



SCALE: 1" = 1,000'



SCALE: 1" = 100'



SCALE: 1" = 1,000'



SCALE: 1" = 500'

## ZONING SCHEDULE

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.

(2) EXISTING SIGNAGE INFORMATION IS AS TAKEN FROM PLAN ENTITLED "CHANGE OF USE AND REHABILITATION OF THE EXISTING BUILDING LOCATED AT: 3015 TO 3027 ATLANTIC AVENUE ATLANTIC CITY, NJ 08401" PREPARED BY CRAIG F. DOTHE ARCHITECT LLC, SHEET A-2, PROJECT NO. 2024-11, DATED 04/15/2024.

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

## UTILITIES

## 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.



Approved by Resolution # _____	Dated: _____
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

**S**


**SCIULLO  
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NJ CERTIFICATE OF AUTHORIZATION NO.: 246C28200700

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**JASON T. SCIULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C04586000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33JL00628400



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3027 ATLANTIC AVENUE CANNABIS DISPENSARY BLOCK 266 LOT 1 ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY		SITE PLAN					
		BRIDGE CITY COLLECTIVE HIGHLANDS, LLC 40 E. 43RD STREET, APT. 2 BAYONNE, NEW JERSEY					
PROJECT NO. BCY 001.01		DRAWING NO. C2701					
SCALE 1"=20'	SHEET 1 OF 1	5/6/2024	4	EXISTING LOADING ZONE	BAS	JTS	
		4/22/2024	3	EXISTING SIGN INFORMATION	CGH	JTS	
		4/16/2024	2	CRDA COMPLETENESS REVIEW	LAT	JTS	
		3/3/2024	1	CRDA SUBMISSION	CGH	JTS	
		DATE	ISSUE NO.	SUBMISSION/REVISION	BY	APPR.	