

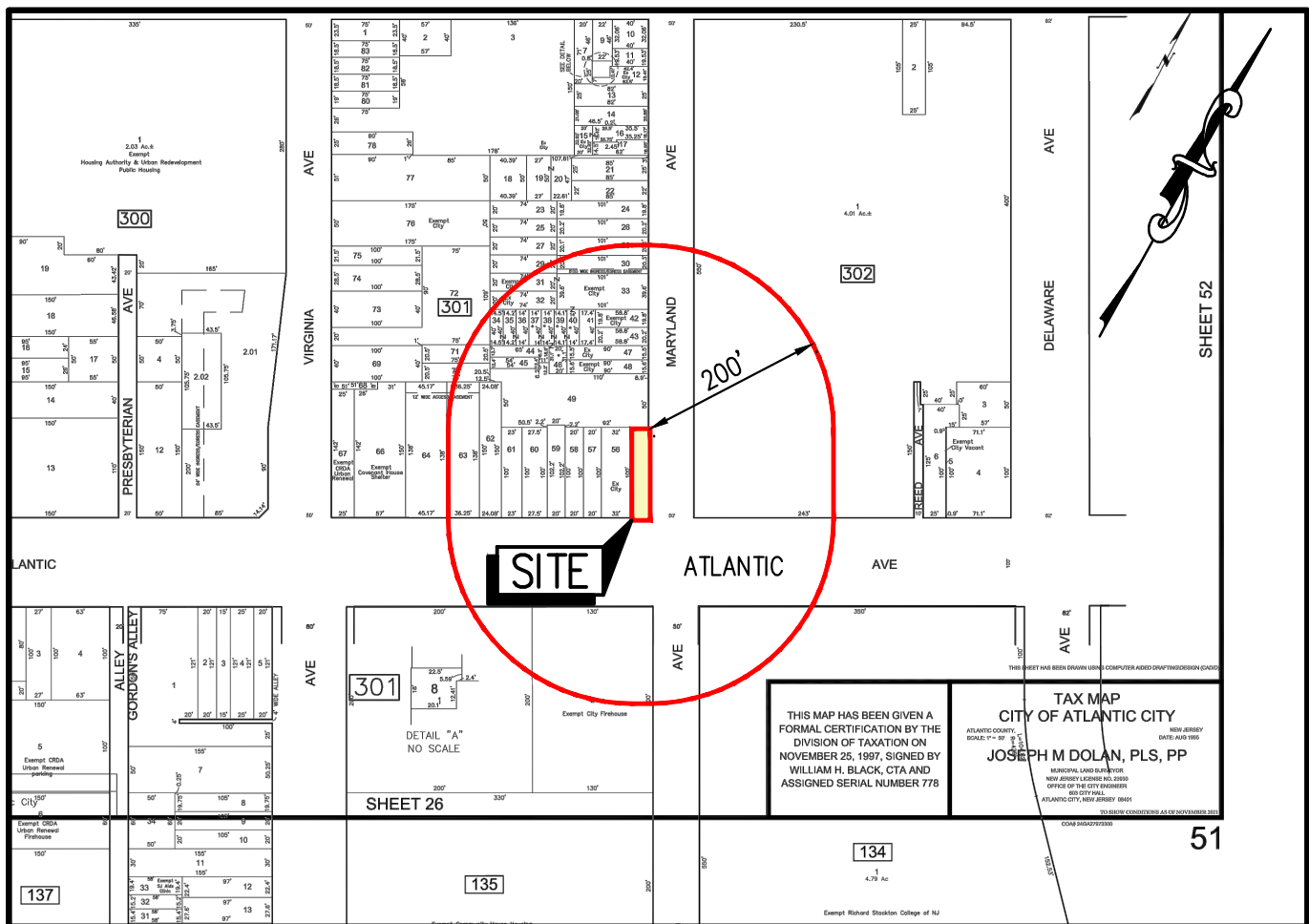
C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'

ZONING SCHEDULE

ORDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a).i	USE		RETAIL	RETAIL FOOD MARKET	RETAIL CANNABIS	C
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.1			RETAIL CANNABIS			C
19:66-5.10(a) 1.iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300' ABOVE BFE	<300 FT	<35 FT	C
		ACCESSORY STRUCTURE	35' ABOVE BFE	NA	NA	NA
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA		7,500 SF	2,000 SF	2,000 SF	ENC
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH		150'	100 FT	100 FT	ENC
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH		50 FT	20 FT	20 FT	ENC
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE		50 FT	150 FT	150 FT	C
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE		70%	100%	100%	ENC
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C
			20 FT GREATER THAN 3 FT IN HEIGHT	NA	NA	NA
19:66-5.10(a) 1.iv (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
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD		20 FT	NA	NA	NA
19:66-5.10(a) 1.iv (11)	FLOOR AREA RATIO		N/A	NA	NA	NA
19:66-5.10(a) 1.iv (12)	OPEN SPACE		N/A	NA	NA	NA
19:66-5.10(a) 1.iv (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)		6.7 REQUIRED 6.7 GRANDFATHERED SHORTFALL (SEE PARKING CALC)	0	0	ENC
19:66-5.8 (c)	LOADING		1	0	0	ENC
19:66-5.7(j) 3i	NUMBER OF WALL SIGNS		2	1	0	C
19:66-5.7(j) 3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS		1	0	2	DNC
19:66-5.7(j) 3iii	NUMBER OF PROJECTING SIGNS		1	0	0	C
19:66-5.7(j) 3iv	NUMBER OF WINDOW SIGNS		1	0	0	C
19:66-5.7(j) 3v	NUMBER OF BILLBOARD SIGNS		1	N/A	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 (422 SF TOTAL)	3.2% (54 SF TOTAL)	C
19:66-5.7(j) 4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	N/A	N/A	N/A
19:66-5.7(j) 5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT		20 FT	< 20 FT	< 20 FT	C
19:66-5.7(j) 5ii	MAX. PROJECTING SIGN HEIGHT		20 FT	N/A	N/A	N/A
19:66-5.7(j) 5iii	MAX. GROUND HEIGHT		5 FT	N/A	N/A	N/A
19:66-5.7(j) 5iv	MAX. POLE SIGN HEIGHT		20 FT	N/A	N/A	N/A
19:66-5.7(j) 5v	MAX. WALL SIGN HEIGHT		ROOFLINE	N/A	N/A	N/A
19:66-5.7(j) 5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	N/A	N/A	N/A
19:66-5.7(j) 6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK		5 FT	N/A	N/A	N/A
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.4.7.q	MAX. SIGNS PER SITE		2	2	2	C

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



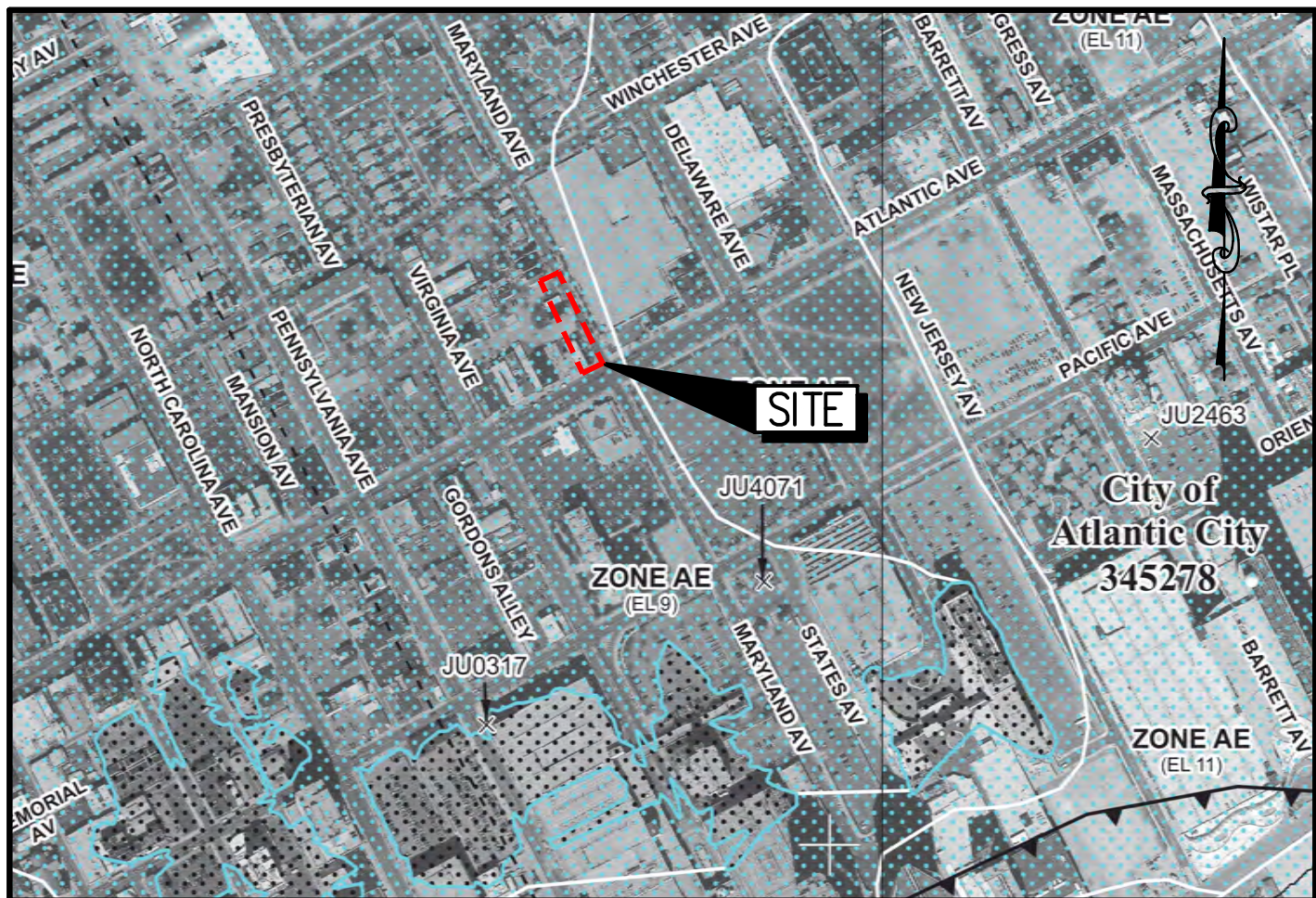
OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 29)

