

RIDLEY LOFTS

ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SOUTH CAROLINA & PACIFIC AVENUES

BLOCK 143 LOTS 3 & 4

SITE DEVELOPMENT PLANS TO ACCOMPANY CRDA SUBMITTAL

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Approved by Resolution # _____ Dated: _____

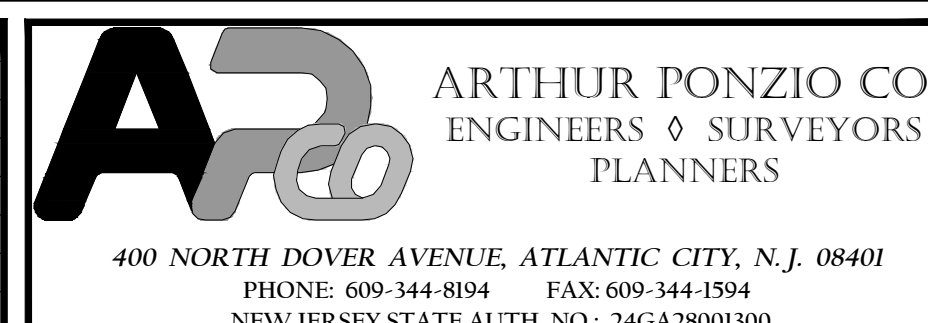
CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____

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 ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND STANDARDS.
 CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION CODES AND ORDINANCES OF THE
 OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF
 NEW JERSEY, ADOPTED 7/24/18 AS P.S. 1948, 240, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C.C., STATE
 SPECIFICATIONS, ALL LOCAL ORDINANCES AND APPLICABLE CONDITIONS.
 ARTHUR J. RINZICO, LLC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION

[illegible]



JON J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33L100581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

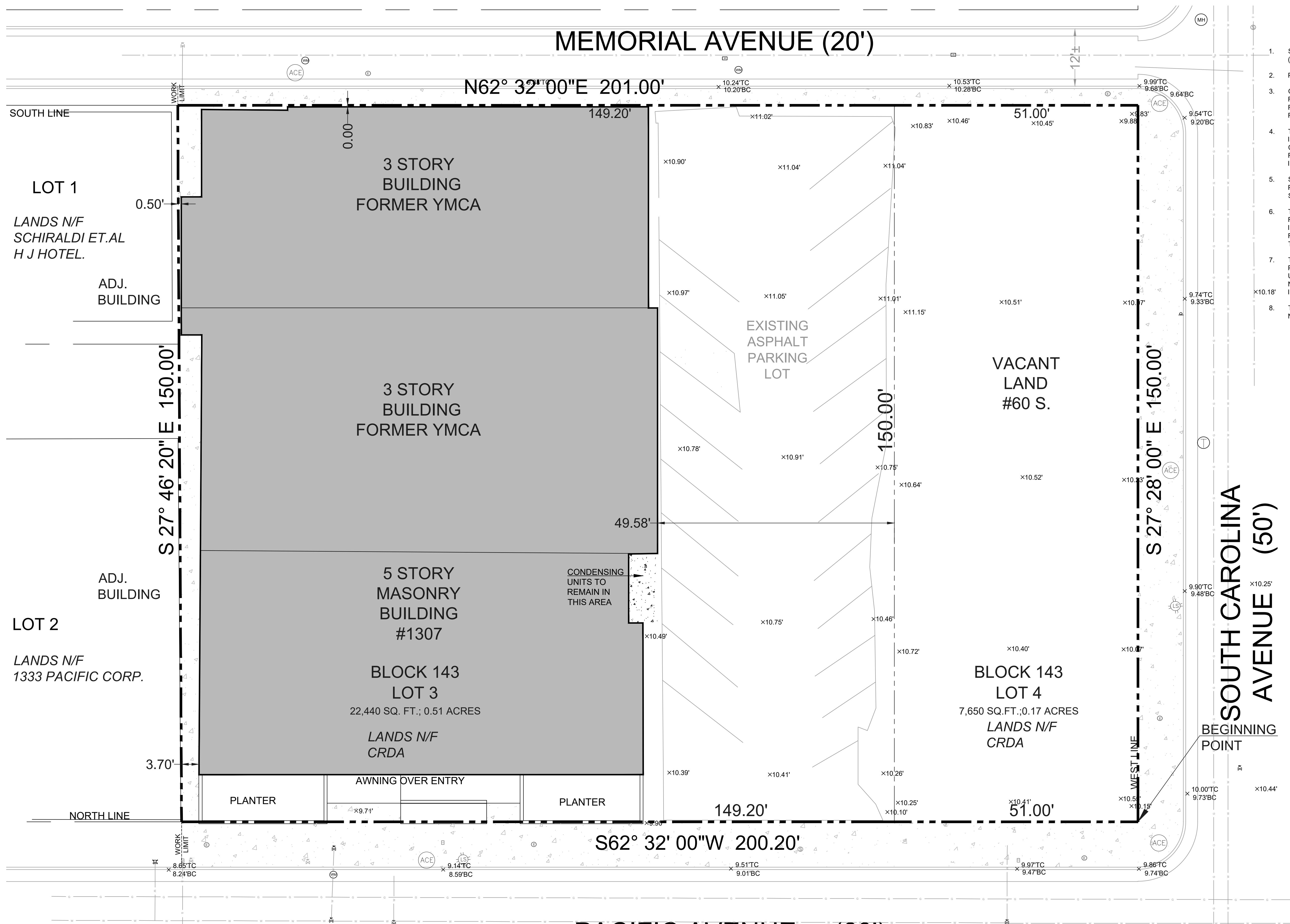

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER VJ. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR NJ NO. 24GS02831400

TITLE SHEET	
BLOCK 143	LOT 3 & 4
ATLANITC CITY	ATLANTIC COUNTY NEW JERSEY
SCALE: AS SHOWN	BY: WJP
DATE: 07-25-23	PROJ NO.: 40879

SHEET NO.

C-

SHEET 1 of



- Approved by Resolution # _____ Date: _____
- CRDA Planner _____ Date: _____
- CRDA Engineer _____ Date: _____
- CRDA Land Use Regulation & Enforcement Officer _____ Date: _____
- CRDA Hearing Officer _____ Date: _____

ELEVATION LEGEND
X.XX' = EXISTING SPOT ELEVATION NAV88 DATUM
X.XX' BC = EXISTING BOTTOM OF CURB ELEVATION
X.XX' TC = EXISTING TOP OF CURB ELEVATION

10 0 10 20 30
GRAPHIC SCALE IN FEET

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 OTHERWISE USED BY ANY OTHER PARTY FOR ANY PURPOSE AT ANY TIME.

ALL WORKS 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, ADAPTED 72-048 ASPH, PAR. 246, 2009 NEW JERSEY UNIFORM CONSTRUCTION CODE, K.C.C., ASTM
 C 1170, AND ALL LOCAL ORDINANCES.

ARTHUR J. NIZONCO CO. ASSUMES NO RESPONSIBILITY FOR INCL. THE AN. FIELD INSPECTION, CONSTRUCTION
 MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

[illegible]



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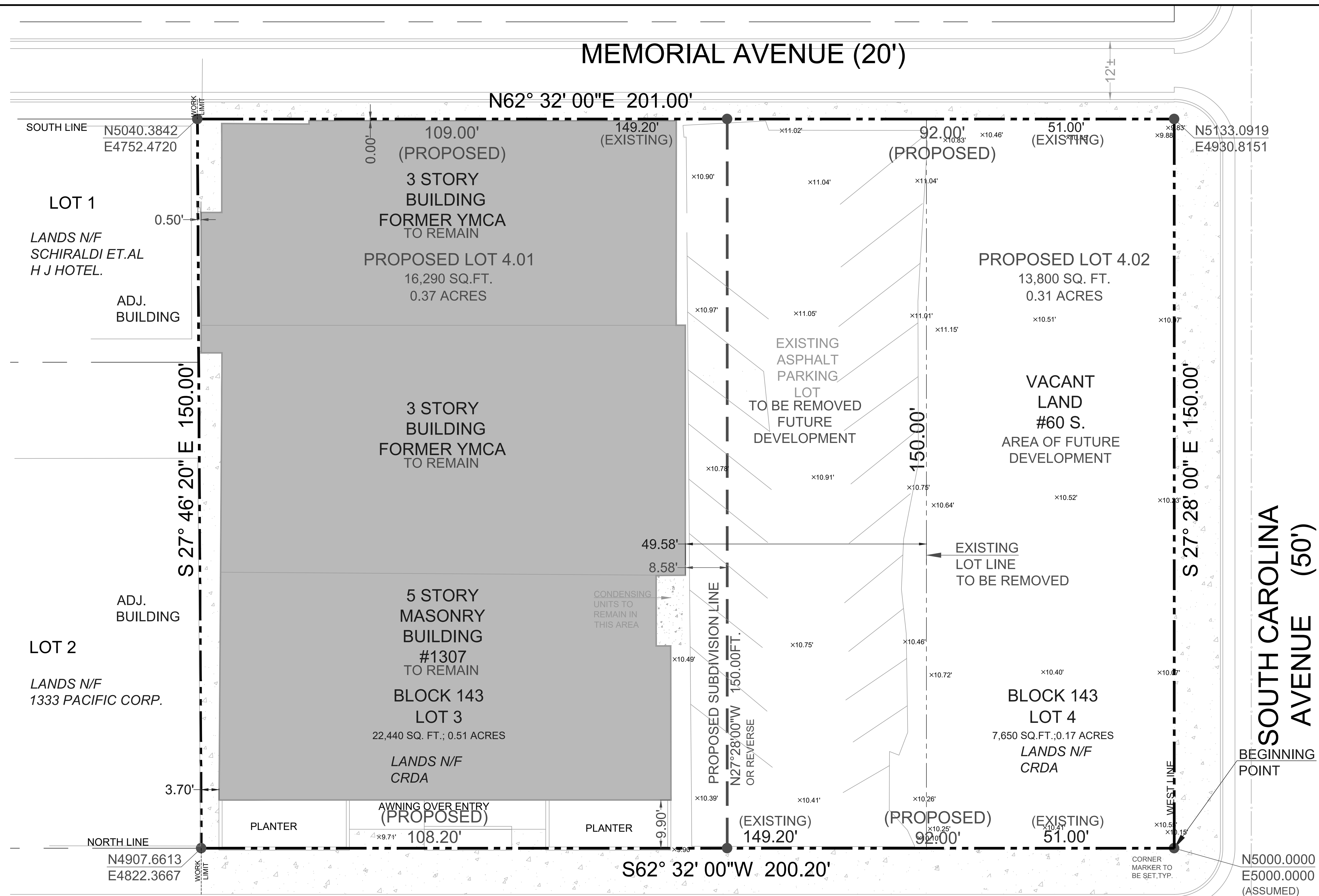
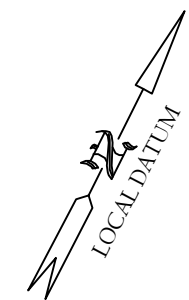

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

EXISTING CONDITIONS SURVEY	
BLOCK 143	LOT 3 & 4
ATLANITC CITY	ATLANTIC COUNTY NEW JERSEY
SCALE: 1"=10'	BY: WJP
DATE: 07-25-23	PROJ NO: 40879

SHEET NO.

C-2

SHEET 2 of 6



GENERAL NOTES

1. OWNER/APPLICANT
RIDLEY LOES URBAN RENEWAL ENTITY,LLC
2. PROPERTY INFORMATION:
LOT 3 - 1307 PACIFIC AVENUE
LOT 4 - 60 S. SOUTH CAROLINA AVENUE
3. AREA = 30,090.00 SQ. FT. @ .69 ACRES
ZONING = CROWN TOURISM DISTRICT ZONE RC
EXISTING USE = EXISTING BUILDING W/ PARKING / VACANT LAND
4. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 07/27/23 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS WITH OUTBOUND CORNERS MARKED AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP PLING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET. I DO FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HEREON HAVE BEEN SET.

ARTHUR W. PONZIO, JR. DATE
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE NO. 28314

5. IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY RIDLEY LOFTS URBAN RENEWAL ENTITY, LLC AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

BY: OWNER

6. 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 REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER

7. THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975 c.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS
SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION,
WIDTH AND NAMES BY THE PROPER AUTHORITY

CITY CLERK _____ DATE _____

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND WAS DULY APPROVED BY RESOLUTION OF THE CRDA BOARD AND ADOPTED ON XXXX. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICER ON OR BEFORE 180 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION.

ATLANTIC COUNTY APPROVALS

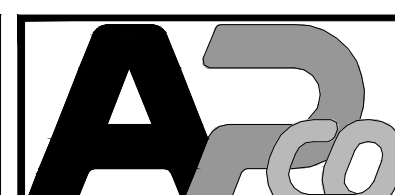
OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT			
<input type="checkbox"/> SUBDIVISION REVIEW <input type="checkbox"/> SITE PLAN REVIEW			
DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES <input type="checkbox"/> NO <input type="checkbox"/>		FILE NO.
COUNTY PLANNING BOARD	FINDINGS <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <input type="checkbox"/> FAVORABLE <input type="checkbox"/> UNFAVORABLE <input type="checkbox"/> RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

ZONING SCHEDULE (RC DISTRICT)

ITEM	REQUIRED	EXISTING	PROP. LOT 4.01	STATUS	PROP. LOT 4.02	STATUS
LOT AREA	7,500 SF	30,090 SF.	16,290 SF.	CONFORMS	13,800 SF.	CONFORMS
LOT WIDTH	50 FT.	201 FT.	109 FT	CONFORMS	92 FT	CONFORMS
LOT DEPTH	150 FT.	150 FT.	150 FT.	CONFORMS	150 FT.	CONFORMS
LOT FRONTAGE	50 FT.	150 FT. (MIN.)	109 FT	CONFORMS	92 FT	CONFORMS

NOTE:
SEE SHEET C-4 FOR ADDITIONAL
ZONING ANALYSIS FOR FUTURE
DEVELOPMENT

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[illegible]

ARTHUR PONZIO CO.
ENGINEERS ♦ SURVEYORS
PLANNERS

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

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PROFESSIONAL ENGINEER N.J. NO.	GE43483

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MINOR SUBDIVISION PLAN
 BLOCK 143 LOT 3 & 4
 ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

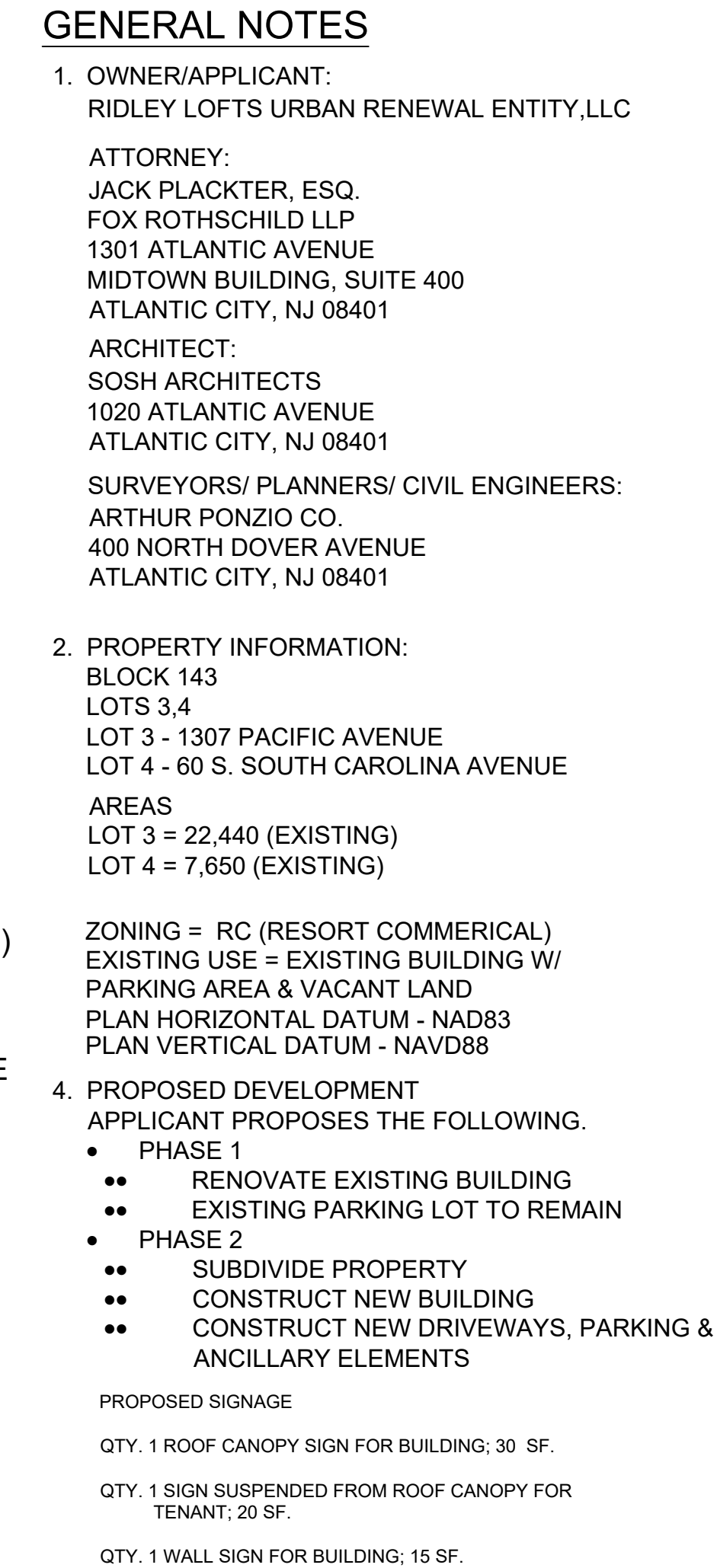
SCALE: 1"=10'
DATE: 07-25-23

BY: WJP
PROJ. NO.: 40879

SHEET NO.

C-3

SHEET 3 of 6



MAJOR DEVELOPMENT THRESHOLD CALCULATION

TOTAL DISTURBANCE = 15,278 SQ. FT.
NEW IMPERVIOUS = 7,972 SQ. FT.

DEVELOPMENT DOES NOT MEET DEFINITION OF MAJOR DEVELOPMENT

Approved by Resolution # _____ Date: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____

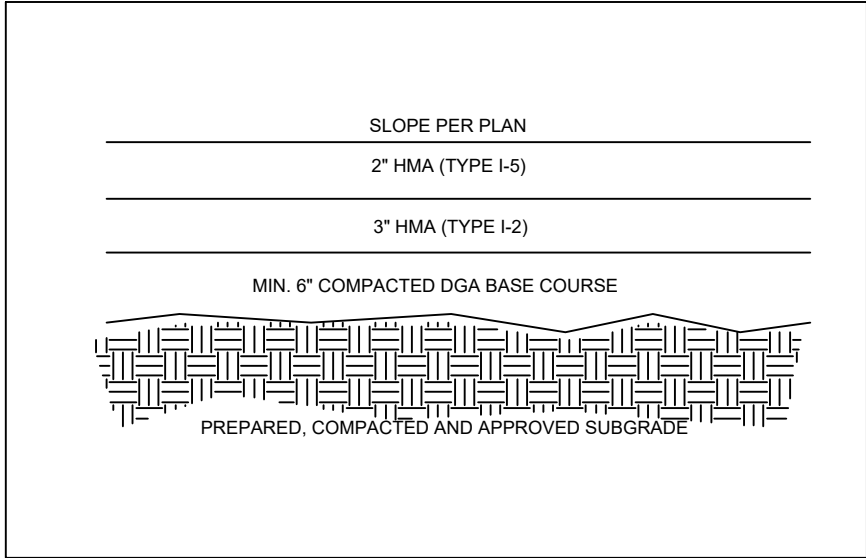
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CRDA Planner _____ Date: _____

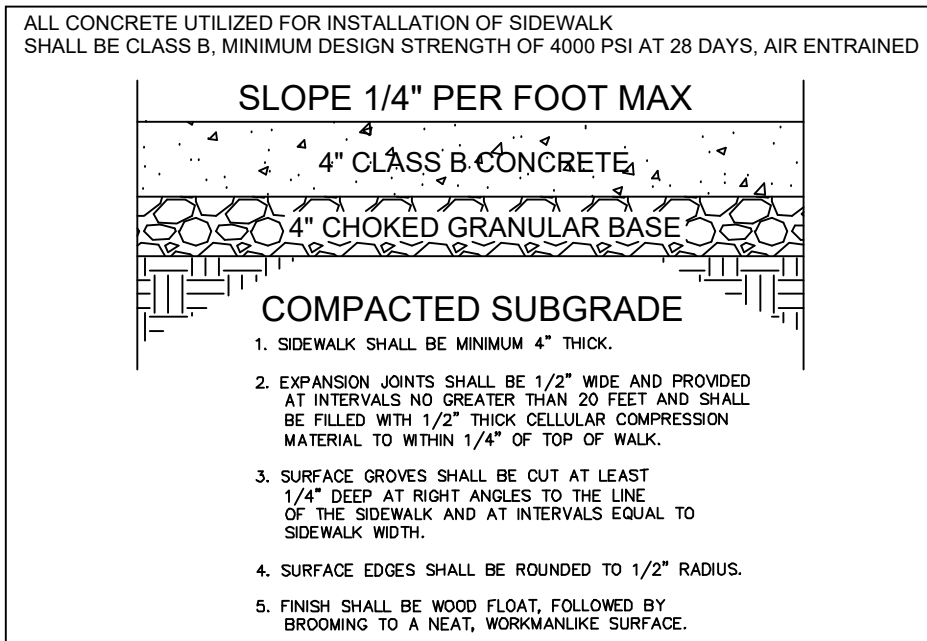
CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

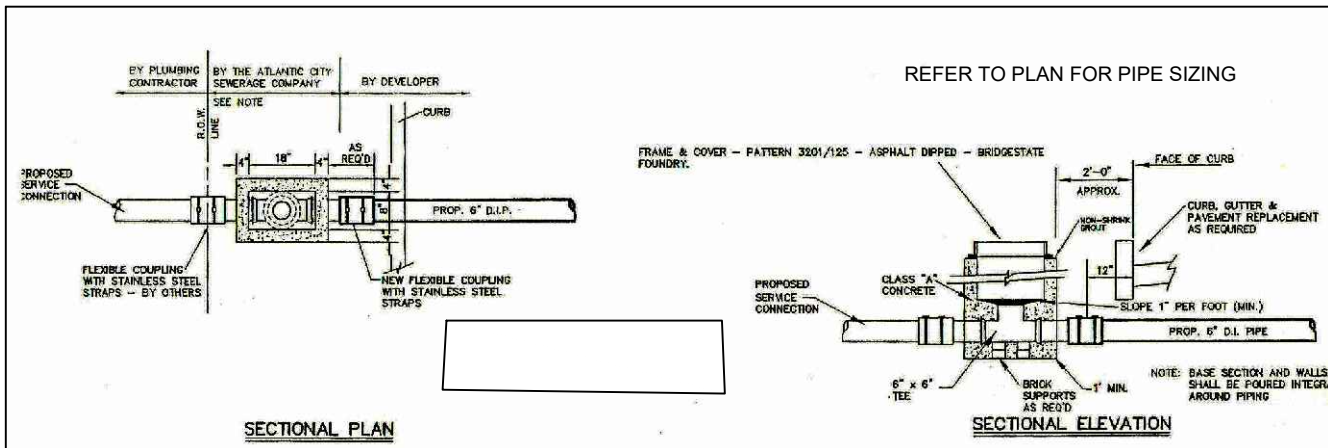
CRDA Hearing Officer _____ Date: _____



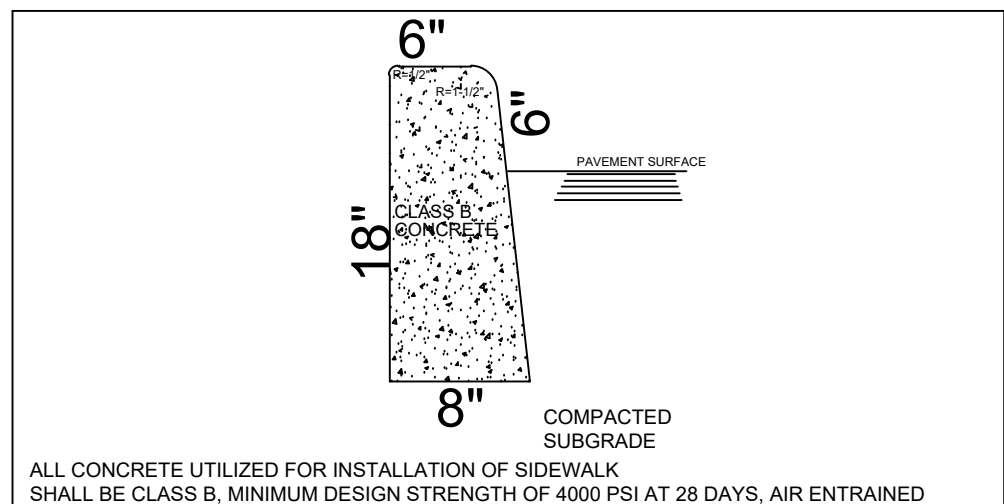
1 ON-SITE ASPHALT PAVEMENT



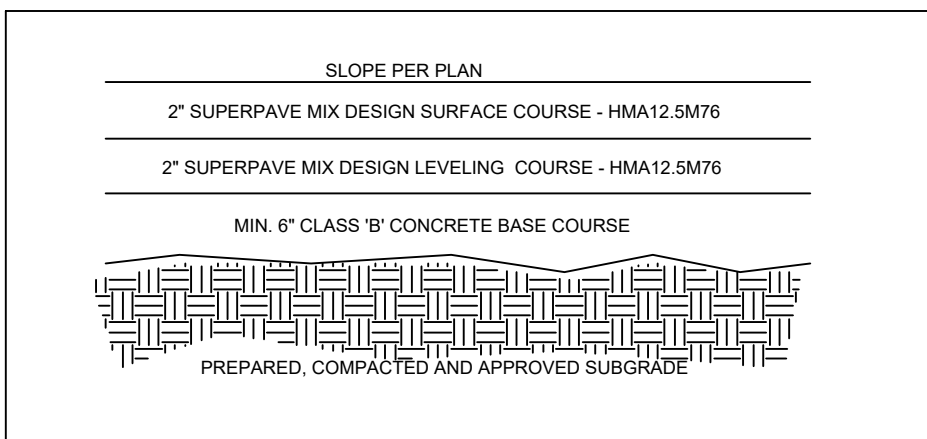
2 SIDEWALK DETAIL



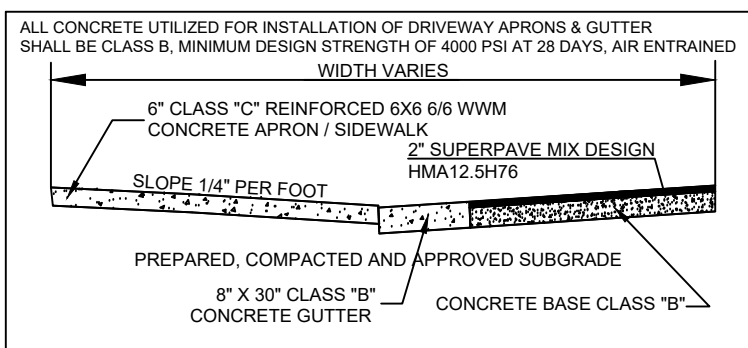
3 SANITARY SERVICE BOX DETAIL



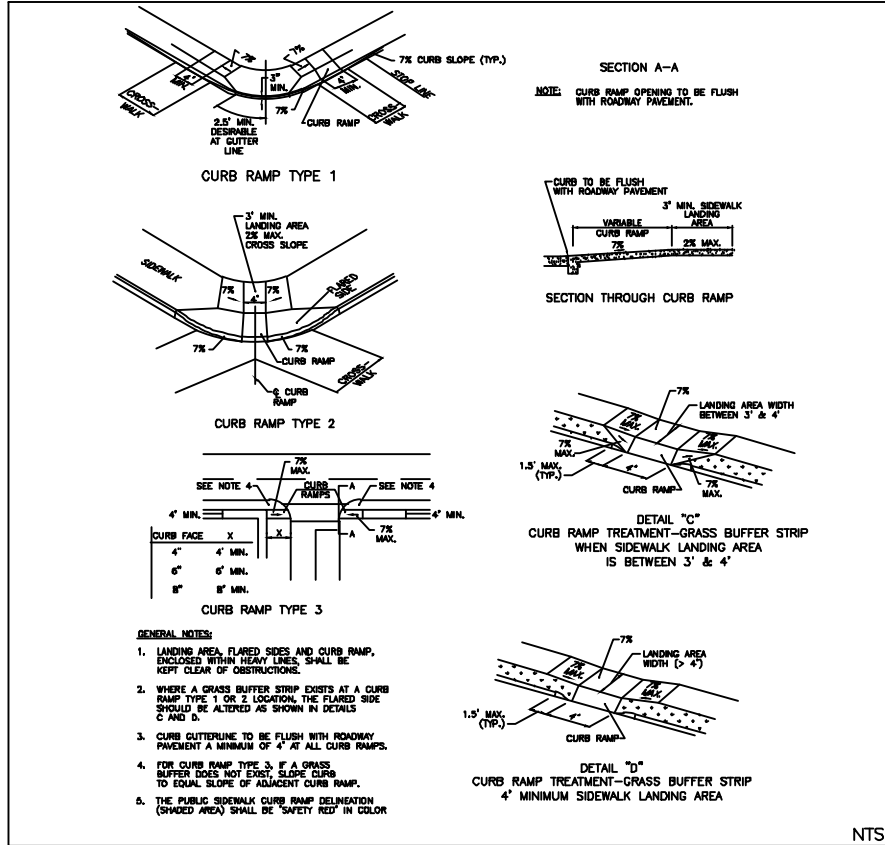
4 CONCRETE CURB DETAIL (ON-SITE)



