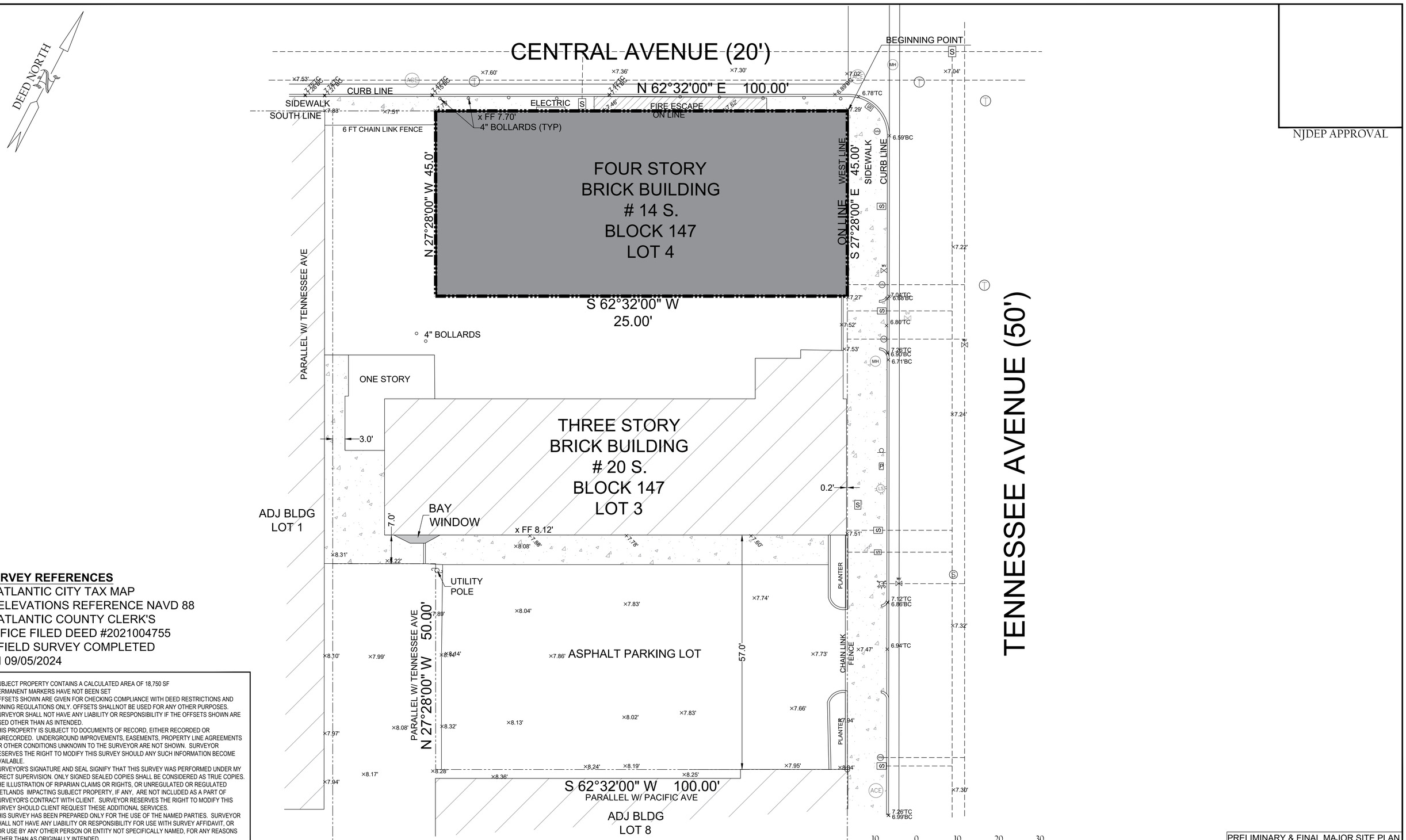

NJDEP APPROVAL

SURVEY REFERENCES

1. ATLANTIC CITY TAX MAP
2. ELEVATIONS REFERENCE NAVD 88
3. ATLANTIC COUNTY CLERK'S OFFICE FILED DEED #2021004755
4. FIELD SURVEY COMPLETED ON 09/05/2024

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 18,750 SF
2. PERMANENT MARKERS HAVE NOT BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALLNOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

10 0 10 20 30
GRAPHIC SCALE IN FEET

PRELIMINARY & FINAL MAJOR SITE PLAN
JEMALS' TENNESSEE AVE, LLC
TAX MAP SHEET # 28

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ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

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PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8594 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

