

EXISTING CONDITIONS PLAN  
SCALE 1"=20'

200' LIST OF OWNERS

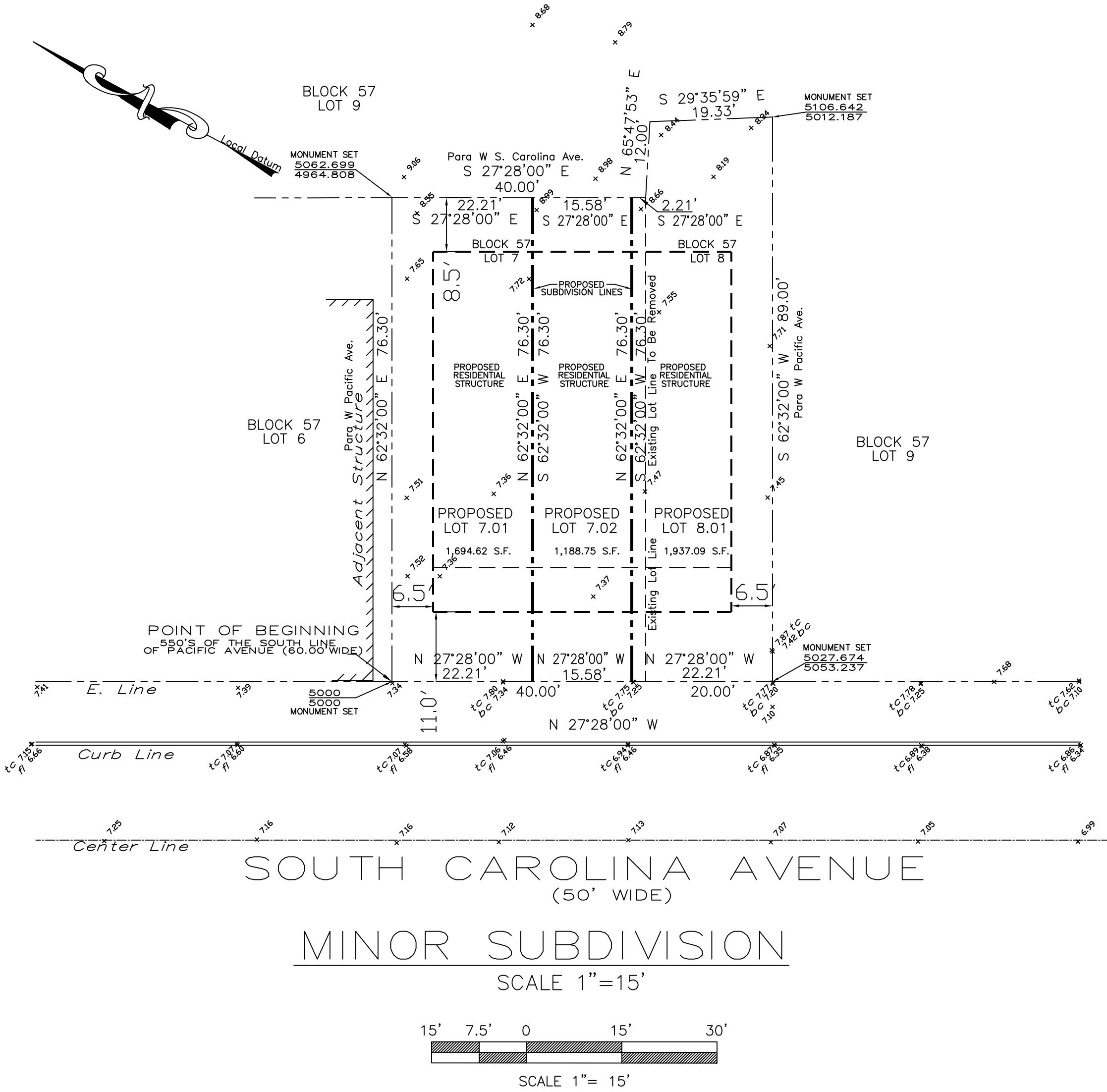
- ATLANTIC CITY ELECTRIC REAL ESTATE DEPARTMENT  
5100 HARDING HIGHWAY  
SUITE 309  
MAYS LANDING, NJ 08330
- VERIZON  
540 BROAD STREET  
NEWARK, NJ 07102
- SOUTH JERSEY GAS COMPANY  
1 SOUTH JERSEY PLAZA  
FOLSOM, NJ 08037
- PUBLIC SERVICE ELECTRIC AND GAS COMPANY  
MANAGERS-CORPORATE PROPERTIES  
80 PARK PLAZA, 16B  
NEWARK, NJ 07102
- COMCAST  
901 W LEEDS AVENUE  
ARSECON, NJ 08201

SURVEY NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OF RECORD RRIPARIAN CLAIMS, AND OTHER FACTS WHICH A TITLE REPORT WOULD DISCLOSE
2. PROPERTY IS CURRENTLY KNOWN AS TAX LOTS 7 & 8 IN BLOCK 57ON THE CURRENT TAX MAP OF THE CITY OF ATLANTIC CITY
3. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS OFFICE PERFORMED ON 3/21/2025. RE-SURVEYED ON 5/23/2025.
4. DEED REFERENCES:  
A. INSTRUMENT #2011034513 LOT 7  
B. INSTRUMENT #2005109692 LOT 8  
C. INSTRUMENT #202516750 LOTS 7 & 8
5. MAP REFERENCE: "1924 MUELLER ATLAS PAGE 4
6. TOTAL AREA OF SITE CONTAINS 4,820.47 S.F.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE REFERENCED TO NAVD 1988.
8. UNDERGROUND UTILITIES ARE NOT NECESSARILY COMPLETE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UNDERGROUND TANKS IS BEYOND THE SCOPE OF THIS PROJECT.
9. SITE IS LOCATED IN FEMA ZONE AE ELEVATION 10.0' AS SHOWN ON FEMA PRELIMINARY FIRM MAP 34001C0456G DATED 1/30/15.
10. THE LOCATION OF RIPARIAN CLAIMS, WETLANDS, WETLANDS BUFFERS, ETC. IS BEYOND THE SCOPE OF THIS PROJECT.

