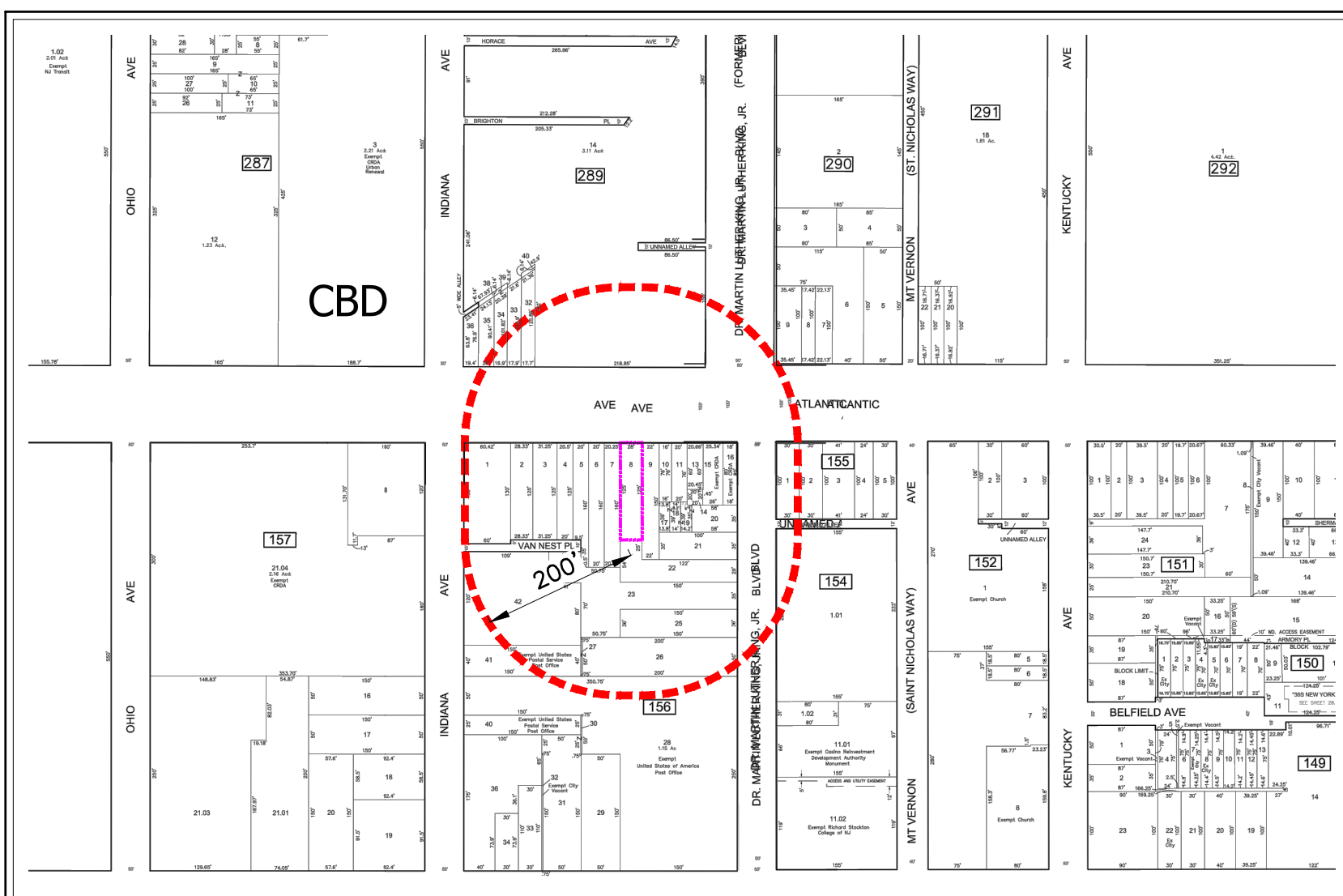
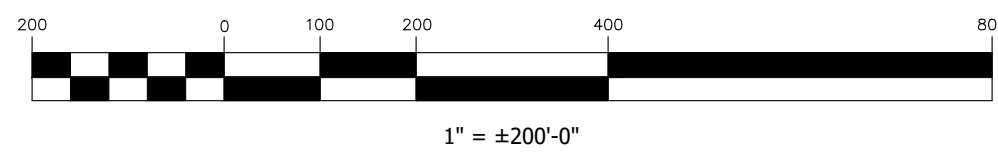
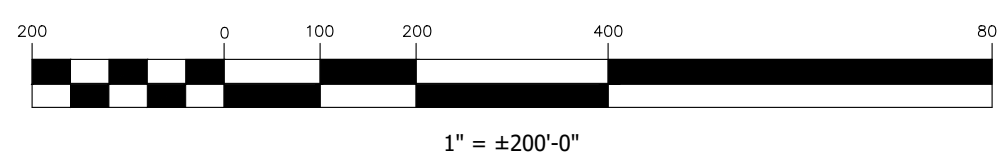