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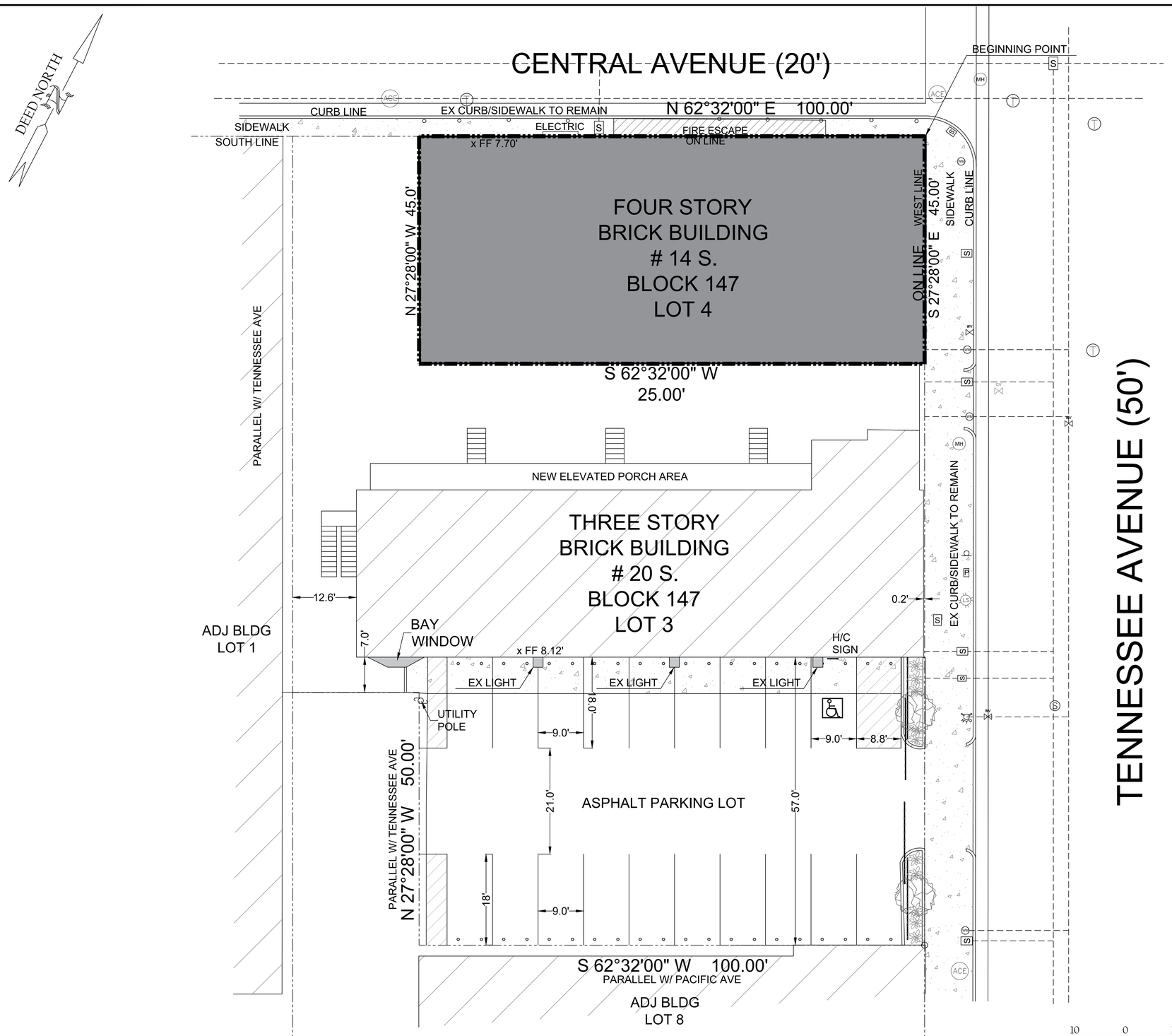
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY
BLOCK 147 LOT 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10' BY: WER
DATE: 4-1-25 PROJ. NO.: 41599

SHEET NO. C-2
SHEET 2 of 5



10 0 10 20 30

GRAPHIC SCALE IN FEET

NJDEP APPROVAL

GENERAL NOTES

1. APPLICANT / OWNER:
   JEMALS TENNESSEE AVE, LLC
   STE 830 655 NY AVE NW
   WASHINGTON DC 20001

   ATTORNEY:
   Bridget A Sykes, Partner
   FOX ROTHSCHILD
   1301 Atlantic Avenue
   Midtown Building, Suite 400
   Atlantic City, NJ 08401
2. PROPERTY INFORMATION:
   14 SOUTH TENNESSEE AVENUE
   ATLANTIC CITY, NJ 08401
   BLOCK 147 LOTS 4
   FLOOD ZONE: AE9 (PRELINARY FIRM)

   ZONING = RC
   EXISTING USE = MIXED USE
3. PLAN HORIZONTAL DATUM - NAD83
   PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
   14 S TENNESSEE AVE (LOT 4):
   -GROUND FLOOR:
   -OFFICE - 2813 SF
   -RETAIL - 863 SF
   2ND FLOOR - TWO - 2 BEDROOM RESIDENTIAL UNITS
   3RD FLOOR - TWO - 2 BEDROOM RESIDENTIAL UNITS
5. REGULATORY APPROVALS REQUIRED:
   1. NJCRDA MAJOR SITE PLAN APPROVAL
   2. CAPE ATLANTIC SOIL CONSERVATION DISTRICT
   3. NJDEP FLOOD HAZARD CONTROL ACT

ZONING SCHEDULE LOT 4(RC DISTRICT)

ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	7500 SF	4500 SF	ENC
LOT DEPTH	150 FT	100 FT	ENC
LOT WIDTH	50 FT	45 FT	ENC
LOT FRONTAGE	50 FT	45 FT	ENC
BUILDING COVERAGE	70%	100%	ENC
IMPERVIOUS COVERAGE	80%	100%	ENC
FRONT YARD (TENNESSEE)	0 FT / 20 FT*	0 FT/0 FT	ENC
FRONT YARD (CENTRAL)	0 FT / 20 FT*	0 FT/0 FT	ENC
REAR YARD	20 FT	0 FT	ENC
SIDE YARD	0 FT / 20FT*	0 FT/0 FT	ENC
FAR	N/A	N/A	C
OPEN SPACE	N/A	N/A	C
DENSITY (4 UNITS)	50 DU/A	38.7 DU/A	C

* ZERO SETBACK REQUIRED UP TO HEIGHT OF 35 FT. 20 FT SETBACK REQUIRED ABOVE 35 FT

PARKING SCHEDULE (LOT 4):

ITEM	REQUIRED	PROPOSED	STATUS
RETAIL(863 SF)	1SP / 300 SF = 4.3 SP		
OFFICE(2813 SF)	1 SP / 400 SF = 7.0 SP		
RESIDENTIAL (NJRSIS - GARDEN APT)			
2 BEDROOM (4 UNITS)	2 SP / UNIT = 8 SP		
TOTALS	19.3 = 20 SPACES	0 SPACES*	V

