# CARDINAL RESTAURANT

BLOCK 52, LOT 6

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

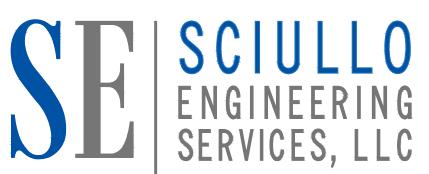
# SITE PLANS



AERIAL LOCATION MAP

# 151 S NY AVENUE LLC

13 DELRAY LANE ABSECON, NJ 08201



17 SOUTH GORDON'S ALLEY, SUITE 3
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com

# OWNER/APPLICANT

151 S NY AVENUE, LLC 13 DELRAY LANE ABSECON, NEW JERSEY 08201

## APPLICANT'S INTENT:

THIS APPLICATION IS FOR RENOVATION & EXPANSION OF THE EXISTING RESTAURANT & HOTEL AT 151 SOUTH NEW YORK AVENUE. THE APPLICATION INCLUDES A SUBDIVISION TO ADD LAND TO THE PROJECT SITE.

GINEERING	ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUM SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE FOR REUSE BY OWNER TO OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER ANY REUSE WITHOUT WRITTEN VERIFICATION BY ADAPTATION BY SCIULLO ENGINEERING SLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND LIABILITY OR LEGAL EXPOSURE TO SCIULLO ENGINEERING SERVICES, LLC ANI INDEMNIFY AND HOLD HARMLESS SCIULLO ENGINEERING SERVICES, LLC FROM ALL DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEI
AVICES, LLC	JASON T. SCIULLO, P.E., P.P.
S ALLEY, SUITE 3 W JERSEY 08401	PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33LI00628
300-5171	

SHEET INDEX						
SHEET NO.	SHEET NO. DWG. NO. SHEET TITLE					
1 OF 3	C0001	COVER SHEET				
2 OF 3	C0002	INFORMATION SHEET				
3 OF 3	C0101	SITE PLAN, GRADING PLAN & DETAILS				

Approved by Resolution #	Dated:	
CRDA PLANNER		DATE
CRDA Engineer		DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER		DATE
CRDA HEARING OFFICER		DATE

	-
balann	

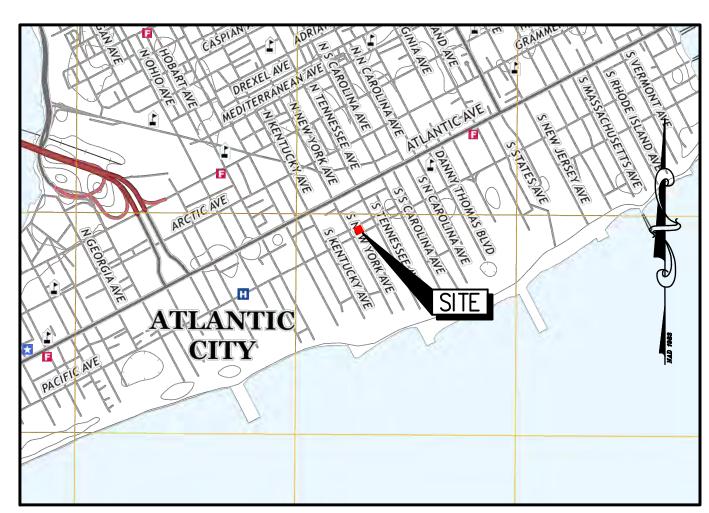
**Call** before you dig.

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 SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND

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

PROJECT NO.
FAS 001.02

SCALE SHEET AS SHOWN 1 OF 3



# U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'

#### PROJECT NOTES

#### A. <u>GENERAL SITE NOTES</u>

- 1. TRACT FOR DEVELOPMENT CONSISTS OF SHEET 10, BLOCK 52, LOTS 5, 6, 39 & 40, OF THE OFFICIAL TAX
- MAP OF CITY OF ATLANTIC CITY. 2. TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM
- 3. TOTAL AREA OF TRACT = 0.092 ACRES OF LAND.
- 4. ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND
- N.J.D.O.T. STANDARDS. 5. ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY
- THE TOWNSHIP ENGINEER. 6. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN
- HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION" 7. CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- 8. REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- 9. THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCIULLO ENGINEERING SERVICES, LLC
- 10. ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED. 11. THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC
- CITY PRIOR TO THE START OF CONSTRUCTION. 12. PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC ROADS, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO BE IMPLEMENTED DURING CONSTRUCTION.

#### B. <u>SURVEY NOTES</u>

- BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO
- 2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "WAITING ON SIGNED PLAN FROM VARGO" PREPARED BY VARGO ASSOCIATES, DATED , 2019

#### C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- 1. THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DISCHARGE, AND MONITORING OF SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNEE. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL
- HEREBY BE RESPONSIBLE FOR THIS FUNCTION. 2. CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A.
- 3. SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- 4. SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- 5. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
- 6. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 7. UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE
- CONTRACTOR AT THE TIME OF CONSTRUCTION. 8. THE CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE
- RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL
- DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY
- 10. THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 11. IN THE EVENT CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION) FROM THE DOCUMENTS PROVIDED, THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER.
- 12. THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO INSURE THAT THEY CONFORM
- 13. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- 14. CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTERS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- 15. 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. 5:23-2.21 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).

