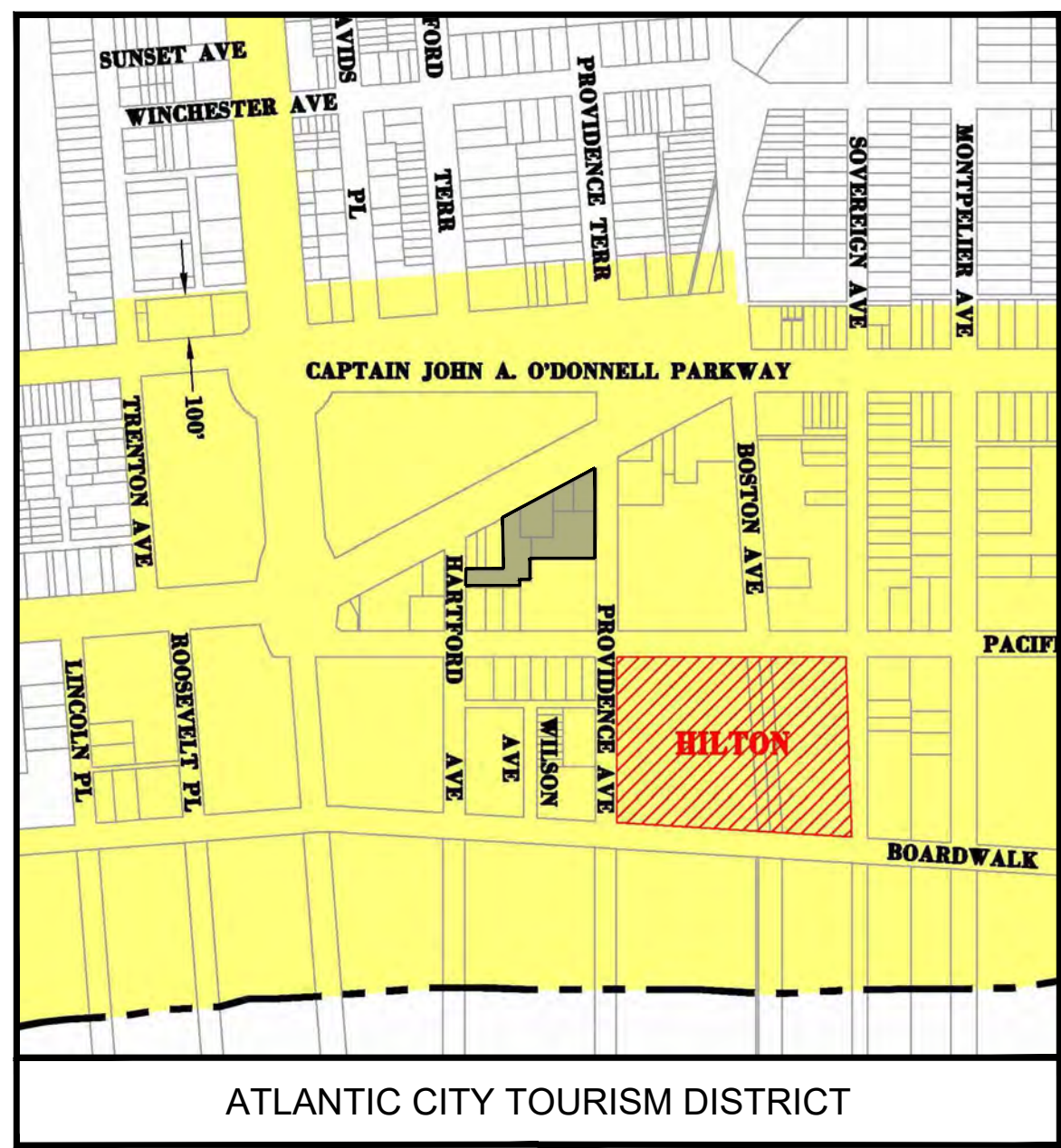
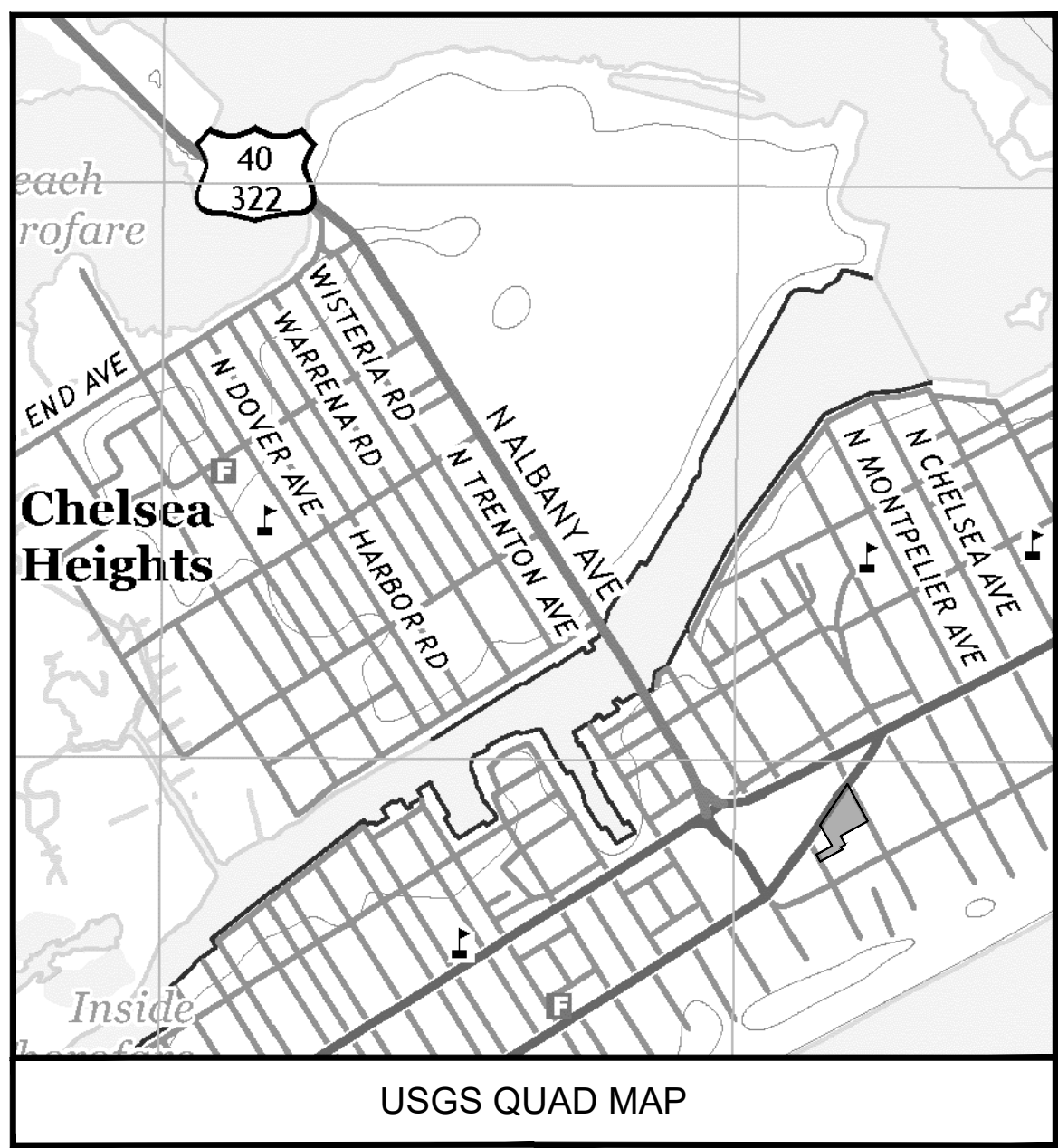


