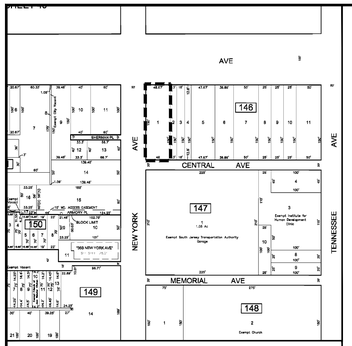
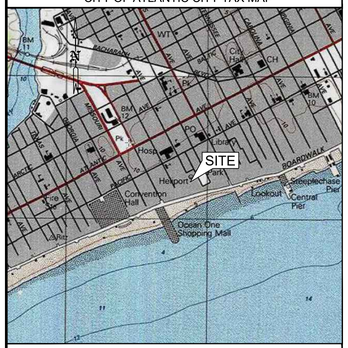
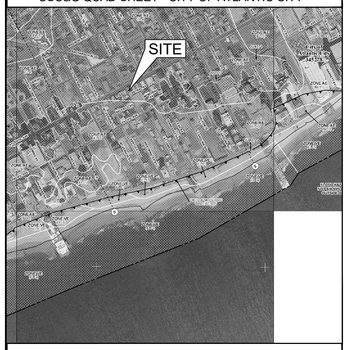


