# PRELIMINARY AND FINAL SITE PLAN FOR

THE HEALING SIDE, LLC BLOCK 164, LOT 54, 56, 57, 65, 66, 67, 68, 73, 74, & 75 ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY

#### **UTILITIES**

**Colliers** 

Engineering

& Design

om the services were contracted or to whom it is certified. This drawing ma copied, reused, disclosed, distributed or relied upon for any other purp

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

**COVER SHEET** 

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY 401 VIRGINIA AVENUE ATLANTIC CITY, NJ 08401

ATLANTIC COUNTY UTILITIES AUTHORITY 6700 DELILAH ROAD EGG HARBOR TOWNSHIP, NJ 08234

540 BROAD STREET

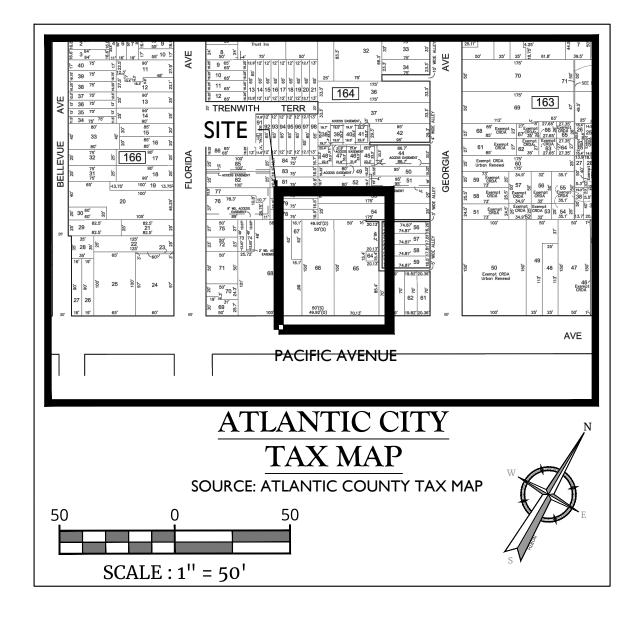
ATTN: CUSTOMER SERVICE DIVISION SOUTH JERSEY GAS

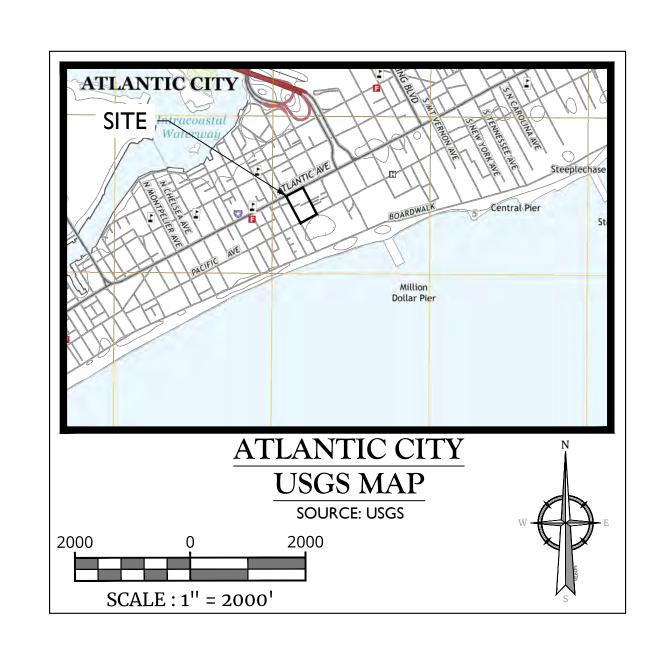
NEWARK, NJ 07101

3800 ATLANTIC AVENUE

ATLANTIC CITY, NEW JERSEY 08401 COMCAST/XFINITY

MOUNT LAUREL, NJ 08054 ATTN: CUSTOMER SERVICE DIVISION







#### OWNER/APPLICANT: SON RAJ LLC DBA HEALING SIDE LLC ADDRESS: 2415-2457 PACIFIC AVENUE ATLANTIC CITY, NJ 08401 PHONE: 201-647-3611

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREIN DEPICTED AND THAT I CONCUR WITH THE SUBMISSION.

