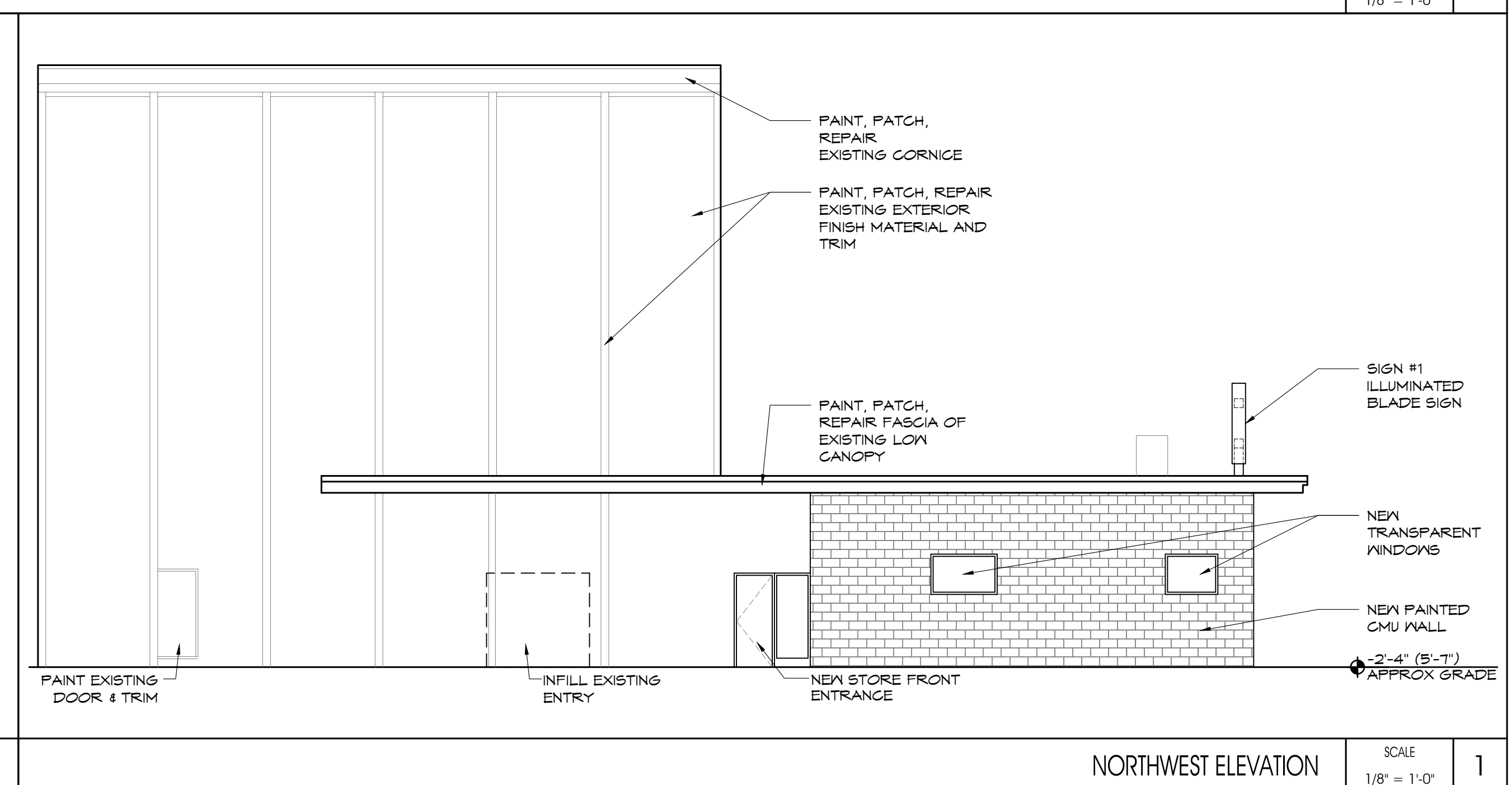
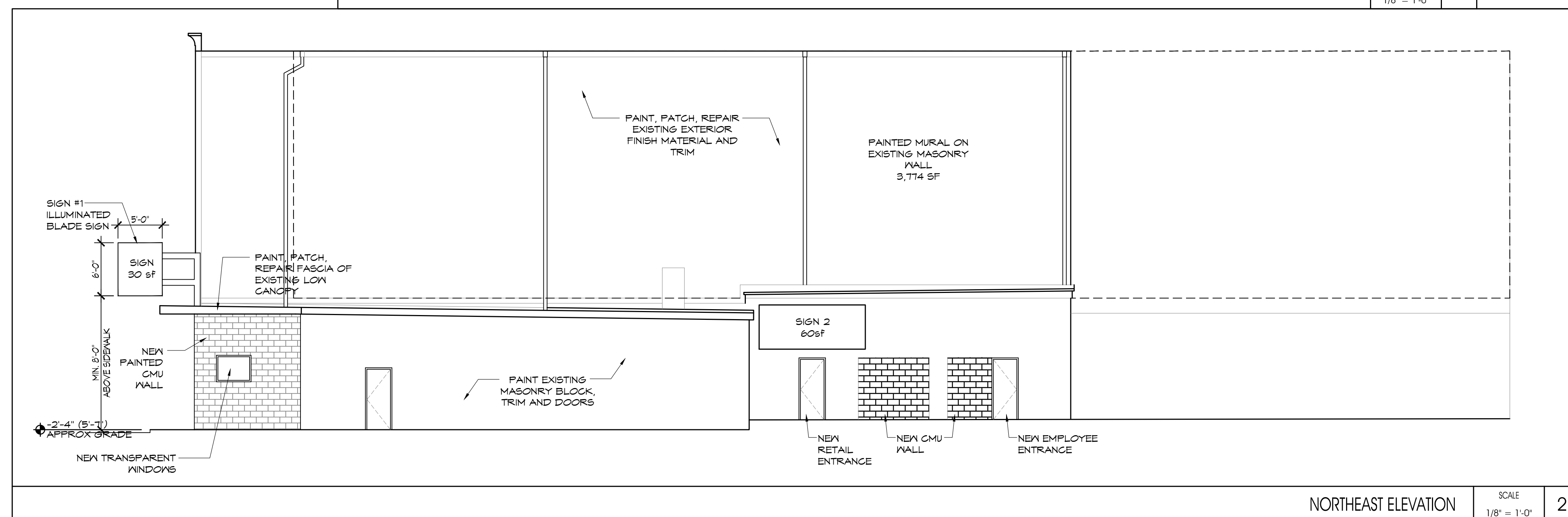
