

GENERAL NOTES

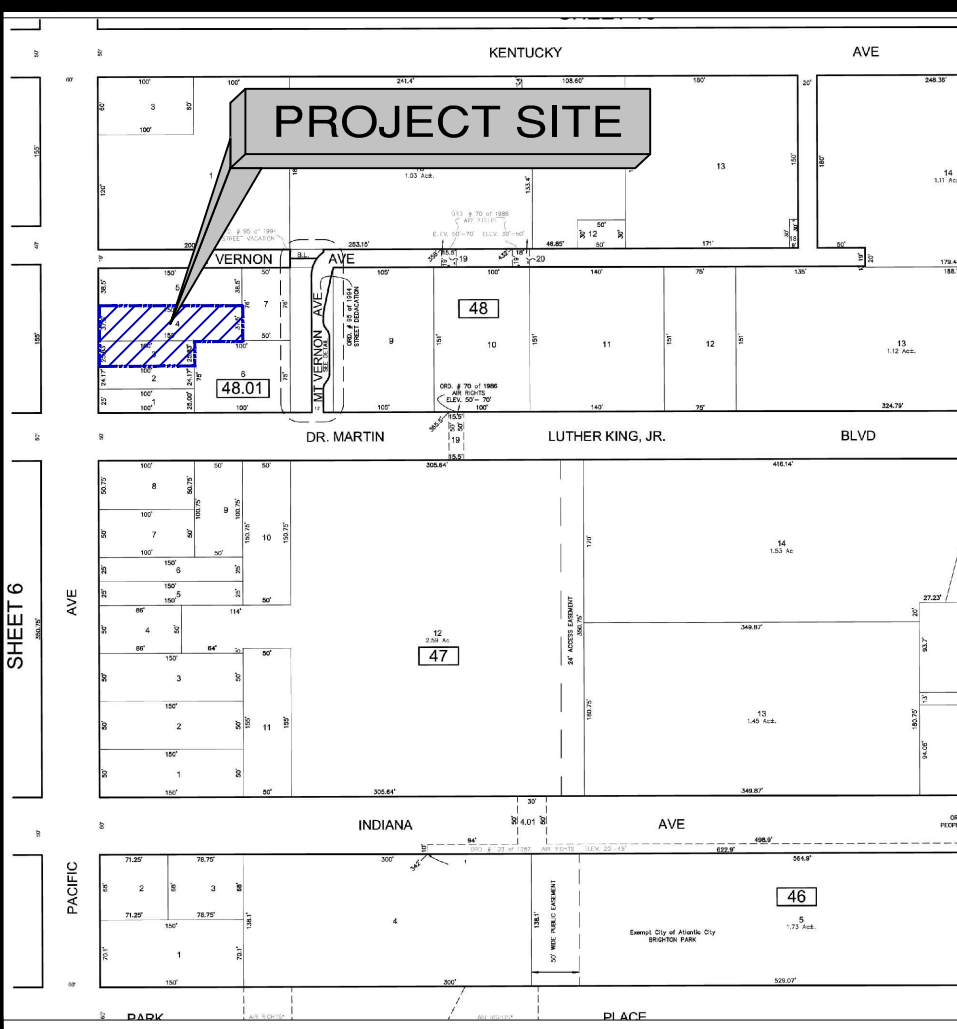
- 1. This is a site plan for Lots 3 & 4 of Block 48.01 of Atlantic City, Atlantic County, New Jersey. The plan is for the conversion of the existing vacant building to a cannabis dispensary.
2. The project is located on #1618 Pacific Avenue and is presently vacant.
3. The project site is 0.19 acres (8,280 square feet).
4. The project site is located in the RC - Resort commercial district.
5. The project is located in the CRDA Tourism as well as a part of the Green Zone Redevelopment Plan.
6. The site will have on street parking.
7. Existing building coverage equals 5,636 square feet, or 68.0%.
8. Existing lot coverage is 8,280 square feet, or 100%, an existing non-conformity.
9. All zoning non-conformities are existing and no change or additional non-conformities are proposed in this site plan application.
10. 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.
11. 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.
12. 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.
13. Contractor must refer to architectural drawings for all building-related information.
14. This set of plans shall not be utilized as construction documents until each plan has been revised to indicate "issued for construction".
15. 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.
16. The contractor and owner shall designate individuals responsible for the construction site safety, during the course of site improvements pursuant to NJAC 5:23 - 2.21 (e) of the new jersey uniform construction code and CFR 1926 (f), an OSHA competent person.
17. 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.
18. This plan may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the written consent of Dixon Associates Engineering LLC
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SURVEY GENERAL NOTES

