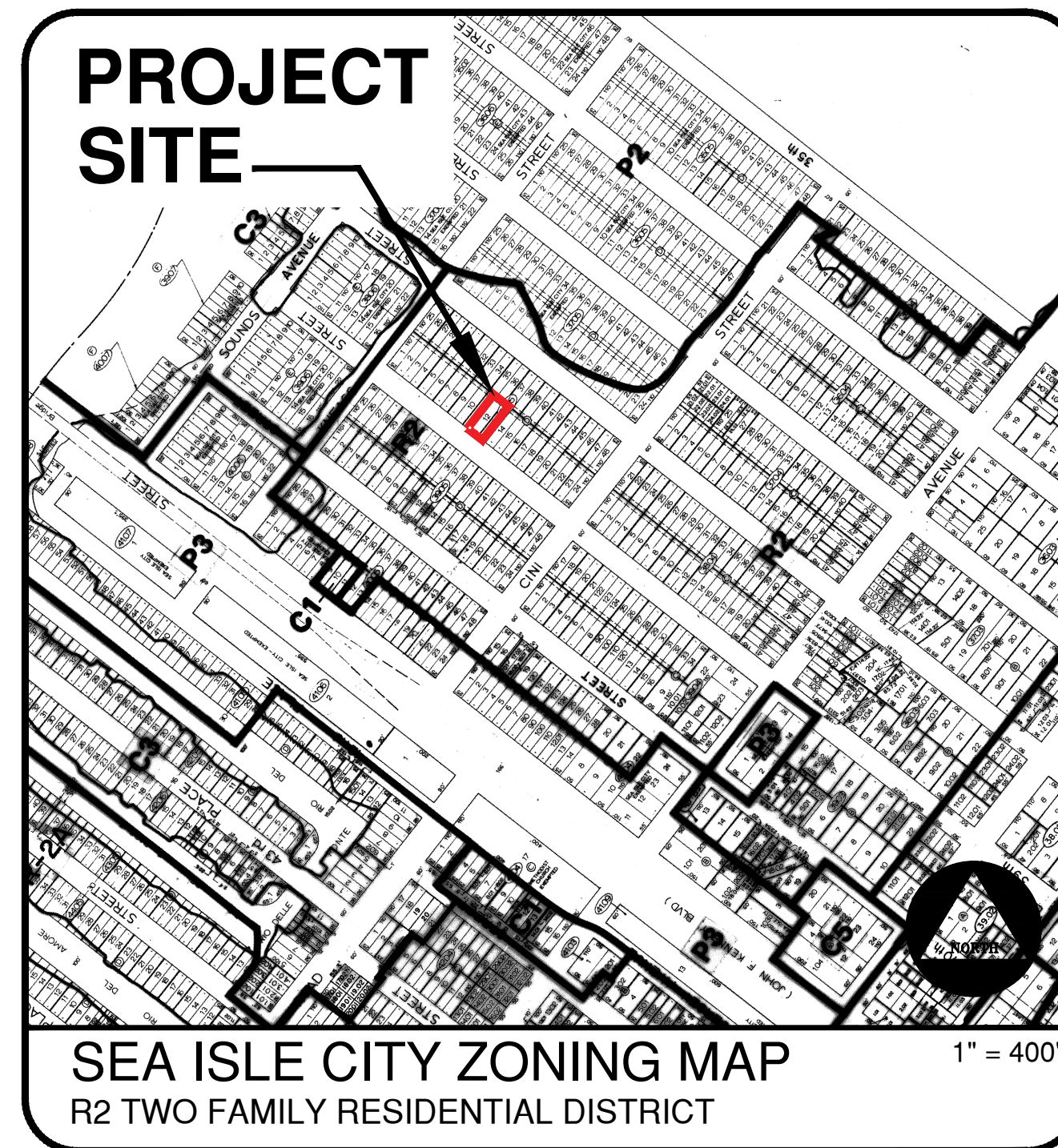




1. Applicant/Owner:
Bob Shrader
1920 Waters Edge
Pompano Beach, FL 33062
Phone 609-743-4301

Site Location:
315 40th Street
Sea Isle City, NJ 08243

2. The project site is known as Block 39.05 Lots 11.02, 12 & 13.01 as shown on the Tax Plate #6 of the Sea Isle City Tax Maps.

3. The project site is located in the R2 - Two Family Residential District

4. The project site consists of an area of 0.111 Acres (4,840 SF).

5. An existing two story two family dwelling is located on the project site.

6. It is the intent of the Applicant to obtain approval to demolish the existing two family dwelling and construct a new two family dwelling on the property. Each unit will have 5 bedrooms and 4 parking spaces.

7. The proposed two family dwelling will be serviced by municipal water and sewer.

8. All concrete curb, sidewalk, pavement disturbed in kind within road rights-of-way are to be repaired in kind.

9. All traffic signs, other signs, mailboxes, poles and/or safety devices that will be removed during construction are to be reinstalled at the proper location.

10. Storage below the Local Design Flood Elevation (Elevation 14.0) is not permitted.

11. The proposed application will require approvals from the following agencies:

- Sea Isle City Planning Board
- NJDEP (Flood Hazard General Permit #6)



KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
OR
1-800-272-1000

NEW JERSEY ONE CALL

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT
NJ ONE CALL PRIOR TO THE START OF CONSTRUCTION. CALL
FOR MARKOUTS IN ADVANCE AND BEGIN EXCAVATION WITHIN
ALLOWABLE TIMEFRAME. ALL CONTRACTORS ON-SITE MUST
HAVE THEIR OWN MARKOUT.

ARCHITECT INFORMATION

This set of plans has been prepared for purposes of municipal and agency review and approval. This set of plans shall not be utilized as construction documents until all conditions of approval have been satisfied on the drawings and each drawing has been revised to indicate " Issued for Construction."

Contractor shall check and verify all existing utilities, grades, site dimensions and existing conditions before proceeding with construction. Any discrepancies or unusual conditions are to be reported to design engineer/project staff immediately for adjustments or directions.

All construction to be performed in accordance with NJDOT Standard Specifications and supplementary specifications for this project.

These drawings do not include the necessary components for construction safety; however, all construction must be done in compliance with the Occupational Safety and Health Act of 1970 and all rules and regulations appurtenant to this project.

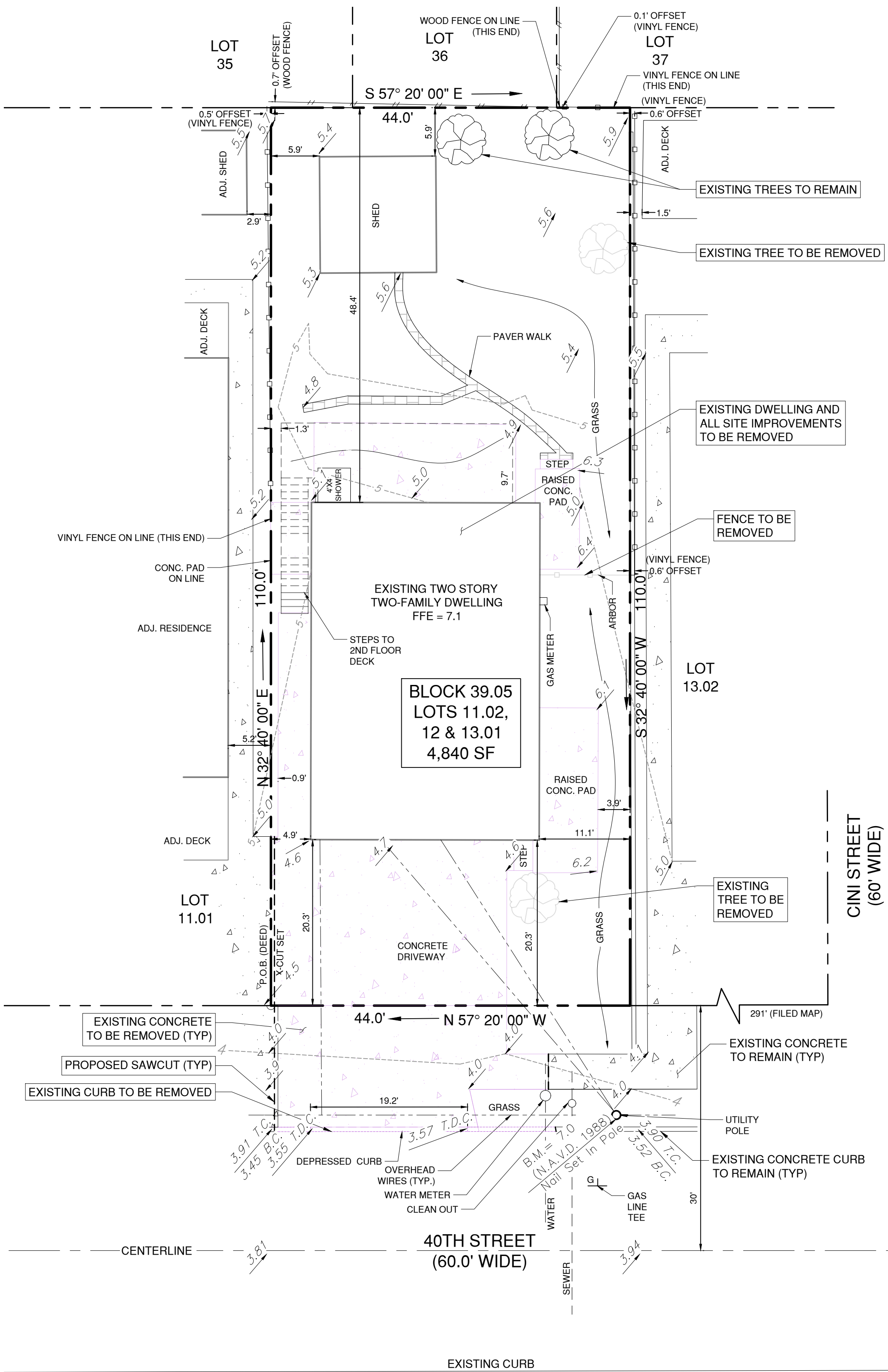
ZONING INFORMATION

SEA ISLE CITY APPROVAL BLOCK

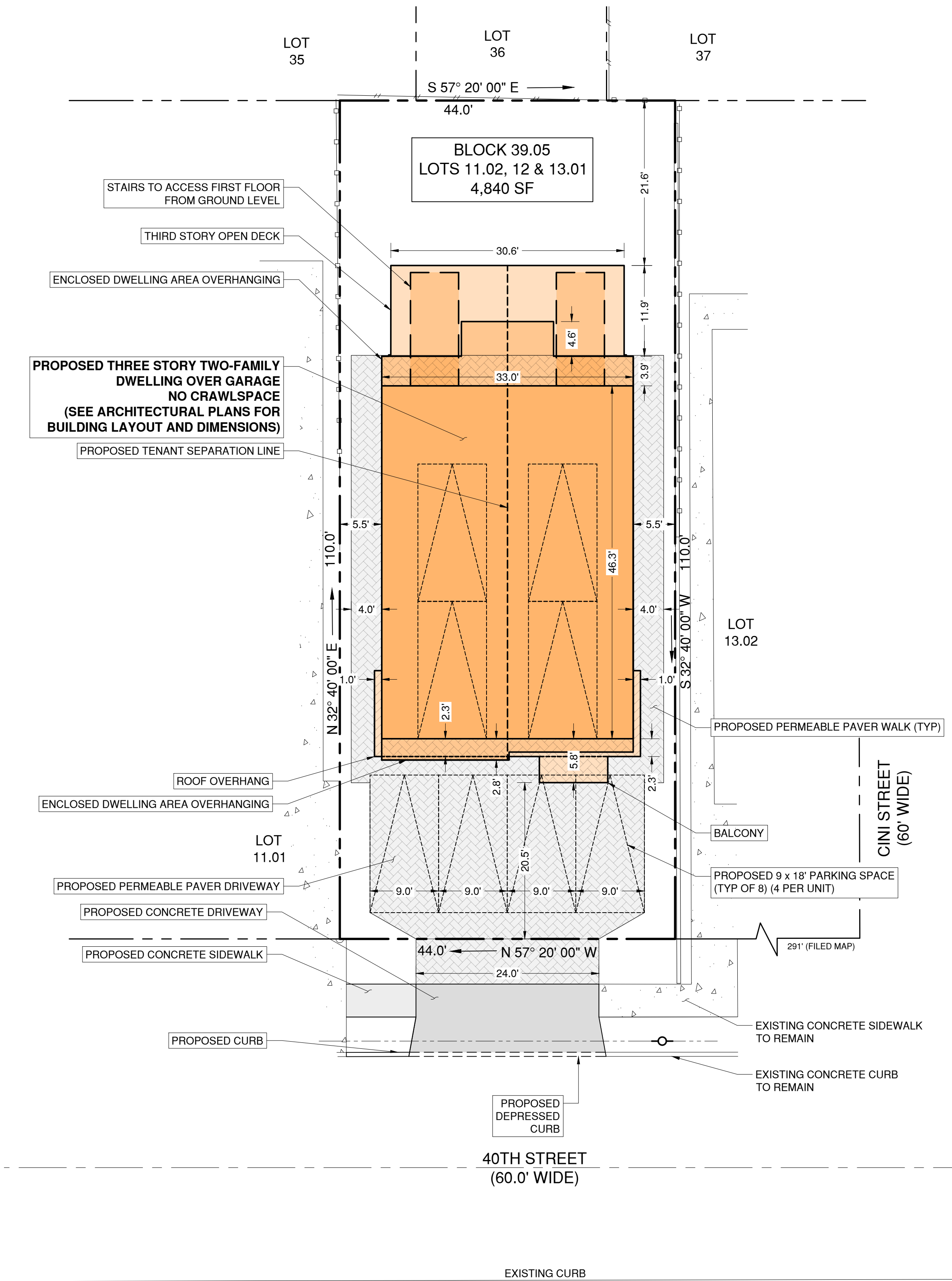
Chairman	Date
Secretary	Date
Engineer	Date



