ORANGE LOOP CONTAINER PARK

BLOCK 53 LOTS 26, 27, 28, SHEET 10 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

PRELIMINARY AND FINAL MAJOR SITE PLANS



APPLICANT:

MAP 3 PARTNERS LLC

526 PACIFIC AVE, APT 1903 ATLANTIC CITY, NEW JERSEY 08401

PREPARED BY:



137 S. NEW YORK AVENUE, SUITE 2 ATLANTIC CITY, NEW JERSEY 08401

APPLICANT

MAP 3 PARTNERS LLC 526 PACIFIC AVE, APT 1903 ATLANTIC CITY, NJ 08401

APPLICANT INTENT

CRANGE LOOP	SITE PLA BLOCK 53 LOTS	ATLANTIC CITY, ATLA	COVE	

ALP 007.01

AS SHOWN 1 OF 10

proved by Resolution #	Dated:	
DA PLANNER		DATE
DA Engineer	-	DATE
DA LAND USE REGULATION ENFORCEMENT OFFICER		DATE
	_	
DA HEARING OFFICER		DATE

SHEET INDEX

C0001 | COVER SHEET

C0003 | 200 FT LIST

C1101 DETAILS

C0002 INFORMATION SHEET

CO201 GRADING & UTILITIES PLAN

C0501 LANDSCAPE & LIGHTING PLAN

CO502 LANDSCAPE & LIGHTING DETAILS

SHEET NO. | DWG. NO. |

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10 OF 10

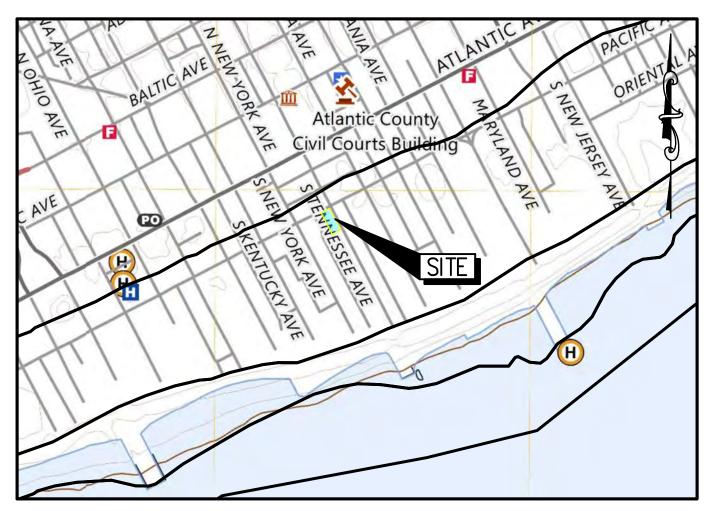
SHEET TITLE

SOIL EROSION & SEDIMENT CONTROL



EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED E THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURAC 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.

THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

PROJECT NOTES

SCALE: 1" = 500'

A. <u>GENERAL SITE NOTES</u>

- 1. TRACT FOR DEVELOPMENT CONSISTS OF BLOCK 53,, LOTS 26, 27, & 28 OF THE OFFICIAL TAX MAP OF
- CITY OF ATLANTIC CITY 2. TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM
- 3. TOTAL AREA OF TRACT = 25,000 SF OR 0.574 ACRES OF LAND.
- 4. ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND N.J.D.O.T. STANDARDS.
- 5. ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP ENGINEER.
- 6. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION."
- 7. CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
- REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- 9. THIS SET OF DRAWINGS AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR THE USE ONLY BY THE PARTY FOR WHOM THE WORK IS CONTRACTED OR WHOM IT IS CERTIFIED. THIS SET OF DRAWINGS MAY NOT BE COPIED, REUSED, DISCLOSED, DISTRIBUTED, OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCIULLO ENGINEERING SERVICES. LLC
- 10. ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED. 11. THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC CITY PRIOR TO THE START OF CONSTRUCTION.
- 12. PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC ROADS, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO BE IMPLEMENTED DURING CONSTRUCTION.

B. <u>SURVEY NOTES</u>

- 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 & TOPOGRAPHIC SURVEY, TAX LOPTS 26, 27 & 28, BLOCK 53, CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 2/1/24, PROJECT NUMBER 24-00169. NO REVISIONS.

