

WINCHESTER AVENUE (50' WIDE)

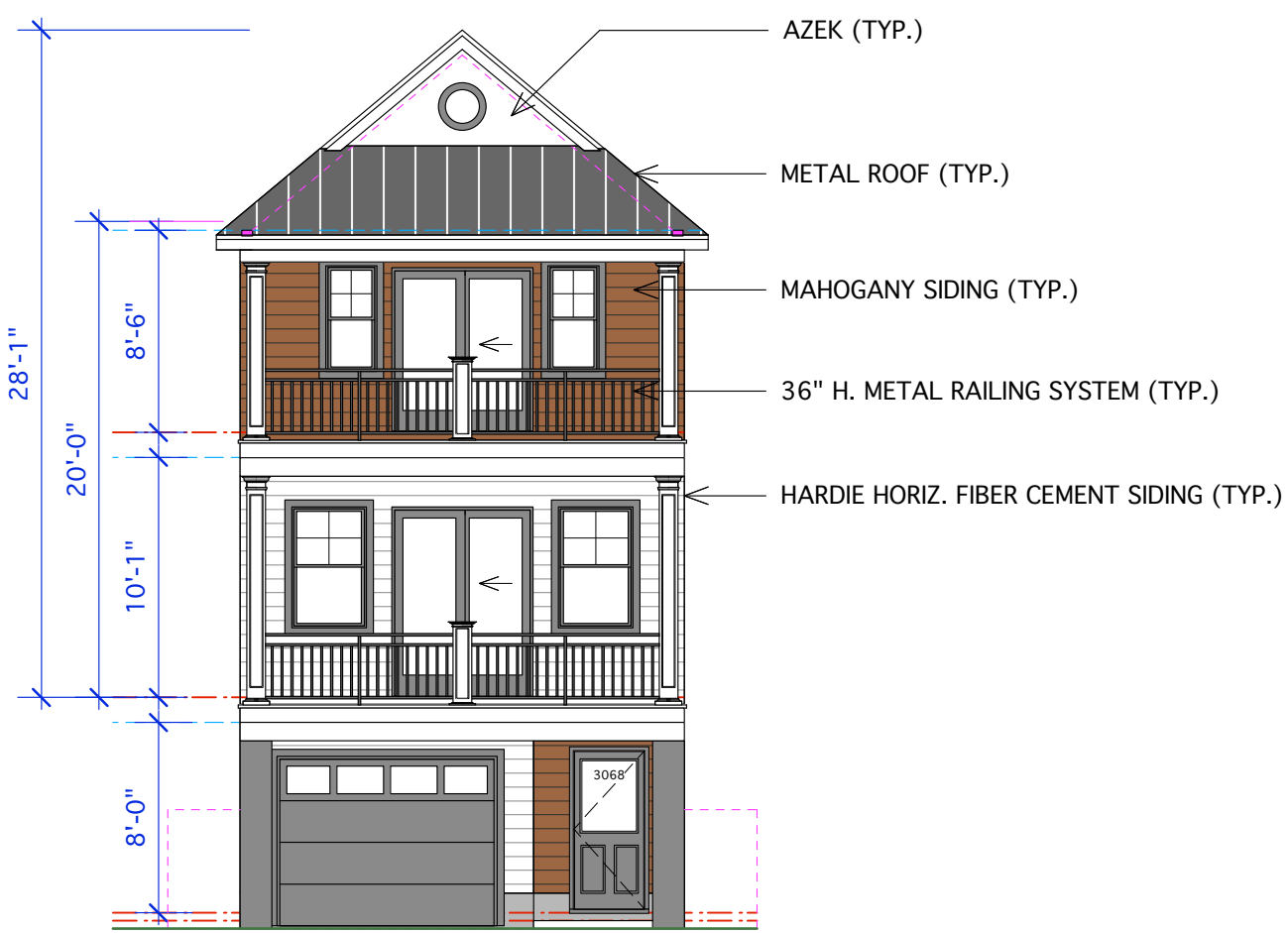
SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY PAUL M. KOELLING (NJPLS #24GS04328800) DATED 4/20/21.