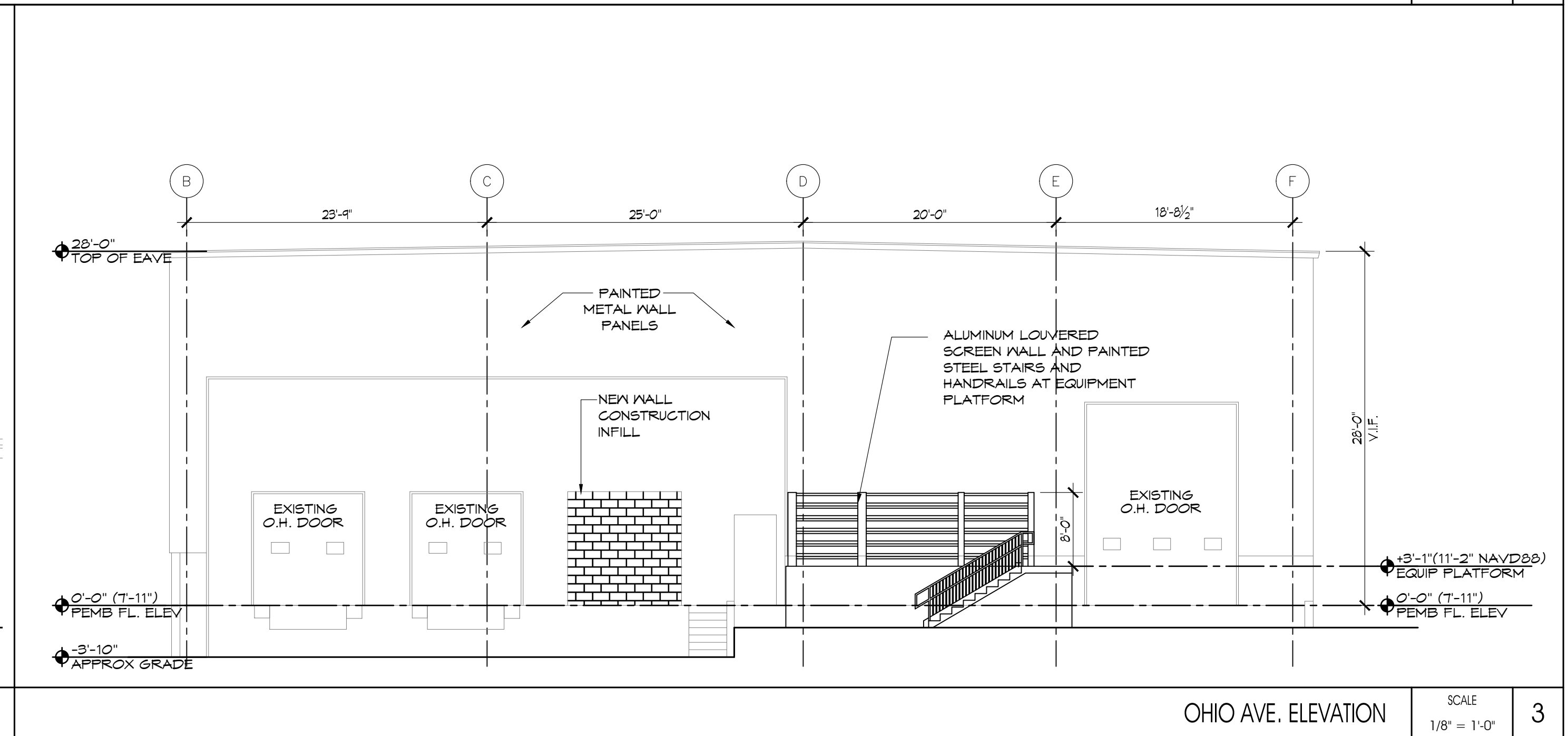
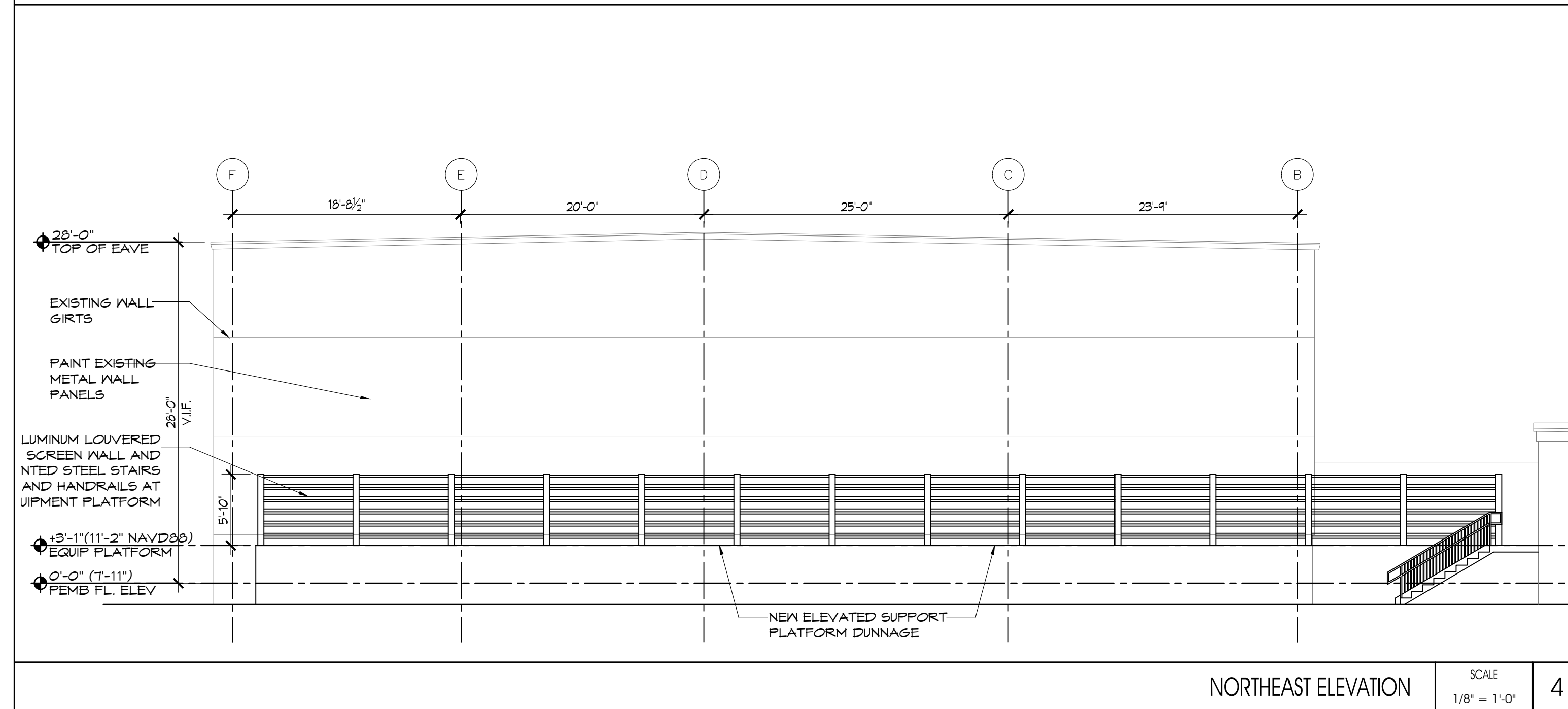
