



**US Army Corps  
of Engineers**  
Philadelphia District

Wanamaker Building  
100 Penn Square East  
Philadelphia, PA 19107-3390  
ATTN: CENAP-OP-R

# Public Notice

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Public Notice No.	Date
<b>CENAP-OP-R-2015-707</b>	

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Application No.	File No.
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In Reply Refer to:  
**REGULATORY BRANCH**

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This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

The purpose of this notice is to solicit comments and recommendations from the public concerning issuance of a Department of the Army permit for the work described below.

**APPLICANT:** Paradise Cove, LLC  
400 West Spruce Avenue  
North Wildwood, NJ 08260

**AGENT:** Water's Edge Environmental, LLC  
PO Box 118  
1259A Asbury Avenue  
Ocean City, NJ 08226

**WATERWAY:** Beach Creek

**LOCATION:** 400 West Spruce Avenue  
North Wildwood, NJ 08260  
(39.01247, -74.79771)

**ACTIVITY:** The applicant proposes to demolish the existing building (former Coconut Cove Restaurant) and water structures that are no longer in operation on the property. The proposed site is to be developed with a 10 duplex dwelling (20 total dwelling units) requiring the authorization of 2,173 square feet of fill below the high tide line, and 286 square feet of rip rap within the water area that was placed by the previous owners. There is also proposed 23,904 square feet of dredging to occur in a portion of Beach Creek and the construction of new docking structures to accommodate 20 boat slips in connection with the proposed subdivision. There will also be a 110 linear feet and 10 inches of a new vinyl bulkhead being placed along the docking area. The dredge volume is estimated to be around 23,904 square feet and will be disposed at an approved facility for beneficial reuse. The docking area will consist of structures with dimensions of 5' x 98.5', 37' x 4' and 5' x 142.7' and associated one foot wide finger piers. The applicant proposes to place an additional 2,220 square feet of rip rap along the existing bulkhead. In addition to the rip rap and living shore line will be implemented with approximately 12,305 square feet of Spartina restoration, including Spartina alterniflora and patens.

**PURPOSE:** The applicant's stated purpose is to authorize all fill done by previous owners to allow for the placement of additional rip rap along the length of the waterway for the purpose of stabilizing the upland area. The authorization of rip rap is necessary because coastal wetlands vegetation has established in that area, and the rip rap serves to diffuse wave action. The purpose of the dredging is to create adequate water depths for the proposed boat slips, and the purpose of the docking structures is for the use of the residents of the subdivision.

A preliminary review of this application indicates that the proposed work may adversely affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. However, with best management practices implemented in the project this determination could be modified. This determination will be coordinated with The National Marine Fisheries Service.

The decision whether to issue a permit will be based on an evaluation of the activity's probable impact including its cumulative impacts on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and welfare of the people. A Department of the Army permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**Comments on the proposed work should be submitted, in writing, within 30 days** to the District Engineer, U.S. Army Corps of Engineers, Philadelphia District, Wanamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3390.

Review of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located within the permit area of the work.

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act 1996 (Public Law 104-267), requires all Federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect Essential Fish Habitat (EFH). A preliminary assessment of the species listed in the "Guide to Essential Fish Habitat Designations

in the Northeastern United States, Volume IV: New Jersey and Delaware", dated March 1999, specifically page .

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management Program. The applicant has stated that the proposed activity complies with and will be conducted in a manner that is consistent with the approved State Coastal Zone Management (CZM) Program. No permit will be issued until the State has concurred with the applicant's certification or has waived its right to do so. Comments concerning the impact of the proposed and/or existing activity on the State's coastal zone should be sent to this office, with a copy to the State's Office of Coastal Zone Management.

Compensatory Mitigation: There is no proposed placement of dredged or fill material in waters or wetlands. As such, compensatory mitigation has not been proposed and is not anticipated.

Any person may request, in writing, to the District Engineer, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state in writing, with particularity, the reasons for holding a public hearing.

Additional information concerning this permit application may be obtained by calling at (215) 656-8597, via email at [Genevieve.T.Rybicki@usace.army.mil](mailto:Genevieve.T.Rybicki@usace.army.mil), or writing this office at the above address.

Edward Bonner  
Chief, Regulatory Branch

VOLUME AND QUANTITIESDEP SUBMISSION:  
ALTERNATIVE GABION  
SHORE PROTECTION

Index	DATE	DESCRIPTION
1	01-04-15	REVENUE: CREDIT CARD
2	01-04-15	REVENUE: CREDIT CARD
3	01-04-15	REVENUE: CREDIT CARD
4	01-04-15	REVENUE: CREDIT CARD
5	01-04-15	REVENUE: CREDIT CARD
6	01-04-15	REVENUE: CREDIT CARD
7	01-04-15	REVENUE: CREDIT CARD
8	01-04-15	REVENUE: CREDIT CARD

	Thomas J. Drangos Sr., J.D.A.
H&L Literary Inc.	10-6
2A Litman Inc.	1728
MTC Literary Inc.	200
Scholarium Litman Inc.	33-0603
Magnum Literary Inc.	180
KCJDS Certification Inc.	24-6

**TWD**  
Architects & Engineers P  
115 American Avenue  
Mt Pleasant 1  
Tas 7  
Email: [info@twd.com.au](mailto:info@twd.com.au)  
Tel: 08 8344 4444  
Fax: 08 8344 4444

