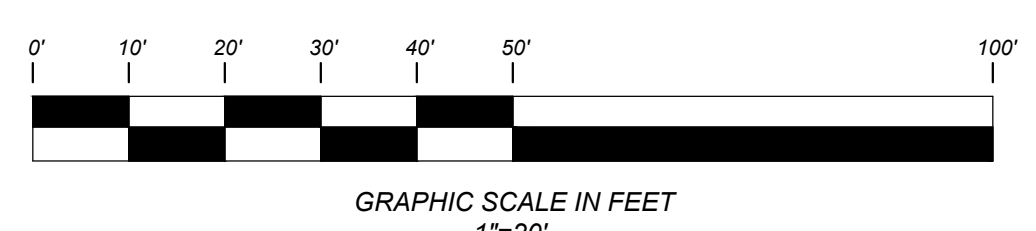


- CONSTRUCTION NOTES:**
1. OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE TAKEN FROM A SURVEY PERFORMED BY OTHERS. TOTAL LOT AREA AND PROJECT BENCHMARKS ARE SHOWN ON SURVEY. SEE SURVEY FOR ADDITIONAL NOTES.
 2. ELEVATIONS ARE BASED ON NGVD 1988 (SEE TOPOGRAPHICAL BOUNDARY SURVEY).
 3. ALL WORK SHALL CONFORM TO N.J.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2001 OR LATEST REVISION, MUNICIPAL OR COUNTY SPECIFICATIONS OR REQUIREMENTS OR UTILITY COMPANY SPECIFICATIONS.
 4. CONTRACTOR SHALL PROVIDE CONSTRUCTION SIGNAGE AND TRAFFIC PROTECTION IN ACCORDANCE WITH CURRENT N.J.D.O.T. STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY, COUNTY, JUDOT, SOIL CONSERVATION DISTRICT, BOCA, OSHA, AND ANY AND ALL OTHER AGENCIES HAVING JURISDICTION.
 6. CONTRACTOR SHALL VERIFY ALL SUBGRADE ELEVATIONS PRIOR TO PAVING.
 7. CONTRACTOR SHALL LOCATE ALL UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION AND ADVISE OWNER AND ENGINEER OF ANY CONFLICTS.
 8. ALL UTILITY CONNECTIONS WILL BE VERIFIED WITH BUILDING PLANS PRIOR TO CONSTRUCTION.
 9. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY.
 10. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO BEGINNING SITE PREPARATION. IF EXIST. GRADES VARY FROM THE DRAWINGS, NOTIFY THE OWNER, SURVEYOR & ENGINEER AND RECEIVE INSTRUCTIONS PRIOR TO PROCEEDING. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED RESULTING FROM GRADE VARIANCES ONCE SITE CLEARING HAS COMMENCED.
 11. ALL EXISTING BUILDING, FENCES OR OTHER STRUCTURES WITHIN THE PROPERTY LINES SHALL BE REMOVED.
 12. THIS SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
 13. ALL BUILDING DIMENSIONS AND DOOR LOCATIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS.
 14. ASPHALT PARKING LOT TO BE STRIPED WITH 4" WIDE WHITE PAINTED LINES.
 15. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 16. PROPOSED TOP OF CURB ELEVATIONS ARE 6" ABOVE BOTTOM OF CURB ELEVATIONS UNLESS NOTED OTHERWISE.
 17. MATERIAL STAGING AREAS MUST BE STABILIZED BY APPROPRIATE TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THESE AREAS SHALL BE PERMANENTLY STABILIZED FOLLOWING ITS USE.
 18. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 8:23-2.21 (b) OF THE NEW JERSEY UNIFORM CONSTRUCTION CODE AND C.F.R. 1028 (f) (OSHA COMPETENT PERSON).
 19. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 20. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED.

