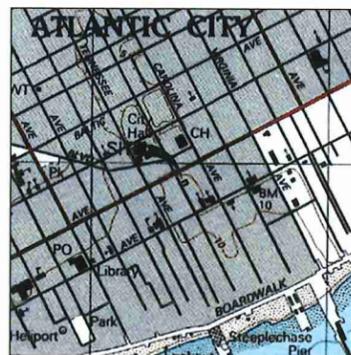


CRDA-ZONING MAP
ATLANTIC CITY ZONING & TOURISM DISTRICT ZONES



SOIL MAP



KEY MAP



ZONING MAP



TAX MAP

SITE PLAN FOR IDEAL EDUCATION A NJ NON-PROFIT CORP. DBA. IDEAL INSTITUTE OF TECHNOLOGY

7 S SOUTH CAROLINA AVENUE
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
ZONE: RC , TAX MAP SHEET #27

200 FT ADJACENT PROPERTIES LIST

City of Atlantic City
Public Project

Map Sheet: 140

Map Sheet: 141

List of adjoining lots within 200 feet from the subject property

Address	Owner	Address	Owner
140-142 W. 10th St.	Atlantic City	140-142 W. 10th St.	Atlantic City
140-144 W. 10th St.	Atlantic City	140-146 W. 10th St.	Atlantic City
140-148 W. 10th St.	Atlantic City	140-150 W. 10th St.	Atlantic City
140-152 W. 10th St.	Atlantic City	140-154 W. 10th St.	Atlantic City
140-156 W. 10th St.	Atlantic City	140-158 W. 10th St.	Atlantic City
140-160 W. 10th St.	Atlantic City	140-162 W. 10th St.	Atlantic City
140-164 W. 10th St.	Atlantic City	140-166 W. 10th St.	Atlantic City
140-170 W. 10th St.	Atlantic City	140-172 W. 10th St.	Atlantic City
140-174 W. 10th St.	Atlantic City	140-176 W. 10th St.	Atlantic City
140-180 W. 10th St.	Atlantic City	140-182 W. 10th St.	Atlantic City
140-184 W. 10th St.	Atlantic City	140-186 W. 10th St.	Atlantic City
140-190 W. 10th St.	Atlantic City	140-192 W. 10th St.	Atlantic City
140-194 W. 10th St.	Atlantic City	140-196 W. 10th St.	Atlantic City
140-200 W. 10th St.	Atlantic City	140-202 W. 10th St.	Atlantic City
140-204 W. 10th St.	Atlantic City	140-206 W. 10th St.	Atlantic City
140-210 W. 10th St.	Atlantic City	140-212 W. 10th St.	Atlantic City
140-214 W. 10th St.	Atlantic City	140-216 W. 10th St.	Atlantic City
140-220 W. 10th St.	Atlantic City	140-222 W. 10th St.	Atlantic City
140-224 W. 10th St.	Atlantic City	140-226 W. 10th St.	Atlantic City
140-230 W. 10th St.	Atlantic City	140-232 W. 10th St.	Atlantic City
140-234 W. 10th St.	Atlantic City	140-236 W. 10th St.	Atlantic City
140-240 W. 10th St.	Atlantic City	140-242 W. 10th St.	Atlantic City
140-244 W. 10th St.	Atlantic City	140-246 W. 10th St.	Atlantic City
140-250 W. 10th St.	Atlantic City	140-252 W. 10th St.	Atlantic City
140-254 W. 10th St.	Atlantic City	140-256 W. 10th St.	Atlantic City
140-260 W. 10th St.	Atlantic City	140-262 W. 10th St.	Atlantic City
140-264 W. 10th St.	Atlantic City	140-266 W. 10th St.	Atlantic City
140-270 W. 10th St.	Atlantic City	140-272 W. 10th St.	Atlantic City
140-274 W. 10th St.	Atlantic City	140-276 W. 10th St.	Atlantic City
140-280 W. 10th St.	Atlantic City	140-282 W. 10th St.	Atlantic City
140-284 W. 10th St.	Atlantic City	140-286 W. 10th St.	Atlantic City
140-290 W. 10th St.	Atlantic City	140-292 W. 10th St.	Atlantic City
140-294 W. 10th St.	Atlantic City	140-296 W. 10th St.	Atlantic City
140-300 W. 10th St.	Atlantic City	140-302 W. 10th St.	Atlantic City
140-304 W. 10th St.	Atlantic City	140-306 W. 10th St.	Atlantic City
140-310 W. 10th St.	Atlantic City	140-312 W. 10th St.	Atlantic City
140-314 W. 10th St.	Atlantic City	140-316 W. 10th St.	Atlantic City
140-320 W. 10th St.	Atlantic City	140-322 W. 10th St.	Atlantic City
140-324 W. 10th St.	Atlantic City	140-326 W. 10th St.	Atlantic City
140-330 W. 10th St.	Atlantic City	140-332 W. 10th St.	Atlantic City
140-334 W. 10th St.	Atlantic City	140-336 W. 10th St.	Atlantic City
140-340 W. 10th St.	Atlantic City	140-342 W. 10th St.	Atlantic City
140-344 W. 10th St.	Atlantic City	140-346 W. 10th St.	Atlantic City
140-350 W. 10th St.	Atlantic City	140-352 W. 10th St.	Atlantic City
140-354 W. 10th St.	Atlantic City	140-356 W. 10th St.	Atlantic City
140-360 W. 10th St.	Atlantic City	140-362 W. 10th St.	Atlantic City
140-364 W. 10th St.	Atlantic City	140-366 W. 10th St.	Atlantic City
140-370 W. 10th St.	Atlantic City	140-372 W. 10th St.	Atlantic City
140-374 W. 10th St.	Atlantic City	140-376 W. 10th St.	Atlantic City
140-380 W. 10th St.	Atlantic City	140-382 W. 10th St.	Atlantic City
140-384 W. 10th St.	Atlantic City	140-386 W. 10th St.	Atlantic City
140-390 W. 10th St.	Atlantic City	140-392 W. 10th St.	Atlantic City
140-394 W. 10th St.	Atlantic City	140-396 W. 10th St.	Atlantic City
140-400 W. 10th St.	Atlantic City	140-402 W. 10th St.	Atlantic City
140-404 W. 10th St.	Atlantic City	140-406 W. 10th St.	Atlantic City
140-410 W. 10th St.	Atlantic City	140-412 W. 10th St.	Atlantic City
140-414 W. 10th St.	Atlantic City	140-416 W. 10th St.	Atlantic City
140-420 W. 10th St.	Atlantic City	140-422 W. 10th St.	Atlantic City
140-424 W. 10th St.	Atlantic City	140-426 W. 10th St.	Atlantic City
140-430 W. 10th St.	Atlantic City	140-432 W. 10th St.	Atlantic City
140-434 W. 10th St.	Atlantic City	140-436 W. 10th St.	Atlantic City
140-440 W. 10th St.	Atlantic City	140-442 W. 10th St.	Atlantic City
140-444 W. 10th St.	Atlantic City	140-446 W. 10th St.	Atlantic City
140-450 W. 10th St.	Atlantic City	140-452 W. 10th St.	Atlantic City
140-454 W. 10th St.	Atlantic City	140-456 W. 10th St.	Atlantic City
140-460 W. 10th St.	Atlantic City	140-462 W. 10th St.	Atlantic City
140-464 W. 10th St.	Atlantic City	140-466 W. 10th St.	Atlantic City
140-470 W. 10th St.	Atlantic City	140-472 W. 10th St.	Atlantic City
140-474 W. 10th St.	Atlantic City	140-476 W. 10th St.	Atlantic City
140-480 W. 10th St.	Atlantic City	140-482 W. 10th St.	Atlantic City
140-484 W. 10th St.	Atlantic City	140-486 W. 10th St.	Atlantic City
140-490 W. 10th St.	Atlantic City	140-492 W. 10th St.	Atlantic City
140-494 W. 10th St.	Atlantic City	140-496 W. 10th St.	Atlantic City
140-500 W. 10th St.	Atlantic City	140-502 W. 10th St.	Atlantic City
140-504 W. 10th St.	Atlantic City	140-506 W. 10th St.	Atlantic City
140-510 W. 10th St.	Atlantic City	140-512 W. 10th St.	Atlantic City
140-514 W. 10th St.	Atlantic City	140-516 W. 10th St.	Atlantic City
140-520 W. 10th St.	Atlantic City	140-522 W. 10th St.	Atlantic City
140-524 W. 10th St.	Atlantic City	140-526 W. 10th St.	Atlantic City
140-530 W. 10th St.	Atlantic City	140-532 W. 10th St.	Atlantic City
140-534 W. 10th St.	Atlantic City	140-536 W. 10th St.	Atlantic City
140-540 W. 10th St.	Atlantic City	140-542 W. 10th St.	Atlantic City
140-544 W. 10th St.	Atlantic City	140-546 W. 10th St.	Atlantic City
140-550 W. 10th St.	Atlantic City	140-552 W. 10th St.	Atlantic City
140-554 W. 10th St.	Atlantic City	140-556 W. 10th St.	Atlantic City
140-560 W. 10th St.	Atlantic City	140-562 W. 10th St.	Atlantic City
140-564 W. 10th St.	Atlantic City	140-566 W. 10th St.	Atlantic City
140-570 W. 10th St.	Atlantic City	140-572 W. 10th St.	Atlantic City
140-574 W. 10th St.	Atlantic City	140-576 W. 10th St.	Atlantic City
140-580 W. 10th St.	Atlantic City	140-582 W. 10th St.	Atlantic City
140-584 W. 10th St.	Atlantic City	140-586 W. 10th St.	Atlantic City
140-590 W. 10th St.	Atlantic City	140-592 W. 10th St.	Atlantic City
140-594 W. 10th St.	Atlantic City	140-596 W. 10th St.	Atlantic City
140-600 W. 10th St.	Atlantic City	140-602 W. 10th St.	Atlantic City
140-604 W. 10th St.	Atlantic City	140-606 W. 10th St.	Atlantic City
140-610 W. 10th St.	Atlantic City	140-612 W. 10th St.	Atlantic City
140-614 W. 10th St.	Atlantic City	140-616 W. 10th St.	Atlantic City
140-620 W. 10th St.	Atlantic City	140-622 W. 10th St.	Atlantic City
140-624 W. 10th St.	Atlantic City	140-626 W. 10th St.	Atlantic City
140-630 W. 10th St.	Atlantic City	140-632 W. 10th St.	Atlantic City
140-634 W. 10th St.	Atlantic City	140-636 W. 10th St.	Atlantic City
140-640 W. 10th St.	Atlantic City	140-642 W. 10th St.	Atlantic City
140-644 W. 10th St.	Atlantic City	140-646 W. 10th St.	Atlantic City
140-650 W. 10th St.	Atlantic City	140-652 W. 10th St.	Atlantic City
140-654 W. 10th St.	Atlantic City	140-656 W. 10th St.	Atlantic City
140-660 W. 10th St.	Atlantic City	140-662 W. 10th St.	Atlantic City
140-664 W. 10th St.	Atlantic City	140-666 W. 10th St.	Atlantic City
140-670 W. 10th St.	Atlantic City	140-672 W. 10th St.	Atlantic City
140-674 W. 10th St.	Atlantic City	140-676 W. 10th St.	Atlantic City
140-680 W. 10th St.	Atlantic City	140-682 W. 10th St.	Atlantic City
140-684 W. 10th St.	Atlantic City	140-686 W. 10th St.	Atlantic City
140-690 W. 10th St.	Atlantic City	140-692 W. 10th St.	Atlantic City
140-694 W. 10th St.	Atlantic City	140-696 W. 10th St.	Atlantic City
140-700 W. 10th St.	Atlantic City	140-702 W. 10th St.	Atlantic City
140-704 W. 10th St.	Atlantic City	140-706 W. 10th St.	Atlantic City
140-710 W. 10th St.	Atlantic City	140-712 W. 10th St.	Atlantic City
140-714 W. 10th St.	Atlantic City	140-716 W. 10th St.	Atlantic City
140-720 W. 10th St.	Atlantic City	140-722 W. 10th St.	Atlantic City
140-724 W. 10th St.	Atlantic City	140-726 W. 10th St.	Atlantic City
140-730 W. 10th St.	Atlantic City	140-732 W. 10th St.	Atlantic City
140-734 W. 10th St.	Atlantic City	140-736 W. 10th St.	Atlantic City
140-740 W. 10th St.	Atlantic City	140-742 W. 10th St.	Atlantic City
140-744 W. 10th St.	Atlantic City	140-746 W. 10th St.	Atlantic City
140-750 W. 10th St.	Atlantic City	140-752 W. 10th St.	Atlantic City
140-754 W. 10th St.	Atlantic City	140-756 W. 10th St.	Atlantic City
140-760 W. 10th St.	Atlantic City	140-762 W. 10th St.	Atlantic City
140-764 W. 10th St.	Atlantic City	140-766 W. 10th St.	Atlantic City
140-770 W. 10th St.	Atlantic City	140-772 W. 10th St.	Atlantic City
140-774 W. 10th St.	Atlantic City	140-776 W. 10th St.	Atlantic City
140-780 W. 10th St.	Atlantic City	140-782 W. 10th St.	Atlantic City
140-784 W. 10th St.	Atlantic City	140-786 W. 10th St.	Atlantic City
140-790 W. 10th St.	Atlantic City	140-792 W. 10th St.	Atlantic City
140-794 W. 10th St.	Atlantic City	140-796 W. 10th St.	Atlantic City
140-800 W. 10th St.	Atlantic City	140-802 W. 10th St.	Atlantic City
140-804 W. 10th St.	Atlantic City	140-806 W. 10th St.	Atlantic City
140-810 W. 10th St.	Atlantic City	140-812 W. 10th St.	Atlantic City
140-814 W. 10th St.	Atlantic City	140-816 W. 10th St.	Atlantic City
140-820 W. 10th St.	Atlantic City	140-822 W. 10th St.	Atlantic City
140-824 W. 10th St.	Atlantic City	140-826 W. 10th St.	Atlantic City
140-830 W. 10th St.	Atlantic City	140-832 W. 10th St.	Atlantic City
140-834 W. 10th St.	Atlantic City	140-836 W. 10th St.	Atlantic City
140-840 W. 10th St.	Atlantic City	140-842 W. 10th St.	Atlantic City
140-844 W. 10th St.	Atlantic City	140-846 W. 10th St.	Atlantic City
140-850 W. 10th St.	Atlantic City	140-852 W. 10th St.	Atlantic City
140-854 W. 10th St.	Atlantic City	140-856 W. 10th St.	Atlantic City
140-860 W. 10th St.	Atlantic City	140-862 W. 10th St.	Atlantic City
140-864 W. 10th St.	Atlantic City	140-866 W. 10th St.	Atlantic City
140-870 W. 10th St.	Atlantic City	140-872 W. 10th St.	Atlantic City
140-874 W. 10th St.	Atlantic City	140-876 W. 10th St.	Atlantic City
140-880 W. 10th St.	Atlantic City	140-882 W. 10th St.	Atlantic City
140-884 W. 10th St.	Atlantic City	140-886 W. 10th St.	Atlantic City
140-890 W. 10th St.	Atlantic City	140-892 W. 10th St.	Atlantic City
140-894 W. 10th St.	Atlantic City	140-896 W. 10th St.	Atlantic City
140-900 W. 10th St.	Atlantic City	140-902 W. 10th St.	Atlantic City
140-904 W. 10th St.	Atlantic City	140-906 W. 10th St.	Atlantic City
140-910 W. 10th St.	Atlantic City	140-912 W. 10th St.	Atlantic City
140-914 W. 10th St.	Atlantic City	140-916 W. 10th St.	Atlantic City
140-920 W. 10th St.	Atlantic City	140-922 W. 10th St.	Atlantic City
140-924 W. 10th St.	Atlantic City	140-926 W. 10th St.	Atlantic City
140-930 W. 10th St.	Atlantic City	140-932 W. 10th St.	Atlantic City
140-934 W. 10th St.	Atlantic City	140-936 W. 10th St.	Atlantic City
140-940 W. 10th St.	Atlantic City	140-942 W. 10th St.	Atlantic City
140-944 W. 10th St.	Atlantic City	140-946 W. 10th St.	Atlantic City
140-950 W. 10th St.	Atlantic City	140-952 W. 10th St.	Atlantic City
140-954 W. 10th St.	Atlantic City	140-956 W. 10th St.	Atlantic City
140-960 W. 10th St.	Atlantic City	140-962 W. 10th St.	Atlantic City
140-964 W. 10th St.	Atlantic City	140-966 W. 10th St.	Atlantic City
140-970 W. 10th St.	Atlantic City	140-972 W. 10th St.	Atlantic City
140-974 W. 10th St.	Atlantic City	140-976 W. 10th St.	Atlantic City
140-980 W. 10th St.	Atlantic City	140-982 W. 10th St.	Atlantic City
140-984 W. 10th St.	Atlantic City	140-986 W. 10th St.	Atlantic City
140-990 W. 10th St.	Atlantic City	140-992 W. 10th St.	Atlantic City
140-994 W. 10th St.	Atlantic City	140-996 W. 10th St.	Atlantic City

City of Atlantic City

Department of Planning & Development

November 26, 2025

Schaeffer Nassar Scheidegg Consulting Engineers, LLC
1425 Cauffman Blvd.
Mays Landing, NJ 08330

Re: Certified List for Block 141, Lot 3-7 S South Carolina Avenue

Dear Schaeffer Nassar Scheidegg Consulting Engineers LLC:

Please accept this letter as a response to your recent request to obtain a Certified List of Property Owners Located within 200 feet of the above referenced property and a list of the Utility Companies. Attached to this letter is the official list.

This should satisfy this request. Please do not hesitate to contact this office in the event that you have any questions or require additional information.

Sincerely Yours,
The City of Atlantic City
Lisa M. D'Alencastre
Executive Board Secretary
Zoning Official

City of Atlantic City
Department of Planning & Development

THIS IS A LIST OF UTILITY COMPANIES THAT SERVE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL UTILITIES AT LEAST 7 BUSINESS DAYS IN ADVANCE OF THE PUBLIC HEARING.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Attn: Director
401 N. Market Avenue
Atlantic City, New Jersey 08401-4117
856-496-2000

ATLANTIC CITY SEWERAGE COMPANY
Attn: Scott Hightower
1209 Atlantic Avenue
Atlantic City, New Jersey 08401
856-496-2000

ATLANTIC CITY UTILITIES AUTHORITY
Attn: Melissa D'Alencastre
401 N. Market Avenue
Atlantic City, New Jersey 08401-4117
856-496-2000

ATLANTIC CITY ELECTRIC
Attn: Bill Goyert
2012 Fox Road
Egg Harbor Township, New Jersey 08234
856-496-2000

SOUTH JERSEY GAS COMPANY
Attn: Customer Service
111 N. Front Street
Freehold, New Jersey 08820
856-496-2000

PRELIMINARY FINAL SITE PLAN CHECKLIST:

- APPLICATION SUBMISSION CHECKLIST**
1. COMPLETED LAND USE APPLICATION FORM
 2. PAYMENT OF REQUIRED APPLICATION AND ESCROW FEES (18-89-4.3)
 3. NAME, ADDRESS, AND EMAIL ADDRESS OF PROPERTY OWNER AND APPLICANT
 4. PROOF OF PAYMENT OF REAL ESTATE TAXES AND OTHER ASSESSMENTS
 5. NAME, SIGNATURE, LICENSE NUMBER, SEAL, AND ADDRESS OF EACH PROFESSIONAL CONSULTANT INVOLVED IN PREPARATION OF REQUIRED DOCUMENTS
 6. PROJECT NARRATIVE DESCRIBING EXISTING CONDITIONS, SURROUNDING USES, AND THE PROPOSED DEVELOPMENT INCLUDING LIST VARIANCE AND DESIGN VARIANCE AND DESIGN WALKER RELAY SCHEDULE, IF ANY.
 7. TITLE BLOCK SHOWING TYPE OF APPLICATION, TAX MAP SHEET, PROJECT ADDRESS, BLOCK AND LOT, AND STREET LOCATION
 8. PROOF OF OWNERSHIP OF PROPERTY. (REPORT OF TITLE, COPY OF DEED AS FILED WITH THE ATLANTIC COUNTY CLERK'S OFFICE, AFFIDAVIT OR OTHER DOCUMENTATION EVIDENCING OWNERSHIP)
 9. CONSENT OF PROPERTY OWNER TO APPLICANT TO DEVELOPMENT PROJECT.
 10. FOR ADMINISTRATIVE REVIEW AND APPROVAL CERTIFICATION FROM APPLICANT'S LICENSED PROFESSIONAL THAT THE PROPOSED DEVELOPMENT MEETS ALL REQUIREMENTS AND THAT NO VARIANCES OR DESIGN WAIVERS ARE REQUESTED. (18-89-4)
 11. ZONING SCHEDULE LISTING USE, LOT AREA, LOT WIDTH, LOT DEPTH, YARD SETBACKS, FLOOR AREA RATIO, DENSITY, BUILDING COVERAGE, BUILDING HEIGHT, AND PARKING REQUIREMENTS, INCLUDING EXISTING AND PROPOSED CONDITIONS WITH CONFORMITY STATUS OF EACH.
 12. CERTIFIED LIST OF PROPERTY OWNERS WITHIN A 200-FOOT RADIUS OF THE SUBJECT PROPERTY, AS PROVIDED BY THE CITY OF ATLANTIC CITY TAX ASSESSOR'S OFFICE.
 13. PUBLIC NOTICE IN COMPLIANCE WITH N.J.S.A. 40:55-12.
 14. NORTH ARROW, SCALE, AND GRAPHIC SCALE.
 15. SIGNATURE BLOCKS FOR THE HEARING OFFICER, LAND USE REGULATION ENFORCEMENT OFFICER, ENGINEER, AND PLANNER.
 16. KEY MAP(S) AT A LEGIBLE SCALE SHOWING THE LOCATION OF THE PROPERTY, INCLUDING EXISTING STRUCTURES, LINES, STREETS, PUBLIC RIGHTS-OF-WAY, MUNICIPAL BOUNDARIES, PUBLIC PARKS, BEACHES, ENVIRONMENTALLY SENSITIVE AREAS, AND ZONING DISTRICT BOUNDARIES WITHIN 200 FEET OF THE SUBJECT PROPERTY. PROPERTY TAX LOTS WITHIN 200 FEET SHALL BE SHOWN USING THE MOST RECENT MUNICIPAL TAX MAP RECORDS.
 17. LIST OF ANY EXISTING OR PROPOSED DEED RESTRICTIONS, EASEMENTS, COVENANTS, HOMEOWNERS ASSOCIATION AGREEMENTS, OR SIMILAR INSTRUMENTS, WHETHER RECORDED OR PROPOSED TO BE RECORDED.
 18. LIST OF DEVELOPMENT STAGES OR PHASES, IF ANY.
 19. LIST OF APPROVALS OR PERMITS REQUIRED BY OTHER REGULATORY AUTHORITIES HAVING JURISDICTION AND THE STATUS OF EACH.
 20. LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY DEPENDING EXISTING CONDITIONS, PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR. ALL ELEVATIONS SHALL BE BASED ON NAVD 1983, AND THE HORIZONTAL DATUM SHALL BE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983). THE SURVEY SHALL INCLUDE ALL EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, FENCING, STAIRS, DRIVEWAYS, WALKWAYS, FENCES, STAIRS, PORCHES, EASEMENTS, WALLS, PATIOS, CURBS, ROOF OVERHANGS, OVERHEAD WIRES, BUT NOT INCLUDING BUILDING SETBACKS ON-SITE OR ON ADJOINING PROPERTIES, LANDSCAPED AREAS, TREES, UTILITY POLES, FLAGPOLES, DIRECTIONAL AND IDENTIFICATION SIGNS, SPOT ELEVATIONS, ONE-FOOT CONTOURS, FEMA FLOOD ZONES, STATE CLAIM AREAS, AND UTILITIES INCLUDING WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, GAS, CABLE, AND TELEPHONE. IMPROVEMENTS WITHIN ADJOINING RIGHTS-OF-WAY, ROADWAYS, AND STREETS, INCLUDING PAINTED TRAFFIC MARKINGS, SHALL ALSO BE SHOWN.
- WAIVER 21. STORMWATER MANAGEMENT PLANS AND DRAINAGE CALCULATIONS. (18-89-31) TRUSTY**
22. SITE PLAN SHOWING PROPOSED BUILDINGS AND STRUCTURES, EXISTING AND PROPOSED BUILDING SETBACKS, LANDSCAPED AREAS, IDENTIFICATION AND DIRECTIONAL SIGNAGE, TRASH ENCLOSURES, BUILDING SETBACK LINES (DASHED) WITH DIMENSIONS FROM PROPERTY LINES, PARKING AREA LAYOUT INCLUDING NUMBER, SIZE, AND TYPE OF SPACES, ASLE WIDTHS, CURB CUTS, DRIVEWAYS, DRIVEWAYS, AND ALL PORTS OF INGRESS AND EGRESS WITH DIMENSIONS.
- WAIVER 23. GRADING PLAN SHOWING DIRECTION OF SURFACE RUNOFF, SPOT ELEVATIONS, ONE-FOOT CONTOURS, AND STORMWATER MANAGEMENT STRUCTURES.**
- WAIVER 24. LANDSCAPING PLAN, INCLUDING DETAILS AND PLANT SCHEDULE. (18-89-32)**
- WAIVER 25. LIGHTING PLAN AND DETAILS. (18-89-38)**
- WAIVER 26. SOIL EROSION AND SEDIMENT CONTROL PLAN. (REQUIRED FOR SOIL DISTURBANCE OF 5,000 SQUARE FEET OR GREATER)**
27. UTILITY PLANS SHOWING PROPOSED SANITARY SEWER, WATER, GAS, TELEPHONE, CABLE, AND ELECTRIC SYSTEMS, INCLUDING CONNECTIONS TO EXISTING OR PROPOSED UTILITIES.
 28. ROAD AND PAVING CROSS-SECTIONS AND PROFILES.
- WAIVER 29. SOLID AND LIQUID WASTE MANAGEMENT PLAN.**
- WAIVER 30. VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS, INCLUDING TRAFFIC CONTROL SIGNS, DIRECTIONAL SIGNAGE, AND SIGHT TRIANGLES.**
31. PRELIMINARY ARCHITECTURAL PLANS AND ELEVATIONS, INCLUDING FLOOR AREAS AND THE TYPE OF EACH PROPOSED USE.
 32. ELECTRONIC COPY OF THE COMPLETE APPLICATION, INCLUDING APPLICATION FORMS, PHOTOGRAPHS, MAPS, REPORTS, PLANS, AND OTHER EXHIBITS, IN PDF FORMAT, MAXIMUM FILE SIZE: 4 MB.

MAJOR FINAL SITE PLAN CHECKLIST:

- APPLICATION SUBMISSION CHECKLIST**
1. COMPLETED LAND USE APPLICATION FORM
 2. PAYMENT OF REQUIRED APPLICATION AND ESCROW FEES (18-89-4.3)
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 4. PROOF OF PAYMENT OF REAL ESTATE TAXES AND OTHER ASSESSMENTS
 5. NAME, SIGNATURE, LICENSE NUMBER, SEAL, AND ADDRESS OF EACH PROFESSIONAL CONSULTANT INVOLVED IN PREPARATION OF REQUIRED DOCUMENTS
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 9. CONSENT OF PROPERTY OWNER TO APPLICANT TO DEVELOPMENT PROJECT.
 10. FOR ADMINISTRATIVE REVIEW AND APPROVAL CERTIFICATION FROM APPLICANT'S LICENSED PROFESSIONAL THAT THE PROPOSED DEVELOPMENT MEETS ALL REQUIREMENTS AND THAT NO VARIANCES OR DESIGN WAIVERS ARE REQUESTED. (18-89-4)
 11. ZONING SCHEDULE LISTING USE, LOT AREA, LOT WIDTH, LOT DEPTH, YARD SETBACKS, FLOOR AREA RATIO, DENSITY, BUILDING COVERAGE, BUILDING HEIGHT, AND PARKING REQUIREMENTS, INCLUDING EXISTING AND PROPOSED CONDITIONS WITH CONFORMITY STATUS OF EACH.
 12. CERTIFIED LIST OF PROPERTY OWNERS WITHIN A 200-FOOT RADIUS OF THE SUBJECT PROPERTY, AS PROVIDED BY THE CITY OF ATLANTIC CITY TAX ASSESSOR'S OFFICE.
 13. PUBLIC NOTICE IN COMPLIANCE WITH N.J.S.A. 40:55-12.
 14. NORTH ARROW, SCALE, AND GRAPHIC SCALE.
 15. SIGNATURE BLOCKS FOR THE HEARING OFFICER, LAND USE REGULATION ENFORCEMENT OFFICER, ENGINEER, AND PLANNER.
 16. KEY MAP(S) AT A LEGIBLE SCALE SHOWING THE LOCATION OF THE PROPERTY, INCLUDING EXISTING STRUCTURES, LINES, STREETS, PUBLIC RIGHTS-OF-WAY, MUNICIPAL BOUNDARIES, PUBLIC PARKS, BEACHES, ENVIRONMENTALLY SENSITIVE AREAS, AND ZONING DISTRICT BOUNDARIES WITHIN 200 FEET OF THE SUBJECT PROPERTY. PROPERTY TAX LOTS WITHIN 200 FEET SHALL BE SHOWN USING THE MOST RECENT MUNICIPAL TAX MAP RECORDS.
 17. LIST OF ANY EXISTING OR PROPOSED DEED RESTRICTIONS, EASEMENTS, COVENANTS, HOMEOWNERS ASSOCIATION AGREEMENTS, OR SIMILAR INSTRUMENTS, WHETHER RECORDED OR PROPOSED TO BE RECORDED.
 18. LIST OF DEVELOPMENT STAGES OR PHASES, IF ANY.
 19. LIST OF APPROVALS OR PERMITS REQUIRED BY OTHER REGULATORY AUTHORITIES HAVING JURISDICTION AND THE STATUS OF EACH.
 20. LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY DEPENDING EXISTING CONDITIONS, PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR. ALL ELEVATIONS SHALL BE BASED ON NAVD 1983, AND THE HORIZONTAL DATUM SHALL BE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983). THE SURVEY SHALL INCLUDE ALL EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, FENCING, STAIRS, DRIVEWAYS, WALKWAYS, FENCES, STAIRS, PORCHES, EASEMENTS, WALLS, PATIOS, CURBS, ROOF OVERHANGS, OVERHEAD WIRES, BUT NOT INCLUDING BUILDING SETBACKS ON-SITE OR ON ADJOINING PROPERTIES, LANDSCAPED AREAS, TREES, UTILITY POLES, FLAGPOLES, DIRECTIONAL AND IDENTIFICATION SIGNS, SPOT ELEVATIONS, ONE-FOOT CONTOURS, FEMA FLOOD ZONES, STATE CLAIM AREAS, AND UTILITIES INCLUDING WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, GAS, CABLE, AND TELEPHONE. IMPROVEMENTS WITHIN ADJOINING RIGHTS-OF-WAY, ROADWAYS, AND STREETS, INCLUDING PAINTED TRAFFIC MARKINGS, SHALL ALSO BE SHOWN.
- WAIVER 21. STORMWATER MANAGEMENT PLANS AND DRAINAGE CALCULATIONS. (18-89-31) TRUSTY**
22. SITE PLAN SHOWING PROPOSED BUILDINGS AND STRUCTURES, EXISTING AND PROPOSED BUILDING SETBACKS, LANDSCAPED AREAS, IDENTIFICATION AND DIRECTIONAL SIGNAGE, TRASH ENCLOSURES, BUILDING SETBACK LINES (DASHED) WITH DIMENSIONS FROM PROPERTY LINES, PARKING AREA LAYOUT INCLUDING NUMBER, SIZE, AND TYPE OF SPACES, ASLE WIDTHS, CURB CUTS, DRIVEWAYS, DRIVEWAYS, AND ALL PORTS OF INGRESS AND EGRESS WITH DIMENSIONS.
- WAIVER 23. GRADING PLAN SHOWING DIRECTION OF SURFACE RUNOFF, SPOT ELEVATIONS, ONE-FOOT CONTOURS, AND STORMWATER MANAGEMENT STRUCTURES.**
- WAIVER 24. LANDSCAPING PLAN, INCLUDING DETAILS AND PLANT SCHEDULE. (18-89-32)**
- WAIVER 25. LIGHTING PLAN AND DETAILS. (18-89-38)**
- WAIVER 26. SOIL EROSION AND SEDIMENT CONTROL PLAN. (REQUIRED FOR SOIL DISTURBANCE OF 5,000 SQUARE FEET OR GREATER)**
27. UTILITY PLANS SHOWING PROPOSED SANITARY SEWER, WATER, GAS, TELEPHONE, CABLE, AND ELECTRIC SYSTEMS, INCLUDING CONNECTIONS TO EXISTING OR PROPOSED UTILITIES.
 28. ROAD AND PAVING CROSS-SECTIONS AND PROFILES.
- WAIVER 29. SOLID AND LIQUID WASTE MANAGEMENT PLAN.**
- WAIVER 30. VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS, INCLUDING TRAFFIC CONTROL SIGNS, DIRECTIONAL SIGNAGE, AND SIGHT TRIANGLES.**
31. PRELIMINARY ARCHITECTURAL PLANS AND ELEVATIONS, INCLUDING FLOOR AREAS AND THE TYPE OF EACH PROPOSED USE.
 32. ELECTRONIC COPY OF THE COMPLETE APPLICATION, INCLUDING APPLICATION FORMS, PHOTOGRAPHS, MAPS, REPORTS, PLANS, AND OTHER EXHIBITS, IN PDF FORMAT, MAXIMUM FILE SIZE: 4 MB.
 33. PERFORMANCE GUARANTEE. (18-89-4.5, 18-89-36)
 34. MAINTENANCE GUARANTEE. (18-89-36)
 35. INSPECTION FEES. (18-89-73)

CITY APPROVALS

HEARING OFFICER	DATE
LAND USE REGULATION ENFORCEMENT OFFICER	DATE
ENGINEER	DATE
PLANNER	DATE

GENERAL NOTES:

- 1) APPLICANT/OWNER: IDEAL EDUCATION A NJ NON-PROFIT CORP. DBA, IDEAL INSTITUTE OF TECHNOLOGY 1000 WEST WASHINGTON AVE PLEASANTVILLE, NJ, 08232 EMAIL ADDRESS: rfm@itij.org
- 2) PROPERTY INFORMATION: AREA OF SITE = 5,250 S.F. SITE IS ZONED "RC" FLOOD ZONE = AB - BASE FLOOD ELEVATION = 10
- 3) THIS SITE APPLICATION PROPOSES THE RENOVATION OF AN EXISTING 4 STORY, 20,000 S.F. VACANT BUILDING INTO MULTI-USE SPACE FOR COMMUNITY MARKET PLACE, CLOUD KITCHEN, AND AQUAPONIC FARM IN RC DISTRICT.
- 4) APPLICANT WILL COMPLY WITH ALL OTHER STATE, COUNTY AND LOCAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- 5) MISCELLANEOUS:
 - A) ANY DAMAGES DONE TO PUBLIC IMPROVEMENTS DURING CONSTRUCTION OF THE PROJECT ARE TO BE REPAIRED/REPLACED PER THE DIRECTION OF THE ATLANTIC CITY ENGINEER.
 - B) A STREET OPENING PERMIT SHALL BE OBTAINED FROM THE OFFICE OF THE ATLANTIC CITY ENGINEER BEFORE COMMENCING WITH ANY WORK ON THE PROJECT.
 - C) ALL CONSTRUCTION ON THE PROJECT SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARD DETAILS ON FILE IN THE OFFICE OF ATLANTIC CITY ENGINEER.
- 6) SURVEY INFORMATION TAKEN FROM SURVEY OF PROPERTY PREPARED BY DORAN ENGINEERING, PA DATED 3-22-24. SIGNED BY MATTHEW F. DORAN, PLS LIC. #28273.
- 7) THE PROPOSED DEVELOPMENT INCLUDES UTILIZATION OF THE FIRST TWO FLOORS ONLY. THE REMAINING TWO FLOORS WILL BE RESERVED AND LEFT VACANT FOR FUTURE USE.
- 8) DUE TO THE EXISTING BUILDING COVERING APPROXIMATELY 98% OF THE LOT AREA, NO PERMANENT EXTERIOR TRASH OR RECYCLING ENCLOSURE IS PROPOSED. ALL TRASH AND RECYCLABLE MATERIALS SHALL BE STORED WITHIN A DESIGNATED INTERIOR AREA OF THE BUILDING. MATERIALS SHALL BE BROUGHT TO THE CURB ONLY AT DESIGNATED COLLECTION TIMES AND PROMPTLY REMOVED THEREAFTER. THIS ARRANGEMENT COMPLIES WITH N.J.A.C. 19:66-7.12, AS TRASH STORAGE IS FULLY ENCLOSED, SCREENED FROM PUBLIC VIEW, AND DOES NOT OBSTRUCT ACCESS DRIVES OR PEDESTRIAN CIRCULATION.

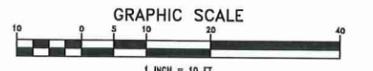
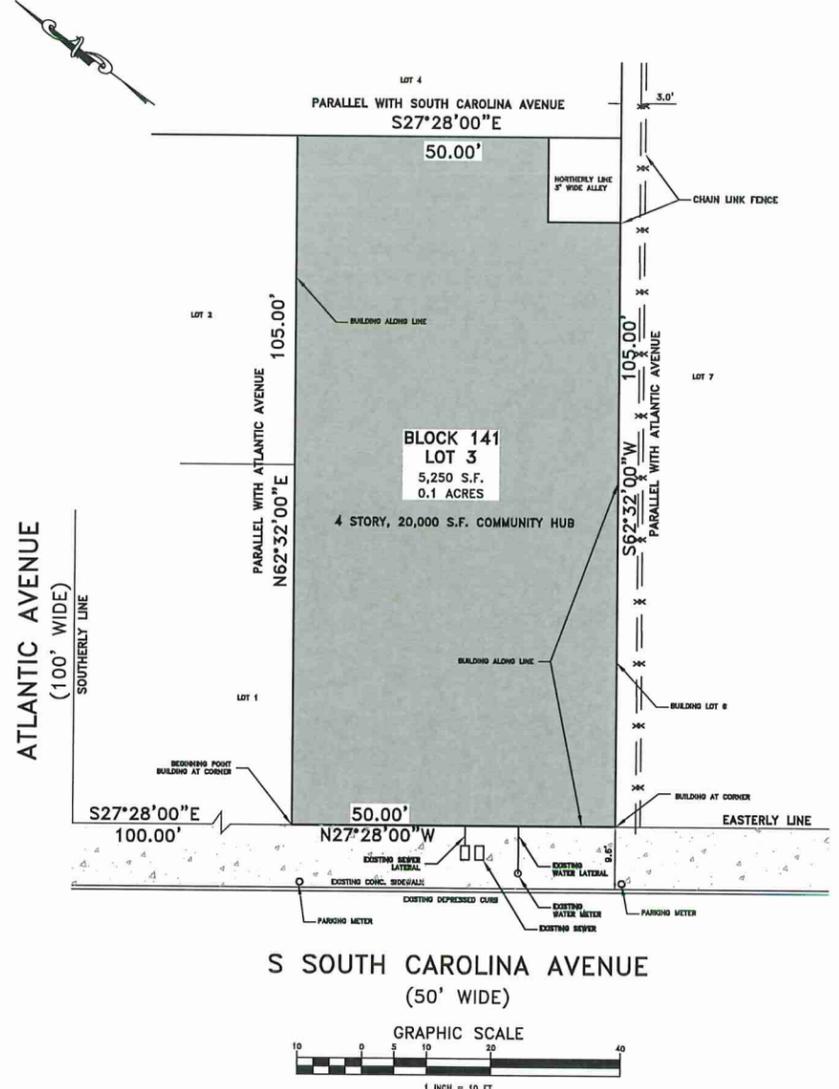
ZONING DISTRICT RULES: RC - RESORT COMMERCIAL				
ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
MAX. BUILDING HEIGHT	300' MAX	4 STORY	4 STORY	CONFORMS
MINIMUM LOT AREA	7,500 SF	5,250 SF	5,250 SF	EXISTING NON-COMFORMING
MINIMUM LOT DEPTH	150 FT	105 FT	105 FT	EXISTING NON-COMFORMING
MINIMUM LOT WIDTH	50 FT	50 FT	50 FT	CONFORMS
MINIMUM LOT FRONTAGE	50 FT	50 FT	50 FT	CONFORMS
MIN. FRONT YARD	0 FT UP TO 35 FT IN HEIGHT, 20 FT ABOVE 35 FT	0 FT ABOVE 35 FT	0 FT ABOVE 35 FT	EXISTING NON-COMFORMING
MIN. SIDE YARD, EACH	0 FT UP TO 35 FT IN HEIGHT, 20 FT ABOVE 35 FT	0 FT ABOVE 35 FT	0 FT ABOVE 35 FT	EXISTING NON-COMFORMING
MIN. REAR YARD	20 FT	0 FT	0 FT	EXISTING NON-COMFORMING
MAX. DENSITY (DU/A)	50 DU/A	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	80 %	80 %	100 %	EXISTING NON-COMFORMING
MAXIMUM BUILDING COVERAGE	70 %	98 %	98 %	EXISTING NON-COMFORMING
PARKING	1 SPACE / 300 SF RETAIL, 1 SPACE / 400 SF PERSONAL SERVICES, RESTAURANTS - 1 SPACE / CUSTOMER BASED ON 30% CAPACITY, 1 SPACE / 400 SF PROFESSIONAL OFFICE USE, 1 SPACE / 500 SF STORAGE USE, 1 SPACE / SIX STUDENTS FOR INSTRUCTIONAL ACADEMIES USE, GENERAL OFFICES, RETAIL SALES, RESTAURANTS, EDUCATIONAL USES, INSTITUTIONAL USES	N/A	0 OFF STREET PARKING SPACE	NON-COMFORMING
USE	VACANT BUILDING	CONVERT EXISTING VACANT BUILDING INTO MULTI-USE SPACE FOR COMMUNITY MARKET PLACE, CLOUD KITCHEN, AQUAPONIC FARM.		EXISTING NON-COMFORMING

"C" VARIANCE CHECKLIST:

- APPLICATION SUBMISSION CHECKLIST**
1. COMPLETED LAND USE APPLICATION FORM
 2. PAYMENT OF REQUIRED APPLICATION AND ESCROW FEES (18-89-4.3)
 3. NAME, ADDRESS, AND EMAIL ADDRESS OF PROPERTY OWNER AND APPLICANT
 4. PROOF OF PAYMENT OF REAL ESTATE TAXES AND OTHER ASSESSMENTS
 5. NAME, SIGNATURE, LICENSE NUMBER, SEAL, AND ADDRESS OF EACH PROFESSIONAL CONSULTANT INVOLVED IN PREPARATION OF REQUIRED DOCUMENTS
 6. COLOR PHOTOGRAPHS OF SITE FROM (4) DIFFERENT VIEWPOINTS.
 7. PROJECT NARRATIVE DESCRIBING EXISTING CONDITIONS, SURROUNDING USES, AND THE PROPOSED DEVELOPMENT INCLUDING LIST VARIANCE AND DESIGN VARIANCE AND DESIGN WALKER RELAY SCHEDULE, IF ANY.7. TITLE BLOCK SHOWING TYPE OF APPLICATION, TAX MAP SHEET, PROJECT ADDRESS, BLOCK AND LOT, AND STREET LOCATION
 8. TITLE BLOCK SHOWING TYPE OF APPLICATION, TAX MAP SHEET, PROJECT ADDRESS, BLOCK AND LOT, AND STREET LOCATION
 9. PROOF OF OWNERSHIP OF PROPERTY. (REPORT OF TITLE, COPY OF DEED AS FILED WITH THE ATLANTIC COUNTY CLERK'S OFFICE, AFFIDAVIT OR OTHER DOCUMENTATION EVIDENCING OWNERSHIP)
 10. CONSENT OF PROPERTY OWNER TO APPLICANT TO DEVELOPMENT PROJECT.
 11. ZONING SCHEDULE LISTING USE, LOT AREA, LOT WIDTH, LOT DEPTH, YARD SETBACKS, FLOOR AREA RATIO, DENSITY, BUILDING COVERAGE, BUILDING HEIGHT, AND PARKING REQUIREMENTS, INCLUDING EXISTING AND PROPOSED CONDITIONS WITH CONFORMITY STATUS OF EACH.
 12. CERTIFIED LIST OF PROPERTY OWNERS WITHIN A 200-FOOT RADIUS OF THE SUBJECT PROPERTY, AS PROVIDED BY THE CITY OF ATLANTIC CITY TAX ASSESSOR'S OFFICE.
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 18. LIST OF DEVELOPMENT STAGES OR PHASES, IF ANY.
 19. LIST OF APPROVALS OR PERMITS REQUIRED BY OTHER REGULATORY AUTHORITIES HAVING JURISDICTION AND THE STATUS OF EACH.
 20. LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY DEPENDING EXISTING CONDITIONS, PREPARED BY A NEW JERSEY LICENSED PROFESSIONAL LAND SURVEYOR. ALL ELEVATIONS SHALL BE BASED ON NAVD 1983, AND THE HORIZONTAL DATUM SHALL BE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 1983). THE SURVEY SHALL INCLUDE ALL EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, FENCING, STAIRS, DRIVEWAYS, WALKWAYS, FENCES, STAIRS, PORCHES, EASEMENTS, WALLS, PATIOS, CURBS, ROOF OVERHANGS, OVERHEAD WIRES, BUT NOT INCLUDING BUILDING SETBACKS ON-SITE OR ON ADJOINING PROPERTIES, LANDSCAPED AREAS, TREES, UTILITY POLES, FLAGPOLES, DIRECTIONAL AND IDENTIFICATION SIGNS, SPOT ELEVATIONS, ONE-FOOT CONTOURS, FEMA FLOOD ZONES, STATE CLAIM AREAS, AND UTILITIES INCLUDING WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, GAS, CABLE, AND TELEPHONE. IMPROVEMENTS WITHIN ADJOINING RIGHTS-OF-WAY, ROADWAYS, AND STREETS, INCLUDING PAINTED TRAFFIC MARKINGS, SHALL ALSO BE SHOWN.
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22. SITE PLAN SHOWING PROPOSED BUILDINGS, STRUCTURES, EXISTING AND PROPOSED BUILDING SETBACKS, LANDSCAPED AREAS, LOCATION OF IDENTIFICATION SIGNAGE AND DIRECTIONAL SIGNAGE, TRASH ENCLOSURES, BUILDING SETBACK LINES (DASHED) AND THEIR DIMENSIONS FROM THE PROPERTY LINES, PARKING AREA LAYOUT INCLUDING NUMBER, SIZE, AND TYPE, ASLE WIDTHS, CURB CUTS, DRIVEWAYS, DRIVEWAYS, AND ALL PORTS OF INGRESS AND EGRESS WITH DIMENSIONS.
- WAIVER 23. GRADING PLAN SHOWING DIRECTION OF SURFACE RUNOFF, SPOT ELEVATIONS, ONE-FOOT CONTOURS, AND STORMWATER MANAGEMENT STRUCTURES.**
- WAIVER 24. LANDSCAPING PLAN, INCLUDING FLOOR AREAS AND THE TYPE OF EACH PROPOSED USE.**
- WAIVER 25. ELECTRONIC COPY OF THE COMPLETE APPLICATION, INCLUDING APPLICATION FORMS, PHOTOGRAPHS, MAPS, REPORTS, PLANS, AND OTHER EXHIBITS, IN PDF FORMAT, MAXIMUM FILE SIZE: 4 MB.**

VARIANCE REQUESTED:

1. A VARIANCE IS REQUESTED FOR AN EXISTING LOT AREA OF 5,250 SF IN LIEU OF 7,500 SF THAT IS REQUIRED, THIS AN EXISTING NON-COMFORMING.
 2. A VARIANCE IS REQUESTED FOR AN EXISTING LOT DEPTH OF 105 FT IN LIEU OF 150 FT THAT IS REQUIRED, THIS IS AN EXISTING NON-COMFORMING.
 3. A VARIANCE IS REQUESTED FOR AN EXISTING IMPERVIOUS LOT COVERAGE OF 100% IN LIEU OF 80% MAXIMUM IMPERVIOUS LOT COVERAGE THAT IS REQUIRED, THIS IS AN EXISTING NON-COMFORMING.
 4. A VARIANCE IS REQUESTED FOR AN EXISTING 98% BUILDING COVERAGE IN LIEU OF 30% MAXIMUM BUILDING COVERAGE THAT IS REQUIRED, THIS IS AN EXISTING NON-COMFORMING.
 5. A VARIANCE IS REQUESTED FOR A REAR YARD SETBACK OF 0 FT IN LIEU OF 20 FT MINIMUM REAR YARD SETBACK THAT IS REQUIRED. THIS IS AN EXISTING NON-COMFORMING.
 6. A VARIANCE IS REQUESTED FOR A FRONT YARD SETBACK OF 0 FT IN LIEU OF 0 FT UP TO 35 FT IN HEIGHT, 20 FT ABOVE 35 FT. THIS IS AN EXISTING NON-COMFORMING.
 7. A VARIANCE IS REQUESTED FOR A SIDE YARD SETBACK OF 0 FT IN LIEU OF 0 FT UP TO 35 FT IN HEIGHT, 20 FT ABOVE 35 FT. THIS IS AN EXISTING NON-COMFORMING.
8. A PARKING VARIANCE IS REQUESTED: WHICH INCLUDES:
- 1.) FIRST FLOOR FOR SUPERMARKET (5,000 SF): ONE SPACE FOR EACH 300 SF OF FLOOR AREA = 17 PARKING SPACES .
 - 2.) 50 PERCENT OF SECOND FLOOR FOR AQUAPONIC GROWING FACILITY (2,500 S.F.): ONE SPACE FOR EACH 500 SF OF FLOOR AREA = 5 PARKING SPACES
 - 3.) 50 PERCENT OF SECOND FLOOR FOR CLOUD KITCHEN (2,500 S.F.): ONE SPACE FOR EACH 400 SF OF FLOOR AREA = 7 PARKING SPACES
 - 4.) THIRD FLOOR CONSISTS OF THREE (3) CLASSROOMS (769 S.F.). REQUIRED PARKING: ONE (1) SPACE PER SIX (6) STUDENTS. CLASSROOM 1 (283 S.F.) CONTAINS 13 STUDENTS = 3 SPACES CLASSROOM 2 (410 S.F.) CONTAINS 24 STUDENTS = 4 SPACES CLASSROOM 3 (106 S.F.) CONTAINS 16 STUDENTS = 3 SPACES TOTAL: APPROXIMATELY 53 STUDENTS = 10 REQUIRED PARKING SPACES.
 - 5.) THIRD FLOOR CONSISTS OF 1,853 S.F. OF COLLABORATIVE WORKSPACE. REQUIRED PARKING: ONE (1) SPACE PER 400 S.F. = 5 SPACES.
 - 6.) THIRD FLOOR CONSISTS OF ONE (1) RECEPTION AND LOBBY AREA (440 S.F.). REQUIRED PARKING: ONE (1) SPACE PER 400 S.F. = 2 SPACES.
 - 7.) ENTIRE FOURTH FLOOR IS DESIGNATED FOR OPEN STORAGE (5,000 S.F.). REQUIRED PARKING: ONE (1) SPACE PER 500 S.F. OF FLOOR AREA = 10 SPACES.
- BASED ON THE PROPOSED USE, A TOTAL OF FIFTY-SIX (56) OFF-STREET PARKING SPACES CANNOT BE ACCOMMODATED ON THE SUBJECT LOT DUE TO EXISTING SITE CONSTRAINTS AND LOT DIMENSIONS. A VARIANCE FROM THE OFF-STREET PARKING REQUIREMENTS OF ATLANTIC CITY ZONING ORDINANCE WILL BE REQUESTED FROM ZONING BOARD OF ADJUSTMENT. MAXIMUM SITE OCCUPANCY WILL BE INFREQUENT, REDUCING OFF-STREET PARKING DEMAND.
9. A USE VARIANCE IS REQUESTED FOR AQUAPONIC FARM TO ALLOW.



PLANS FOR PERMIT PURPOSES ONLY

Schaeffer Nasser Scheidegg
 CONSULTING ENGINEERS, L.L.C.
 Surveyors • Environmentalists • Planners
 1425 Carbon Boulevard • New Jersey
 Telephone: (609) 923-7400 • Fax: (609) 923-0253
 Certificate of Authorization #242628103800

RAMIN ANASSOR
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 14018
 DATE

PROPOSED SITE PLAN FOR:
IDEAL EDUCATION A NJ NON-PROFIT CORP. DBA
INSTITUTE OF TECHNOLOGY
 7 S SOUTH CAROLINA AVENUE, BLOCK 141, LOT 3
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
 ZONING: RC, TAX MAP SHEET # 27

DATE	1-7-26
SCALE	1"=10'
BY	J.S.
CHECKED	R.N.N.
SHEET NO.	2
	2 OF 2

FILE# 25-392