**PLANNER** 

**ENGINEER** 

OWNER	DATE

APPROVED BY THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (CRDA) B REGULAR MEETING OF

DATE

DATE

DATE		
CHAIRPERSON	DATE	
SECRETARY	DATE	

## INDEX OF SHEETS LATEST SHT. No. DESCRIPTION **REVISION COVER SHEET** EXISTING CONDITIONS AND DEMOLITION PLAN CONSTRUCTION PLAN LIGHTING PLAN CONSTRUCTION DETAILS CONSTRUCTION DETAILS

STORE CALLS & STEWN INC.
--------------------------

SITE SAFETY

## HIGH-VOLTAGE PROXIMITY ACT

THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL

THE SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.1(e) OF THE N.J.

UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT

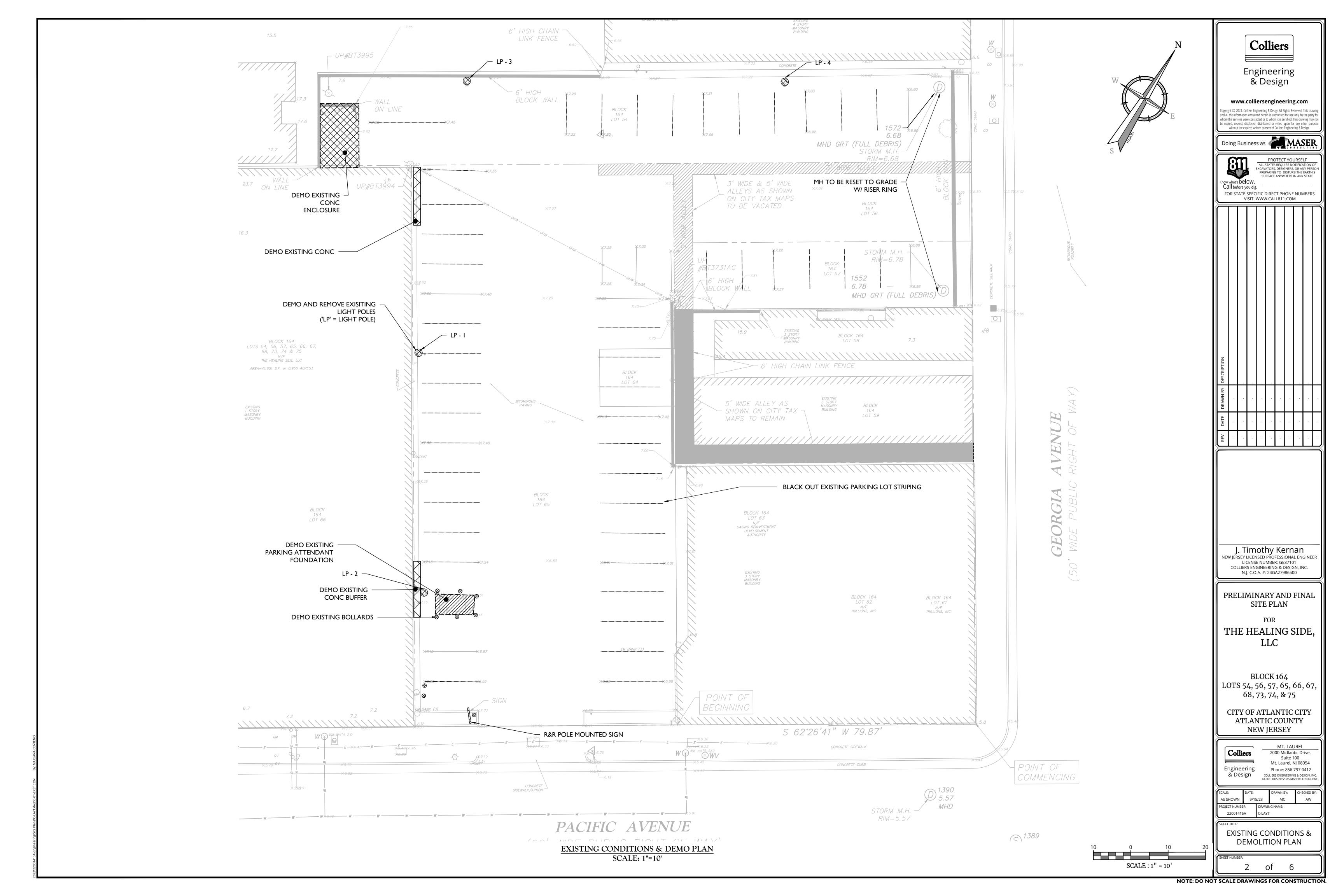
RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF

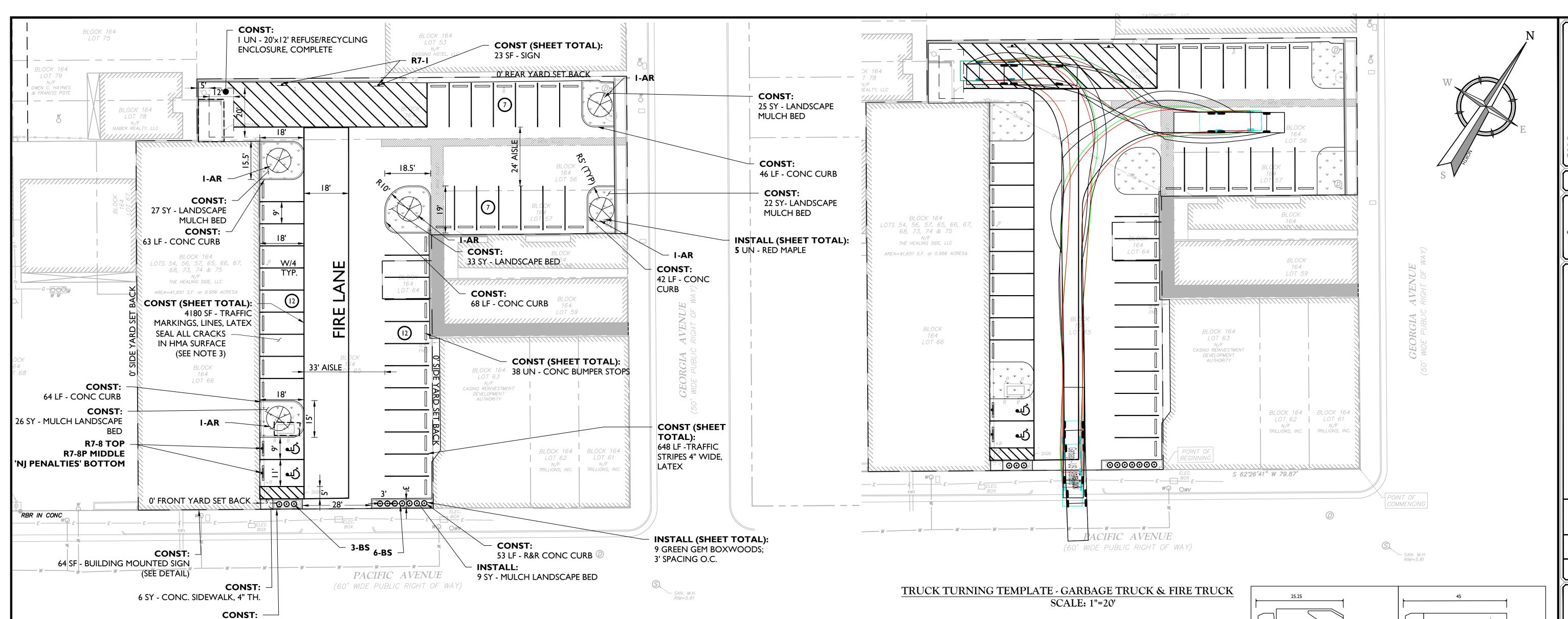
THE CONTRACTOR IS NOTIFIED THAT ALL PROVISIONS OF THE HIGH-VOLTAGE PROXIMITY ACT, P.L.1948, c.249 AS AMENDED THROUGH MAY 20, 1987 SHALL BE STRICTLY ADHERED TO. THE CONTRACTOR SHALL ALSO ADHERE TO ALL PROVISIONS OF PART 1926.550, SUBPART "N" OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF DECEMBER, 1970. PARTICULAR ATTENTION IS DIRECTED TO THE PROVISIONS OF THE ABOVE ACT REQUIRING WARNING SIGNS, NOTIFICATION TO POWER COMPANY AND RESPONSIBILITY FOR SAFEGUARDS AND

A COPY OF THE HIGH-VOLTAGE PROXIMITY ACT IS AVAILABLE IN THE OFFICE OF THE COUNTY ENGINEER OR MAY BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF LABOR, DIVISION OF WORKPLACE STANDARDS, OFFICE OF SAFETY COMPLIANCE, CN386, TRENTON, NEW JERSEY 08625-0386.

	<u> </u>	1	of	6	
NOTE: DO NO	T SCALE DR	RAWING	SS FOR C	ONSTRU	CTION.

	J. Timothy Kernan  NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE37101 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500
	PRELIMINARY AND FINAL SITE PLAN
	THE HEALING SIDE, LLC
E	BLOCK 164 LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74, & 75 CITY OF ATLANTIC CITY
SOARD OF ATLANTIC CITY AT THE	ATLANTIC COUNTY  NEW JERSEY
	Colliers  MT. LAUREL  2000 Midlantic Drive, Suite 100 Mt. Laurel, NJ 08054  Phone: 856.797.0412  COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING
	SCALE:         DATE:         DRAWN BY:         CHECKED BY:           AS SHOWN         9/15/23         MC         AW           PROJECT NUMBER:         DRAWING NAME:           22001415A         C-CVER
	SHEET TITLE:





#### CONSTRUCTION PLAN SCALE: 1"=20'

#### GENERAL NOTES

- . THE SUBJECT PROPERTY IS KNOWN AS LOTS 54, 56, 57, 65 & 66 IN BLOCK 164 AS SHOWN ON SHEET 31 OF THE OFFICIAL TAX MAP OF THE CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, DATED AUGUST, 1995, TO SHOW CONDITIONS AS OF MAY 2019.
- 2. THE PROPERTY IS LOCATED AT 2415-2417 PACIFIC AVENUE IN THE DUCKTOWN ARTS ZONE DISTRICT AND CONTAINS A TOTAL TRACT AREA OF 41,651 SF, ± 0.96 ACRES.

#### OWNER/APPLICANT:

SONRAJ LLC D/B/A THE HEALING SIDE, LLC 2415-2417 PACIFIC AVENUE ATLANTIC CITY, NJ 08401

33 LF - R&R CONC CURB

3. THE SUBJECT PROPERTY IS A ONE-STORY MASONRY BUILDING WITH CONCRETE DRIVEWAY AND ASPHALT PARKING AREA PREVIOUSLY USED AS A RESTAURANT AND JEWELRY STORE. THE APPLICANT PROPOSES TO RENOVATE THE EXISTING BUILDING ALONG WITH APPURTENANT SITE IMPROVEMENTS.

ZONE DATA: DA - DUCKTOWN ARTS EXISTING USE: RESTAURANT AND JEWELRY STORE PROPOSED USE: CLASS 5 MICRO DISPENSARY (USE VARIANCE GRANTED)

- 4. THE CLASS 5 MICRO DISPENSARY FOR RECREATIONAL MARIJUANA USE AREA IN THE EXISTING BUILDING WILL NOT EXCEED 2,500 SF.
- 5. BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE HEALING SIDE, LLC, BLOCK 164 LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74 & 75, 31 S. FLORIDA AVE, 2417 PACIFIC AVENUE & 30 S. GEORGIA AVENUE., CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" SHEET I OF I, DATED 02/09/2022, REVISED 03/22/2022, PREPARED BY JOHN J. PANKOK OF COLLIERS ENGINEERING & DESIGN, LICENSE NUMBER: GS43329, N.J. C.O.A. #: 24GA27986500.
- 6. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS.
- 7. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- 8. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

