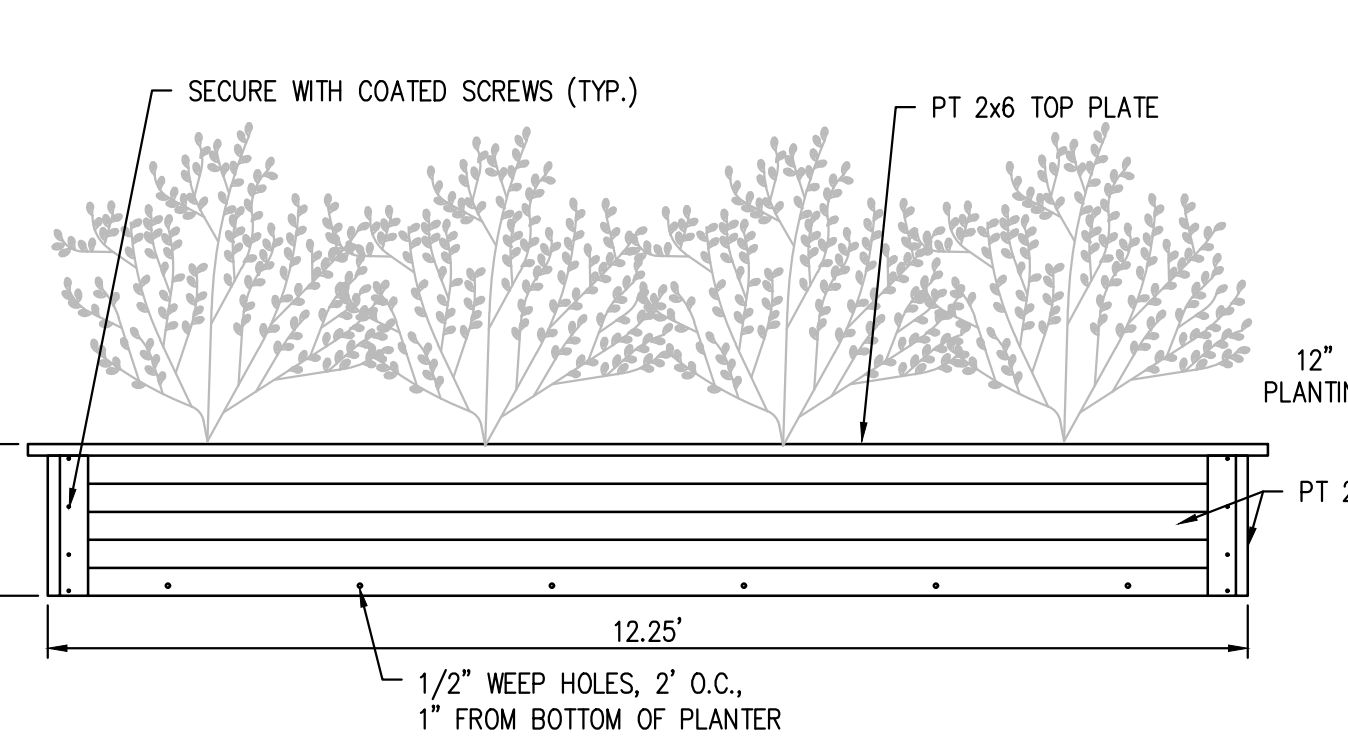
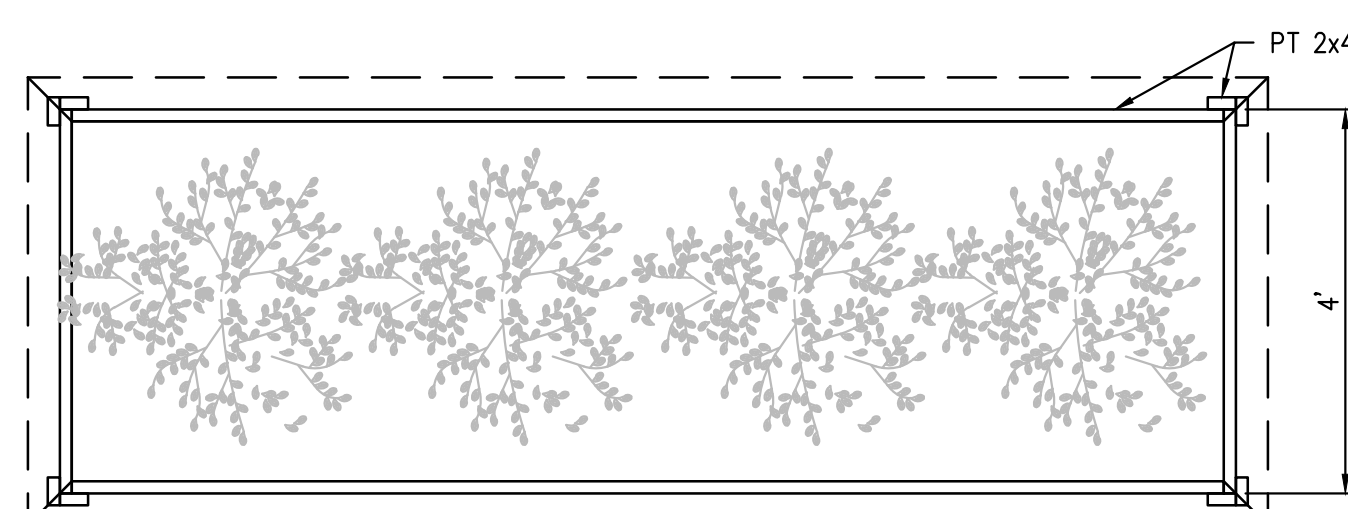
