

Survey Notes

- Record Owner/Site Address:  
Robert Noshay  
7208 Landis Avenue  
Sea Isle City, NJ 08243
- Source of title:  
Deed Book 1641, Page 767  
Block 72.03, Lot 868
- Property Information:  
Lot Area=5,500 S.F.  
Zone=R2 (Two Family Residential)
- Boundary and Physical Improvements shown are from a field survey by Kates Schneider Engineering performed on February 13, 2025.
- This survey was performed without the benefit of a current title report, which would disclose any rights, reservations, easements, etc. of record.
- I hereby certify that to the best of my knowledge and belief this map and land survey dated December 17, 2024 meets the minimum survey detail requirements with outbound corners marked as promulgated by the State Board of Professional Engineers and Land Surveyors and has been made under my supervision, and complies with the provisions of the "Map Filing Law" and that the outbound corner markers as shown have been set. I do further certify that the monuments as designated and shown hereon have been set.

*Gregory K. Schneider*  
2/27/25

Gregory K. Schneider  
Professional Engineer & Land Surveyor  
NJ License No. 42577

7. Sea Isle City Board Approval:

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

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 = 730 sf  
Runoff Curve Number (impervious surfaces) CN = 98  
Rainfall Amount (per NJ BMP ch.5 Table 5-1 for Cape May County) P= 6.34 in

TR55 equation 2-4:  $S = 1000 / (CN - 10)$  S = 0.204 in

TR55 equation 2-3:  $Q = (P - 0.25)^2 / (P + 0.85)$  Q<sub>25</sub> = 0.508 ft

Volume of Runoff: V=QxA V<sub>25</sub> = 370 cf

Required Storage Volume: V<sub>req</sub> = 30% x V<sub>25</sub> V<sub>req</sub> = 110 cf

Recharge Trench Storage Capacity:

Stone:  $2' \times 4' - \pi (0.5')^2 \times 0.35$  V<sub>stone</sub> = 2,525 cf/lf

Pipe: A =  $\pi r^2$  V<sub>pipe</sub> = 0.785 cf/lf

Length of Trench Required: L = V<sub>req</sub> / V<sub>stone</sub> L = 33.23 lf

Proposed Length: L = 34 lf

Percolation Capacity:

Trench Bottom Area: A = 136 sf

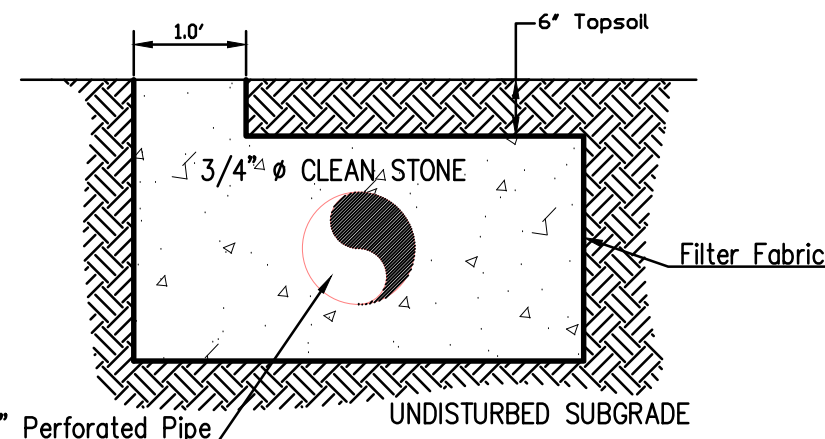
Infiltration Rate: I = 0.119 lf/hr

Percolation Volume: V<sub>perc</sub> = A x I x 24hrs V<sub>perc</sub> = 390 cf

Total System Capacity  
Volume Stored + Volume infiltrated: V = 500 cf

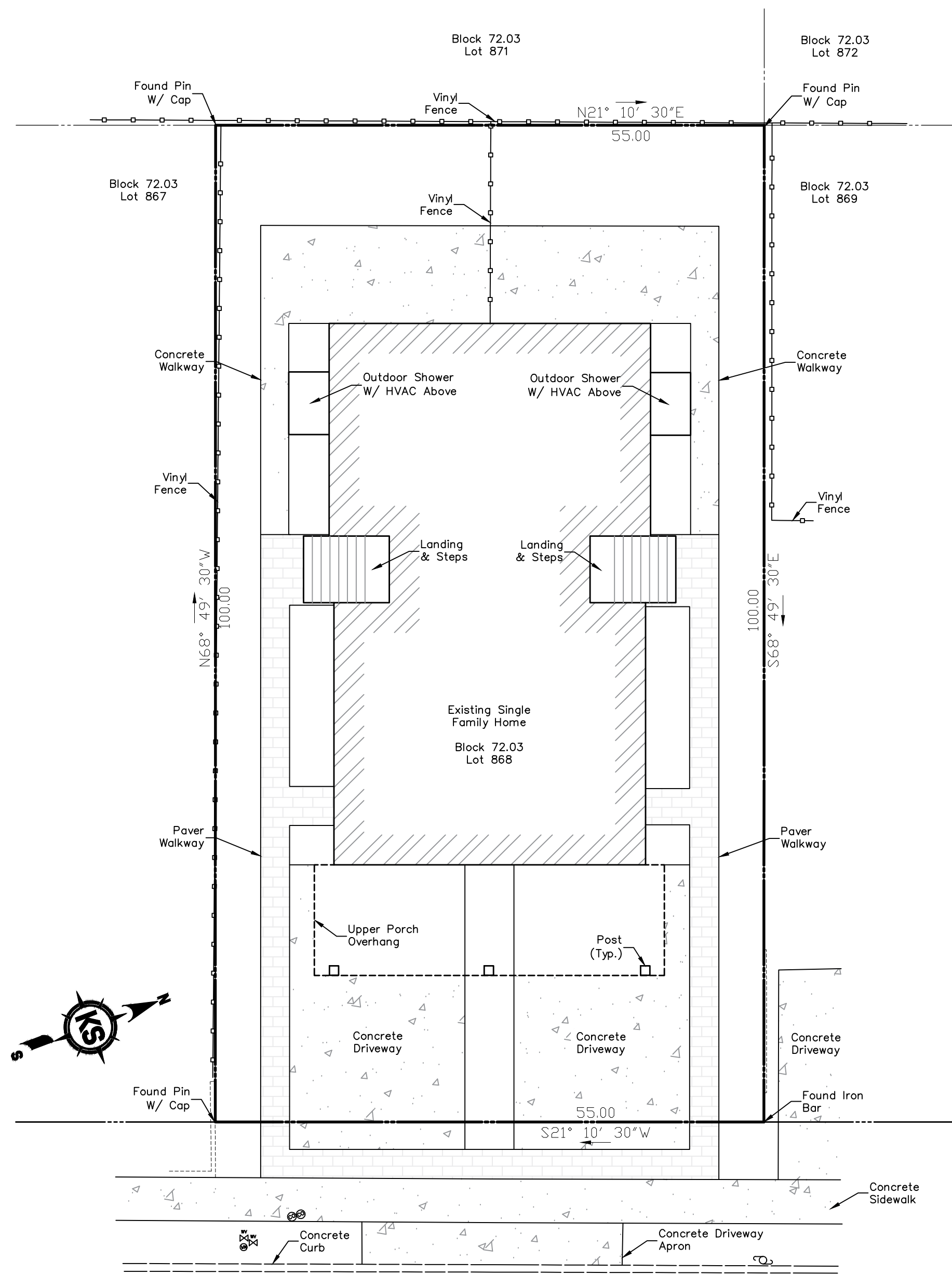
The designed system will retain and infiltrate more than the total volume of a 25 Year Storm:  
V<sub>25</sub> = 370 cf V<sub>tot</sub> = 500 cf

