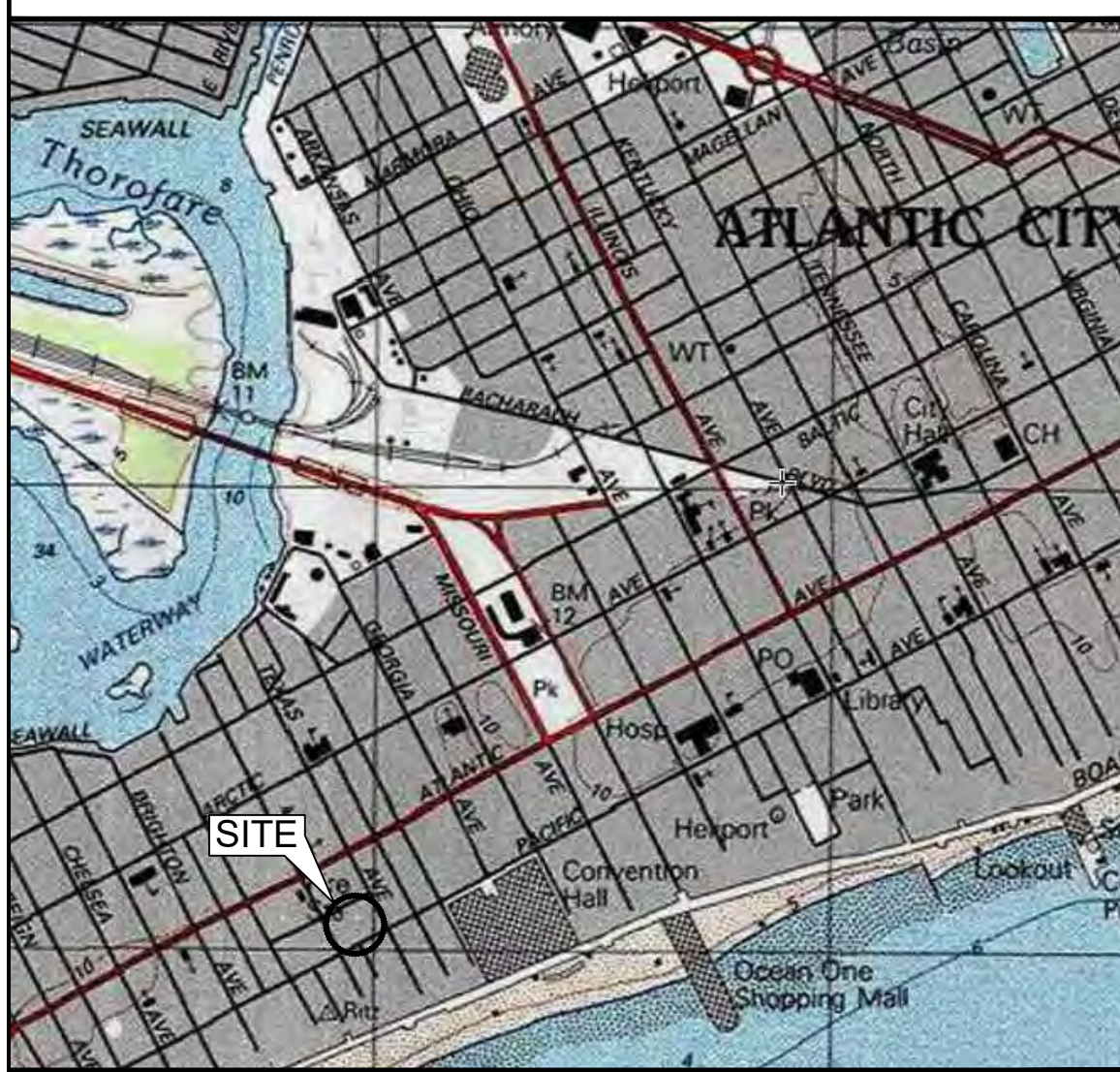


Tourism District Zones
CITY OF ATLANTIC CITY - CRDA TOURISM MAP SCALE: 1" = 200'



