

SURF LODGE

BLOCK 54, LOTS 16 AND 17
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

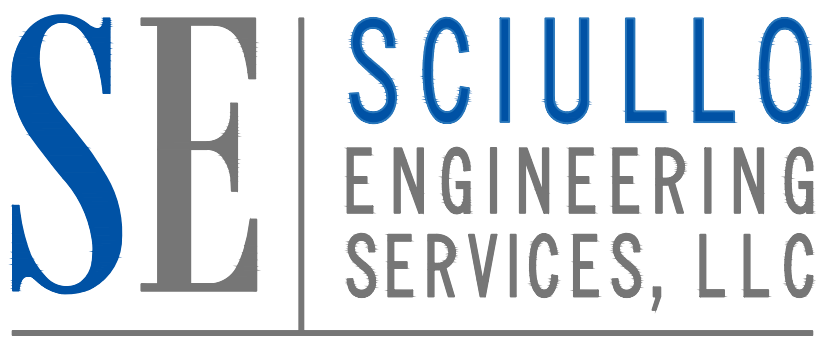
SITE PLANS



AERIAL MAP
1" = 250'

APPLICANT:
155 S. TENNESSEE QOZB, LLC

P.O. BOX 1106
ATLANTIC CITY, NEW JERSEY 08401



PREPARED BY:
17 SOUTH GORDON'S ALLEY, SUITE 3
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com

OWNER/APPLICANT

155 S. TENNESSEE QOZB, LLC
P.O. BOX 1106
ATLANTIC CITY, NEW JERSEY 08401

APPLICANT INTENT

THE APPLICANT INTENDS TO REDEVELOP THE CURRENTLY VACANT PARCEL WITH A MIXED USE BUILDING CONTAINING 983 SF OF RETAIL SPACE ON GROUND FLOOR AND 12 ONE BEDROOM APARTMENTS ON FLOORS 2-5.

- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE APPLICANT ACCEPTS THE RESPONSIBILITY OF LOCATING UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS 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.



ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE APPLICANT ACCEPTS THE RESPONSIBILITY OF THE PROJECT OR ANY OTHER PROJECT FOR REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400
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NJ CERTIFICATE OF AUTHORIZATION NO. 246A28230700

