

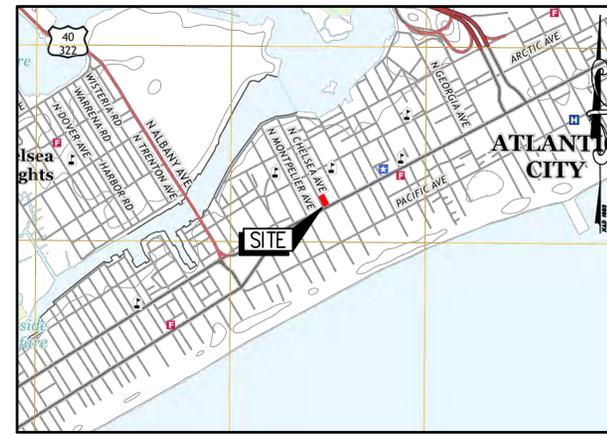
FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0452F)

SCALE: 1" = 1,000'



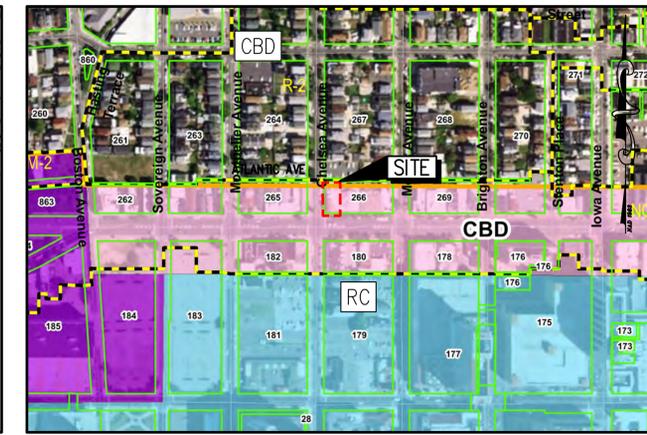
OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 44)

SCALE: 1" = 100'



U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



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

SCALE: 1" = 500'

ZONING SCHEDULE

Table with columns: Ordinance Section, CBD Zone, Permitted or Required, Existing Conditions, Proposed Improvements, Conformity Status. Includes sections for 19:66-5.12(c) and 19:66-5.7(i).

C = CONFORMS
DNC = DOES NOT CONFORM, VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING
(1) OFF REAR ALLEY, NOT ACCESSIBLE TO THIS TENANT. EXISTING LOADING ZONE ON CHELSEA AVE WILL BE USED.

PARKING CALCULATION:

PURSUANT TO NJAC 19:66-5.8(b):

- 1. EXISTING PARKING REQUIRED FOR SERVICE USE = 1,490 SF X 1 SPACE/400 SF = 3.7 SPACES ~ 4 SPACES
2. PROPOSED PARKING REQUIRED FOR RETAIL USE = 1,490 SF X 1 SPACE/300 SF = 5 SPACES
3. CHANGE IN PARKING DEMAND IS AN INCREASE OF 1 SPACE
4. LANDOWNER ALSO OWNS 26 SPACE PARKING LOT ON NEIGHBORING BLOCK 267, LOT 16 AVAILABLE TO TENANT

ATLANTIC CITY CERTIFIED 200' OWNERS LIST

Table listing property locations, owners, and addresses for Block 267 and Block 266. Includes names like LSSC CO, SUNNY WHOLESALE LLC, and CHELSEA ATL EQUITIES LLC.

UTILITIES

ACMUA ATT: INDIA STILL
401 N. VIRGINIA AVE
ATLANTIC CITY, NJ 08401
ATLANTIC CITY SEWERAGE COMPANY ATT: DAN KWAPINSKI
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NJ 08401

OWNER

CHELSEA ATLANTIC EQUITIES, LLC
1000 EASTON ROAD
WYNCOTE, PA 19095

APPLICANT

BRIDGE CITY COLLECTIVE HIGHLANDS, LLC
40 E. 43RD STREET, APT. 2
BAYONNE, NEW JERSEY 07002

GENERAL NOTES

- 1. EXISTING LOT BOUNDARY INFORMATION TAKEN FROM "SURVEY & TOPOGRAPHY, BLOCK 267, LOT 1, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" BY DANIEL J. PONZIO COMPANY AND ASSOCIATES LLC., PROJECT NO. 2032024, DATED 1/5/2024 AND UNREVISED.
2. EXISTING SIGNAGE STRUCTURES/HOUSINGS TO REMAIN AND PANELS REPLACED WITH DISPENSARY TENANT SIGN. NO CHANGE TO LOCATION OR SIGN AREA IS PROPOSED.
3. TRASH AND RECYCLING WILL BE BY PRIVATE HAULER AND MOVED TO CURB IN TOTES ON TRASH DAY AND RETURNED INSIDE BUILDING AFTER PICK UP.