USGS QUAD MAP - CITY OF ATLANTIC CITY

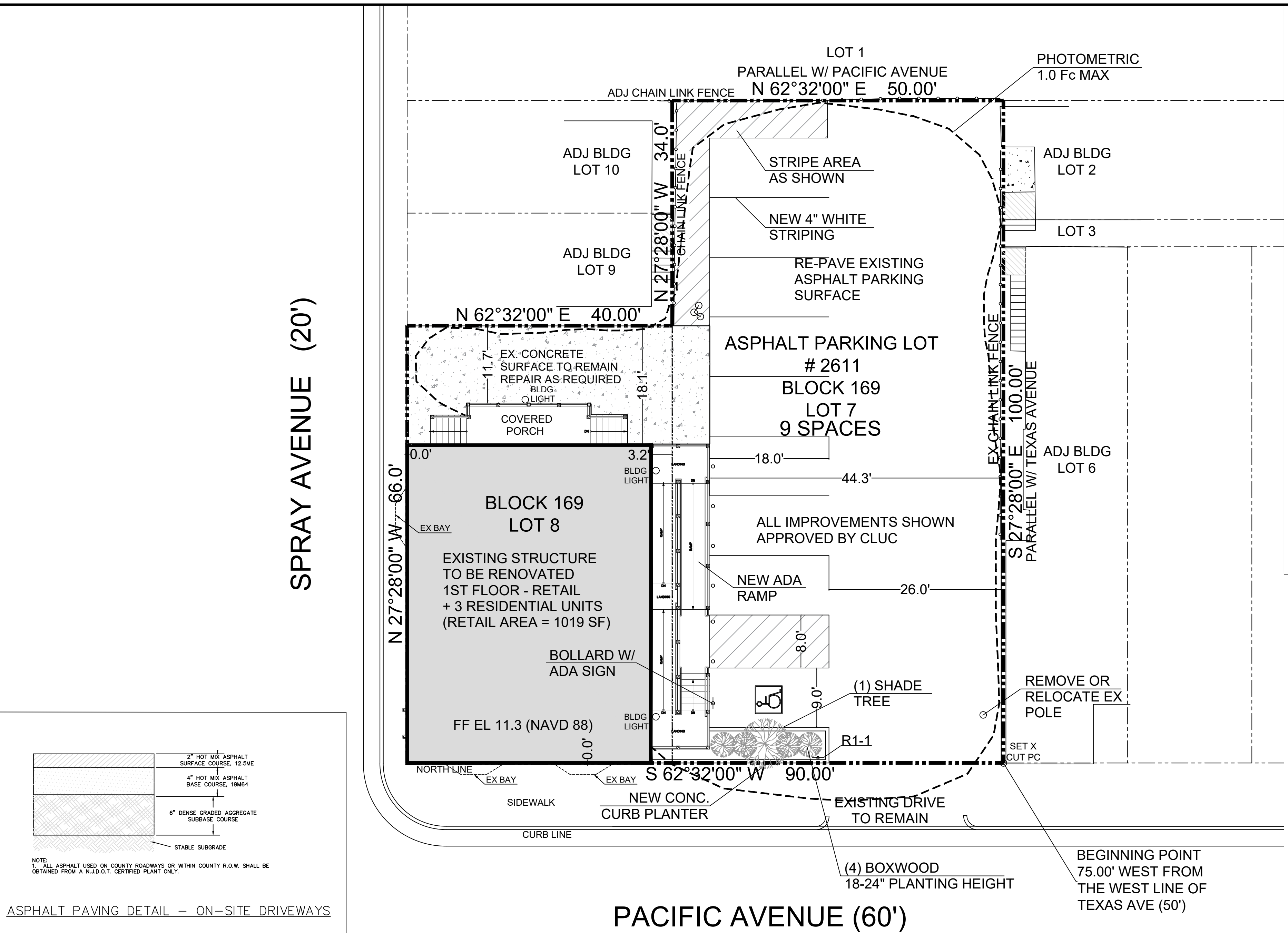


CITY OF ATLANTIC CITY TAX MAP #32

SURVEY REFERENCES
 1. ATLANTIC CITY TAX MAP
 2. THE TITLE COMPANY OF JERSEY FILE #812407-NF
 3. FIELD SURVEY COMPLETED ON 05/14/2024

| NO. | DATE | BY | DESCRIPTION | NO. | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|-----|------|----|-------------|
| REVISIONS | | | | | | | |