**KEY MAP**  
GRAPHIC SCALE



**TAX & ZONING MAP**  
GRAPHIC SCALE



**CRDA APPROVAL**

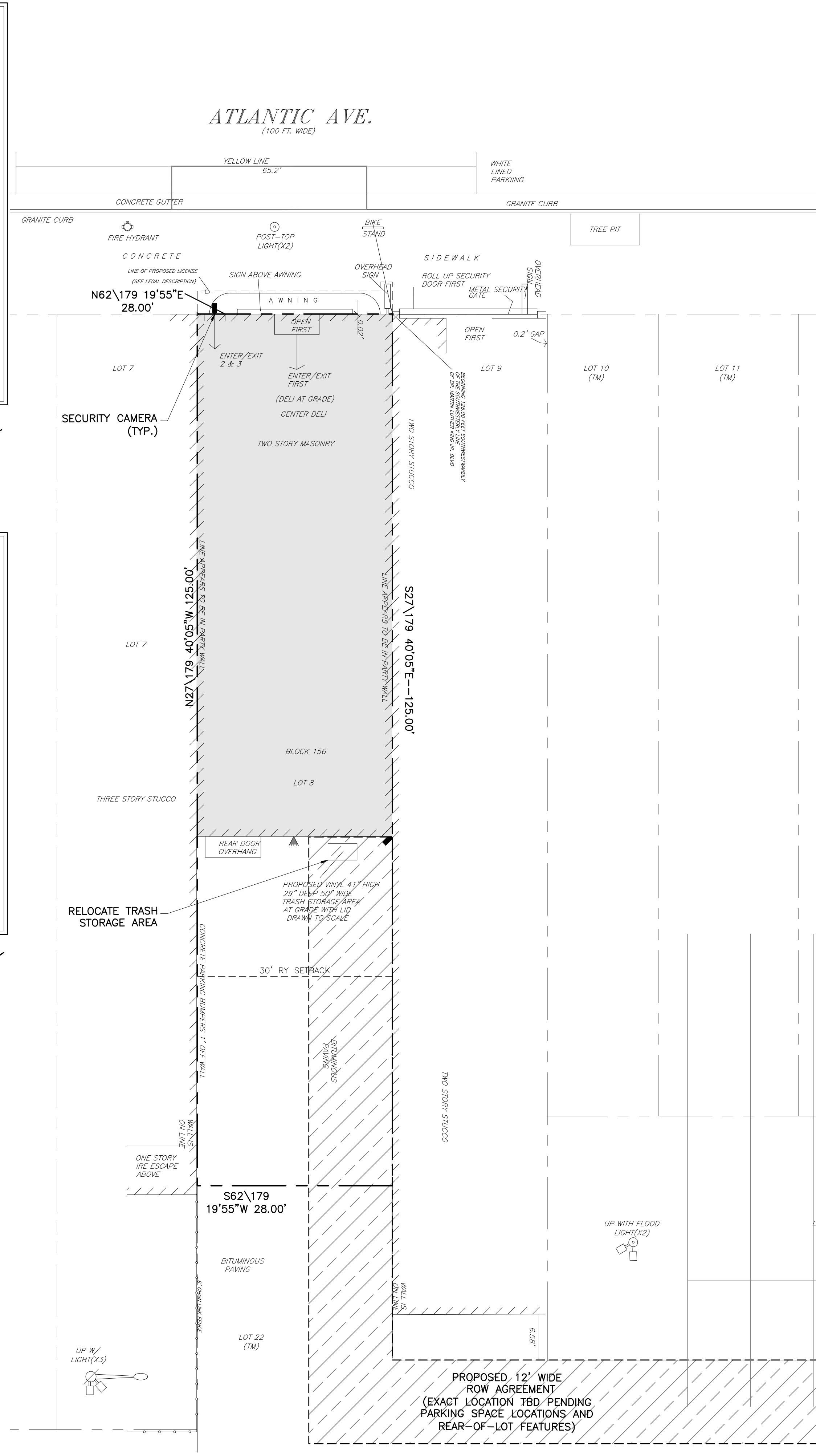
APPROVED BY THE CRDA OF THE CITY OF ATLANTIC CITY, COUNTY OF ATLANTIC, STATE OF NEW JERSEY ON \_\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

