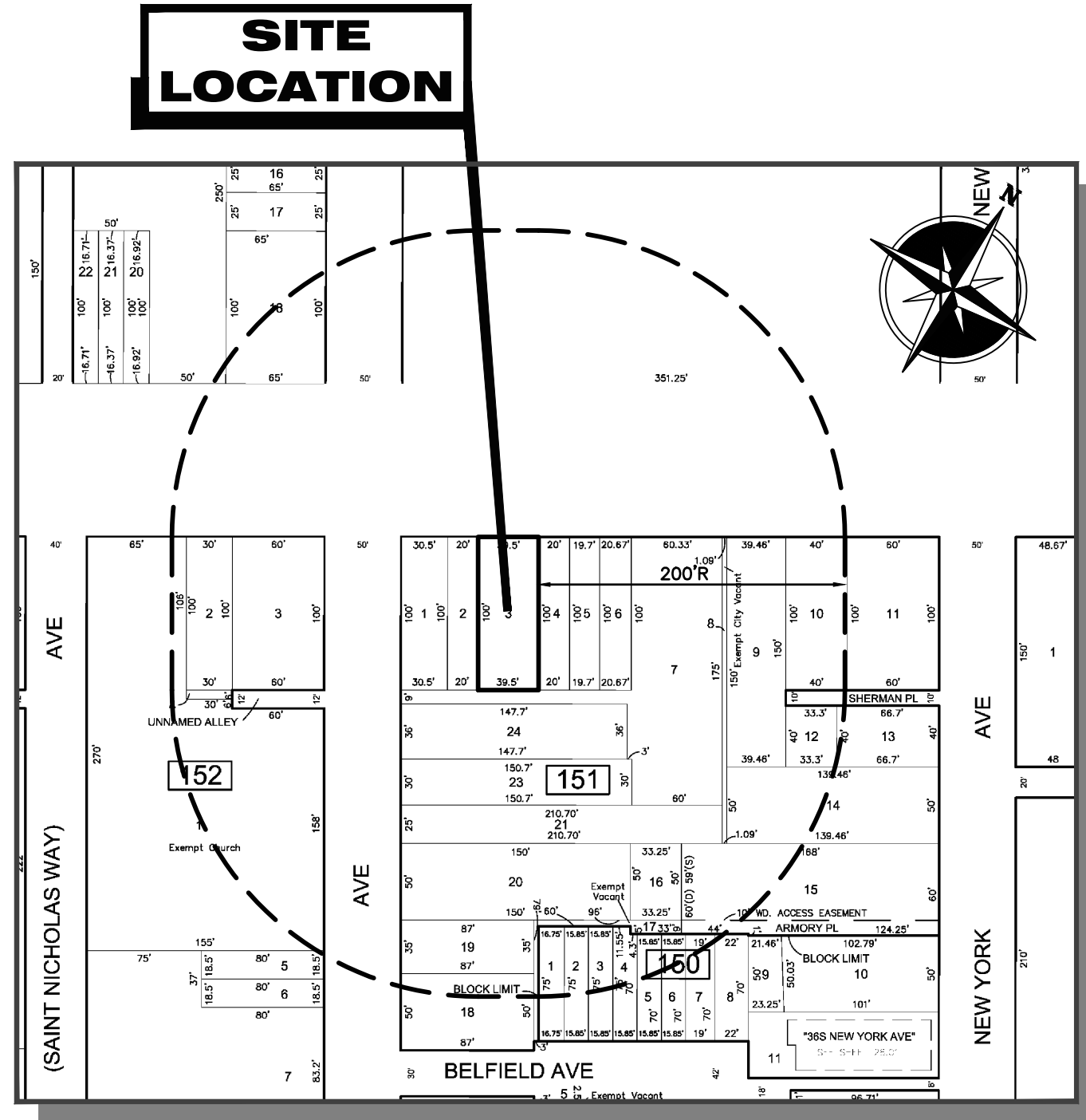


# PRELIMINARY & FINAL MAJOR SITE PLAN

## BLOCK 151 LOT 3

### ATLANTIC CITY,

### ATLANTIC COUNTY, NEW JERSEY

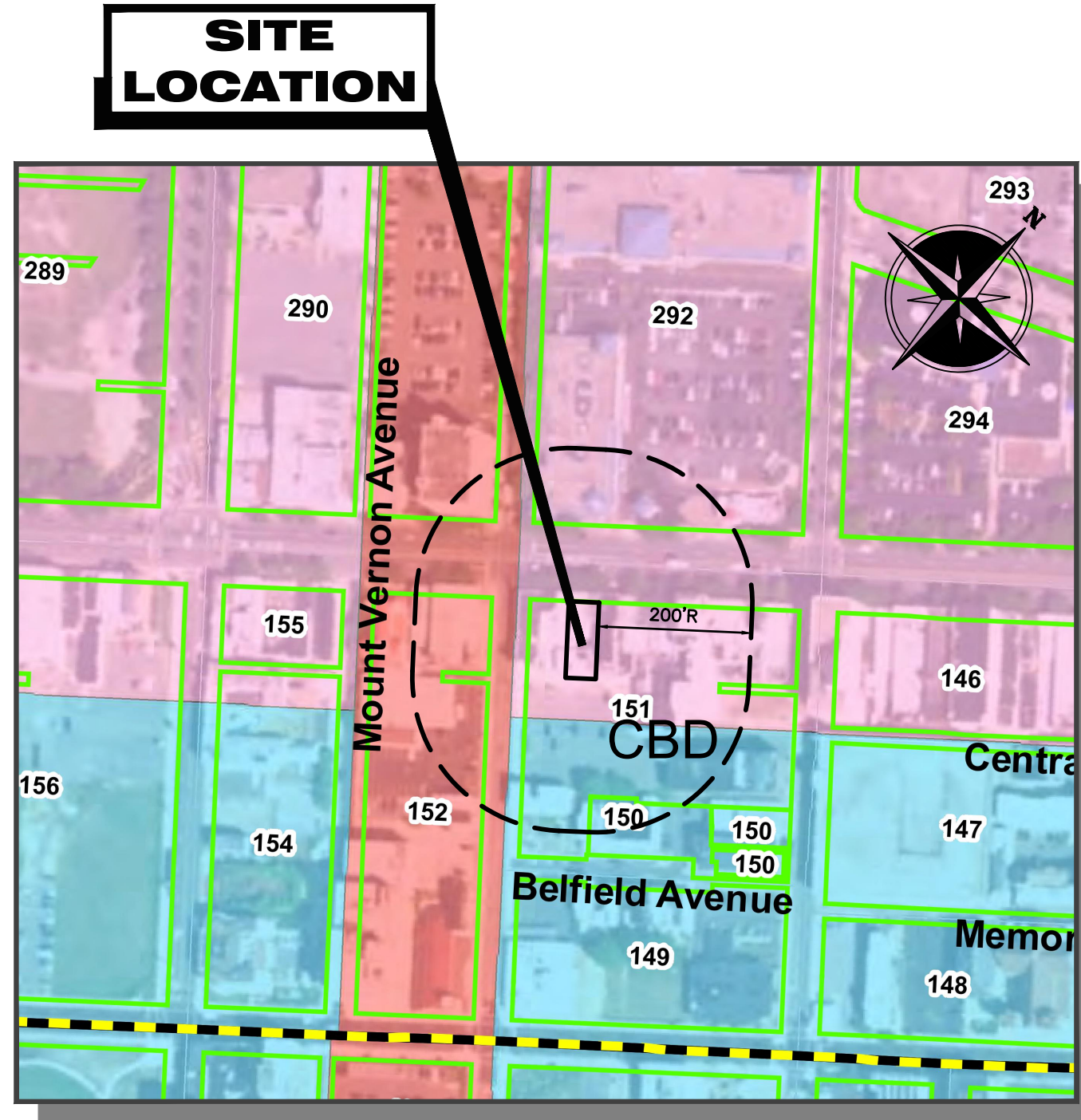


#### TAX MAP

SCALE: 1"=100'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY SHEET NUMBERS #28

| SHEET INDEX |                   |
|-------------|-------------------|
| SHEET No.   | SHEET DESCRIPTION |
| 1           | TITLE SHEET       |
| 2           | SITE LAYOUT PLAN  |