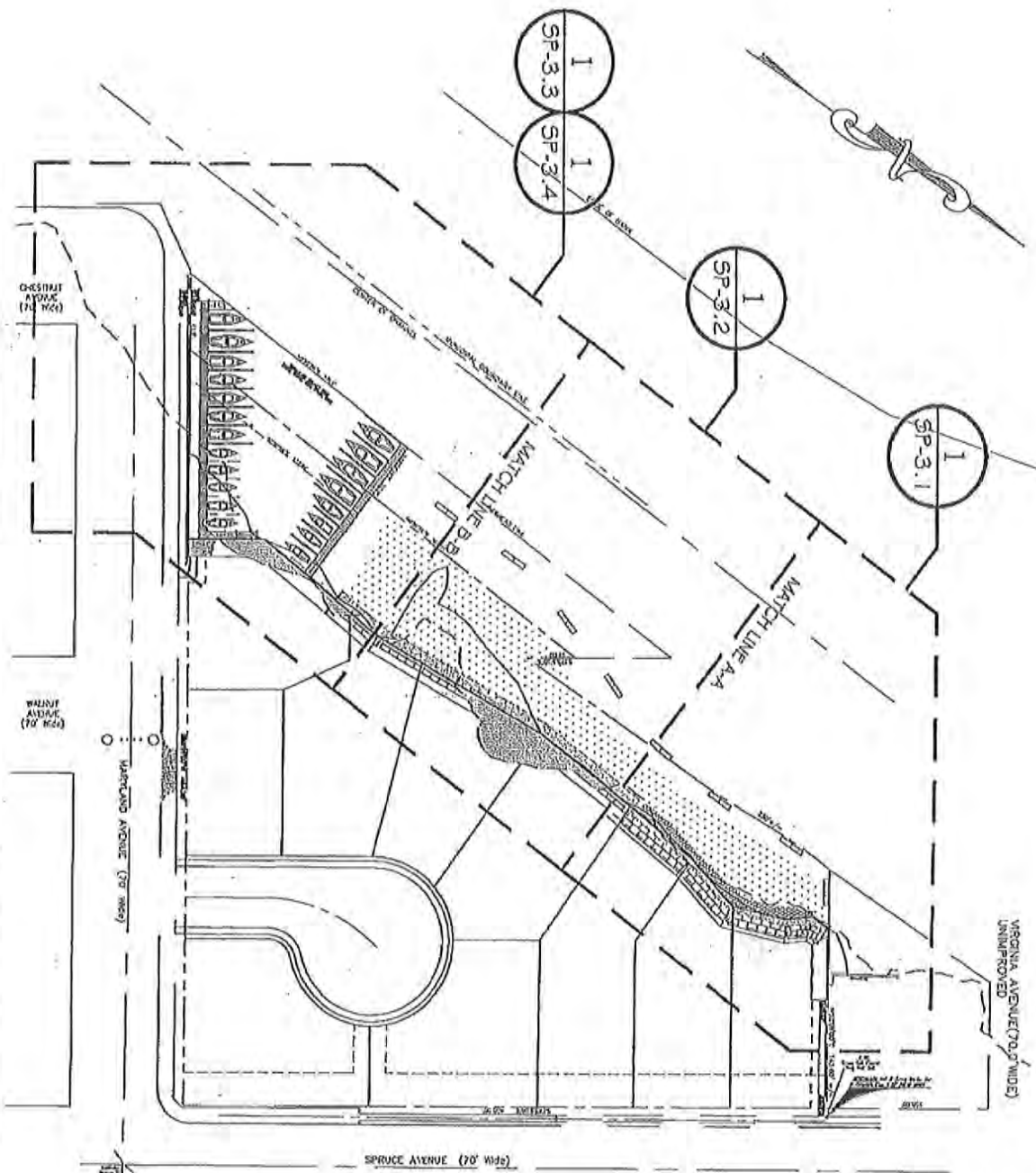
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC.

**ED ASSOCIATES & ENGINEERS, P.C.**  
10000 15th Avenue, Suite 100, Denver, CO 80202  
Tel: 303/751-1000 Fax: 303/751-1001  
www.edassociates.com





1 OVERALL KEY PLAN  
SP-3 SCALE: 1" = 100'-0"



HATCH	AREA (S.F.)	DESCRIPTION
	2,173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED

SP-3

DATE: 10/1/11	BY: [Signature]
CHECKED: [Signature]	DATE: 10/1/11
SCALE: 1" = 100'-0"	

ADDITIONAL SHEETS:

NO.	DESCRIPTION
1	OVERALL KEY PLAN
2	SECTION A-A
3	SECTION B-B
4	SECTION C-C

*[Handwritten signature]*

PROJECT: PARADISE COVE SUBDIVISION	DATE: 10/1/11
CLIENT: PARADISE COVE LLC	BY: [Signature]
DESIGNER: [Signature]	CHECKED: [Signature]

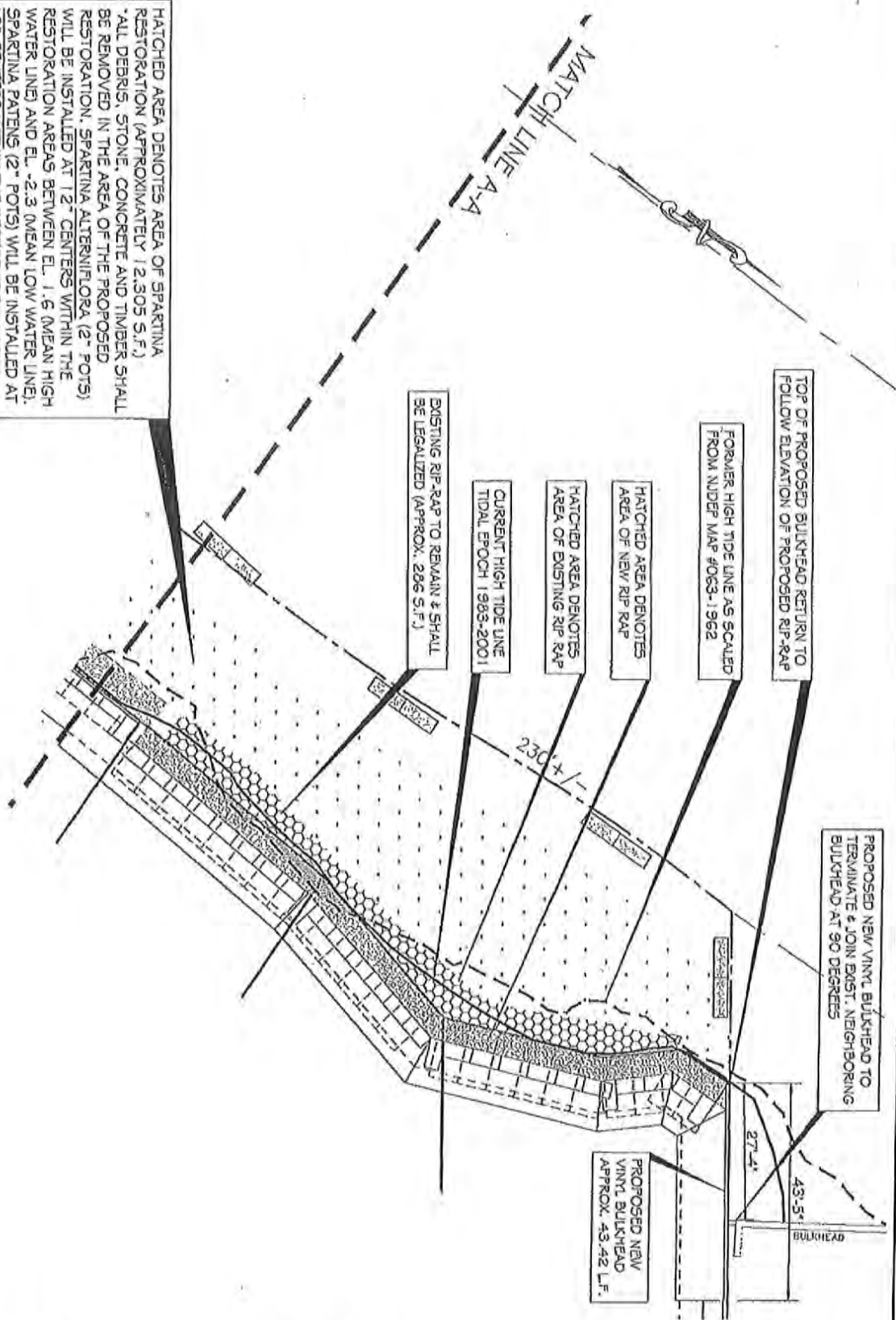
PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