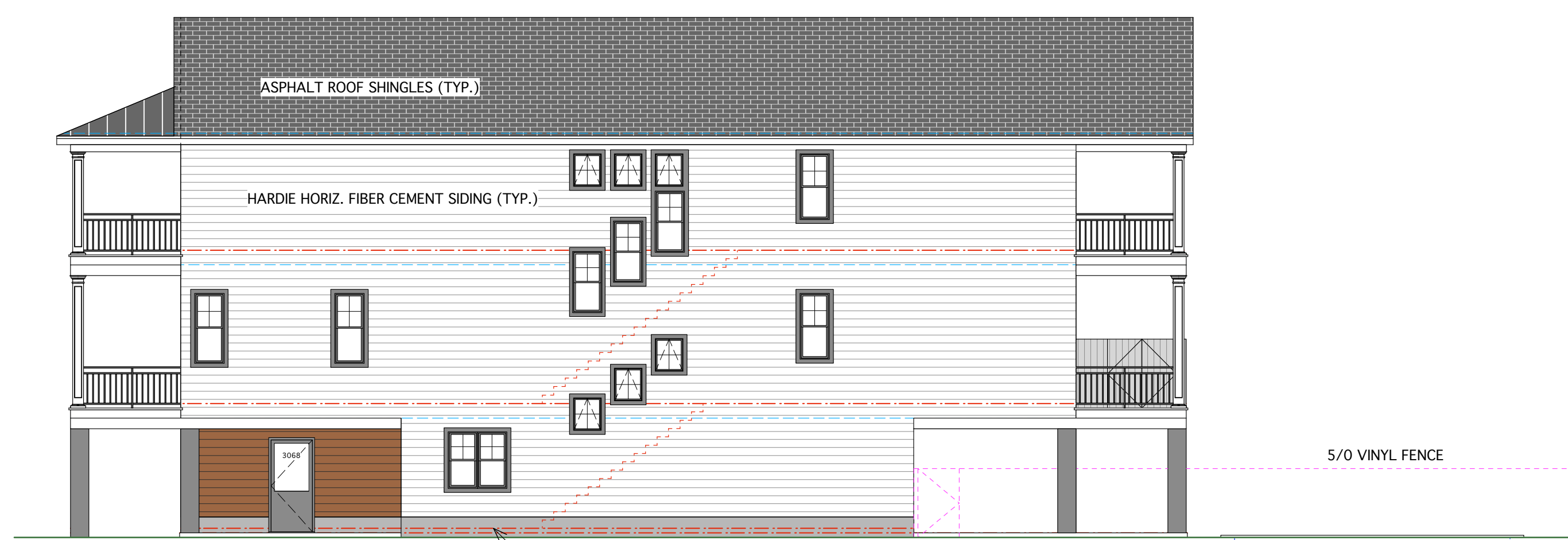
BULK REQUIREMENTS (ZONE MF)

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA *	4400	3125	3125
LOT WIDTH *	40	25	25
LOT DEPTH	N/A	125	125
FRONT YARD (BLDG)	18.9	17.2	22.3
FRONT YARD (DECK)	7.5	9.3	14.3
MINIMUM SIDE YARD *	5	2±	3.2
REAR YARD	20	75±	37.7
BUILDING COVERAGE	45% MAX.	17%	39%
LANDSCAPED AREA	35% MIN.		35%
FRONT YARD LANDSCAPED AREA	60% MIN.		60%
HEIGHT	30' MAX.		28.1
PARKING	2 SPACES	0 SPACES	3 SPACES
FLOOR AREA RATIO	1.0 MAX.	0.3	0.8