SITE PHOTOS

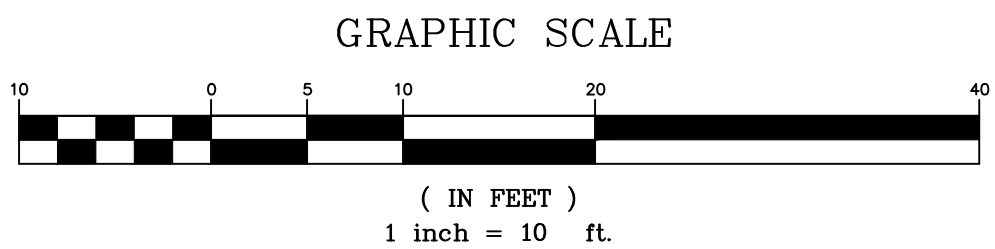
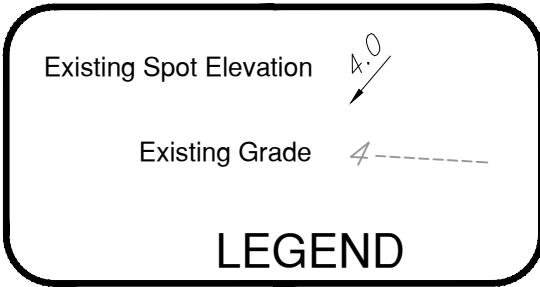


EXISTING CONDITIONS



SITE PLAN

- NOTES:
- EXISTING CURB AND SIDEWALK WITHIN THE RIGHT OF WAY SHALL BE REPLACED AT THE DIRECTION OF THE CITY ENGINEER.
 - STORAGE BELOW THE LOCAL DESIGN FLOOD ELEVATION (ELEVATION 14.0) IS NOT PERMITTED.



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EXISTING CONDITIONS & SITE PLAN
BLOCK 39.05 LOT 11.02, 12, & 13.01
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