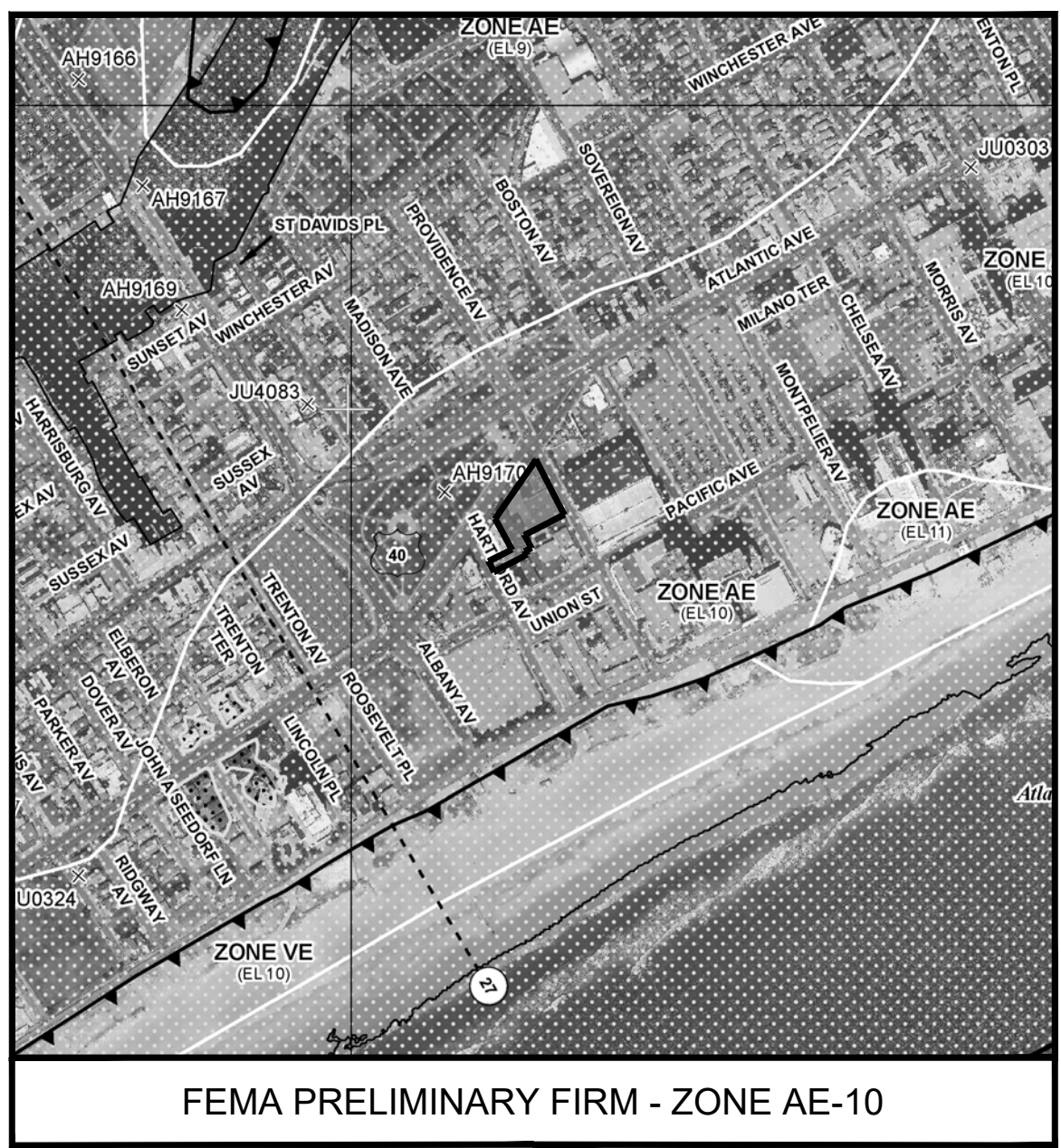
CITY OF ATLANTIC CITY ZONING MAP
FORMERLY KNOWN AS RS-C DISTRICT. NOW KNOWN AS AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE GATEWAY REHABILITATION AREA



