

JULATED MOTOR VEHICLE S			I INCH - ZU FEET						5116
D MOTOR VEHICLE SURFACE	E = 17,130 SF			19: 66-5.10(a)1.i	USE	HOTELS, OFFICE,	PARKING LOT	TOWNHOUSES	DNC
TY SHALL NOT BE HINDERE	ED IN ANY WAY, BY EITHER PROPERTY	Y OWNER, TO THE DETRIMENT OF THE OTHER.				RETAIL, RESTAURANT			(VPG)
		D FOR THIS BUILDING SHALL BE REPLACED IN KIND, AND/OR AT THE							
					DDINODAL				
		AND MUST DE IN ACCODIANCE WITH THE DESIGN STANDARDS			PRINCIPAL BUILDING  ACCESSORY STRUCTURE	300 FT ABOVE BFE	35 FT	45.7 FT	С
L BE INSTALLED TO HAVE I	NO MORE THAN A 2% CROSS SLOPE A	AND MOST BE IN ACCORDANCE WITH THE DESIGN STANDARDS.		19:66-5.10(a) 1.iv (1)	ACCESSORY				
1	SHALL NOT BE HINDERED IN ANY WAY, BY EITHER PROPERTY OWNER, TO THE DETRIMENT OF THE OTHER. TE GUTTER DAMAGED AS A RESULT OF THE WORK SCHEDULED FOR THIS BUILDING SHALL BE REPLACED IN KIND, AND/OR AS INGINEER AND THE CRDA. SCHAPEN TREES ALONG THE FRONTAGE SHALL BE REPLACED. E INSTALLED TO HAVE NO MORE THAN A 2% CROSS SLOPE AND MUST BE IN ACCORDANCE WITH THE DESIGN STANDARDS.  ATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) CY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A 15.  LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE AND/OR REGULATED THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES  THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE				STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A
COCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88)				19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	39,990 SF *	1,306 SF	DNC
2015.  PRILESS THAN 1 ACRE OF CROUND & INCREASES IMPERVIOUS SURFACE AND /OR RECULATED				19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH	150 FT	210 FT	75 FT	DNC
				19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH	50 FT	194.71 FT	18.11 FT	DNC
TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 75 UNITS.			19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50 FT	194.71 FT	18.11 FT	DNC	
			19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	N/A	65.0%	С	
				19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	78.9%	100%	DNC
ITEM	ITEM PROPOSED			40.00.540()4: (0)		0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	С
PROPERTY LINE				19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	3 FT	DNC (VPG)
LOT LINE				10.00 5.10( ) 11. (0)		0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	С
CONTOUR LINE	155			19:66-5.10(a) 1.iv (9)	1.iv (9)   MINIMUM SIDE YARD	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	0 FT	DNC (VPG)
FDGF OF PAVING				19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD	20 FT	N/A	24 FT	С
				19:66-5.10(a) 1.iv (11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
SETBACK LINE				19:66-5.10(a) 1.iv (12)	OPEN SPACE	N/A	N/A	N/A	N/A
CONCRETE CURB				19:66-5.10(a) 1.iv (13)	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	32.3 DU/AC	С
CONCRETE COVER	· · · · · · · · · · · · · · · · · · ·			19:00-2:10(0) 1:10 (13)	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
SIGN LOCATION	<b>X</b> -				MINIMUM ONSITE PARKING				

**EXISTING** 

× 149.8

WOODS LIMIT LINE

STORM SEWER

WATER MAIN

SPOT ELEVATION

UTILITY POLE

149.07

C = CONFORMS; DNC = DOES NOT CONFORM; ENC = EXISTING NON-CONFORMING (VPG) = VARIANCE PREVIOUSLY GRANTED BY CRDA VIA RESOLUTION 25-168.

(SEE PARKING

CALCULATIONS)

\* NOTE: LOT AREA OF 39,990 SF IS COMBINED LOT AREA OF BLOCK 51 LOTS 1-10.

