



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	5.0' x 17.9'	89.5



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	2.8' x 19.9'	55.7



SIGN NUMBER	DIMENSIONS	AREA (SQ. FT.)
1	1.5' x 2.0'	3.0
2	1.5' x 2.0'	3.0
3	0.85' x 1.0'	0.85
4	1.0' x 1.5'	1.5
5	1.0' x 0.5'	0.5
6	1.0' x 1.5'	1.5
7	1.0' x 0.5'	0.5



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 13:40-5.1 AND THE CERTIFICATION IS LIMITED TO THE SPECIFIC PARTIES LISTED ABOVE. <i>William F. Seaman</i> WILLIAM F. SEAMAN LICENSED PROFESSIONAL LAND SURVEYOR N.J.P.L.S. LICENSE NO. GS-041380	GIBSON ASSOCIATES, P.A. CONSULTING ENGINEERS AND SURVEYORS 522 SEA ISLE BOULEVARD OCEAN VIEW, NEW JERSEY 08230 (609) 624-1944				
	MINOR SITE PLAN LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 AND 27.01, BLOCK 63.03 LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03 SEA ISLE CITY CAPE MAY COUNTY, NEW JERSEY				
DRAWN: RGC3	CHECKED: MJG/WFS	DATE: 04-10-25	SCALE: 1" = 20'	SHEET 3 OF 5	DWG. NO. 3704-22
F3486-3704-272-018-26184 P&M FILE NO. 3486					

GENERAL NOTES:

- TABLES FOR DINING TO BE LOCATED IN NEWLY ENCLOSED AREA ON FIRST FLOOR LEVEL, OPEN SECOND FLOOR DECK DIRECTLY ABOVE THE NEWLY ENCLOSED FIRST FLOOR AREA, ON A PORTION OF THE ENCLOSED SECOND FLOOR OF THE EXISTING LIQUOR STORE, AND ON A PROPOSED ROOFED, BUT OPEN BALCONY ON THE SECOND FLOOR OF THE EXISTING LIQUOR STORE.
- FOR PROPOSED ARCHITECTURAL IMPROVEMENTS, SEE PLAN ENTITLED "BOARD APPLICATION DRAWINGS - KIX BAR & SEA ISLE INN, ALTERATIONS & ADDITIONS, #6400 LANDIS AVENUE, BLOCK 63.03/LOTS 9.02 ET AL., BLOCK 64.03/LOTS 25 ET AL., CITY OF SEA ISLE CITY, CAPE MAY COUNTY, NEW JERSEY" PREPARED BY ARCHITECTURE BY HARYSLAK, L.L.C., DATED DECEMBER 15, 2025, REVISED THROUGH FEBRUARY 17, 2026.
- SEA ISLE CITY CODE SECTION 6-4.4 AREA CALCULATIONS:
EXISTING LICENSED ENCLOSED BAR AREA = 8,997.3 SQ. FT.
ADDITIONAL UNENCLOSED AREA NOT COVERED BY PERMANENT ROOF = 1,577.9 SQ. FT.
ADDITIONAL ENCLOSED AREA = 3,337.5 SQ. FT.
- STANDALONE OPEN-SIDED BARS AT THE FRONT OF THE SEA ISLE INN WILL NOT BE OPEN FOR BUSINESS LATER THAN 11:00PM.
- PROPOSED FIRST FLOOR ENCLOSED DINING AREA SHALL HAVE ALL WINDOWS CLOSED BY 11:00PM.
- PROPOSED SECOND FLOOR DINING AREA SHALL BE OPEN LATER THAN 11:00PM.
- PROPOSED VESTIBULE AT THE ENTRANCE TO KIX IS IN ACCORDANCE WITH SEA ISLE CITY CODE SECTION 6-4.4.

DETAIL A

SCALE: N.T.S.

LANDSCAPE SCHEDULE:

SYMBOL	QTY	COMMON NAME
	4	SKY PENCIL HOLLY
	4	VARIEGATED BOXWOOD
	9	ENCORE AZALEA
	2	INKBERRY
	11	GREEN XXXXX HOLLY
	2	EUONYMUS
	2	BLUE GIRL HOLLY
	2	MORNING LIGHT GRASS
	2	OSMANTHUS HOLLY
	6	CAREX GRASS

LEGEND:

	WOOD POST & RAIL FENCE		EDGE OF STONE
	VINYL FENCE		UTILITY POLE
	WOOD FENCE OR RAILING		ROAD/TRAFFIC SIGN (1 POST)
	CHAIN LINK FENCE (C.L.F.)		ROAD/TRAFFIC SIGN (2 POSTS)
	PROPERTY LINE		OVERHEAD WIRE
	CONCRETE		UTILITY MARKOUTS: TELEPHONE
	X-CUT SET		UTILITY MARKOUTS: ELECTRIC
	X-CUT FOUND		UTILITY MARKOUTS: SANITARY SEWER
	X-CUT TO BE SET		UTILITY MARKOUTS: WATER
	CM FOUND		UTILITY MARKOUTS: GAS
	CM SET		POINT OF BEGINNING
	CM TO BE SET		BENCHMARK
	P.O.B.		TOP OF CURB
	I.P. FOUND		TOP OF DEPRESSED CURB
	I.P. SET		BOTTOM OF CURB (to GUTTER LINE)
	I.P. TO BE SET		POINT OF CURVATURE
	P.K. NAIL FOUND		POINT OF TANGENCY
	P.K. NAIL SET		EXISTING SPOT ELEVATION
	P.K. NAIL TO BE SET		OLD LOT NUMBERS
	WOODS LINE		EXISTING CONTOURS
	TREE		CLEAR i.e. INSIDE SUBJECT PROPERTY LINE
	INLET		CLIENT OWNED FEATURE OVER PROPERTY LINE
	CONC. CURB		NEIGHBOR OWNED FEATURE OVER PROPERTY LINE
	DEPRESSED CONC. CURB		OFFSET DISTANCE IMPLIES THIS SURVEYOR IS UNSURE OF FEATURE OWNERSHIP
	EDGE OF PAVEMENT		YARD LIGHT
	CENTERLINE		
	PAVERS		
	VINYL FENCE POST		

MINOR SITE PLAN

0 10 20 40 60 80 100 FEET

SCALE 1" = 20'

LANDSCAPING PLAN DETAIL

0 5 10 20 30 40 50 FEET

SCALE 1" = 10'

PREPARED BY:

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PROFESSIONAL ENGINEER
N.J.P.E. LICENSE No. 24321



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MINOR SITE PLAN
LOTS 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01,
24.02, 25, 26 AND 27.01, BLOCK 63.03
LOTS 25, 26, 27, 28, 29, 30, 428.02 AND 431.02, BLOCK 64.03
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

DRAWN: JJS/RGC3

CHECKED: MJG/WFS

DATE: 04-10-25

SHEET 4 OF 5

DWG. No. 3704-2D

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