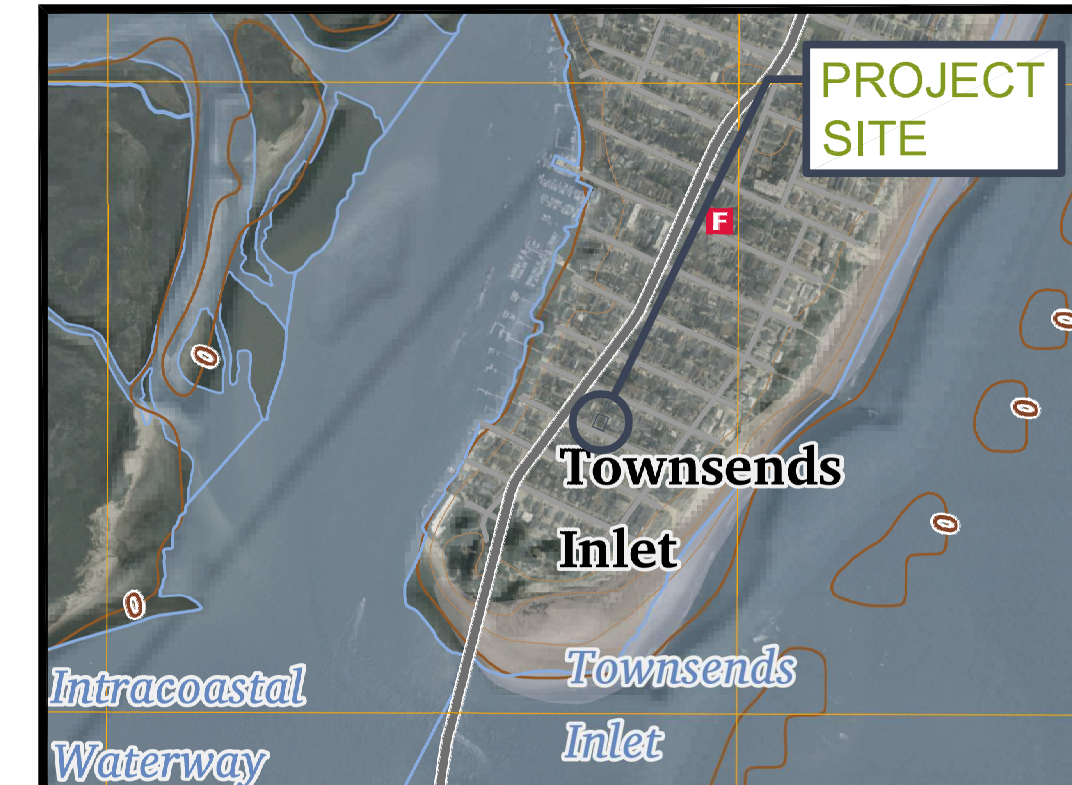
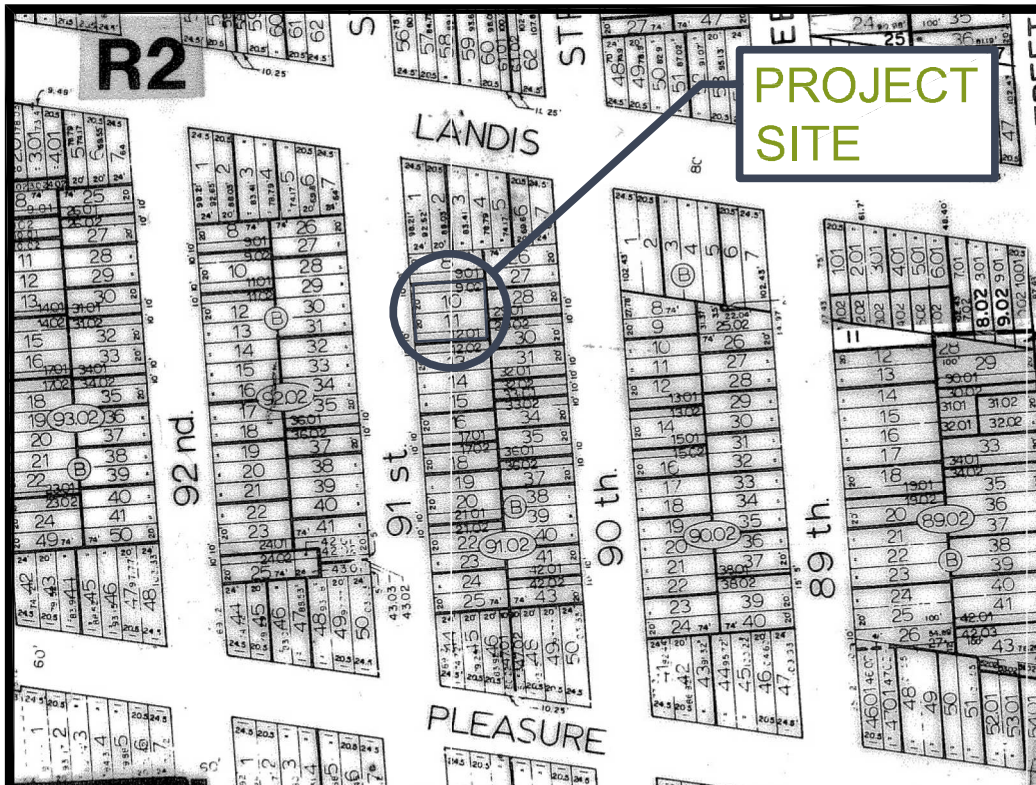