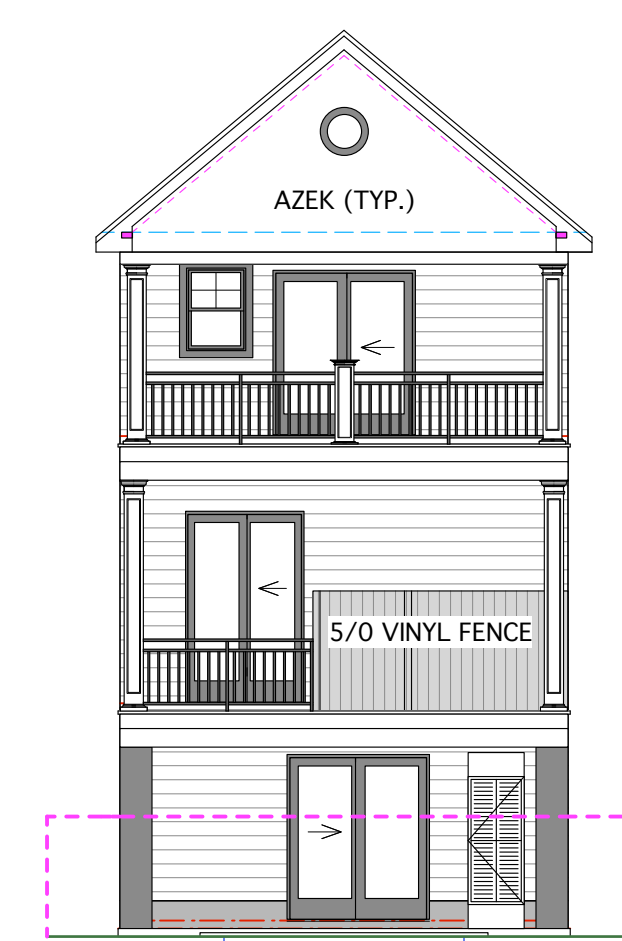
* VARIANCE REQUIRED



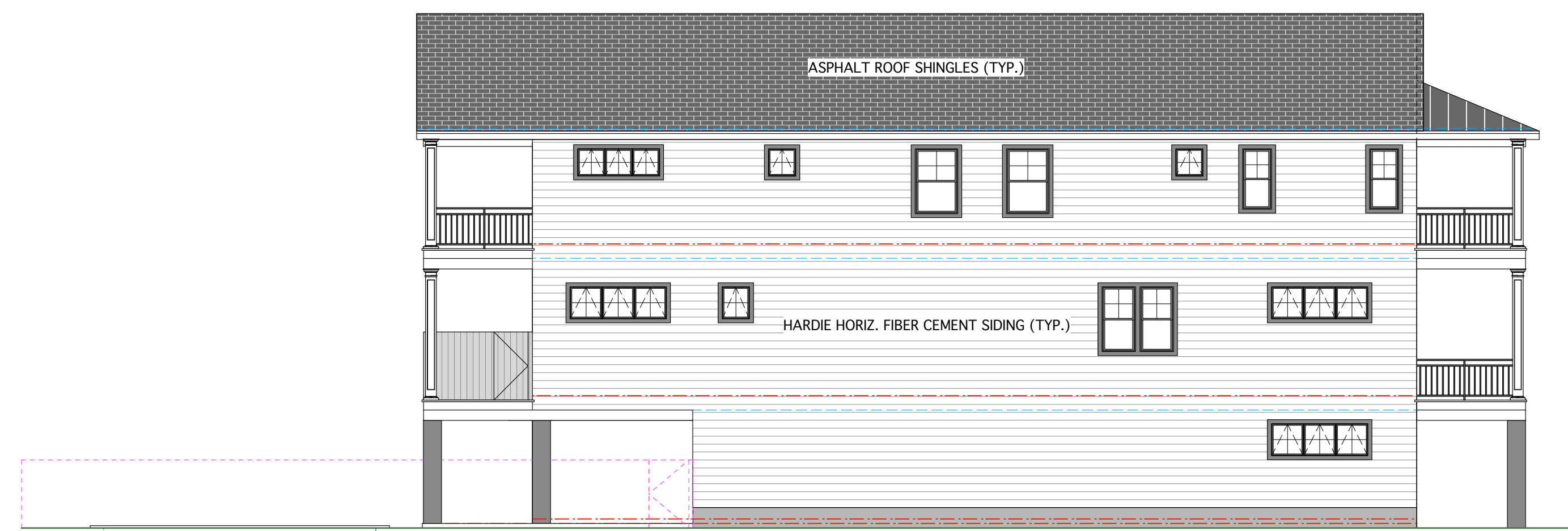
FRONT ELEVATION SCALE: 1/8" = 1'-0"



