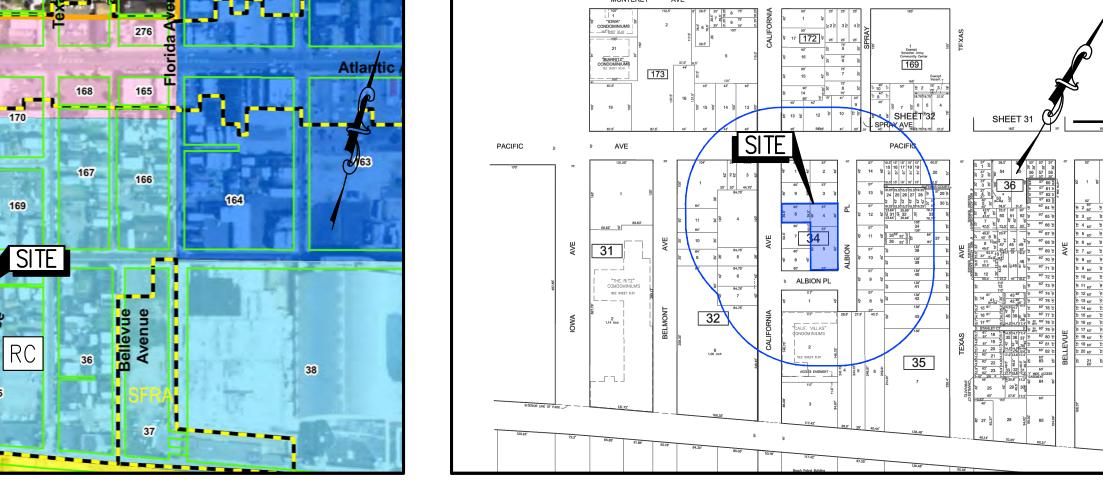
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP SCALE: 1" = 1,000'

FEMA FLOOD MAP PANEL 34001C0452F SCALE: 1" = 500'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEETS 5 & 6) SCALE: 1" = 200'200' RADIUS PROPERTIES MAP

### ZONING SCHEDULE

CRDA TOURIS AND DEVELOP. SECTI	MENT RULES	RC Z	ONE RESORT COMMERCIAL	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMIT STATUS
19:66-5.10(a)1.i (7)		USE		MIXED-USE RETAIL & RESIDENTIAL	FORMER ROOMING HOUSES	HOTEL	С
		M L	PRINCIPAL BUILDING	300 FT ABOVE BFE	< 35 FT	< 35 FT	С
	(1)	MAXIMUM HEIGHT	ACCESSORY STRUCTURE	35 FT ABOVE BFE	< 35 FT	< 35 FT	С
	(2)		MINIMUM LOT AREA	7,500 SF	10,236 SF	10,236 FT	С
	(3)		MINIMUM LOT DEPTH	150 FT	138 FT	138 FT	ENC
	(4)	MINIMUM LOT WIDTH  MINIMUM LOT FRONTAGE		50 FT	57 FT	57 FT	С
	(5)			50 FT	177.5 FT	177.5 FT	С
	(6)	MAXII	MUM BUILDING COVERAGE	70%	53.8%	53.8%	С
.≥	(7)	MAXIMUM IMPERVIOUS COVERAGE		80%	97.0%	97.0%	ENC
0(a) 1.i	(8)	MINIMUM FRONT YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	С
19:66—5.10(a) 1.iv				20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
19:6	(0)		MANUALINA CIDE VADD	O FT UP TO 35 FT IN HEIGHT	2 FT	2 FT	С
	(9)	MINIMUM SIDE YARD		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)	IMUM	MID-RISE (2-10 FLOORS)  HIGH RISE (10+ FLOORS)	50 DU/AC	N/A	N/A	N/A
	( - 7	MAX	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	С
19:66-5.8 (b)		LOADING		0 (< 50,000 SF)	0	0	С
		NUMBER OF WALL SIGNS		2	0	1 SIGN/BUILDING	С
	3i	NUM	BER OF GROUND OR POLE SIGNS	1	0	1 (GROUND)	С
	3ii	NUMB	ER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	0	0	N/A
	3iii	NUME	BER OF PROJECTING SIGNS	1	0	0	С
	3iv	NUMBER OF WINDOW SIGNS		1	0	0	N/A
	3v	NUMBER OF BILLBOARD SIGNS		1	0	N/A	N/A
.7(j)	4i	TOTAL AREA OF ALL SIGNS		25% OF WALL SURFACE PER ELEVATION (250 SF)	0	< 25% WALL SURFACE	С
19: 66–5.7(j)	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	0	N/A	N/A
19	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	1	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	С
	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	0	N/A	N/A
	6ii		N. GROUND, POLE, AND RONIC BILLBOARD SETBACK	5 FT	0	N/A	N/A

DNC = DOES NOT CONFORM, VARIANCE REQUIRED

### ENC = EXISTING NON-CONFORMINGPARKING CALCULATION

PURSUANT TO 19:66.5.8(b)3 HOTELS ARE REQUIRED TO PROVIDE 1 SPACE/HOTEL ROOM FOR FIRST 500 ROOMS. THE PROPOSED HOTEL PROVIDES 6 ROOMS/SUITES PURSUANT TO THE CODE 6 SPACES ARE REQUIRED.

THE FORMER USE AS THREE SINGLE FAMILY HOMES, EACH WITH 6 BEDROOMS REQUIRE 3.0 SPACES PER UNIT FOR A TOTAL OF 18 SPACES REQUIRED. THERE IS A GRANDFATHERED SHORTFALL OF 10 SPACES

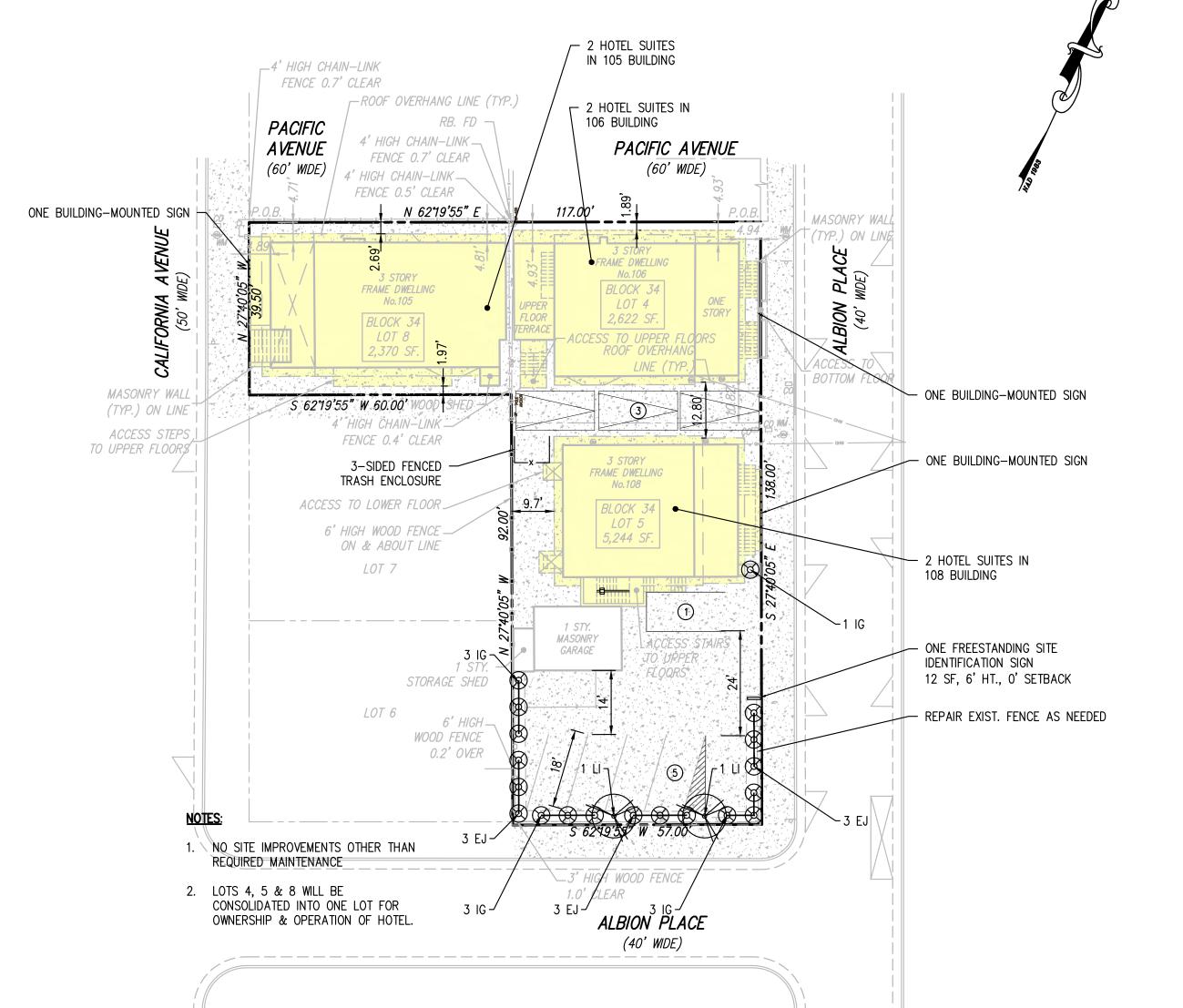
# LANDSCAPE SCHEDULE

EVERGREEN TREE	S				SUB TOTAL	2
3	LI	LAGERSTROEMIA	CREPE MYRTLE	6'-8' HT.	B & B	2
SHRUBS					SUB TOTAL	19
$\otimes$	EJ	EUONYMUS JAPONICUS	JAPANESE EUONYMOUS	24"-36" HT.	NO. 2 CAN	9
Ψ	IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24"-36" HT.	NO. 2 CAN	10
					TOTAL	22



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.



GRAPHIC SCALE

1 INCH = 20 FEET

COMPACTED SOILS, OR URBAN CONDITIONS.

GUY WIRES AND STAKES SHOULD ONLY

BE UTILIZED IF CONDITIONS MERIT. IF

USED, THEY SHOULD BE REMOVED AT

THE END OF THE GUARANTEE PERIOD.

TREE WRAP SECURED WITH

MULCH WITH 3" LAYER OF

GUYING CABLE

(3 GUYS PER TREE)

SHALL BE 2 to 3 TIMES THE DIAMETER

PEATMOSS (WETTED)

WHICHEVER IS GREATER.

UNDISTURBED SUBGRADE

BACKFILL TO BE: 50% NATIVE

UNDISTURBED SOIL

ROOT BALL SHALL BE PLACED ATOP

SOIL, 25% COMPOST & 25%

OF ROOTBALL,

HARDWOOD BARK MULCH. DO

24" MIN. BEYOND ROOTBALL BACKFILL MIXTURE OR PIT 🔈

NOT PUT MULCH AGAINST TRUNK

MASKING TAPE (TREE WRAP SHALL

ONLY BE USED WHEN CONDITIONS

1) DIAMETER OF HOLE SHALL BE A MINIMUM OF 2'-0" LARGER THAN ROOTBALL DIAMETER OR 2 to 3 TIMES THE WIDTH

2) TOP OF ROOTBALL SHALL BE SET A MAXIMUM OF 1'-3" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING AND THE

ROOTFLARE SHALL BE PARTIALLY VISIBLE. TOP OF ROOTBALL ELEVATION SHALL NEVER BE PLACED BELOW FINISHED

DECIDUOUS TREE DETAIL

N.T.S.

- CENTRAL LEADER SHALL NOT BE CUT

TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE

- 2"x2" HARDWOOD STAKES OR GUYS TO BE SET 4' UP

TREE OR ABOVE FIRST BRANCHES TO BE LOCATED

- MOUND TO FORM SAUCER 3" CONTINUOUS RIM TO BE

MULCHED AND V-EDGED FORMED NEXT TO LAWN AREAS

SET STAKES VERTICAL AND AT SAME HEIGHT

─REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL

STAKES TO EXTEND 18" BELOW TREE PIT IN

ANY AND ALL NON-BIODEGRADABLE MATERIAL SHALL BE REMOVED

BACKFILL IN 12" LIFTS AND THOROUGHLY WATER BETWEEN LIFTS

STAKE TREES UNDER 3" CAL

GUY TREES 3" CAL & OVER

2-1/2" O.D. RUBBER CHAIN AROUND TRUNK

OUTSIDE OF EXCAVATED AREA

2 x 4 ANCHOR STAKE DRIVEN BELOW FINISHED GRADE TO FIRM BEARING TO BE LOCATED OUTSIDE OF EXCAVATED

UNDISTURBED GROUND

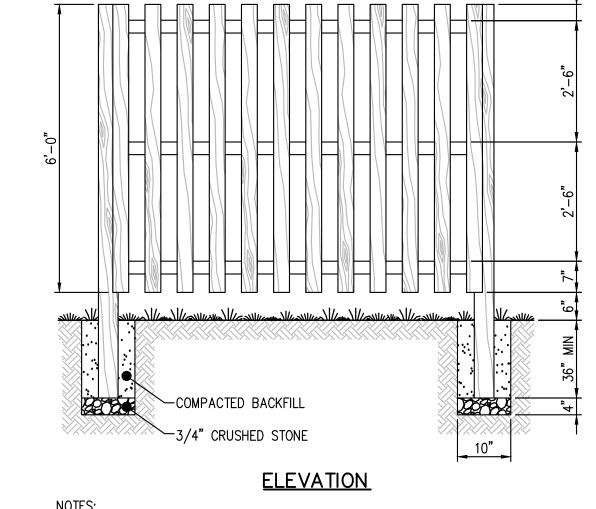
FROM THE ROOT BALL AT THE TIME OF INSTILLATION

OF ROOTBALL, WHICHEVER IS LARGER. A LARGER DIAMETER SHALL BE PROVIDED IN POORLY DRAINING SOIL,

SCALE: 1" = 500'

C.R.D.A. TOURISM DISTRICT ZONING MAP

SSW HOTEL GROUND SIGN DETAIL



\_\_2"x3"x9'-0" STRINGER

STOCKADE FENCE

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

BOARD ON BOARD FENCE DETAIL

# OWNER/APPLICANT

ALBION DEVELOPMENT LLC 226 WOODWARD AVE RUTHERFORD, NJ 07070

## APPLICANT INTENT

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.

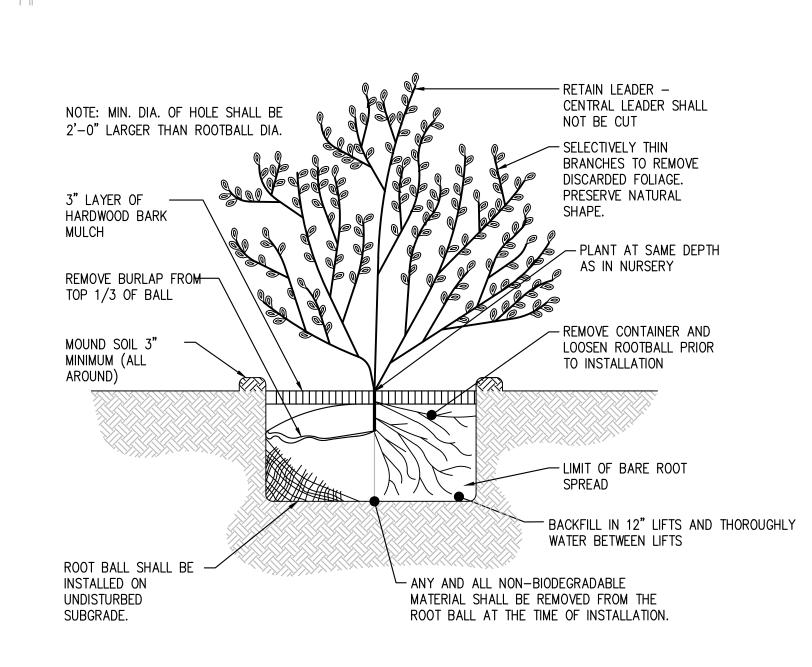
# FLOOD HAZARD DATA

- 1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO 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 50 NEW PARKING SPACES AND LESS THAN 25 RESIDENTIAL UNITS

# SURVEY NOTES

- 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 PLANS 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, DOLCY, McMANUS & ROESCH, PROJECT NUMBERS 10870, 10871 & 10872, DRAWING 1 OF 1, DATED 01-03-23, AND UNREVISED.

Approved by Resolution #	Dated:
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	 DATE



SHRUB DETAIL

5 N I

SER, S E S

LHO 008.01

1" = 20' SHEET 1 OF 1