Detail Note:

- 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.

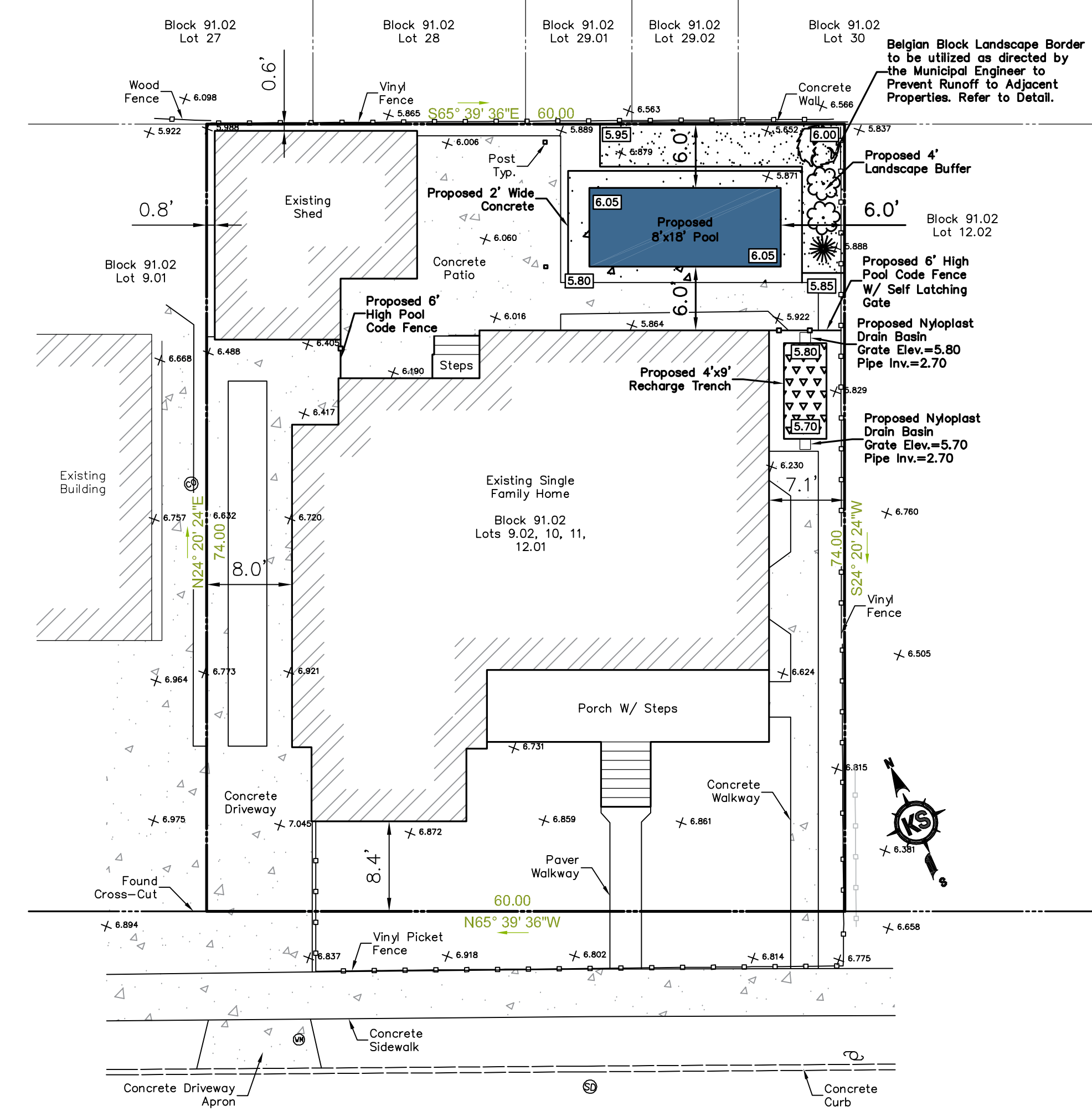
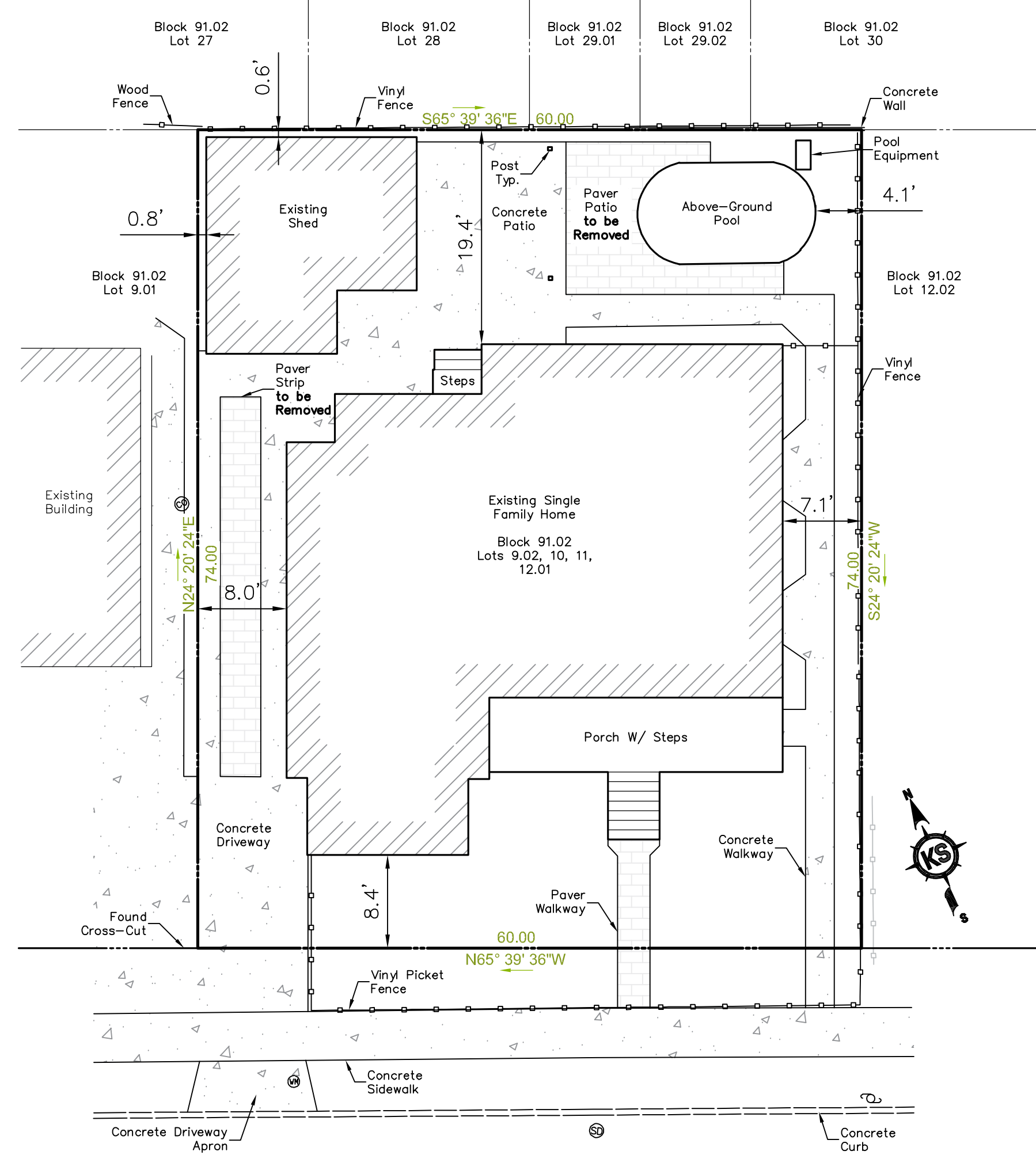
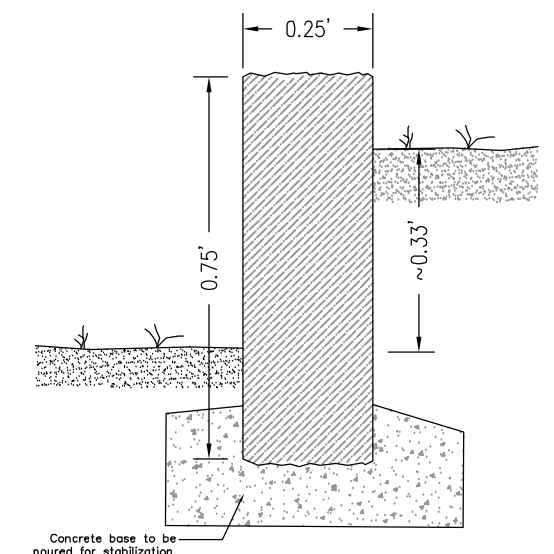
133 91st Street Sea Isle, Cape May County, NJ Zone R2 (Two Family Residential District)				
R-2 Requirements	Required	Existing	Proposed	Conformance
Minimum Lot Area	5,000 SF	4,400 SF	4,400 SF	Existing Non-Conforming
Minimum Lot Frontage	50 FT	60 FT	60 FT	Conforming
Minimum Lot Depth	100 FT	74 FT	74 FT	Existing Non-Conforming
Minimum Yard, Front	15 FT	8.4 FT	8.4 FT	Existing Non-Conforming
Minimum Yard, Side	5 FT	0.8 FT	0.8 FT	Existing Non-Conforming
Minimum Yard, Rear	20 FT	0.6 FT	0.6 FT	Existing Non-Conforming
Accessory Structure Setback	5 FT	N/A	6 FT	Conforming
Minimum Distance Between Accessory Structure and Principal Structure	10 FT	N/A	5 FT	Non-Conforming - Variance Required
Maximum Coverage, Impervious	70%	80%	74%	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.