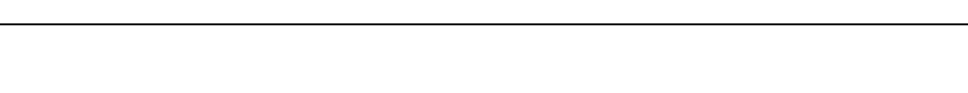
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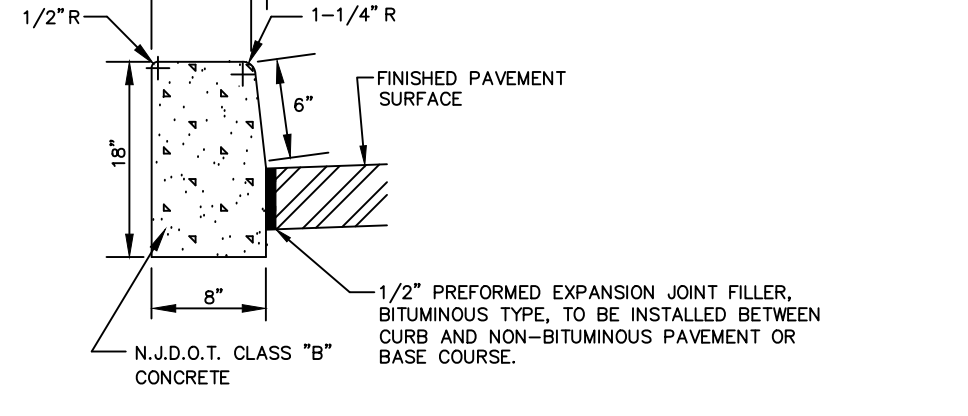
PROPERTY SURVEY SCALE: 1" = 20'

GENERAL NOTES

- APPLICANT: CARING, INC. 14 SOUTH CALIFORNIA AVENUE ATLANTIC CITY, NJ 08401
- PROPERTY INFORMATION: BLOCK 169 LOTS 7 & 8
- AREA = SEE PLAN ZONING = RC DISTRICT EXISTING USE = RETAIL PLAN HORIZONTAL DATUM - NAD83 PLAN VERTICAL DATUM - NAVD88
- PROPOSED DEVELOPMENT: CONSTRUCTION OF ROOF DECK AND STAIR TOWER TO ROOF AREA AS SHOWN ON ARCHITECTURAL PLANS.
- ALL PROPOSED SITE IMPROVEMENTS SHOWN HAVE BEEN GRANTED APPROVAL AS PART OF A CERTIFICATE OF LAND USE COMPLIANCE



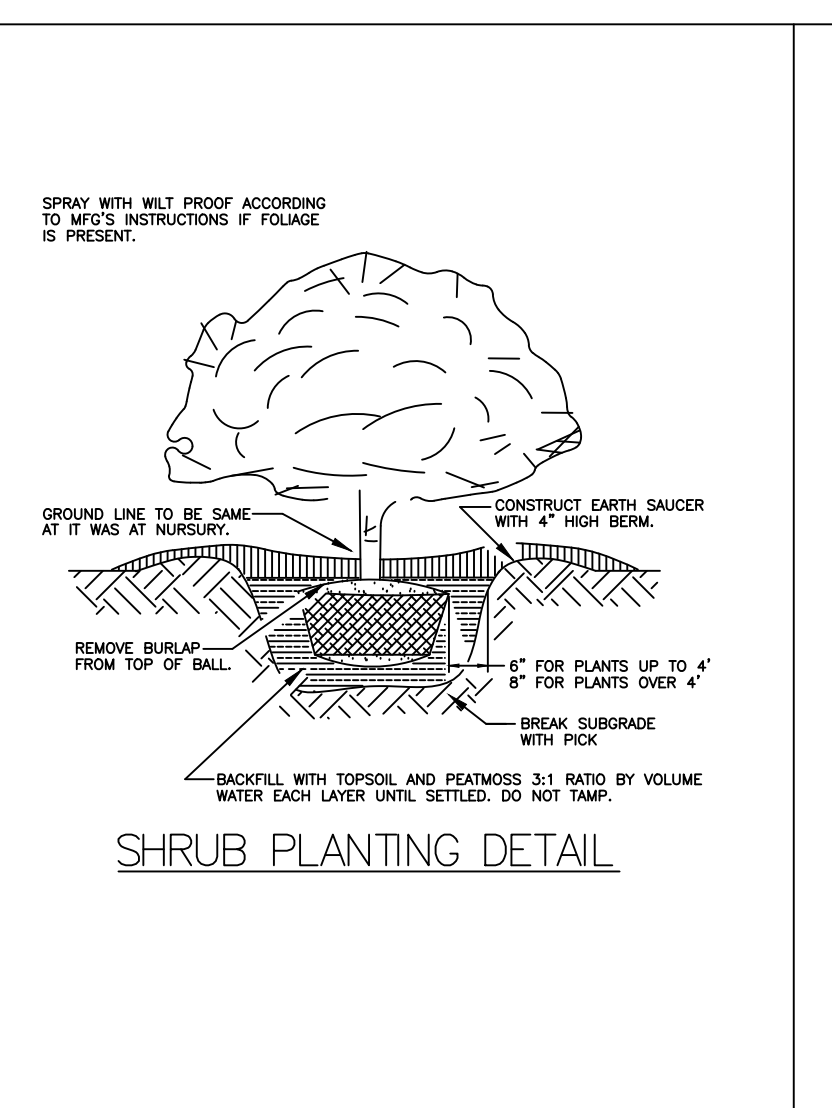
ASPHALT PAVING DETAIL - ON-SITE DRIVEWAYS



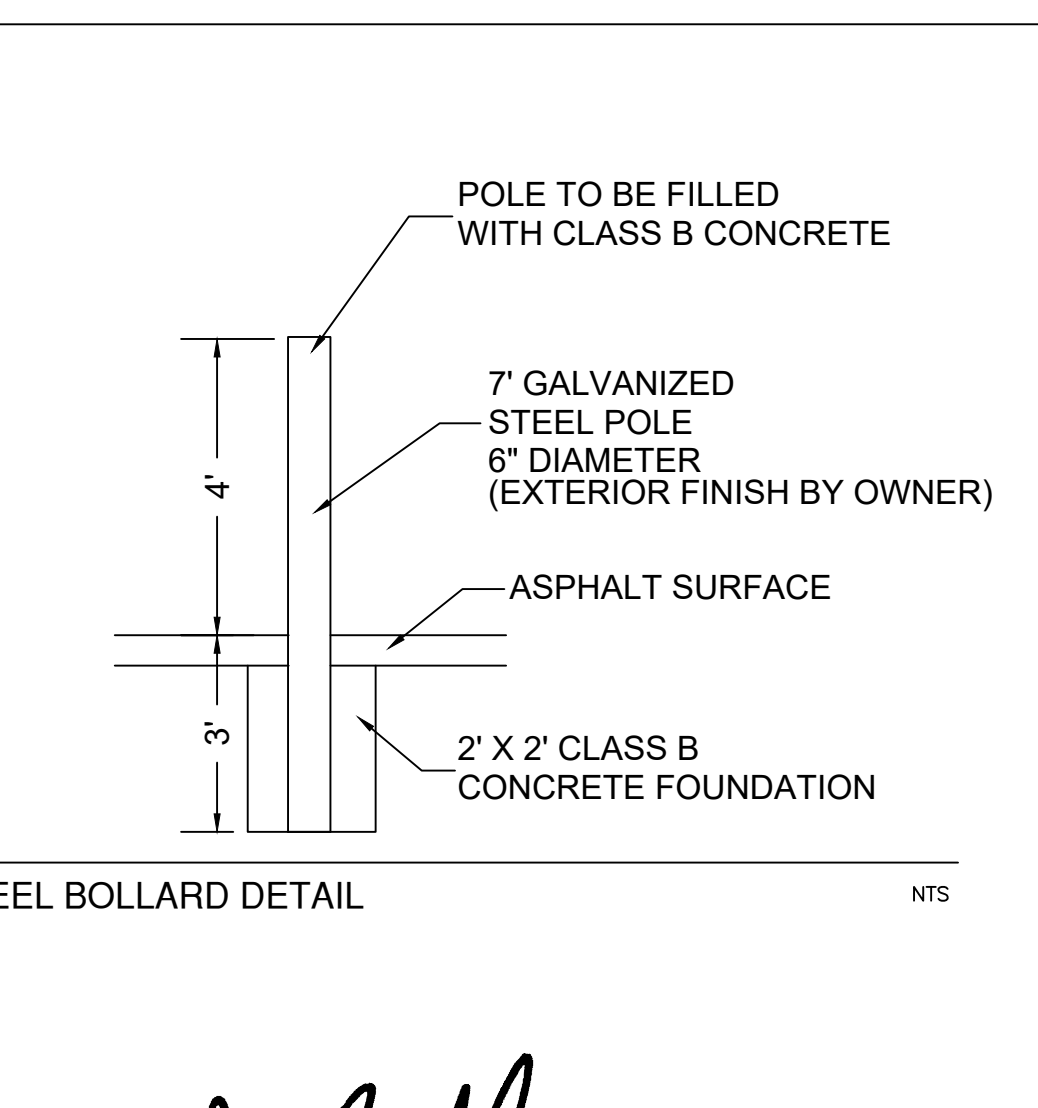
6" x 8" x 18" CONCRETE CURB N.T.S.