See Plan for Proposed Location and detail of the System



Storm Water Recharge System

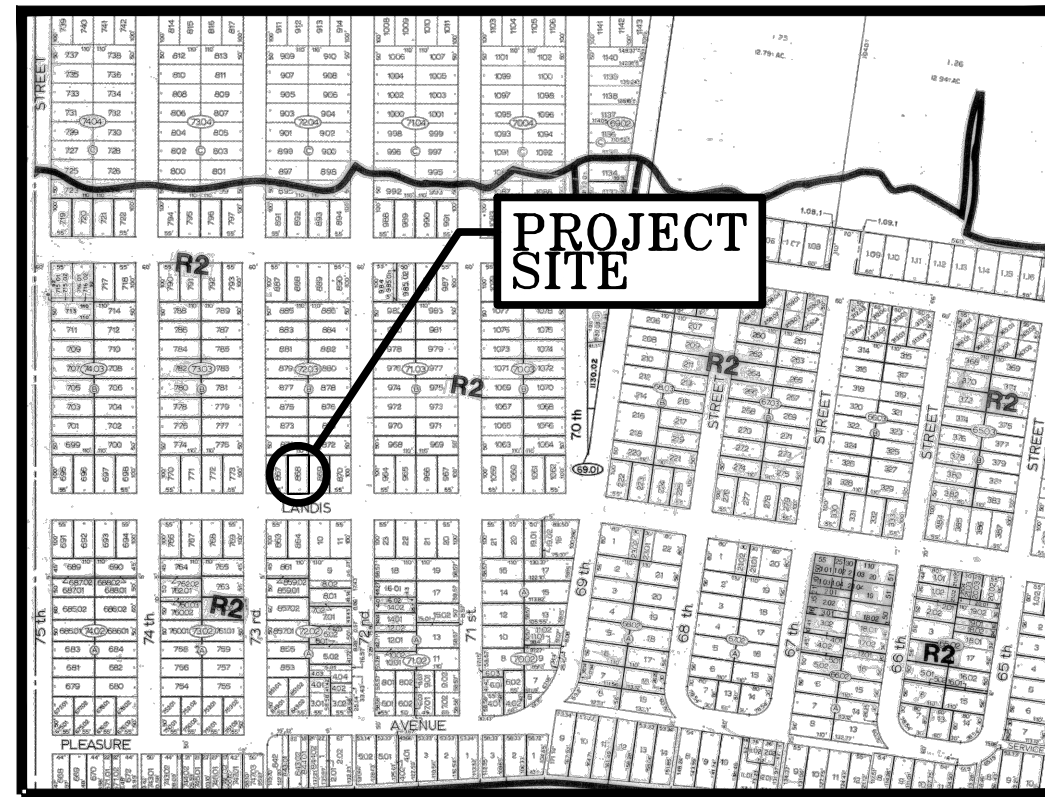
Scale: N.T.S.



Landis Avenue (70 Feet Wide)

Existing Conditions

Scale: 1" = 10'

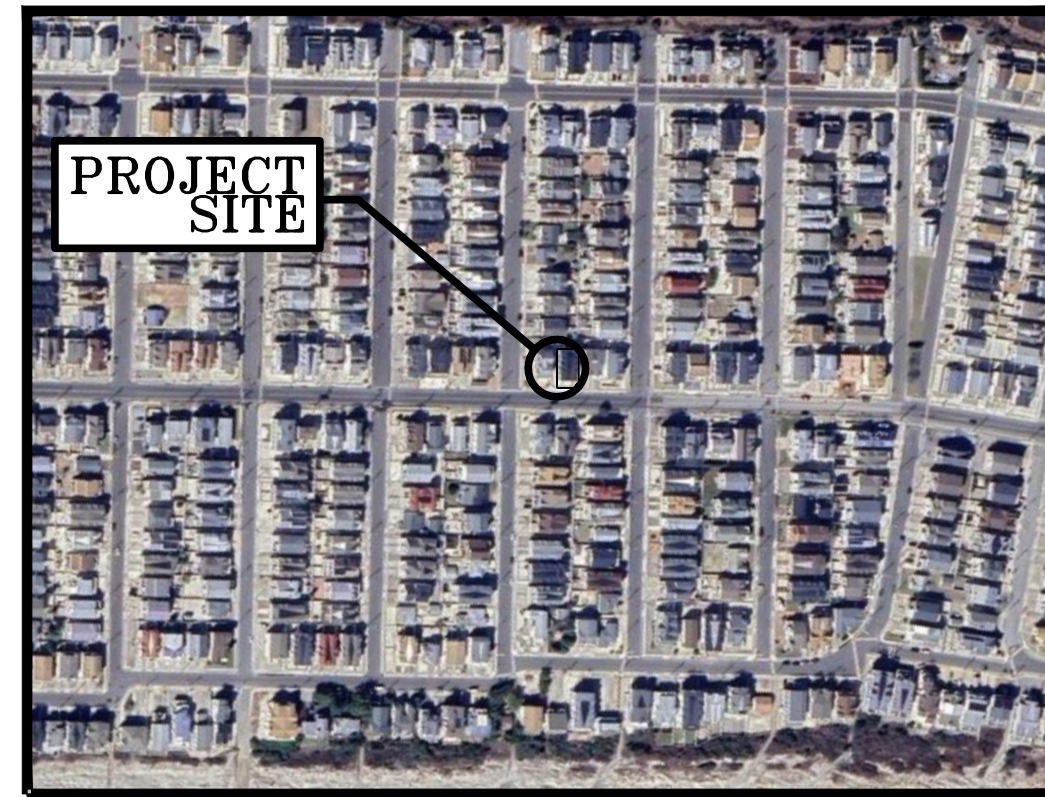


City of Sea Isle Zoning Map

Sheet 2

Zoning Map

1" = 500'

