

SUNNY-TIEN CANNABIS DISPENSARY

3004 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY, 08401

ZONING ANALYSIS

APPLICANT: SUNNY - TIEN SITE LOCATION: 3004 ATLANTIC ATLANTIC CITY, NEW JERSEY LOT AND BLOCK: LOT 180 BLOCK 2 ZONING DISTRICT: RC EXISTING USE: TWO STORY BUILDING - BUSINESS USE: (FIRST AND SECOND FLOOR) - RETAIL SALES: MARKET		PROPOSED USE: TWO STORY BUILDING - BUSINESS USE: (FIRST AND SECOND FLOOR) - RETAIL SALES: CANNABIS **	
DESCRIPTION	REQUIRED CRDA ZONE RC	EXISTING CONDITION	PROPOSED CONDITION
HEIGHT (ABV B.F.E.)			
PRINCIPAL ACCESSORY	300'-0" 35'-0"	± 26'-0" -----	± 26'-0" -----
SETBACKS			
BUILDING			
FRONT (ATLANTIC AVENUE)	0 FT UP TO 35'-0" HEIGHT	10 9/16"	10 9/16"
SIDE (MORRIS AVE)	0 FT UP TO 35'-0" HEIGHT	2'-9"	2'-9"
SIDE (PARKING LOT SIDE)	0 FT UP TO 35'-0" HEIGHT	35'-2"	35'-2"
FRONT (ALLEY)	0 FT UP TO 35'-0" HEIGHT	9 5/8" **	9 5/8" **
AWNING	-----	2'-1 1/2" (OVER) **	2'-1 1/2" (OVER) ***
LOT COVERAGE (RC)			
BUILDING IMPERVIOUS	70 % 80 %	48.27 % 100.00 % **	48.27 % 99.13 % **
MINIMUM LOT REQ			
LOT AREA	7,500 S.F.	8,475 S.F.	8,475 S.F.
LOT FRONTAGE (ATLANTIC)	50 FT	75'-0" **	75'-0" **
LOT DEPTH	150 FT	113'-0" **	113'-0" **
LOT WIDTH	50 FT	75'-0" **	75'-0" **
FLOOR AREA RATIO:	N/A	-----	-----
OPEN SPACE:	N/A	-----	-----
MAXIMUM DENSITY (DU/ACRE)			
MID-RISE	50 DU/ACRE	N/A	N/A
HIGH-RISE	75 DU/ACRE	N/A	N/A
SIGNAGE			
SIGN % ATLANTIC	25% OF WALL AREA	6%	6%
PARKING SIDE	25% OF WALL AREA	2%	3.8%
NUMBER OF SIGNS PER WALL	1 AWNING SIGN MAX	1 AWNING SIGN	1 AWNING SIGN
ATLANTIC	2 MAX		
PARKING SIDE	1 AWNING OR 2 WALL SIGNS	1 AWNING SIGN	1 AWNING AND 1 WALL SIGN *
PARKING DEMAND		17.1 CARS	17.0 CARS
NUMBER OF CARS PARKING		11 CARS PARKING EXISTING**	11 CARS PARKING PROPOSED
DEFICIENCY		6 CARS DEFICIENCY	6 CARS DEFICIENCY **
EXISTING NON CONFORMITY **	VARIANCE REQUIRED *	REQUIRES LICENSING AGREEMENT FROM CITY	***

PROFESSIONAL CONSULTANT LIST

ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
PROFESSIONAL ARCHITECT LICENSE NUMBER: 21A100964000
PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00368200
33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401
PHONE: 609-348-2236

LAWYER: THE LAW OFFICES OF DANIEL J. GALLAGHER
PROFESSIONAL ATTORNEY ID NUMBER: 000231992
336 NORTH ANNAPOLIS AVENUE, ATLANTIC CITY, NJ 08401
PHONE: 609-345-4441

SURVEYOR: ROBERT J. CATALANO
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 24GS01861200
PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00160000
3325 ATLANTIC AVENUE ATLANTIC CITY, NJ, 08401
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PARKING DEFICIENCY