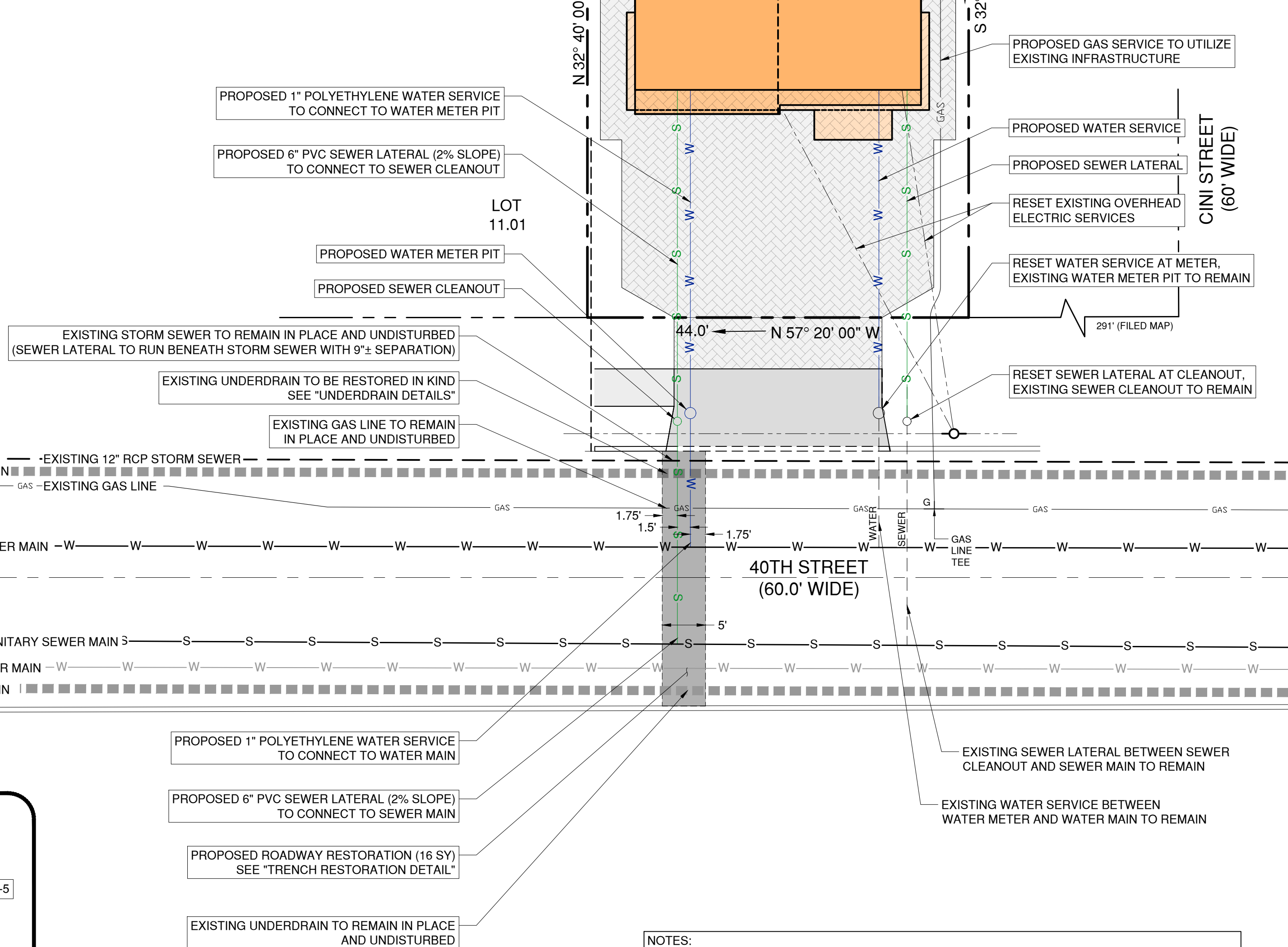
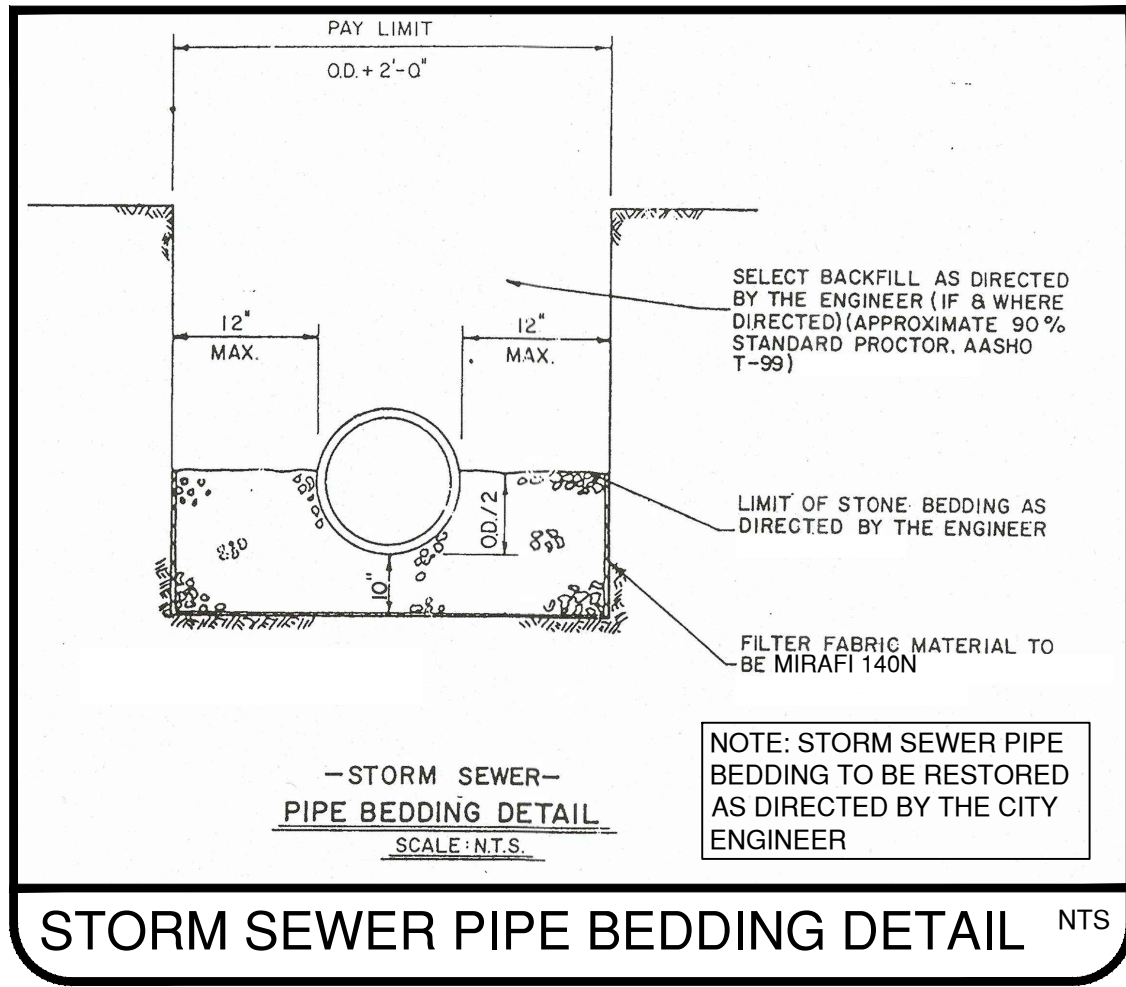
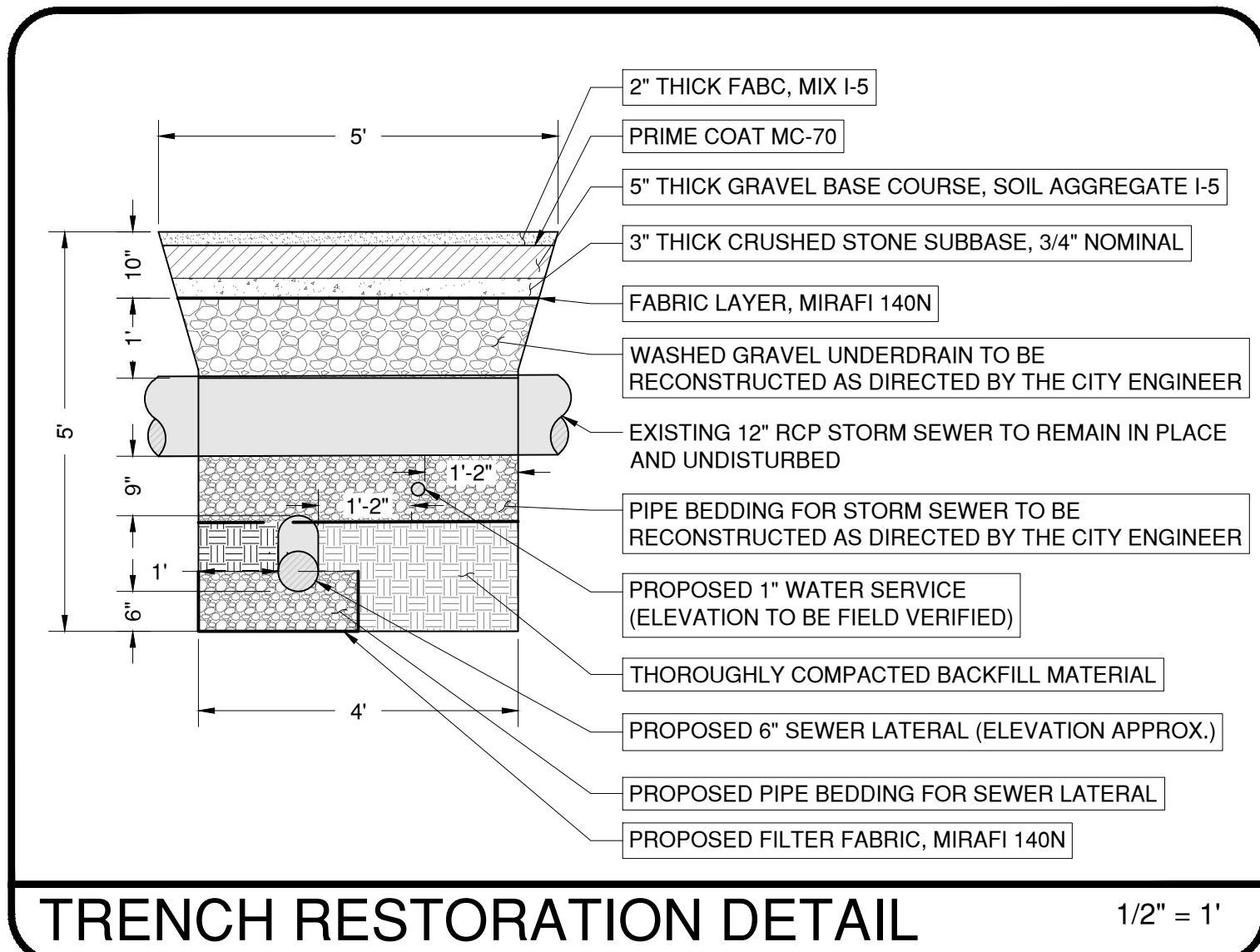
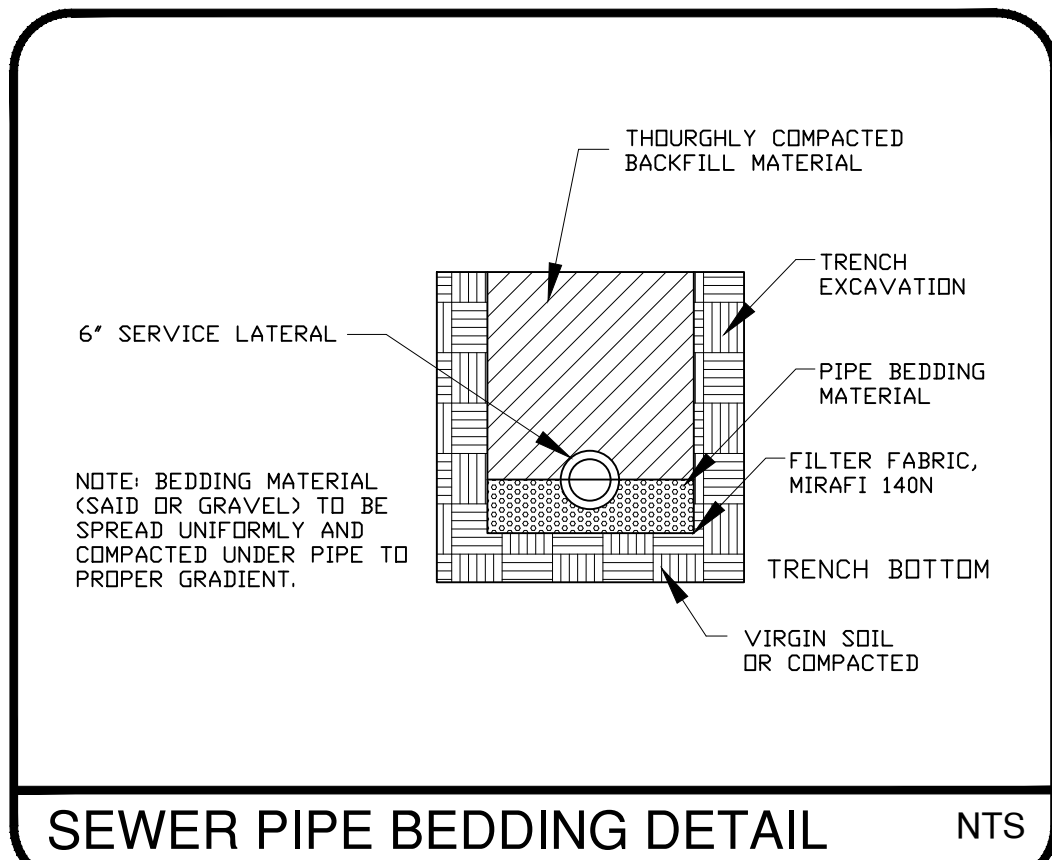
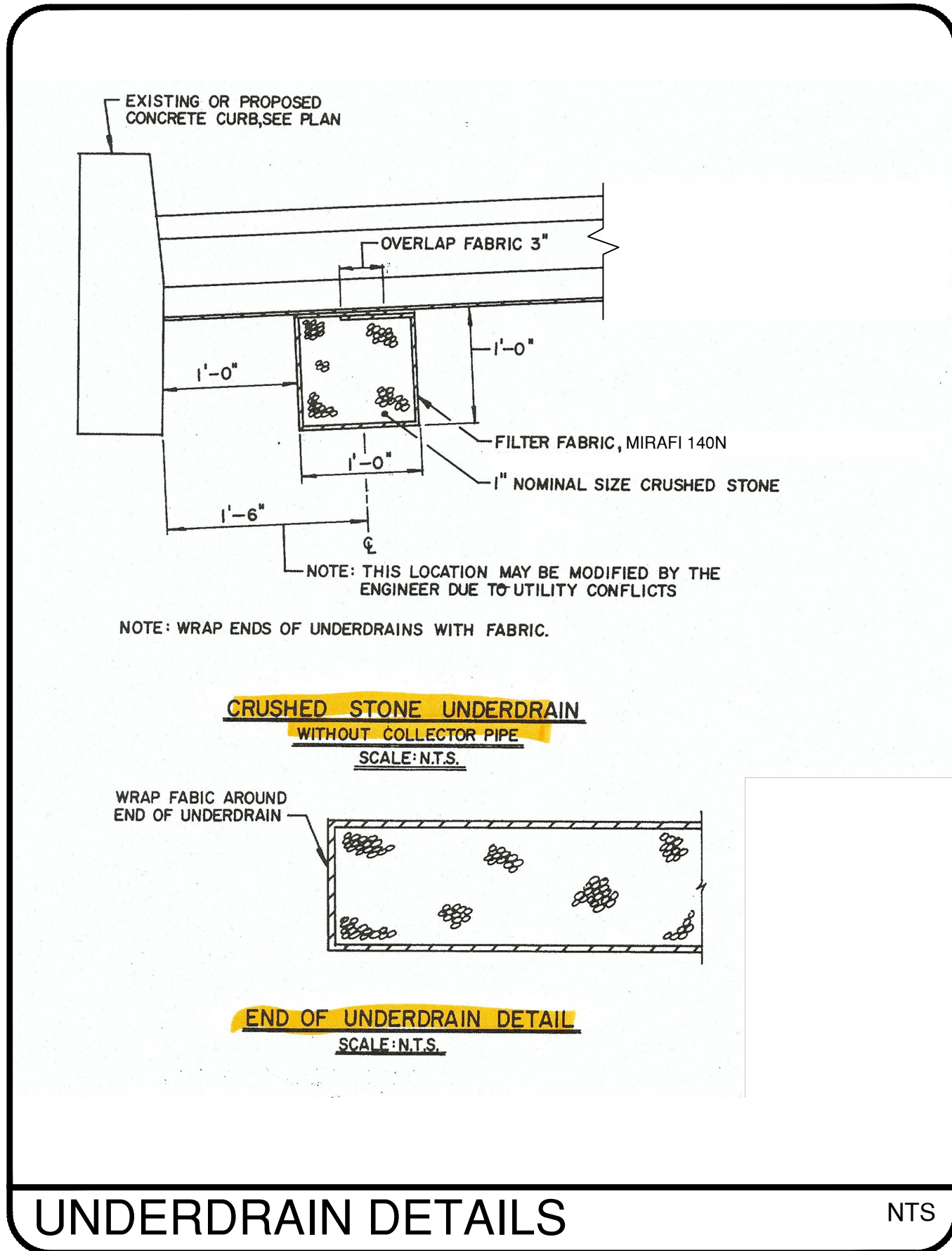
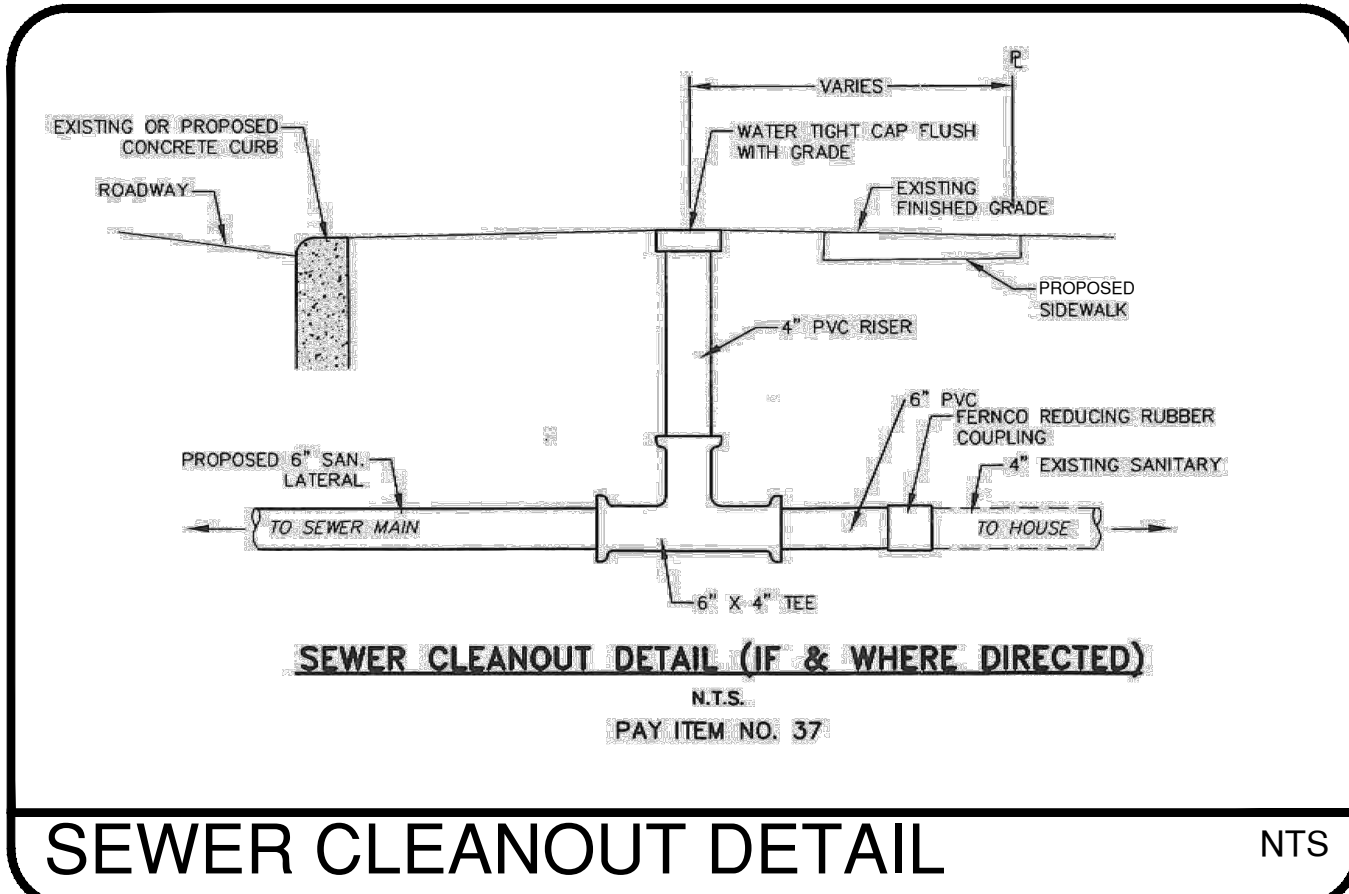
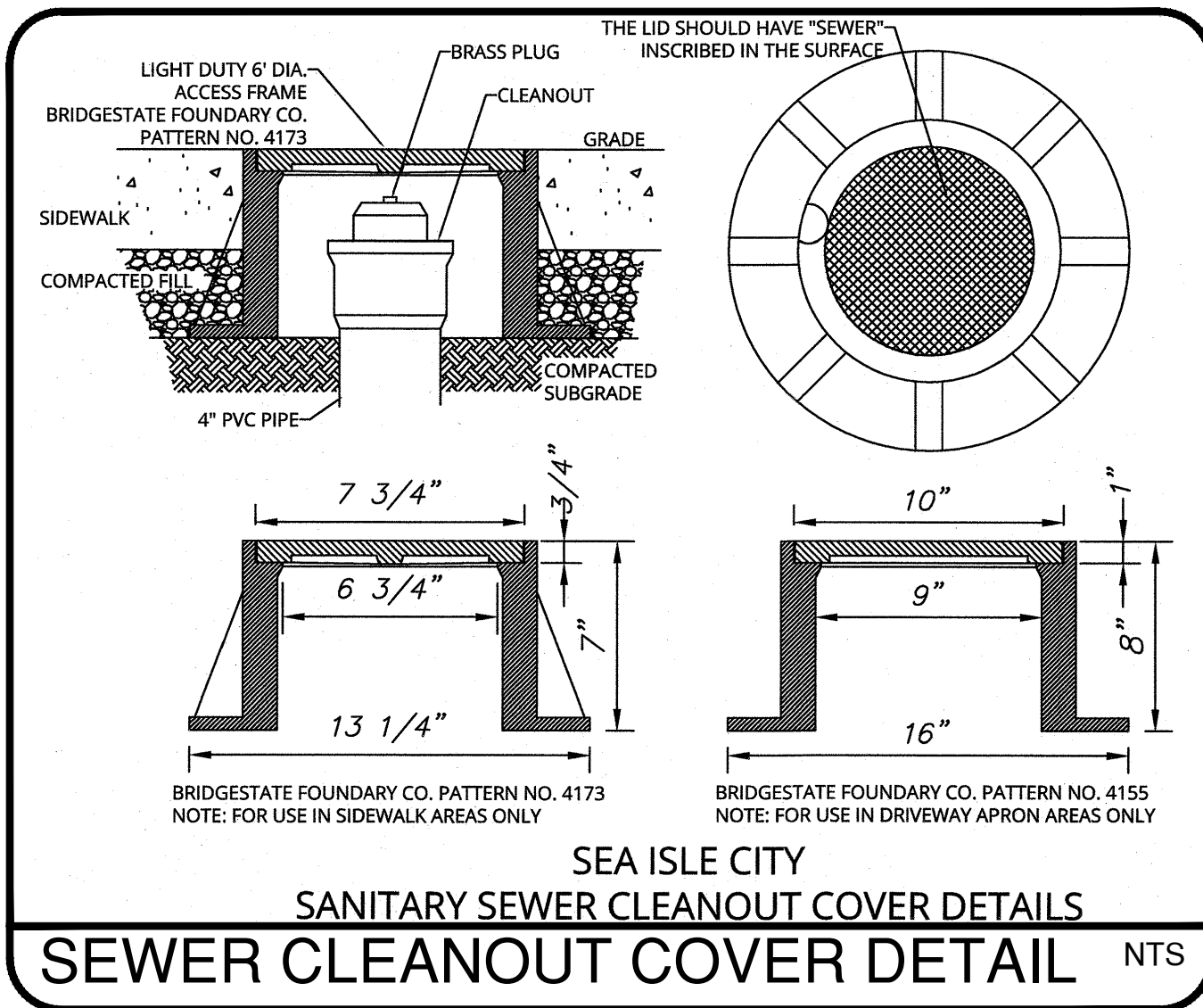
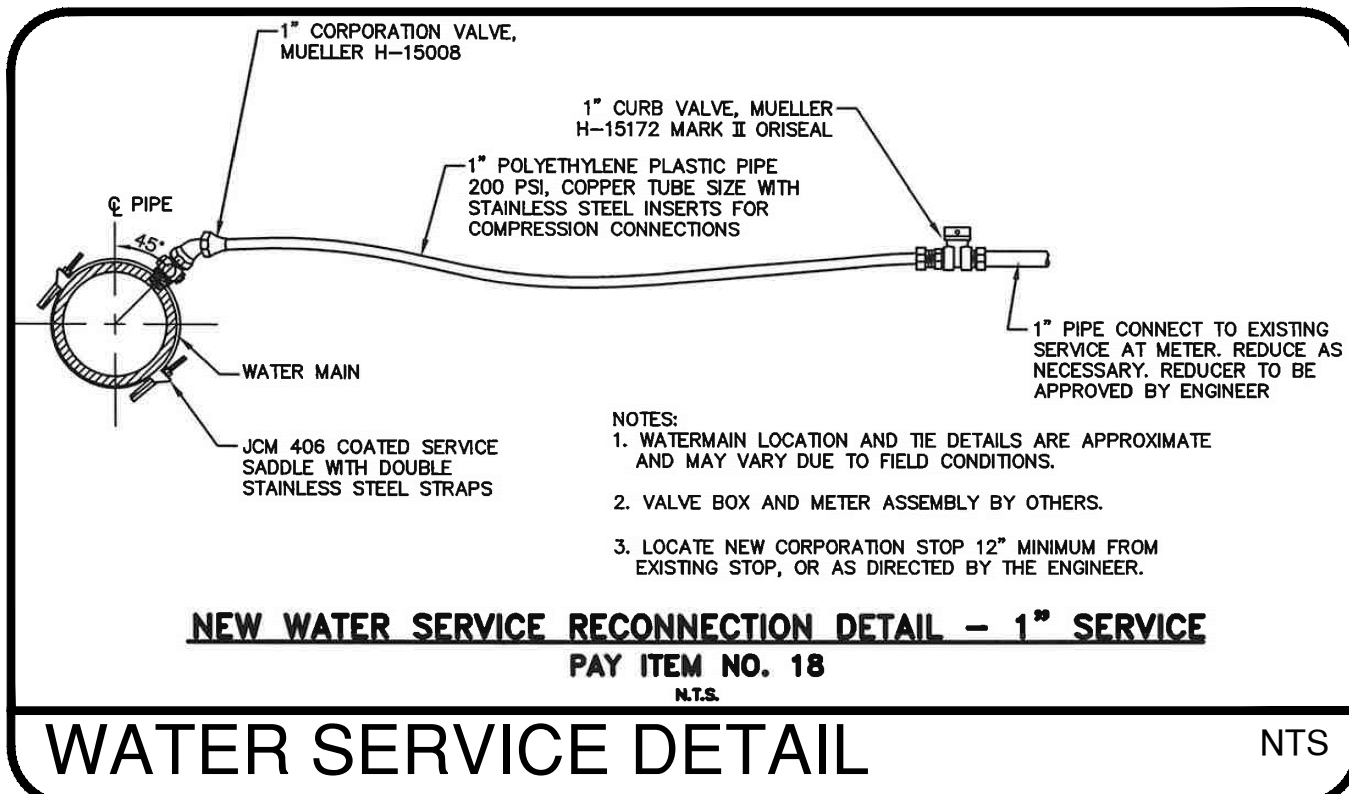
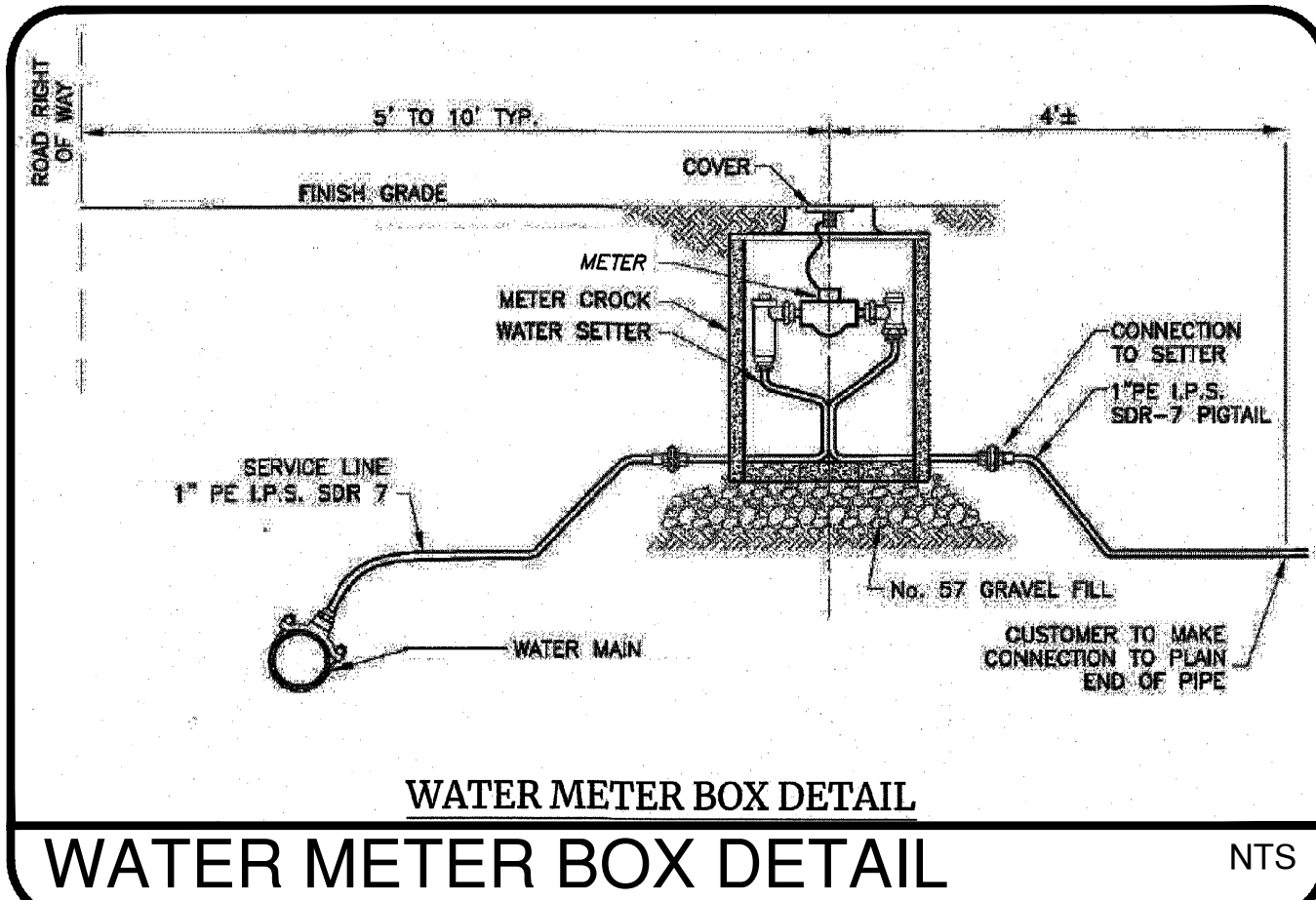
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REV. PER MEETING	7/17/26	BJG
REV. PER REVIEW	7/1/26	BJG
REVISION	DATE	BY

