







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 SHEETS 14 & 15, BLOCKS 73, 74, 76 & 78, MULTIPLE LOTS, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY
- TRACT FOR DEVELOPMENT IS ZONED LIGHTHOUSE 2 (LH2) AS INDICATED ON THE OFFICIAL ZONING MAP OF CRDA TOURISM DISTRICT, BUT WILL BE GOVERNED BY REDEVELOPMENT PLAN.
- TOTAL AREA OF TRACT = 219,398 SF/5.03 ACRES OF LAND.
- 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 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 RELIED 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 "TOPOGRAPHIC SURVEY, TRAX-REDEVELOPMENT, BLOCKS 71, 73, 74, 76 & 78 - VARIOUS LOTS, ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY", BY TAYLOR WISEMAN & TAYLOR, DRAWING NO. 2025-07629-TOPO, DATED 03/12/2025, LAST REVISED 10/09/2025
- BOUNDARY, TOPOGRAPHICAL, AND EXISTING CONDITIONS INFORMATION TAKEN FROM PLAN ENTITLED "MAP OF SURVEY, TAX LOTS 1,2,5,8-11, 15-19, 21-25, BLOCK 78, TAX LOTS 1-6, BLOCK 76, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" BY VARGO ASSOCIATES SURVEYING AND MAPPING, PROJECT NUMBER 24156, SHEET 1 OF 1, DATED 10/24/2024, 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 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.
- 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).



- 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.
- 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'

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.
- 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

- 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.

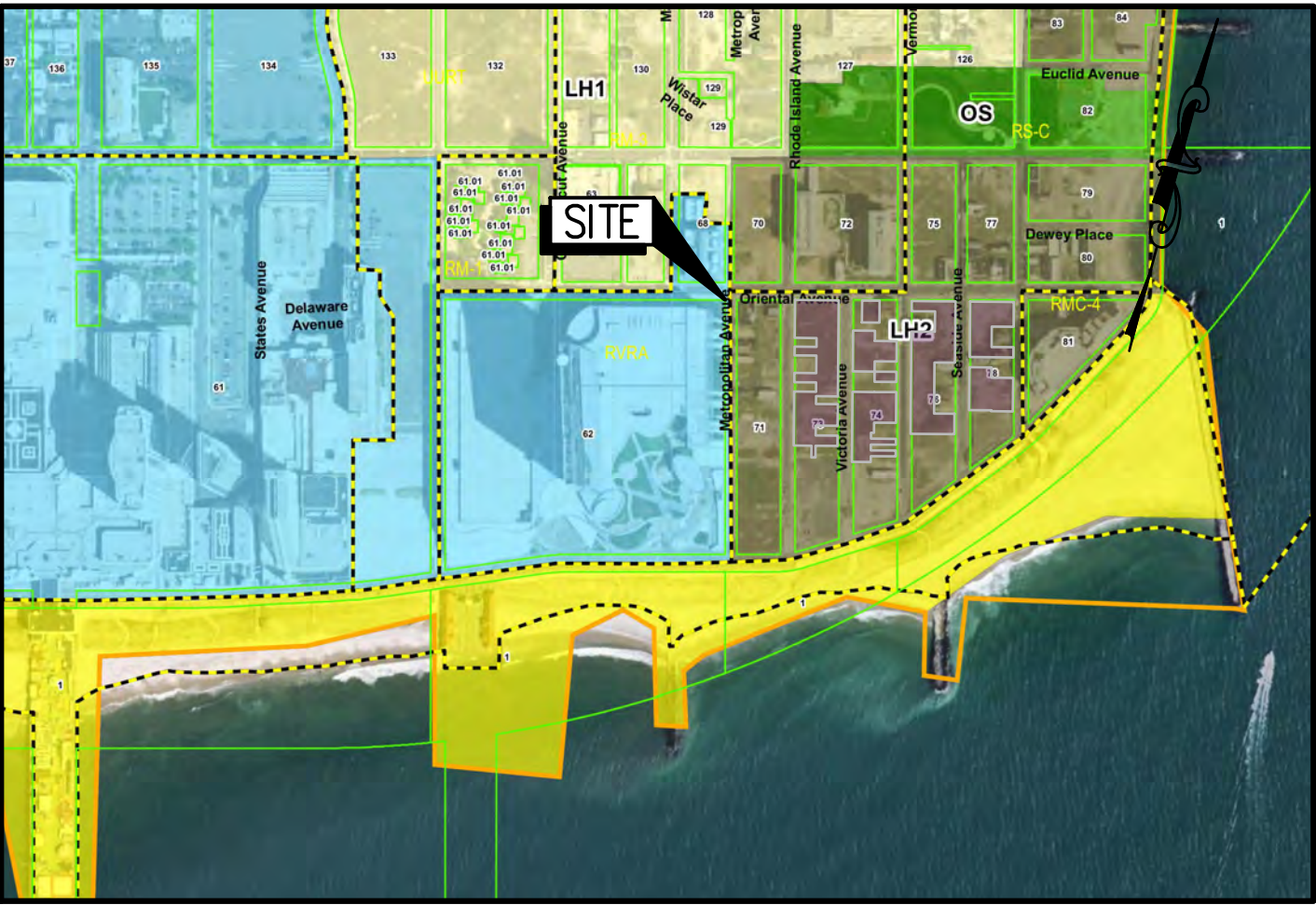
SOILS DATA

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

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

FLOOD NOTES

- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 AND ELEVATION 11 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, 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 AND 11 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 ONSITE.
- FLOOD VENTS SHALL BE INSTALLED IN ALL SPACES W/FINISHED FLOORS LESS THAN 1' BELOW FLOOD HAZARD ELEVATION.
- THERE SHALL BE NO BASEMENTS.



CRDA TOURISM DISTRICT ZONING MAP

SCALE: 1" = 1,000'

ZONING SCHEDULE

PLAN SECTION		BLOCKS 71,73,74,76 & 78 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	1,120 SF	C
	B	MIN. LOT DEPTH	60 SF	70 FT	C
	C	MIN. LOT FRONTAGE	15 FT	16 FT	C
	D	MIN. LOT WIDTH	15 FT	16 FT	C
	E	MAX. BLDG COVERAGE	75%	60% (PER LOT)	C
	F	MAX. IMPERVIOUS COVERAGE	90%	88.5% (PER LOT)	C
	G	MAX DENSITY	31 DU/AC	27 DU/AC	C
6.3	A	MIN. FRONT SETBACK	18 FT	18 FT	C
	B	MIN. SECONDARY FRONT SETBACK	2 FT	12 FT	C
	C	MIN. SIDE SETBACK	0 FT	0 FT	C
	D	MIN. REAR SETBACK	3 FT	8 FT	C
6.4	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



FEMA FLOOD INSURANCE MAP

SCALE: 1" = 500'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY SHEET 15

SCALE: 1" = 300'

SEE SHEET C0003 FOR ADJACENT OWNERS LIST

STATE OF NEW JERSEY  
JASON T. SCIULLO, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C0458000  
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. 24C428290700

SOUTHEAST INLET RESIDENTIAL TOWNHOMES  
PRELIMINARY AND FINAL SUBDIVISION & SITE PLANS  
BLOCKS 73, 74, 76 & 78, MULTIPLE LOTS  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

INFORMATION SHEET

INLET AC PARTNERS LLC  
1650 LIMEKILN PIKE, SUITE B19 1043  
DRESSER, PENNSYLVANIA 19025

DATE		ISSUE NO.		SUBMISSION/REVISION		BY		JTS	
10/07/2025		1		INITIAL RELEASE		LAT		JTS	
10/24/2025		2		CRDA & NJDEP SUBMISSION		LAT		JTS	