

GENERAL NOTES

- This is a site plan for Lots 3 & 4 of Block 48.01 of Atlantic City, Atlantic County, New Jersey. The plan is for the conversion of the existing vacant building to a cannabis dispensary.
- The project is located on #1618 Pacific Avenue and is presently vacant.
- The project site is 0.19 acres (8,280 square feet).
- The project site is located in the RC - Resort commercial district.
- The project is located in the CRDA Tourism as well as a part of the Green Zone Redevelopment Plan.
- The site will have on street parking.
- Existing building coverage equals 5,636 square feet, or 68.0%.
- Existing lot coverage is 8,280 square feet, or 100%, an existing non-conformity.
- All zoning non-conformities are existing and no change or additional non-conformities are proposed in this site plan application.
- Trash & recycling will be stored inside building and handled by a private contractor
- This site plan and all attached and related documents prepared by Dixon Associates are instruments of proprietary service to the parties for which the services are intended. They are not intended or represented to be suitable for reuse by owner or others on extensions of this project or on any other project.
- The contractor shall familiarize himself with the site and with the work on this plan. any discrepancies discovered between site conditions, and any information provided in the site plan documents must be brought to the attention of the engineer prior to the construction of that aspect of the work.
- These plans are not complete construction documents unless accompanied by the full set of plans, and all reports related to the design elements within this plan. The contractor must refer to the full set of documents for construction purposes.
- Contractor must refer to architectural drawings for all building-related information.
- This set of plans shall not be utilized as construction documents until each plan has been revised to indicate "issued for construction".
- Contractor shall avail himself with all pertinent approval documents including the resolution of approval which contains conditions which must be met in the field. This may include and the contractor shall obtain the review letters issued by the planning board professional consultants. Contractor shall follow the conditions of approval. If the construction work reveals a discrepancy or limitation in compliance with all of the conditions of approval, the contractor shall notify the owner and the engineer prior to proceeding with the work in conflict.
- The contractor and owner shall designate individuals responsible for the construction site safety, during the course of site improvements pursuant to NJAC 2:23 - 2.21 (e) of the new jersey uniform construction code and CFR 1926 (i), an OSHA competent person.
- Contractor shall repair or replace at the owner's discretion any existing conditions which are damaged during construction, and any constructed portion of the work which is subsequently damaged during the conduct of remaining construction work.
- This plan may not be copied, reused, disclosed, or relied upon for any other purpose without the written consent of Dixon Associates Engineering LLC
- Copyright 2024, Dixon Associates Engineering LLC, all rights reserved.

