

SIGNAGE ZONING SCHEDULE

ORD. SECT.	RC ZONE	PERMITTED OR REQUIRED	PROPOSED IMPROVEMENTS	STATUS	
19-66-5.10	COMMERCIAL RESORT	WALL SIGNS PERMITTED	2	C	
		GROUND SIGNS PERMITTED	1	C	
		AWNING SIGNS PERMITTED	1	C	
		PROJECTING SIGNS PERMITTED	1	C	
		MAX. GROSS SURFACE AREA PERMITTED	25% OF WALL SURFACE FOR ELEVATION=250SF	100 SF	C
		AWNING SIGN HEIGHT	20FT OF 2ND FLOOR WINDOW SILL	< 20 FT AND BELOW 2ND FLOOR	C
		PROJECTING SIGN HEIGHT	20 FT OR 2ND FLOOR WINDOW SILL	< 20 FT AND BELOW 2ND FLOOR	C
		GROUND SIGN HEIGHT	5 FT	5 FT	C
		WALL SIGN HEIGHT	ROOFLINE	< ROOFLINE	C
		GROUND SIGN SETBACK	5 FT	0 FT	DNC VARIANCE REQUIRED
5.1.2.4.7.9	NUMBER OF SIGNS PERMITTED	2	5	DNC VARIANCE REQUIRED	

ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN DATED SEPTEMBER 2022

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19-66-5.10(c)1.1 (7)	RESORT COMMERCIAL	USE	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL	RESTAURANTS/BARS, HOTELS, RETAIL, MIXED USE, RESIDENTIAL & OFFICE BUILDING	C
19-66-5.10(c) 1.1v (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING 300' ABOVE BFE	< 300'	38.5'	C
19-66-5.10(c) 1.1v (2)	ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	< 35'	N/A
19-66-5.10(c) 1.1v (3)	MINIMUM LOT AREA	7,500 SF	53,325 SF	49,909 SF	C
19-66-5.10(c) 1.1v (4)	MINIMUM LOT DEPTH	150'	75'	75'	ENC
19-66-5.10(c) 1.1v (5)	MINIMUM LOT WIDTH	50'	336'	336'	C
19-66-5.10(c) 1.1v (6)	MINIMUM LOT FRONTAGE	50'	336'	336'	C
19-66-5.10(c) 1.1v (7)	MAXIMUM BUILDING COVERAGE	70%	40%	27.3%	C
19-66-5.10(c) 1.1v (8)	MAXIMUM IMPERVIOUS COVERAGE	80%	82% (LOTS 16-18 & 30)	84.7% (INCLUDES GRAVEL)	DNC VARIANCE GRANTED SEE NOTE A
19-66-5.10(c) 1.1v (9)	MINIMUM FRONT YARD	0' UP TO 35' IN HEIGHT	2.2'	0'	C
19-66-5.10(c) 1.1v (10)	MINIMUM SIDE YARD	20' GREATER THAN 35' IN HEIGHT	N/A	10'	DNC VARIANCE GRANTED SEE NOTE A
19-66-5.10(c) 1.1v (11)	MINIMUM REAR YARD	0' UP TO 35' IN HEIGHT	0.5'	0.5'	C
19-66-5.10(c) 1.1v (12)	MINIMUM FRONT YARD	20' GREATER THAN 35' IN HEIGHT	N/A	5'	DNC VARIANCE GRANTED SEE NOTE A
19-66-5.10(c) 1.1v (13)	MINIMUM REAR YARD	20'	N/A	5'	DNC VARIANCE GRANTED SEE NOTE A
19-66-5.10(c) 1.1v (14)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19-66-5.10(c) 1.1v (15)	OPEN SPACE	N/A	N/A	N/A	N/A
19-66-5.10(c) 1.1v (16)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	4 DU/AC
19-66-5.10(c) 1.1v (17)	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19-66-5.8 (b) 4	MINIMUM ON-SITE PARKING (SEE PARKING CALCULATIONS)	118	1	53	DNC VARIANCE GRANTED (SEE NOTE A)
19-66-5.8 (c)	LOADING	2	1	2	C
19-66-7.7(c)1	FENCE IN FRONT YARD	NOT PERMITTED	6'	6'	DNC WAIVER GRANTED (SEE NOTE A)
19-66-7.7(c)2	FENCE HEIGHT IN SIDE & REAR YARDS	8'	6'	6'	C

ZONING SCHEDULE NOTE:

A. VARIANCES PREVIOUSLY GRANTED VIA CRDA RESOLUTIONS 19-117 & 21-75

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 7,500 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 SEATING AREA OF 7,420 SF. NUMBER OF SEATS WILL CONTROL. TOTAL DEMAND = 51 SPACES

MIXED USE BUILDINGS:
 RETAIL 1/300 x 5,000 SF = 16.67 SPACES
 2B APT x 8 UNITS x 2.0 SPACES/UNIT = 16 SPACES
 TOTAL MIXED USE BUILDING PARKING DEMAND = 32.67 SPACES

CONTAINER HOTEL:
 HOTEL ROOMS = 1 SPACE/ROOM x 10 ROOMS = 10 SPACES
 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 = 34 SPACES

TOTAL PROJECT PARKING DEMAND = 117.67 ~ 118 SPACES

LOADING CALCULATION:

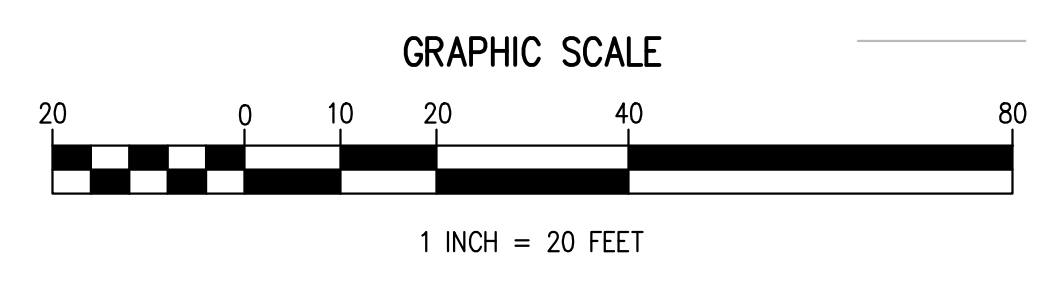
UP TO 99,999 SF BUILDING = 1 SPACE; 2 BUILDINGS = 2 SPACES

GENERAL NOTES

- SEE INFORMATION SHEET C0002 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES.
- BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.
- BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY, TOPOGRAPHICAL SURVEY TAX LOTS 11, 12, 13, 14, 15, 16, 17, 18, 30, 31, 32, 33, 34, 35, 36, 37 & 38; BLOCK 52, ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" PREPARED BY VARGO ASSOCIATES, DATED APRIL 25, 2018.
- BROKEN CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE SHALL BE REPLACED IN-KIND.
- WORK SHOWN AS PHASE A ON THESE PLANS WAS COMPLETED & THE PARKING LOT IS OPERATING.
- THE STAGE, RESTROOM, CONCESSION & BAR CONTAINER IN PHASE C HAVE BEEN INSTALLED, PHASE C SITE WORK IS UNDERWAY.

FLOOD HAZARD DATA

- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION TO NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456C, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:27) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES, AND LESS THAN 75 RESIDENTIAL UNITS.



DATE	ISSUE NO.	BY	REVISION
12/29/2022	13	JTS	AMENDED TO ADD RETAIL CANAVAS
12/17/2021	12	JTS	CRDA FINAL COMPLIANCE FOR PHASE B
8/19/2020	11	JTS	REVISED PHASE B
	10	JTS	REVISED FOR FINAL NEEP COMMENTS

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ORANGE DEEDS ENTERTAINMENT COMPLEX
 BLOCK 52, LOTS 11-18 & 30-39
 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

PAT FASANO
 1005 MAIN STREET
 ASBURY PARK, NEW JERSEY 07712

DATE	ISSUE NO.	BY	REVISION
8/5/2020	9	JTS	SEE CONTINUATION TO SHEET OF SIGNATURE BLOCK
7/7/2020	8	JTS	REVISED MAJOR PROJECT NOTES FOR NEEP
7/7/2020	7	JTS	REVISED SEWER & LATERAL TO HOTEL APPROVAL
4/25/2020	6	JTS	NEEP RESPONSE & CRDA AMENDED APPROVAL
12/5/2019	5	JTS	CRDA FINAL COMPLIANCE
9/4/2019	4	JTS	ADDED MAJOR SIGNAGE REVISION
8/16/2019	3	JTS	MAJOR SIGNAGE & IRRADIATED SITE PLAN SUBMISSION
8/9/2019	2	JTS	CRDA FINAL COMPLIANCE
4/25/2019	1	JTS	CRDA FINAL APPROVAL & NEEP SUBMISSION
11/27/2018	0	JTS	INITIAL SUBMISSION

FAS 001.01
 SHEET 4 OF 9
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 Know what's below.
 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 SCULLO 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.