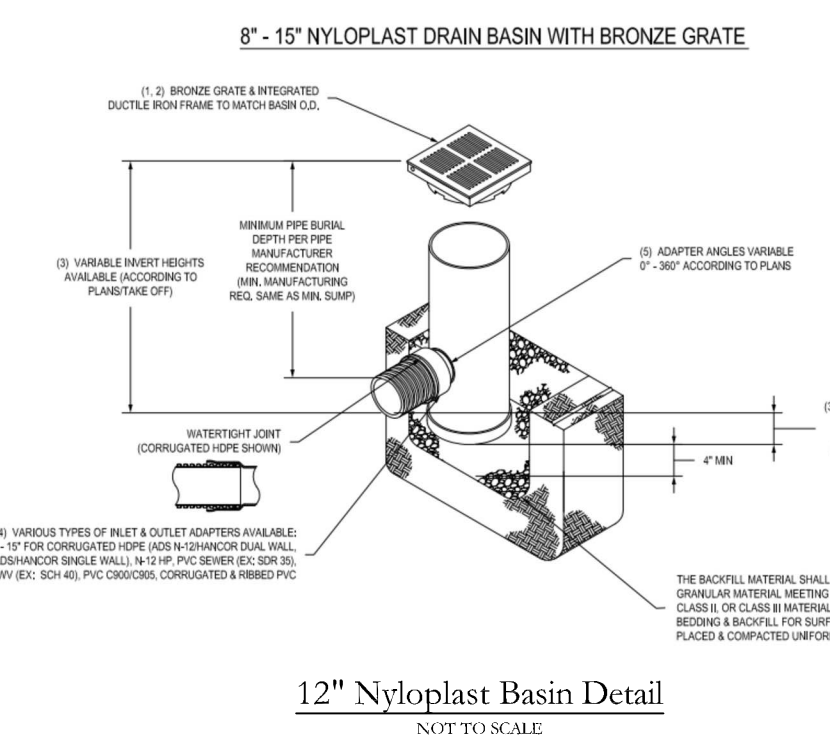
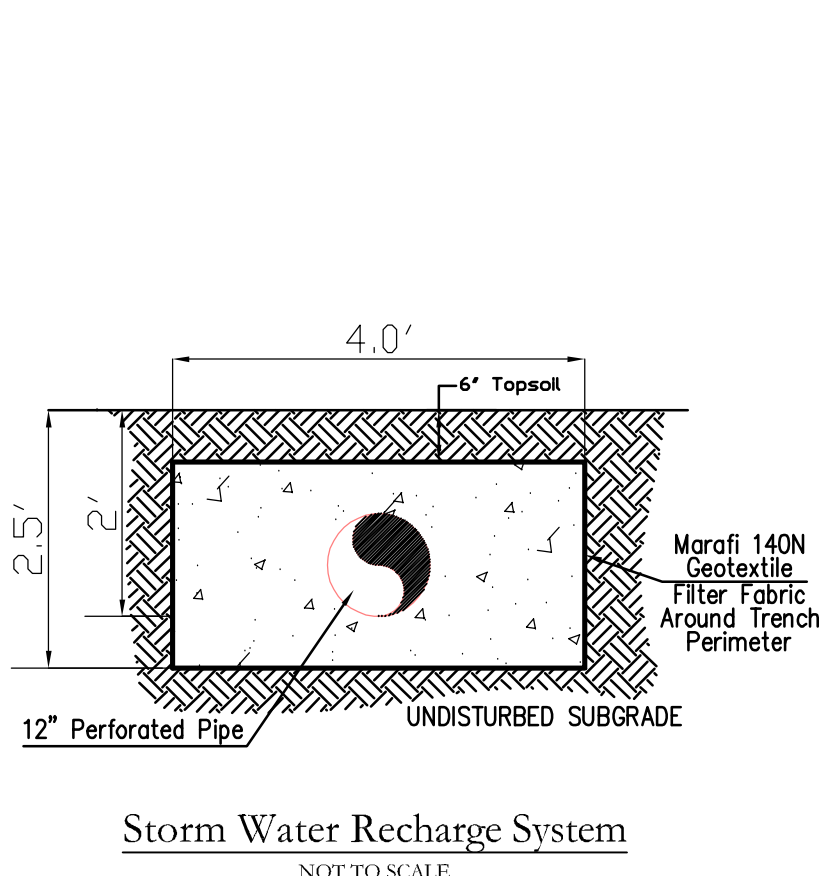


