

**Survey Notes**

- Record Owner/Site Address:  
Norbert F. Bergholtz & Elizabeth A. Bergholtz  
5609 Roberts Avenue, North Unit  
Sea Isle City, NJ 08243  
  
John E. Murphy Jr. & JoAnne Murphy  
5609 Roberts Avenue, South Unit  
Sea Isle City, NJ 08243
- Source of Title:  
North Unit: Deed Book 3097, Page 772  
South Unit: Deed Book 3398, Page 938  
Block 56.04, Lot 1479
- Lot Area: 5,500 S.F.
- Boundary and Physical Improvements shown are from a field survey by Kates Schneider Engineering performed on October 2, 2025.
- This survey was performed without the benefit of a current title report, which would disclose any rights, reservations, easements, etc. of record.
- Sea Isle City Board Approval:

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

**General Note:**

- The Pool Contractor is to contact the Municipal Engineer to setup a pre-construction meeting prior to construction upon approval.
- The Zoning Board has denied the Accessory Structure without prejudice for the Rear Yard Setback to the existing shed.

5609 Roberts Avenue Sea Isle, Cape May County, NJ Zone R2 (Two Family Residential District) Use: Duplex				
Zoning Requirements	Required	Existing	Proposed	Conforming
Minimum Lot Area	5,000 SF	5,500 SF	5,500 SF	Conforming
Minimum Lot Frontage	50 FT	55 FT	55 FT	Conforming
Minimum Yard, Front	15 FT	15.7 FT	15.7 FT	Conforming
Minimum Yard, Side	5 FT	7.5 FT	7.5 FT	Conforming
Minimum Yard, Rear	20 FT	23.3 FT	23.3 FT	Conforming
Accessory Structure Setback	5 FT	N/A	5 FT	Conforming
Minimum Distance Between Accessory Structure and Principal Structure	10 FT	N/A	6 FT	Non-Conforming - Variance Required
Maximum Building Coverage	35%	29.7%	29.7%	Conforming
Maximum Lot Coverage, Impervious	70%	67.5%	67.5%	Conforming

\*§26-36b. Impervious surface coverage allowances may be offset a maximum of five percent above the maximum impervious surface coverage limits established in §23-36a.

Landscaping Plant List				
Symbol	Botanical Name	Common Name	Size	Quantity
<b>Trees</b>				
	Juniperus Virginiana	"Hillspire" Juniper	15'-30' Tall 5'-15' Wide	1
<b>Shrubs</b>				
	Viburnum Acerifolium	Maple-Leaved Viburnum	4'-6' Tall 2'-6' Wide	2
	Clethra Alnifolia	"Hummingbird" Summersweet	2'-4' Tall 3'-5' Wide	4

**Stormwater Management**

Per the City of Sea Isle Zoning Ordinance §26-38 the following calculations were completed using the TR55 Method.

Storage required for a 25 Year Storm:

Drainage Area (area of the proposed improvements) A = 128 sf  
 Runoff Curve Number (impervious surfaces): CN = 98  
 Rainfall Amount (per NJ BMP ch.5 Table 5-1 for Cape May County) P = 6.34 in

TR55 equation 2-4:  $S = 1000 / (CN - 10)$   
 S = 0.204 in

TR55 equation 2-3:  $Q_{25} = (P - 0.2)^2 / (P + 0.85)$   
 Q<sub>25</sub> = 0.508 ft

Volume of Runoff: V = QxA  
 Required Storage Volume: V<sub>req</sub> = 30% x V<sub>25</sub>  
 V<sub>25</sub> = 65 cf  
 V<sub>req</sub> = 20 cf