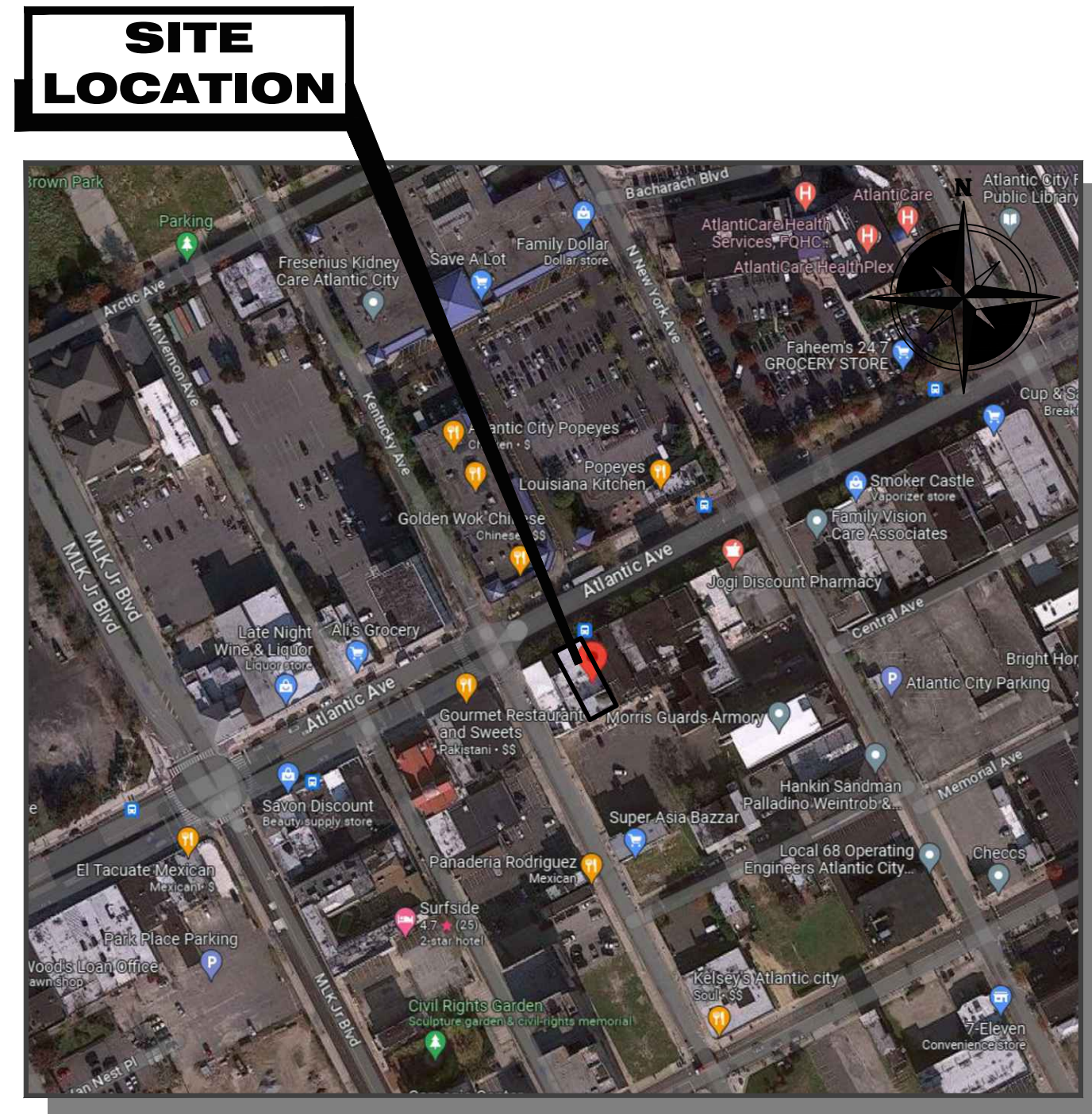


#### ZONING MAP

SCALE: 1"=200'

#### GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 3 IN BLOCK 151 AS SHOWN ON THE CITY OF ATLANTIC CITY TAX MAP, SHEET 28.
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED " SURVEY OF PROPERTY, LOT 3, BLOCK 151, CITY OF ATLANTIC, ATLANTIC COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 5/5/23.
- BOUNDARY INFORMATION FOR ADJACENT LOT 24 TAKEN FROM A PLAN ENTITLED " SURVEY OF PROPERTY, LOT 24, BLOCK 151, CITY OF ATLANTIC, ATLANTIC COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 6/19/24.
- THE TRACT CONTAINS - 0.091 AC. = 3,950 S.F.
- PROPERTY IS LOCATED IN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE B AS SHOWN ON THE CURRENT FIRM 3452780005D, DATED AUGUST 15, 1983.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FROM THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY FOR THE OPENING OF A CANNABIS RETAIL STORE IN AN EXISTING RETAIL STOREFRONT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- CITY SEWER AND WATER SERVICE THE BUILDING. SOLID WASTE PICKUP IS TO BE STOWED IN THE INTERIOR OF THE BUILDING.
- THERE ARE NO PARKING SPACES ASSOCIATED WITH THIS PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- ALL CANNABIS PRODUCT, INCLUDING WASTE, WILL BE STORED INSIDE THE RETAIL BUILDING.
- NEW LIGHTING IS PROPOSED ON THE FACE OF THE BUILDING
- THE EXISTING SIGN FACE IS TO BE USED FOR NEW SIGNAGE. THERE IS NO CHANGE IN THE EXISTING SIGN AREA AND LOCATION.
- LOADING WILL BE LOCATED ON ADJACENT LOT 7 FOR A 18' LONG x 8' WIDE AREA ADJACENT TO KENTUCKY AVE. R.O.W.
- NO VARIANCES ARE REQUIRED FOR THIS APPLICATION.
- THE BUILDING'S MOST EASTERLY CORNER IS 0.6' OVER THE PROPERTY LINE AND PROTRUDES INTO ADJACENT LOT 7.



#### AERIAL MAP

SCALE: 1"=200'

#### CHECKLIST WAIVERS REQUESTED:

- STORMWATER MANAGEMENT PLANS AND DRAINAGE CALCULATIONS REQUIRED. PROVIDED: NONE. NO CHANGE IN DRAINAGE PATTERNS PROPOSED FOR A CHANGE OF USE.
- GRADING PLAN DEPICTING DIRECTION OF FLOW OF SURFACE-RUNOFF, SPOT ELEVATIONS, CONTOURS WITHIN 1 FOOT INTERVALS, STORMWATER MANAGEMENT STRUCTURES REQUIRED. PROVIDED: NONE. NO CHANGES IN EXISTING GRADING PROPOSED FOR A CHANGE OF USE.
- SOIL EROSION & SEDIMENT CONTROL PLAN REQUIRED. PROVIDED: NONE. NO LAND DISTURBANCE PROPOSED.
- PLANS OF PROPOSED UTILITY LAYOUTS INCLUDING SANITARY SEWER, WATER, GAS, TELEPHONE, CABLE, AND ELECTRICITY AND SHOWING PROPOSED CONNECTIONS TO EXISTING OR ANY PROPOSED UTILITY SYSTEMS REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING UTILITIES PROPOSED FOR A CHANGE OF USE.
- ROAD AND PAVING CROSS-SECTIONS AND PROFILES REQUIRED. PROVIDED NONE. NO CHANGES TO EXISTING ROADS AROUND SITE PROPOSED FOR A CHANGE OF USE.
- VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS, TRAFFIC CONTROL SIGNS, DIRECTIONAL SIGNS, AND SIGHT TRIANGLES REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING TRAFFIC PATTERNS PROPOSED FOR A CHANGE OF USE.
- LANDSCAPING PLANS AND DETAILS REQUIRED. PROVIDED: NONE. PROPERTY IS 100% COVERED WITH IMPERVIOUS SURFACES.
- SOLID WASTE MANAGEMENT PLAN REQUIRED. PROVIDED: NONE. SOLID WASTE TO BE STORED INTERNALLY.