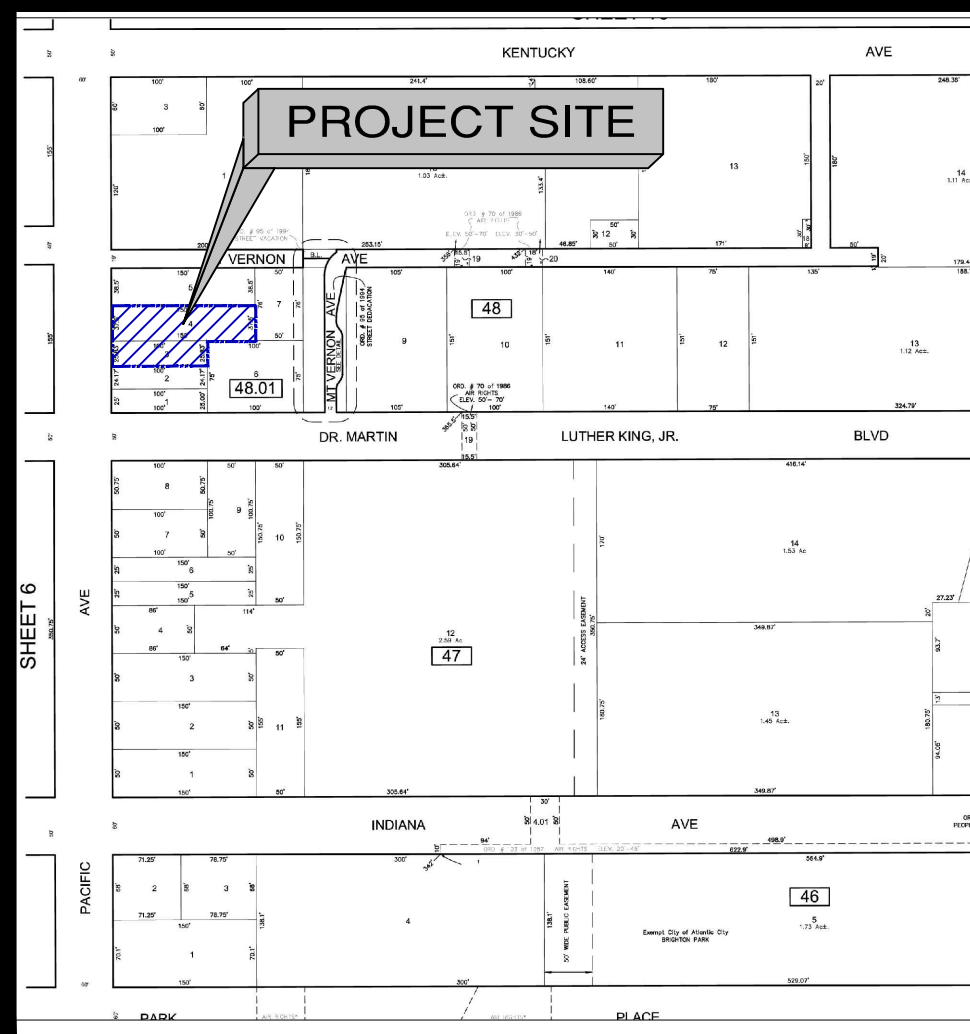
SURVEY GENERAL NOTES

- PROPERTY IN QUESTION WAS SURVEYED IN ACCORDANCE WITH A DESCRIPTION AS RECITED IN A TITLE REPORT PREPARED BY JERSEY NATIONAL TITLE, INC. TITLE No. 20738 JNT DATED 1/19/2024 SUBJECT TO ANY RIGHTS, RESTRICTIONS, CLAIMS, AGREEMENTS OR EASEMENTS RECITED IN SAID TITLE REPORT. ALSO AS DESCRIBED IN DEED INSTRUMENT #2013053719
- ELEVATIONS ARE BASED ON NAVD 1988 DATUM AS ESTABLISHED BY GPS CONTROL.
PROJECT BENCHMARK IS LETTER "M" IN "MUELLER" ON A FIRE HYDRANT LOCATED IN THE SOUTHEASTERLY CORNER OF PACIFIC AVENUE AND DR. MARTIN LUTHER KING JR. BOULEVARD. ELEV.=9.05
SPOT ELEVATIONS AND PHYSICAL FEATURES ARE WITHIN NATIONAL MAP ACCURACY STANDARDS. I.E. 90% OF ALL ELEVATIONS ARE ACCURATE TO 1/2' CONTOUR INTERVAL.
- OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- UTILITIES HAVE BEEN LOCATED AS MARKED OUT IN THE FIELD BY THE 1-800-UNDERGROUND SERVICE AND ARE SHOWN FOR REFERENCE ONLY. CONTRACTORS MUST VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- THIS SITE CONTAINS IMPROVEMENTS, SHOWN HEREON. ADDITIONALLY, THIS SITE MAY CONTAIN STRUCTURES AT THE SURFACE OR BELOW THE SURFACE AND NOT VISIBLE, I.E. SEPTIC SYSTEM, UTILITIES, ETC.
- TOTAL LOT AREA IS 8,208 SF. (0.19 AC.)