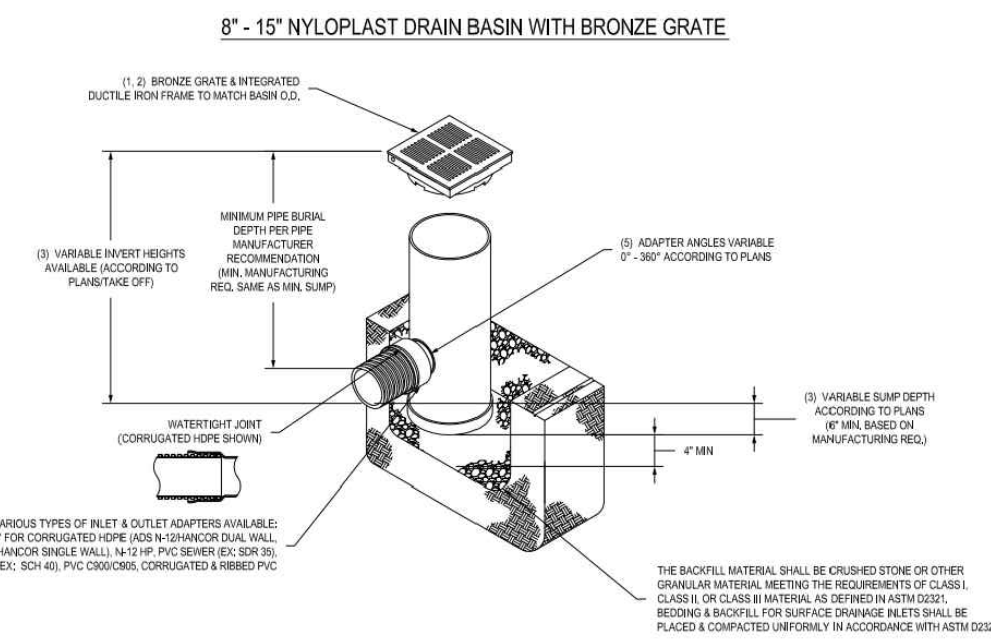
Recharge Trench Storage Capacity:

Stone:  $(2' \times 3' - \pi (0.5')^2) \times 0.35$   
 V<sub>stone</sub> = 1.825 cf/lf  
 V<sub>pipe</sub> = 0.785 cf/lf  
 V<sub>total</sub> = 2.610 cf/lf  
 L = 7.66 lf  
 Proposed Length: L = 8 lf

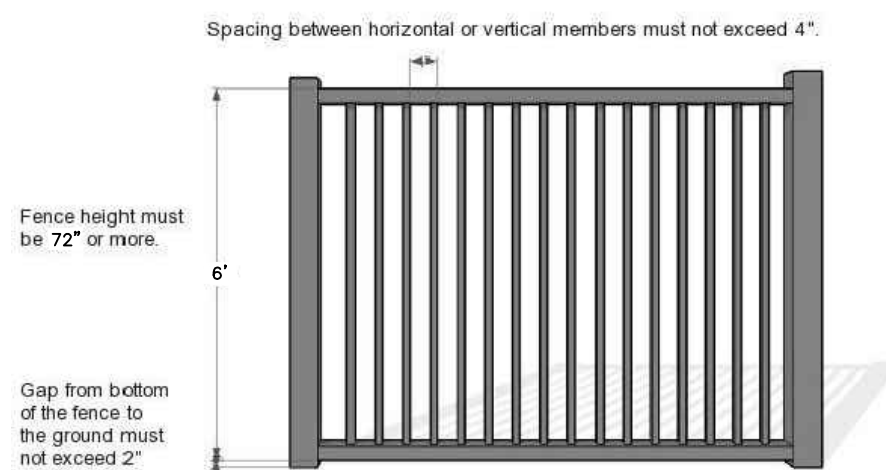
Total System Capacity  
 Volume Stored: V<sub>s</sub> = 122 cf

The designed system will retain and infiltrate more than the total volume of a 25 Year Storm:  
 V<sub>25</sub> = 65 cf    V<sub>s</sub> = 122 cf

