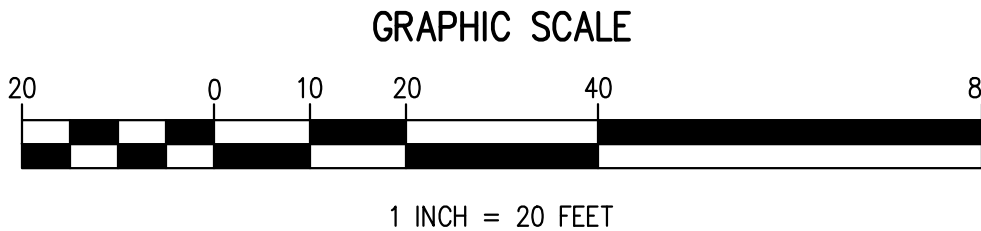


GRADING & UTILITY NOTES:

- PRIOR TO ANY CONSTRUCTION, OTHER THAN CLEARING, A TOPOGRAPHY CHECK IS TO BE PERFORMED AND VERIFIED BY THE INDEPENDENT CONTRACTORS.
- SUBSURFACE UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND PLANS BY OTHERS, THEREFORE, THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES MAY NOT BE SHOWN AND THE EXISTENCE, EXACT LOCATION AND ELEVATIONS OF SAID FACILITIES SHALL BE VERIFIED BY THE VARIOUS CONTRACTORS IN THE FIELD.
- THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ENSURING THAT ALL MATERIALS, METHODS AND DETAILS FOR CONSTRUCTION OF IMPROVEMENTS SHALL CONFORM TO ALL APPLICABLE STATUTES, REGULATIONS, ORDINANCES AND STANDARDS OF THE GOVERNMENTAL BODIES HAVING JURISDICTION OVER SUCH WORK. THIS RESPONSIBILITY SHALL INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:
 - CONFORMITY WITH THE APPROVED PLANS AS WELL AS STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY.
 - CORRECTION OF ALL DEFECTS IN THE WORK, NO MATTER WHAT THE CAUSE, UNTIL THE DATE OF ACCEPTANCE AND THEREAFTER FOR THE PERIOD OF ANY GUARANTEE WHICH RUNS BEYOND THE DATE OF ACCEPTANCE.
 - SOLUTION OF ANY PROBLEM, UNFORESEEN AT THE TIME OF THE APPROVAL OF THE PLANS, WHICH MAY OR DO IMPAIR THE INTEGRITY OF ANY IMPROVEMENTS, INCLUDING PROBLEMS SUCH AS HIGH GROUNDWATER, UNSUITABLE SOILS, UNSTABLE SOIL, ETC.
- THE CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS, LICENSES, AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES INDICATED ON DESIGN PLANS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES TO CORRECT THE DESIGN PLANS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM PAVEMENT SLOPE OF 0.75% TO PREVENT PUDDLING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, GRUBBING, RESTORING, PAVING, TOP SOILING, FERTILIZING AND SEEDING ALL AREAS DISTURBED BY HIS ACTIVITIES.
- EFFORTS SHALL BE MADE BY THE CONTRACTOR TO RETAIN EXISTING TREES, VEGETATION AND NATURAL CHARACTERISTICS OF THE SITE.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH DETAILS HEREIN AND THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
- NO MATERIAL SHALL BE PLACED OR ANY DISTURBANCE PERMITTED BEYOND THE PROJECT PROPERTY LINE OF RIGHT-OF-WAY WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER DIRECTLY INVOLVED.
- CONTRACTOR TO MAINTAIN NORMAL SERVICE IN EXISTING UTILITIES WHEN CONSTRUCTING CONNECTIONS. UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND SUPPORT, IF NECESSARY, ALL EXISTING UTILITIES WHICH MUST BE CROSSED. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE UTILITY OWNER.
- SUBBASE MATERIAL FOR SIDEWALK, CURB OR ASPHALT SHALL BE FREE OF SOFT, YIELDING OR UNSUITABLE MATERIALS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND COMPACTED TO 95% OPTIMUM DENSITY AS PER MODIFIED PROCTOR METHOD.
- ALL EXCAVATED OR FILLED AREAS SHALL BE FREE OF SOFT, YIELDING OR UNSUITABLE MATERIALS. UNSUITABLE MATERIALS SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY AS PER A.S.T.M., D-1557.
- CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSUITABLE SOILS OR DISCREPANCIES ENCOUNTERED IN DESIGNATED DRAINAGE AREAS PRIOR TO FINAL SITE GRADING.
- CONTRACTOR TO CONTACT THE GARDEN STATE UNDERGROUND LOCATION AT 1-800-272-1000 PRIOR TO ANY DIGGING.
- THE APPLICANT/DEVELOPER SHALL BE RESPONSIBLE FOR AND BEAR THE EXPENSE OF THE LOCATION OF THE UTILITIES WITHIN THE COUNTY RIGHT OF WAY.
- ALL SERVICES INTO PROJECT SITE SHALL BE UNDERGROUND. ELECTRIC, TELEPHONE, & CABLE MAY BE LOCATED IN SAME TRENCH. CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATION & INSTALL W/UTILITY COMPANIES.



EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEYS, AND THE ADJACENT TOWN OF THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION.

811

Know what's below. Call before you dig.

1. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE DESIGN ENGINEER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION.

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ALL DOCUMENTS PREPARED BY SCULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES FROM THE TOWNSHIP OF SHARPSVILLE, NEW JERSEY, PRIOR TO CONSTRUCTION.

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

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000

PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400

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jscullo@sculloengineering.com

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

UTILITY PLAN

107 S. KENTUCKY AVE., LLC

1650 WICKLIFF PARK SUITE B19-1043

DREXEL, PA 19025

PROJECT NO.

TRA 001.01

SCALE

1" = 20'

SHEET

6 OF 10

DRAWING NO.

C0401

DATE

9/5/2023

ISSUE NO.

1

INITIAL RELEASE

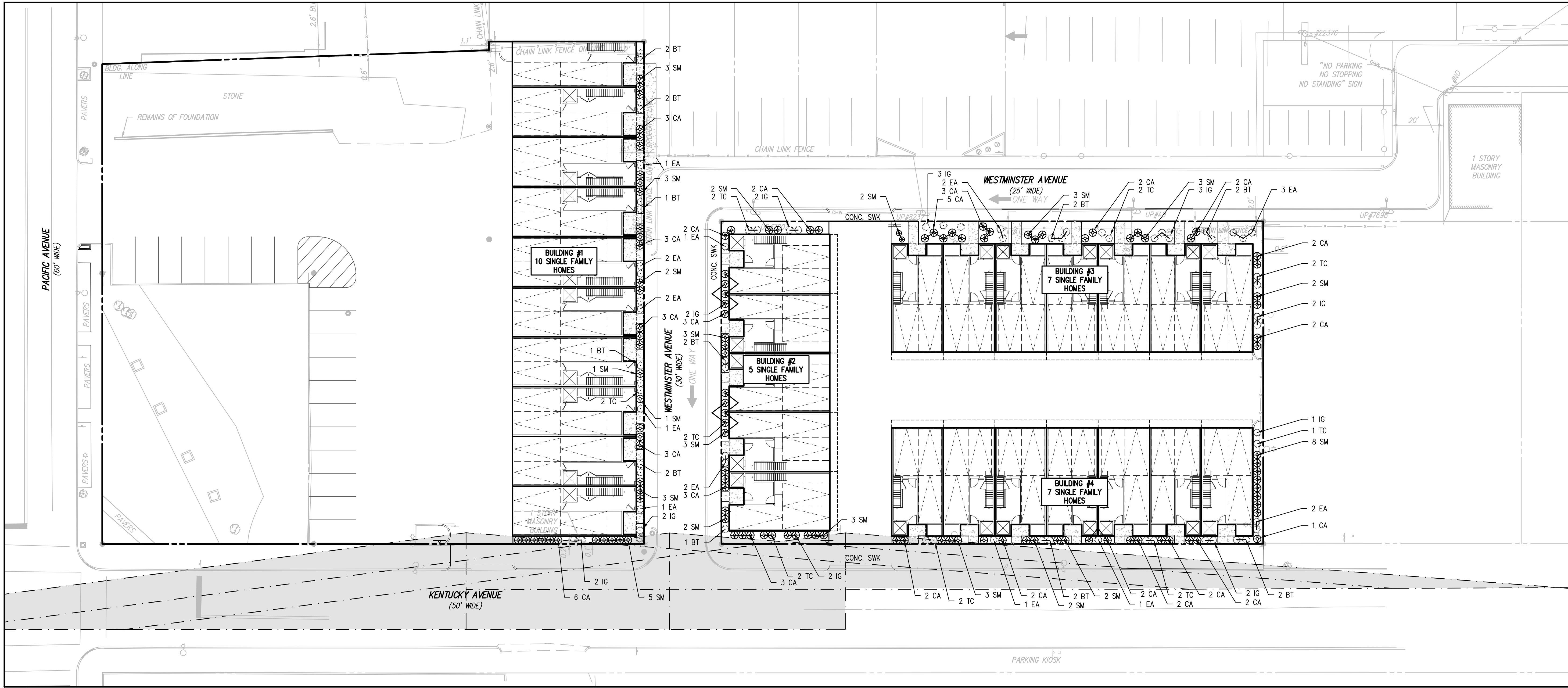
SUBMISSION/REVISION



LAT

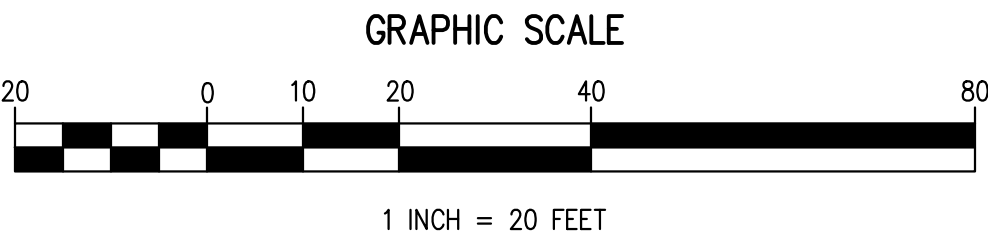
DWB

BY

APPR.



LANDSCAPE SCHEDULE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	
EVERGREEN SHRUBS						
	TC	17	TAXUS CUSPIDATA	SPREADING YEW	18" – 24" HT	No. 2 CAN
	IG	21	ILEX GLABRA	INKBERRY HOLLY	2' – 3' HT	No. 2 CAN
	BT	19	BERBERIS	BARBERRY	18" – 24" HT	No. 2 CAN
	EA	19	EUONYMUS JAPONICUS	GOLDEN EUONYMUS	18" – 24" HT	No. 2 CAN
ORNAMENTAL GRASSES						
	CA	59	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	6" – 12" HT	CONTAINER
	SM	58	SORGHASTRUM NUTANS	INDIANGRASS	6" – 12" HT	CONTAINER