DATE: 10/1/11	BY: [Signature]
CHECKED: [Signature]	DATE: 10/1/11

HATCHED AREA DENOTES AREA OF SPARTINA RESTORATION (APPROXIMATELY 12,305 S.F.)  
 \*ALL DEBRIS, STONE, CONCRETE AND TIMBER SHALL BE REMOVED IN THE AREA OF THE PROPOSED RESTORATION. SPARTINA ALTERNIFLORA (2" POTS) WILL BE INSTALLED AT 12" CENTERS WITHIN THE RESTORATION AREAS BETWEEN EL. 1.6 (MEAN HIGH WATER LINE) AND EL. -2.3 (MEAN LOW WATER LINE). SPARTINA PATENS (2" POTS) WILL BE INSTALLED AT 12" CENTERS WITHIN THE RESTORATION AREAS BETWEEN THE PROPOSED RESTORATION LINE AND EL. 1.6 (MHW).

1 PARTIAL PLAN #1  
 SP-3.1 SCALE: 1" = 30'-0"

HATCH	AREA (S.F.)	DESCRIPTION
	2,173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED



PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
 400 W. SPRUCE AVENUE  
 BLOCK 101 LOTS 2  
 NORTH WILDWOOD, NJ  
 APPLICANT: PARADISE COVE LLC.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

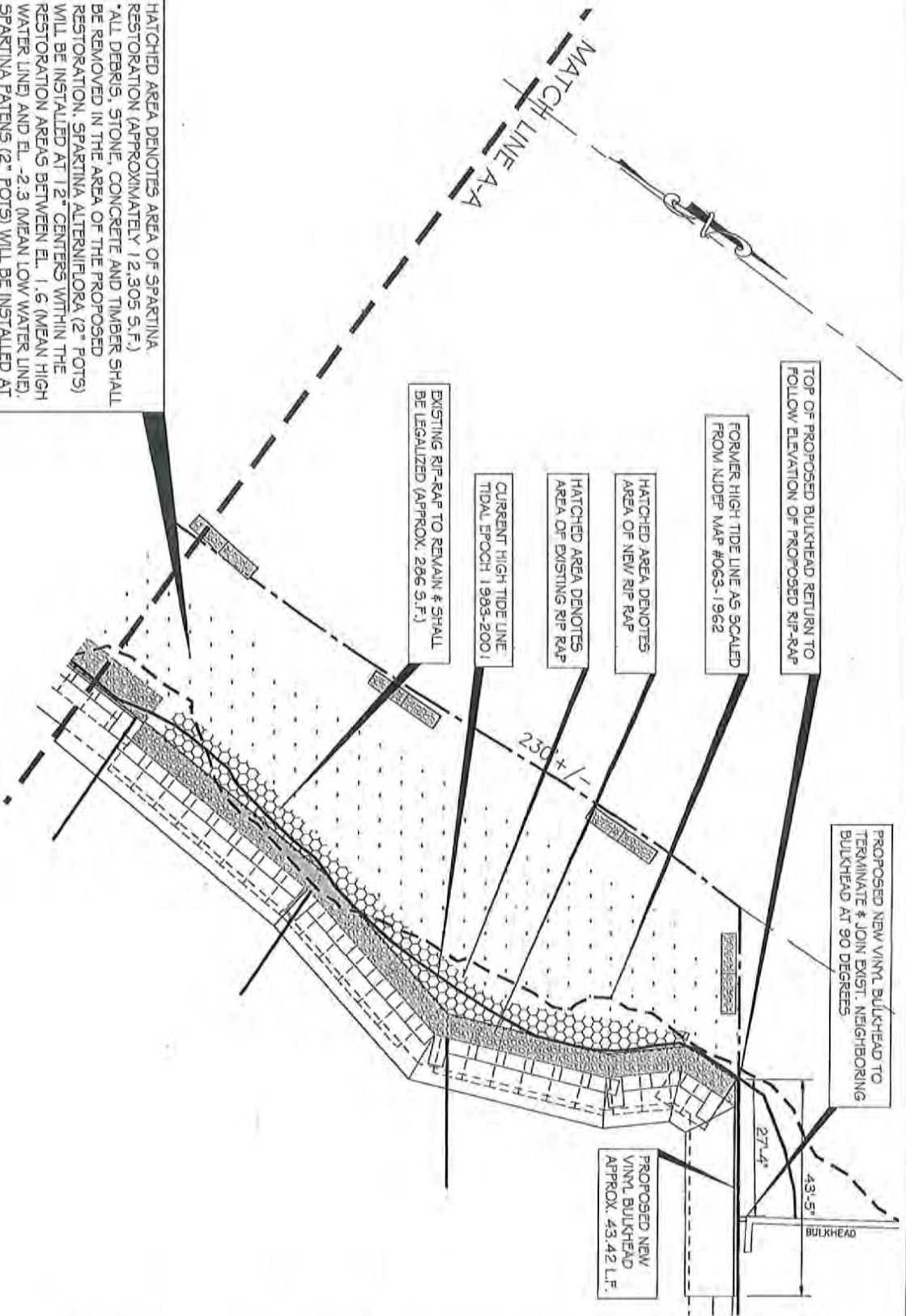
**TJD**  
 Architect & Engineer P.E.  
 400 W. SPRUCE AVENUE  
 NORTH WILDWOOD, NJ 08061  
 TEL: 856-326-1111  
 FAX: 856-326-1112  
 E-MAIL: TJD@TJDARCHITECTS.COM  
 TJD ARCHITECTS & ENGINEERS, P.C.  
 400 W. SPRUCE AVENUE  
 NORTH WILDWOOD, NJ 08061  
 TEL: 856-326-1111  
 FAX: 856-326-1112  
 E-MAIL: TJD@TJDARCHITECTS.COM