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

LAND USE REGULATION OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_



- PROJECT NOTES:**
- THIS PROJECT REFERENCES A SURVEY PREPARED BY: ROBERT J. CATALANO, DATED MAY 14, 2024 (ATLANTIC CITY WO 24075)
  - PROPERTY ADDRESS: 1714 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401
  - EXISTING USE: COMMERCIAL
  - PROPOSED USE: COMMERCIAL (CANNABIS DISPENSARY)
  - LOT AREA: 3,500 SF. (±0.08 Ac.)
  - PROPERTY LOCATION: BLOCK 156, LOT 8

**ZONING TABLE**

BULK REQUIREMENTS PER NJAC 16:66-5.12(A)(IV) (CBD - CENTRAL BUSINESS DISTRICT)	PERMITTED	EXISTING	PROPOSED	VARIANCE
LOT AREA (SF)	5,000 SF	3,500 SF	3,500 SF	EN
LOT WIDTH (FT)	50	28 FT	28 FT	EN
LOT DEPTH (FT)	100	125 FT	125 FT	NO
MINIMUM FRONT YARD SETBACK (FT)	5	0	0	EN
MINIMUM SIDE YARD SETBACK (FT)	0	0	0	NO
MINIMUM REAR YARD SETBACK (FT)	20 FT	50.09'	50.09'	NO
MAXIMUM HEIGHT (PRINCIPAL BUILDING)	65 FT	≤65'	≤65'	NO
MAXIMUM HEIGHT (ACCESSORY BUILDING)	35 FT	N/A	N/A	NO
MAXIMUM BUILDING STORIES	2.5 STORIES	2 STORIES	2 STORIES	NO
MAXIMUM FLOOR AREA RATIO	N/A	1.2	1.2	NO
MAXIMUM BUILDING COVERAGE	30%	60%	60%	EN
MAXIMUM IMPERVIOUS COVERAGE	80%	60%	60%	NO

- EN = EXISTING NON CONFORMITY.
- A SIDE YARD OF TWENTY-FIVE (25) FEET SHALL BE PROVIDED ALONG ANY SIDE LOT LINE ABUTTING A RESIDENTIAL DISTRICT BOUNDARY LINE.

**OFF-STREET PARKING & LOADING TABLE:**

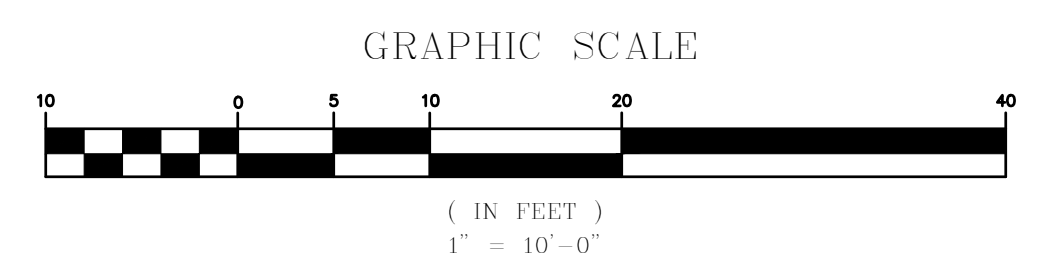
OFF-STREET PARKING REQUIREMENTS (PER TOWNSHIP OF ATLANTIC CITY ORDINANCES §163-70)	REQUIRED	EXISTING	PROPOSED	VARIANCE
GROUND FLOOR: COMMERCIAL RETAIL (DELI) (ONE SPACE FOR EACH 300 SF OF FLOOR AREA)	2,100 SF/300 SF = 7 SPACES	0 SPACES	2 SPACES	YES
SECOND FLOOR: COMMERCIAL (DISPENSARY) (ONE SPACE FOR EACH 300 SF OF FLOOR AREA)	2,100 SF/300 SF = 7 SPACES			
<b>TOTAL</b>	<b>14 SPACES</b>			

