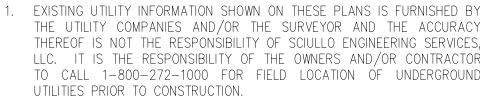


APPLICANT: REALTY MANAGEMENT SERVICES, INC.





THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



MONOPOLY HOUSE

215 SOUTH TENNESSEE AVENUE; BLOCK 54, LOT 27 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

MINOR SITE PLANS

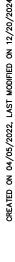
AERIAL MAP N.T.S.

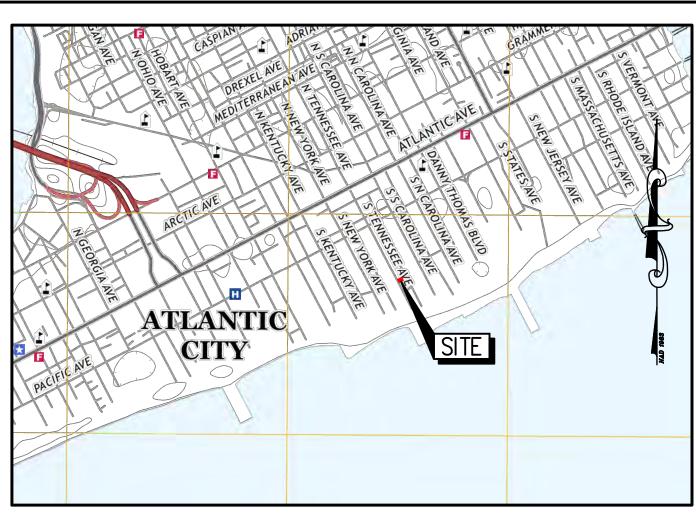
106 UNION AVENUE LAKEHURST, NEW JERSEY 08733

PREPARED BY: SERVICES, LLC

137 S. NEW YORK AVENUE, SUITE 2 ATLANTIC CITY, NEW JERSEY 08401 PHONE: (609) 300-5171 www.sciulloengineering.com

OWNER/APPLICANT REALTY MANAGEMENT SERVICES, INC. 106 UNION AVENUE LAKEHURST, NEW JERSEY 08733 APPLICANT'S INTENT: APPLICATION IS FOR THE DEVELOPMENT AND CONSTRUCTION OF A MIXED USE DING WITH GROUND FLOOR RETAIL AND ONE DWELLING UNIT ON UPPER FLOORS.					
	SENTINEES IN STATES IN STATES	ALL DUCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER TO OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERFICIATION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SCIULLO ENGINEERING SERVICES, LLC AND SHALL INDEMNIFY AND HOLD HARMLESS SCIULLO ENGINEERING SERVICES, LLC FROM ALL CLAIMS,		sineer, new Jersey L Anner, new Jersey L	jsciullo@sciulloengineering.com
			SERVICES, LLC	137 S. NEW YORK AVENUE, SUITE 2 ATI ANTIC CITY NEW JERSEY 08401	PHONE: (609) 300–5171 www.sciulloengineering.com NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700
SHEET INDEX SHEET INDEX SHEET INDEX SHEET NO. DWG. NO. SHEET TITLE 1 OF 3 C0001 COVER SHEET 2 OF 3 C0002 INFORMATION SHEET 3 OF 3 C0101 SITE, GRADING & UTILITY PLAN			AILANIIC CITY, AILANIIC COUNTY, NEW JERSEY	COVER SHEET	REALTY MANAGEMENT SERVICES, INC. 106 UNION AVENUE LAKEHURST, NEW JERSEY 08733
roved by Resolution # Dated: A PLANNER DATE A Engineer DATE A LAND USE REGULATION ENFORCEMENT OFFICER DATE A HEARING OFFICER DATE		PROJECT N ALP 004 AS SHOWN		- C	12/20/2024 1 INITIAL SUBMISSION LAT JTS DATE ISSUE NO. SUBMISSION/REVISION BY APPR.





U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP SCALE: 1" = 1,000'

PROJECT NOTES

<u>GENERAL SITE NOTES</u>

- 1. TRACT FOR DEVELOPMENT CONSISTS OF SHEET 11, BLOCK 54, LOT 27, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY. 2. TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM DISTRICT
- TOTAL AREA OF TRACT = 0.040 ACRES OF LAND. 4. ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND N.J.D.O.T. STANDARDS.
- . ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN
- HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION. THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY
- NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCIULLO ENGINEERING SERVICES, LLC. ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED. THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC
- CITY PRIOR TO THE START OF CONSTRUCTION. 12. PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC ROADS, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO

B. <u>SURVEY NOTES</u>

BE IMPLEMENTED DURING CONSTRUCTION.