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

LANDSCAPE PLAN

107 S. KENTUCKY AVE., LLC
1650 LINCOLN PARK SUITE B19-1043
DREXHER, PA 19025

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

jsciullo@scullloengineering.com

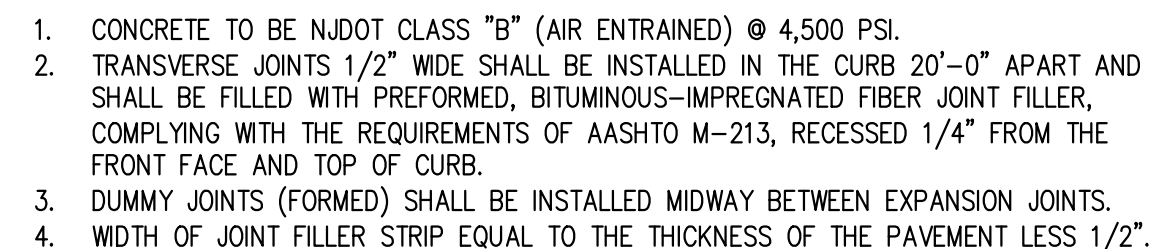
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- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES ARISING OUT OF THE RESULTS OF THE PROJECT.



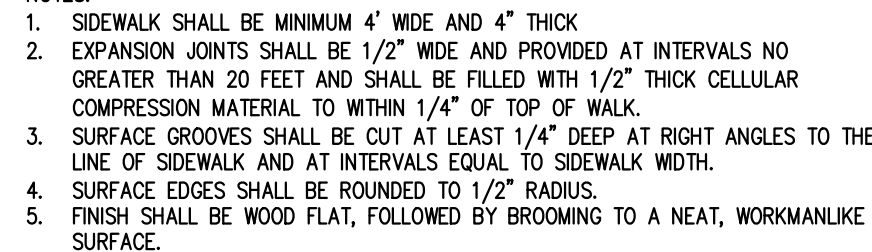
PROJECT NO.
TRA 001.01
SCALE
1" = 20'

DRAWING NO.
C0601
SHEET
7 OF 10

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BY
DWB
APPR.



N.T.S.

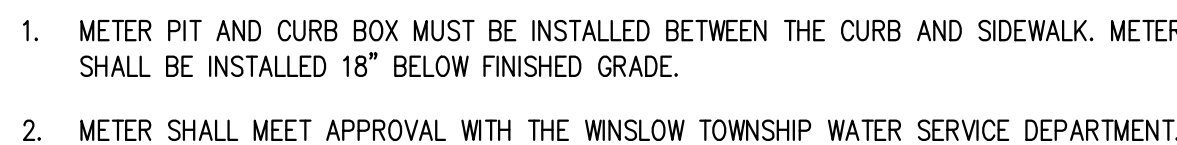
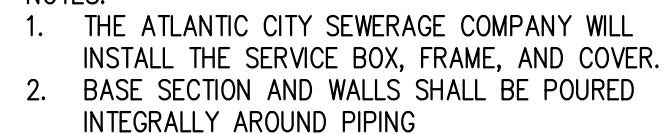


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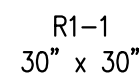


1. ALL WOOD MATERIAL TO BE EITHER PRESSURE TREATED OR CEDAR

N.T.S.



N.T.S.

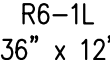


NOTE:
SIGNAGE TO CONFORM WITH THE LATEST EDITION OF
STANDARD SIGNS FHA MUTCD. ALL SIGNS SHALL BE
MOUNTED ON BREAKAWAY SIGN POSTS.

N.T.S.



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.

N.T.S.

4

PHONE: (609) 300-5171
www.sciulloengineering.com

DRAWING NO.
C1101

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.
- 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.

LIMIT OF DISTURBANCE

TOTAL AREA OF PROPOSED DISTURBANCE = 0.93± AC.

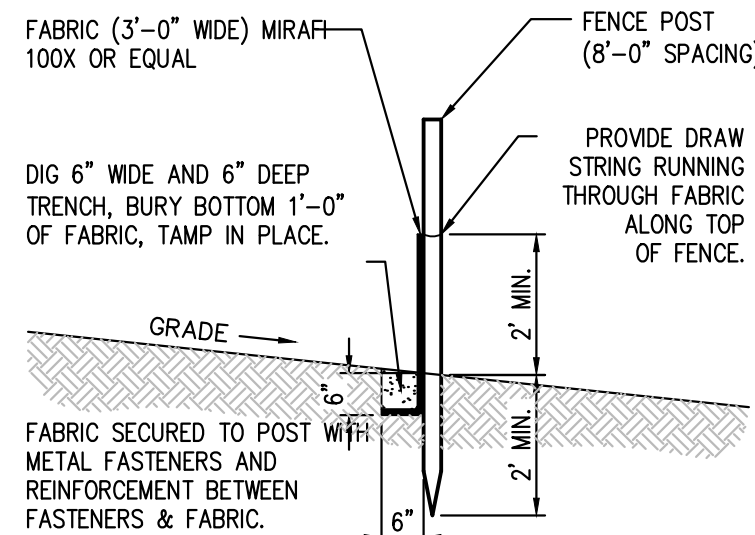
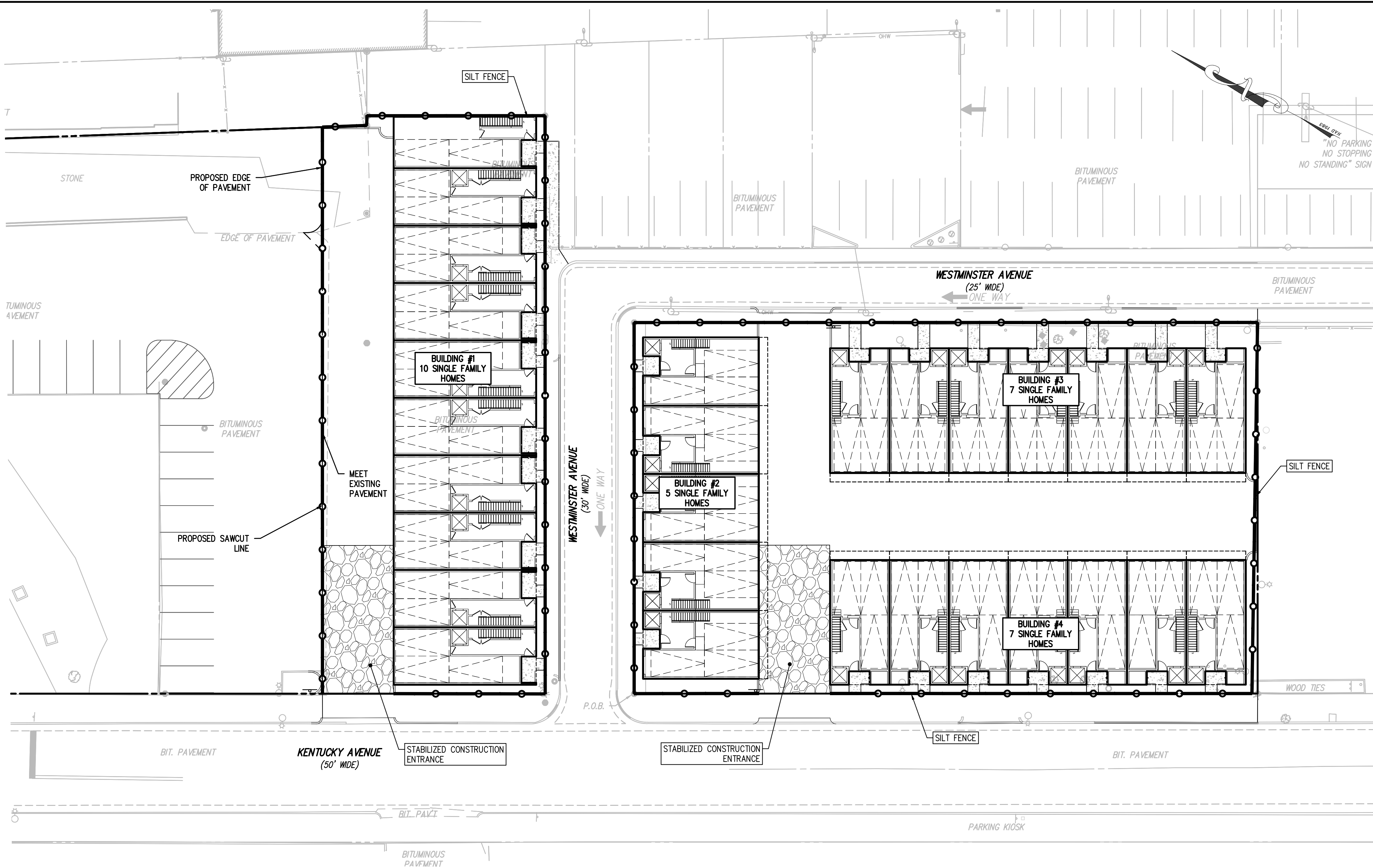
LEGEND

