

WESTMINSTER AVENUE TOWNHOUSES

BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38

ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

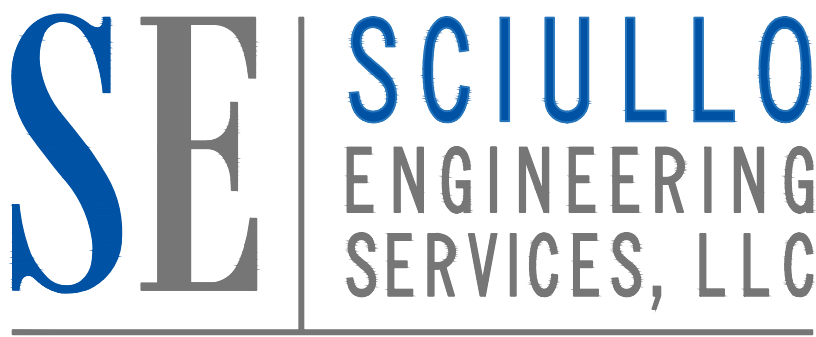
SITE PLANS



AERIAL LOCATION MAP
1" = 500'

BL 51 Q0ZF, LLC

1005 MAIN STREET
ASBURY PARK, NEW JERSEY 07712



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

OWNER/APPLICANT

BL 51 Q0ZF, LLC
1005 MAIN STREET
ASBURY PARK, NEW JERSEY 07712

APPLICANT'S INTENT:

THE APPLICANT INTENDS TO SUBDIVIDE THE SUBJECT PARCELS TO CREATE 20 TOWNHOUSES ON FEE SIMPLE LOTS AND ONE LOT FOR A STANDALONE PARKING LOT TO SERVE THE ORANGE LOOP.

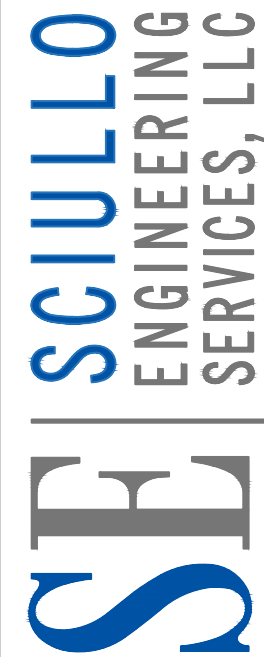
- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND THE APPLICANT'S BEST KNOWLEDGE. THE APPLICANT ACCEPTS THE RESPONSIBILITY OF SOILLO ENGINEERING SERVICES, LLC FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS. THE APPLICANT AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE TITLEBOK.



ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THEY ARE THE PROPERTY OF SCIULLO ENGINEERING SERVICES, LLC AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SCIULLO ENGINEERING SERVICES, LLC. ANY REUSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC SHALL BE AT THE USER'S SOLE RISK. SCIULLO ENGINEERING SERVICES, LLC SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY ARISING OUT OF THE USE OF THESE PLANS.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100626400

www.sciulloengineering.com
jsciullo@sciulloengineering.com



137 SOUTH NEW YORK AVENUE, SUITE 2
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PHONE: (609) 300-5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 246A28230700

WESTMINSTER AVENUE TOWNHOUSES
BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

COVER SHEET

BL 51 Q0ZF, LLC
1005 MAIN STREET
ASBURY PARK, NEW JERSEY 07712

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 10	C0001	COVER SHEET
2 OF 10	C0002	INFORMATION SHEET
3 OF 10	D0102	DEMOLITION PLAN
4 OF 10	C0102	SITE PLAN
5 OF 10	C0302	GRADING PLAN
6 OF 10	C0402	UTILITY PLAN
7 OF 10	C0602	LANDSCAPE PLAN
8 OF 10	C1101	DETAIL SHEET
9 OF 10	C1202	SOIL EROSION & SEDIMENT CONTROL PLAN
10 OF 10	C1301	SOIL EROSION & SEDIMENT CONTROL NOTES

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

12/6/2022				DATE	
				DATE	DATE
1				ISSUE NO.	
				ISSUE NO.	ISSUE NO.
1				SUBMISSION/REVISION	
				SUBMISSION/REVISION	SUBMISSION/REVISION
1				BY	
				BY	BY
1				JTS	
				JTS	JTS

PROJECT NO.		DRAWING NO.	
FAS 005.02		C0001	
SCALE	SHEET		
AS SHOWN	1 OF 10		



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 10, BLOCK 51, LOTS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37 & 38, 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 = 1.68 ACRES 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 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 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 LOTS 33,34,35,37,38,42 & 43, BLOCK 51 CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" PREPARED BY VARGO ASSOCIATES, DATED , 3/8/2022, PROJECT NUMBER 22034. 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 192.32 (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 MUNICIPOAL ROADS SHALL BE IN ACCORDANCE WITH



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

SCALE: 1" = 1,000'

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 CUT. INDICATES CUTTER 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 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-DEVENTRY COUNTY SOIL CONSERVATION DISTRICT.