- 1. BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO
- NAVD88. 2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "MAP OF SURVEY FOR LOT 27 – BLOCK 54 CITY OF ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY" PREPARED BY FP & L ASSOCIATES INC, DATED, 9/10/2021

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- 1. THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION. DISCHARGE, AND MONITORING OF SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNEE. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS. 3. SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING
- OR HAVE BEEN APPROVED. 4. SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- 5. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL
- APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS. 6. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 7. UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- 8. THE CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY
- DURING CONSTRUCTION. 10. THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR
- TO CONSTRUCTION. 11. IN THE EVENT CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION)
- FROM THE DOCUMENTS PROVIDED, THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER. THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO INSURE THAT THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY 13. AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- 14. CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTERS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- 15. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).

ROADWAY & SIGNAGE NOTES

- ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED.
- 2. ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.



Call before you dig.

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES. LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



SCALE: 1'' = 1,000'

- POSTS AS DETAILED AND APPROVED BY NJDOT.
- ROAD CONSTRUCTION. DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

E. UTILITY NOTES

- GUT. INDICATES GUTTER ELEVATIONS. ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE
- COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE. SHALL PROVIDE ALL NECESSARY SAW CUTTING. TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE
- CONSTRUCTION. EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS FURNISHED BY THE UTILITY COMPANIES OR SURVEY
- FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

SOILS DATA NOTES

SET FORTH BY THE NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

SOILS DATA

Pssa PSAMMENTS, 0–2% SLOPES "D" SOIL GROUP

SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

FLOOD HAZARD DATA

- NUMBER 34001C0456G. WITH A PRELIMINARY DATE OF JAN 30, 2015.
- APPROVAL FROM NJDEP IS REQUIRED.
- PROPOSES LESS THAN 150 PARKING SPACES.

PROJECT LEGEND

 EXISTING	
 155	
100	
14/	
 W	
× 149.8	

N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

3. ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN 4. THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY 5. MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6"

PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY. T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND

REGULATIONS OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY AND/OR THE APPROPRIATE UTILITY WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS, THE CONTRACTOR

IN ACCORDANCE WITH THE CITY OF ATLANTIC CITY AND ATLANTIC COUNTY SPECIFICATIONS. 5. PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH. AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO

PLAN BY SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC IT IS THE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000

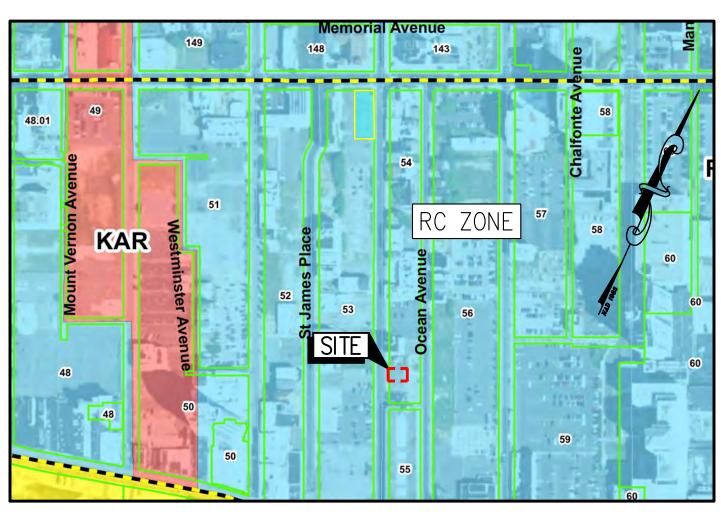
1. ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS

1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP

2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES. IT IS NOT A MAJOR DEVELOPMENT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8 & QUALIFIES FOR FLOOD HAZARD PERMIT-BY-RULE 9 AT NJAC 7:13-7.9. NO FORMAL

3. THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES &

ITEM	PROPOSED
PROPERTY LINE	
LOT LINE	
CONTOUR LINE	155
EDGE OF PAVING	
SETBACK LINE	
CONCRETE CURB	
CONCRETE COVER	
SIGN LOCATION	×
WOODS LIMIT LINE	·
STORM SEWER	
WATER MAIN	W
SPOT ELEVATION	149.07
UTILITY POLE	~
	× 149.07