See Plan for Proposed Location and detail of the System

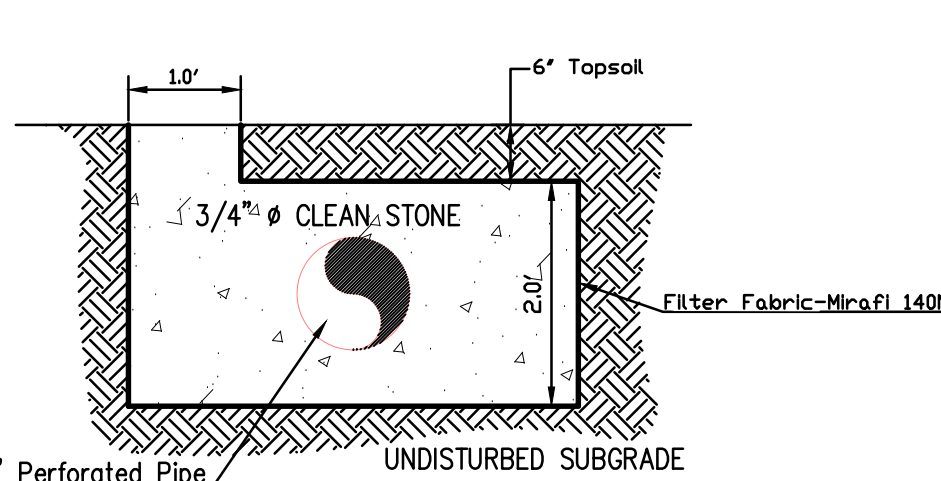


**12" Nyloplast Basin Detail**  
NOT TO SCALE



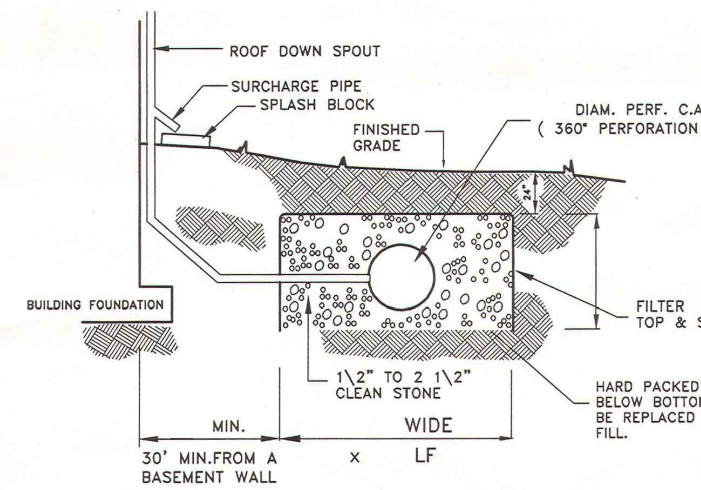
**6\"/>**

- Access gates must comply with the same height and clearance requirements as the rest of the fence. Pedestrian pool fence gates must be self closing, must open outwards from the pool, and must have a self latching/locking device.