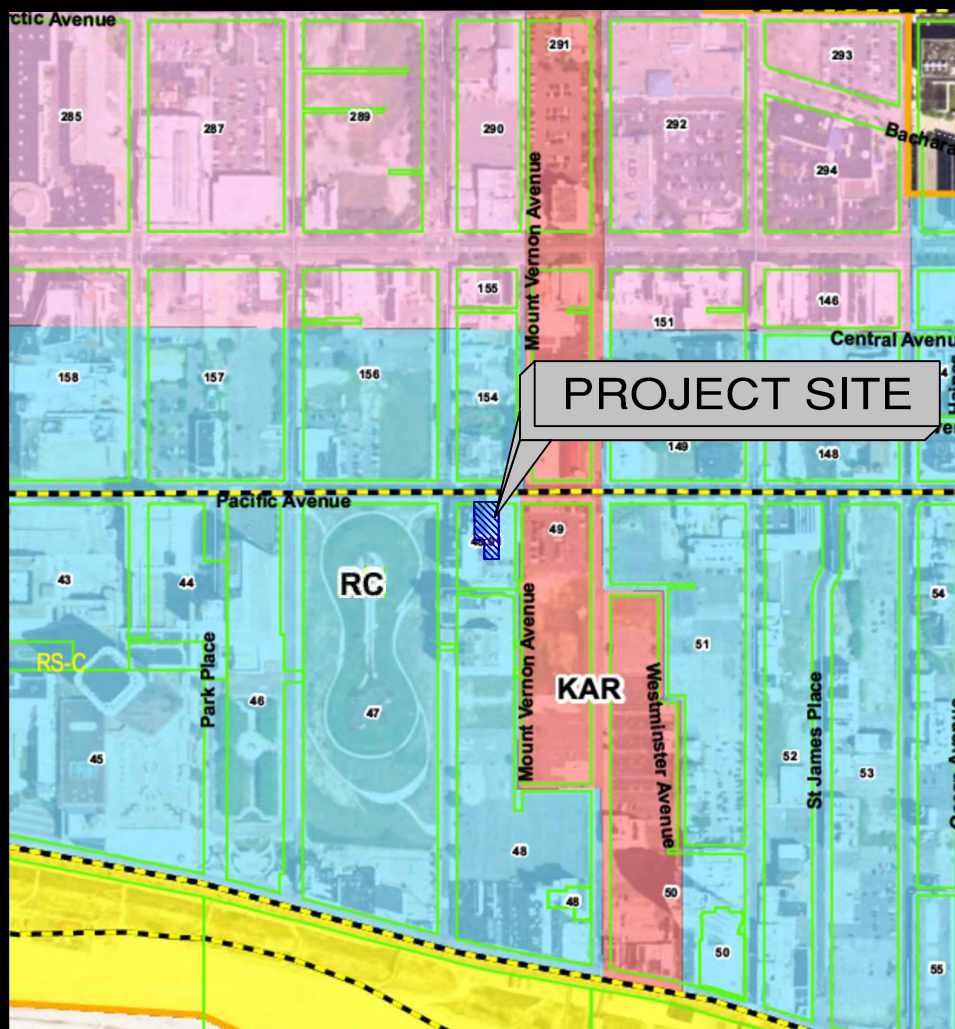
- 1. PROPERTY IN QUESTION WAS SURVEYED IN ACCORDANCE WITH A DESCRIPTION AS RECITED IN A TITLE REPORT PREPARED BY JERSEY NATIONAL TITLE, INC. TITLE NO. 20738 JNT DATED 1/19/2024 SUBJECT TO ANY RIGHTS, RESTRICTIONS, CLAIMS, AGREEMENTS OR EASEMENTS RECITED IN SAID TITLE REPORT. ALSO AS DESCRIBED IN DEED INSTRUMENT #2013053719
2. 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.
3. OFFSETS SHOWN ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
4. 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.
5. 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.
6. 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'

SITE PLAN BLOCK 48.01 LOTS 3 & 4 CITY OF ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY

ZONING SCHEDULE RESORT COMMERCIAL DISTRICT - RC Table with columns for Ordinance Reference, Regulation, Applicable Requirements, Existing Lots 3 & 4, and Proposed Lots 3 & 4. Rows include Section, Use, Minimum Lot Area, Minimum Lot Depth, Minimum Lot Width, Minimum Lot Frontage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Building Height, Building Coverage, Max. Impervious Coverage, Onsite Parking, and Maximum gross surface area of signs permitted.

