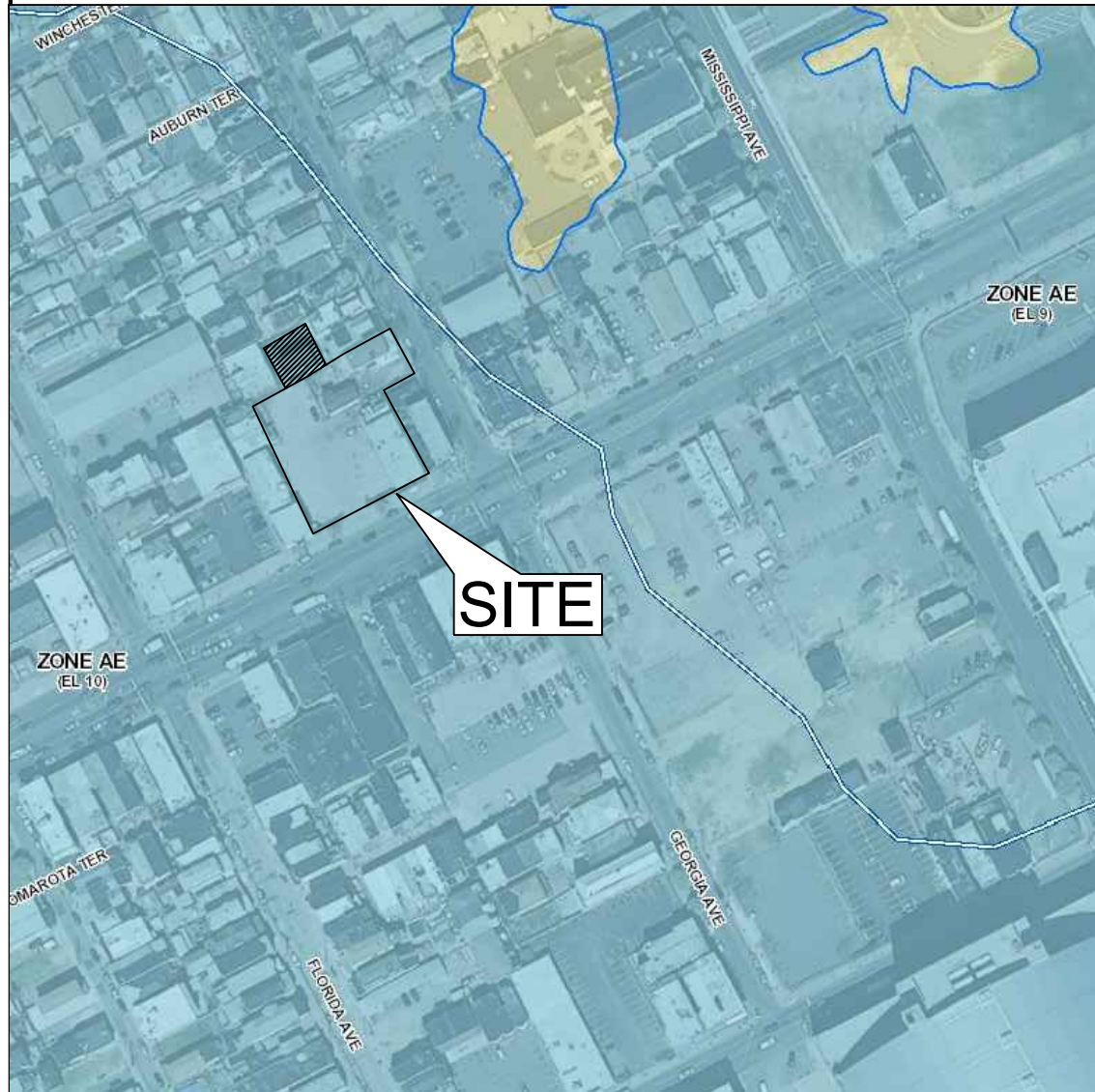


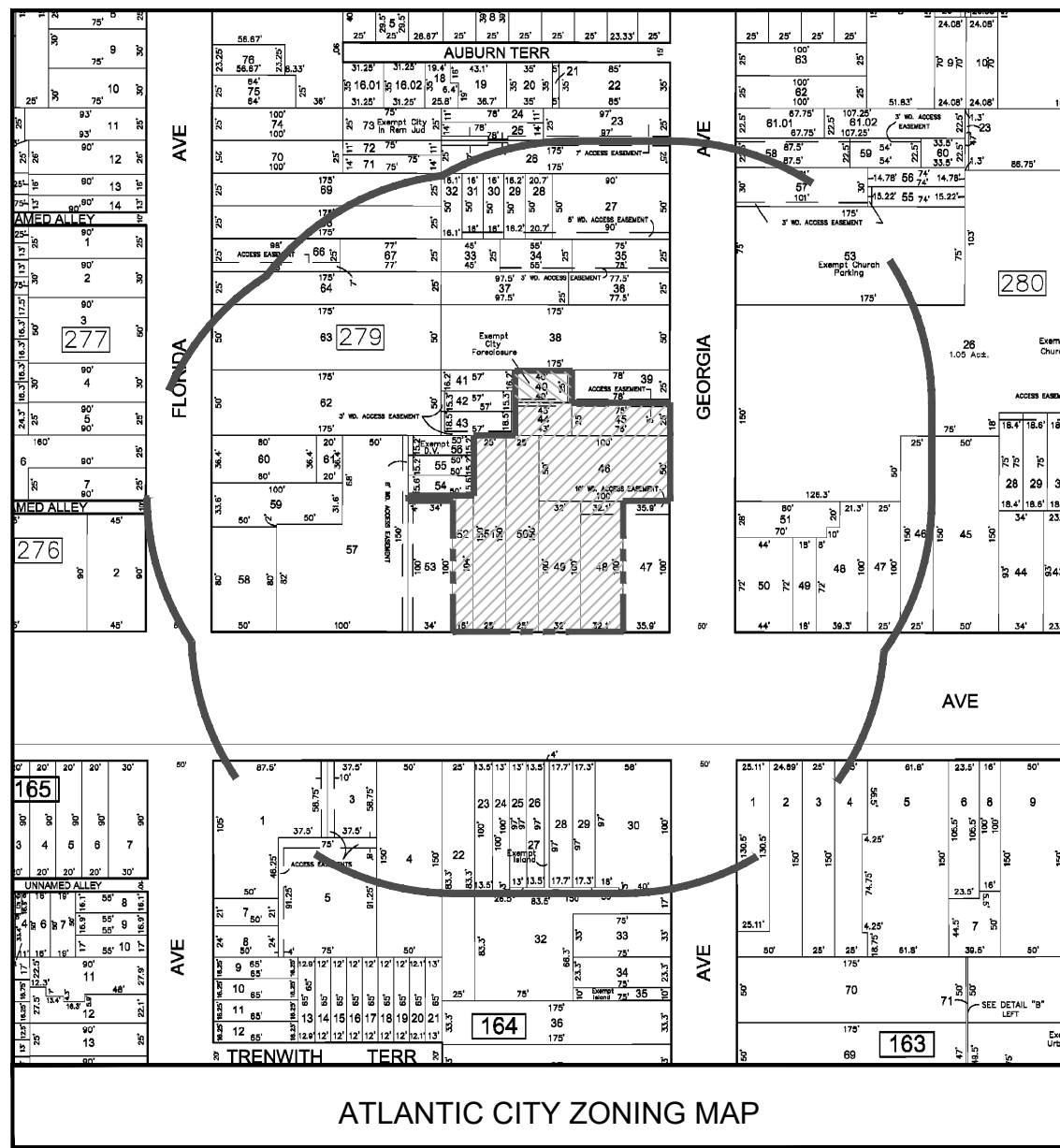