#### STATEMENT OF OPERATIONS:

- TOTAL NUMBER OF EMPLOYEES:
  - 6 FULL TIME EMPLOYEES AND 6 PART TIME EMPLOYEES.
- ANTICIPATED OPERATIONS:
  - THE 1,188 S.F. BUILDING IS GOING TO BE OCCUPIED BY A CANNABIS DISPENSARY. IT IS ANTICIPATED THAT THE SITE USE WILL BE SOLELY RETAIL. NO CULTIVATION IS PLANNED TO TAKE PLACE ON SITE.
  - THE REMAINDER OF THE BUILDING WILL BE USED FOR STORAGE.
- HOURS OF OPERATIONS:
  - 7 DAYS A WEEK: 10A.M.-10P.M.

Approved by Resolution # \_\_\_\_\_ Dated: \_\_\_\_\_

CRDA PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA Engineer \_\_\_\_\_ DATE \_\_\_\_\_

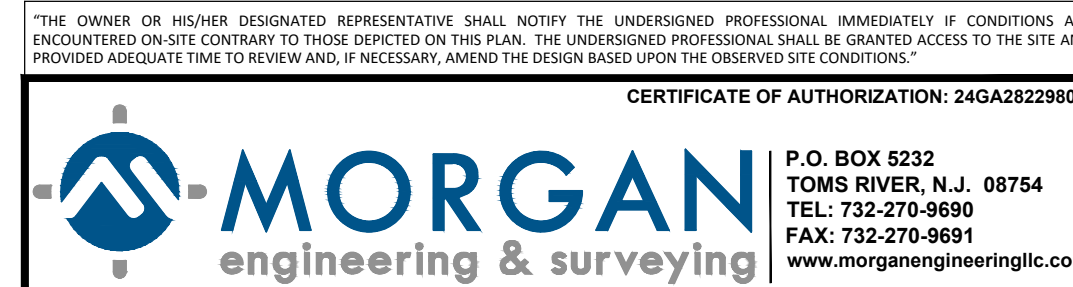
CRDA LAND USE REGULATION ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA HEARING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