- PURSUANT TO NJAC 19:66-5.8(B), PARKING REQUIRED IS AS FOLLOWS: ONE SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA.
- PER 19:66-5.8(C): 10,000 TO 99,999 SF BUILDING: ONE SPACE REQUIRED. HOWEVER 0 REQUIRED.

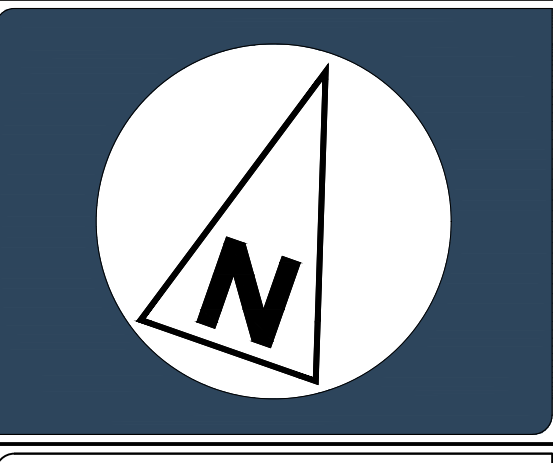
- GENERAL NOTES**
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS & THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
  - THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
  - ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
  - SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
  - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
  - THE PROPERTY CORNERS SHALL BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS & FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
  - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCING AND BARRIERS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
  - THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION, SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
  - THE CONTRACTOR SHALL MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
  - THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
  - THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATION.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND A MAXIMUM RUNNING SLOPE OF 5.0%. ALL ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% AND A MAXIMUM RUNNING SLOPE OF 8.3%, WITH LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP HAVING A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
  - ALL SIGNAGE, STRIPING, SYMBOLS, MARKINGS, AND TRAFFIC CONTROLS SHALL ADHERE TO THE GUIDELINES PROVIDED WITHIN THE LATEST REVISION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

**LEGEND**

	PROPOSED CHAIN LINK FENCE		EXISTING PROPERTY LINE
	REMOVE/DEMOLISH LINEAR ITEM		EXISTING ADJACENT PROPERTY LINE
	EXISTING CHAIN LINK FENCE		BUILDING/PARKING SETBACKS
	EXISTING LIGHT POLE		EXISTING BUILDING
	EXISTING UTILITY POLE		EXISTING CONCRETE AREA
	EXISTING FIRE HYDRANT		EXISTING CONCRETE CURB
	EXISTING INLET		EXISTING PARKING STALL COUNT



**L2A**  
LAND DESIGN / LLC  
66 GRAND AVENUE • 2ND FLOOR  
ENGLEWOOD • NJ • 07631  
201.227.0300 • 201.227.0001 (Fax)  
www.L2ALandDesign.com  
New Jersey Certificate of Authorization No. 24G428130900



*Trevor Curtis*  
2/17/2025

Trevor Curtis, P.E. Date  
New Jersey Professional Engineer #24GE05450600

**APPLICANT:**  
ACC - ATLANTIC CITY CANNABIS, LLC  
3 SLOOP COURT  
ATLANTIC CITY, NJ 08401  
856.534.4111 (PHONE)

**OWNER:**  
CENTER CITY DELI, INC  
1714-1716 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401  
609.703.3500 (PHONE)