SURF LODGE

BLOCK 54, LOTS 16 AND 17
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

COVER SHEET

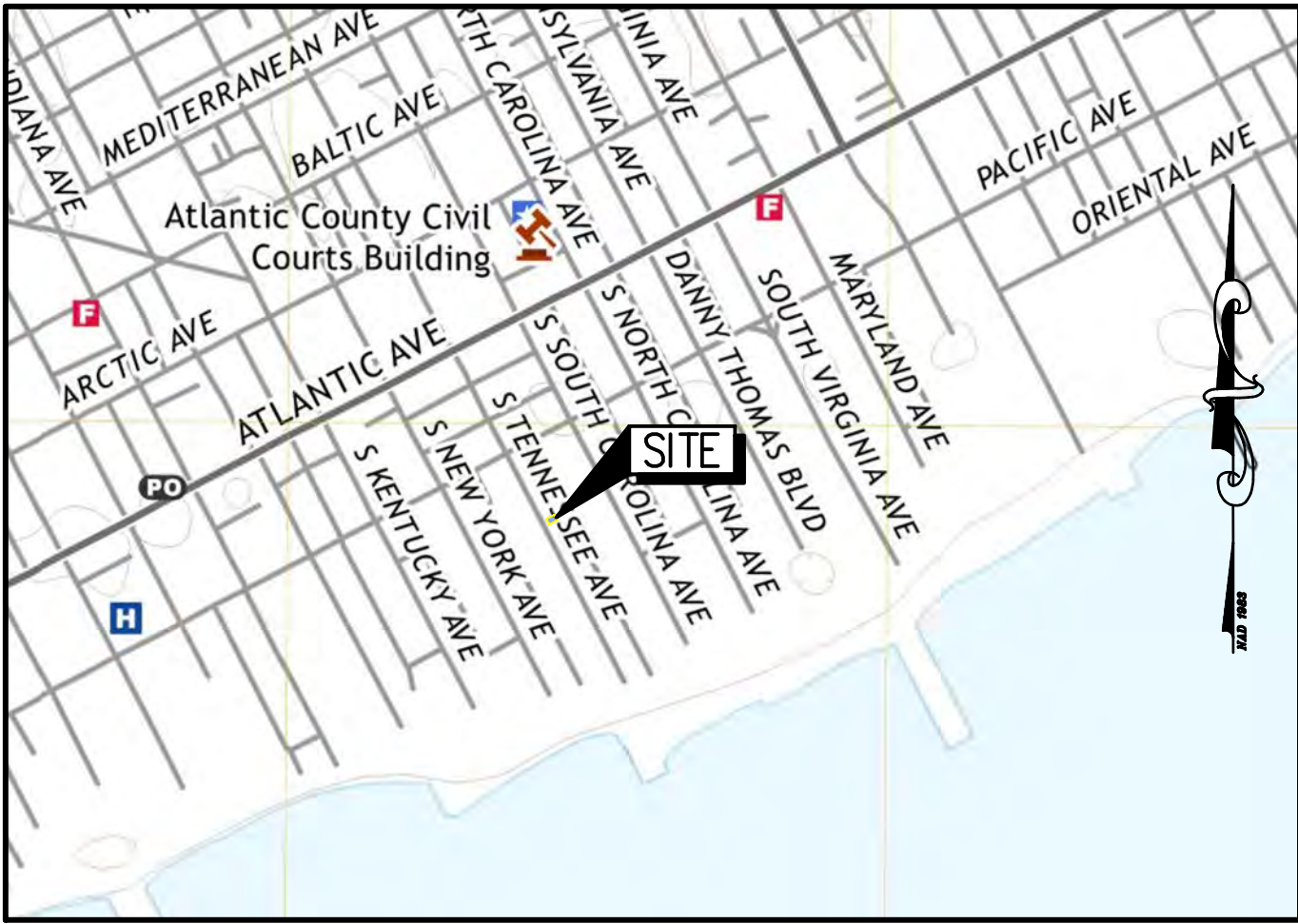
155 S. TENNESSEE QOZB, LLC
P.O. BOX 1106
ATLANTIC CITY, NEW JERSEY 08401

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 3	C0001	COVER SHEET
2 OF 3	C0002	INFORMATION SHEET
3 OF 3	C0101	SITE PLAN, GRADING PLAN & DETAILS

Approved by Resolution # _____ Dated: _____	
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

DATE	ISSUE NO.	1	2	ADDED DENSITY	INITIAL RELEASE	SUBMISSION/REVISION	BY	APPR.
11/18/2022	2						B/JT	JTS
10/15/2022	1						B/JT	JTS

PROJECT NO.		DRAWING NO.	
AUT 001.01		C0001	
SCALE AS SHOWN	SHEET 1 OF 3		



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 SHEET 11, BLOCK 54, LOTS 16 AND 17, OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY.
- TRACT FOR DEVELOPMENT IS ZONED RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM DISTRICT.
- TOTAL AREA OF TRACT = 2,500 SF OF LAND.
- 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 THE TOWNSHIP 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 DESIGN 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 SCULLO 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 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

- 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 "MAP OF SURVEY, TAX LOT 16, BLOCK 54, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ, PREPARED FOR 155 S. TENNESSEE Q02B LLC" PREPARED BY VARGO ASSOCIATES, DATED , 3/30/2022, NO REVISIONS.

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 INSURE THAT 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).

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 THE CITY OF ATLANTIC CITY.
- 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 NUDOT.
- THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.



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

SCALE: 1" = 500'

- 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.
- T.C. DESIGNATIONS INDICATE TOP OF CURB ELEVATIONS, B.C. INDICATES BOTTOM OF CURB ELEVATIONS AND GUT. INDICATES GUTTER ELEVATIONS.
- 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.
- 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.
- 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.
- 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 SCULLO 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 COUNTY SOIL CONSERVATION DISTRICT.

