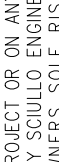
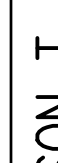


DATED X/XX/2024

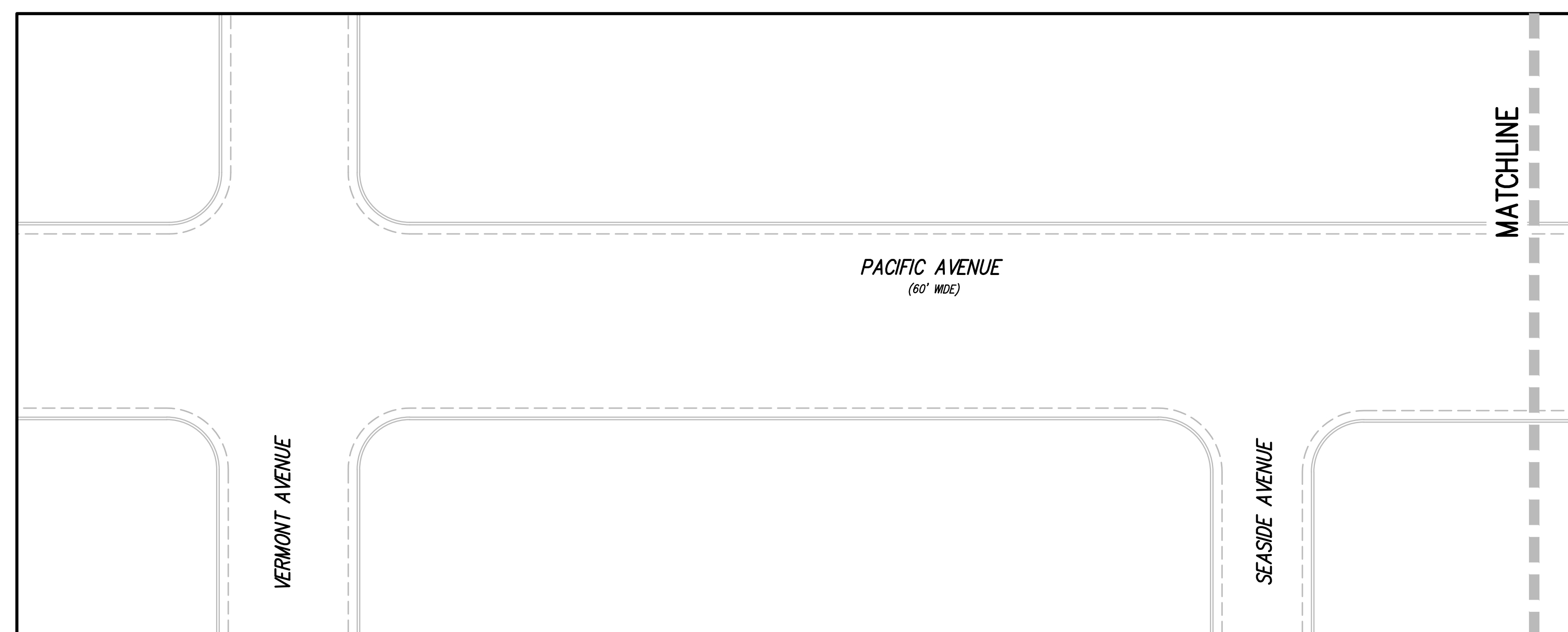
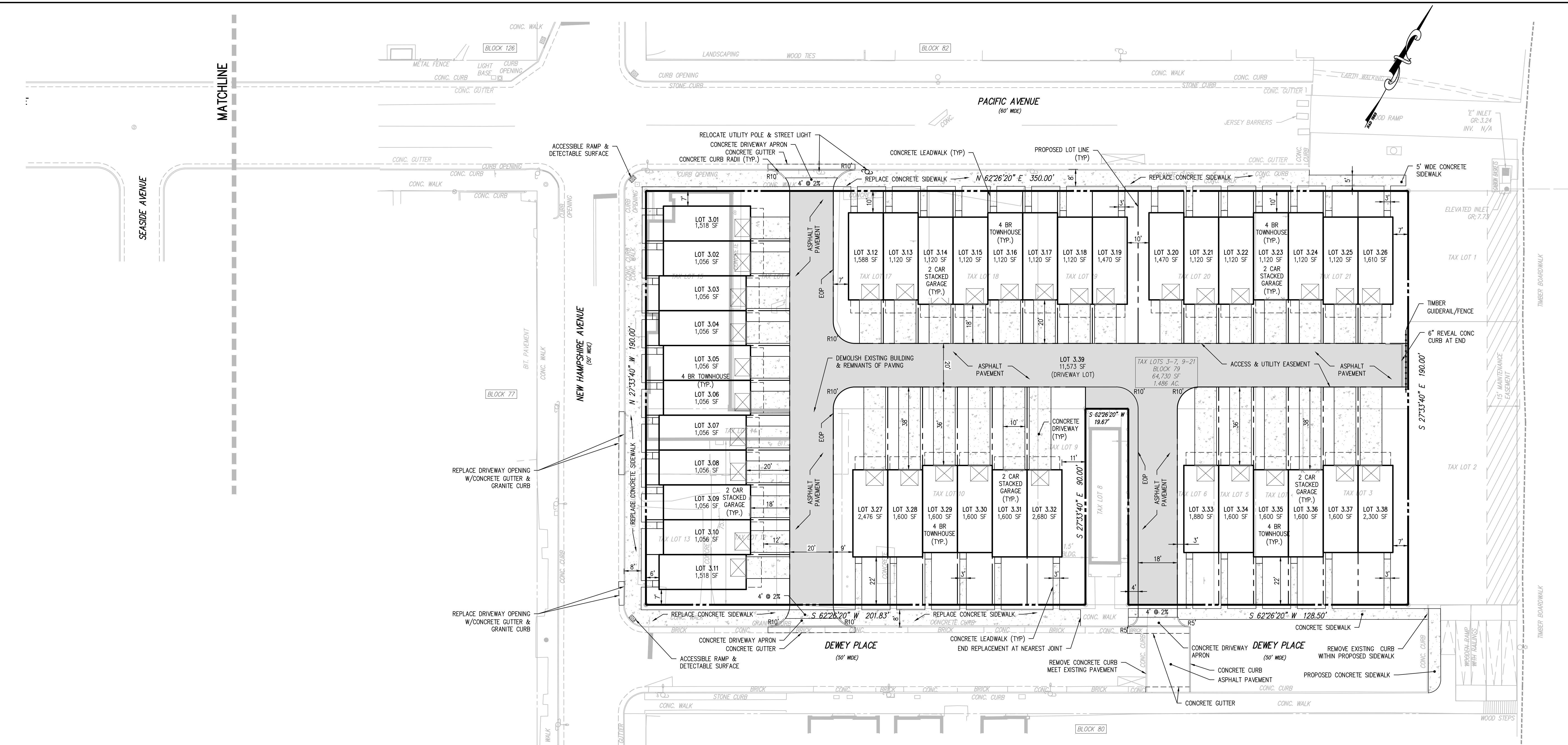


1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SOULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



 SCIUOLLO ENGINEERING SERVICES, LLC	137 S. NEW YORK AVENUE, SUITE 2 ATLANTIC CITY, NEW JERSEY 08401 PHONE: (609) 300-5771 www.sciulloengineering.com	ALL DOCUMENTS PREPARED BY SCIUOLLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THEY ARE TO BE USED FOR THE PROJECT AND FOR THE PERIOD OF TIME SPECIFIED IN THE ORDER. ANY REUSE OF THESE DOCUMENTS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OF SCIUOLLO ENGINEERING SERVICES, LLC IS PROHIBITED. SCIUOLLO ENGINEERING SERVICES, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES OR EXPENSES ARISING OUT OF OR RESULTING THEREFROM.
	JASON T. SCIUOLLO, P.E., P.P. PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24624586000 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 331060628400	 psciullo@sciulloengineering.com

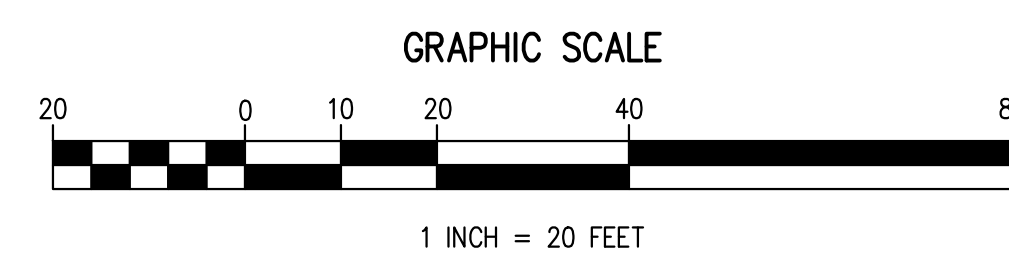
PROJECT NO. KH0 003.02		SUBMIT NO.	
SCALE N.T.S.	SHEET 3 OF 12		
		11/7/2024 DATE	1 ISSUE NO.
		INITIAL SUBMISSION	JTS
		SUBMISSION/REVISION	BY
			APPR.



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%	42%	C
	H	MAX. IMPERVIOUS COVERAGE	90%	69%	C
6.3	I	MAX DENSITY	28 DU/AC	26 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
	D	MIN. DIST. B/T BLDGS	8 FT	12 FT	C
6.4			10 FT	10 FT	C
		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 EVSE PARKING	1/UNIT IN GARAGE	1/UNIT IN GARAGE	C

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



Know what's below.
Call before you dig.

1. 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.

DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC, ARE INSTRUMENTS OF SERVICE IN THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER TO EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND WITHOUT LIABILITY TO SCIULLO ENGINEERING SERVICES. NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY SCIULLO ENGINEERING SERVICES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33U00628400



Dr. Jyoti Chavhan

sciuol@sciulloengineering.com

SE | **SCIULLO**
ENGINEERING
SERVICES, LLC

137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.scullioneengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700
www.setandengineering.com

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

SITE PLAN

KHovnanian®
Homer
110 FIELDCREST AVENUE, 5TH FLOOR
EDISON, NEW JERSEY 08837

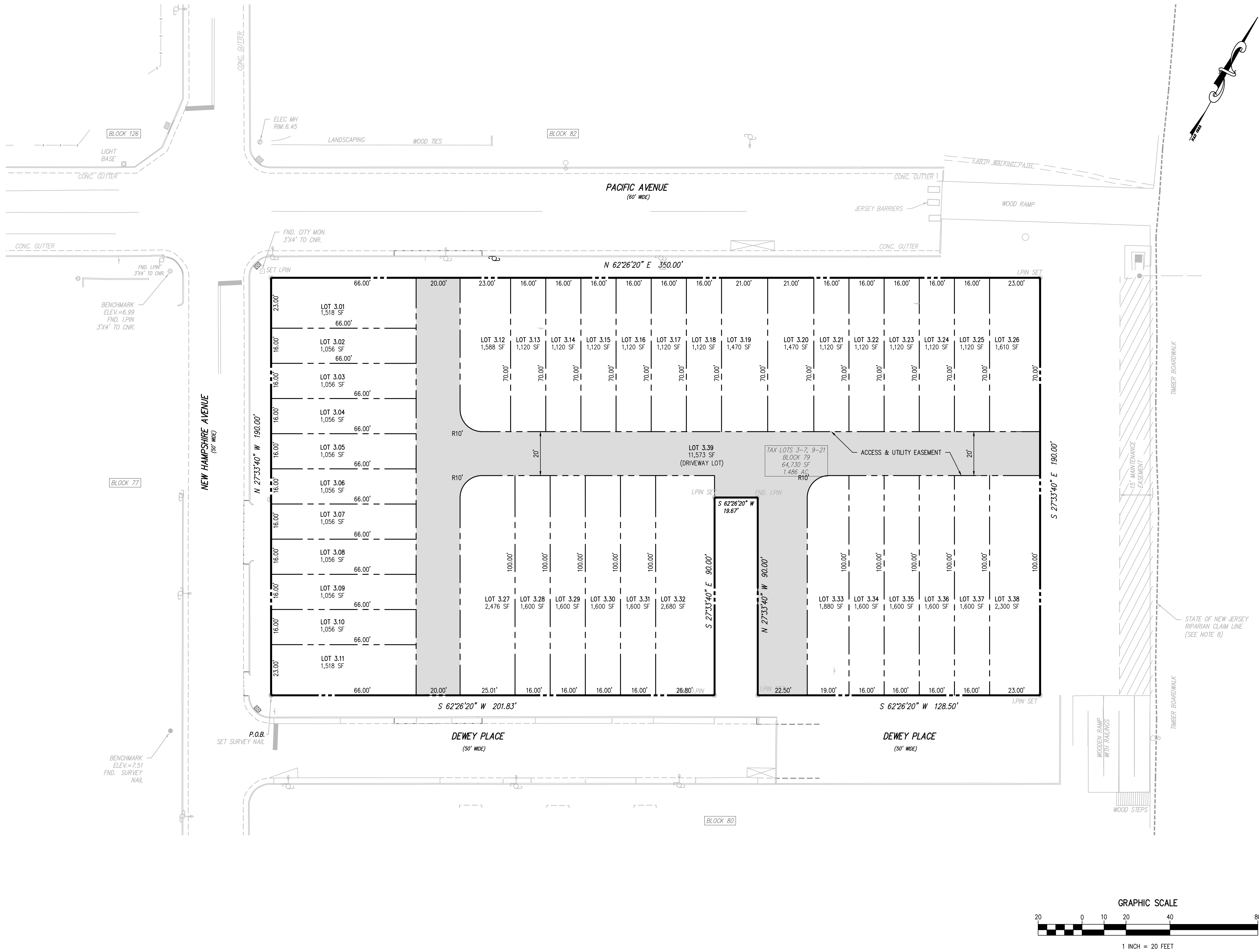
KHOvnanian[®]
Homes

DATE	7/7/2024	1	INITIAL SUBMISSION	LAT	JTS
ISSUE NO			SUBMISSION PERIOD	SV	4998

PROJECT NO. KHO 003.02		DRAWING NO. C0101
SCALE 1" = 20'	SHEET 4 OF 12	



1. 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.



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

SUBDIVISION PLAN

KH *Hovnanian*
Homes

110 FIDELITY AVENUE, 5TH FLOOR
EDISON, NEW JERSEY 08837

SE SCIULLO
ENGINEERING
SERVICES, LLC

137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 309-5171
www.sciulloengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 24C425290700

DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE PROJECT OR PROJECTS FOR WHICH THEY ARE PREPARED ARE THE PROPERTY OF SCIULLO ENGINEERING SERVICES, LLC. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SCIULLO ENGINEERING SERVICES, LLC. ANY REUSE WITHOUT PERMISSION OF SCIULLO ENGINEERING SERVICES, LLC WILL BE AT THE USER'S SOLE RISK. SCIULLO ENGINEERING SERVICES, LLC AND ITS EMPLOYEES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS, LOSS OF DATA, OR LOSS OF BUSINESS, ARISING OUT OF OR RESULTING THEREFROM.

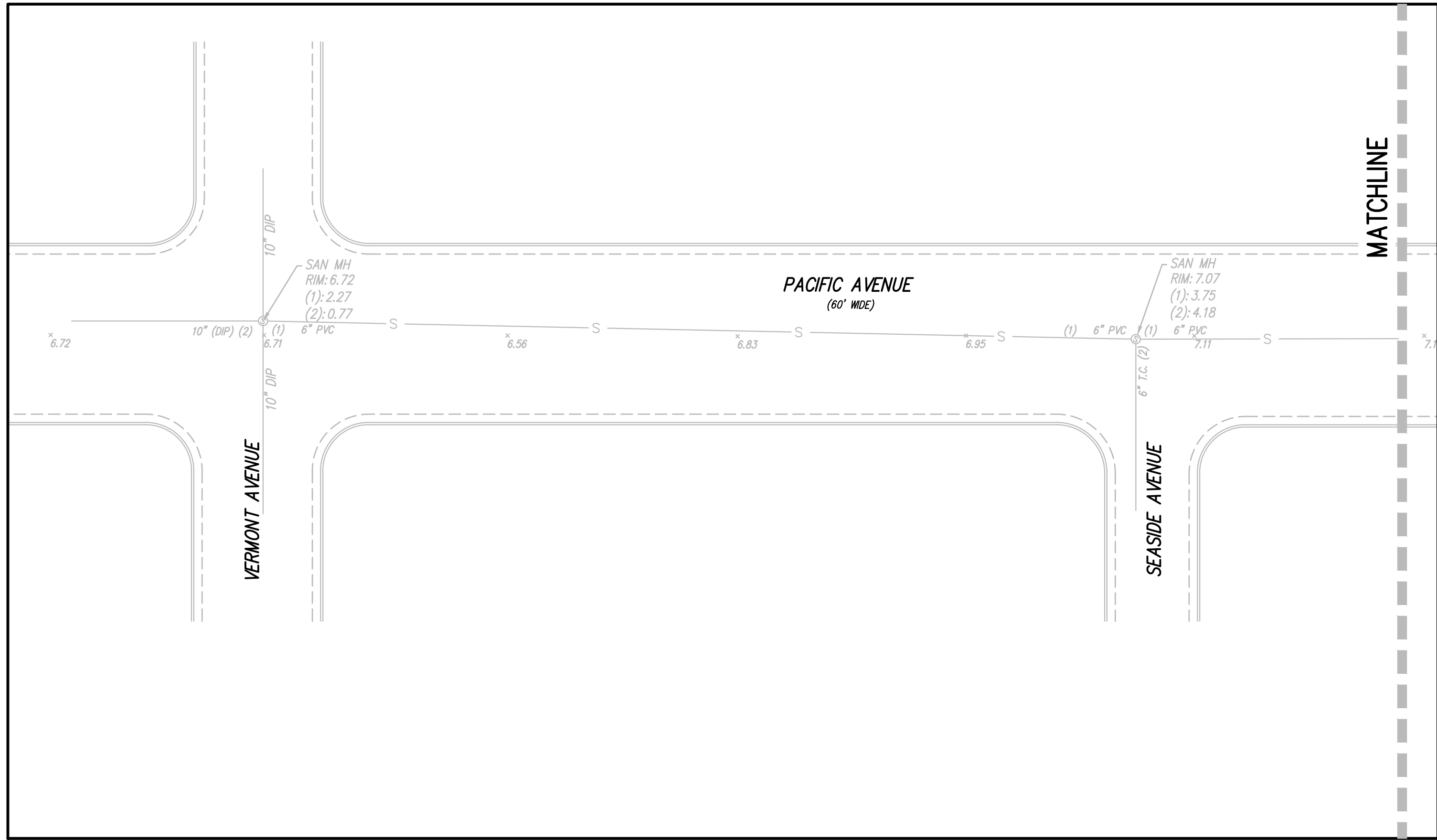
JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246204586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400



jsciullo@sciulloengineering.com

--

DATE: 11/17/2024
PROJECT: TERRACES AT ABSECON INLET
SHEET: 1 OF 12
DRAWN BY: JTS
CHECKED BY: JTS
APPROVED BY: JTS
DATE: 11/17/2024
PROJECT: TERRACES AT ABSECON INLET
SHEET: 1 OF 12
DRAWN BY: JTS
CHECKED BY: JTS
APPROVED BY: JTS

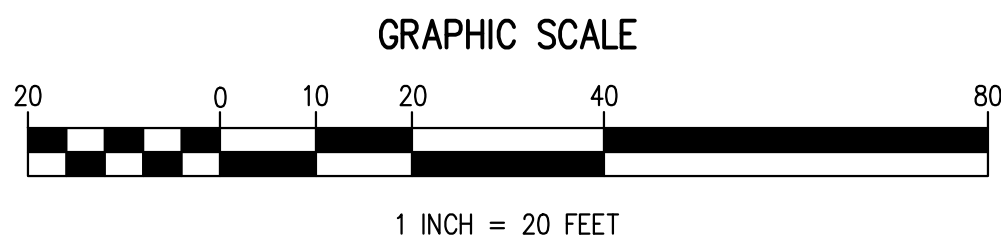


FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04560)

SCALE: 1" = 500'

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 34001C04560, 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 OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ON SITE.
- FLOOD VENTS SHALL BE INSTALLED IN ALL SPACES W/ FINISHED FLOORS LESS THAN 1' BELOW FLOOD HAZARD ELEVATION.
- THERE SHALL BE NO BASEMENTS.
- ANY BUILDING AREA BELOW THE FLOOD HAZARD ELEVATION SHALL BE INSTALLED WITH FLOOD VENTS AND BREAKAWAY WALLS.



811
Know what's below.
Call before you dig.

1. 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 SCULLO 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.

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SCULLO ENGINEERING SERVICES, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCULLO ENGINEERING SERVICES, LLC. ANY REUSE, MODIFICATION, OR ADAPTATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SCULLO ENGINEERING SERVICES, LLC IS PROHIBITED. SCULLO ENGINEERING SERVICES, LLC AND ITS AFFILIATES SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

JASON T. SCULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 2460458000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 3310062840

JTS
jts@sculloengineering.com

SCULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
WWW.SCULLOENGINEERING.COM
NJ CERTIFICATE OF AUTHORIZATION NO. 24602829070

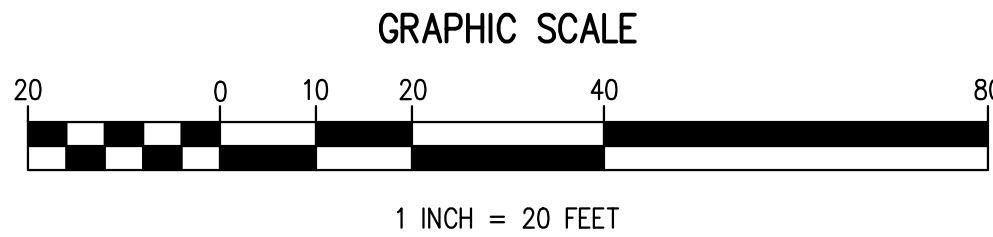
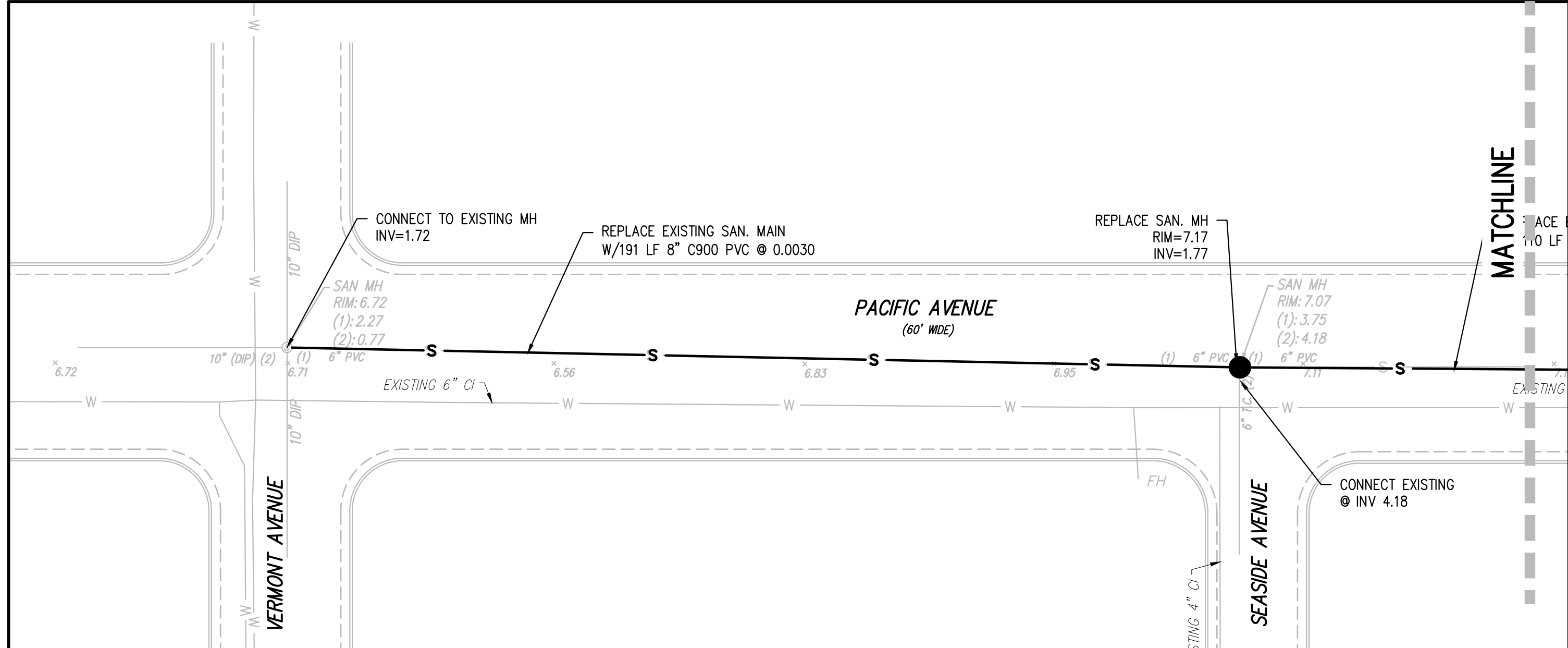
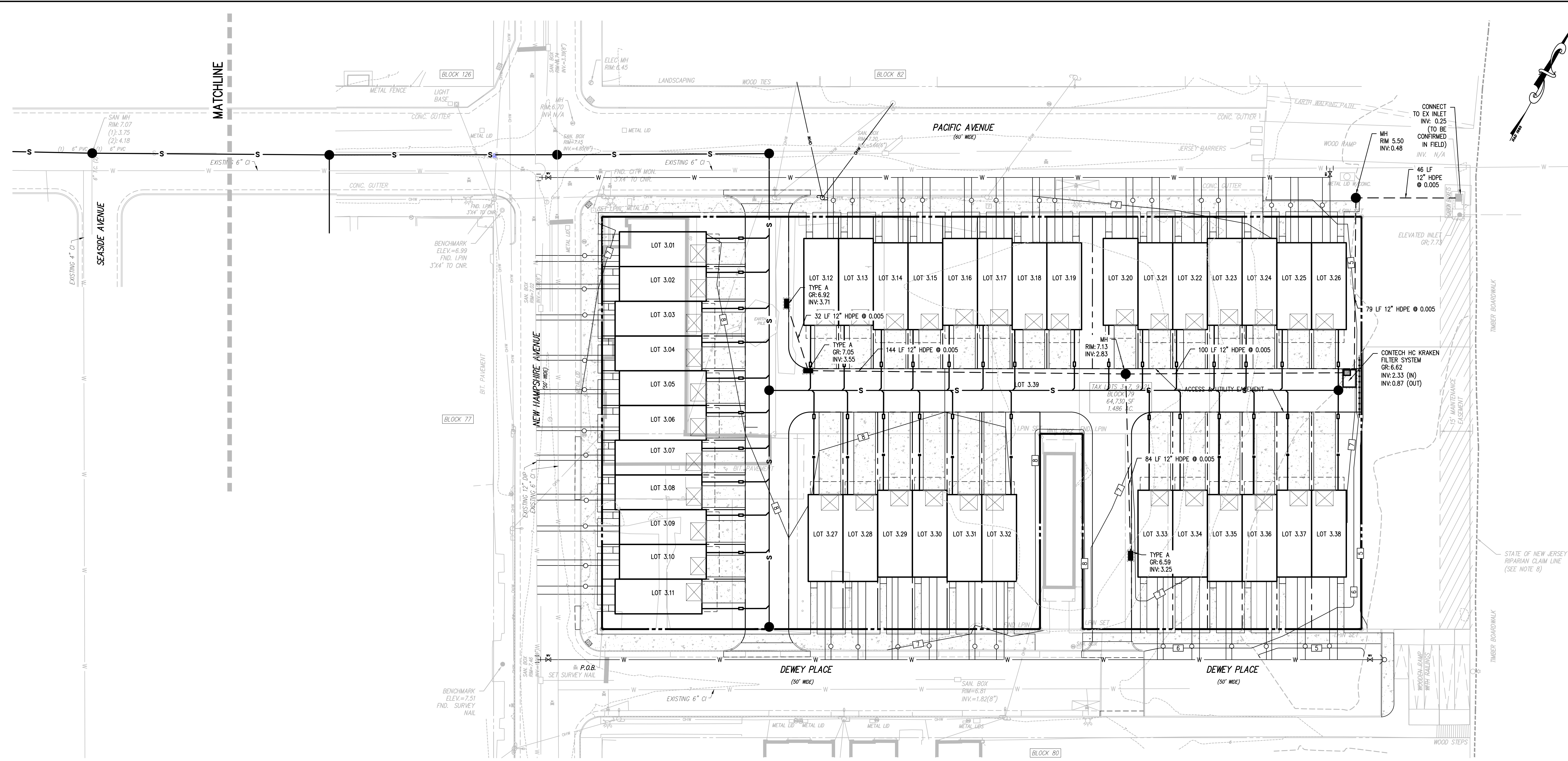
TERRACES AT ABSECON INLET
PRELIMINARY AND FINAL SUBMISSION & SITE PLANS
BLOCK 79, LOTS 3-7 & 9-21
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

GRADING PLAN

KHovnanian Homes
110 FELDORST AVENUE, 5TH FLOOR
EDISON, NEW JERSEY 08837

PROJECT NO.	SHEET NO.	DATE	ISSUE NO.	INITIAL SUBMISSION	SUBMISSION/REVISION	LAT	JTS
KHO 003.02	1	11/17/2024	1	1	1		
1" = 20'	6 OF 12						
C0301							

DESIGNED BY: JASON T. SCULLO, P.E., P.P. DRAWN BY: JASON T. SCULLO, P.E., P.P. CHECKED BY: JASON T. SCULLO, P.E., P.P. DATE: 11/7/2024





**Know what's below.
Call before you dig.**

1. 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 SCULLO 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.

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

UTILITY PLAN

KHovnanian
Hortics

PROJECT NO.
KHO 003.02

DATE
11/7/2024

ISSUE NO.
1

INITIAL SUBMISSION
SUBMISSION/REVISION

SHEET
7 OF 12

DATE
11/7/2024

BY
JTS

APPROVED BY
JTS

PROJECT NO.
C0401

ALL UTILITY SERVICES ARE THE PROPERTY OF SCULLO ENGINEERING SERVICES, LLC AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SCULLO ENGINEERING SERVICES, LLC. ANY REUSE, MODIFICATION, OR ADAPTATION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM SCULLO ENGINEERING SERVICES, LLC IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE LATEST VERSION OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSION OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST VERSION OF THESE PLANS.

JASON T. SCULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400


jts@sculloengineering.com