

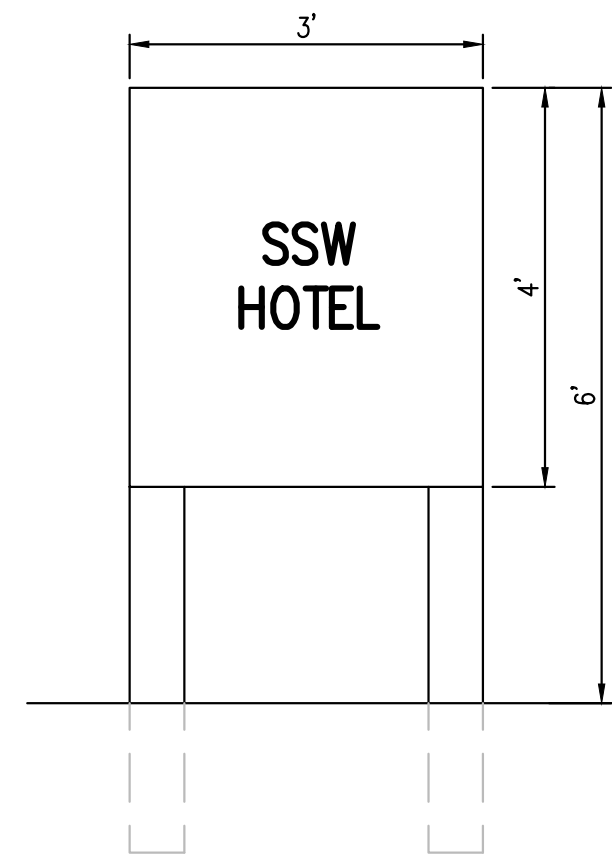


OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEETS 5 & 6)