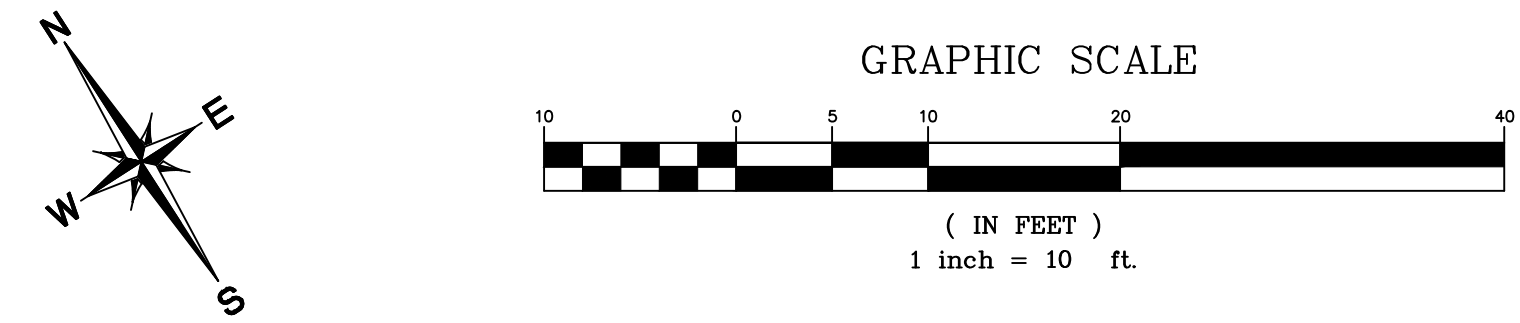


DATE: 2/9/26	DRAWN BY: BJG
SCALE: 1" = 10'	CHECKED BY: VCO
PROJECT #: 10750	SHEET: 2 OF 5





- NOTES:
1. RECONSTRUCT UNDERDRAIN AS DIRECTED BY THE CITY ENGINEER.
 2. LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM A PLAN ENTITLED "STORM SEWER PLAN & PROFILE UNDERDRAIN LOCATION PLAN" DATED JUNE 1989 AND PREPARED BY JOHN R. WALKER NJPE, NJPLS #10294 OF WALKER, PREVITI, HOLMES & ASSOC.
 3. LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION



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UTILITY & ROADWAY RESTORATION PLAN
 BLOCK 39.05 LOT 11.02, 12, & 13.01
 SEA ISLE CITY
 CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #32498

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REV. PER MEETING	7/17/26	BJG
REVISION	DATE	BY



DATE: 7/1/26	DRAWN BY: BJG
SCALE: 1" = 10'	CHECKED BY: VCO
PROJECT #: 10750	SHEET: 3 OF 5

SOIL BORING #1

DEPTH	DESCRIPTION
0" - 4"	10YR 3/2 Very Dark Grayish Brown, Sandy Loam, Subangular Blocky, Friable
4" - 12"	10YR 5/4 Yellowish Brown, Sand, Single Grain, Loose
12" - 16"	10YR 6/4 Light Yellowish Brown, Sand, Single Grain, Loose with 10% Coarse Fragments
16" - 26"	10YR 6/3 Pale Brown, Sand, Single Grain, Loose with 10% Coarse Fragments
26" - 38"	10YR 5/1 Gray, Sandy Loam, Subangular Blocky, Friable

Depth of Groundwater: 37"
Date Performed: 12/24/2025
Performed By: Brenden Gray

SOIL BORING RESULTS

Introduction

The 4,840 SF property located on 40th Street contains an existing two family dwelling. The applicant intends to demolish the existing improvements and construct a new two family dwelling. A stormwater trench system consisting of 6" perforated PVC pipes surrounded by stone has been proposed to mitigate runoff. The lot has been considered vacant for predevelopment parameters. The stormwater trench system has been designed to detain a volume of 30% of the difference between the Post-Development and Pre-Development volumes.

Predevelopment Runoff Calculation

$Q = CIA$; $C = 0.25$ (Grass Cover), $i = 7.284$ in./hr, $A = 0.111$ AC

$Q = (0.25)(7.284 \text{ in./hr})(0.111 \text{ AC}) = 0.202$ CFS

$V = QT$; $T_1 = 2.5(T_2)$; $T_2 = 5$ min.