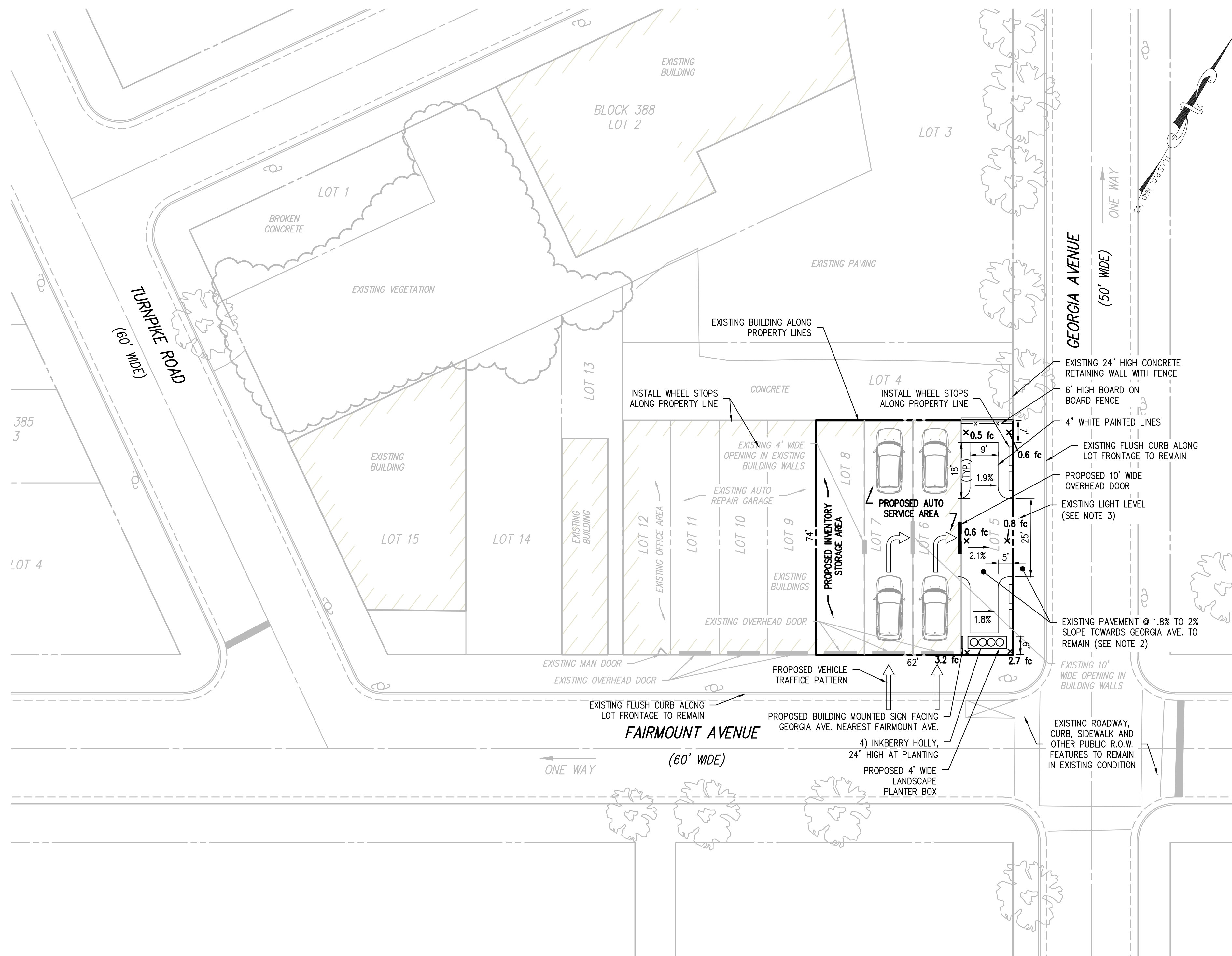