C.R.D.A. TOURISM DISTRICT ZONING MAP SCALE: 1'' = 300'

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RESO	RC ZONE RT COMMERCIAL	Permitted or Required	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i (7)	USE		RESTAURANTS/BARS, HOTELS, MULTIFAMILY, MIXED USE	VACANT	MIXED USE, RETAIL, ONE DWELLING UNIT	DNC
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	N/A	36.3'	С
	MAX HEI	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
19:66-5.10(a) 1.iv (2)	MINI	MUM LOT AREA	7,500 SF	1,750 SF	1,750 SF	ENC
19:66-5.10(a) 1.iv (3)	MINI	MUM LOT DEPTH	150'	50'	50'	ENC
19:66-5.10(a) 1.iv (4)	MINI	MUM LOT WIDTH	50'	35'	35'	ENC
19:66-5.10(a) 1.iv (5)	MINIMU	IM LOT FRONTAGE	50'	35'	35'	ENC
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	N/A	90%	DNC
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
19:66—5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	N/A	0'	С
			20' GREATER THAN 35' IN HEIGHT	N/A	0'	DNC
19:66—5.10(a) 1.iv (9)	MINIMUM SIDE YARD		0' UP TO 35' IN HEIGHT	N/A	0'	С
19.00-3.10(0) 1.10 (9)			20' GREATER THAN 35' IN HEIGHT	N/A	0'	DNC
19:66-5.10(a) 1.iv (10)	MININ	IUM REAR YARD	20'	N/A	5'	DNC
19:66-5.10(a) 1.iv (11)	FLO	OR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OPEN SPACE		N/A	N/A	N/A	N/A
10,66 510(-) 1 (17)	a) 1.iv (13) ₹ S + HIGH RISE	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	25 DU/AC	С
19:66–5.10(a) 1.iv (13)		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66–5.8 (b) 4 MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		7	N/A	0	DNC	
19:66-5.8 (c)	LOADING		0	N/A	0	С

DNC = DOES NOT CONFORM. VARIANCE REQUIRED

ENC = EXISTING NON-CONFORMING

PARKING CALCULATION:

HOTEL: PURSUANT TO NJAC 19:66-5.8(b)1 RETAIL = 1 SPACE/300 SF & NJAC 19:66 -5.8(c) REFERS TO NJ RSIS (NJAC 5:21) PURSUANT TO NJAC 5:21-4.14, 6 BEDROOM APARTMENTS ARE NOT LISTED, THE MAXIMUM SIZE UNIT IS A 5 BEDROOM SINGLE FAMILY, WHICH REQUIRES 3 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 1058 SF X 1 SPACE/300SF + 3 SPACES = 6.53 SPACES ~ 7 SPACES PARKING WILL BE PROVIDED OFFSITE IN THE SAME ZONE AT LOTS OWNED BY THE APPLICANT.

124 S SOUTH CAROLINA AVE

PO BOX 11 401 N VIRG		TOR	ATLANTIC CITY SEWERAGE COMPANY ATT: WALTER MILLER 1200 ATLANTIC AVENUE ATLANTIC CITY, NJ 08401		
ACUA PO BOX 99 PLEASANTV	6 ILLE, NJ 08232		ATLANTIC CITY ELECTRIC ATT: MR. GREGORY BRIBAKER, PE 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08232		
ATLANTIC D ATT: JIM B 111 N FRAM					
56	27	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401		173 S OCEAN	AVE
56	28	BOARDWALK IN 120 BROADWA SANTA MONICA		175 S OCEAN	AVE
56	29	DGMB CASINO 1133 BOARDWA ATLANTIC CITY	ALK	177 S OCEAN	AVE
56	30	DGMB CASINO 1133 BOARDW/ ATLANTIC CITY	ALK	179 S OCEAN	AVE
56	31	DGMB CASINO 1133 BOARDWA ATLANTIC CITY	ALK	181 S OCEAN	AVE