$V = (0.202 \text{ CFS})(2.5(5 \text{ min.}))(60 \text{ sec./min.}) = 152$ CF

V = 152 CF Predevelopment

Post-Development Runoff Calculation

$Q = CIA$; $C = [(C_1A_1 + C_2A_2 + C_3A_3)]$

$C_1 = 0.99$ (Roof, & Deck/Balconies) $A_1 = 0.0495$ AC

$C_2 = 0.45$ (Permeable Pavers) $A_2 = 0.0280$ AC

$C_3 = 0.25$ (Grass Cover) $A_3 = 0.0336$ AC

$Q = (7.284 \text{ in./hr})(0.99 \times 0.0495 \text{ AC} + 0.45 \times 0.0280 \text{ AC} + 0.25 \times 0.0336 \text{ AC}) = 0.510$ CFS

$V = (0.510 \text{ CFS})(2.5(5 \text{ min.}))(60 \text{ sec./min.}) = 383$ CF

V = 383 CF Post-Development

Required Storage Volume Calculation

Minimum Storage of 30% = $0.3(383 \text{ CF} - 152 \text{ CF}) = 69.3$ CF

Use 69.3 CF for Volume Storage Requirement

Available Storage Volume Calculation

6" Pipe @ 76 LF
 $\pi(3/12)^2 \times 76 = 14.9$ CF

1.5' x 1.5' Stone Trench (76 LF)
 $[(1.5' \times 1.5' \times 76') - 14.9] (0.35) = 54.6$ CF
Total = 69.5 CF

Summary:

The 25 year design storm generates approximately 383 CF of stormwater runoff from all improvements. The infiltration system has been designed to store approximately 69.5 CF of runoff. If the quantity of runoff exceeds the capacity of the trench, runoff will flow out of the proposed inlets and towards 40th Street, following existing drainage patterns.

STORMWATER MANAGEMENT CALCULATIONS

1. DRAWINGS TO BE SCALED FOR PURPOSES OF LOCATING SOIL BERMS, PLANT MATERIAL, PLANTING BEDS, GROUND COVER AREAS AND OTHER SITE AMENITIES SHOWN. DRAWINGS ARE DIAGRAMATIC; PLANT MATERIAL SUBJECT TO FIELD ADJUSTMENT.

2. ALL PLANT MATERIAL TO BE SET IN PREPARED MULCH BEDS. FINAL BED LINES TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE.

3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. PLAN HOLDS PRECEDENT.

GRASSES

AREAS TO BE SEEDED SHALL CONSIST OF THE FOLLOWING SEED MIXTURES TO INSURE A HIGH QUALITY GRASS.

REBEL II TALL FESCUE - 8 LBS PER 1000 SF

ECLIPSE KENTUCKY BLUE GRASS - 4 LBS PER 1000 SF

FERTILIZING AND LIMING SHALL BE COMPLETED PRIOR TO SEEDING LAWN AREAS TWICE PER YEAR.

PLANTING BED

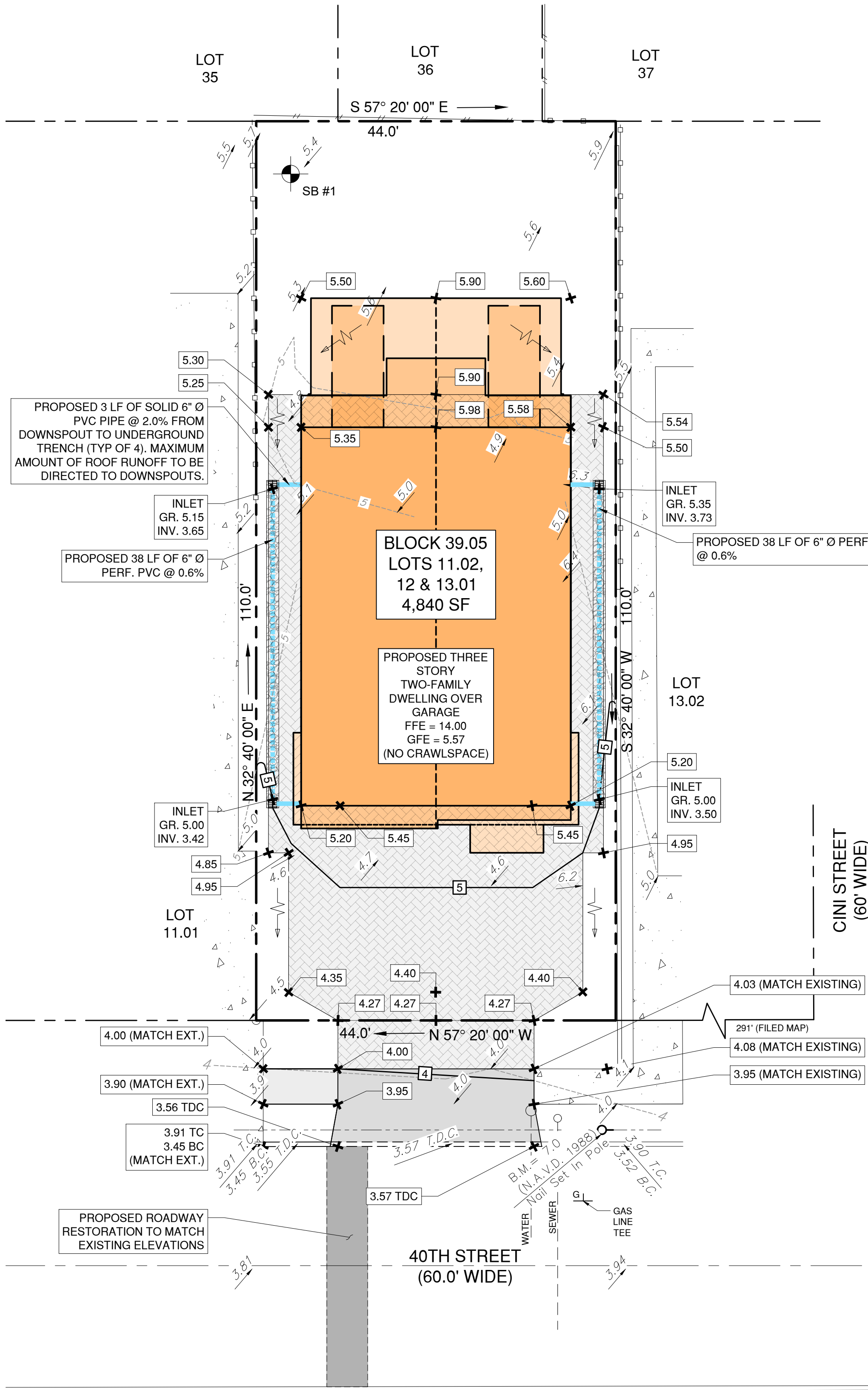
PLANTING BED TO BE CONSTRUCTED AS SHOWN ON DETAIL. BED TO BE CONSTRUCTED USING THE FOLLOWING SPECIFICATIONS OR AN APPROVED EQUAL.

A. MULCH - BEDS TO BE FILLED WITH A 4" LAYER OF LICORICE ROOT MULCH (RIGHT DRESS INC.)

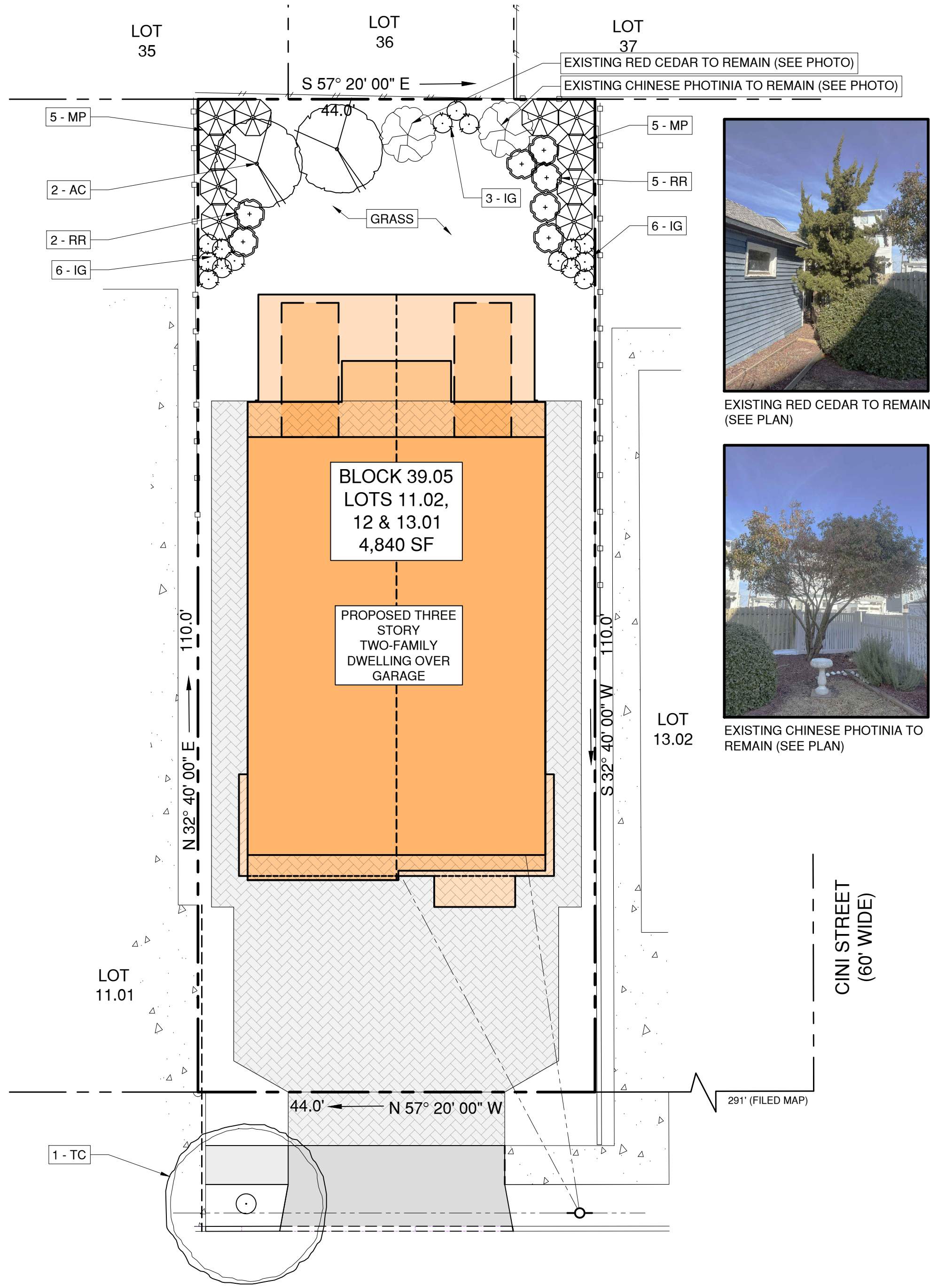
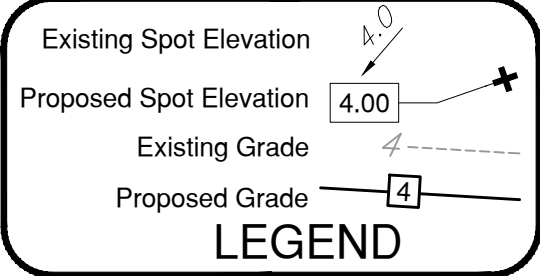
B. WEED BARRIER - MULCH TO BE PLACED OVER TERRA TOP LS WEED CONTROL FABRIC OR 4 MIL. BLACK POLYETHYLENE.