#### D. ROADWAY & SIGNAGE NOTES

TO THE NEW JERSEY BARRIER FREE SUBCODE.

DURING CONSTRUCTION.

- 1. ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED.
- 2. ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.

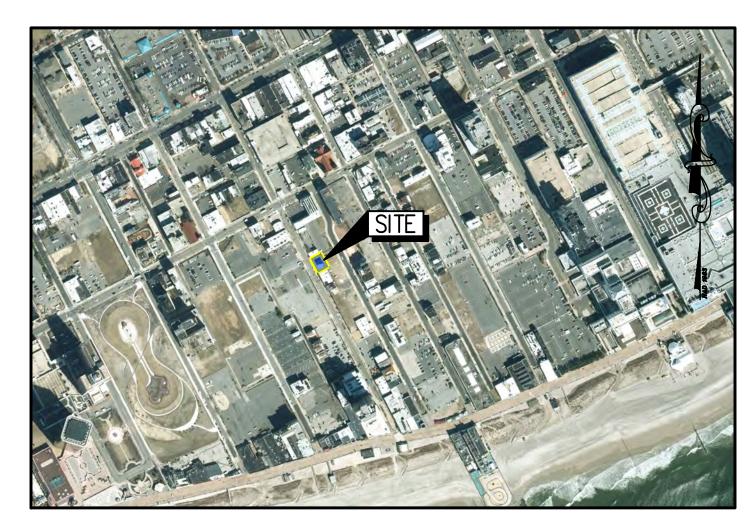


Know what's **Delow.** 

Call before you dig.

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 SCIULLO 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



# N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 1,000'

- 3. ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN
- POSTS AS DETAILED AND APPROVED BY NJDOT. 4. THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION
- 5. MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

#### E. UTILITY NOTES

- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY.
- T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND GUT. INDICATES GUTTER ELEVATIONS.
- 3. ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE
- WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAW CUTTING. TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTIC CITY AND ATLANTIC COUNTY SPECIFICATIONS,
- 5. PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH, AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS FURNISHED BY THE UTILITY COMPANIES OR SURVEY PLAN BY SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC IT IS THE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

### F. SOILS DATA NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE-ATLANTIC COUNTY SOIL CONSERVATION DISTRICT.

# SOILS DATA

Pssa PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

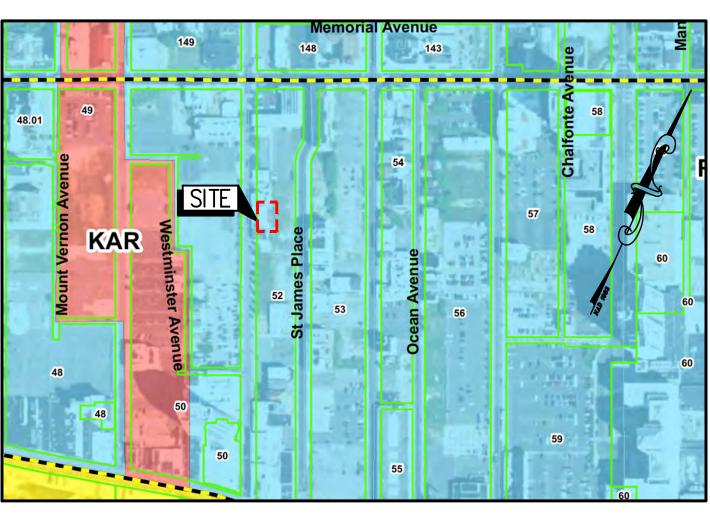
SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

#### FLOOD HAZARD DATA

- 1. 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 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- 2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8 & QUALIFIES FOR FLOOD HAZARD PERMIT-BY-RULE 9 AT NJAC 7:13-7.9. NO FORMAL APPROVAL FROM NJDEP IS REQUIRED.
- 3. 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.

#### PROJECT LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	LOT LINE	
155	CONTOUR LINE	<del></del>
	EDGE OF PAVING	
	SETBACK LINE	
	CONCRETE CURB	
	CONCRETE COVER	
	SIGN LOCATION	<b>—</b>
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	WOODS LIMIT LINE	
	STORM SEWER	
W	WATER MAIN	w
× 149.8	SPOT ELEVATION	149.07 ×
	UTILITY POLE	