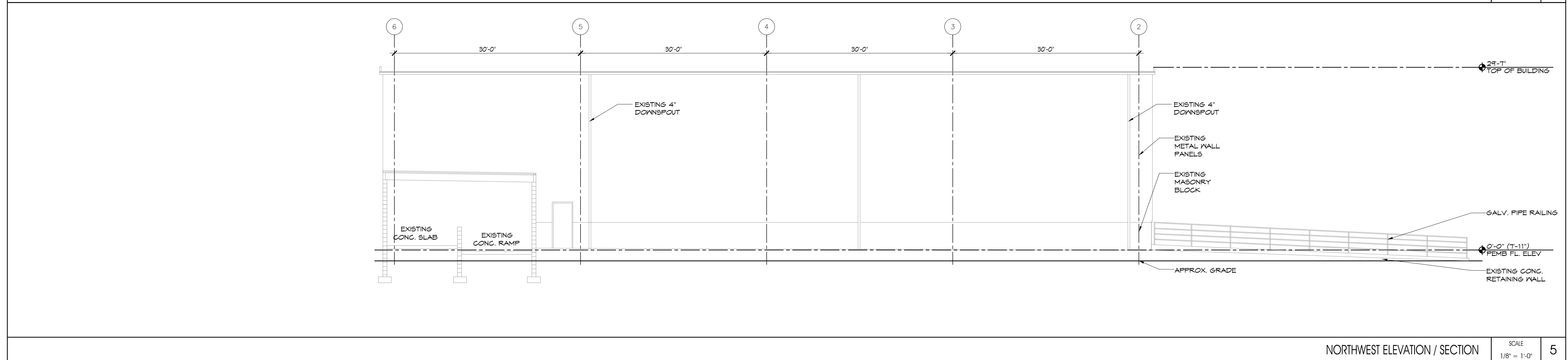
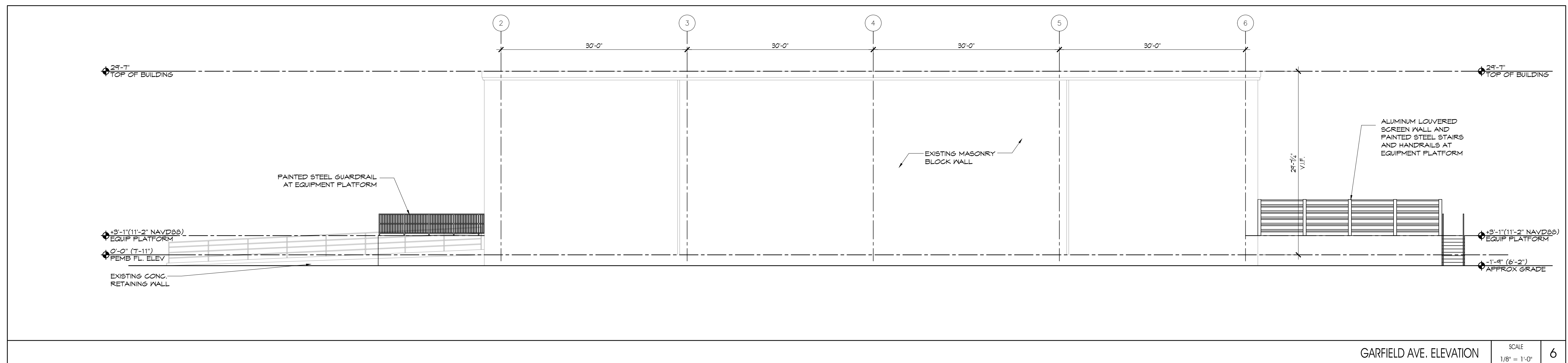