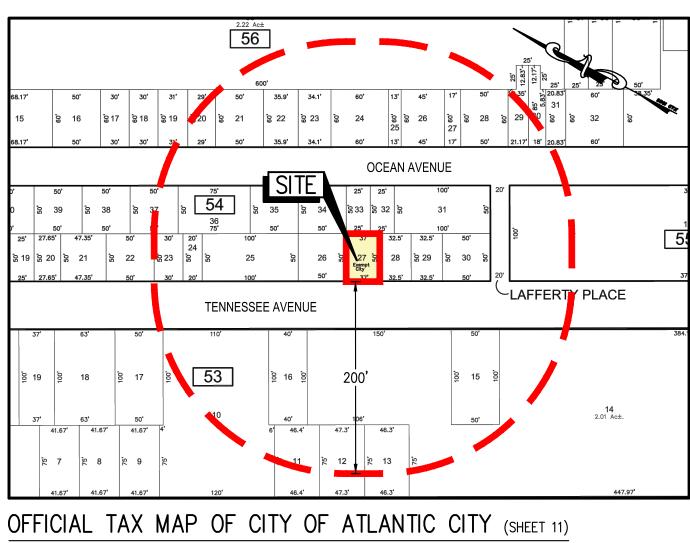
DGMB CASINO LLC

1133 BOARDWALK

ATLANTIC CITY, NJ 08401

56

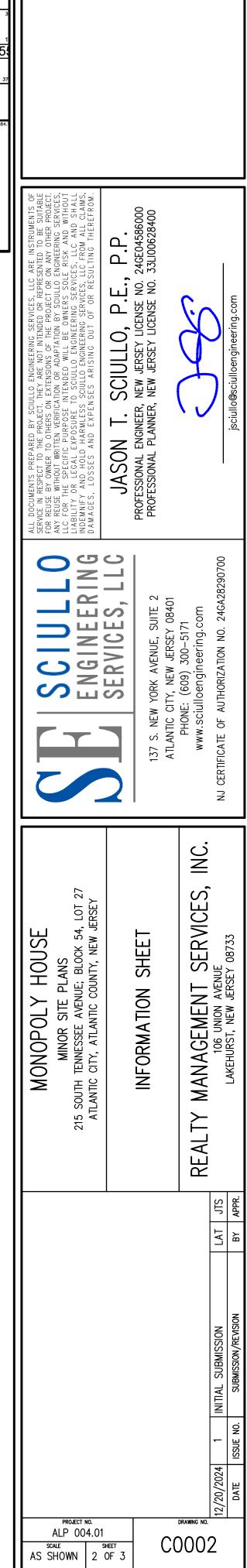
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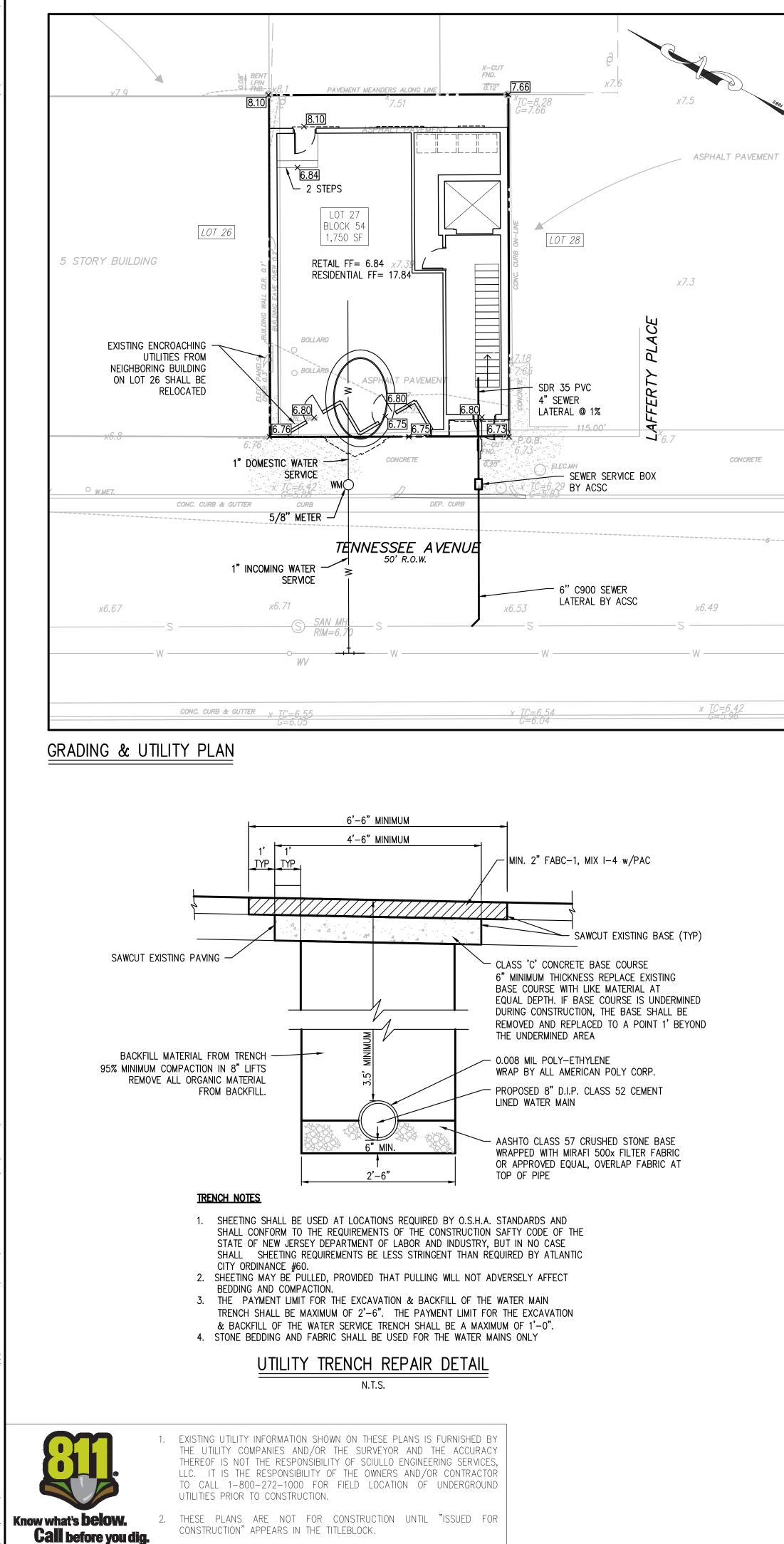