# C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 300'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.i (7)	USE		RESTAURANTS/BARS, HOTELS	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	С
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	45'	65'	С
13.00 3.10(d) 1.11 (1)	MAX	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
19:66-5.10(a) 1.iv (2)	MINI	MUM LOT AREA	7,500 SF	4,000 SF	7,393 SF	ENC
19:66-5.10(a) 1.iv (3)	MININ	MUM LOT DEPTH	150'	50'	125'	ENC
19:66-5.10(a) 1.iv (4)	MINI	MUM LOT WIDTH	50'	80'	80'	С
19:66-5.10(a) 1.iv (5)	MINIMU	JM LOT FRONTAGE	50'	80'	80'	С
19:66-5.10(a) 1.iv (6)	MΑ	(IMUM BUILDING COVERAGE	70%	69%	58.9%	С
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	70.8%	С
10.66 510(a) 1 iv (9)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	0'	0'	С
19:66-5.10(a) 1.iv (8)			20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD		0' UP TO 35' IN HEIGHT	0.5'	0'	С
19.00-3.10(d) 1.1V (9)			20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (10)	MININ	MUM REAR YARD	20'	N/A	2.55'	DNC
19:66-5.10(a) 1.iv (11)	FLO	OR 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	
10.66 5 10(~) 1 : (17)	MUM	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	N/A	N/A
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b) 4  MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		PARKING	104	0 (GRANDFATHERED SHORTFALL OF 59 SPACES)	0	DNC
19:66-5.8 (c)		LOADING	1	0	0	ENC

# ENC = EXISTING NON-CONFORMING

#### PARKING CALCULATION:

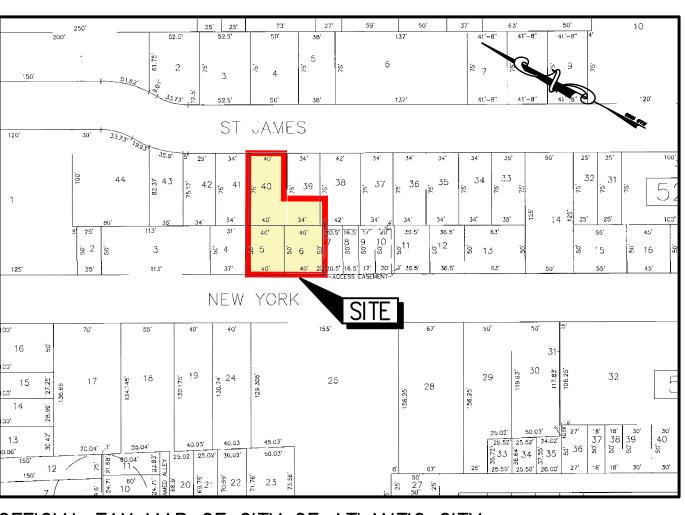
<u>RESTAURANT</u> = 1 SPACE/CUSTOMER FOR 30% CAPACITY OR 1/150 SF WHICHEVER IS GREATER. 300 SEATS X 0.30 = 90 SPACES; 4,100 SF PER FLOOR X 3 FLOORS/110 = 82 SPACES; NUMBER OF SEATS WILL CONTROL, SO PARKING REQUIREMENT IS 90 SPACES.

HOTEL ROOMS = 1 SPACE/ROOM X 14 ROOMS = 14 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 104 SPACES

EXISTING FACILITY CONTAINED A 136 SEAT RESTAURANT & 18 ROOM HOTEL (SEE TAX CARDS THIS SHEET) WITH O (ZERO) OFF STREET PARKING SPACES. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION. THE FORMER RESTAURANT WAS REQUIRED TO HAVE 41 SPACES & THE 18 ROOM HOTEL NEEDS 18 SPACES. FOR A TOTAL GRANDFATHERED SHORTFALL OF 59 SPACES. THE VARIANCE REQUEST ASSOCIATED WITH THE APPLICATION IS FOR 45 ADDITIONAL REQUIRED PARKING SPACES, WHICH CAN BE ACCOMMODATED IN THE SURROUNDING ROADWAYS AND PARKING LOTS WITHIN ONE BLOCK OF THE SITE IN THE SAME ZONE.

UP TO 99,999 SF BUILDING = 1 SPACE; 1 BUILDING = 1 SPACE; EXISTING BUILDING HAS NO DESIGNATED OFF STREET LOADING SPACE. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION.



# OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 10)

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

B&B PARKING INC

114 S NEW YORK AVE

ATLANTIC CITY, NJ 0840

	=						ATLAI	VTIC	CITY CE	RTIFIED
DA TOURISM DISTRICT AND DEVELOPMENT RULES SECTION	RESOF	RC ZONE RT COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS	BLOCK	LOT	QUALIFIER	OWNER
9:66-5.10(a)1.i (7)		USE	RESTAURANTS/BARS, HOTELS	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	С	51 51	17 18		B&B PARK 114 S NEV ATLANTIC BOARDWAL 2050 CEN' FORT LEE,
:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING ACCESSORY	300' ABOVE BFE	45'	65'	С	51	19		B&B PARK 114 S NEW
	WA H	STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A	51	20		ATLANTIC
:66-5.10(a) 1.iv (2)	MININ	MUM LOT AREA	7,500 SF	4,000 SF	7,393 SF	ENC	51	20		BOARDWAL 2050 CEN
:66-5.10(a) 1.iv (3)	MINIM	IUM LOT DEPTH	150'	50'	125'	ENC	<b>5</b> 4	04		FOR LEE, I
9:66-5.10(a) 1.iv (4)	MININ	NUM LOT WIDTH	50'	80'	80'	С	51	21		BOARDWAL 2050 CEN
:66-5.10(a) 1.iv (5)	MINIMU	M LOT FRONTAGE	50'	80'	80'	С	51	22		FORT LEE,
:66-5.10(a) 1.iv (6)		IMUM BUILDING COVERAGE	70%	69%	58.9%	С	ΟI	22		BOARDWAL 2050 CENT FORT LEE,
:66-5.10(a) 1.iv (7)		NUM IMPERVIOUS COVERAGE	80%	100%	70.8%	С	51	23		BOARDWALK 2050 CENTER
:66-5.10(a) 1.iv (8)	. AAINIIAAI	UM FRONT YARD	0' UP TO 35' IN HEIGHT	0'	0'	С	F4	0.4		FORT LEE, N
.00-5.10(d) 1.1V (b)	WIIININ	UMITIONT TAILD	20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC	51	24		139 SOUTH 1616 PACII ATLANTIC
:66-5.10(a) 1.iv (9)	MINIIA	MUM SIDE YARD	0' UP TO 35' IN HEIGHT	0.5'	0'	С	51	25		124 SOUTH
.00-3.10(d) 1.1V (9)	MIININ	NOM SIDE TARD	20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC				2050 CENT FORT LEE,
66-5.10(a) 1.iv (10)	MINIM	UM REAR YARD	20'	N/A	2.55'	DNC	51	28		B&B PARK 114 S NEW
66-5.10(a) 1.iv (11)	FLOC	OR AREA RATIO	N/A	N/A	N/A	N/A				ATLANTIC
66-5.10(a) 1.iv (12)	O	PEN SPACE	N/A	N/A	N/A	N/A	51	29		B&B PARK 114 S NEW
	AUM ITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	N/A	N/A	52	1		ATLANTIC TIDES MOT
66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A	<b>52</b>	·		3001 PACI ATLANTIC
19:66-5.8 (b) 4	(5	NIMUM ONSITE PARKING SEE PARKING	104	0 (GRANDFATHERED SHORTFALL OF	0	DNC	52	2		ROESCH, E 117 S NEW ATLANTIC
19:66-5.8 (c)	CA	LOADING	1	59 SPACES) 0	0	ENC	52	3		TIDES MOT
C = DOES NOT CONFO	RM		1			ı	52	4		ATLANTIC 139 SOUTH
							JZ	7		IUU JUUIT

		52	3	Ţ
0	ENC			3 A
		52	4	1
				1

SCALE: 1" = 100'

LOADING CALCULATION:

		ATEANTIO OITI, NO OUTOT
51	18	BOARDWALK PIERS, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024
51	19	B&B PARKING INC 114 S NEW YORK AVE ATLANTIC CITY, NJ 08401
51	20	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #510 FOR LEE, NJ 07024
51	21	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024
51	22	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024
51	23	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024
51	24	139 SOUTH NEW YORK AVENUE LLC 1616 PACIFIC AVE ATLANTIC CTY, NJ 08401
51	25	124 SOUTH NEW YORK AVENUE LLC 2050 CENTER AVE 400 FORT LEE, NJ 07605
51	28	B&B PARKING INC 114 S NEW YORK AVE ATLANTIC CITY, NJ 08401
51	29	B&B PARKING 114 S NEW YORK AVE ATLANTIC CITY, NJ 08401
52	1	TIDES MOTEL, LLC 3001 PACIFIC AVENUE ATLANTIC CITY, NJ 08401
52	2	ROESCH, EVELYN M 117 S NEW YORK AVENUE ATLANTIC CITY, NJ 08401
52	3	TIDES MOTEL, INC 3001 PACIFIC AVENUE ATLANTIC CITY, NJ 08401
52	4	139 SOUTH NEW YORK AVENUE, LLC 1616 PACIFIC AVENUE ATLANTIC CITY, NJ 08401
52	7	159 S NY AVENUE, LLC 13 DELRAY LANE ABSECON, NJ 08201
52	8	159 S NY AVE, LLC 13 DELRAY LANE ABSECON, NJ 08201
52	9	159 S NY AVE LLC 13 DELRAY LANE ABSECON, NJ 08201
52	10	159 S NY AVE LLC 13 DELRAY LANE ABSECON, NJ 08201
52	11	NY ORANGE DEEDS, LLC 1005 MAIN ST POB 737 ASBURY PARK, NJ 07046
52	12	NY ORANGE DEEDS, LLC 1005 MAIN ST POB 737 ASBURY PARK, NJ 07046
52	13	NYORANGEDEEDS, LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
52	33	NYORANGEDEEDS, LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
52	34	NYORANGEDEEDS, LLC 1005 MAIN STREET ASBURY PARK, NJ 07712
52	35	NYORANGEDEEDS, LLC 1005 MAIN STREET ASBURY PARK, NJ 07712

SHEE INFORMATION **N** 13 1 S

FAS 001.02 AS SHOWN 2 OF 3

CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

### ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION		RC ZONE T COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i (7)		USE	RESTAURANTS/BARS, HOTELS	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	С
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	45'	65'	С
19.00 3.10(d) 1.1V (1)	MAXI	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
19:66-5.10(a) 1.iv (2)	MINIM	UM LOT AREA	7,500 SF	4,000 SF	7,393 SF	ENC
19:66-5.10(a) 1.iv (3)	MINIMU	JM LOT DEPTH	150'	50'	125'	ENC
19:66-5.10(a) 1.iv (4)	MINIMU	JM LOT WIDTH	50'	80'	80'	С
19:66-5.10(a) 1.iv (5)	мімімим	LOT FRONTAGE	50'	80'	80'	С
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	69%	58.9%	С
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	70.8%	С
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	0'	0'	С
19:00-5.10(a) 1.1V (b)	MINIMUI	M FRONT TARD	20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (9)	MINUMI	JM SIDE YARD	0' UP TO 35' IN HEIGHT	0.5'	0'	С
19.00-5.10(d) 1.1V (9)	MIINIMIC	JM SIDE TARD	20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (10)	MINIMU	M REAR YARD	20'	N/A	2.55'	DNC
19:66-5.10(a) 1.iv (11)	FLOOF	R AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OP	PEN SPACE	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	N/A	N/A
13.00-3.10(a) 1.18 (13)	MAXI DEN:	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b) 4	(SE	MUM ONSITE PARKING E PARKING CULATIONS)	104	0 (GRANDFATHERED SHORTFALL OF 59 SPACES)	0	DNC
19:66-5.8 (c)		LOADING	1	0	0	ENC

DNC = DOES NOT CONFORM ENC = EXISTING NON-CONFORMING

#### PARKING CALCULATION:

<u>RESTAURANT</u> = 1 SPACE/CUSTOMER FOR 30% CAPACITY OR 1/150 SF WHICHEVER IS GREATER. 300 SEATS X 0.30 = 90 SPACES; 4,100 SF PER FLOOR X 3 FLOORS/110 = 82 SPACES; NUMBER OF SEATS WILL CONTROL, SO PARKING REQUIREMENT IS 90 SPACES.

HOTEL ROOMS = 1 SPACE/ROOM X 14 ROOMS = 14 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 104 SPACES

EXISTING FACILITY CONTAINED A 136 SEAT RESTAURANT & 18 ROOM HOTEL (SEE TAX CARDS THIS SHEET) WITH ( (ZERO) OFF STREET PARKING SPACES. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION. THE GRANDFATHERED SHORTFALL OF 59 SPACES. THE VARIANCE REQUEST ASSOCIATED WITH THE APPLICATION IS FOR 45 ADDITIONAL REQUIRED PARKING SPACES, WHICH CAN BE ACCOMMODATED IN THE SURROUNDING ROADWAYS AND PARKING LOTS WITHIN ONE BLOCK OF THE SITE IN THE SAME ZONE.

# LOADING CALCULATION:

Know what's **below**.

**Call** before you dig.

UP TO 99,999 SF BUILDING = 1 SPACE; 1 BUILDING = 1 SPACE; EXISTING BUILDING HAS NO DESIGNATED OFF STREET

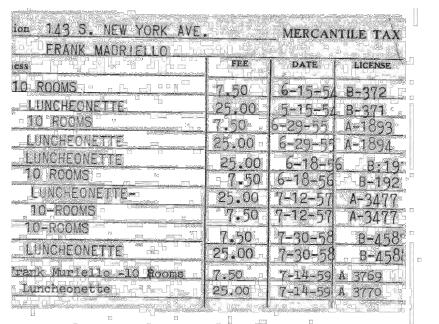
LOADING SPACE. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION.

#### **DANVILLE** PENSON ESI. 1882 LIGHTING PRODUCTS RADIANT<sup>TM</sup> LED PENDANT MOUNTS Specifications and Features: Radiant™ LED CONNECT GROUND 4"x 4" ALUM. POLE — Conformal Coating LED light engine CCT: 2700, 3000, 4000, 5000 WIRE TO POLE NON-SHRINK GROUT-- ANCHOR BASE COVER STEEL ANCHOR BOLTS.-— 2" CHAMFER QUANTITY, LENGTH, DIA. AND PROJECTION FROM Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz 0-10V Dimmable Driver Surge Protection INCLUDED CONCRETE PER CONCRETE BASE MANUFACTURERS - surge protection device meets IEEE C62.41 2002 C High 10kA FINISH TO MATCH RECOMMENDATION. Controls (Optional) BUILDING 3-pin twist-lock receptacle (PCR) 7-pin twist-lock receptacle (PCR7 \*Available on pole or arm only The Danville Radiant™ LED luminaire offers 4"-FOR SIDEWALKS/ historic styling with light control for maximum PEDESTRIAN AREAS efficiency, uniformity and low glare. Designed 3'-FOR PAVED AREAS Cast aluminum upper dome & spun aluminum lower shade to look like the lighting of yesteryear, these PARKING LOTS luminaires are the lighting of choice in advanced - FINISHED GRADE Super durable polyester powder coat finish. Custom finishes Listings & Ratings • ETL listed to UL 1598 standard for wet location and IP66 The updated PEMCO Radiant™ light engine is available in multiple CCT, lumen output and distributions. CLASS "B" 3200 PSI CONCRETE @ 28 DAYS Example: DAN-D1-NL-80W4K-U-3-SMS- -PC-BK ORDERING FORMAT 2" PVC-CONDUIT 24" RADIUS BENDS DRIVEN GROUND ROD PENICO Lighting Products 150 Pemco Way-Wilmington, DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.pemcolighting.com info@pemcolighting.com Dan-pg1(2019) Scenifications abled to chance willout notice. Rev. 00381 PEDESTRIAN LIGHT RAISED LIGHT POLE BASE DETAIL