NEW SIGNAGE

WALL SIGNS:	STATUS:
ONE - 14 S TENNESSEE AVE @ LESS THAN 25% OF WALL AREA	C

LEGEND:
C - CONFORMING
V - VARIANCE

PRELIMINARY & FINAL MAJOR SITE PLAN
JEMALS' TENNESSEE AVE, LLC
TAX MAP SHEET # 28

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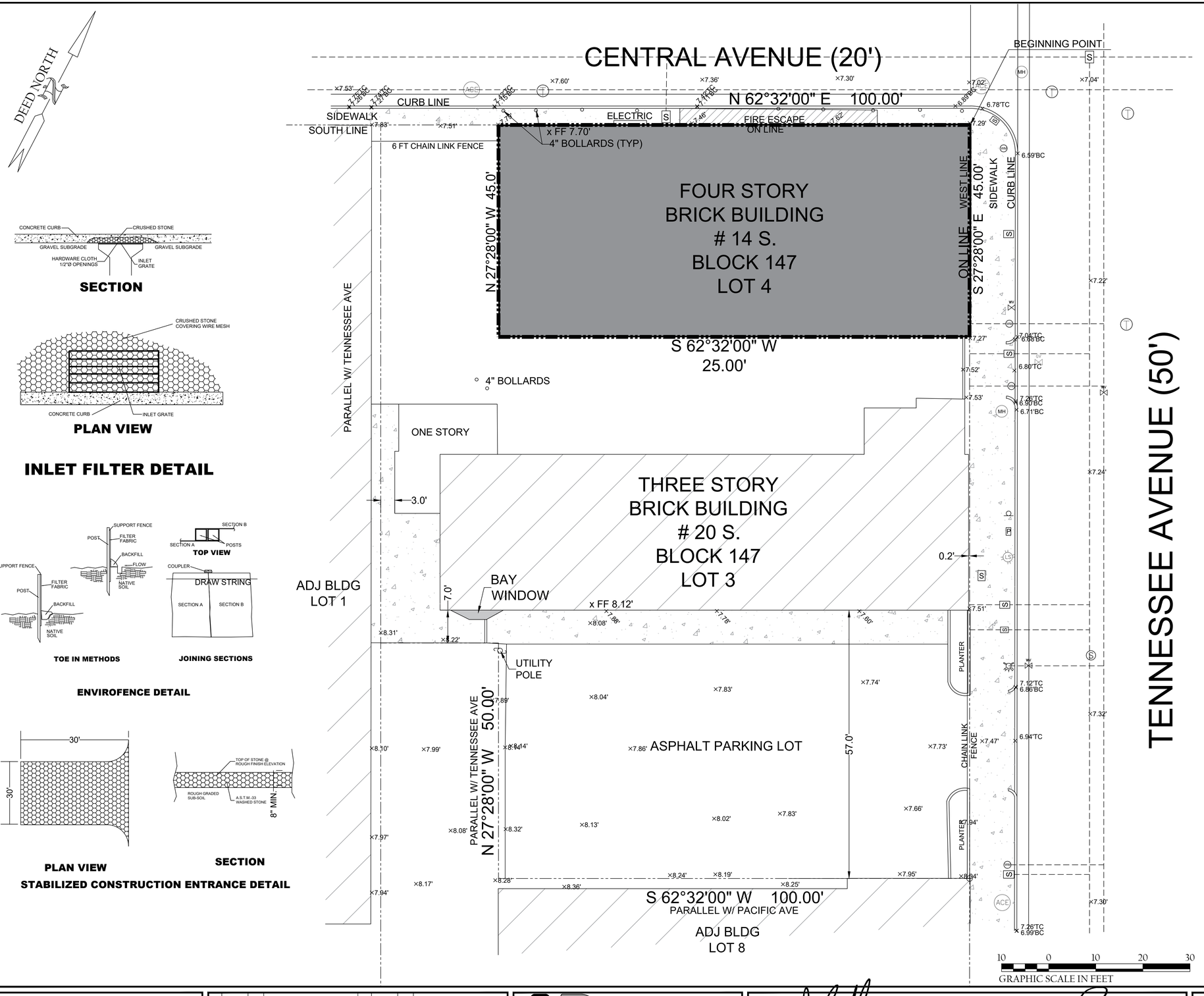
SITE DEVELOPMENT PLAN
BLOCK 147 LOT 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10' BY: JJB
DATE: 4-1-25 PROJ. NO.: 41599

SHEET NO. C-3
SHEET 3 of 5



SECTION

PLAN VIEW

INLET FILTER DETAIL

TOE IN METHODS **JOINING SECTIONS**

ENVIROFENCE DETAIL

PLAN VIEW **SECTION**

STABILIZED CONSTRUCTION ENTRANCE DETAIL

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

STRUCTURAL MEASURES

1. STABLIZED CONSTRUCTION ENTRANCE: The Contractor shall construct a temporary stone apron at the designated entranceways to the site to limit mud tracking onto area roadways. It shall consist of ASTM C-33, size #20-3 crushed stone surface 30' wide x 50' long x 8" deep.

2. HAY BALE DAM: The Contractor shall construct a Hay Bale Dam around all stockpile areas. The Hay Bale Dam shall be constructed with the following provisions:
a. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
b. Each bale shall be embedded in the soil a minimum of 4".
c. Bales shall be securely anchored in place by stakes, steel pickets, or rebars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale.
d. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
e. The sediment collected along the hay bales shall be periodically gathered and placed on the site.
f. Bales shall be removed when they have served their usefulness so as not to block or impeded storm flow or drainage.

3. SILT FENCE: A silt fence shall be constructed at locations shown on the Engineering Plan. Installation will be as follows:
a. Install fence posts 8' o.c. on a slight angle toward the anticipated runoff source.
b. Dig a 6" trench along the uphill side of the fence line.
c. Lay out silt fence fabric along post line.
d. Wrap fabric around the first post and tie securely with cord.
e. Take fabric to the next post and make at 1 ½" silt in the hem directly above the cord.
f. Repeat above step until last post is reached, wrap fabric around the post and secure with the cord.
g. Drape the lower 6" of fabric in the trench, curled up-hill.
h. Back fill trench.

4. LOW POINT INLET SEDIMENT FILTER: The Contractor shall construct low point inlet sediment filters at those locations on the Engineering Plan to prevent the transport of sediment into the stormwater management system and surface water bodies. The Inlet Sediment Filter shall consist of:
a. Hardware cloth or comparable wire mesh with ½" openings shall be placed over the curb inlet opening so that at least 12" of wire extends across the concrete gutter from the inlet opening.
b. Stone shall be piled against the wire so as to anchor it against the gutter and inlet cover and to cover the inlet opening completely. Two to three inches of course aggregate shall be used.
c. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.