CREATED ON 09/26/2018, LAST MODIFIED ON 09/26/2018

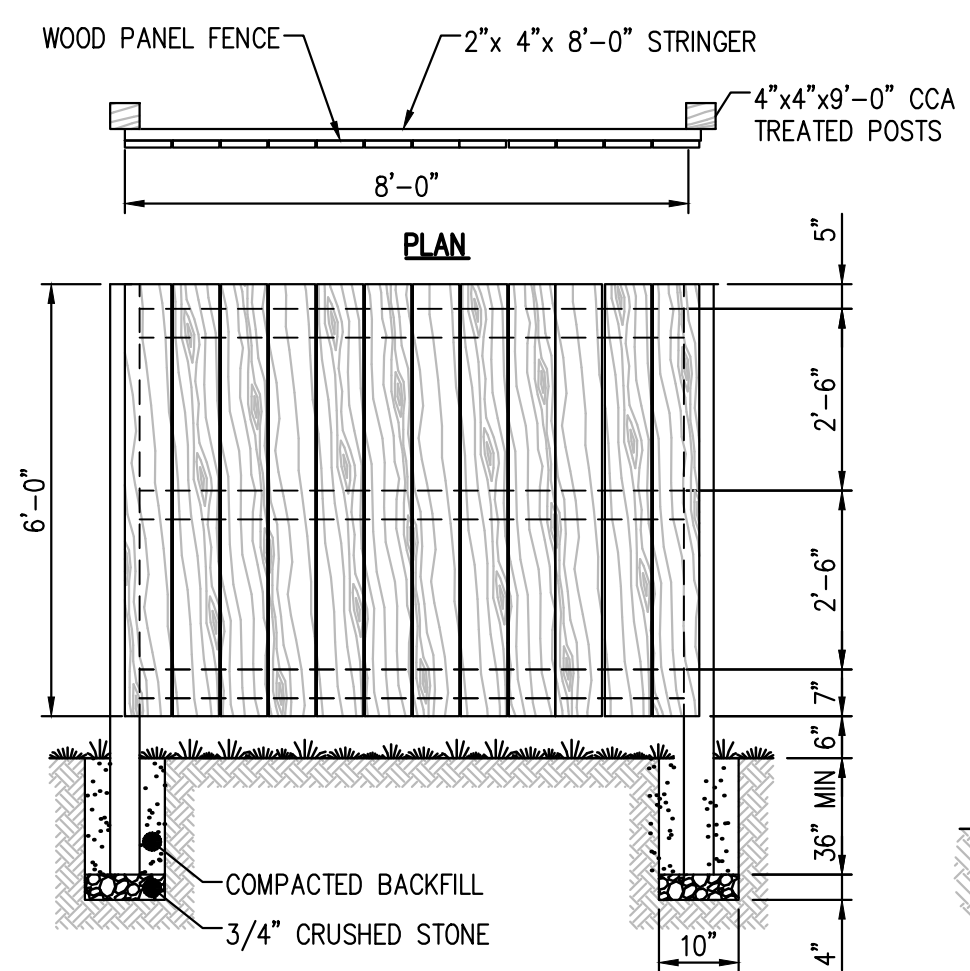
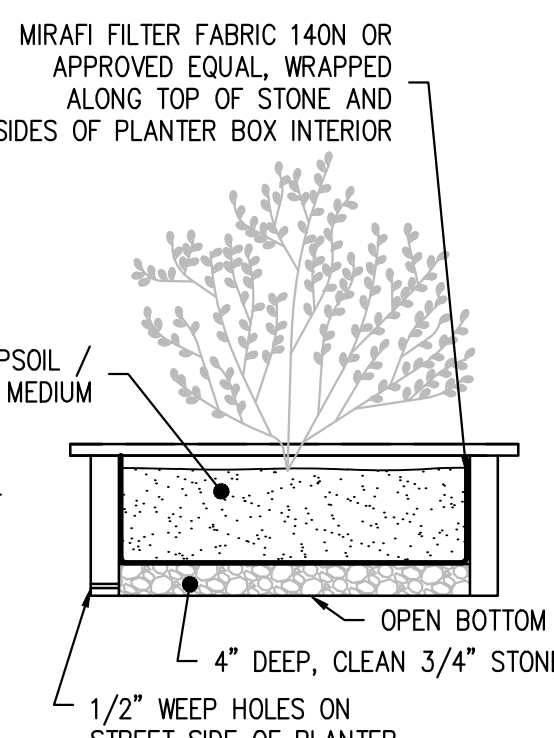
ZONING SCHEDULE

