

KEY
 X 0.00' EXISTING ELEVATION
 0.00' PROPOSED ELEVATION
 GRADE ELEVATIONS ARE NAVD88 DATUM.

SITE PLAN SCALE: 1" = 10'

NOTE: THE SITE PLAN IS BASED ON A SURVEY BY ARTHUR W. PONZIO (NJPLS #GS28314) DATED 9/14/15.

BULK REQUIREMENTS (ZONE S-40)

ITEM	REQUIRED	PROPOSED
LOT AREA (UPLAND)	2750	5430±
LOT WIDTH	50	50
LOT DEPTH	N/A	70±
FRONT YARD (PEMBROKE) (DECK)	14.4	26.5
MINIMUM SIDE YARD (PEMBROKE)	5	5
COMBINED SIDE YARD (PEMBROKE)	10	10
REAR YARD	10	10.2
BUILDING COVERAGE	50% MAX.	24%
LANDSCAPED AREA	35% MIN.	42%
FRONT YARD LANDSCAPED AREA (P)	60% MIN.	85%
BUILDING HEIGHT	30' MAX.	28'
PARKING	3 SPACES	3 SPACES

PLANT SCHEDULE

SYMBOL	SPECIES	REMARKS
AZ	AZALEA	
BB	BARBERRY	
BP	BRADFORD PEAR TREE	
FC	FALSE CYPRESS	
HY	HYDRANGEA	
IN	INKBERRY	
JU	JUNIPER	
OG	ORNAMENTAL GRASS	

NOTE: SHRUBS SHALL BE A MINIMUM OF 18" HIGH. TREES SHALL HAVE A 3" MINIMUM CALIPER AND 8' MINIMUM HEIGHT.

Existing Setbacks Pembroke Avenue

Block 616	Lot	Building	Porch / Deck
	24	15.5	15.5
	25	15.8	12.0
	26	15.1	13.2
	27	19.2	15.8
	30 (S)	Vacant	-
	29	15.1	-

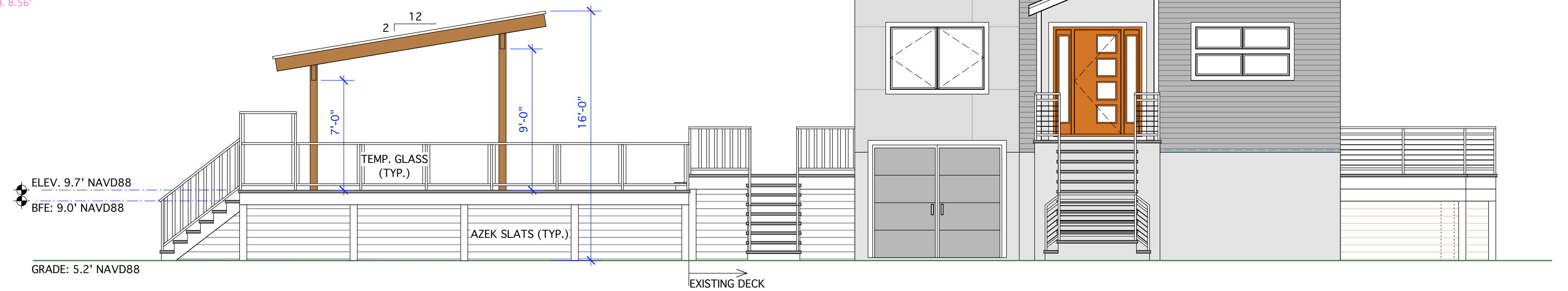
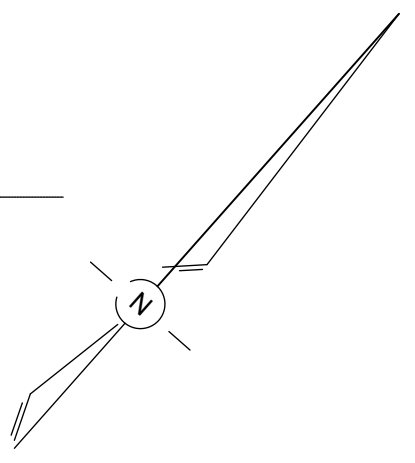
Average = 15.5 14.4

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

ORIENT CANAL

PEMBROKE AVENUE (50')

AMHERST AVENUE (50')



FRONT ELEVATION SCALE: 3/16" = 1'-0"

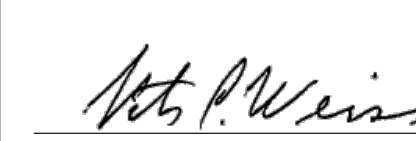


LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"

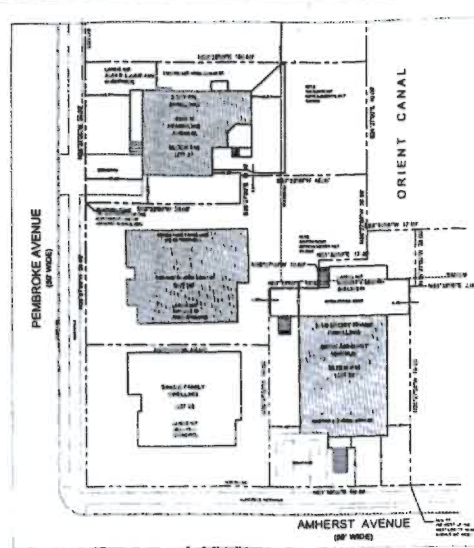
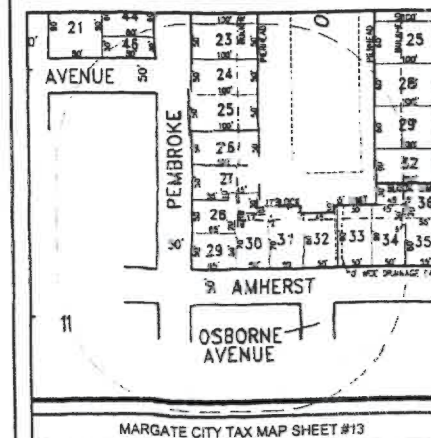
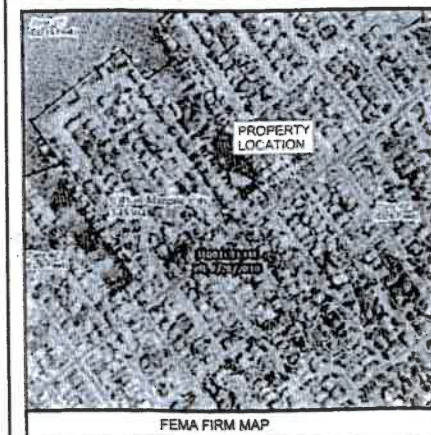
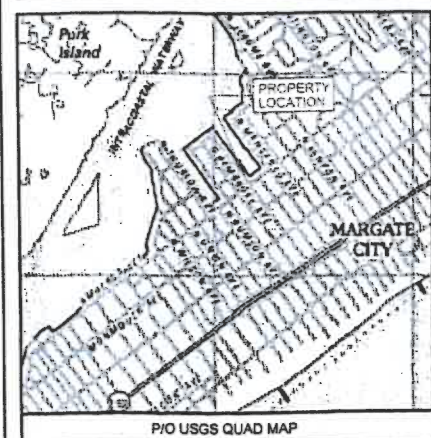
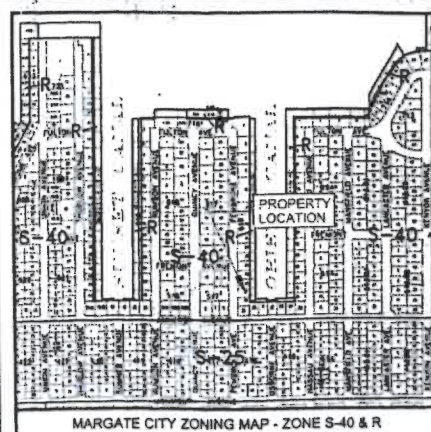
BOARD CHAIRPERSON _____
 BOARD ADMINISTRATOR _____
 ZONING OFFICER _____
 CITY ENGINEER _____
 CONSTRUCTION OFFICIAL _____

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

PROPOSED DECK EXPANSION FOR THE EDELSTEIN RESIDENCE
 8705 AMHERST AVENUE BLOCK 616 LOT 30
 MARGATE, NEW JERSEY

Project No. 2015	Revisions	 Peter C. Weiss AI 10004	Sheet No. A-1
Date: 8/7/20	_____		
Scale: As Shown	_____		
Drawn By: PCW	_____		

8/10/20
8:11:30 PM

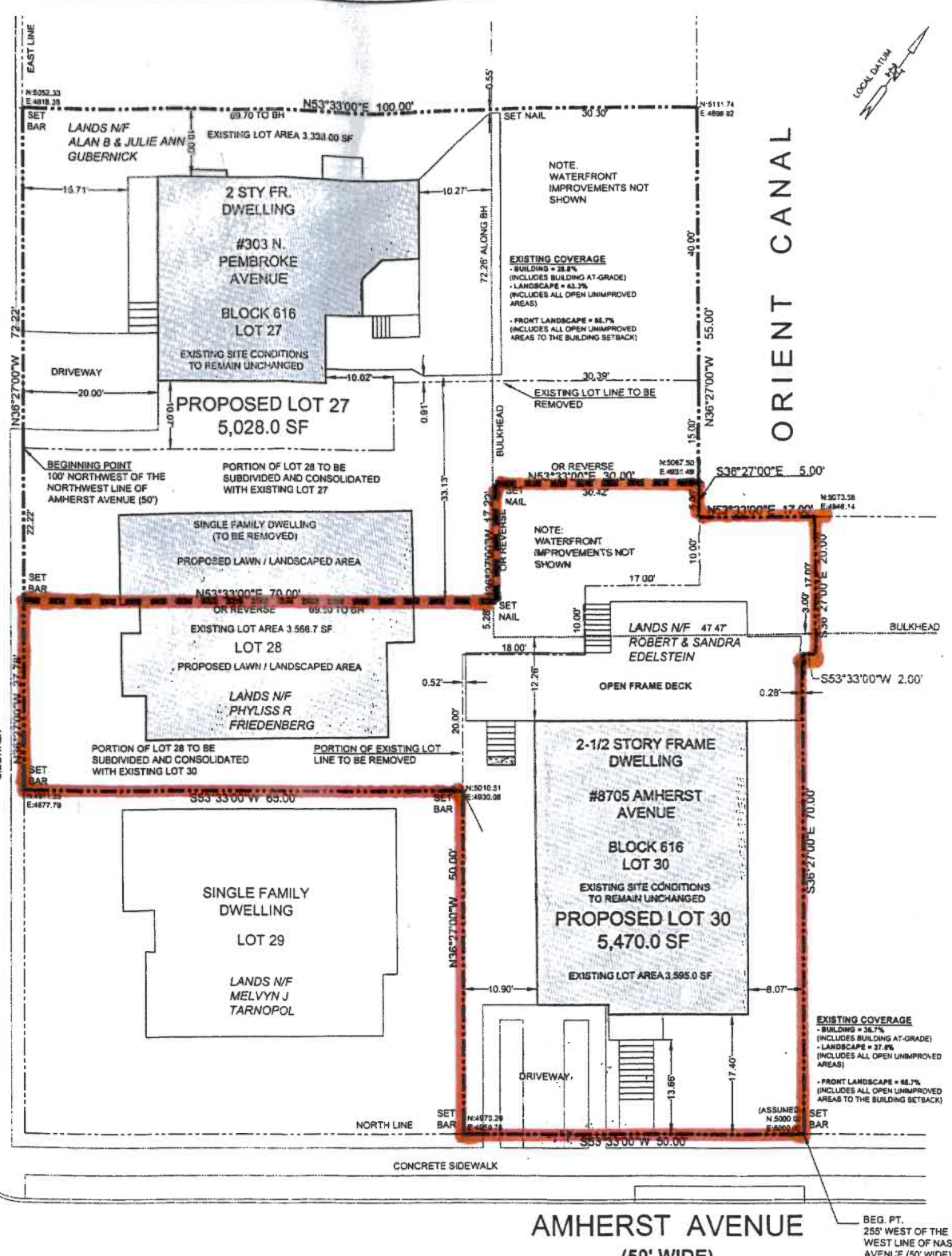


EXISTING CONDITIONS
SCALE 1" = 30'

PEMBROKE AVENUE
(50' WIDE)

FORM	PROPOSED	STATUS	PROPOSED	STATUS
LOT AREA	3,568.7 SF	EXIST	3,476.0 SF	D
LOT WIDTH	70.00 FT	EXIST	54.75 FT	D
FRONT YARD SETBACKS	10.00 FT	EXIST	10.00 FT	C
REAR YARD SETBACKS	10.00 FT	EXIST	10.00 FT	C
FRONT YARD	37% 4.8 FT MIN	EXIST	3.07 FT	D
REAR YARD	10 FT TO BULKHEAD	EXIST	12.21 FT	C
BUILDING COVERAGE	50%	EXIST	24.1%	D
LANDSCAPING	35% OF LOT	EXIST	59.2%	D
TOTAL				
FRONT YARD				
PEMBROKE (PR. LOT A)	60%		65.7%	D
AMHERST (PR. LOT B)	50%		100%	D
PEMBROKE (PR. LOT B)	50%		100%	D
SIDE YARD (DECK LOT A)	0.55 - 33.13 FT	EXIST	0.29 FT	D
SIDE YARD (DECK LOT B)				

LEGEND
C - CONFORMING
D - EXISTING NON-CONFORMING
W - VARIANCE
NA - NOT APPLICABLE
E - EXISTING



GENERAL NOTES

- OWNER & APPLICANT: ROBERT EDELSTEIN - LOT 26, ALAN GUBERNICK - LOT 28, CO BIRD DOCK LITTLE, 1300, 400 OCEAN HEIGHTS AVENUE, EGGS HARBOR TWP., NEW JERSEY 08041
- PROPERTY INFORMATION: 301 N. PEMBROKE AVENUE, 8705 AMHERST AVENUE
- AREA = 15,145 SQ. FT. INCLUDES BIRAHAN ZONING = S-40 & R DISTRICT. EXISTING USE = STORY SINGLE FAMILY HOMES. FLOOD ZONE = ZONE AE (BASE ELEVATION)
- I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 10/13/2019 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLETES THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AND/OR MONUMENTS HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MARKERS AS DESIGNATED AND SHOWN HAVE BEEN SET.

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY PHYLLIS FRIEDENBERG AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

DATE: 9/16/19

OWNER: PHYLLIS FRIEDENBERG

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY PHYLLIS FRIEDENBERG AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

DATE: 9/16/19

MUNICIPAL CLERK: JOHANNA COOBY

APPROVALS:

BOARD ENGINEER: [Signature] 9/16/19

CITY ENGINEER: [Signature] 9/17/19

BOARD CHAIRPERSON: [Signature] 9/17/19

BOARD SECRETARY: JOHANNA COOBY 9/16/19

MUNICIPAL CLERK: JOHANNA COOBY 9/16/19

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

DATE RECEIVED: 9-29-2019	FUTURE COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED: YES	FILE NO.: M-6-18-2019
DATE OF ACTION: 9/30/19	APPROVED: [Signature]	SIGNATURE: [Signature]
DATE OF ACTION: 9/30/19	DISAPPROVED: []	
DATE OF ACTION: 9/30/19	UNFURNISHED: []	
DATE OF ACTION: 9/30/19	RECOMMENDATIONS: []	

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NO.	DATE	BY	DESCRIPTION

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO. 246A28001300

AWP
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

MINOR SUBDIVISION PLAN
BLOCK 616 LOT 27, 28, 30
MARGATE CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'
DATE: 01-21-19
BY: WJP
PROJ. NO.: 34267

SHEET NO. 1