- TEMPORARY STANDARD SILT FENCE/LIMIT OF DISTURBANCE
- TEMPORARY STANDARD SILT FENCE/LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE
- SOILS LIMIT LINE
- TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY INLET PROTECTION
- DocB
- SOILS DESIGNATION
- SOIL RESTORATION LIMIT (SET 12 FOOT FROM BUILDING FOUNDATION AND ALL IMPERVIOUS SURFACES EXCLUDED)
- SOIL RESTORATION AREA (SOIL TESTING REQUIRED FOR AREAS OF DISTURBANCE TO BE RESTORED TO LANDSCAPE OVER 500 S.F.) = 4,251 SF; 0.097 AC
- SOIL COMPACTION TEST REQUIRED (DISPERSED IN OPEN AREAS WITH FINAL LOCATIONS TO BE DETERMINED IN FIELD)
- PERVIOUS AREA UNDER 500 S.F. (NO SOIL COMPACTION TESTING REQUIRED)

SOILS DATA

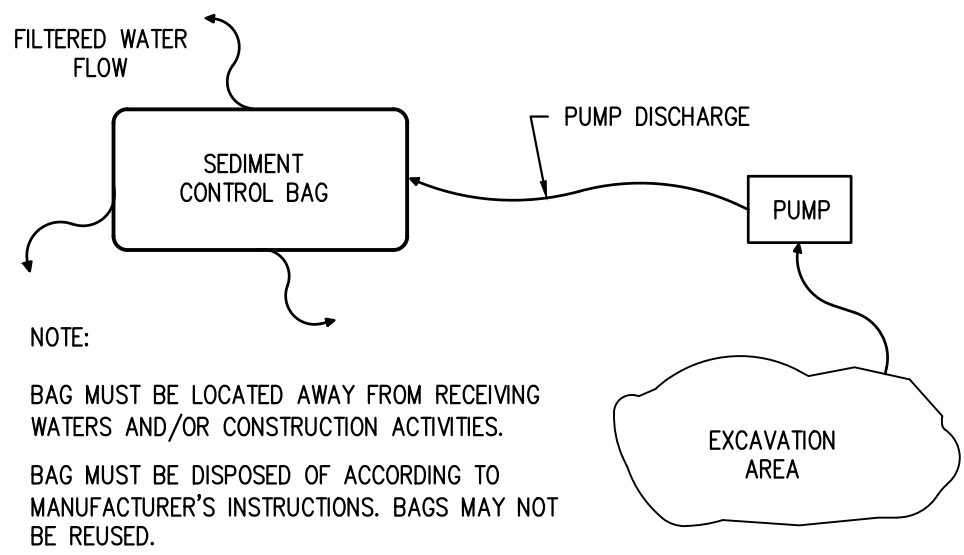
USPSAS URBAN LAND-PSAMMENT SULFIDIC SUBSTRATUM COMPLEX "A" SOILS GROUP

SOILS OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE. ALL SOIL EROSION AND SEDIMENT CONTROL IMPLEMENTATION SHALL BE IN ACCORDANCE WITH STANDARDS SET FORTH BY THE CAPE-ATLANTIC COUNTY SOIL CONSERVATION DISTRICT.



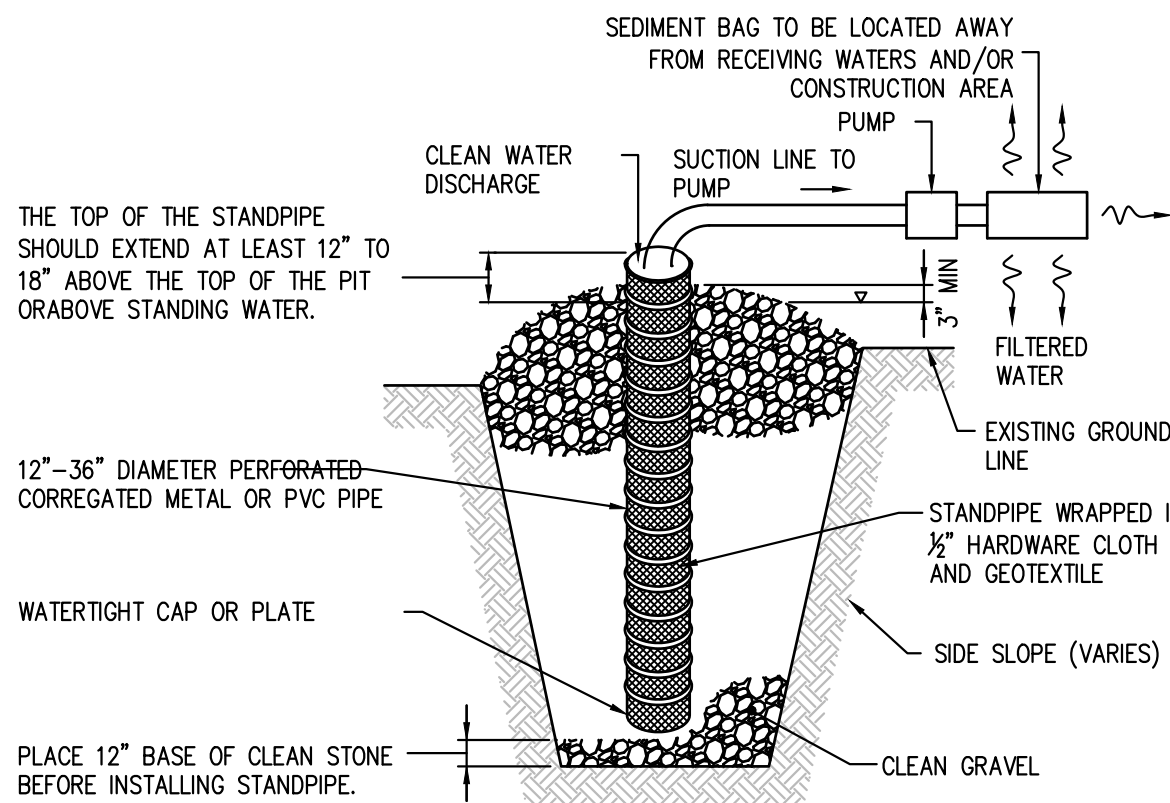
SILT FENCE DETAIL

N.T.S.



SEDIMENT CONTROL BAG FOR DEWATERING DETAIL

N.T.S.

