



A. GENERAL SITE NOTES

- ### B. SURVEY NOTES

- C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- #### D. ROADWAY & SIGNAGE NOTES



E. UTILITY NOTES

- ## F. SOILS DATA NOTES

SOILS DATA

Pssa	PSAMMENTS, 0-2% SLOPES	"D" SOIL GROUP
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SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

PROJECT LEGEND

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 THE 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 7:26 & QUALIFIES FOR FLOOD HAZARD PERMIT BY RULE 9 AT NJAC 7:23-7.3. NO FORMAL APPROVAL FROM NJDEP IS REQUIRED.
3. THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:27) & AKA CAFRA REGULATIONS SINCE PERMIT IS NOT GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES.



ZONING SCHEDULE

PARKING CALCULATION:

FOOTPRINT AREA OF 7,420 SF. NUMBER OF SEATS WILL CONTROL.

MIXED USE BUILDING:

RESIDENTIAL - RSIS
4 TWO BEDROOM GARDEN APTS X 2 SPACES/UNIT = 8 SPACES
TOTAL MIXED USE BUILDING PARKING DEMAND = 22 SPACES

CONTAINER HOTEL:
HOTEL ROOMS

NON HOTEL FLOOR SPACE = 12 SPACES/1,000 SF GROSS FLOOR AREA X 2,000 SF = 24 SPACES
 - SEASONAL BAR = 320 SF
 - SEASONAL CONCESSIONS = 720 SF
 - BATHROOMS = 320 SF
 - SUBTOTAL = 2,000 SF
 TOTAL HOTEL PARKING DEMAND = 56

LOADING CALCULATION:

UP TO 99,999 SF BUILDING = 1 SPACE; 2 BUILDINGS = 2 SPACES

VARIANCES REQUESTED FROM CRDA TOURISM DISTRICT LAND
DEVELOPMENT RULES NJAC 19:66

1. From 5.0(4)(1)(10) TO ALLOW A REAR SETBACK OF 15 FEET FOR THE MIXED USE BUILDING PROPOSED ON LOTS 38, 39 AND 40 IN LIEU OF THE REQUIRED 20 FEET. THE ENCROACHMENT INTO THE REAR SETBACK IS FOR A COVERED PORCH. THE MAIN MASS OF THE BUILDING IS GREATER THAN 20 FEET FROM THE PROPERTY LINE. THE NEIGHBORING BUILDINGS TO THE WEST HAVE SETBACKS OF LESS THAN 5 FEET AND HAVE NO REAR YARD THAT COULD BE IMPACTED BY THE PROPOSED DEVELOPMENT.
2. From 19-66-5.8(4) TO PROVIDE 53 PARKING SPACES ON SITE IN LIEU OF 107 REQUIRED BY RULES. AMPLE PARKING IS AVAILABLE ADJACENT TO THE SITE SUCH AS PAY TO PARK SURFACE LOTS, SJTA PARKING GARAGE AT 17 SOUTH NEW YORK YOUNG & STREET PARKING.

