AGENCIES TO BE NOTIFIED

311-313 CHANNEL DR.

39 S JACKSON AVE

4A PT. PLEASANT MARINA, INC.

Ocean County Planning Board
123 Hooper Avenue, Toms River NJ 08753

State of New Jersey Department of Transportation
1035 Parkway, Trenton NJ 08625

State of New Jersey Department of Environmental Protection

1510 Hooper Avenue, Toms River NJ 08753

U.S. Army Corps of Engineers
100 Penn Square East, Philadelphia PA 19107

Jersey Central Power & Light
Madison & Punchbowl Road, Morristown NJ 07960

New Jersey Natural Gas 1415 Wyckoff Road, Wall Township NJ 07719

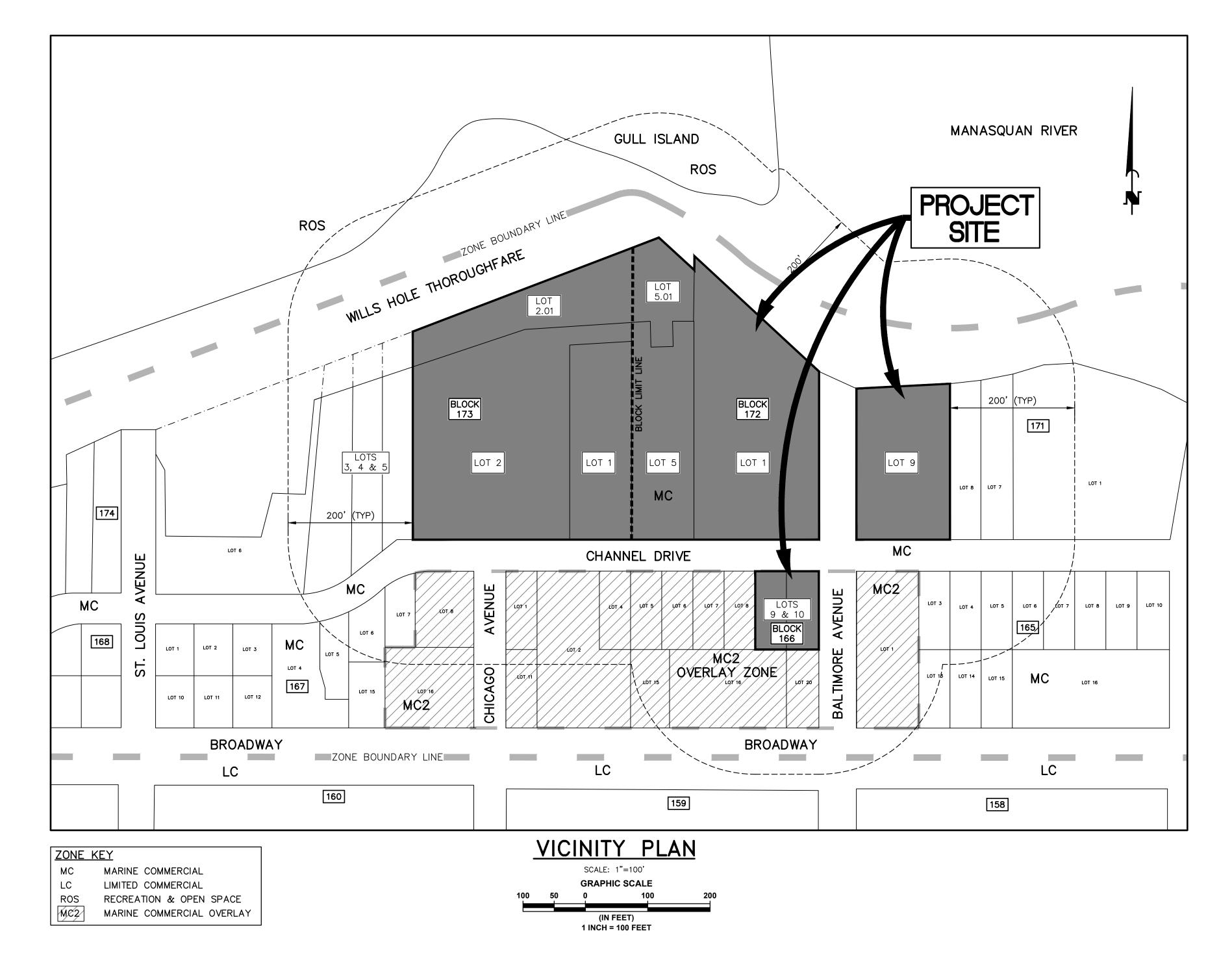
175 West Main Street, Freehold, NJ 07728-2525

AT&T
4260 US Highway 1, Monmouth Junction NJ 08852

Comcast Cablevision 751 Brick Boulevard, Brick NJ 08724

Borough of Point Pleasant Beach, Director of Public Works

416 New Jersey Avenue, Point Pleasant Beach NJ 08742



ZONING REGULATIONS					
MARINE COMMERCIAL DISTRICT (MC)					
		PROVIDED			
DESCRIPTION	REQUIRED	PARKING AREA	HOTEL	RESTAURANT PACKAGING	
		BLK 166	BLK 171	BLK 172/173	
LOT AREA (S.F.)	10,000	12,612**	36,975.96**	198,236.01**	
LOT FRONTAGE (FEET)	100	100.9	150	668.8	
LOT WIDTH (FEET)	100	100.9	150	668.8	
LOT DEPTH (FEET)	125	125	249.21	288.6	
LOT COVERAGE					
BUILDING COVERAGE (%)	40	N/A	39.8	19.1	
IMPERVIOUS COVERAGE (%)	70	88.6*	64.8		
ACCESSORY BUILDINGS					
SIDE SETBACK (FEET)	25	N/A	N/A	N/A	
REAR SETBACK (FEET)	25	N/A	N/A	N/A	

Р	PRINCIPAL BUILDINGS			
DESCRIPTION	REQUIRED		PROVIDED	
DESCRIPTION	KEQOINED	HOTEL	RESTAURANT	PACKAGING
FRONT YARD (FEET)	25	26.03	1.76*	65.76
REAR (FROM BULKHEAD) (FEET)	25	6.34*	40.78	61.81
SIDE YARD (FEET)	10	16	488.13	76.31
BUILDING HEIGHT (FEET)	30		52.13*	

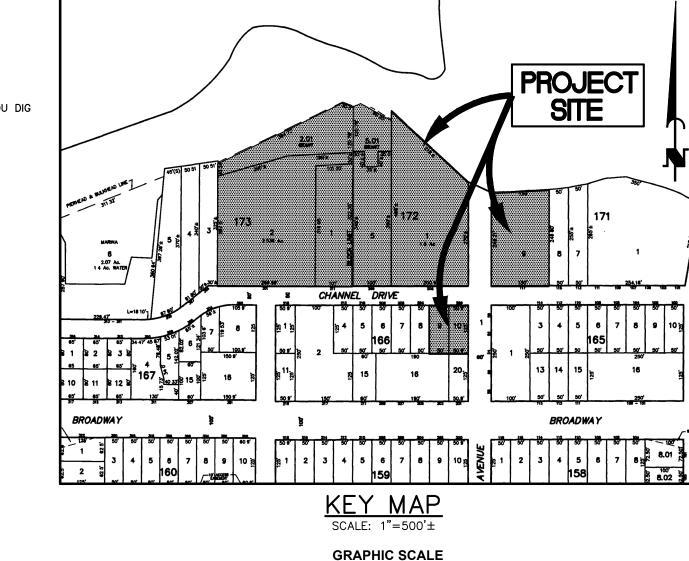
PARKING REQUIREMENTS				
	PROVIDED			
DESCRIPTION	REQUIRED	PARKING AREA	HOTEL	RESTAURANT PACKAGING
		BLK 166	BLK 171	BLK 172/173
PARKING LOT/CIRCULATION COVERAGE (%)	35	88.6*		
DRIVEWAY AISLE (90°) (CAFRA)	24 FT	24 FT	24 FT	24 FI
PARKING STALL (CAFRA)	9'x18'	9'x18'	9'x18'	9'x18

PARKING CALCULATIONS					
DESCRIPTION	REQUIRED	PROVIDED			
RESTAUANT/BAR/RAW BAR SEASONAL ROOF DECK LOUNGE	1 PER 4 SEATS (231 SPACES)	1 PER 4 SEATS (231 SPACES)			
FISH MARKET	1 PER 100 SF (15 SPACES)	230 SPACES*			
BANQUET FACILITY	1 PER 6 SEATS (50 SPACES)				
PACKAGING FACILITY	1 PER 4 EMPLOYEES (8 SPACES)	19 CDACEC*			
ADMINISTRATION OFFICE	1 PER 200 SF (15 SPACES)	18 SPACES*			
HOTEL	1/2 ROOMS (45 SPACES)	75 604056			
	1 PER EMPLOYEE (15 SPACES)	75 SPACES			
TOTAL PARKING:	379 SPACES	323 SPACES*			

* INDICATES VARIANCE REQUIRED

** AREAS BASED ON LANDWARD PORTION OF PROPERTY TO THE BULKHEADS.
COVERAGES AND SETBACKS ARE ALSO MEASURED TO THE BULKHEAD WHERE
APPLICABLE

BEFORE YOU DIG
CALL TOLL FREE
IN NJ
1-800-272-1000
THREE WORKING DAYS BEFORE YOU DIG



GENERAL NOTES:

1. OWNER / APPLICANT:

ATLANTIC CAPES FISHERIES, INC. 985 OCEAN DRIVE, P.O. BOX 555 CAPE MAY, NJ 08204

2. THE SUBJECT PROPERTIES ARE KNOWN AND DESIGNATED AS BLOCK 172, LOTS 1, 5 & 5.01; BLOCK 173, LOTS 1, 2 & 2.01; BLOCK 171, LOT 9; BLOCK 166, LOTS 9 & 10, SHOWN ON POINT PLEASANT BEACH TAX MAP SHEETS, No. 7 & No. 9.

1 INCH = 500 FEET

- 3. THE APPLICANT IS PROPOSING TO:
- A) CONSTRUCT NEW ICE PLANT UNDER OVERHANG AT REAR OF BUILDING 680 S.F.
 B) REPLACE 39,000 GAL. WATER TANK WITH 18,000 GAL. DOUBLE WALL FUEL TANK.
- C) CONSTRUCT NEW CONCRETE RAMP & SHELTERED LOADING AREA ON WEST SIDE OF EXISTING BUILDING.
 D) EXPAND EXISTING CONCRETE RAMP & OPEN LOADING AREA ON EAST OF EXISTING
- E) ADD 3,000 S.F. SECOND STORY OFFICE SPACE ADDITION AT FRONT OF EXISTING BUILDING.

 F) INTERIOR RENOVATIONS TO EXISTING PACKING FACILITY BUILDING.
- G) REGRADE PAVEMENT AREA BETWEEN EXISTING BUILDING AND BULKHEAD.
 H) CONSTRUCT RESTAURANT & BANQUET FACILITY, WITH APPURTENANT SITE IMPROVEMENTS.
 I) CONSTRUCT HOTEL WITH APPURTENANT SITE IMPROVEMENTS.
- 4. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING:
- A) FILED MAP B-1
 B) A PLAN ENTITLED "MINOR SUBDIVISION OF PROPERTY IN THE BOROUGH OF POINT PLEASANT BEACH, OCEAN COUNTY, NEW JERSEY" AS PREPARED BY THE BIRDSALL
- CORPORATION AND FILED IN THE OCEAN COUNTY CLERKS OFFICE ON APRIL 24, 1981 AS MAP No. F-1107

 C) TITLE INSURANCE POLICY No. M-9302-003523916 ISSUED BY STEWART TITLE GUARANTY
- D) POINT PLEASANT BEACH BOROUGH TAX MAP SHEETS No. 7 & 9.
- E) AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY D.W. SMITH ASSOCIATES, LLC, PERSONNEL DURING OCTOBER 7 THRU OCTOBER 31, 2013.
- 5. THE EXISTING UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO COMPLETENESS AND ACCURACY. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION INCLUDING INVERTS, SIZES, MATERIALS, AND LOCATIONS PRIOR TO COMMENCING WORK. AT LOCATIONS WHERE EXISTING AND PROPOSED UTILITIES TO DETERMINE IF CONFLICTS EXIST. DATA OBTAINED FROM SUCH EXPLORATION SHALL BE PROVIDED TO THE ENGINEER TO REVISE THE PLANS, IF NECESSARY, TO ELIMINATE POTENTIAL CONFLICTS PRIOR TO
- 6. THIS SET OF DRAWINGS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED TO INDICATE "APPROVED FOR CONSTRUCTION".
- 7. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL SHALL BE TEMPORARILY STOCKPILED IN THE LOCATION AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS FOR THE PROJECT. NO SUBSOIL, SAND, AND/OR GRAVEL SHALL BE REMOVED FROM THE SITE EXCEPT IN ACCORDANCE WITH BOROUGH REQUIREMENTS.
- 8. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS, PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).
- PRIOR TO ANY DIGGING, UNDERGROUND MARK OUT IS REQUIRED: ONE-CALL (800)-272-1000.
 PRIOR TO ANY CONSTRUCTION THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM
- 10. PRIOR TO ANY CONSTRUCTION THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPALITY, THE COUNTY AND ANY OTHER REVIEW AGENCIES.
- 11. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS AS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
- A) NJ DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR "ROAD AND BRIDGE SPECIFICATIONS, STANDARDS, AND REQUIREMENTS, LATEST EDITION.
 B) CURRENT PREVAILING UTILITY COMPANY/ AUTHORITY SPECIFICATIONS, STANDARDS AND
- REQUIREMENTS

 C) CURRENT PREVAILING MANUFACTURES SPECIFICATIONS.
- 12. ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND. ALL UTILITIES THAT ARE TO BE PLACED UNDER ROADWAYS OR PARKING AREAS SHALL BE INSTALLED BEFORE THE BASE COURSE PAVEMENTS ARE INSTALLED.
- 13. WATER AND SANITARY SEWER SERVICE CONNECTIONS SHALL BE PROVIDED ACCORDING TO THE BOROUGH REQUIREMENTS.

INDEX OF DRAWINGS					
SHEET NUMBERS			DRAWING NAME	LAST REVISED	
1	OF	8	COVER SHEET: VICINITY PLAN & PROJECT DATA	ORIGINAL ISSUE	
2	OF	8	EXISTING CONDITIONS & DEMOLITION PLAN	ORIGINAL ISSUE	
3	OF	8	LAYOUT AND DIMENSIONING PLAN	ORIGINAL ISSUE	
4	OF	8	GRADING, DRAINAGE & UTILITY PLAN	ORIGINAL ISSUE	
5	OF	8	LANDSCAPE AND LIGHTING PLAN	ORIGINAL ISSUE	
6	OF	8	SOIL EROSION AND SEDIMENT CONTROL PLAN	ORIGINAL ISSUE	
7	OF	8	SOIL EROSION NOTES AND DETAILS	ORIGINAL ISSUE	
<u> </u>	OF	8	CONSTRUCTION DETAILS	ORIGINAL ISSUE	

ATLANTIC CAPES FISHERIES

BLOCK 166 - LOTS 9 & 10 BLOCK 171 - LOT 9 BLOCK 172 - LOTS 1, 5, & 5.01

BLOCK 173 - LOTS 1, 2, & 2.01

TAX MAP SHEET #7 & 9

BOROUGH OF POINT PLEASANT BEACH OCEAN COUNTY NEW JERSEY

MAJOR SITE PLAN
COVER SHEET
VICINITY PLAN & PROJECT DATA



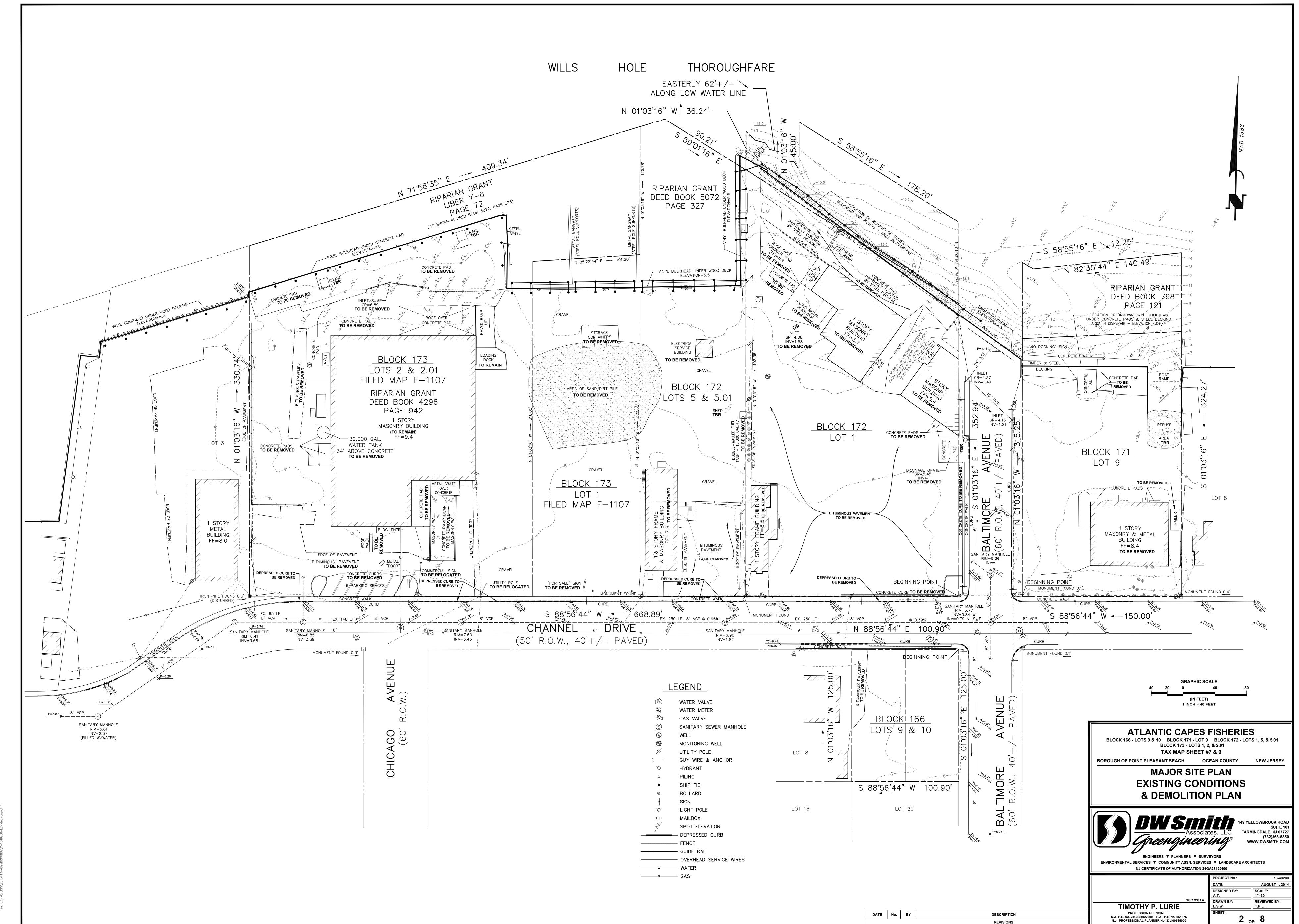
ENGINEERS ▼ PLANNERS ▼ SURVEYORS

IRONMENTAL SERVICES ▼ COMMUNITY ASSN. SERVICES ▼ LANDSCAPE ARCHITECTS

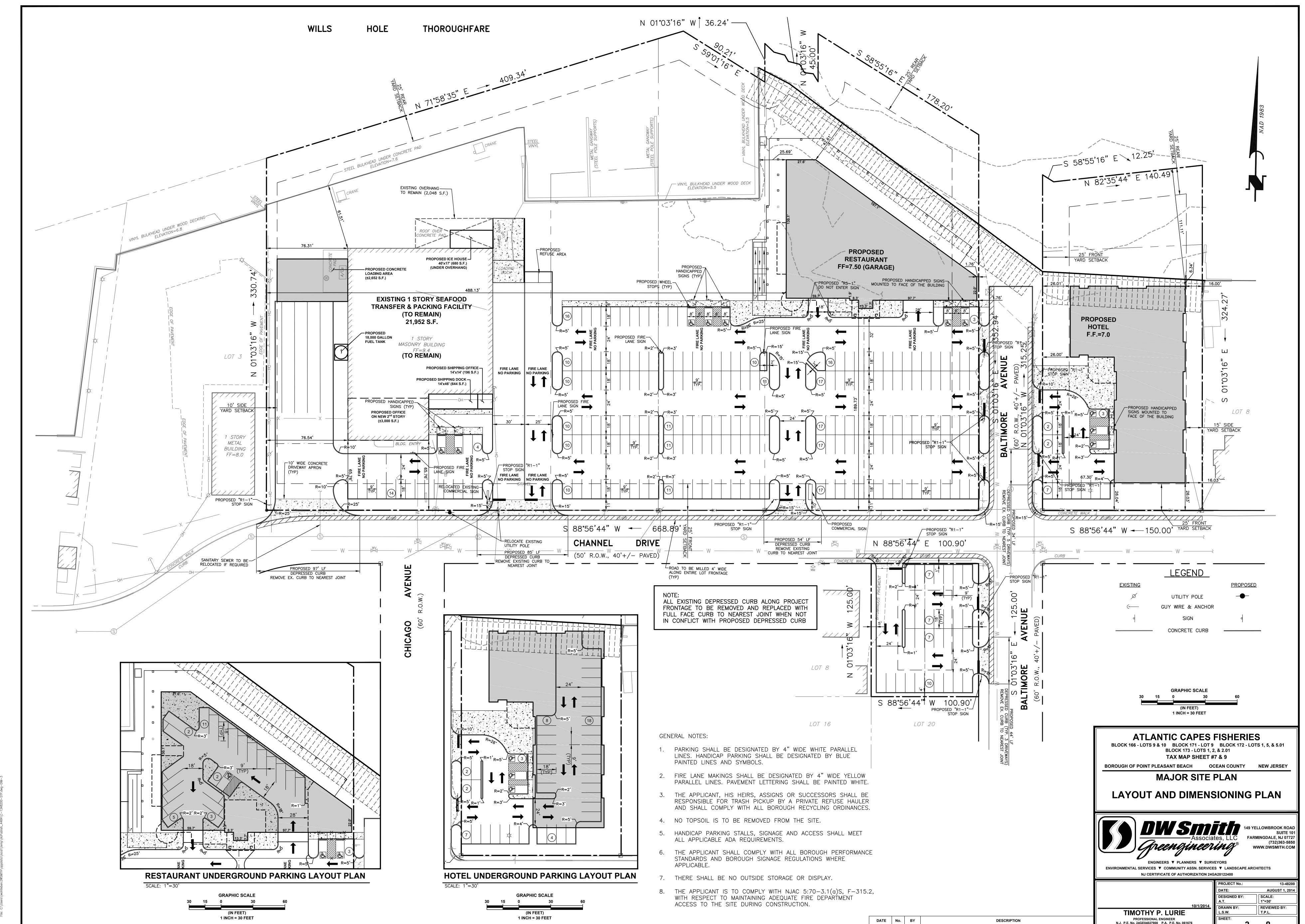
NJ CERTIFICATE OF AUTHORIZATION 24GA28122400

ATLANTIC CAPES FISHERIES MAJOR SITE PLAN

REVISIONS

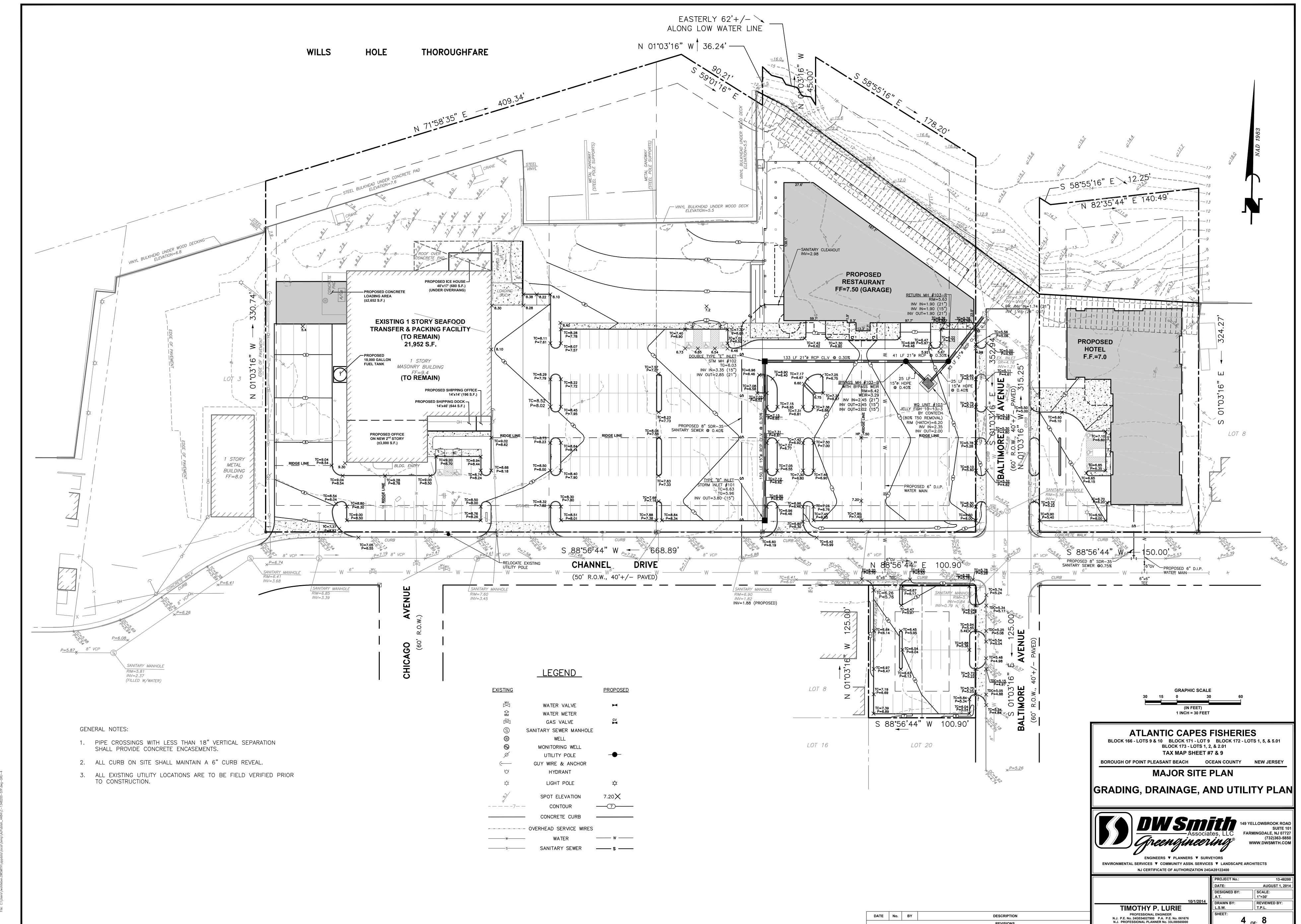


Plotted: 10/01/14 - 3:41 PM, By: Iwohileben



PROFESSIONAL ENGINEER
N.J. P.E. No. 24GE04027900 P.A. P.E. No. 061676
N.J. PROFESSIONAL PLANNER No. 33LI00565000

REVISIONS



REVISIONS