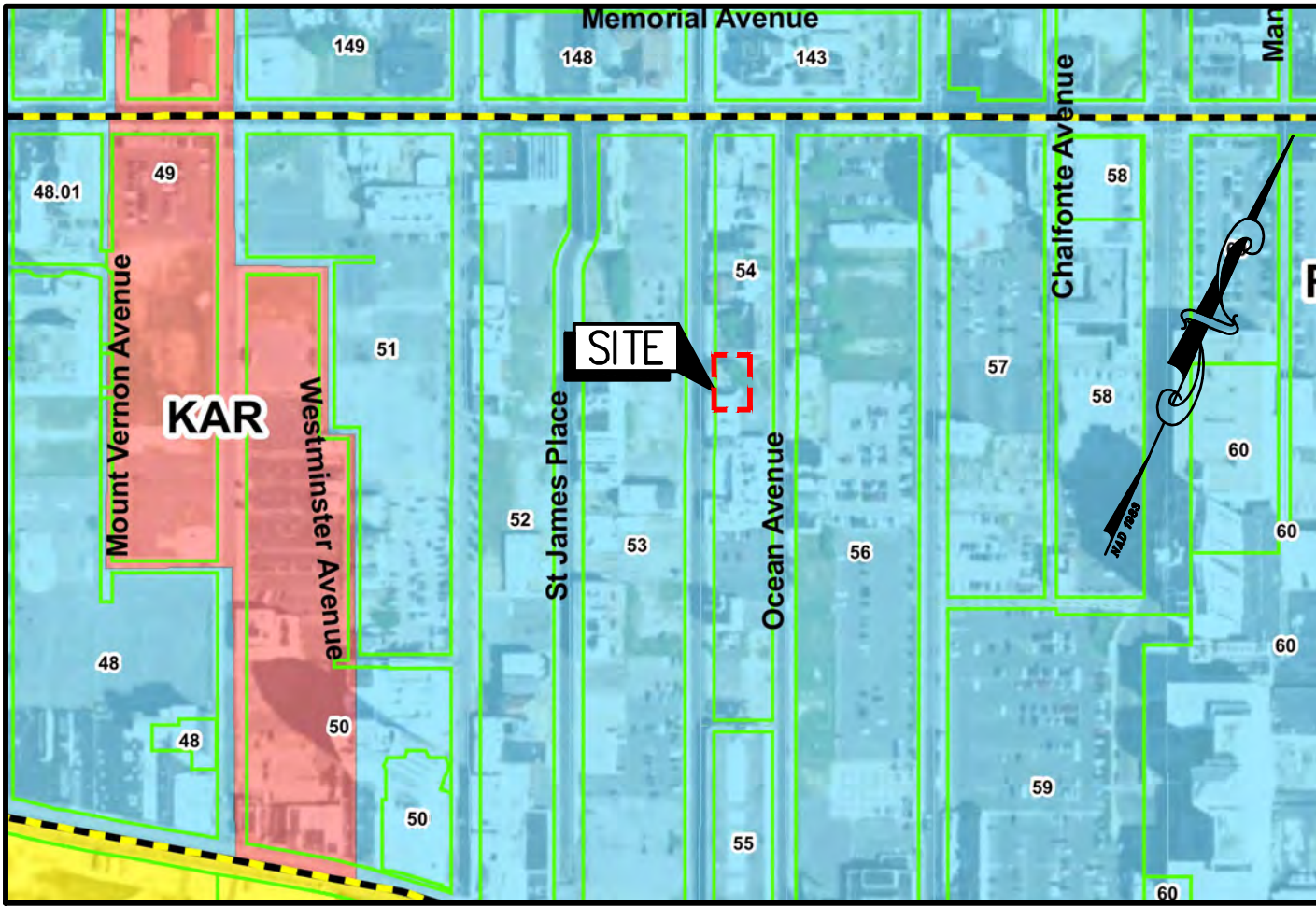
SOILS DATA

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

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

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200' (DATED 8/10/2022)

BLOCK LOTQUALIFIER PROPERTY ADDRESS	OWNER
53 3 121 ST. JAMES PL	COSTAS CORP C/O GEORGES 4 S NEWPORT AVENUE VENTNOR, NJ 08406
53 4 123 ST JAMES PL	COSTAS CORP C/O GEORGES 4 S NEWPORT AVENUE VENTNOR, NJ 08406
53 5 125 ST. JAMES PL	POM ASIAN, LLC 101 S RAUBEN AV. #B33 ATLANTIC CITY, NJ 08401
53 6 127 ST. JAMES PL	NY ATLANTIC LLC 185 DAYNA CT TOMS RIVER, NJ 08753
53 7 133 ST. JAMES PL	ST JAMES PARTNERSHIP 5702 VENTNOR AVE VENTNOR, NJ 08406
53 8 135 ST JAMES PL	ST JAMES PARTNERSHIP 5702 VENTNOR AVE VENTNOR, NJ 08406
53 17 142 S TENNESSEE AVE	GREATER PITTSBURGH, LLC 25 N ALBANY AVE ATLANTIC CITY, NJ 08401
53 18 140 S TENNESSEE AVE	COSTA CORP C/O GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
53 19 138 S TENNESSEE AVE	COSTA CORP C/O GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
53 20 136 S TENNESSEE AVE	COSTA CORP C/O GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
53 21 132 S TENNESSEE AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533
53 22 130 S TENNESSEE AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533
53 23 124 S TENNESSEE AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533
53 24 120 S TENNESSEE AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533
53 25 118 S TENNESSEE AVE	FRASER LTD 88 HUDSON AVE IRVINGTON NY 10533
53 26 114 S TENNESSEE AVE	AC MARKET JUMBO Q02B LLC 1141 WINDING DR CHERRY HILL, NJ 08003



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

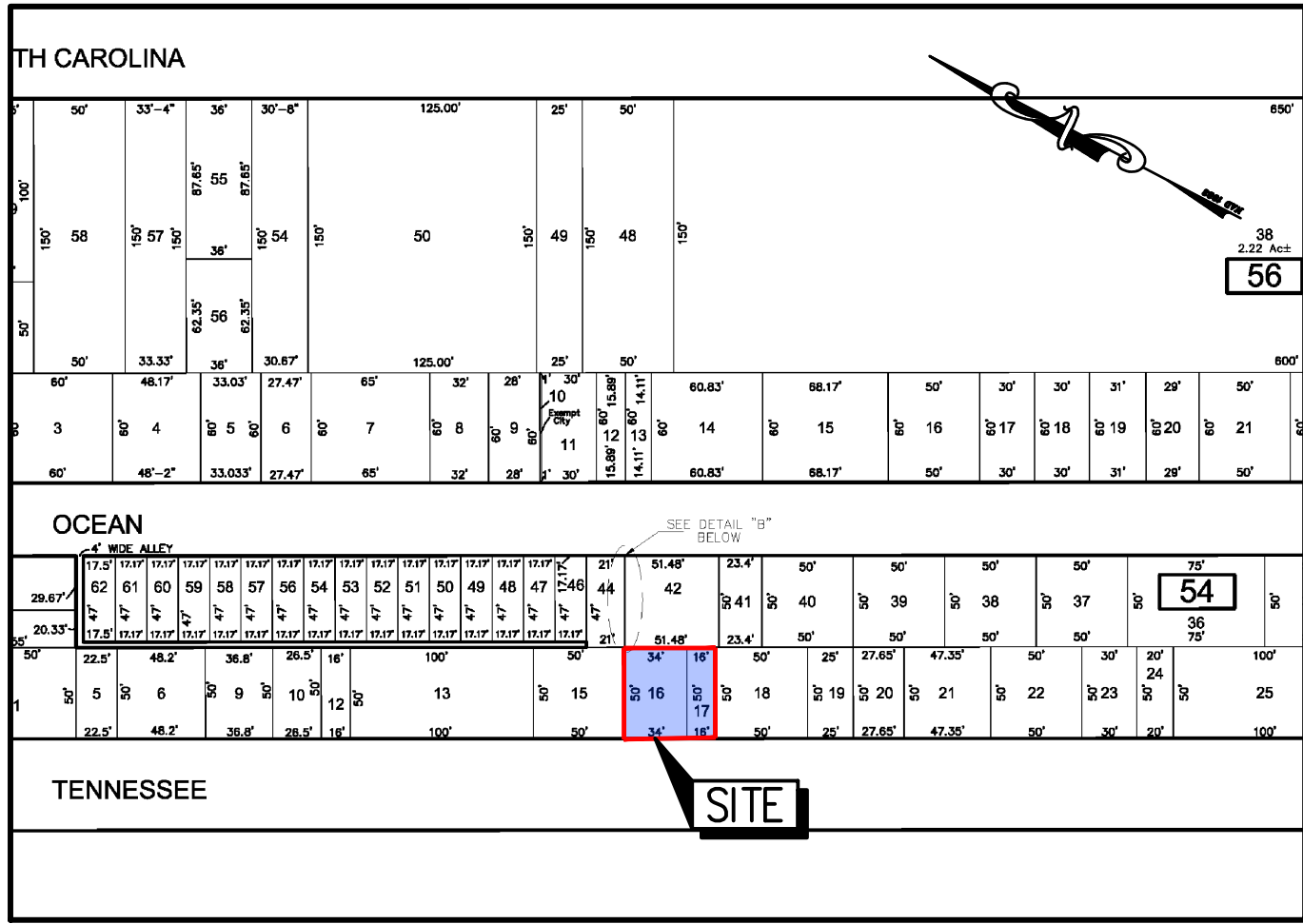
SCALE: 1" = 300'

