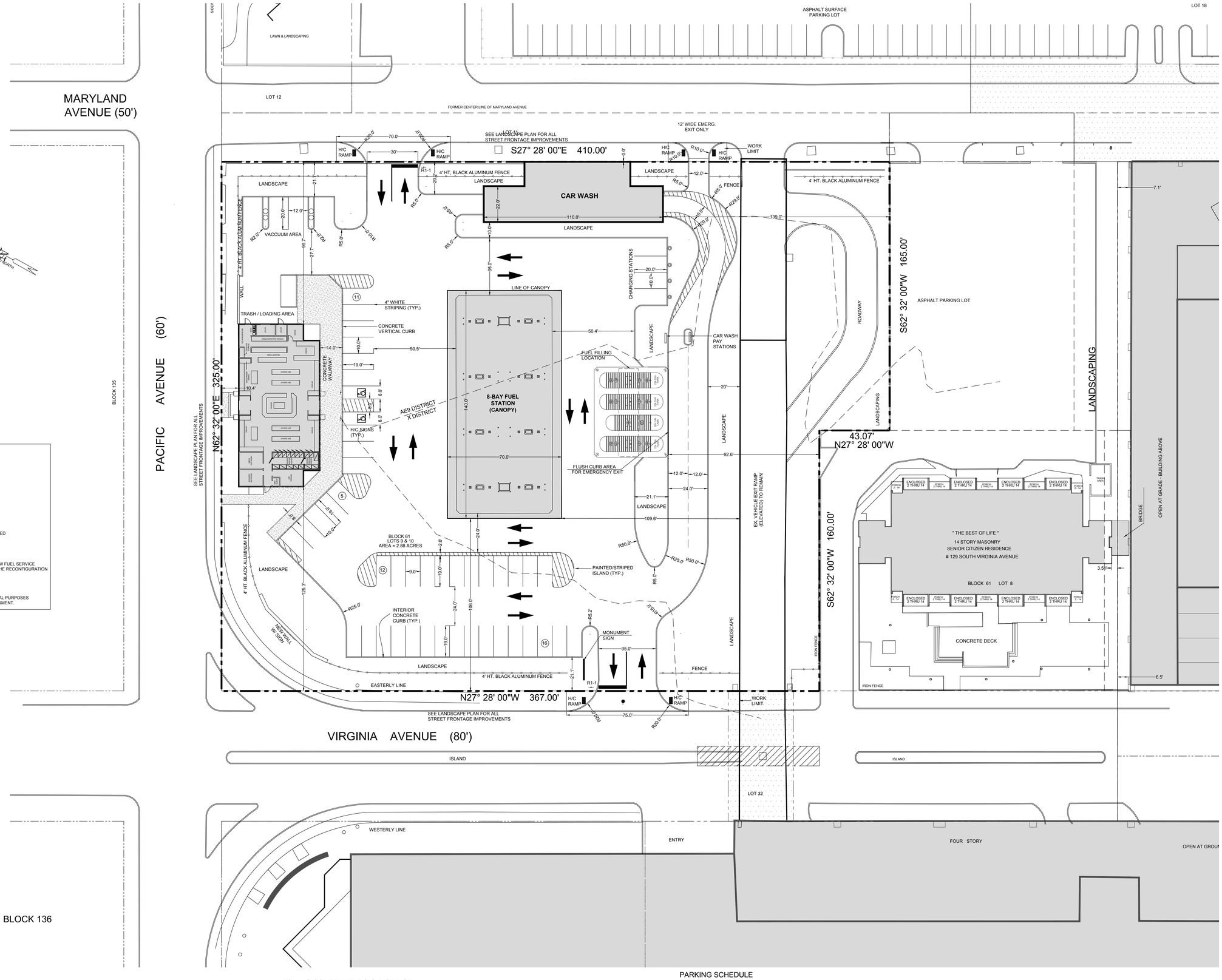

APPLICATION NOTES

1. OWNER/APPLICANT:
   BOARDWALK 1000, LLC
   1000 BOARDWALK AT VIRGINIA AVENUE
   ATLANTIC CITY, NEW JERSEY 08401

2. PROPERTY INFORMATION:
   912 & 916 PACIFIC AVENUE
   ATLANTIC CITY, NEW JERSEY 08401

3. AREA = 126,375 SF
   ZONING = RS-C DISTRICT
   EXISTING USE = SURFACE PARKING LOT
   PRELIMINARY FEMA FIRM ZONE AE9 & X

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:
   THE APPLICANT PROPOSES TO CONSTRUCT A NEW FUEL SERVICE STATION, CONVENIENCE MART, CAR WASH AND THE RECONFIGURATION OF THE SURFACE PARKING.

NOTE: THIS DRAWING IS INTENDED FOR APPROVAL PURPOSES AND NOT TO BE USED AS A CONSTRUCTION DOCUMENT.

20 0 20 40 60
GRAPHIC SCALE IN FEET

ZONING SCHEDULE (RS-C DISTRICT)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	N/A	126,375 SF	N/A
LOT DEPTH	N/A	325 FT	N/A
LOT WIDTH	N/A	367 FT	N/A
SETBACKS			
FRONT YARD (VIRGINIA)	10 FT UP TO 35' HT.	106 FT	C
FRONT YARD (PACIFIC)	10 FT UP TO 35' HT.	10.6 FT	C
SIDE YARD	0 FT	0 FT	C
REAR YARD	35 FT	139 & 113.6 FT	C
BLDG HEIGHT	385 FT	< 385 FT	C
COVERAGE			
PRINCIPAL	N/A	6%	N/A
ACCESSORY	N/A	8%	N/A
AGGREGATE	80%	14%	C
IMPERVIOUS (NJDEP)	80%	70%	C

C = CONFORMING
ENC = EXISTING NON-CONFORMING
V = VARIANCE REQUIRED

PARKING SCHEDULE

USE	REQUIREMENT	REQUIRED STALLS (EACH)	TOTAL REQUIRED	PROPOSED	STATUS
CONVENIENCE MART	1 STALL/300 SF	4800 SF = 16 STALLS			
SERVICE STATION	1 STALL/FUEL STATION	16 STATIONS = 16 STALLS	36 STALLS	45 STALLS	CONFORM
CAR WASH	1 STALL PER 1/5 CAPACITY OF WASH LINE	19 STALL CAPACITY = 4 STALLS			

SOSH
atlantic city new york

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ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 5576
PROFESSIONAL LAND SURVEYOR N.J. NO. GS20214
DATE
JON J BARNHART
PROFESSIONAL PLANNER N.J. NO. LI00215870
PROFESSIONAL ENGINEER N.J. NO. GE43483

AWP
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NEW JERSEY STATE AUTH. NO.: 24GA28001500
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Hard Rock HOTEL & CASINO

HRAC - Gas Station

Pacific & Virginia Ave.
Atlantic City, NJ 08401

ISSUE

CAFRA & NJCRDA SUBMISSION - 2017 12 01

REVISIONS

No.	Date	Description

DRAWING TITLE:
SITE DEVELOPMENT PLAN

DRAWN BY: N. ZURINSKAS
SCALE: 1" = 20'
DATE: 2017 12 01
PROJECT NO.: 17013 33797 AWP
DRAWING NO.
C-25-002