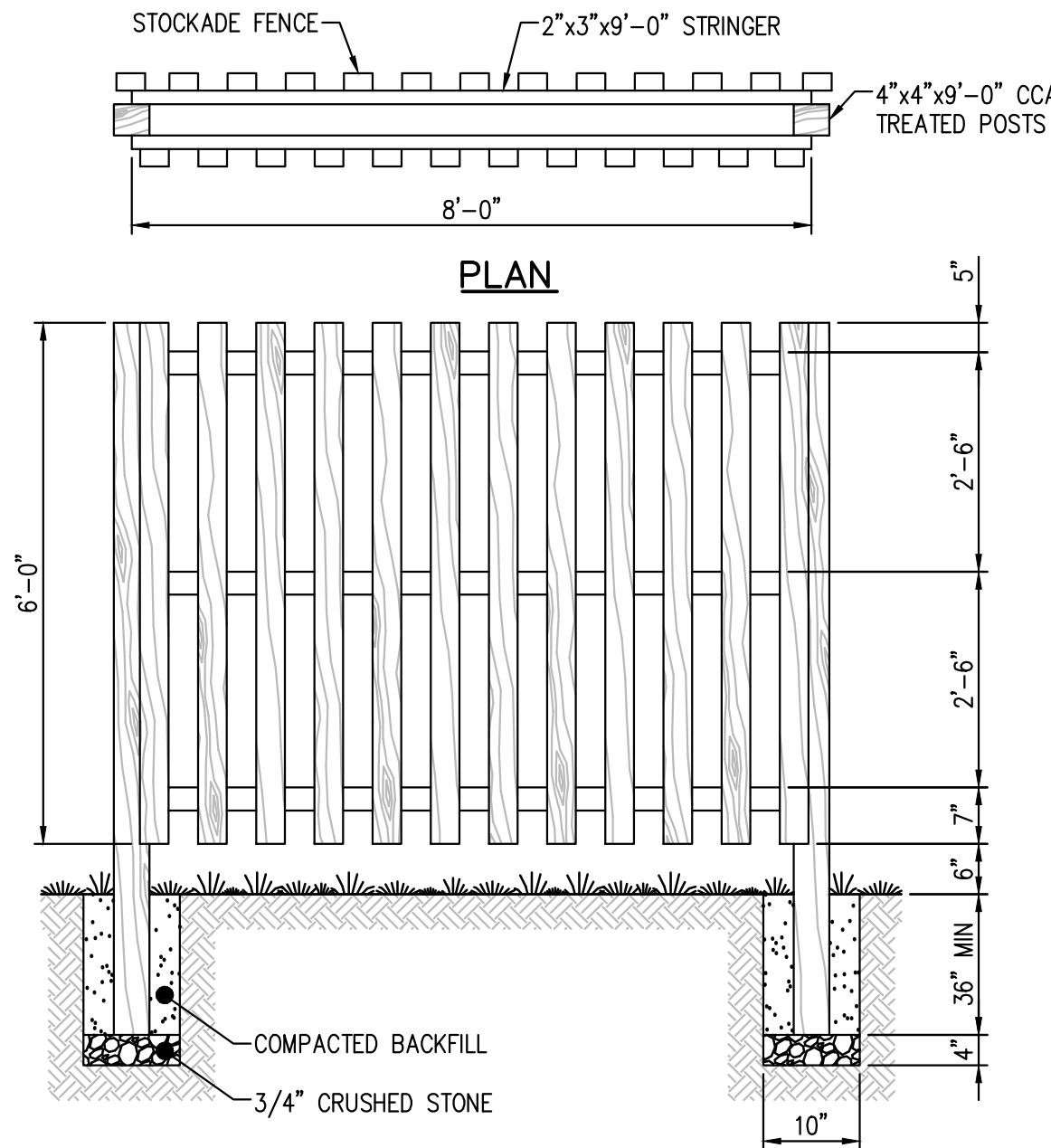
200' RADIUS PROPERTIES MAP

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		MIXED-USE, RETAIL, & RESIDENTIAL	FORMER ROOMING HOUSES	HOTEL	C
19:66-5.10(a) 1.iv	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300 FT ABOVE BFE	< 35 FT	< 35 FT	C
			ACCESSORY STRUCTURE	35 FT ABOVE BFE	< 35 FT	< 35 FT	C
		(2)	MINIMUM LOT AREA	7,500 SF	10,236 SF	10,236 FT	C
		(3)	MINIMUM LOT DEPTH	150 FT	138 FT	138 FT	ENC
		(4)	MINIMUM LOT WIDTH	50 FT	57 FT	57 FT	C
		(5)	MINIMUM LOT FRONTAGE	50 FT	177.5 FT	177.5 FT	C
		(6)	MAXIMUM BUILDING COVERAGE	70%	53.8%	53.8%	C
		(7)	MAXIMUM IMPERVIOUS COVERAGE	80%	97.0%	97.0%	ENC
		(8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C
				20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
		(9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT	2 FT	2 FT	C
				20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
	(10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A	
(11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A		
(12)	OPEN SPACE	N/A	N/A	N/A	N/A		
(13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	N/A	N/A	N/A	
		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)		6 ROOMS = 6 SPACES	⁸ (GRANDFATHERED SHORTFALL OF 10 SPACES)	9	C
19:66-5.8 (b)		LOADING		0 (< 50,000 SF)	0	0	C
19:66-5.7(i)	3i	NUMBER OF WALL SIGNS	2	0	1 SIGN/BUILDING	C	
		NUMBER OF GROUND OR POLE SIGNS	1	0	1 (GROUND)	C	
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	0	0	N/A	
	3iii	NUMBER OF PROJECTING SIGNS	1	0	0	C	
	3iv	NUMBER OF WINDOW SIGNS	1	0	0	N/A	
	3v	NUMBER OF BILLBOARD SIGNS	1	0	N/A	N/A	
	4i	TOTAL AREA OF ALL SIGNS	25% OF WALL SURFACE PER ELEVATION (250 SF)	0	< 25% WALL SURFACE	C	
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN	650 SF	0	N/A	N/A	
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT	20 FT	0	N/A	N/A	
	5ii	MAX. PROJECTING SIGN HEIGHT	20 FT	0	0	N/A	
	5iii	MAX. GROUND HEIGHT	5 FT	0	N/A	N/A	
	5iv	MAX. POLE SIGN HEIGHT	20 FT	0	N/A	N/A	
	5v	MAX. WALL SIGN HEIGHT	ROOFLINE	0	ROOFLINE	C	
	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT	40 FT	0	N/A	N/A	
	6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK	5 FT	0	N/A	N/A	

EVERGREEN TREES					SUB TOTAL	2
	LI	LAGERSTROEMIA	CREPE MYRTLE	6"-8" HT.	B & B	2
SHRUBS					SUB TOTAL	19
	EJ	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	24"-36" HT.	NO. 2 CAN	9
	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKERRY HOLLY	24"-36" HT.	NO. 2 CAN	10
					TOTAL	22



N.T.S.



N.T.S.

1. ALL WOOD MATERIAL TO BE EITHER PRESSURE TREATED OR CEDAR

ALBION DEVELOPMENT LLC
226 WOODWARD AVE
RUTHERFORD, NJ 07070

THE APPLICANT INTENDS TO CONVERT THREE FORMER ROOMING HOUSES INTO A 6 SUITE BOUTIQUE HOTEL. NO SITE IMPROVEMENTS ARE PROPOSED OTHER THAN REQUIRED MAINTENANCE, REPAIR, SITE IDENTIFICATION SIGNS AND LANDSCAPING UPGRADES.

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 7:27.8 & 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 7:27) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDS OUTLINE OF THE PROJECT BUT PROPOSED LESS THAN 50 NEW PARKING SPACES AND LESS THAN 25 RESIDENTIAL UNITS.

1. BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD88.
2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAT ENTITLED "SURVEY OF BLOCK 34, LOT 4, CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC STATE OF NEW JERSEY," "SURVEY OF BLOCK 34, LOT 5, CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC STATE OF NEW JERSEY" "SURVEY OF BLOCK 34, LOT 8, CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC STATE OF NEW JERSEY" BY DUFFY, DOLC, MEGANUS & ROESCH, PROJECT NUMBERS 10870, 10871 & 10872, DRAWING 1 OF 1, DATED 01-03 AND UNREVISED.

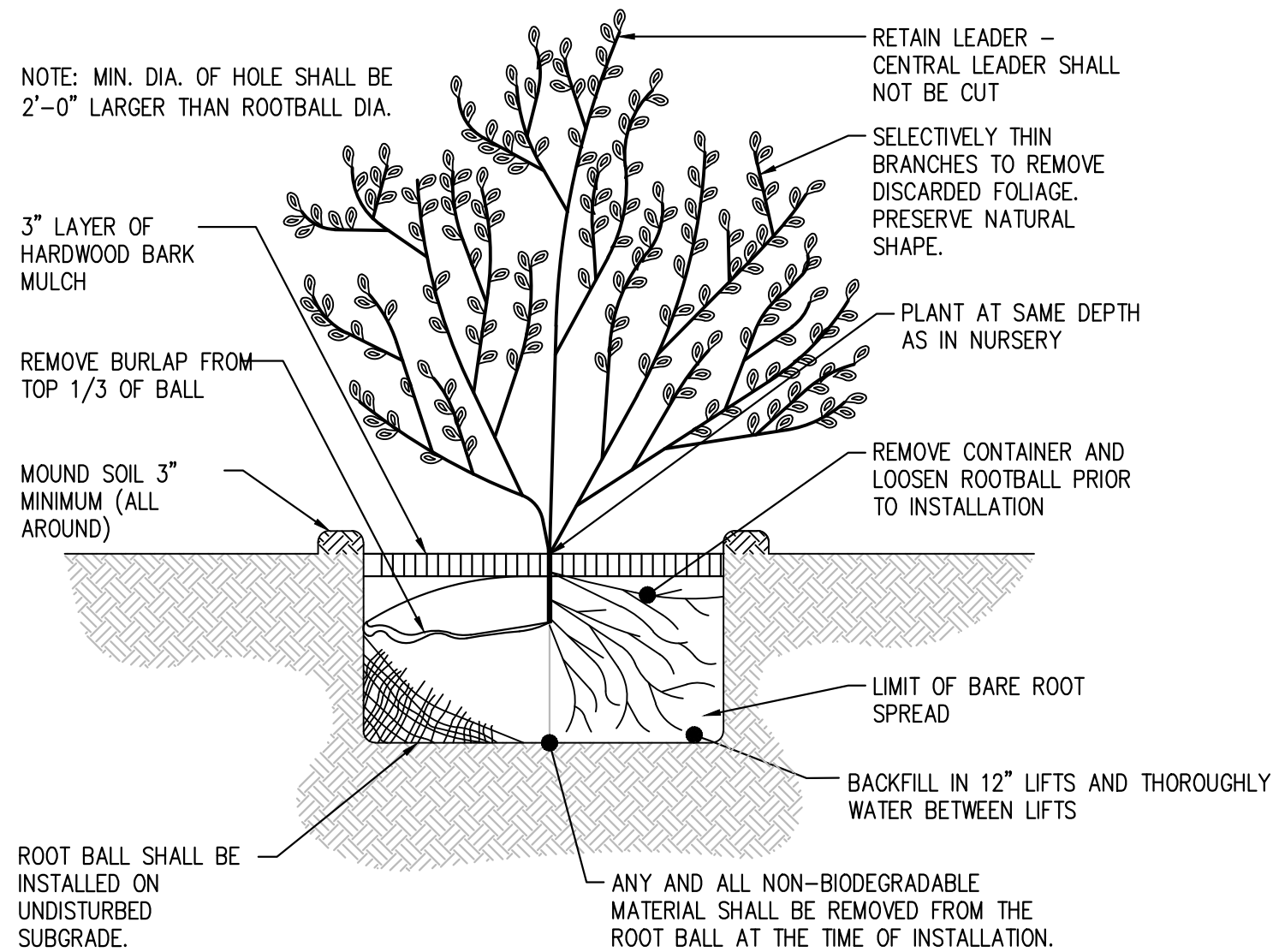
Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

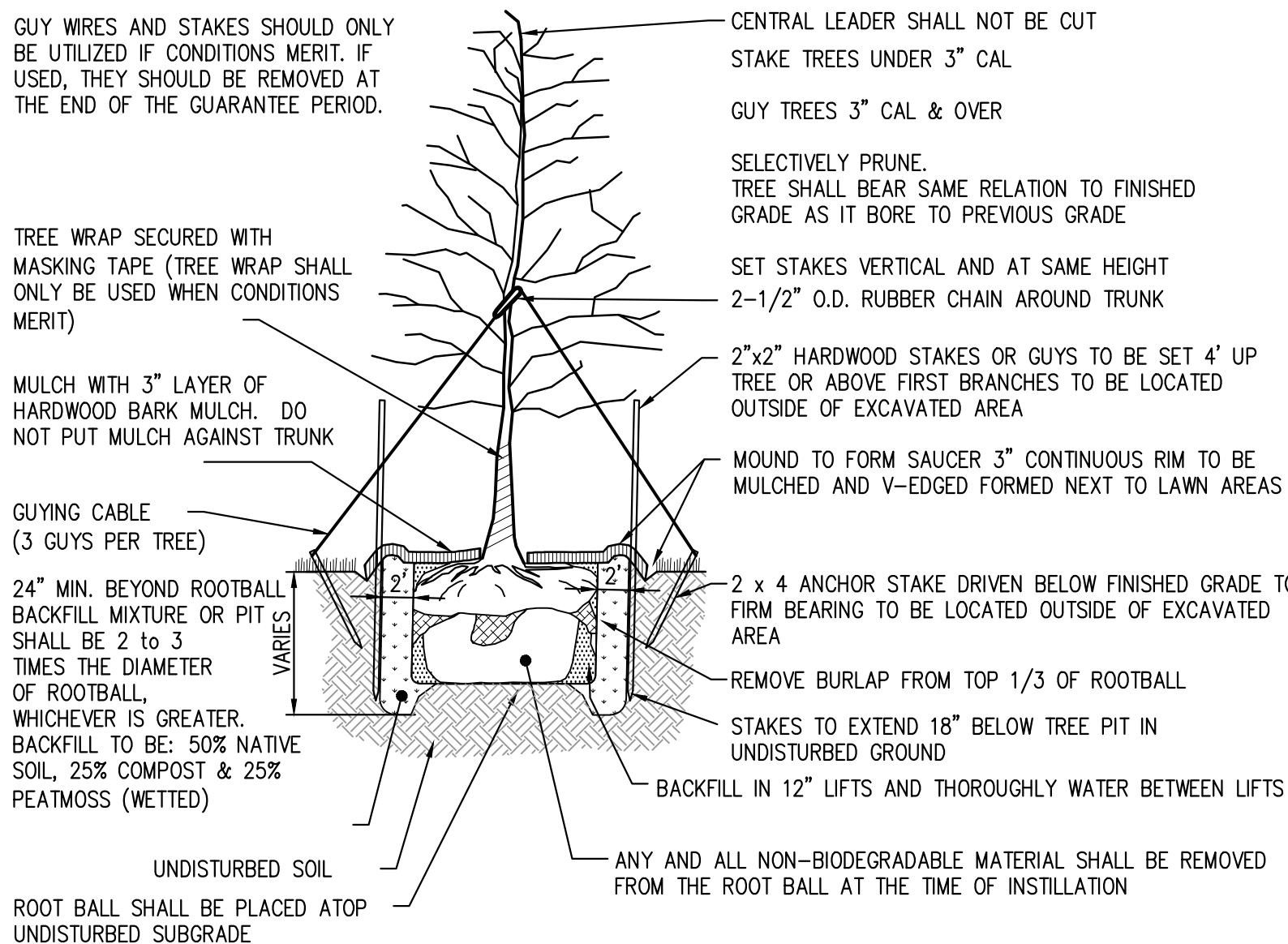
CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____



N.T.S.



N.T.S

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.