SOILS DATA

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

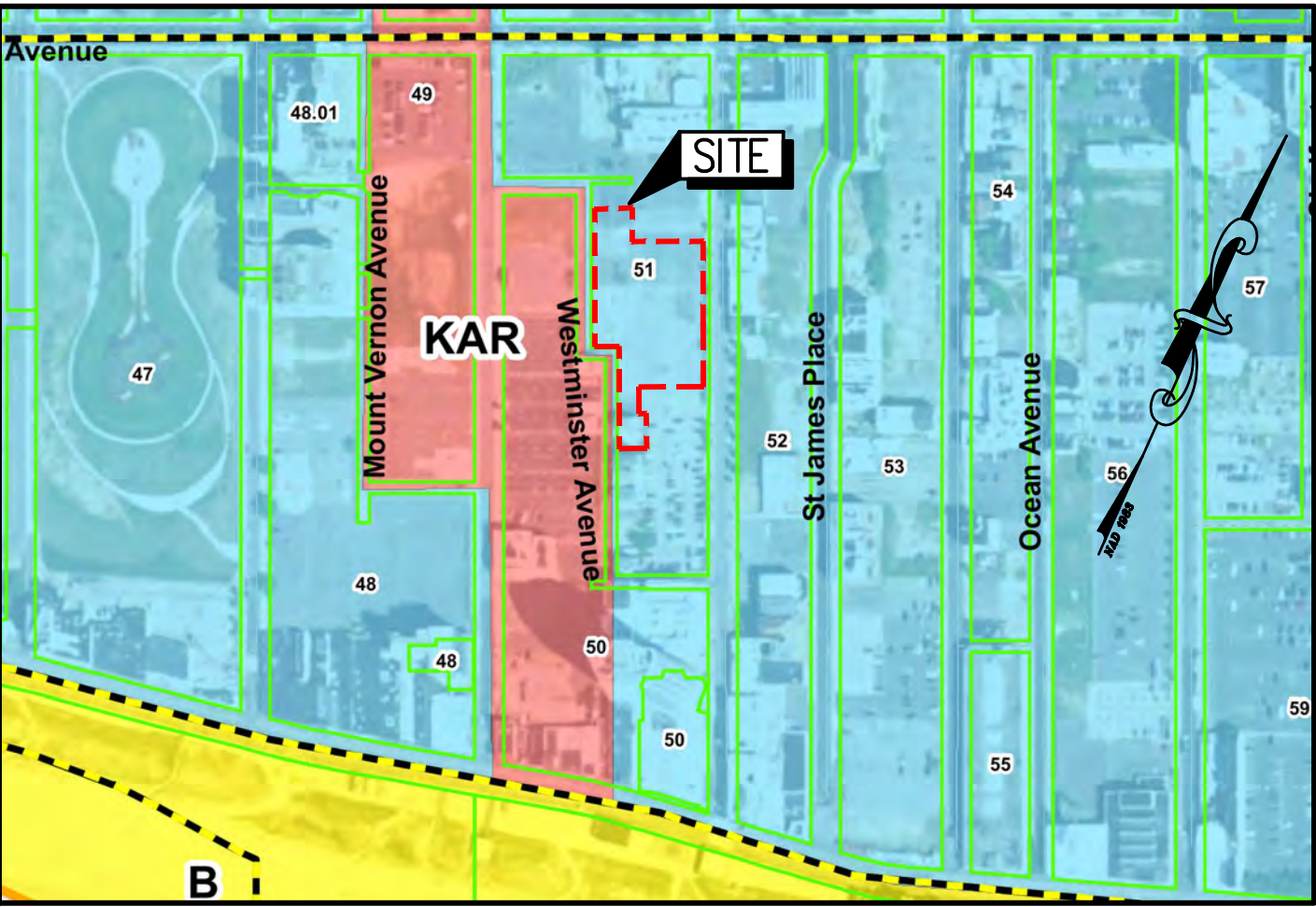
SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

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.
- 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 AND OR 75 RESIDENTIAL UNITS.