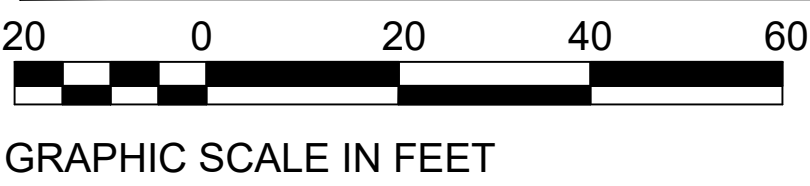
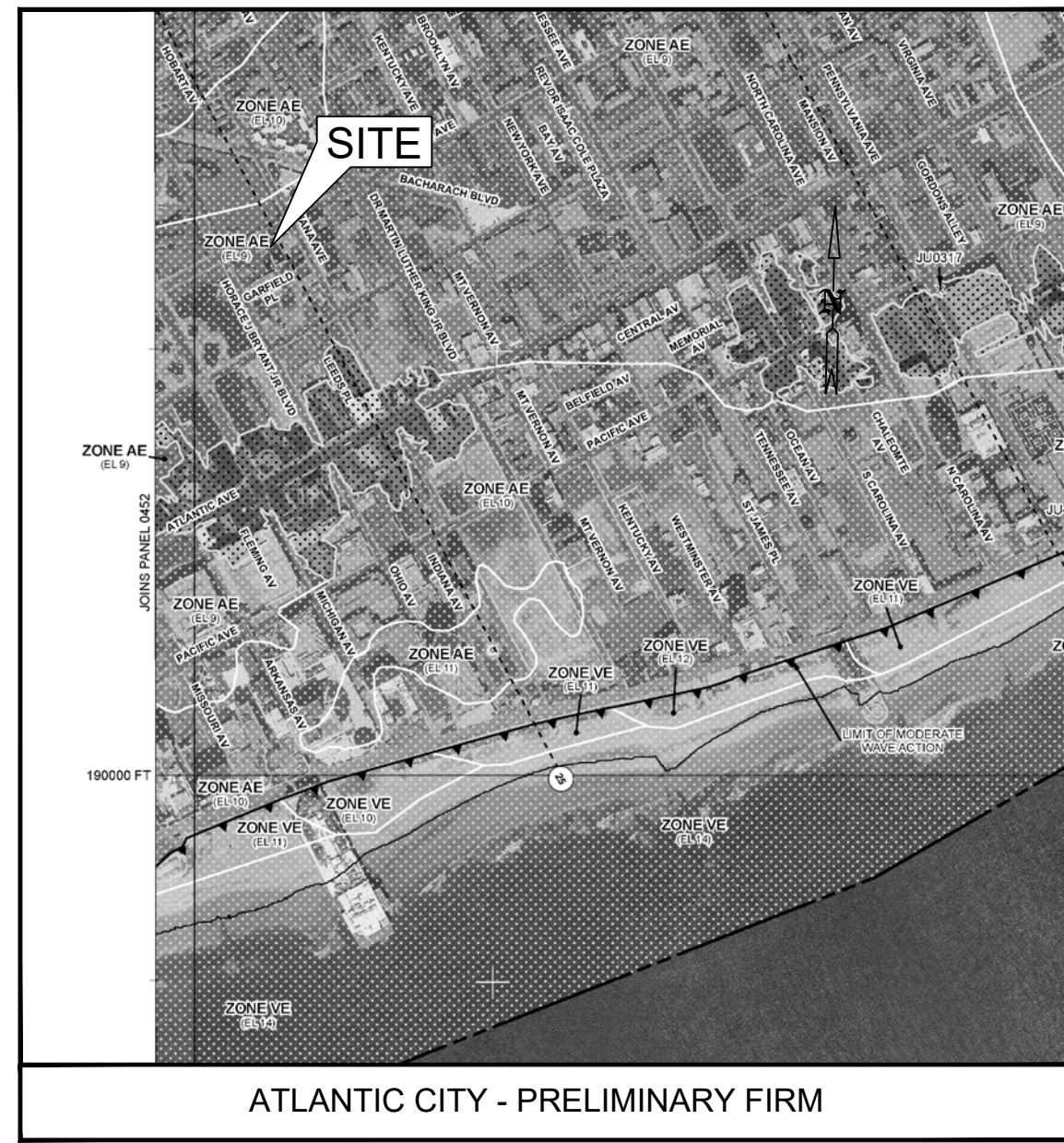