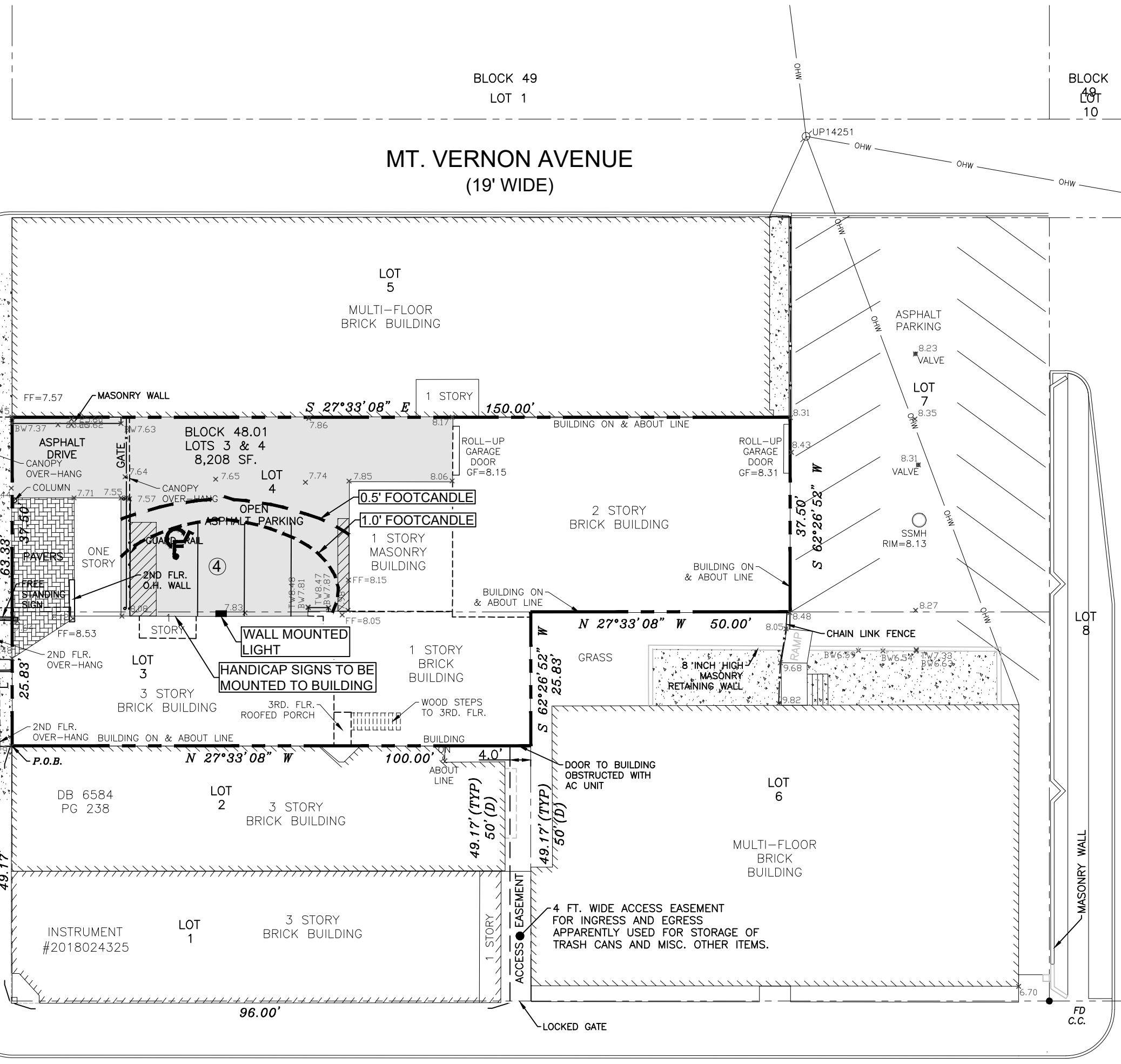
200' PROPERTY LIST Table with columns for Municipality, Block, Lot, Qualifier, Property Address, Owner Name, Owner Street, Owner City/State, Owner Zip, and Property Address. Lists various properties in Atlantic City, NJ.

