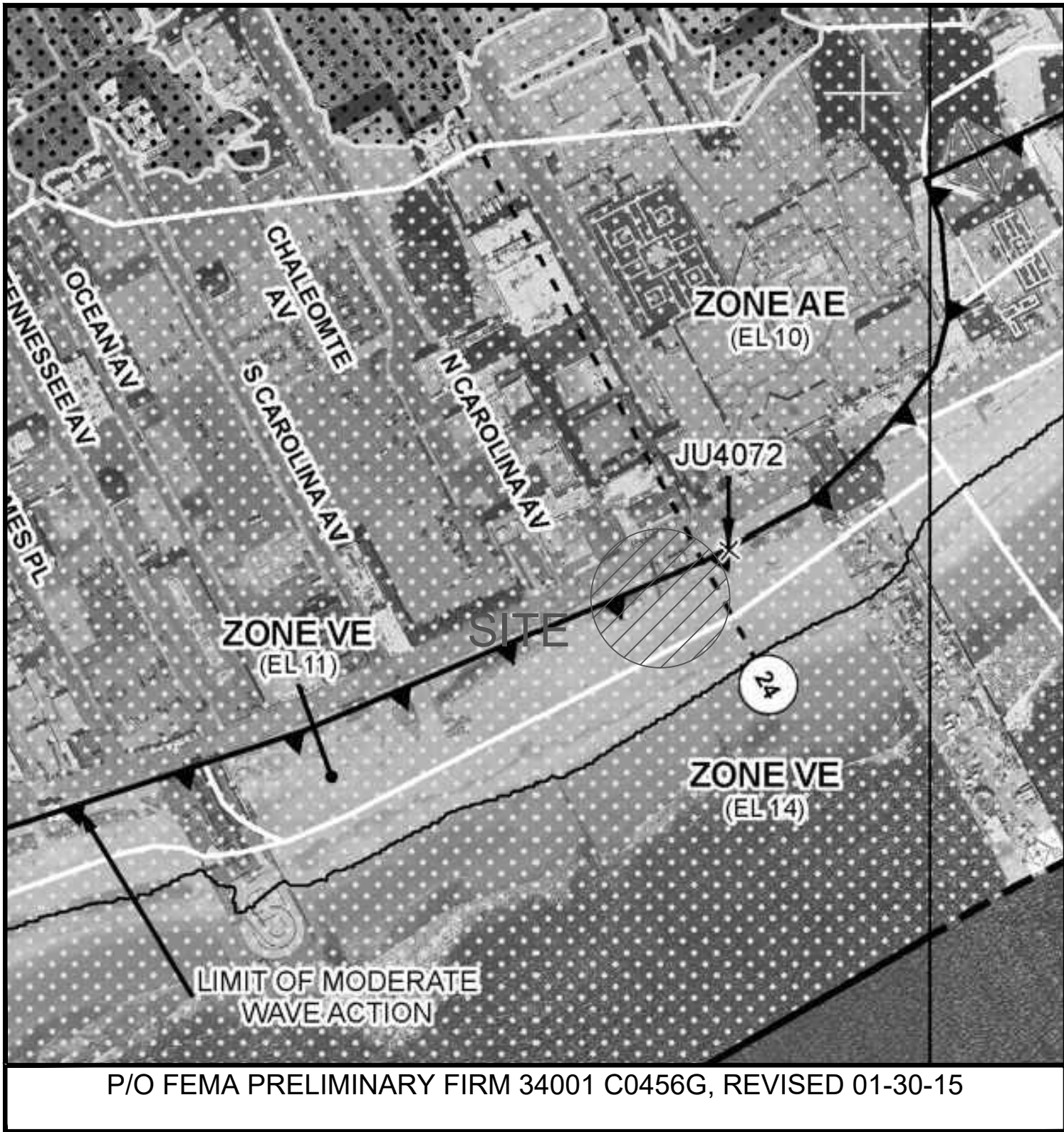