NOTES

- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
- EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
- WHERE PROPOSED CONCRETE CURB ABUTS PROPOSED CONCRETE SIDEWALK, PROPOSED CONCRETE GUTTER, OR PROPOSED CONCRETE DRIVEWAY, THE CONSTRUCTION METHOD IS TO BE NON-MONOLITHIC.



SHRUB PLANTING DETAIL



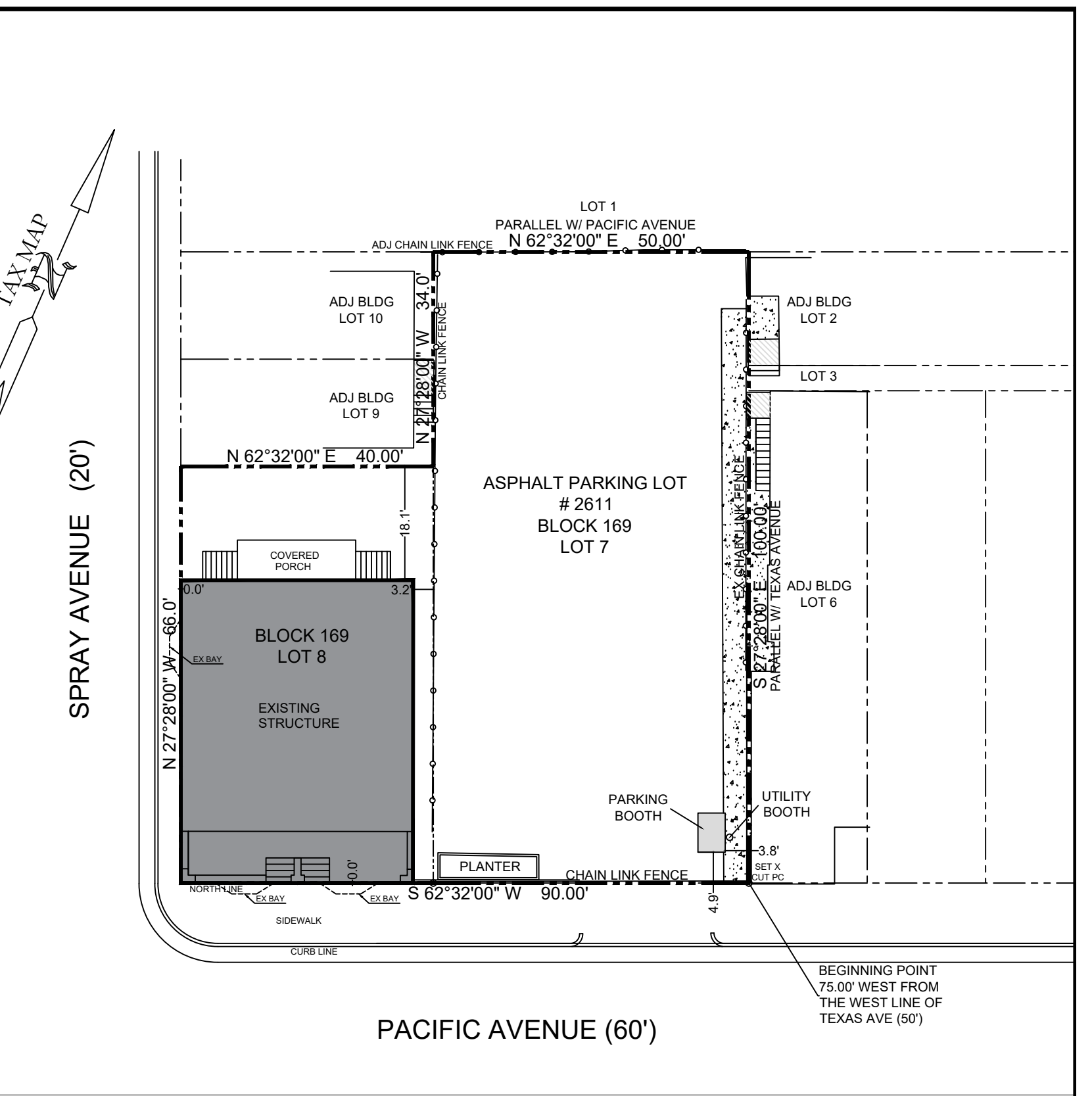
STEEL BOLLARD DETAIL N.T.S.

PARKING ANALYSIS:

PRIOR USE (APPROVED BY LAND USE CERTIFICATE) = 4 RESIDENTIAL UNITS
 PARKING REQUIREMENT = 2 SPACES / UNIT = 8 SPACES
 THEREFORE, THE SITE CONTAINS AN EXISTING NON-CONFORMING DEFICIT OF 8 SPACES

PROPOSED USE = 3 RESIDENTIAL UNITS + 1019 SF OF RETAIL
 TOTAL PARKING DEMAND: RETAIL (1 SP / 300 SF) = 4 SPACES
 TOTAL PARKING DEMAND: 3 UNITS = 6 SPACES
 TOTAL PROPOSED DEMAND = 10 SPACES

PROJECT PROPOSES 9 NEW PARKING SPACES WHERE NO SPACES FORMERLY EXISTED BASED UPON THE ADDITION OF 9 SPACES AND THE FORMER DEFICIT OF 8 SPACES THE PROJECT COMPLIES



PROPERTY SURVEY SCALE: 1" = 20'

ZONING SCHEDULE (RC DISTRICT)

| ITEM | REQUIRED | EXISTING | PROPOSED | STATUS |
|---------------------|----------------------|----------|-------------------|--------|
| LOT AREA | 7500 SF | 7640 SF | 7640 SF | c |
| LOT WIDTH | 50 FT | 90 FT | 90 FT | c |
| LOT DEPTH | 150 FT | 100 FT | 100 FT | ENC |
| LOT FRONTAGE | 50 FT | 90 FT | 90 FT | C |
| FRONT YARD SETBACKS | | | | |
| BELOW 30 FT | 0 FT | 0 FT | 0 FT | C |
| ABOVE 30 FT | 20 FT | N/A | 0 FT/0 FT | V |
| SIDE YARD | 0 FT | 11.7 FT | 11.7 FT / 44.3 FT | C |
| REAR YARD | 20 FT | N/A | N/A | C |
| BLDG HEIGHT | 300 FT | < 300 FT | < 300 FT | C |
| COVERAGE | | | | |
| BLDG | 70% | 25% | 30% | C |
| IMPERVIOUS | 80% | 98% | 98% | ENC |
| PARKING | SEE PARKING ANALYSIS | 0 SPACES | 9 SPACES | C |

V = VARIANCE REQUIRED
 ENC = EXISTING NON-CONFORMING
 C = CONFORMING
 N/A = NOT APPLICABLE

APPROVED BY RESOLUTION # _____ DATED: _____

CRDA Planner _____ DATED: _____

CRDA Engineer _____ DATED: _____

CRDA Land Use Regulation & Enforcement Officer _____ DATED: _____

CRDA Hearing Officer _____ DATED: _____

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

JON J. BARNHART PROFESSIONAL PLANNER N.J. NO. 33L100581500 PROFESSIONAL ENGINEER N.J. NO. GE43483

ARTHUR W. PONZIO, JR. PROFESSIONAL LAND SURVEYOR N.J. NO. 33L100267600 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY & SITE PLAN (PHASE 2)
 BLOCK 169 LOT 7 & 8
 ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
 DATE: 10-9-24
 BY: JJB
 PROJ. NO.: 41430

SHEET NO. C-1
 SHEET 1 of 1