USGS QUAD MAP - CITY OF ATLANTIC CITY



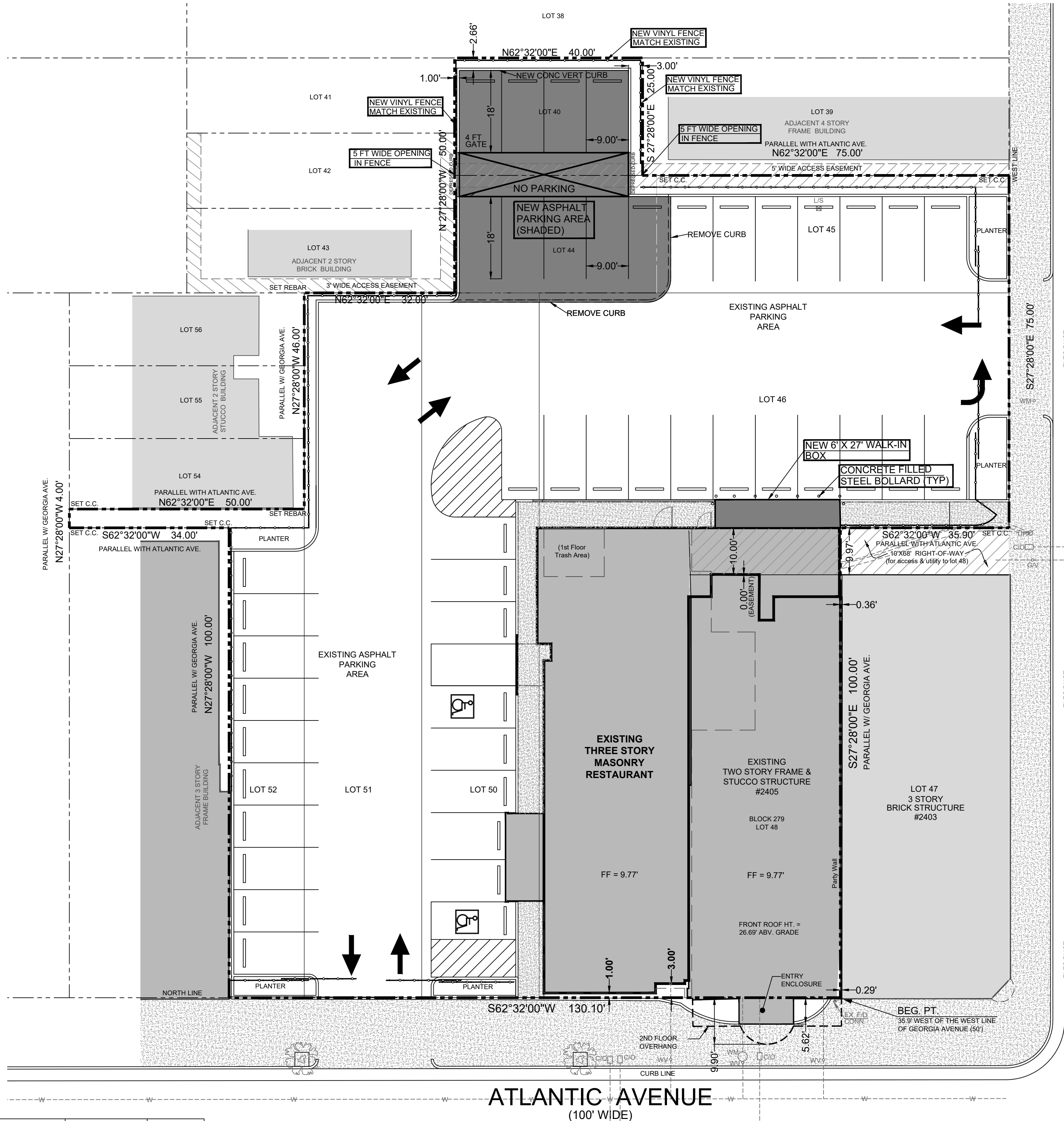
CRDA TOURISM DISTRICT MAP



PRELIMINARY FIRM MAP - FEMA - AE10 ZONE



ATLANTIC CITY ZONING MAP



GENERAL NOTES:

