

## PROPERTY SURVEY

CITY OF MARGATE  
BLOCK 12 LOT 16  
ATLANTIC COUNTY, NEW JERSEY

- |  |   |
|--|---|
| <p>1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 4,606 SF (INCLUDES BEACH AREA)</p> <p>2. PERMANENT MARKERS HAVE BEEN SET</p> <p>3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.</p> <p>4. THIS PROPERTY IS SUBJECT TO 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.</p> <p>5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.</p> | <p>6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.</p> <p>7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.</p> <p>8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.</p> |
|--|---|

CERTIFY TO:  
MARK A. GREEN  
SURETY TITLE CO., LLC.




**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33LI00267600  
PROFESSIONAL SURVEYOR N.J. NO. 24GS02831400

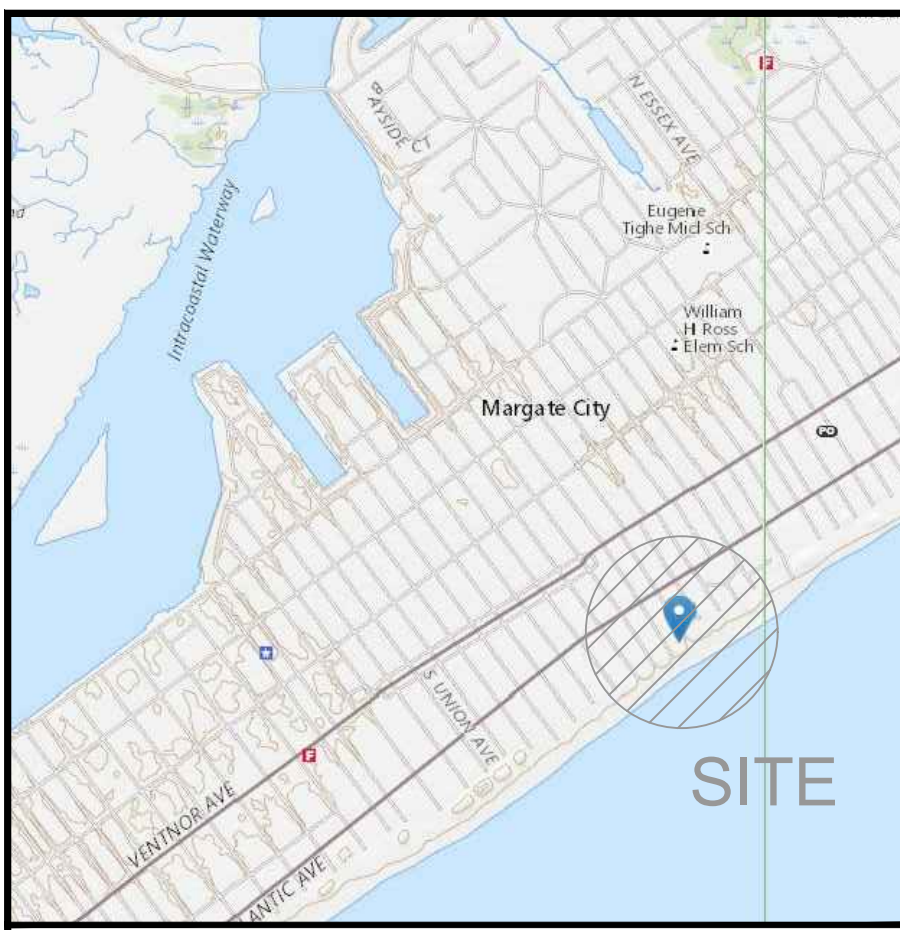
### ARTHUR W. PONZIO CO. & ASSOCIATES

SURVEYING~ENGINEERING~PLANNING

400 NORTH DOVER AVENUE  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE (609) 344-8194 FAX (609) 344-1594  
NEW JERSEY AUTH. NO.: 24GA28001300