- Survey Notes
- Record Owner/Site Address: Michael F. Rufo and Kimberly Denise Rufo, 133 91st Street, Sea Isle City, NJ 08243
 - Source of title: Dead Book 2740, Page 723, Block 91.02, Lots 9.02, 10, 11, and 12.01
 - Lot Area: 4,440 S.F., Zone = R2 (Single-Family Residential)
 - Boundary and Physical Improvements shown are from a field survey by Kates Schneider Engineering performed on September 9, 2025.
 - This survey was performed without the benefit of a current title report, which would disclose any rights, reservations, easements, etc. of record.
 - A meeting with Andrew Previti, P.E. is required prior to the start of construction.
 - Sea Isle City Board Approval:

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



Belgium Block Landscape Border Detail
NOT TO SCALE



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 = 230 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: $Q_{25} = (P - 0.25)^2 / (P + 0.85)$ $Q_{25} = 0.508$ ft
 Volume of Runoff: $V = Q_{25}A$ $V_{25} = 117$ cf
 Required Storage Volume: $V_{req} = 30\% \times V_{25}$ $V_{req} = 35$ cf

Recharge Trench Storage Capacity:
 Stone: $(2' \times 4' - 2 \times \pi (0.33')^2) \times 0.35$ $V_{stone} = 2.561$ cf/lf
 Pipe: $A = \pi r^2$ $V_{pipe} = 1.410$ cf/lf
 $V_{total} = 3.971$ cf/lf
 Length of Trench Required: $L = V_{req} / V_{total}$ L = 8.8 lf
 Proposed Length: L = 9 lf

Total System Capacity
 Volume Stored: V = 36 cf

The designed system will retain more than the required volume of a 25 Year Storm:
 $V_{req} = 35$ cf V = 36 cf

See Plan for Proposed Location and detail of the System

Paul D. Kates
Professional Engineer & Land Surveyor
New Jersey License No. 24GE04901600

Kates Schneider Engineering, LLC
Engineers - Surveyors - Planners
State Board of Professional Engineers & Land Surveyors
Certificate of Authorization No. 24GA 29320

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Marmora, New Jersey 08223
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www.kateschneider.com

City of Sea Isle
Cape May County, New Jersey
Pool Variance Plan
133 91st Street
Block 91.02, Lots 9.02, 10, 11, 12.01

Job No. 4068.4
Sheet 1
B/O 1
Total 1

Drawn: TMG
Checked: PdK
Approved: GKS
Date: 12/15/25

REVISIONS

Date

