



GENERAL NOTES

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF (SEE PLAN).
- PERMANENT MARKERS OMITTED.
- 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.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, 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 CLIENT REQUEST THESE ADDITIONAL SERVICES.
- 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.
- 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.
- 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.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ZONING SCHEDULE (RESORT COMMERCIAL ZONE)

ITEM	REQUIRED	PROPOSED LOT A	PROPOSED LOT B	PROPOSED LOT C	STATUS
LOT AREA	7,500 SF.	226,685.12 SF.	27,652.56 SF.	450,995.07 SF.	C
LOT WIDTH	50 FT.	90.83 FT.	263 FT.		V
LOT DEPTH	150 FT.	263 FT.	50 FT.		V
LOT FRONTAGE	50 FT.				V
SETBACKS					
FRONT YARD	0/20 FT.	6.02 FT.			V
SIDE YARD	0/20 FT.	9.19/1.27 FT.			V
REAR YARD	20 FT.	0.00 FT.			V
COVERAGE					
BUILDING	71 %	96 %			V
IMPERVIOUS	80 %	96 %			V
DENSITY	75 UNITS/ ACRE	544 UNITS			V

LEGEND:
C - CONFORMING
NC - EXISTING NON-CONFORMING
V - VARIANCE

APPLICATION NOTES

- APPLICANT/OWNER: SHOWBOAT RENAISSANCE, LLC, 877 N. 300 STREET, PHILADELPHIA, PA 19123
- PROPERTY INFORMATION: 810 PACIFIC AVENUE, ATLANTIC CITY, NEW JERSEY 08401
- AREA: XXXX
ZONING: RC & UJRT DISTRICT
EXISTING USE: SHOWBOAT HOTEL & PREMIERE LITE APARTMENTS
APRIL FLOOD ZONE: 4 AE (6.10/11.12) & X
- PROPERTY SURVEY: ALL INFORMATION SHOWN ON THIS PLAN ACQUIRED FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO. & ASSOC., INC. ON 04-03-19
- I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 04/04/19 MEET 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 COMPLETION WITH THE MAP PLANNING LAW AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET, I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.
- IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.
OWNER: _____
CITY ENGINEER: _____
- I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP PLANNING LAW, RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.
- THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE MUNICIPAL LAND USE LAW, P.L. 1975-289 (C-60:20) 1-11.862 (OR LOCAL ORDINANCE). IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICE ON OR BEFORE _____ (190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION).

ARTHUR W. PONZIO, JR.
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NO. 28314

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
SUBDIVISION REVIEW			
DATE RECEIVED	FINDINGS COUNTY BOARD OR BOARD OF PLANNING	FILE NO.	
	YES NO		
	<input type="checkbox"/> APPROVED	DATE OF ACTION	SIGNATURE
	<input type="checkbox"/> DISAPPROVED		
	<input type="checkbox"/> FAVORABLE		
	<input type="checkbox"/> UNFAVORABLE		
	<input type="checkbox"/> RECOMMENDATIONS		

Approved by Resolution # _____ Dated: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____

GRAPHIC SCALE IN FEET

50 0 50 100 150