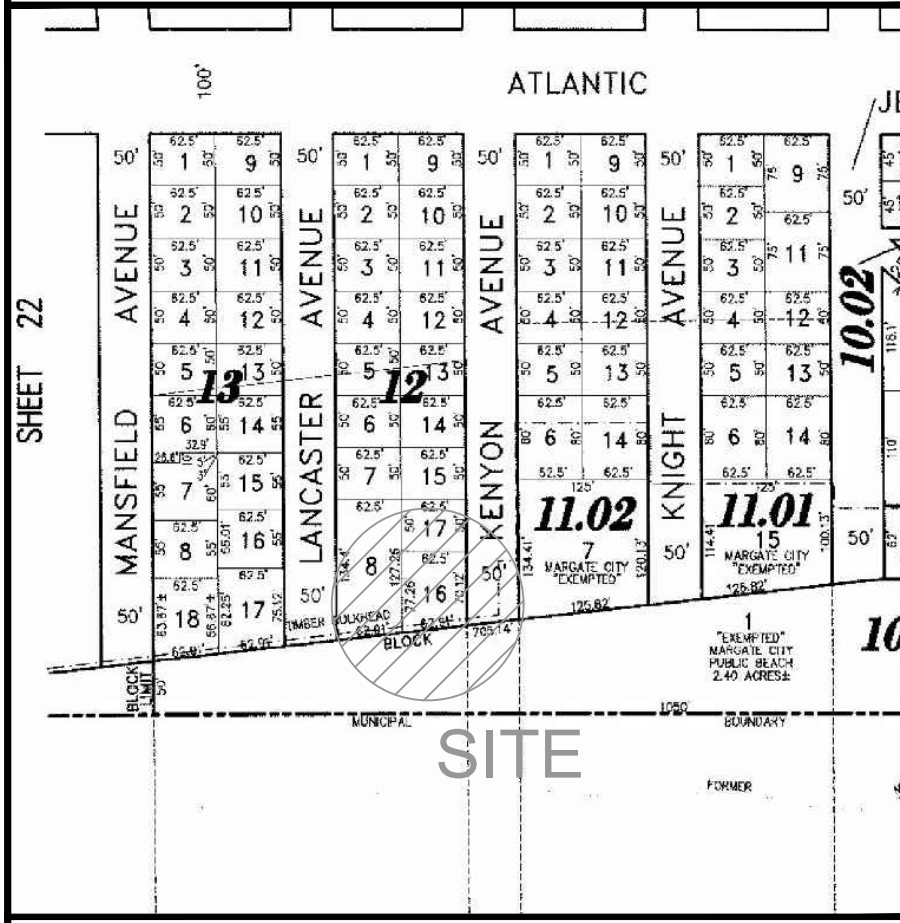
DATE: 10/1/2020	DRAWN BY: T DASE
SCALE: 1" = 15'-0"	PROJECT NO.: 35120



P/O USC&GS QUAD MAP