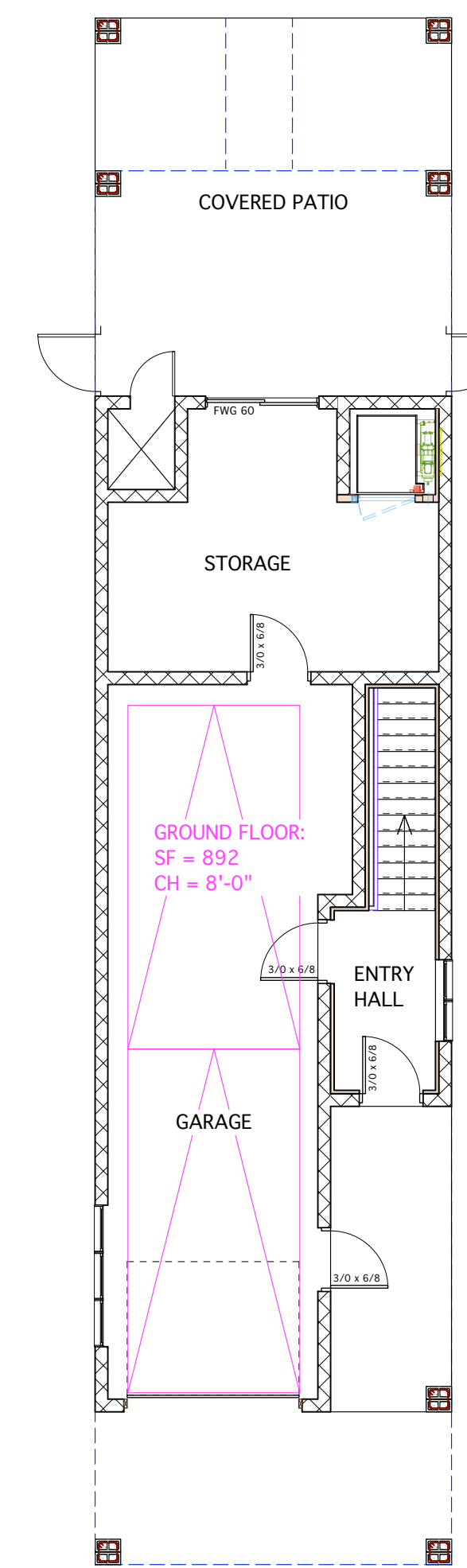
RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



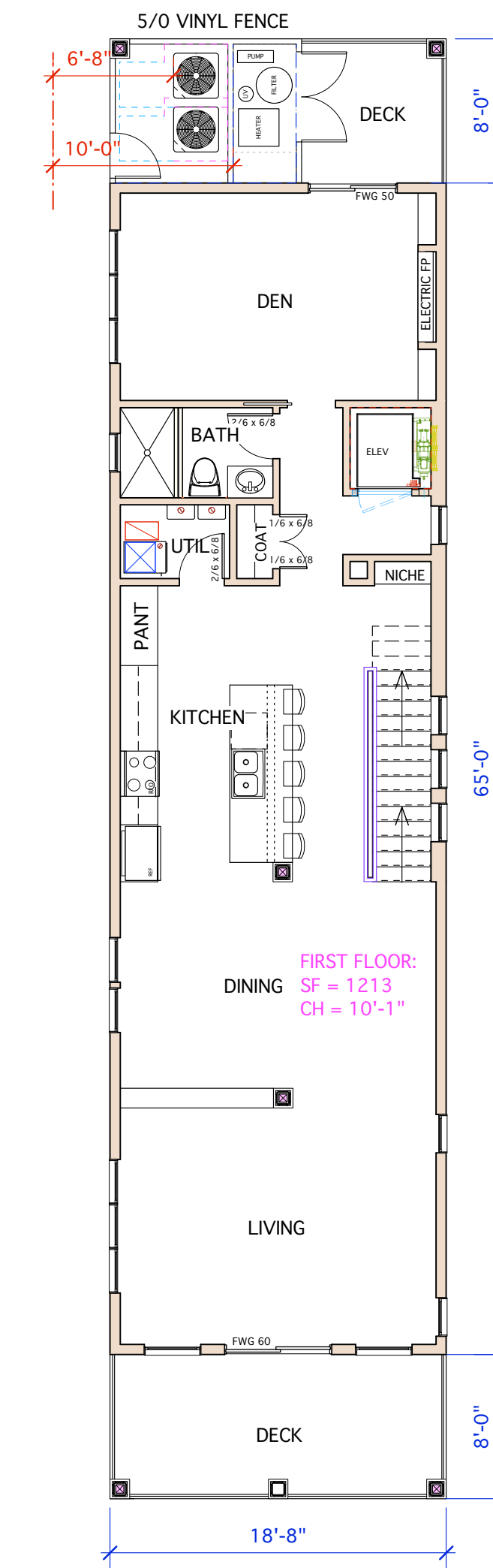
REAR ELEVATION SCALE: 1/8" = 1'-0"



