

CITY OF OCEAN CITY, CAPE MAY COUNTY

GENERAL NOTES

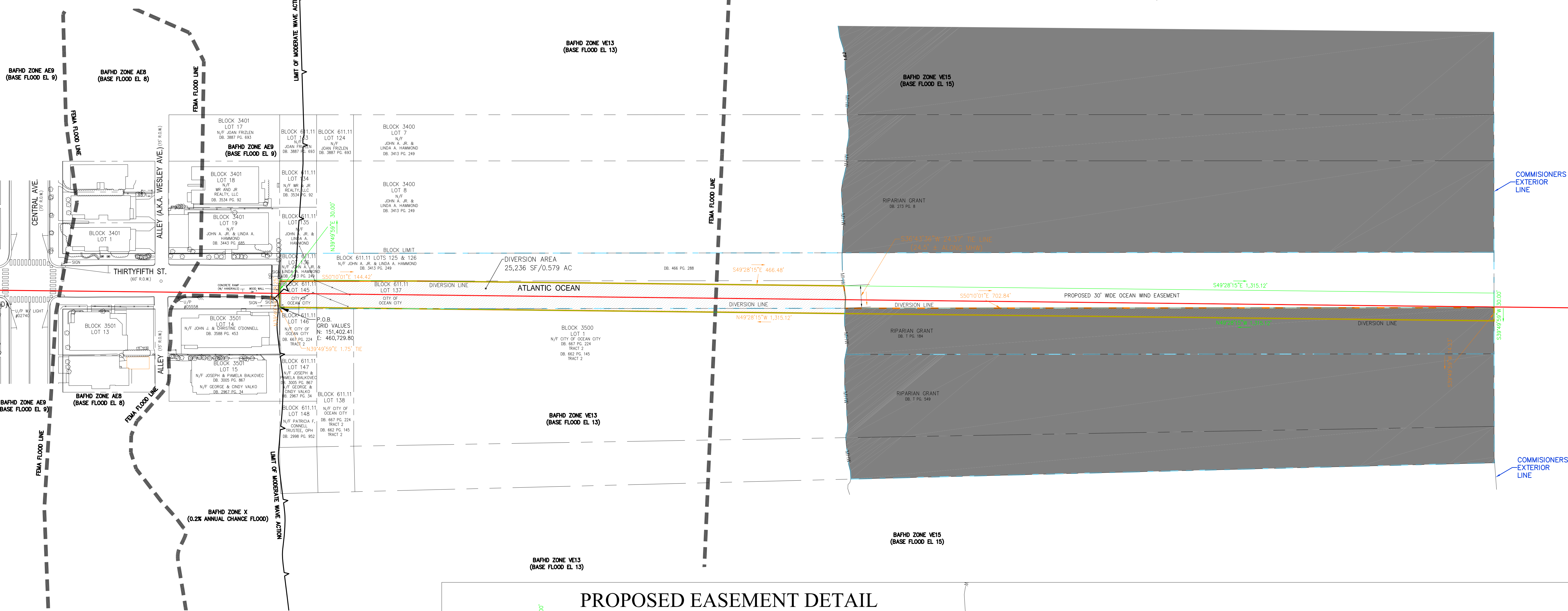
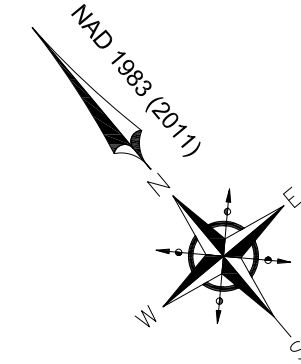
1. VERTICAL DATUM IS BASED ON NAVD 1988 (GEOID12B).
2. HORIZONTAL DATUM IS BASED ON NEW JERSEY PLANE COORDINATE SYSTEM NAD 1983 ('11)
3. THE PROJECT DATUMS WERE ESTABLISHED BY KEYNET RTK GPS.
4. PROJECT COMBINED SCALE FACTOR IS 0.999901967432424 BASED ON A CENTROID OF N: 157,408.788 E: 450,645.953 EL: 28.73'
5. ALL COORDINATES SHOWN ON THIS PLAN ARE GRID, BASED ON THE DATUM AND SYSTEM AS SPECIFIED IN NOTES 1-4 ABOVE.
6. COORDINATE VALUES SHOWN ON THIS SURVEY HAVE NAD 1988(2011) & NAVD (GEOID12B) 2DRMS NETWORK ACCURACY OF $\pm 0.03'$ HORIZONTAL AND $\pm 0.06'$ VERTICAL. LOCAL ACCURACY IS $\pm 0.02'$ HORIZONTAL AND $\pm 0.02'$ VERTICAL 2DRMS.
7. THIS SURVEY REPRESENTS FIELD CONDITIONS LAST SURVEYED ON FEBRUARY 11, 2022.
8. ALL DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES (AS MEASURED ALONG THE SURFACE OF THE EARTH).