UTILITIES

ACMUA ATT: CLAUDE SMITH, DEPUTY DIRECTOR PO BOX 117 401 N VIRGINIA AVE ATLANTIC CITY, NJ 08401-0117	ATLANTIC CITY SEWERAGE COMPANY ATT: DAN KWAPINSKI 1200 ATLANTIC AVENUE, SUITE 300 ATLANTIC CITY, NJ 08401
ACUA ATT: RICK DOVEY PO BOX 996 PLEASANTVILLE, NJ 08232-0996	ATLANTIC CITY ELECTRIC ATT: MR. GREGORY BRUBAKER, PE 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08234
SOUTH JERSEY GAS CO ATT: BRIANA DIRKES, ATLANTIC DIVISION 111 N FRANKLIN BLVD PLEASANTVILLE, NJ 08232	

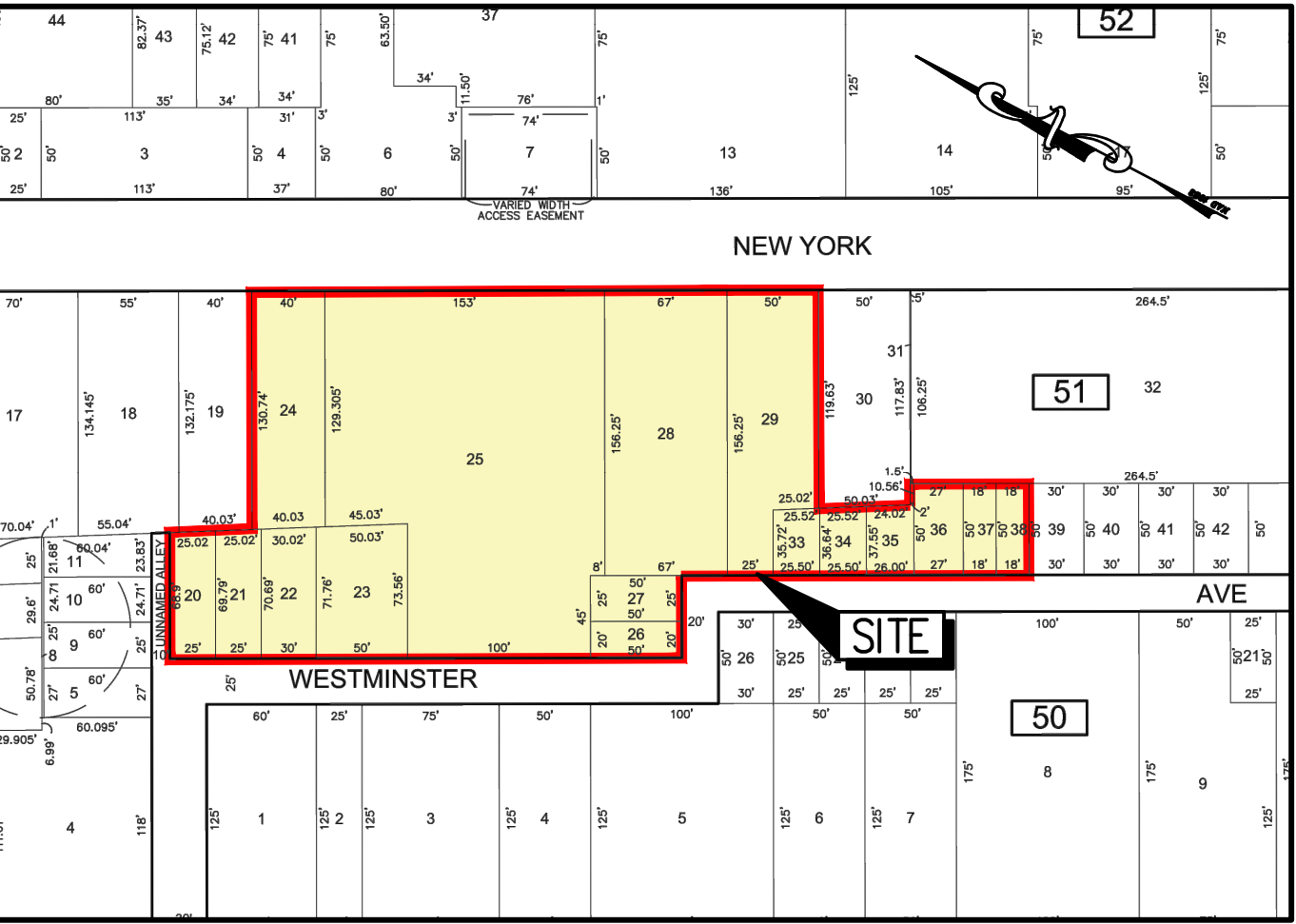


C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 300'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

BLOCK	LOT	PROPERTY ADDRESS	OWNER	BLOCK	LOT	PROPERTY ADDRESS	OWNER	BLOCK	LOT	PROPERTY ADDRESS	OWNER
50	1	117 S KENTUCKY AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	9	107 WESTMINSTER AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	36	153WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	2	123 S KENTUCKY AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	10	109 WESTMINSTER AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	37	155 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	3	125 S KENTUCKY AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	11	111 WESTMINSTER AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	51	38	157 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	4	127 S KENTUCKY AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE, #510 FORT LEE, NJ 07024	51	12	1512 PACIFIC AVE	ZENG, JIN FANG 1512 PACIFIC AVE ATLANTIC CITY, NJ 08401	51	39	159 WESTMINSTER AVE	MUKHOTOV, VSEVOLOD 3884 PINE RD HUNTINGDON VALEY, PA 19006
50	5	129 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846-1490	51	13	1510 PACIFIC AVE	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401	51	40	161 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	6	139 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846-1490	51	14	1506 PACIFIC AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NJ 10533	51	41	163 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	7	147 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846-1490	51	15	1504 PACIFIC AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NJ 10533	51	42	165 WESTMINSTER AVE	161 163 WESTMINSTER LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	8	151 S KENTUCKY AVE	KENTUCKY ASSOCIATES, LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846-1490	51	16	1500 PACIFIC AVE	SOUTHLAND CORP TAX CORP TAX DEPT #24426 PO BOX 711 DALLAS, TX 75221-0711	51	43	167 WESTMINSTER AVE	NEW YORK ORANGE DEEDS LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	9	161 S KENTUCKY AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	17	114 S NEW YORK AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712	51	44	171 WESTMINSTER AVE	NEW YORK ORANGE DEEDS, LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	10	167 S KENTUCKY AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	18	118 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	1	1416 PACIFIC AVE	TIDES MOTEL LLC 3001 PACIFIC AVE ATLANTIC CITY, NJ 08401
50	11	177 S KENTUCKY AVE	177 SOUTH KENTUCKY AVE LLC % STANLEY REALTY 331 TILTON RD P.O. BOX 5 NORTHFIELD, NJ 08225	51	19	120 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	2	117 S NEW YORK AVE	REHMAN, ANEEB 614 S 4TH AVE GALLOWAY, NJ 08205
50	12	185 S KENTUCKY AVE	177 SOUTH KENTUCKY AVE LLC % STANLEY REALTY 331 TILTON RD P.O. BOX 5 NORTHFIELD, NJ 08225	51	20	113 WESTMINSTER AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	3	121 S NEW YORK AVE	TIDES MOTEL LLC 3001 PACIFIC AVE ATLANTIC CITY, NJ 08401
50	13	195 S KENTUCKY AVE	KENTUCKY & BOWK ASSOC C/O BEDMAN 331 TILTON ROAD P.O. BOX 5 NORTHFIELD, NJ 08225	51	22	117 WESTMINSTER AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	4	137 S NEW YORK AVE	1375 NEWYORK QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	21	164 WESTMINSTER AVE	SHRI AV LLC 169 S KENTUCKY AVE ATLANTIC CITY, NJ 08401	51	23	119 WESTMINSTER AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	6	151 S NEW YORK AVE	151 S NY AVE LLC 13 DELRAY LN ABSECON NJ 08201
50	22	150 WESTMINSTER AVE	BURKE, CATHERINE D & DECENSO DONATA 164 S ST. JAMES PL ATLANTIC CITY, NJ 08401	51	24	122 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	7	153 S NEW YORK AVE	159 S NY AVE LLC PO BOX 1106 ATLANTIC CITY, NJ 08401
50	23	148 WESTMINSTER AVE	148 WESTMINSTER LLC 1616 PACIFIC AVE #600 ATLANTIC CITY, NJ 08401	51	25	124 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	13	171 S NEW YORK AVE	NYORANGEDEEDS LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	24	146 WESTMINSTER AVE	KENTUCKY ASSOCIATES LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846-1490	51	26	133 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712	52	14	181 S NEW YORK AVE	NYORANGEDEEDS, LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	25	144 WESTMINSTER AVE	142 WESTMINSTER LLC 1616 PACIFIC AVE #600 ATLANTIC CITY, NJ 08401	51	27	135 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712	52	17	201 S NEW YORK AVE	201-205 S NEW YORK AVE LLC 1005 MAIN ST ASBURY PARK, NJ 07712
50	26	142 WESTMINSTER AVE	142 WESTMINSTER, LLC 1616 PACIFIC AVE #600 ATLANTIC CITY, NJ 08401	51	28	144 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	19	209 S NEW YORK AVE	FEELEYS HOTEL INC C/O HORN KAPLAN 164 ST JAMES PL ATLANTIC CITY, NJ 08401
51	1	1520 PAOIC AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	29	146 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	28.01	160B ST JAMES PL	IRISH PUB AND INN, INC 162 ST JAMES PL ATLANTIC CITY, NJ 08401
51	2	S KENTUCKY AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	30	148 S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	37	124 ST JAMES PL	NYORANGEDEEDS LLC 1005 MAIN ST ASBURY PARK, NJ 07712
51	31	105 S KENTUCKY AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	31	S NEW YORK AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	41	116 ST JAMES PL	TIDES MOTEL LLC 3001 PACIFIC AVE ATLANTIC CITY, NJ 08401
51	4	107 S KENTUCKY AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	32	156 S NEW YORK AVE	NYORANGEDEEDS LLC PO BOX 737 ASBURY PARK, NJ 07712	52	42	114 ST JAMES PL	COSTAS CORP C/O G GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
51	51	105 WESTMINSTER AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	33	147 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712	52	43	112 ST JAMES PL	COSTAS CORP/O G GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
51	6	1516 PACIFIC AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	34	149 WESTMINSTER AVE	BL 51 QOZF LLC PO BOX 737 ASBURY PARK, NJ 07712	52	44	108 ST JAMES PL	COSTAS CORP C/O G GEORGES 4 S NEWPORT AVE VENTNOR, NJ 08406
51	7	1514 PACIFIC AVE	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	35	151 WESTMINSTER AVE	BL 51 QOZF LLC 1005 MAIN ST ASBURY PARK, NJ 07712				
51	8	1514 PACIFIC AVE RR	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024								