SECTION	THOROFARE WATERFRONT DISTRICT (TW)	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.17(a).iii(1)	USE (CONDITIONAL)	AUTOMOBILE REPAIR	AUTOMOBILE REPAIR (SEE NOTE 1)	AUTOMOBILE REPAIR	C
19:66-5.17(a).i.v(1)	MAX. HEIGHT	PRINCIPAL	40'	< 40'	C
		ACCESSORY	15'	N/A	N/A
19:66-5.17(a).i.v(2)	MIN. LOT AREA	5,000 SF	4,725 SF	4,725 SF	ENC
19:66-5.17(a).i.v(3)	MIN. LOT DEPTH	100'	75'	75'	ENC
19:66-5.17(a).i.v(4)	MIN. LOT WIDTH	50'	63'	63'	C
19:66-5.17(a).i.v(5)	MIN. LOT FRONTAGE	50'	63'	63'	C
19:66-5.17(a).i.v(6)	MAX. BUILDING COVERAGE	30%	75%	75%	ENC
19:66-5.17(a).i.v(7)	MAX. IMPERVIOUS COVERAGE	80%	100%	100%	ENC
19:66-5.17(a).i.v(8)	MIN. FRONT YARD	5'	0'	0'	ENC
19:66-5.17(a).i.v(9)	MIN. SIDE YARD	0'	0'	0'	C
19:66-5.17(a).i.v(10)	MIN. REAR YARD	20'	0'	0'	ENC
19:66-5.17(a).i.v(11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.17(a).i.v(12)	MIN. OPEN SPACE	N/A	N/A	N/A	N/A
19:66-5.17(a).i.v(13)	MAX. DENSITY	N/A	N/A	N/A	N/A
19:66-5.8(b)19	MIN. PARKING (SEE NOTE 3)	17.6	0	2	DNC
19:66-5.8(c)	MIN. LOADING	1	0	0	ENC