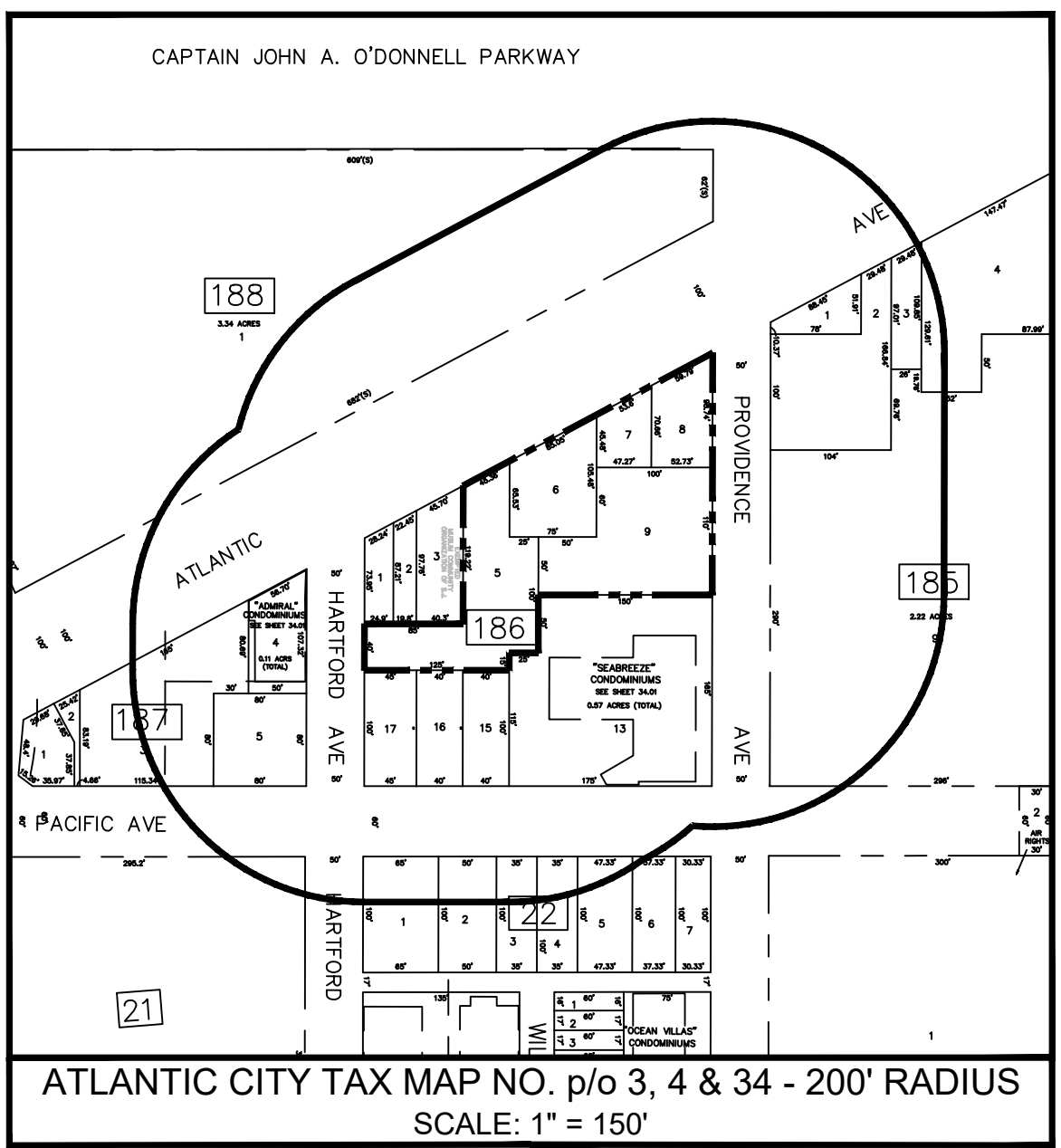
ATLANTIC CITY TOURISM DISTRICT



USGS QUAD MAP



FEMA PRELIMINARY FIRM - ZONE AE-10



ATLANTIC CITY TAX MAP NO. p/o 3, 4 & 34 - 200' RADIUS
SCALE: 1" = 150'

STOCKTON UNIVERSITY ATLANTIC CITY CAMPUS - PHASE 2 - PROPOSED DORMITORY BUILDING PRELIMINARY & FINAL SITE PLAN

BLOCK 186
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
LOTS 5, 6, 7, 8 & 9



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PsaA	Peatlands, 0 to 2 percent slopes	1.1	85.6%
PsaB	Peatlands, 2 to 2 percent slopes, frequently flooded	0.2	14.4%
Totals for Area of Interest		1.3	100.0%

USDA WEB SOIL SURVEY

NOTE:
ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.

METHOD FOR DETERMINING FLOOD HAZARD AREA AND FLOODWAY - METHOD 2 (FEMA TIDAL METHOD) SITE LIES WITHIN FEMA ZONES A-8 AS SHOWN ON FIRM COMMUNITY PANEL #345278 0005D (8/15/83) (WITHIN 100 YEAR FLOOD PLAIN, WITH BASE ELEVATIONS 10.0 (NGVD 29 DATUM) AS WELL AS THE PRELIMINARY FIRM FLOOD DESIGNATION AE10.

DATUM CONVERSION FACTOR:
NAVD88 + 1.33 = NGVD 29



LAND USES WITHIN 500 FEET

APPLICATION NOTES

- OWNER & APPLICANT:
ATLANTIC CITY DEVELOPMENT CORPORATION
17 GOLDON'S ALLEY, SUITE 300
ATLANTIC CITY, NEW JERSEY 08401
- PROPERTY INFORMATION:
BLOCK 186 LOTS 5, 6, 7, 8 & 9
ATLANTIC CITY, NEW JERSEY

PROJECT AREA = 39,618 SF (0.91 ACRES)
ZONING = GATEWAY REDEVELOPMENT
EXISTING USE = SURFACE PARKING LOTS, VACANT LAND & MULTI-STORY COMMERCIAL
FEMA PRELIMINARY FIRM ZONE = AE10
- INTENT OF APPLICANT:
THE APPLICANT IS PROPOSING TO DEVELOP A NEW STUDENT DORMITORY TO ACCOMPANY EXISTING EDUCATIONAL FACILITIES

LIST OF PROPERTY OWNERS WITHIN 200' RADIUS OF THE SUBJECT PROPERTIES, CERTIFIED BY THE CITY OF ATLANTIC CITY TAX ACCESSOR'S OFFICE SUBMITTED UNDER SEPARATE COVER DUE TO THE QUANTITY OF SEPARATE OWNERS LISTED.

CIVIL SHEET SET

- C-1 TITLE SHEET
- C-2 PROPERTY SURVEY
- C-3 SITE PLAN
- C-4 GRADING & DRAINAGE PLAN
- C-5 UTILITY PLAN
- C-6 LANDSCAPE PLAN
- C-7 LIGHTING PLAN
- C-8 SOIL EROSION & SEDIMENT CONTROL PLAN
- C-9 SITE DETAILS-1
- C-10 SITE DETAILS-2

Approved by Resolution # _____	Dated: _____
CRDA Planner _____	Date: _____
CRDA Engineer _____	Date: _____
CRDA Land Use Regulation & Enforcement Officer _____	Date: _____
CRDA Hearing Officer _____	Date: _____

TITLE SHEET

BLOCK 186
ATLANTIC CITY
SCALE: NTS
DATE: 4/8/19

LOTS 5, 6, 7, 8 & 9
ATLANTIC COUNTY
BY: T DASE
PROJ. NO.: 34588

NEW JERSEY

SHEET NO.