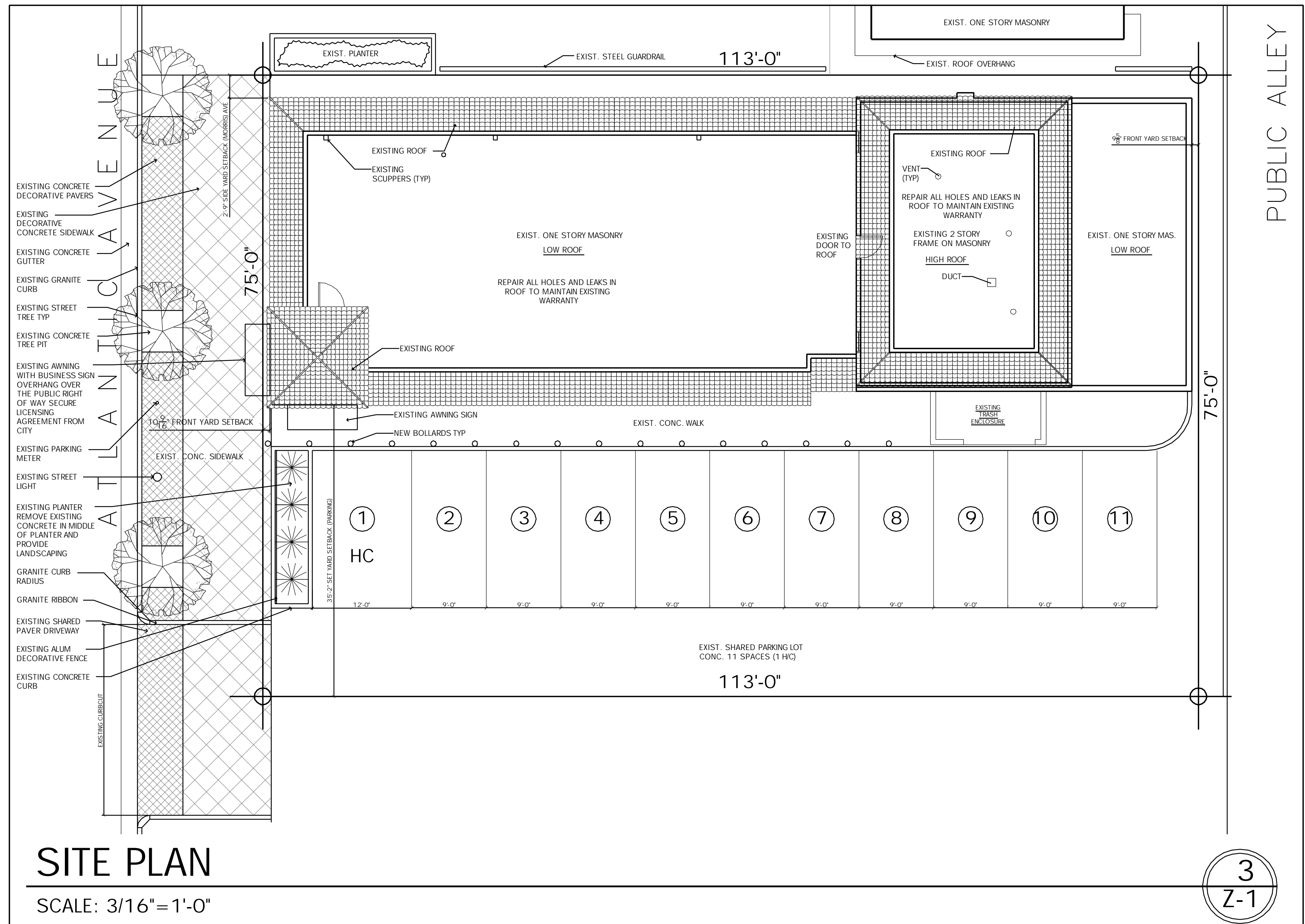
EXISTING PARKING STATISTICS			PROPOSED PARKING STATISTICS		
FIRST FLOOR RETAIL SALES: FOOD MARKET	4125 SF / 300 SF	13.8 CARS	FIRST FLOOR RETAIL SALES: CANNABIS	2775.8 SF / 300 SF	9.2 CARS
EMPLOYEES PARKING DEMAND	5 OCC / 1.5	3.3 CARS	RETAIL SALES: FUTURE	1349.1 SF / 300 SF	4.5 CARS
			EMPLOYEES PARKING DEMAND	5 OCC / 1.5	3.3 CARS
SECOND FLOOR STORAGE / OFFICE	909.5 SF	0 CARS	SECOND FLOOR STORAGE / OFFICE	909.5 SF	0 CARS
		1.8 CARS			
SUBTOTAL		17.1 CARS	SUBTOTAL		17.0 CARS
TOTAL EXISTING PARKING DEMAND EXISTING PARKING		17.1 CARS 11 CARS	TOTAL PROPOSED PARKING DEMAND PROPOSED PARKING		17.0 CARS 11 CARS
EXISTING DEFICIENCY (ROUND DOWN)		6 CARS	PROPOSED TOTAL PARKING DEFICIENCY		6 CARS
PARKING CALCULATION 6 CAR DEFICIENCY - 6 CAR DEFICIENCY = 0 CAR DEFICIENCY					

GENERAL NOTES:

1. PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEER'S OFFICE.
2. ANY BROKEN SIDEWALK, GRANITE / CONCRETE CURBING AND GUTTERS ALONG THE PROPERTY FRONTS MUST BE REPLACED.
3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 07-07- BY ROBERT J. CATALANO & ASSOCIATES
4. PROPOSED APPLICATION INCLUDES A REQUEST FROM THE APPLICANT FOR A POSITIVE RECOMMENDATION FROM THE BOARD TO THE GOVERNING BODY FOR A LICENSING AGREEMENT FOR ANY AND ALL DEVELOPMENT OVER THE PUBLIC RIGHT OF WAY SHOWN ON THE ZONING APPLICATION DRAWINGS

BUILDING AREAS

EXISTING S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) RETAIL SALES	4125 S.F.
SECOND FLOOR STORAGE / OFFICE	909.5 S.F.
TOTAL BUILDING AREA	5,034.3 S.F.
PROPOSED S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) RETAIL SALES RETAIL SALES	2,775.9 S.F. 1,349.1 S.F.
SECOND FLOOR STORAGE OFFICE	909.5 S.F.
TOTAL BUILDING AREA	5,034.3 S.F.



DRAWING LIST

Z-1	SITE PLAN / ZONING ANALYSIS / SIGNAGE CHART
Z-2	200'-O LIST / ZONING MAP / 200' RADIUS MAP
Z-2A	DISTANCE PLAN
Z-3	PROPOSED FLOOR PLANS
Z-4	PROPOSED EXTERIOR ELEVATIONS
Z-5	EXISTING FLOOR PLANS AND SITE PHOTOS
Z-6	EXISTING BUILDING ELEVATIONS
SC-1	SECURITY FLOOR PLANS

SIGNAGE STATISTICS

[illegible][illegible]

Consultant

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Signature	Date	Registration #
	07.27.22	AI 09640

SUNNY-TIEN CANNABIS DISPENSARY
LOCATED AT: 3004 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401
BLOCK - 180 LOT - 2

Scale: AS NOTED

Project No.:
2401-E

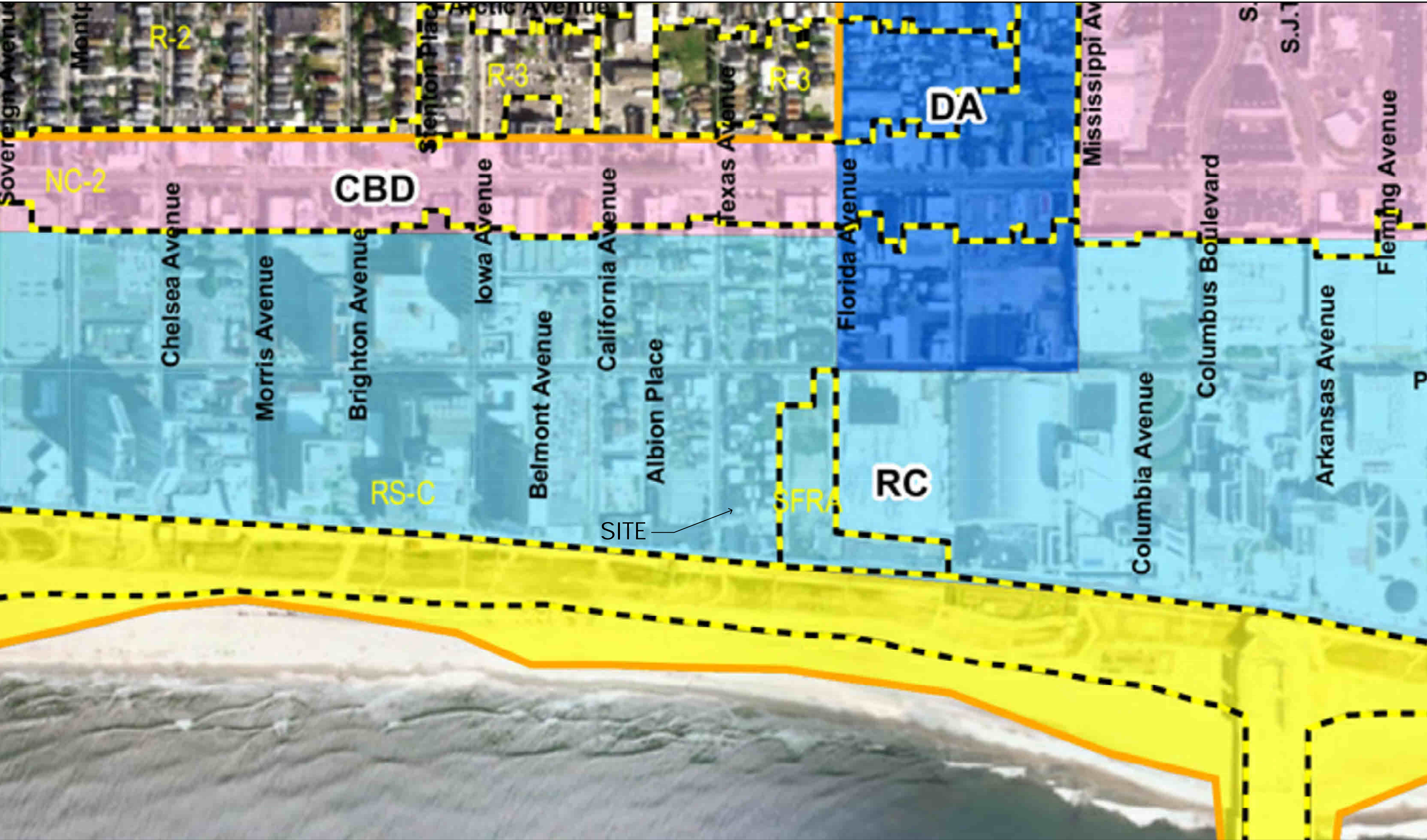
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Date: 07.07.22

Z-1

LIST OF PROPERTY OWNERS WITHIN 200'-0" RADIUS

ZONING & TOURISM DISTRICT MAP



SITE LOCATION & 200' RADIUS MAP



#	Revisions	Date

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7-2

DISTANCE FROM PROJECT SITE TO TROPICANA BUS DEPOT	± 456'-0"
DISTANCE FROM PROJECT SITE TO THE QUARTER	± 828'-0"
DISTANCE FROM PROJECT SITE TO TROPICANA HOTEL MAIN ENTRANCE	± 844'-0"

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Z-2A

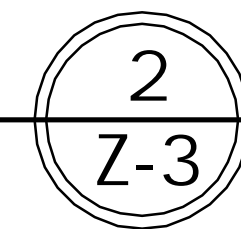
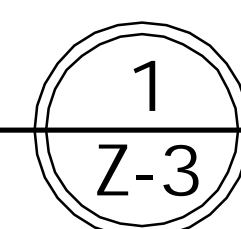
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Z-3



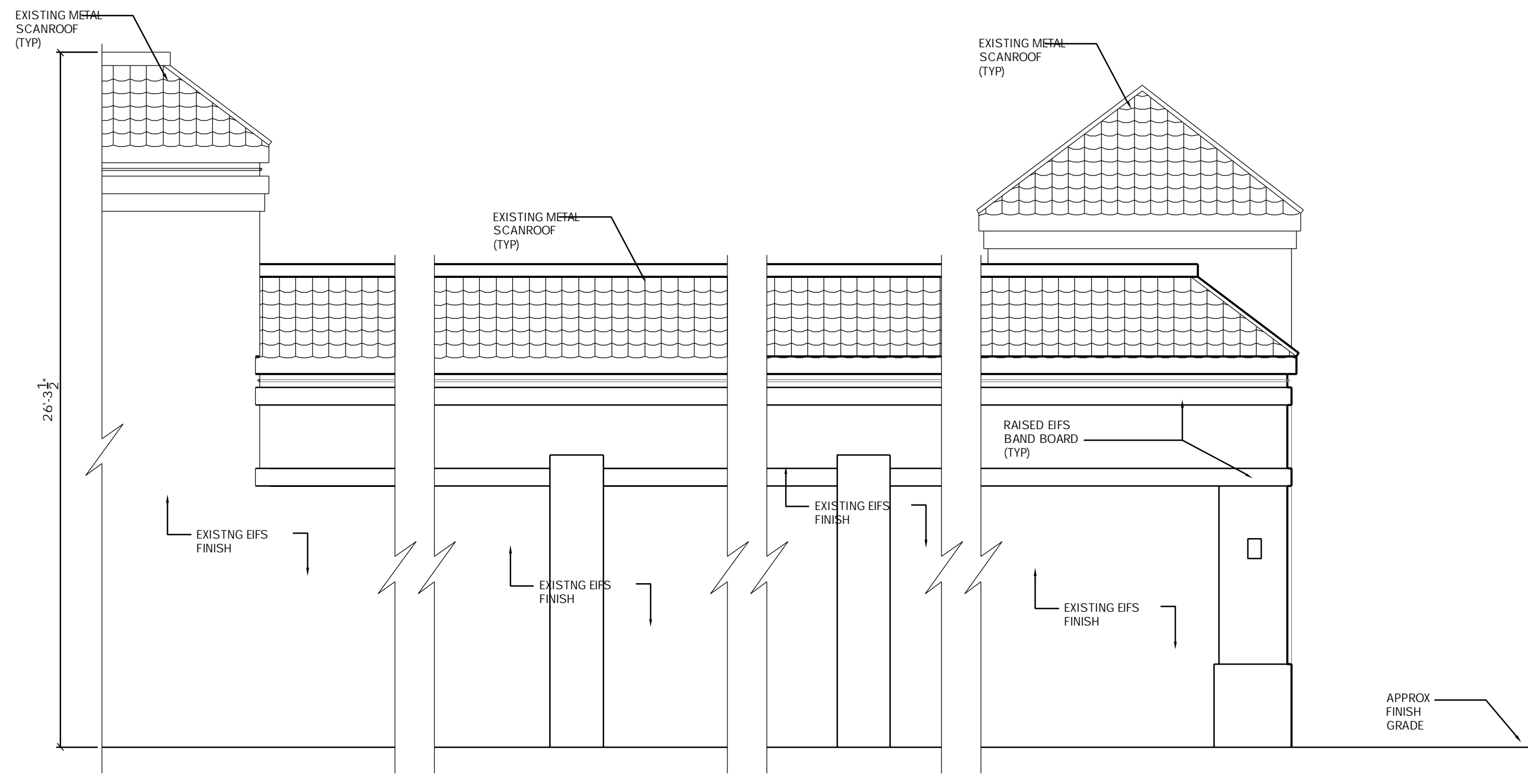
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PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

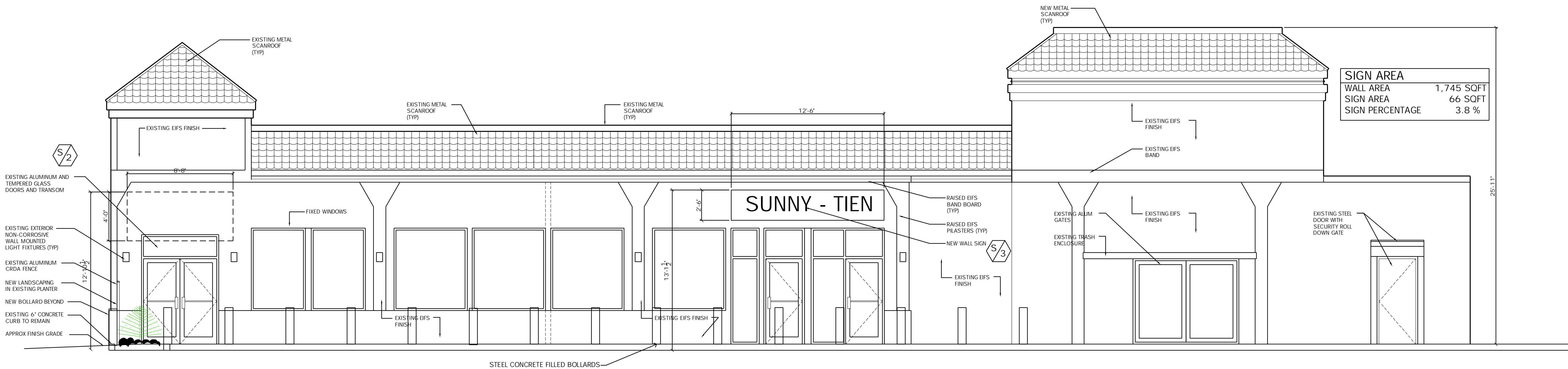
2
Z-4



PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

1
Z-4



PROPOSED PARKING LOT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3
Z-4

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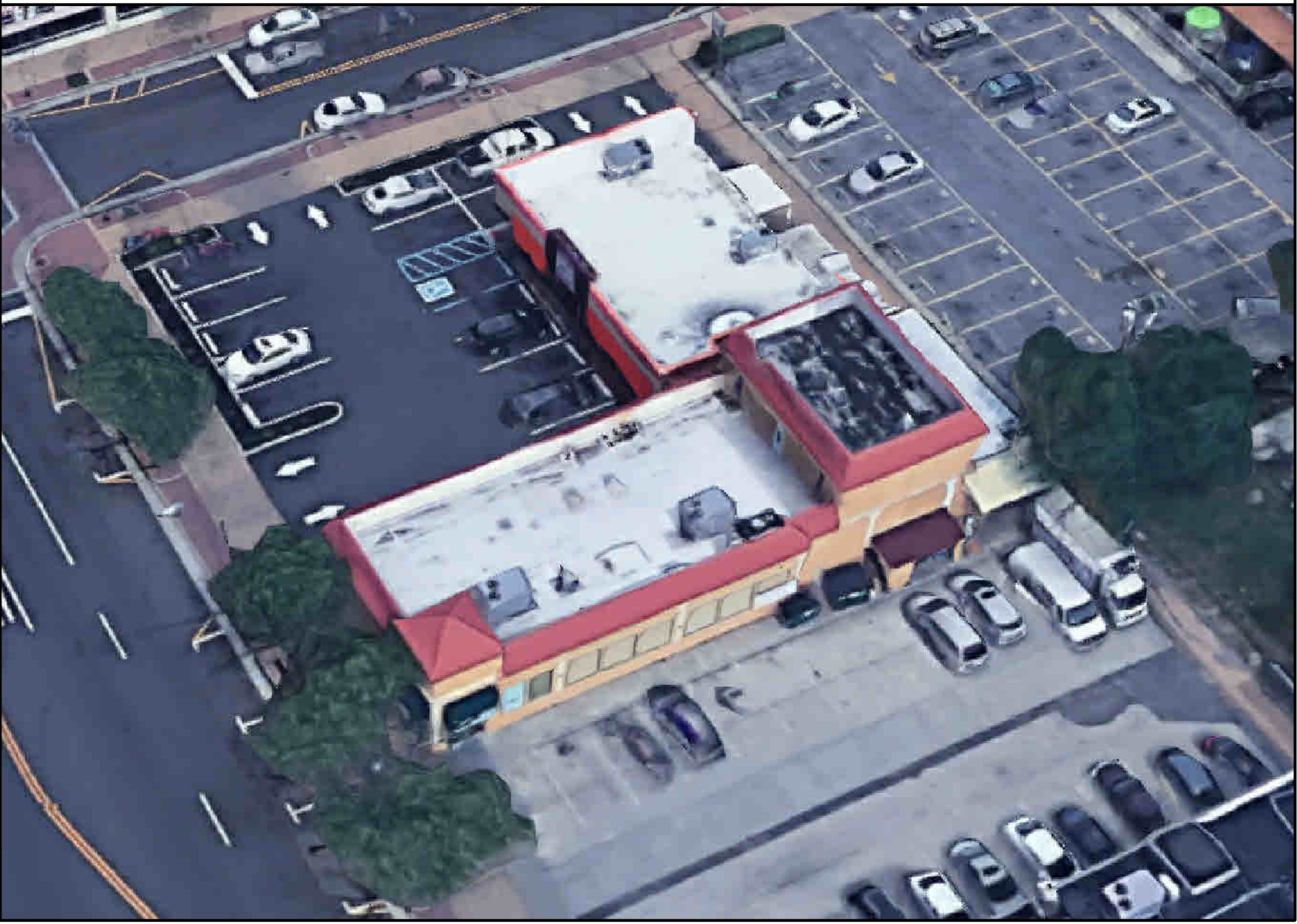
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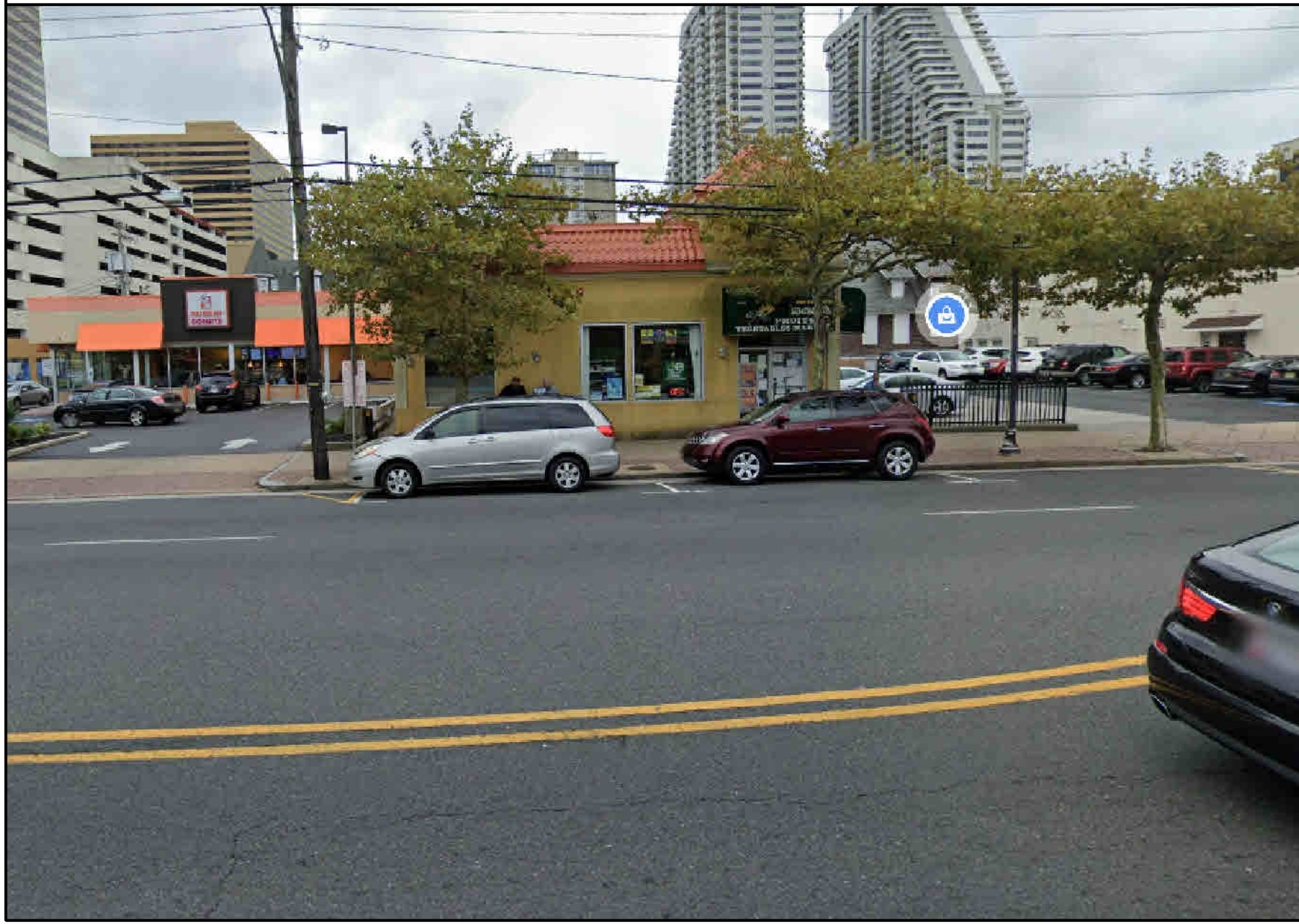
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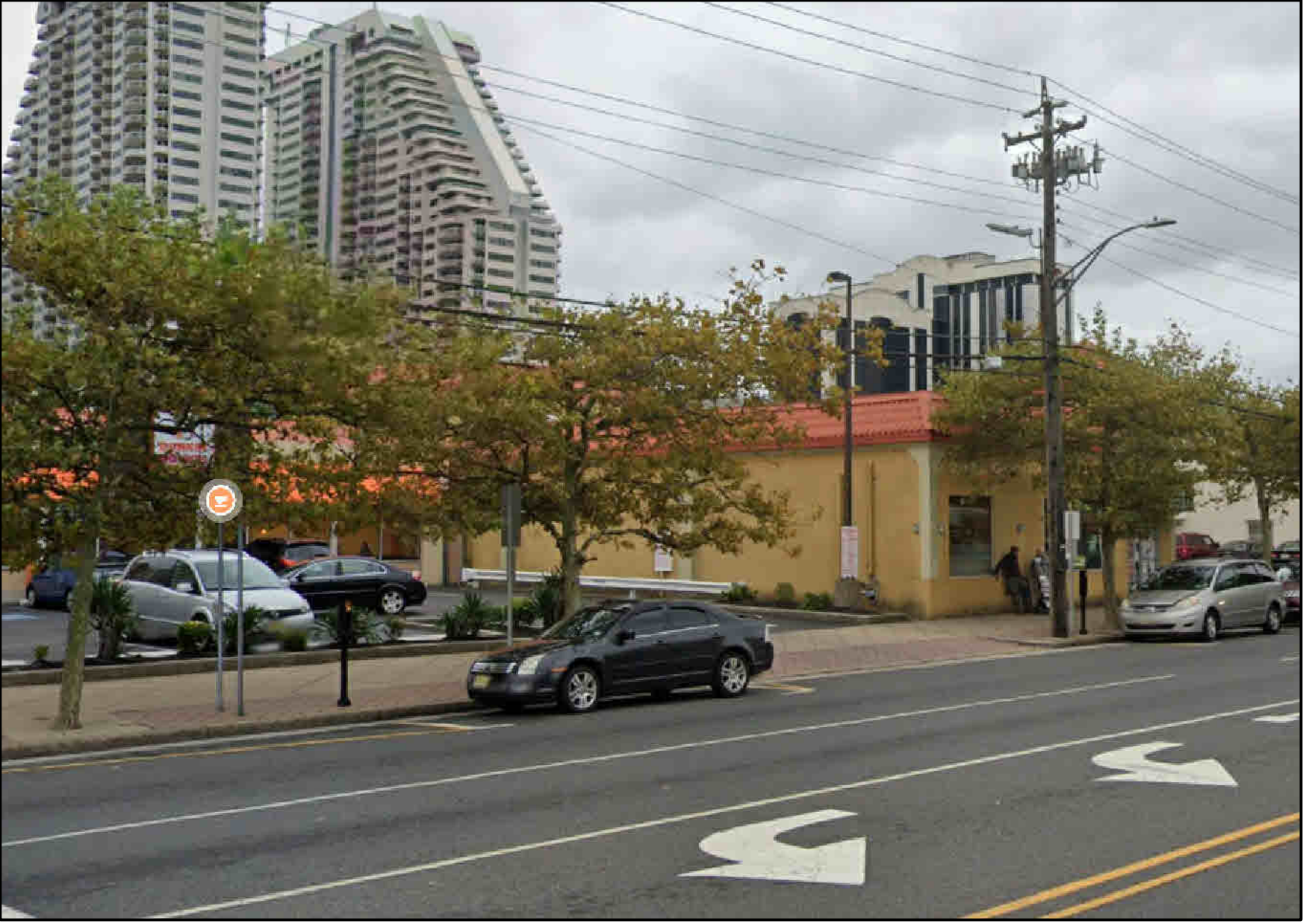
SATELLITE IMAGE



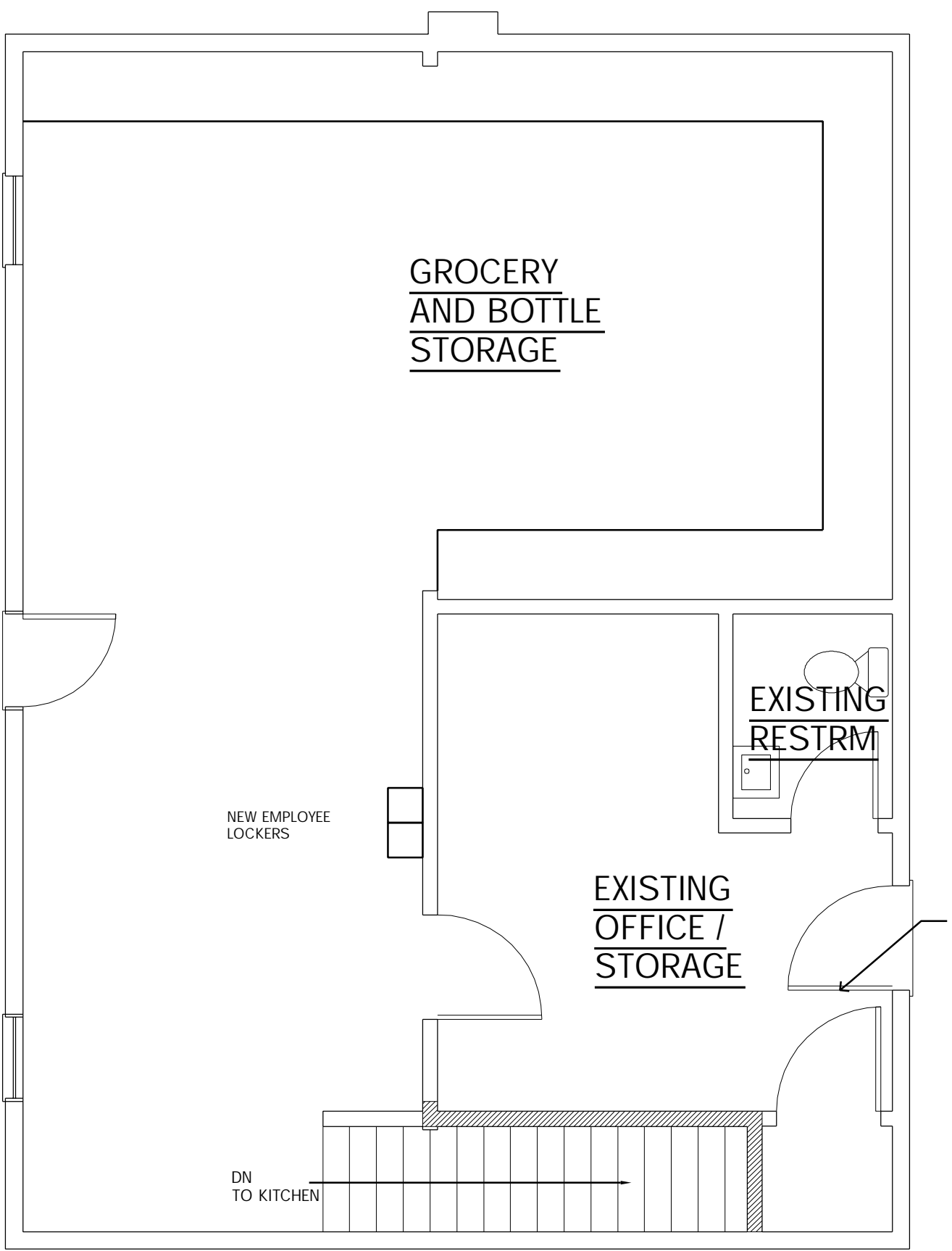
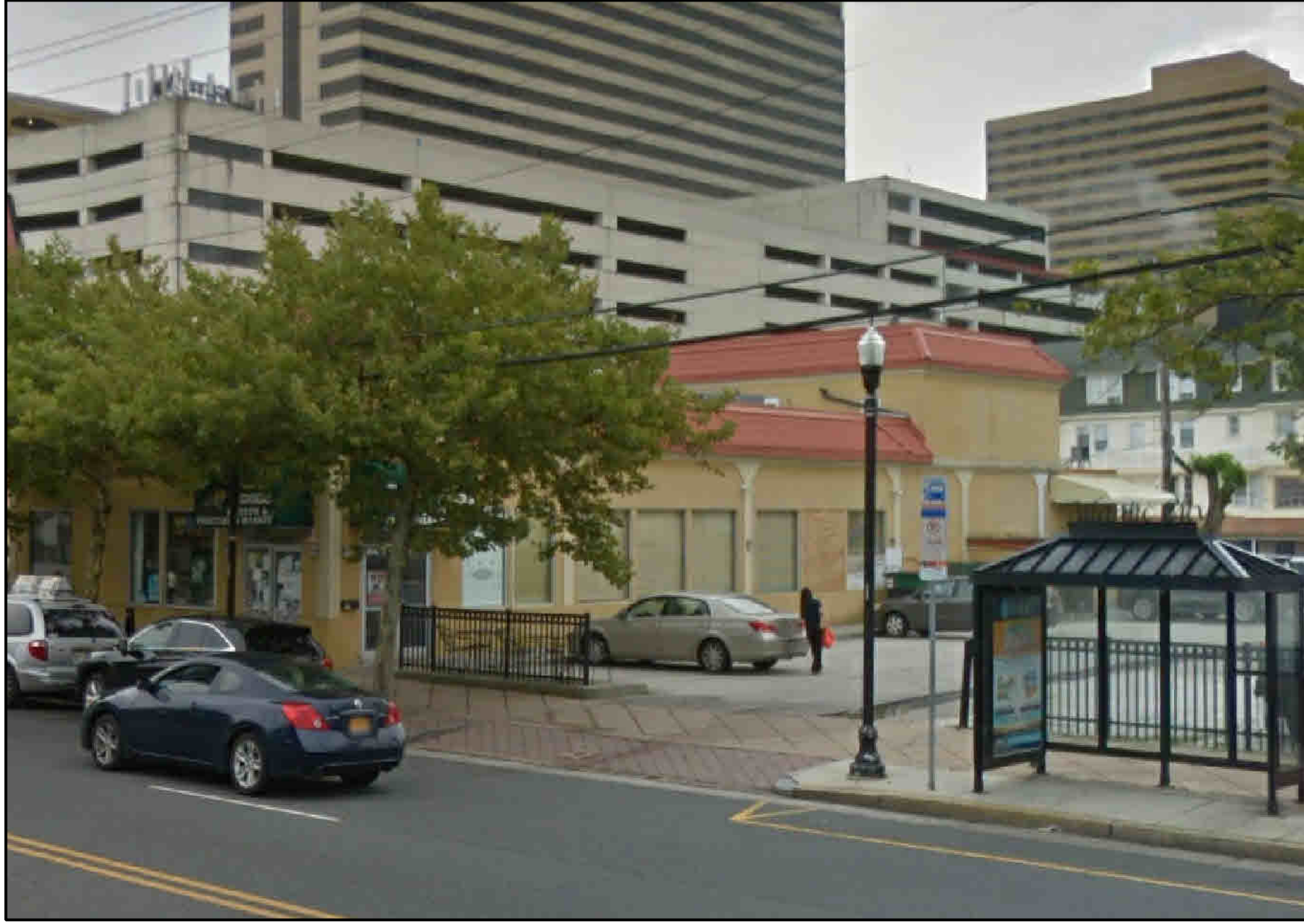
BUILDING FRONT IMAGE