#### PROPERTY OWNERS WITHIN 200 FEET

| Subject Property (3)                                                                |     |                    |                                      |                           |                    | created on 5/31/2023 |          |
|-------------------------------------------------------------------------------------|-----|--------------------|--------------------------------------|---------------------------|--------------------|----------------------|----------|
| BLOCK                                                                               | LOT | QUAL               | Location                             | Owner                     | Street Address     | City/State           | Zip Code |
| 151                                                                                 | 3   |                    | 1536 ATLANTIC AVE                    | RHA, RAPHAEL & MICHAEL    | 7 CHRISTWOOD AVE   | LINWOOD NJ           | 08221    |
| S                                                                                   |     |                    |                                      |                           |                    |                      |          |
| List of adjoining features(4) that intersect 200 foot buffer from Subject Property. |     |                    |                                      |                           |                    |                      |          |
| BLOCK                                                                               | LOT | QUAL               | Location                             | Owner                     | Street Address     | City/State           | Zip Code |
| 150                                                                                 | 1   | 1519 BELFIELD AVE  | CITY OF ATLANTIC CITY                | 1301 BACHARACH BLVD       | ATLANTIC CITY, NJ  | 08401                |          |
| 150                                                                                 | 2   | 1517 BELFIELD AVE  | CHU, YU GEN                          | 1517 BELFIELD AVENUE      | ATLANTIC CITY, NJ  | 08401                |          |
| 150                                                                                 | 3   | 1515 BELFIELD AVE  | SHEN, LIN                            | 625 VICTOR AVE            | ELMHURST, NJ       | 11373                |          |
| 150                                                                                 | 4   | 1513 BELFIELD AVE  | CITY OF ATLANTIC CITY                | 1301 BACHARACH BLVD       | ATLANTIC CITY, NJ  | 08401                |          |
| 150                                                                                 | 5   | 1511 BELFIELD AVE  | CITY OF ATLANTIC CITY                | 1301 BACHARACH BLVD       | ATLANTIC CITY, NJ  | 08401                |          |
| 150                                                                                 | 6   | 1509 BELFIELD AVE  | THE BERNETT TAMBACCA RESIDENCE       | 122 NORTH MONROE AVE      | CHERRY HILL, NJ    | 08002                |          |
| 150                                                                                 | 7   | 1507 BELFIELD AVE  | CARPENTERS LOCAL UNION #23           | 650 RIDGE RD SUITE 200    | PITTSBURGH, PA     | 15205                |          |
| 150                                                                                 | 8   | 1505 BELFIELD AVE  | CARPENTERS LOCAL UNION #23           | 650 RIDGE RD SUITE 200    | PITTSBURGH, PA     | 15205                |          |
| 151                                                                                 | 1   | 1546 ATLANTIC AVE  | ZAB, KEITH E                         | 1546 ATLANTIC AVENUE      | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 2   | 1544 ATLANTIC AVE  | KAMINSKY, MYRON & SUZANNE            | 217 N ARDYLE AVE          | MARGATE, NJ        | 08402                |          |
| 151                                                                                 | 3   | 1538 ATLANTIC AVE  | RHA, RAPHAEL & MICHAEL               | 7 CHRISTWOOD AVE          | LINWOOD, NJ        | 08221                |          |
| 151                                                                                 | 4   | 1534 ATLANTIC AVE  | ANG, CHOI                            | 233 CRYSTAL LAKE DR       | EGG HARBOR TWP, NJ | 08234                |          |
| 151                                                                                 | 5   | 1532 ATLANTIC AVE  | SCHIFF, ROBERT H                     | 1004 NEW ROAD             | NORTHFIELD, NJ     | 08225                |          |
| 151                                                                                 | 6   | 1530 ATLANTIC AVE  | PAK, SUNG & EUN SOON PAK             | 4112 DROBESKA AVE         | MAYS LANDING, NJ   | 08330                |          |
| 151                                                                                 | 7   | 1528 ATLANTIC AVE  | PATRICK OF ATLANTIC CITY LLC         | 8 S WINDSOR AVE           | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 8   | ATLANTIC AVE       | CITY OF ATLANTIC CITY                | BACHARACH BLVD            | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 9   | 1512 ATLANTIC AVE  | CHILSEA PROPERTIES LLC               | 1000 EASTON RD #108       | WYNCOTE, PA        | 19085-2158           |          |
| 151                                                                                 | 10  | 1508 ATLANTIC AVE  | 19 NORTH ILLINOIS AVE ASSOC, LLC     | 18 S 31ST AVE             | LONGPORT, NJ       | 08403                |          |
| 151                                                                                 | 12  | 2 SHERMAN PL       | SCHIFF ENTERPRISES                   | 1004 NEW RD               | NORTHFIELD, NJ     | 08225                |          |
| 151                                                                                 | 13  | 2 S NEW YORK AVE   | SCHIFF ENTERPRISES                   | 1004 NEW RD               | NORTHFIELD, NJ     | 08225                |          |
| 151                                                                                 | 14  | 6 S NEW YORK AVE   | TIDES MOTEL, INC                     | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 15  | 10 S NEW YORK AVE  | ATLANTIC CITY INV LLC SERIES 1       | 1727 SNYDER AVE           | PHILADELPHIA, PA   | 19145                |          |
| 151                                                                                 | 16  | 12 ARMOBY PL       | TIDES MOTEL, L.L.C.                  | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 17  | OFF NEW YORK ALLEY | UNKNOWN                              | UNKNOWN                   | UNKNOWN            | 08401                |          |
| 151                                                                                 | 18  | 27 S KENTUCKY AVE  | PACIFIC PREMIER TR & MERIDELSTEIN    | PO BOX 98012              | BOSTON, MA         | 02298                |          |
| 151                                                                                 | 19  | 23 S KENTUCKY AVE  | 23 25 S KENTUCKY AVE LLC             | 1077 E 9TH ST             | BROOKLYN, NY       | 11230                |          |
| 151                                                                                 | 20  | 19 S KENTUCKY AVE  | TIDES MOTEL, L.L.C.                  | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 21  | 17 S KENTUCKY AVE  | TIDES MOTEL, L.L.C.                  | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 23  | 13 S KENTUCKY AVE  | TIDES MOTEL, L.L.C.                  | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 151                                                                                 | 24  | 9 S KENTUCKY AVE   | TIDES MOTEL, L.L.C.                  | 3001 PACIFIC AVENUE       | ATLANTIC CITY, NJ  | 08401                |          |
| 152                                                                                 | 1   | 13 S MT VERNON AVE | ST NICHOLAS GREEK ORTHODOX CHURCH    | 13 S MT VERNON AVE        | ATLANTIC CITY, NJ  | 08401                |          |
| 152                                                                                 | 2   | 1608 ATLANTIC AVE  | JACOBSON FAMILY INVESTORS LLC        | 1000 EASTON RD STE # 105  | WYNCOTE, PA        | 19085-2159           |          |
| 152                                                                                 | 3   | 1600 ATLANTIC AVE  | 1600 ATLANTIC LTD FINISH             | 2000 CENTER AVE SUITE 400 | FORT LEE, NJ       | 07024                |          |
| 152                                                                                 | 5   | 24 S KENTUCKY AVE  | CLAVEL, BERENICE R & GARCIA J        | 24 S KENTUCKY AVE         | ATLANTIC CITY, NJ  | 08401                |          |
| 291                                                                                 | 18  | 1601 ATLANTIC AVE  | B & S PARTNERS                       | PO BOX 1357               | VINELAND, NJ       | 08062                |          |
| 292                                                                                 | 1   | 1501 ATLANTIC AVE  | CHADMAN ASSOCIANCE CO AAC MANAGEMENT | 600 MADISON AVE 15TH FL   | NEW YORK, NY       | 10022                |          |