**SURVEYOR:**  
ROBERT J. CATALANO & ASSOCIATES P.A.  
3325 ATLANTIC AVENUE  
ATLANTIC CITY, NJ 08401  
609.345.1887 (PHONE)

NO.	DATE	REVISION
1	12/13/24	UPDATED PER COMPLETENESS REVIEW, DATED 11/14/24
2	2/17/25	UPDATED PER COMPLETENESS REVIEW, DATED 1/21/25

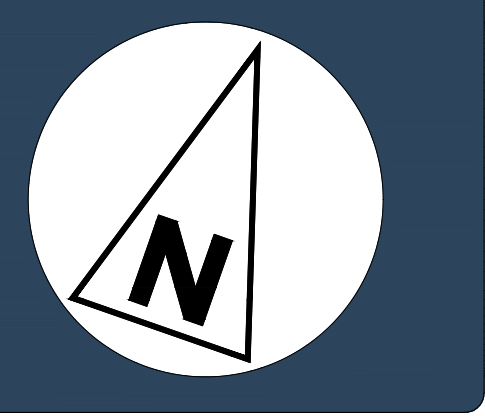
**PROPOSED CANNABIS DISPENSARY**  
1714 ATLANTIC AVENUE  
TOWNSHIP OF ATLANTIC CITY  
ATLANTIC COUNTY, NJ 08401  
BLOCK: 156, LOT: 8  
TAX MAP: 29

**DRAWING TITLE:**  
**SITE PLAN**

SCALE: REFER TO DRAWING  
DATE: 6/27/2024  
DESIGNED: ME  
APPROVED: TEC  
L2A PROJ. No.: 2401.092  
DRAWING No.:

**C-01**

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*Trevor Curtis*  
 2/17/2025  
 Date

**Trevor Curtis, P.E.**  
 New Jersey Professional Engineer #24GE05450600

**APPLICANT:**  
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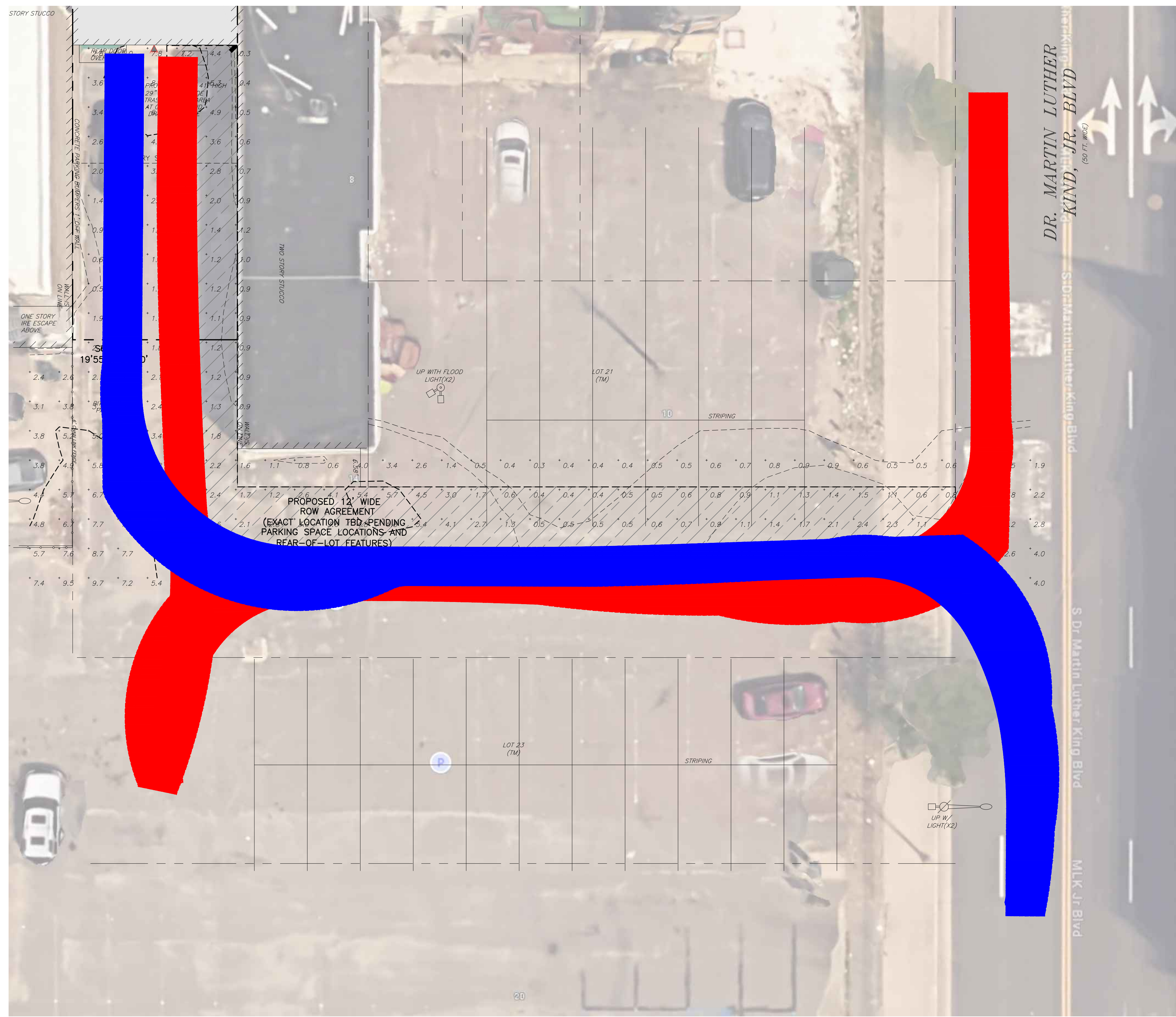
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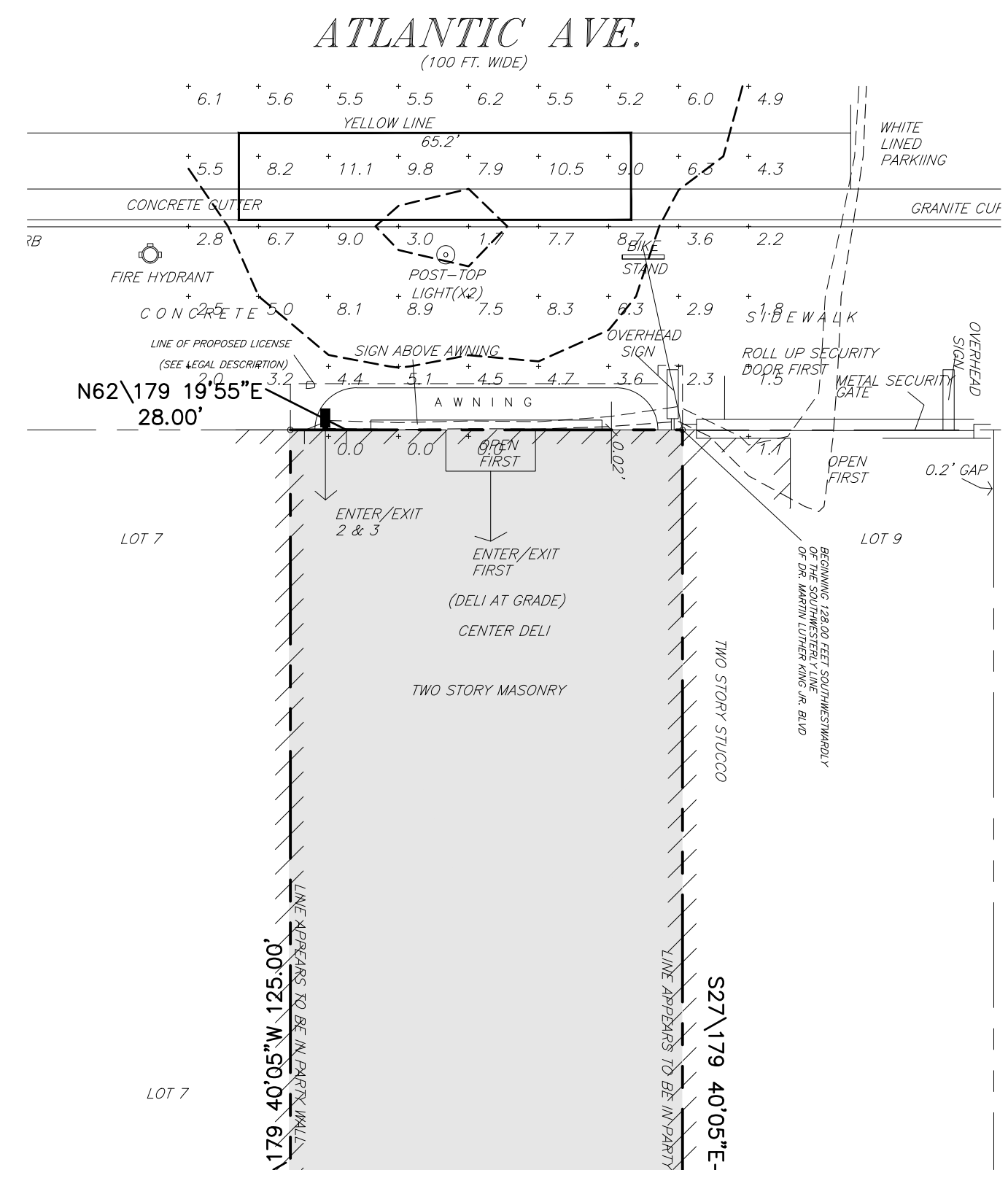
**PROJECT LOCATION:**  
**PROPOSED CANNABIS DISPENSARY**  
 1714 ATLANTIC AVENUE  
 TOWNSHIP OF ATLANTIC CITY  
 ATLANTIC COUNTY, NJ 08401  
 BLOCK: 156, LOT: 8  
 TAX MAP: 29

