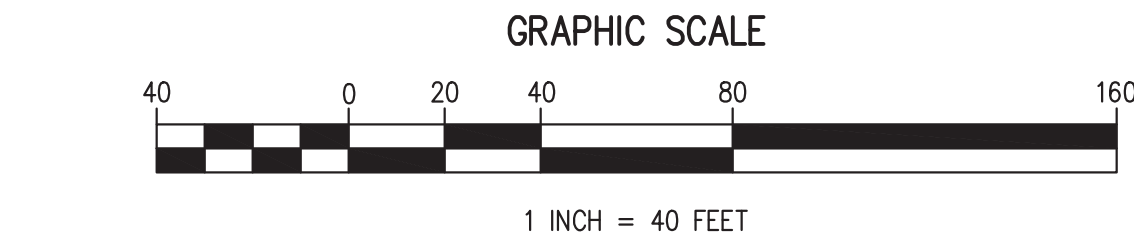




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1. THIS PLAN IS PROVIDED TO SHOW OFFSITE PARKING AREA TO SUPPORT PROPOSED USE. SEE FULL PLAN SET FOR DETAILED INFORMATION.

SCIULLO
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PHONE: (609) 300-5171
www.sciulloengineering.com

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JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 240E04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400



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5/1/2024	1	INITIAL RELEASE			LAT	JTS
DATE	ISSUE NO.	SUBMISSION/REVISION			BY	APPR.

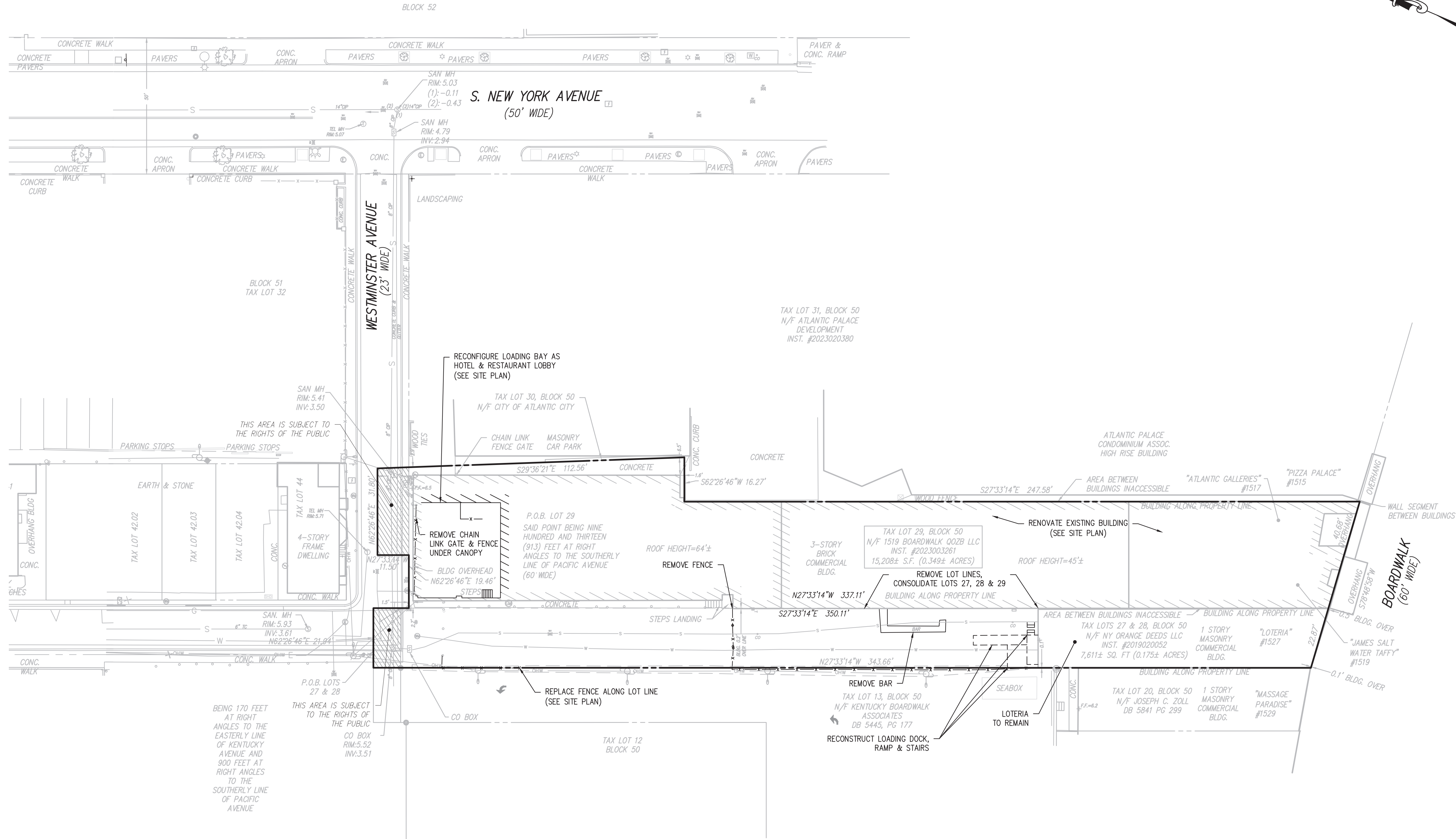
PROJECT NO. FAS 006.01	
SCALE 1" = 40'	SHEET 6 OF 11

C0100



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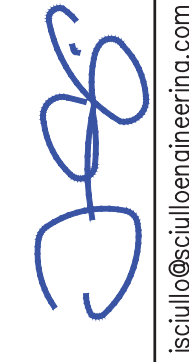


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NJ CERTIFICATE OF AUTHORIZATION NO. 24C428290700

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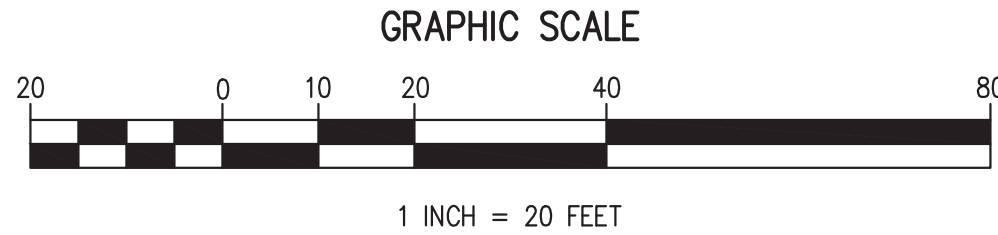
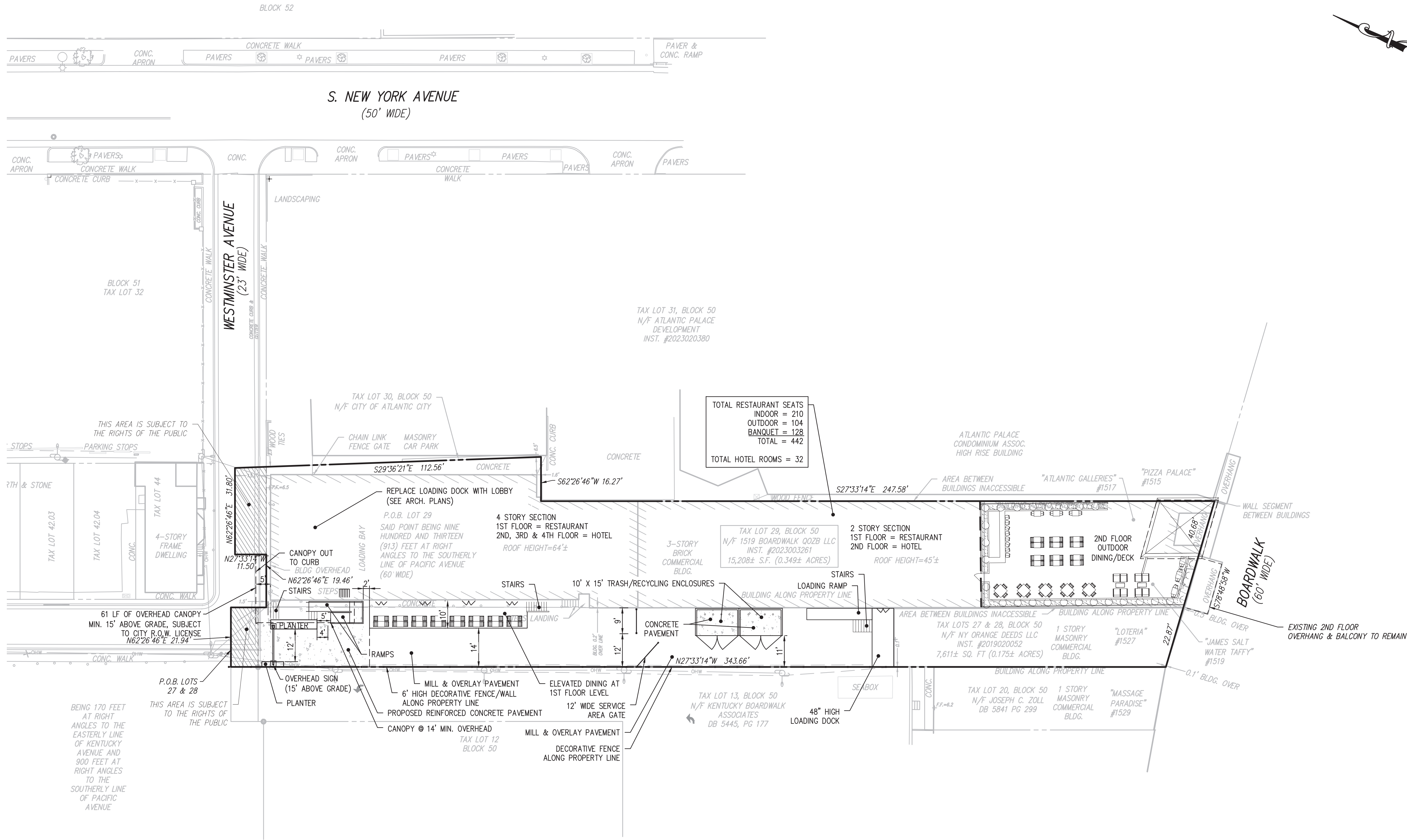


jscullo@sculloengineering.com

PROJECT NO.	SCALE	SHEET	DRAWING NO.
FAS 006.01	1" = 20'	7 OF 11	D0101
DATE	ISSUE NO.	INITIAL RELEASE	SUBMISSION/REVISION
5/1/2024	1		
BY	JTS	LAT	APPR.



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TAFY LOFTS

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ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

1519 BOARDWALK Q02B, LLC
1005 MAIN STREET
ASBURY PARK, NEW JERSEY

SE
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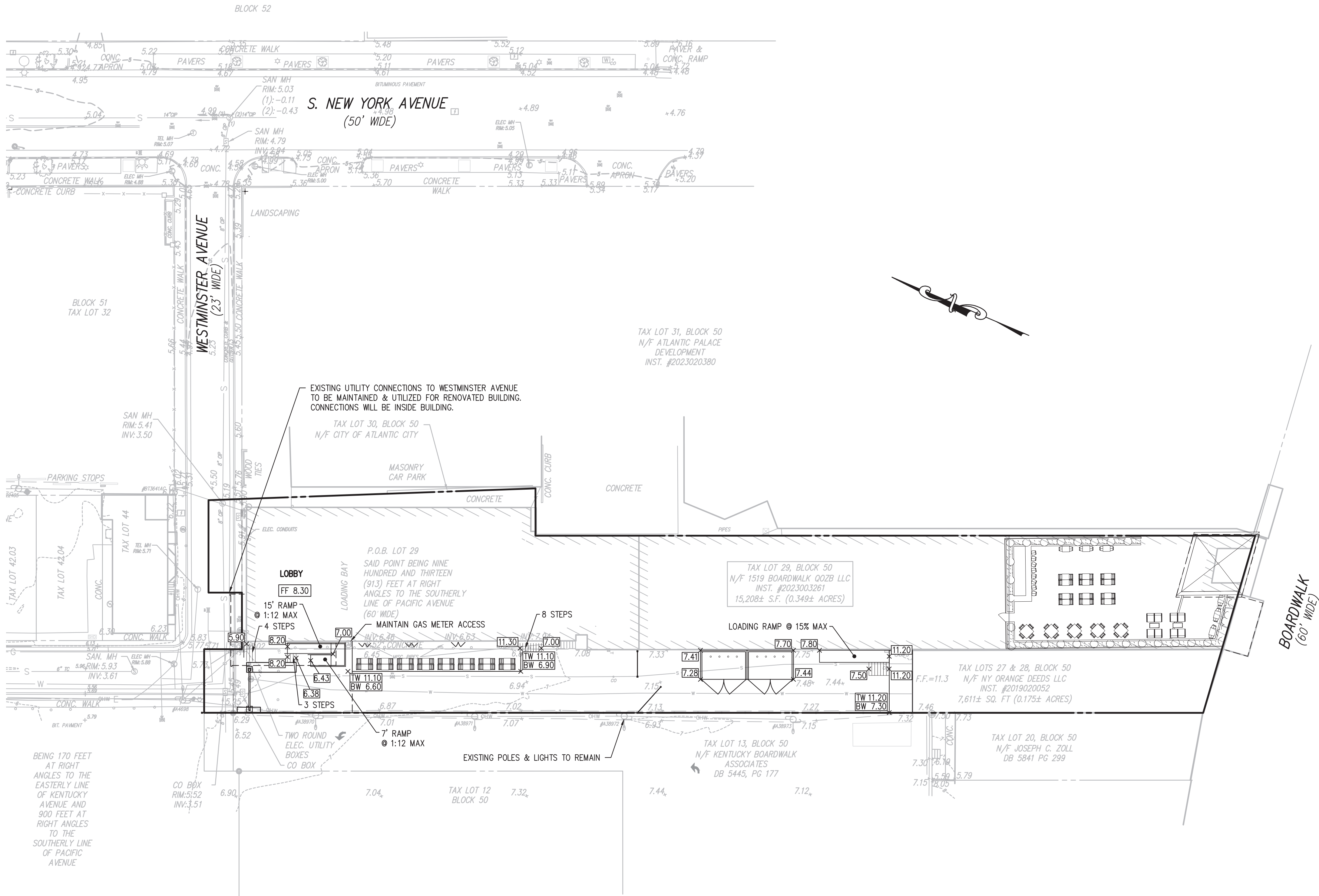
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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

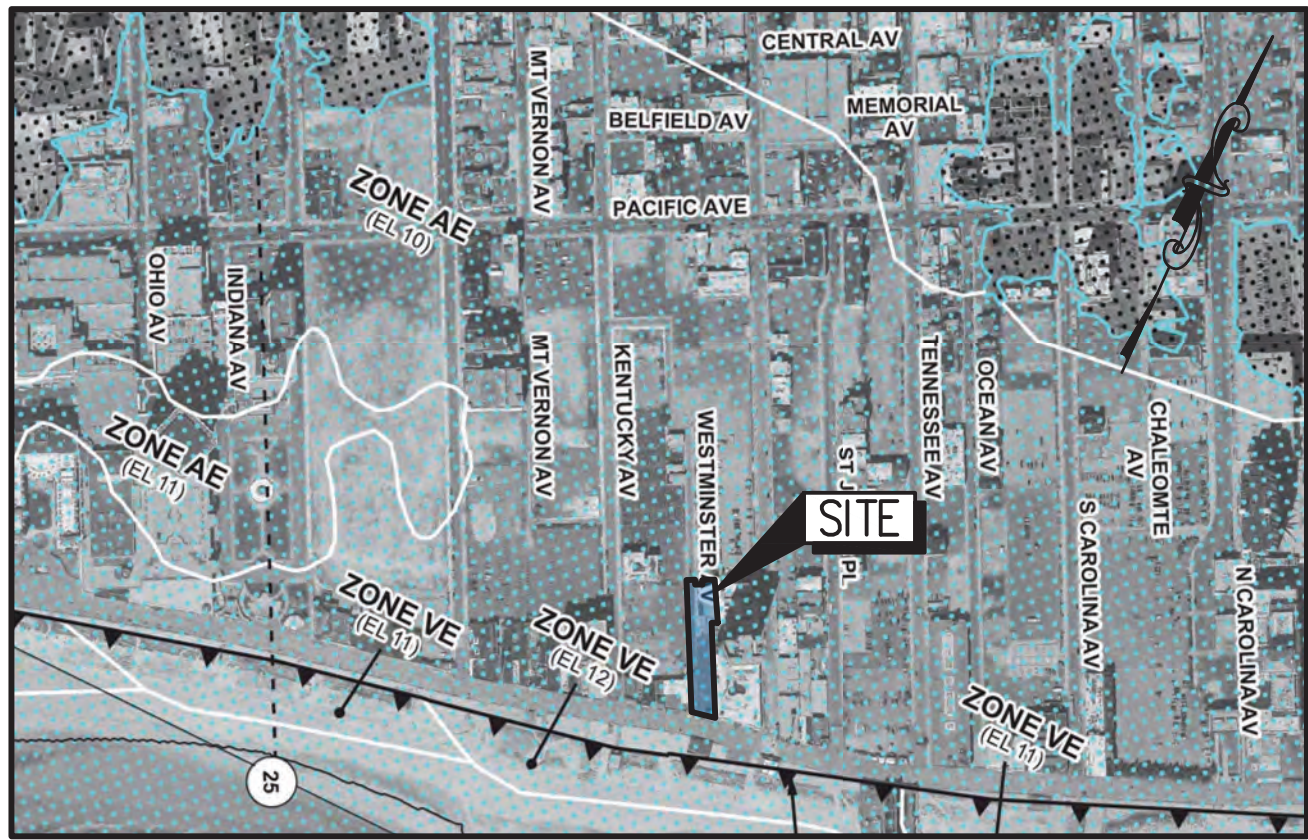
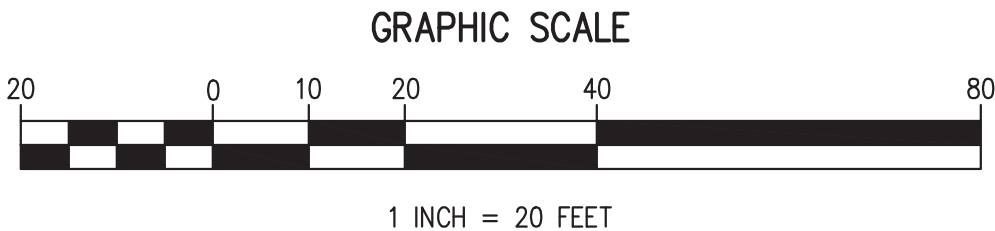


jscullo@sculloengineering.com



GRADING & UTILITY NOTES:


- PRIOR TO ANY CONSTRUCTION, OTHER THAN CLEARING, A TOPOGRAPHY CHECK IS TO BE PERFORMED AND VERIFIED BY THE INDEPENDENT CONTRACTORS.
- SUBSURFACE UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND PLANS BY OTHERS, THEREFORE, THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES MAY NOT BE SHOWN AND THE EXISTENCE, EXACT LOCATION AND ELEVATIONS OF SAID FACILITIES SHALL BE VERIFIED BY THE VARIOUS CONTRACTORS IN THE FIELD.
- THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ENSURING THAT ALL MATERIALS, METHODS AND DETAILS FOR CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE STATUTES, REGULATIONS, ORDINANCES AND STANDARDS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER SUCH WORK. THIS RESPONSIBILITY SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
 - CONFORMITY WITH THE APPROVED PLANS AS WELL AS STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY.
 - CORRECTION OF ALL DEFECTS IN THE WORK, NO MATTER WHAT THE CAUSE, UNTIL THE DATE OF ACCEPTANCE AND THEREAFTER FOR THE PERIOD OF ANY GUARANTEE WHICH RUNS BEYOND THE DATE OF ACCEPTANCE.
 - SOLUTION OF ANY PROBLEM, UNFORESEEN AT THE TIME OF THE APPROVAL OF THE PLANS, WHICH MAY OR DO IMPAIR THE INTEGRITY OF ANY IMPROVEMENTS, INCLUDING PROBLEMS SUCH AS HIGH GROUNDWATER, UNSUITABLE SOILS, UNSTABLE SOIL, ETC.
- THE CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS, LICENSES, AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES INDICATED ON DESIGN PLANS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES TO CORRECT THE DESIGN PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM PAVEMENT SLOPE OF 0.75% TO PREVENT PUDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, RESTORING, PAVING, TOP SOILING, FERTILIZING AND SEEDING ALL AREAS DISTURBED BY HIS ACTIVITIES.
- EFFORTS SHALL BE MADE BY THE CONTRACTOR TO RETAIN EXISTING TREES, VEGETATION AND NATURAL CHARACTERISTICS OF THE SITE.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH DETAILS HEREIN AND THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
- NO MATERIAL SHALL BE PLACED OR ANY DISTURBANCE PERMITTED BEYOND THE PROJECT PROPERTY LINE OF RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
- CONTRACTOR TO MAINTAIN NORMAL SERVICE IN EXISTING UTILITIES WHEN CONSTRUCTING CONNECTIONS. UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND SUPPORT, IF NECESSARY, ALL EXISTING UTILITIES WHICH MUST BE CROSSED. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE UTILITY OWNER.
- SUBBASE MATERIAL FOR SIDEWALK, CURB OR ASPHALT SHALL BE FREE OF SOFT, YIELDING OR UNSUITABLE MATERIALS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND COMPACTED TO 95% OPTIMUM DENSITY AS PER MODIFIED PROCTOR METHOD.
- ALL EXCAVATED OR FILLED AREAS SHALL BE FREE OF SOFT, YIELDING OR UNSUITABLE MATERIALS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY AS PER A.S.T.M., D-1557.
- CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSUITABLE SOILS OR DISCREPANCIES ENCOUNTERED IN DESIGNATED DRAINAGE AREAS PRIOR TO FINAL SITE GRADING.
- CONTRACTOR TO CONTACT THE GARDEN STATE UNDERGROUND LOCATION AT 1-800-272-1000 PRIOR TO ANY DIGGING.
- THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR AND BEAR THE EXPENSE OF THE LOCATION OF THE UTILITIES WITHIN THE PUBLIC RIGHT OF WAY.
- ALL SERVICES INTO PROJECT SITE SHALL BE UNDERGROUND. ELECTRIC, TELEPHONE, & CABLE MAY BE LOCATED IN SAME TRENCH. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATION & INSTALL W/UTILITY COMPANIES.



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04566)
SCALE: 1" = 500' ZONE AE(BFE 10)

FLOOD NOTES

- 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 34001C04566, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- IN ACCORDANCE WITH N.J.A.C. 7:13-3.4(D) (FLOOD HAZARD AREA AND FLOODWAY BASED ON A FEMA FLOOD INSURANCE STUDY, FEMA TIDAL METHOD), THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION AT THE PROJECT SITE IS 10 FEET (N.A.V.D. 1988). TO CONVERT TO NGVD 29, ADD 1.3 FEET.
- NO REGULATED WATERS, FLOODWAY, OR RIPARIAN ZONE, AS DEFINED AT N.J.A.C. 7:13, EXIST AT OR IN THE IMMEDIATE VICINITY OF THE PROJECT SITE.
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT [WWW.NJ.GOV/DEP/LANDUSE](http://www.nj.gov/dep/landuse) OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES AND DECREASES MOTOR VEHICLE SERVICE, IT IS NOT A MAJOR DEVELOPMENT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8..



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1517 & 1523 BOARDWALK, BLOCK 50, LOTS 27, 28 & 29
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

GRADING & UTILITIES PLAN

1519 BOARDWALK Q0ZB, LLC
1005 MAIN STREET
ASBURY PARK, NEW JERSEY 07712

PROJECT NO.
FAS 006.01
SCALE
1" = 20'

DRAWING NO.
C0201
SHEET
9 OF 11

DATE
5/1/2024

ISSUE NO.
1

INITIAL RELEASE
SUBMISSION/REVISION

LAT
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SCIULLO
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PHONE: (609) 300-5171
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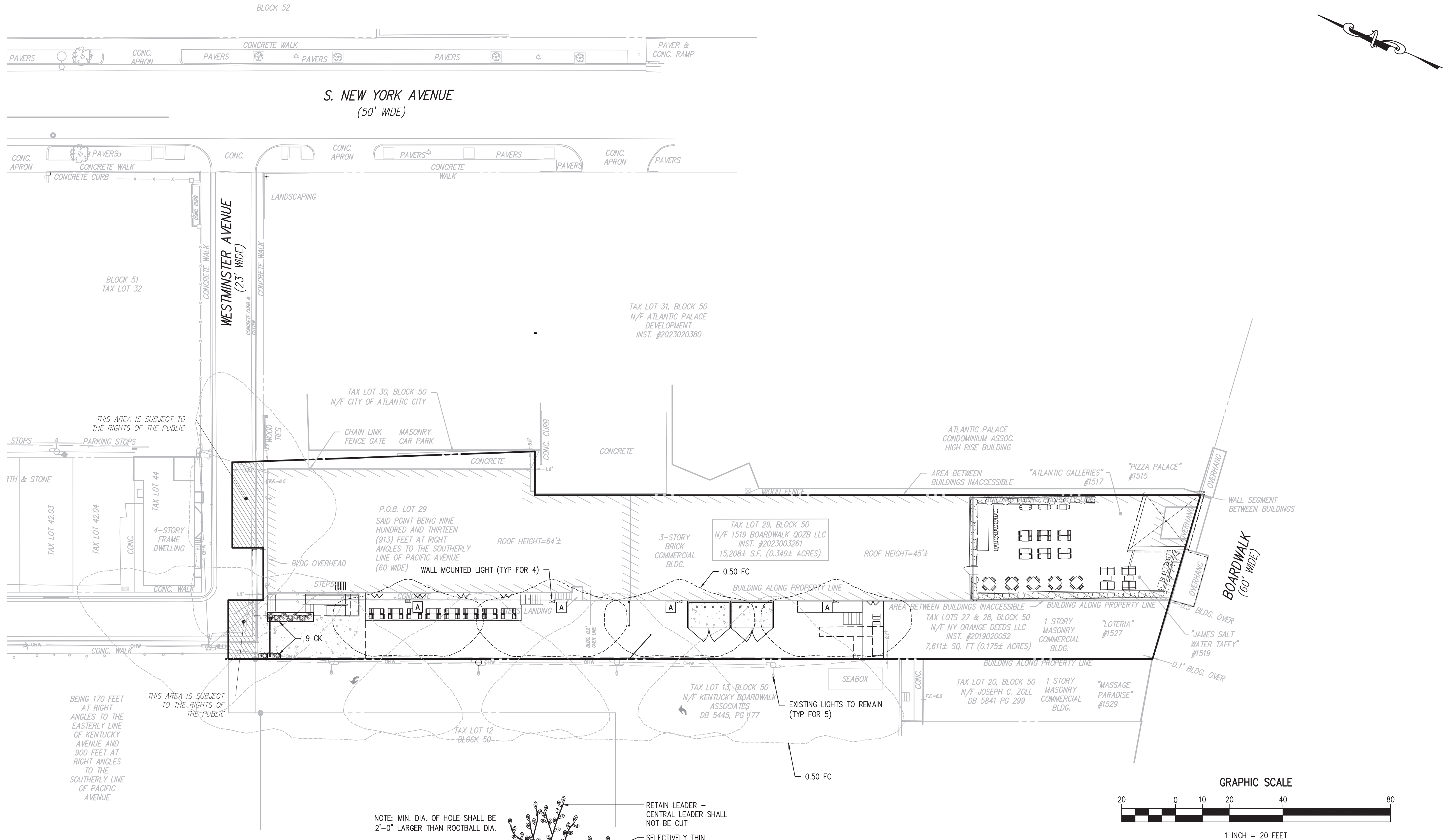
JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24C04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400



jsciullo@sciulloengineering.com

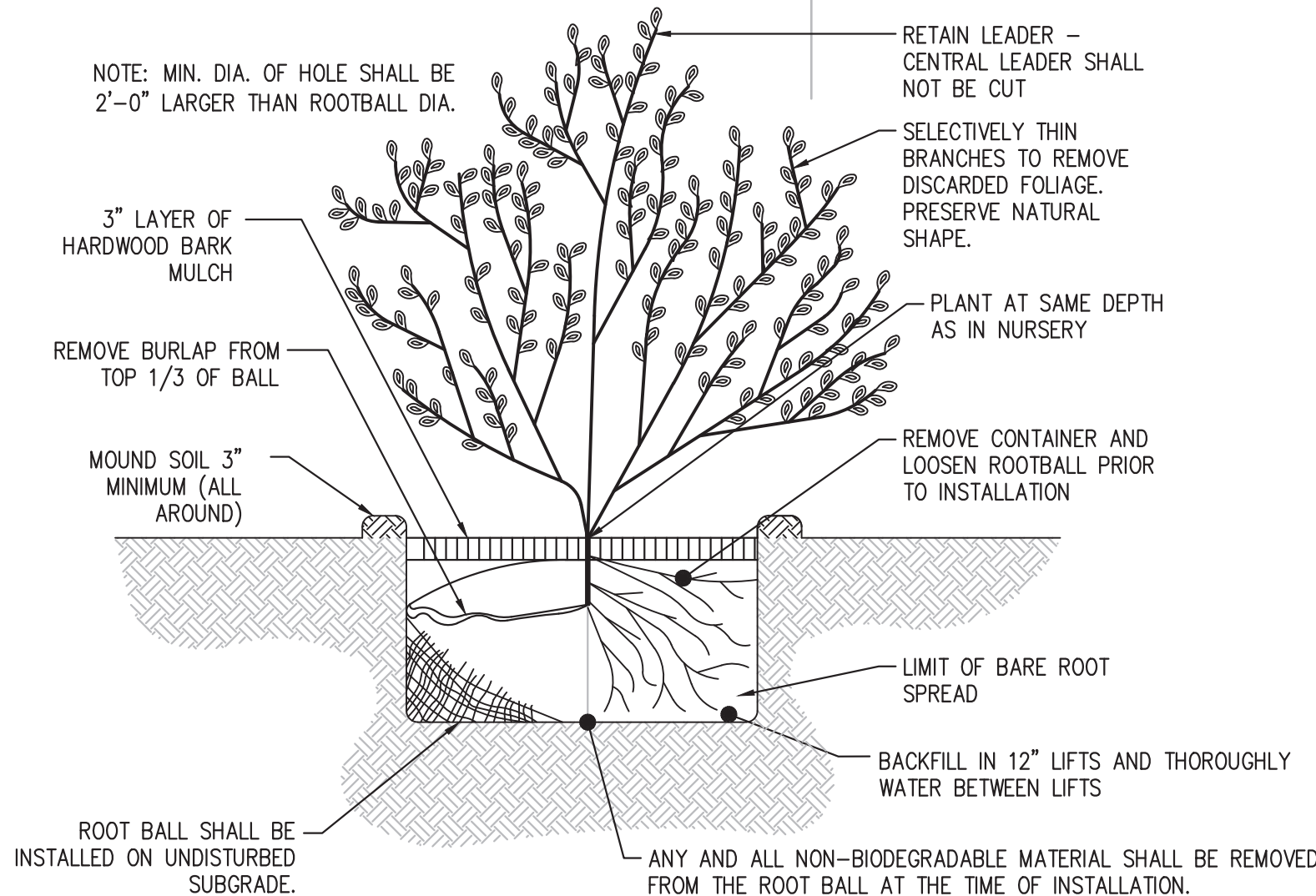
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LANDSCAPE SCHEDULE

ORNAMENTAL GRASS				
	CK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	9
SUB TOTAL				9



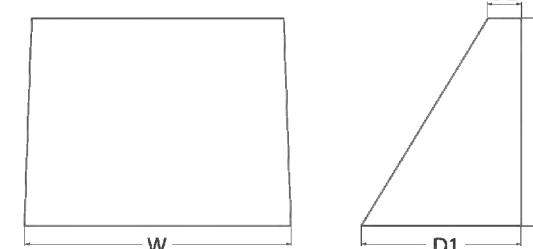
SHRUB DETAIL

N.T.S.



Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



WALL PACK LIGHT DETAIL

N.T.S.

LIGHTING SCHEDULE

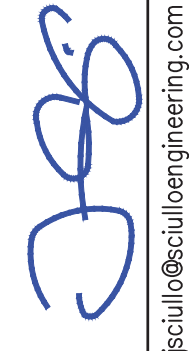
QUANTITY	SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LAMP OUTPUT	MOUNTING HEIGHT
4		A	LITHONIA LIGHTING	WEDGE2 LED PO 30K 70CRI TTS	733	10'



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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400



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SCIULLO ENGINEERING SERVICES, LLC

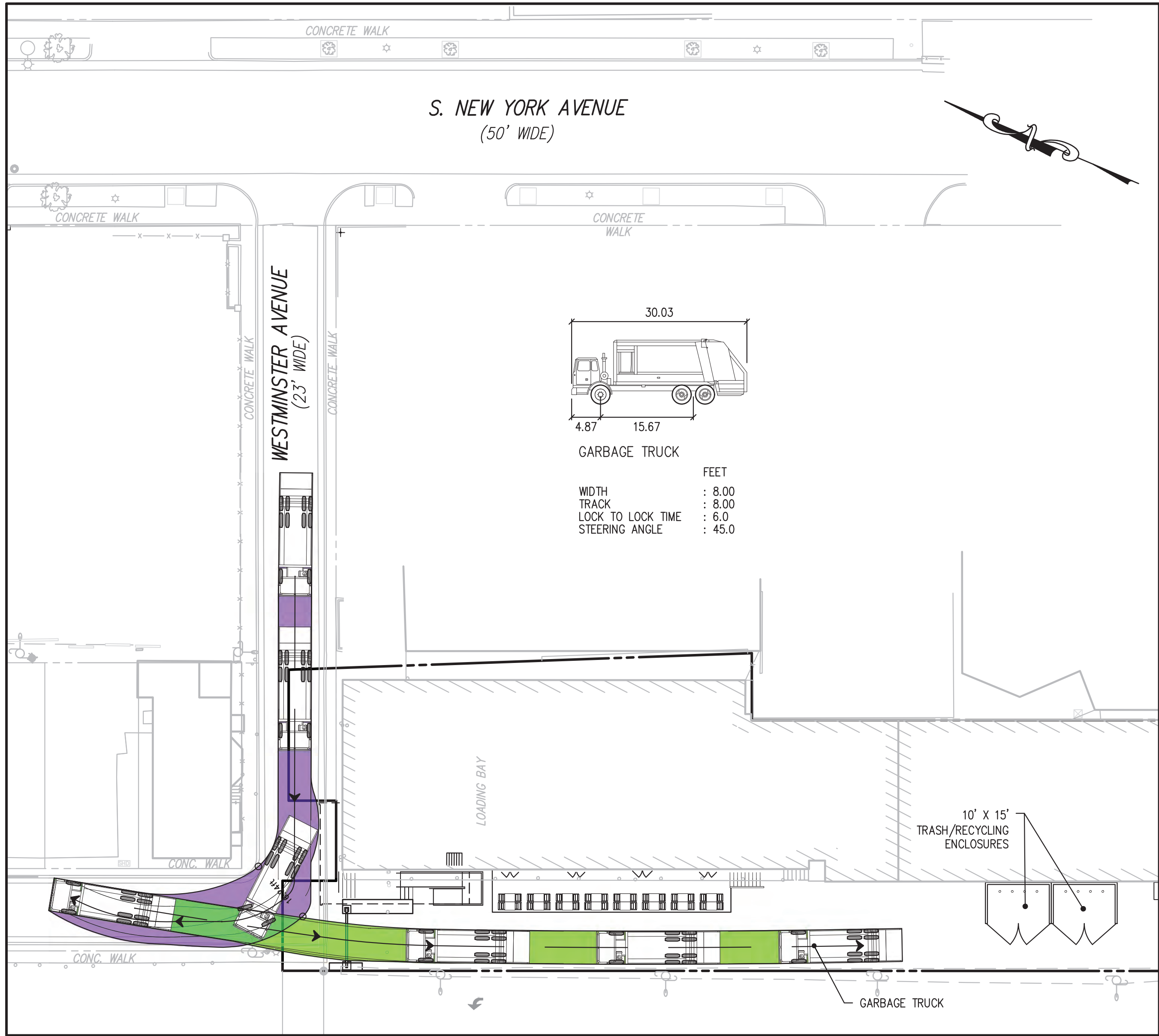
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LANDSCAPE & LIGHTING PLAN

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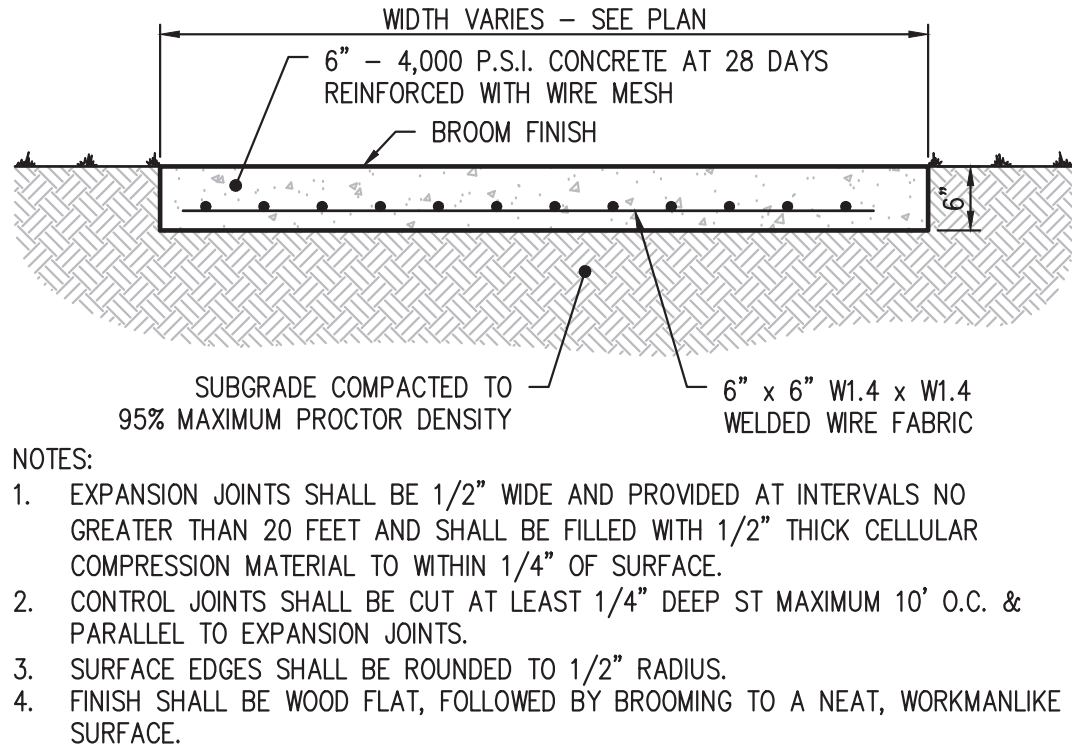
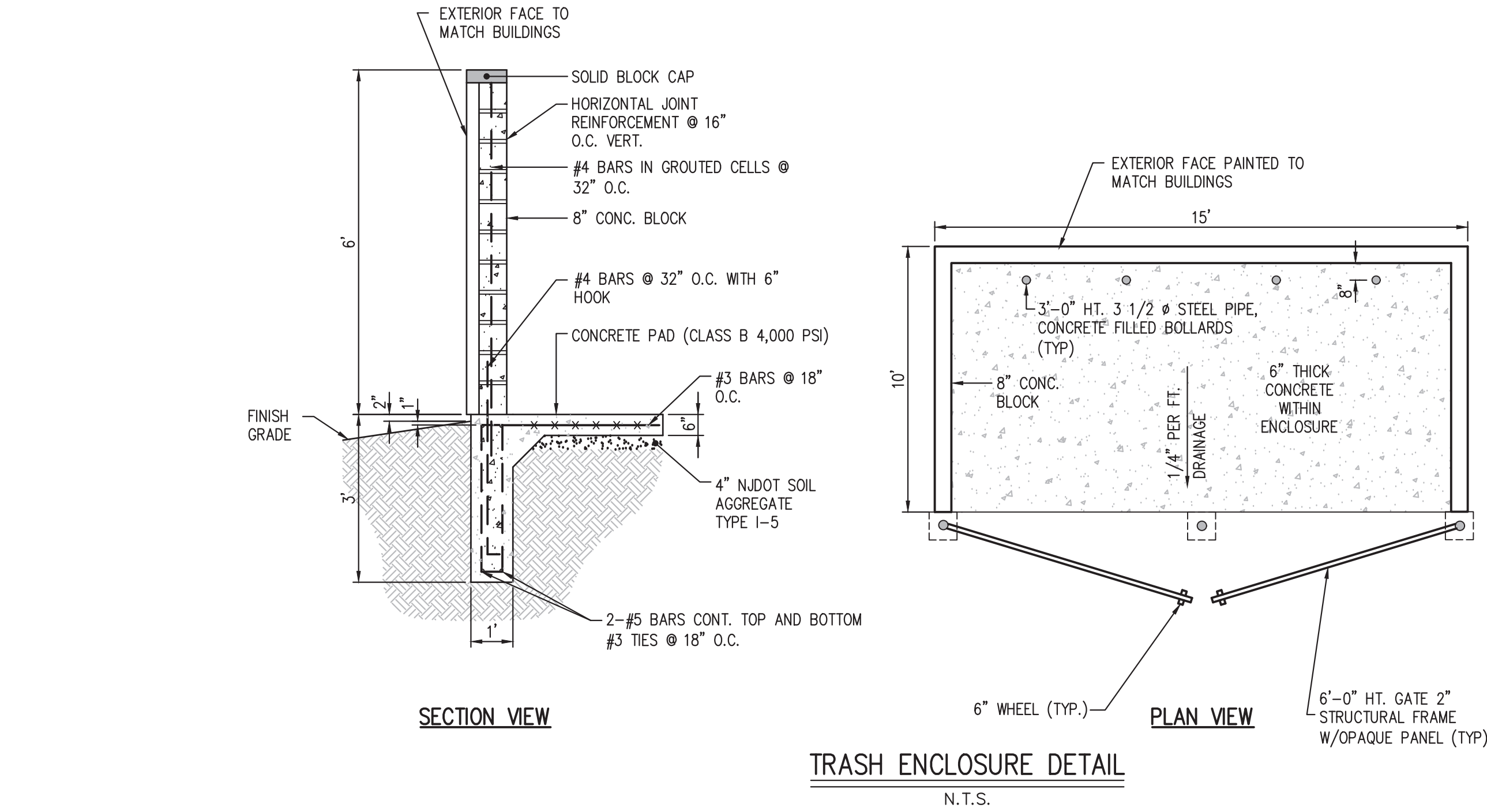
PROJECT NO.				DRAWING NO.			
FAS 006.01				C0501			
SCALE	1" = 20'	SHEET	10 OF 11	DATE	5/1/2024	ISSUE NO.	1
SUBMISSION/REVISION				BY	JTS	APPR.	



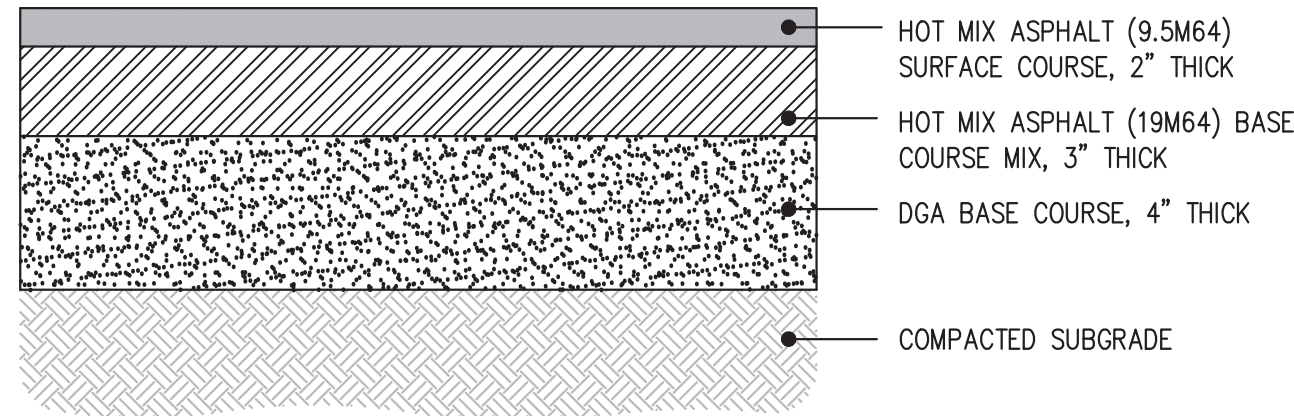
TRUCK TURNING TEMPLATE
SCALE: 1" = 20'



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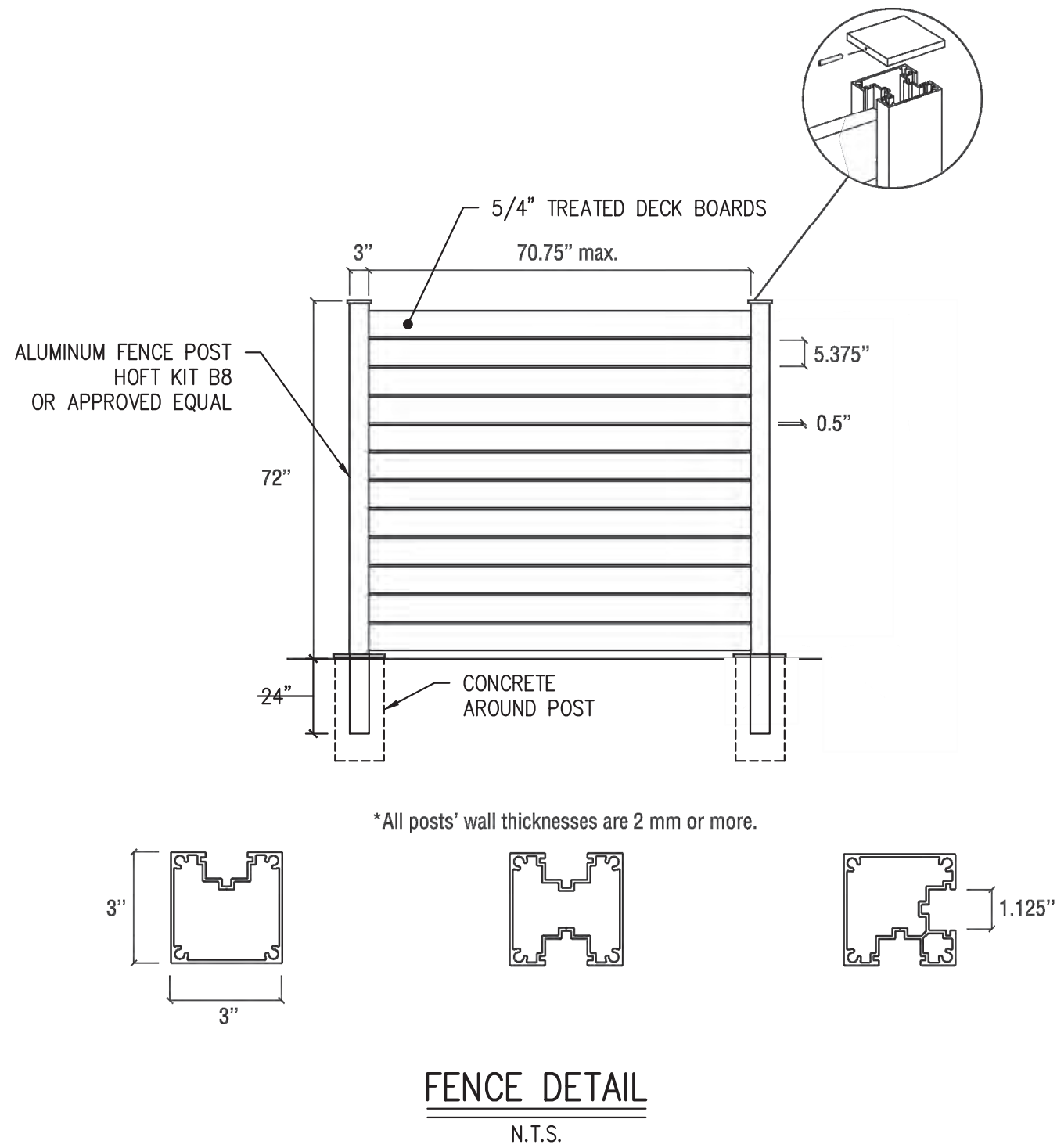


REINFORCED CONCRETE PAVEMENT DETAIL
N.T.S.



- NOTES:
- THE DENSE GRADED AGGREGATE BASE COURSE SHALL CONFORM TO SECTION 901.10 OF THE NJDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2019).
 - ALL SUBGRADES SHALL BE CONSIDERED "POOR", UNLESS THE APPLICANT PROVES OTHERWISE THROUGH CBR TESTING OR FIELD EVALUATION OF SOIL CLASSIFICATION. TEST RESULTS SHALL BE REVIEWED BY THE MUNICIPAL ENGINEER.
 - SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER
 - RSIS PAVEMENT SECTION FOR RURAL LANES, RURAL STREETS, CUL-DE-SACS, AND ALLEYS.

PAVING DETAIL
N.T.S.



FENCE DETAIL
N.T.S.

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SITE DETAILS

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PROJECT NO.	SCALE	AS SHOWN	DATE	ISSUE NO.	1	5/1/2024	DATE	BY	JTS	APPR.
11 OF 11	SHEET	11	11	11	11	11	11	11	11	11

C1101