C-1

1 of 10

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATORY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL, PROFESSIONAL AND ETHICAL PRACTICES ACT AND THE NEW JERSEY UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF NEW JERSEY, ADOPTED TO THE ASCE 1000, 2015, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, AND ANY SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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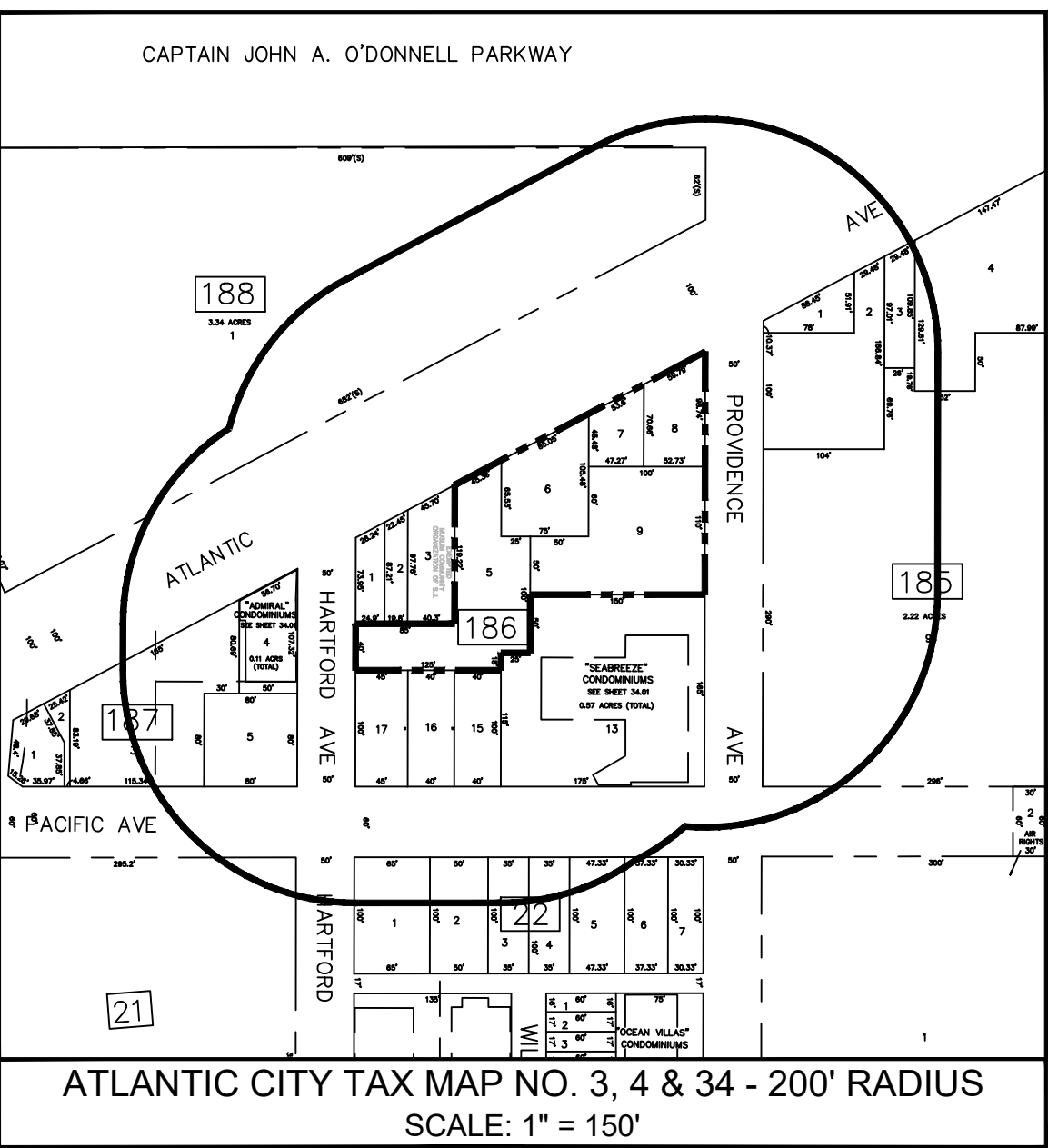
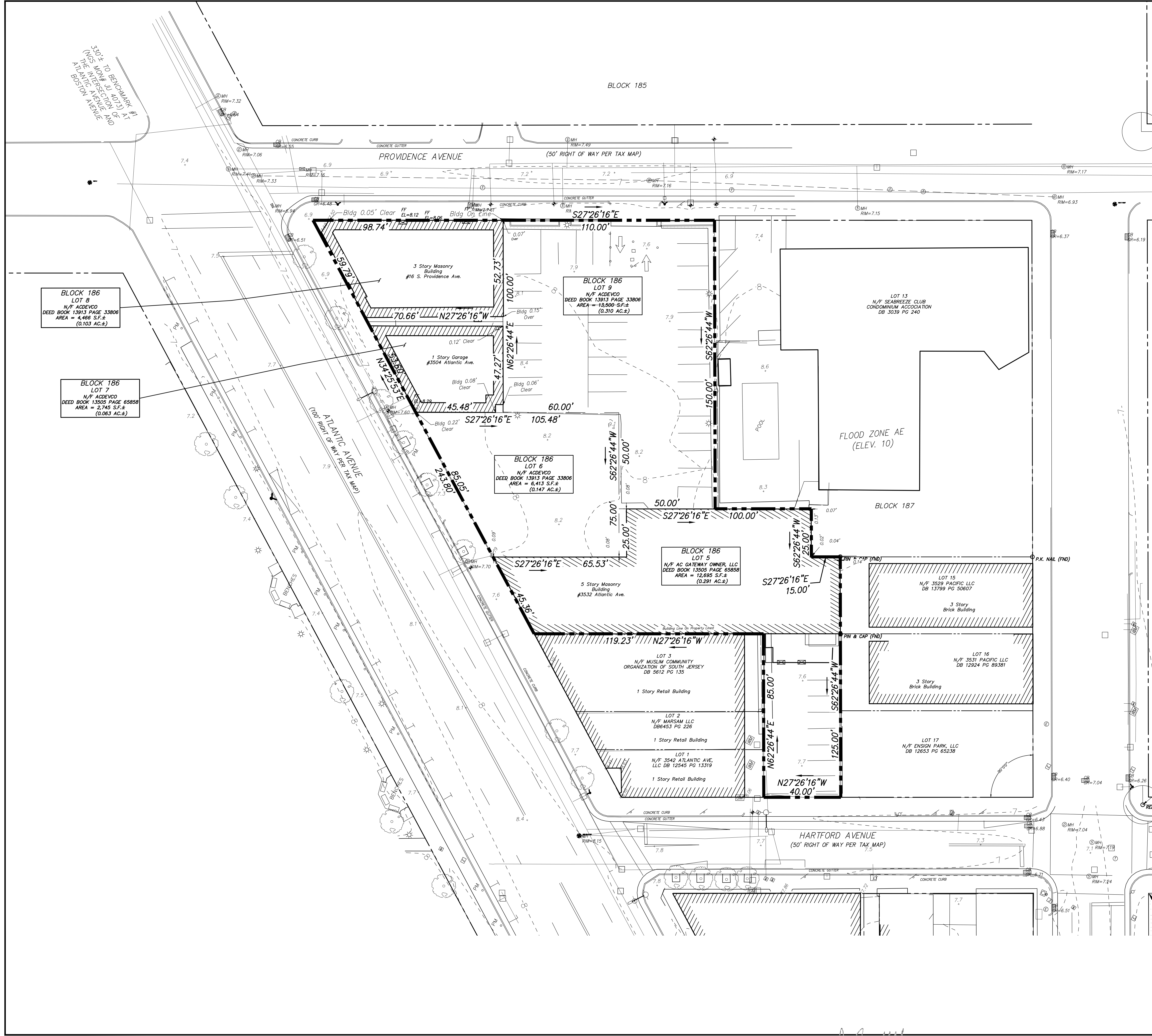


ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

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



UTILITY NOTES:

1. UTILITY PLAN PREPARED BY MASTER LOCATORS, INC. 2426 EAST HELMS MANOR, BOOTHWYN, PA 19061 TO ILLUSTRATE PHYSICAL FEATURES AND UTILITY MARK OUTS PERFORMED BY MASTER LOCATORS, INC. THE FIELD ACTIVITIES WERE PERFORMED BY VARGO ASSOCIATES ON 12-26-07 THROUGH 2-20-08.
2. THIS PLAN MAY NOT ILLUSTRATE ALL EXISTING UNDERGROUND UTILITIES AND IS NOT NECESSARILY COMPLETE. THE "UNDERGROUND FACILITY PROTECTION ACT" (N.J.S.A. 48:2-73 ET SEQ.) REQUIRES NOTIFICATION OF THE ONE-CALL DAMAGE PREVENTION SYSTEM ESTABLISHED PURSUANT TO SECTION 4 (C.48:2-76) OF THIS ACT, ANY INTENT TO ENGAGE IN EXCAVATION OR DEMOLITION NOT LESS THAN THREE BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF THE EXCAVATION OR DEMOLITION.

BENCHMARK:

DESCRIPTION:
RM1 WITH ELEVATION 11.20' NAVD 1988.

LOCATION:
STANDARD USC&GS DISK WITH IDENTIFICATION PID-JU0324 SET IN A BRICK WALL AT THE SOUTHWEST CORNER OF FIRE STATION NO. 8, 25.7 FEET NORTH OF THE NORTH CURB OF ATLANTIC AVENUE AND 25.3 FEET EAST OF THE EAST CURB OF ANNAPOLIS AVENUE, 2.5 FEET EAST OF THE SOUTHWEST CORNER OF BUILDING AND APPROXIMATELY 1.5 FEET ABOVE GRADE.