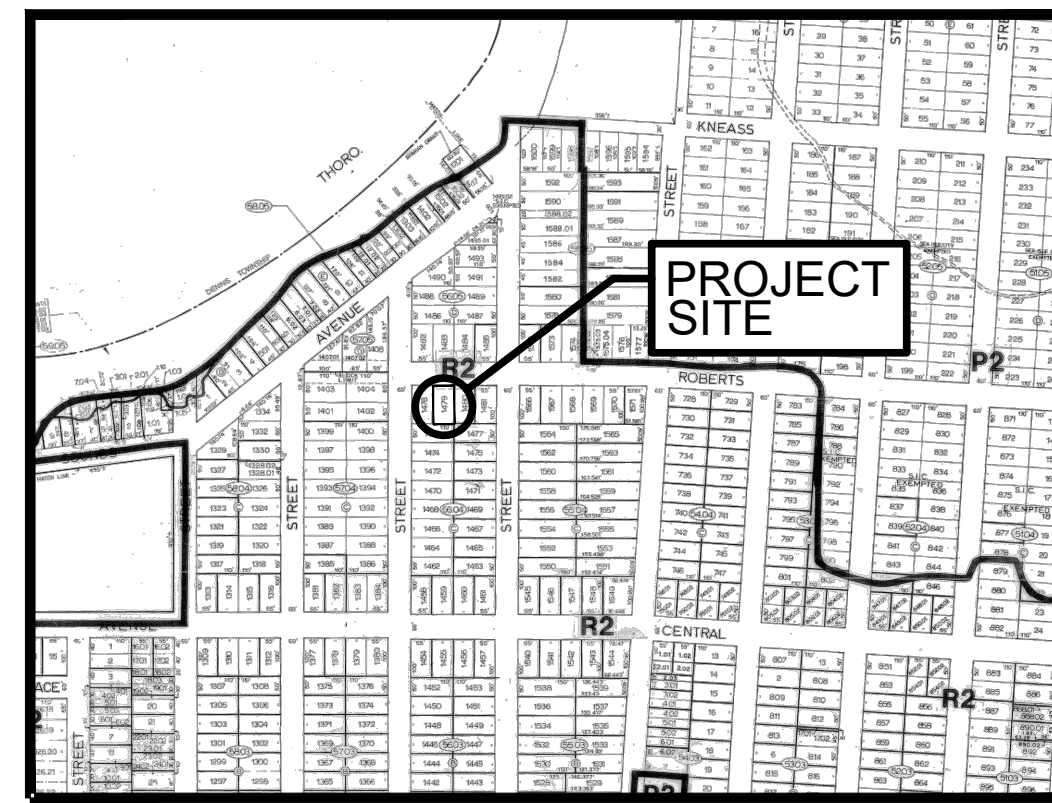


**Storm Water Recharge System**

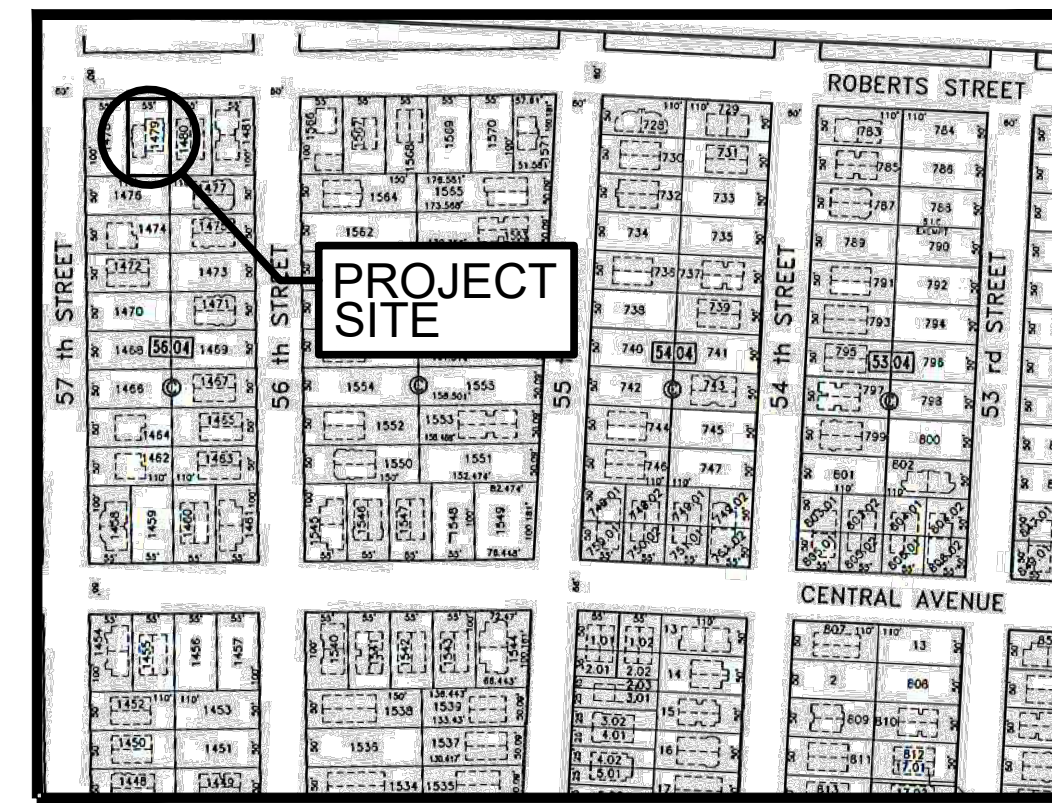
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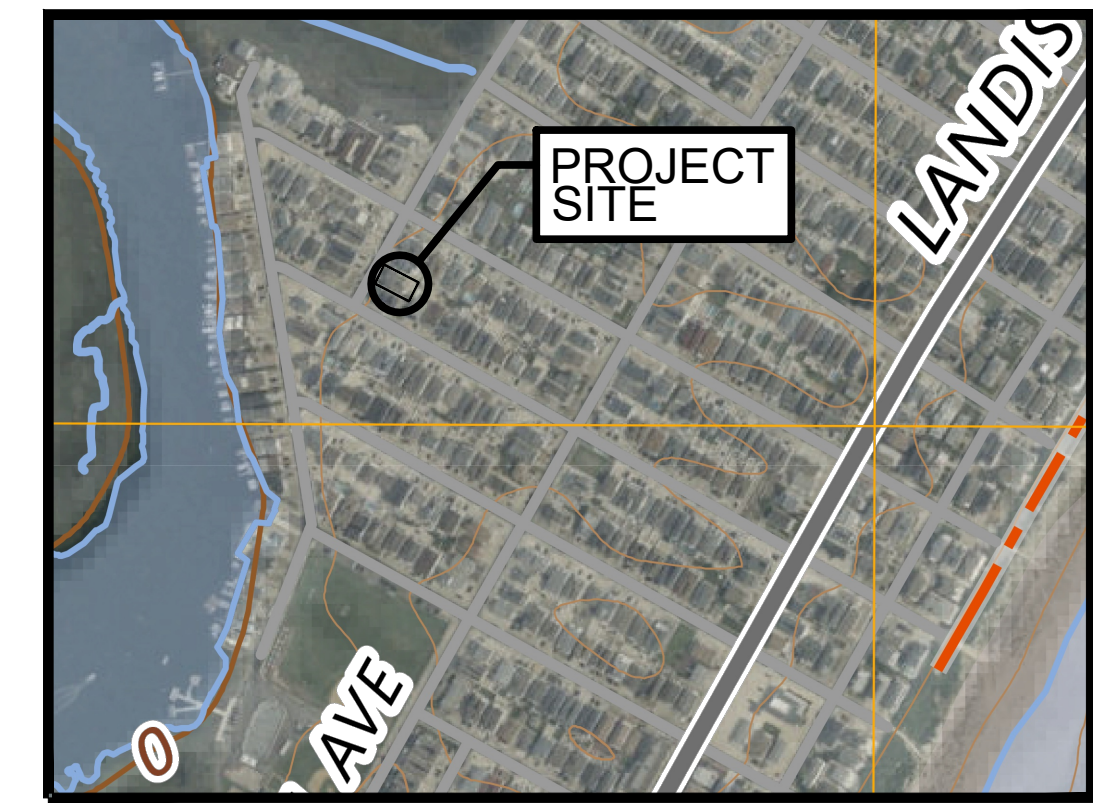
**ROOF RUNOFF COLLECTION SUBSURFACE RETENTION SYSTEM**  
N.T.S.