N.T.S. N.T.S. 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 SCIULLO 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.

THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR

CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



#### TAX CARD 143 S. NEW YORK AVENUE

CONCRETE WALK

OVERALL PROJECT LOT = 7,393 SF

(0.17 AC)

TAX LOT 41 BLOCK 52

3.00'

BITUMINOUS

PAVEMENT

BUILDING ON LINE

REMOVE EXISTING BUILDING —

AND SITE IMPROVEMENTS

SITE PLAN

AND SITE IMPROVEMENTS

(0' SETBACK)

MAS. WALL (OUTDOOR BAR)

RIM = 6.01

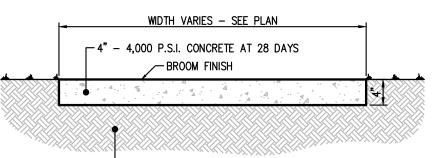
LIMIT OF SECOND FLOOR SEATING AREA

AND COVERED BAR AREA ON FIRST FLOOR

INV = -1.64

Location 151 S. NEW YORK	AVENUE	MERC4	NTUE TAX
Name CHALMERS HOTEL - ARI	STOTEL MO	YUMAS	
Business	FEE	CONTRACTOR OF THE PERSON OF TH	LICENSE
_ 0_18=ROOMS	\$13.50	6-25-6	5 A=2013
218=R00M(*	113.50	6=15=68	
3 T82ROOMS	<b>#</b> 13.50	6-26-67	A-1875 = 0
4 18 ROOMS	\$13.50		
JA TRAZINDIOMS	\$13.50	1 6-25-69	A-1503
F6" [-8"-NGOWS	318.50	6/22/7	AL PLEIGLE
	w c s	1. 0 * 8	
seation 151 SO. NEW YORK AV	INUE É	MERCA	NTILE TAX
time MOTT'S RESTAURANT AB	FULL MOTT	DAY (S	101 Paragraphic State of the St
ISPRESS.	FLE	bat i	LICENSE
RESTAURANT-186 SEATS TO	\$131.00	751277	E 1732
HESTAURANT-136 SEATS	\$131.00	6226298	8=1477
- PORTS MUSICIANS EN PE	\$ 5,00	8-22-78	F=23.35
. A STAURANT 136 SEATS	1131.00	6#20=79	0 <b>-6</b> /4
- 2 GE 3 MISTOTANS	365.00	6=20=79	0:676
RESTAURANT - 136 SEATS	51317.00	7-12-30	H=460:
2 or a Mis Polans			1-460
RESTAURANT 136 SEATS -	\$100.00		yJ-689 <sup>18</sup>
Z M S T ANS			n/1-2503m
TH STAURANT TSG SEATS	8.7700		K=1199.
SOR S MUSICIANS	\$100,00	7-2-62	K-1199

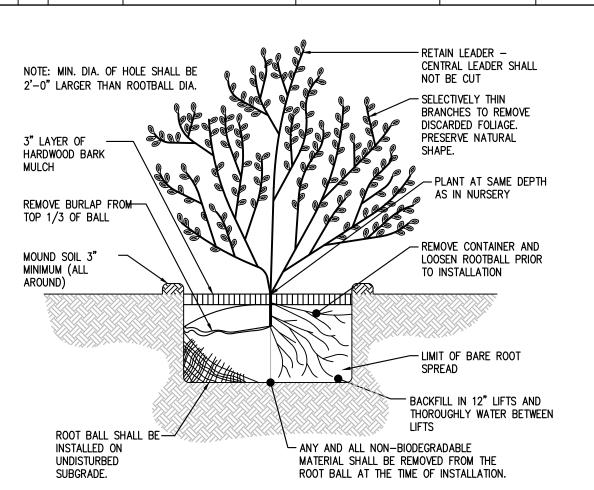
# TAX CARDS 151 S. NEW YORK AVENUE



- SIDEWALK SHALL BE MINIMUM 4' WIDE AND 4" THICK EXPANSION JOINTS SHALL BE 1/2" WIDE AND PROVIDED AT INTERVALS NO
- GREATER THAN 20 FEET AND SHALL BE FILLED WITH 1/2" THICK CELLULAR COMPRESSION MATERIAL TO WITHIN 1/4" OF TOP OF WALK. SURFACE GROOVES SHALL BE CUT AT LEAST 1/4" DEEP AT RIGHT ANGLES TO THE LINE OF SIDEWALK AND AT INTERVALS EQUAL TO SIDEWALK WIDTH.
- SURFACE EDGES SHALL BE ROUNDED TO 1/2" RADIUS. FINISH SHALL BE WOOD FLAT, FOLLOWED BY BROOMING TO A NEAT, WORKMANLIKE