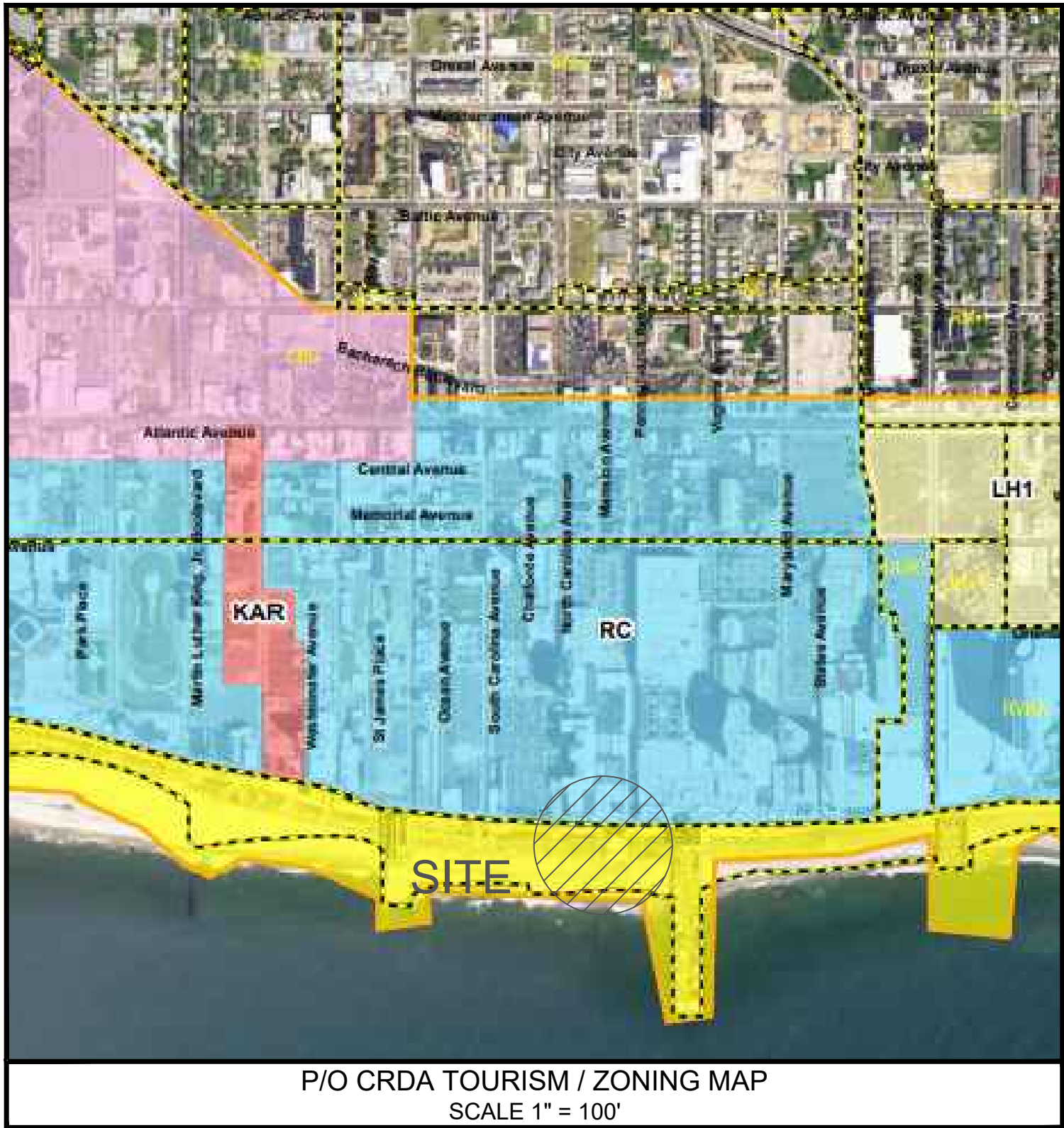
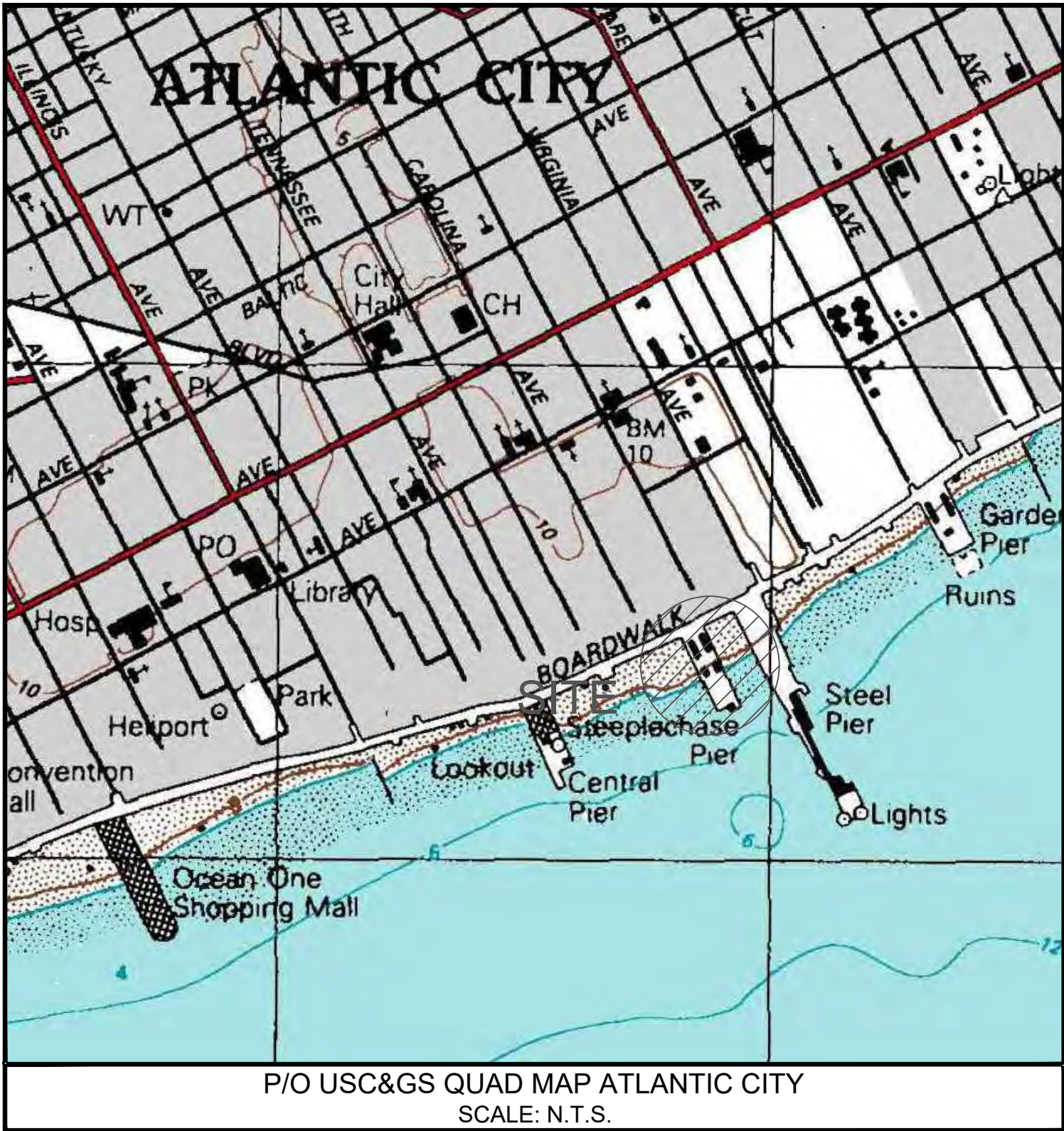
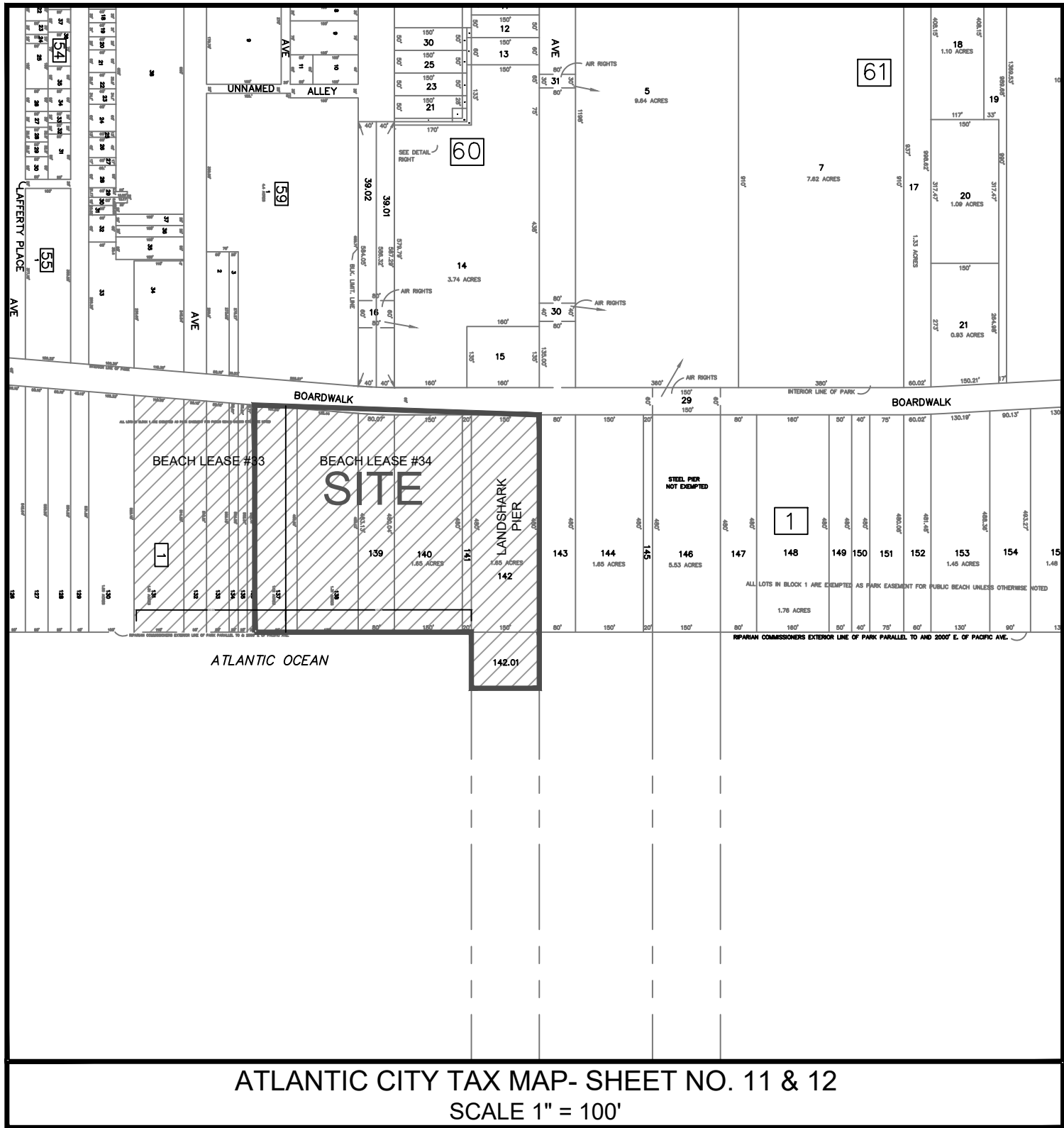




LANDSHARK BAR & GRILL

BEACH BAR

CRDA SUBMITTAL SET

CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
BLOCK 1 LOTS 137, 138, 139, 140, 141, 142 & 142.01

CIVIL SHEET INDEX
C-1 TITLE SHEET
C-2 EXISTING CONDITIONS SURVEY
C-3 SITE DEVELOPMENT PLAN

NOTE:
200' LIST OF OWNERS PROVIDED
UNDER SEPARATE COVER

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

PRELIMINARY & FINAL MAJOR SITE PLAN
LANDSHARK BEACH BAR
TAX MAP SHEET 11 & 12
ATLANTIC CITY BEACH LEASE #34

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	4/1/25	JJB	FINAL PLAN COMPLIANCE				
REVISIONS							



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. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483



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

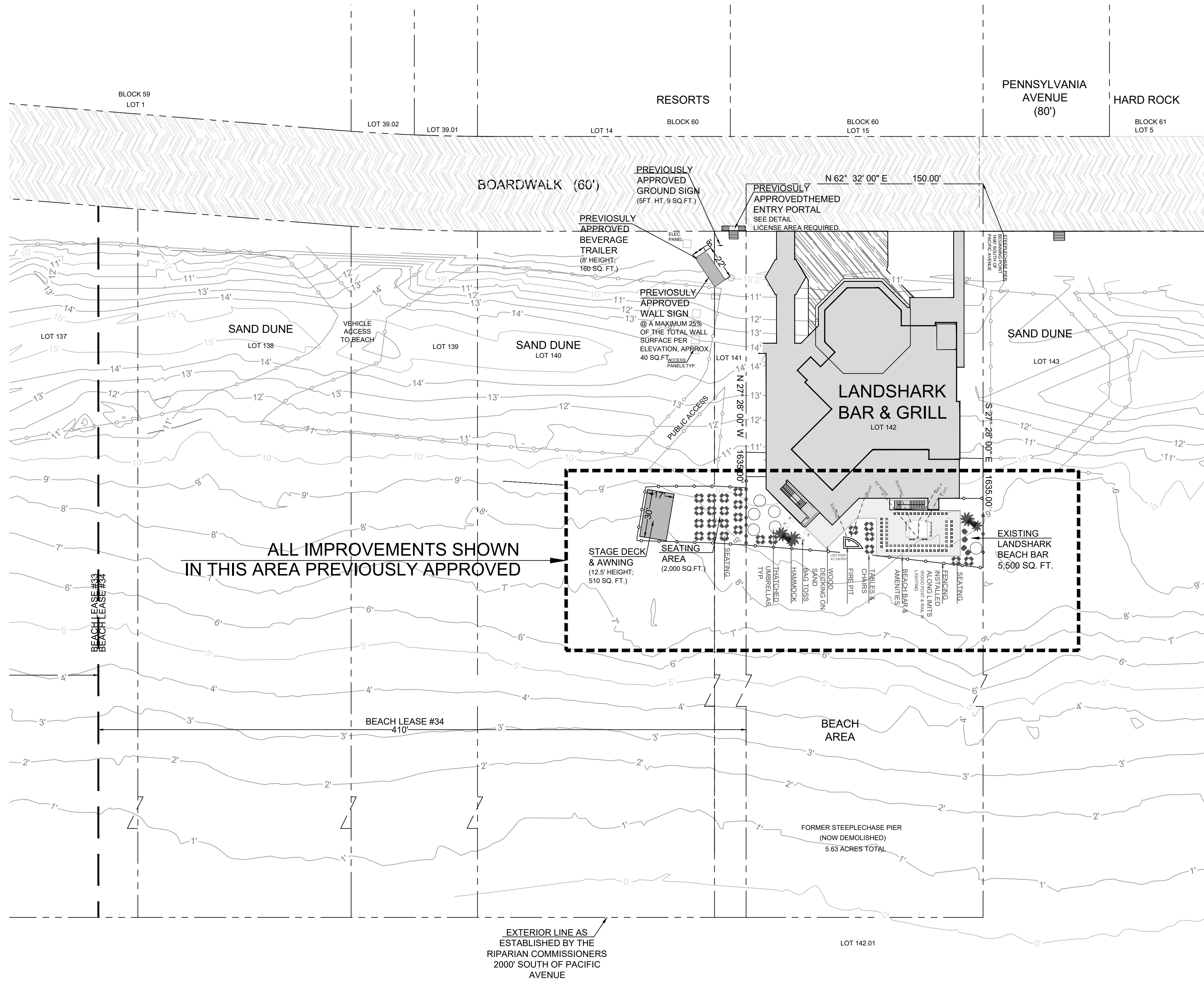
TITLE SHEET / AREA MAPS
BLOCK 1 LOT 137,138,139,140,141,142,142.01
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: NO SCALE
DATE: 12-20-24

BY: JJB
PROJ. NO.: 41808

SHEET NO.
C-1

SHEET 1 of 4



GENERAL SURVEY NOTES

- SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 262,104 SF.; 6.01 ACRES TO MEAN HIGH WATER LINE 03-2024.
- PERMANENT MARKERS HAVE BEEN OMITTED.
- 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 OTHER THAN AS INTENDED.
- 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.
- 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.
- 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 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.
- 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.



PRELIMINARY & FINAL MAJOR SITE PLAN
LANDSHARK BEACH BAR
TAX MAP SHEET 11 & 12
ATLANTIC CITY BEACH LEASE #34

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	4/1/25	JJB	FINAL PLAN COMPLIANCE				
REVISIONS							



ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

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



JON B. 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

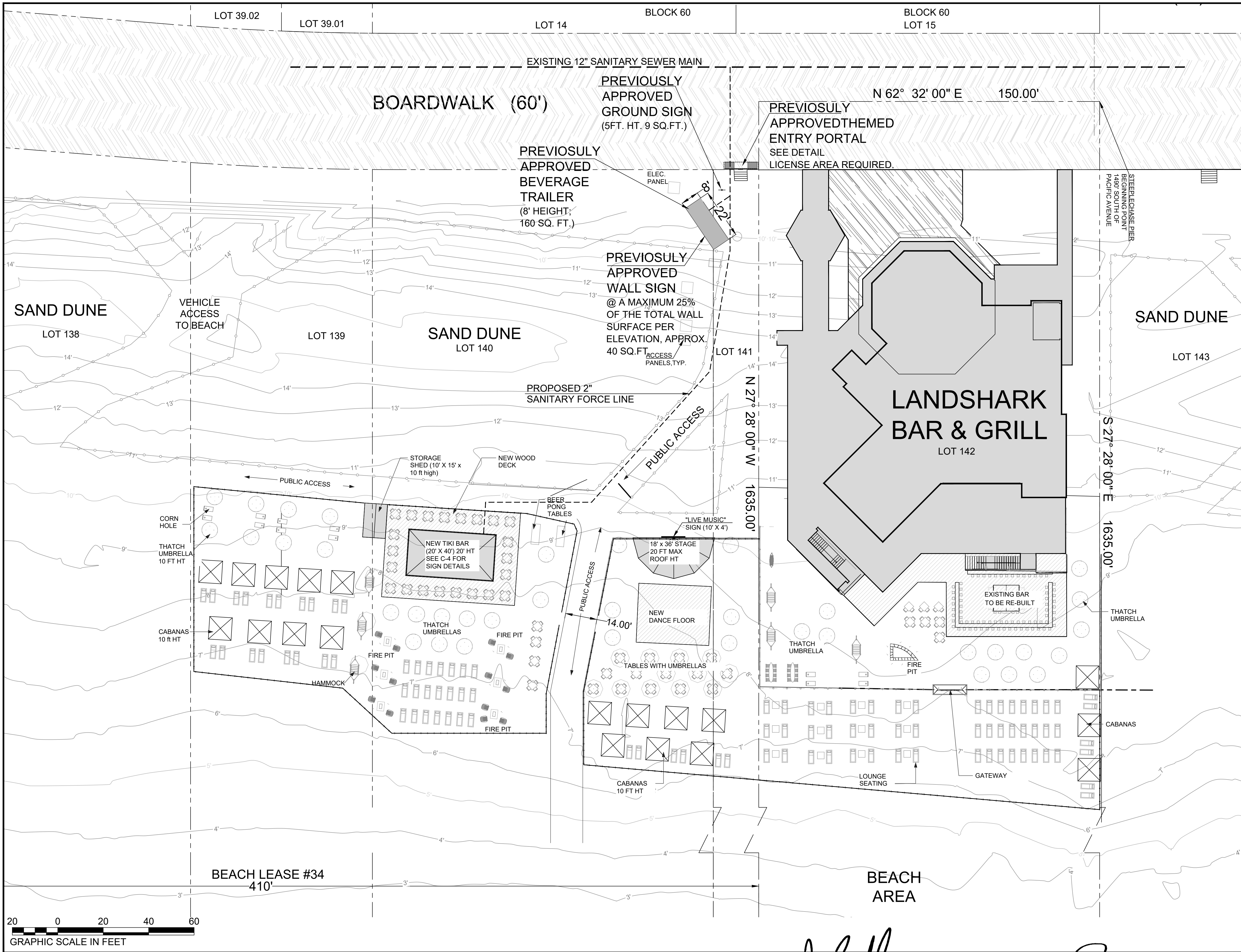
EXISTING CONDITIONS SURVEY PLAN
BLOCK 1 LOT 137,138,139,140,141,142,142.01
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 40'
DATE: 12-20-24

BY: JJB
PROJ. NO.: 41808

SHEET NO.
C-2

SHEET 2 of 4



GENERAL NOTES

1. APPLICANT:
DGM CASINO, LLC
IMCMV HOLDINGS, INC.
OWNER:
DGM CASINO, LLC
1133 BOARDWALK
ATLANTIC CITY, NJ 08401
ATTORNEY:
NICHOLAS TALVACCHIA, ESQ
COOPER LEVENSON
1125 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401
2. PROPERTY INFORMATION:
BLOCK 1
LOTS 137, 138, 139, 140, 141, 142, 142.01
ATLANTIC CITY BEACH LEASE 34
3. ZONING = B (BEACH)
EXISTING USE = PUBLIC BEACH, LANDSHARK BAR & GRILL
PLAN HORIZONTAL DATUM - NAVD83
PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
APPLICANTS PROPOSE TO CONSTRUCT/INSTALL
SEASONAL AMENITIES INCLUDING A STAGE, BEVERAGE
TRAILER AND SEATING ANCILLARY TO LANDSHARK BAR
& GRILL.
5. REGULATORY APPROVALS REQUIRED:
A. NJCRDA SITE PLAN APPROVAL
B. NJDEP COASTAL GENERAL PERMIT 22

ITEM	REQUIRED	PROPOSED	STATUS
HEIGHT			
PRINCIPAL			
BAR	20 FT.		C
ACCESSORY TO BEACH BAR			
SHED	10 FT.		C
SUN SHELTERS	10 FT.		C

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

PARKING CALCULATION (RESTAURANT/BAR)

PROPOSED
38,600 SQ. FT. @ 3 SPACES / 1000 SF = 116 SPACES
(INCLUDES ALL BEACH AREA WITHIN PIER PROPERTY & PUBLIC BEACH)
(DOES NOT INCLUDE EXISTING LANDSHARK BAR & GRILL INTERIOR OR DECK SEATING)
0 NEW SPACES PROPOSED (SEE PARKING ANALYSIS PROVIDED WITH APPLICATION)

NEW SIGNAGE*

(1)	FOUR ROOF SIGNS ON BAR	48 SF. (EA)
(2)	FOUR SIGNS AT BAR EAVE	18 SF. (EA)
(3)	ONE "LIVE MUSIC" SIGN	40 SF.

LEGEND:
C - CONFORMING
V - VARIANCE

*ALL SIGNAGE PREVIOUSLY APPROVED SHALL REMAIN

NOTES PERTAINING TO STRUCTURES RELATED TO THE TOURISM

INDUSTRY AS INDICATED IN N.J.A.C. 7:7-2.2

1. STRUCTURES SHALL REMAIN IN PLACE FROM MAY 1 THROUGH OCTOBER 31 ONLY. FLOOR DECKING, OPEN DRINK AND FOOD CONCESSION STAND SHELLS, STAGE SHELLS, MAY REMAIN IN PLACE YEAR ROUND. FOR THOSE STRUCTURES THAT MUST BE REMOVED, REMOVAL SHALL BE COMPLETED BY OCTOBER 31 OF EACH YEAR.
2. ALL STRUCTURES LOCATED ON THE BEACH SHALL BE IMMEDIATELY REMOVED AND RELOCATED TO A SECURE PLACE AT ANY TIME THE NATIONAL WEATHER SERVICE ISSUES A SEVERE WEATHER ALERT FOR THE MUNICIPALITY WHICH THE DEVELOPMENT IS LOCATED. FOR SIGNIFICANT WEATHER EVENTS, SUCH AS COASTAL FLOOD WARNING, EXTREME WIND WARNING, HURRICANE WARNING, TORNADO WARNING OR TROPICAL STORM WARNING, THAT WOULD DIRECTLY AFFECT STRUCTURES LEFT ON THE BEACH, UNTIL THE SEVERE WEATHER ALERT IS LIFTED.
3. PUBLIC ACCESS TO THE PUBLIC BEACH SHALL BE MAINTAINED VIA THE EXISTING WOODEN WALKWAYS, DUNE CROSSOVERS AND BEACH ACCESS POINTS. PUBLIC ACCESS SHALL BE CLEARLY MARKED WITH APPROPRIATE SIGNAGE FACED AT THE BOARDWALK ACCESS AND EGRESS POINTS. PUBLIC ACCESS TO AND FROM THE BEACH BY GENERAL PUBLIC AT ANY US ARMY CORPS OF ENGINEERS HANDICAP ACCESS POINT SHALL BE PERMITTED.
4. THE STRUCTURES SHALL NOT ENCRDACH UPON THE SURROUNDING DUNE AREAS AS SHOWN ON THE PLAN.
5. A 10' BUFFER IS NECESSARY BETWEEN THE DUNE FENCE AND ANY PROPOSED STRUCTURE THAT IS APPROVED.
6. STRUCTURES ARE TO BE LOCATED A MINIMUM OF 50 FEET LANDWARD OF THE MEAN HIGH WATER LINE AND OCCUPY LESS THAN 5% OF THE TOTAL WIDTH OF THE BEACH.
7. THE TOTAL AREA OF BEACH COVERAGE, INCLUDING ALL STRUCTURES AND SUPPORT FACILITIES, SHALL NOT EXCEED ONE ACRE. THE DEPARTMENT OF LAND USE REGULATION HAS THE RIGHT TO LIMIT THE COVERAGE TO A GREATER EXTENT DUE TO PREVAILING BEACH CONDITIONS, PUBLIC ACCESS AND SAFETY CONCERNS.
7. NO EXCAVATION, GRADING OR FILLING OF THE EXISTING BEACH SHALL OCCUR.
8. ON OR PRIOR TO APRIL 1 OF EACH YEAR, AND FOR THE DURATION OF THE PERMIT, THE PERMITTEE SHALL SUBMIT TO THE DEPARTMENT DIVISION OF LAND USE REGULATION FOR ITS REVIEW AND APPROVAL, THREE COPIES OF A REVISED SITE PLAN, DATED NO MORE THAN 90 DAYS PRIOR TO THE SUBMITTAL, INCLUDING SUPPLEMENTAL DOCUMENTS AS APPROPRIATE, SHOWING:
A. THE LOCATION OF THE BEACH BERM AREA, AND
B. COMPLIANCE WITH N.J.A.C. 7:7-7.26(a)3 THROUGH 10

STORM EVENT / STORM ALERT PROCEDURES:

1. IN THE EVENT OF A PREDICTED MAJOR WEATHER EVENT, UPON NOTICE BY LANDSHARK BEACH BAR, MASSETT CONSTRUCTION, AS WELL AS RESORTS FACILITIES DEPARTMENT WILL BE AVAILABLE ON SEVERAL HOURS NOTICE TO REMOVE ALL IMPROVEMENTS FROM THE LANDSHARK BEACH BAR.

ALL ITEMS/STRUCTURES TO BE REMOVED FROM BEACH AND STORED UPWARD WITHIN DGM CASINO, LLC (RESORTS) OWNED PROPERTY. REMOVAL MUST TAKE PLACE WITHIN 24 HOURS OF A SEVERE WEATHER ALERT.

BEACH BAR WINTERIZATION PROCEDURES:

1. SHRINK WRAP STAGE SHELL.
2. REMOVE THATCHED UMBRELLAS, FIRE PITS, SIGNAGE, BREAKERS, FENCING, TABLES & CHAIRS, HAMMOCKS, GAMES AND ANY OTHER ITEM NOT PERMITTED TO REMAIN ON BEACH UNDER THE GP22.
3. DE-ENERGIZE & REMOVE ALL UNDERGROUND ELECTRIC LINES & PROVIDE SIGNAGE INDICATING UNDERGROUND ELECTRIC LINES.
4. DRAIN ALL UNDERGROUND WATER LINES & REMOVE.
5. SHUT OFF & REMOVE UNDERGROUND GAS LINES.
6. DRAIN AND REMOVE UNDERGROUND SANITARY LINES.
7. REMOVE BEVERAGE TRAILER & BARS, STORE OFFSITE. FLOOR DECKING TO BE REMOVED.

ALL ITEMS/STRUCTURES TO BE REMOVED FROM BEACH AND STORED UPWARD WITHIN DGM CASINO, LLC (RESORTS) OWNED PROPERTY.