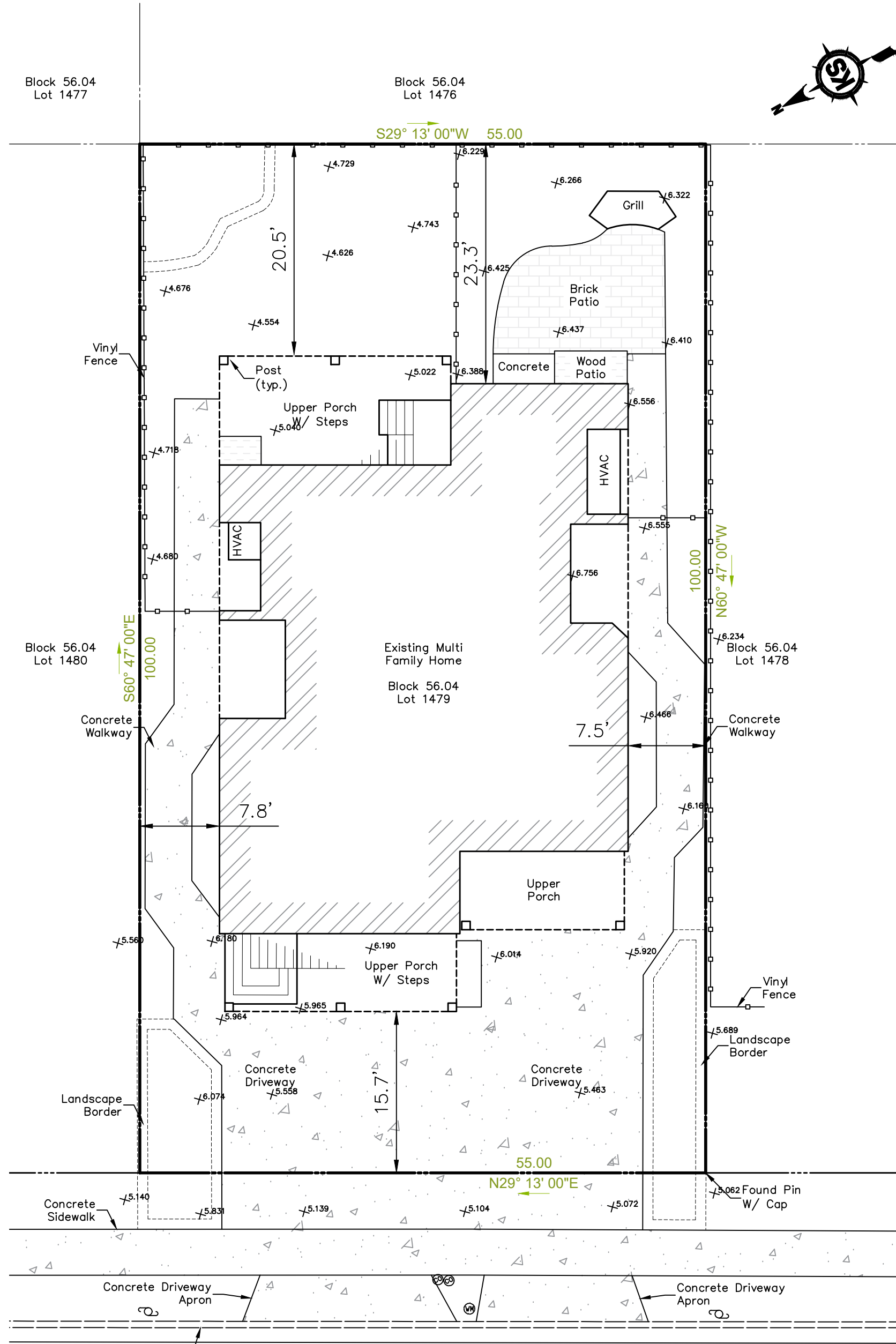
**Zoning Map**  
1" = 500'