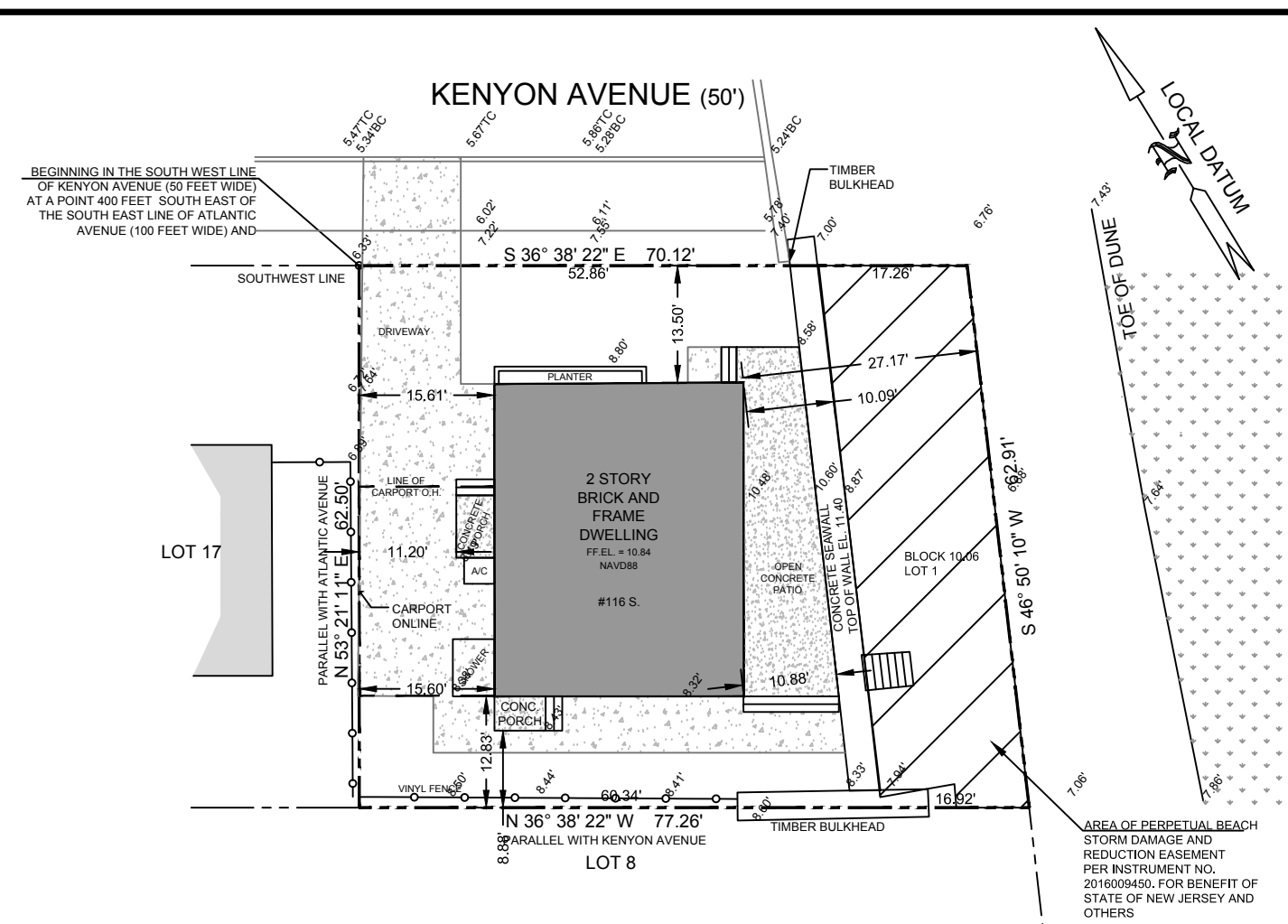
P/O FEMA FLOOD MAP



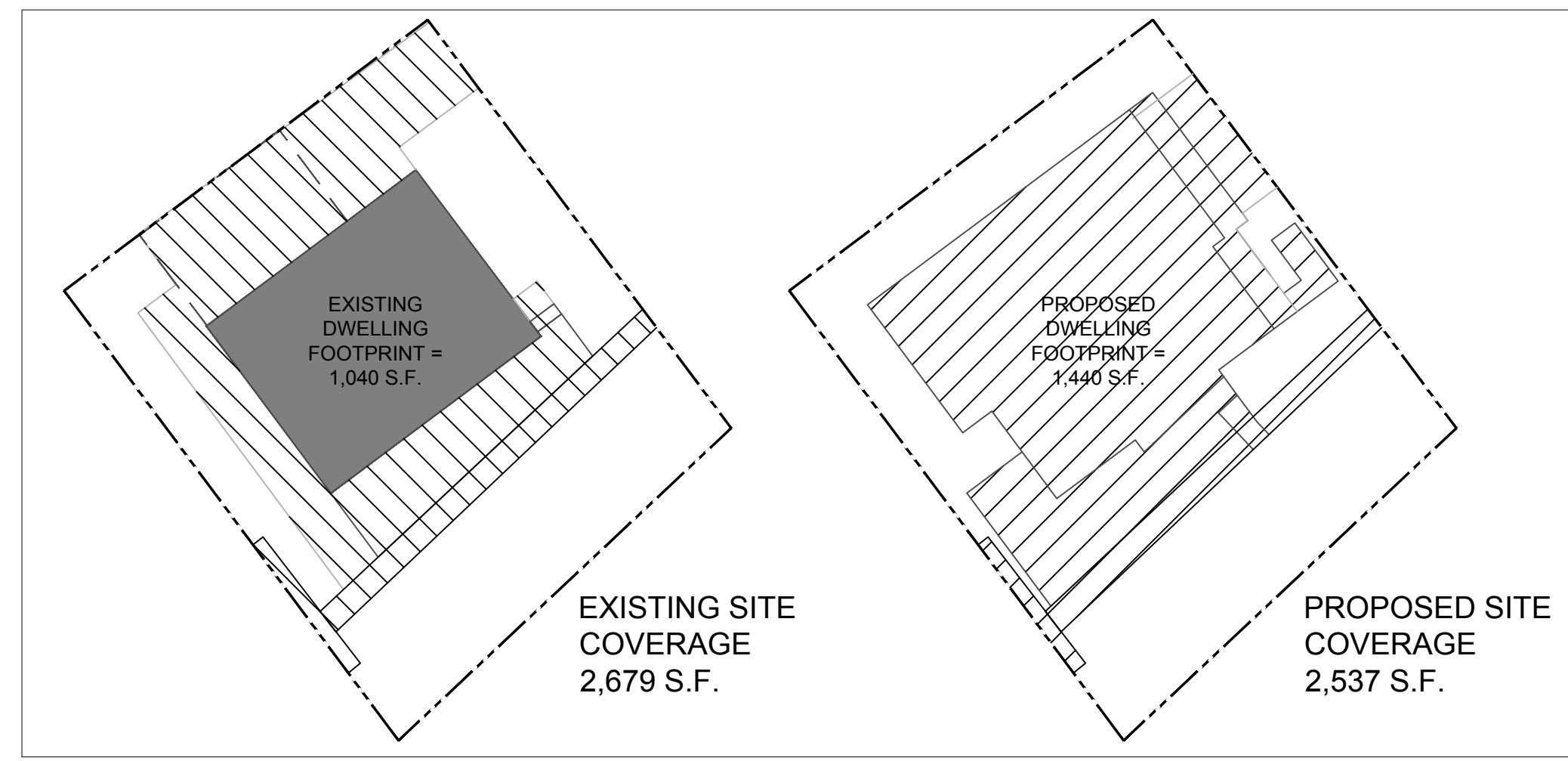
P/O MARGATE CITY TAX MAP SHEET NO. 21



