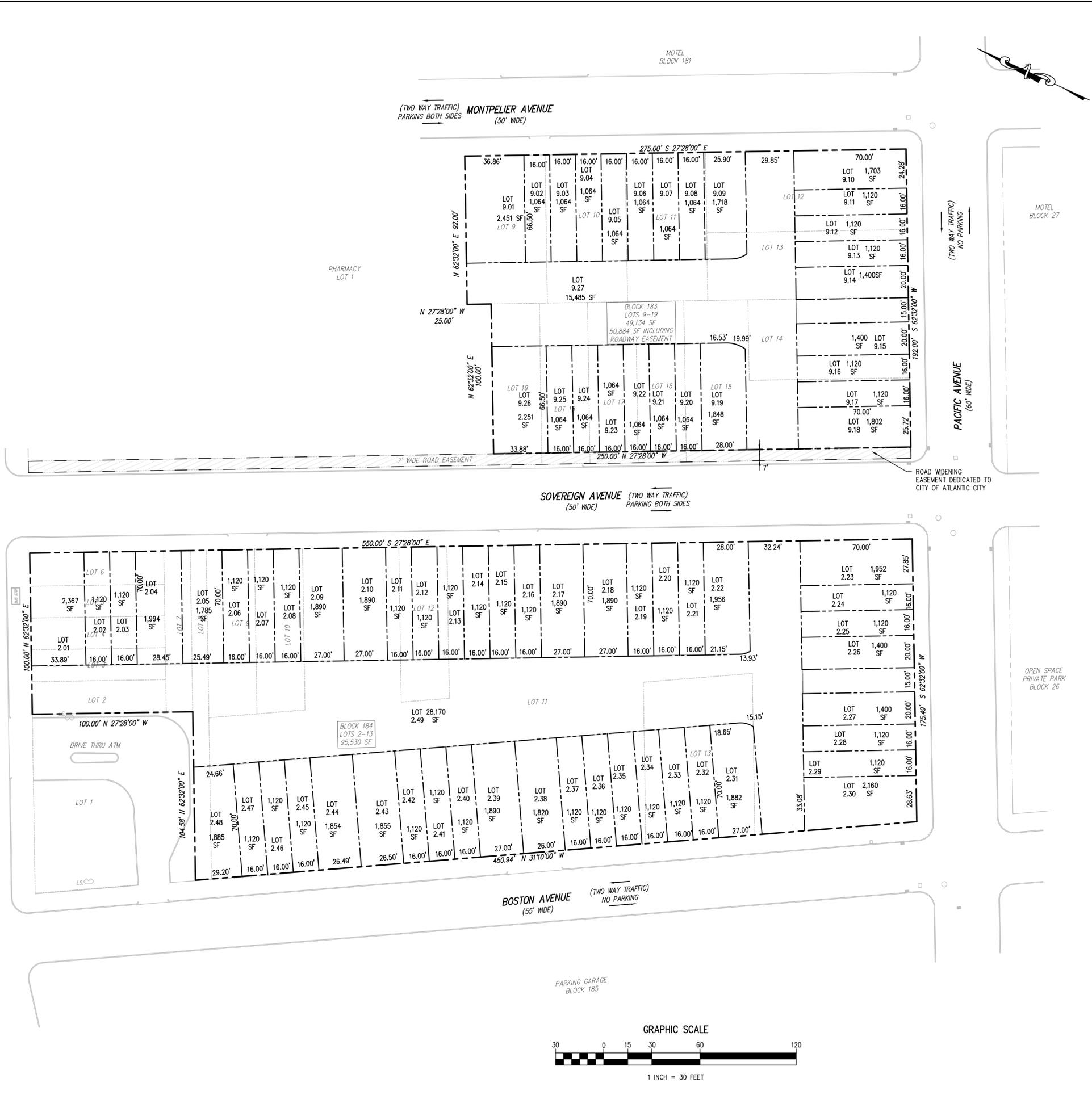




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- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



<p>THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL APPLICABLE AGENCIES.</p>	
<p>SCIULLO ENGINEERING SERVICES, LLC PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24CE0468000 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400</p>	
<p>COLOSSEO TOWNHOUSES PRELIMINARY AND FINAL SUBDIVISION AND SITE PLANS 3400 ATLANTIC AVENUE; BLOCK 184, LOTS 2-13, BLOCK 183, LOTS 9-19 CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY</p>	
<p>PRELIMINARY SUBDIVISION PLAN</p>	
<p>COLOSSEO ATLANTIC CITY, INC. 244 MADISON AVENUE 2910 NEW YORK, NEW YORK 10016</p>	
<p>DATE: 02/13/2026</p>	<p>ISSUE NO. 1</p>
<p>BY: JTS</p>	<p>APPR.:</p>
<p>PROJECT NO. CAC 002.01</p>	<p>DRAWING NO. S0801</p>
<p>SCALE: 1" = 30'</p>	<p>SHEET: 4 OF 17</p>

ZONING SCHEDULE - BLOCK 183

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL	PERMITTED OR REQUIRED	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a).i	USE	MULTI-FAMILY MIDRISE	TOWNHOUSES	DNC
19:66-5.10(g).i.iv	(1) MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	46 FT	C
	(2) MINIMUM LOT AREA	7,500 SF	1,064 SF	DNC
	(3) MINIMUM LOT DEPTH	150 FT	66.50 FT	DNC
	(4) MINIMUM LOT WIDTH	50 FT	16 FT	DNC
	(5) MINIMUM LOT FRONTAGE	50 FT	16 FT	DNC
	(6) MAXIMUM BUILDING COVERAGE	70%	69%	C
	(7) MAXIMUM IMPERVIOUS COVERAGE	80%	83%	DNC
	(8) MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	C
	(9) MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	C
	(10) MINIMUM REAR YARD	20 FT	18 FT	C
	(11) FLOOR AREA RATIO	N/A	N/A	N/A
	(12) OPEN SPACE	N/A	N/A	N/A
19:66-5.8(a).5.21-4.14(f)	(13) MAXIMUM DENSITY	MID-RISE (2-10 FLOORS) 50 DU/AC HIGH RISE (10+ FLOORS) 75 DU/AC	40.9 DU/AC N/A	C
	MINIMUM ONSITE PARKING	2.5 SPACES/UNIT	3 SPACES/UNIT	C

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

ZONING SCHEDULE - BLOCK 184 (ADJACENT TO ATLANTIC AVENUE)

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	CBD ZONE CENTRAL BUSINESS DISTRICT	PERMITTED OR REQUIRED	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.12(a).i	USE	MULTI-FAMILY & LOW RISE	TOWNHOUSES	DNC
19:66-5.12(a).i.iv	(1) MAXIMUM HEIGHT	PRINCIPAL BUILDING 65 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	46 FT	ENC
	(2) MINIMUM LOT AREA	5,000 SF	1,120 SF	DNC
	(3) MINIMUM LOT DEPTH	100 FT	70 FT	DNC
	(4) MINIMUM LOT WIDTH	50 FT	16 FT	DNC
	(5) MINIMUM LOT FRONTAGE	50 FT	16 FT	DNC
	(6) MAXIMUM BUILDING COVERAGE	30%	65%	DNC
	(7) MAXIMUM IMPERVIOUS COVERAGE	80%	80%	C
	(8) MINIMUM FRONT YARD	5 FT	4 FT	DNC
	(9) MINIMUM SIDE YARD	0 FT	0 FT	C
	(10) MINIMUM REAR YARD	20 FT	18 FT	DNC
	(11) FLOOR AREA RATIO	N/A	N/A	N/A
	(12) MAXIMUM DENSITY	25 DU/AC	38.9 DU/AC (SEE NOTE 1)	DNC
19:66-5.8(a).5.21-4.14(f)	MINIMUM ONSITE PARKING	2.5 SPACES/UNIT	3 SPACES/UNIT	C

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ZONING SCHEDULE NOTES:
1. DENSITY SHOWN IS FOR ONE UNIT ON SMALLEST LOT IN EACH PARTICULAR ZONE. THE OVERALL DENSITY OF THE PROJECT INCLUDING ALL LANDS THAT ARE PART OF THE SUBDIVISION = 74 UNITS/3.37 AC = 22.0 UNITS/AC.

ZONING SCHEDULE - BLOCK 184

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	CW ZONE GATEWAY DISTRICT	PERMITTED OR REQUIRED	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.13(a).i	USE	MULTI-FAMILY MIDRISE	TOWNHOUSES	DNC
19:66-5.13(a).i.iv	(1) MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	46 FT	C
	(2) MINIMUM LOT AREA	7,500 SF	1,120 SF	DNC
	(3) MINIMUM LOT DEPTH	150 FT	70 FT	DNC
	(4) MINIMUM LOT WIDTH	50 FT	16 FT	DNC
	(5) MINIMUM LOT FRONTAGE	50 FT	16 FT	DNC
	(6) MAXIMUM BUILDING COVERAGE	70%	65%	C
	(7) MAXIMUM IMPERVIOUS COVERAGE	80%	80%	C
	(8) MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	C
	(9) MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	C
	(10) MINIMUM REAR YARD	20 FT	18 FT	DNC
	(11) FLOOR AREA RATIO	N/A	N/A	N/A
	(12) OPEN SPACE	N/A	N/A	N/A
19:66-5.8(a).5.21-4.14(f)	(13) MAXIMUM DENSITY	25 DU/AC	38.9 DU/AC (SEE NOTE 1)	DNC
	MINIMUM ONSITE PARKING	2.5 SPACES/UNIT	3 SPACES/UNIT	C

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

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2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

SCIUULLO 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. 24CA29290700

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24CE04686000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00629400

COLOSSEO TOWNHOUSES
PRELIMINARY AND FINAL SUBDIVISION AND SITE PLANS
3400 ATLANTIC AVENUE, BLOCK 184, LOTS 2-13, BLOCK 183, LOTS 9-19
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN
COLOSSEO ATLANTIC CITY, INC.
244 MADISON AVENUE 2910
NEW YORK, NEW YORK 10016

PROJECT NO.	DRIVING NO.
CAC 002.01	C0101
SCALE	SHEET
1" = 30'	6 OF 17
DATE	ISSUE NO.
02/13/2026	1
DATE	BY
	JTS
	APPR.