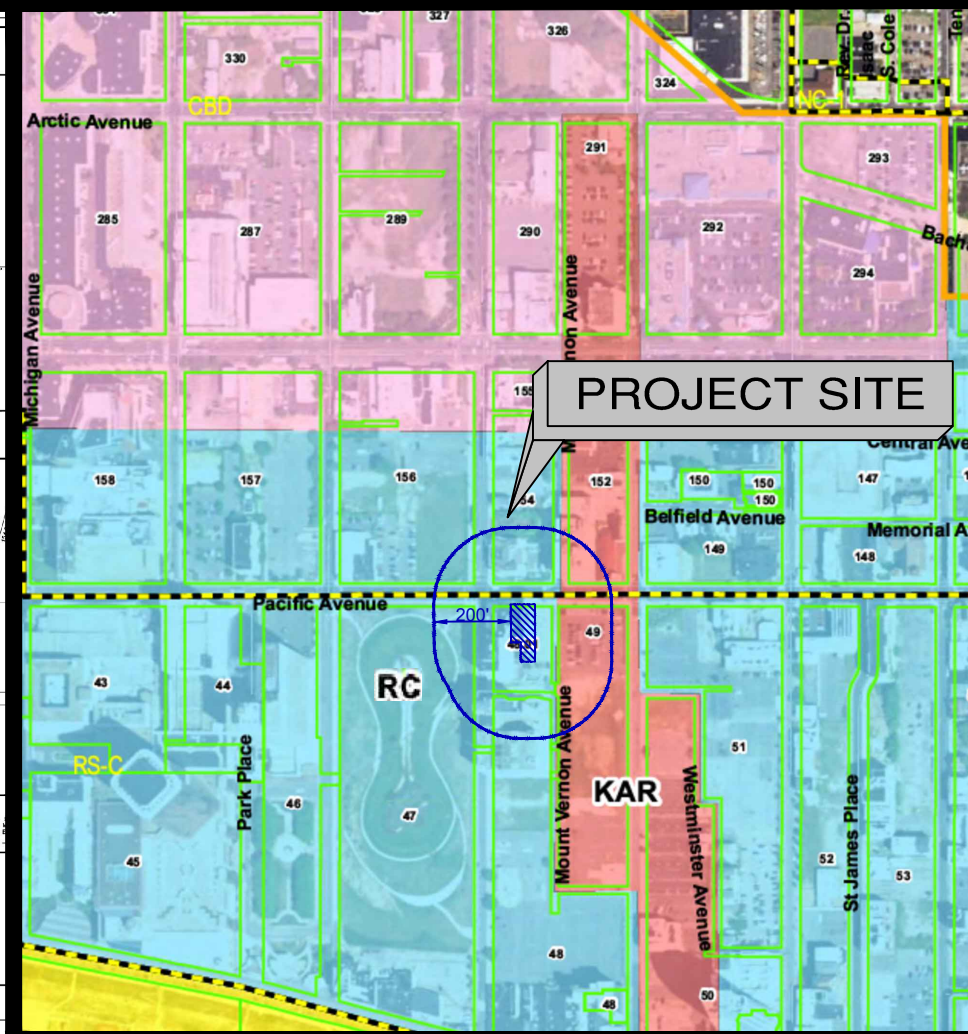
LOCATION MAP
SOURCE: UNITED STATES GEOLOGICAL SURVEY
"ATLANTIC CITY, N.J." QUAD MAP

1" = 2000'



TAX MAP
SOURCE: OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY
SHEET No. 9

1" = 200'



ZONING MAP
SOURCE: ZONING MAP FOR THE CITY OF ATLANTIC CITY TOURISM DISTRICT
PROJECT SITE ZONE: RC - RESORT COMMERCIAL DISTRICT

1" = 500'

this plan is not valid unless a raised or digital seal is affixed hereto

KEVIN J. DIXON, P.E.