NON-STRUCTURAL MEASURES

1. PERMANENT VEGETATION: Immediately following the completion of construction activities at the site, the Contractor shall stabilize with permanent vegetative cover all exposed and disturbed soils. Permanent vegetative cover shall be accomplished as specified below:

a. Topsoiling-The Contractor shall prepare areas to be stabilized with permanent vegetative cover by applying topsoil to a uniform depth of 5". Topsoil shall be friable and loamy and of good quality.
b. Seedbed Preparation-immediately following topsoiling the Contractor shall apply pulverized dolomitic limestone at the rate of 90 pounds per 1000 square feet and fertilizer (10-20-10) at the rate of 14 pounds per 1000 square feet. The lime and fertilizer shall then be worked into the soil to a depth of 4' with a disc springtooth harrow or other suitable equipment.
c. Seeding-Seed shall consist of 31% perennial ryegrass, 23% chewings red fescue, 23% Kentucky bluegrass, applied at the rate of 3 pounds per 1000 square feet.
d. Apply mulch uniformly by hand or mechanically. Mulch anchoring shall be accomplished immediately after placement through use of Peg and Twine method (or other approved method).
e. Seeding Dates: 2/15-5/1 or 8/15-1015. If seed is not planted within these dates, the Contractor shall stabilize with mulch.

2. TEMPORARY VEGETATIVE COVER
a. Prior to halting construction for periods longer than 60 days and during the off-season, the Contractor shall stabilize with temporary vegetative cover all exposed soils.
b. Temporary stabilization shall be accomplished by the following methods and materials.
Materials Type Rate
lime pulverized dolomitic 90 lbs./1000sf
fertilizer 10-20-10 14 lbs./1000sf
seed annual ryegrass 3 lbs./1000sf

Materials
(1) Work lime and fertilizer into soil to a depth of 2" with a disc, springtooth harrow, or other suitable equipment.
(2) Apply seed at the given rate and firm with a roller or light drag.
(3) Apply mulch uniformity by hand or mechanically. Mulch anchoring shall be accomplished immediately after placement through use of Peg and Twine Method (or other approved method).
(4) Seed dates: 2/15-5/1 or 8/15-10/15. (May be planted throughout summer of soil moisture is adequate or can be irrigated). If seed is not planted within these dates, the Contractor shall stabilize with mulch.

3. STABILIZATION WITH MULCH ONLY: Apply unrotted straw or salt hay at the rate of 70lbs./1000 sf. It shall be anchored immediately through the use of Peg and Twine Method.

4. PEG AND TWINE METHOD OF MULCH ANCHORING: Drive 8-10" wooden pegs to within 2 to 3 inches of the soil surface every 4' in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more turns.

5. DUST CONTROL: To control dust generation on-site, the Contractor shall wet constructions traffic routes and staging areas.

6. MAINTENANCE
a. Maintenance shall occur on a regular basis consistent with favorable plant growth, soils and climatic conditions.
b. When it becomes necessary, the Owner will inform the Contractor of unsatisfactory conditions of erosion and sediment devices, at such time the Contractor shall improve the conditions of said devices to meet with the approval of the Owner.
c. Should unforeseen erosive conditions develop during construction, the Contractor shall take steps to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement.
d. Seeded areas that have been washed away shall be filled and graded as necessary and then reseeded. This procedure shall be repeated after each storm or until no more signs of erosion are evident.
e. The sediment collected along the temporary diversions shall be periodically gathered and placed back on the site.
f. Control measures shall apply to subsequent owners if title is conveyed.
g. Control measures shall apply to dwelling construction on individual lots. (g. shall apply only to projects where dwellings are being constructed)