SCALE: 1" = 100'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

BLOCK	LOT QUALIFIER	OWNER	PROPERTY ADDRESS
53	10	TENNESSEE ATLANITC QOZB LLC 29 UNION AVE LAKEHURST, NJ 08733	144 S TENNESSEE AVE
53	11	ROYAL APT CO C/O B. SHIREY 145 ST JAMES PL, APT 5 ATLANTIC CITY, NJ 08401	145 ST. JAMES PL
53	12	MAJESTIC APT C/O RACHELLE STOVER 164 ST JAMES PL ATLANTIC CITY, NJ 08401	147 ST. JAMES PL
53	13	REGENT APT C/O RACHELLE STOVER 164 ST JAMES PL ATLANTIC CITY, NJ 08401	149 ST. JAMES PL
53	14	SCHIFF ENTERPRISES 1004 NEW ROAD NORTHFIELD, NJ 08225	1401 BOARDWALK
53	15	DAFNI AC LLC 16 GEORGETOWN CT LINWOOD, NJ 08221	156 S TENNESSEE AVE
53	16	MONOPOL C/O CLIMAX FASHIONS INC 4 RUTH CT GREAT NECK, NY 11023	148 S TENNESSEE AVE
53	17	GREATER PITTSBURG LLC 25 N ALBANY AVE ATLANTIC CITY, NJ 08401	145 S TENNESSEE AVE
54	23	FELDMAN, ROBYN & ROBYN E KANE 1410 ACADEMY LN ELKINS PARK, PA 19027	187 S TENNESSEE AVE
54	24	AUM AV LLC 175 S TENNESSEE AVE ATLANTIC CITY, NJ 08401	193 S TENNESSEE AVE
54	25	AUM AV LLC 175 S TENNESSEE AVE ATLANTIC CITY, NJ 08401	195 S TENNESSEE AVE
4	26	209 S TENNESSEE LLC 613 MELROSE AVE ATLANTIC CITY, NJ 08401	209 S TENNESSEE AVE
4	27	CALLAZZO PROPERTIES LLC 29 UNION AVE LAKEHURST, NJ 08733	215 S TENNESSEE AVE
4	28 29	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401 DGMB CASINO LLC	219 S TENNESSEE AVE
4	30	1133 BOARDWALK ATLANTIC CITY, NJ 08401 RUSSELL, DONALD ETAL	229 S TENNESSEE AVE
4	31	229 S TENNESSEE AVE ATLANTIC CITY, NJ 08401 DGMB CASINO, LLC	170 S OCEAN AVE
4	32	1133 BOARDWALK ATLANTIC CITY, NJ 08401 DGMB CASINO LLC	138 S OCEAN AVE
4	33	1133 BOARDWALK ATLANTIC CITY, NJ 08401 DGMB CASINO LLC	162 S OCEAN AVE
4	34	1133 BOARDWALK ATLANTIC CITY, NJ 08401 AUM AV LLC	160 S OCEAN AVE
4	35	410 ROUTE 46 WEST HACKENSACK, NJ 07601 FELDMAN, ROBYN & ROBYN E KANE	158 S OCEAN AVE
4	36	1410 ACADEMY LN ELKINS PARK, PA 19027 FELDMAN, ROBYN & ROBYN E KANE	154 S OCEAN AVE
4	37	1410 ACADEMY LN ELKINS PARK, PA 19027 FELDMAN, ROBYN & ROBYN E KANE	150 S OCEAN AVE
5	1	1410 ACADEMY LN ELKINS PARK, PA 19027 BOARDWALK INVESTMENT PROP C/O HELLER 120 BROADWAY # 300	1325 BOARDWALK
6	19	SANTA MONICA, CA 90401–2386 145 S OCEAN LLC 145 OCEAN AVE	145 S OCEAN AVE
6	20	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK	147 S OCEAN AVE
6	21	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK	161 S OCEAN AVE
6	22	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK	163 S OCEAN AVE
6	23	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401	165 S OCEAN AVE
6	24	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401	167 S OCEAN AVE
6	25	ATLANTIC CITY, NJ 08401 DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401	169 S OCEAN AVE
6	26	LIBERTY HUDSON OPPORTUNITY ZONE FU 226 WOODWARD AVE RUTHERFORD, NJ 07070	171 S OCEAN AVE