- GENERAL NOTES:**
1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - 1.1. ATLANTIC CITY TAX MAPS
 - 1.2. NJDEP 2012 AERIAL PHOTOGRAPHY
 - 1.3. ALTA / ASCM LAND TITLE SURVEY FOR BLOCK 183, LOTS 1-8 & 20-28, CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, PREPARED BY STEPHEN D. PARENT OF DPK CONSULTING, DATED 10/08/2014.
 2. OWNER: T.J.M. AC HOTEL, LLC
5801 ULMERTON ROAD, SUITE 200
CLEARWATER, FL 33760
 3. APPLICANT: CEDAR PROPERTIES, LLC
14000 HORIZON WAY
MT. LAUREL, NJ 08054
 4. PARCEL DATA: BLOCK 183, LOTS 1-8 & 20-28
3218 ATLANTIC AVENUE
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY
 ZONE: RS-C (RESORT COMMERCIAL DEVELOPMENT)
 NC-2 (NEIGHBORHOOD COMMERCIAL DISTRICT)
 PROPOSED USE: DRUG STORE - PERMITTED USE (§ 163 ATTACHMENT 17)
 DRIVE-THRU - NON-SPECIFIED USE
 5. OFF-STREET PARKING REQUIREMENTS:
 - 5.1. SPACE SIZE: 9' X 19' REQUIRED; 9' X 18' PROPOSED (V)
 - 5.2. AISLE WIDTH: 24' REQUIRED; 25' PROPOSED (COMPLIES)
 - 5.3. (§163 ATTACHMENT 35: §163-70 A(3)(a)) MIN. NUMBER OF SPACES: DRUG STORES: 1 SPACE / 250 SF FLOOR AREA + 1 SPACE PER 15 EMPLOYEES
 THEREFORE:
 RITE-AID: 14,578 SF / 250 SF + 10 EMPLOYEES / 15 = 65 REQUIRED**; 53 PROPOSED (V)
 (**§163-70 A(3)(b)) IN LOCATIONS WITHIN 300 FEET OF AN ESTABLISHED PUBLIC TRANSIT ROUTE, THE PARKING REQUIREMENTS ESTABLISHED IN SUBSECTION A(3)(a) ABOVE MAY, IF APPROVED BY THE PLANNING BOARD, BE REDUCED UP TO 85% FOR RETAIL AND SIMILAR USES. 115' TO EXISTING BUS STOP ALONG ATLANTIC AVENUE; 25% REDUCTION PROPOSED FROM 65 TO 53 REQUIRED SPACES. (V)
 - 5.4. (§163-70 A(2)(b)(2)(a)) IN ALL DISTRICTS, NO PART OF ANY PARKING LOT, OTHER THAN DRIVEWAYS FOR INGRESS AND EGRESS, SHALL BE LOCATED CLOSER TO A STREET THAN THE MINIMUM FRONT YARD SETBACK REQUIRED FOR A ONE-STORY PRINCIPAL BUILDING IN THE RELEVANT DISTRICT OR THE FACE OF THE PRINCIPAL BUILDING ON THE LOT IN QUESTION FACING SUCH STREET, WHICHEVER IS GREATER. 71.5' REQUIRED; 80' PROPOSED (V)
 - 5.5. (§163-70 A(2)(b)(2)(b)) PROHIBITION IN SIDE YARDS: NO PART OF ANY PARKING LOT, OTHER THAN DRIVEWAYS FOR INGRESS AND EGRESS, SHALL BE LOCATED IN ANY REQUIRED SIDE YARD OR BETWEEN A SIDE LOT LINE AND THE SIDE OF ANY PRINCIPAL BUILDING ON SUCH LOT, UNLESS LOCATED TO THE REAR OF THE REAR OF SUCH BUILDING. 30.3' REQUIRED; 0.9' PROPOSED (V)
 - 5.6. (§163-70 A(2)(b)(1)(b)) IN ANY DISTRICT WHERE NO SETBACK FROM STREETS IS REQUIRED BY SUBSECTION A(2)(a) OF THIS SECTION, A PERIMETER LANDSCAPED OPEN SPACE OF A WIDTH OF AT LEAST FIVE (5) FEET OF A DURABLE OR WELL MAINTAINED SOLID WALL, FENCE, COMPACT EVERGREEN HEDGE OR OTHER SCREENING DEVICE OF THREE (3) TO FOUR (4) FEET IN HEIGHT SHALL BE PROVIDED ALONG EVERY STREET LINE. 5' REQUIRED; 5' WIDE LANDSCAPE STRIP PROPOSED (COMPLIES)
 - 5.7. (§163-70 A(2)(b)(1)(c)) IN ALL DISTRICTS, SHADE TREES SHALL BE PROVIDED AT A RATIO OF ONE TREE FOR EVERY 10 PARKING SPACES. 4 REQUIRED; 4 PROPOSED (COMPLIES)
6. OFF-STREET LOADING REQUIREMENTS:
 - 6.1. (§163-70 B(2)(c)(1)) MIN. SPACE SIZE: 12'W X 35'L X 10'H REQUIRED; 12'W X 75'L X 10'H PROPOSED (COMPLIES)
 - 6.2. (§163 ATTACHMENT 46) MIN. NUMBER OF SPACES: 10,000 SF - 99,999 SF - 1 SPACE REQUIRED; 1 SPACE PROPOSED (COMPLIES)
 - 6.3. (§163-70 B(2)(a)) NO LOADING SPACE SHALL BE SO LOCATED AS TO REQUIRE OR PERMIT ANY VEHICLE IT IS DESIGNED TO ACCOMMODATE TO EXTEND INTO ANY FRONT YARD. (COMPLIES)
7. (§132-18.8) NONRESIDENTIAL CONSTRUCTION, IN AN AREA OF SPECIAL FLOOD HAZARD, ALL NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENT OF ANY COMMERCIAL, INDUSTRIAL, OR OTHER NONRESIDENTIAL STRUCTURE SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, TOGETHER WITH ATTENDANT UTILITIES AND SANITARY FACILITIES EITHER:
 - 7.1. ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION OR ADVISORY BASE FLOOD ELEVATION, WHICHEVER IS MORE RESTRICTIVE, PLUS TWO FEET; OR
 - 7.2. BE FLOODPROOFED SO THAT BELOW THE BASE FLOOD LEVEL, PLUS TWO FEET, OR ADVISORY BASE FLOOD ELEVATION, PLUS TWO FEET (WHICHEVER IS MORE RESTRICTIVE), THE STRUCTURE IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER.
 BEF (10 NOV08) +2 = FINISHED FLOOR AT ELEVATION 12 REQUIRED.
 FINISHED FLOOR AT ELEVATION 11 PROPOSED. NO FLOOD PROOFING IS PROPOSED ABOVE ELEVATION 11 (V).