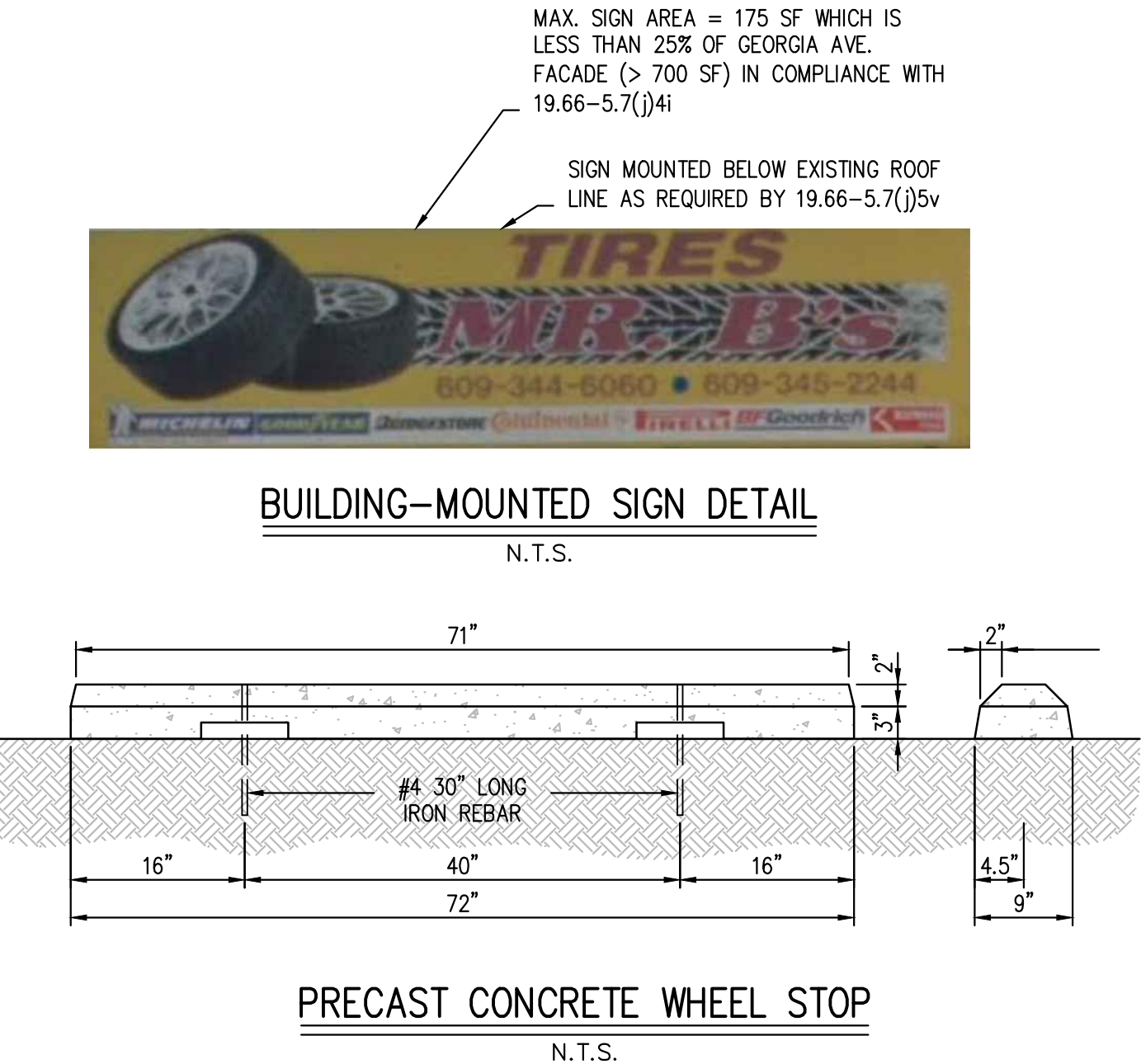
- NOTES:
- CONDITIONAL USE STANDARDS AT NJAC 19:66-6.3(a)2 AUTOMOTIVE REPAIR:
 - SPRAY BOOTHS ARE NOT PERMITTED AT ANY FACILITY LOCATED WITHIN 1,000 FEET OF A PROPERTY USED FOR RESIDENTIAL USE. NO SPRAY BOOTH IS PROPOSED AS PART OF THIS PROJECT. THE PROJECT COMPLIES.
 - THE ESTABLISHMENT SHALL BE COMPLETELY ENCLOSED AND ALL OPERATIONS SHALL OCCUR WITHIN A BUILDING. NO REPAIR OPERATIONS OCCUR OUTSIDE A BUILDING THE PROJECT COMPLIES.
 - THE ESTABLISHMENT SHALL PROVIDE A FENCE OF SIX FEET MAXIMUM ALONG ALL PROPERTY BOUNDARY LINES EXCEPT ALONG STREET FRONTAGES. THE SITE HAS TWO STREET FRONTAGES. FENCE IS PROPOSED ALONG THE SIDE LINE OF LOT 5. THE REMAINDER OF THE SITE BOUNDARY IS BUILDING WALL(S). THE PROJECT COMPLIES.
 - STORAGE AREAS FOR VEHICLES SHALL BE PROVIDED ON THE LOT AND SHALL NOT OCCUR IN THE PUBLIC ROW. NO VEHICLES WILL BE STORED IN THE PUBLIC ROW. THE PROJECT COMPLIES.
 - ALL DISMANTLED VEHICLES, EQUIPMENT, AND PARTS, AND ACCESSORIES THEREOF, SHALL BE STORED WITHIN A BUILDING OR BEHIND A SOLID SCREEN FENCE NO LESS THAN SIX FEET HIGH. ANY DISMANTLED VEHICLES, EQUIPMENT OR PARTS, OR ACCESSORIES THEREOF, WILL BE STORED WITHIN THE EXISTING BUILDINGS. NO MATERIAL SHALL BE STORED OUTSIDE. THE PROJECT COMPLIES.
 - OUTDOOR STORAGE AREAS FOR VEHICLES, PARTS, OR EQUIPMENT SHALL NOT BE PERMITTED IN ANY REQUIRED YARD. VEHICLE STORAGE AREA IS PROPOSED ON LOT 5 ADJACENT TO GEORGIA AVENUE OUTSIDE OF THE REQUIRED 5' FRONT YARD & 0' SIDE YARD. THE PROJECT COMPLIES.
 - NO CHANGE TO ANY SIGNAGE IS PROPOSED.
 - PARKING CALCULATIONS = 5 SPACES / 1000 SF GROSS FLOOR AREA = 5 / 1000 X 3,525 SF = 17.6 SPACES



