

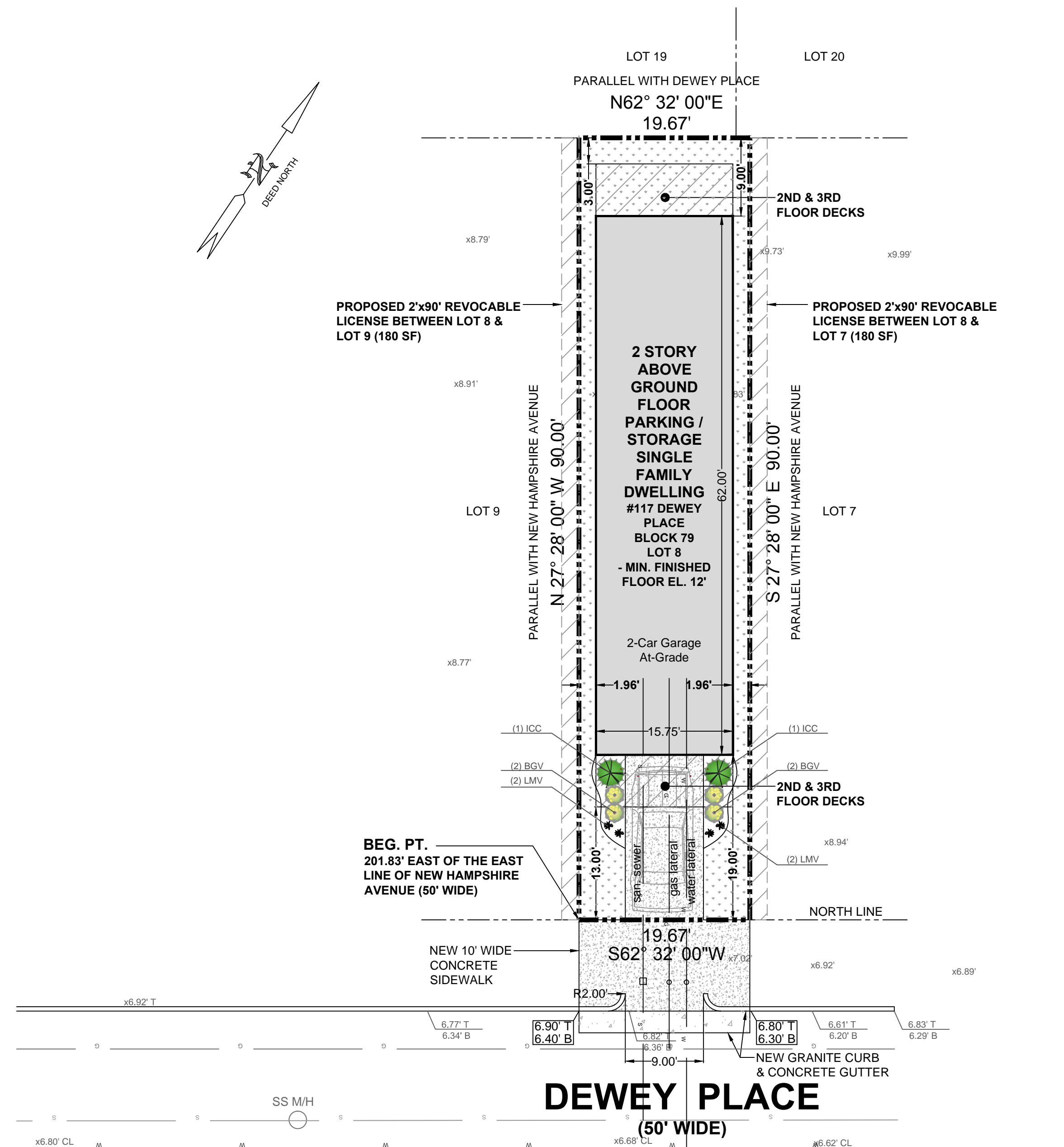
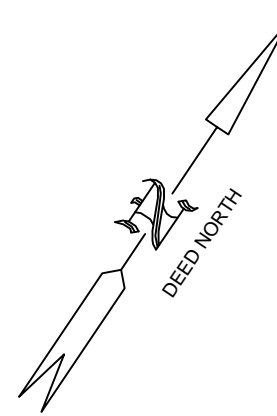
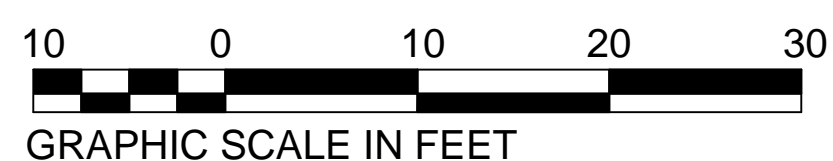
- Plan information taken from field measurements. All dimensions to be verified in the field by the contractor.
- Drawings to be scaled for purposes of locating soil berms plant material, planting beds, ground cover areas and other site amenities shown. Drawings are diagrammatic; plant material is subject to field adjustment.
- All plant material to be set in prepared mulched beds. Final bed lines to be approved in the field by the Landscape Architect or the owner's representative.
- All planting beds to receive 2" of shredded rootmulch as indicated on the planting details. Final location of plant material to be determined in the field by the Landscape Architect or owner's representative.
- Contractor to verify the location of all underground utilities prior to any excavation activities.
- No deciduous shade trees will be located closer than 10 feet to sanitary utilities.
- Landscape Contractor is responsible for verification of all plant material quantities. Any discrepancy shall be brought to the attention of the Landscape Architect. Plan holds precedence.
- Contractor shall coordinate all work with the City of Atlantic City and local utility companies.