GENERAL SURVEY NOTES

1. SUBJECT PROPERTY LIES IN THE FIA FIRM ZONES A8 (EL. 10) & B ZONES AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS COMMUNITY (AE10 PRELIMINARY FIRM).
2. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 39,818 SF (0.91 ACRES) AS SHOWN.
3. PERMANENT MARKERS HAVE BEEN OMITTED.
4. OFFSETS WHERE 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 FOR OTHER THAN AS INTENDED.
5. 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.
6. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
7. 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.
8. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS SURVEY BE USED FOR RESALE OF PROPERTY, 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.
9. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS, STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT INCLUDED IN SURVEYOR'S SCOPE OF WORK.
10. SPOT ELEVATIONS / CONTOURS SHOWN IN NAVD88.

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PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

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

PROPERTY SURVEY
BLOCK 186 LOTS 5, 6, 7, 8 & 9
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 20'-0"
DATE: 4/8/19
BY: T DASE
PROJ. NO.: 34588

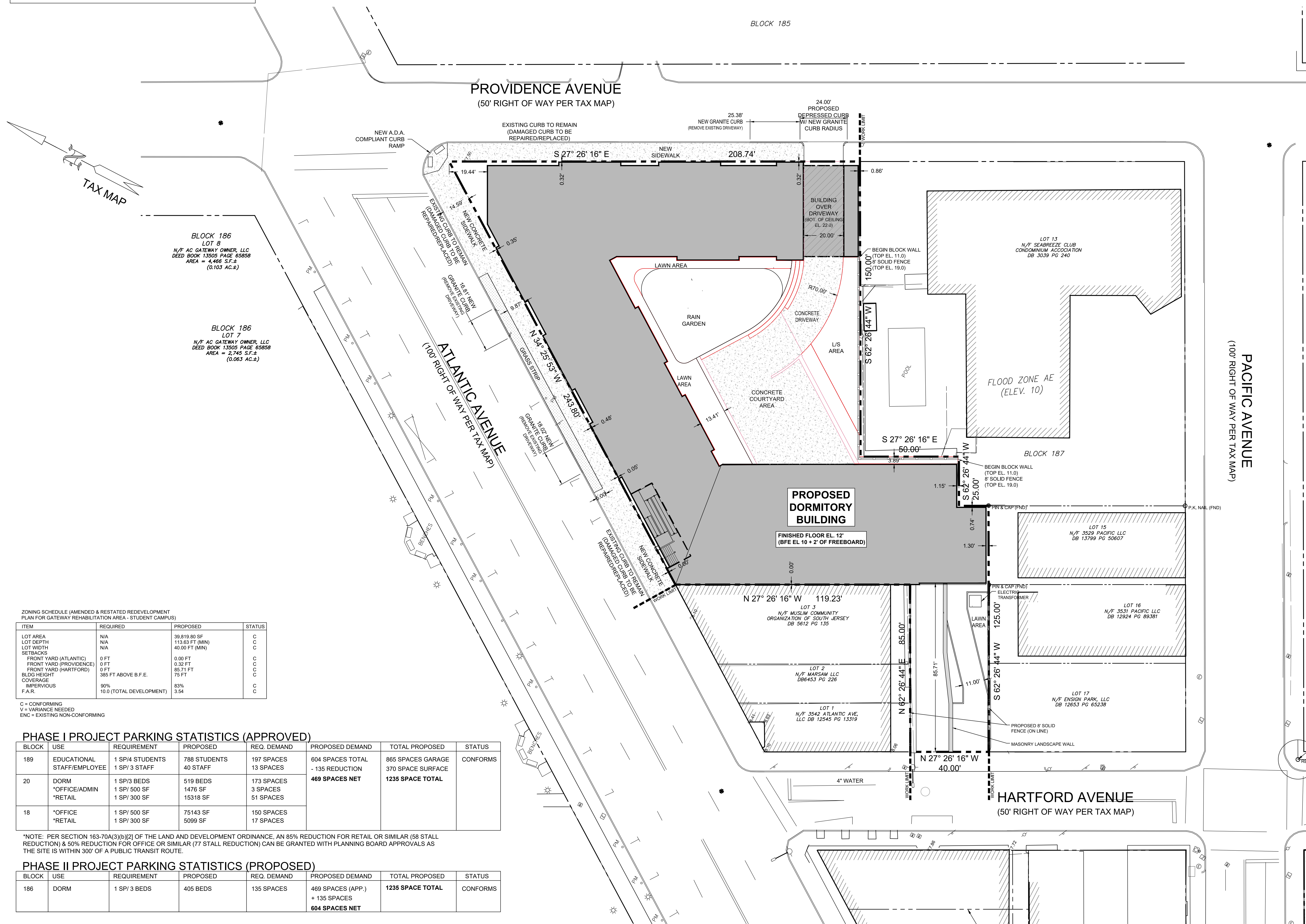
SHEET NO.
C-2
SHEET 2 of 10

NOTE REGARDING CURB RAMPS:
ALL PROPOSED CURB RAMPS SHALL BE DESIGNED TO MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS. GRADING DESIGN OF EACH RAMP SHALL BE SUBMITTED TO CRDA ENGINEER APPROVAL PRIOR TO CONSTRUCTION