PROFESSIONAL ENGINEER
N.J. LIC. No. 29678

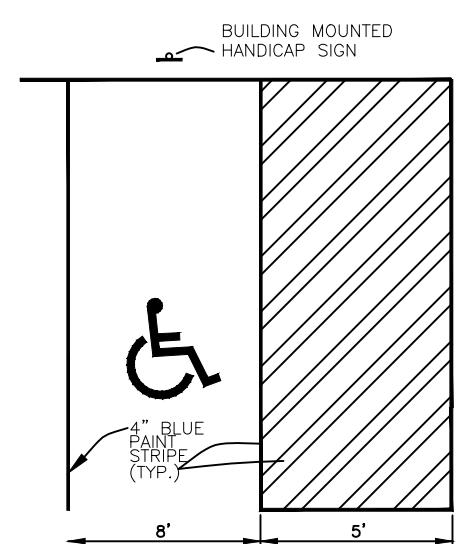
[Signature]

ZONING SCHEDULE

RESORT COMMERCIAL DISTRICT - RC

ORDINANCE REFERENCE	REGULATION	APPLICABLE REQUIREMENTS	EXISTING LOTS 3 & 4	PROPOSED LOTS 3 & 4
SECTION	USE	Professional / Retail	Vacant	Cannabis Retailer
N.J.A.C. \$19-66-5.10(a)1w(2)	Minimum Lot Area	7,500 s.f.	8,208 S.F. [C] (0.19 Ac.)	8,208 S.F. [C] (0.19 Ac.)
N.J.A.C. \$19-66-5.10(a)1w(3)	Minimum Lot Depth	150'	150' [C]	150' [C]
N.J.A.C. \$19-66-5.10(a)1w(4)	Minimum Lot Width	50'	37.50' [ENC]	37.50' [ENC]
N.J.A.C. \$19-66-5.10(a)1w(5)	Minimum Lot Frontage	50'	63.33' [C]	34' [C]
N.J.A.C. \$19-66-5.10(a)1w(8)	Front Yard Setback	0' up to 35' in height 20' greater than 35' in height	0' [C]	0' [C]
N.J.A.C. \$19-66-5.10(a)1w(9)	Side Yard Setback	0' up to 35' in height 20' greater than 35' in height	0' [C]	0' [C]
N.J.A.C. \$19-66-5.10(a)1w(10)	Rear Yard Setback	20'	0' [ENC]	0' [ENC]
N.J.A.C. \$19-66-5.10(a)1w(1)	Building Height	Principal - 35' Accessory - 15'	±31' [C]	±31' [C]
N.J.A.C. \$19-66-5.10(a)1w(6)	Building Coverage	70%	5,636 s.f. (68.7%) [C]	5,636 s.f. (68.7%) [C]
N.J.A.C. \$19-66-5.10(a)1w(7)	Max. Impervious Coverage	80%	100% [ENC]	100% [ENC]
N.J.A.C. \$19-66-5.8(b)8, \$19-66-5.8(b)9, \$19-66-5.7(j)4i	Onsite Parking	(P) Professional Office - 1 per 400 s.f. (R) Retail - 1 per 300 s.f. (S) Storage 1 per 500 s.f.	4 Spaces	4 Spaces
N.J.A.C. \$19-66-5.7(j)5ii	Maximum gross surface area of signs permitted	25% of the total wall surface per elevation	N/A	See architecture plans for sign information
N.J.A.C. \$19-66-5.7(j)5ii	Maximum height of signs permitted	20' or no higher than 2nd floor window sill	N/A	See architecture plans for sign information

*SEE ARCHITECTURE PLANS FOR SIGN INFORMATION
[C] = CONFORMS
[ENC] = EXISTING NON-CONFORMITY
[V] = VARIANCE REQUESTED



NOTE: ALL ACCESSIBLE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STANDARDS SET BY LATEST ADA REGULATIONS.