FLOOD HAZARD NOTES

CAP MAY COUNTY, CITY OF OCEAN CITY
BEST AVAILABLE FLOOD HAZARD DATA (BAFHD):

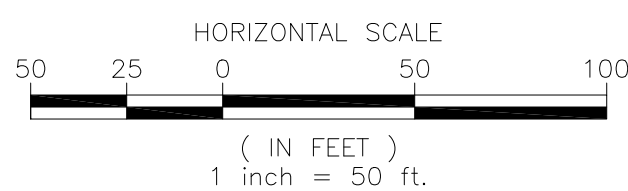
- ZONE AE - AN AREA OF HIGH FLOOD RISK SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT. BASE FLOOD ELEVATION DETERMINED.
- ZONE X (0.2% ANNUAL FLOOD CHANCE) - AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.
- ZONE VE - COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION); NO BASE FLOOD ELEVATION DETERMINED.

- NOTES:
- 1) ALL ELEVATIONS BASED ON NAVD '88
 - 2) FLOOD ZONES PER FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 34000C0288F, DATED OCTOBER 5, 2017 & 34000C0178F, DATED OCTOBER 5, 2017.
 - 3) SHAPE FILES OF LINE WORK PROCURED FROM FEMA.

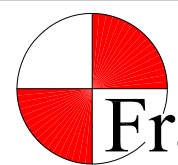
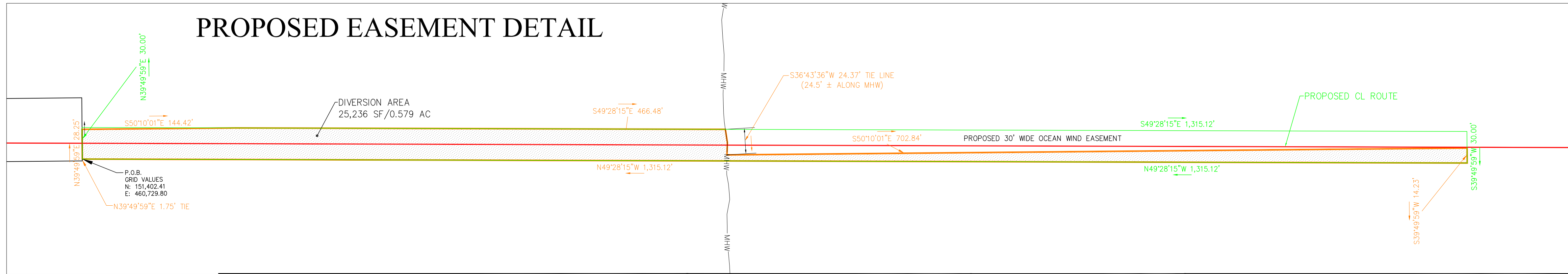


LEGEND:

- | | |
|-----------------------------------|----------------------------|
| ROADWAY RIGHT OF WAY | BUILDING |
| FLOOD ZONE LIMIT LINE | SEWER MH |
| LIMIT OF MODERATE WAVE ACTION | STORM/SEWER MANHOLE |
| DIVERSION AREA LINE | STORM SEWER STRUCTURES |
| PSE&G EASEMENT LINE | TELECOMMUNICATIONS MANHOLE |
| NJDEP TIDELANDS CLAIM LINE | PUBLIC SERVICE MANHOLE |
| MEAN HIGH WATER LINE | UTILITY BOX |
| FENCE LINE | TRAFFIC SIGNAL |
| GUIDE RAIL | STREET SIGN |
| ELECTRIC LINE | FIRE HYDRANT |
| GAS MAIN | WATER METER |
| WATER MAIN | WATER VALVE |
| TELECOMMUNICATIONS LINE | VALVE UNKNOWN |
| FIBEROPTIC LINE | UTILITY POLE |
| OVERHEAD WIRE | TREE / SHRUB |
| FOAM MAIN | LIGHT POLE |
| FUEL LINE | GAS VALVE |
| STORM SEWER LINE | MONITORING WELL |
| SANITARY SEWER LINE | ELECTRIC BOX |
| TERMINUS / ORIGIN OF PIPE UNKNOWN | TRAFFIC BOX |
| WOODS LINE | |



PROPOSED EASEMENT DETAIL



Fralinger Engineering PA
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS • ENVIRONMENTAL SERVICES

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Bridgeton, NJ 08302
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"I HEREBY CERTIFY TO STATE OF NEW JERSEY, TO THE CITY OF OCEAN CITY THAT THIS PLAN, SURVEY AND A CORRESPONDING METES AND BOUNDS DESCRIPTION HAVE BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH A WRITTEN CONTRACT WITH PUBLIC SERVICE ELECTRIC AND GAS COMPANY. THAT THIS PLAN IS A CORRECT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF FEBRUARY 11, 2022. SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON."

SIGNATURE AND SEAL OF
NJ LICENSED PROFESSIONAL LAND SURVEYOR

DATE

WILLIAM J. OLBRIKH, Jr., P.L.S.
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 240804524609

bolbrich@fralinger.com

DATE

GREEN ACRES DIVERSION SURVEY
PREPARED FOR OCEAN WIND
BLOCK 611.11, LOTS 137, 138, 145 & 146
BLOCK 3500, LOT 1

MUNICIPALITY: CITY OF OCEAN CITY	PROJECT #: 30500.06
COUNTY: CAPE MAY COUNTY	CADD FILE #: 30500_06_05-24.dwg
STATE: NEW JERSEY	DATE: 3/23/2022
SCALE: 1" = 50'	DRAWN BY: JPK / BLF
	CHECKED BY: