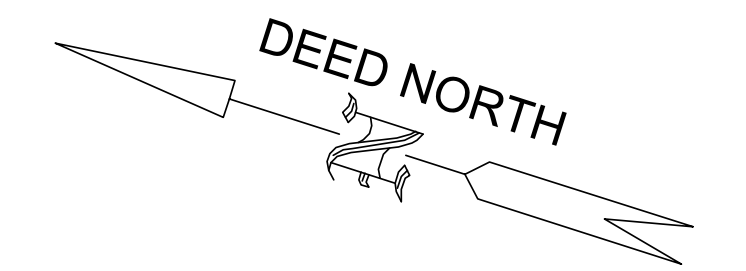


SHEET NO.

C-1

SHEET 1 of 3

[illegible]

1. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 9,407 SF..
2. PERMANENT MARKERS HAVE BEEN OMITTED.
3. OFFSETS WHERE SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED. UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS SURVEY BE USED FOR RESAL OF PROPERTY, FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS, STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT INCLUDED IN SURVEYOR'S SCOPE OF WORK.
9. SURVEY REFERENCES A DEED FILED IN THE ATLANTIC COUNTY CLERKS OFFICE AS INSTRUMENT NO. 2019034180.
10. FIELD SURVEY COMPLETED ON 05-23-2022.

X.XX'	= EXISTING GROUND ELEVATION
X.XX'TC	= EXISTING TOP OF CURB ELEVATION
X.XX'BC	= EXISTING BOTTOM OF CURB ELEVATION

Approved by Resolution # _____ Dated: _____

_____ Dated: _____

CRDA Planner

_____ Dated: _____

CRDA Engineer

_____ Dated: _____

_____ Dated: _____

CRDA Land Use Regulation & Enforcement Officer

_____ Dated: _____

CRDA Hearing Officer

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A.W. PONZO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION

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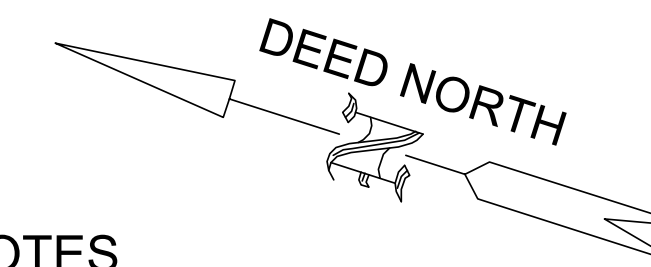

ARTHUR W. PONZIO CO. & ASSOCIATES, INC.
SURVEYORS, PLANNERS, ENGINEERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N. J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300


ARTHUR W. PONTO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33100267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 246GS02831400

EXISTING CONDITIONS SURVEY BLOCK 141 LOT 2 & 4 ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY	
SCALE: 1" = 10' DATE: 06-08-2022	BY: WJP PROJ. NO.: 36464

SHEET NO.
C-2
2 of 3

CHALFONTE AVENUE (20')



