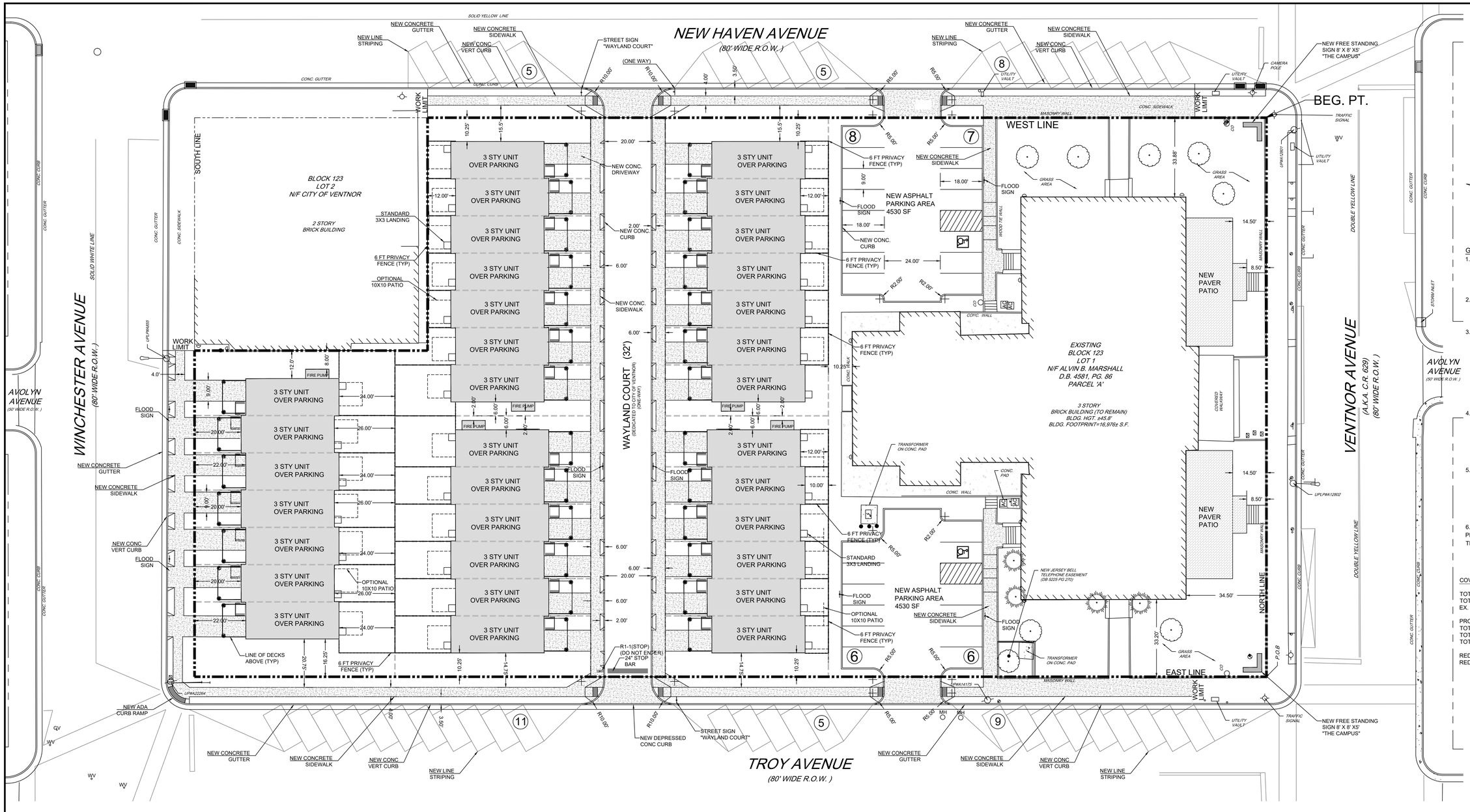


NJDEP APPROVAL

TAX MAP

GENERAL DEVELOPMENT NOTES

1. APPLICANT/OWNER:
   DAJ VENTNOR, LLC
   2517-19 W. GIRARD AVENUE, 2ND FLOOR
   PHILADELPHIA, PA 19130

2. PROJECT TEAM:
   PLANNER/ENGINEER: ARHTUR PONZIO CO.
   ATTORNEY: JACK PLACKTER, ESQ.

3. PROPERTY INFORMATION
   6601 VENTNOR AVENUE
   BLOCK 123 LOT 1
   ZONING = REDEVELOPMENT PLAN
   EXISTING USE = COMMERCIAL
   AREA = 2.3 ACRES
   HORIZONTAL DATUM - NAD 83
   VERTICAL DATUM - NAVD 88

4. PROPOSED SITE IMPROVEMENTS
   A. 33 NEW RESIDENTIAL UNITS
   B. SURFACE PARKING
   C. REVITALIZATION OF EXISTING COMMERCIAL SPACE
   D. SITE IMPROVEMENTS AS SHOWN.

5. MISCELLANEOUS:
   A. ANY DAMAGES DONE TO PUBLIC IMPROVEMENTS DURING CONSTRUCTION OF THE PROJECT ARE TO BE REPAIRED / REPLACED PER THE DIRECTION OF THE CITY ENGINEER

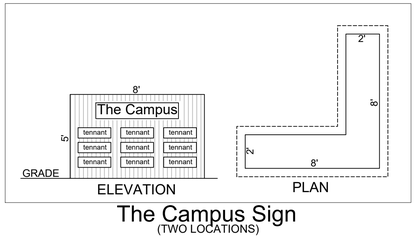
6. TRASH & RECYCLE SHALL BE KEPT WITHIN THE PROPOSED UNIT GARAGES AND BROUGHT TO THE STREET ON TRASH COLLECTION DAYS.

COVERAGE CALCS

TOTAL SITE AREA = 2.3 ACRES
TOTAL EX. IMP. = 72785 SF (1.67 AC) = 72.6 %
EX. MOTOR VEHICLE SURFACE = 37270 SF(0.856 AC)

PROPOSED COVERAGE:
TOTAL SITE AREA = 2.3 ACRES
TOTAL IMPERVIOUS = 72525 SF (1.66 AC) = 72.4%
TOTAL MOTOR VEHICLE SURFACE = 22,040 SF (0.51 AC)

REDUCTION IN MOTOR VEHICLE SURFACE = 15230 SF
REDUCTION IN TOTAL IMPERVIOUS = 260 SF



The Campus Sign
(TWO LOCATIONS)

20 0 20 40 60
GRAPHIC SCALE IN FEET

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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 7/21/49, AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. 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
			11-6-25 JJB REVISED LAYOUT				

REVISIONS

ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
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NEW JERSEY STATE AUTH. NO.: 24GA28001300

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PROFESSIONAL ENGINEER N.J. NO. GE43483

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

SITE DEVELOPMENT PLAN
BLOCK 123 LOT 1
VENTNOR CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 20'
DATE: 8-15-25
BY: JJB
PROJ. NO.: 40741

SHEET NO.
C-3
SHEET 3 of 11