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

SCALE: 1" = 100'

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATIONAL PURPOSES ONLY. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

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

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PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 53100626400

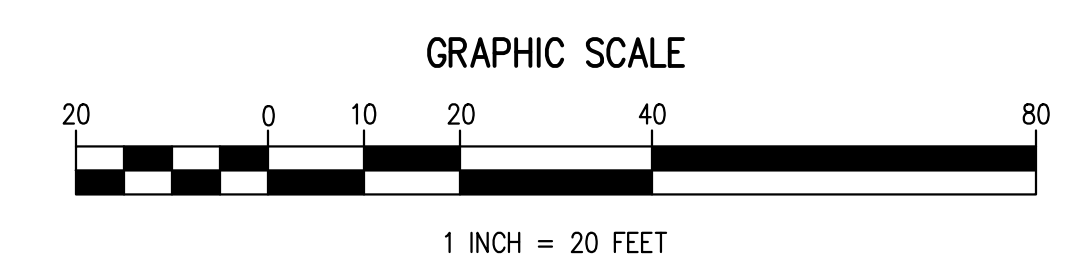
WESTMINSTER AVENUE TOWNHOUSES
BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

INFORMATION SHEET

BL 51 QOZF, LLC
1005 MAIN ST
ASBURY PARK, NEW JERSEY 07712

PROJECT NO.	DRAWING NO.
FAS 005.02	C0002
SCALE	SHEET
AS SHOWN	2 OF 10

DATE	BY	APPR.
12/6/2022	JTS	
1	INITIAL RELEASE	
ISSUE NO.	SUBMISSION/REVISION	




WESTMINSTER AVENUE TOWNHOUSES
BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

DEMOLITION PLAN

BL 51 Q0ZF, LLC
1005 MAIN STREET
ASBURY PARK, NEW JERSEY 07712


PROJECT NO. FAS 005.02		DRAWING NO. D0102		JTS BY BJT	INITIAL RELEASE SUBMISSION/REVISION
SCALE 1" = 20'	SHEET 3 OF 10	DATE 12/6/2022	ISSUE NO. 1		



137 SOUTH NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
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JASON T. SCULLO, P.E., P.P.
 PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C04586000
 PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400



jscullo@sculloengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 246C04923000

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