SP-3.1

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1 PARTIAL PLAN #1  
 SP-3.1 SCALE 1" = 30'-0"

HATCH	AREA (S.F.)	DESCRIPTION
	2,173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED



PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
 400 W. SPRUCE AVENUE  
 BLOCK 101 LOTS 2  
 NORTH WILDWOOD, NJ  
 APPLICANT: PARADISE COVE LLC



TJD  
 Engineering & Surveying, Inc.  
 400 W. Spruce Avenue  
 North Wildwood, NJ 08066  
 Phone: 856-326-1111  
 Fax: 856-326-1112  
 Email: info@tjdinc.com  
 Website: www.tjdinc.com

DATE	DESCRIPTION

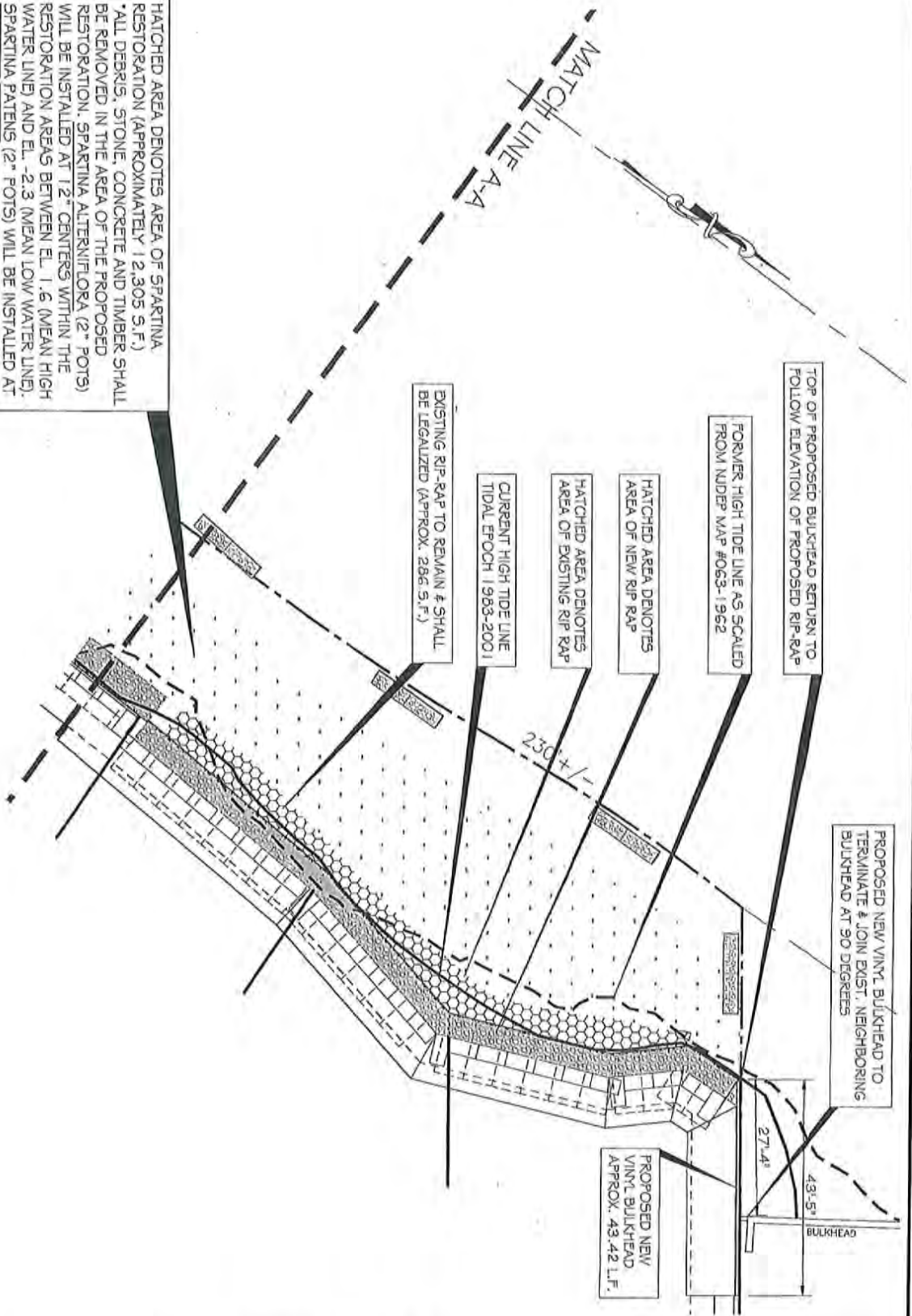
SP-3.1



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1 PARTIAL PLAN #1  
SCALE: 1" = 30'-0"

HATCH	AREA (S.F.)	DESCRIPTION
	2,173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED



PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC.

**TJD**  
Architects & Engineers P.C.  
1000 Highway 100  
Suite 100  
North Wildwood, NJ 08066  
Tel: 856-326-1000  
Fax: 856-326-1001  
www.tjd.com