**DRAWING TITLE:**  
**LIGHTING & CIRCULATION PLAN**

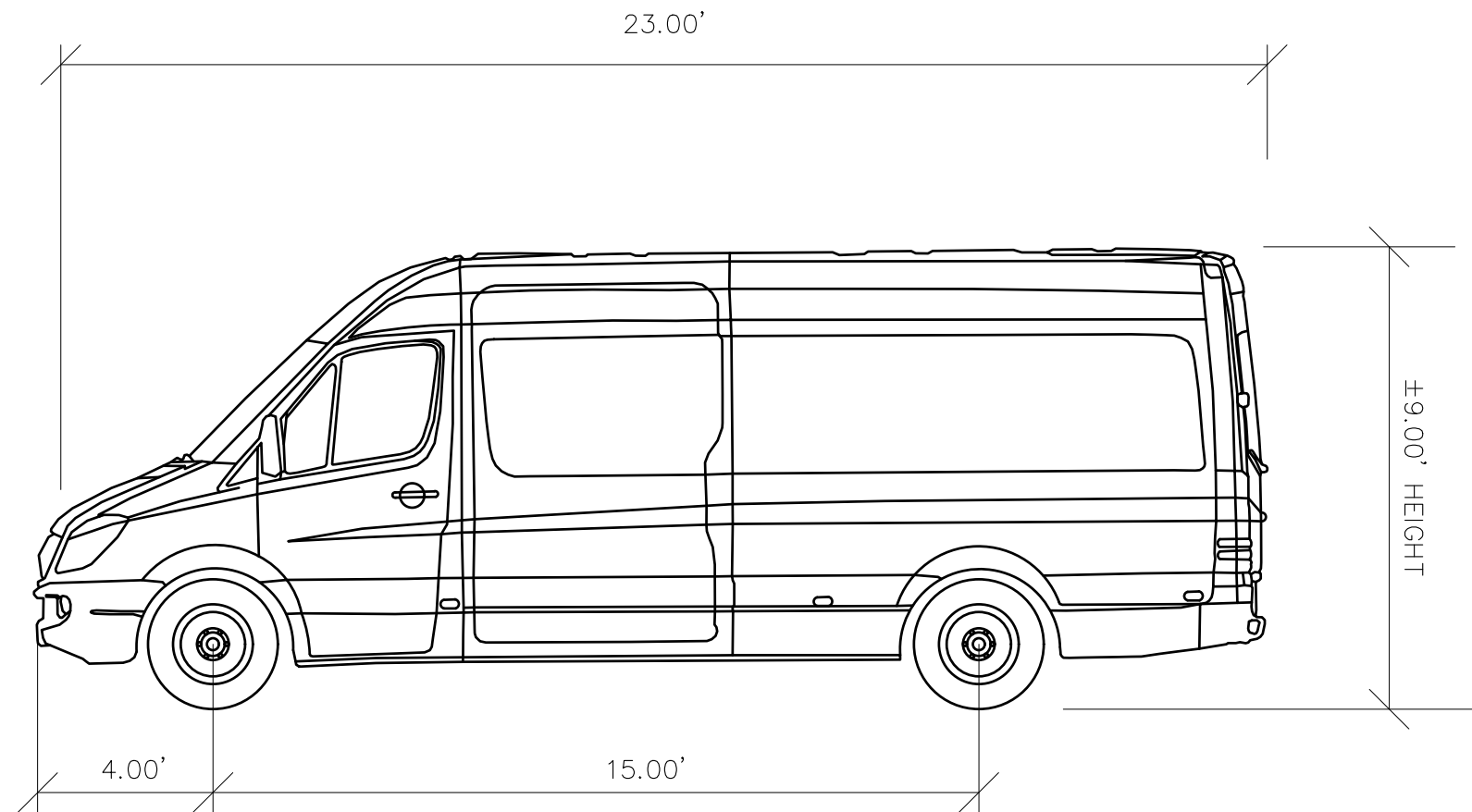
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 L2A PROJ. No.: 2401.092  
 DRAWING No.:



