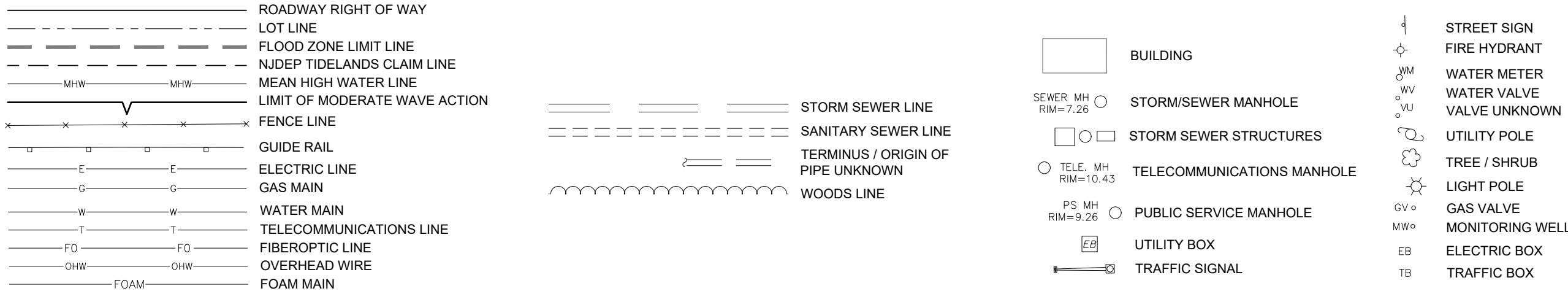


LEGEND:



GENERAL NOTES

- TAX MAP REFERENCE:
CITY OF OCEAN CITY
SHEET 2
BLOCK 3350.1
LOT 17
- DEED REFERENCE:
BOOK 3004
PAGE 794
DATED 12/23/2002
- TOTAL AREA: 5,368,784 SF/123.25 ACRES
- LIMITED FIELD TOPOGRAPHY PERFORMED ON 6/25/2021 THRU 8/9/2021, BY FRALINGER ENGINEERING, PA. (NAVD '88).
- VERTICAL DATUM IS BASED ON NAVD '88(GEOD12B).
- HORIZONTAL DATUM IS BASED ON NEW JERSEY PLANE COORDINATE SYSTEM GRID VALUES IN U.S. SURVEY FEET, NAD '83(11).
- PROJECT DATUMS WERE ESTABLISHED BY KEYNET RTK GPS.
- COORDINATE VALUES SHOWN ON THIS PLAN HAVE NAD '83(11) & NAVD '88(GEOD12B) 2DRMS NETWORK ACCURACY OF ±0.03 HORIZONTAL AND ±0.06 VERTICAL. LOCAL ACCURACY IS ±0.02' HORIZONTAL AND ±0.02' VERTICAL 2DRMS.
- ALL COORDINATES SHOWN ON THIS PLAN ARE GRID, BASED ON THE DATUM AND SYSTEM AS SPECIFIED IN NOTES 6-9 ABOVE.
- ALL DISTANCE/DIMENSION VALUES SHOWN ARE BASED ON GROUND, UNLESS OTHERWISE NOTED.
- THE COMBINED SCALE FACTOR (CSF) IS 0.99990197. THE CSF IS BASED ON COORDINATES OF N: 157,408.788, E: 450,645.953, AND AN ELEVATION OF 0.00'. TO CONVERT A GRID DISTANCE TO A GROUND DISTANCE, DIVIDE THE GRID DISTANCE BY THE CSF.
- THE PROJECT SITE IS WITHIN 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) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). PRELIMINARY FLOOD INSURANCE RATE MAP #34009C0088F, DATED 10/5/2017.
- REFERENCE PLANS:
 - (PRJ 19048) OFFSHORE WIND - BEESLEY POINT ROUTE SURVEY, PSEG PO #500003297, PREPARED BY FRALINGER ENGINEERING, PA, DATED 9/3/2021.
 - AERIAL TOPOGRAPHY SHOWN HEREON PROVIDED BY ROBINSON AERIAL SURVEYS, INC., 1 EDGEVIEW DRIVE, HACKETTSTOWN, NJ 07840., RAS#21065, PSEG#19028 FLOWN: 6/17/2021, LAST REVISED 10/22/2021.
 - MAP ENTITLED "PLAN OF RIGHT OF WAY TO BE ACQUIRED BY THE COUNTY OF CAPE MAY FOR RELOCATING A PORTION OF ROOSEVELT BOULEVARD, COUNTY ROAD NO. 23, UPPER TOWNSHIP, CAP MAY COUNTY, N.J.", PREPARED BY WALTER A. KEPPLER, COUNTY ENGINEER, DATED NOVEMBER, 1959, 2 SHEETS, FILED MAP 756.

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.