7. GENERAL
a. Existing vegetative cover beyond the limits of construction shall be retained until final stabilization is complete.
b. The Contractor shall schedule and conduct his operations to minimize erosion of soils and to prevent silting and muddying of streams, rivers, irrigation systems and impoundments (lakes, reservoirs, etc.). Construction of drainage facilities and performance of their contract work which will contribute to the control of erosion and sedimentation shall be carried out in conjunction with earthwork operations or as soon thereafter as practicable.
c. When borrow material is obtained from other than commercially operated sources, erosion of the borrow site shall be so controlled both during and after completion of the work that erosion will be minimized and sediment will not enter streams or other bodies of water. Waste or disposal areas and construction roads shall be located and constructed in a manner that will keep sediment from entering streams.
d. When work areas are located in or adjacent to live streams, such areas shall be separated from the main stream by a dike or other barrier to keep sediment from entering a flowing stream.
e. Water from aggregate washing or other operation containing sediment shall be treated by filtration, a settling basin or other means sufficient to reduce the sediment content to not more than that of the stream into which it is discharged.
f. Pollutants such as fuels, lubricants, bitumens, raw sewerage and other harmful materials shall not be discharged into or near rivers, streams and impoundments or into natural or manmade channels leading thereto. Wash water or waste from concrete mixing operations shall not be allowed to enter live streams.

CONSTRUCTION SCHEDULE
1. Construct temporary soil erosion and sediment control measures.
2. Clearing and grubbing.
3. Install underground utilities and recharge basin. Establish permanent cover
4. Rough grade.
5. Construction of building.
6. Final grading.
7. Construct parking area and driveway.
8. Collect silt and sediment and place back on site.
9. Implementation of soil restoration measures.
10. Landscape treatment.

NJDEP APPROVAL

PRELIMINARY & FINAL MAJOR SITE PLAN
JEMALS' TENNESSEE AVE, LLC
TAX MAP SHEET # 28

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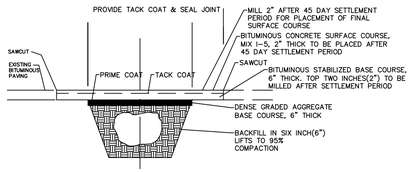
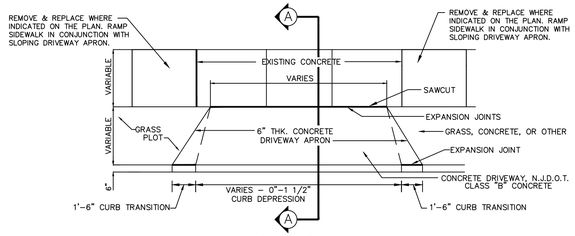
SOIL EROSION & SEDIMENT CONTROL PLAN
BLOCK 147 LOT 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'
DATE: 4-1-25
BY: JJB
PROJ. NO.: 41599

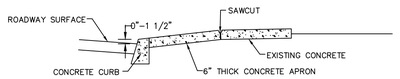
SHEET NO. C-4
SHEET 4 of 5



STREET RESTORATION
(GREATER THAN 100 SQUARE FEET)
N.T.S.

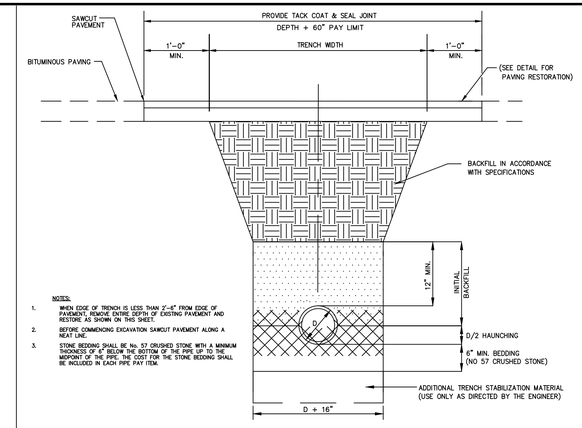


PLAN VIEW
N.T.S.



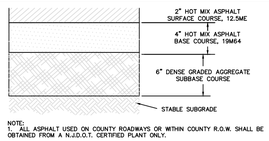
SECTION A–A
N.T.S.

CONCRETE DRIVEWAY APRON & DEPRESSED CURB DETAIL
N.T.S.



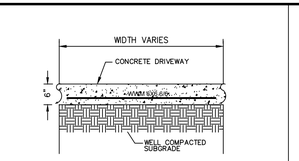
NOTES:
1. WHEN EDGE OF TRENCH IS LESS THAN 2'-6" FROM EDGE OF PAVEMENT, REMOVE ENTIRE DEPTH OF EXISTING PAVEMENT AND RESTORE AS SHOWN ON THIS SHEET.
2. BEFORE COMMENCING EXCAVATION SAWCUT PAVEMENT ALONG A NEAT LINE.
3. STONE BEDDING SHALL BE No. 57 CRUSHED STONE WITH A MINIMUM THICKNESS OF 4" BELOW THE BOTTOM OF THE PIPE UP TO THE MIDPOINT OF THE PIPE. THE COST FOR THE STONE BEDDING SHALL BE INCLUDED IN EACH PIPE PAY ITEM.