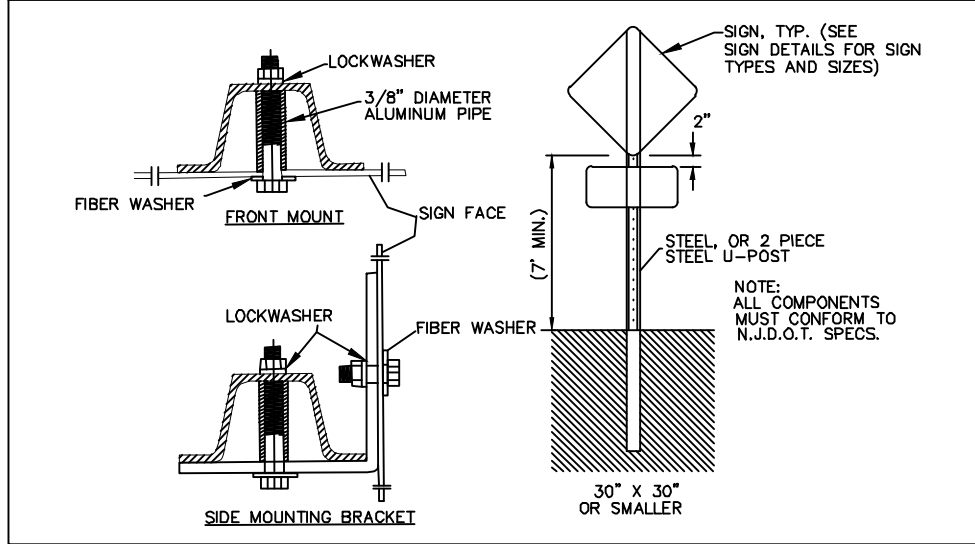
5 ASPHALT PAVING DETAIL (CITY R.O.W.)



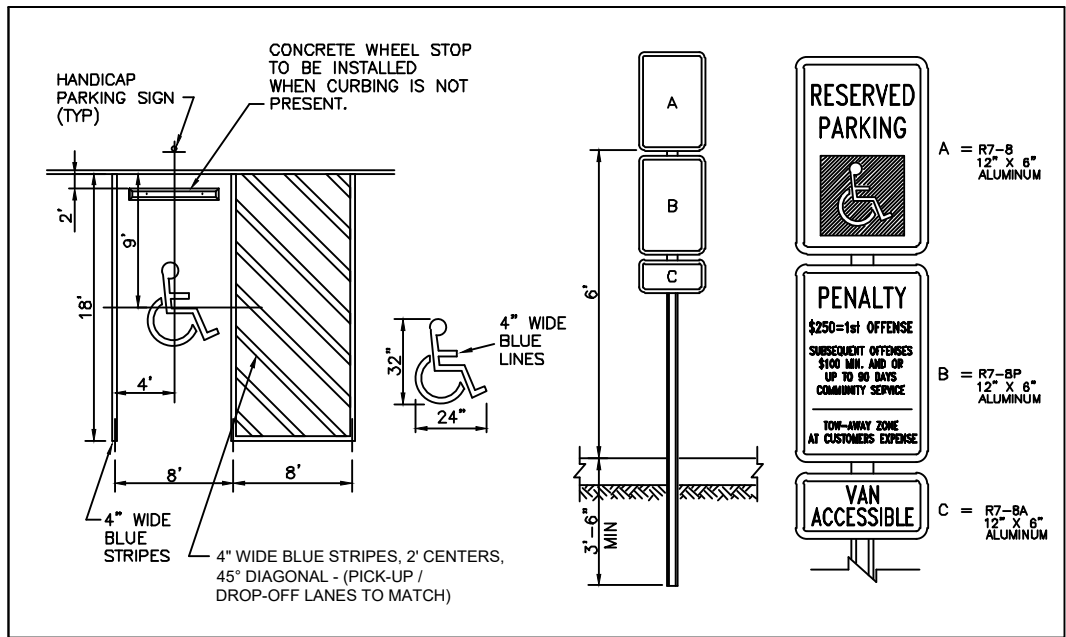
6 SECTION THROUGH ROADWAY (INCLUDING CONCRETE GUTTER)



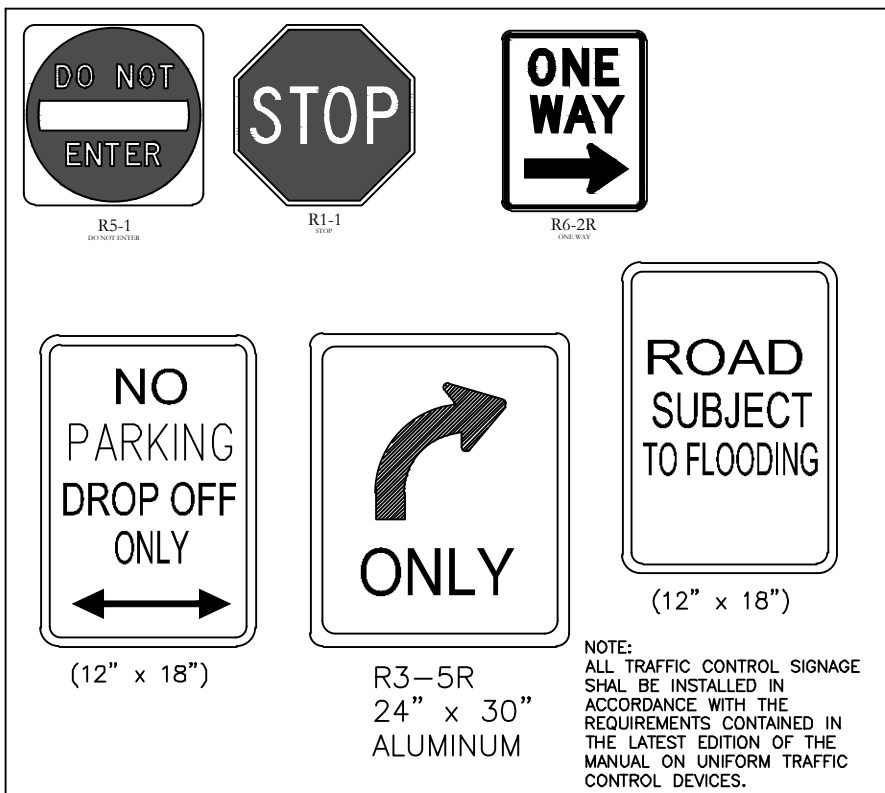
7 CURB RAMP DETAILS



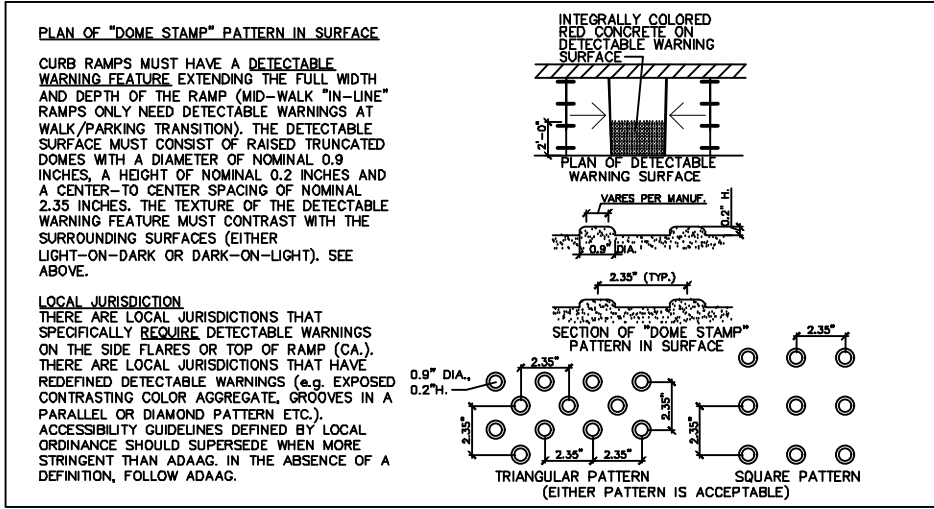
8 SIGN MOUNTING DETAILS



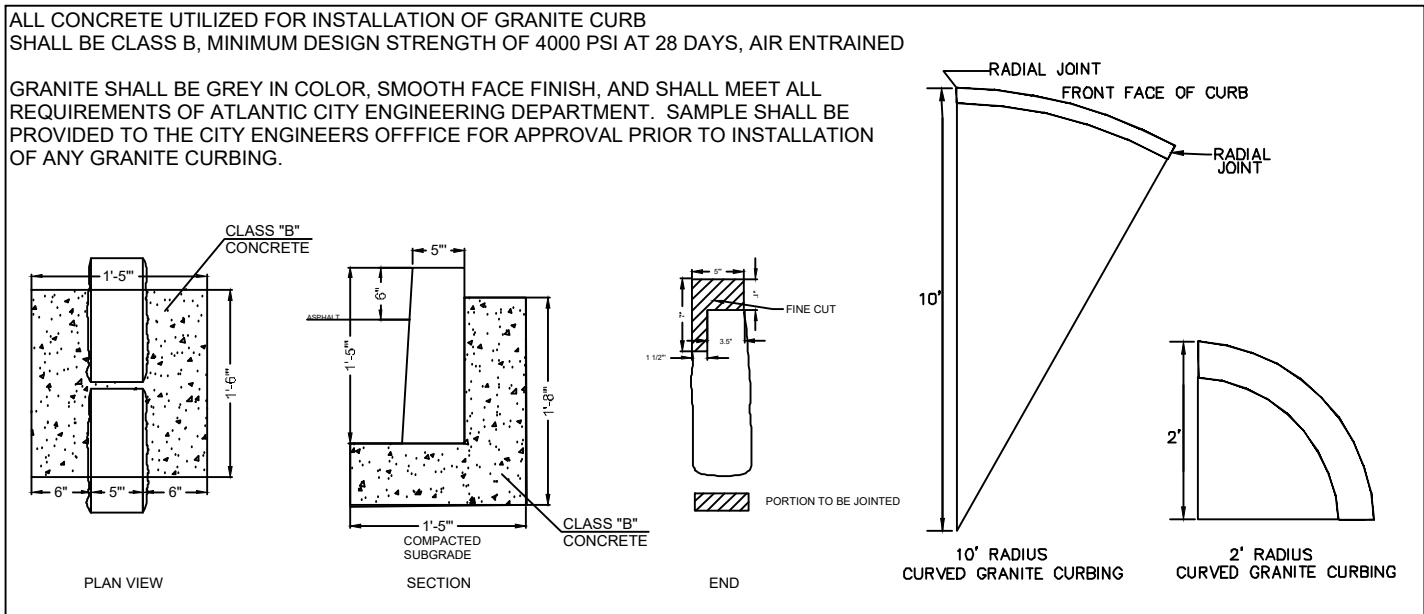
9 HANDICAPPED PARKING DETAIL



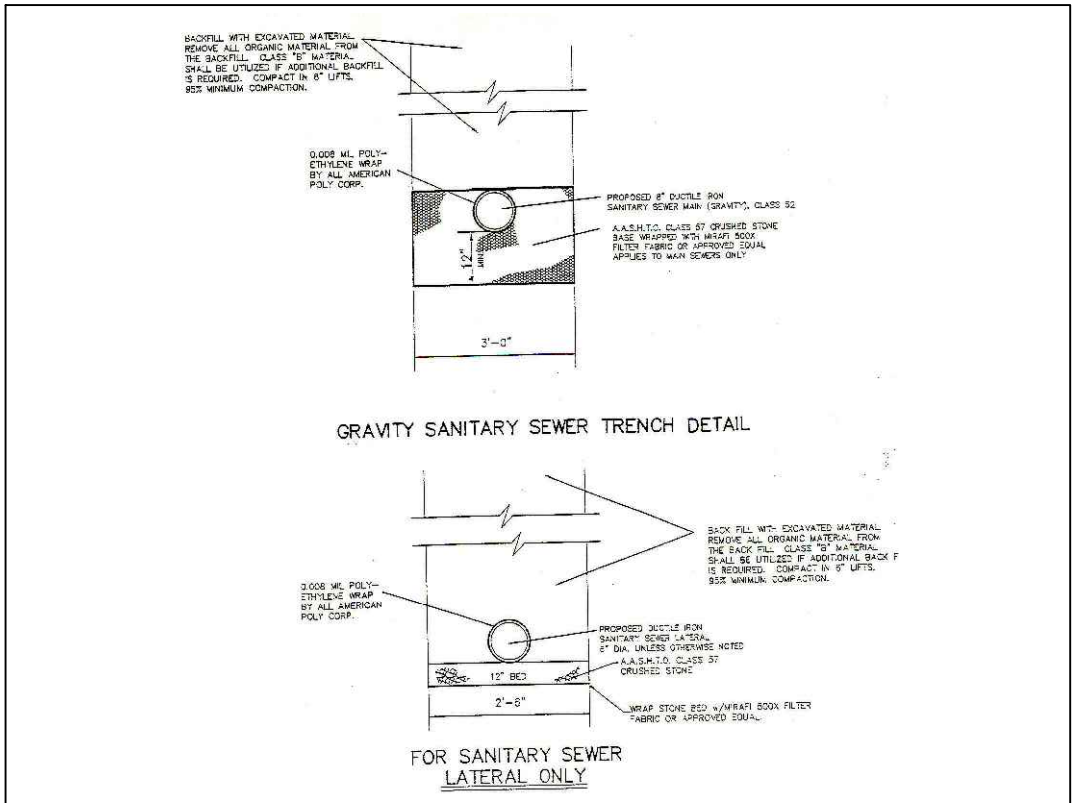
10 TRAFFIC SIGNS (IF REQUIRED)



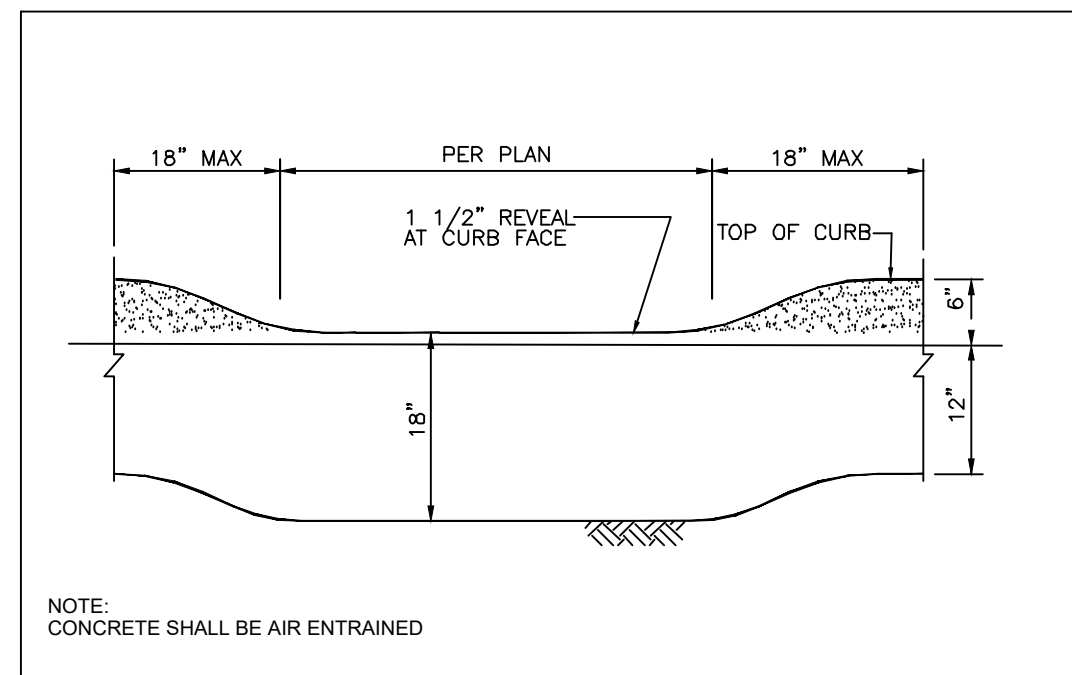
11 ACC. RAMP WARNING STRIP DETAILS



12 GRANITE CURBING (ATLANTIC CITY SPECIFICATIONS - CITY R-O-W)



13 SANITARY SEWER TRENCH DETAILS



14 DEPRESSED CURB AT DRIVEWAY

Approved by Resolution # _____	Dated: _____
CRDA Planner _____	Date: _____
CRDA Engineer _____	Date: _____
CRDA Land Use Regulation & Enforcement Officer _____	Date: _____
CRDA Hearing Officer _____	Date: _____

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							