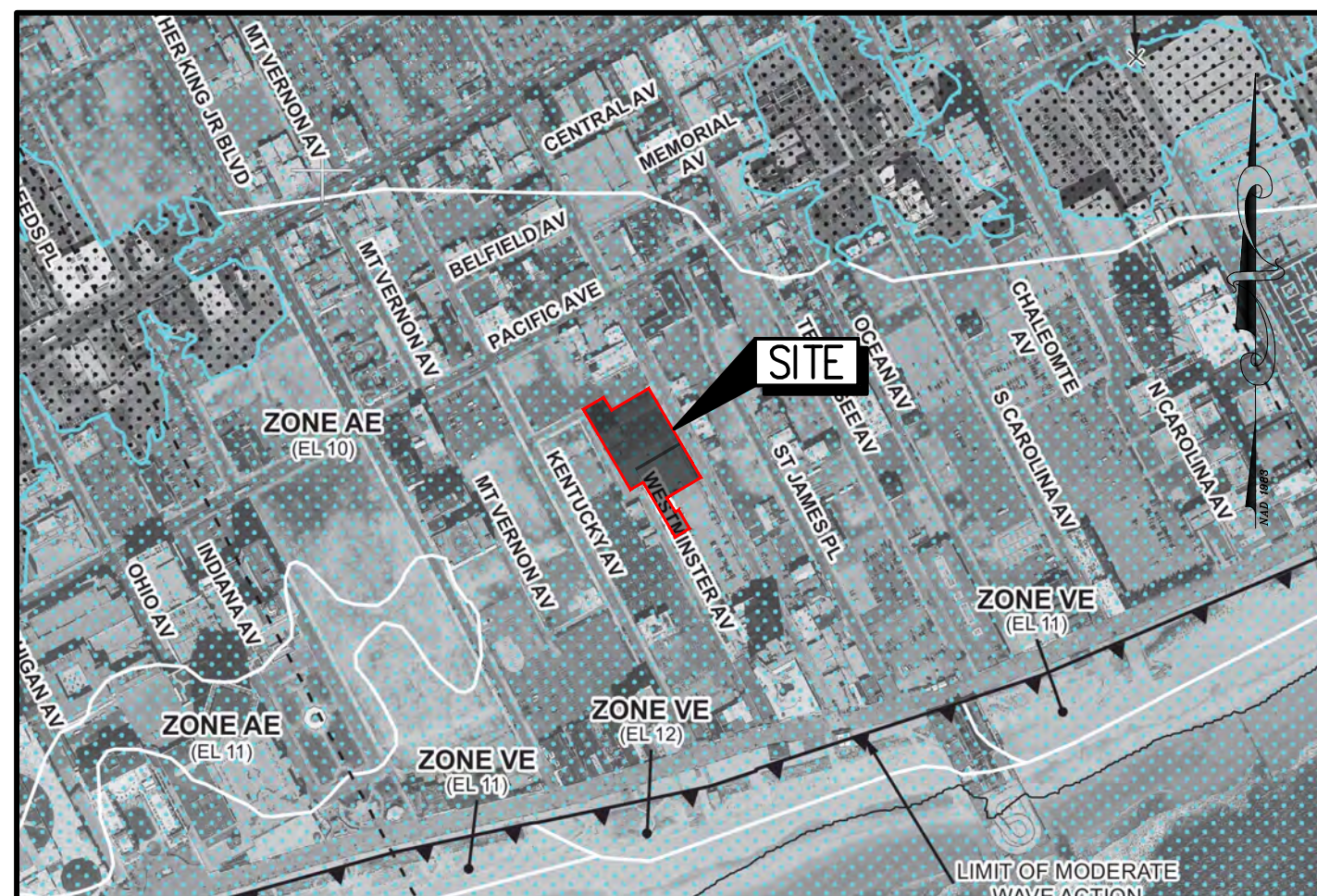
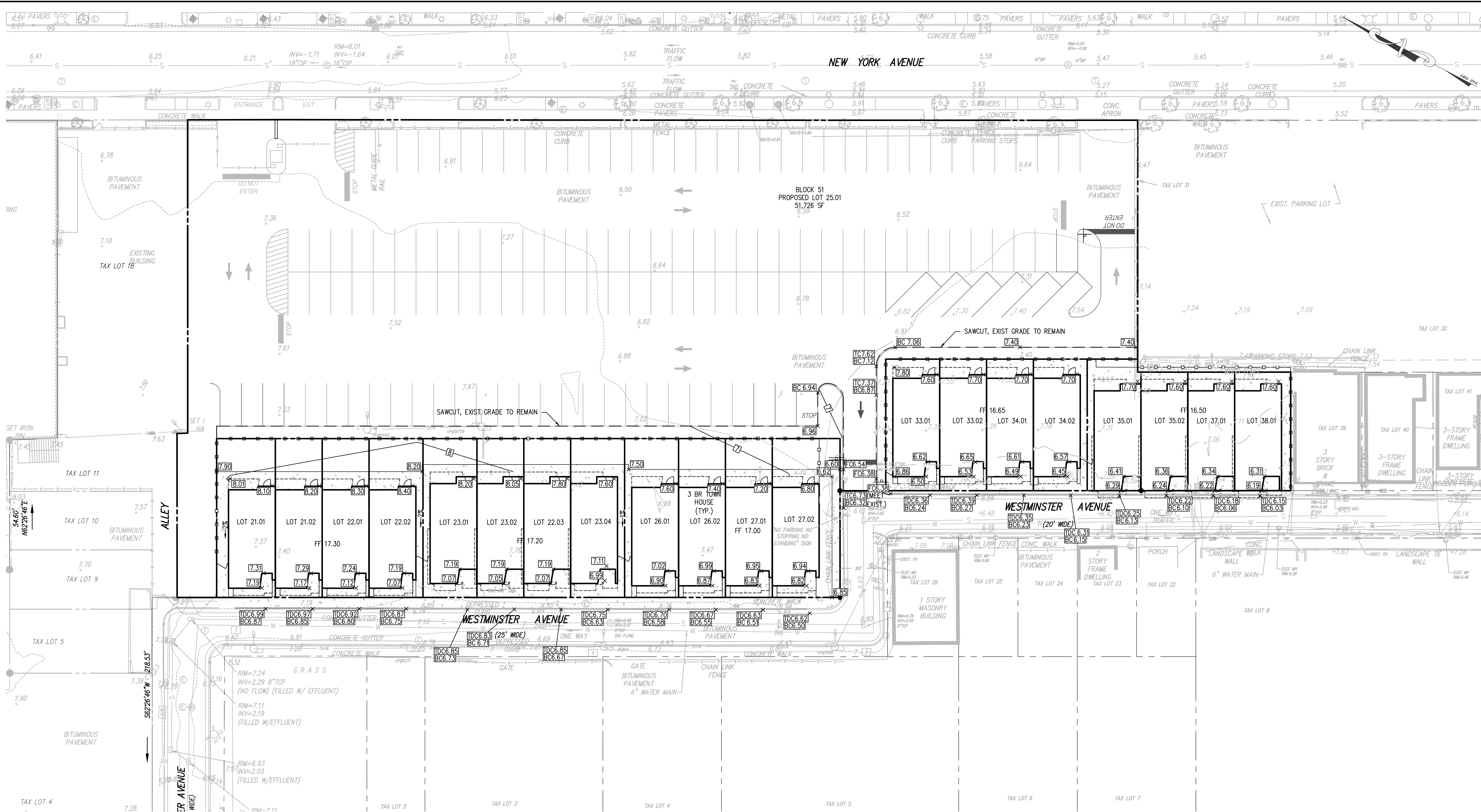