C. EDGING - PLANTING BED TO BE EDGED WITH BLACK DIAMOND POLYETHYLENE BED DIVIDER (VALLEY VIEW SPECIALTIES CO.)

LANDSCAPE NOTES



GRADING & DRAINAGE PLAN



PLANT SCHEDULE

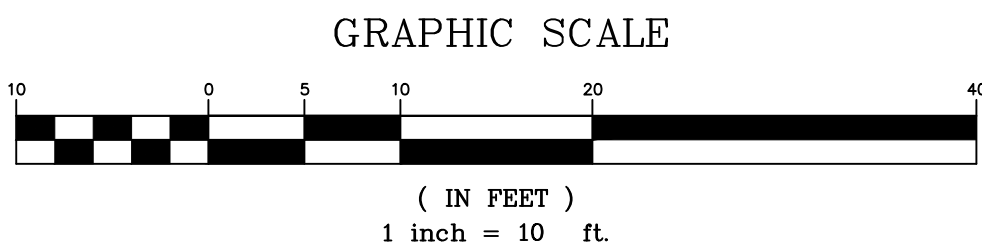
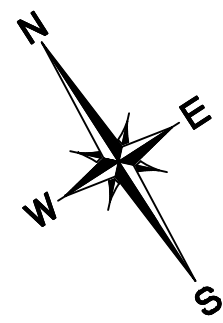
TREES

ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	6'-7'	B&B	1
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6'-7'	B&B	2

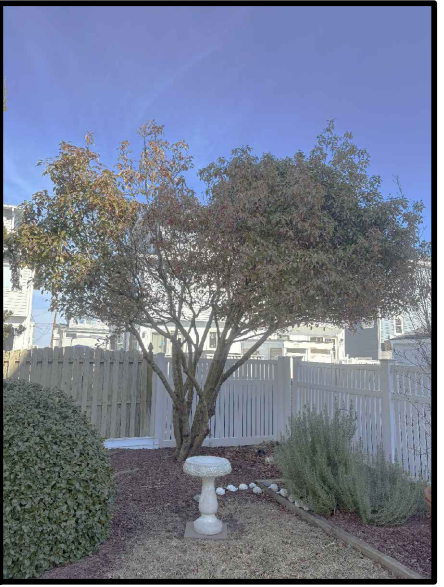
SHRUBS / GROUNDCOVER

ABRV	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
MP	MYRICA PENSYLVANICA	BAYBERRY	#5	CONT.	10
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#3	CONT.	15
RR	ROSA RUGOSA	JAPANESE SHORE ROSE	#3	CONT.	7

LANDSCAPE PLAN



EXISTING RED CEDAR TO REMAIN (SEE PHOTO)



EXISTING CHINESE PHOTINIA TO REMAIN (SEE PHOTO)

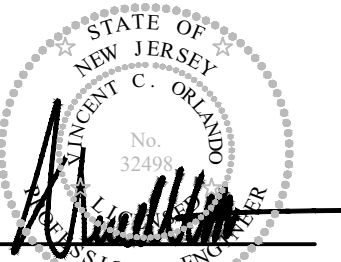
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DRAINAGE & LANDSCAPE PLAN

BLOCK 39.05 LOT 11.02, 12, & 13.01
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498