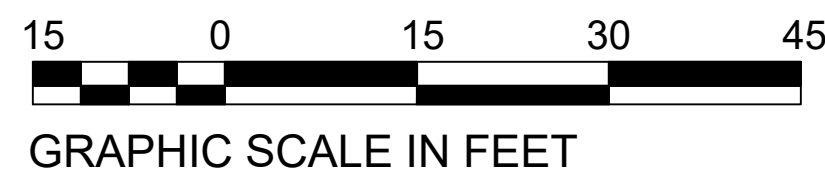
- OWNER & APPLICANT:
DOCK'S OYSTER HOUSE, INC.
2405 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401
- PROJECT TEAM:
PLANNERS/SURVEYOR/ENGINEER: ARTHUR W. PONZIO CO.
ATTORNEY: JOSEPH DOUGHERTY, ESQ.
ARCHITECT: SOSH ARCHITECTS
- PROPERTY INFORMATION:
EXISTING USE - DOCKS OYSTER HOUSE
FLOOD ZONE - AE10
TOTAL LOT AREA - SEE ZONING SCHEDULE
ZONING: DA DISTRICT
- PROPOSED PLAN:
APPLICANT PROPOSES TO EXPAND THE EXISTING PARKING FACILITY ONTO LOTS 40 AND 44. TO ADD 9 VALET PARKING SPACES FOR THE RESTAURANT. APPLICANT ALSO PROPOSES TO CONSTRUCT A NEW 6' X 27' WALK-IN BOX AT THE REAR OF THE BUILDING.
- PROPERTY SURVEY:
SURVEY INFORMATION SHOWN ON THESE PLANS TAKEN FROM A PHYSICAL FIELD SURVEY BY ARTHUR W. PONZIO CO.
- MISCELLANEOUS:
A. DRIVEWAY ACCESS ONTO PUBLIC R.O.W. IS SUBJECT TO A ROAD OPENING PERMIT FROM ATLANTIC CITY.
- UTILITIES:
A. ALL UTILITIES ARE EXISTING, WITH NO PROPOSED CHANGE.

GENERAL NOTES

- SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 24,660 SQUARE FEET.
- PERMANENT MARKERS SET AS NOTED ON PLAN.
- OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
- THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
- SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
- THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
- THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
- THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

ZONING SCHEDULE (DA DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5000 SF	22,585 SF	24,660 SF	C
LOT WIDTH	50 FT	130.10 & 75 FT	130.10 & 75 FT	C
LOT DEPTH	100 FT	N/A	N/A	C
SETBACKS				
FRONT YARD	5 FT	1 FT	1 FT	ENC
SIDE YARD	0 FT	18.2 FT	18.2 FT	C
SIDE YARD	0 FT	67 FT	67 FT	C
REAR YARD	20 FT	50 FT	50 FT	C
COVERAGE	30%	28%	26.3%	C
BUILDING IMPERVIOUS	80%	94%	94%	V
BLDG. HT.	35 FT	39.44 FT	39.44 FT	ENC
PARKING	1 SPACE/30% SEAT COUNT (402 seats) = 121 85% REDUCTION - LOCATED ON PUBLIC TRANSPORTATION ROUTE= 19	35 SPACES	44 SPACES	C



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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 PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1988-248, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, BOCA ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

A.W. PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

AWP
ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

ARTHUR W. PONZIO, JR. DATE
PROFESSIONAL PLANNER N.J. NO. 2676 GS28314
PROFESSIONAL LAND SURVEYOR N.J. NO. 6100581500 GE43483

JON U. BARNHART DATE
PROFESSIONAL PLANNER N.J. NO. 6100581500 GE43483
PROFESSIONAL ENGINEER N.J. NO. 6100581500 GE43483

PROPERTY SURVEY & SITE PLAN
BLOCK 279 LOT 40, 44, 45, 46, 48, 49, 50, 51, 52
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 15'
DATE: 5-20-20
BY: JJB
PROJ. NO.: 32410

SHEET NO.
C-1
SHEET ___ of ___