OWNER/APPLICANT :  
PUFFSIE, LLC  
ATTN: ERNEST CALDWELL  
ERNESTCALDWELL@PUFFSIE.COM  
PHONE: 267.592.1376



**DONNA M. BULLOCK**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE No. 41931

|     |         |                                                                          |     |
|-----|---------|--------------------------------------------------------------------------|-----|
| 8   | 1/21/25 | ADDED REAR LIGHTING PLAN                                                 | DAP |
| 7   | 9/4/24  | ADD OFFSITE LOADING ZONE                                                 | DMB |
| 6   | 7/1/24  | INCLUDE LOT 24 SURVEY INFORMATION, LOADING ZONE                          | DMB |
| 5   | 5/9/24  | REVISED PER CRDA MEETING OF 5/1/24                                       | DAP |
| 4   | 4/9/24  | REVISED TO REMOVE MUA, ZONING BOARD, PLANNING, BOARD SIGNATURE BLOCKS    | MK  |
| 3   | 4/8/24  | REVISED CRDA APPROVAL SIGNATURE BLOCK & BUILDING HEIGHT                  | DAP |
| 2   | 2/6/24  | ADDED CRDA APPROVAL SIGNATURE BLOCK                                      | DAP |
| 1   | 1/10/24 | REVISED WASTE STORAGE LOCATION & LABEL, AND ADDED CHAINLINK FENCE DETAIL | DAP |
| REV | DATE    | DESCRIPTION                                                              | BY  |

#### PRELIMINARY & FINAL MAJOR SITE PLAN

#### TITLE SHEET

LOT 3 BLOCK 151

1536 ATLANTIC AVENUE  
(TAX MAP SHEET #28)

CITY OF ATLANTIC CITY

COUNTY OF ATLANTIC NEW JERSEY

Scale: AS NOTED Drawn By: MK Date: 5/18/2023 JOB #: E23-00316 CAD File #: SITE PLAN Sheet #: 1 OF 2