GENERAL NOTES

- APPLICANT:
EVEREST DISPENSARY, LLC
C/O MANPREET GILL
1421 MARTIN LUTHER KING JR., DRIVE
OXNARD, CA 93030

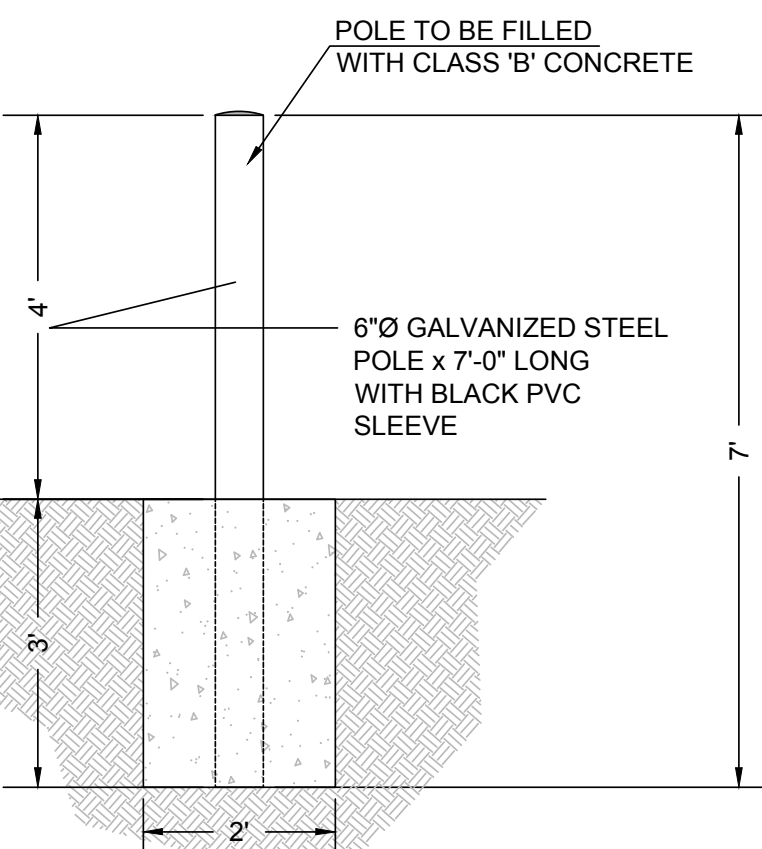
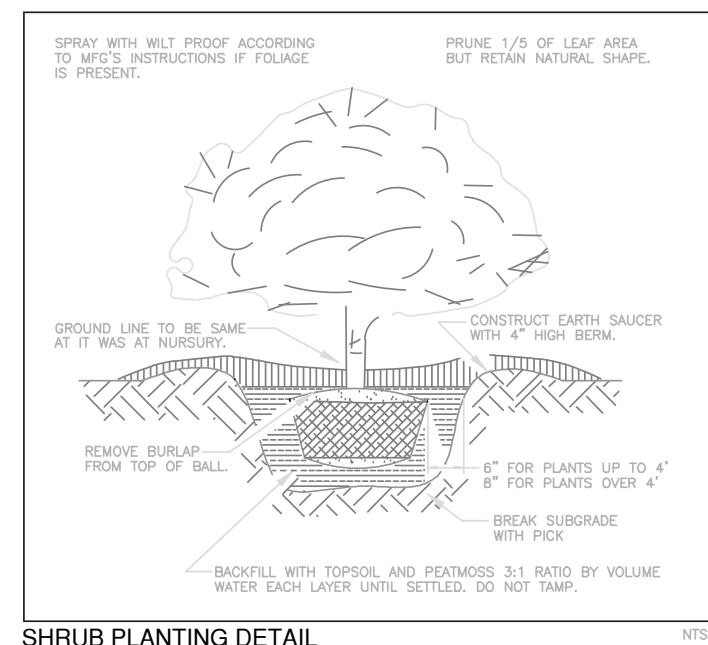
OWNER:
1226 ATLANTIC AVENUE LLC
C/O RON SEAGRAVES
1226 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401

ATTORNEY:
NICHOLAS TALVACCHIA, ESQ
COOPER LEVENSON
1125 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401
- PROPERTY INFORMATION:
BLOCK 141
LOTS 2 & 4
1226 ATLANTIC AVENUE
ATLANTIC CITY
- AREA = 4,704 SF.
ZONING = RC (RESORT COMMERCIAL)
EXISTING USE = CHECK CASHING
PLAN HORIZONTAL DATUM - NAD83
PLAN VERTICAL DATUM - NAVD88
- PROPOSED DEVELOPMENT
APPLICANT PROPOSES RENOVATE THE EXISTING BUILDING ALONG WITH ENHANCEMENTS TO THE EXISTING PARKING LOT. THE PROPOSED USE WILL BE A RETAIL CANNABIS DISPENSARY.

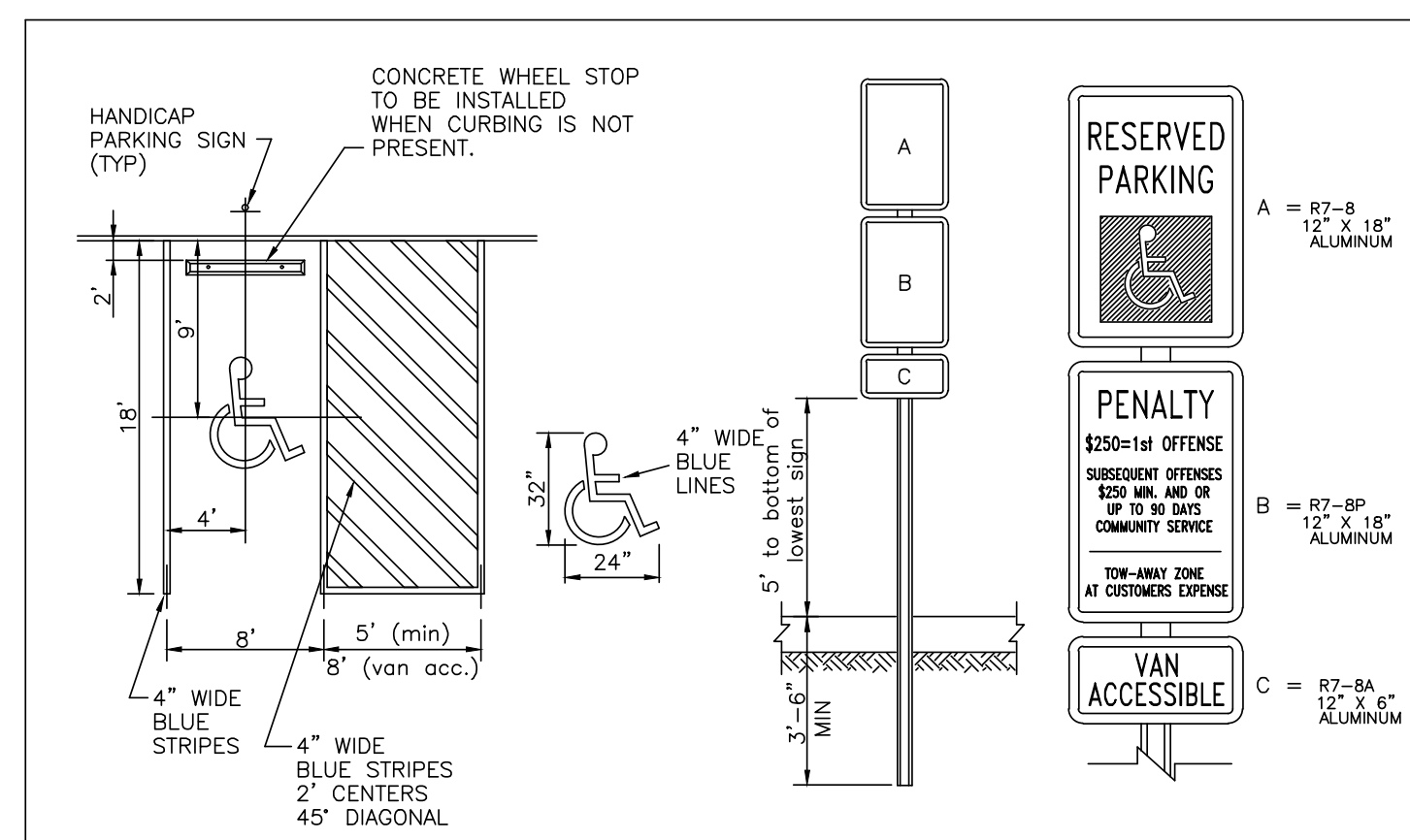
ZONING SCHEDULE (RC DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	7,500 SF	9,407 SF	7300.5 SF	C
LOT WIDTH	50 FT.	80 FT.	48.67 FT.	C
LOT DEPTH	150 FT.	125 FT. AVG.	125 FT. AVG.	ENC
LOT FRONTAGE	50 FT.	80 FT.	80 FT.	C
SETBACKS				
FRONT YARD	0 FT. UP TO 35 FT.	0.55 FT.	0.55 FT.	C
SIDE YARD	0 FT. UP TO 35 FT.	0 FT.	0 FT.	C
REAR YARD	20 FT.	5.64 FT.	5.64 FT.	ENC
BLDG HEIGHT	300 FT.	<300 FT.	NO CHANGE	C
COVERAGE				
BLDG	70%	100%	100%	ENC
IMPERVIOUS	80%	100%	100%	ENC
PARKING	1 SP / 300SF: (7,000 SF, 23.3 SP)	14 SPACES	12 SPACES	V
RETAIL USE				
SIGNAGE				
TYPE & QTY.				
WALL SIZE	WALL (2) NOT TO EXCEED 25% OF TOTAL WALL SURFACE PER ELEVATION		WALL (1) 2' H X 16'L 32 SF.; OR 3% WALL SURFACE TO COMPLY	C C
ILLUMINATION	LED, LCD INDIRECT, AND INTERNAL ILLUMINATION, NEON OR OTHER GAS TYPE ILLUMINATION			C
USE		RETAIL CHECK CASHING	RETAIL CANNABIS DISPENSARY	V
LANDSCAPING				
SHADE TREES	SHADE TREES FRONT YARD (2)	0	0	ENC
SHADE TREES	SHADE TREES PARKING LOT (2)	0	0	ENC
SHRUBS	SHRUBS FRONT YARD (10)	0	11	C
SHRUBS	SHRUBS PARKING LOT (20)	0	0	ENC

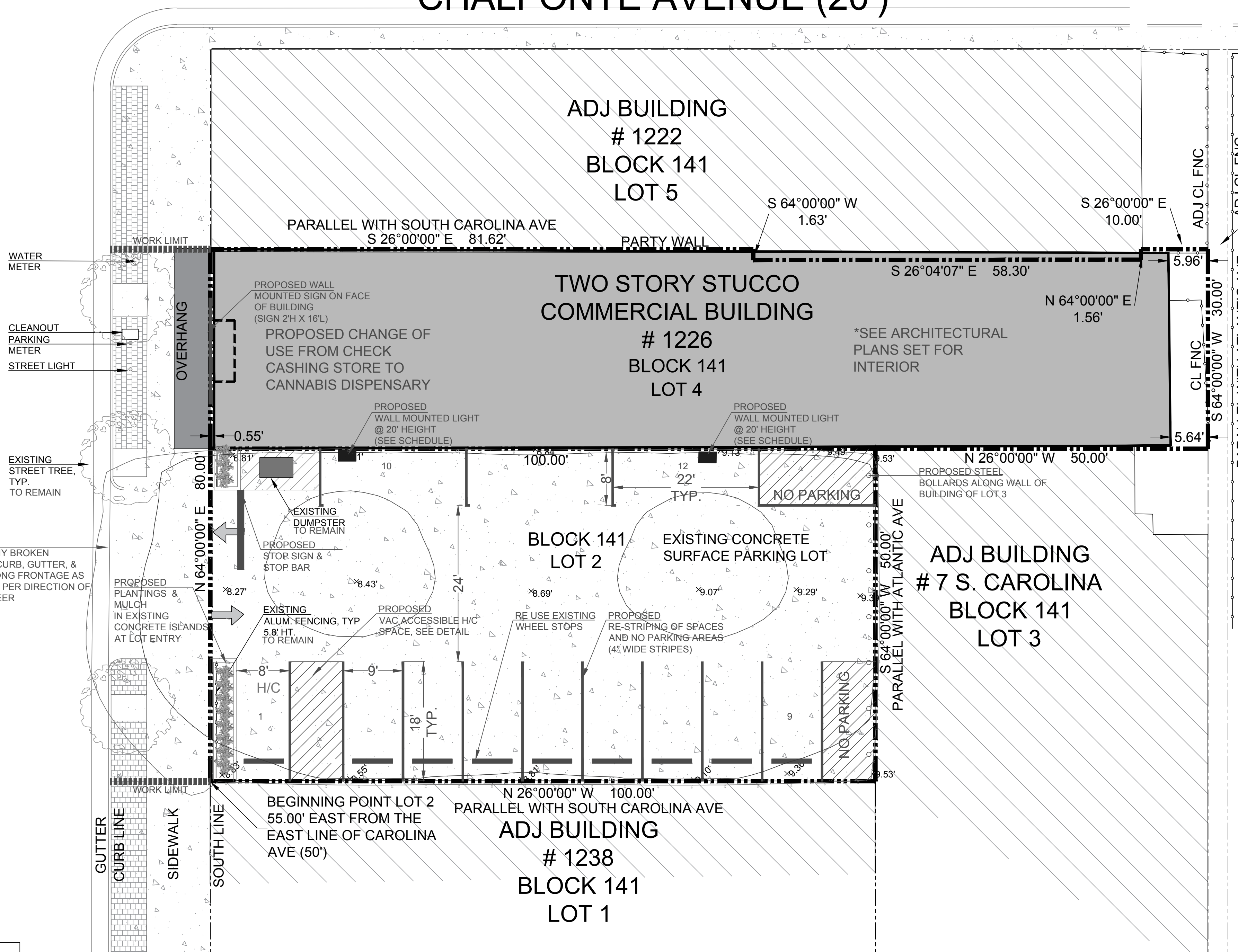
V = VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING
C = CONFORMING
N/A = NOT APPLICABLE