APPLICATION NOTES

1. **OWNER & APPLICANT**
ATLANTIC CITY DEVELOPMENT CORPORATION
17 GOLDON'S ALLEY, SUITE 300
ATLANTIC CITY, NEW JERSEY 08401
2. **PROPERTY INFORMATION**
BLOCK 186, LOTS 5, 6, 7, 8 & 9
16 S. PROVIDENCE AVENUE
ATLANTIC CITY, NEW JERSEY 08401

PROJECT AREA = 39,618 SF (0.91 ACRES)
ZONING = GATEWAY REDEVELOPMENT
EXISTING USE = SURFACE PARKING LOTS, VACANT LAND &
MULTI-STORY COMMERCIAL
FEMA PRELIMINARY FIRM ZONE = AE10
3. **INTENT OF APPLICANT**
THE APPLICANT IS PROPOSING TO DEVELOP A NEW STUDENT
DORMITORY TO ACCOMPANY EXISTING EDUCATIONAL FACILITIES



ZONING SCHEDULE (AMENDED & RESTATED REDEVELOPMENT PLAN FOR GATEWAY REHABILITATION AREA - STUDENT CAMPUS)			
ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	N/A	39.819.80 SF	C
LOT DEPTH	N/A	113.63 FT (MIN)	C
LOT WIDTH	N/A	40.00 FT (MIN)	C
SETBACKS			
FRONT YARD (ATLANTIC)	0 FT	0.00 FT	C
FRONT YARD (PROVIDENCE)	0 FT	0.32 FT	C
FRONT YARD (HARTFORD)	0 FT	66.71 FT	C
BLDG HEIGHT	38.5 FT ABOVE B.F.E.	75 FT	C
COVERAGE			
IMPERVIOUS	90%	83%	C
F.A.R.	10.0 (TOTAL DEVELOPMENT)	3.54	C

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

PHASE I PROJECT PARKING STATISTICS (APPROVED)

BLOCK	USE	REQUIREMENT	PROPOSED	REQ. DEMAND	PROPOSED DEMAND	TOTAL PROPOSED	STATUS
189	EDUCATIONAL STAFF/EMPLOYEE	1 SP/4 STUDENTS 1 SP/ 3 STAFF	788 STUDENTS 40 STAFF	197 SPACES 13 SPACES	604 SPACES TOTAL - 135 REDUCTION	865 SPACES GARAGE 370 SPACE SURFACE	CONFORMS
20	DORM *OFFICE/ADMIN *RETAIL	1 SP/3 BEDS 1 SP/ 500 SF 1 SP/ 300 SF	519 BEDS 1476 SF 15318 SF	173 SPACES 3 SPACES 51 SPACES	469 SPACES NET	1235 SPACE TOTAL	
18	*OFFICE *RETAIL	1 SP/ 500 SF 1 SP/ 300 SF	75143 SF 5099 SF	150 SPACES 17 SPACES			

*NOTE: PER SECTION 163-70A(3)(b)[2] OF THE LAND AND DEVELOPMENT ORDINANCE, AN 85% REDUCTION FOR RETAIL OR SIMILAR (58 STALL REDUCTION) & 50% REDUCTION FOR OFFICE OR SIMILAR (77 STALL REDUCTION) CAN BE GRANTED WITH PLANNING BOARD APPROVALS AS THE SITE IS WITHIN 300' OF A PUBLIC TRANSIT ROUTE.

PHASE II PROJECT PARKING STATISTICS (PROPOSED)

BLOCK	USE	REQUIREMENT	PROPOSED	REQ. DEMAND	PROPOSED DEMAND	TOTAL PROPOSED	STATUS
186	DORM	1 SP/ 3 BEDS	405 BEDS	135 SPACES	469 SPACES (APP.) + 135 SPACES 604 SPACES NET	1235 SPACE TOTAL	CONFORMS



GRAPHIC SCALE IN FEET

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[illegible]

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SITE PLAN

BLOCK 186

ATLANTIC CITY

33:17 1" 33:18

SCALE: 1" = 20'-0"
DATE: 4/8/19

LOTS 5 6 7 8 & 9

ATLANTIC COUNT

ATLANTIC COUNTY NEW JERSEY

BY: T DASE
PROJ. NO.:34588

SHEET NO.

C-3

SHEET 3 of 10