SCALE: 1" = 100'

ATLANTIC CITY CERTIFIED 200' OWNERS LIST

DATED: 2/27/2023

BLOCK	LOT	PROPERTY LOCATION	OWNER
301	40	2 MARYLAND TERR	CITY OF ATLANTIC CITY
301	41	1 MARYLAND AVE	551 LAFAYETTE BOULEVARD LLC
301	42	20 N MARYLAND AVE	CITY OF ATLANTIC CITY
301	43	18 N MARYLAND AVE	CAIN CAPITAL GROUP LLC
301	44	1 STEERMANS PL	551 LAFAYETTE BOULEVARD LLC
301	45	2 STEELMANS PL	551 LAFAYETTE BOULEVARD LLC
301	46	14 N MARYLAND AVE RR	CITY OF ATLANTIC CITY
301	47	16 N MARYLAND AVE	CITY OF ATLANTIC CITY
301	48	14 N MARYLAND AVE	CITY OF ATLANTIC CITY
301	49	10 N MARYLAND AVE	CITY OF ATLANTIC CITY
301	55	901 ATLANTIC AVE	NAMMOUR, NIMER & KHALIL, YOUSSEF
301	56	903 ATLANTIC AVE	CITY OF ATLANTIC CITY
301	57	905 ATLANTIC AVE	KHAN, MAHABUB
301	58	907 ATLANTIC AVE	KUPONIYI, PETER & CHERYL H/W
301	59	909 ATLANTIC AVE	KUPONIYI, PETER & CHERYL H/W
301	60	911 ATLANTIC AVE	DUONG, SY
301	61	915 ATLANTIC AVE	DELCARMEN, SUAZO HERNANDEZ MARIA &
301	62	917 ATLANTIC AVE	DELCARMEN, SUAZO HERNANDEZ MARIA &
301	63	919 ATLANTIC AVE	921 ATLANTIC LLC
ATLANTIC	70	1 WOODBINE TERR	FRIENDS OF LUBAWITCH OF ATLANTIC CO
301	71	1 WOODBINE TERR	FRIENDS OF LUBAWITCH OF ATLANTIC CO
301	72	19 N VIRGINIA AVE RR	QURESHI, AMEN
302	1	815 ATLANTIC AVE	SHOWBOAT RENAISSANCE LLC



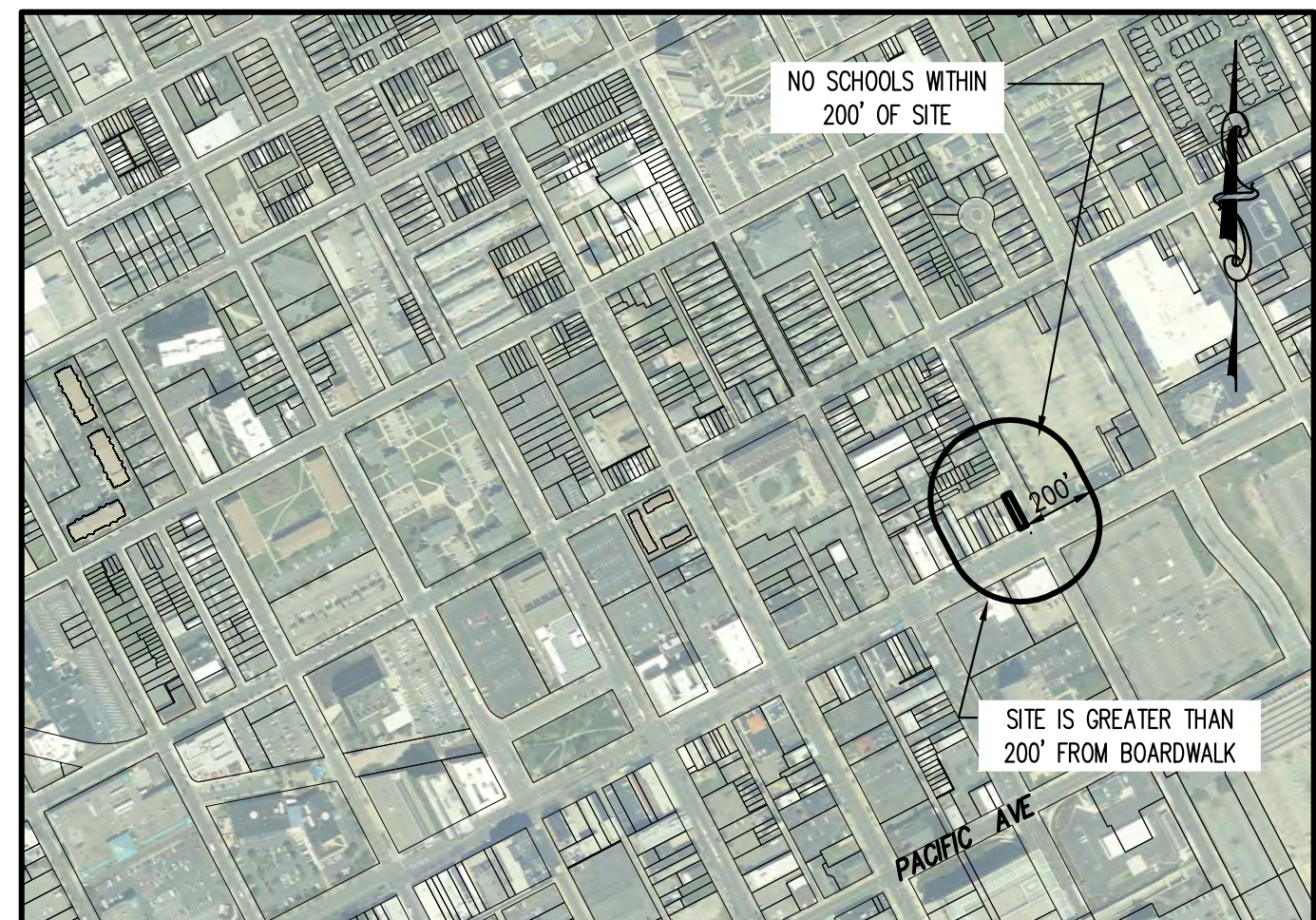
FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'



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

SCALE: 1" = 500'



200' BUFFER PLAN

SCALE: 1" = 500'

OWNER

NAMMOUR, NIMER & KHALIL, YOUSSEF
48 S DELANCEY PL
ATLANTIC CITY, NJ 08401

APPLICANT

ATLANTIC LICENSE DEVELOPMENT, LLC
2207 ORCHARD LAKE, SUITE B
SYLVAN LAKE, MI 48320

GENERAL NOTES

1. EXISTING LOT BOUNDARY INFORMATION TAKEN FROM CITY OF ATLANTIC CITY TAX MAP, SHEET NO. 29.
2. NO SCHOOLS ARE WITHIN 200 FT OF SUBJECT SITE.
3. NO OTHER CANNABIS FACILITIES ARE WITHIN 20 FT OF SITE.

UTILITIES

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

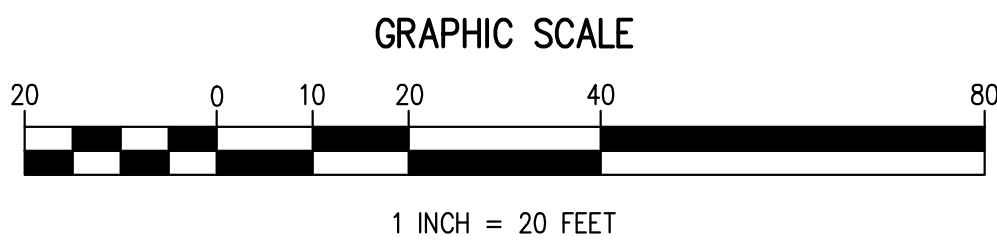
ATLANTIC CITY SEWERAGE COMPANY
ATT: DAN KWAPINSKI
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NJ 08401

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

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



1. 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 SCOILLO 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.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

PARKING CALCULATION:

1. EXISTING RETAIL FOOD MARKET HAS GRANDFATHERED PARKING SHORTFALL OF 2,000 SF AT 1 SPACE / 300 SF = 6.7 SPACES.
2. PROPOSED CANNABIS RETAIL USE REQUIRES 2,000 SF OF RETAIL x 1 SPACE / 300 SF = 6.7 SPACES REQUIRED.
3. PROPOSED PARKING DEMAND IS 6.7 REQUIRED SPACES = EXISTING NON-CONFORMING.