BLOCK LOTQUALIFIER PROPERTY ADDRESS

54 9	121 S TENNESSEE AVE	121 S TENNESSEE AVE LLC 29 UNION AVE LAKEHURST, NJ 08733
54 10	127 S TENNESSEE AVE	129 TENN AVE REALTY LLC 29 UNION AVE LAKEHURST, NJ 08733
54 12	131 S TENNESSE AVE	131 S TENN AVE LLC 29 UNION AVE LAKEHURST, NJ 08733
54 13	133 S TENNESSEE AVE	133 S TENN AVE LLC 29 UNION AVE LAKEHURST, NJ 08733
54 15	147 S TENNESSEE AVE	147 S TENNESSEE AVE LLC 29 UNION AVE LAKEHURST, NJ 08733
54 16	155 S TENNESSEE AVE	CRDA 5 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
54 17	159 S TENNESSEE AVE	161 S TENNESSEE LLC PO BOX 1106 ATLANTIC CITY, NJ 08404
54 18	161 S TENNESSEE AVE	161 S TENNESSEE LLC PO BOX 1106 ATLANTIC CITY, NJ 08401
54 19	167 S TENNESSEE AVE	167 S TENNESSEE LLC 613 MELROSE AVE ATLANTIC CITY, NJ 08401
54 20	171 S TENNESSEE AVE	SCANLON BNB LLC 523 S 2ND AVE GALLOWAY, NJ 08205
54 21	175 S TENNESSEE AVE	FELDMAN ROBYN & ROBYN E KANE 1410 ACADEMY LN ELKINS PARK, PA 19027
54 22	181 S TENNESSEE AVE	KANE, JOYCE L 175 TENNESSEE AVE ATLANTIC CITY, NJ 08401
54 37	150 S OCEAN AVE	FELDMAN, ROBYN & ROBYN E KANE 1410 ACADEMY LN ELKINS PARK, PA 19027
54 38	142 S OCEAN AVE	FELDMAN, ROBYN & ROBYN E KANE 1410 ACADEMY LN ELKINS PARK, PA 19027
54 39	140 S OCEAN AVE	FELDMAN, ROBYN & ROBYN E KANE 1410 ACADEMY LN ELKINS PARK, PA 19027
54 40	138 S OCEAN AVE	AUM AV, LLC 410 ROUTE 46 WEST SOUTH HACKENSACK, NJ 07806
54 41	136 S OCEAN AVE RR	AUM AV LLC 410 ROUTE 46 WEST SOUTH HACKENSACK, NJ 07806
54 42	136 S OCEAN AVE	MONETTI, STEVEN & CATHERINE 14 CRESTWOOD DR MOUNTAIN LAKES, NJ 07046
54 43	S OCEAN AVE	MONETTI, STEVEN & CATHERINE 14 CRESTWOOD DR MOUNTAIN LAKES, NJ 07046
54 44	134 S OCEAN DR	TENNESSEE ATLANTIC Q02B LLC 29 UNION AVE LAKEHURST, NJ 08733
54 46	132 S OCEAN DR	OCEAN OZ CAPITAL LLC 219 CHRISTIE ST #2 LEONIA, NJ 07605
54 47	130 S OCEAN AVE	SEA SUITE CAPITAL II, LLC 901 N PENN ST F306 PHILADELPHIA PA 19123
54 48 1	128 S OCEAN AVE	KHWART, KURT 5006 WELLINGTON AVE #2122 VENTNOR, NJ 08406
54 49	126 S OCEAN AVE	ORANGE LOOP PROPERTY LLC 5006 WELLINGTON AVE 2122 VENTNOR, NJ 08406
54 50 1	124 S OCEAN AVE	EGG HARBOR HOMES LLC 1846 REED ST PHILADELPHIA PA 19146
54 51	122 S OCEAN AVE	SEA SUITE CAPITAL LLC 5006 WELLINGTON AVE 2122 VENTNOR, NJ 08406
54 52	120 S OCEAN AVE	BROWN, NICHOLAS K & PIZZUTO WILLA 43 FAIRWAY AVE NORTHFIELD, NJ 08225
54 53	118 S OCEAN AVE	ALAM, ISFAQUAL 97-17 31ST ST ELMHURST, NY 11369

