

DATE: 11/07/2024 10:45 AM PROJECT: 003.02 TERRACES AT ABSECON INLET PRELIMINARY AND FINAL SUBMISSIONS & SITE PLANS BLOCK 79, LOTS 3-7 & 9-21 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY



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

SCALE: 1" = 1,000'

PROJECT NOTES

A. GENERAL SITE NOTES

- TRACT FOR DEVELOPMENT CONSISTS OF SHEET 15, BLOCK 79, LOTS 3-7, & 9-21, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY.
- TRACT FOR DEVELOPMENT IS ZONED LH2 AS INDICATED ON THE OFFICIAL ZONING MAP OF CITY IF ATLANTIC CITY, BUT WILL BE GOVERNED BY SITE SPECIFIC REDEVELOPMENT PLAN.
- TOTAL AREA OF TRACT = 64,730 SF, 1.486 ± ACRES OF LAND.
- PROPOSED NUMBER OF LOTS = 38 FEE SIMPLE TOWNHOMES + 1 LOT CONTAINING SHARED DRIVEWAY.
- GRADING AROUND BUILDING AND FINISHED FLOOR ELEVATIONS ARE SUBJECT TO CHANGE UPON REVIEW OF CONSTRUCTION PLANS OF PROPOSED BUILDINGS UNITS.
- ALL BARRIER FREE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST A.D.A. AND N.J.D.O.T. STANDARDS.
- ANY VARIATIONS FROM THE PLANS MUST BE AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY CRDA ENGINEER.
- THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL EACH PLAN HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- CONSTRUCTION DETAILS/SHOP DRAWINGS UTILIZED BY THE CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE CRDA ENGINEER.
- REFER TO COMPLETE SET OF PLANS FOR ADDITIONAL INFORMATION.
- 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 RELED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SCIULLO ENGINEERING SERVICES, LLC.
- ANY DEMOLITION MATERIAL SHALL BE PROPERLY DISPOSED OF AND NO ON-SITE BURIAL IS PERMITTED.
- THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN A STREET OPENING/ACCESS PERMIT FROM ATLANTIC CITY PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO ANY WORK BEING PERFORMED WITHIN PUBLIC RIGHTS-OF-WAY, THE ATLANTIC CITY POLICE DEPARTMENT SHALL BE CONTACTED REGARDING PROVISIONS FOR ANY TRAFFIC CONTROL MEASURES THAT MAY NEED TO BE IMPLEMENTED DURING CONSTRUCTION.

B. SURVEY NOTES

- 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 "PROPERTY AND TOPOGRAPHICAL SURVEY, TAX LOTS 3-7, 9-21, BLOCK 79, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" BY VARGO ASSOCIATES SURVEYING AND MAPPING, PROJECT NUMBER 24020, SHEET 1 OF 1, DATED 03/04/2024, UNREVISED.

C. CONTRACTOR/OWNER RESPONSIBILITY NOTES

- 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 DESIGNER. IN LIEU OF THIS INFORMATION, THE REPRESENTATIVE PERSON FROM THE CONTRACTOR'S ORGANIZATION WHO SIGNED THE CONTRACT SHALL HEREBY BE RESPONSIBLE FOR THIS FUNCTION.
- CONTRACTOR SHALL SCHEDULE ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT O.S.H.A. STANDARDS.
- SITE CONTRACTOR IS TO VERIFY WITH DESIGN ENGINEER ON WHAT PERMITS AND APPROVALS ARE PENDING OR HAVE BEEN APPROVED.
- SITE CONTRACTOR IS TO VERIFY AND MATCH HORIZONTAL CONTROL AND VERTICAL ELEVATIONS.
- CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
- 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.
- THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 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.
- 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 ENSURE THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
- 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.
- 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.
- 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).

D. 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 CONSTRUCTION AS AMENDED.
- ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY ATLANTIC CITY AND THE NEW JERSEY RSIS STANDARDS.
- 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.
- THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 24 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.
- ALL ROADWAY SUBGRADES SHALL BE TESTED IN ACCORDANCE WITH THE ORDINANCE. ANY DEFICIENCIES SHALL BE CORRECTED TO THE SATISFACTION OF THE CITY ENGINEER.
- THE SURFACE COURSE SHALL NOT BE CONSTRUCTED UNTIL A MINIMUM OF ONE (1) YEAR AFTER THE COMPLETION OF THE BASE COURSE, EXCEPT THAT TEMPORARY PAVING SHALL BE PLACED AROUND ALL MANHOLES, VALVES, BOXES, INLETS, ETC.
- ROADWAY TEST CORES SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE AND WITNESSED BY THE CITY ENGINEER.
- DRIVEWAYS WITHIN NEWLY CONSTRUCTED SUBDIVISIONS SHALL BE PAVED IN ACCORDANCE WITH ATLANTIC CITY SPECIFICATIONS.
- MATERIAL PLACED AS FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, STONE (>6" DIAMETER), FROZEN SOIL AND OTHER OBJECTIONABLE MATERIALS.



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

SCALE: 1" = 500'

E. UTILITY NOTES

- PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND WITHIN THE STREET RIGHT-OF-WAY.
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS AND THE STATE OF NEW JERSEY STORMWATER MANAGEMENT RULES.
- DRAINAGE INLET STRUCTURES AND ENDWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NJDOT STANDARD DETAILS.
- T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND GUT. INDICATES GUTTER ELEVATIONS.
- GAS, ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH REGULATIONS OF THE LOCAL UTILITY COMPANIES AND CITY OF ATLANTIC CITY.
- ALL MATERIALS, METHODS AND DETAILS OF IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE REGULATIONS OF CITY OF ATLANTIC CITY AND/OR THE APPROPRIATE UTILITY COMPANY, WHICHEVER REGULATION TAKES PRECEDENCE.
- WHERE IT IS NECESSARY TO CONNECT TO EXISTING UTILITIES WITHIN EXISTING ROADWAYS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAW CUTTING, FOR WATER AND SEWER SERVICE. TRENCHING, BACKFILL, COMPACTION AND PAVING SHALL BE IN ACCORDANCE WITH ATLANTIC CITY SPECIFICATIONS.
- PIPE LENGTHS AND GRADIENTS ARE CALCULATED TO THE CENTERLINE OF SANITARY AND STORM SEWER STRUCTURES. ACTUAL PIPE LENGTH MAY BE LESS THAN CALCULATED LENGTH, AND SHOULD BE COMPUTED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 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

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

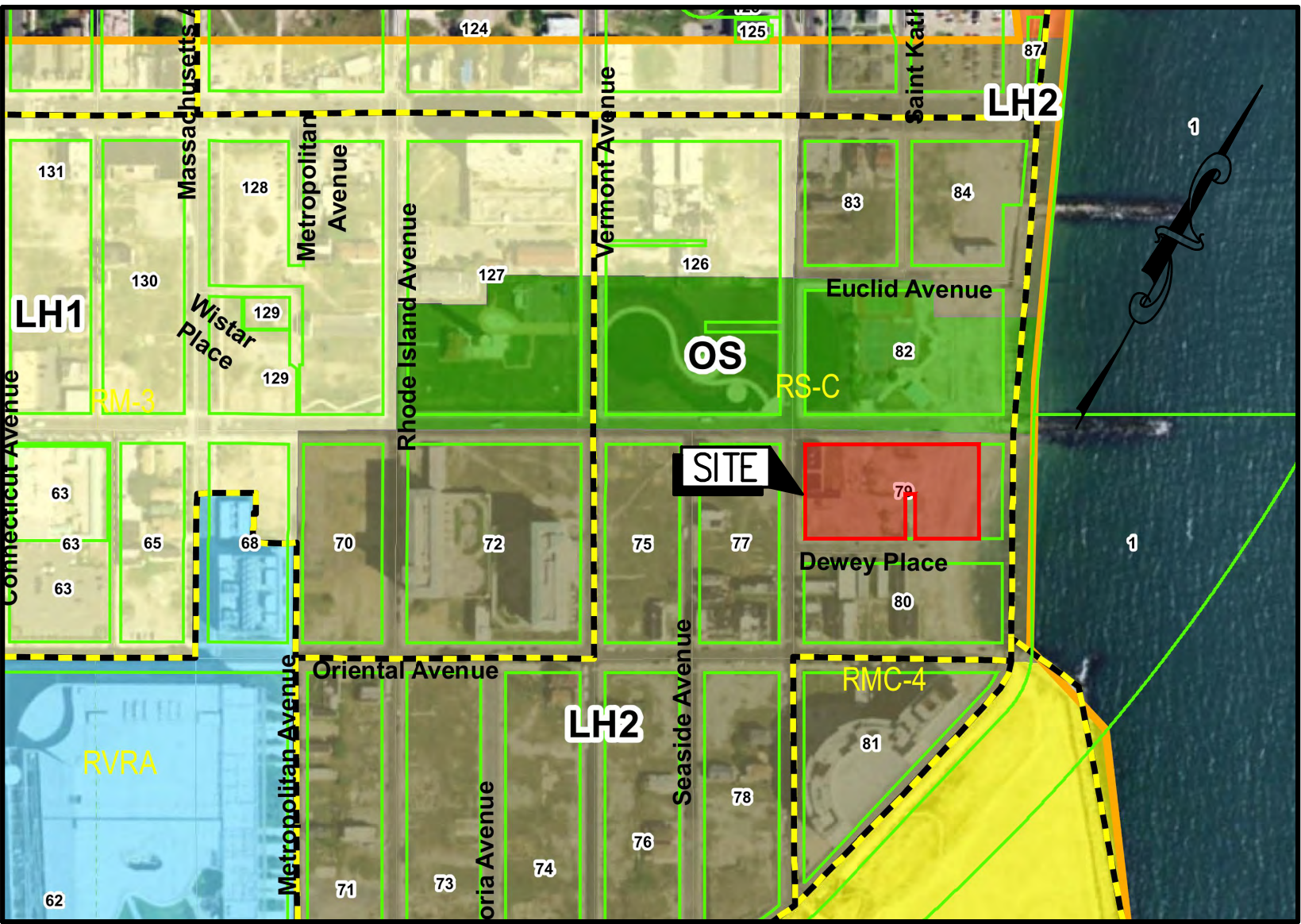
SOILS DATA

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

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

PROJECT LEGEND

EXISTING	ITEM	PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
----- 155 -----	CONTOUR LINE	----- 155 -----
---	EDGE OF PAVING	---
---	SETBACK LINE	---
---	CONCRETE CURB	---
---	CONCRETE COVER	---
---	SIGN LOCATION	---
---	WOODS LIMIT LINE	---
---	STORM SEWER	---
---	WATER MAIN	---
---	LIGHT STANDARD	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	SPOT ELEVATION	---
---	UTILITY POLE	---



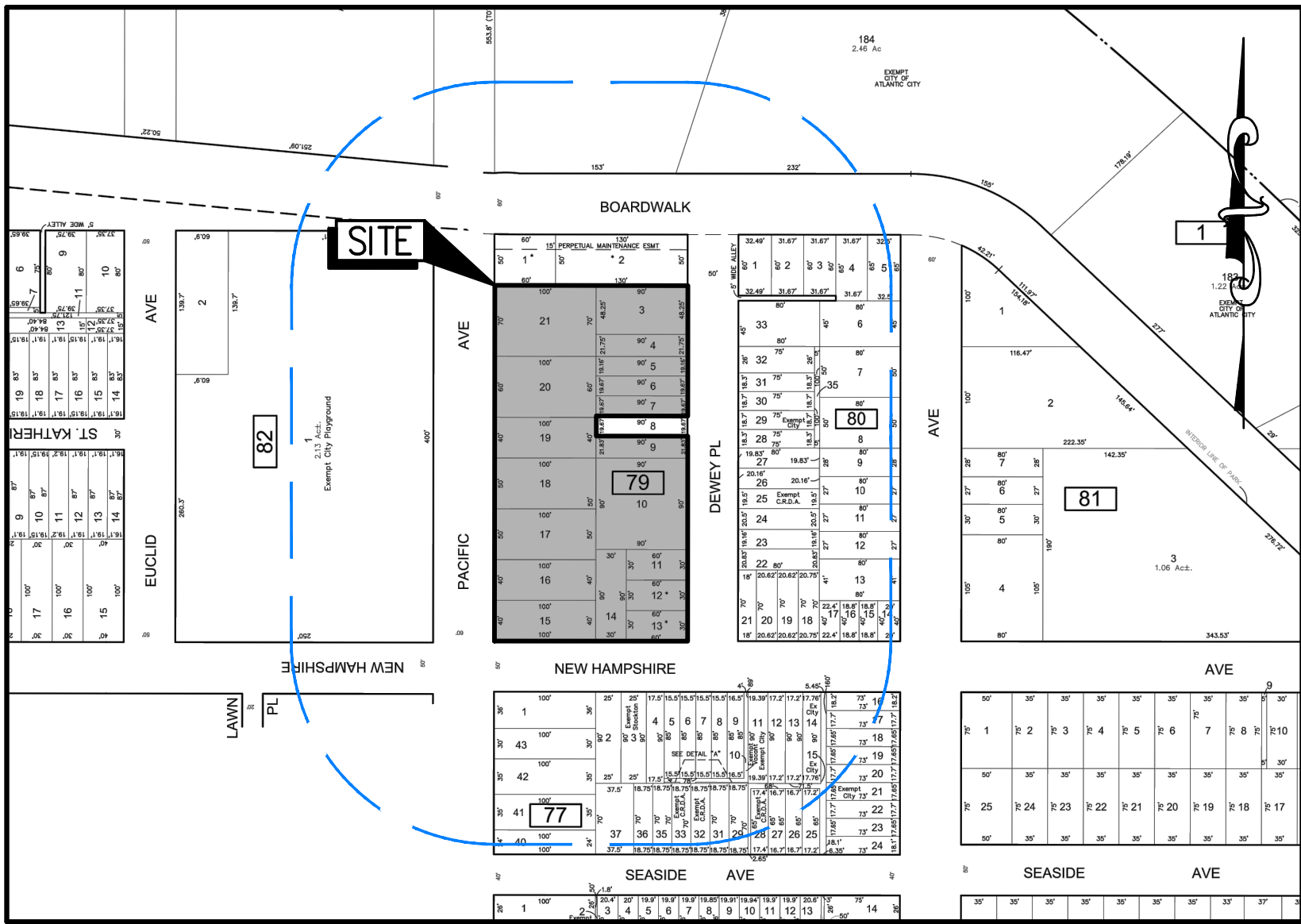
OFFICIAL ZONING MAP OF ATLANTIC CITY

SCALE: 1" = 2,000'

ZONING SCHEDULE

PLAN SECTION	BLOCK 72,75,77 & 79 REDEVELOPMENT PLAN	PERMITTED/REQUIRED	PROPOSED	STATUS
6.1	PERMITTED USE	TOWNHOUSES	TOWNHOUSES	C
	ACCESSORY USES	DECKS PORCHES FENCES	DECKS PORCHES FENCES	C
6.2	A MIN. LOT AREA	900 SF	1,056 SF	C
	B MIN. LOT DEPTH	60 SF	66 FT	C
	C MIN. LOT FRONTAGE	15 FT	16 FT	C
	D MIN. LOT WIDTH	15 FT	16 FT	C
	E LOT FRONTAGE ALONG STREET OR PRIVATE ALLEY	PERMITTED	PROPOSED	C
	F DRIVEWAY FROM STREET OR ALLEY	PERMITTED	PROPOSED	C
	G MAX. BLDG COVERAGE	75%	CALC	C
	H MAX. IMPERVIOUS COVERAGE	90%	CALC	C
6.3	I MAX DENSITY	28 DU/AC	28 DU/AC	C
	A MIN. FRONT SETBACK	0 FT	6FT	C
	B MIN. SIDE SETBACK	0FT INTERVAL	0 FT	C
	C MIN. REAR SETBACK	7FT END UNITS	7 FT	C
6.4	D MIN. DIST. B/T BLDGS	8 FT	12 FT	C
		10 FT	10 FT	C
6.5	MAX. HEIGHT FROM BFE	50 FT PRINCIPAL	50 FT	C
		35 FT ACCESSORY	N/A	N/A
6.5	A MIN. PARKING	2.4 SPACES/UNIT	3 SPACES/UNIT	C
	B MAKE READY EYSE PARKING	1/UNIT IN GARAGE	1/UNIT IN GARAGE	C

C = CONFORMS  
DNC = DOES NOT CONFORM  
ENC = EXISTING NON-CONFORMING



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY SHEET 15

SCALE: 1" = 200'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

SEE SHEET C0003 FOR ADJACENT OWNERS LIST

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TERRACES AT ABSECON INLET  
PRELIMINARY AND FINAL SUBMISSIONS & SITE PLANS  
BLOCK 79, LOTS 3-7 & 9-21  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

INFORMATION SHEET

KHovnanian  
Homes

PROJECT NO.	DATE	ISSUE NO.	INITIAL SUBMISSION	SUBMISSION/REVISION	LAT	JTS
KHO 003.02	11/7/2024	1				
DATE AS SHOWN						BY
						APPR.
SHEET NO.		C0002				
DATE AS SHOWN		2 OF 12				



- 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.
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