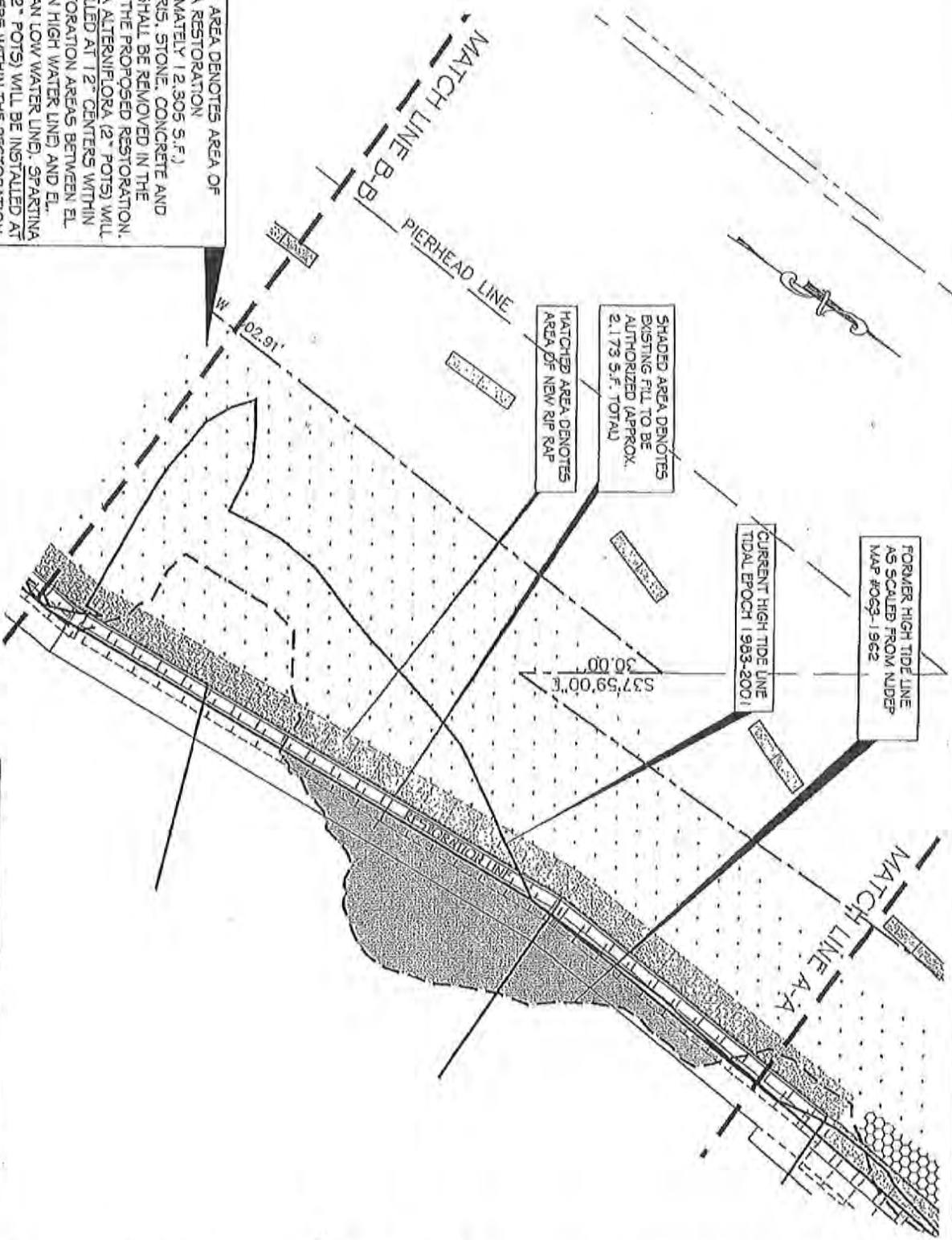
REVISION	DATE	BY	CHKD
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5	01/15/2010	JTD	JTD
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7	01/15/2010	JTD	JTD
8	01/15/2010	JTD	JTD
9	01/15/2010	JTD	JTD
10	01/15/2010	JTD	JTD

SP-3.1

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1 PARTIAL PLAN #2  
SP-3.2 SCALE: 1" = 30'-0"

HATCH	AREA (S.F.)	DESCRIPTION
	2,173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED



SP-3.2

DATE	BY
DESIGNED	BY
CHECKED	BY
IN CHARGE	BY

ADDC SUBMISSION

NO.	DATE	REVISION
1		

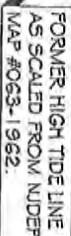
*[Signature]*  
Professional Seal

**TJD**  
TERRACON CONSULTANTS, INC.  
1000 ROUTE 100  
SUITE 200  
ROSELAND, NJ 07068  
TEL: 201-991-1000  
FAX: 201-991-1001  
WWW.TJD-INC.COM

PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

NOT TO SCALE  
NOT FOR CONSTRUCTION  
NOT TO BE USED FOR ANY OTHER PURPOSE  
NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OF RECORD  
THIS PLAN IS THE PROPERTY OF TERRACON CONSULTANTS, INC. AND IS LOANED TO YOU FOR YOUR PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TERRACON CONSULTANTS, INC.

CENTER OF CHANNEL



MATCH	AREA (S.F.)	DESCRIPTION
	2.173 S.F.	AREA OF EXISTING FILL TO BE AUTHORIZED

1 PARTIAL PLAN #3

SP-3.3 SCALE: 1" = 30'-0"

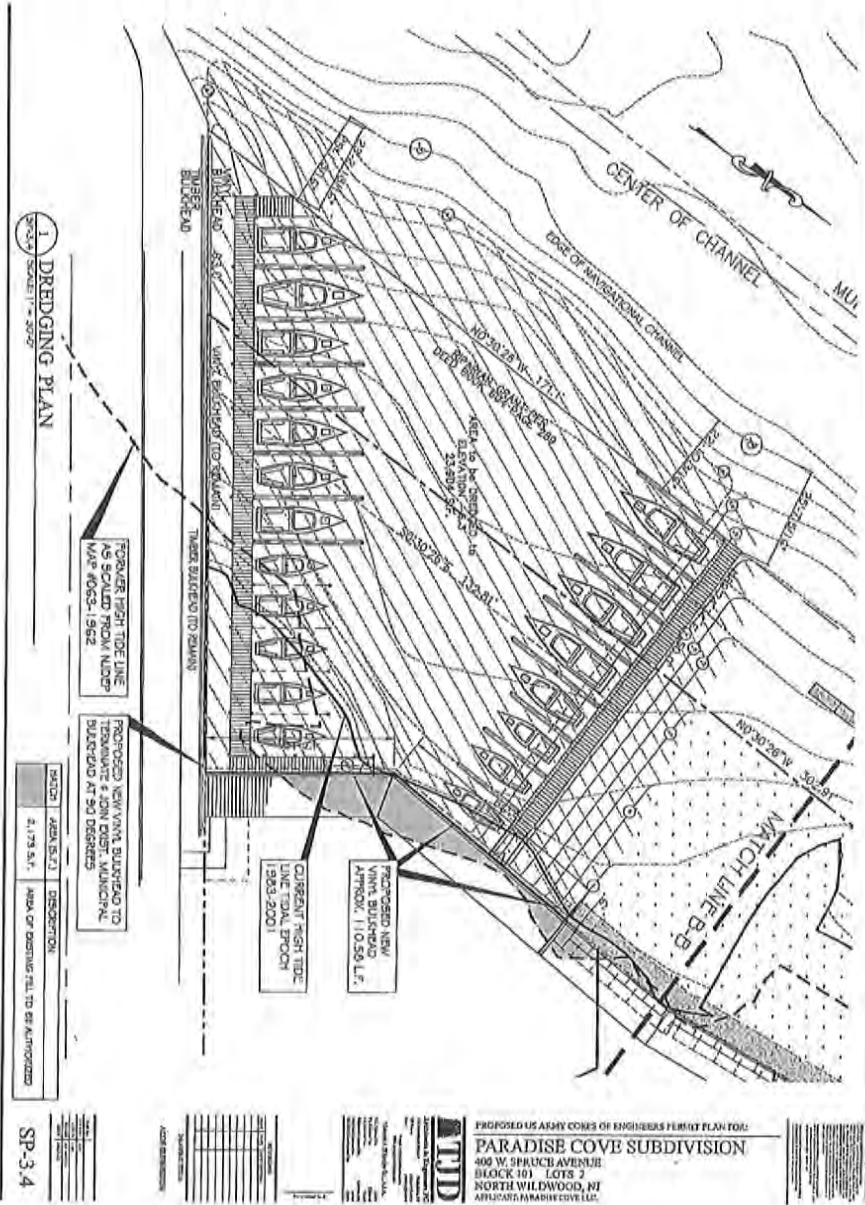
SHADED AREA DENOTES  
EXISTING FILL TO BE  
AUTHORIZED (APPROX.  
2,173 S.F. TOTAL)