BUILDING SIDE IMAGE



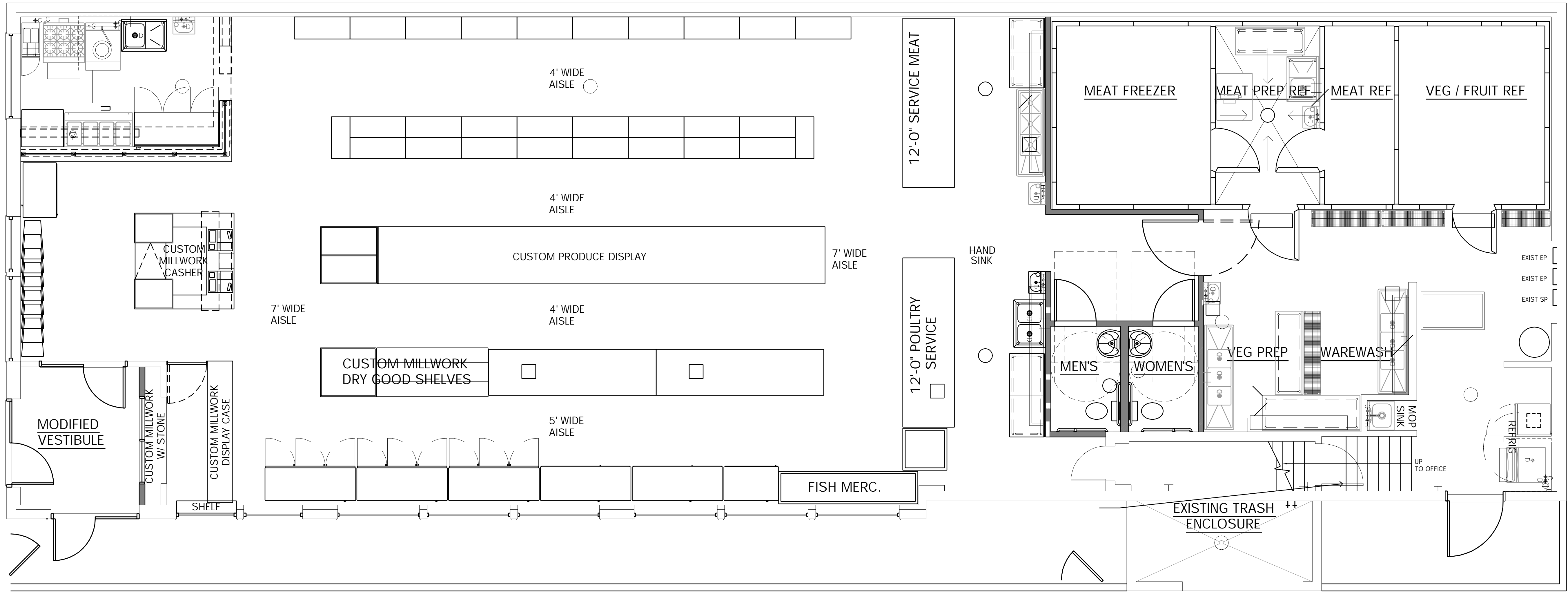
BUILDING SIDE IMAGE



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
Z-5



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2
Z-5

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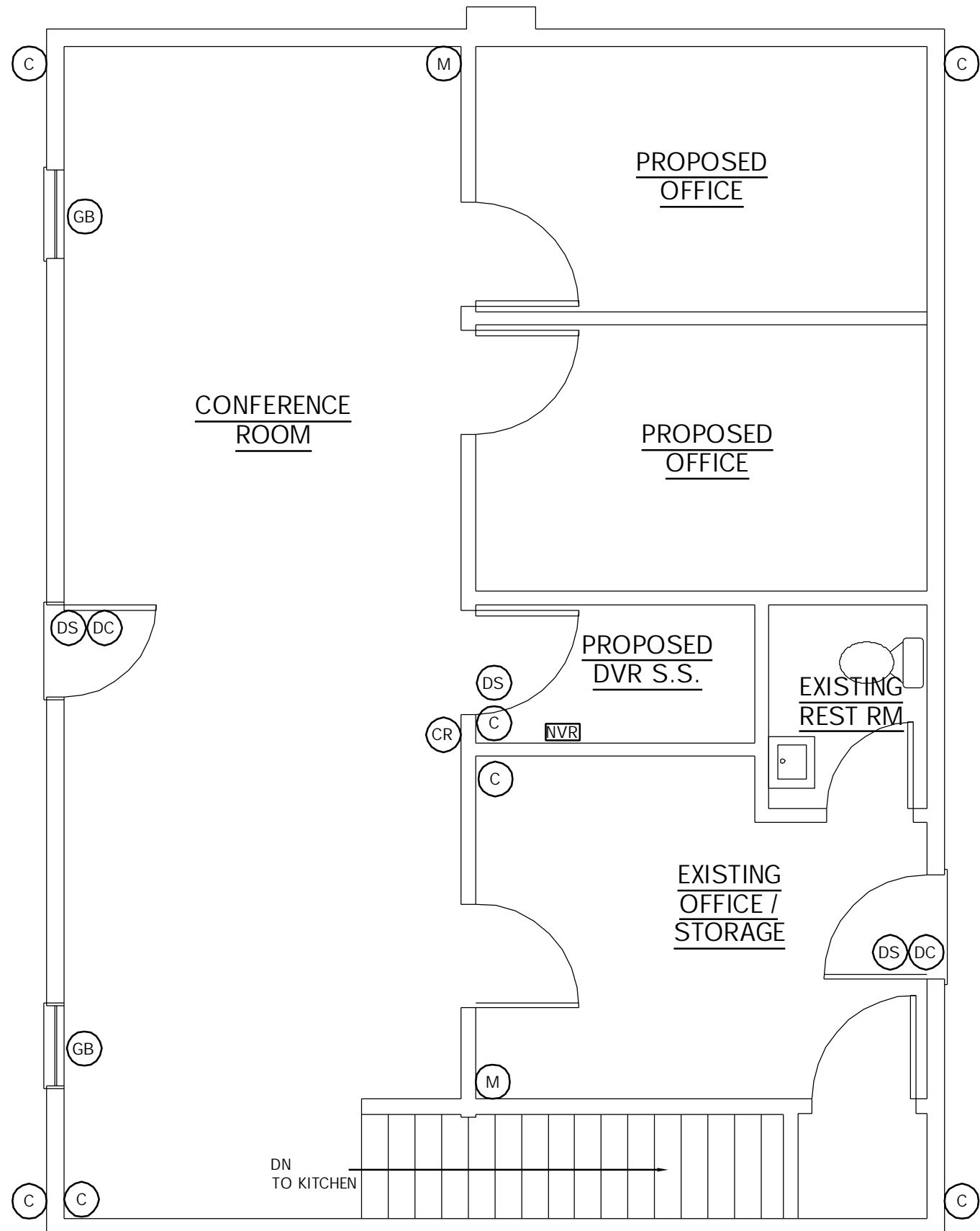
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Z-5

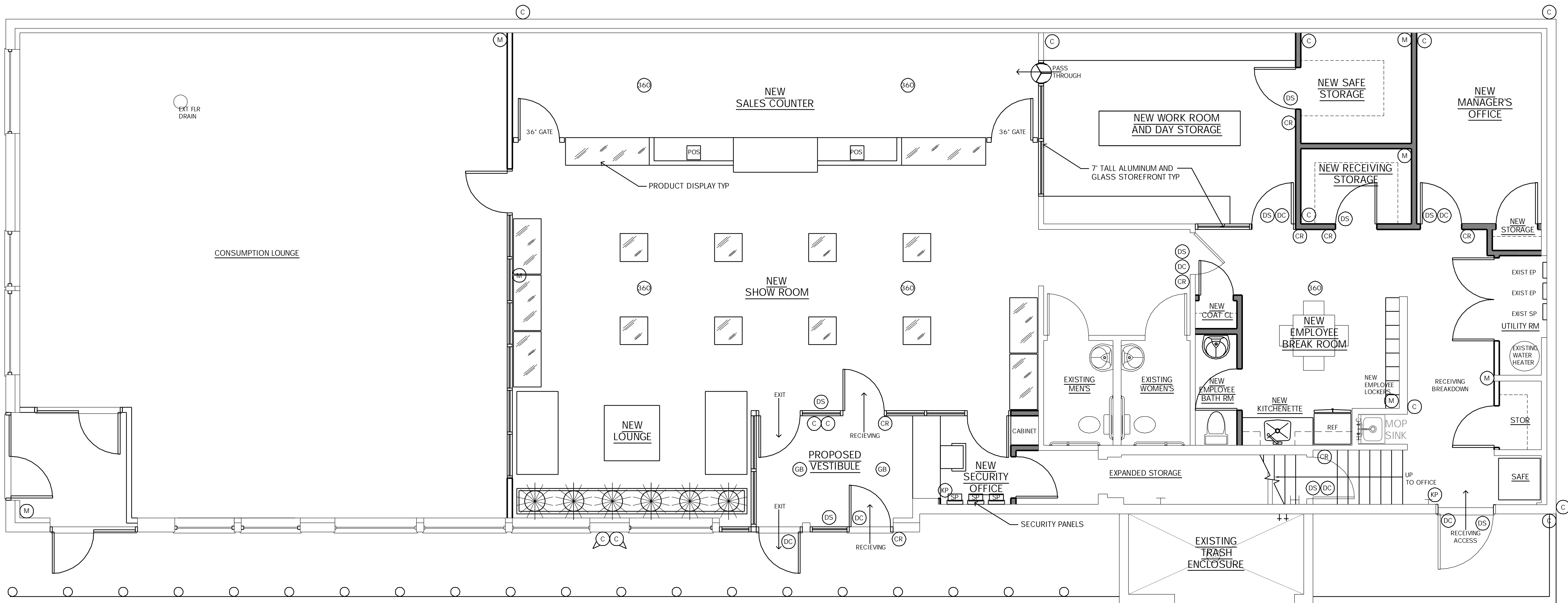
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SECURITY LEGEND	
<div><div>KP</div></div>	KEYPAD SECURITY
<div><div>CR</div></div>	CARD READER
<div><div>M</div></div>	MOTION SENSOR
<div><div>360</div></div>	360 CAMERA
<div><div>GB</div></div>	GLASS BREAKER
<div><div>C</div></div>	DOME CAMERA
<div><div>C</div></div>	DOME CAMERA
<div><div>DS</div></div>	DOOR STRIKE
<div><div>DC</div></div>	DOOR CONTACT
<div><div>PH</div></div>	PHOTO BEAM
<div><div>AS</div></div>	ACCESS SYSTEM
<div><div>SP</div></div>	SECURITY PANEL
<div><div>NVR</div></div>	NETWORK VIDEO RECORDER



PROPOSED SECURITY SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
SC-1



PROPOSED SECURITY FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2
SC-1

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