DESIGN WAIVERS REQUESTED FROM CRDA TOURISM DISTRICT LAND
DEVELOPMENT RULES NJAC 19:66

1. FROM 7.6(G) TO PROVIDE A BUFFER OF 3.5 FEET FROM THE R.O.W. LINES OF ST. JAMES PLACE AND SOUTH NEW YORK AVENUE TO THE PROPOSED PARKING SPACES ON SITE. THE REDUCED BUFFER WILL ADEQUATELY SCREEN THE VEHICLES FROM NEIGHBORING USES. THE PARKING AREAS ARE RECALLED TO THE ROW AND THE 3.5-FOOT BUFFER IS NOT NECESSARY. THE REDUCED BUFFER IS BEYOND THE ROW. ADEQUATE LANDSCAPING CAN BE PROVIDED WITHIN THE AREA PROVIDED AND THE PROPOSED ARRANGEMENT IS NOT OUT OF CHARACTER WITH ADJACENT PARKING AREAS ON THE OPPOSITE SIDE OF SOUTH NEW YORK AVENUE.
2. FROM 7.7(A)(1) TO ALLOW CONTINUATION OF 6 FEET HIGH FENCING IN THE FRONT YARD ALONG NEW YORK AVENUE WHERE FENCE CURRENTLY EXISTS AT 6 FEET IN HEIGHT, AND TO ALLOW 6 FEET HIGH FENCE AND GATES ALONG ST. JAMES PLACE TO SECURE THE HOTEL YARD AREA. THE FENCE WILL BE DECORATIVE ON BOTH ROADWAY FRONTS. THE FENCE AND GATES WILL BE 6 FEET HIGH AND 4 FEET WIDE. THE FENCE WILL BE LOCATED 10 FEET FROM THE ROW AND BE SUFFICIENTLY BEHIND THE ALIGNMENT OF THE BUILDING FACE AND IS A RELATIVELY SHORT SECTION AT LESS THAN 15 FEET. FENCES ARE REQUIRED TO COMPLY WITH ALCOHOLIC BEVERAGE COMMISSION (ABC) REGULATIONS AND SINCE THE PROJECT HAS ROADWAY FRONTS, FENCE IN THE FRONT YARDS IS UNAVOIDABLE. SINCE THE MAJORITY OF THE SITE IS FENCED ALONG NEW YORK AVENUE, FENCE IN THE FRONT YARD IS NOT OUT OF CHARACTER WITH THE DEVELOPMENT PATTERNS OF THE AREA.



ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

BOOK	LOT	PROPERTY LOCATION	OWNER	BLOCK	LOT	PROPERTY LOCATION	OWNER
52	11	1044 ALPENA ROAD PHILA PA 19115	EUROPE, INC.	51	41	4016 BOULEVARD AVENUE ATLANTIC CITY, NJ 08401	CRAG S LLC
52	12	1044 ALPENA ROAD PHILA PA, 19115	EUROPE, INC.	51	40	4016 BOULEVARD AVENUE ATLANTIC CITY, NJ 08401	CRAG S LLC
52	13	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	51	39	2301 CHERRY ST #B3 PHILADELPHIA, PA 19103	BELLAO, LLC
52	14	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN	51	38	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	HILL, GARY
52	15	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	51	37	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	HILL, GARY
52	16	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN	51	36	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
52	17	6626 DELILAH ROAD EGG HARBOR TWP., NJ 08234	JTD REALTY GROUP, LLC	52	44	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G C GEORGES
52	18	6626 DELILAH ROAD EGG HARBOR TWP., NJ 08234	JTD REALTY GROUP, LLC	52	3	3001 PACIFIC AVE ATLANTIC CITY, NJ 08401	TIDES MOTEL, LLC
52	38	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	CENTER CITY PROPERTIES, LLC	52	4	1616 PACIFIC AVE FL 6 ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
52	37	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	52	5	1616 PACIFIC AVE FL 6 ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
52	36	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	52	6	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
52	35	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY LEE	52	7	423A XANTHUS AVE GALLAN, NJ 08205	1515 NY BOARDWALK LLC
52	34	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	52	8	5702 VENTNOR AVE VENTNOR, NJ 08406	AC RENTALS
52	33	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN	52	9	5702 VENTNOR AVE VENTNOR, NJ 08406	AC RENTALS
52	31	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	52	10	200 PARK AVENUE ABSECON, NJ 08201	ARSENIS, GEORGE
52	32	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	52	19	164 ST JAMES PLACE ATLANTIC CITY, NJ 08401	FEELEYS HOTEL INC C/O HORN PAULAN
52	30	6626 DELILAH ROAD EGG HARBOR TWP., NJ 08234	JTD REALTY GROUP LLC	52	43	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G GEORGES
52	29	1519 BOARDWALK ATLANTIC CITY, NJ 08401	JAMES CANDY CORP	52	42	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G GEORGES
53	14	1004 NEW ROAD NORTHFIELD, NJ 08225	SCHIFF ENTERPRISES & SCHIFF, ROBERT	52	41	3001 PACIFIC AVENUE ATLANTIC CITY, NJ 08401	TIDES MOTEL, LLC
51	28	27 WEST THIRD STREET MEDIA, PA 19063	ZOLL, JOSEPH C	52	40	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
51	44	1515 BOARDWALK ATLANTIC CITY, NJ 08401	WESTMINSTER ASSOCIATES, LLC	52	39	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	SCHULTZ, JOHN
50	31	1515 BOARDWALK ATLANTIC CITY, NJ 08401	ATLANTIC PALACE CONDOMINIUM ASSOC	53	2	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G GEORGES
51	18	2050 CENTER AVE #510 FORT LEE, NJ 07024	BOARDWALK PIERS 3 LLC	53	1	3851 BOARDWALK #2702 ATLANTIC CITY, NJ 08401	NEU NJ LLC
51	19	27 WEST THIRD ST MEDIA, PA 19063	SKYTLO, LLC	53	3	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G GEORGES
51	24	1616 PACIFIC AVENUE FL 6 ATLANTIC CITY, NJ 08401	SCHULTZ, J & CENTER CITY PROPERTIES	53	4	4 S NEWPORT AVE VENTNOR, NJ 08406	COSTAS CORP C/O G GEORGES
51	25	4803 ATLANTIC AVENUE VENTNOR, NJ 08406	124-140 SO. NEW YORK AVENUE, LLC	53	5	2011 AVE L #2L BROOKLYN, NY 11210	KOHAN, ALFRED
51	27	27 WEST THIRD ST MEDIA, PA 19063	ZOLL, JOSEPH C	53	6	408 W 58TH ST NEW YORK, NY 10019	CLAREMONT HOTEL INC
51	30	361 SPEEDWELL AVENUE MORRIS PLAINS, NJ 07290	PITZELL, LLC	53	7	5702 VENTNOR AVE VENTNOR, NJ 08406	ST JAMES PARTNERSHIP
51	32	22 FOUNTAIN VIEW DRIVE JACKSON, NJ 08527	SAAVEDRA, EDWARD ALEXANDER	53	8	5702 VENTNOR AVE VENTNOR, NJ 08406	ST JAMES PARTNERSHIP
51	33	3 S SUFFOLK AVENUE VENTNOR, NJ 08406	B&B PARKING	53	9	25 N ALBANY AVE ATLANTIC CITY, NJ 08401	VICTORIA PARK, LLC
51	31	361 SPEEDWELL AVENUE MORRIS PLAINS, NJ 07290	PITZELL, LLC	53	10	146 S TENNESSEE AVE ATLANTIC CITY, NJ 08401	TWIN HOTEL CORP & AARON HAFFETZ
52	32	1616 PACIFIC AVENUE, 6TH FLOOR ATLANTIC CITY, NJ 08401	HILL, GARY	53	11	145 ST JAMES PL APT 5 ATLANTIC CITY, NJ 08401	ROYAL APT CO C/O B SHIREY
51	33	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	HILL, GARY	53	12	164 ST JAMES PLACE ATLANTIC CITY, NJ 08401	MAESTIC APT C/O RACHELLE STOVER
51	34	361 SPEEDWELL AVENUE MORRIS PLAINS, NJ 07290	PITZELL, LLC	53	13	164 ST JAMES PL ATLANTIC CITY, NJ 08401	RECENT APT C/O RACHELLE STOVER
51	43	1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401	CITY OF ATLANTIC CITY	53	25	88 HUDSON AVE IRVINGTON, NJ 10533	FRASER LTD
51	42	1616 PACIFIC AVE 6TH FL ATLANTIC CITY, NJ 08401	CENTER CITY PROPERTIES, LLC	53	26	50 E NORFOLK TEMPLE ST 22 FL ATLANTIC CITY, NJ 08401	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

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SCIULLO
ENGINEERING
SERVICES, LLC

ORANGE DEEDS ENTERTAINMENT COMPLEX
BLOCK 52, LOTS 11-18 & 30-40
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

INFORMATION SHEET

11/27/2018	1	INITIAL SUBMISSION	LAT	JTS
DATE	ISSUE NO	SUBMISSION REFUSION	RY	APPR

DRAWING NO.
C0002



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