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- 1. THE CONTRACTOR/OWNER SHALL DESIGNATE A PERSON THAT IS KNOWLEDGEABLE OF CONSTRUCTION SAFETY STANDARDS AND IS EXPECTED TO BE AT THE CONSTRUCTION SITE ON A REGULAR BASIS. THIS PERSON SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION, DISCHARGE, AND MONITORING OF SAFETY STANDARDS AND PRACTICES AT THE SITE. THE CONTRACTOR/OWNER SHALL PROVIDE DESIGN ENGINEER WITH NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNEE. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- 2. CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A.
- 3. SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- 4. SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS. 5. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL
- APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS. 6. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE
- NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY IN FIELD ALL CONDITIONS AS SHOWN ON THE PLANS AND SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS FOR ALL NEW CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR ANY INFORMATION NOT SHOWN HERE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
- 10. THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 11. IN THE EVENT CONDITIONS AT THE SITE ARE NOTICEABLY DIFFERENT (AT THE TIME OF CONSTRUCTION) FROM THE DOCUMENTS PROVIDED, THE CONTRACTOR AND/OR OWNER SHALL NOTIFY THE DESIGN ENGINEER.
- 12. THE PROPOSED SITE GRADING DEPICTED IN THESE PLANS IS INTENDED TO PROVIDE A GENERAL GUIDE FOR GRADING. THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR OWNER SHALL INSTRUCT THE CONCRETE CONTRACTOR TO TAKE CARE IN SETTING FORMS FOR PEDESTRIAN AREAS TO INSURE THAT THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- 13. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF APPROVAL IMPOSED BY ALL REGULATORY AGENCIES HAVING JURISDICTION AS IT RELATES TO THE CONSTRUCTION AND MAINTENANCE OF THE IMPROVEMENTS.
- 14. CONTRACTOR DAMAGE TO ANY EXISTING FEATURE SUCH AS, BUT NOT LIMITED TO, CONCRETE CURBS, CONCRETE WALKS, PAVING, LIGHTS, PLANTERS, SIGNS, UTILITIES OR BUILDINGS NOT SCHEDULED FOR REMOVAL SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR.
- 15. 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).

ROADWAY & SIGNAGE NOTES

ALL CONSTRUCTION UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE



Call before you dig.

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.



N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 500'

CONSTRUCTION AS AMENDED

- ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.
- ALL TRAFFIC SIGN PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS AS DETAILED AND APPROVED BY NJDOT.
- 4. THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.
- 5. MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.

E. <u>UTILITY NOTES</u>

- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY. T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND GUT. INDICATES GUTTER ELEVATIONS.
- 3. ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE
- 4. WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAW CUTTING. TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTIC CITY AND ATLANTIC COUNTY SPECIFICATIONS
- 5. PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH, AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO
- 6. EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN IS FURNISHED BY THE UTILITY COMPANIES OR SURVEY PLAN BY SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC IT IS THE RESPONSIBILITY OF OWNER AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

F. SOILS DATA NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE-ATLANTIC COUNTY SOIL CONSERVATION DISTRICT

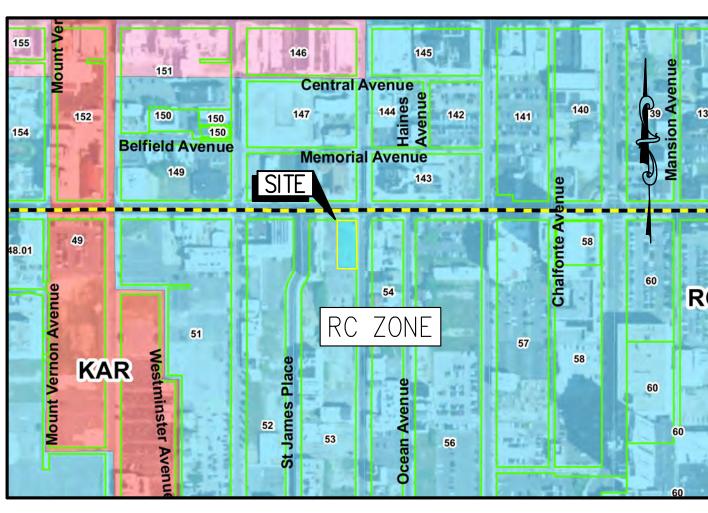
SOILS DATA

Pssa PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

FLOOD NOTES

- 1. THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 9 & 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- 2. 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.
- 3. 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.
- 4. 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 OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- 5. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES AND DECREASES MOTOR VEHICLE SURFACE, IT IS NOT A MAJOR DEVELOPMENT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8.



C.R.D.A TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'

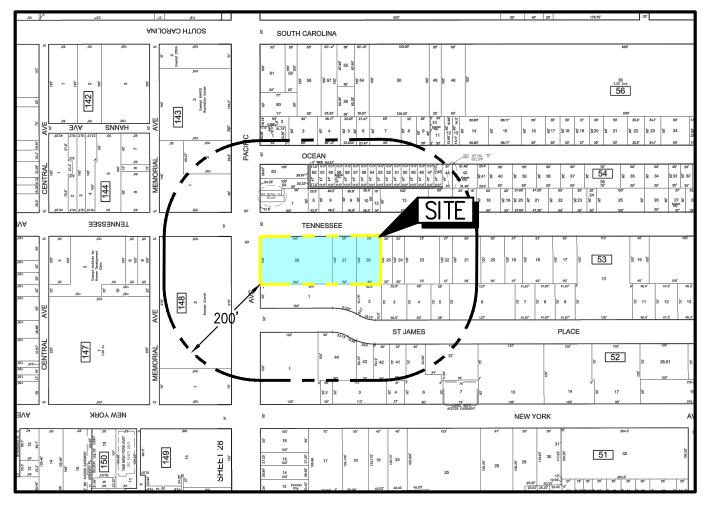
ZONING SCHEDULE

| CRDA TOURISM DISTRICT |

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		USE	MULTI-FAMILY MID-RISES & HIGH RISES, HOTELS, RETAIL, RESTAURANTS	VACANT	RETAIL	С
19.66-5.10(a)1.III(4)		CONDITIONAL USE	FOOD TRUCK	NA	FOOD TRUCK	C (SEE NOTES)
	(1)	PRINCIPAL BUILDING ACCESSORY STRUCTURE	300 FT ABOVE BFE	N/A	35 FT	С
		ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A
	(2)	MINIMUM LOT AREA	7,500 SF	25,000 SF	25,000 SF	С
	(3)	MINIMUM LOT DEPTH	150 FT	250 FT	250 FT	С
	(4)	MINIMUM LOT WIDTH MINIMUM LOT	50 FT	100 FT	100 FT	С
19:66—5.10(a) 1.iv	(5)	FRONTAGE	50 FT	100 FT	100 FT	С
	(6)	MAXIMUM BUILDING COVERAGE	70%	N/A	29.5%	С
	(7)	MAXIMUM IMPERVIOUS COVERAGE	80%	95.7%	86.6%	DNC
	(8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT	N/A	0 FT	С
			20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
-	(2)		0 FT UP TO 35 FT IN HEIGHT	N/A	0 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)	MID-RISE (2-10 FLOORS) HIGH RISE (10+ FLOORS)	50 DU/AC	N/A	N/A	N/A
	(13)	HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b)		MINIMUM PARKING (SEE PARKING CALCULATIONS)	22 SPACES	N/A	28 SPACES	С
19:66-5.8	(c)	LOADING	0	0	0	С
		NUMBER OF POLE SIGNS	1/STREET FRONTAGE	N/A	1	С
	3i	NUMBER OF WALL SIGNS	2	N/A	2	С
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	N/A	0	С
	3iii	NUMBER OF PROJECTING SIGNS	1	N/A	0	С
	3iv	NUMBER OF WINDOW SIGNS	1	N/A	0	С
19:66–5.7(j)	3v	NUMBER OF BILLBOARD SIGNS	1	N/A	N/A	N/A
	4i	TOTAL AREA OF ALL SIGNS	25% OF WALL SURFACE PER ELEVATION	N/A	< 25% OF FACADE AREA	С
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN	650 SF	N/A	378 SF	С
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT	20 FT	N/A	< 20 FT	С
	5ii	MAX. PROJECTING SIGN HEIGHT	20 FT	N/A	N/A	N/A
	5iii	MAX. GROUND HEIGHT	5 FT	N/A	N/A	N/A
	5iv	MAX. POLE HEIGHT	20 FT	N/A	20 FT	C
	5v	MAX. WALL SIGN HEIGHT	ROOFLINE	N/A	< ROOFLINE	С
	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT	40 FT	N/A	40 FT	С
		MIN. GROUND, POLE,			2 FT POLE	DNC
	6iii	AND ELECTRONIC	5 FT	N/A		

C = CONFORMSDNC = DOES NOT CONFORM ENC = EXISTING NON-CONFORMING PARKING CALCULATION

PURSUANT TO NJAC 19:66-5.8(b): PROPOSED RETAIL STORES = 6,630 SF X 1 SPACE/300 SF = 22 SPACES



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 10)

SCALE: 1" = 200'

CONDITIONAL USE NOTES

FOOD TRUCKS ARE A PERMITTED CONDITIONAL USE IN THE RC ZONE AS STIPULATED AT NJAC 9:66-5.10(A)1.III(4), PURSUANT TO THE CONDITIONAL STANDARDS AT NJAC 19:66-6.3(A)4:

- 1. FOOD TRUCKS/TRAILERS ARE PERMITTED AS A CONDITIONAL USE PROVIDED THE OWNER/OPERATOR OF THE FOOD TRUCK CURRENTLY OWNS/OPERATES A BUSINESS WITH ALL REQUIRED GOVERNMENT APPROVALS.
- THE FOOD TRUCK PROPOSED ON SITE WILL BE AND OPERATED BY THE OWNER/OPERATOR OF AN EXISTING RESTAURANT IN ATLANTIC CITY WITH REQUIRED GOVERNMENT APPROVALS. IT IS CURRENTLY PROPOSED TO BE THE OWNER/OPERATOR OF THE TENNESSEE AVENUE BEER HALL AT 133 S. TENNESSEE AVENUE.
- 2. FOOD TRUCKS/TRAILERS SHALL BE MOBILE AND CAN ONLY REMAIN OVERNIGHT ON ANY STREET WITHIN THE TOURISM DISTRICT WITH THE EXPRESS PERMISSION OF THE AUTHORITY.

THE FOOD TRUCK IS NOT PROPOSED TO BE PARKED ON ANY STREET. IT WILL REMAIN ON THE PROJECT SITE IN THE DESIGNATED PARKING SPACE SHOWN ON THE PLAN.

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ALP 007.01 1" = 20' 2 OF 10

C0002