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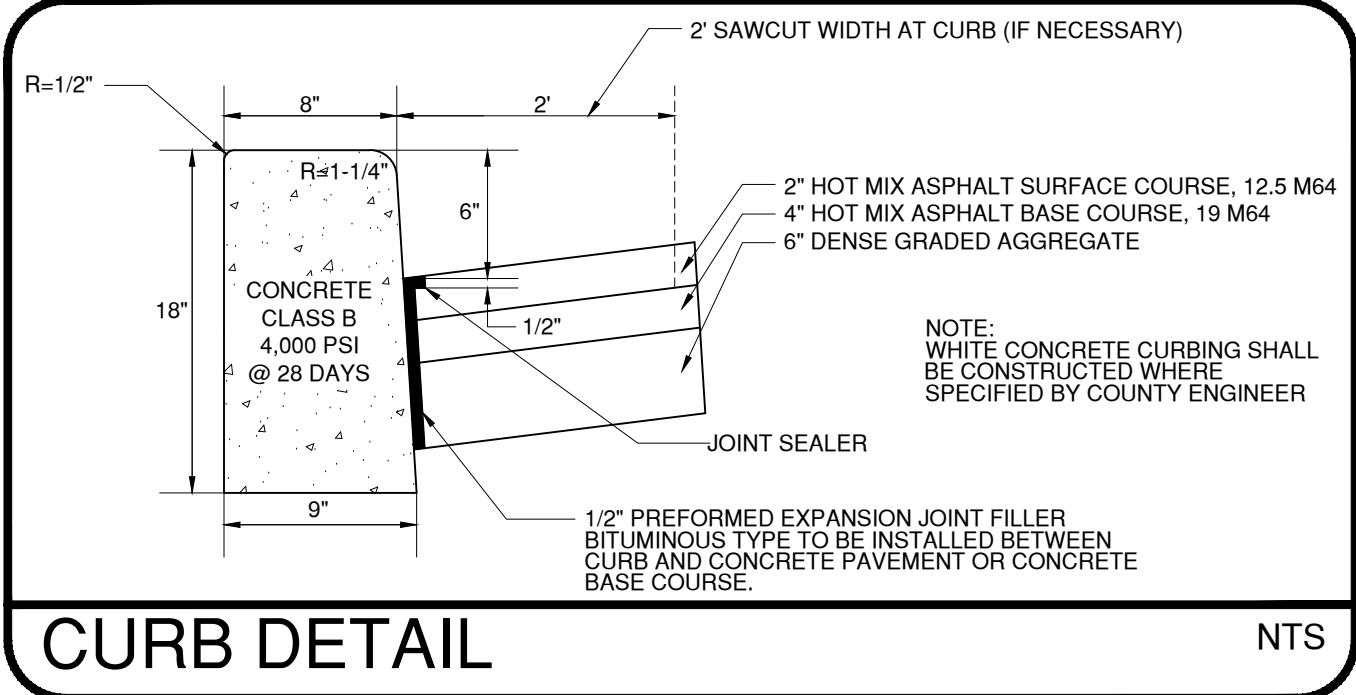
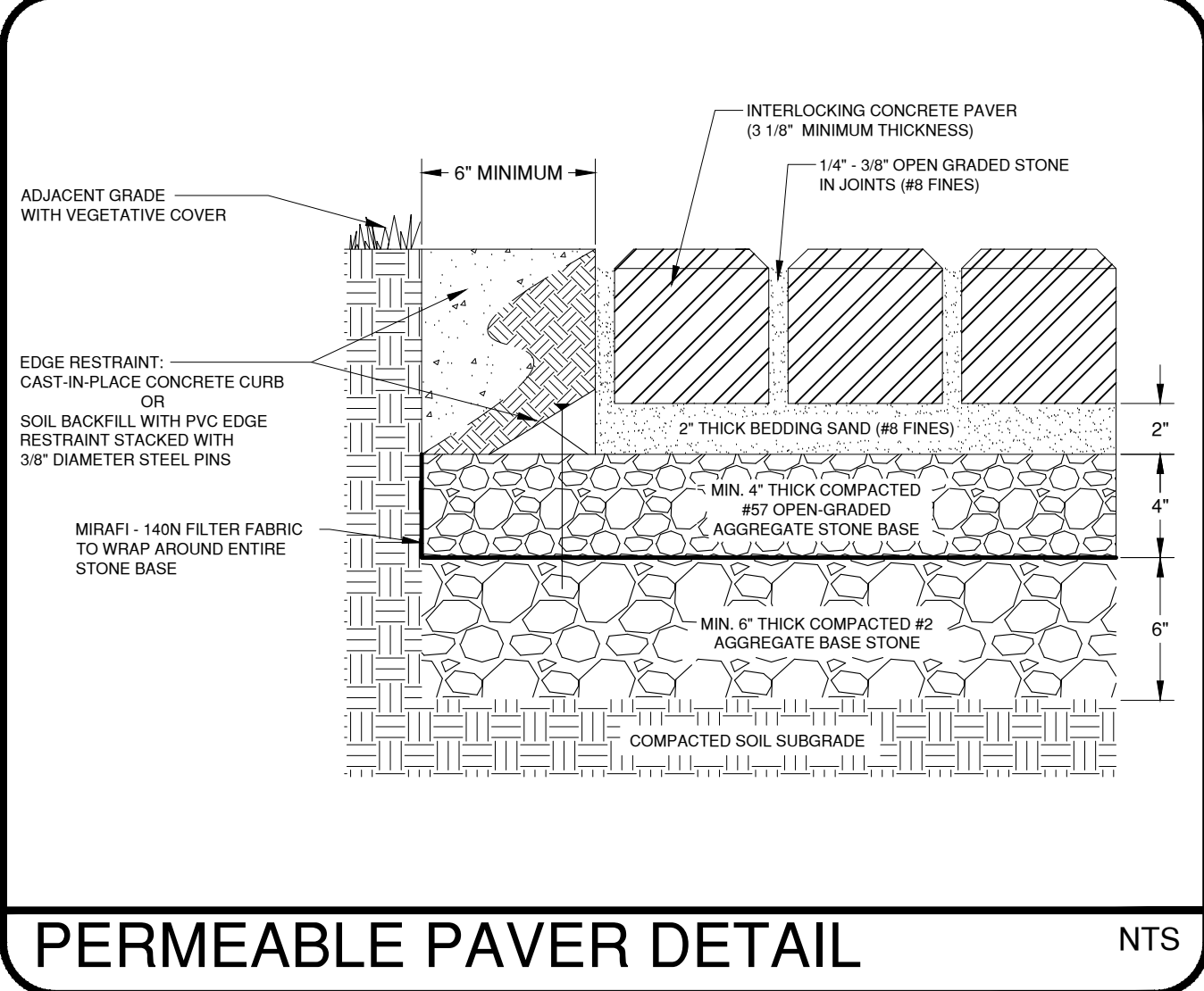
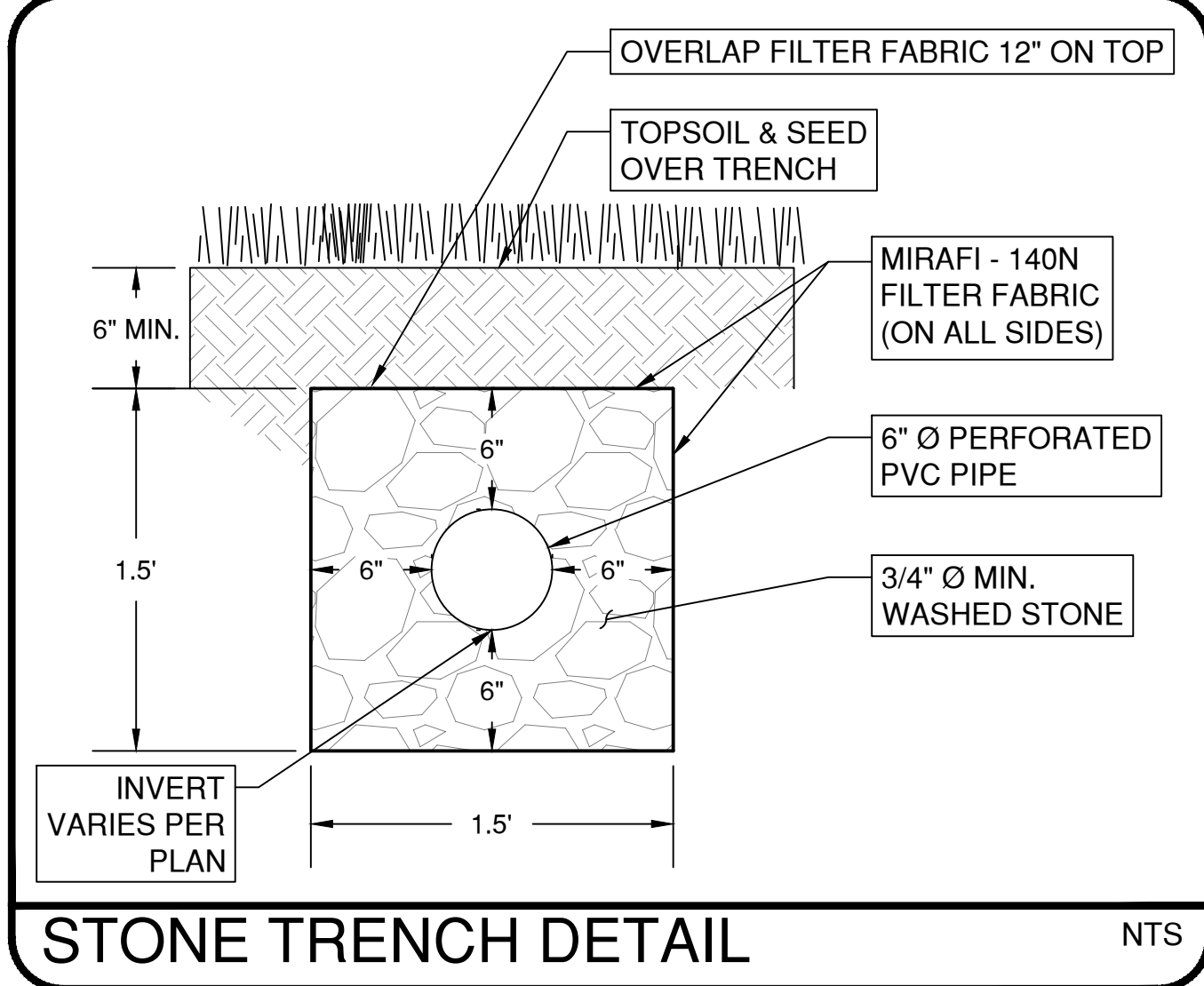
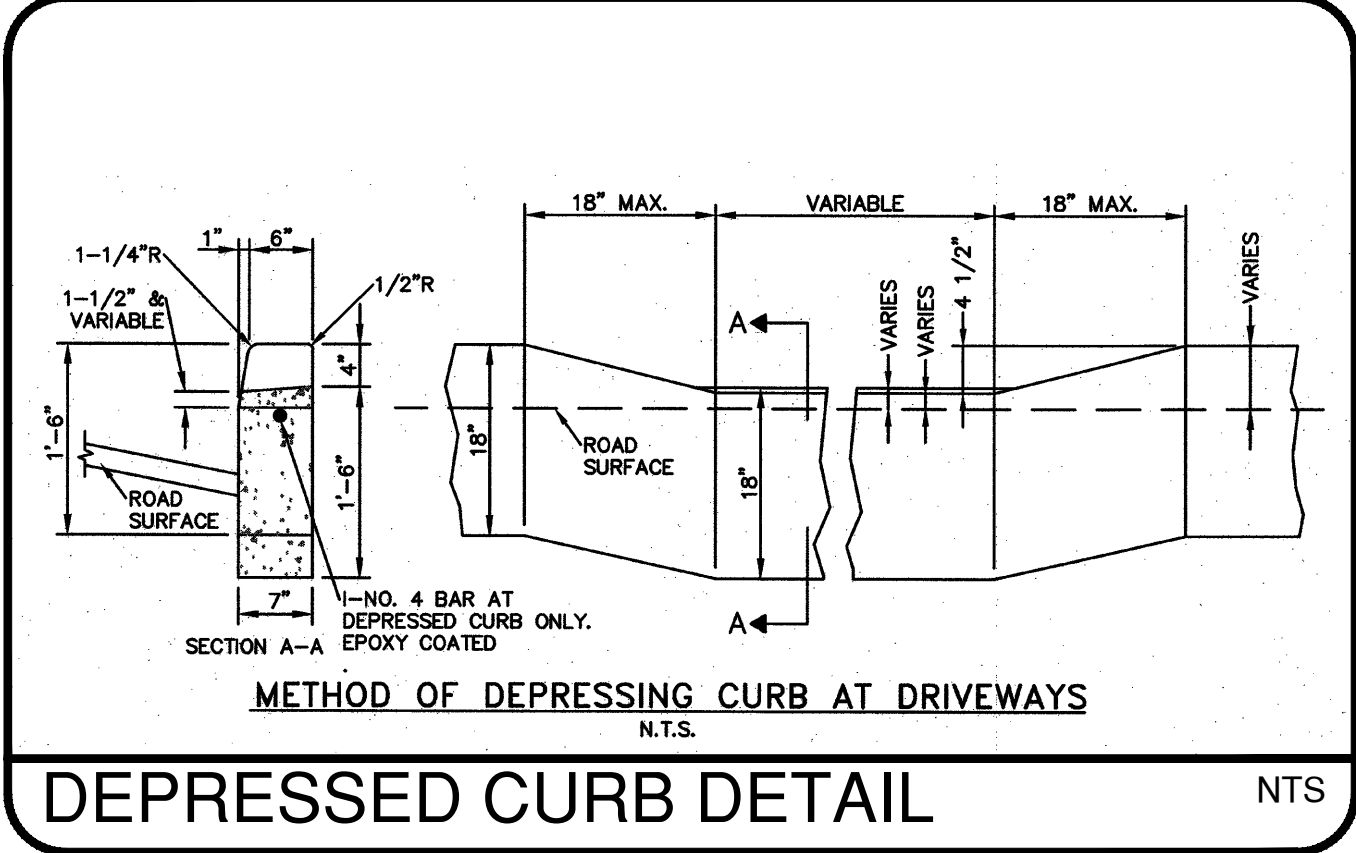
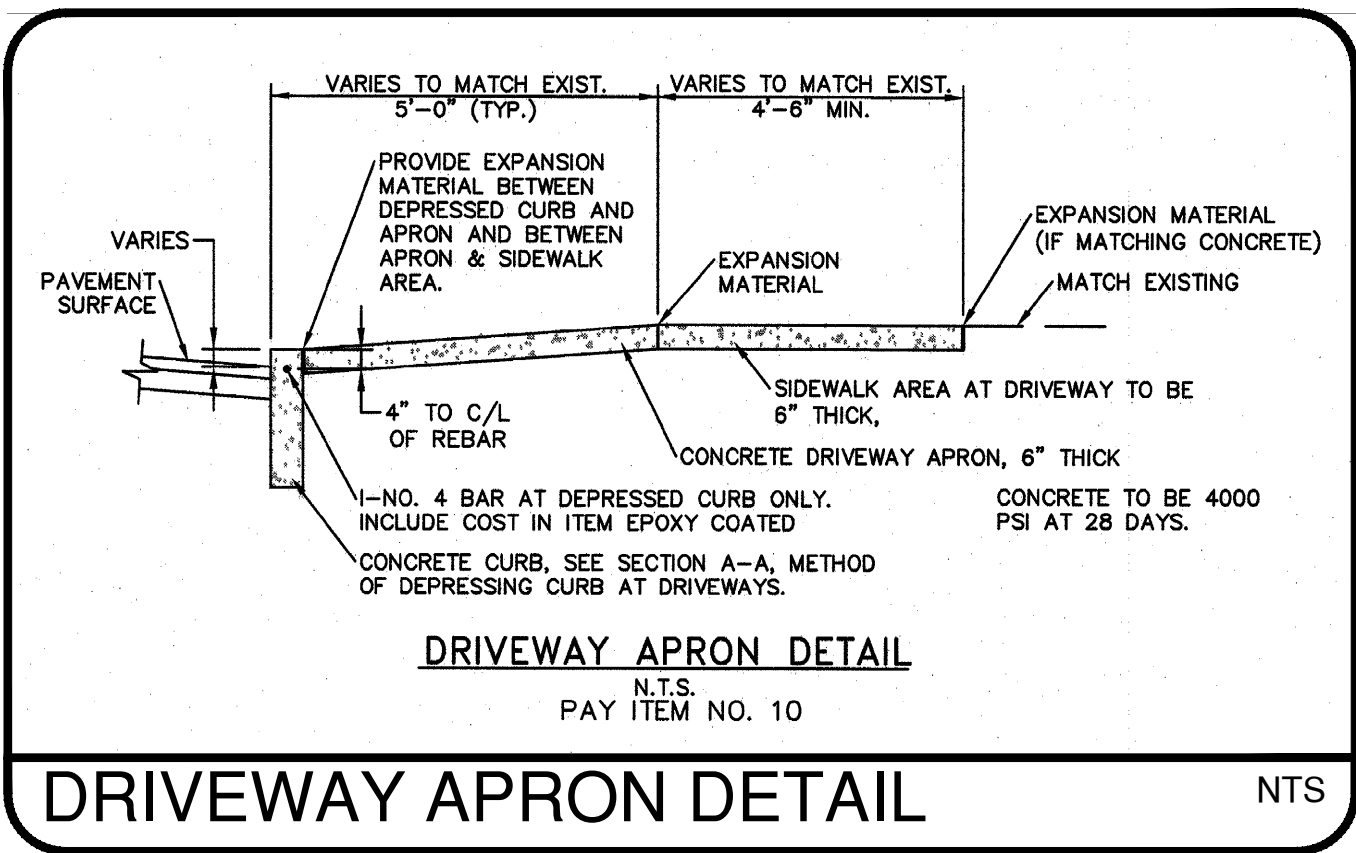
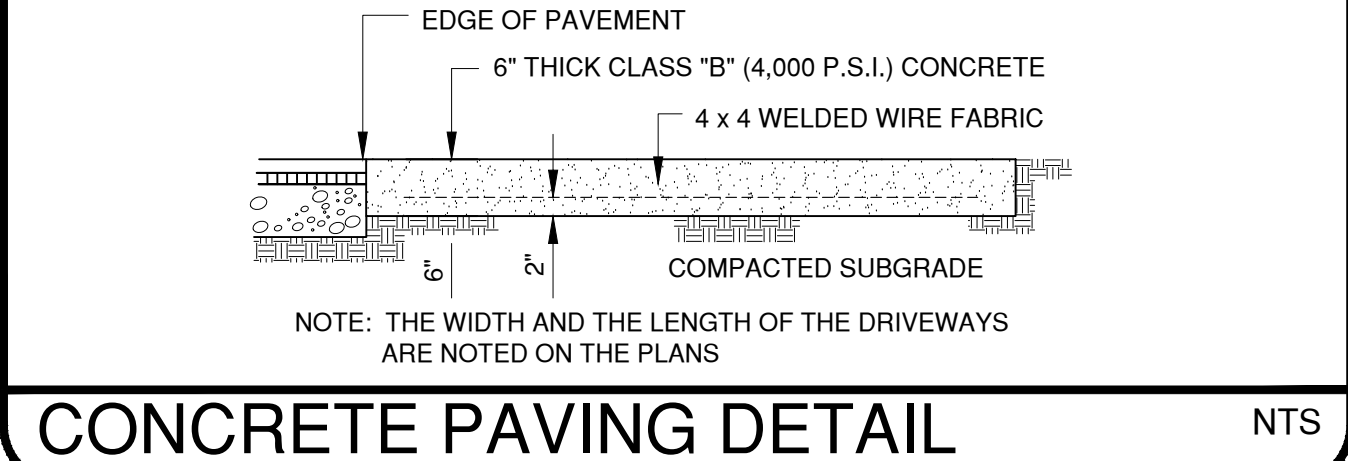
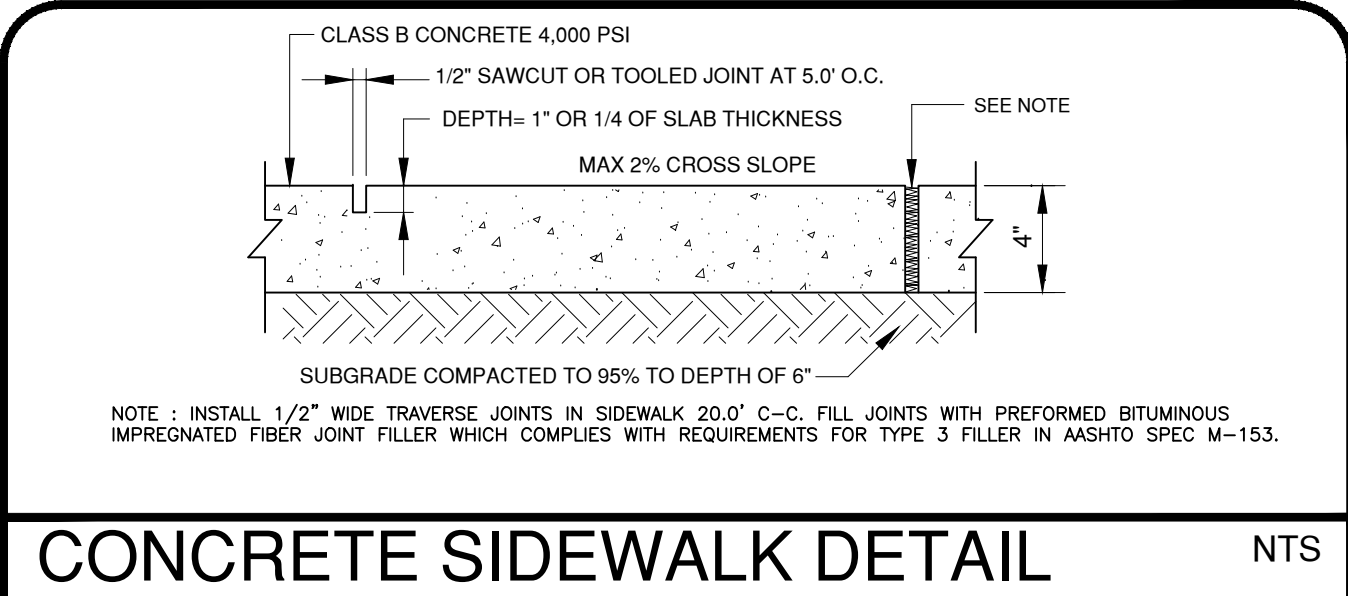
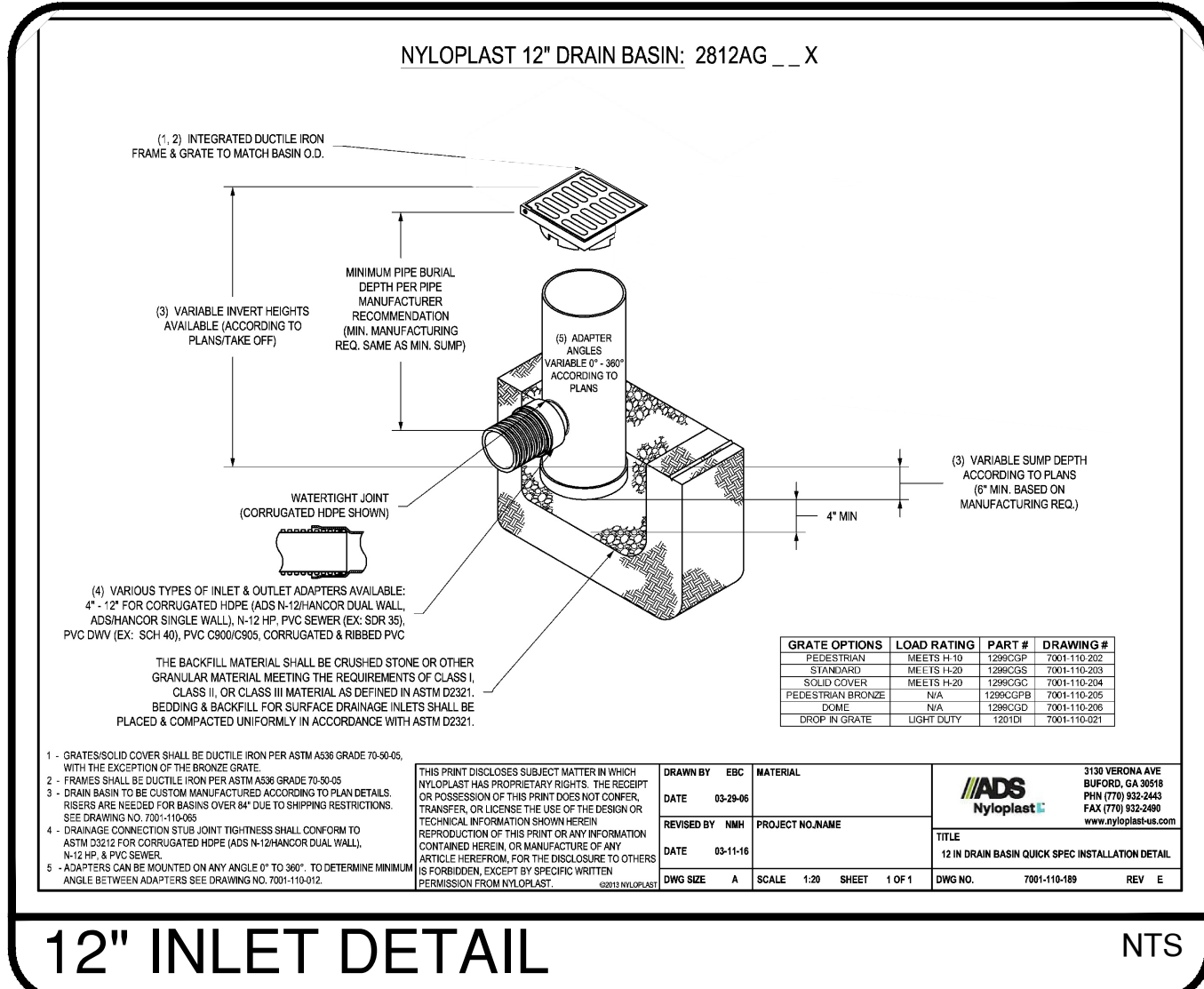
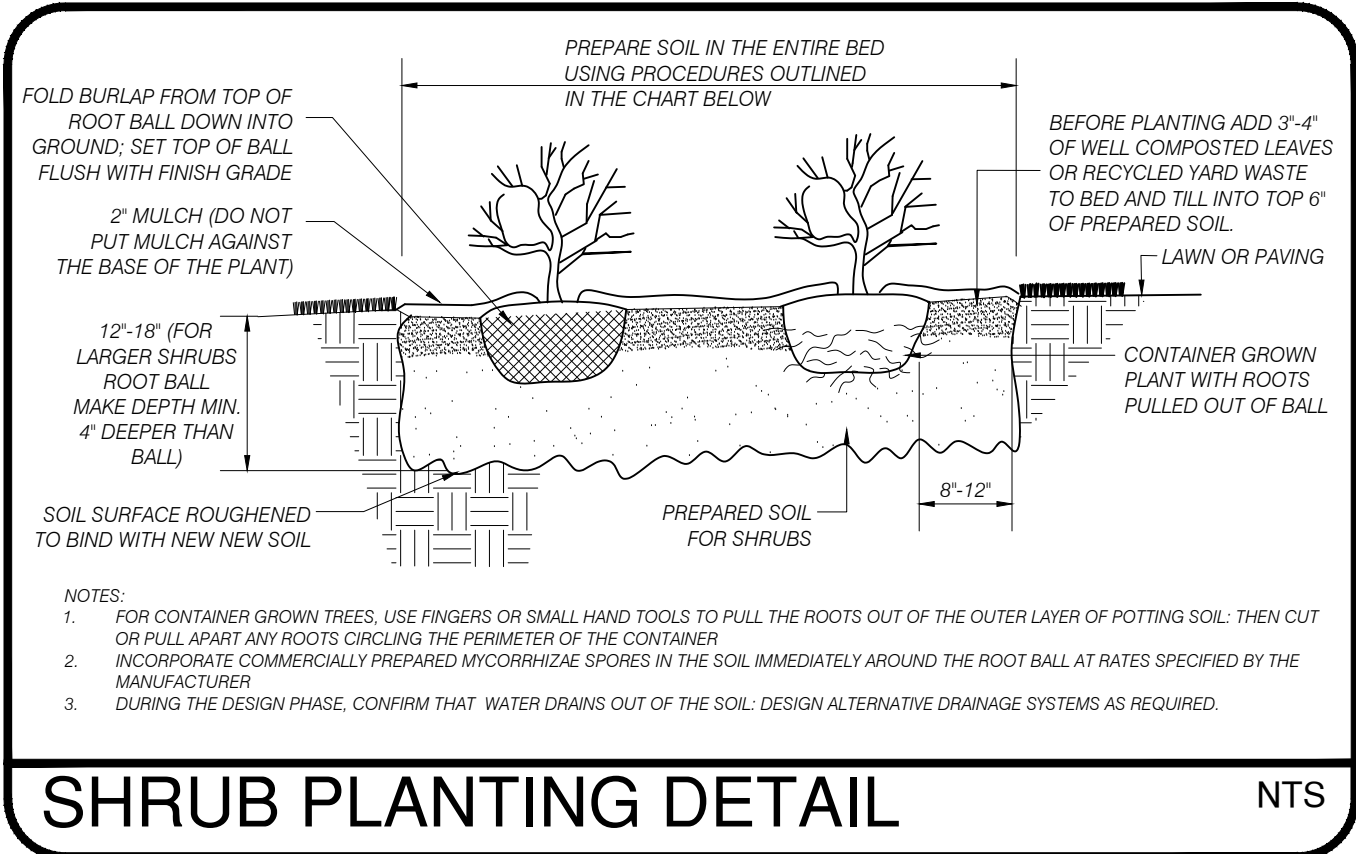
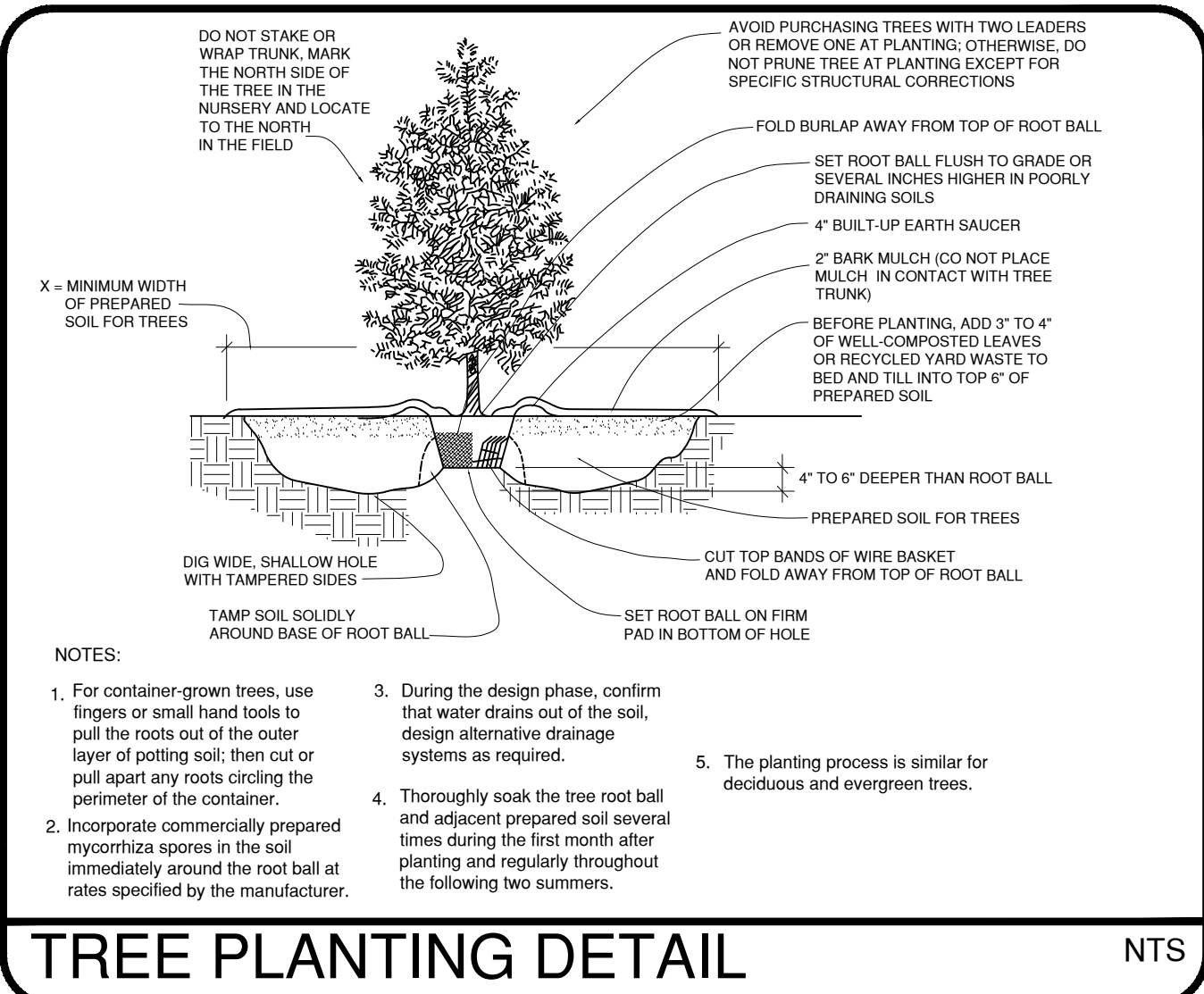
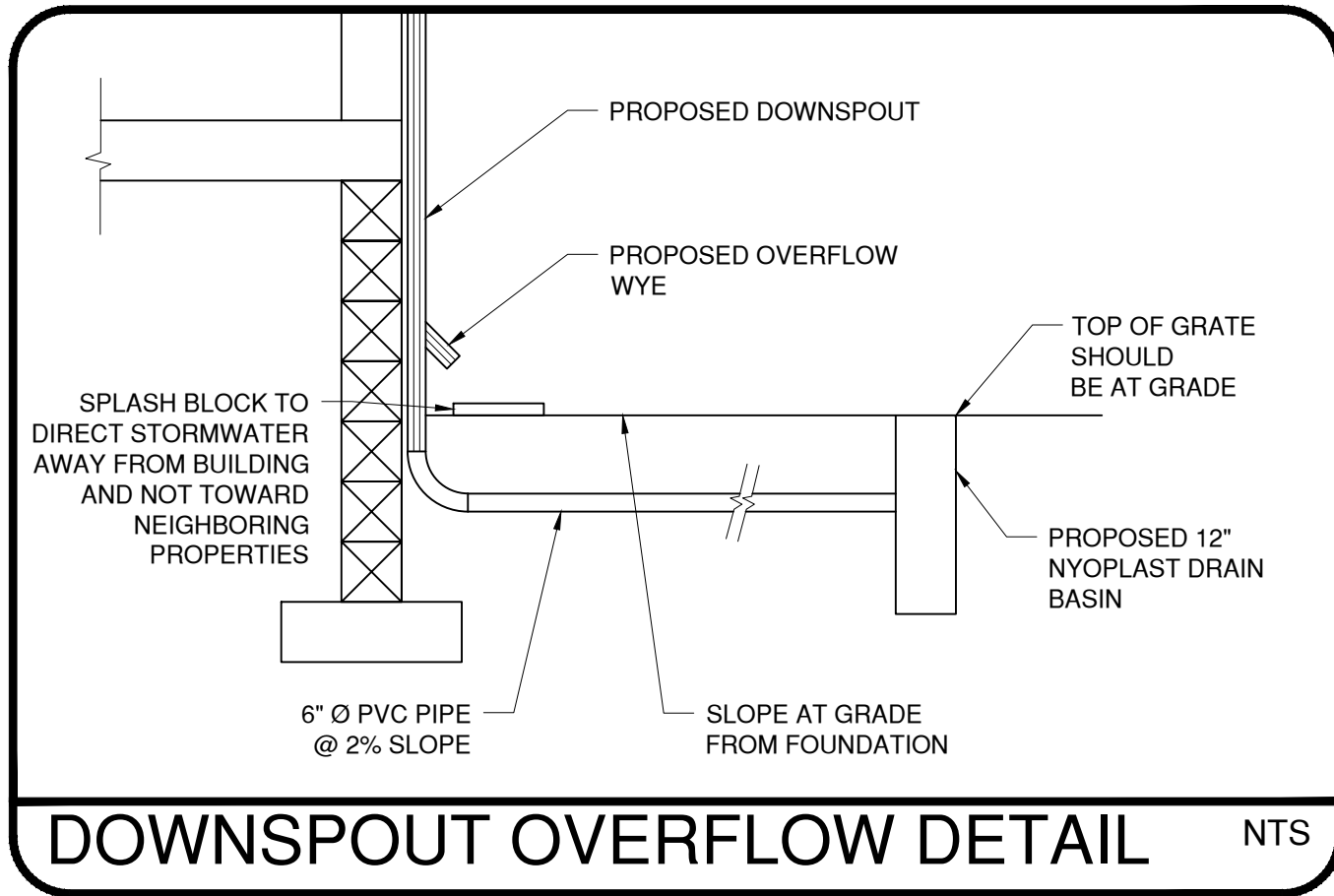
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REVISION	DATE	BY



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PROJECT #: 10750	SHEET: 4 OF 5



Engineers - Landscape Architects - Planners



ENGINEERING DETAILS
BLOCK 39.05 LOT 11.02, 12, & 13.01
SEA ISLE CITY
CAPE MAY COUNTY, NEW JERSEY

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VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

STATE OF NEW JERSEY
VINCENT C. ORLANDO
No. 32498
Professional Engineer

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DATE: 2/9/26	DRAWN BY: BJG
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10750	SHEET: 5 OF 5