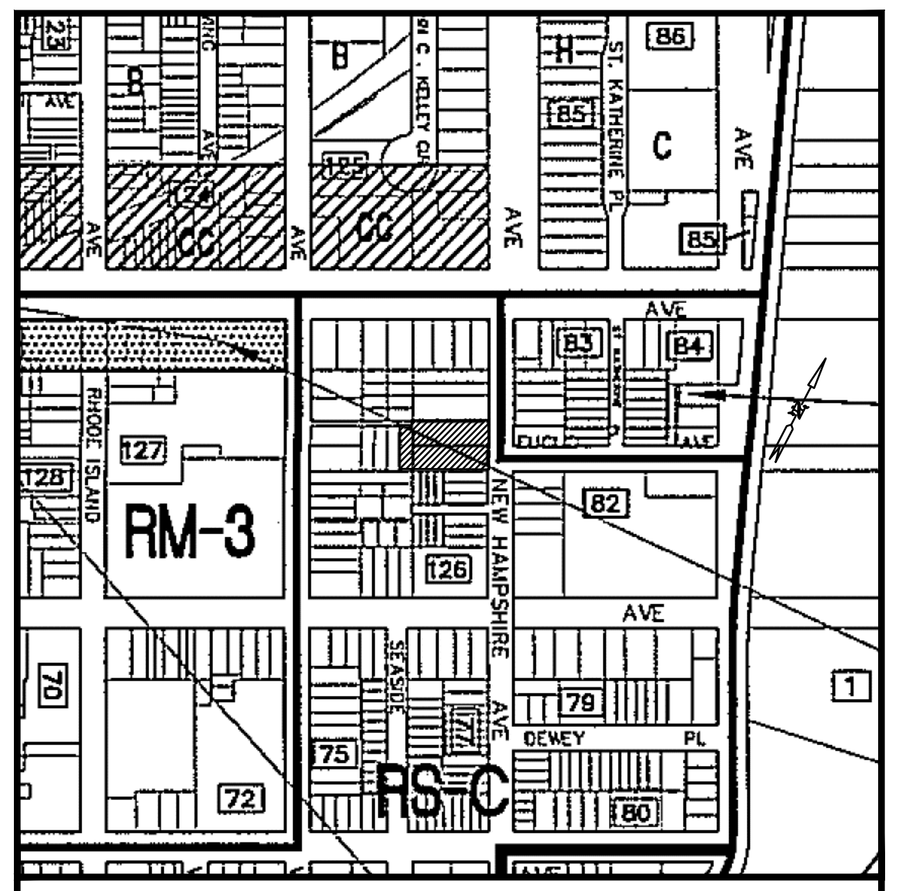
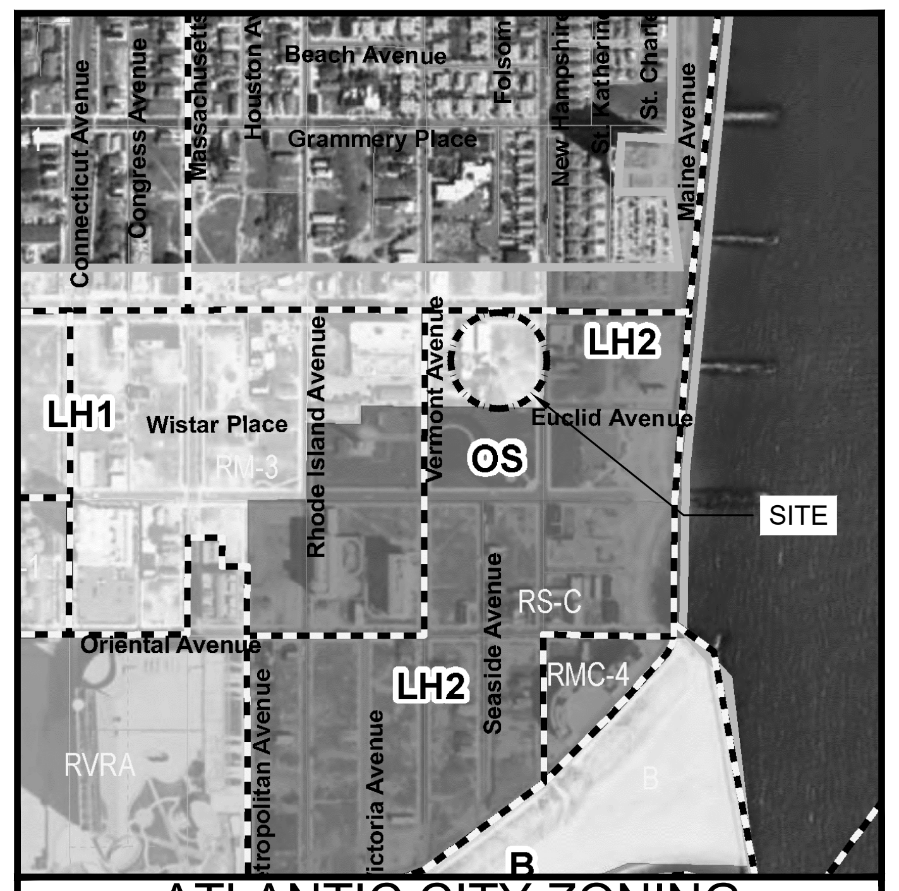
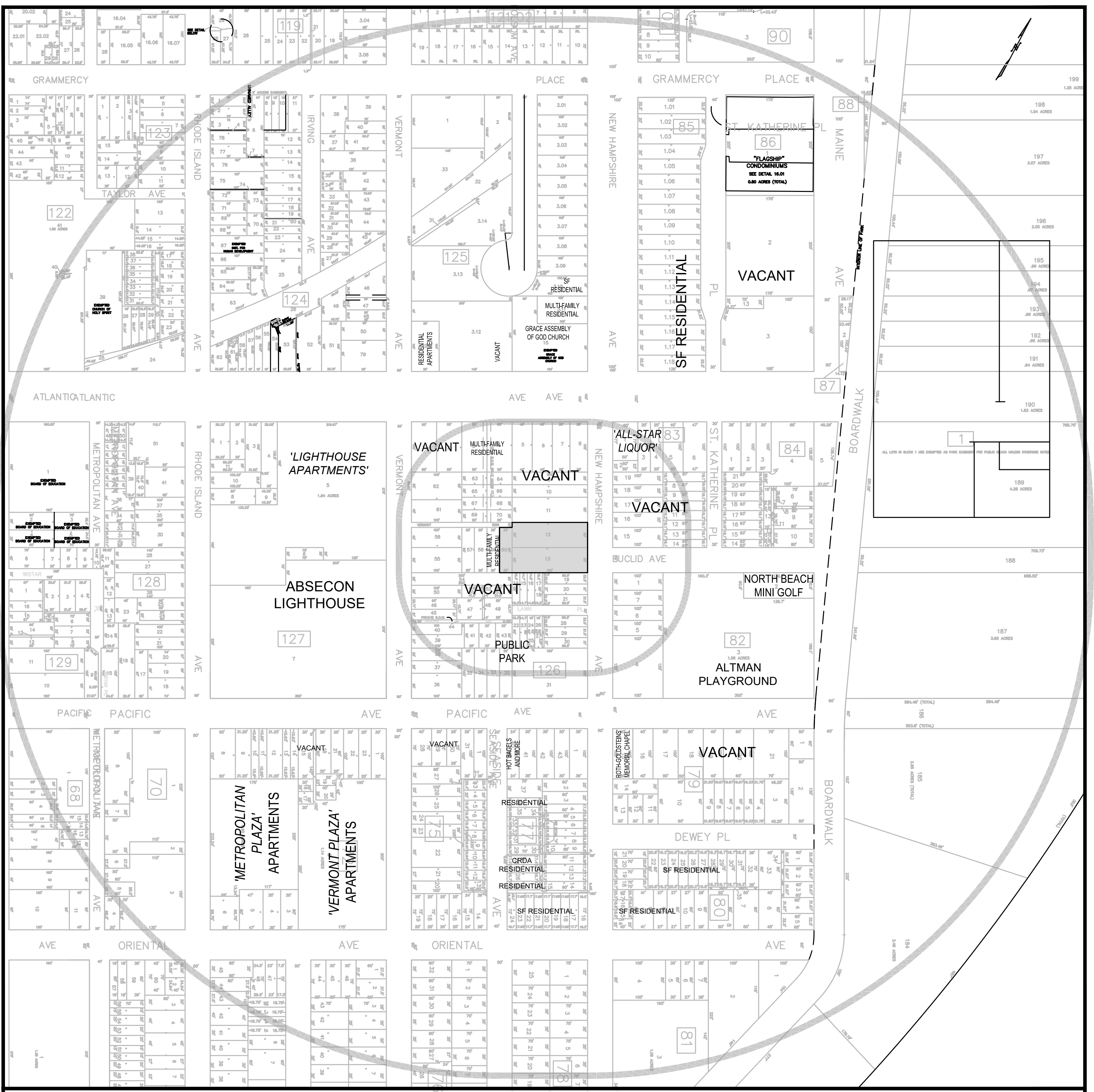