BLOCK LOTQUALIFIER PROPERTY ADDRESS

54 54	116 S OCEAN AVE	129 TENN AVE REALTY LLC 29 UNION AVE LAKEHURST, NJ 08733
54 56	114 S OCEAN AVE	129 TENN AVE REALTY LLC 29 UNION AVE LAKEHURST, NJ 08733
54 57 1	12 S OCEAN AVE	SEA SUITE CAPITAL II LLC 901 N PENN ST F306 PHILADELPHIA PA 19123
56 6 1	15 S OCEAN AVE	LIBERTY HUDSON OPPORTUNITY ZONE FU 226 WOODWARD AVE RUTHERFORD, NJ 07070
56 7 1	127 S OCEAN AVE	OCEAN HOUSE INC C/O MARTIN BERLOW 127 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 8	131 S OCEAN AVE	OCEAN HOUSE INC 127 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 9 1	31 S OCEAN AVE RR	PERALTA, ALEX N 131 1/2 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 10	OCEAN AVE	CITY OF AC BACHARACH BLDG ATLANTIC CITY, NJ 08401
56 11	133 S OCEAN AVE	AUM AV LLC 410 ROUTE 46 WEST HACKENSACK, NJ 0801
56 12	135 S OCEAN AVE	BEGUM, FERDAUS A 135 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 13	135 S OCEAN AVE RR	1355 S OCEAN LLC 226 WOODWARD AVE RUTHERFORD, NJ 07070
56 14 1	37 S OCEAN AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
56 15 1	39 S OCEAN AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
56 16 1	41 S OCEAN AVE	ST JAMES PARTNERSHIP 5702 VENTNOR AVE VENTNOR, NJ 08406
56 17	143 S OCEAN AVE	INGRAM, MARY 143 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 18	151 S OCEAN AVE	BERGEN, WILLIAM; INGRAM, MARY ETAL 151 S OCEAN AVE ATLANTIC CITY, NJ 08401
56 38	124 S CAROLINA AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
56 48	122 S SOUTH CAROLINA AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
56 49	120 S SOUTH CAROLIN AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
56 50	112 S SOUTH CAROLINA AVE	DGMB CASINO LLC 1133 BOARDWALK ATLANTIC CITY, NJ 08401
ACMUA ATTN: GARTH MOYLE PO BOX 117 401 N VIRGINIA AVENUE ATLANTIC CITY, NJ 08404		ATLANTIC CITY SEWERAGE COMPANY ATT: WALTER MILLER 1200 ATLANTIC AVENUE, SUITE 300 ATLANTIC CITY, NJ 08401
ATLANTIC COUNTY UTILITIES AUTHORITY PO BOX 996 PLEASANTVILLE, NJ 08232-0996		ATLANTIC CITY ELECTRIC ATT: MR. GREGORY BRUBAKER 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08234
SOUTH JERSEY GAS COMPANY ATLANTIC DIVISION ATT: JIM BRUN 111 N FRANKLIN AVENUE PLEASANTVILLE, NJ 08232		



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 10)

SCALE: 1" = 100'

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS THE RESPONSIBILITY OF SCULLO ENGINEERING SERVICES, LLC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

811

Know what's below. Call before you dig.

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SCULLO ENGINEERING SERVICES, LLC

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

NU CERTIFICATE OF AUTHORIZATION NO. 246A28230700

JASON T. SCULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 53100626400

SURF LODGE
BLOCK 54, LOTS 16 AND 17
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

INFORMATION SHEET

155 S. TENNESSEE Q02B, LLC
BLOCK 54, LOT 16 AND 17
ATLANTIC CITY, NEW JERSEY 08401

PROJECT NO.	AS SHOWN	AUT 001.01	2 OF 3
DRAWING NO.	DATE	ISSUE NO.	BY
17/16/2022	2	ADDED DENSITY	JTS
10/02/2022	1	INITIAL RELEASE	JTS
		SUBMISSION/REVISION	APPR.

C0002

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i (7)	USE		MIXED-USE RETAIL & RESIDENTIAL	FORMER ROOMING HOUSE AND DUPLEX	MIXED-USE GROUND FLOOR RETAIL APTS FLOORS 2-5	C
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	45'	61'	C
		ACCESSORY STRUCTURE	35' ABOVE BFE	N/A	N/A	N/A
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA		7,500 SF	2,500 SF	2,500 SF	DNC
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH		150'	50'	50'	DNC
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH		50'	50'	50'	C
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE		50'	50'	50'	C
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	69%	90%	DNC
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	32%	98%	DNC
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0' UP TO 35' IN HEIGHT	NA	NA	NA
			20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD		0' UP TO 35' IN HEIGHT	NA	NA	NA
			20' GREATER THAN 35' IN HEIGHT	0'	0'	DNC
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD		20'	0'	2'	DNC
19:66-5.10(a) 1.iv (11)	FLOOR AREA RATIO		N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OPEN SPACE		N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	296 DU/AC	209 DU/AC	DNC
		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A	N/A
19:66-5.8 (b) 4	MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		25	0 (GRANDFATHERED SHORTFALL OF 18 SPACES)	0	DNC
19:66-5.8 (c)	LOADING		1	0	0	ENC

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

PARKING CALCULATION:

PROPOSED:
ONE BEDROOM APTS = 1.8 SPACE/UNIT X 12 UNITS = 21.6 SPACES
RETAIL = 1 SPACE/300 SF OF FLOOR AREA X 983 SF = 3.3 SPACES