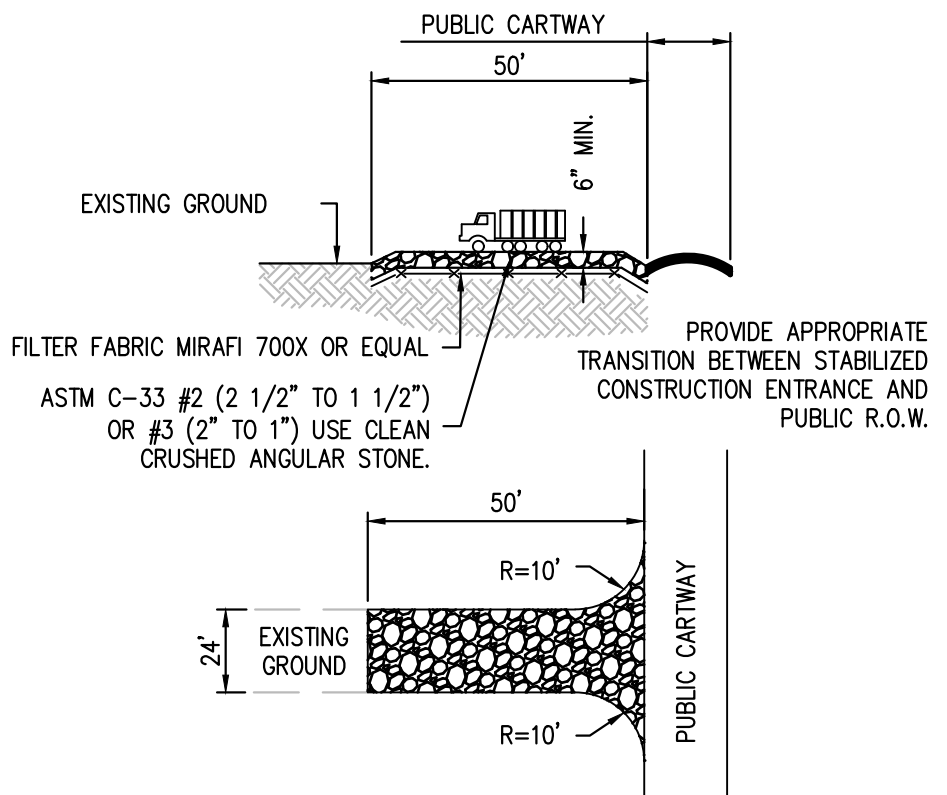
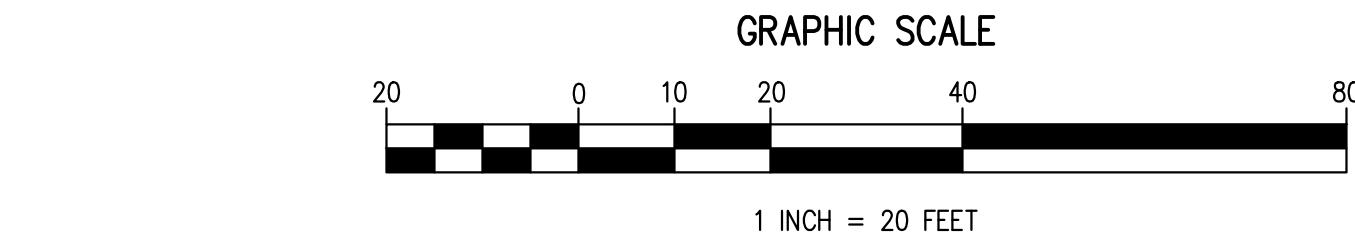


CONSTRUCTION SPECIFICATIONS

- PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING TWO TIMES THE STANDPIPE DIAMETER.
- THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 1/2" x 6" SLITS OR 1" DIAMETER HOLES.
- A BASE FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C 33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
- THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.
- WATER SURFACE ELEVATION.
- SEDIMENT CONTROL BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

TEMPORARY SUMP PIT DURING CONSTRUCTION

N.T.S.



STABILIZED CONSTRUCTION ENTRANCE DETAIL

N.T.S.

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, FIELD SURVEY, AND THE SOILS. THEREFORE, THE RESPONSIBILITY OF SOILS ENGINEERING SERVICES, LLC AND THE 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.

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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

SOIL EROSION & SEDIMENT CONTROL PLAN

107 S. KENTUCKY AVE., LLC

1650 WICKLIFF LANE, SUITE B19-1043

DREXEL, PA 19025

PROJECT NO.	SCALE	DATE	BY	APP.
TRA 001.01	1" = 10'	9/5/2023	1	1
SHEET	9 OF 10	ISSUE NO.	INITIAL RELEASE	SUBMISSION/REVISION
C1201				

