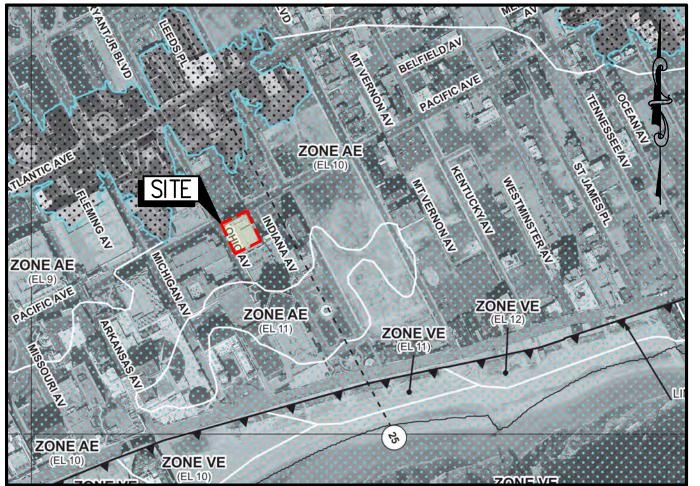


C.R.D.A. TOURISM DISTRICT ZONING MAP SCALE: 1" = 500'

<u>ATLANTIC</u>

U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP SCALE: 1" = 1,000'



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'

NO SCHOOLS WITHIN-- SITE IS GREATER THAN 200' 200' OF SITE FROM BOARDWALK

OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 8) SCALE: 1" = 200'

CITY OF ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

DATED 4	1/24/2023			
BLOCK	LOT QUALIFIER	PROPERTY LOCATION	OWNER	ADDRESS
43	1	1900 PACIFIC AVE	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
44	1	112 PARK PLACE	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
44	1.01	AIR RIGHTS PARK PL	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
44	2	116 PARK PL	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
44	3	120 PARK PL	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
44	4	124 PARK PL	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
44	4.01	AIR RIGHTS PARK PL	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
44	4.02	AIR RIGHTS OHIO AVE	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
44	6	AIR RIGHTS PARK PL	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
46	1	1804 PACIFIC AVE	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
46	2	1800 PACIFIC AVE	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
46	3	106 S INDIANA AVE	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
46	4	120 S INDIANA AVE	TJM ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER FL 33760
157	18	34 S INDIANA AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWSP, NJ 08234
157	19	1801 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWSP, NJ 08234
157	20	1807 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWSP, NJ 08234
157	21.01	1809 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWSP, NJ 08234
157	21.03	1811 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWSP, NJ 08234
158	3.02	1924 ATLANTIC AVE	ATLANTIC CITY MEDICAL CENTER	1925 PACIFIC AVE, ATLANTIC CITY, NJ

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

OWNER TJM ATLANTIC CITY, LLC 5801 ULMERTON ROAD, #200 CLEARWATER, FL 33760

APPLICANT DESIGN 710 LLC 112 PARK PLACE ATLANTIC CITY, NEW JERSEY 08401

GENERAL NOTES

- EXISTING LOT BOUNDARY INFORMATION TAKEN FROM CITY OF ATLANTIC CITY TAX MAP, SHEET NO. 8. NO SCHOOLS ARE WITHIN 200 FT OF SUBJECT SITE.
- 3. NO OTHER CANNABIS FACILITIES ARE WITHIN 20 FT OF SITE.

Approved by Resolution #	Dated: _	
CRDA PLANNER		ATE
CRDA Engineer		ATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER		ATE
CRDA HEARING OFFICER		ATE

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	MEDICAL AND RETAIL CANNABIS	MEDICAL CANNABIS	MEDICAL AND RETAIL CANNABIS	С
	(1)	PRINCIPAL BUILDING ACCESSORY STRUCTURE	300 FT ABOVE BFE	< 300 FT	< 300 FT	С
	.,	★皇 ACCESSORY STRUCTURE	35 FT ABOVE BFE	NA	NA	NA
	(2)	MINIMUM LOT AREA	7,500 SF	29,120 SF	29,120 SF	С
	(3)	MINIMUM LOT DEPTH	150 FT	200 FT	200 FT	С
	(4)	MINIMUM LOT WIDTH	50 FT	145.6 FT	145.6 FT	С
7.;	(5)	MINIMUM LOT FRONTAGE	50 FT	345.6 FT	345.6 FT	С
10(a)	(6)	MAXIMUM BUILDING COVERAGE	70%	95%	95 % ±	ENC
19:66—5.10(a) 1.iv	(7)	MAXIMUM IMPERVIOUS COVERAGE	80%	98%	98%±	ENC
19:	(0)		0 FT UP TO 35 FT IN HEIGHT	0 FT	0, 0, 10 FT±	С
	(8)	MINIMUM FRONT YARD	20 FT GREATER THAN 35 FT IN HEIGHT	20 FT	0, 0, 20 FT±	ENC, C
	(0)	AMBIRARIA OIDE VARD	0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	С
	(9)	MINIMUM SIDE YARD	20 FT GREATER THAN 35 FT IN HEIGHT	20 FT	0 FT	ENC
	(10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
			2 SIGNS/STREET FRONTAGE			
	3i	S OF	PARK PL	1 SIGN	1 SIGN	С
		NUMBER OF WALL SIGNS	PACIFIC AVE	1 SIGN	2 SIGNS	С
		2 >	OHIO AVE	1 SIGN	1 SIGN	С
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	0	0	N/A
	3iii	NUMBER OF PROJECTING SIGNS	1	1	2	DNC
	3iv	NUMBER OF WINDOW SIGNS	1	0	2	DNC
	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	< 25% OF FACADE AREA	С
19:6(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	N/A	N/A	N/A
	5ii	MAX. PROJECTING SIGN HEIGHT	20 FT	> 20 FT	20 FT	ENC/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	BELOW ROOFLINE	BELOW ROOFLINE	С
	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
REDEVELOF	EEN ZONE PMENT PLAN 2.d.7.q	MAX. SIGNS PER SITE	2	4	8	DNC

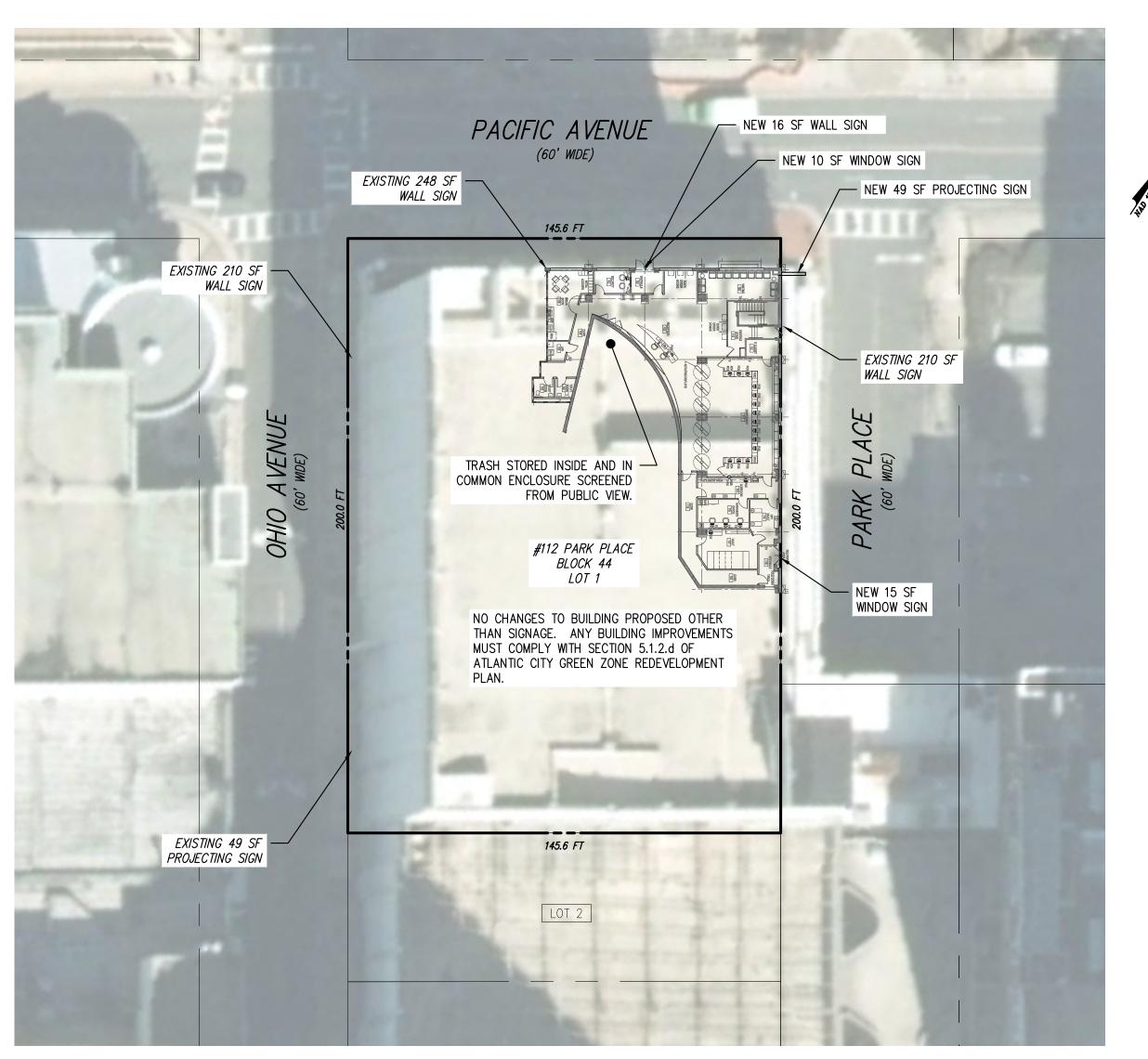
C = CONFORMSDNC = DOES NOT CONFORM, VARIANCE REQUIRED ENC = EXISTING NON-CONFORMING



Call before you dig.

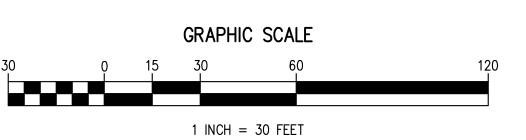
EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND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

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



SITE PLAN

SCALE: 1" = 30'



SCIULLO, P.E., P.P. R, NEW JERSEY LICENSE NO. 24GE04586R, NEW JERSEY LICENSE NO. 33LI00628

710 K PLACE DESIGN

710

DESIGN

DSN 001.01 C2701 AS SHOWN 1 OF 1