PARKING CALCULATIONS:

19:66-5.8 (a)

BUILDING #1 10 4-BEDROOM UNITS PER RSIS 5: 21-4.14(f) Table 4.4, SINGLE FAMILY HOME 4 BEDROOM 2.5 SP/UN \* 10 = 25 SP TOTAL SPACES PROPOSED IN GARAGES 29 SP

N/A

29 SP

25 SP

KENTUCKY AVENUE RENAISSANCE DISTRICT LAND DEVELOPMENT RULES SECTION	KAR ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMIT' STATUS	
19:66-5.20(a)1.i	USE	HOTELS, OFFICE, RETAIL, RESTAURANT	PARKING LOT	TOWNHOUSES	DNC (VPG)	
19:66-5.20(a) 1.iv (1)	PRINCIPAL BUILDING X 된 ACCESSORY STRUCTURE	300 FT ABOVE BFE	N/A	45.7 FT	С	
10.00 0.120(0) (1)	¥皇 ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A	
19:66-5.20(a) 1.iv (2) MINIMUM LOT AREA		7,500 SF	26,250 SF **	26,250 SF **	С	
19:66-5.20(a) 1.iv (3) MINIMUM LOT DEPTH		150 FT	210 FT	210 FT	С	
19:66-5.20(a) 1.iv (4)	9:66-5.20(a) 1.iv (4) MINIMUM LOT WIDTH		125 FT	125 FT	С	
19:66-5.20(a) 1.iv (5) MINIMUM LOT FRONTAGE		50 FT	125 FT	125 FT	С	
19:66-5.20(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	N/A	62.0%	С	
19:66-5.20(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	57.7%	91.5%	DNC (VPG)	
		0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	N/A	
19:66-5.20(a) 1.iv (8)	MINIMUM FRONT YARD	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	3 FT	DNC (VPG)	
10.00 E 00(-) 11. (0)	MINIMUM CIDE VADD	0 FT UP TO 35 FT IN HEIGHT	N/A	N/A	N/A	
19:66-5.20(a) 1.iv (9)	MINIMUM SIDE YARD	20 FT GREATER THAN 35 FT IN HEIGHT	N/A	4.0 FT	DNC (VPG)	
19:66-5.20(a) 1.iv (10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A	
19:66-5.20(a) 1.iv (11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A N/A	
19:66-5.20(a) 1.iv (12)	OPEN SPACE	N/A	N/A	N/A	N/A	
19:66-5.20(a) 1.iv (13)	MAXIMUM DENSITY	N/A	N/A	N/A	N/A	
19:66-5.8 (a)	MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)	50 SP	N/A	57 SP	С	

C = CONFORMS; DNC = DOES NOT CONFORM; ENC = EXISTING NON-CONFORMING

\*\* NOTE: LOT AREA OF 26,250 SF IS COMBINED LOT AREA OF BLOCK 50 LOTS 1-4.

PARKING CALCULATIONS:

BUILDING #2 5 5-BEDROOM UNITS PER RSIS 5: 21-4.14(f) Table 4.4, BUILDING #3 7 4-BEDROOM UNITS SINGLE FAMILY HOME 4 BEDROOM 2.5 SP/UN \* 14 = 35 SP BUILDING #4 7 4-BEDROOM UNITS SINGLE FAMILY HOME 5 BEDROOM 3.0 SP/UN \* 5 = 15 SP TOTAL SPACES REQUIRED TOTAL SPACES PROPOSED 57 SP

KENTUCKY AVENUE TOW BLOCK 50, LOTS 1, 2, 3 & 4; BLOCK 51, LOTS 1,		SITE PLAN		VA VIOLITIATI O COL	IO/ S. RENIUCRI AV	1650 LIMEKILN PIKE, SUIIE B19—10 DRESHFR PA 19025		
	STU	JTS	JTS	JTS	DWB	DWB	DWB	APPR.
	LAT		HSS	LAT	LAT	LAT DWB	LAT DWB	ВУ
	ADDED SUBDIVISION TO PHASE B BLOCK 51 LAT JTS	UPDATED WATER & SEWER SERVICES LAT	DEP COMMENT RESPONSE	ADDED FLOOD SIGNAGE	NJDEP FLOOD HAZARD SUBMISSION LAT DWB	CRDA COMPLIANCE	INITIAL RELEASE	SUBMISSION/REVISION
	7	9	5	4	3	2	_	ISSUE NO.
	9/08/2022	2/10/2025	1/18/2024	1/5/2024	10/25/2023	10/17/2023	9/5/2023	DATE
TRA 0	OT NO.  OO1.01  SHEET  4 OF 12			CO101				