# CONCRETE SIDEWALK DETAIL

	Ν.1.3.									
	LANDSCAPE SCHEDULE									
KE'	Y	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS				
EVERGREEN TREES										
بهبر	TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	8' – 10' HT	B & B				
3	ΜV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	10' - 12' HT	B & B				
DECID	UOU	S SHRUBS								
EVER(	GREE	N SHRUBS								
july	TC	11	TAXUS CUSPIDATA	SPREADING YEW	18" - 24" HT	No. 2 CAN				
3	IG	8	ILEX GLABRA	INKBERRY HOLLY	2' – 3' HT	No. 2 CAN				
ORNA	MEN	TAL GRASS	ES							
$\odot$	CA	5	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	6" – 12" HT	CONTAINER				
$\odot$	SS	5	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	6" - 12" HT	CONTAINER				
$\odot$	SM	3	SORGHASTRUM NUTANS	INDIANGRASS	6" - 12" HT	CONTAINER				



SHRUB DETAIL

N.T.S.

# GENERAL NOTES

SEE INFORMATION SHEET CO002 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES. TOTAL POST—CONSTRUCTION IMPERVIOUS SURFACE = 5,218 SF (70% OF LOT, SEE ZONING SCHEDULE)

TOTAL PRE—CONSTRUCTION IMPERVIOUS SURFACE = 4,000 SF TOTAL INCREASE IN IMPERVIOUS SURFACE = 1,218 SF

ON FLOORS 3,4, AND 5.

EXISTING CHAIN LINK FENCE TO REMAIN

SIDEWALK TO ST. JAMES

6' DECORATIVE FENCE

TAX LOT 6

(0.17± ACRES)

3 STY. MASONARY A

PROPOSED 5 STORY RESTAURANT AND

HOTEL. RESTAURANT TO HAVE 320 SEATS ON

FRAME BUILDING

- BUILDING ON LINE

FIRST TWO FLOORS AND ROOF, HOTEL TO HAVE 14 ROOMS\_

(0' SETBACK)

MIXED USE BUILDING 15,000 SF (3 FLOORS)

3 BUILDINGSONYLINE

(0' SETBACK)

2' WIDE ALLEY EASEMENT

BENEFITTING TAX LOTS 7,8,9,& 10, BLOCK 52

CONCRETE WALK

LOT 37

CONCRETE PAVERS

CONNECT CONCRETE

- LANDSCAPE

AREA

SIDEWALK

- DRAINAGE FROM EACH PROPERTY SHALL NOT BE HINDERED IN ANY WAY, BY EITHER PROPERTY OWNER, TO THE DETRIMENT OF THE OTHER. ANY SIDEWALK, CURB OR CONCRETE GUTTER DAMAGED AS A RESULT OF THE WORK SCHEDULED FOR THIS BUILDING SHALL BE REPLACED IN KIND, AND/OR AT THE DIRECTION OF THE CRDA REVIEW ENGINEER AND THE CRDA.
- ANY MISSING, DEAD, DYING OR MISSHAPEN TREES ALONG THE FRONTAGE SHALL BE REPLACED. EXISTING CONDITIONS TAKEN FROM PLAN ENTITLED "MINOR SUBDIVISION PLAN TAX LOTS 5-6, 39-40, BLOCK 52, PLATE 10" DATED 10/6/2019, PREPARED BY VARGO ASSOCIATES, NO REVISIONS, AND PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOTS 5 AND 6, BLOCK 52" DATED 6/6/2019, PREPARED BY VARGO ASSOCIATES,