TYPICAL INSTALLATION AND RESTORATION TRENCH DETAIL FOR P.V.C./ D.I. PIPE UNDER PAVED AREAS
N.T.S.



NOTE:
1. ALL ASPHALT USED ON COUNTY ROADWAYS OR WITHIN COUNTY R.O.W. SHALL BE OBTAINED FROM A N.J.D.O.T. CERTIFIED PLANT ONLY.

ASPHALT PAVING DETAIL – ON–SITE DRIVEWAYS

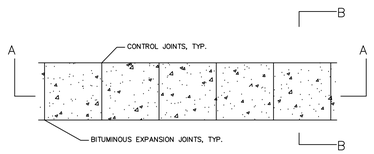


TYPICAL SECTION CONCRETE DRIVEWAY
N.T.S.

GENERAL NOTES:
1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. WHERE A GRASS BUFFER STRIP EXISTS AT A CURB RAMP TYPE 1 OR 2 LOCATION. THE FLARED SIDE SHOULD BE ALTERED AS SHOWN IN DETAIL C.
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4" AT ALL CURB RAMPS, EXCEPT THAT THE DETAIL "D" SHALL BE A MINIMUM OF 5" FEET.
4. FOR CURB RAMP TYPE 3, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES, TO BE PAID FOR AS CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES TO BE PAID FOR AS VERTICAL CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS AT A CURB RAMP TYPE 1 OR 2 LOCATION, THE FLARED SIDE SHOULD BE ALTERED AS SHOWN IN DETAIL "D".
8. CROSSWALK AND STOP LINES MAY BE MARKED OR UNMARKED, SEE PLANS.

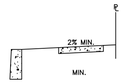
PUBLIC SIDEWALK CURB RAMPS
N.T.S.

NJDEP APPROVAL



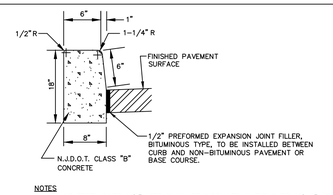
SECTION A–A

NOTES:
1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET. CONTROL JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.
2. THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL.



SECTION B–B

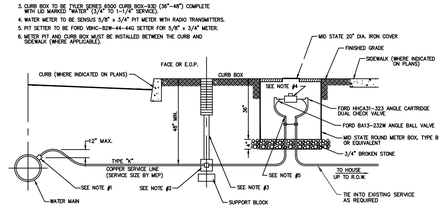
SIDEWALK DETAIL
N.T.S.



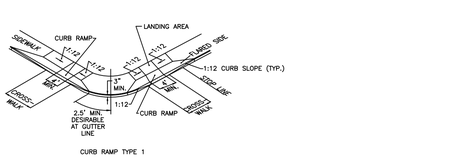
NOTES
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 10'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS–IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
2. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
3. WHERE PROPOSED CONCRETE CURB ABUTS PROPOSED CONCRETE SIDEWALK, PROPOSED CONCRETE GUTTER, OR PROPOSED CONCRETE DRIVEWAY, THE CONSTRUCTION METHOD IS TO BE NON–MONOLITHIC.

6" x 8" x 18" CONCRETE CURB
N.T.S.

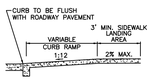
NOTES
1. CORPORATION STOP TO BE 1" FORD F1000–4Q OR 1" MUELLER H–15008.
2. CURB STOP TO BE 1" FORD B–44–444Q OR 1" MUELLER H–15209.
3. CURB BOX TO BE TYLER SERIES 6500 CURB BOX–930 (36"–48") COMPLETE WITH LID MARKED "WATER" (3/4" TO 1–1/4" SERVICE).
4. WATER METER TO BE SENSUS 5/8" x 3/4" PIT METER WITH RADIO TRANSMITTERS.
5. PIT SETTER TO BE FORD VBHC–5DW–44–44Q SETTER FOR 5/8" x 3/4" METER.
6. METER PIT AND CURB BOX MUST BE INSTALLED BETWEEN THE CURB AND SIDEWALK (WHERE APPLICABLE).