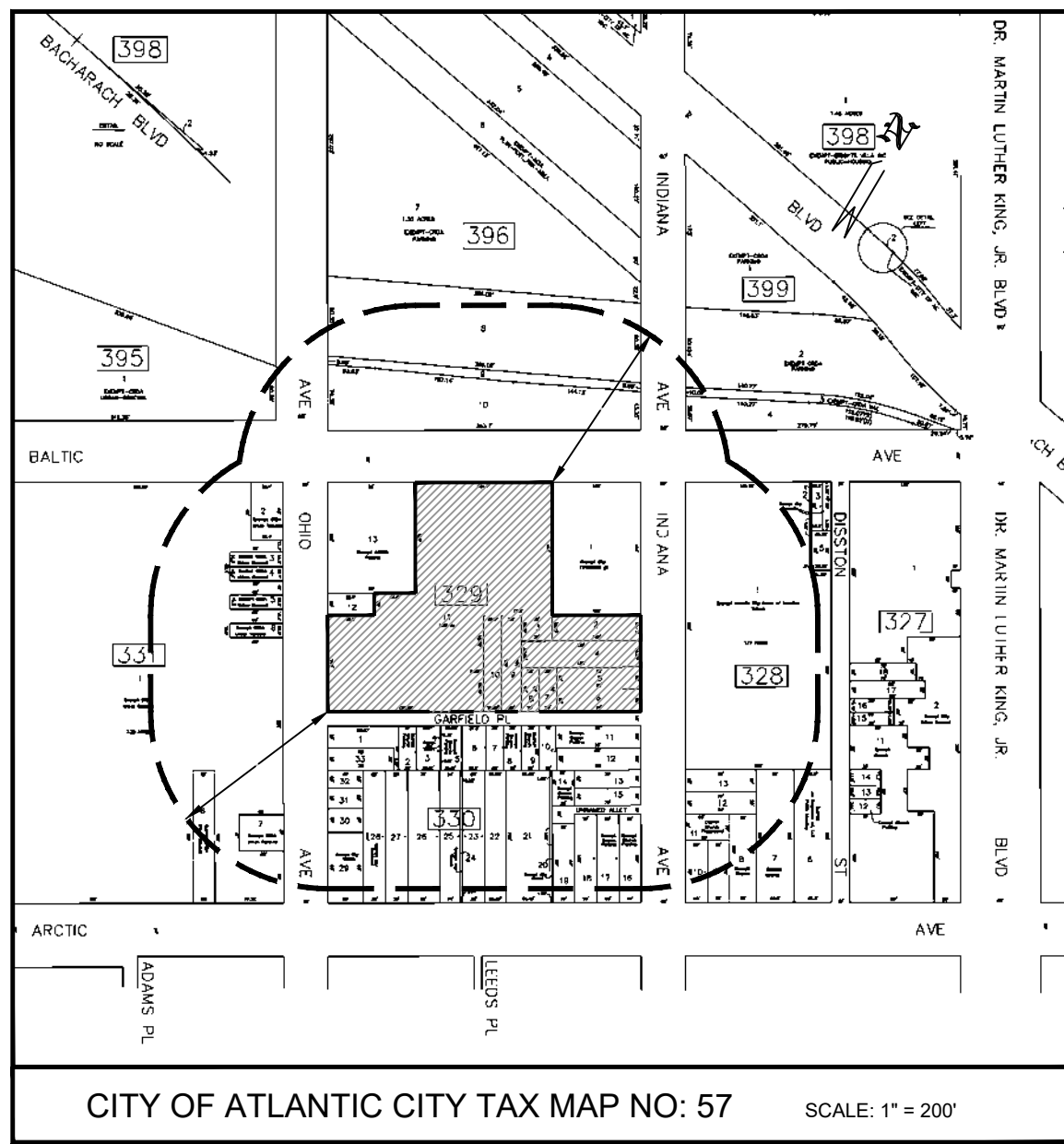
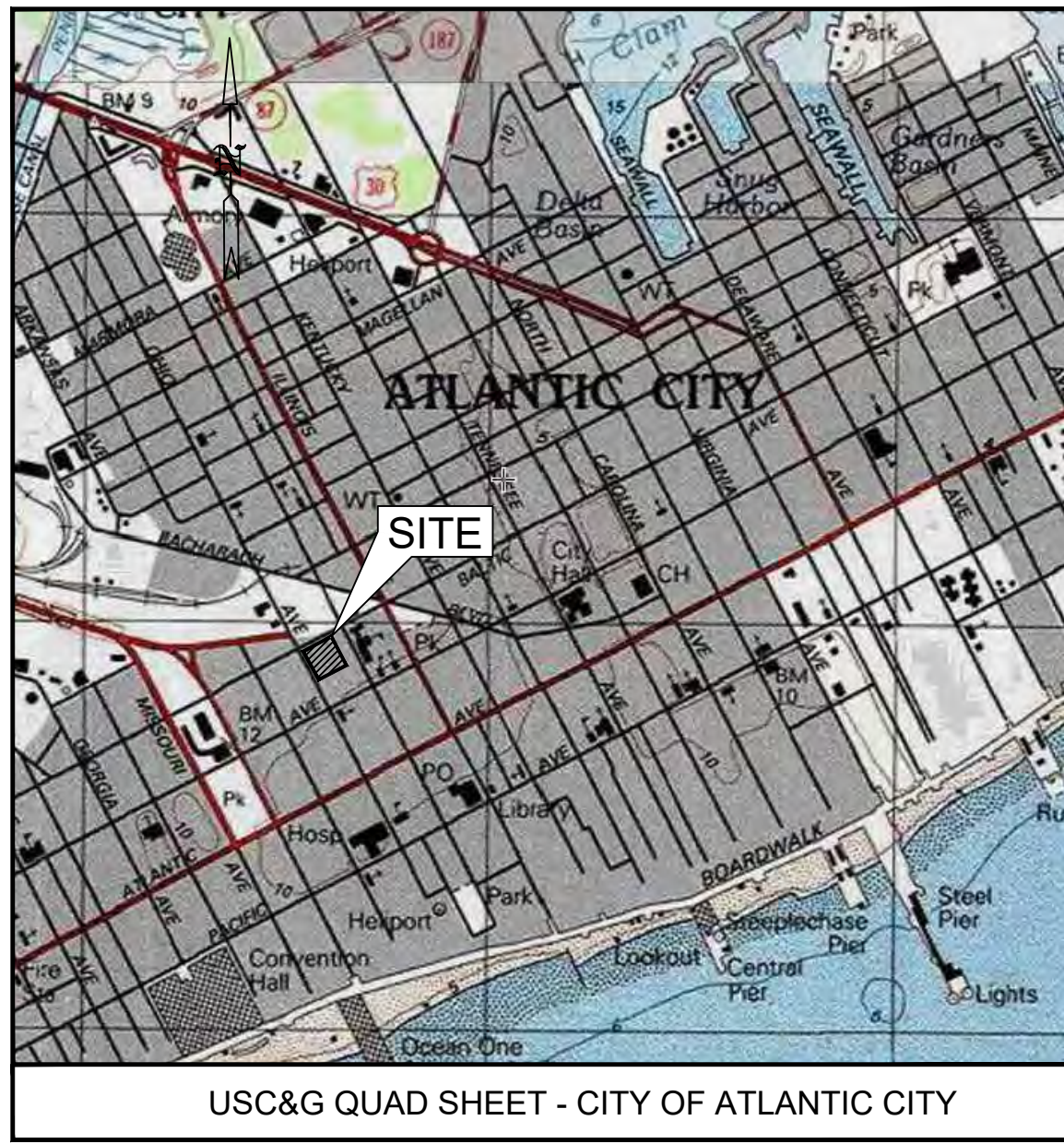


