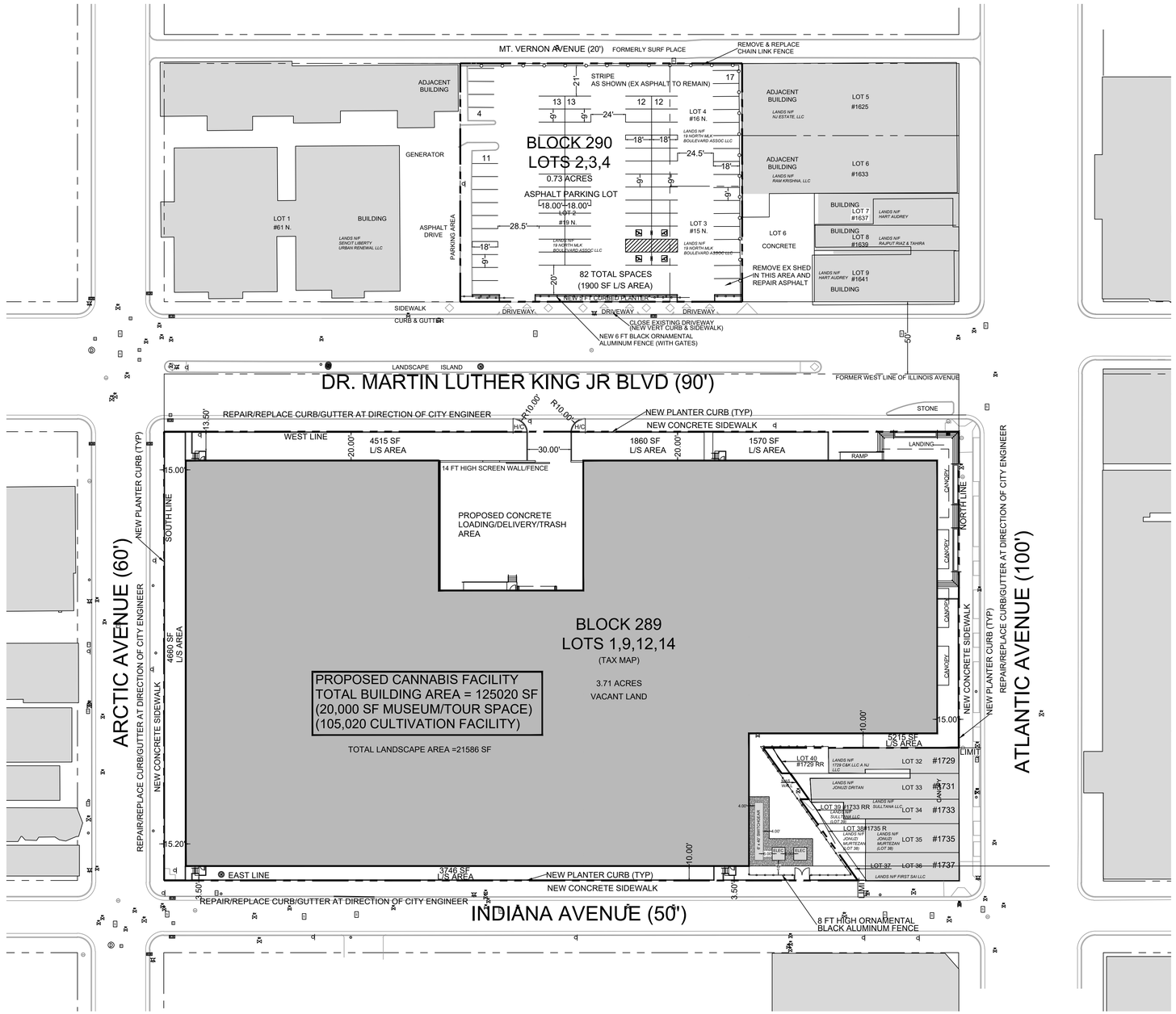
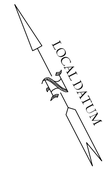




GENERAL NOTES

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	SEE BELOW	SEE BELOW	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(GRANTED)
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(GRANTED)
IMPERVIOUS	80%	30%	90%	V(GRANTED)
PARKING	TBD	0	82 (BLOCK 290)	V(GRANTED)
USE	SEE CBD	VACANT	CANNABIS	V(GRANTED)

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

COVERAGE STATISTICS
LOT AREA = 3.71 ACRES (BLDG)
0.73 ACRES (PARKING)
4.44 ACRES (TOTAL)
PERVIOUS AREA = 0.539 ACRES
TOTAL IMPERVIOUS AREA = 3.901 ACRES (88%)
LANDSCAPE PROPOSED: 5% TREES / 7% SHRUBS/LAWN

40 0 40 80 120
GRAPHIC SCALE IN FEET

© 2022 ARTHUR PONZIO CO., ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARER. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO., AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY OUR CLIENT(S) OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. IT MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REGULATIONS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/49 AS P.L. 1948, c. 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION

REVISIONS

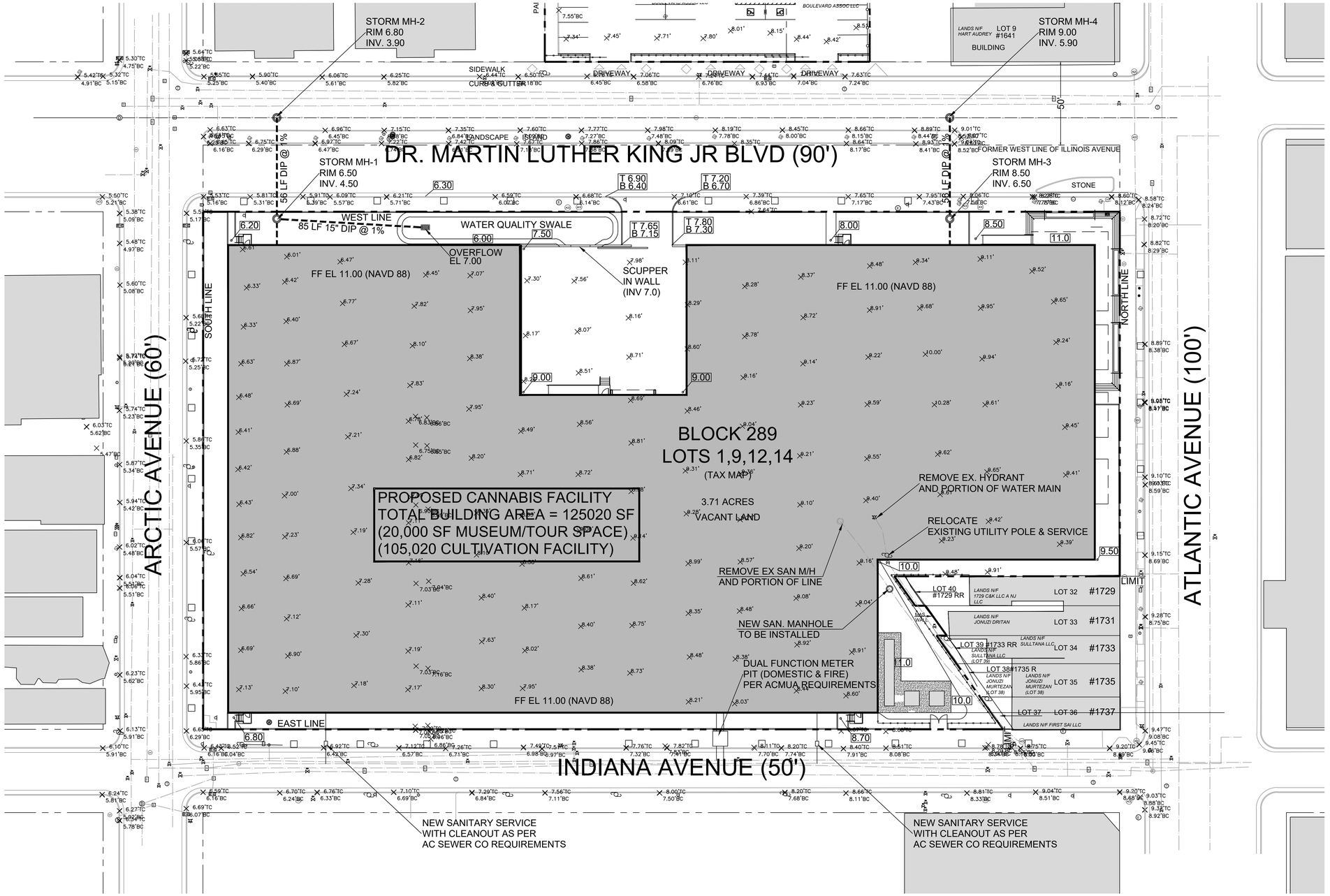
ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

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

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" BY: JJB
DATE: 08-18-22 PROJ. NO.: 40008

SHEET NO.
C-3
SHEET 3 of 8



LEGEND:
X 5.00 EXISTING SPOT EELVATION
X [5.00] PROPOSED SPOT ELEVATION
VERTICAL DATUM = NAVD 88
(NAVD 88 + 1.3 = NGVD 29)

30 0 30 60 90
GRAPHIC SCALE IN FEET

COPYRIGHT © 2022 ARTHUR PONZIO CO., ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARER. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO., AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER (CLIENT) OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/48 AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
			REVISIONS				

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

JOHN J. BARNHART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

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

GRADING, DRAINAGE & UTILITY PLAN

BLOCK 289 & 290 LOT (289) 1,9,12,14 & (290) 2, 3, 4,
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 30'-0" BY: JJB
DATE: 08-18-22 PROJ. NO.: 40008

SHEET NO.
C-4
SHEET 4 of 8