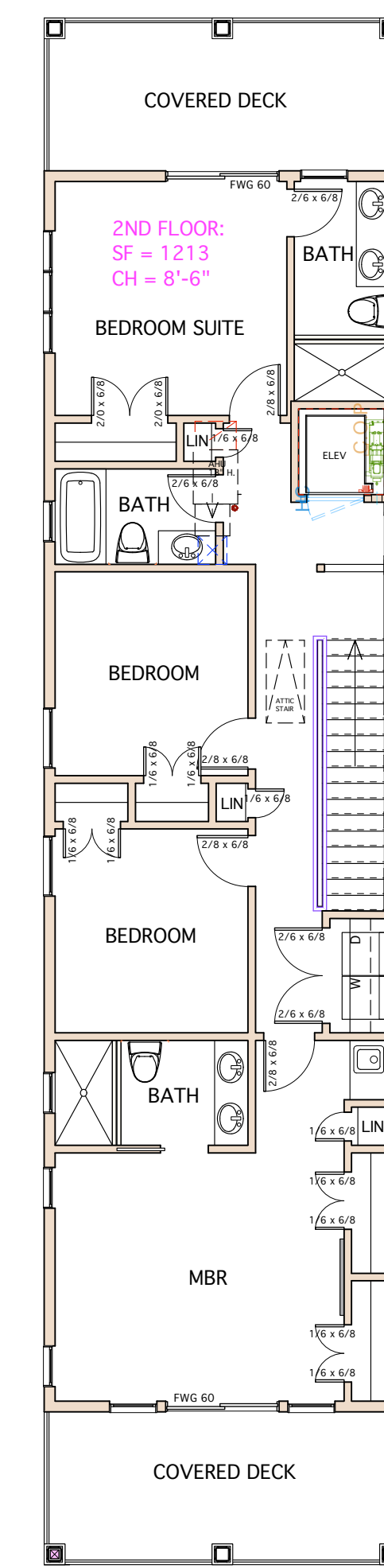
LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

Existing Setbacks Winchester Avenue
Street width 50
Carway
Offset

Block 227	Lot	Building	Porch / Deck
	85.03	5.3	5.2
	89 (S)	17.2	9.3
	93	19.8	19.8
	95.06	18.9	6.8
	95.01	18.9	8.2

Average = 18.9 7.5

Note: Average excludes high, low & subject property setbacks.

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
CH	CHINESE HOLLY	
FC	FALSE CYPRESS	
HL	HONEY LOCUST	
IN	INKBERRY	
JH	JAPANESE HOLLY	
JU	JUNIPER	

BOARD CHAIRPERSON _____
 BOARD ADMINISTRATOR _____
 ZONING OFFICER _____
 BOARD ENGINEER _____
 CITY CLERK _____
 CONSTRUCTION OFFICIAL _____

PETER C. WEISS
ARCHITECT

Peter C. Weiss, RA, LLC • 101 N. Washington Avenue, Suite 8, Margate, NJ 08402 • (609) 822-9616

PROPOSED RESIDENCE (BEN-DYL)
 9316 WINCHESTER AVENUE BLOCK 227 LOT 89
 MARGATE, NEW JERSEY

Project No. 2115
 Date: 5/28/21
 Scale: As Shown
 Drawn By: PCW
 ©2021 Peter C. Weiss

Revisions _____

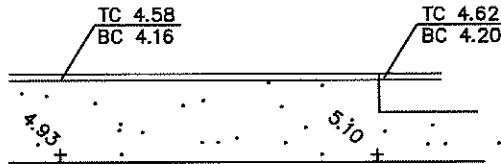
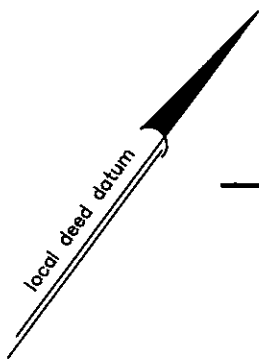
Peter C. Weiss AI 10004