ATLANTIC CITY, NJ

[illegible]

DRAWN BY:	MS	DRAWING NO.
REVIEWED BY:		A-1
PROJECT NO.	22032.00.003	





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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 PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1988-246, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, IBC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS 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: 609-344-8094 FAX: 609-344-1994
NEW JERSEY STATE AUTH. NO.: 24GA28001300

JON R. ART
PROFESSIONAL PLANNER N.J. NO. 33LI00581500
PROFESSIONAL ENGINEER N.J. NO. GE43483

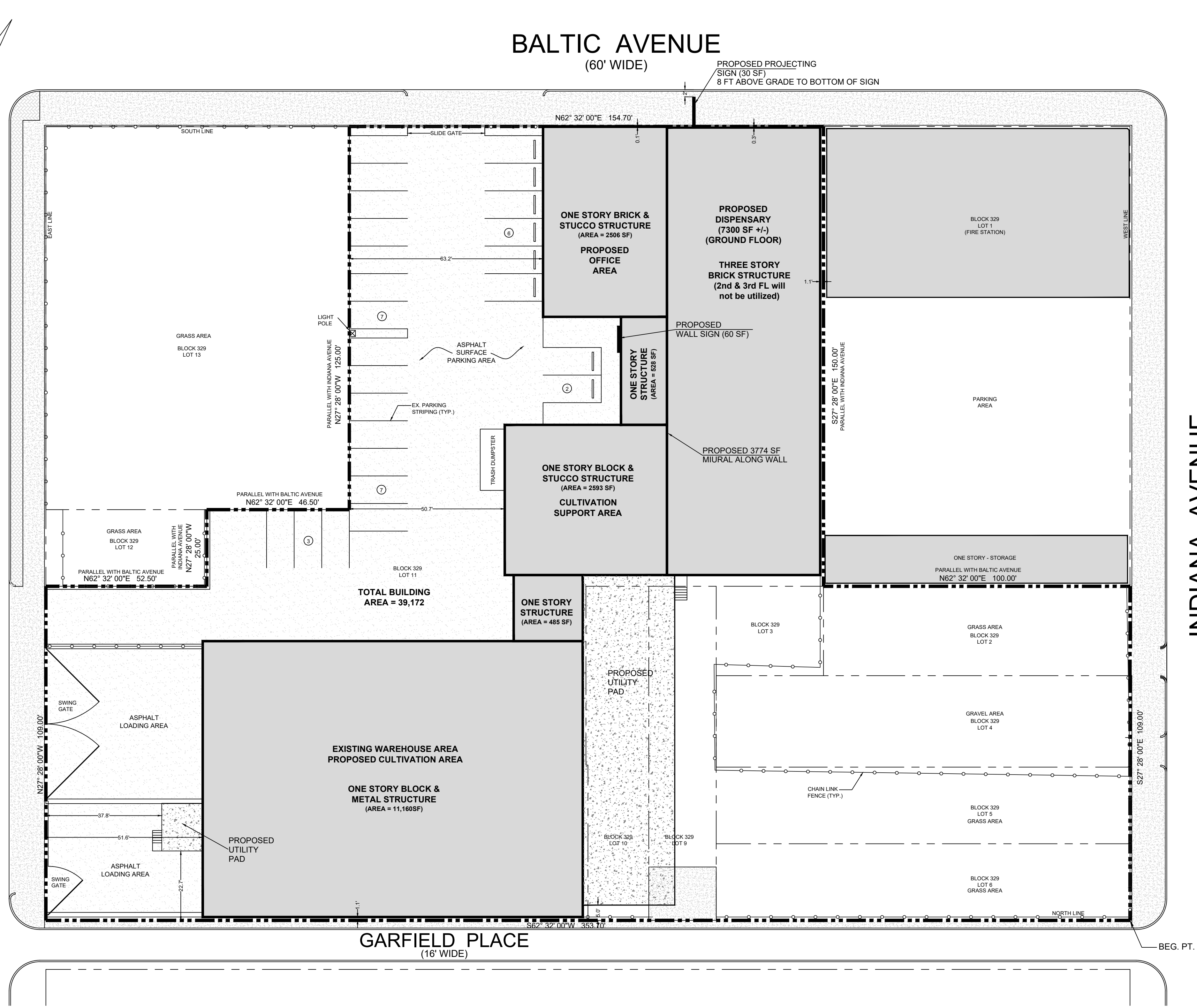
ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PROPERTY SURVEY / VARIANCE PLAN
BLOCK 329 LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 20'
DATE: 5/1/23