FLOODWAY AREAS IN ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS AND ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT.
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 34009C0088F, DATED OCTOBER 5, 2017.
3) SHAPE FILES OF LINE WORK PROCURED FROM FEMA.

PECK'S BAY

BAFHD ZONE VE (EL. 11)

BAFHD ZONE VE (EL. 11)

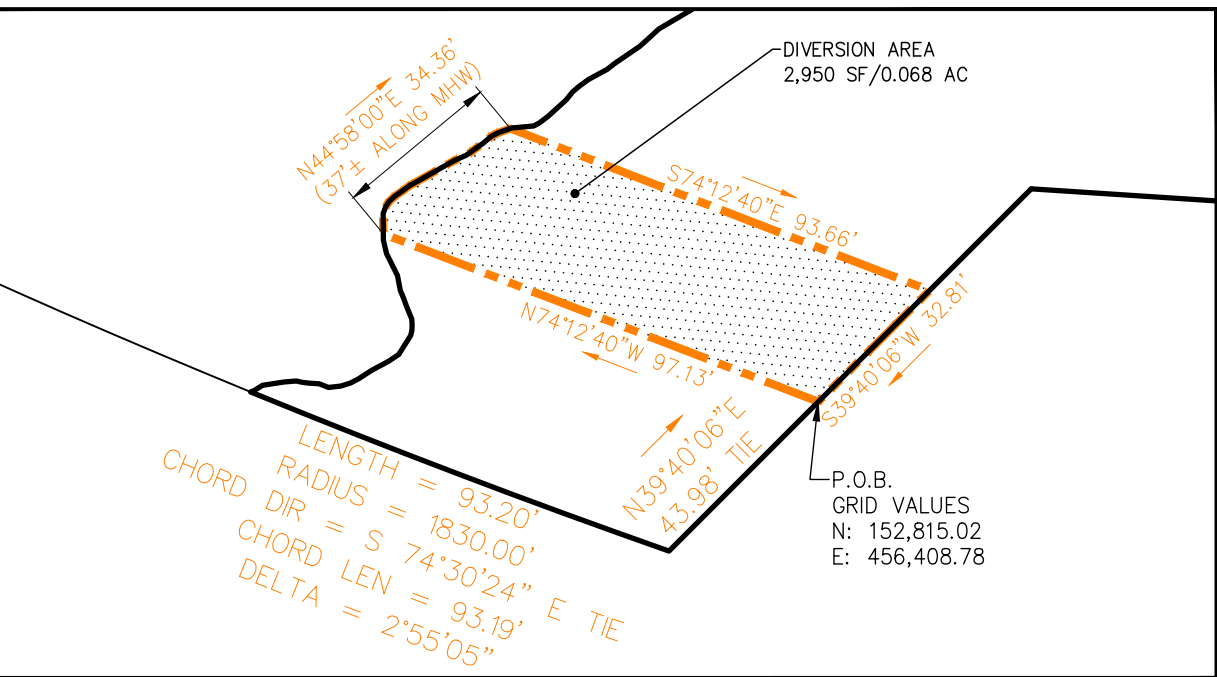
FEMA LIMIT OF MODERATE WAVE ACTION

ZONE AE (EL. 10)

BAYBERRY COVE

FEMA LIMIT OF MODERATE WAVE ACTION

ZONE AE (EL. 9)



DIVERSION AREA DETAIL
SCALE 1" = 40'

CROOK HORN CREEK

TOWNSHIP OF UPPER CAPE MAY COUNTY

CITY OF OCEAN CITY
CAPE MAY COUNTY

NAUTILUS DR.

