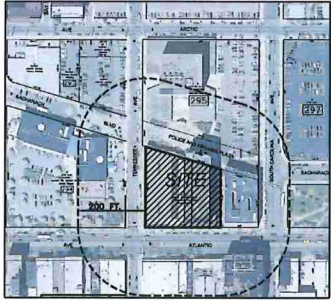
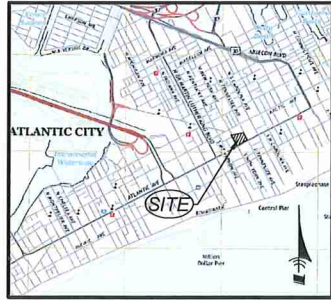




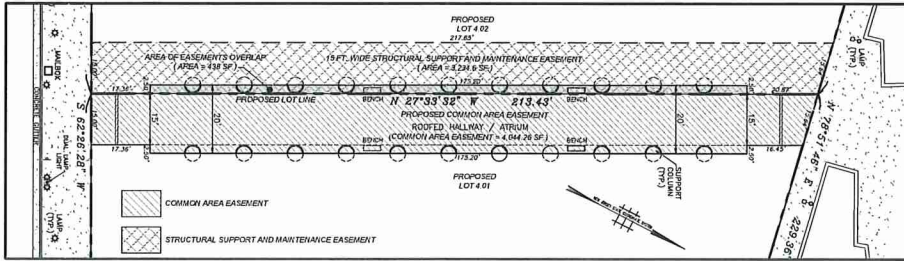
ZONING MAP
SCALE: 1"=400'



TAX MAP
SCALE: 1"=200'



USGS / LOCATION MAP
SCALE: 1"=2000'



PROPOSED EASEMENTS DETAIL
SCALE: 1"=20'

LOT	AREA SCHEDULE	
	EXISTING	PROPOSED
LOT 4	44,827.2 SF. (1.03 AC.)	—
LOT 4.01	—	27,472.4 SF. (0.63 AC.)
LOT 4.02	—	17,354.8 SF. (0.40 AC.)
TOTAL	44,827.2 SF. (1.03 AC.)	44,827.2 SF. (1.03 AC.)

ZONING SCHEDULE "RC" DISTRICT (1)
RESORT COMMERCIAL DISTRICT

ITEM	TOWNSHIP LAND USE CODE NJAC 19:66-5.10	REQUIRED / ALLOWED	PROPOSED / EXISTING		VARIANCE	
			LOT 4.01	LOT 4.02	LOT 4.01	LOT 4.02
LOT AREA	(w/ 1/2)	7,500 SF. MINIMUM	27,472.4 SF.	17,354.8 SF.	NO	NO
LOT DEPTH	(w/ 1/2)	150 FT. MIN.	192.4 FT. AVG	224.8 FT. AVG	NO	NO
LOT WIDTH	(w/ 1/2)	50 FT. MIN.	142.80 FT.	77.20 FT.	NO	NO
LOT FRONTAGE	(w/ 1/2)	50 FT. MIN.	142.80 FT.	77.20 FT.	NO	NO
PRINCIPAL ACCESSORY	(w/ 1/2)	300 FT FROM BFE	< 220 FT.	< 35 FT.	NO	NO
FRONT YARD	(w/ 1/2)	35 FT	N/A	N/A	N/A	N/A
REAR YARD	(w/ 1/2)	35 FT	N/A	N/A	N/A	N/A
SIDE YARD	(w/ 1/2)	35 FT	N/A	N/A	N/A	N/A
REAR YARD	(w/ 1/2)	35 FT	N/A	N/A	N/A	N/A
BLDG COVERAGE	(w/ 1/2)	70 %	92 %	95 %	ENC	ENC
IMP. COVERAGE	(w/ 1/2)	80 %	97 %	100 %	ENC	ENC

(1) THIS PARCEL IS PARTIALLY WITHIN THE CBD AND PARTIALLY WITHIN THE RC TOURISM DISTRICT.
PURSUANT TO N.J.A.C. 19:66-11.2(a) THE APPLICABLE ZONING IS THE RC RESORT COMMERCIAL DISTRICT.
ENC - EXISTING NON CONFORMITY.

APPLICANT

ATLANTIC COUNTY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

OWNER

ATLANTIC COUNTY IMPROVEMENT AUTHORITY
1333 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

As representative of Atlantic County Improvement Authority,
I hereby consent to the filing of this map.

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLETES WITHIN THE
PROVISIONS OF THE MAP PLANNING ACT AND IS FULLY APPROVED BY
RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ATLANTIC
COUNTY AT AN OFFICIAL MEETING HELD ON 05/15/2025. IT IS FURTHER
CERTIFIED THAT THE C.R.A. IS THE CONSTITUTED PROPER
AUTHORITY. THIS MAP SHALL BE FILED WITHIN THE ATLANTIC COUNTY
RECORDING OFFICE ON OR BEFORE 05/27/2025 (190 DAYS FROM
DATE OF MEMORIALIZATION OF RESOLUTION).

Approved by Resolution #	Dated:
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
<input type="checkbox"/> SUBDIVISION REVIEW	<input type="checkbox"/> 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

3	CRDA SIGNATURE BLOCK ADDED	12/29/25	AVO
2	ZONE CHART UPDATED	10/15/25	AVO
1	UPDATED	5/27/25	AVO
No.	REVISION	DATE	BY

GENERAL LEGEND

- EXISTING ADJOINING PROPERTY LINES
- EXISTING EASEMENT OR SETBACK LINES
- EXISTING CENTER LINES
- EXISTING WOOD FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT

MUNICIPAL CLERK

C.R.D.A. ENGINEER

WILLIAM P. McMANUS, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 31660

WILLIAM P. McMANUS
PROFESSIONAL LAND SURVEYOR
NEW JERSEY LICENSE NO. 31660

DUFFY • DOLCY • McMANUS & ROESCH

634 Lost Pine Way, Galloway, N.J. 08205 Phone: (609) 652-0105 Fax: (609) 652-2032

MINOR SUBDIVISION

County of Atlantic	City of Atlantic City	State of New Jersey
Scale: 1" = 20'	Proj: 11151	Date: 05-15-15
Drawn: BZ, EDL/JLD	Chk: BZ, WPM	File No.

NOTE: THIS DRAWING IS NOT VALID UNLESS A RAISED SEAL IS AFFIXED HERETO.

© DUFFY, DOLCY, McMANUS & ROESCH 2025

\\Server\projects\11151\WORKING DRAWING\11151_MINOR.dwg