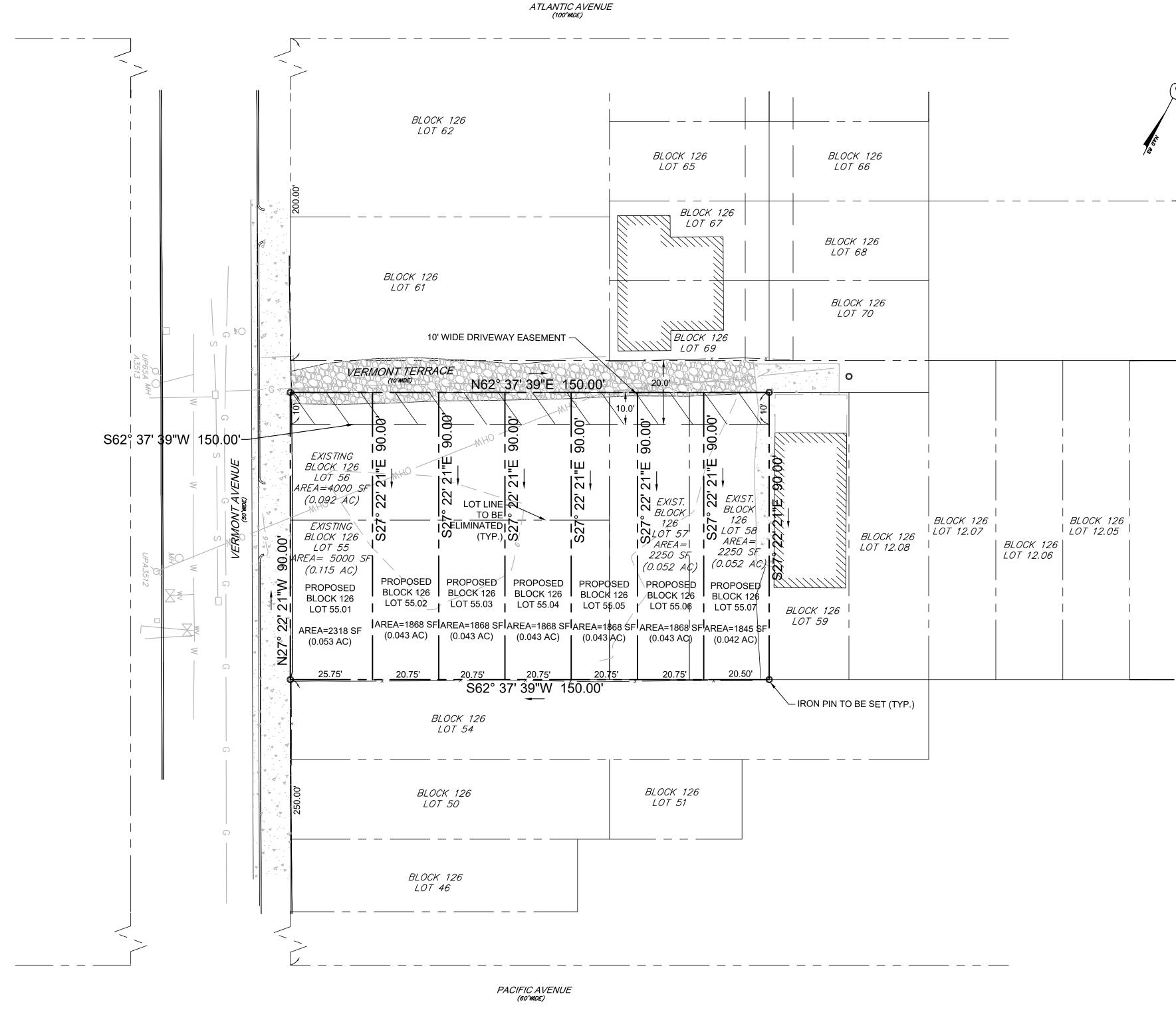


TAX MAP SOURCE: OFFICIAL TAX MAP OF ATLANTIC CITY SCALE: NTS

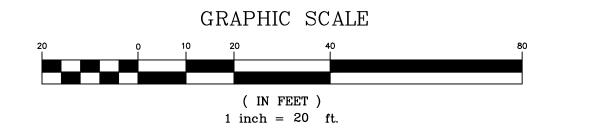


**ZONING MAP** SOURCE: ATLANTIC CITY ZONING MAP SCALE: NTS



				ZONIN	IG/ BULI	K&AREASCHEDUL	E-LH	1 (CRDAZoning)									
						19 SVERMONT	AVE										
Regulation	n Reference	Standard	Required (LH-1)	Proposed 55.01	UNITA	Proposed 55.02 L	INITB	Proposed 55.03 l	NITC	Proposed 55.04	JNITD	Proposed 55.04	JNITE	Proposed 55.04 l	JNITF	Proposed 55.04 L	NITG
19:66-5.18 (a)	1.i	Permitted Use	Multi-family residential, low-rise			1 Residental Townhome	C	1 Residental Townhome	С	1 Residental Townhome	С	1 Residental Townhome	С	1 Residental Townhome	С	1 Residental Townhome	С
19:66-5.18 (a)	1.iii(1)	Conditional Use (Variance)	Single-family detached dwelling (conditional)	1 Detached Dwelling	RCA												
19:66-5.18 (a)	1.iv(2)	Minimum Lot Area	7,500 sf	2,317.5 sf	DNC	1,867.5 SF	DNC	1,867.5 SF	DNC	1,867.5 SF	DNC	1,867.5 SF	DNC	1,867.5 SF	DNC	1,845 SF	DNC
19:66-5.18 (a)	1.iv(4)	Minimum Lot Width	50 ft	25.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.5 ft	DNC
19:66-5.18 (a)	1.iv(3)	Minimum Lot Depth	150 ft	90 ft	DNC	90 ft	DNC	90 ft	DNC	90 ft	DNC	90 ft	DNC	90 ft	DNC	90 ft	DNC
19:66-5.18 (a)		Minimum Lot Frontage	50 ft	25.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.75 ft	DNC	20.5 ft	DNC