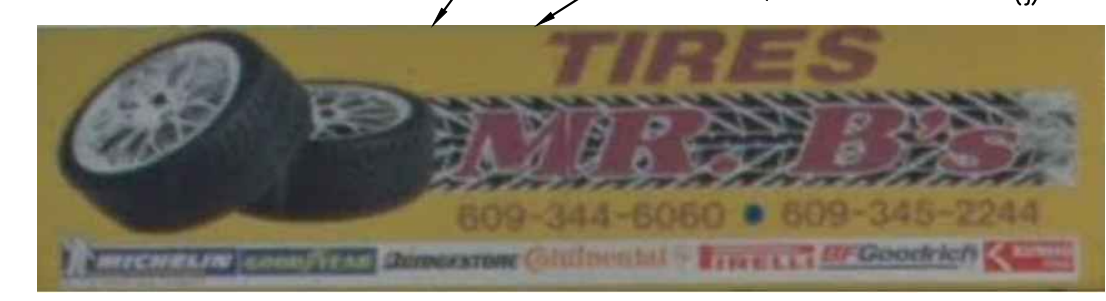
LANDSCAPE PLANTER BOX
N.T.S.



WOOD PANEL FENCE DETAIL
N.T.S.



PRECAST CONCRETE WHEEL STOP
N.T.S.



BUILDING-MOUNTED SIGN DETAIL
N.T.S.

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE AS TRACED FROM AN AERIAL PHOTO PROVIDED BY NJDEP GIS DATED 2015.
- EXISTING PAVEMENT TO REMAIN IS AT SLOPES RANGING FROM 1.8% TO 2.1% TOWARDS GEORGIA AVENUE AS DETERMINED USING LASER LEVEL DURING SITE VISIT SEPTEMBER 13, 2018 BY SCIULLO ENGINEERING SERVICES, LLC.
- EXISTING LIGHTING LEVELS RANGE FROM 0.5 fc TO 3.2 fc AS OBSERVED BY SCIULLO ENGINEERING SERVICES, LLC USING A LIGHT METER THE NIGHT OF SEPTEMBER 13, 2018.

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

- 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.

SCIULLO ENGINEERING SERVICES, LLC
9615 VENTNOR AVENUE, SUITE 303
MARGATE, NEW JERSEY 08402
PHONE: (609) 300-5171
www.sciulloengineering.com

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 35100026400

MR. B'S AUTO SERVICE
BLOCK 388, LOTS 5-8
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

PRELIMINARY SITE PLAN

BAHAH SAID
2008 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401

NU CERTIFICATE OF AUTHORIZATION NO. 246A28290700

PROJECT NO. MRB 001.01
SCALE AS SHOWN SHEET 1 OF 1

DRAWING NO. C0101

DATE 9/26/2018
SUBMISSION/REVISION 1
ISSUE NO. 1
BY JTS
APPR. [Signature]