

FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION		RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i							
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.1		USE		RETAIL CANNABIS	OFFICE	RETAIL CANNABIS	C
19:66-5.10(a) 1.iv	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300 FT ABOVE BFE	< 300 FT	< 300 FT	C
	ACCESSORY STRUCTURE		35 FT ABOVE BFE	< 35 FT	< 35 FT	C	
	(2)	MINIMUM LOT AREA		7,500 SF	8,670 SF	8,670 SF	C
	(3)	MINIMUM LOT DEPTH		150 FT	165 FT	165 FT	C
	(4)	MINIMUM LOT WIDTH		50 FT	54 FT	54 FT	C
	(5)	MINIMUM LOT FRONTAGE		50 FT	54 FT	54 FT	C
	(6)	MAXIMUM BUILDING COVERAGE		70%	50%	50%	C
	(7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
	(8)	MINIMUM FRONT YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C
				20 FT GREATER THAN 35 FT IN HEIGHT	NA	NA	NA
	(9)	MINIMUM SIDE YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C
				20 FT GREATER THAN 35 FT IN HEIGHT	NA	NA	NA
	(10)	MINIMUM REAR YARD		20 FT	80 FT	80 FT	C
(11)	FLOOR AREA RATIO		N/A	NA	NA	NA	
(12)	OPEN SPACE		N/A	NA	NA	NA	
(13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	NA	NA	NA	
		HIGH RISE (10+ FLOORS)	75 DU/AC	NA	NA	NA	
19:66-5.8 (b) 4		MINIMUM ONSITE PARKING (SEE PARKING CALCULATIONS)		29 REQUIRED 22 GRANDFATHERED SHORTFALL (SEE PARKING CALC)	0 SPACES	0 SPACES	DNC
19:66-5.8 (c)		LOADING		1	0	0	ENC
19:66-5.7(i)	3i	NUMBER OF WALL SIGNS		2	0	2	C
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS		1	1	1	C
	3iii	NUMBER OF PROJECTING SIGNS		1	0	1	C
	3iv	NUMBER OF WINDOW SIGNS		1	1	1	C
	3v	NUMBER OF BILLBOARD SIGNS		1	N/A	N/A	N/A
	4i	TOTAL AREA OF ALL SIGNS		25% OF WALL SURFACE PER ELEVATION (250 SF)	N/A	28 SF 4% OF FACADE	C
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	N/A	N/A	N/A
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT		20 FT	< 20 FT	< 20 FT	C
	5ii	MAX. PROJECTING SIGN HEIGHT		20 FT	N/A	< 20 FT	C
	5iii	MAX. GROUND HEIGHT		5 FT	N/A	N/A	N/A
	5iv	MAX. POLE SIGN HEIGHT		20 FT	N/A	N/A	N/A
	5v	MAX. WALL SIGN HEIGHT		ROOFLINE	N/A	ROOFLINE	C
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.d.7.q	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	N/A	N/A	N/A
	6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK		5 FT	N/A	N/A	N/A
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.d.7.q		MAX. SIGNS PER SITE		2	2	5	DNC

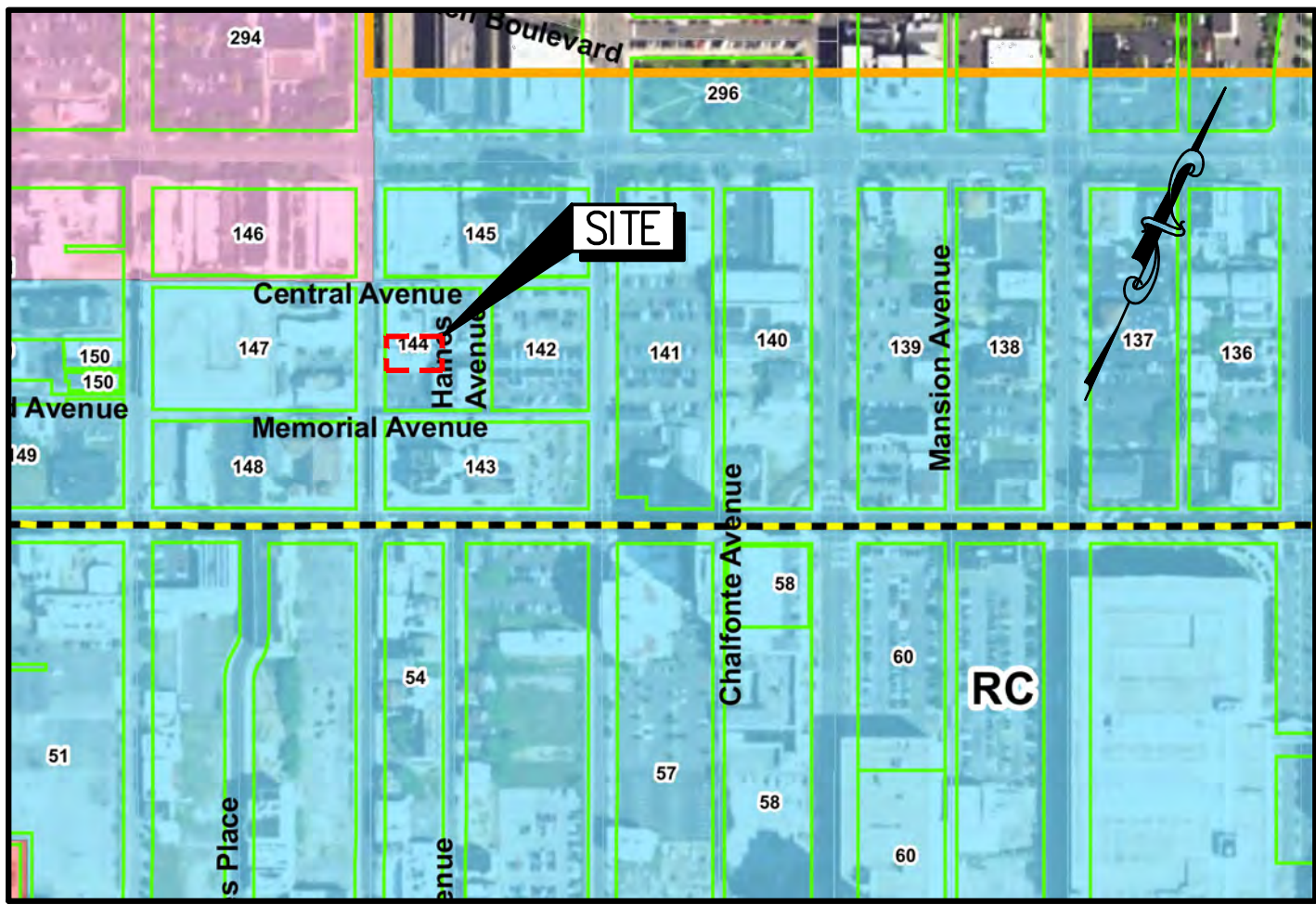
C = CONFORMS
DNC = DOES NOT CONFORM
ENC = EXISTING NON-CONFORMING

PARKING CALCULATION:

EXISTING PARKING DEMAND FOR OFFICE USE REQUIRES 8,660 SF X 1 SPACE / 400 SF = 21.6 SPACES REQUIRED.
PROPOSED RETAIL USE REQUIRES 8,660 SF OF RETAIL X 1 SPACE / 300 SF = 28.9 SPACES TOTAL REQUIRED.



- EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



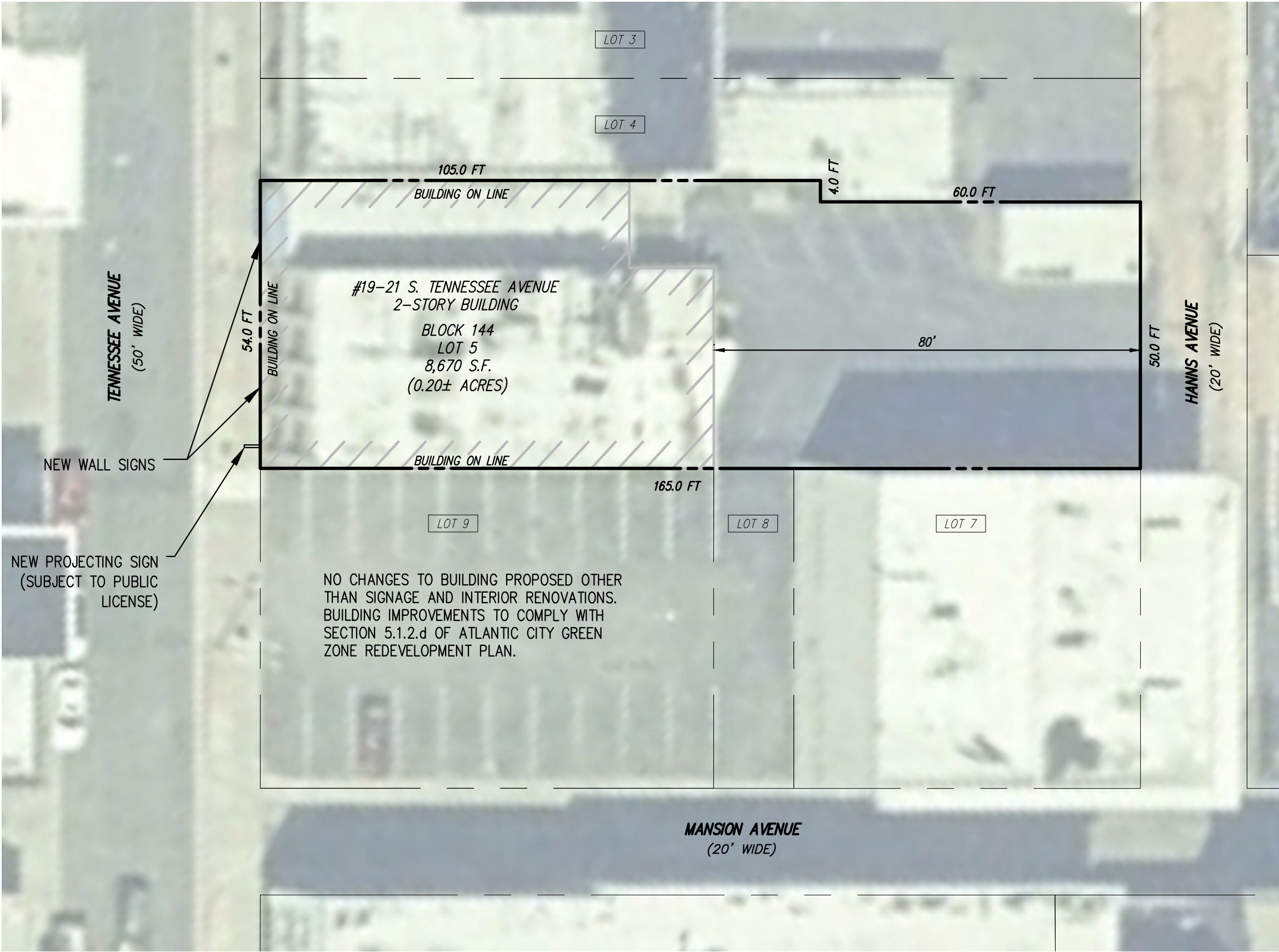
C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'



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

SCALE: 1" = 1,000'



OWNER

PER MARC, LLC
1339 PACIFIC AVENUE
ATLANTIC CITY, NJ 08401

APPLICANT

SWEET LEAVES, LLC
3448 MARITIME DRIVE
TOMS RIVER, NEW JERSEY 08753

APPLICANT INTENT

THE APPLICANT INTENDS TO REPURPOSE THE EXISTING OFFICE BUILDING TO BECOME A CLASS 5 CANNABIS RETAIL FACILITY & 2ND FLOOR CONSUMPTION LOUNGE.

UTILITIES

ACMUA
ATT: CLAUDE SMITH, DEPUTY DIRECTOR
PO BOX 117
401 N. VIRGINIA AVE
ATLANTIC CITY, NJ 08401

ATLANTIC CITY SEWERAGE COMPANY
ATT: DAN KWAPINSKI
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NJ 08401

ATLANTIC COUNTY UTILITIES AUTHORITY
ATT: RICK DOVEY
PO BOX 996
PLEASANTVILLE, NJ 08232

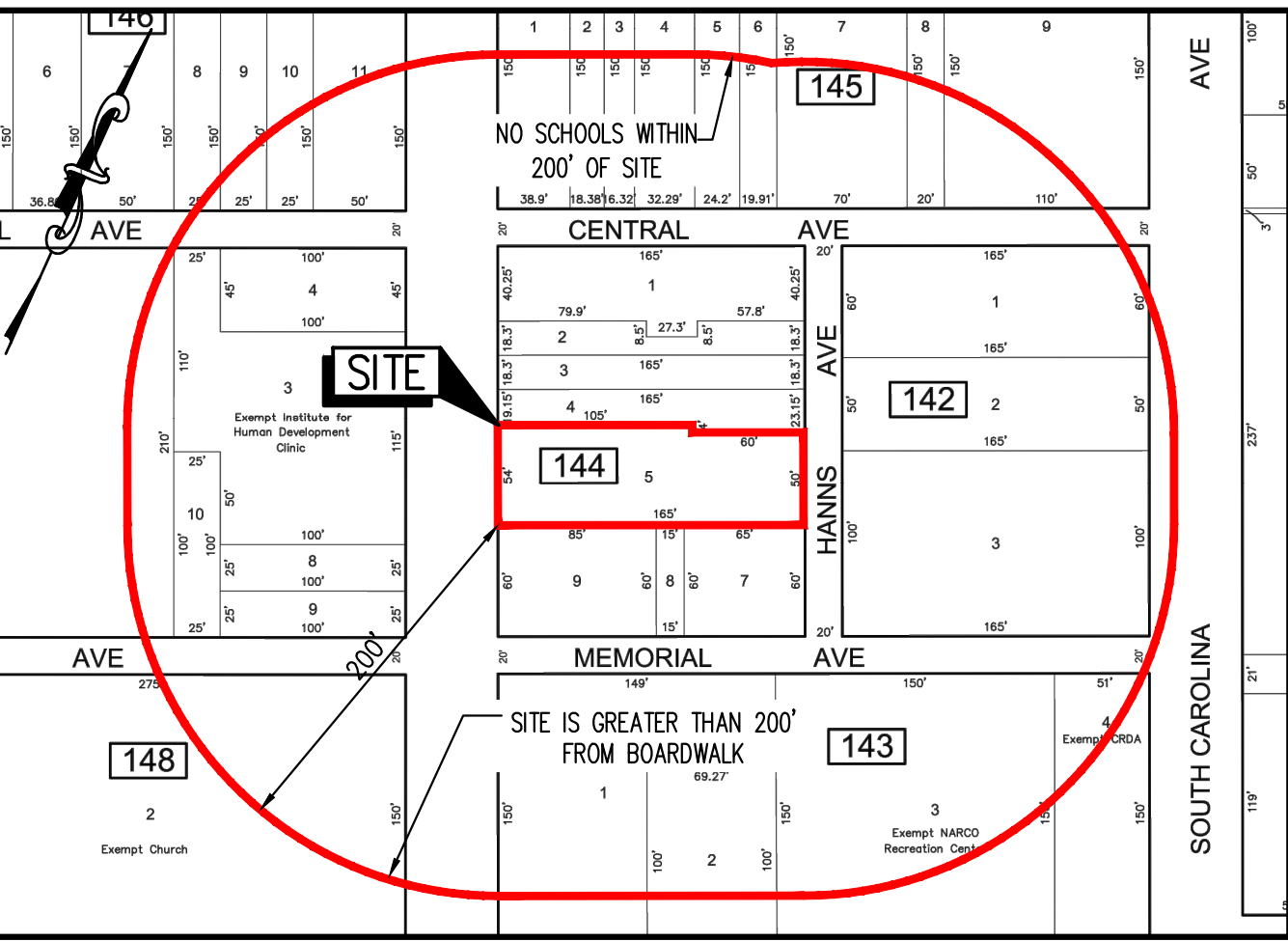
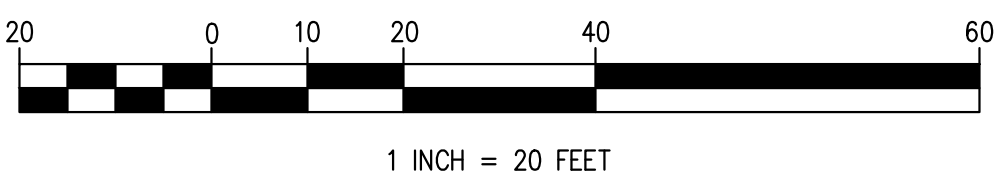
ATLANTIC CITY ELECTRIC
ATT: GREGORY BRUBAKER
2542 FIRE ROAD
EGG HARBOR TOWNSHIP, NJ 08234

SOUTH JERSEY GAS COMPANY
ATLANTIC DIVISION
ATT: BRIANNA DIRKES
111 N. FRANKLIN BLVD
PLEASANTVILLE, NJ 08232

GENERAL NOTES

- EXISTING LOT BOUNDARY INFORMATION TAKEN FROM "TAX PARCELS: ATLANTIC COUNTY PROPERTY BOUNDARIES."
- EXISTING CURB, DRIVEWAY, AND ADJACENT LOT LOCATIONS TRACED FROM GS 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.

GRAPHIC SCALE



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 27)

SCALE: 1" = 100'