PRELIMINARY & FINAL MAJOR SITE PLAN
LANDSHARK BEACH BAR
TAX MAP SHEET 11 & 12
ATLANTIC CITY BEACH LEASE #34

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1	4/1/25	JJB	FINAL PLAN COMPLIANCE				
REVISIONS							

ARCO 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

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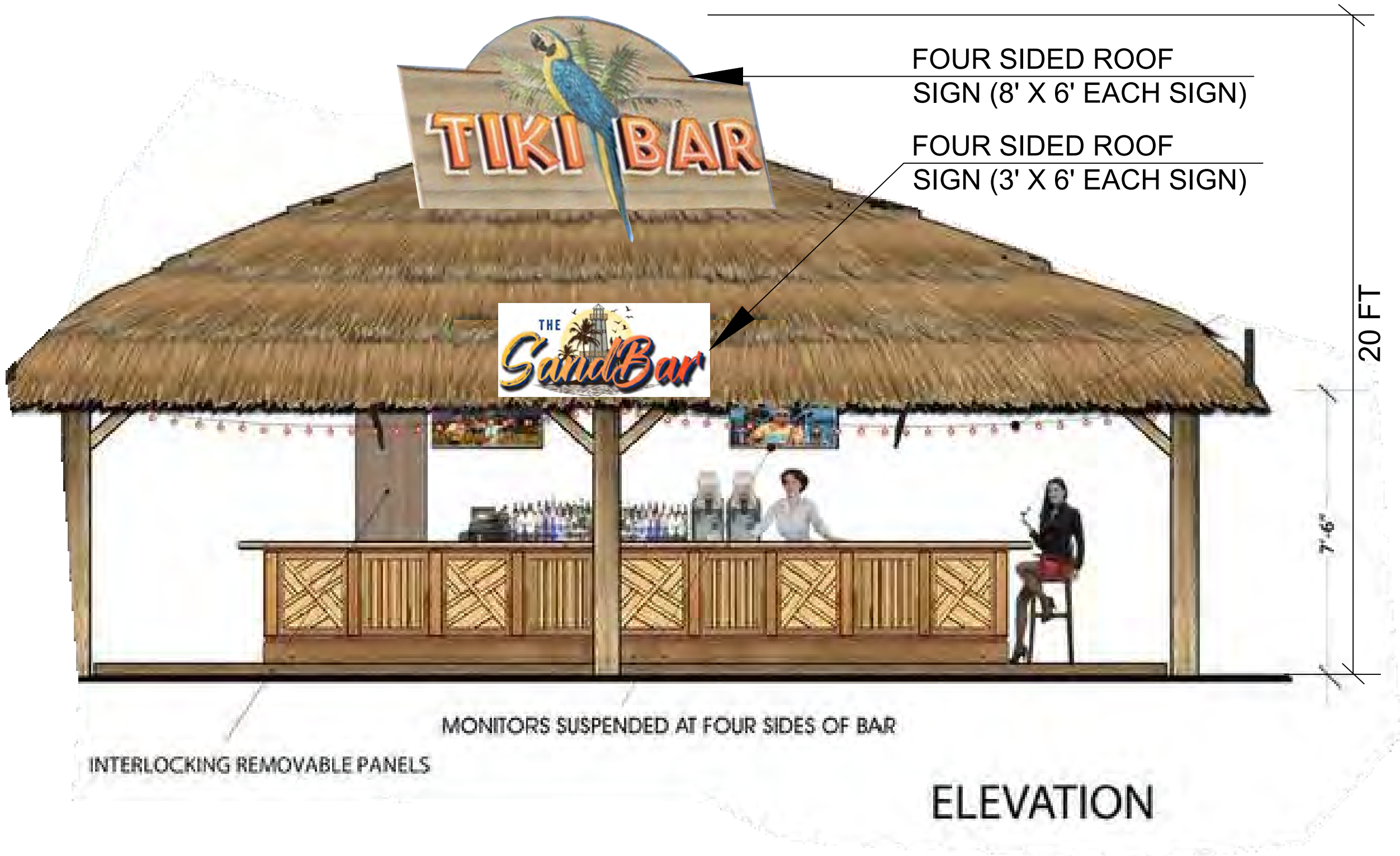
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DEVELOPMENT PLAN
BLOCK 1 LOT 137,138,139,140,141,142,142.01
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 20'
DATE: 12-20-24
BY: JJB
PROJ. NO.: 41808

SHEET NO.
C-3
SHEET 3 of 4



PREVIOUSLY APPROVED THEMED ENTRY PORTAL
AT BOARDWALK EDGE
PROVIDED BY THE McBRIDE COMPANY



PROPOSED TIKI BAR

PRELIMINARY & FINAL MAJOR SITE PLAN
LANDSHARK BEACH BAR
TAX MAP SHEET 11 & 12
ATLANTIC CITY BEACH LEASE #34

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J. Barnhart

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PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DETAILS
BLOCK 1
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

LOT 137,138,139,140,141,142,142.01
SCALE: NO SCALE
DATE: 12-20-24

BY: JJB
PROJ. NO.: 41808

SHEET NO.
C-4

SHEET 4 of 4