# ZONING SCHEDULE - DA- DUCKTOWN ARTS DISTRICT

	REQUIRED	EXISTING	PROPOSED
BULK DESCRIPTION			
MAXIMUM HEIGHT (PRINCIPAL)	35 FT	I-STY, <35 FT	I-STY, <35 FT (C)
MAXIMUM HEIGHT (ACCESSORY)	I5 FT	N/A	N/A
MINIMUM LOT AREA	5,000 SF	25,245 SF	25,245 SF (C)
MINIMUM LOT DEPTH	100 FT	175 FT	175 FT (C)
MINIMUM LOT WIDTH	50 FT	200 FT	200 FT (C)
MINIMUM LOT FRONTAGE	50 FT	0 FT (E)	0 FT (E)
MAXIMUM BUILDING COVERAGE	30%	29.5%	29.5% (C)
MAXIMUM IMPERVIOUS COVERAGE	80%	99.5% (E)	92.9% (E)
MINIMUM FRONT YARD	5 FT	0 FT (E)	0 FT (E)
MINIMUM SIDE YARD	0 FT	0 FT	0 FT (C)
MINIMUM REAR YARD	20 FT	0 FT (E)	0 FT (E)
FLOOR-AREA RATIO	N/A	N/A	N/A
OPEN SPACE	N/A	N/A	N/A
MAXIMUM DENSITY	25 DU/ACRE	N/A	N/A
OFF-STREET PARKING			
RETAIL (I SPACE / 500 SF OF FLOOR AREA)	15	52	38 (C)