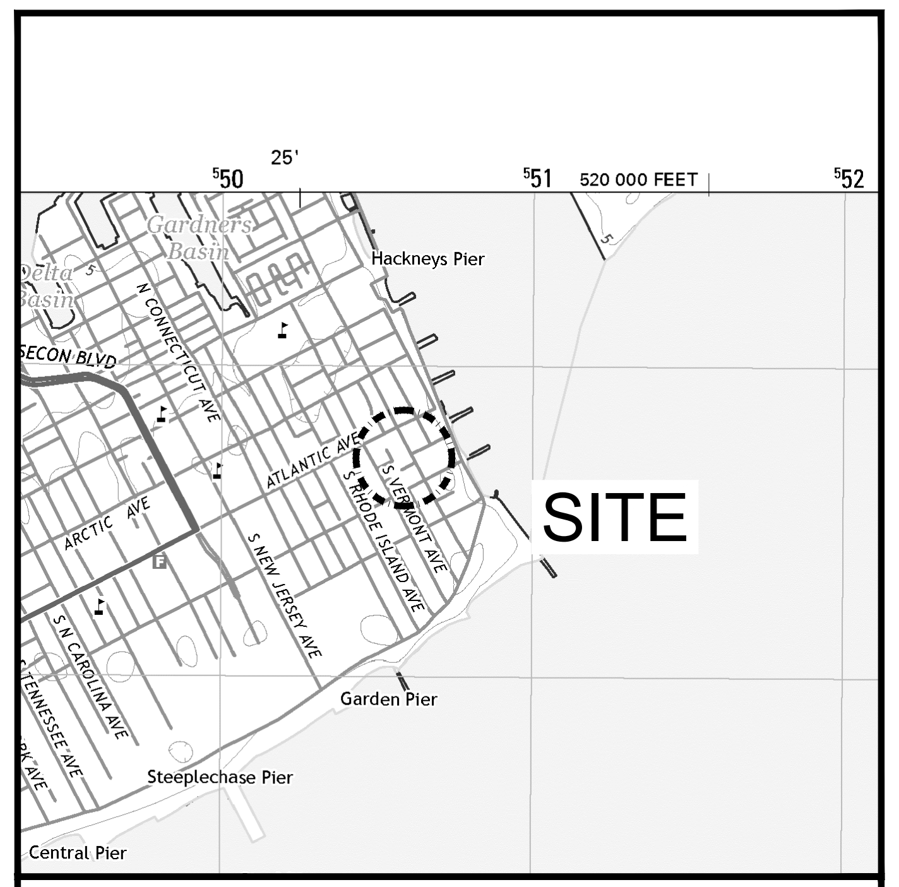
ATLANTIC CITY ZONING MAP - RS-C



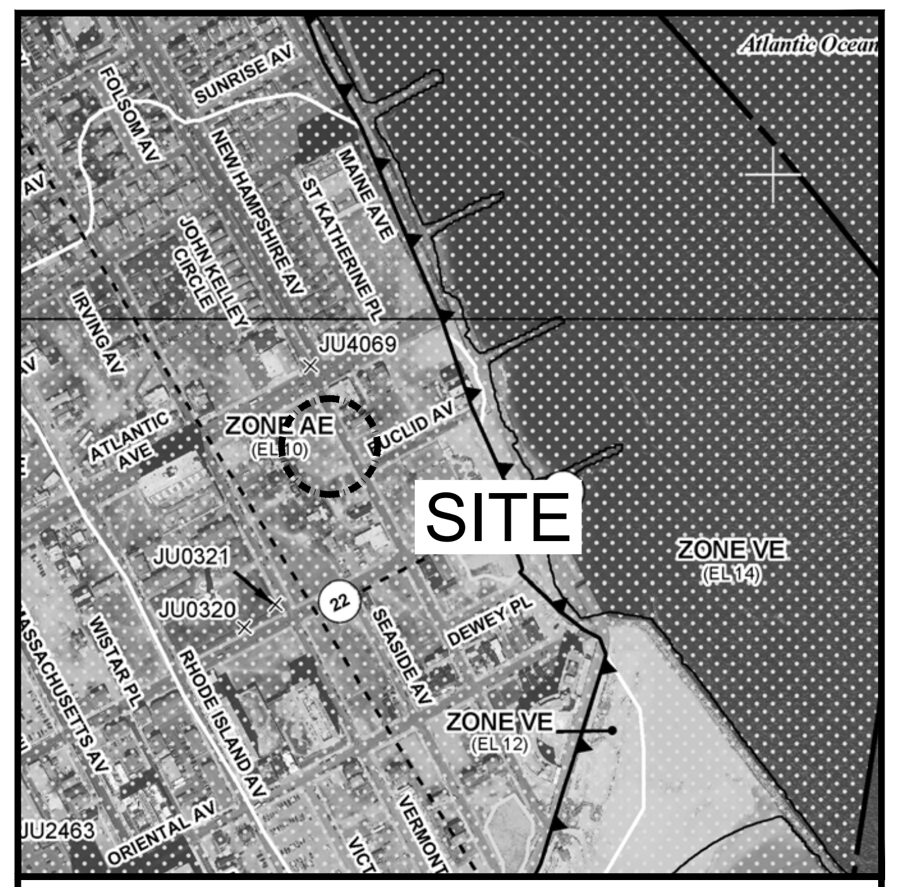
ATLANTIC CITY ZONING
& TOURISM DISTRICT MAP - LH-1



ATLANTIC CITY COMPOSITE TAX MAP



USGS QUAD MAP



FEMA PRELIMINARY FIRM

CRDA MAJOR SUBDIVISON & SITE PLAN

'LIGHTHOUSE ROW'

8 UNIT TOWNHOUSE DEVELOPMENT

BLOCK 126 LOTS 12, 13 & 60

ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SHEET INDEX

Approved by Resolution # ____________________ Dated: _________

_______________________________________ Date: _________
CRDA Planner

_______________________________________ Date: _________
CRDA Engineer

_______________________________________ Date: _________
CRDA Land Use Regulation & Enforcement Officer

_______________________________________ Date: _________
CRDA Hearing Officer

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/48 AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

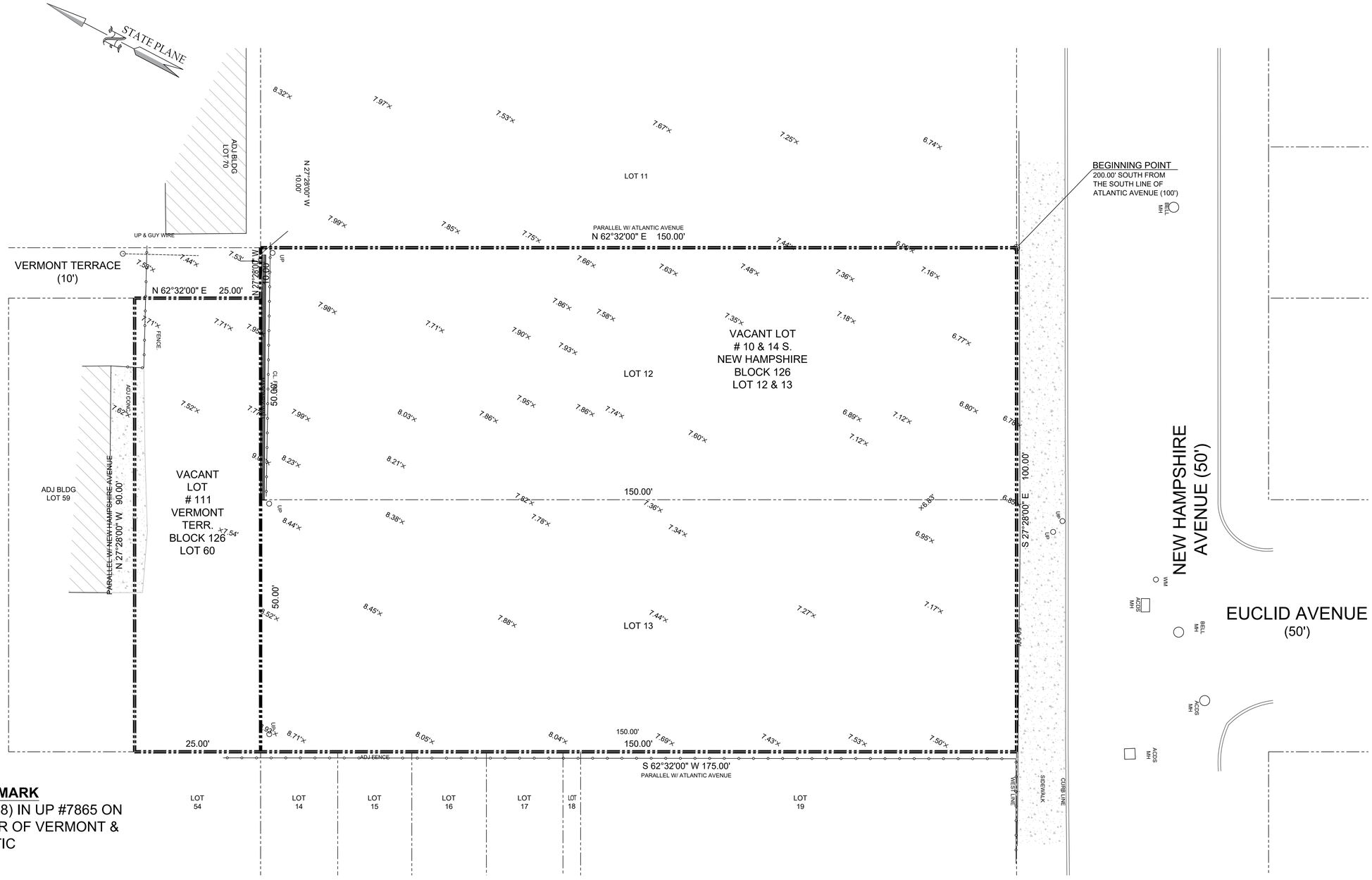
ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

Thomas Dase
THOMAS A. DASE
PROFESSIONAL PLANNER N.J. NO. 33LI00625100
PROFESSIONAL ENGINEER N.J. NO. GE48387

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

TITLE SHEET
BLOCK 126 LOT 12,13 & 60
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 15' BY: T DASE
DATE: 2/16/2023 PROJ. NO.: 40394

SHEET NO.
C-1
SHEET 1 of 8



BENCHMARK
10.00' (88) IN UP #7865 ON CORNER OF VERMONT & ATLANTIC

SURVEY NOTES

1. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 17,250 SF
2. PERMANENT MARKERS HAVE NOT BEEN SET
3. OFFSETS SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE DETECTION, LOCATION OR IDENTIFICATION OF HAZARDOUS SUBSTANCES IS NOT INCLUDED AS PART OF SURVEYOR'S CONTRACT WITH CLIENT.

SURVEY REFERENCES
1. ATLANTIC CITY TAX MAP
2. ELEVATIONS REFERENCE NAVD 88
3. FIELD SURVEY COMPLETED ON 11/21/2022

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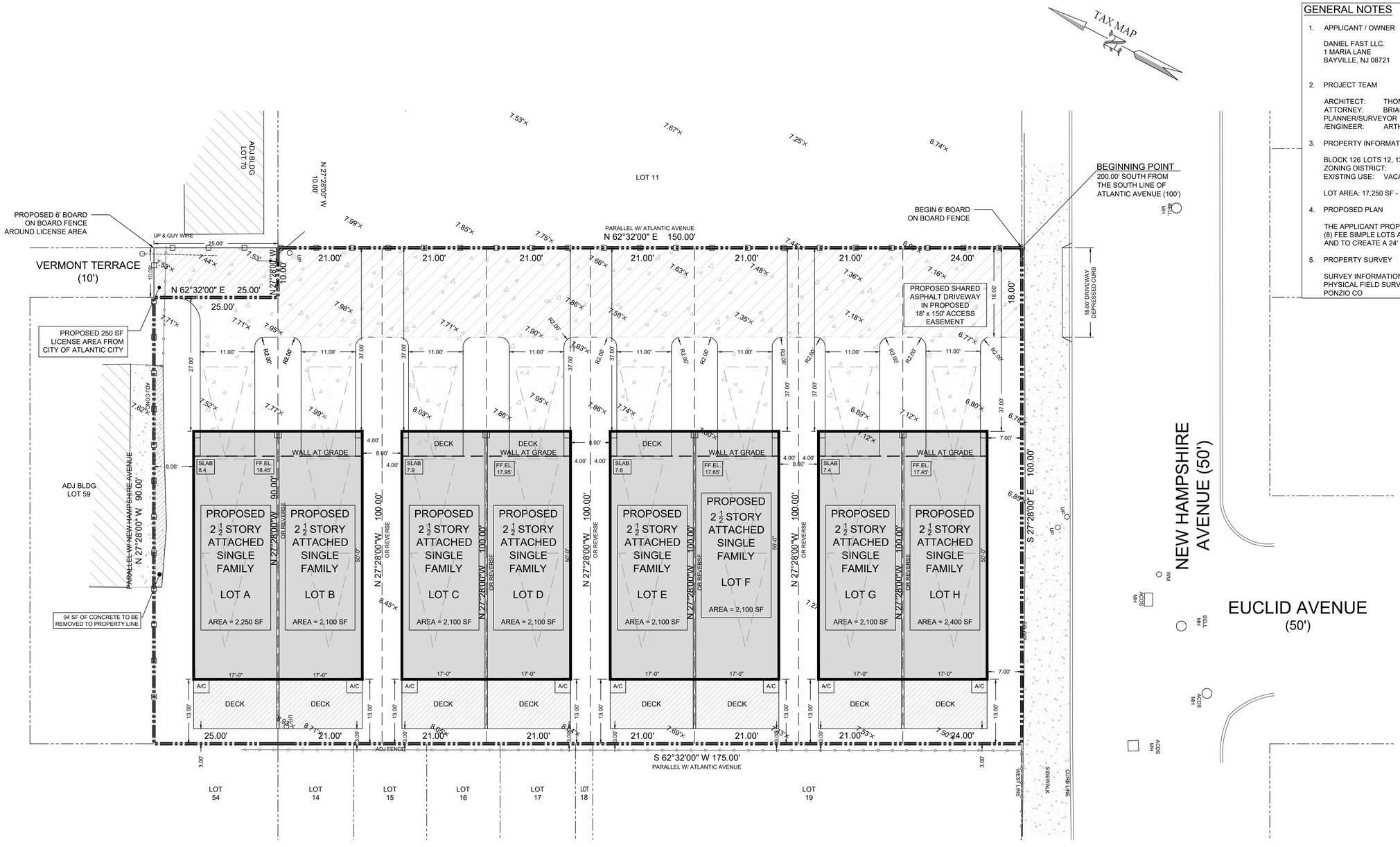
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY

BLOCK 126 LOT 12,13 & 60
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 15' BY: WER
DATE: 02/02/2023 PROJ. NO.: 40394

SHEET NO. C-2
SHEET 2 of 8



GENERAL NOTES

1. APPLICANT / OWNER

   DANIEL FAST LLC.
   1 MARIA LANE
   BAYVILLE, NJ 08721

2. PROJECT TEAM

   ARCHITECT: THOMAS / BECHTOLD ARCHITECTURE & ENGINEERING
   ATTORNEY: BRIAN CALLAGHAN, ESQ.
   PLANNER/SURVEYOR /ENGINEER: ARTHUR PONZIO CO

3. PROPERTY INFORMATION

   BLOCK 126 LOTS 12, 13 & 60
   ZONING DISTRICT: R-SC
   EXISTING USE: VACANT

   LOT AREA: 17,250 SF - 0.40 ACRES

4. PROPOSED PLAN

   THE APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING LOTS INTO EIGHT (8) FEE SIMPLE LOTS AND CONSTRUCT FOUR (4) TWO-UNIT BUILDINGS, AND TO CREATE A 24' WIDE X 150' LONG ACCESS EASEMENT..

5. PROPERTY SURVEY

   SURVEY INFORMATION SHOWN ON THESE PLANS TAKEN FROM A PHYSICAL FIELD SURVEY PERFORMED NOVEMBER 22, 2022, BY ARTHUR PONZIO CO

ZONING DISTRICT RULES - LIGHTHOUSE ONE (LH-1)

N.J.A.C. §19:66-5.18

	REQUIRED	LOT 60	LOT A	LOT B	LOT C	LOT D	LOT E	LOT F	LOT G
MAXIMUM BUILDING HEIGHT (FROM BFE)	35 FT	35.4 FT V	35.4 FT V	34.9 FT C	34.9 FT C	34.6 FT C	34.6 FT C	34.4 FT C	34.4 FT C
MINIMUM LOT AREA	7,500 SF	2,250.0 SF V	2,100.0 SF V	2,100.0 SF V	2,100.0 SF V	2,100.0 SF V	2,100.0 SF V	2,100.0 SF V	2,400.0 SF V
MINIMUM LOT DEPTH	150 FT	90.0 FT V	100.0 FT V	100.0 FT V	100.0 FT V	100.0 FT V	100.0 FT V	100.0 FT V	24.0 FT V
MINIMUM LOT WIDTH	50 FT	25.0 FT V	21.0 FT V	21.0 FT V	21.0 FT V	21.0 FT V	21.0 FT V	21.0 FT V	24.0 FT V
MINIMUM LOT FRONTAGE	50 FT	0.0 FT V	0.0 FT V	0.0 FT V	0.0 FT V	0.0 FT V	0.0 FT V	0.0 FT V	100.0 FT V
MAXIMUM BUILDING COVERAGE	70%	45% C	49% C	49% C	49% C	49% C	49% C	49% C	43% C
MAXIMUM IMPERVIOUS COVERAGE	80%	60% C	77% C	77% C	77% C	77% C	77% C	77% C	69% C
MINIMUM FRONT YARD (<35')	0 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7 FT C
MINIMUM SIDE YARD (<35') - PRINCIPAL	0 FT	13 FT C	13 FT C	13 FT C	13 FT C	13 FT C	13 FT C	13 FT C	13 FT C
MINIMUM SIDE YARD (<35') - DECK	0 FT	3 FT C	3 FT C	3 FT C	3 FT C	3 FT C	3 FT C	3 FT C	3 FT C
MINIMUM REAR YARD	20 FT	8 FT V	N/A	N/A	N/A	N/A	N/A	N/A	0 FT V

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ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

THOMAS A. DASE
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PROFESSIONAL ENGINEER N.J. NO. GE48387

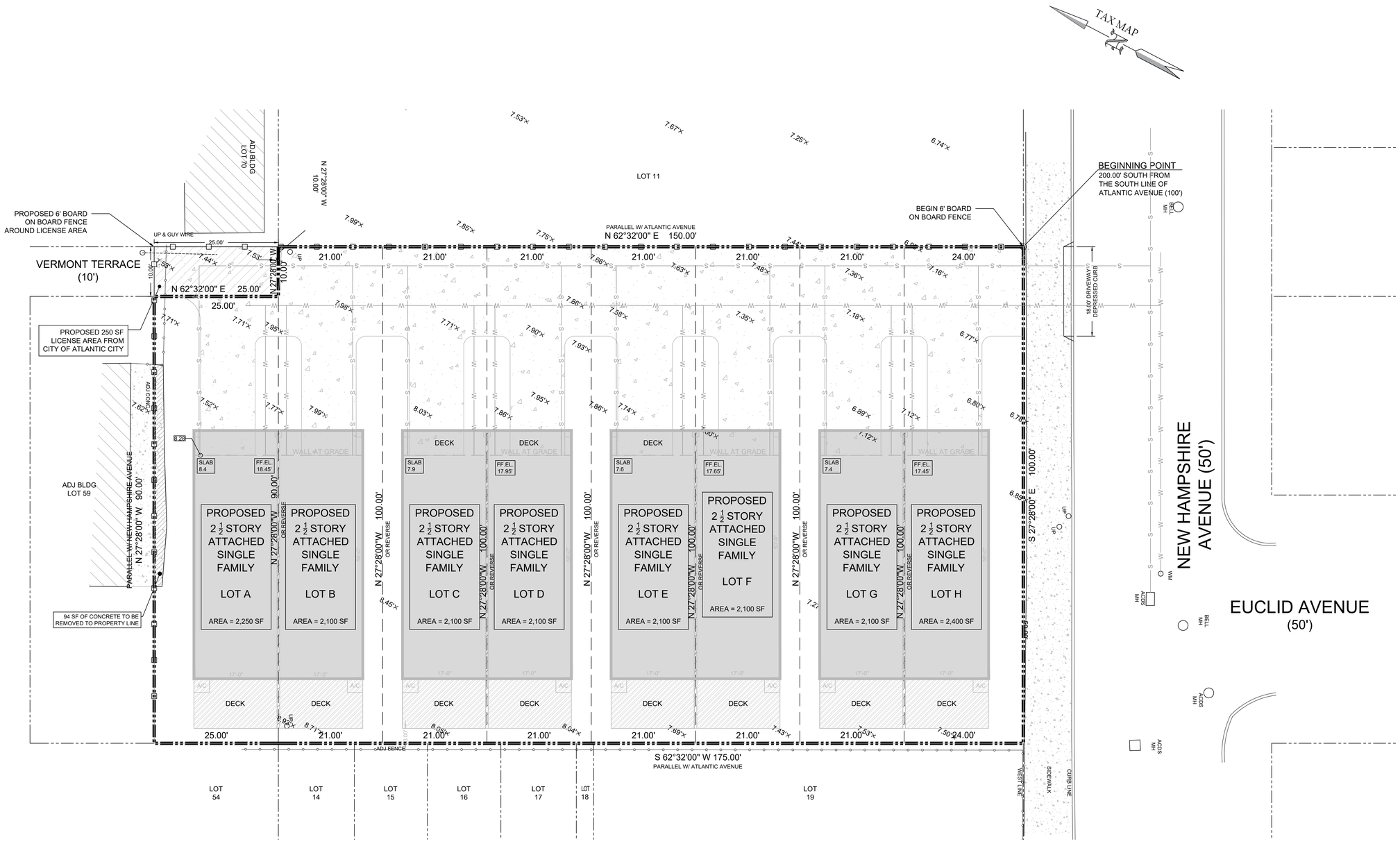
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33L100267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE PLAN

BLOCK 126 LOT 12,13 & 60
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
DATE: 02/02/2023
BY: T DASE
PROJ. NO.: 40394

SHEET NO. C-3
SHEET 3 of 8



UTILITY NOTES:

1. THIS PLAN MAY NOT ILLUSTRATE ALL EXISTING UNDERGROUND UTILITIES AND IS NOT NECESSARILY COMPLETE.
2. THE "UNDERGROUND FACILITY PROTECTION ACT" (N.J.S.A.§48:2-73 ET SEQ.) REQUIRES NOTIFICATION OF THE ONE-CALL DAMAGE PREVENTION SYSTEM ESTABLISHED PURSUANT TO SECTION 4 [C.48:2-76] OF THIS ACT, ANY INTENT TO ENGAGE IN EXCAVATION OR DEMOLITION NOT LESS THAN THREE BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO THE BEGINNING OF THE EXCAVATION OR DEMOLITION.
3. PROPOSED UTILITIES ARE SUBJECT TO UTILITY COMPANY REQUIREMENTS, INCLUDING ROUTING, SIZING AND METER LOCATIONS.

KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!
Dial **811** or **800-272-1000**. It's *FREE* and it's the *LAW*

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ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

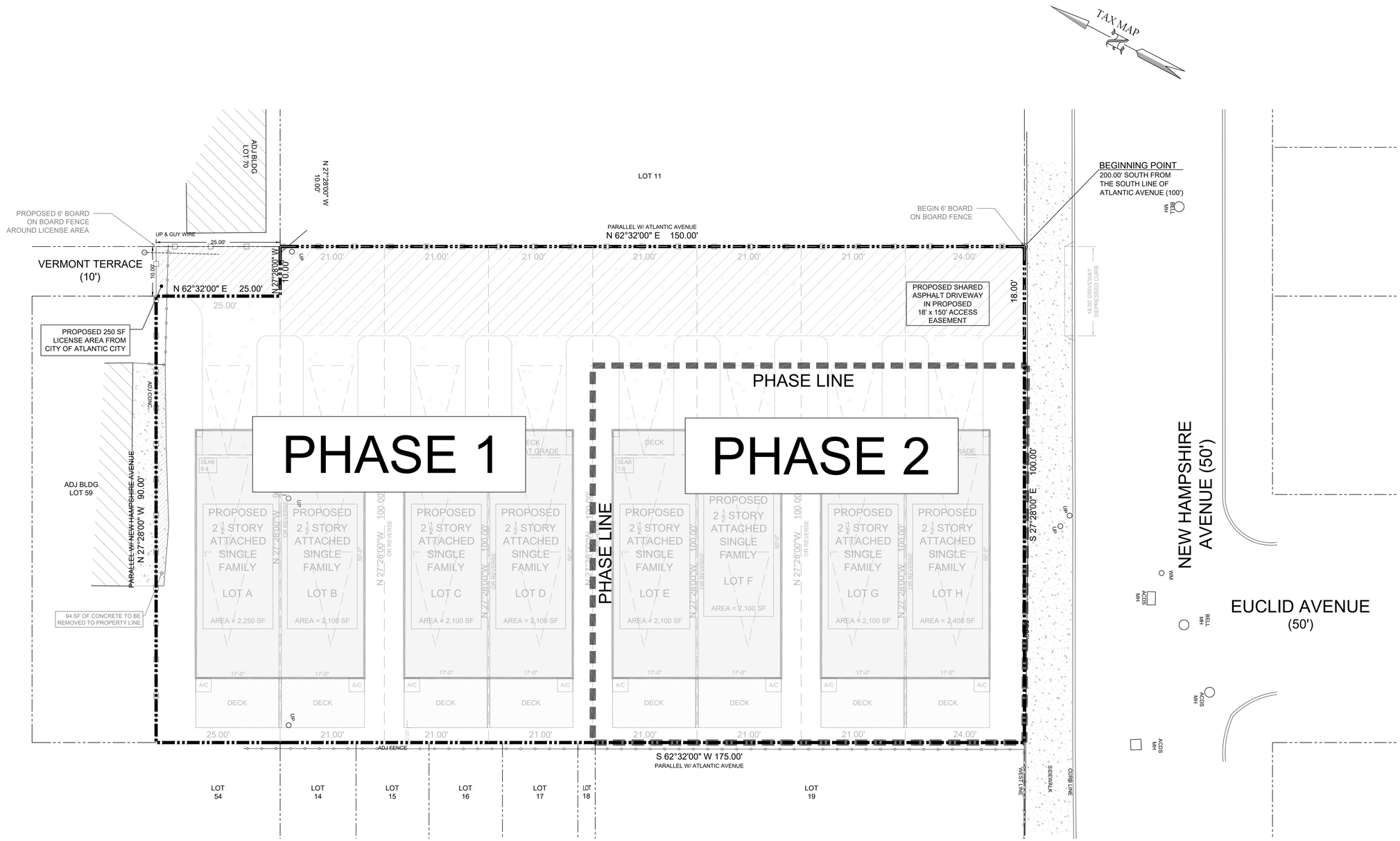
GRADING & UTILITY PLAN

BLOCK 126 LOT 12,13 & 60

ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0"
DATE: 02/02/2023
BY: T DASE
PROJ. NO.: 40394

SHEET NO.
C-4
SHEET 4 of 8



1. PHASE 1
   - 1.1. SUBDIVISION
   - 1.2. ACCESS DRIVE ACROSS ENTIRE PROJECT
   - 1.3. UTILITY MAINS ALONG ACCESS DRIVE W/ STUBS FOR PHASE 2
   - 1.4. CONSTRUCT FOUR UNITS ON PROPOSED LOTS A THROUGH D
   - 1.5. REMAINING LOTS TO BE LANDSCAPED
   - 1.6. PERIMETER FENCING
2. PHASE 2
   - 2.1. CONSTRUCT FOUR UNITS ON PROPOSED LOTS E THROUGH H

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ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PHASING PLAN

BLOCK 126 LOT 12,13 & 60

ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0" BY: T DASE

DATE: 02/02/2023 PROJ. NO.: 40394

SHEET NO. C-5

SHEET 3 of 8

Soil Restoration Notes Required on Plans

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

1. Subgrade soils **prior to the application of topsoil** (see permanent seeding and stabilization notes for topsoil requirements) shall be free of excessive compaction to a depth of 6.0 inches to enhance the establishment of permanent vegetative cover.

2. Areas of the site which are subject to compaction testing and/or mitigation are **graphically depoted** on the certified soil erosion control plan. See example site plan at: http://www.nj.gov/agriculture/divisions/anr/nrc/nsersion.html

3. **Compaction testing locations** are denoted on the plan. A copy of the plan or portion of the plan shall be used to mark locations of tests, and attached to the **Soil Compaction Mitigation Verification Form**, available from the local soil conservation district or http://www.nj.gov/agriculture/divisions/anr/nrc/nsersion.html. This form must be filled out and submitted prior to receiving a certificate of compliance from the district.

4. In the event that **testing Indicates compaction** in excess of the maximum thresholds indicated for the simplified testing methods (see details below), the contractor/owner shall have the **option** to perform either **(1)** compaction mitigation over the entire mitigation area denoted on the plan (excluding exempt areas), or **(2)** perform additional, more detailed testing to establish the limits of excessive compaction whereupon only the excessively compacted areas would require compaction mitigation. Additional detailed testing shall be performed by a trained, licensed professional.

Compaction Testing Methods

A. Probing Wire Test (see detail)
B. Hand-held Penetrometer Test (see detail)
C. Tube Bulk Density Test (licensed professional engineer required
D. Nuclear Density Test (licensed professional engineer required)

Note: Additional testing methods which conform to ASTM standards and specifications, and which produce a dry weight, soil bulk density measurement may be allowed subject to District approval.

Soil compaction testing is not required if/when subsoil compaction remediation (scarification/tillage (6" minimum depth) or similar) is proposed as part of the sequence of construction.

Procedures for Soil Compaction Mitigation

Procedures shall be used to mitigate excessive soil compaction **prior to placement of topsoil** and establishment of permanent vegetative cover.

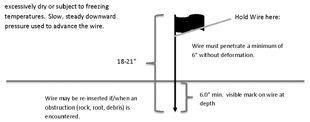
Restoration of compacted soils shall be through deep scarification/tillage (6" minimum depth) where there is no danger to underground utilities (cables, irrigation systems, etc.). In the alternative, another method as specified by a New Jersey Licensed Professional Engineer maybe substituted subject to District Approval.

Effective Date 12/7/2017

Simplified Testing Methods

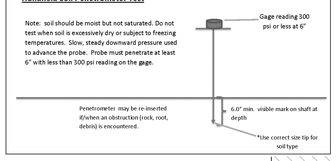
Probing Wire Test- 15.5 ga steel wire (survey flag)

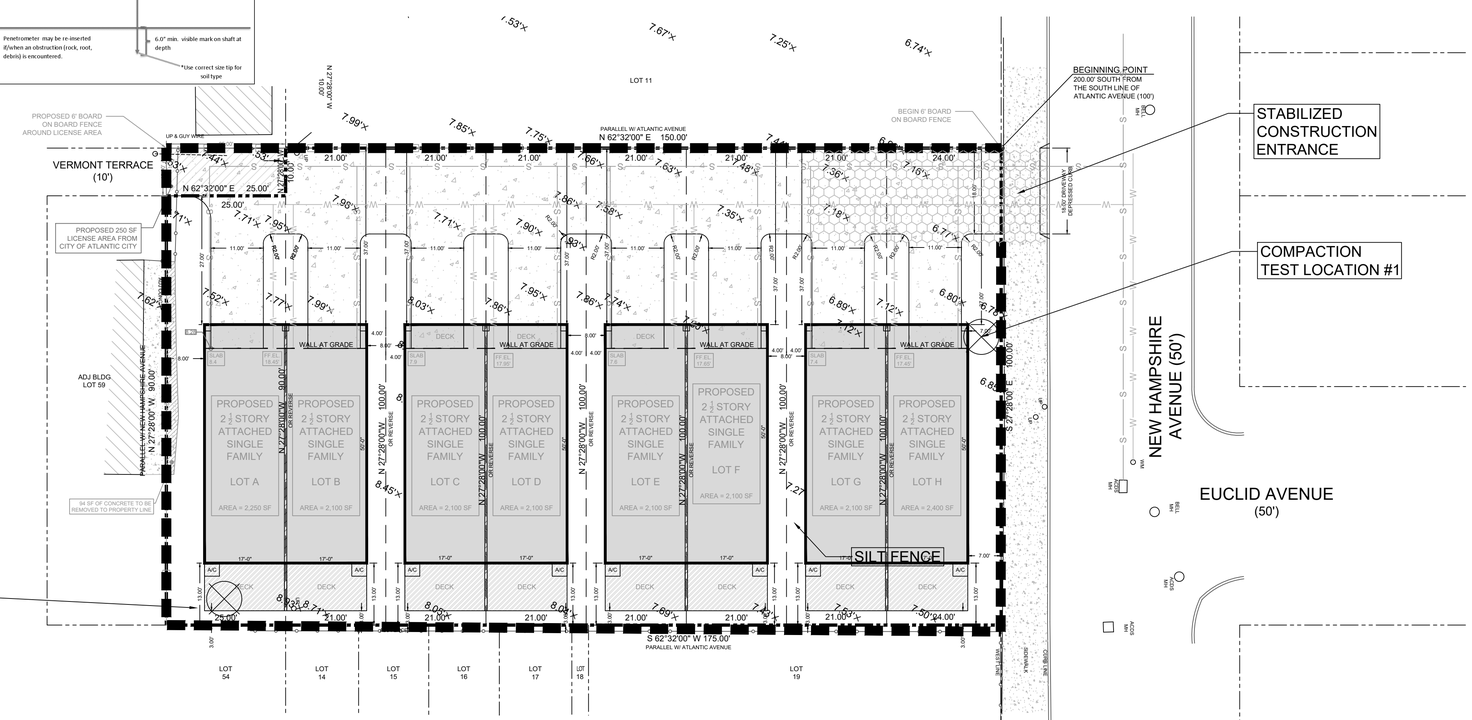
Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

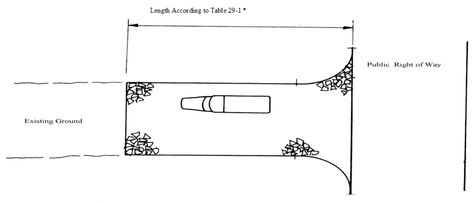


Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the **gage**.







* Note: Individual lot access points may require stabilization
Thickness shown is for stone construction entrance only (typ).

Individual lot entrance and egress- *After interior roadways are paved, Individual lot ingress/egress points may require a stabilized construction entrance consisting of no. 3 stone (1" to 2") to prevent or minimize tracking of sediments. Width of the stone ingress/egress shall be equal to lot entrance width and shall be a minimum of ten feet in length.*

Tire washing - *If space is limited, vehicle tires may be washed with clean water before entering a paved area. A wash station must be located such that wash water will not flow onto paved roadways or into unprotected storm drainage systems.*

When the construction access exits onto a major roadway, a paved transition area may be installed between the major roadway and the stoned entrance to prevent loose stones from being transported out onto the roadway by heavy equipment entering or leaving the site.

Maintenance

The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto roadways. This may require periodic top dressing with additional stone or additional length as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto roadways (public or private) or other impervious surfaces must be removed immediately.

Where accumulation of dust/sediment is inadequately cleaned or removed by conventional methods, a power broom or street sweeper will be required to clean paved or impervious surfaces. All other access points which are not stabilized shall be blocked off.

STABILIZED CONSTRUCTION ENTRANCE & MAINTENANCE NOTES

STRUCTURAL MEASURES

1. STABILIZED CONSTRUCTION ENTRANCE: The Contractor shall construct a temporary stone apron at the designated entranceways to the site to limit mud tracking onto area roadways. It shall consist of ASTM C-33, size #20-3 crushed stone surface, 10' wide x 15' long x 8" deep.

2. HAY BALE DAM: The Contractor shall construct a hay bale dam around all stockpile areas. The hay bale dam shall be constructed with the following provisions:
   a. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
   b. Each bale shall be embedded in the soil a minimum of 4".
   c. Bales shall be securely anchored in place by stakes, steel pickets, or rebars driven through the bales. The first stake in each bale shall be angled toward the previously laid bale.
   d. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
   e. The sediment collected along the hay bales shall be periodically gathered and placed on site.
   f. Bales shall be removed when they have served their usefulness so as not to block or impede storm water flow or drainage.

3. SILT FENCE: A silt fence shall be constructed at locations shown on this *Soil Erosion & Sediment Control Plan* to prevent the transport of sediment into the municipal stormwater management system and surface water bodies. The inlet sediment filter shall consist of:
   a. Install fence posts 8' on-center on a slight angle toward the anticipated runoff source.
   b. Dig a 6" trench along the uphill side of the fence line.
   c. Lay out silt fence fabric along post line.
   d. Wrap fabric around the first post and tie securely with cord.
   e. Take fabric to the next post and make a 1 $\frac{1}{2}$" slit in the hem directly above the cord.
   f. Repeat above step until last post is reached, wrap fabric around the post and secure with cord.
   g. Drape the lower 6" of fabric in the trench, curled up-hill.
   h. Back-fill trench.

NON-STRUCTURAL MEASURES

1. STABILIZATION WITH MULCH ONLY: Apply unrotted straw or salt hay at the rate of 70 lbs / 1,000 sf. It shall be anchored immediately through the use of Peg and Twine method.

2. PEG AND TWINE METHOD OF MULCH ANCHORING: Drive 8-10" wooden pegs to within 2 to 3 inches of the soil surface every 4' in all directions. Stakes may be driven before or after applying mulch. Secure mulch to soil surface by stretching twine between pegs in a criss-cross and a square pattern. Secure twine around each peg with two or more turns.

3. DUST CONTROL: To control dust generation on-site, the Contractor shall wet construction traffic routes and staging areas.

4. MAINTENANCE
   a. Maintenance shall occur on a regular basis consistent with favorable plant growth, soils, and climatic conditions.
   b. When it becomes necessary, the Owner will inform the Contractor of unsatisfactory conditions of erosion and sediment devices, at such time the Contractor shall improve the conditions of said devices to meet with the approval of the Owner.
   c. Should unforeseen erosive conditions develop during construction, the Contractor shall take steps to remedy such conditions and to prevent damage to adjacent properties as a result of increased runoff and/or sediment displacement.
   d. Seeded areas that have been washed away shall be filled and graded as necessary and then re-seeded. This procedure shall be repeated after each storm or until no more signs of erosion are evident.
   e. The sediment collected along the temporary diversions shall be periodically gathered and placed back on the site.
   f. Control measures shall apply to subsequent owners if title is conveyed.

5. GENERAL
   a. Existing vegetative cover beyond the limits of construction shall be retained until final stabilization is complete.
   b. The Contractor shall schedule and conduct their operations to minimize erosion of soils and to prevent silting and muddying of streams, rivers, irrigation systems and impoundments (lakes, reservoirs, etc.). Construction of drainage facilities and performance of their contract work which will contribute to the control of erosion and sedimentation shall be carried out in conjunction with earthwork operations or as soon thereafter as practicable.
   c. When borrow material is obtained from other than commercially operated sources, erosion of the borrow site shall be so controlled both during and after completion of the work that erosion will be minimized and sediment will not enter streams or other bodies of water. Waste or disposal areas and construction roads shall be located and constructed in a manner that will keep sediment from entering streams.
   d. Pollutants such as fuels, lubricants, bitumens, raw sewerage, and other harmful materials shall not be discharged into or near rivers, streams and impoundments or into natural or manmade channels leading thereto. Wash water or waste from concrete mixing operations shall not be allowed to enter live streams.

CONSTRUCTION SCHEDULE

1. Clearing of lot
2. Installation of temporary Soil Erosion & Sediment Control measures must be installed at the initiation of land disturbance activities. All temporary soil erosion measures must be included (silt fence along paved street(s), stone tracking pad and inlet protection).
3. Construction of dwelling
4. Soil compaction testing and/or subsoil compaction remediation. Testing and/or restoration of compacted soils (through deep scarification/tillage - 6" minimum depth) shall be done prior to the placement of topsoil Soil compaction testing must be witnessed by an OCSCD inspector.
5. Topsoil (5" minimum depth) and final grading of lot
6. Permanent stabilization of lot

STABILIZATION NOTES: (rates are all per 1,000 square feet)

- Prepare seedbed. All debris must be removed from topsoil (5" minimum depth) before work is performed.
- Apply ninety (90) pounds ground limestone (or as determined by a soil test).
- Apply eleven (11) pounds 10-10-10 fertilizer (or as determined by a soil test).
- Apply seed using one of the seeding mixtures below. All seed must be incorporated or raked into the soil.
- Apply ninety (90) pounds straw mulch. All straw mulch must be properly tacked (anchored).

NOTE: At the time of the final inspection, you are required to submit a **Soil Compaction Mitigation Verification Form**. You must also provide confirmation that the proper type and amount of seed, lime and fertilizer have been used for permanent stabilization work.

SEEDING MIXTURES FOR HOME LAWNS: **All seed must be incorporated or raked into the soil**

	Plant Species	Seeding Rate (Pounds per 1,000 square feet)
MIX#1	Tall fescue (turf-type)	6.0
	Perennial ryegrass	0.5
	Kentucky bluegrass	0.5
	Total	7.0 pounds per 1,000 square feet
MIX #2	Hard fescue	3.0
	(Strong) Creeping red fescue	1.0
	Chewings fescue	1.0
	Perennial ryegrass	.25
	Total	5.25 pounds per 1,000 square feet
MIX #3	Hard fescue	4.0
	Perennial ryegrass	1.0
	Kentucky bluegrass	1.0
	Total	6.0 pounds per 1,000 square feet

MISCELLANEOUS

1. A REPORT OF COMPLIANCE MUST BE OBTAINED FROM THE DISTRICT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY FROM THE MUNICIPALITY. A REQUEST FOR A DISTRICT INSPECTION FOR THE RELEASE OF A REPORT OF COMPLIANCE MUST BE MADE 5 WORKING DAYS IN ADVANCE. THIS APPLIES TO BOTH COMPLETE (FINAL) AND CONDITIONAL (TEMPORARY) CERTIFICATES.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

ARTHUR PONZIO CO.
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PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
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ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SOIL EROSION & SEDIMENT CONTROL PLAN

BLOCK 126 LOT 12,13 & 60

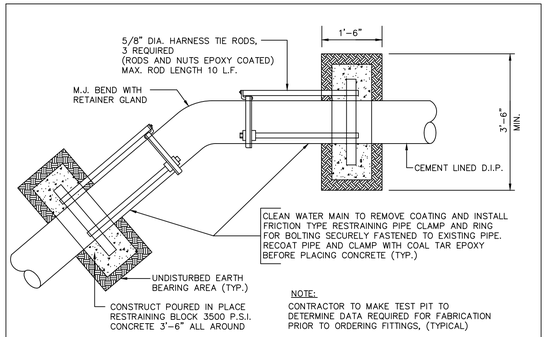
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'-0' BY: T DASE

DATE: 02/02/2023 PROJ. NO.: 40394

SHEET NO. C-6

SHEET 6 of 8



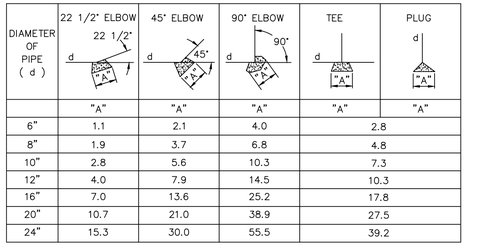
NOTE:
CONTRACTOR TO MAKE TEST PIT TO DETERMINE DATA REQUIRED FOR FABRICATION PRIOR TO ORDERING FITTINGS, (TYPICAL)

NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET * TO BE RESTRAINED

PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45°			22 1/2°		
	No.	SIZE	LENGTH	No.	SIZE	LENGTH	No.	SIZE	LENGTH
4	2	3/4"	30'	2	3/4"	10'	2	3/4"	5'
6	2	3/4"	40'	2	3/4"	10'	2	3/4"	5'
8	2 OR 4	3/4" OR 7/8"	50'	2	3/4"	15'	2	3/4"	5'
10	2 OR 4	3/4" OR 1"	60'	2	3/4"	20'	2	3/4"	5'
12	4	7/8"	70'	2	3/4"	20'	2	3/4"	5'
14	4	1"	80'	2	3/4"	25'	2	3/4"	5'
16	4	1"	80'	2	3/4"	25'	2	3/4"	5'

* LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

1 VERTICAL BEND RESTRAINTS



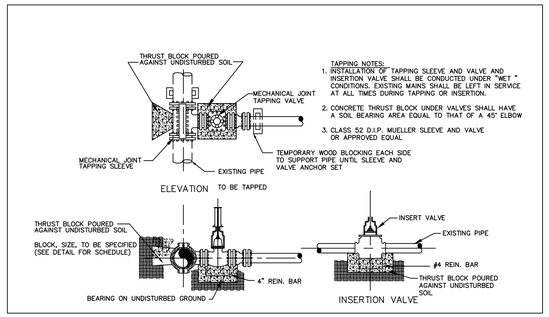
	22 1/2° ELBOW	45° ELBOW	90° ELBOW	TEE	PLUG
	"A"	"A"	"A"	"A"	"A"
6"	1.1	2.1	4.0	2.8	
8"	1.9	3.7	6.8	4.8	
10"	2.8	5.6	10.3	7.3	
12"	4.0	7.9	14.5	10.3	
16"	7.0	13.6	25.2	17.8	
20"	10.7	21.0	38.9	27.5	
24"	15.3	30.0	55.5	39.2	

"A" – CONTACT BEARING AREA OF BLOCK WITH EARTH, IN SQUARE FEET

NOTES:

1. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 LBS. PER SQ. FT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
2. ALL CONCRETE THRUST BLOCKS SHALL BE CLASS "C".
3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
4. THE COST OF THRUST BLOCKS SHALL BE INCLUDED IN THE PRICE BID FOR WATER MAINS.
5. TEST PRESSURE = 150 P.S.I.

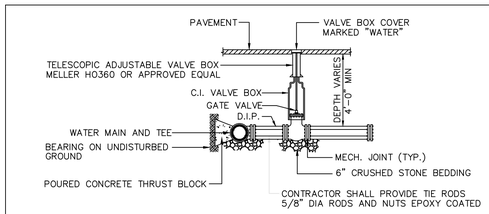
2 TABLE OF THRUST BLOCKS



TAPPING NOTES:

1. INSTALLATION OF TAPPING SLEEVE AND VALVE AND INSERTION VALVE SHALL BE CONDUCTED UNDER "WET" CONDITIONS. EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HAVE A SOIL BEARING AREA EQUAL TO THAT OF A 45° ELBOW
3. CLASS 52 D.I.P. MUELLER SLEEVE AND VALVE OR APPROVED EQUAL

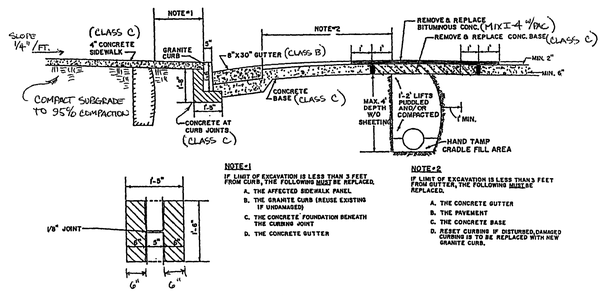
3 TAPPING VALVE AND SLEEVE ASSEMBLY



NOTES:

1. SIZE AND BEARING FOR THRUST BLOCK SHALL CONFORM TO CURRENT A.W.W.A. STANDARDS, OR SHALL BE DESIGNATED ON THE PLANS.
2. CONCRETE FOR THE THRUST BLOCKS TO BE N.J.D.O.T., CLASS "C".
3. ALL CONNECTIONS TO BE MECHANICAL JOINT, OR LOCK RING TYPE JOINTS, AS SPECIFIED.
4. GATE VALVES SHALL BE USED ON MAINS LESS THAN 16" IN DIAMETER.

4 GATE VALVE ASSEMBLY

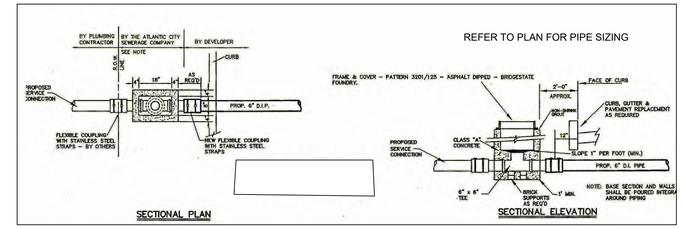


5 ROAD RESTORATION DETAIL

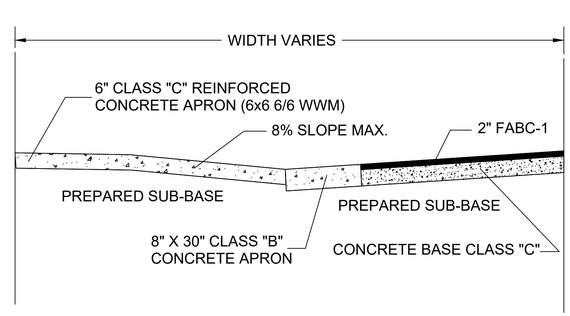
ALL CONCRETE UTILIZED FOR INSTALLATION OF SIDEWALK SHALL BE CLASS B, MINIMUM DESIGN STRENGTH OF 4000 PSI AT 28 DAYS, AIR ENTRAINED

1. SIDEWALK SHALL BE MINIMUM 4" THICK.
2. 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.
3. SURFACE GROVES SHALL BE CUT AT LEAST 1/4" DEEP AT RIGHT ANGLES TO THE LINE OF THE SIDEWALK AND AT INTERVALS EQUAL TO SIDEWALK WIDTH.
4. SURFACE EDGES SHALL BE ROUNDED TO 1/2" RADIUS.
5. FINISH SHALL BE WOOD FLOAT, FOLLOWED BY BROOMING TO A NEAT, WORKMANLIKE SURFACE.

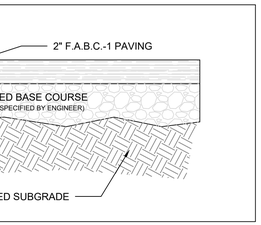
6 SIDEWALK DETAIL



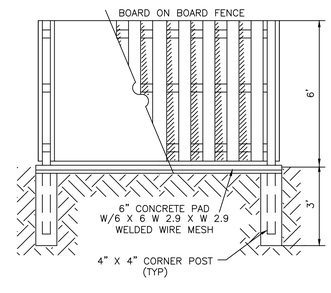
7 SANITARY SERVICE BOX DETAIL



8 SECTION THROUGH DRIVEWAY



10 ASPHALT PAVING DETAIL



9 VINYL BOARD ON BOARD FENCE

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/48 AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

ARTHUR PONZIO CO.
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PHONE: 609-344-8194 FAX: 609-344-1594
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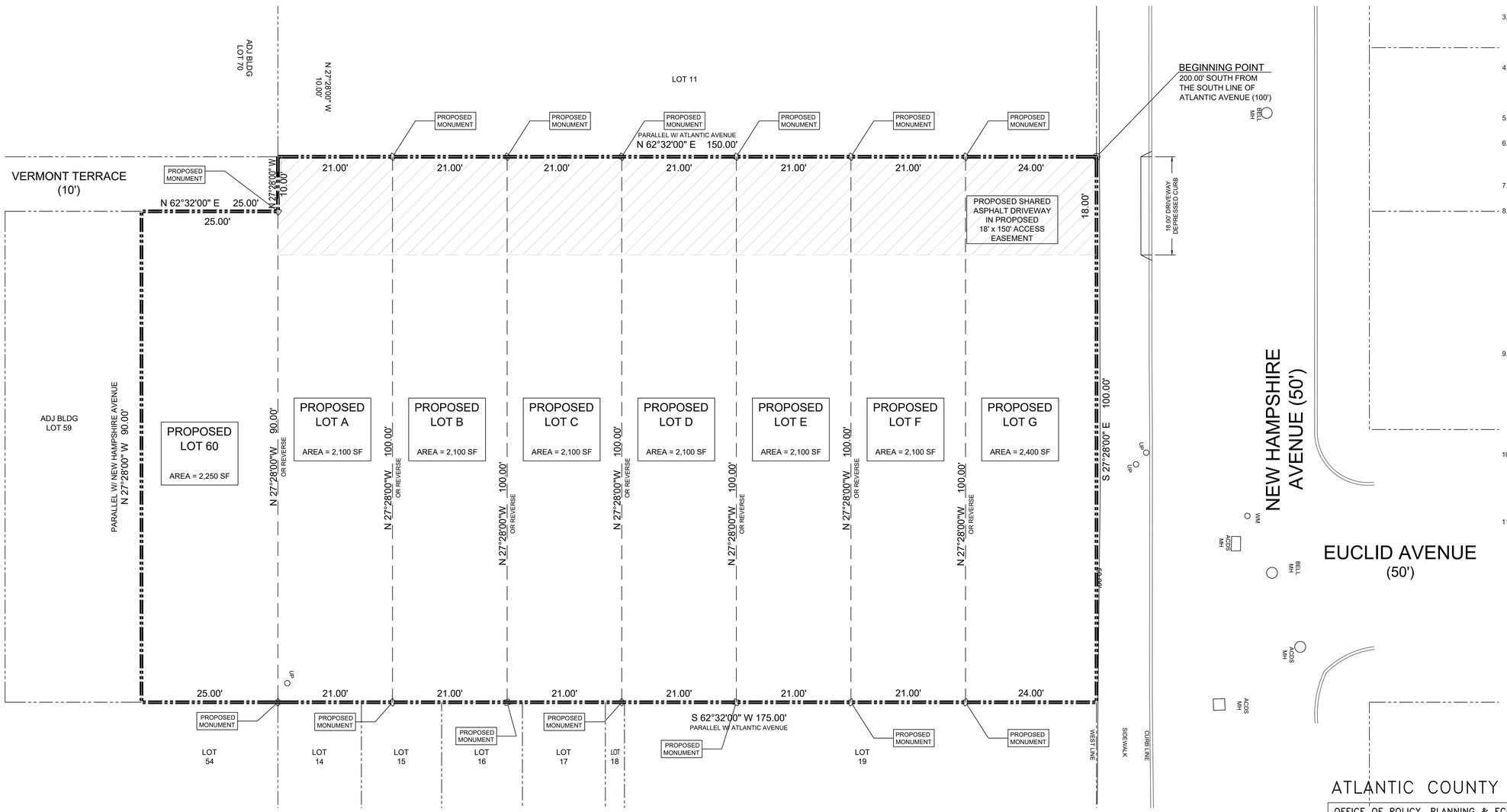
PROFESSIONAL ENGINEER N.J. NO. GE48387

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DETAILS
BLOCK 126 LOT 12,13 & 60
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'-0" BY: T DASE
DATE: 02/02/2023 PROJ. NO.: 40394

SHEET NO.
C-7
SHEET 7 of 8

BENCHMARK
10.00' (88) IN UP #7865 ON CORNER OF VERMONT & ATLANTIC



GENERAL NOTES

1. APPLICANT / OWNER

   xxxxxxx
   xxxxxxx
   xxxxxxx

2. PROPERTY INFORMATION

   BLOCK 126 LOTS 12, 13 & 60
   ZONING DISTRICT: R-SC
   EXISTING USE: VACANT

   LOT AREA: 17,250 SF - 0.40 ACRES

3. PROPOSED PLAN

   THE APPLICANT PROPOSES TO SUBDIVIDE THE EXISTING LOTS INTO EIGHT (8) FEE SIMPLE LOTS AND CONSTRUCT FOUR (4) TWO-UNIT BUILDINGS, AND TO CREATE A 24' WIDE X 150' LONG ACCESS EASEMENT..

4. PROPERTY SURVEY

   SURVEY INFORMATION SHOWN ON THESE PLANS TAKEN FROM A PHYSICAL FIELD SURVEY PERFORMED NOVEMBER 22, 2022, BY ARTHUR PONZIO CO

5. NOTE: ANY BROKEN OR DAMAGED CURB, GUTTER AND SIDEWALK ALONG PROPERTY FRONTAGES TO BE REPLACED.

6. NOTE: A STREET OPENING PERMIT WILL BE REQUIRED FOR THE INSTALLATION OF PROPOSED CURB CUTS / DRIVEWAYS. A PERFORMANCE BOND MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND THE ESCROW MUST BE POSTED WITH THE CITY FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY

7. NOTE: ALL LOT GRADING SHALL BE DONE IN A MANNER THAT DIRECTS STORMWATER RUNOFF TO THE STREETS AND NOT ONTO ADJACENT PROPERTIES.

8. SURVEYOR'S CERTIFICATION

   I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED OCTOBER 28, 2021, MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN SET.

   I FURTHER CERTIFY THAT THE MONUMENTS AS DESIGNATED AND SHOWN HAVE BEEN SET.

   _____
   ARTHUR W. PONZIO, JR. DATE
   PROFESSIONAL LAND SURVEYOR
   N.J. LICENSE NO. 24GS02831400

9. IT IS HEREBY CERTIFIED THAT THE LANDS SUBDIVIDED BY THIS MAP ARE OWNED BY TITLE OF RECORD AND THAT CONSENT TO THE APPROVAL OF THIS MAP IS HEREBY GIVEN.

   BY: _____
   OWNER DATE

   BY: _____
   OWNER DATE

10. I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE 'MAP FILING LAW', RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

    _____
    MUNICIPAL ENGINEER. DATE

11. THE MONUMENTS SHOWN ON THIS MAP HAVE BEEN SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE 'MUNICIPAL LAND USE LAW," P.L. 1975c291 (C.40:55D-1 ET. SEQ.) OR LOCAL ORDINANCE

    I CERTIFY THAT THE PUBLIC STREETS OR OTHER WAYS SHOWN HEREON HAVE BEEN APPROVED AS TO LOCATION, WIDTH, AND NAMES BY THE PROPER AUTHORITY.

    _____
    CITY CLERK. DATE

    IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE 'MAP FILING LAW' AND WAS DULY APPROVED BY RESOLUTION OF THE VENTNOR PLANNING BOARD AT AN OFFICIAL MEETING HELD _____. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE ATLANTIC COUNTY RECORDING OFFICER ON OR BEFORE _____ (190 DAYS FROM DATE OF MEMORIALIZATION OF RESOLUTION).

ATLANTIC COUNTY APPROVALS

OFFICE OF POLICY, PLANNING & ECONOMIC DEVELOPMENT

☐ SUBDIVISION REVIEW
☐ SITE PLAN REVIEW

DATE RECEIVED	FINDINGS COUNTY ROAD OR DRAINAGE FACILITIES AFFECTED YES ☐ NO ☐		FILE NO.
COUNTY PLANNING BOARD	FINDINGS ☐ APPROVED ☐ DISAPPROVED ☐ FAVORABLE ☐ UNFAVORABLE ☐ RECOMMENDATIONS	DATE OF ACTION	SIGNATURE

Approved by Resolution # _____ Dated: _____

_____ Date: _____
CRDA Planner

_____ Date: _____
CRDA Engineer

_____ Date: _____
CRDA Land Use Regulation & Enforcement Officer

_____ Date: _____
CRDA Hearing Officer

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/48 AS P.L. 1948, c.248. THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

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PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

MAJOR SUBDIVISION - FINAL PLAT
BLOCK 126 LOT 12,13 & 60
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'-0" BY: T DASE
DATE: 02/16/2023 PROJ. NO.: 40394

SHEET NO.
C-8
SHEET 8 of 8