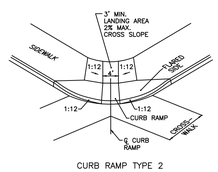
WATER SERVICE CONNECTION, COMPLETE



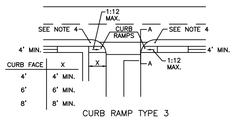
CURB RAMP TYPE 1



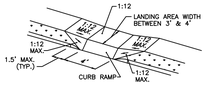
SECTION THROUGH CURB RAMP



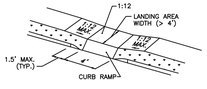
CURB RAMP TYPE 2



CURB RAMP TYPE 3



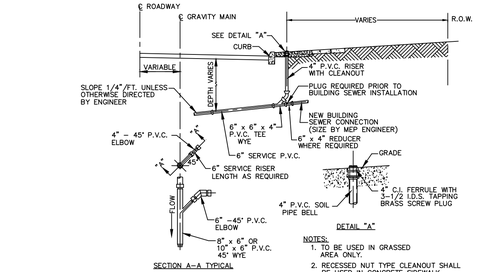
DETAIL "C"
CURB RAMP TREATMENT–GRASS BUFFER STRIP WHEN SIDEWALK LANDING AREA IS BETWEEN 3' & 4'



DETAIL "D"
CURB RAMP TREATMENT–GRASS BUFFER STRIP 4' MINIMUM SIDEWALK LANDING AREA

GENERAL NOTES:
1. LANDING AREA, FLARED SIDES AND CURB RAMP, ENCLOSED WITHIN HEAVY LINES, SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. WHERE A GRASS BUFFER STRIP EXISTS AT A CURB RAMP TYPE 1 OR 2 LOCATION, THE FLARED SIDE SHOULD BE ALTERED AS SHOWN IN DETAILS C AND D.
3. CURB GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4" AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPE 3, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. THE PUBLIC SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE "SAFETY RED" IN COLOR

HANDICAP RAMP DETAILS

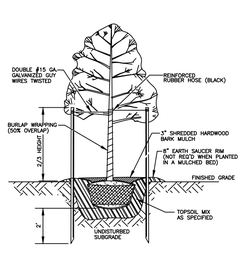


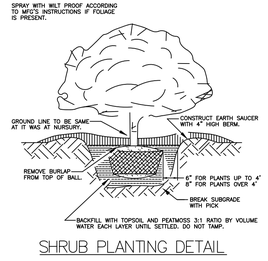
SECTION A–A TYPICAL

NOTES:
1. TO BE USED IN GRASSED AREA ONLY.
2. RECESSED NUT TYPE CLEANOUT SHALL BE USED IN CONCRETE SIDEWALK.

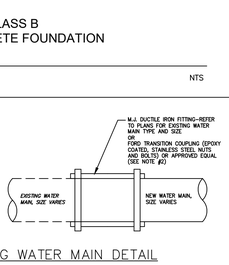
NOTES:
1. ALL SERVICE TO P.V.C. PIPE SHALL BE SDR–35 CONFORMING TO ASTM–D–3034
2. STONE BEDDING SHALL BE No. 57 CRUSHED STONE WITH A MINIMUM THICKNESS OF 6" BELOW THE BOTTOM OF THE PIPE UP TO THE MIDPOINT OF THE PIPE. THE COST FOR THE STONE BEDDING SHALL BE INCLUDED IN EACH SANITARY SEWER SERVICE PAY ITEM.

SANITARY SEWER SERVICE (P.V.C.) CONNECTION DETAIL
N.T.S.





SHRUB PLANTING DETAIL



STEEL BOLLARD DETAIL
NTS

NOTES:
1. THERE WILL BE NO SEPARATE PAYMENT FOR ANY ELEVATION ADJUSTMENTS, BOTH HORIZONTALLY OR VERTICALLY TO MAKE A COMPLETE CONNECTION BETWEEN THE PROPOSED WATER MAIN & EXISTING MAIN. ANY FITTINGS ASSOCIATED WITH SUCH ELEVATIONAL ADJUSTMENTS, SHALL BE DUCTILE IRON MECHANICAL JOINT AND TIE RODDED IN ALL CASES.
2. IN THE EVENT A MECHANICAL JOINT DUCTILE IRON FITTING CANNOT BE UTILIZED TO CONNECT TO THE EXISTING WATER MAIN, THEN THE CONTRACTOR SHALL USE A FORD TRANSITION COUPLING OR APPROVED EQUAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING TEST PITS TO CONFIRM PIPE SIZE AND MATERIAL. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.

CONNECTION TO EXISTING WATER MAIN DETAIL
N.T.S.

PRELIMINARY & FINAL MAJOR SITE PLAN
JEMALS' TENNESSEE AVE, LLC
TAX MAP SHEET # 28

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

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SITE DETAILS
BLOCK 147 LOT 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: NO SCALE BY: JJB
DATE: 4-1-25 PROJ. NO.: 41599

SHEET NO.
C-5
SHEET 5 of 5