GENERAL NOTES

1. Proposed grading for each single family dwelling shall direct stormwater away from any neighboring side properties and towards S. Carolina Avenue.
2. Applicant shall be responsible to replace broken/damaged curb and sidewalk.
3. Any new driveway will require approval from the City Engineer and a street opening permit from the City. Construction shall be in accordance with City Standards.



RC – RESORT COMMERCIAL ZONE

ITEM	PERMITTED/REQUIRED	PROPOSED LOT 7.01	STATUS	PROPOSED LOT 7.01	STATUS	PROPOSED LOT 7.01	STATUS
LOT REQUIREMENTS							
LOT AREA (MIN.)	7,500 S.F.	1,694.62 S.F.	DNC	1,188.75 S.F.	DNC	1,937.09 S.F.	DNC
LOT FRONTAGE (MIN.)	50'	25.21'	DNC	15.58'	DNC	25.21'	DNC
LOT DEPTH (MIN.)	150'	76.30'	DNC	76.30'	DNC	76.30'/89.00'	DNC
MINIMUM REQUIRED YARD DEPTH (BUILDING)							
FRONT	20' > 35' IN HEIGHT	11'	DNC	11'	DNC	11'	DNC
REAR	20'	8.5'	DNC	8.5'	DNC	8.5'	DNC
SIDE	20' > 35' IN HEIGHT	0' / 6.5'	DNC	0' / 0'	DNC	0' / 6.5'	DNC
DENSITY	50 DU/AC	27.3 DU/AC	C	27.3 DU/AC	C	27.3 DU/AC	C
BUILDING							
IMPERVIOUS COVERAGE	80% MAX.	35' MAX.		35' MAX.		35' MAX.	
BUILDING COVERAGE	70% MAX.	40% MAX.		40% MAX.		40% MAX.	
PARKING: 9' X 18'	2 SPACES	2 SPACES	C	2 SPACES	C	2 SPACES	C

ZONING INFORMATION

ENC=EXISTING NON–CONFORMITY, C=CONFORMS, DNC=DOES NOT CONFORM

CERTIFICATIONS

I HEREBY CERTIFY THAT I AM THE RECORD HOLDER OF THE TITLE TO THE LANDS DELINEATED ON THIS MAP AND APPROVE THE FILING THEREOF.

OWNER	DATE
OWNER	DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW" P.L. 1975 C.291 (C.40:550-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOW N ON THIS MAP.

CITY OF ATLANTIC CITY CLERK	DATE
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CERTIFICATION OF TAXES PAID

TAX COLLECTOR	DATE
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I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW", THE RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

C.R.D.A. ENGINEER	DATE
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I CERTIFY THAT THIS MAP WAS DULY APPROVED BY RESOLUTION OF THE CITY OF C.R.D.A. PLANNING BOARD AT AN OFFICIAL MEETING HELD ON AND SHALL BE FILED ON OR BEFORE .

I FURTHER CERTIFY THAT THE C.R.D.A. IS THE CONSTITUTED AUTHORITY.

PLANNING BOARD CHAIRPERSON	DATE
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PLANNING BOARD SECRETARY	DATE
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PLANNING BOARD ENGINEER	DATE
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OWNER/APPLICANT

MILO SCHAEFER  
631 HOLLY STREET  
BRIELLE NEW JERSEY 08730

SURVEYOR'S CERTIFICATION

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 5/23/25 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPILES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKER AS SHOWN HAVE BEEN FOUND, OR SET.

DANIEL J. PONZIO SR.  
SUBDIVISION PREPARER  
LICENSED LAND SURVEYOR NUMBER NJ.LIC.37603

ATLANTIC COUNTY APPROVALS

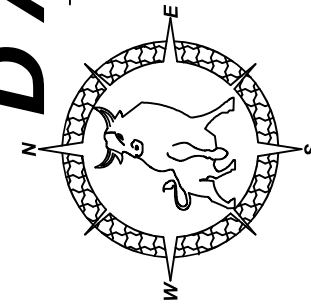
OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

- ☐ SUBDIVISION REVIEW  
☐ SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES <input type="checkbox"/> NO <input type="checkbox"/>	FILE NO.
COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION
		SIGNATURE

DANIEL J. PONZIO SR.

COMPANY AND ASSOCIATES L.L.C.  
PROFESSIONAL LAND SURVEYING  
3910 SOUTH BOULEVARD  
ATLANTIC CITY, N.J. 08401



MINOR SUBDIVISION

CITY OF ATLANTIC CITY  
ATLANTIC COUNTY, NEW JERSEY  
BLOCK 57  
ATLANTIC COUNTY, NEW JERSEY

DATE	BY	DESCRIPTION

DWN: DJP SR.	CKD: DJP SR.
SCALE: AS NOTED	
DATE: 6/19/2025	
PROJECT: 04372025-S	
SHEET: 1 OF 1	