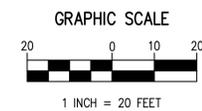
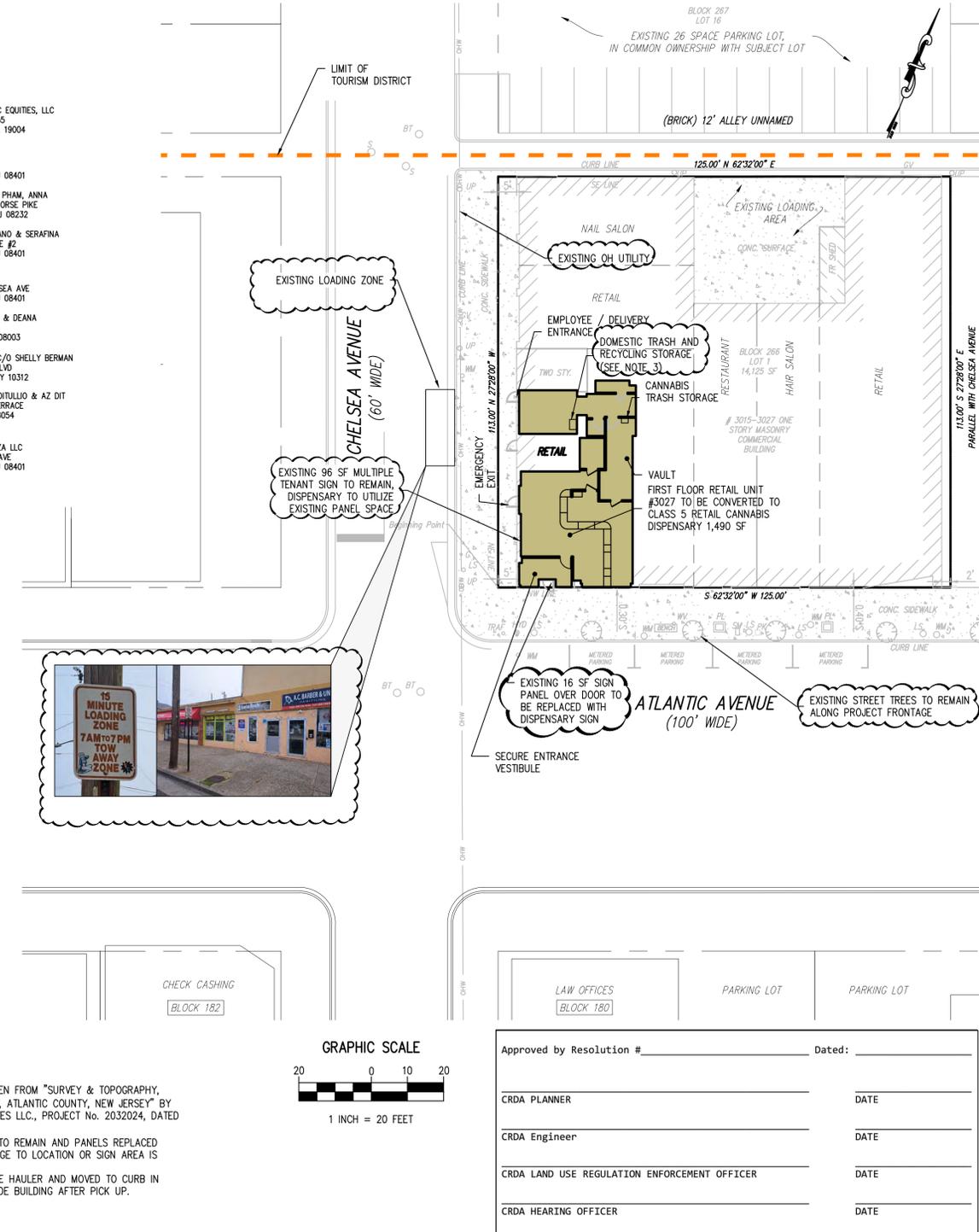


Table for approvals: Approved by Resolution #, Dated, CRDA Planner, CRDA Engineer, CRDA Land Use Regulation Enforcement Officer, CRDA Hearing Officer.

811 logo and text: Know what's below. Call before you dig.

Jason T. Scullo, P.E., P.P. Professional Engineer, New Jersey License No. 24620458000. Professional Planner, New Jersey License No. 3510026400.

Sciuollo Engineering Services, LLC logo and address: 137 South New York Avenue, Suite 2, Atlantic City, New Jersey 08401.

3027 Atlantic Avenue Cannabis Dispensary, Atlantic City, Atlantic County, New Jersey. Site Plan.

Table with columns: Project No. (BCY 001.01), Scale (1"=20'), Sheet (1 of 1), and Issue No. (C2701).