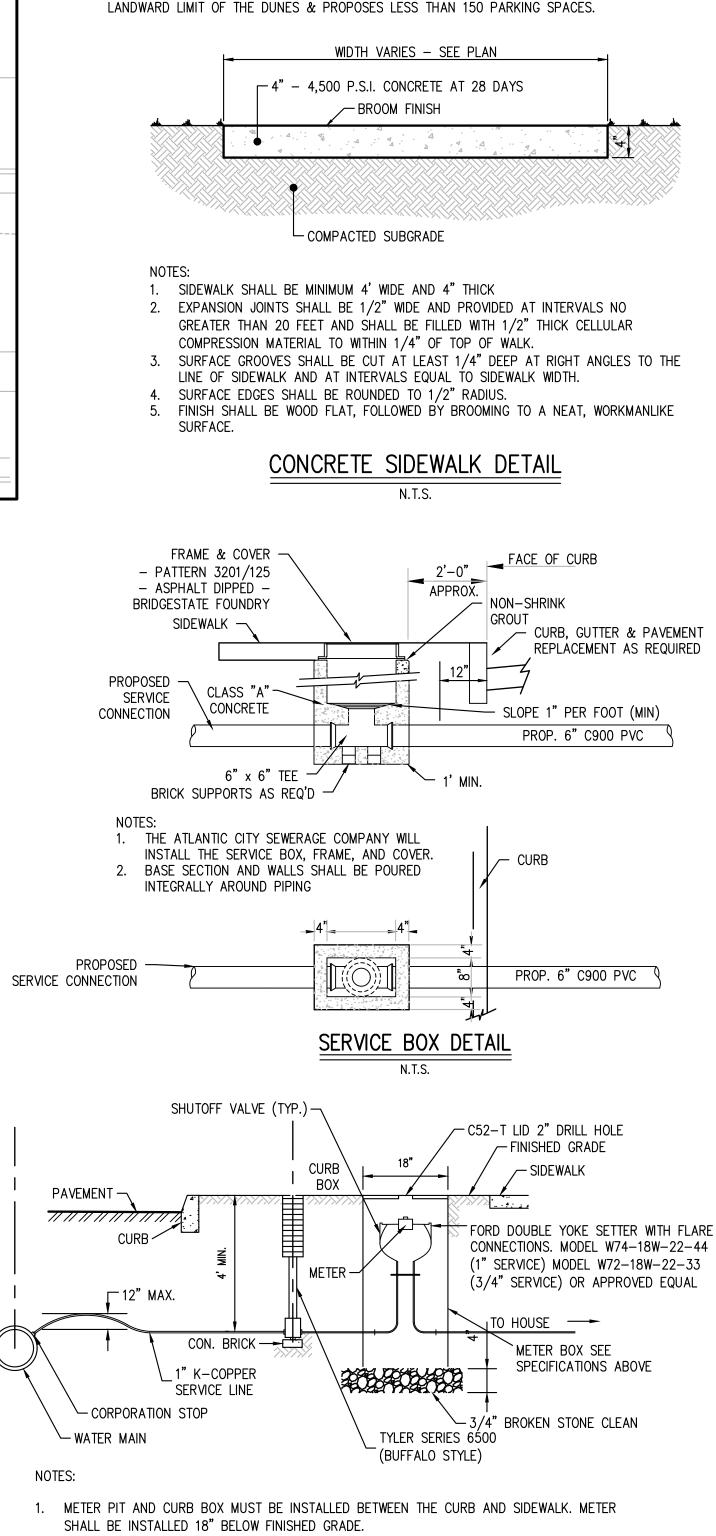


GENERAL NOTES

- SEE INFORMATION SHEET COOO2 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES. TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 1,750 SF (100% OF LOT, SEE ZONING SCHEDULE)
- TOTAL PRE-CONSTRUCTION IMPERVIOUS SURFACE = 1,750 SF TOTAL INCREASE IN IMPERVIOUS SURFACE = 0 SF
- 3. DRAINAGE FROM EACH PROPERTY SHALL NOT BE HINDERED IN ANY WAY, BY EITHER
- PROPERTY OWNER, TO THE DETRIMENT OF THE OTHER. 4. ANY SIDEWALK, CURB OR CONCRETE GUTTER DAMAGED AS A RESULT OF THE WORK SCHEDULED FOR THIS BUILDING SHALL BE REPLACED IN KIND. AND/OR AT THE DIRECTION OF THE CRDA REVIEW ENGINEER AND THE CRDA.