BY: JJB
PROJ. NO.: 40517

SHEET NO.
C-1
SHEET 1 of 1

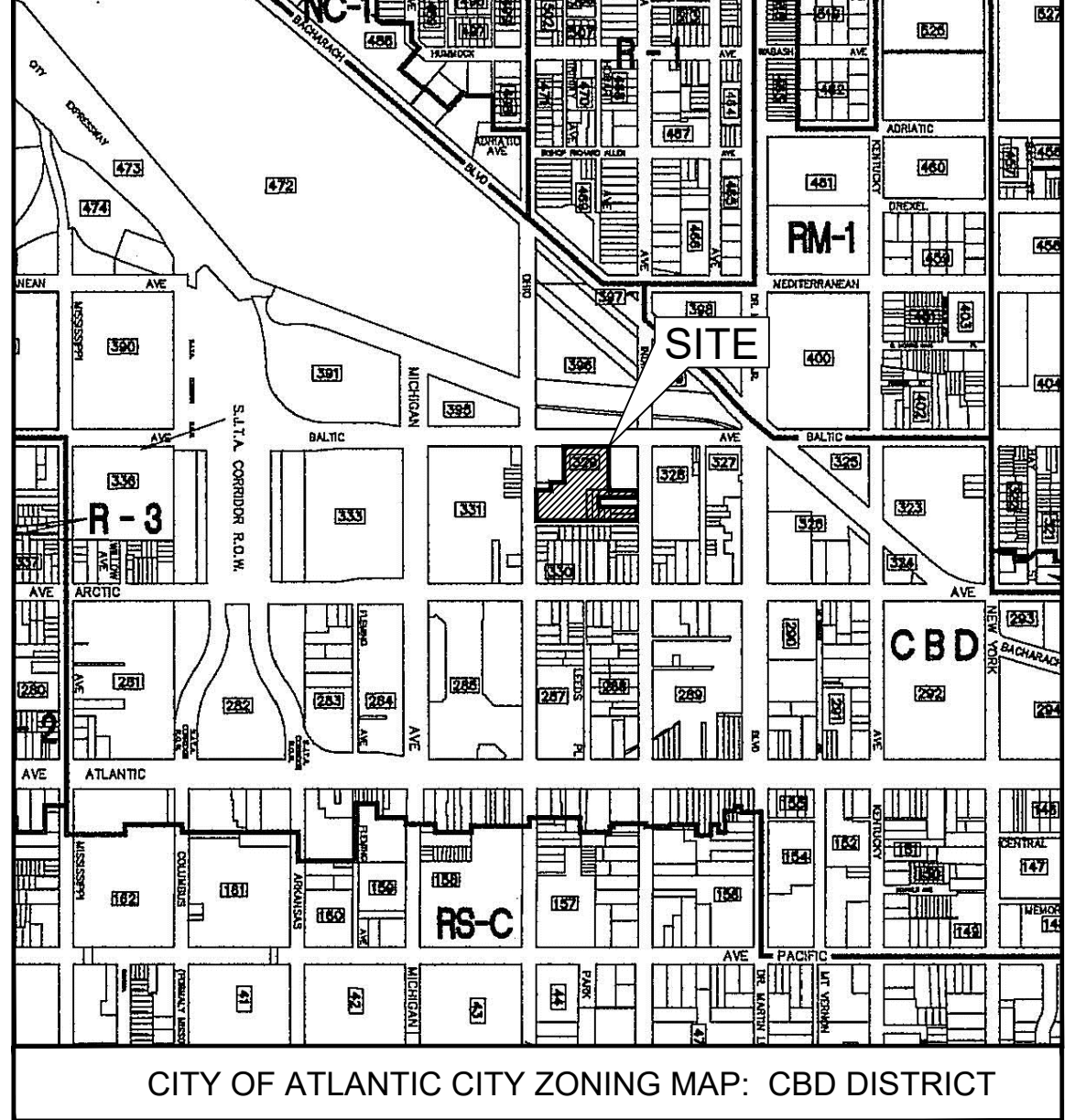
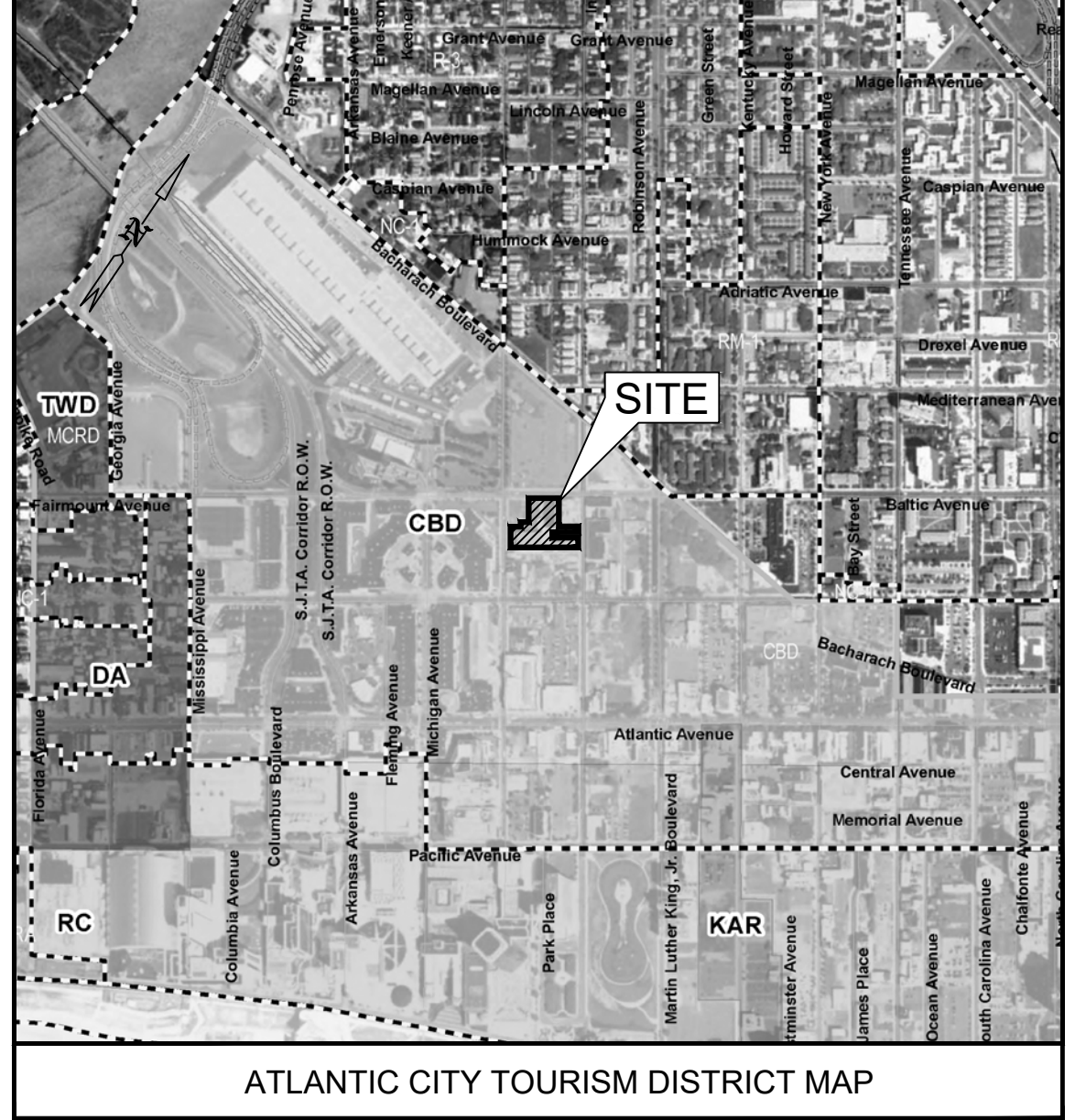


