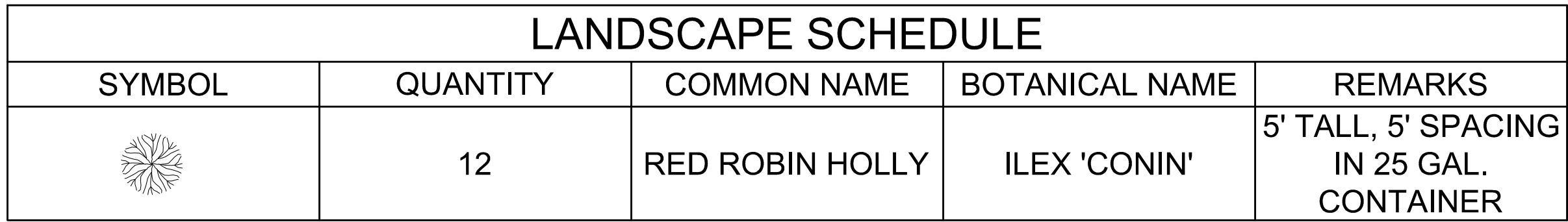
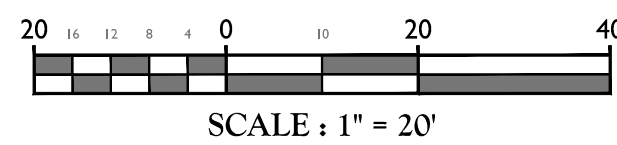
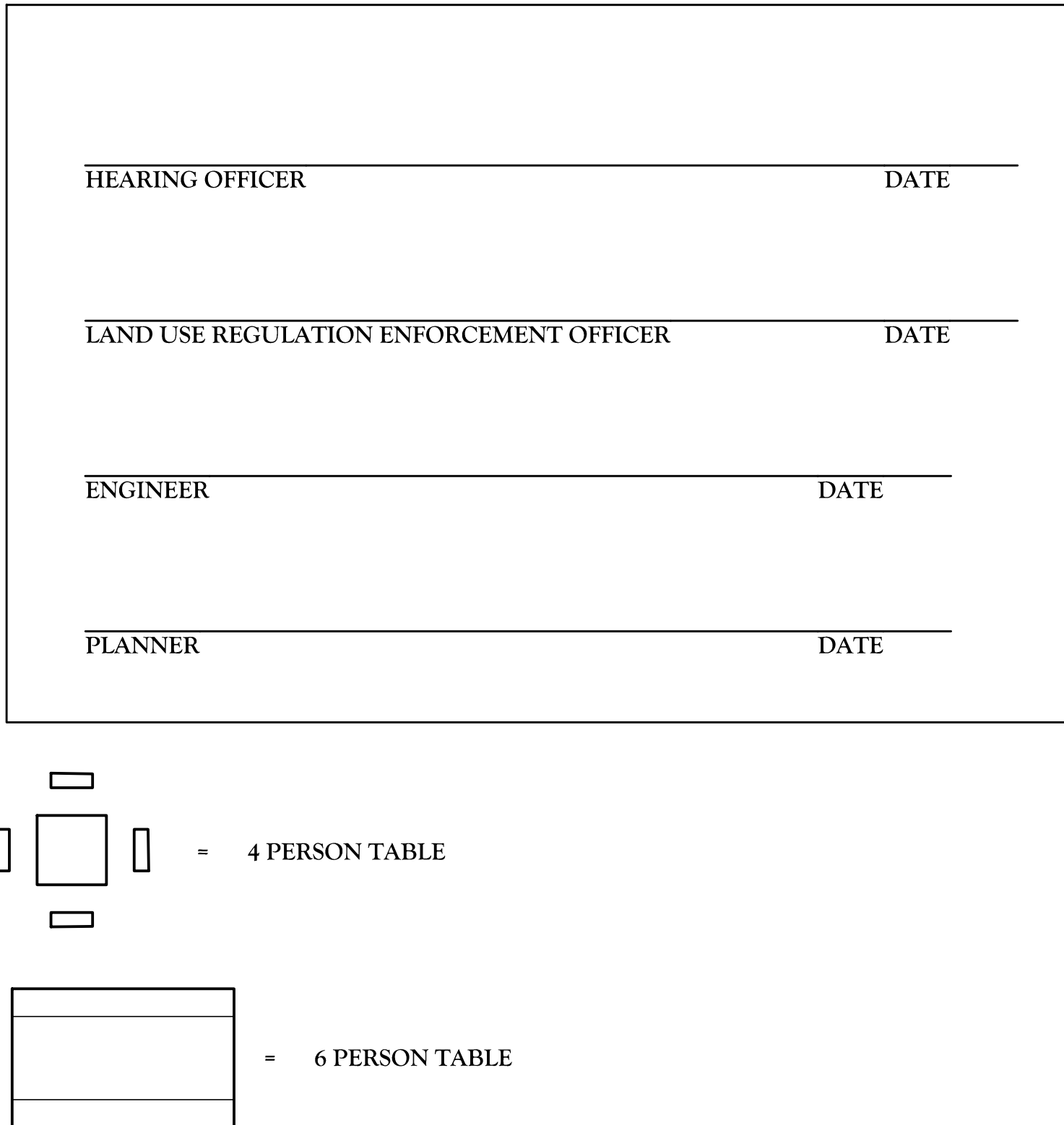


CRDA ZONING MAP, N.T.S.

1. Install planters on site. A Landscape Schedule has been added to the Minor Site Plan.
2. Andrew A. Previti, PE will conduct a nighttime lighting survey after the improvements are installed and will provide his report to the Authority.
3. The applicant will comply with all conditions of prior approvals.
4. The applicant will submit an application to the Atlantic City Construction Office for subcode approval for the proposed pole-barn garage.
5. The applicant will submit an application to the City of Atlantic City Building Code Department for the proposed pole-barn garage.
6. Lots 33, 34, 36 & 37 will be consolidated into Lot 32.



1. This site plan addresses a proposed garage building as shown on plans prepared by Pioneer Pole Building, Inc. The proposed garage will be a 36'x60' one (1) story building with a truss roof system that will create a loft area above the ground floor as shown on the plans. The garage will be used to house the various vehicles used in the Tavern's catering and event business.
2. This property contains 55 parking spaces, including 15 spaces measuring 38'x9' wide and 4 spaces measuring 24'x9' wide.
3. When the outside bar and seating area are in use and upon completion of garage construction 28 parking spaces will be available and 39 spaces will be available with valet parking. This represents an increase of 6 spaces over existing conditions when the outdoor bar is in use (39 spaces with valet vs. 33 existing spaces when outdoor area is in use).
4. Parking spaces are marked by yellow paint.
5. Seven (7) apartments are located above and next to the tavern and liquor store.
6. The existing tavern has a total of 95 seats, including bar, table & booth seating.
7. The outdoor bar seating area includes six (6) 30"x30" tables, seating four (4) at each table, and fourteen (14) 8'x5' picnic benches seating six (6) at each table. Total seating is 108 seats.
8. The site of the proposed garage is an existing impervious asphalt & concrete surface. The proposed garage building will not increase impervious coverage and grading and drainage conditions will not change.
9. The existing site lighting is adequate for the existing site and the proposed garage based on the engineer's site inspection.
10. The proposed one (1) story restroom building has been previously approved as memorialized in City of Atlantic City Certificate of Land Use Compliance for Application No. 2022-05-3200.
11. Variance relief for exceeding maximum impervious coverage was previously granted and memorialized in CRDA Resolution No. 20-117



ZONING SCHEDULE					
Site Address		2400 Atlantic Ave		Applc.# _____	
Block(s)		164		Lot(s) 30, 32, 33, 34, 36, 37	
Reg. SECTION	DA ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.8	PARKING	Restaurants and bars: One space for each customer based upon 30% of building capacity or 150 SF of floor area, whichever is greater. Residential parking shall follow the requirements of the New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21.	55 SPACES	28 (39 with valet) spaces for outside bar use (108 seats)	C
19:66-5.11 (a) 1. i.	USE	Multi-family Residential, Restaurants, bars, retail sales	Multi-family Residential, Restaurants, bars, retail sales	Multi-family Residential, Restaurants, bars, retail sales	C
19:66-5.11 (a) 1. iv (1)	MAX. BUILDING HEIGHT	35' max.	<35'	< 35'	C
19:66-5.11 (a) 1. iv (2)	MIN. LOT AREA	5,000 SF	29,146 SF	29,146 SF	C
19:66-5.11 (a) 1. iv (3)	MIN. LOT DEPTH	100'	150'	150'	C
19:66-5.11 (a) 1. iv (4)	MIN. LOT WIDTH	50'	58'	58'	C
19:66-5.11 (a) 1. iv (5)	MIN. LOT FRONTAGE	50'	297.9'	297.9'	C
19:66-5.11 (a) 1. iv (6)	MAX. BUILDING COVERAGE	30%	23.5%	32.6%	NC
19:66-5.11 (a) 1. iv (7)	MAX. IMPERVIOUS COVERAGE	80%	100%	100%	PE
19:66-5.11 (a) 1. iv (8)	MIN. FRONT YARD	5'	N/A	110'	C
19:66-5.11 (a) 1. iv (9)	MIN. SIDE YARD	0'	0'	5'	C
19:66-5.11 (a) 1. iv (10)	MIN.REAR YARD	20'	NA	5'	NC
19:66-5.11 (a) 1. iv (11)	FLOOR AREA RATIO	NA	NA	NA	NA
19:66-5.11 (a) 1. iv (12)	OPEN SPACE	NA	NA	NA	NA
19:66-5.11 (a) 1. iv (13)	MAX. DENSITY	25 DU / ACRE OR 16 UNITS	7 units	7 units	C

C= Conforms , PE = Pre-existing non-conforming condition, NC=Non-Conforming, Variance Required


C= Conforms , PE = Pre-existing non-conforming condition, NC=Non-Conforming, Variance Required


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REV	DATE	DRAWN BY	DESCRIPTION
1	1/16/23	DMS	UPDATED GENERAL NOTES.
2	10/23/24	DMS	UPDATED PROPOSED ACTIVITY
3	4/22/25	DMS	ADDED CONDITIONAL IMPROVEMENTS
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ANDREW A. PREVITI
 NEW JERSEY PROFESSIONAL
 ENGINEER - LICENSE NUMBER: GE36663

MINOR SITE PLAN

FOR

DUCKTOWN
TAVERN, INC.

2400 ATLANTIC AVE. & 8, 14,
16, 18 & 20 S. GEORGIA AVE.
BLOCK 164

LOTS 30, 32, 33, 34, 36 & 37
TAX MAP SHT. 31

CITY OF ATLANTIC CITY
ATLANTIC COUNTY
NEW JERSEY

Colliers
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& Design

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COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: MAR. 2022	DRAWN BY: DMS	CHECKED BY: AAP
PROJECT NUMBER: 16-EXADAKTILOS		DRAWING NAME: V-SITE-PLAN-2024-2025	

SHEET TITLE:	
MINOR SITE PLAN	
SHEET NUMBER:	
01	of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION