

# KENTUCKY AVENUE TOWNHOMES

BLOCK 50, LOTS 1, 2, 3 & 4  
BLOCK 51, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

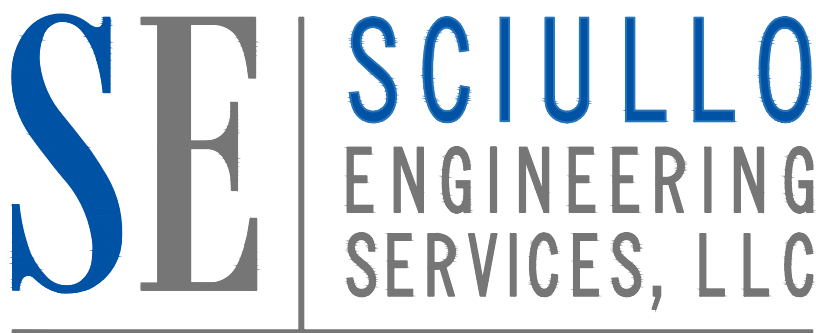
## PRELIMINARY & FINAL MAJOR SITE PLANS



AERIAL LOCATION MAP  
1" = 500'

## 107 S. KENTUCKY AVE, LLC

1650 LIMEKILN PIKE, SUITE B19-1043  
DRESHER, PA 19025



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

### OWNER/APPLICANT

107 S. KENTUCKY AVE, LLC  
1650 LIMEKILN PIKE, SUITE B19-1043  
DRESHER, PA 19025

### APPLICANT'S INTENT:

THE APPLICANT INTENDS TO CONSTRUCT 29 TOWNHOMES ON KENTUCKY AVENUE ON THE NORTH & SOUTH SIDE OF WESTMINSTER AVENUE. THERE WILL BE 4 AND 5 BEDROOM HOMES WITH GARAGE PARKING, AN INTERNAL DRIVEWAY AND ASSOCIATED UTILITY AND LANDSCAPE IMPROVEMENTS.

- 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 PROVIDED. 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 ISSUED FOR CONSTRUCTION. APPEARS IN THE TITLEBLOCK.



ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY SCIULLO ENGINEERING SERVICES, LLC. ANY REUSE, MODIFICATION, OR ALTERATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF SCIULLO ENGINEERING SERVICES, LLC SHALL BE AT THE USER'S SOLE RISK. SCIULLO ENGINEERING SERVICES, LLC SHALL NOT BE LIABLE FOR ANY DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING FROM THE USE OF THESE DOCUMENTS.

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

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NJ CERTIFICATE OF AUTHORIZATION NO. 246A28230700

KENTUCKY AVENUE TOWNHOMES  
BLOCK 50, LOTS 1, 2, 3 & 4 ; BLOCK 51, LOTS 1,2,3,4,5,6,7,8,9 & 10  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

### COVER SHEET

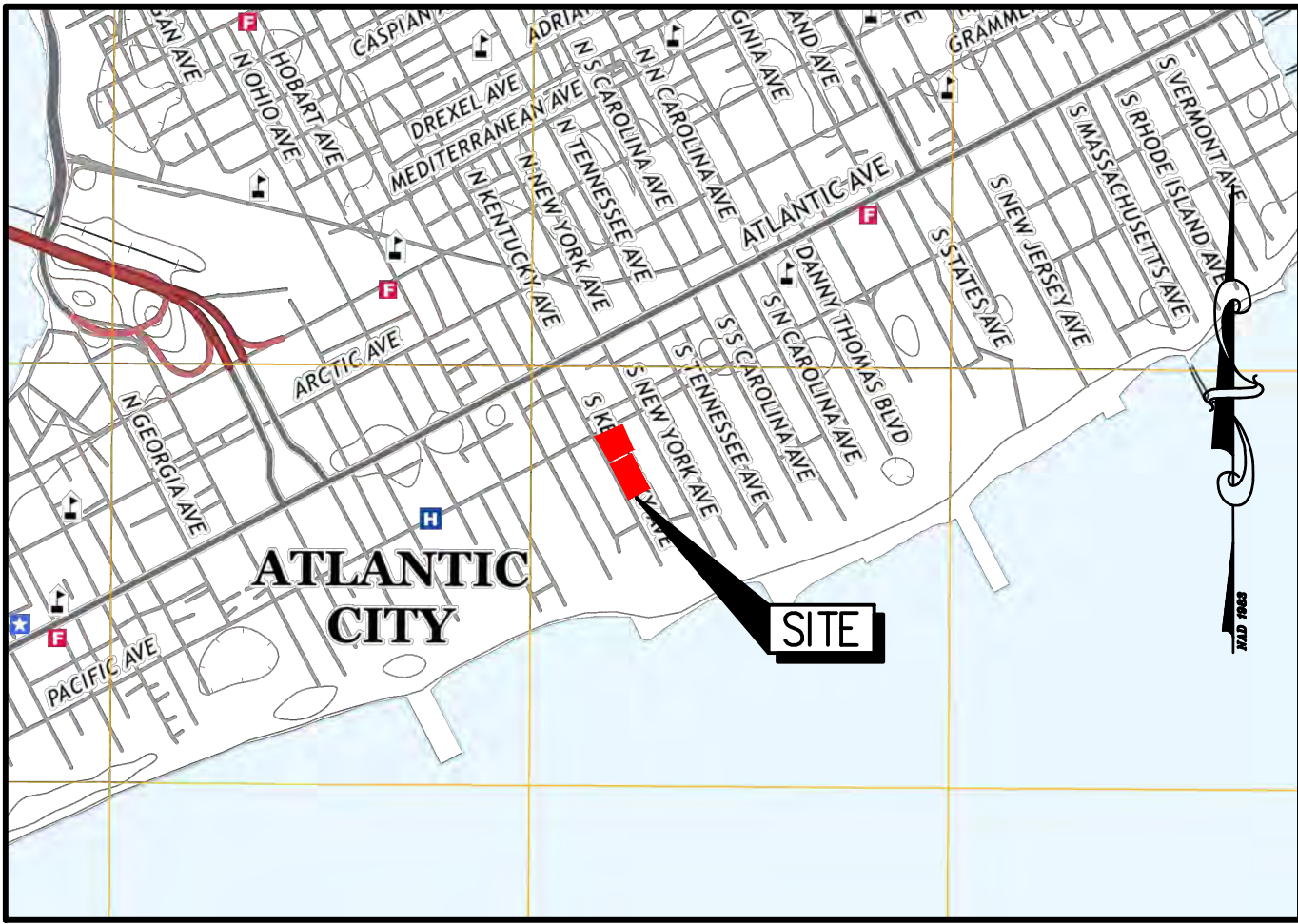
107 S. KENTUCKY AVE, LLC  
1650 LIMEKILN PIKE, SUITE B19-1043  
DRESHER, PA 19025

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
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7 OF 10	C0601	LANDSCAPE & LIGHTING 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

PROJECT NO.		DRAWING NO.	
TRA 001.01		C0001	
SCALE	SHEET	DATE	BY
AS SHOWN	1 OF 10	9/5/2023	APP.
1		INITIAL RELEASE	DATE
SUBMISSION/REVISION		DATE	BY





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 50, LOTS 1, 2, 3 AND 4 AND BLOCK 51, LOTS 1 – 10 OF THE OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY.
- TRACT FOR DEVELOPMENT IS ZONED KAR & RC AS INDICATED ON THE OFFICIAL ZONING MAP OF C.R.D.A. TOURISM DISTRICT.
- TOTAL AREA OF TRACT = 1.53 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 1-4, BLOCK 50 & TAX LOTS 1-10, BLOCK 51 CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ" PREPARED BY VARGO ASSOCIATES, DATED , 6/22/2022, PROJECT NUMBER 22098. 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.



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

SCALE: 1" = 500'

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

- 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 NDOT.
- THE APPLICANT SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY ROAD CONSTRUCTION.
- 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 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-ATLANTIC 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 AND DECREASES MOTOR VEHICLE SERVICE, 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

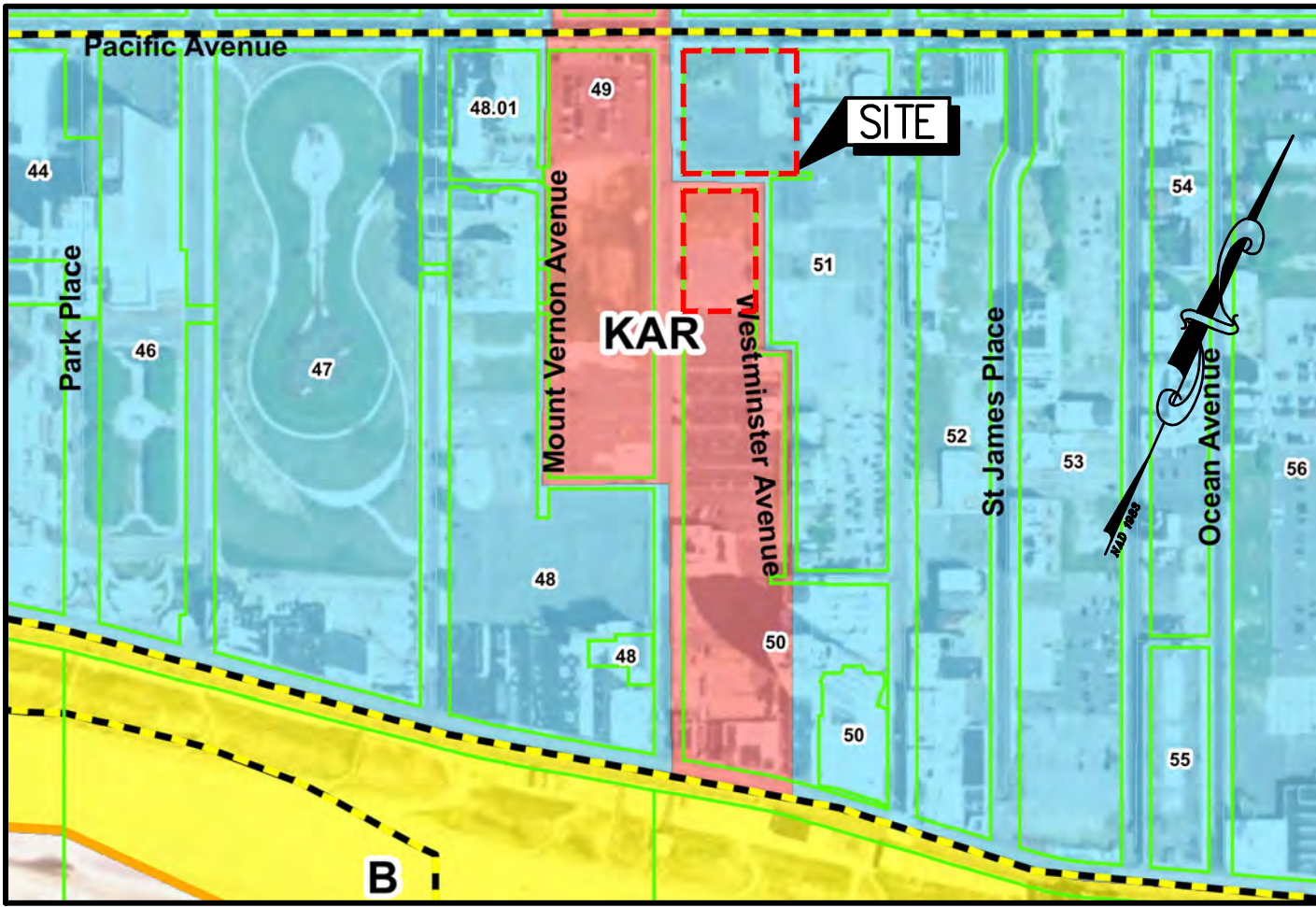
ACMIA  
ATT: INDIA STILL  
PO BOX 117  
401 N VIRGINIA AVE  
ATLANTIC CITY, NJ 08401-0117

ATLANTIC CITY SEWERAGE COMPANY  
ATT: DAN KWAPINSKI  
1200 ATLANTIC AVENUE, SUITE 300  
ATLANTIC CITY, NJ 08401

ACUA  
ATT: MATTHEW DENAFO  
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

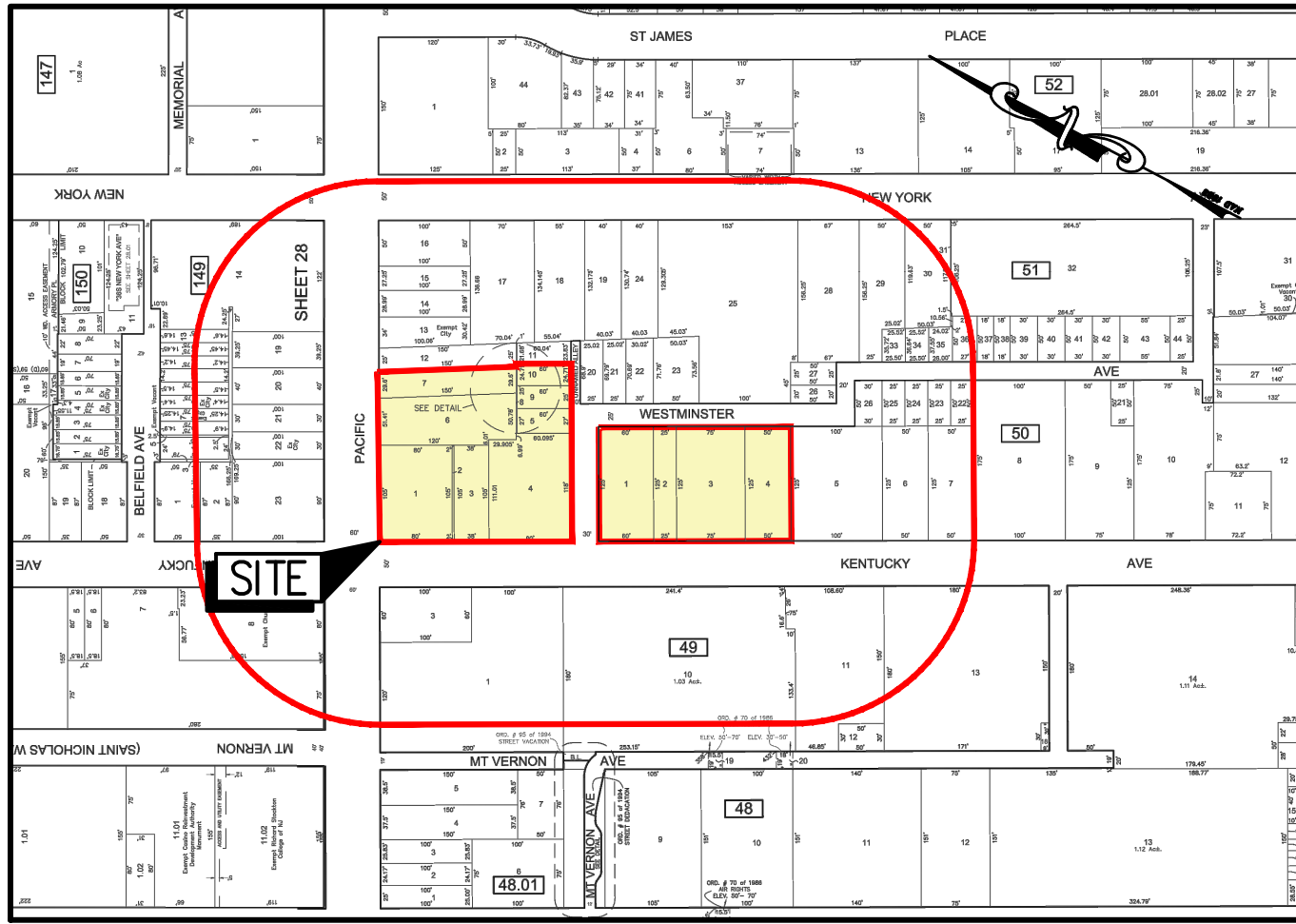


C.R.D.A. TOURISM DISTRICT ZONING MAP

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
49	1	1610 PACIFIC AVE	BOARDWALK PIERS LLC 2610 PACIFIC AVE ATLANTIC CITY, NJ 08401	51	11	111 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	4	1520 BELFIELD AVE	1520 BELFIELD LLC 226 WOODWARD AVE RUTHERFORD, NJ 07070
49	3	1600 PACIFIC AVE	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	51	12	1512 PACIFIC AVE	ZENG, JIN FANG 1512 PACIFIC AVE ATLANTIC CITY, NJ 08401	149	5	BELFIELD IN ALLEY	UNKNOWN
49	10	120 S KENTUCKY AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	51	13	1510 PACIFIC AVE	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401	149	6	1518 BELFIELD AVE	LEVINE, BARRY L 6 LIGHTHOUSE ATLANTIC CITY, NJ 08401
49	11	134 S KENTUCKY AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	51	14	1506 PACIFIC AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533	149	7	1516 BELFIELD AVE	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401
49	13	150 S KENTUCKY AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE FORT LEE, NJ 07024	51	15	1504 PACIFIC AVE	FRASER LTD 88 HUDSON AVE IRVINGTON, NY 10533	149	8	1514 BELFIELD AVE	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401
50	1	117 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PLACE ATLANTIC CITY, NJ 08401	51	16	1500 PACIFIC AVE	SOUTHLAND CORP TAX CORP TAX DEPT #24426 PO BOX 711 DALLAS, TX 75221-0711	149	9	1512 BELFIELD AVE	ZHONG, JO & MAY 1512 BELFIELD AVE ATLANTIC CITY, NJ 08401
50	2	123 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PLACE ATLANTIC CITY, NJ 08401	51	17	114 S NEW YORK AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712	149	10	1510 BELFIELD AVE	1510 BELFIELD ASSOCIATES LLC 1510 BELFIELD AVE ATLANTIC CITY, NJ 08401
50	3	125 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	18	118 S NEW YORK AVE	BL51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712	149	11	1508 BELFIELD AVE	BELFER, LARRY PO BOX 1923 ATLANTIC CITY, NJ 08401
50	4	127 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	19	120 S NEW YORK AVE	BL51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	12	1506 BELFIELD AVE	DENG, JIAN; DENG, QIU; LEUNG, CHUI 1506 BELFIELD AVE ATLANTIC CITY, NJ 08401
50	5	129 S KENTUCKY AVE	KENTUCKY ASSOCIATES LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846	51	20	113 WESTMINSTER AVE	BL51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	13	1504 BELFIELD AVE	WU, AARON KAI CONG 70-35 APT #15 JACKSON HEIGHTS, NY 11372
50	6	139 S KENTUCKY AVE	KENTUCKY ASSOCIATES LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846	51	21	115 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	14	1501 PACIFIC AVE	INTERNATION UNION OF OPERATING ENGINEERS 1501 PACIFIC AVE ATLANTIC CITY, NJ 08401
50	7	147 S KENTUCKY AVE	KENTUCKY ASSOCIATES LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846	51	22	117 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	19	1509 PACIFIC AVE	N&E NJ LLC 3851 BOARDWALK 2702 ATLANTIC CITY, NJ 08401
50	22	150 WESTMINSTER AVE	BURKE CATHERINE D & DEGENSO DONATA 164 S ST, JAMES PL ATLANTIC CITY, NJ 08401	51	23	119 WESTMINSTER AVE	BL51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	20	1515 PACIFIC AVE	N&E NJ LLC 3851 BOARDWALK 2702 ATLANTIC CITY, NJ 08401
50	23	148 WESTMINSTER AVE	148 WESTMINSTER LLC 1616 PACIFIC AVE ATLANTIC CITY, NJ 08401	51	24	122 S NEW YORK AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712	149	21	1517 PACIFIC AVE	N&E NJ LLC 3851 BOARDWALK 2702 ATLANTIC CITY, NJ 08401
50	24	146 WESTMINSTER AVE	KENTUCKY ASSOCIATES LLC 1273 BOUND BROOK RD #14 MIDDLESEX, NJ 08846	51	25	124 S NEW YORK AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712	149	22	1519 PACIFIC AVE	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401
50	25	144 WESTMINSTER AVE	142 WESTMINSTER LLC 1616 PACIFIC AVE 600 ATLANTIC CITY, NJ 08401	51	26	133 WESTMINSTER AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712	149	23	1537 PACIFIC AVE	ALL PRO PROPERTIES, LLC 2050 CENTER AVENUE #400 FORT LEE, NJ 07024
50	26	142 WESTMINSTER AVE	142 WESTMINSTER LLC 1616 PACIFIC AVE 600 ATLANTIC CITY, NJ 08401	51	27	135 WESTMINSTER AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712	152	8	1601 PACIFIC AVE	SK CAPITAL LLC 48 MARSHALL DR EGG HARBOR TWP, NJ 08234
51	1	1520 PACIFIC AVE	107 S KENTUCKY LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	28	144 S NEW YORK AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712				
51	2	S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	29	146 S NEW YORK AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712				
51	3	105 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	30	148 S NEW YORK AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712				
51	4	107 S KENTUCKY AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	33	147 WESTMINSTER AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712				
51	5	105 WESTMINSTER AVE	107 S KENTUCKY AVE LLC 116 PARK PLACE ATLANTIC CITY, NJ 08401	51	34	149 WESTMINSTER AVE	BL 51 002F LLC PO BOX 737 ASBURY PARK, NJ 07712				
51	6	1516 PACIFIC AVE	107 S KENTUCKY AVE LLC 116 PARK PLACE ATLANTIC CITY, NJ 08401	51	35	151 WESTMINSTER AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712				
51	7	1514 PACIFIC AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	51	36	153 WESTMINSTER AVE	BL 51 002F LLC 1005 MAIN ST ASBURY PARK, NJ 07712				
51	8	1514 PACIFIC AVE RR	107 S KENTUCKY AVE LLC 116 PARK PLACE ATLANTIC CITY, NJ 08401	149	1	31 S KENTUCKY AVE	ALL PRO PROPERTIES LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024				
51	9	107 WESTMINSTER AVE	107 S KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	149	2	37 S KENTUCKY AVE	ALL PRO PROPERTIES LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024				
51	10	109 WESTMINSTER AVE	107 KENTUCKY AVE LLC 116 PARK PL ATLANTIC CITY, NJ 08401	149	3	BELFIELD AVE IN ALLEY	UNKNOWN				



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

SCALE: 1" = 200'

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

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

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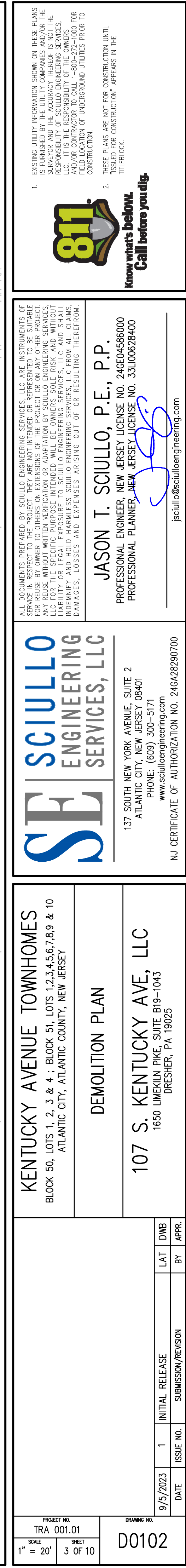
**KENTUCKY AVENUE TOWNHOMES**  
BLOCK 50, LOTS 1, 2, 3 & 4; BLOCK 51, LOTS 1,2,3,4,5,6,7,8,9 & 10  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

**107 S. KENTUCKY AVE, LLC**  
1650 MCKINNA PARK SUITE B19-1043  
DRESDEN, PA 19025

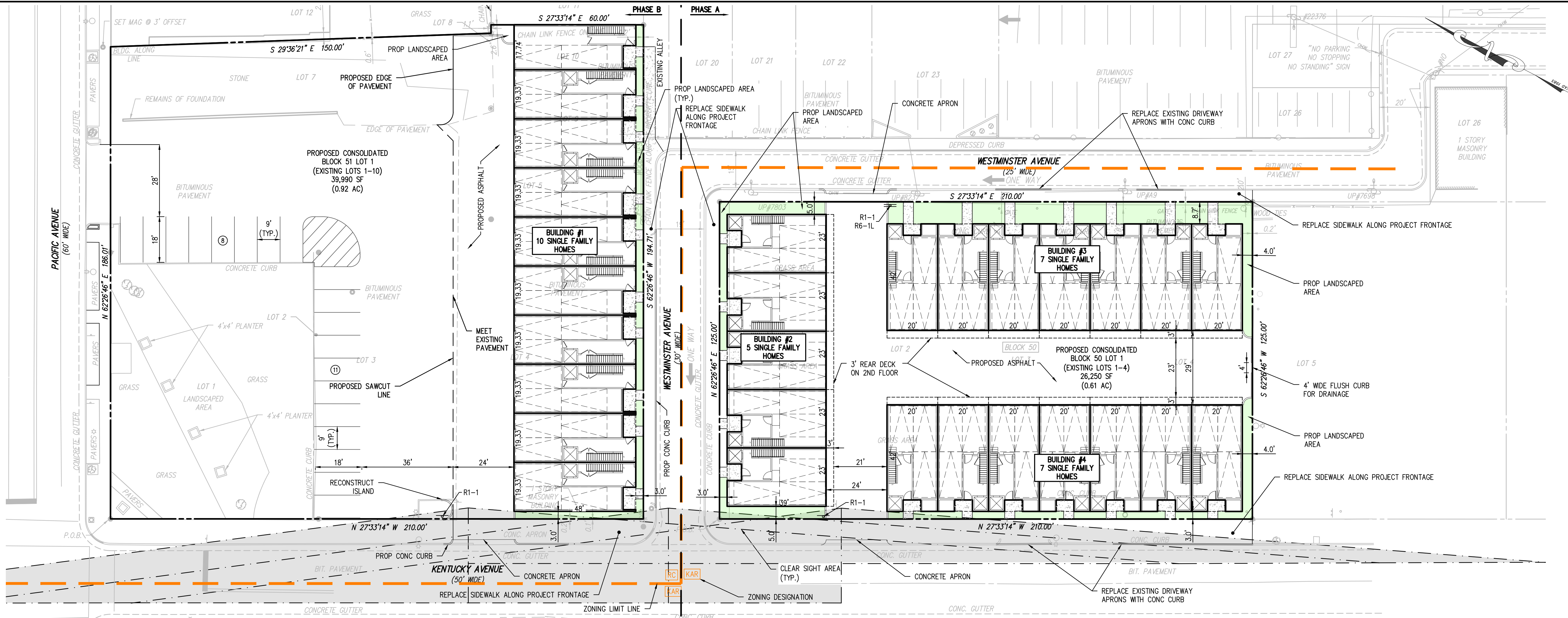
**INFORMATION SHEET**

PROJECT NO. TRA 001.01	DRAWING NO. C0002
SCALE AS SHOWN	SHEET 2 OF 10
DATE 9/5/2023	BY APR.
1 ISSUE NO.	INITIAL RELEASE SUBMISSION/REVISION









### GENERAL NOTES

- SEE INFORMATION SHEET C0002 FOR SOURCE OF MAPPING AND OTHER PROJECT NOTES.
- TOTAL POST-CONSTRUCTION IMPERVIOUS SURFACE = 55,411 SF\*
- TOTAL PRE-CONSTRUCTION IMPERVIOUS SURFACE = 46,704 SF\*
- TOTAL INCREASE IN IMPERVIOUS SURFACE = 8,707 SF\*
- \* INCLUDES ALL OF PROJECT LOTS, INCLUDING AREA THAT WILL NOT BE DISTURBED
- TOTAL POST-CONSTRUCTION REGULATED MOTOR VEHICLE SURFACE = 28,998 SF
- TOTAL PRE-CONSTRUCTION REGULATED MOTOR VEHICLE SURFACE = 46,128 SF
- TOTAL DECREASE IN REGULATED MOTOR VEHICLE SURFACE = 17,130 SF
- DRAINAGE FROM EACH PROPERTY SHALL NOT BE HINDERED IN ANY WAY, BY EITHER PROPERTY OWNER, TO THE DETRIMENT OF THE OTHER.
- ANY SIDEWALK, CURB OR CONCRETE GUTTER DAMAGED AS A RESULT OF THE WORK SCHEDULED FOR THIS BUILDING SHALL BE REPLACED IN KIND, AND/OR AT THE DIRECTION OF THE CRDA REVIEW ENGINEER AND THE CRDA.
- ANY MISSING, DEAD, DYING OR MISSHAPEN TREES ALONG THE FRONTAGE SHALL BE REPLACED.
- ALL PROPOSED SIDEWALKS WILL BE INSTALLED TO HAVE NO MORE THAN A 2% CROSS SLOPE AND MUST BE IN ACCORDANCE WITH THE DESIGN STANDARDS.

### 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 AND/OR REGULATED MOTOR VEHICLE 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 75 UNITS.

### PROJECT LEGEND

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	LOT LINE	
155	CONTOUR LINE	155
	EDGE OF PAVING	
	SETBACK LINE	
	CONCRETE CURB	
	CONCRETE COVER	
	SIGN LOCATION	
	WOODS LIMIT LINE	
	STORM SEWER	
	WATER MAIN	
149.8	SPOT ELEVATION	149.07
	UTILITY POLE	

### ZONING SCHEDULE - BLOCK 51 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i	USE	HOTELS, OFFICE, RETAIL, RESTAURANT	PARKING LOT	TOWNHOUSES	DNC
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	35 FT	45.7 FT	C
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	39,990 SF *	39,990 SF *	C
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH	150 FT	210 FT	210 FT	C
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH	50 FT	194.71 FT	194.71 FT	C
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50 FT	194.71 FT	194.71 FT	C
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	N/A	23.0%	C
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	78.9%	78.5%	C
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	C
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	C
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
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 HIGH RISE (10+ FLOORS) 75 DU/AC	N/A	10.9 DU/AC	C
19:66-5.8 (a)	MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)	25 SP	N/A	29 SP	C

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

\* NOTE: LOT AREA OF 39,990 SF IS COMBINED LOT AREA OF BLOCK 51 LOTS 1-10.

PARKING CALCULATIONS:  
BUILDING #1 10 4-BEDROOM UNITS

PER RSIS 5:21-4.14(f) Table 4.4,  
SINGLE FAMILY HOME 4 BEDROOM 2.5 SP/UN \* 10 = 25 SP  
TOTAL SPACES PROPOSED 29 SP

### ZONING SCHEDULE - BLOCK 50 LOTS 1, 2, 3 & 4

KENTUCKY AVENUE RENAISSANCE DISTRICT LAND DEVELOPMENT RULES SECTION	KAR ZONE	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.20(a)1.i	USE	HOTELS, OFFICE, RETAIL, RESTAURANT	PARKING LOT	TOWNHOUSES	DNC
19:66-5.20(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	N/A	45.7 FT	C
19:66-5.20(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	26,250 SF **	26,250 SF **	C
19:66-5.20(a) 1.iv (3)	MINIMUM LOT DEPTH	150 FT	210 FT	210 FT	C
19:66-5.20(a) 1.iv (4)	MINIMUM LOT WIDTH	50 FT	125 FT	125 FT	C
19:66-5.20(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50 FT	125 FT	125 FT	C
19:66-5.20(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	N/A	62.0%	C
19:66-5.20(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	57.7%	91.5%	DNC
19:66-5.20(a) 1.iv (8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
19:66-5.20(a) 1.iv (9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	N/A	N/A	N/A
19:66-5.20(a) 1.iv (10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
19:66-5.20(a) 1.iv (11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.20(a) 1.iv (12)	OPEN SPACE	N/A	N/A	N/A	N/A
19:66-5.20(a) 1.iv (13)	MAXIMUM DENSITY	N/A	N/A	N/A	N/A
19:66-5.8 (a)	MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)	50 SP	N/A	57 SP	C

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

\*\* NOTE: LOT AREA OF 26,250 SF IS COMBINED LOT AREA OF BLOCK 50 LOTS 1-4.

PARKING CALCULATIONS:  
BUILDING #2 5 5-BEDROOM UNITS  
BUILDING #3 7 4-BEDROOM UNITS  
BUILDING #4 7 4-BEDROOM UNITS

PER RSIS 5:21-4.14(f) Table 4.4,  
SINGLE FAMILY HOME 4 BEDROOM 2.5 SP/UN \* 14 = 35 SP  
SINGLE FAMILY HOME 5 BEDROOM 3.0 SP/UN \* 5 = 15 SP  
TOTAL SPACES REQUIRED 50 SP  
TOTAL SPACES PROPOSED 57 SP

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 AND DEPTH OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

811  
Know what's below.  
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ALL DOCUMENTS PREPARED BY SCULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100626400  
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PHONE: (609) 300-5171  
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NJ CERTIFICATE OF AUTHORIZATION NO. 246A28230700

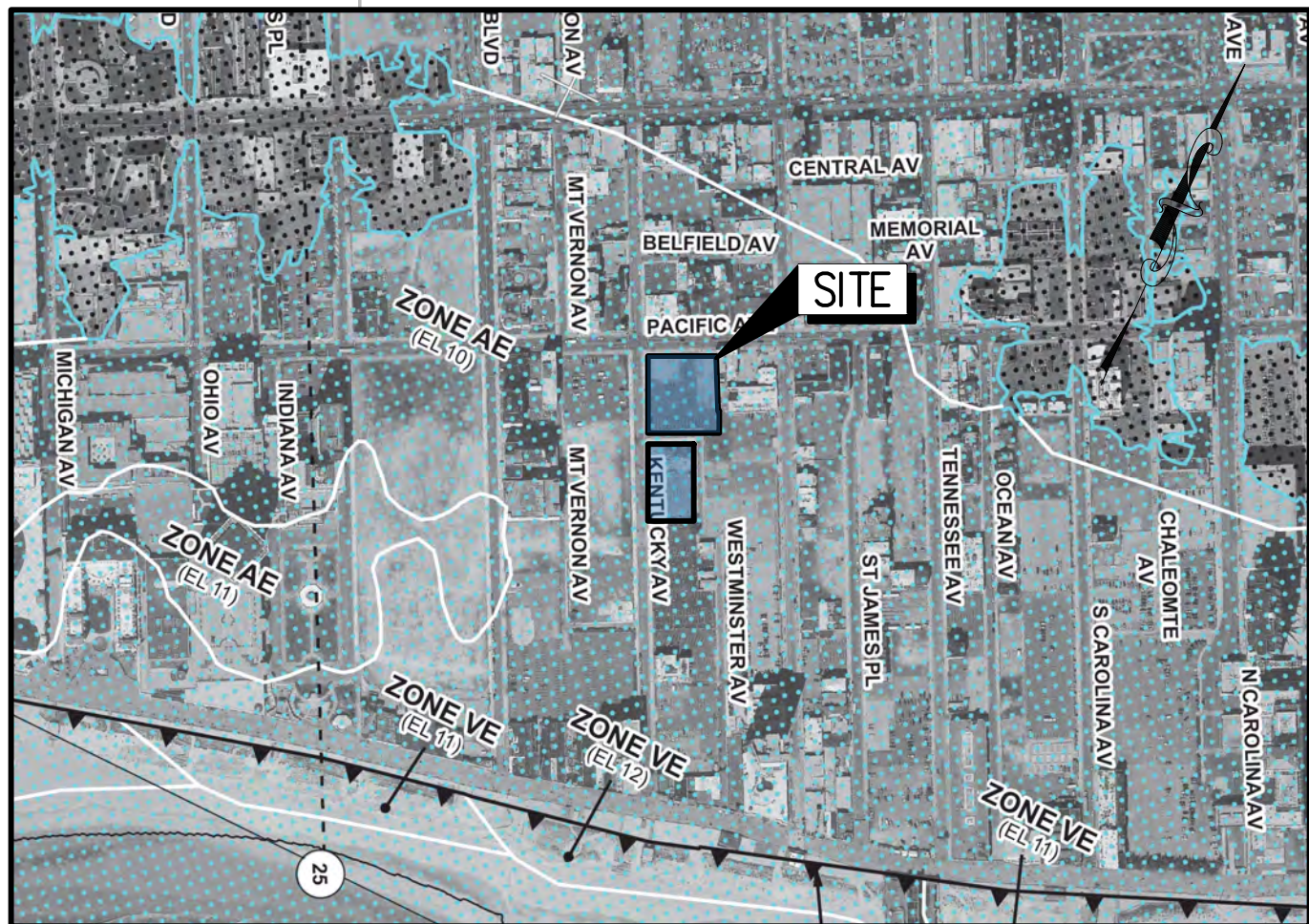
KENTUCKY AVENUE TOWNHOMES  
BLOCK 50, LOTS 1, 2, 3 & 4; BLOCK 51, LOTS 1,2,3,4,5,6,7,8,9 & 10  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

107 S. KENTUCKY AVE., LLC  
1650 WILKINSON DRIVE, SUITE B19-1043  
DREXEL, PA 19025

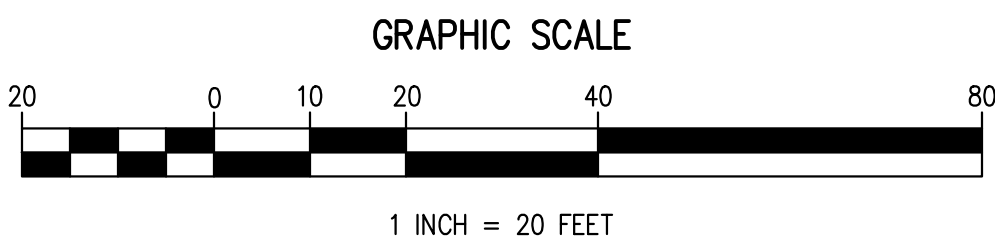
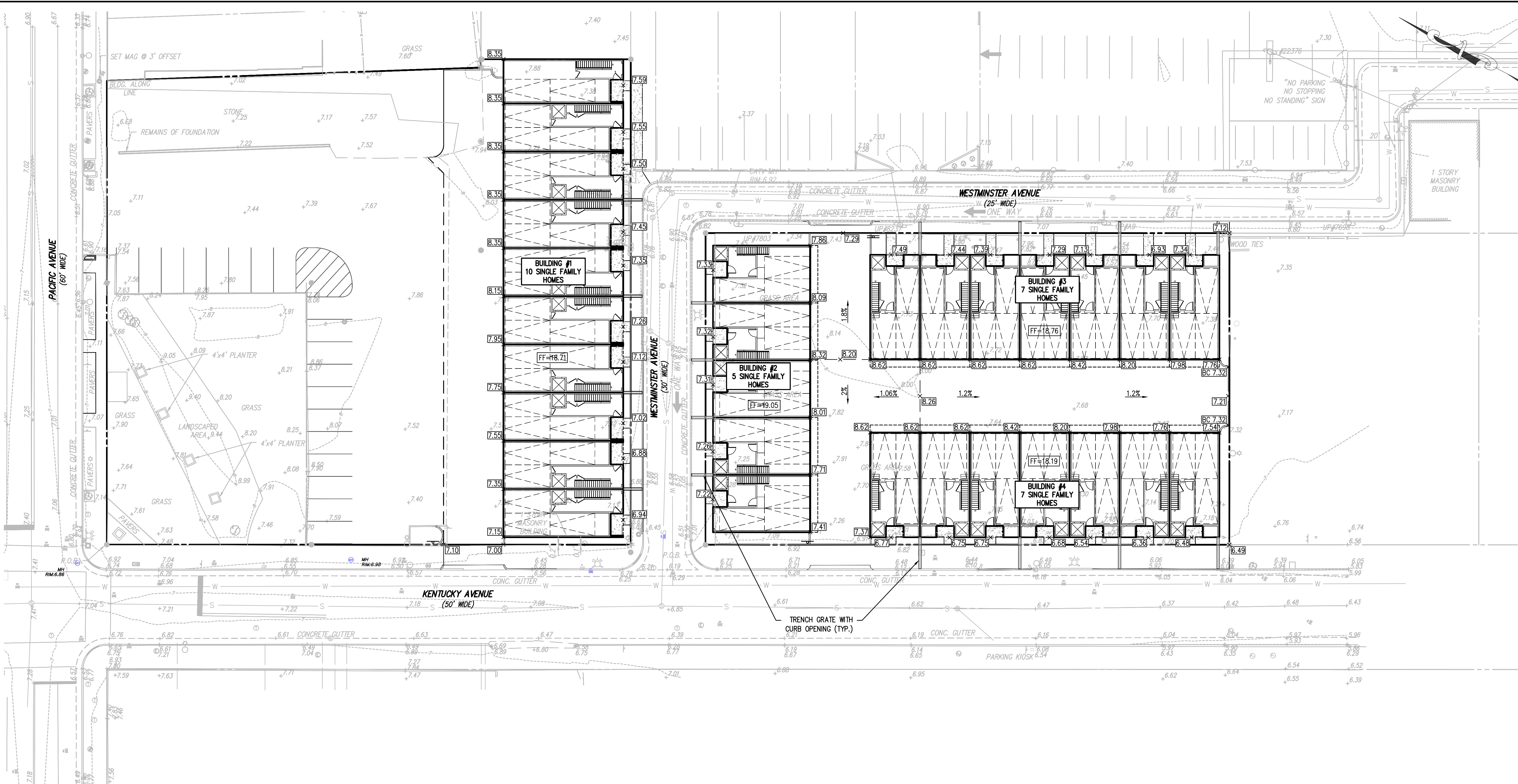
PROJECT NO.	TRA 001.01	DRAWING NO.	C0101
SCALE	1" = 20'	SHEET	4 OF 10
DATE	9/5/2023	BY	DWB
ISSUE NO.	1	APPR.	
INITIAL RELEASE		SUBMISSION/REVISION	





FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 500' ZONE AE(BFE 10)



KENTUCKY AVENUE TOWNHOMES  
BLOCK 50, LOTS 1, 2, 3 & 4; BLOCK 51, LOTS 1,2,3,4,5,6,7,8,9 & 10  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

GRADING PLAN

107 S. KENTUCKY AVE, LLC  
1650 WICKLIFF PARK SUITE B19-1043  
DREXEL, PA 19025

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JASON T. SCULLO, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 3310026400

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2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE APPROPRIATE AGENCIES. ANY CHANGES TO THESE PLANS MUST BE SUBMITTED TO SCULLO ENGINEERING SERVICES, LLC FOR REVIEW AND APPROVAL.