GENERAL LEGEND

---	EXISTING ADJOINING PROPERTY LINES	---	PROPERTY LINES
---	EXISTING EASEMENT OR SETBACK LINES	---	PROPOSED EASEMENT OR SETBACK LINES
---	EXISTING CONTOUR LINE	---	PROPOSED CONTOUR LINE
---	EXISTING SPOT ELEVATION	---	PROPOSED SPOT ELEVATION
---	EXISTING WOOD FENCE	---	PROPOSED TOP OF CURB
---	EXISTING CHAIN LINK FENCE	---	PROPOSED BOTTOM OF CURB
---	EXISTING SIGN	---	PROPOSED WOODED FENCE
---	EXISTING WATER VALVE	---	PROPOSED CHAIN LINK FENCE
---	EXISTING UTILITY POLE	---	PROPOSED SILT FENCE
---	EXISTING OVERHEAD WIRES	---	PROPOSED SIGNS
---	EXISTING WATER LINE	---	PROPOSED WATER VALVE
---	EXISTING GAS LINE	---	PROPOSED UTILITY POLE
---	EXISTING SANITARY SEWER	---	PROPOSED OVERHEAD WIRES
---	EXISTING STORM SEWER	---	PROPOSED WATER LINE
---	EXISTING MANHOLE	---	PROPOSED GAS LINE
---	EXISTING GAS VALVE	---	PROPOSED SANITARY SEWER
---	EXISTING LIGHT POLES	---	PROPOSED STORM SEWER
---	EXISTING FIRE HYDRANTS	---	PROPOSED LIGHT POLES
---	EXISTING PARKING SPACES	---	PROPOSED PARKING TEXT
		---	PROPOSED SOIL BORING



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SITE PLAN			
RITE AID CORPORATION #3422			
Block 183		Lots 1-8 and 20-28	
County of Atlantic		State of New Jersey	
Scale: 1"=20'	Proj: 9822	Date: 6-15-15	Dwg. 3 of 12
Dwn. By: SAD	Chk. By: PJD	Fd. Bk.	File No.