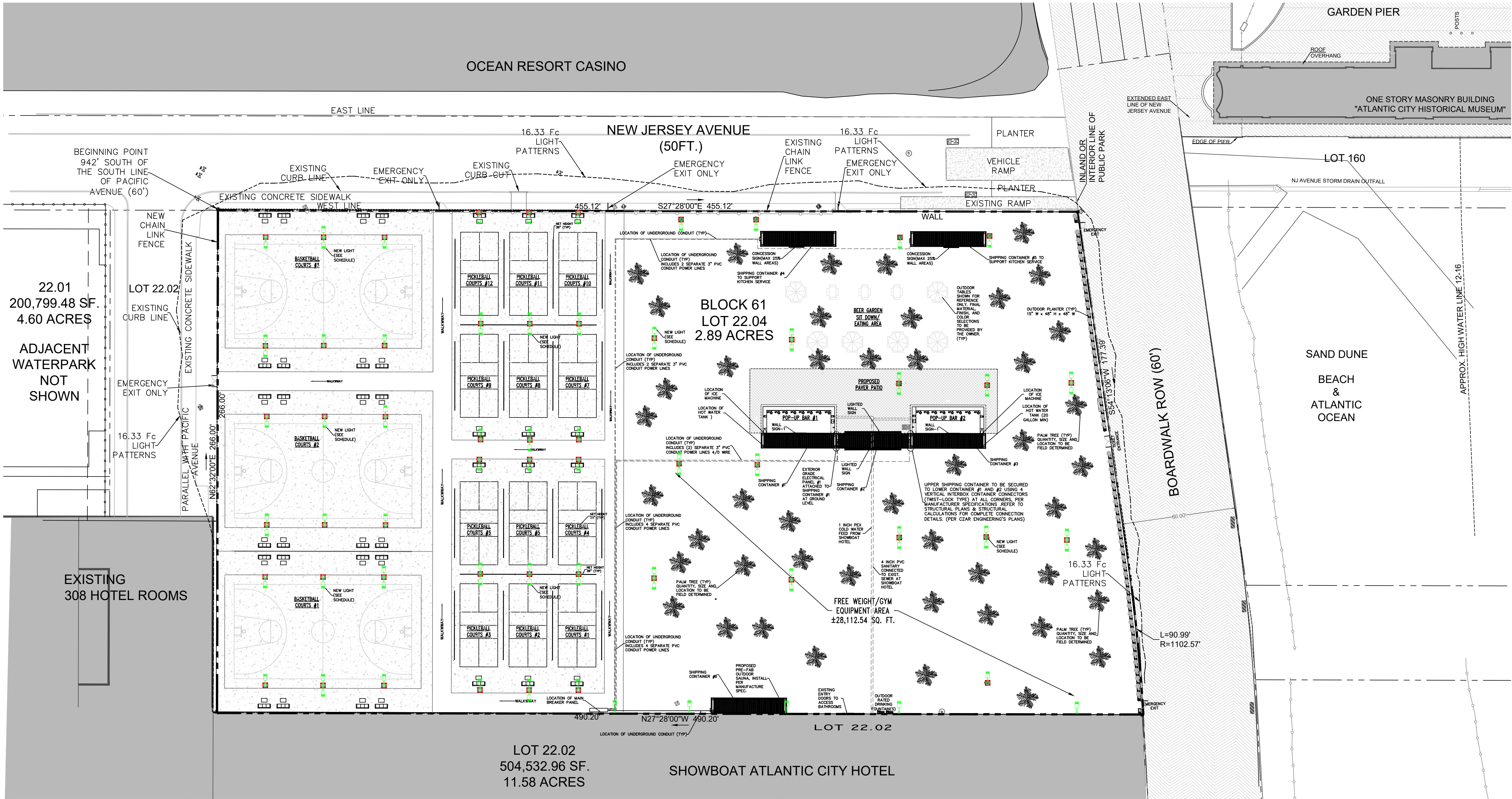




- GENERAL SITE PLAN NOTES:
1. APPLICANT:
TONY CHOWDHURY D/B/A FUSION GYM
267-253-2366 TONY.FUSIONGYMS@GMAIL.COM
 2. PROPERTY OWNER:
BEACHVIEW AC
1520 LOCUST STREET, PHILA. PENNA 19102
BART BLATSTEIN BBLATSTEIN@TOWERDEV.COM
 3. PROPERTY INFORMATION:
BLOCK 61 LOT 22.04
170 SOUTH NEW JERSEY AVENUE
ATLANTIC CITY, N.J.
 4. ZONING:
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
TOURISM DISTRICT
RC – RESORT COMMERCIAL
 5. EXISTING USE:
THE PROPERTY IS THE SITE OF A FORMER SAND VOLLEYBALL COURT AND WAS REMOVED A FEW YEARS AGO. SITE ALSO USED FOR SEASONAL EVENTS AND AMMENITIES.

PRESENT USE FOR THE BOARDWALK PORTION OF THE PROPERTY IS AS A SEASONAL OUTDOOR RESTAURANT FACILITY WITH OPEN SEATING SURROUNDED WITH OPEN SPACE
 6. APPLICANT'S INTENT:
APPLICANT PROPOSES TO REMOVE THE EXISTING SEASONAL USE AND REPLACE IT WITH A NEW SEASONAL USE CONSISTING OF THE FOLLOWING:

A. OUTDOOR GYM WITH FREE WEIGHTS AND EXERCISE EQUIPMENT
B. POP UP BAR AREAS (2) IN SHIPPING CONTAINERS COMPLETE WITH BIER GARDEN PATIO AREAS AND SEATING

- GENERAL NOTES:
1. LIGHTING LOCATIONS PER PLAN SHOWING POLES AND FIXTURES. SITE LIGHTING IS TO BE IN ACCORDANCE WITH APPLICANT CITY/CRDA STANDARDS
 2. SITE SURFACE MATERIAL:
THE SITE EXISTS AS A VACANT, SAND AND GRAVEL FILLED LOT.
SITE GRADING IS TO BE ACCOMPLISHED TO PROVIDE LEVEL PYAYING SURFACES FOR THE PROPOSED PICKLEBALL AND BASKETBALL COURTS

THE AREAS TO BE USED FOR THE OUTDOOR GYM, SHIPPING CONTAINERS AND POP-UP BARS WITH SEATING AND OPEN AREAS IS TO BE GRADED AND TOPPED WITH DGA, CRUSHED STONE BASE MATERIAL MAY NEED TO BE USED IN AREAS TO PROVIDE ADDITIONAL GROUND SUPPORT.
 3. LANDSCAPING:
A TOTAL OF 300 PALM TREES WILL BE BROUGHT IN AND PLANTED THROUGHOUT THE SITE. PALM TREES TO HAVE A CALIPER OF 6"- 12"

75000 SF OF ARTIFICIAL TURF WILL BE IN AREAS LAID THROUGHOUT THE SITE OVER A PREPARED SUBGRADE.

IN THE WALL ALONG THE BOARDWALK- A PLANTER IS TO BE BUILT WHICH WILL CONTAIN 75 ARTIFICIAL PLANTS MAINLY FOR AESTHETIC AND BUFFERING PURPOSES. THE ARCITIFIAL PLANTS WERE CHOSEN TO PROVIDE SOME LONGEVITY DUE TO THE HARSH WIND/BLOWING SAND AND SEA SPRAY EXPERIENCED AT THIS LOCATION

LIGHTING-FIXTURE-SCHEDULE									
TAG	SYMBOL	DESCRIPTION	TYPE	W	V	MOUNT.	MANUF.	MODEL	QUANTITY
S1		25' POLE MOUNT LIGHT SINGLE ARM	LED	400W	120V	POLE	GDIDEA	KEKEOU 44000LM STADIUM LIGHTS OUTDOOR LED FLOOD LIGHT 2700 WATT EQUIVALENT FIELD LIGHTING 6500K IP67 WATERPROOF ADJUSTABLE LIGHTING ANGLE 400W LED ARENA LIGHT FOR SPORTS AND COURT	29
S2		WALL MOUNTED LIGHT @25'	LED	400W	120V	WALL	GDIDEA		3
S3		25' POLE MOUNT LIGHT DOUBLE ARM	LED	2x400W	120V	POLE	GDIDEA		26

ZONING SCHEDULE (RESORT COMMERCIAL ZONE)			
ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	7,500 SF.	2.89 ACRES	C
LOT WIDTH	50 FT.	455.12 FT	C
LOT DEPTH	150 FT.	266 FT	C
LOT FRONTAGE	50 FT.	455.12 FT	C
SETBACKS			
FRONT YARD	0 UP TO 35FT	0 FT	C
SIDE YARD	IN HT. THEN 20 FT.	0 FT	C
REAR YARD	20 FT.	N/A	C
COVERAGE	70 %	2%	C
BUILDING	80 %	44%	C
IMPERVIOUS USE		RECREATION/ BAR/RESTAURANT	C

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

NOTE:
ELEVATIONS SHOWN
REFERENCE NAVD 1988



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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROMINENCY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1046, C-249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C.C. ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR W. PONZIO, JR. ASSUMES NO RESPONSIBILITY FOR ANY FIELD INSTRUCTIONS, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

ARCO ARTHUR PONZIO CO.
ENGINEERS & SURVEYORS
PLANNERS

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NEW JERSEY STATE AUTH. NO.: 24GA28001300

JON D. 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

SITE DEVELOPMENT PLAN
BLOCK 61 LOT 22.04
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 30'
DATE: 7-16-25

BY: JJB
PROJ. NO.: 42097

SHEET NO.
C-03

SHEET 3 of 5