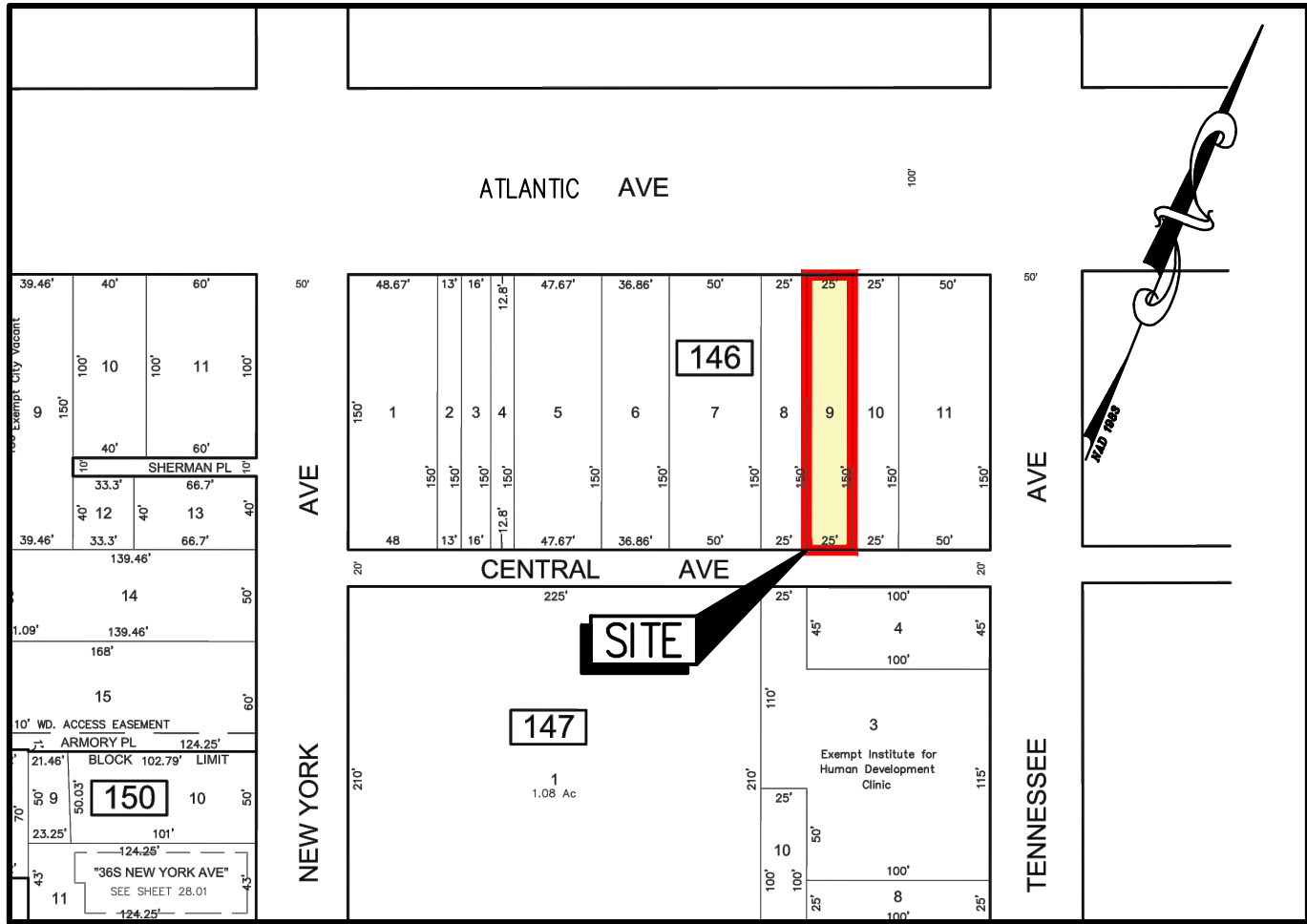


FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04560)

SCALE: 1" = 1,000'



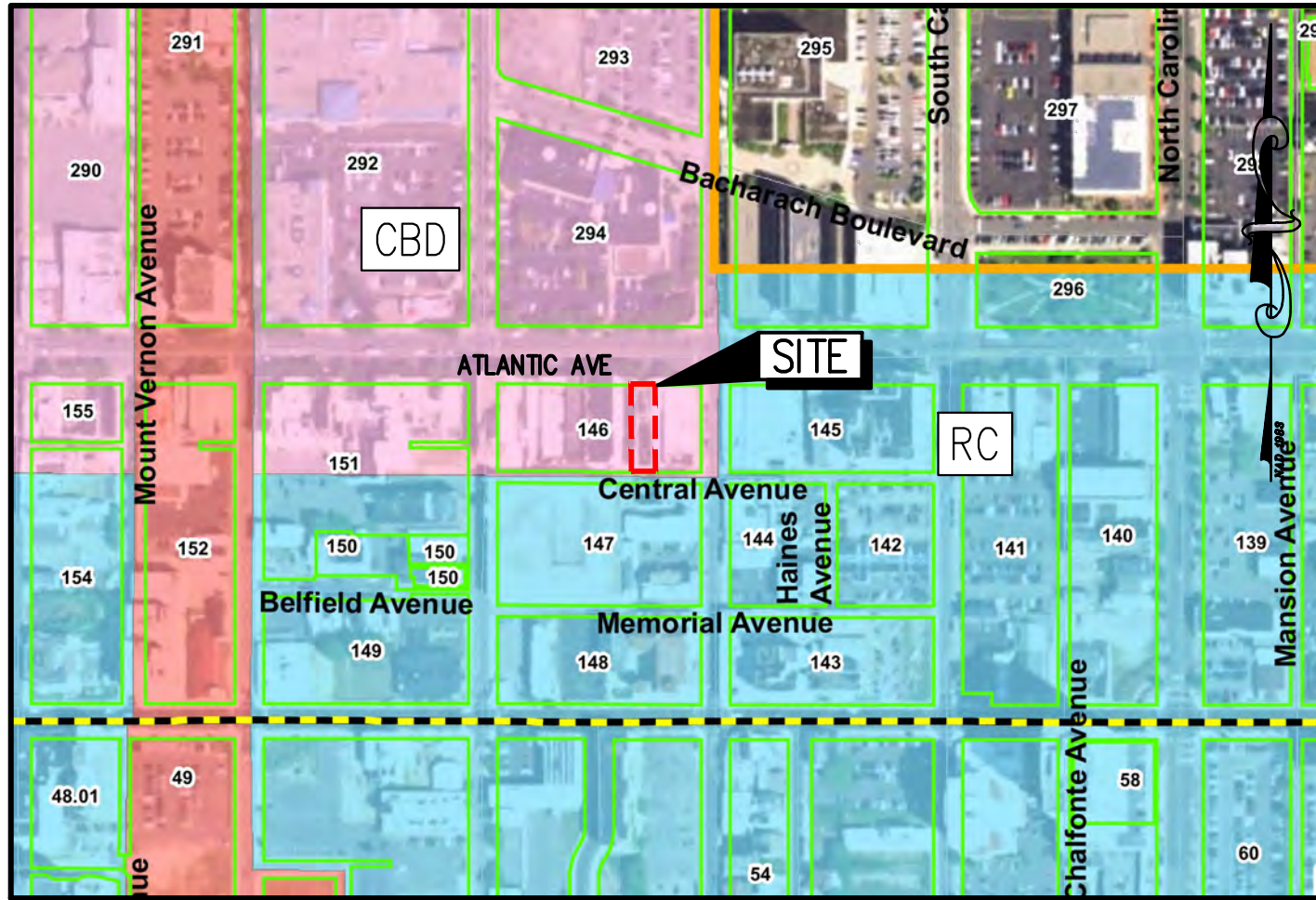
OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 28)

SCALE: 1" = 100'



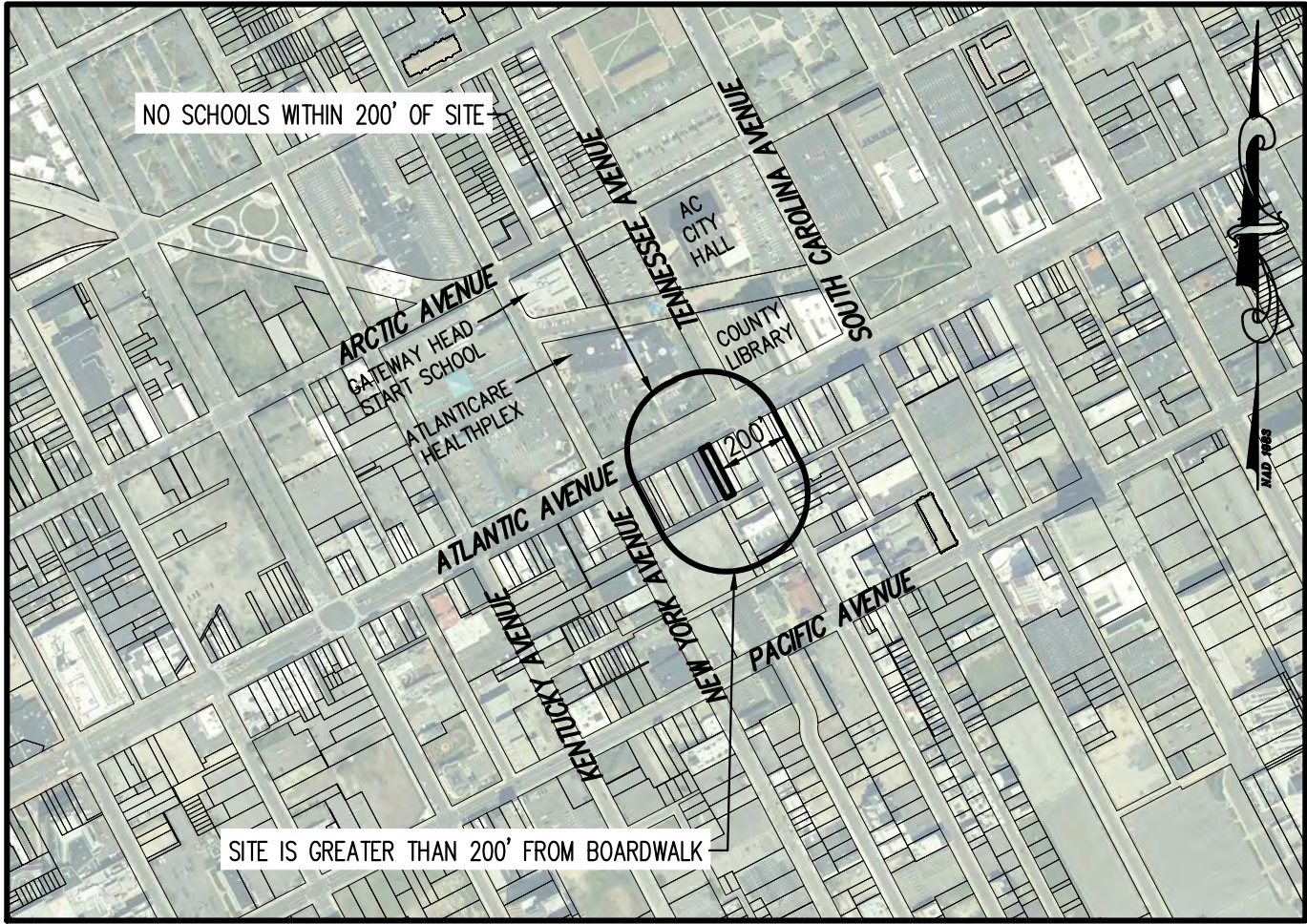
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'



200' BUFFER PLAN

SCALE: 1" = 500'

### ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	CBD ZONE CENTRAL BUSINESS DISTRICT	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN 5.1.1	USE	RETAIL	RETAIL CANNABIS	RETAIL CANNABIS	C
19:66-5.12(a) 1iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	65 FT ABOVE BFE	<65 FT	C
19:66-5.12(a) 1.iv (2)	MINIMUM LOT AREA	ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A
19:66-5.12(a) 1.iv (3)	MINIMUM LOT DEPTH		5,000 SF	3,750 SF	ENC
19:66-5.12(a) 1.iv (4)	MINIMUM LOT WIDTH		100 FT	150 FT	C
19:66-5.12(a) 1.iv (5)	MINIMUM LOT FRONTAGE		50 FT	25 FT	ENC
19:66-5.12(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		50 FT	25 FT	ENC
19:66-5.12(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		30%	100%	ENC
19:66-5.12(a) 1.iv (8)	MINIMUM FRONT YARD		80%	100%	ENC
19:66-5.12(a) 1.iv (9)	MINIMUM SIDE YARD		5 FT	0 FT	ENC
19:66-5.12(a) 1.iv (10)	MINIMUM REAR YARD		0 FT	0 FT	C
19:66-5.12(a) 1.iv (11)	FLOOR AREA RATIO		20 FT	0 FT	ENC
19:66-5.12(a) 1.iv (12)	OPEN SPACE		N/A	N/A	N/A
19:66-5.8 (b) 1	MINIMUM ONSITE PARKING		N/A	N/A	N/A
19:66-5.8 (c)	MINIMUM ON SITE LOADING		1 SPACE/300 SF OF FLOOR AREA	0 SPACES	0 SPACES
19:66-5.7(j) 3i	NUMBER OF WALL SIGNS		1	0	0
19:66-5.7(j) 3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS		2	1	1
19:66-5.7(j) 3iii	NUMBER OF PROJECTING SIGNS		1	0	0
19:66-5.7(j) 3iv	NUMBER OF WINDOW SIGNS		1	0	0
19:66-5.7(j) 3v	NUMBER OF BILLBOARD SIGNS		1	N/A	N/A
19:66-5.7(j) 4i	TOTAL AREA OF ALL SIGNS		25% OF WALL SURFACE PER ELEVATION (SEE NOTE 6)	< 25% OF FACADE AREA	44 SF
19:66-5.7(j) 4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	N/A	N/A
19:66-5.7(j) 5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT		20 FT	N/A	N/A
19:66-5.7(j) 5ii	MAX. PROJECTING SIGN HEIGHT		20 FT	N/A	N/A
19:66-5.7(j) 5iii	MAX. GROUND HEIGHT		5 FT	N/A	N/A
19:66-5.7(j) 5iv	MAX. POLE SIGN HEIGHT		20 FT	N/A	N/A
19:66-5.7(j) 5v	MAX. WALL SIGN HEIGHT		ROOFLINE	BELOW ROOFLINE	C
19:66-5.7(j) 5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	N/A	N/A
19:66-5.7(j) 6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK		5 FT	N/A	N/A

C = CONFORMS  
DNC = DOES NOT CONFORM, VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMING

NOTE: FACADE AREA = 32.4x25' = 810 SF  
25% OF FACADE AREA = 202.5 SF

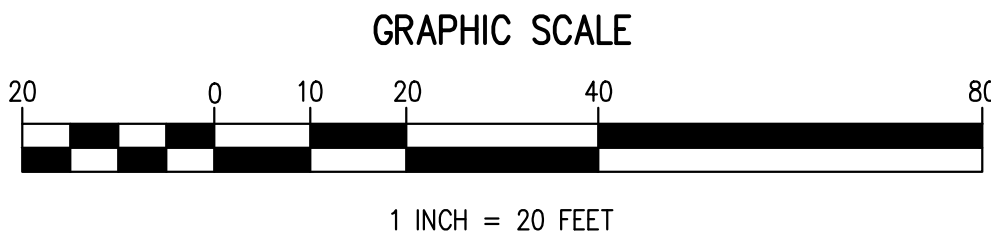
**OWNER**  
ATALLAH, LLC  
140 EAST NIGHTINGALE WAY  
GALLOWAY TOWNSHIP, NEW JERSEY 08205

**APPLICANT**  
HONESTY WELLNESS, LLC  
1408 ATLANTIC AVENUE  
ATLANTIC CITY, NEW JERSEY 08401

### ATLANTIC CITY CERTIFIED 200' OWNERS LIST

DATED: 7/14/2022

BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	ZipCode
146	9		1408 ATLANTIC AVE	ATALLAH, INC.	140 EAST NIGHTINGALE WAY	GALLOWAY TOWNSHIP, NJ	08205
144	1		9 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081
144	2		11 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081
144	3		13 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081
144	4		15 S TENNESSEE AVE	TENNESSEE AC LLC	88 LARKSPUR CR	SICKLERVILLE, NJ	08081
144	5		21 S TENNESSEE AVE	PER MARC LLC	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
145	1		1336 ATLANTIC AVE	RHA,FRANK,RAFAEL,MICHAEL	604 N JEROME AVE	MARGATE, NJ	08402
145	2		1334 ATLANTIC AVE	RMR L.L.C.	7 CRESTWOOD AVE	LINWOOD, NJ	08321
145	3		1332 ATLANTIC AVE	HWANG, SOOK JA	103 GARNETT LANE	EGG HARBOR TWP, NJ	08234
145	4		1328 ATLANTIC AVE	ARSENIS PROPERTIES, LLC	17 RIDGEWOOD CT	NORTHFIELD, NJ	08225
146	2		1434 ATLANTIC AVE	AHMED, SALEH UDDIN	4 N SACRAMENTO AVENUE	VENTNOR, NJ	08406
146	3		1432 ATLANTIC AVE	RHA,RAFAEL & JOSEPH & ELIZABETH	7 CRESTWOOD AVE	LINWOOD, NJ	08221
146	4		1430 ATLANTIC AVE	RMR LLC	7 CRESTWOOD AVE	LINWOOD, NJ	08221
146	5		1424 ATLANTIC AVE	VP SOUTH NJ EMERALD LLC,	1000 PENNSYLVANIA AVE	BROOKLYN, NY	11207
146	6		1420 ATLANTIC AVE	JL, SUNG MAN & EUN JUNG	1420 ATLANTIC AVE	ATLANTIC CITY, NJ	08401
146	7		1414 ATLANTIC AVE	AKHTER, MASUDA	110 BRISTOL RD	EGG HARBOR TWP, NJ	08234
146	8		1410 ATLANTIC AVE	THREE STARS II LLC	1404 OAKTREE RD	ISELIN, NJ	08830
146	9		1408 ATLANTIC AVE	ATALLAH, INC.	140 EAST NIGHTINGALE WAY	GALLOWAY TOWNSHIP, NJ	08205
146	10		1406 ATLANTIC AVE	BLULAND,INC./O URBANWEAR OUTLET	P.O.BOX 285	WYOMING, RHODE ISLAND	02898
146	11		1400 ATLANTIC AVE	G & M PROPERTY	1339 PACIFIC AVE	ATLANTIC CITY, NJ	08401
147	1		17 S NEW YORK AVE	JEMALS ATLANTIC CITY LLC	702 H ST NW	WASHINGTON, DC	20001
147	3		20 S TENNESSEE AVE	CASINO REINVESTMENT DEVELOPMENT AU	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401
147	4		14 S TENNESSEE AVE	ROCKFIELD INVESTMENT GROUP LLC	32 INSTITUTE ST	FREEHOLD, NJ	07728
147	8		28 S TENNESSEE AVE	28 ATLANTIC HOLDING LLC	4014 WINCHESTER AVE	ATLANTIC CITY, NJ	08401
147	10		1401 MEMORIAL AVE	1401 MEMORIAL LLC	209 SHADY KNOLL LANE	GALLOWAY, NJ	08205
294	1		1401 ATLANTIC AVE	ATLANTIC CITY MEDICAL CENTER	6725 DELILAH RD	EGG HARBOR TWP, NJ	08234
295	4		1333 ATLANTIC AVE	ATLANTIC COUNTY IMPROVEMENT AUTH	1333 ATLANTIC AVE-STE 700	ATLANTIC CITY, NJ	08401



### GENERAL NOTES

- EXISTING LOT BOUNDARY INFORMATION TAKEN FROM "TAX PARCELS: ATLANTIC COUNTY PROPERTY BOUNDARIES."
- EXISTING CURB, DRIVEWAY, AND ADJACENT LOT LOCATIONS TRACED FROM GIS NEW JERSEY AERIAL IMAGERY PANEL "119A," PUBLISHED 2020.
- NO SCHOOLS ARE WITHIN 200 FT OF SUBJECT SITE.
- NO OTHER CANNABIS FACILITIES ARE WITHIN 20 FT OF SITE.

Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA Engineer _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811  
Know what's below.  
Call before you dig.

ALL DOCUMENTS PREPARED BY SCIULLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SCIULLO ENGINEERING SERVICES, LLC  
17 SOUTH GORDON'S ALLEY, SUITE 3  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
www.sciulloengineering.com  
NJ CERTIFICATE OF AUTHORIZATION NO. 24628290700

JASON T. SCIULLO, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604588000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 53100626400

CANNABIS RETAIL SALES FACILITY  
1408 ATLANTIC AVE, BLOCK 146, LOT 9  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

PROJECT NO.	FYB 001.01
SCALE	1"=20'
SHEET	1 OF 1

DATE	8/17/2022
ISSUE NO.	1
BY	BTJ
DATE	8/17/2022
BY	BTJ
DATE	8/17/2022
BY	BTJ

C2701