

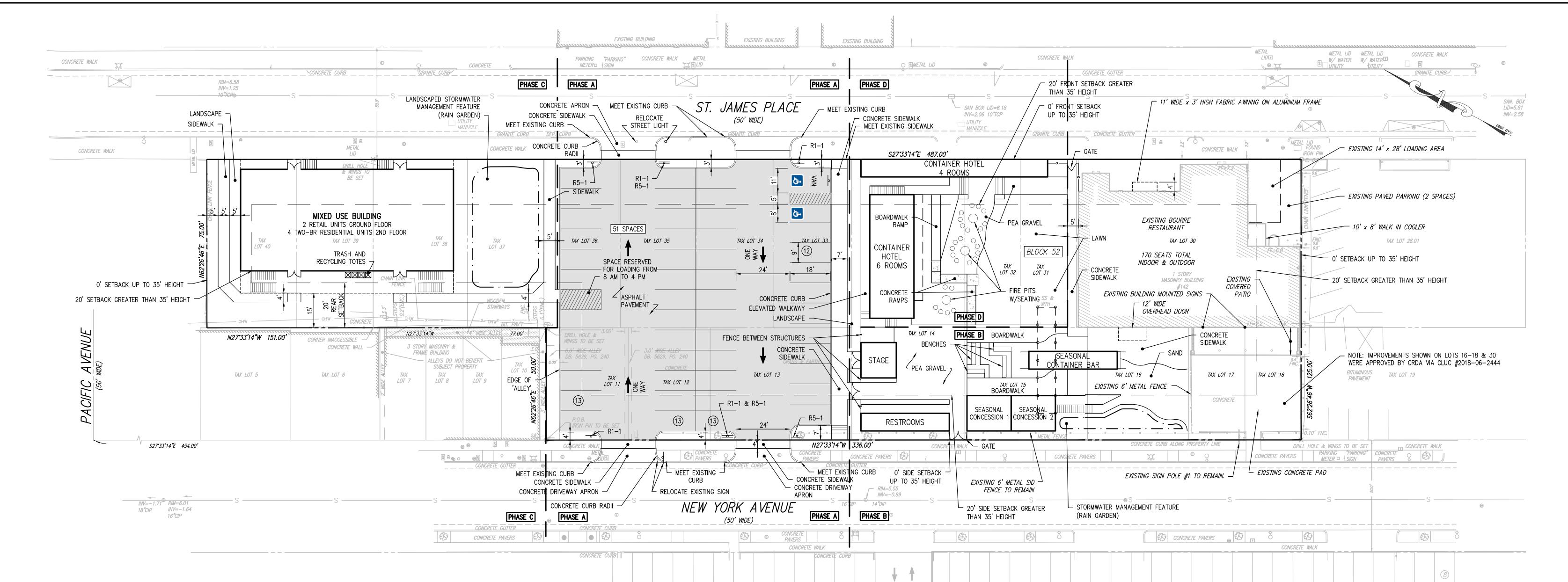


THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

FAS 001.01 scale SHEET 3 OF 9

S. R.

SCIU ENGINE SERVICE



ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RES0	RC ZONE RT COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i (7)		USE	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE SPACE	С
19:66-5.10(a) 1.iv (1)	MUM	PRINCIPAL BUILDING	300' ABOVE BFE	< 300'	28'	С
	MAXIMUM HEIGHT	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	< 35' N/A	
19:66-5.10(a) 1.iv (2)	MINI	MUM LOT AREA	7,500 SF	53,325 SF	53,325 SF	С
19:66-5.10(a) 1.iv (3)	MINII	MUM LOT DEPTH	150'	75'	75'	ENC
19:66-5.10(a) 1.iv (4)	MINI	MUM LOT WIDTH	50'	336'	336'	С
19:66-5.10(a) 1.iv (5)	MINIMU	JM LOT FRONTAGE	50'	336'	336'	С
19:66-5.10(a) 1.iv (6)	MAXIMUM	BUILDING COVERAGE	70%	40%	25%	С
19:66-5.10(a) 1.iv (7)	MAXIMUM I	MPERVIOUS COVERAGE	80%	82% (LOTS 16-18 & 30)	72%	С
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	2.2'	0'	С
			20' GREATER THAN 35' IN HEIGHT	N/A	N/A	N/A
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD		0' UP TO 35' IN HEIGHT	0.5'	0.5'	С
10.00 0.10(4) 1 (0)			20' GREATER THAN 35' IN HEIGHT	N/A	N/A	N/A
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD		20'	N/A	15'	DNC
19:66-5.10(a) 1.iv (11)	FLOOR 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
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	4 DU/AC	С
		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b) 4	l	M ONSITE PARKING KING CALCULATIONS)	107	1	53	DNC
19:66-5.8 (c)		LOADING	2	1	2	С
19:66-7.7(a)1	FENCE	IN FRONT YARD	NOT PERMITTED	6'	6'	DNC
19:66-7.7(a)2	FENCE HE	IGHT IN SIDE & REAR YARDS	8'	6'	6'	С

DNC = DOES NOT CONFORM

PARKING CALCULATION:

BOURRE RESTAURANT = 1 SPACE/CUSTOMER FOR 30% CAPACITY OR 1/150 SF WHICHEVER IS GREATER. 170 SEATS x 0.30 = 51 SPACES; 51 SPACES COULD SERVE UP TO 7,560 SF OF FLOOR AREA. THE EXISTING BUILDING FOOTPRINT IS LESS THAN 5,020 SF, THE OUTDOOR SEATING AREA IS 2,400 SF (INCLUDING COVERED PATIO), FOR A TOTAL

MIXED USE BUILDING:

CONTAINER HOTEL:

NON HOTEL FLOOR SPACE = 12 SPACES/1,000 SF GROSS FLOOR AREA X 2,000 SF = 24 SPACES

 SEASONAL CONCESSIONS = 720 SF BATHROOMS = 320 SF

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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, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	RESTAURANTS/ BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE SPACE	С				
19:66-5.10(a) 1.iv (1)	₹ PRINCIPAL BUILDING	300' ABOVE BFE	< 300'	28'	С				
	PRINCIPAL BUILDING ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	< 35'	N/A				
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	53,325 SF	53,325 SF	С				
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH	150'	75'	75'	ENC	II			
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH	50'	336'	336'	С	GENERAL NOTES			
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50'	336'	336'	С				
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	40%	25%	С	1. SEE INFORMATION SHEET COOO2 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES.			
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	82% (LOTS 16-18 & 30)	72%	С	2. TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 38,356 SF (72% OF LOT, SEE ZONING			
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD	0' UP TO 35' IN HEIGHT	2.2'	0'	С	TOTAL PRE-CONSTRUCTION IMPERVIOUS SURFACE = 33,193 SF (SEE D0101 FOR PRE-CONSTRUCTION CONDITIONS)			
	MINIMUM FRONT TARD	20' GREATER THAN 35' IN HEIGHT	N/A	N/A	N/A	TOTAL INCREASE IN IMPERVIOUS SURFACE = 5,163 SF			
,, ,,		0' UP TO 35' IN HEIGHT	0.5'	0.5'	c	3. SINCE TOTAL PROPOSED DISTURBANCE IS BELOW ONE ACRE (0.948 AC, SEE SHEET C1201) SURFACE IS BELOW 0.25 AC (5,163 SF AS SHOWN IN NOTE 2) THIS PROJECT IS NOT A MA 7:8 AND IS NOT SUBJECT TO THE NJDEP STORMWATER MANAGEMENT RULES AT NJAC 7:8.			
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD	20' GREATER THAN 35'	N/A	N/A	N/A				
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD	20'	N/A	15'	DNC	FLOOD HAZARD DATA			
19:66-5.10(a) 1.iv (11)	FLOOR 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	 1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP N 			
19:66-5.10(a) 1.iv (13)	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	4 DU/AC	С	PRELIMINARY DATE OF JAN 30, 2015.			
	(2-10 FLOORS) HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A	 SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIO ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC PERMIT—BY—RULE 9 AT NJAC 7:13—7.9. NO FORMAL APPROVAL FROM NJDEP IS REQUIRED. 			
19:66-5.8 (b) 4 MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		107	1	53	DNC	3. THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7)			
19:66-5.8 (c)	LOADING	2	1	2	С	PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PR SPACES.			
19:66-7.7(a)1 FENCE IN FRONT YARD		NOT PERMITTED	6'	6'	DNC				
19:66-7.7(a)2	FENCE HEIGHT IN SIDE & REAR	8'	6'	6'	С				

2. TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 38,356 SF (72% OF LOT, SEE ZONING SCHEDULE)

3. SINCE TOTAL PROPOSED DISTURBANCE IS BELOW ONE ACRE (0.948 AC, SEE SHEET C1201) AND INCREASE IN IMPERVIOUS

1. 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

2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25

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

ACRES, IT IS NOT A MAJOR PROJECT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8 & QUALIFIES FOR FLOOD HAZARD

SURFACE IS BELOW 0.25 AC (5,163 SF AS SHOWN IN NOTE 2) THIS PROJECT IS NOT A MAJOR DEVELOPMENT PURSUANT TO NJAC

ENC = EXISTING NON-CONFORMING

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

RETAIL $1/300 \times 4,275 \text{ SF} = 14.25 \text{ SPACES}$ RESIDENTIAL - RSIS

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

- SUBTOTAL = 2,000 SF

HOTEL ROOMS = 1 SPACE/ROOM X 10 ROOMS = 10 SPACES

SEASONAL BAR = 320 SF

TOTAL HOTEL PARKING DEMAND = 56

LOADING CALCULATION:

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



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 UTILITIES PRIOR TO CONSTRUCTION. 2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR

CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

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BLOCK 51

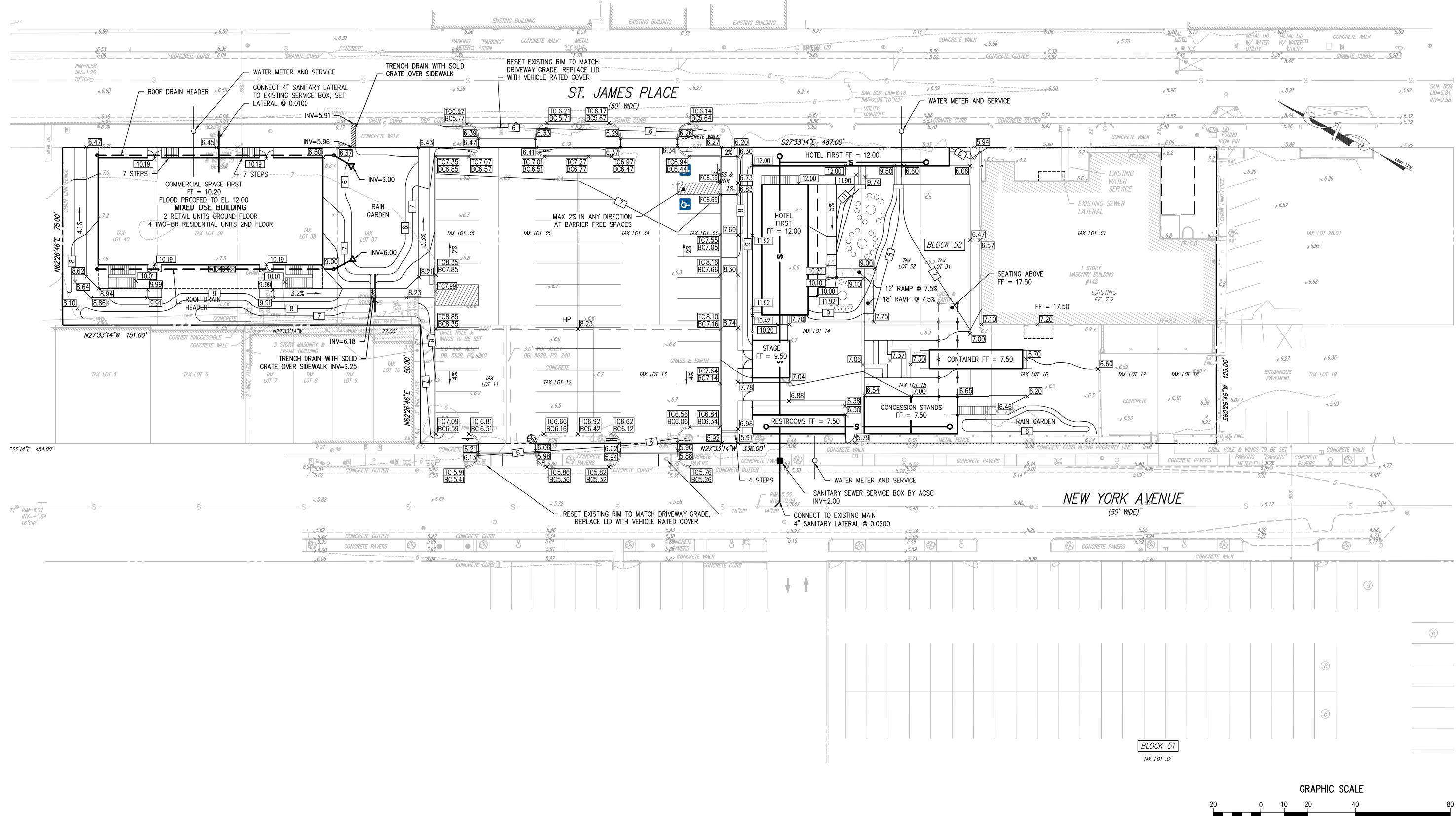
TAX LOT 32

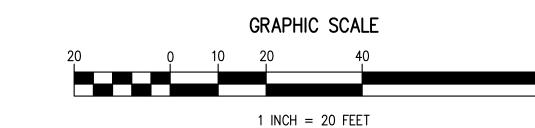
GRAPHIC SCALE

1 INCH = 20 FEET

SITE

FAS 001.01 SCALE SHEET 1" = 20' 4 OF 9





GRADING AND FLOOD HAZARD NOTES

- MIXED USE BUILDING SHALL BE FLOODPROOFED TO 2' ABOVE BASE FLOOD ELEVATION (10 IN NAVD 88) AS REQUIRED BY CITY OF ATLANTIC CITY FLOOD DRAINAGE PREVENTION ORDINANCE 132-18B, NJDEP FLOOD HAZARD AREA CONTROL ACT RULES 7:13-12.5(i)4 AND 7:13-12.5(r), AND UNIFORM CONSTRUCTION CODE NJAC 5:23.
- 2. NON-HABITABLE STRUCTURES, SUCH AS STAGE, RESTROOMS, SEASONAL CONCESSION STANDS & CONCESSION BAR WILL BE VENTED TO ALLOW FLOOD WATERS TO FREELY PASS THROUGH THE WALLS OF THE STRUCTURE. ALL MECHANICAL AND ELECTRICAL EQUIPMENT WILL BE ELEVATED ABOVE THE FLOOD HAZARD ELEVATION.

FLOOD HAZARD DATA

- 1. 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.



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S. E. C.

SCIU ENGINE SERVICE

& UTILITY

GRADING