- (C) CONFORMS
- PRE-EXISTING NON-CONFORMING CONDITION VARIANCE REQUIRED

#### CONSTRUCTION NOTES

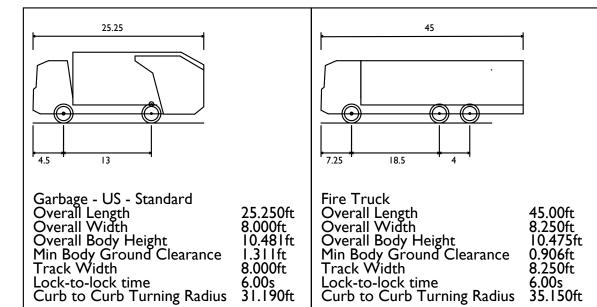
STANDARDS. NO EXCEPTION

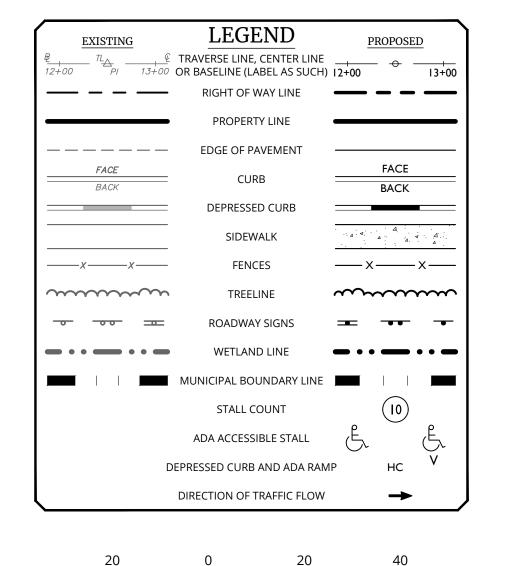
- CONTRACTOR SHALL REMOVE EXISTING PAVEMENT, CEMENT, AND ANY OTHER MATERIALS PRIOR TO THE
- INSTALLATION OF THE LANDSCAPING BEDS AND VEGETATION AS SHOWN. CONTRACTOR SHALL RE-STRIPE OVER EXISTING PARKING LOT STRIPES WITH WHITE STRIPES. ALL PARKING STALLS MUST BE 9'x 18' MINIMUM. ANY EXISTING STALLS TO BE RESTRIPED MUST BE STRIPED TO A NEW LENGTH OF 18'.
- NEW PAVEMENT SHALL BE STRIPED WITH 4" WIDE STRIPES; WHITE FOR STANDARD PARKING STALL, BLUE STRIPING FOR ADA STALL AND GORE AREA.
- CONTRACTOR SHALL SEAL ALL CRACKS IN EXISTING PARKING LOT WITH SEALMASTER MASTERSEAL ASPHALT &
- BLACKTOP SEALCOAT OR APPROVED EQUAL. MULCH BEDS SHALL BE LINED WITH FABRIC, FILLED WITH TOPSOIL, 4" THICK.
- MULCH BEDS SHALL BE LANDSCAPED WITH A MIX OF COMPACT INKBERRY HOLLY (5 GAL, 24") & ANTHONY
- WATERER SPIREA (3 GAL, 18-24") FOLLOWING THE SHRUB PLANTING DETAIL. GROUPING OF 4-5. 6. TRASH ENCLOSURE MUST BE CONSTRUCTED AT LEAST 5' FROM PROPERTY LINE, AS SHOWN ON PLAN. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO POUR REINFORCED CONC. PAD FOR ENCLOSURE. SEE
- DETAIL FOR INSTRUCTION ON PAD & FENCE INSTALLATION (NOT SHOWN ON PLAN FOR CLARITY). MANHOLE SHALL BE RESET USING A RISER RING TO MEET THE SURFACE ELEVATION OF THE NEW LANDSCAPE BED. 8. NEW SIGNS SHALL BE PLACED IN THE LOCATIONS SHOWN. ALL SIGNS AND POSTS SHALL MEET MUTCD
- 9. ALL ELECTRICAL WIRING TO THE LIGHT POLES SHALL BE RUN UNDERGROUND TO THE GREATEST EXTENT POSSIBLE.
- 10. CONTRACTOR SHALL REUSE EXISTING SIGN POST FOR POLE MOUNTED SIGN IF POSSIBLE. 11. CONTRACTOR SHALL CONFIRM LIGHT POLE AESTHETICS INCLUDING COLOR AND FINISH PRIOR TO ORDERING POLES.

PARKING REQUIREMENTS					
REQUIREMENT EXISTING PROPOSED CONFO					
RETAIL SPACE (I STALL PER 250 SF OF FLOOR SPACE)	*I5 STALLS (I ADA)	52 STALLS (0 ADA)	38 STALLS (2 ADA)	CONFORMS	

\*RETAIL FLOOR SPACE: 7450 SF \* I STALL / 500 SF = 15 STALLS

PLANT SCHEDULE						
PLANT	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	HEIGHT
BS	9	BUXUS SEMPERVIRENS "SUFFRUTICOSA"	DWARF ENGLISH BOXWOOD	2 GAL.	2'-0"	N/A
AR	5	ACER RUBRUM	RED MAPLE	5 GAL.	2'-0"	N/A





SCALE: 1" = 20'

J. Timothy Kernan NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE37101

**Colliers** 

Engineering

& Design

www.colliersengineering.com

whom the services were contracted or to whom it is certified. This drawing ma e conied, reused, disclosed, distributed or relied upon for any other pur

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

VISIT: WWW CALL811 COM

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

MASER

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSONNELS.

PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

PRELIMINARY AND FINAL SITE PLAN

COLLIERS ENGINEERING & DESIGN, INC.

N.J. C.O.A. #: 24GA27986500

THE HEALING SIDE, LLC

BLOCK 164 LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74, & 75

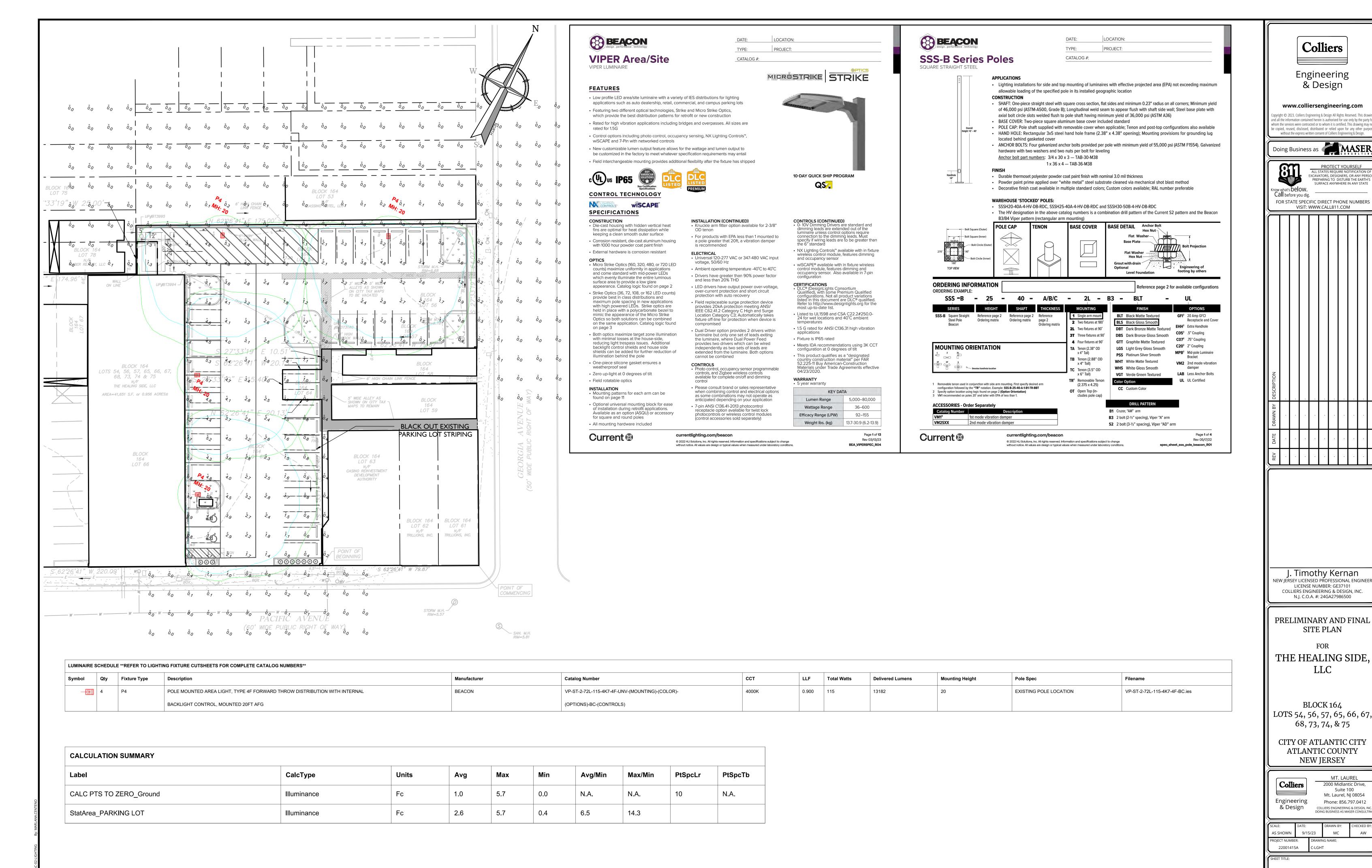
CITY OF ATLANTIC CITY ATLANTIC COUNTY **NEW JERSEY** 

Colliers 2000 Midlantic Drive, Suite 100 Mt. Laurel, NJ 08054 Engineering Phone: 856.797.0412 & Design COLLIERS ENGINEERING & DESIGN, IN DOING BUSINESS AS MASER CONSUL