TOTAL PROJECT PARKING REQUIREMENTS = 25 SPACES

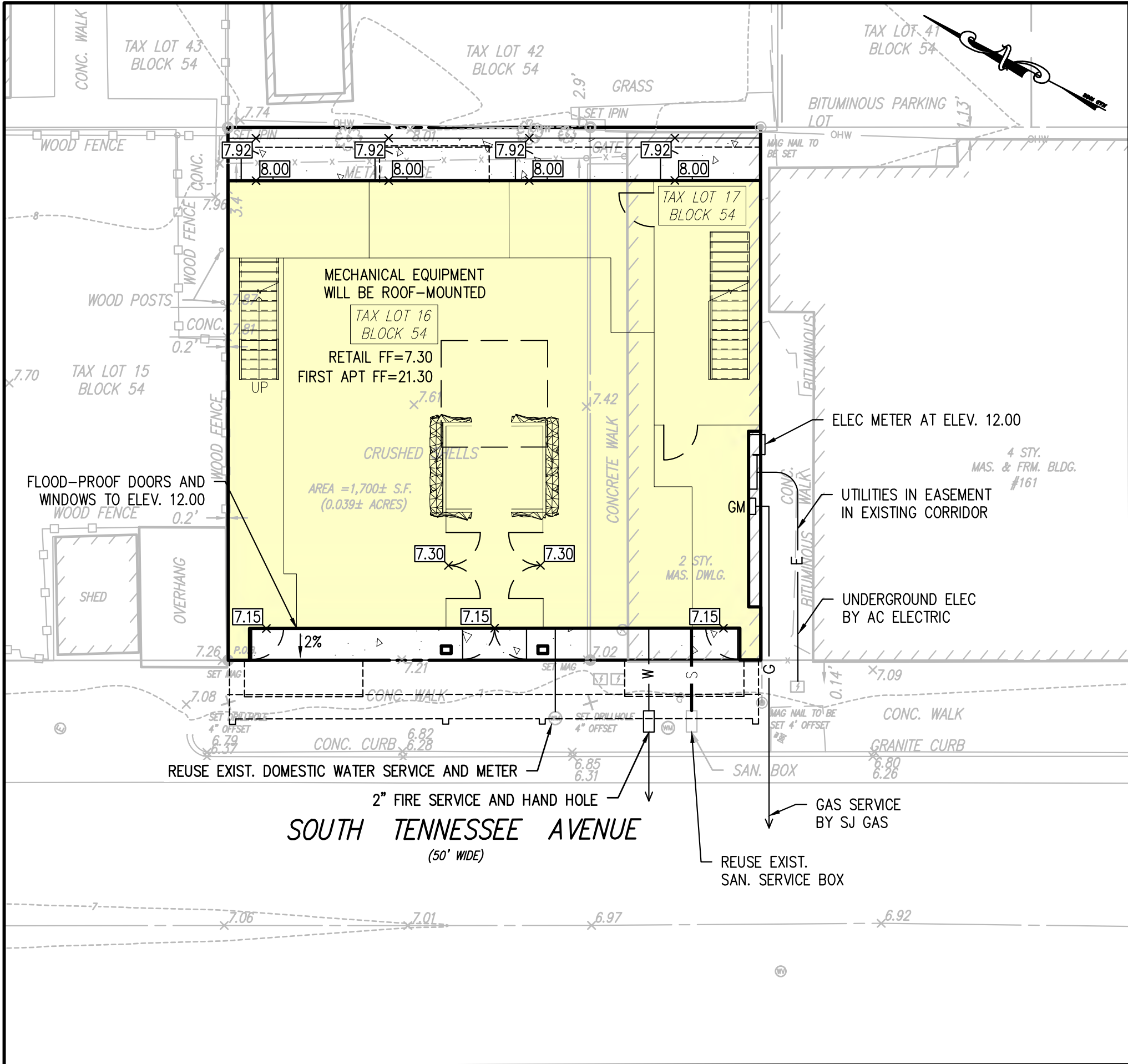
EXISTING:

THE FORMER ROOMING HOUSE ON LOT 16 CONTAINED 15 UNITS WITH 0 (ZERO) OFF STREET PARKING SPACES. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION. THE EXISTING DUPLEX ON LOT 17 IS ONE 1 BR UNIT AND ONE 2 BR UNIT AND REQUIRES 3 SPACES, FOR A TOTAL 17 UNITS AND GRANDFATHERED SHORTFALL OF 18 PARKING SPACES. THE VARIANCE REQUESTED IS FOR A PROPOSED SHORTFALL OF 7 PARKING SPACES.

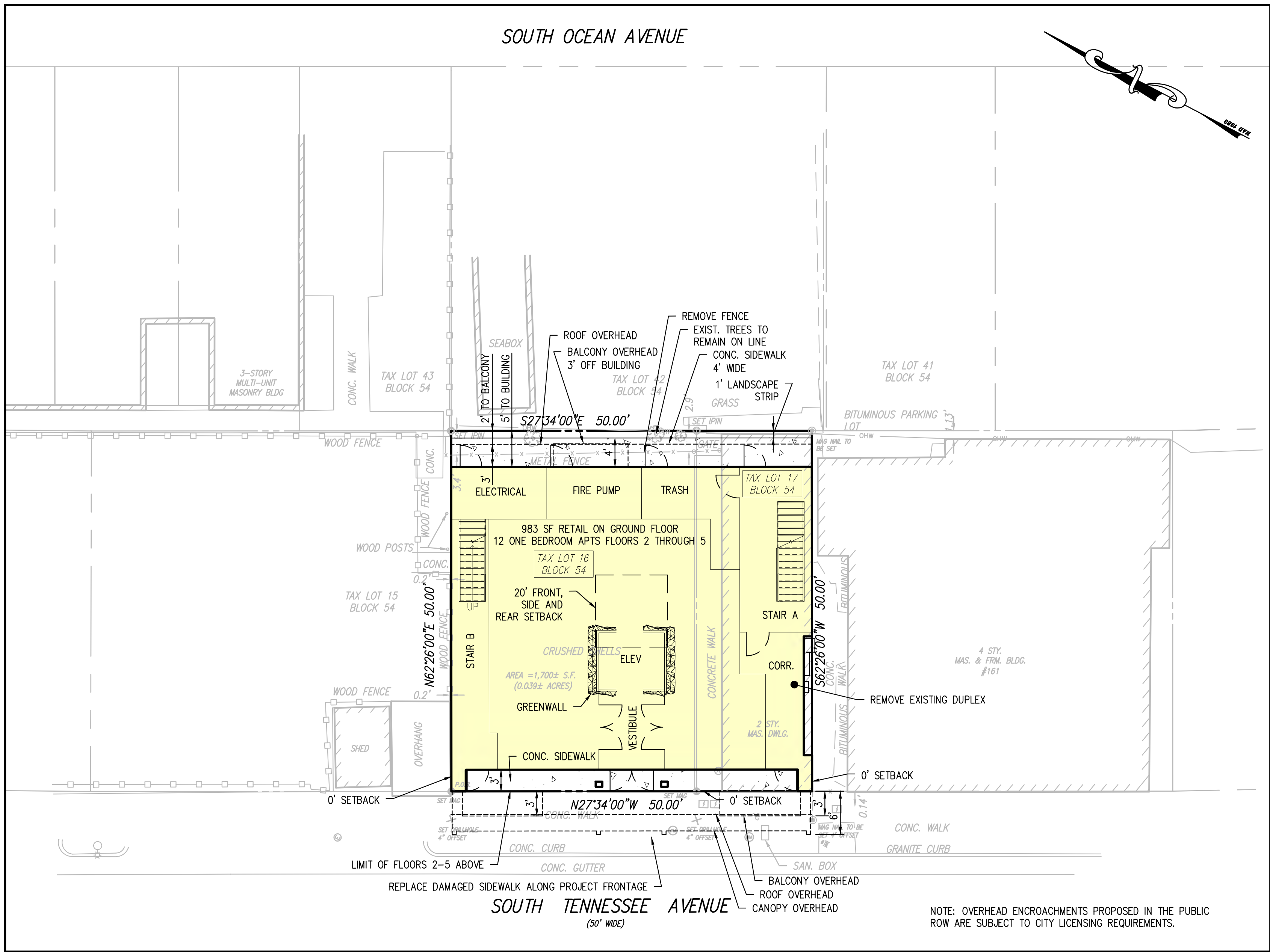
LOADING CALCULATION:

UP TO 99,999 SF BUILDING = 1 SPACE; 1 BUILDING = 1 SPACE; EXISTING BUILDING HAS NO DESIGNATED OFF STREET LOADING SPACE. THIS IS A GRANDFATHERED EXISTING NON-CONFORMING CONDITION.

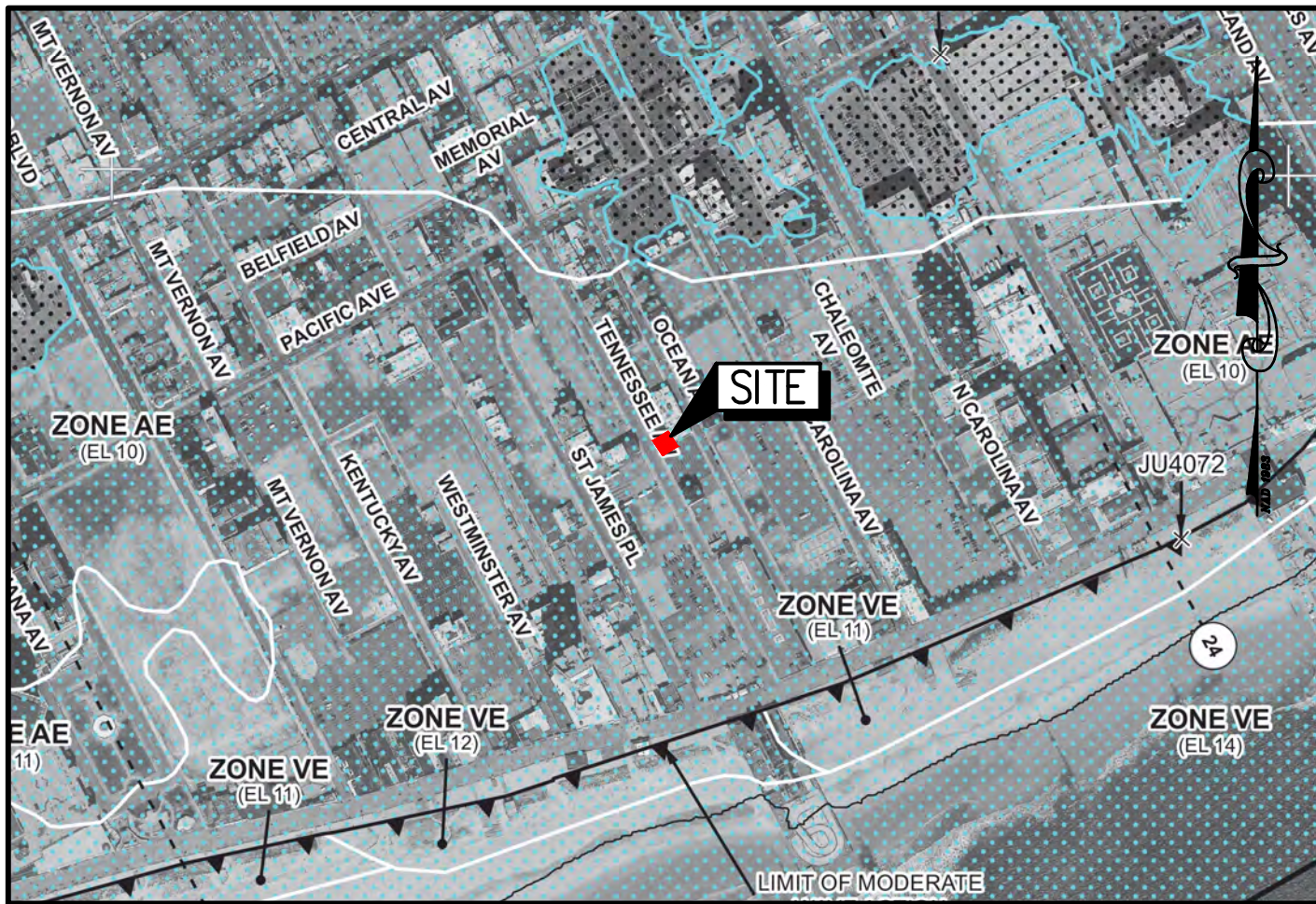
NOTE: BUILDING HEIGHT IS MEASURED FROM BASE FLOOD ELEVATION OF 10.00 TO PENTHOUSE ROOF AT 65.5' ABOVE FINISHED GRADE (FIRST FINISHED FLOOR), OF 7.30' = 63.5' + 7.30' - 10.00' = 60.8'