Sheet No.
A-1

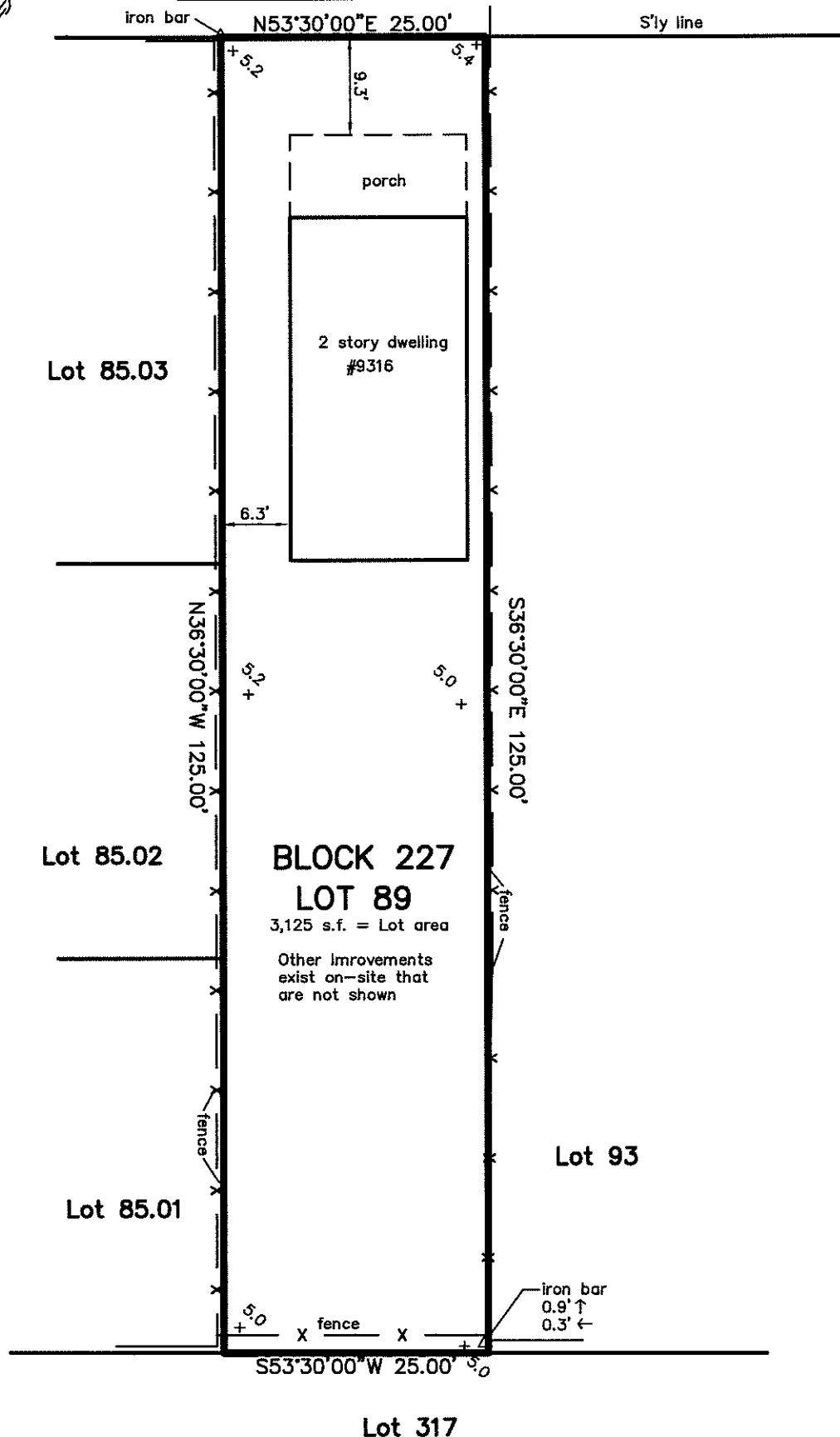
5/28/21
10:39:58 AM

WINCHESTER AVENUE

(50' wide)



NAVD88
spot elevations (typ.)



Bret Fisher

Date Revision

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded. Underground improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 04-19-2021 by me or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

SURVEY OF PREMISES

SITUATE IN
CITY OF MARGATE
COUNTY OF ATLANTIC, N.J.
#9316 Winchester Avenue
BLOCK 227 LOT 89

**PAUL KOELLING
& ASSOCIATES, LLC**

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221


phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: April 20, 2021

by: KOELLING

Scale: 1" = 15'


PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GS04328800

Property is located in a F.E.M.A. FIRM
ZONE "AE"; Base Flood Elevation 9 ft. (NAVD88)