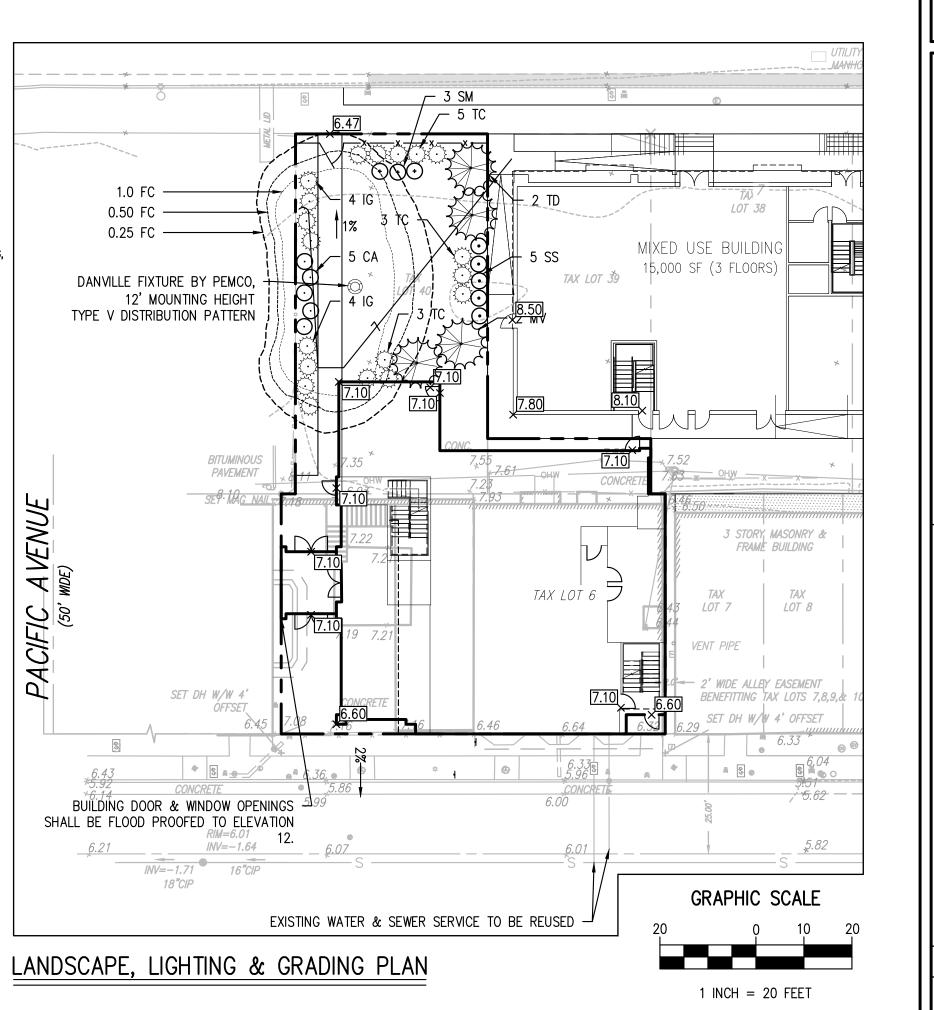
### FLOOD HAZARD DATA

OF ROOTBALL, WHICHEVER IS GREATER. BACKFILL TO BE

50% NATIVE SOIL, 25% COMPOST & 25% PEATMOSS

- 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 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8 &
- QUALIFIES FOR FLOOD HAZARD GENERAL PERMIT-BY-CERTIFICATION 5 AT NJAC 7:13-8.5 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. DIAMETER OF HOLE SHALL BE A MINIMUM OF 2'-0" LARGER THAN ROOTBALL DIAMETER OR 2 to 3 TIMES THE WIDTH OF ROOTBALL, WHICHEVER IS LARGER. A LARGER DIAMETER SHALL BE PROVIDED IN POORLY DRAINING SOIL, COMPACTED SOILS, OR URBAN CONDITIONS. 2. EVERGREEN TREES UNDER 4'-6' HEIGHT DO NOT REQUIRE GUYING AND STAKING
- 3. TOP OF ROOTBALL SHALL BE SET A MAXIMUM OF 1'-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING AND THE ROOTFLARE SHALL BE PARTIALLY VISIBLE. TOP OF ROOTBALL ELEVATION SHALL NEVER BE PLACED — CENTRAL LEADER SHALL NOT BE CUT TURN BACK TOP 1/3 OF MOUND TO FORM SAUCER BURLAP (REMOVE 3" CONTINUOUS RIM TO BE SYNTHETIC WRAP MULCHED AND V-EDGED COMPLETELY) FORMED NEXT TO LAWN 2"x2" HARDWOOD STAKE (3 PER TREE) DRIVEN (MIN. 18") MULCH WITH 3" LAYER OF FIRMLY INTO SUBGRADE PRIOR HARDWOOD BARK MULCH. TO BACKFILLING TO BE DO NOT PUT MUICH LOCATED OUTSIDE OF THE AGAINST TRUNK EXCAVATED AREA BACKFILL IN 12" LIFTS AND THOROUGHLY WATER ROOT BALL SHALL BE BETWEEN LIFTS INSTALLED ON UNDISTURBED -SUBGRADE. 24" MIN. BEYOND ROOTBALL BACKFILL MIXTURE OR PIT -SHALL BE 2 to 3 TIMES THE DIAMETER

EVERGREEN TREE DETAIL



EXISTING BUILDING

CONCRETE WALK

IMPROVEMENTS ON LOTS 10-14 & 30-39

SUBJECT OF

SEPARATE APPLICATION

DB. 5629, PG. 240

TO CRDA

O' WIDE ALLEY

CONCRETE WAL

DB. 5629, PG. 240

EXISTING BUILDING

ST. JAMES PLACE

(50' WIDE)

**b**-

ALL SERY FOR ANY LLC LLC

9 N I SE, SCIU NGINEI ERVICE S E S

SITE N 13 DEL 51

FAS 001.02 SCALE SHEET

1" = 20' 3 OF 3