



February 11, 2025

ARH Associates
Carolyn A. Feigin, PE, PP
CRDA Consulting Engineer
215 Bellevue Avenue
P.O. Box 579
Hammonton, New Jersey 08037

Application ID No.: 2024-11-3739
CFD Project Number: 9929 I
Project Name: 30 S Florida Avenue Atlantic City, New Jersey 08401

Dear Carolyn A. Feigin, PE PP,

The following is an explanation of the changes to the submitted drawings for approval for the above mentioned project:

II. Zoning Review:

- a. We have modified the parking calculation to show how the existing restaurant occupancy is the higher number then the square foot calculation. Therefore we utilized the existing restaurant calculation number. This is shown on the parking calculation chart on sheet Z-0.

III. Engineering Comments:

A. General

1. The site plan drawing Z-0 shows Florida Ave to be 50' wide and Bellevue Ave to be 25' wide.
2. The drawing Z-0 has the tax maps sheet #31 and the block and lot numbers in the Zoning Statistics chart and on the 200 ' radius map lower right corner.
3. The Site plan drawing has a north arrow and a graphic scale just above the drawing label on Sheet Z-0.
4. Sheet Z-0 in the lower right corner of the sheet has the professional signature block as requested
5. Sheet Z-0 has the CRDA zoning map, tax map and 200' radius map as requested. Sheet Z-3 has the aerial image as requested.

B. Parking, Loading & Circulation

1. See Zoning review A comment.
2. The front elevation along Florida Ave has an existing step into the building which will remain. The existing front elevation along

Bellevue Ave which is also the closest entrance from the van accessible parking space is level with the parking lot. Therefore the building is fully accessible to the exterior as required. The first parking space closest to the building (parking space 12) has been labeled as the van accessible barrier free parking space with the required signage. Architectural detail 5 on sheet A-2 details the proper signage.

3. During events the traffic from Florida Avenue will be one way into the parking lot, The Bellevue parking lot entrance will be two way. Arrows on the site plan have been provided as required.
4. The owner will provide new parking striping as needed to properly mark out the existing parking lot with the proposed modifications. This includes the barrier free painting, and modifications to the existing parking stalls to create a compliant parking configuration (see site plan).
5. The site triangle at Bellevue Avenue has been added as a result of using the table on page 668 of the established American Association of State Highway and Transportation Officials (AASHTO) design recommendations for intersection sight distances/sight triangles as per the AASHTO manual see Bellevue Avenue Site Triangle detail 5/Z-3.
6. There are no structures or end wall to impede the cars entry or exit at parking spaces #5 and #6. There is only a concrete curb separating the parking surface and the fence and the two spaces are separated by painted. The parallel parking spaces on the southern border of the site has been restriped to provide additional maneuvering area for parking space number 5.
7. We are not proposing to expand the existing parking lot. We are restriping the lot to improve the layout as discussed throughout this letter. All work is detailed on the site plan drawing. Therefore, no EV charging station is required. However, the owner has stated that they will be putting an EV charging station in the future.
8. The residential units will be used by the clients in the banquet hall. Therefore, the parking will only be used by clients of the banquet hall.
9. The trash pickup will be early morning. Therefore, the same loading area used to pick up the trash dumpster will be used for a delivery truck to back up and unload product for the banquet hall.
10. The southern neighbor on the Bellevue frontage has existing bollards along the property line shown on the site plan drawing. The existing gas meter near the parking has an existing bollard to protect the gas meter. There are 2 concrete filled PVC bollards providing limited protection for 2 light standards along the southern side of the property. There are existing cubs providing protection for landscaping, fencing and adjoining property owners.
11. The trash dumpsters are show on the site plan. The refuse vehicle accesses the property from Bellevue Avenue pulls past the property and backs up onto the property. The turning radius is shown on the

site plan. The truck backs up completely on the site in the loading zone. The loading zone has access to the fenced in refuse area as required.

12. Emergency vehicles will have access to the site from both Florida Avenue and from Bellevue Avenue during hours of operation. The emergency vehicle will be able exit the site by driving through the site and exiting via the opposite street access. During off hours the gates along Bellevue Ave will be locked. Therefore, emergency vehicles will either have to back out or turn around on site to exit.
13. The owner will get a letter to clarify the location of the parking lot to be used during banquet hall events and give a copy to Casino Reinvestment Development Authority as required.

C. Site Layout

1. Attached is a full sized signed and sealed 11 x 17 copy of the site plan as requested.
2. The site plan are existing unless stated otherwise.
3. The site plan finishes have been added to the site plan as requested. The contractor will inspect and repair the parking surface as required. The landscape planting bed will be mulched as required to prevent weed growth.
4. Dimensions of curb cuts, parking spaces, drive aisles, drive entrances have been provided on the site plan as requested.
5. The existing fencing along Bellevue Avenue will have a gate that is locked during off hours or when the banquet hall is not in use. During times the banquet hall is in use the gate will be open for patrons to come and go using the Bellevue Avenue entrance as well as the Florida Ave entrance. The previous existing wood fence has been removed and replaced see detail number 6 on sheet A-2 for more information. The trash enclosure fence is shown on detail number 3 on sheet A-3.
6. The owner will repair or replace any broken sidewalk, curb and gutter as required along the building frontages.
7. The building elevations have been provide on sheets Z-3 and Z-4 as requested.
8. We have added the building height dimension from the B.F.E. and B.F.E. to the elevations as requested.

D. Landscaping, Lighting & Signage

1. Z-0 has been provided with a planting schedule with quantities and exact species of the landscaping as requested. Tree and shrub details have been provided on Sheet Z-0.
2. The site plan lighting has been revised to show the model of light fixture and the mounted height of the existing lighting for the site. The existing light has shielding as required to prevent spillage past

the property lines. No additional lighting including building mounted lighting has be proposed at this time.

E. Details & Miscellaneous

1. The two vinyl covered aluminum frame awnings located above the front door on the Florida Avenue façade are existing. The proposed signage change for the upper awning sign is to glue a matching color vinyl sign over the existing logo. The proposed signage change to the lower projecting awning is to glue a matching color vinyl sign over the existing semicircle vinyl front face. The existing front elevation and the proposed front elevation show the existing and proposed conditions. There is no signage proposed for the Bellevue Avenue façade at the time. In the future if the client designs a new sign for the Bellevue Avenue façade they will provide signage details and a new certificate of land use application for review at a future date.
2. Details for either proposed site work or potentially required site work has been provided on sheet Z-1 and Z-2.
3. Attorney / owner will apply to Atlantic City for revocable license agreement as required.
4. Reserved
5. Attached are six additional photos from different viewpoints of the existing building as requested.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Dothé', with a large, stylized loop at the end.

Craig F. Dothé, RA PP
Craig F. Dothé Architect LLC