ZONING SCHEDULE (CBD DISTRICT)				
ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5000 SF	62920.8 SF	62920.8 SF	C
LOT WIDTH	50 FT	257' +/-	257' +/-	C
LOT DEPTH	100 FT	353.7 FT	353.7 FT	C
LOT FRONTAGE	50 FT	109 FT	109 FT	C
SETBACKS				
FRONT YARD (BAL TIC)	5 FT	0.1 FT	0.1 FT	ENC
FRONT YARD (INDIANA)	5 FT	1.5 FT	1.5 FT	ENC
FRONT YARD (GARFIELD)	5 FT	1.1 FT	1.1 FT	ENC
FRONT YARD (OHIO)	5 FT	51.2 FT	51.2 FT	C
SIDE YARD	0 FT	1.1 & 50.7 FT	1.1 & 50.7 FT	C
REAR YARD	20 FT	N/A	N/A	C
BLDG HEIGHT	220 FT	< 65 FT	< 65 FT	C
COVERAGE				
BLDG	30%	42%	42%	ENC
IMPERVIOUS	80%	68%	73%	C
PARKING	SEE SCHED.	25	59	V
USE	SEE CBD	ELECTRIC SUPPLY	CANNABIS	C

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

PARKING CALCULATION:
RETAIL: 1 SP / 300 SF (7300 SF) = 24 SPACES
OFFICE: 1SP / 400 SF (2506 SF) = 6 SPACES
WAREHOUSE: 1 SP / 500 SF (11160 SF + 3078 SF) = 29 SPACES
TOTAL REQUIRED = 59 SPACES

SIGN VARIANCES REQUESTED:
PROJECTING SIGN: MORE THAN 4 FT FROM BUILDING WALL



- GENERAL NOTES:**
1. APPLICANT:
STARBOARD INDUSTRIES 2, LLC
730 SPRINGDALE DRIVE SUITE 130, EXTON PA
C/O JACK PLACKTER, ESQ.
 2. PROPERTY INFORMATION:
BLOCK 329 LOTS 2-11
ATLANTIC CITY, NEW JERSEY 08401
TOTAL LOT AREA = 62920.8 SF
FLOOD ZONE = ZONE AE9 (PRELIMINARY FIRM)
EXISTING USE = ELECTRICAL SUPPLY STORE
ZONING = CBD DISTRICT
 3. INTENT OF APPLICANT:
THE APPLICANT PROPOSES A CHANGE OF USE TO ALLOW A CANNABIS CULTIVATION AND DISPENSARY TO BE DEVELOPED WITHIN THE EXISTING STRUCTURES.
 4. APPROVALS REQUIRED:
CRDA APPROVAL
 5. UTILITIES
CURRENT UTILITY SERVICE EXISTS AT PROJECT SITE, NO CHANGES PROPOSED.
 6. PROJECT TEAM:
ENGINEER, SURVEYOR, PLANNER: ARTHUR PONZIO CO.
ATTORNEY: JACK PLACKTER, ESQ.
 7. HOURS OF OPERATION:
CULTIVATION: 7am to 11pm (24-7 on-site security)
DISPENSARY: 8am to 1am (May Vary by season)
 8. EMPLOYEES:
CULTIVATION: 12-15 EMPLOYEES
DISPENSARY: 20-25 EMPLOYEES

Approved by Resolution # _____ Date: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____