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

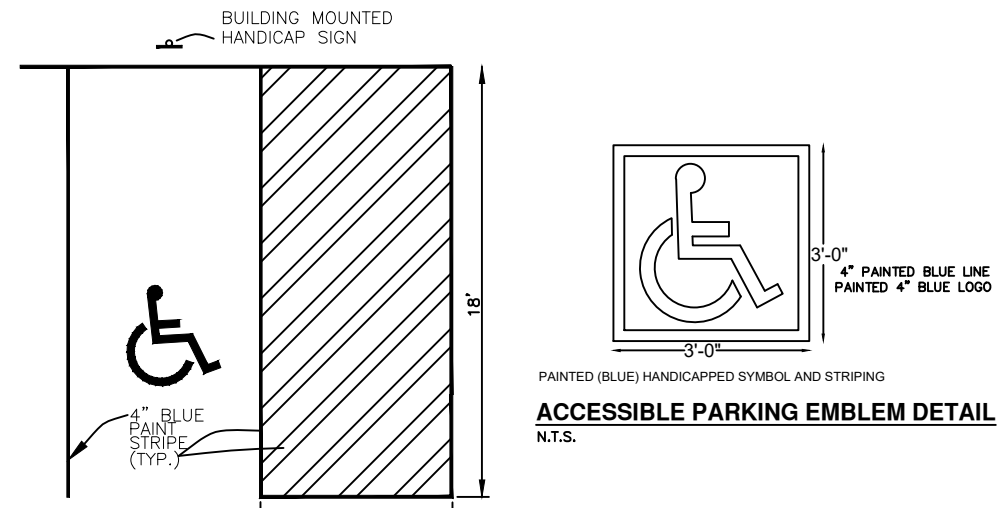
DIXON ASSOCIATES ENGINEERING, LLC 313 E. JIMMIE LEEBIS ROAD SUITE E 102 COVENTRY, NJ 08006 WWW.DIXONASSOCIATES.COM

REVISIONS: DATE: 4/23/24 SCALE: 1" = 20' DRAWN BY: M.J. CHK'D BY: KD PROJECT No. DA23-063

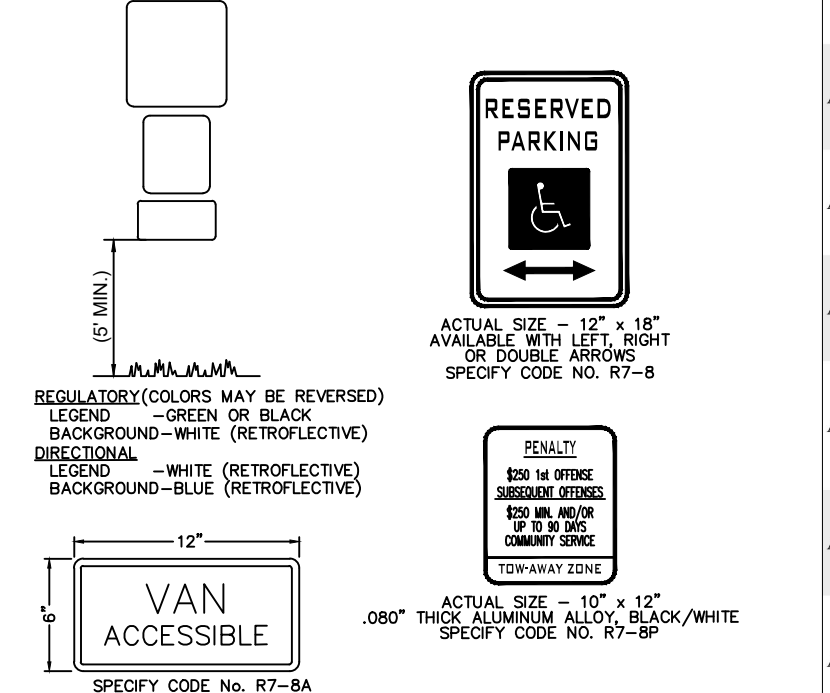


DR. MARTIN LUTHER KING JR. BOULEVARD (FORMERLY ILLINOIS AVENUE) (50' WIDE)

MT. VERNON AVENUE (TAX MAP)



ACCESSIBLE PARKING DETAIL N.T.S.

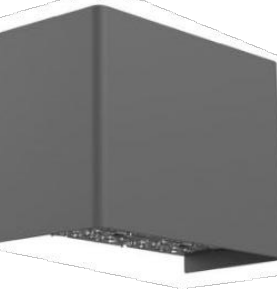


HANDICAP PARKING SIGN DETAILS N.T.S.



OLD ROUTE 30 DISPENSARY WALL MOUNTED SIGN

GEOFORM BLOCK MEDIUM LED WALL SCENCE GARDCO BY SIGNIFY



MOUNTING HEIGHT BUILDING - 12' CATALOG NUMBER GBM-A06-740-T2M DESCRIPTION GeoForm Wall Sconce, Block Medium GBM, Precision Plus, 16W, 2500 Lumens, 70 CRI, 4000K, Type 2

CALL BEFORE YOU DIG IN NJ, TOLL FREE 1-800-272-1000 FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES "IT'S THE LAW"

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