

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)(1) (7)	USE	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE SPACE	C
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING 300' ABOVE BFE ACCESSORY STRUCTURE 35' ABOVE BFE	< 300' N/A	28' < 35'	C N/A
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	53,325 SF	53,325 SF	C
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH	150'	75'	75'	ENC
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH	50'	336'	336'	C
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50'	336'	336'	C
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	40%	25%	C
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	82% (LOTS 16-18 & 30)	72% (INCLUDES GRAVEL)	C
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD	0' UP TO 35' IN HEIGHT 20' GREATER THAN 35' IN HEIGHT	2.2' N/A	0' N/A	C N/A
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD	0' UP TO 35' IN HEIGHT 20' GREATER THAN 35' IN HEIGHT	0.5' N/A	0.5' N/A	C N/A
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD	20'	N/A	15'	DNC
19:66-5.10(a) 1.iv (11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OPEN SPACE	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS) HIGH RISE (10+ FLOORS)	50 DU/AC 75 DU/AC	N/A N/A	4 DU/AC N/A
19:66-5.8 (b) 4	MINIMUM ON-SITE PARKING (SEE PARKING CALCULATIONS)	118	1	53	DNC
19:66-5.8 (c)	LOADING	2	1	2	C
19:66-7.7(a)1	FENCE IN FRONT YARD	NOT PERMITTED	6'	6'	DNC
19:66-7.7(a)2	FENCE HEIGHT IN SIDE & REAR YARDS	8'	6'	6'	C

DNC = DOES NOT CONFORM
ENC = EXISTING NON-CONFORMING

PARKING CALCULATION:

BOURRE RESTAURANT = 1 SPACE/CUSTOMER FOR 30% CAPACITY OR 1/150 SF WHICHEVER IS GREATER.
170 SEATS x 0.30 = 51 SPACES; 51 SPACES COULD SERVE UP TO 7,560 SF OF FLOOR AREA. THE EXISTING BUILDING FOOTPRINT IS LESS THAN 5,020 SF, THE OUTDOOR SEATING AREA IS 2,400 SF (INCLUDING COVERED PATIO), FOR A TOTAL SEATING AREA OF 7,420 SF. NUMBER OF SEATS WILL CONTROL. TOTAL DEMAND = 51 SPACES

RETAIL/OFFICE BUILDING:

RETAIL 1/300 X 10,000 SF = 33.33 SPACES

CONTAINER HOTEL:

HOTEL ROOMS = 1 SPACE/ROOM X 10 ROOMS = 10 SPACES
NON HOTEL FLOOR SPACE = 12 SPACES/1,000 SF GROSS FLOOR AREA X 2,000 SF = 24 SPACES
- SEASONAL BAR = 320 SF
- SEASONAL CONCESSIONS = 720 SF
- BATHROOMS = 320 SF
- SUBTOTAL = 2,000 SF
TOTAL HOTEL PARKING DEMAND = 34 SPACES
TOTAL PROJECT PARKING DEMAND = 118.33 ~ 118 SPACES

LOADING CALCULATION:

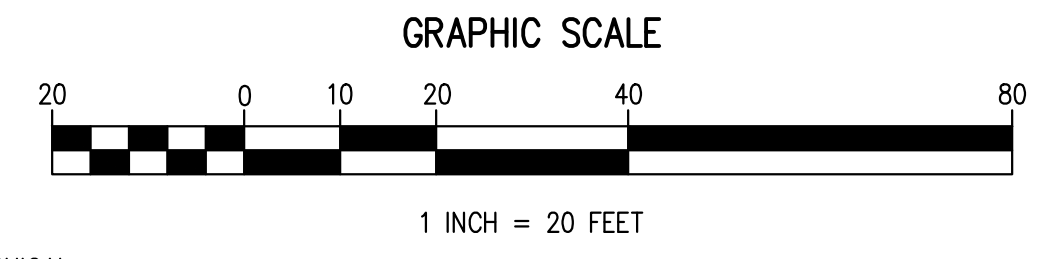
UP TO 99,999 SF BUILDING = 1 SPACE; 2 BUILDINGS = 2 SPACES

GENERAL NOTES

- SEE INFORMATION SHEET C0002 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES.
- BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.
- BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY, TOPOGRAPHICAL SURVEY TAX LOTS 11, 12, 13, 14, 15, 16, 17, 18, 30, 31, 32, 33, 34, 35, 36, 37 & 38; BLOCK 52, ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" PREPARED BY VARGO ASSOCIATES, DATED APRIL 25, 2018
- TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 38,595 SF (77.3% OF LOT, SEE ZONING SCHEDULE)
TOTAL PRE-CONSTRUCTION IMPERVIOUS SURFACE = 33,193 SF (SEE D0101 FOR PRE-CONSTRUCTION CONDITIONS)
TOTAL INCREASE IN IMPERVIOUS SURFACE = 5,163 SF
- BROKEN CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE SHALL BE REPLACED IN-KIND.
- THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY - TO BE FILED BY DEED.

FLOOD HAZARD DATA

- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C04560, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES.



1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

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ORANGE DEEDS ENTERTAINMENT COMPLEX
BLOCK 52, LOTS 11-18 & 30-39
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE & MINOR SUBDIVISION PLAN

PAT FASANO
1005 MAIN STREET
ASBURY PARK, NEW JERSEY

DATE	ISSUE NO.	BY	APPR.
9/4/2019	5	DAVID JTS	JTS
8/16/2019	4	DAVID JTS	JTS
8/9/2019	3	DAVID JTS	JTS
8/7/2019	2	DAVID JTS	JTS
11/27/2018	1	DAVID JTS	JTS

PROJECT NO. **FAS 001.01**
SCALE: 1" = 20'
SHEET: 4 OF 9

C0101