GRADING AND UTILITY PLAN



SITE PLAN

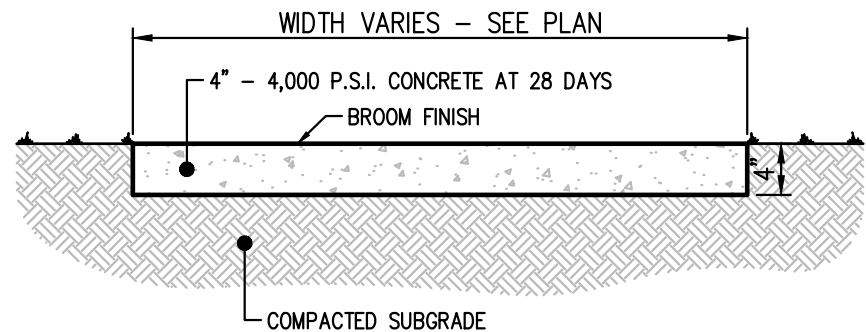


FEMA FLOOD MAP PANEL 34001C0456G

SCALE: 1" = 500'

FLOOD HAZARD DATA

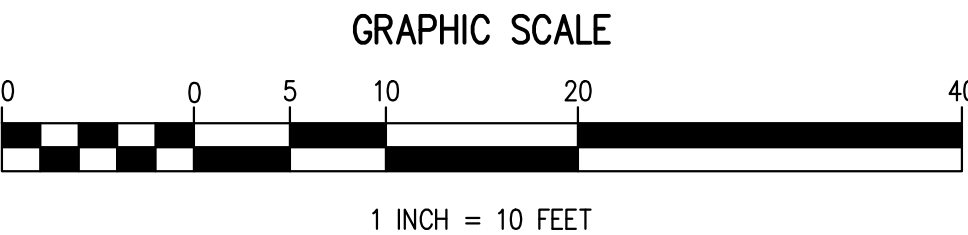
- THE ENTIRE PROJECT SITE IS LOCATED IN THE TIDAL FLOOD HAZARD AREA (FLOOD ZONE AE, ELEVATION 10 NAVD 88) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34001C0456G, WITH A PRELIMINARY DATE OF JAN 30, 2015.
- SINCE THE PROJECT WILL DISTURB LESS THAN 1 ACRE OF GROUND & INCREASES IMPERVIOUS SURFACE BY LESS THAN 0.25 ACRES, IT IS NOT A MAJOR PROJECT 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.
- 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.



- NOTES:
- SIDEWALK SHALL BE MINIMUM 4' WIDE AND 4" THICK
 - EXPANSION JOINTS SHALL BE 1/2" WIDE AND PROVIDED AT INTERVALS NO GREATER THAN 20 FEET AND SHALL BE FILLED WITH 1/2" THICK CELLULAR COMPRESSION MATERIAL TO WITHIN 1/4" OF TOP OF WALK.
 - SURFACE GROOVES SHALL BE CUT AT LEAST 1/4" DEEP AT RIGHT ANGLES TO THE LINE OF SIDEWALK AND AT INTERVALS EQUAL TO SIDEWALK WIDTH.
 - SURFACE EDGES SHALL BE ROUNDED TO 1/2" RADIUS.
 - FINISH SHALL BE WOOD FLAT, FOLLOWED BY BROOMING TO A NEAT, WORKMANLIKE SURFACE.

CONCRETE SIDEWALK DETAIL

N.T.S.



EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT BEEN RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES.

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NU CERTIFICATE OF AUTHORIZATION NO. 2460428230700

SURF LODGE

BLOCK 54, LOTS 16 AND 17

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

155 S. TENNESSEE 002B, LLC

ATLANTIC CITY, NEW JERSEY 08401

PROJECT NO.		AUT 001.01		DRAWING NO.		C0101	
SCALE	AS SHOWN	SHEET	3 OF 3				
				DATE	10/5/2022	ISSUE NO.	1
				2	ADDED DENSITY		
				10/5/2022	1	INITIAL RELEASE	JT
				DATE	10/5/2022	SUBMISSION/REVISION	BY
							JT
							JT