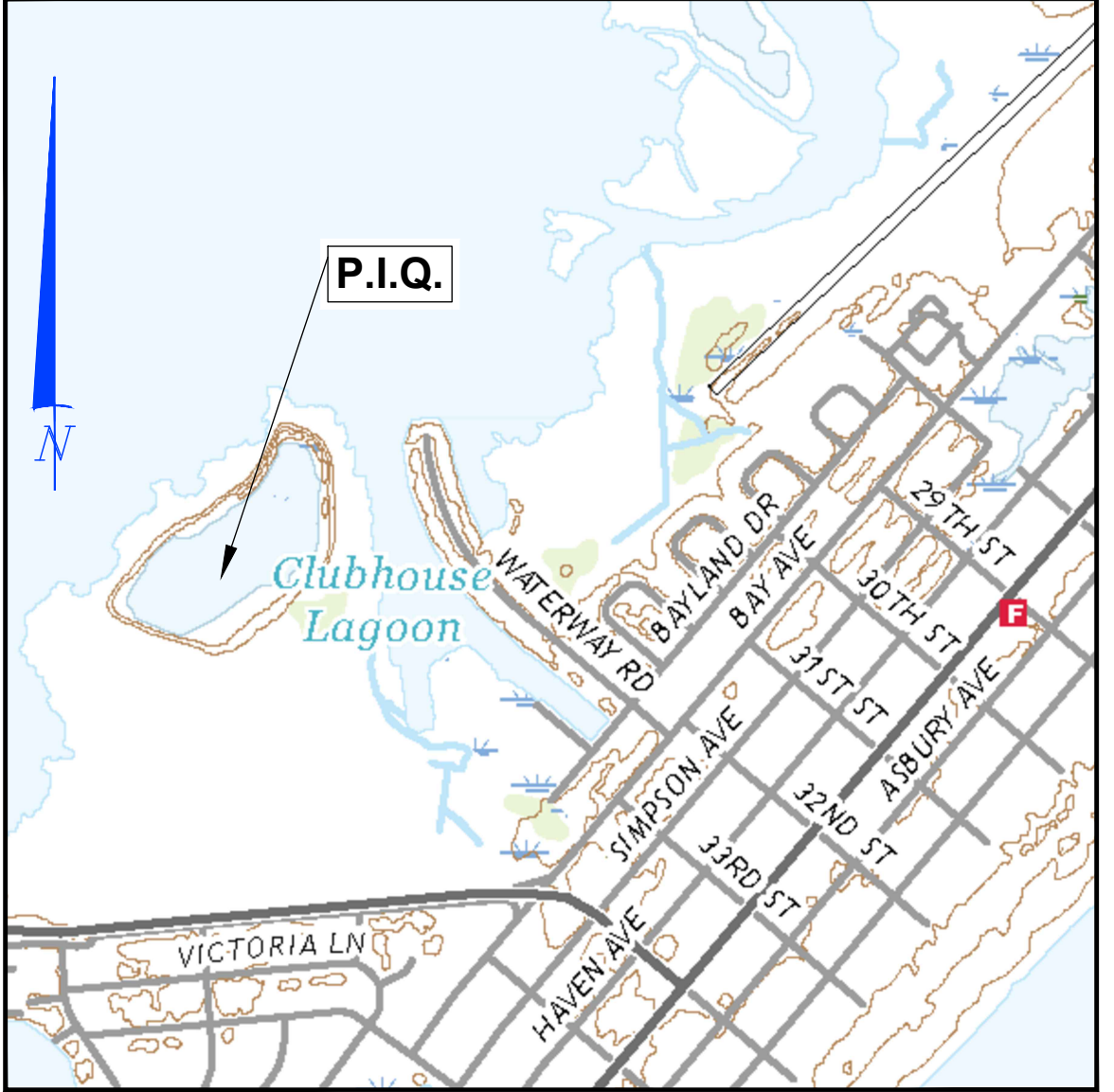
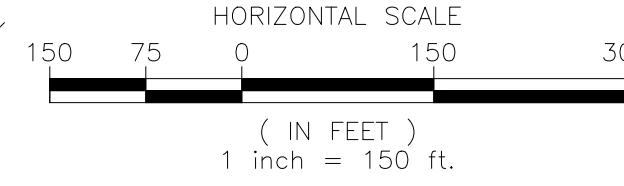
ROOSEVELT BLVD.
COUNTY ROUTE #623
(10' R.O.W.)

WESTMINSTER LN.
(60' R.O.W.)

VERNON LN.
(60' R.O.W.)

THIRTYFIFTH ST.
COUNTY ROUTE #656
(60' R.O.W.)

THIRTYFOURTH ST.
(60' R.O.W.)



WILLIAM J. OLBRIGHT, JR., P.L.S.
PROFESSIONAL LAND SURVEYOR U.L.L.C. NO. 245812460

DATE
SIGNED AND SEAL OF
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY TO HAVE MADE AND SUBMITTED TO THE CITY OF OCEAN CITY, N.J. THIS PLAN, SURVEY AND A CORRESPONDING METES AND BOUNDS DESCRIPTION HAVE BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION IN ACCORDANCE WITH A WRITTEN CONTRACT AND ACCURATE REPRESENTATION OF CONDITIONS EXISTING AS OF OCTOBER 22, 2021. SUBJECT TO SUCH NOTES AS MAY APPEAR HEREON.

DATE
SIGNED AND SEAL OF
REGISTERED PROFESSIONAL LAND SURVEYOR

629 Shiloh Pike
Bridgeton, NJ 08302
Phone: (856) 443-3390
Fax: (856) 443-5702
www.fralinger.com

Fr alinger
Engineering

CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS • ENVIRONMENTAL SERVICES

GREEN ACRES DIVERSION SURVEY
PREPARED FOR PUBLIC SERVICE ELECTRIC & GAS COMPANY
BLOCK 3350.01, LOT 17

MUNICIPALITY: CITY OF OCEAN CITY
COUNTY: CAP MAY COUNTY
STATE: NEW JERSEY
SCALE: 1" = 150'

PROJECT # 30500.05
CADD FILE # 30500.05.dwg
DATE: 03/23/2022
DRAWN BY: JPK
CHECKED BY: