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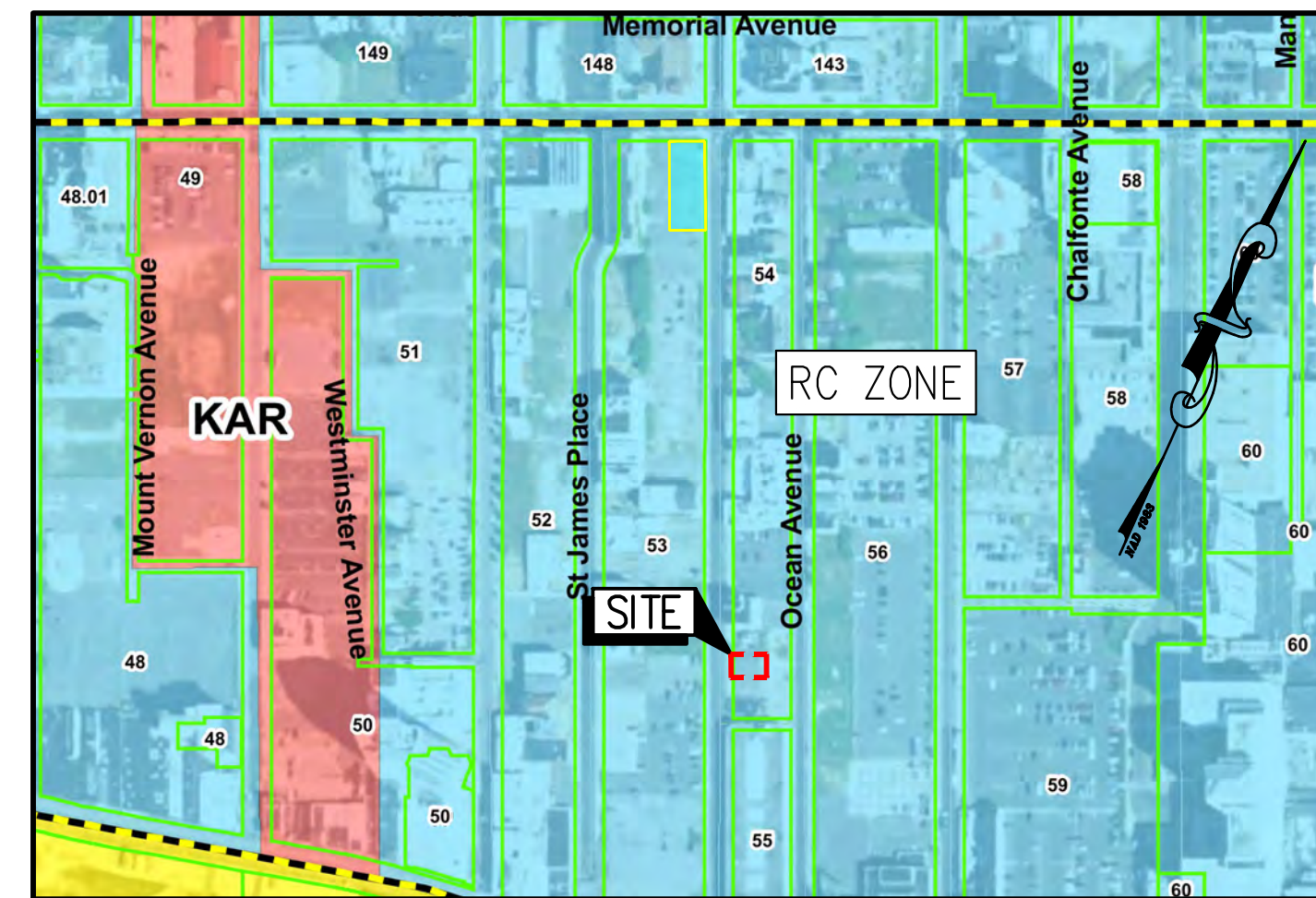
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



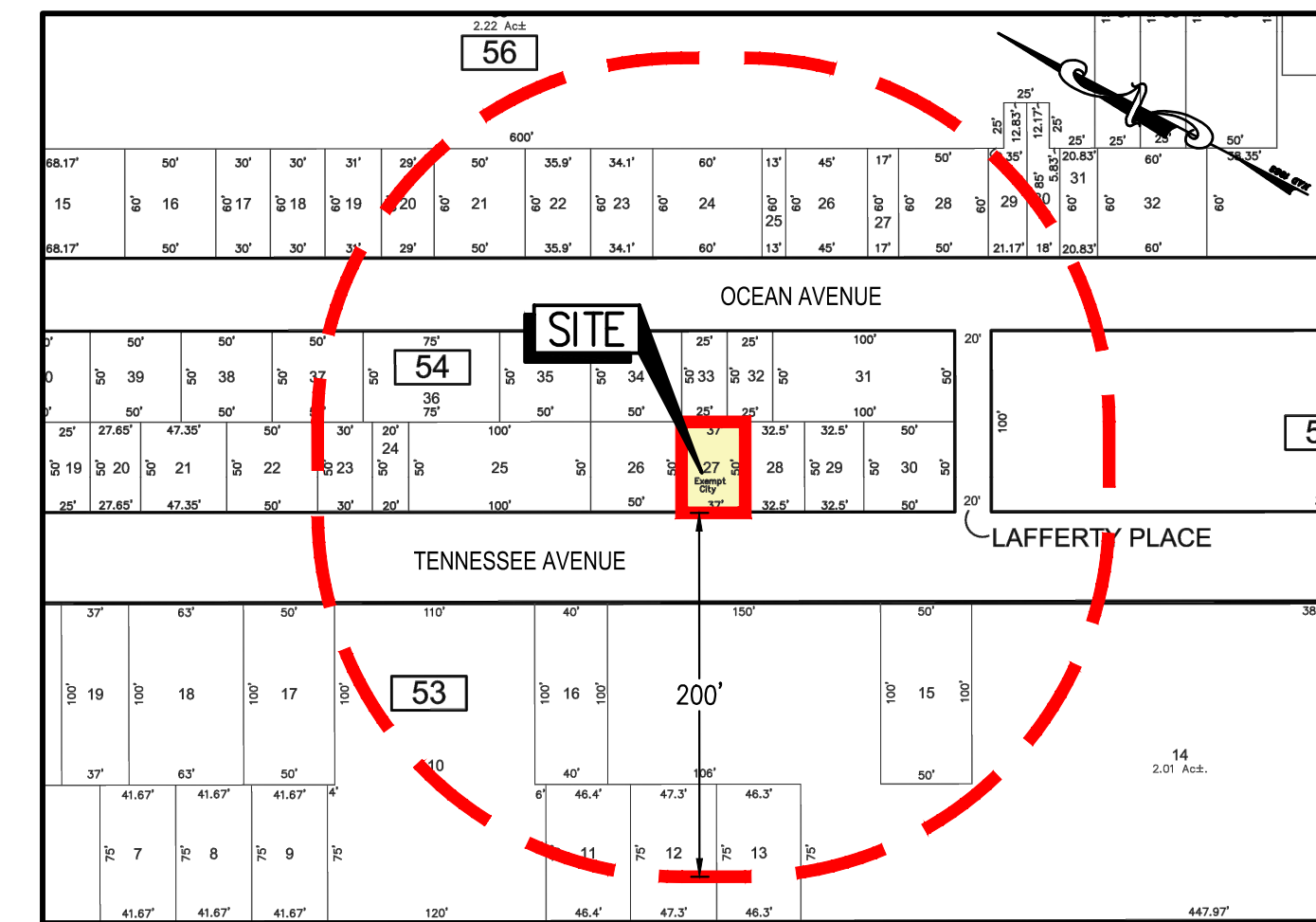
N.R.C.S. U.S. DEPARTMENT OF AGRICULTURE SOILS MAP

SCALE: 1" = 1,000'



C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 300'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 11)

SCALE: 1" = 100'

PROJECT NOTES

A. GENERAL SITE NOTES

- 1. TRACT FOR DEVELOPMENT CONSISTS OF SHEET 11, BLOCK 54, LOT 27, 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 DISTRICT.
3. TOTAL AREA OF TRACT = 0.040 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.
8. 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. SURVEY NOTES

- 1. BEARINGS REFER TO THE NEW JERSEY PLANE COORDINATE SYSTEM NAD83. VERTICAL DATUM REFERS TO NAVD83.
2. BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "MAP OF SURVEY FOR LOT 27 - BLOCK 54 CITY OF ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY" PREPARED BY FP & L ASSOCIATES INC, DATED, 9/10/2021

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. STANDARDS.
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. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND MANUFACTURERS' RECOMMENDATIONS AND STANDARDS.
5. ALL DIMENSIONS AND EXISTING CONDITIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
6. UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, UNDERPINNING AND STRUCTURAL STABILITY DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL CALL 1-800-272-1000 FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
10. 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 INSURE THAT THEY CONFORM TO THE NEW JERSEY BARRIER FREE SUBCODE.
11. 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.
12. 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.
13. 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

- 1. 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.
2. ALL ROADWAY DESIGN AND CONSTRUCTION FOR MUNICIPAL ROADS SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CITY OF ATLANTIC CITY.

- 3. 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. UTILITY NOTES

- 1. 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.
2. 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.
3. 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.
4. 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 CONSTRUCTION.
5. 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 NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

SOILS DATA

Pss0 PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

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

FLOOD HAZARD DATA

- 1. 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 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
2. SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR DEVELOPMENT PURSUANT TO THE NJ STORMWATER RULES AT NJAC 7:8 & QUALIFIES FOR FLOOD HAZARD PERMIT-BY-RULE 9 AT NJAC 7:13-7.9. NO FORMAL APPROVAL FROM NJDEP IS REQUIRED.
3. THE PROJECT IS NOT SUBJECT TO THE NJ COASTAL ZONE MANAGEMENT RULES (NJAC 7:7) AKA CAFRA REGULATIONS SINCE PROPOSED WORK IS GREATER THAN 500' FROM THE LANDWARD LIMIT OF THE DUNES & PROPOSES LESS THAN 150 PARKING SPACES.

PROJECT LEGEND

Table with 3 columns: EXISTING, ITEM, PROPOSED. Includes symbols for PROPERTY LINE, LOT LINE, CONTOUR LINE, EDGE OF PAWING, SETBACK LINE, CONCRETE CURB, CONCRETE COVER, SIGN LOCATION, WOODS LIMIT LINE, STORM SEWER, WATER MAIN, SPOT ELEVATION, and UTILITY POLE.

ZONING SCHEDULE

Zoning schedule table with columns: CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION, RC ZONE RESORT COMMERCIAL, PERMITTED OR REQUIRED, EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, CONFORMITY STATUS. Includes rows for 19:66-5.10(a)1.i (7), 19:66-5.10(a) 1.iv (1), etc.

DNC = DOES NOT CONFORM, VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING

PARKING CALCULATION:

HOTEL: PURSUANT TO NJAC 19:66-5.8(b)1 RETAIL = 1 SPACE/300 SF & NJAC 19:66 -5.8(c) REFERS TO NJ RSIS (NJAC 5:21) PURSUANT TO NJAC 5:21-4.14, 6 BEDROOM APARTMENTS ARE NOT LISTED, THE MAXIMUM SIZE UNIT IS A 5 BEDROOM SINGLE FAMILY, WHICH REQUIRES 3 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 1058 SF X 1 SPACE/300SF + 3 SPACES = 6.53 SPACES ~ 7 SPACES

PARKING WILL BE PROVIDED OFFSITE IN THE SAME ZONE AT LOTS OWNED BY THE APPLICANT.

ACQUA ATT: GARTHMOYLE, DEPUTY DIRECTOR
ATLANTIC CITY SEWERAGE COMPANY
ATT: WALTER MILLER
1200 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

ACQUA PO BOX 996 PLEASANTVILLE, NJ 08232
ATLANTIC CITY ELECTRIC
ATT: MR. GREGORY BRIBAKER, PE
2542 FIRE ROAD
EGG HARBOR TOWNSHIP, NJ 08232

SOUTH JERSEY GAS COMPANY
ATLANTIC DIVISION
ATT: JM BRUN
111 N FRANKLIN BOULEVARD
PLEASANTVILLE, NJ 08232

Table listing property owners and addresses: 56 27 DQMB CASINO LLC 173 S OCEAN AVE, 56 28 BOARDWALK INVESTMENT PROPERTIES LLC 175 S OCEAN AVE, 56 29 DQMB CASINO LLC 177 S OCEAN AVE, 56 30 DQMB CASINO LLC 179 S OCEAN AVE, 56 31 DQMB CASINO LLC 181 S OCEAN AVE, 56 38 DQMB CASINO LLC 124 S SOUTH CAROLINA AVE

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

Table with columns: BLOCK, LOT, QUALIFIER, OWNER, PROPERTY ADDRESS. Lists various owners and addresses within a 200-foot radius of the site.

STATE OF NEW JERSEY... JASON T. SCIULLO, P.E., P.P. PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C04688000 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

SCIULLO ENGINEERING SERVICES, LLC 137 S. NEW YORK AVENUE, SUITE 2 ATLANTIC CITY, NEW JERSEY 08401 PHONE: (609) 300-5171 www.sciulloengineering.com NJ CERTIFICATE OF AUTHORIZATION NO. 24C029290700

MONOPOLY HOUSE MINOR SITE PLANS 215 SOUTH TENNESSEE AVENUE; BLOCK 54, LOT 27 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY REALTY MANAGEMENT SERVICES, INC. 106 UNION AVENUE LAKEHURST, NEW JERSEY 08733

Table with columns: PROJECT NO., DRAWING NO., SCALE, SHEET, DATE, ISSUE NO., SUBMISSION/REVISION, LAT, BY, APPR. Includes project details and revision history.

811 logo with text: Know what's Below. Call before you dig.