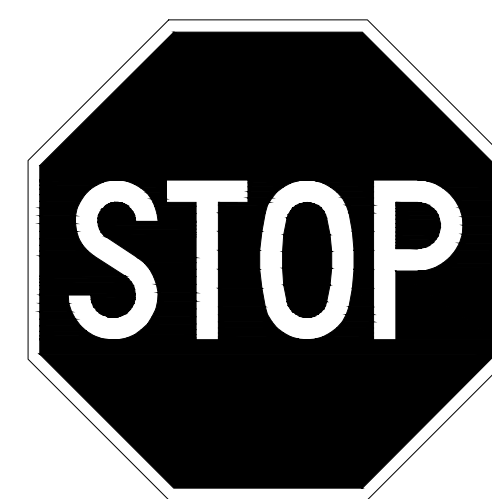
STEEL BOLLARD DETAIL



HANDICAPPED PARKING DETAIL



NOTE:
REPLACE ANY BROKEN
SIDEWALK, CURB, GUTTER, &
PAVERS ALONG FRONTAGE AS
NECESSARY PER DIRECTION OF
CITY ENGINEER



R1-1
30" x 30"

16'
EVEREST

PROPOSED SIGN DETAIL

LANDSCAPE SCHEDULE	ABR.	BOTANICAL NAME	COMMON NAME	QTY.	ROOT SIZE	COMMENTS
IC	ILEX CRENATA	SKY PENCIL HOLLY	11	3 GAL.	8 TO 10 FT. HT.	

Schedule	Symbol	Label	Image	QTY	Manufacturer	Description	Catalog Number	Wattage
		A		2	Lithonia Lighting	TWPK3 LED WITH P4 PERFORMANCE PACKAGE, 3000K	TWPK3 LED P4 30K	108,0443

Approved by Resolution # _____ Dated: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____

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AWP, PONZIO CO & ASSOCIATES, INC. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

AWP
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SITE DEVELOPMENT PLAN
BLOCK 141 LOT 2 & 4
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1" = 10'
DATE: 06-08-22
BY: WJP
PROJ. NO.: 36464

SHEET NO.
3
SHEET 3 of 3