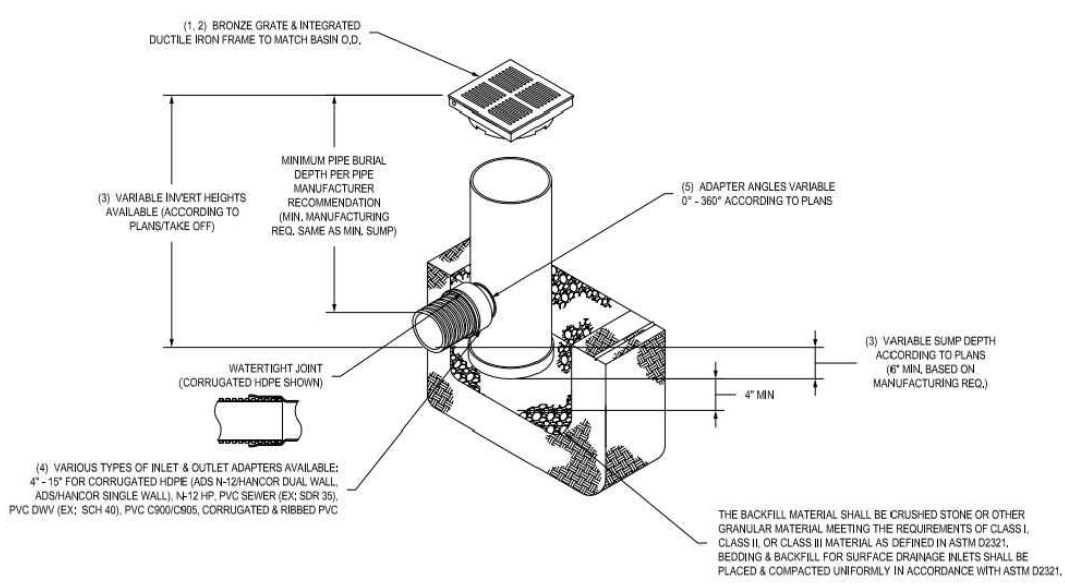


City of Sea Isle Map

USGS Map

1" = 2000'

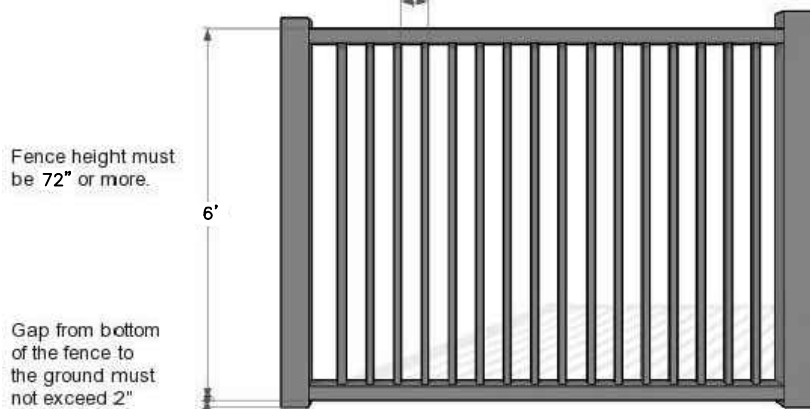
8" - 15" NYLOPLAST DRAIN BASIN WITH BRONZE GRATE



12" Nyloplast Basin Detail

NOT TO SCALE

Spacing between horizontal or vertical members must not exceed 4".



6" VINYL POOL CODE FENCE (TYP.)

NOT TO SCALE

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.

Landscaping Plant List				
Symbol	Botanical Name	Common Name	Size	Quantity
<b>Trees</b>				
	Juniperus Virginiana	"Hillspire" Juniper	15'-30' Tall 5'-15' Wide	2
<b>Shrubs</b>				
	Viburnum Acerifolium	Maple-Leaved Viburnum	4'-6' Tall 2'-6' Wide	6
	Clethra Alnifolia	"Hummingbird" Summersweet	2'-4' Tall 3'-5' Wide	8

Gregory K. Schneider  
Professional Engineer & Land Surveyor  
New Jersey License No. 42577

Kates Schneider Engineering, LLC  
Engineers - Surveyors - Planners  
State Board of Professional Engineers & Land Surveyors  
Certificate of Authorization No. 2467, 282200

215 Shore Road  
Mamora, New Jersey 08223  
Phone: (609) 365-1747  
Fax: (609) 365-2634  
www.kseco.com

City of Sea Isle  
Cape May County, New Jersey  
Pool Zoning Plan  
7208 Landis Avenue  
Block 72.03, Lot 868

Job No.

4056.0

Sheet

1

B/O

1

Total

1

Date 02/27/25  
Approved GKS  
Checked PdK  
Drawn TMG  
Designed PdK

Graphic Scale - 1"=10'