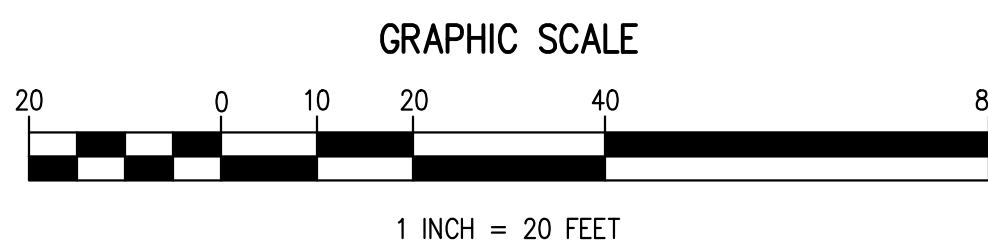
PRINTED ON 09/19/2022, LAST MODIFIED ON 11/21/2022

USERS: JASON@SCULLOENGINEERING.COM - SCULLO ENGINEERING SERVICES, LLC (D:\LOUIS TAYLOR - SHARED\PROJECTS\FAS 0002 BL51 002F - LCU\DWG\PLANS\030322\DWG



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'



EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND THE ADJACENT TOWN OF ATLANTIC CITY, NEW JERSEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS NOTED THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE ISSUANCE OF THESE PLANS. THE ENGINEER HAS NOTED THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE ISSUANCE OF THESE PLANS.

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JASON T. SCULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 3460458600
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 3310026400

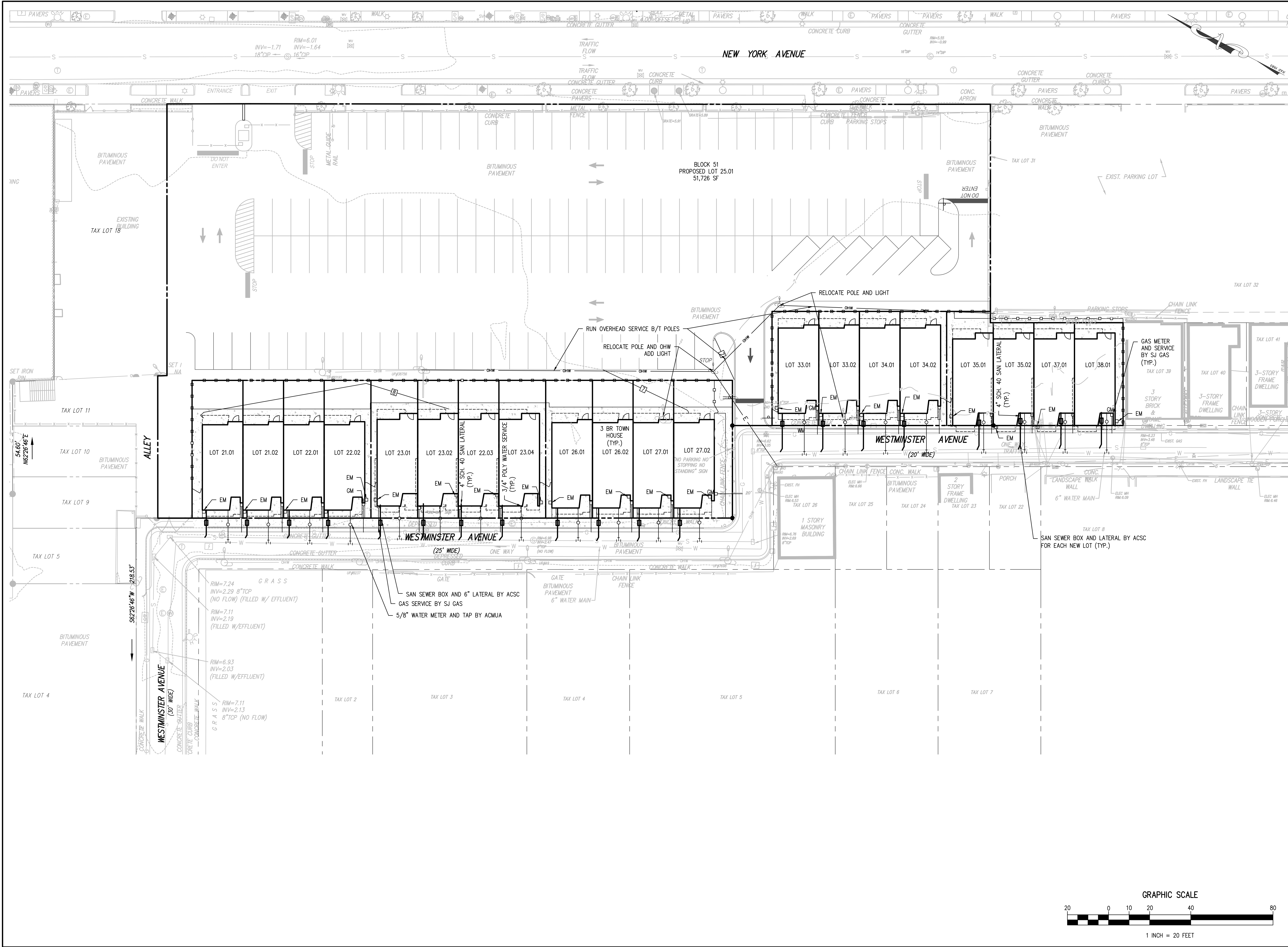
SCULLO ENGINEERING SERVICES, LLC
137 SOUTH NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sculloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 240A20230700

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

GRADING PLAN
BL 51 Q0ZF, LLC
103 S. MAIN STREET
ASBURY PARK, NEW JERSEY 07712

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

PROJECT NO.	DRAWING NO.
FAS 005.02	C0302
SCALE	SHEET
1" = 20'	5 OF 10



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THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. APPEAR IN THE TITLEBLOCK.

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JASON T. SCULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 34604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400

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137 SOUTH NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sculloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 246A28230700

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ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

UTILITY PLAN

BL 51 Q02F, LLC
303 S. MAIN STREET
ASBURY PARK, NEW JERSEY 07712

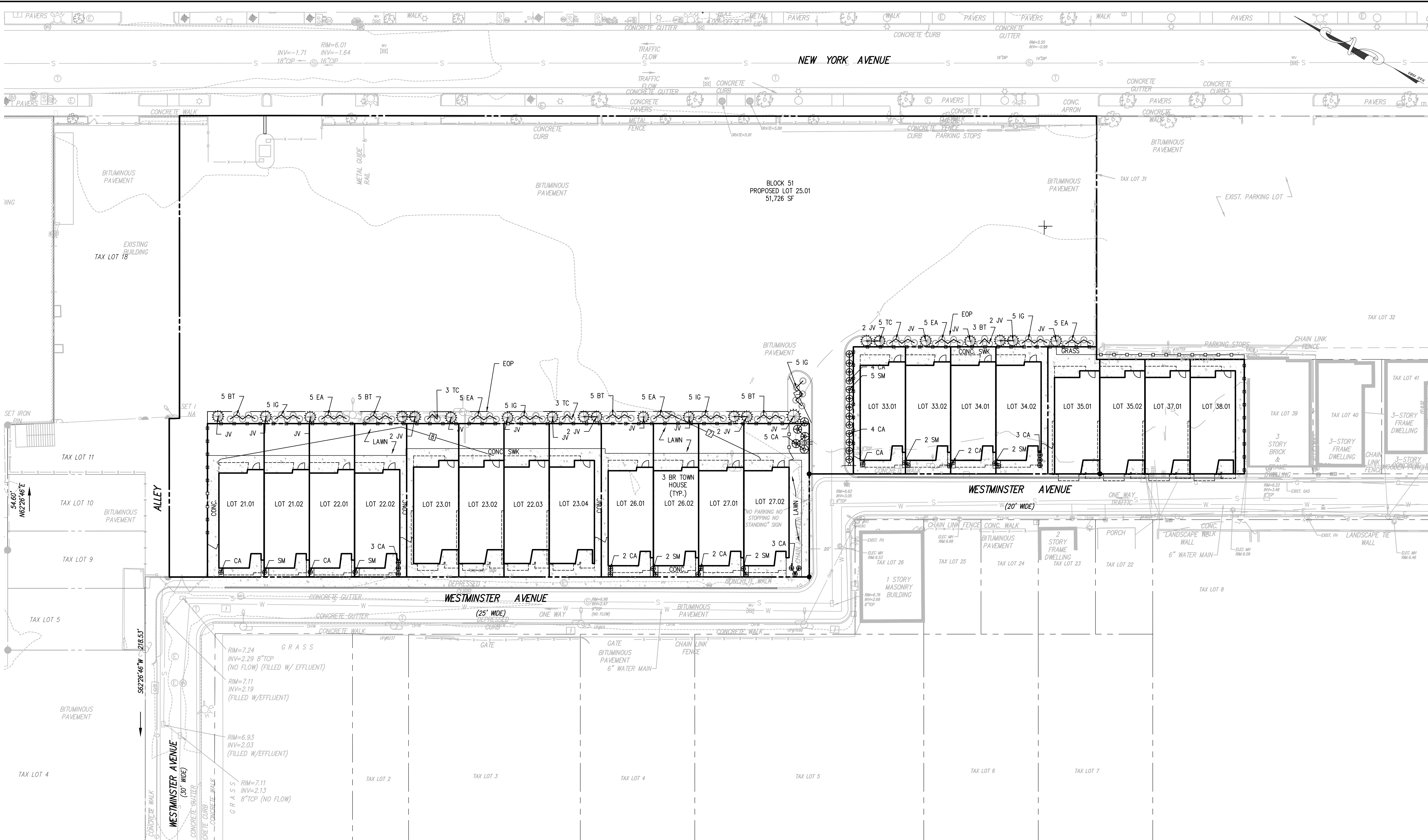
DATE	12/6/2022	ISSUE NO.	1	INITIAL RELEASE	SUBMISSION/REVISION	BY	JTS	APPR.



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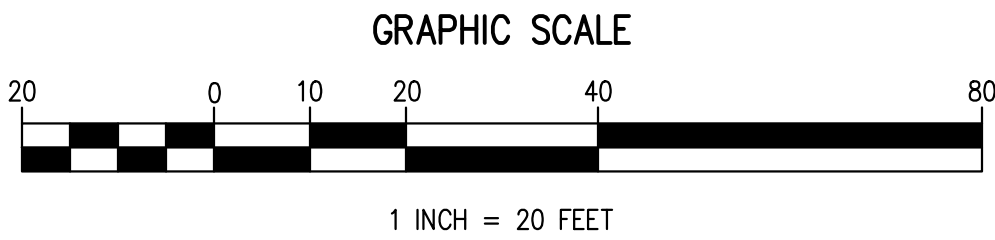
SCALE
1" = 20'

DRAWING NO.
C0402

SHEET
6 OF 10



LANDSCAPE SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
EVERGREEN TREES						
	JV	22	JUNIPERUS VIRGINIANA	RED CEDAR	8' – 10' HT	B & B
EVERGREEN SHRUBS						
	TC	11	TAXUS CUSPIDATA	SPREADING YEW	18" – 24" HT	No. 2 CAN
	IG	25	ILEX GLABRA	INKBERRY HOLLY	2' – 3' HT	No. 2 CAN
	BT	23	BERBERIS	BARBERRY	18" – 24" HT	No. 2 CAN
	EA	25	EUONYMUS JAPONICUS	GOLDEN EUONYMUS	18" – 24" HT	No. 2 CAN
ORNAMENTAL GRASSES						
	CA	31	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	6" – 12" HT	CONTAINER
	SM	15	SORGHASTRUM NUTANS	INDIANGRASS	6" – 12" HT	CONTAINER



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1. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. ANY CHANGES TO THE PLANS SHALL BE MADE BY A REVISION SHEET. ANY CHANGES TO THE PLANS SHALL BE MADE BY A REVISION SHEET.

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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400
www.sculloengineering.com
j.scullo@sculloengineering.com

SCULLO ENGINEERING SERVICES, LLC
137 SOUTH NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sculloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 246242920700

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ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

LANDSCAPE PLAN

BL 51 Q0ZF, LLC
3035 MAIN STREET, 7TH FLOOR
ASBURY PARK, NEW JERSEY 07712

12/6/2022
DATE

1
ISSUE NO.

INITIAL RELEASE
SUBMISSION/REVISION

BY
APPR.

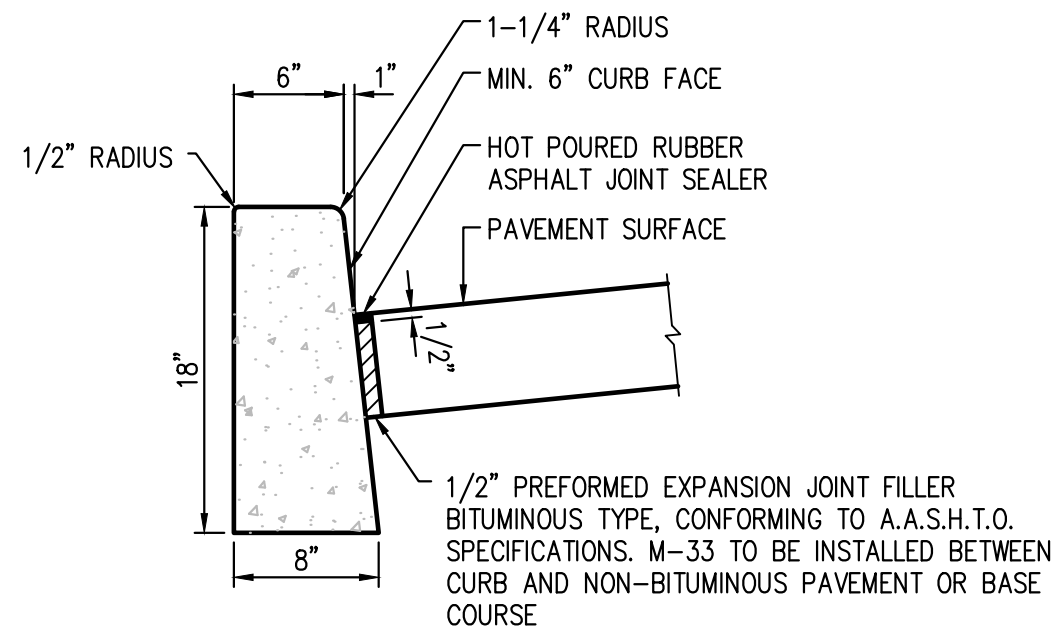
JTS

PROJECT NO.
FAS 005.02

SCALE
1" = 20'

SHEET
7 OF 10

DRAWING NO.
C0602

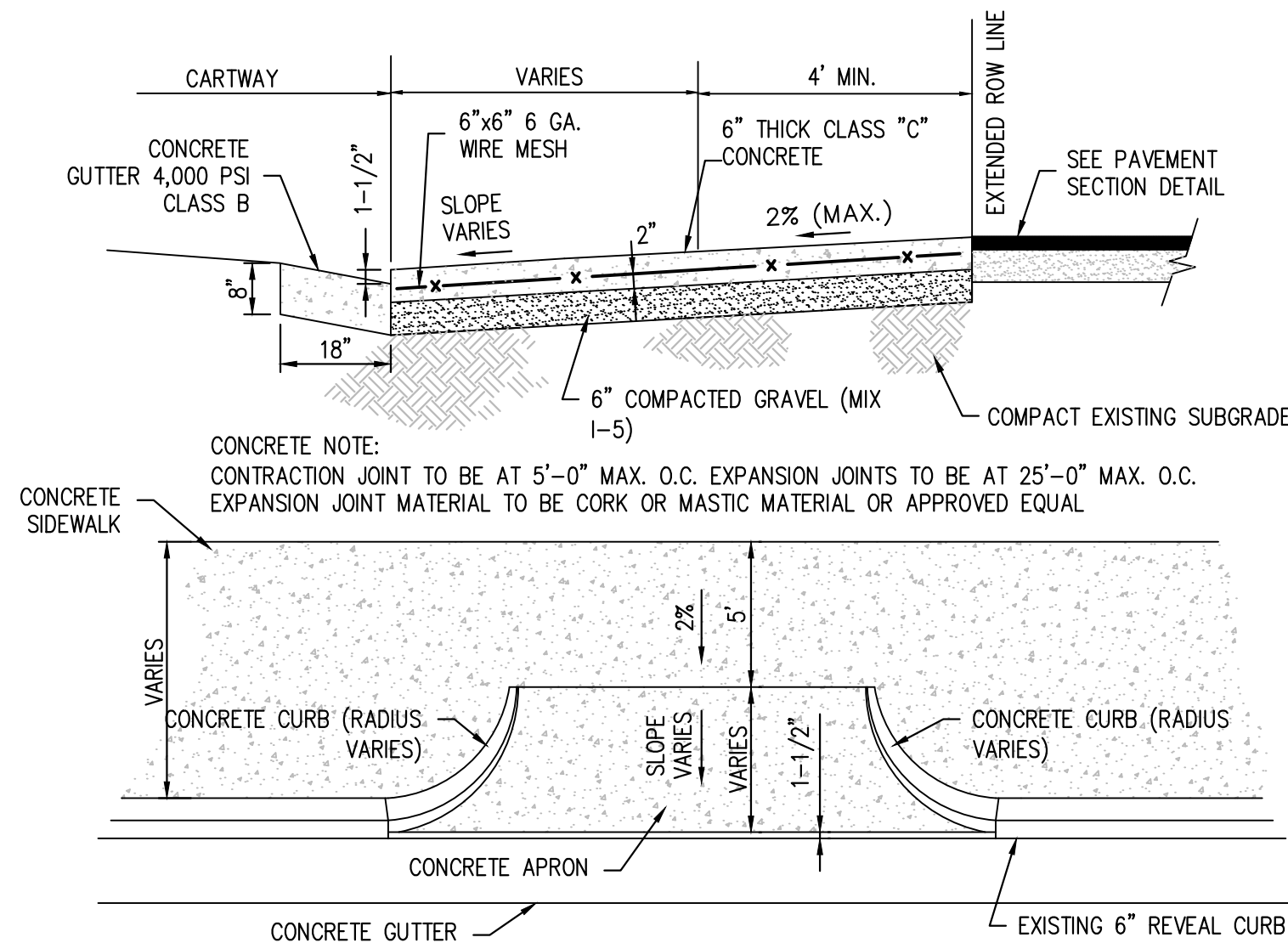


NOTE:

- CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED) @ 4,500 PSI.
- TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF CURB.
- DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
- WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

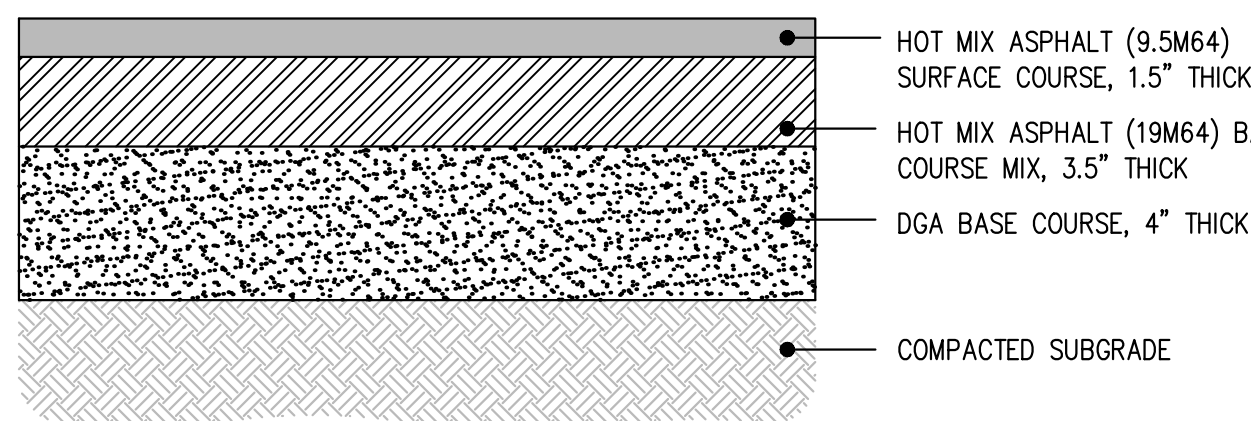
INTERIOR CONCRETE CURB

N.T.S.



DRIVEWAY APRON DETAIL

N.T.S.

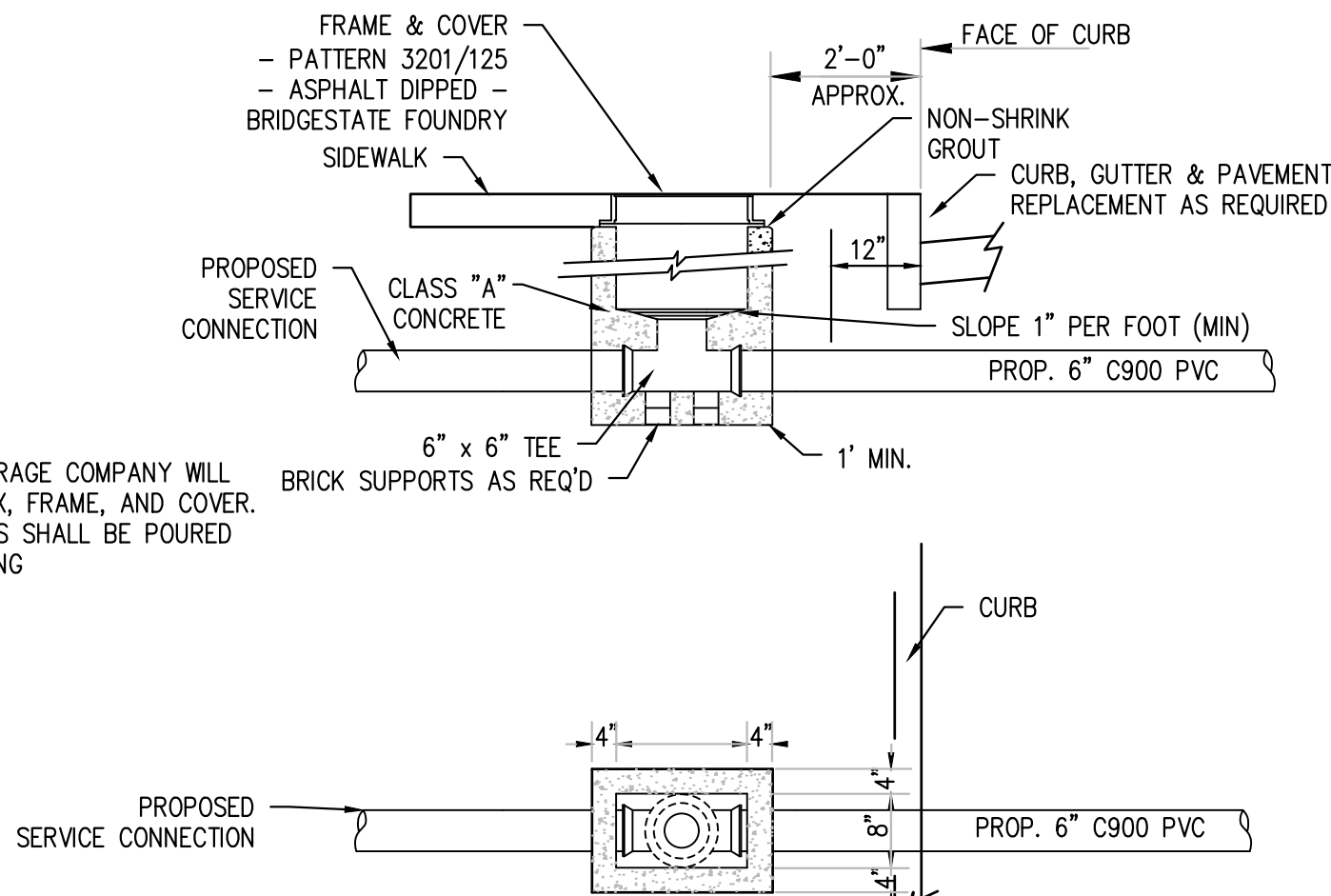


PAVING DETAIL

N.T.S.

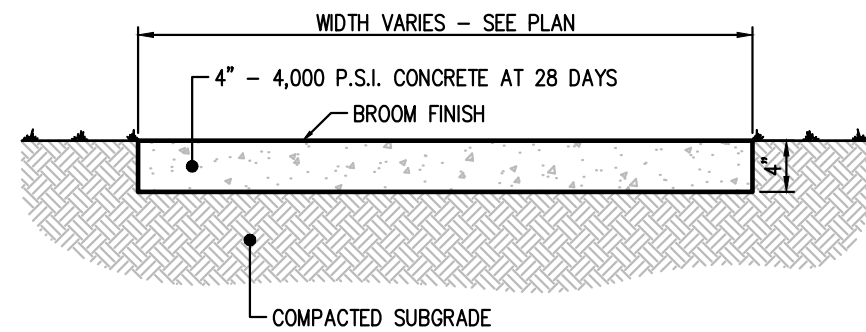
NOTES:

- THE ATLANTIC CITY SEWERAGE COMPANY WILL INSTALL THE SERVICE BOX, FRAME, AND COVER.
- BASE SECTION AND WALLS SHALL BE POURED INTEGRALLY AROUND PIPING.



SERVICE BOX DETAIL

N.T.S.

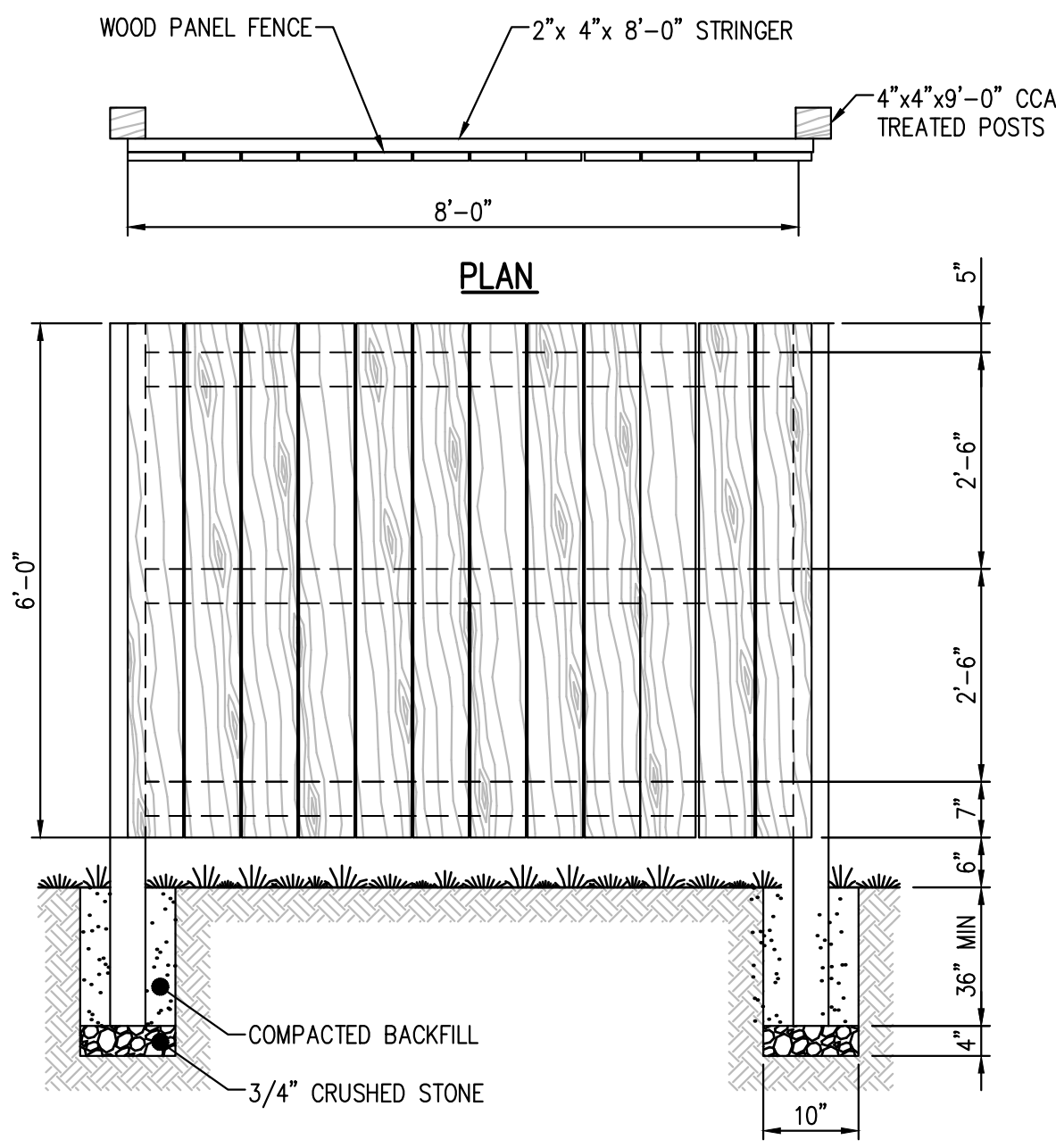


NOTES:

- 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.



ELEVATION

NOTES:

- ALL WOOD MATERIAL TO BE EITHER PRESSURE TREATED OR CEDAR.

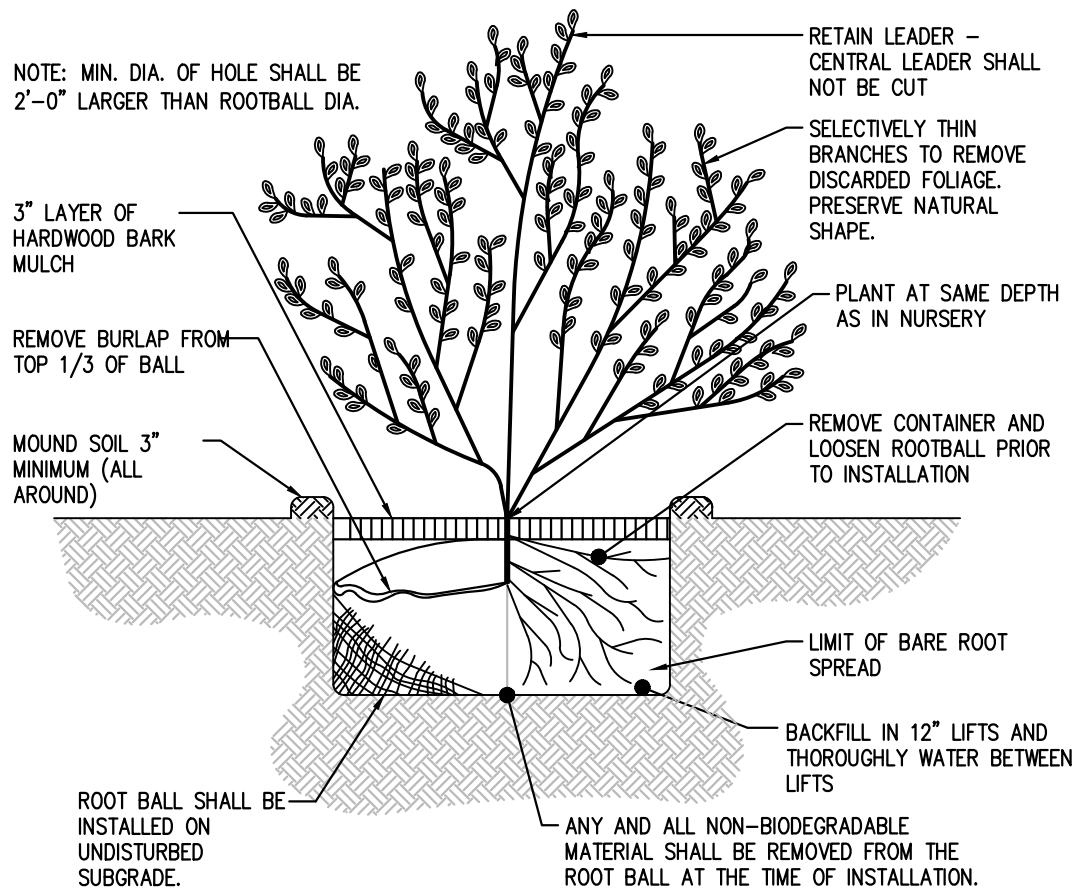
WOOD PANEL FENCE DETAIL

N.T.S.



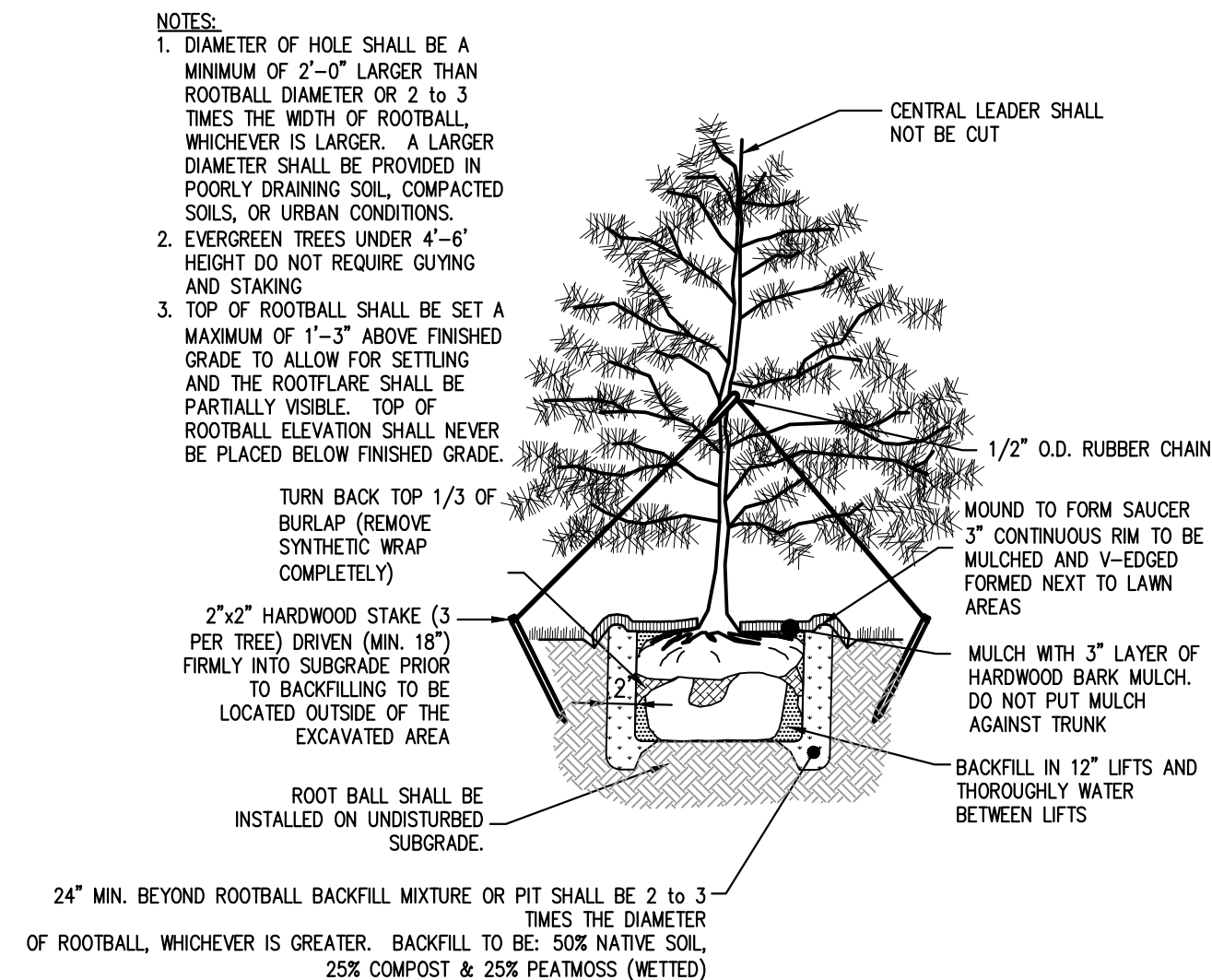
ORANGE LOOP PARKING SIGN DETAIL

N.T.S.



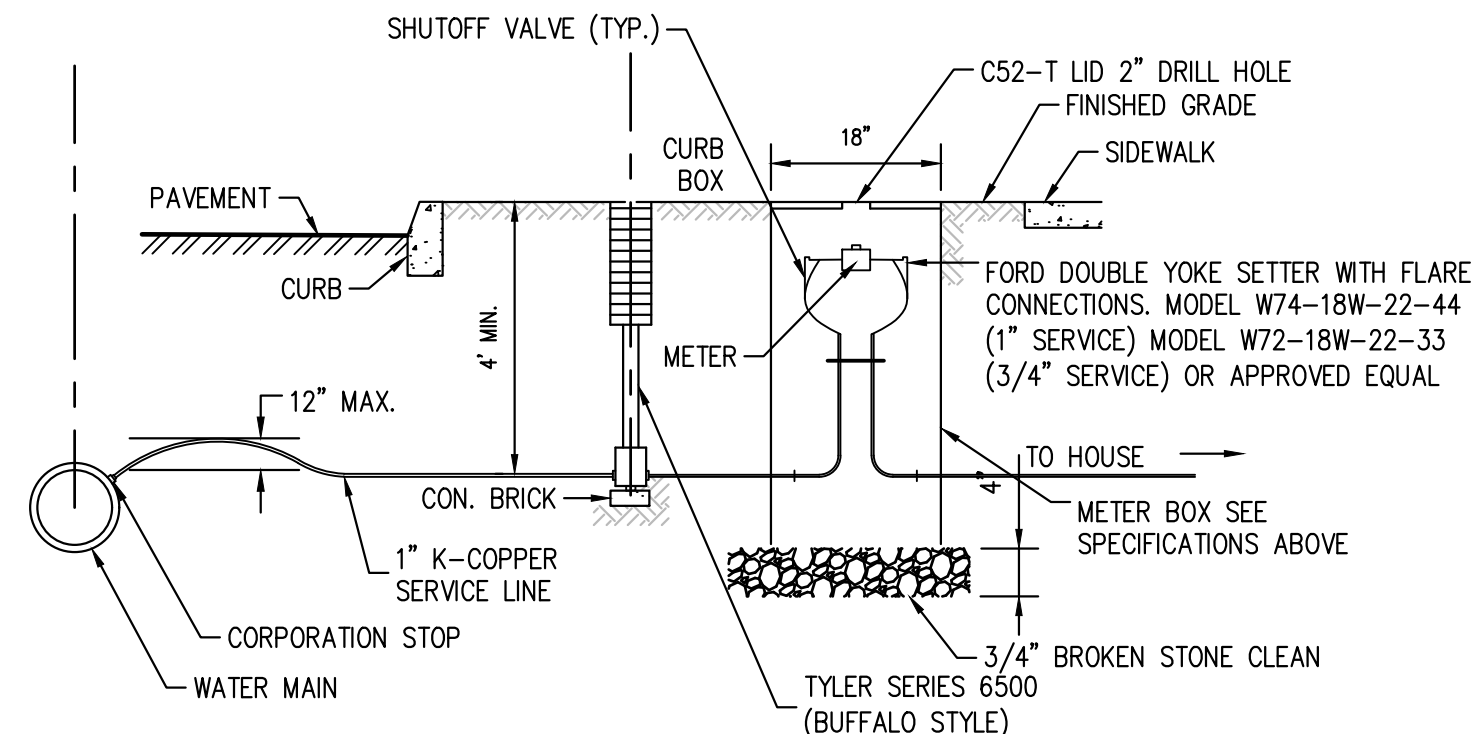
SHRUB DETAIL

N.T.S.



EVERGREEN TREE DETAIL

N.T.S.

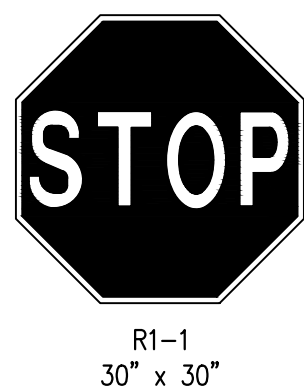


NOTES:

- METER PIT AND CURB BOX MUST BE INSTALLED BETWEEN THE CURB AND SIDEWALK. METER SHALL BE INSTALLED 18" BELOW FINISHED GRADE.
- METER SHALL MEET APPROVAL WITH THE WINSLOW TOWNSHIP WATER SERVICE DEPARTMENT.

WATER SERVICE AND METER PIT DETAIL

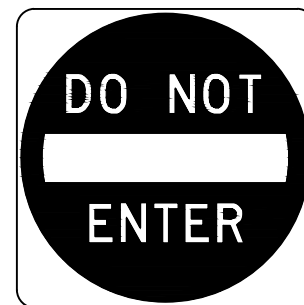
N.T.S.



NOTE: SIGNAGE TO CONFORM WITH THE LATEST EDITION OF STANDARD SIGNS FHA MUTCD. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS.

STOP SIGN

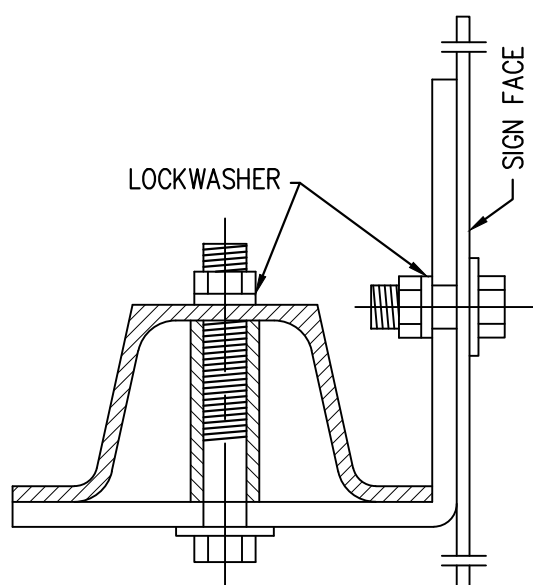
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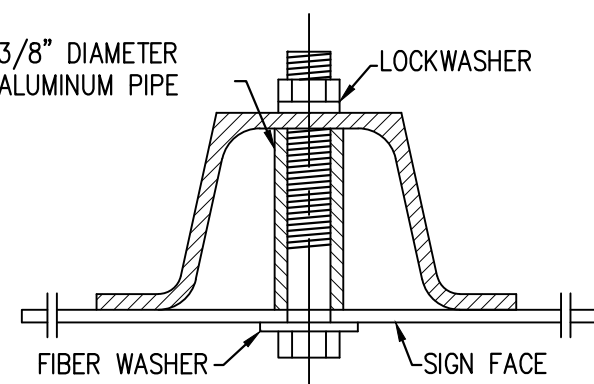
NOTE: SIGNAGE TO CONFORM WITH THE LATEST EDITION OF STANDARD SIGNS FHA MUTCD. ALL SIGNS SHALL BE MOUNTED ON BREAKAWAY SIGN POSTS.

DO NOT ENTER SIGN

N.T.S.



SIDE MOUNTING BRACKET



FRONT MOUNTING BRACKET

SIGN MOUNTING DETAIL

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JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100626400
www.sciulloengineering.com
j.sciullo@sciulloengineering.com

SCIULLO ENGINEERING SERVICES, LLC
137 SOUTH NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
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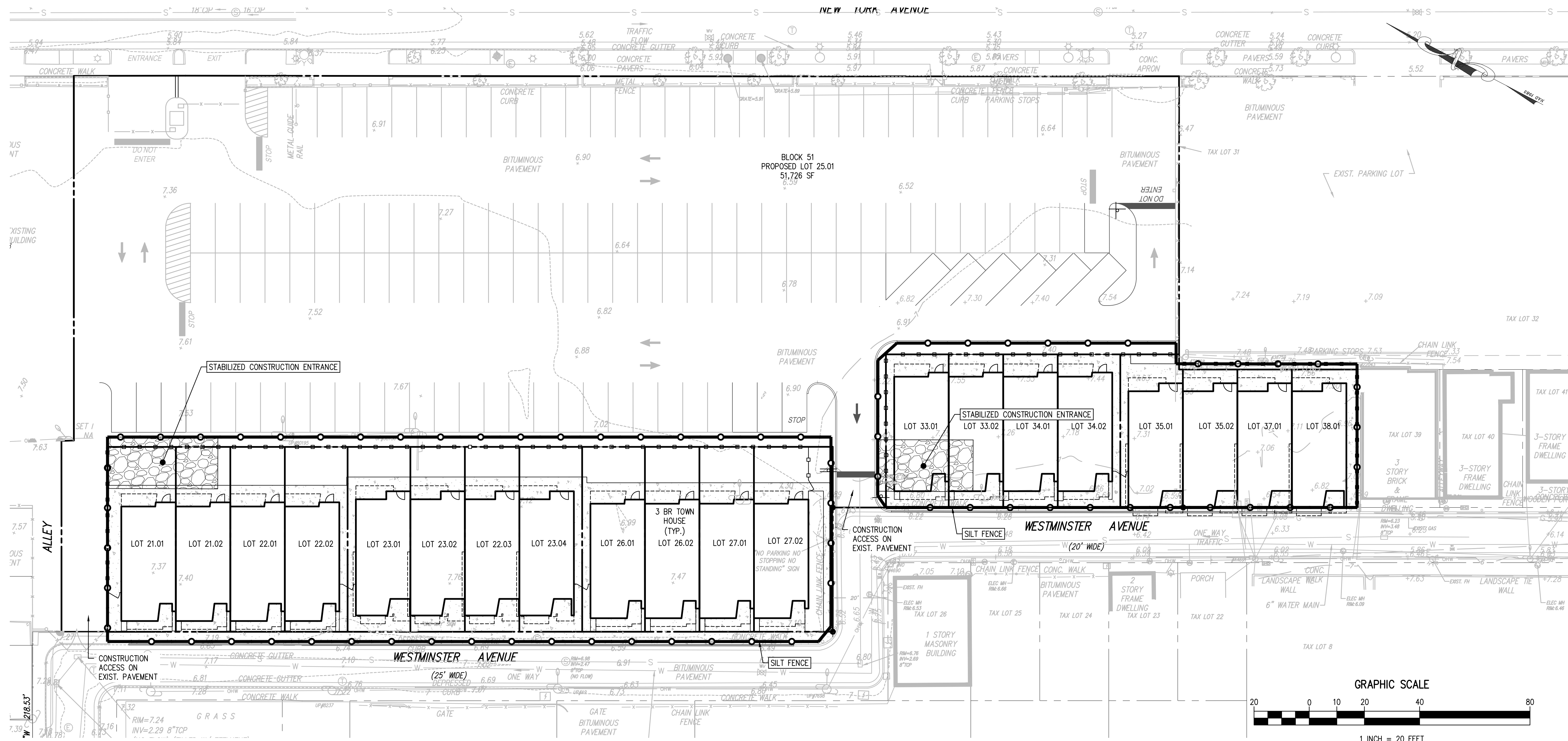
WESTMINSTER AVENUE TOWNHOUSES
BLOCK 51, LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 & 38
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

BL 51 00ZF, LLC
103 S. MAIN STREET
ASBURY PARK, NEW JERSEY 07712

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

PROJECT NO.	FAS 005.02	DRAWING NO.	C1101
SCALE	AS SHOWN	SHEET	8 OF 10



LIMIT OF DISTURBANCE

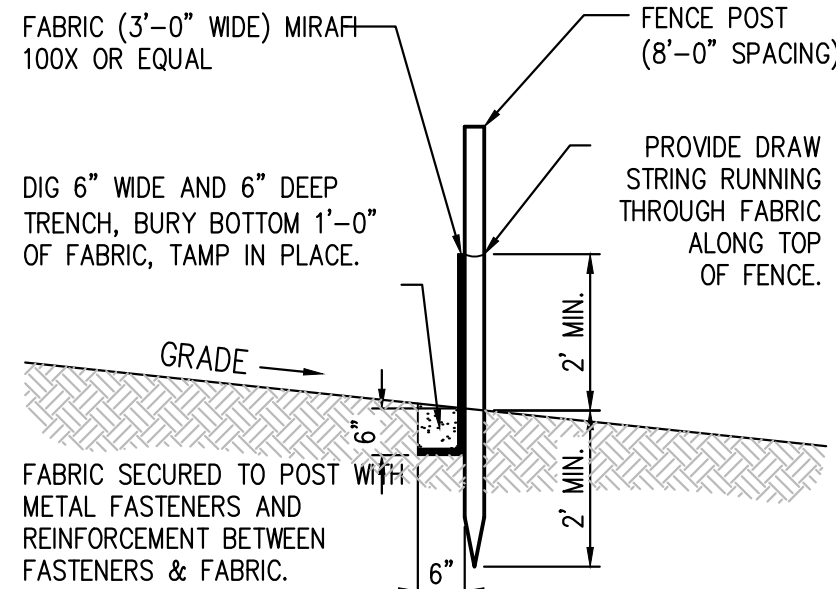
TOTAL AREA OF PROPOSED DISTURBANCE = 0.67 AC.

NOTES

- THIS PLAN IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
- SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE ATLANTIC CONSERVATION DISTRICT AND NJ SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- THIS SITE IS WITHIN THE URBAN REDEVELOPMENT AREA (PREVIOUSLY DEVELOPED SITE WITHIN METROPOLITAN PLANNING AREA PA-1) AND DEVELOPMENT IS EXEMPT FROM COMPACTION MITIGATION STANDARDS.

LEGEND

TEMPORARY STANDARD SILT FENCE/LIMIT OF DISTURBANCE



SILT FENCE DETAIL
N.T.S.

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www.sculloengineering.com
jscullo@sculloengineering.com

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ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SOIL EROSION & SEDIMENT CONTROL PLAN

BL 51 Q02F, LLC
303 S. MAIN STREET
ASBURY PARK, NEW JERSEY 07712

PROJECT NO.	FAS 005.02	DRAWING NO.	C1202
SCALE	1" = 10'	SHEET	9 OF 10

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