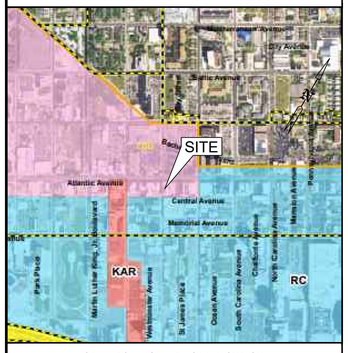
CITY OF ATLANTIC CITY TAX MAP



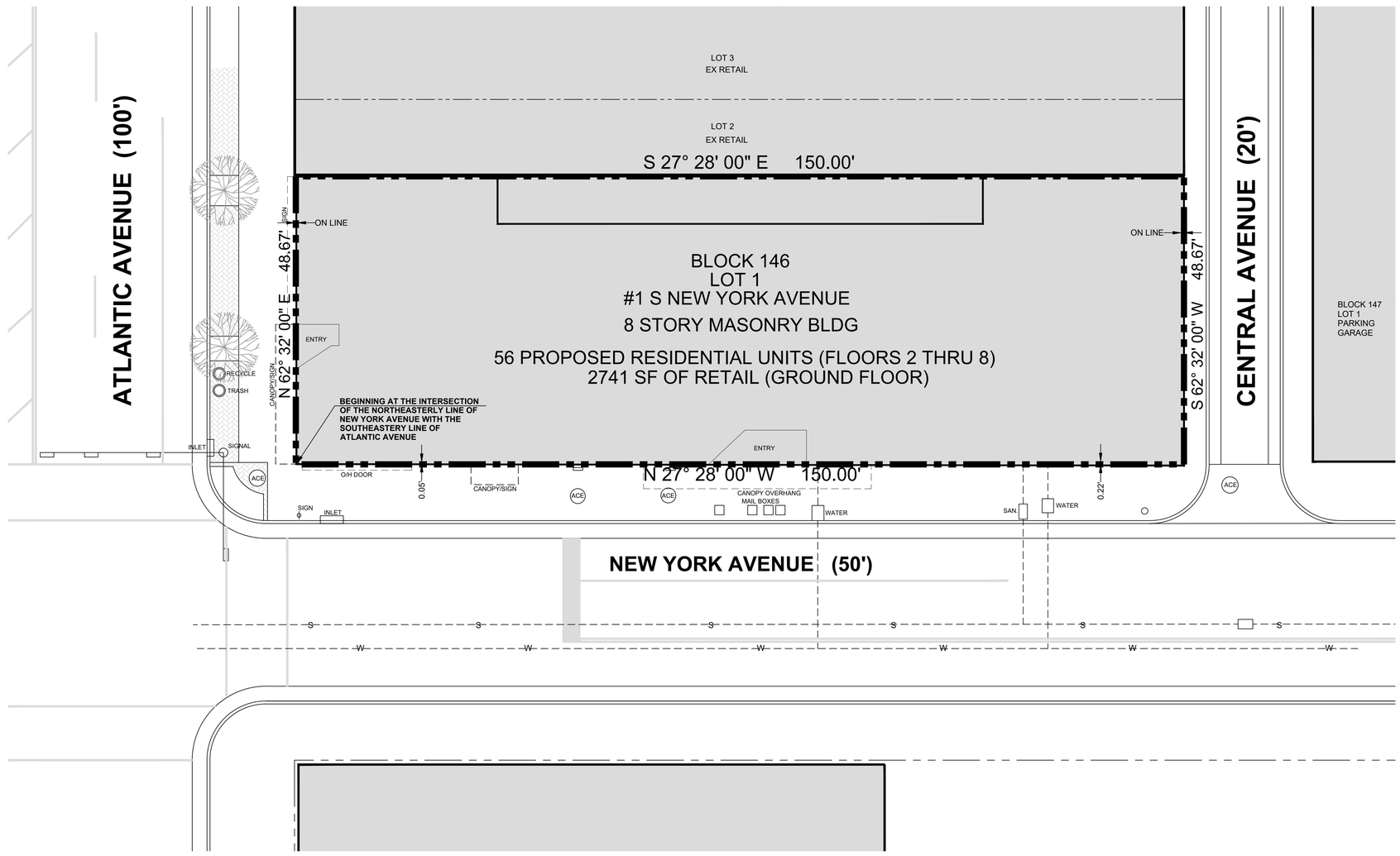
USC&G QUAD SHEET - CITY OF ATLANTIC CITY

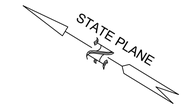


FEMA PRELIMINARY FIRM MAP - AE 9 ZONE



CRDA ZONING MAP: CBD DISTRICT





GENERAL NOTES

1. APPLICANT/OWNER:
   ATLANTIC LOFTS, LLC
   1500 MARKET STREET, SUITE 3310E
   PHILADELPHIA, PA 19102
2. PROPERTY INFORMATION:
   BLOCK 146 LOT 1
3. AREA = 7300.5 SF
   ZONING = CBD DISTRICT
   EXISTING USE = RETAIL & RESIDENTIAL
   PLAN HORIZONTAL DATUM - NAD83
   PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
   APPLICANT PROPOSES TO RENOVATE THE EXISTING BUILDING AND UTILIZE IT AS A MIXED USE RETAIL & RESIDENTIAL STRUCTURE. 56 RESIDENTIAL UNITS & 2741 SF OF RETAIL AT GROUND LEVEL
5. NOTE REGARDING ADA COMPLIANCE:
   ALL PROPOSED PEDESTRIAN SURFACES, INCLUDING SIDEWALKS, RAMPS, WALKWAYS, ETC SHALL BE ALL LOCAL, STATE, AND FEDERAL REGULATIONS OF ADA COMPLIANCE.

ZONING SCHEDULE (CBD DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5000 SF	7300.5 SF	7300.5 SF	C
LOT WIDTH	50 FT	48.67 FT	48.67 FT	ENC
LOT DEPTH	100 FT	150 FT	150 FT	C
LOT FRONTAGE	50 FT	48.67 FT	48.67 FT	ENC
SETBACKS				
FRONT YARD	5 FT	0 FT	0 FT	ENC
SIDE YARD	0 FT	0 FT	0 FT	C
REAR YARD	20 FT	N/A	N/A	C
BLDG HEIGHT	65 FT	101.1 FT	101.1 FT	ENC
COVERAGE				
BLDG	30%	100%	100%	ENC
IMPERVIOUS	80%	100%	100%	ENC
PARKING				
RETAIL: 2741 SF	1 SP / 300 SF: 9.2 SP			
RESIDENTIAL: 56 U	35 (1 BED): 28 SP			
1 BED = 0.8 SP	21 (2 BED): 27.3 SP			
2 BED = 1.3 SP	TOTAL: 64.5 (65)	0 SPACES	0 SPACES	V
DENSITY	25 U/A	N/A	334.1 U/A	V

V = VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING
C = CONFORMING
N/A = NOT APPLICABLE

SEE ARCHITECTS PLANS FOR ALL DETAILS RELATED TO SIGNAGE.

10 0 10 20 30
GRAPHIC SCALE IN FEET

COPYRIGHT © 2021 ARTHUR W. PONZIO COMPANY & ASSOCIATES, INC. ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARER. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR W. PONZIO COMPANY & ASSOCIATES, INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER (CLIENT) OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

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 7/21/48 AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, 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 CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
			REVISIONS				

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

JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY / SITE DEVELOPMENT PLAN

BLOCK 146 LOT 1
ATLANTIC CITY NEW JERSEY

SCALE: 1" = 10' **BY:** JJB
DATE: 3-8-22 **PROJ. NO.:**35837

SHEET NO.
C-1
SHEET 1 of 1