HAICHD AREA DENOTES  
AREA OF NEW RIP RAP

400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

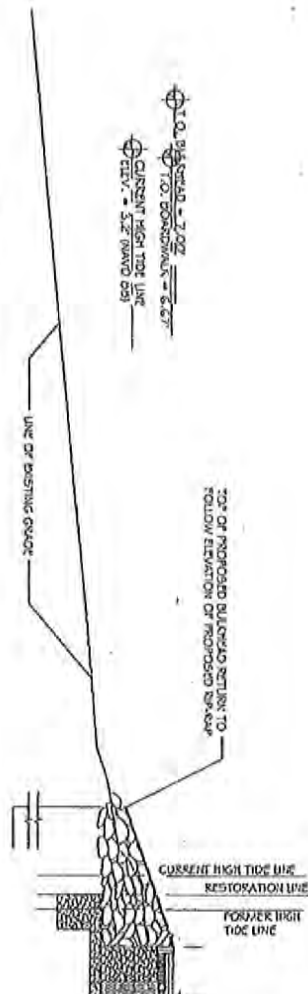
SP-3.3

ACQUAINTANCE

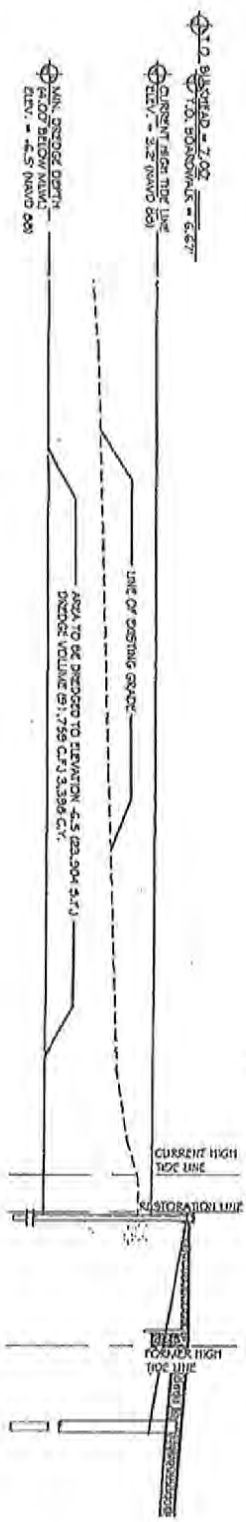




# 1 CROSS SECTION #1 SP-3.5 SCALE: 1/16" = 1'-0"



# 2 CROSS SECTION #2 SP-3.5 SCALE: 1/16" = 1'-0"



# 3 CROSS SECTION #3 SP-3.5 SCALE: 1/16" = 1'-0"



SP-3.5

DATE	BY	CHKD	APPD
10/1/10	J. J. J.	J. J. J.	J. J. J.
10/1/10	J. J. J.	J. J. J.	J. J. J.
10/1/10	J. J. J.	J. J. J.	J. J. J.