P/O MARGATE CITY ZONING MAP



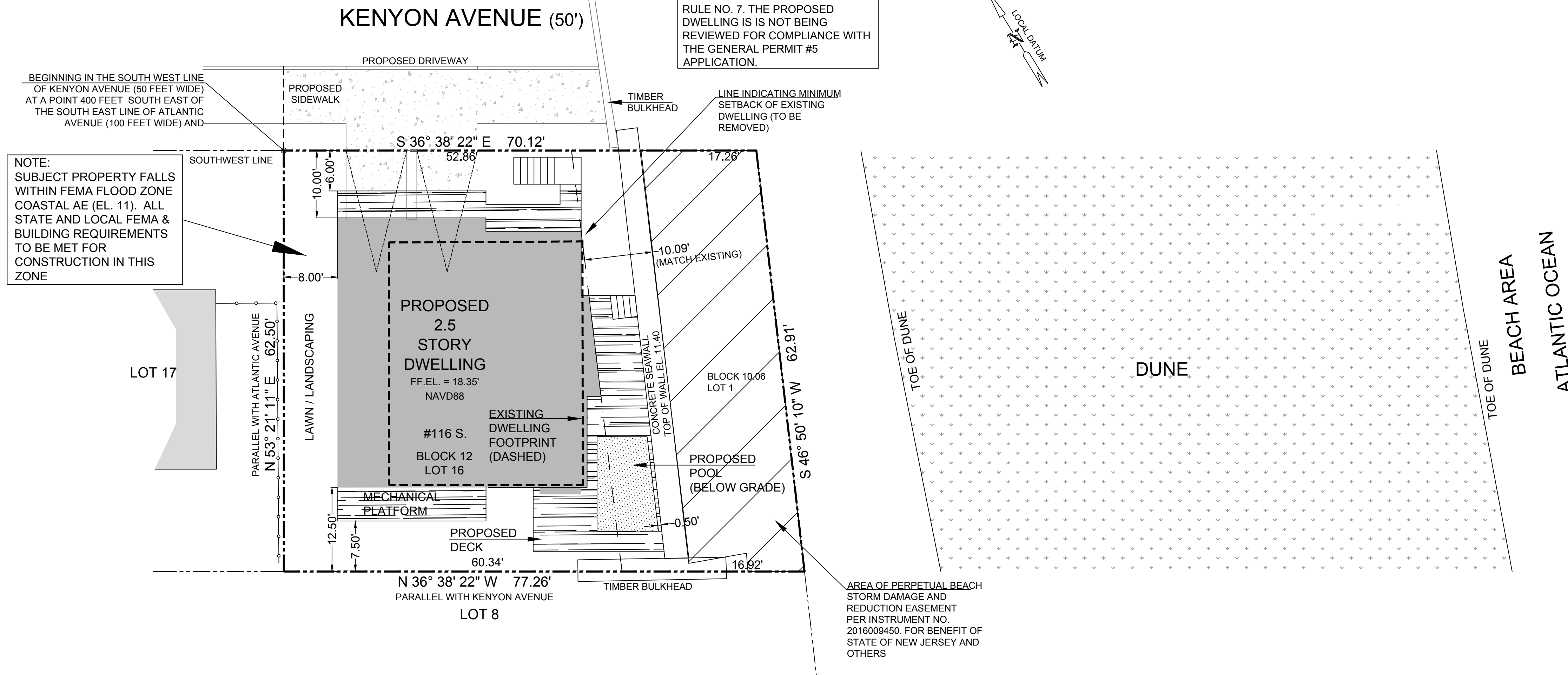
PROPERTY SURVEY  
SCALE 1" = 20'



EXISTING SITE COVERAGE  
2,679 S.F.