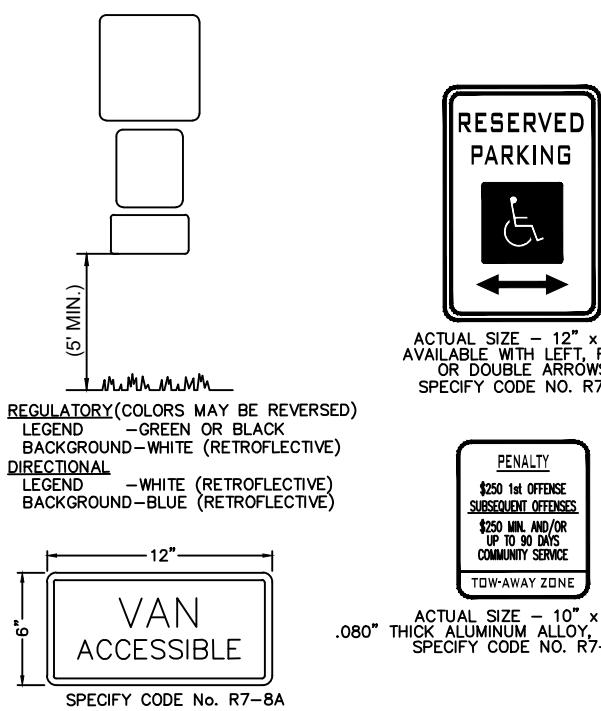
ACCESSIBLE PARKING DETAIL

N.T.S.



ACCESSIBLE PARKING EMBLEM DETAIL

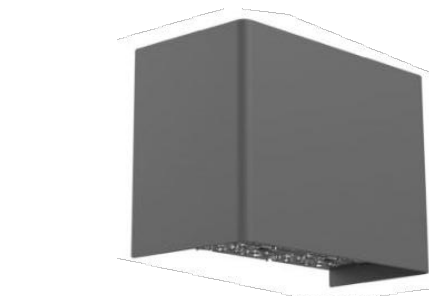
N.T.S.



HANDICAP PARKING SIGN DETAILS

N.T.S.

MT. VERNON AVENUE
(TAX MAP)



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CALL BEFORE YOU DIG
IN NJ, TOLL FREE
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FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
"IT'S THE LAW"
GARDEN STATE UNDERGROUND PLANT LOCATION SERVICE, INC.

APPLICANT
FARMERS NJ, LLC
5051 S NATIONAL AVE. BLDG 5-100
SPRINGFIELD, MO 65810

OWNER
2110-2118 ACPB, LLC
2050 CENTER AVE, SUITE 400
FORT LEE, NJ 07024

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
MUNICIPAL ENGINEER	DATE
MUNICIPAL CLERK	DATE
MUNICIPAL PLANNER	DATE
LAND USE REG. ENFORCEMENT OFFICER	DATE
HEARING OFFICER	DATE

EXISTING ADJOINING PROPERTY LINES	EXISTING WATER LINE	EXISTING SIGN
EXISTING EASEMENT OR SETBACK LINES	EXISTING GAS LINE	EXISTING WATER VALVE
EXISTING CENTERLINES	EXISTING TELEPHONE LINE	EXISTING UTILITY POLE
EXISTING CONTOUR LINE	EXISTING SANITARY SEWER	EXISTING OVERHEAD WIRES
EXISTING SPOT ELEVATION	EXISTING STORM SEWER	EXISTING MANHOLE
EXISTING WOOD FENCE	EXISTING ELECTRIC LINE	EXISTING GAS VALVE
EXISTING CHAIN LINK FENCE	EXISTING CABLE	EXISTING LIGHT POLES
EXISTING TREE LINE	EXISTING SANITARY FORCE MAIN	EXISTING FIRE HYDRANTS

REVISIONS:
5/20/24: CRDA Comments

DATE: 4/23/24

SCALE: 1" = 20'

DRAWN BY: MJ

CHK'D BY: KD

PROJECT No.
DA23-063

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