19:66-5.18 (a)	1.iv(6)	Maximum Building Coverage	70%	44%	С	55%	С	55%	С	55%	С	55%	С	55%	С	55%	С
19:66-5.18 (a)	1.iv(7)	Maximum Impervious Coverage	80%	61%	С	73%	С	73%	С	73%	С	73%	С	73%	С	74%	С
19:66-5.18 (a)	1.iv(8)	Front Yard Setback	0 ft (≤35 ft bldg ht); 20 ft (>35 ft)	27 ft	С	27 ft	С	27 ft	С	27 ft	С	27 ft	С	27 ft	С	27 ft	С
19:66-5.18 (a)	1.iv(9)	Side Yard Setback	0 ft (≤35 ft bldg ht); 20 ft (>35 ft)	5ft	С	3.75 ft	С	3.75 ft	С	3.75 ft	С	3.75 ft	С	3.75 ft	С	3.5 ft	С
19:66-5.18 (a)	1.iv(10)	Rear Yard Setback	20 ft	3ft	DNC	3ft	DNC	3 ft	DNC	3ft	DNC	3ft	DNC	3 ft	DNC	3 ft	DNC
19:66-5.18 (a)	1.iv(1)	Maximum Height (Principal)	300 ft (from BFE)	34.75 ft	С	34.75 ft	С	34.75 ft	С	34.75 ft	С	34.75 ft	С	34.75 ft	С	34.75 ft	С
19:66-5.18 (a)	1.iv(1)	Maximum Height (Accessory)	35 ft														
19:66-5.18 (a)	1.iv(13)	Maximum Density	25 DU/A (low-rise); 50 DU/A (mid-rise); 75 DU/A (high-rise)	18.796	С	23.325	С	23.325	С	23.325	С	23.325	С	23.325	С	23.61	С
19:66-5.8 (a) +	+N.J.A.C. 5:21	Resident Parking	Pre RSIS (N.J.A.C. 5:21) For ~2,100 SF homes, 4 BR per unit -> 3.0	3.5 (2-car garage +24' dri veway)	С	3.5 (2-car garage +24' driveway)	С	3.5 (2-car garage +24' dri veway)	С	3.5 (2-car garage +24' driveway)	С	3.5 (2-car garage +24' driveway)	С	3.5 (2-car garage +24' driveway)	С	3.5 (2-car garage +24' driveway)	С