Proposed Plant Schedule				
Key	Scientific Name	Common Name	Size	Quant.
BCV	Buxus Green Velvet	GREEN VELVET BOXWOOD	18"-24"	4
JCC	Ilex crenata 'Compacta'	COMPACT JAPANESE HOLLY	24" / 3 Gal.	2
LMV	Liriope muscari 'variegated'	Variegated Liriope	1 Gal.	4

NOTE: ALL LANDSCAPE AREAS TO CONTAIN AN IRRIGATION SYSTEM W/ RAIN SENSORS.

ZONING SCHEDULE (RS-C DISTRICT)			
ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	30,000 SF	1770.3 SF	ENC
LOT WIDTH	150 FT	19.75 FT	ENC
LOT DEPTH	N/A	78 FT	N/A
SETBACKS			
FRONT YARD	20 FT	19 FT	V
SIDE YARD	30 FT	1.96 FT	V
SIDE YARD	30 FT	1.96 FT	V
REAR YARD	30 FT	9 FT	V
COVERAGE			
PRINCIPAL	40 %	55 %	V
ACCESSORY (DECKS)	40 %	11 %	C
AGGREGATE	70 %	66 %	C
BLDG. HT.	385 FT	3 STORY<385 FT	C
F.A.R.	8.0	1.85	C
PARKING	2 SPACES	3 SPACES	C

C = CONFORMING
ENC = EXISTING NON-CONFORMING
V = VARIANCE NEEDED



- GENERAL NOTES:**
- OWNER / APPLICANT:
PAUL JACKSON
2348 JONQUIL ROAD
YORK, PA 17403
 - PROPERTY INFORMATION:
BLOCK 79 LOT 8
117 DEWEY PLACE
ATLANTIC CITY, NEW JERSEY 08401
TOTAL LOT AREA = 1770.3 SF
FLOOD ZONE = PRELIMINARY FIRM AE10
EXISTING USE = VACANT LAND
ZONING = RS-C DISTRICT
ELEVATION REFERENCE = NAV 1988 DATUM
 - INTENT OF APPLICANT:
THE APPLICANT PROPOSES THE CONSTRUCTION OF A NEW THREE STORY SINGLE FAMILY DWELLING WITH DECKS AND ALL ANCILLARY SITE IMPROVEMENTS AS SHOWN.
 - APPROVALS REQUIRED:
CITY OF ATLANTIC CITY ZONING BOARD
 - UTILITIES
ALL NECESSARY UTILITY INSTALLATION TO BE COORDINATED BY CONTRACTOR AND THE RESPECTIVE UTILITY PROVIDER.
- NOTE: THIS DRAWING IS INTENDED FOR MUNICIPAL APPROVAL PURPOSES ONLY.

APPROVALS:

TAX ASSESSOR	DATE
BOARD CHAIRPERSON	DATE
ZONING OFFICER	DATE
CITY ENGINEER	DATE

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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, c.249, 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 CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

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

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR. DATE 2676
 PROFESSIONAL PLANNER N.J. NO. GS28314
JON J. BARNHART DATE
 PROFESSIONAL PLANNER N.J. NO. LI00581500
 PROFESSIONAL ENGINEER N.J. NO. GE43483

VARIANCE PLAN
 BLOCK 79 LOT 8
 CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY
 SCALE: 1" = 10'
 DATE: 5/11/15
 BY: N. ZURINKAS
 PROJ. NO.: 32383