**Tax Map**  
1" = 250'



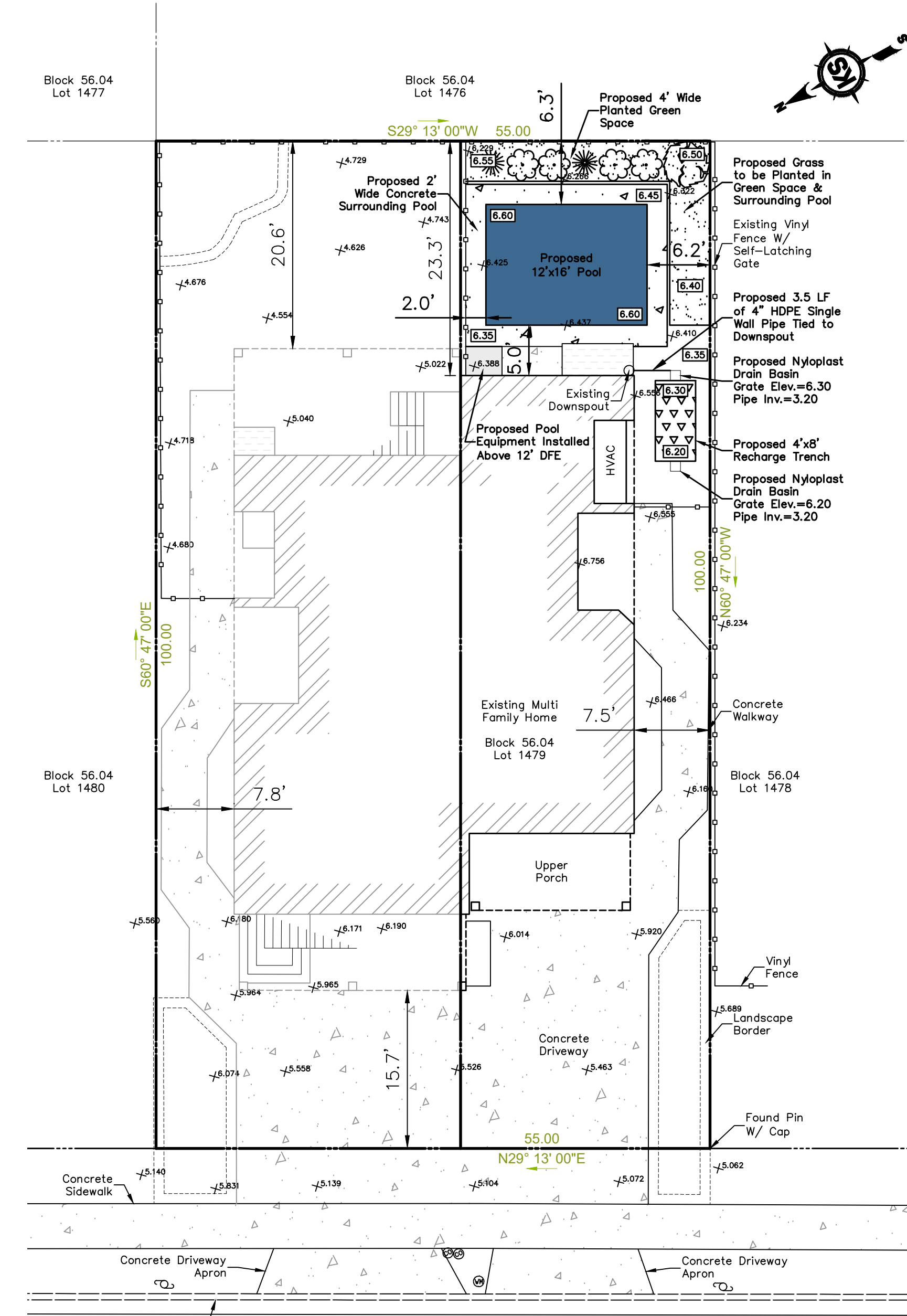
**USGS Map**  
1" = 500'



**Roberts Avenue (60' Wide)**

**Existing Conditions**

Scale: 1" = 10'



**Roberts Avenue (60' Wide)**

**Proposed Conditions**

Scale: 1" = 10'



City of Sea Isle  
Cape May County, New Jersey

**Pool Zoning Plan**  
5609 Roberts Avenue  
Block 56.04, Lot 1479

Job No. 4071.6    Sheet 1 of 1

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State Board of Professional Engineers & Land Surveyors  
Certificate of Authorization No. 2498, 02/2020

Kates Schneider Engineering, LLC  
Engineers - Surveyors - Planners

Drawn: TMG    Checked: PdK    Approved: GKS    Date: 11/19/25

Designed: PdK    11/19/25

By \_\_\_\_\_ Date \_\_\_\_\_

Revisions