ACROSS SECTION

DEVELOP TITLE

DATE

BY

CHKD

APPD

DATE

BY

CHKD

APPD

DATE

BY

CHKD

APPD

DATE

BY

CHKD

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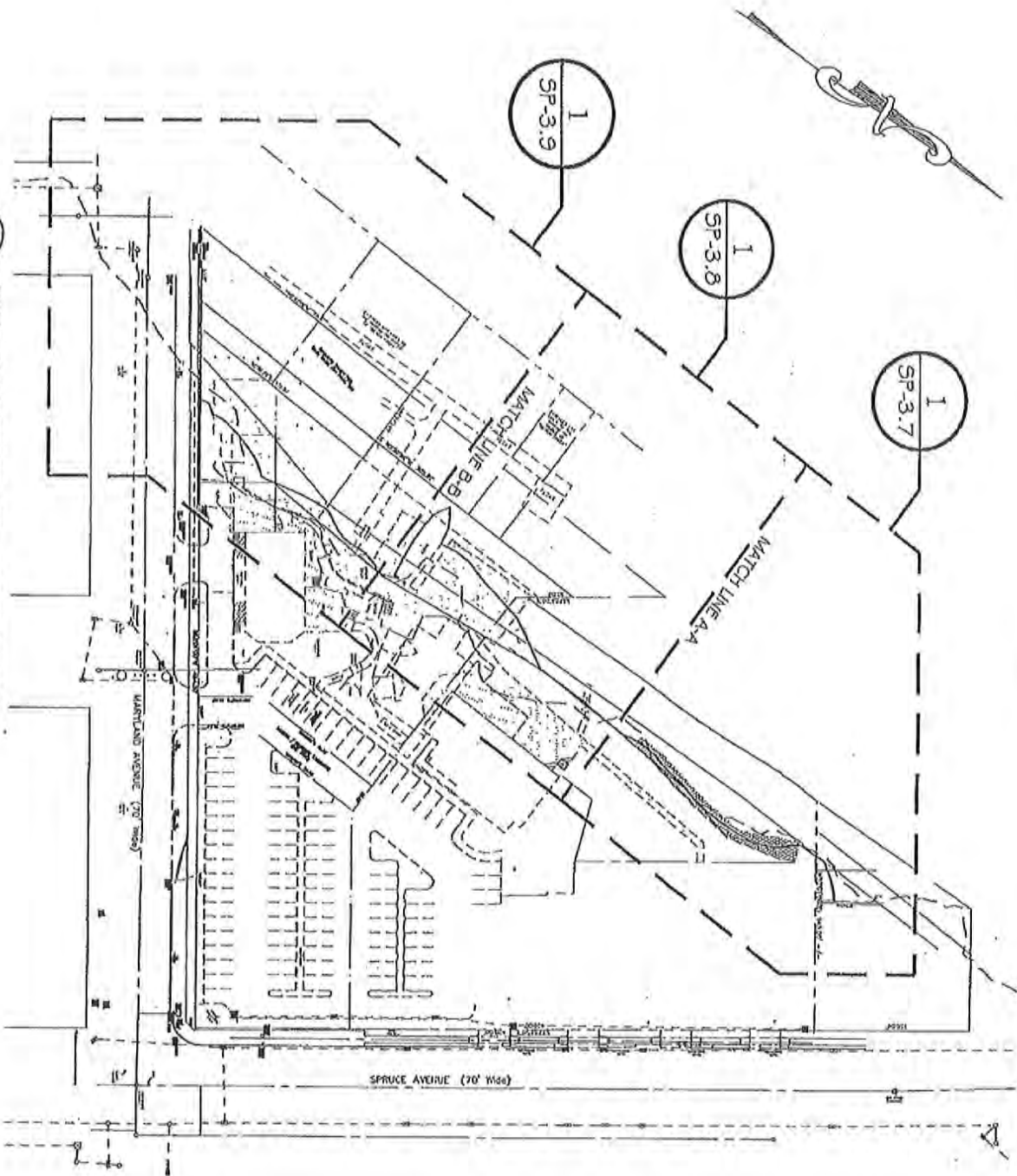
DATE

BY

CHKD

APPD

DATE



1 OVERALL KEY PLAN - DEMOLITION  
SP-3.6 SCALE: 1" = 100'-0"

SP-3.6

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
10	10/1/2011	ISSUED FOR PERMIT

ACROSS SECTION

NO.	DATE	DESCRIPTION
1	10/1/2011	ISSUED FOR PERMIT
2	10/1/2011	ISSUED FOR PERMIT
3	10/1/2011	ISSUED FOR PERMIT
4	10/1/2011	ISSUED FOR PERMIT
5	10/1/2011	ISSUED FOR PERMIT
6	10/1/2011	ISSUED FOR PERMIT
7	10/1/2011	ISSUED FOR PERMIT
8	10/1/2011	ISSUED FOR PERMIT
9	10/1/2011	ISSUED FOR PERMIT
10	10/1/2011	ISSUED FOR PERMIT

*[Signature]*

THOMAS J. DRISCOLL, AIA  
ARCHITECT  
1000 SPRUCE AVENUE  
NORTH WILDWOOD, NJ 08066  
TEL: 856-326-1111  
FAX: 856-326-1112  
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PROPOSED US ARMY CORP'S OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC.

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS PLAN.

EXISTING RIP-RAP TO REMAIN  
& SHALL BE LEGALIZED  
(APPROX. 1,080 S.F.)

FORMER HIGH TIDE LINE  
AS SCALED FROM NUDEP  
MAP #063-1962

CURRENT HIGH TIDE  
LINE TIDAL EPOCH  
1983-2001

MATCH LINE A-A

ALL EXISTING  
STRUCTURES,  
PILINGS, FLOATS,  
& DECKS TO BE  
DEMOLISHED

EXISTING CLAMSHELL PARKING  
AREA TO BE REMOVED

N52°01'00"E 145.00' +/-

1 DEMOLITION PARTIAL PLAN #1  
SP-3.7 SCALE: 1" = 30'-0"

THIS PLAN IS A PRELIMINARY PLAN  
AND IS NOT TO BE USED FOR CONSTRUCTION  
WITHOUT THE WRITTEN APPROVAL OF THE  
ENGINEER. ANY CHANGES TO THIS PLAN  
MUST BE APPROVED BY THE ENGINEER.  
THE ENGINEER ASSUMES NO LIABILITY FOR  
ANY ERRORS OR OMISSIONS IN THIS PLAN.  
THE ENGINEER'S OFFICE IS NOT RESPONSIBLE  
FOR THE ACCURACY OF ANY INFORMATION  
OBTAINED FROM ANY SOURCE OTHER THAN  
THE ENGINEER'S OWN RECORDS.

PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

**TJD**  
Architectural & Engineering Firm  
1000 Route 100  
North Wildwood, NJ 08066  
Phone: 856-326-1234  
Fax: 856-326-1235  
Email: info@tjd.com

Thomas J. Dwyer, AIA, LEED  
Principal Architect  
TJD  
1000 Route 100  
North Wildwood, NJ 08066  
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Fax: 856-326-1235  
Email: info@tjd.com

John J. Dwyer, AIA, LEED  
Principal Architect  
TJD  
1000 Route 100  
North Wildwood, NJ 08066  
Phone: 856-326-1234  
Fax: 856-326-1235  
Email: info@tjd.com

John J. Dwyer, AIA, LEED  
Principal Architect  
TJD  
1000 Route 100  
North Wildwood, NJ 08066  
Phone: 856-326-1234  
Fax: 856-326-1235  
Email: info@tjd.com

APPROVED FOR SUBMISSION

SP-3.7

MATCH LINE A-A



RESTORATION LINE

1 DEMOLITION  
SP.3.8 SCALE: 1" = 30'-0"

PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
 400 W. SPRUCE AVENUE  
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 NORTH WILDWOOD, NJ  
 APPLICANT: PARADISE COVE LLC

**PARADISE COVE**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

**TJD**

[illegible]