PROPOSED SITE COVERAGE  
2,537 S.F.

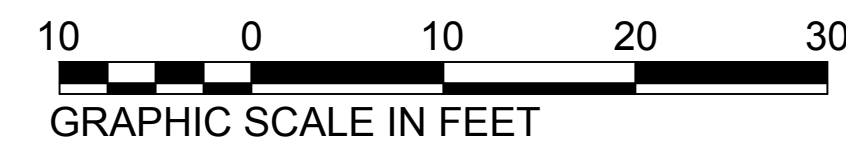
NOTE:  
THE PROPOSED DWELLING TO BE PERMITTED UNDER THE PERMIT BY RULE NO. 7. THE PROPOSED DWELLING IS NOT BEING REVIEWED FOR COMPLIANCE WITH THE GENERAL PERMIT #5 APPLICATION.



NOTE:  
SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE COASTAL AE (EL. 11). ALL STATE AND LOCAL FEMA & BUILDING REQUIREMENTS TO BE MET FOR CONSTRUCTION IN THIS ZONE

- APPLICATION NOTES
1. APPLICANT:  
MARK GREEN  
8403 RAPLEY RIDGE LANE  
POTOMAC, MD 20854
  2. PROPERTY INFORMATION:  
116 SOUTH KENYON AVENUE  
MARGATE, NJ  
BLOCK 12 LOT 16
  3. AREA = 3,538± SF.  
ZONING: S-30 DISTRICT  
EXISTING USE = SINGLE FAMILY DWELLING  
EFFECTIVE FEMA FLOOD ZONE AE 10 - COASTAL
  4. PROPERTY SURVEY:  
ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ALL ELEVATIONS INDICATED REFLECT NAVD88.
  5. INTENT OF APPLICANT:  
APPLICANT PROPOSES TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING AND SWIMMING POOL ON THE SUBJECT PROPERTY INCLUSIVE OF OTHER ANCILLARY SITE IMPROVEMENTS, I.E. DECKS, WALKS, PARKING, STREET ACCESS DRIVE AND LANDSCAPE AREAS.
- NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

ELEVATION LEGEND  
X.XX' = EXISTING SPOT ELEVATION NAVD 1988 DATUM  
X.XX' BC = BOTTOM OF CURB ELEVATION  
X.XX' TC = TOP OF CURB ELEVATION  
NOTE: ELEVATIONS BASED ON NAVD88 DATUM



ADDITIONAL NJDEP DESIGN NOTES:

1. THE BOTTOM OF THE LOWEST HORIZONTAL MEMBER OF THE PROPOSED DWELLING SHALL BE A MINIMUM OF ELEVATION 12'.
2. ANY ENCLOSURE LOCATED BELOW THE PROPOSED DWELLING AND/OR FLOOD HAZARD AREA SHALL BE CONSTRUCTED WITH BREAKAWAY WALLS.
3. THE PROPOSED DWELLING AND ACCESSORY STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FEMA FREE OF OBSTRUCTION TECHNICAL BULLETIN #5 AND FEMA TECHNICAL FACT SHEET #8.2.

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, c.249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

AWP, PONZIO CO & ASSOCIATES, INC. RESPONSIBLE FOR ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION
04	10-23-20	WJP	PER NJDEP COMMENTS
03	10-19-20	WJP	PER NJDEP COMMENTS
02	09-15-20	WJP	PER NJDEP COMMENTS
01	09-08-20	WJP	PER NJDEP COMMENTS

**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.: 24GA28001300

*Arthur W. Ponzio, Jr.*  
**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33L100267600  
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PLAN TO ACCOMPANY NJDEP APPLICATION  
BLOCK 12 LOT 16  
MARGATE CITY ATLANTIC COUNTY NEW JERSEY  
SCALE: 1" = 10'  
DATE: 08-18-2020  
BY: WJP  
PROJ. NO.: 35210

NJDEP APPROVAL



