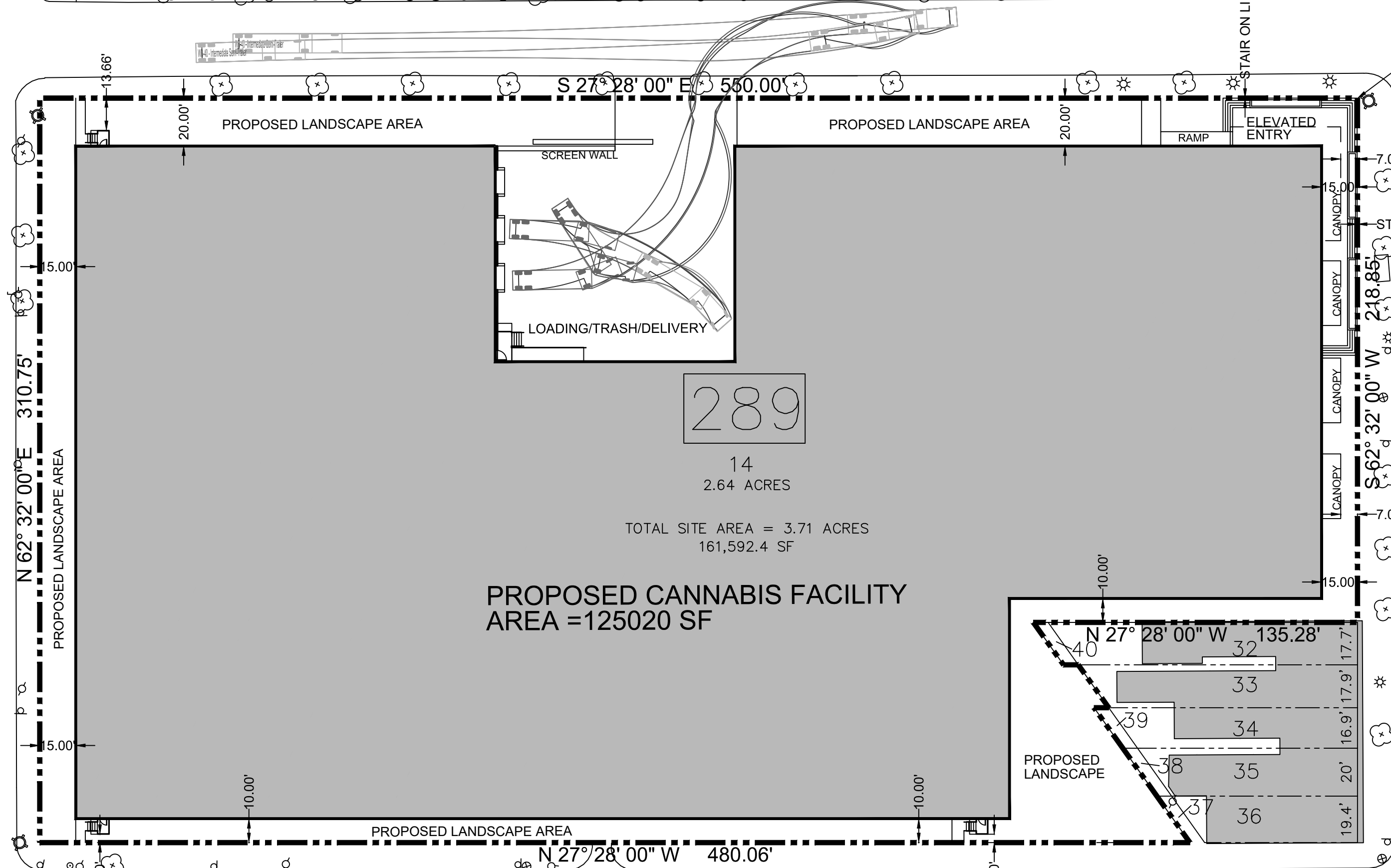
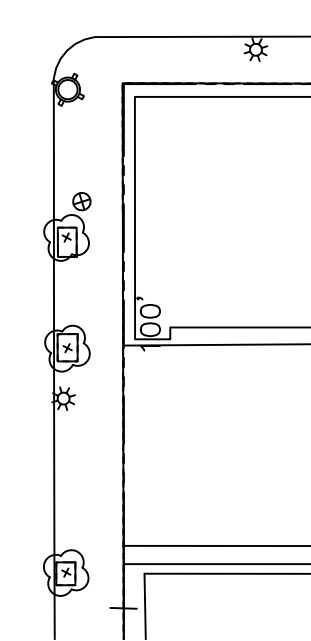
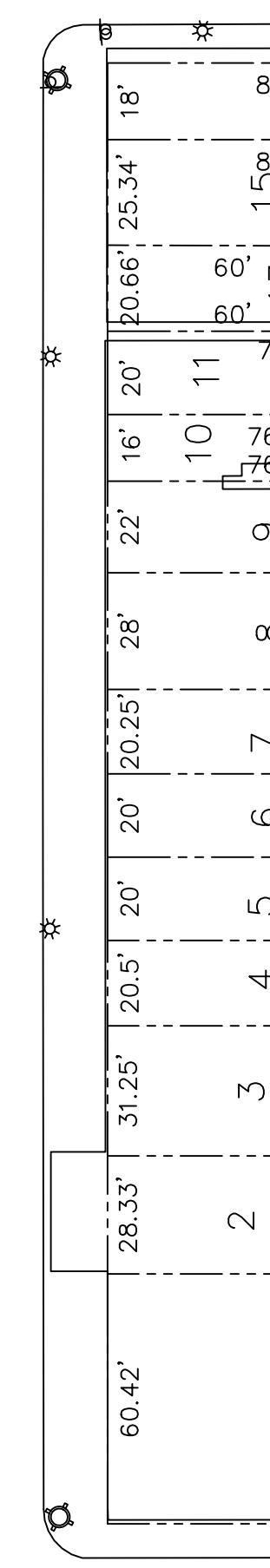
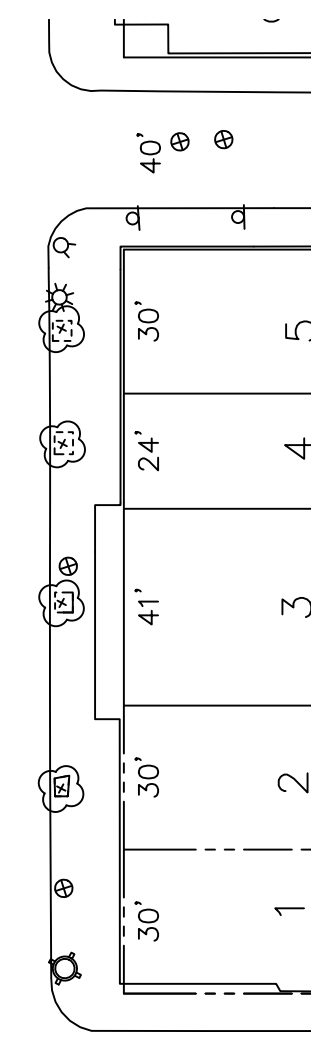
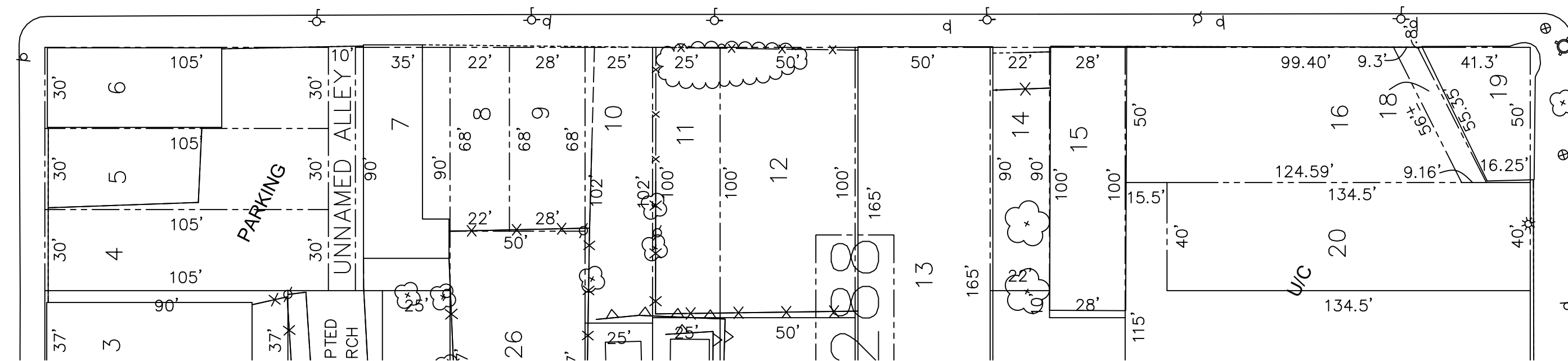