**EXTENDING TITLE:**  
**ACOG SUBMISSION**

Q28	Yes
Q29	Yes
Q30	Yes
Q31	Yes
Q32	Yes
Q33	Yes
Q34	Yes
Q35	Yes
Q36	Yes
Q37	Yes
Q38	Yes
Q39	Yes
Q40	Yes
Q41	Yes
Q42	Yes
Q43	Yes
Q44	Yes
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Q92	Yes
Q93	Yes
Q94	Yes
Q95	Yes
Q96	Yes
Q97	Yes
Q98	Yes
Q99	Yes
Q100	Yes

SP-3.8



FORMER HIGH TIDE LINE  
AS SCALED FROM  
NJDEP MAP #063-1962

CURRENT HIGH TIDE  
LINE TIDAL EPOCH  
1983-2001

ALL EXISTING  
STRUCTURES, PILINGS,  
FLOATS, & DECKS TO  
BE DEMOLISHED

ALL EXISTING  
STRUCTURES,  
PILINGS, FLOATS,  
& DECKS TO BE  
DEMOLISHED

1 DEMOLITION PARTIAL PLAN #3  
SP-3.9 SCALE: 1" = 30'-0"

SP-3.9

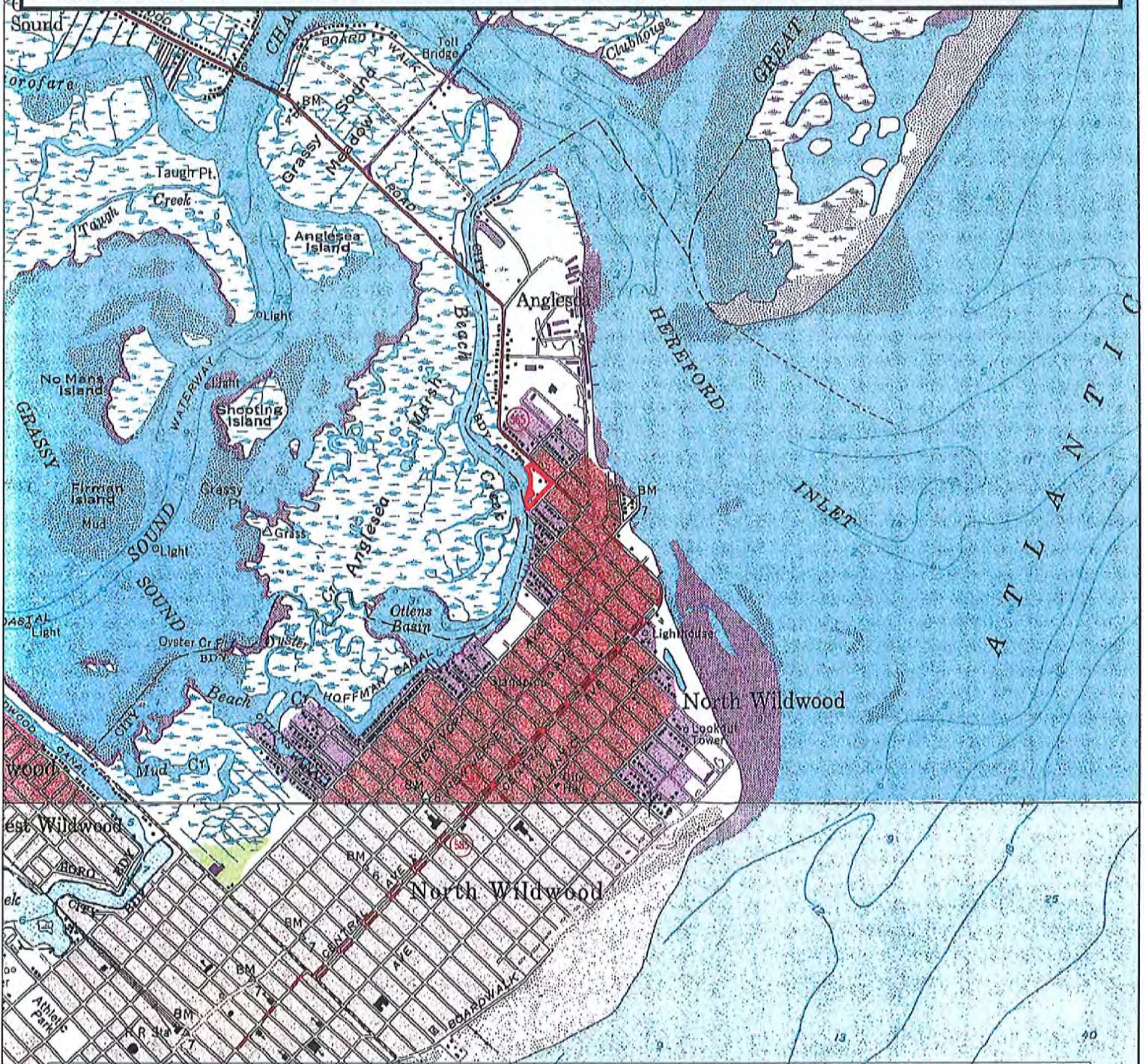
PROPOSED US ARMY CORPS OF ENGINEERS PERMIT PLAN FOR:  
**PARADISE COVE SUBDIVISION**  
400 W. SPRUCE AVENUE  
BLOCK 101 LOTS 2  
NORTH WILDWOOD, NJ  
APPLICANT: PARADISE COVE LLC

	
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Project No.: 1000-0000 Drawing No.: SP-3.9 Date: 10/1/2010 Scale: 1" = 30'-0"	Prepared by: [Signature] Checked by: [Signature] Drawn by: [Signature] Title: [Signature]



# FIGURE 1 - USGS MAP

Block 101.01, Lots 1 & 2  
North Wildwood, Cape May County, NJ



## LEGEND:

 PROPERTY BOUNDARY



1:24,000

2,000 1,000 0 Feet

## SOURCE DATA:

BASE SOURCE DATA:  
PROPERTY BOUNDARY:  
Heads-up digitizing based on 2007 Orthophoto Digital  
Imagery downloaded from the NJDEP,  
[www.STATE.NJ.US/DEP/GIS](http://www.STATE.NJ.US/DEP/GIS)

USGS data downloaded from 2000 DeLorme,  
3-D Topo Quads. (Quad. - Stone Harbor, NJ)

\*This map complies with the National Map Accuracy  
Standards. This map was developed using New Jersey  
Department of Environmental Protection Geographic  
Information System digital data, but this secondary product  
has not been verified by NJDEP and is not state-authorized.\*

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