- 5. EXISTING CONDITIONS TAKEN FROM PLAN ENTITLED "MAP OF SURVEY FOR LOT 27 BLOCK 54 CITY OF ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY" DATED 9/10/21, PREPARED BY
- FP & L ASSOCOATES, INC., NO REVISIONS. 6. ALL PROPOSED SIDEWALKS WILL BE INSTALLED TO HAVE NO MORE THAN A 2% CROSS SLOPE AND MUST BE IN ACCORDANCE WITH THE ADA DESIGN STANDARDS.

FLOOD HAZARD DATA

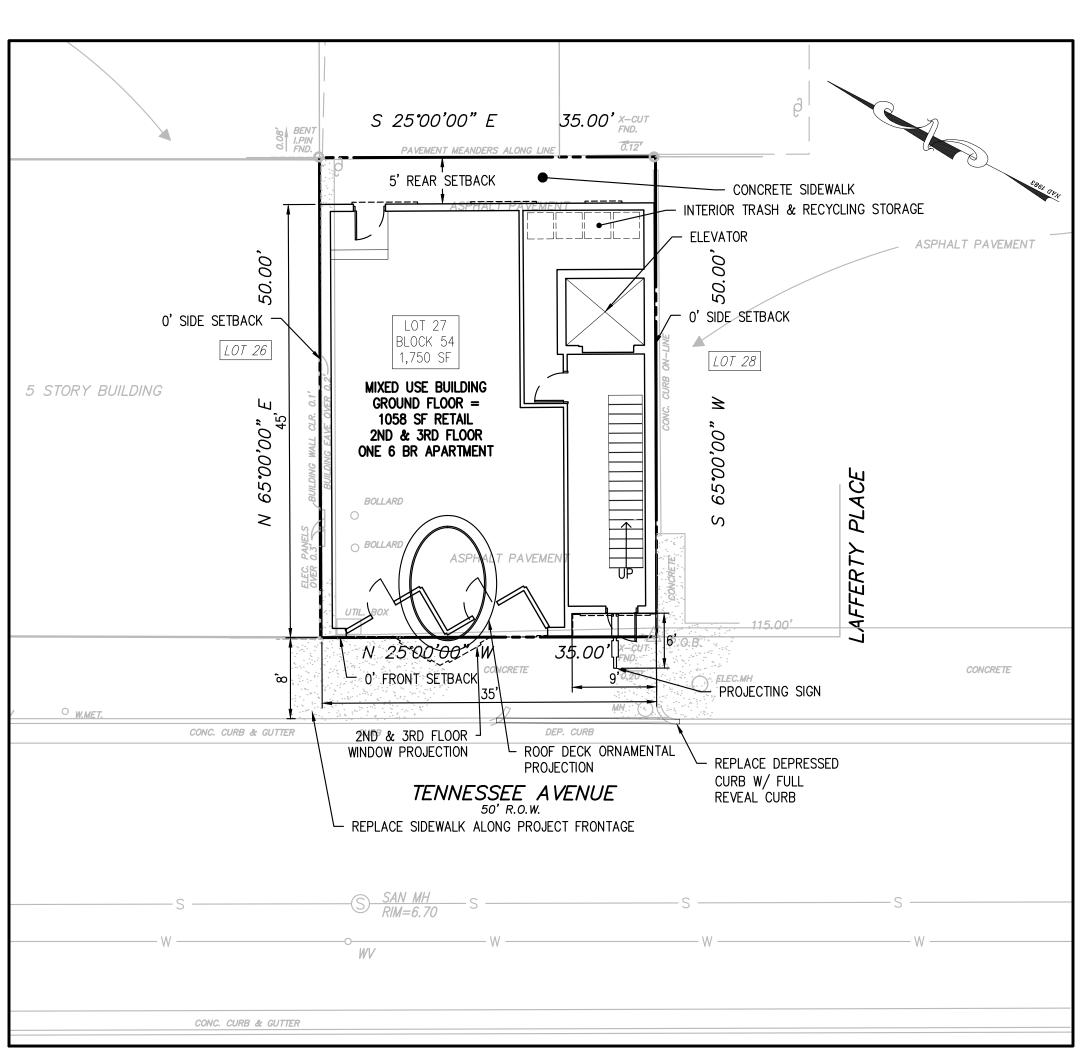
- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- 2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR DEVELOPMENT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8.
- THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES.