MT VERNON AVE
 DR. MARTIN LUTHER KING, JR. (FORMERLY ILLINOIS AVE) BLVD
 BEGINNING POINT



ARCTIC AVE
 INDIANA AVE
 ATLANTIC AVE
 BEGINNING POINT



NJDEP APPROVAL

GENERAL NOTES

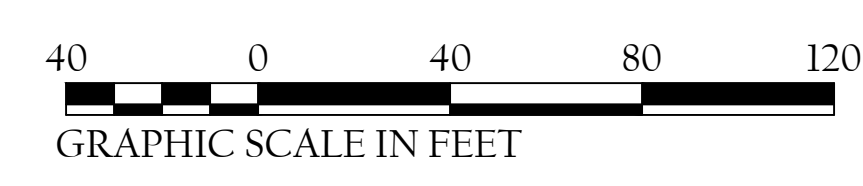
1. APPLICANT:
STARBOARD ENTERPRISES NJ, LLC
730 SPRINGDALE DRIVE SUITE 130, EXTON PA
C/O JACK PLACKTER, ESQ.
2. PROPERTY INFORMATION:
BLOCK 289 LOTS 1, 9, 12, 14
BLOCK 290 LOTS 2, 3, 4
3. AREA = SEE PLAN
ZONING = CBD DISTRICT
EXISTING USE = VACANT AND SURFACE PARKING
PLAN HORIZONTAL DATUM - NAD83
PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
APPLICANT PROPOSES TO CONSTRUCT A NEW CANNABIS FACILITY ON THE SUBJECT SITE TOGETHER WITH ALL ASSOCIATED SITE IMPROVEMENTS. APPLICANT PROPOSES TO UTILIZE AN EXISTING SURFACE PARKING FACILITY TO SATISFY PARKING NEEDS OF THE PROJECT.
5. NOTE REGARDING ADA COMPLIANCE:
ALL PROPOSED PEDESTRIAN SURFACES, INCLUDING SIDEWALKS, RAMPS, WALKWAYS, ETC SHALL BE ALL LOCAL, STATE, AND FEDERAL REGULATIONS OF ADA COMPLIANCE.

ZONING SCHEDULE (CBD DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5000 SF	2.64 ACRES	2.64 ACRES	C
LOT WIDTH	50 FT	310.75 FT	310.75 FT	C
LOT DEPTH	100 FT	550 FT	550 FT	C
LOT FRONTAGE	50 FT	218.85 FT	218.85 FT	C
SETBACKS				
FRONT - BLDG	5 FT	N/A	15'/20'/15'/10'	C
FRONT - STAIR	5 FT	N/A	0' / 3.5'	V
SIDE YARD	0 FT	N/A	10'/10'	C
REAR YARD	20 FT	N/A	N/A	C
BLDG HEIGHT	65 FT	N/A	< 65 FT	C
COVERAGE				
BLDG	30%	0	80%	V
IMPERVIOUS	80%	30%	90%	V
PARKING	TBD	0	75 (BLOCK 290)	V
USE	SEE CBD	VACANT	CANNABIS	V

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

A PARKING VARIANCE IS BEING REQUESTED FOR THE PROPOSED PROJECT.



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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROFESSIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROMOTY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1948, § 349, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, I.C.C. ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. DESIGNERS DO NOT INCL THE ANY FIELD INSTRUCTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO	DATE	BY	DESCRIPTION	NO	DATE	BY	DESCRIPTION
00							

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

Jon Barnhart
JON B. BARNHART
 PROFESSIONAL PLANNER N.J. NO. 33LI00581500
 PROFESSIONAL ENGINEER N.J. NO. GE43483

Arthur W. Ponzio, Jr.
ARTHUR W. PONZIO, JR.
 PROFESSIONAL PLANNER N.J. NO. 33LI00267600
 PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DEVELOPMENT PLAN
 BLOCK 289 & 290 LOT (289) 1, 9, 12, 14 (290) 2, 3, 4
 ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
 SCALE: 1" = 40'-0"
 DATE: 7-4-22
 BY: JJB
 PROJ. NO.: 40008

SHEET NO.
C-3
 SHEET 1 of 1