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

DATED: 3/9/2023

BLOCK	LOT	QUALIFIER	PROPERTY LOCATION	OWNER
142	1		145 SOUTH CAROLINA AVE	DIVERSIFIED-AC LLC
142	2		185 SOUTH CAROLINA AVE	DIVERSIFIED-AC LLC
142	3		245 SOUTH CAROLINA AVE	VENTURE ENTERISES OF ATL CITY INC
143	1		1339 PACIFIC AV E	SG-IRALDI, ETAL % HJ HOTEL
143	2		1329 PACIFIC AV E	1333P ACIFIC CORP
143	3		1307PACIFICAVE	CRDA
143	4		605 SOUTH CAROLINA AVE	CRDA
144	1		9 S TENNESSEE AVE	TENNESSEE AC LLC
144	2		11 S TENNESSEE AVE	TENNESSEE AC LLC
144	3		13 S TENNESSEE AVE	TENNESSEE AC LLC
144	4		15 S TENNESSEE AVE	TENNESSEE AC LLC
144	5		21S TENNESSEE AVE	PER MARC LLC
144	7		1317 MEMORIAL AVE	DINICOLANTONIO, EDWARD
144	8		1321 MEMORIAL AVE	PERMARC LLC
144	9		29 S TENNESSEE AVE	ARSENIS, MARCEL
145	1		1336 ATLANTIC AVE	RHA;FRANK,RAPHAEL,MICHAEL
145	2		1334 ATLANTIC AVE	RMR L.L.C.
145	3		1332 ATLANTIC AVE	HWANG, SOOK JA
145	4		1328 ATLANTIC AVE	ARSENIS PROPERTIES, LLC
145	5		1326 ATLANTIC AVE	APOSTOLOS, BASDEKIS & SOPHIA
145	6		1324 ATLANTIC AVE	IT,SUNG&EUN
145	7		1314 ATLANTIC AVE	BEACH THEATRE ASSOC. C/O THOMPSON R
145	8		1312 ATLANTIC AVE	IT,SUNG M
145	9		1300 ATLANTIC AVE	DIVERSIFIED-AC LLC
146	8		1410 ATLANTIC AVE	THREE STARS II LLC
146	9		1408 ATLANTIC AVE	ATALLAH, INC.
146	10		1406 ATLANTIC AVE	BLULAND,INC.C/O URBANWEAR OUTLET
146	11		1400 ATLANTIC AVE	G & M PROPERTY
147	1		17S NEW YORK AVE	JEMALS ATLANTIC OTY LLC
147	3		20 S TENNESSEE AVE	CRDA
147	4		14S TENNESSEE AVE	ROCKFIELD INVESTMENT GROUP LLC
147	8		28 S TENNESSEE AVE	28 ATLANTIC HOLDING LLC
147	9		32 S TENNESSEE AVE	PAK, JACQUELINE
147	10		1401 MEMORIAL AVE	JEMALS 1401 AC LLC
148	2		1401 PACIFIC AVE	PARISH OF SAINT MONICA

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

FOR THE CITY OF ATLANTIC CITY, I, JASON T. SCIULLO, P.E., P.P., PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000, PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT PROVIDING OR REPRESENTING TO BE PROVIDING ANY SERVICE OR INFORMATION IN CONNECTION WITH THE PROJECT OR ON ANY OTHER PROJECT FOR THE CITY OF ATLANTIC CITY, NEW JERSEY, WITHOUT THE WRITTEN CONSENT OF THE CITY OF ATLANTIC CITY, NEW JERSEY. I, JASON T. SCIULLO, P.E., P.P., HEREBY CERTIFY THAT I AM NOT PROVIDING OR REPRESENTING TO BE PROVIDING ANY SERVICE OR INFORMATION IN CONNECTION WITH THE PROJECT OR ON ANY OTHER PROJECT FOR THE CITY OF ATLANTIC CITY, NEW JERSEY, WITHOUT THE WRITTEN CONSENT OF THE CITY OF ATLANTIC CITY, NEW JERSEY. I, JASON T. SCIULLO, P.E., P.P., HEREBY CERTIFY THAT I AM NOT PROVIDING OR REPRESENTING TO BE PROVIDING ANY SERVICE OR INFORMATION IN CONNECTION WITH THE PROJECT OR ON ANY OTHER PROJECT FOR THE CITY OF ATLANTIC CITY, NEW JERSEY, WITHOUT THE WRITTEN CONSENT OF THE CITY OF ATLANTIC CITY, NEW JERSEY.

JASON T. SCIULLO, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24604586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100628400

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SCIULLO
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137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401

PHONE: (609) 300-5171
www.sciulloengineering.com

NJ CERTIFICATE OF AUTHORIZATION NO. 24C28290700

SWEET LEAFS

MINOR SITE PLAN
19-21 S. TENNESSEE AVENUE, BLOCK 144 LOT 5
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY 08401

SITE PLAN

SWEET LEAVES, LLC

3448 MARITIME DRIVE
TOMS RIVER, NEW JERSEY 08753

PROJECT NO. SWE 001.01		DRAWING NO. C2701	
SCALE 1"=20'	SHEET 1 OF 1	DATE 3/24/23	BY JTS
SUBMISSION/REVISION		DATE	BY
1		INITIAL	ISSUE