User ID: Sandra File: E:\TSE Dropbox\TSE Tri-State Engineering\Tri State Engineering\Projects\\_25-XXX jobs\25-135 Block 126 Lots 55,56,57 & 58 Atlantic City - Intrieri P-2633\Drawings\25-135 Final Plan of Lots.dwg Layout1



## NOTES

1. BEING KNOWN AS BLOCK 126, LOT 55, 56, 57, AND 58, AS SHOWN ON THE OFFICIAL TAX MAP OF ATLANTIC CITY, ATLANTIC COUNTY,

- SUBDIVISION TO BE FILED ACCORDING TO THE TITLE RECORDATION LAW.
- SUBDIVISION TO BE FILED BY PLAT.
- PROPOSED PROPERTY CORNERS TO BE SET UPON APPROVAL OF THIS PLAN.
- SURVEY REFERENCES
- 5.1. PLAN ENTITLED, "TOPOGRAPHIC SURVEY", PREPARED BY TRI-STATE ENGINEERING & LAND SURVEYING, PC. AND DATED
- NO WETLANDS OR TRANSITION AREAS ARE PRESENT ON THE SITE ACCORDING TO THE NEW JERSEY DEPARTMENT OF
- ENVIRONMENTAL PROTECTION (NJDEP), OFFICE OF INFORMATION RESOURCES MANAGEMENT (OIRM), BUREAU OF GEOGRAPHIC INFORMATION SYSTEMS (BGIS), PUBLICATION DATE FEBRUARY 2015.
- 7. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), MAP # 345278 0005 D DATED AUGUST 15, 1983, THIS AREA IS IDENTIFIED AS AN AREA OF NO BASE FLOOD ELEVATION.
- THIS SUBDIVISION WILL RESULT IN THE CREATION OF SEVEN (7) NEW LOTS.

## CERTIFICATIONS

IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY THE UNDERSIGNED AND THAT CONSENT TO THE APPROVAL OF SAID MAP IS GIVEN.

BLOCK 126, LOT 55, 56, 57, AND 58 ATLANTIC CITY, NEW JERSEY

APPLICANT/OWNER: DANIEL FAST II LLC

> 56 SLEEPY HOLLOW DRIVE TABERNACLE, NJ 08088

I CERTIFY TO THE BEST OF MY KNOWLEDGE, AND BELIEF THIS MAP AND LAND SURVEY DATED SEPTEMBER 18, 2025. MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROF. ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

ANTHONY DIROSA, PLS NJ LIC. #24GB042570

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, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND THE REQUIREMENTS.

DATE MUNICIPAL ENGINEER

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK

THIS MAP HAS BEEN REVIEWED AND APPROVED AS REQUIRED BY THE ATLANTIC COUNTY PLANNING BOARD.

DATE PLANNING BOARD CHAIRMAN OR DIRECTOR

ATTEST DATE

ADR			ADR	FINAL PLAN OF LOTS								
BATE STORED.			DATE									
This plan was pi my immediate si		NO.	DATE	I	BLOCK 126, l ATLA	ONT AVENUE LOTS 55, 56, 57, ANTIC CITY UNTY, NEW JERSE						
0				TRISTATE ENGINEERING AND SURVEYING, PC								
DIROS	ANTHONY F. DIROSA			TRISTATE ENGIN		P.O. BOX 1304 BLACKWOOD FICE: (856) 677-8742 FAX: ( www.tristatecivil.com	856) 879-2024					
New Jersey Prof Engineer and Su		SCA		400	DATE:	PROJECT NO.	SHEET:					

25-135 INTRIERI