**LOADING AREA LIGHTING & CIRCULATION**



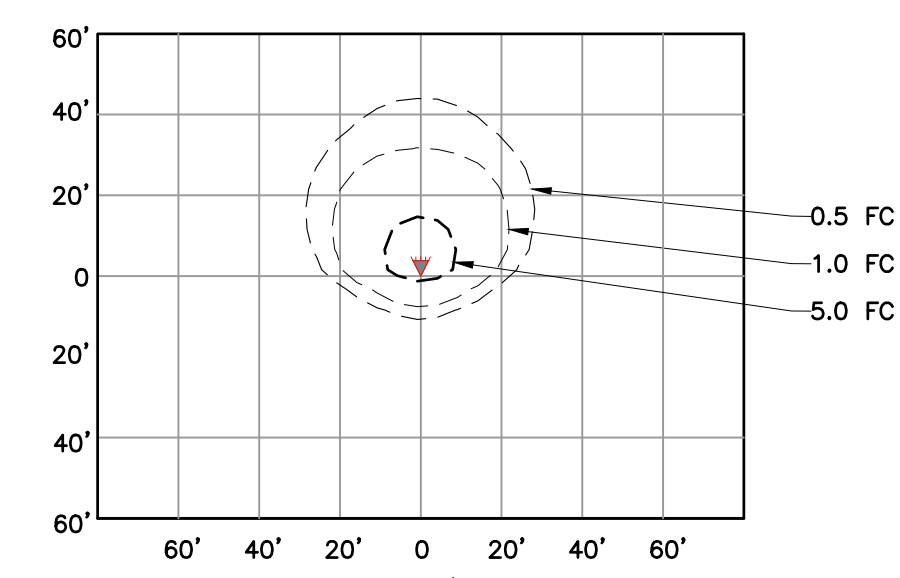
**ATLANTIC AVE SIDEWALK LIGHTING DETAIL**



**TYPICAL SPRINTER VAN**



**EXO LIGHTING**  
 WG2 - POLE MOUNTED, LED  
 FIXTURE MATERIALS: ALUMINUM  
 FIXTURE COLORS: PLATINUM SILVER



50W LED W/ 4000K  
 DISTRIBUTION: TYPE 4  
 HEIGHT: 15 FEET AFG  
**EXO LIGHTING**  
 (POLE MOUNTED)

**LEGEND**

	TRUCK TURNING PATH (INGRESS)
	TRUCK TURNING PATH (EGRESS)