WATER SERVICE AND METER PIT DETAIL

N.T.S.



SITE PLAN

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION			PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66—5.10(a)1.i (7)	USE		RESTAURANTS/BARS, HOTELS, MULTIFAMILY, MIXED USE	VACANT	MIXED USE, RETAIL, ONE DWELLING UNIT	DNC
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	N/A	36.3'	С
19.00 0.10(0) 1.10 (1)	MAXI HEI	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
19:66-5.10(a) 1.iv (2)	MINI	MUM LOT AREA	7,500 SF	1,750 SF	1,750 SF	ENC
19:66-5.10(a) 1.iv (3)	MINI	NUM LOT DEPTH	150'	50'	50'	ENC
19:66-5.10(a) 1.iv (4)	MINI	MUM LOT WIDTH	50'	35'	35'	ENC
19:66-5.10(a) 1.iv (5)	MINIMU	IM LOT FRONTAGE	50'	35'	35'	ENC
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	N/A	90%	DNC
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	N/A	0'	С
19.00-3.10(0) 1.10 (8)			20' GREATER THAN 35' IN HEIGHT	N/A	0'	DNC
19:66—5.10(a) 1.iv (9)	MINIMUM SIDE YARD		0' UP TO 35' IN HEIGHT	N/A	0'	С
19.00-5.10(0) 1.10 (9)			20' GREATER THAN 35' IN HEIGHT	N/A	0'	DNC
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD		20'	N/A	5'	DNC
19:66-5.10(a) 1.iv (11)	FLO	OR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OPEN SPACE		N/A	N/A	N/A	N/A
10.66 540(-) 4: (47)	ı) 1.iv (13) M∩LS NMNXE NMXE NA	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	25 DU/AC	с
19:66–5.10(a) 1.iv (13)		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b) 4) 4 MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		7	N/A	0	DNC
19:66–5.8 (c) LOADING		LOADING	0	N/A	0	С

DNC = DOES NOT CONFORM, VARIANCE REQUIRED ENC = EXISTING NON-CONFORMING

PARKING CALCULATION:

HOTEL: PURSUANT TO NJAC 19:66-5.8(b)1 RETAIL = 1 SPACE/300 SF & NJAC 19:66 -5.8(c) REFERS TO NJ RSIS (NJAC 5:21) PURSUANT TO NJAC 5:21-4.14, 6 BEDROOM APARTMENTS ARE NOT LISTED, THE MAXIMUM SIZE UNIT IS A 5 BEDROOM SINGLE FAMILY, WHICH REQUIRES 3 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 1058 SF X 1 SPACE/300SF + 3 SPACES = 6.53 SPACES ~ 7 SPACES PARKING WILL BE PROVIDED OFFSITE IN THE SAME ZONE AT LOTS OWNED BY THE APPLICANT.

GRAPHIC SCALE 1 INCH = 10 FEET