22001415A CONSTRUCTION PLAN

MT. LAUREL

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



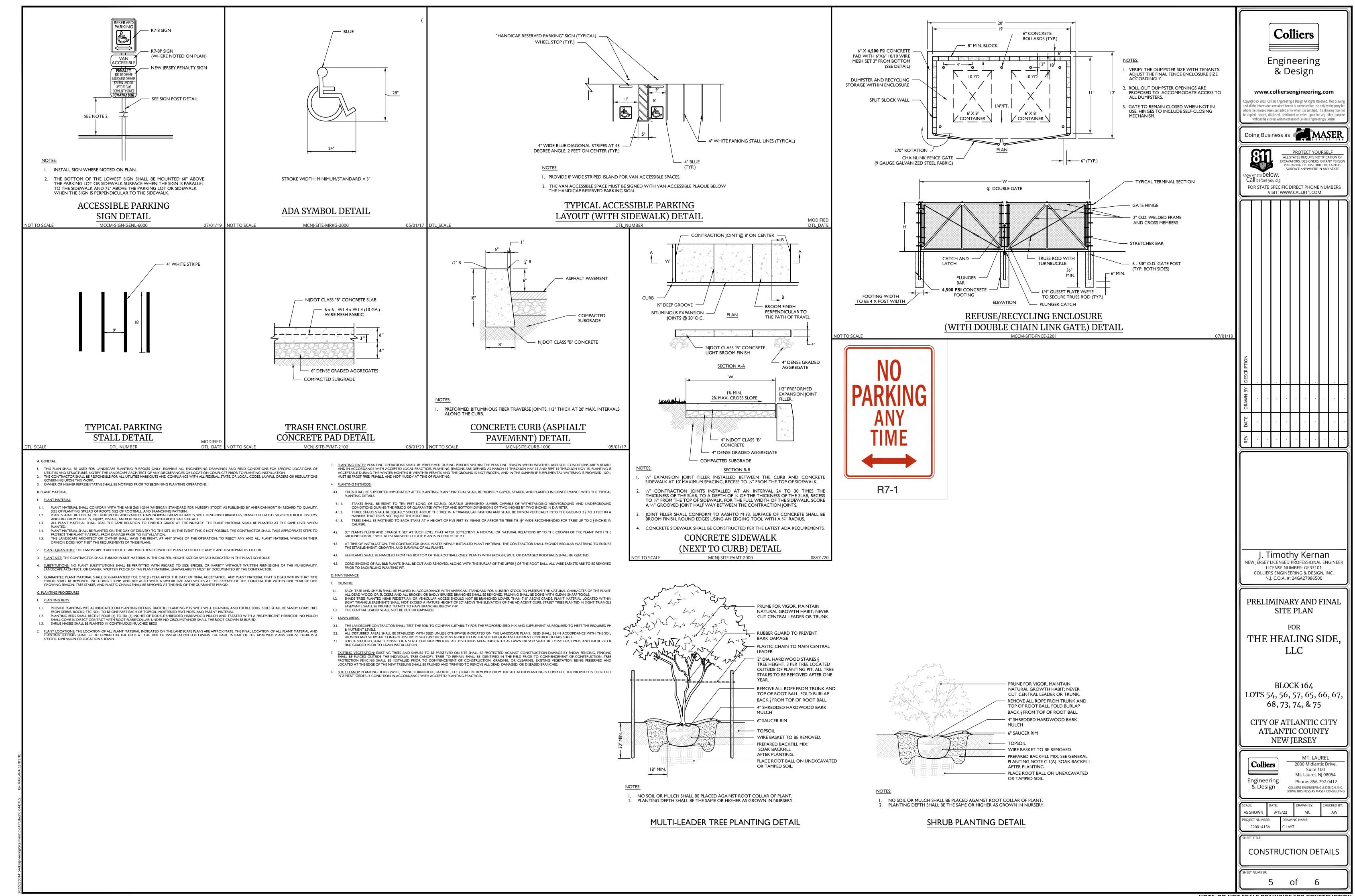
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

SCALE: 1" = 20'

LIGHTING PLAN

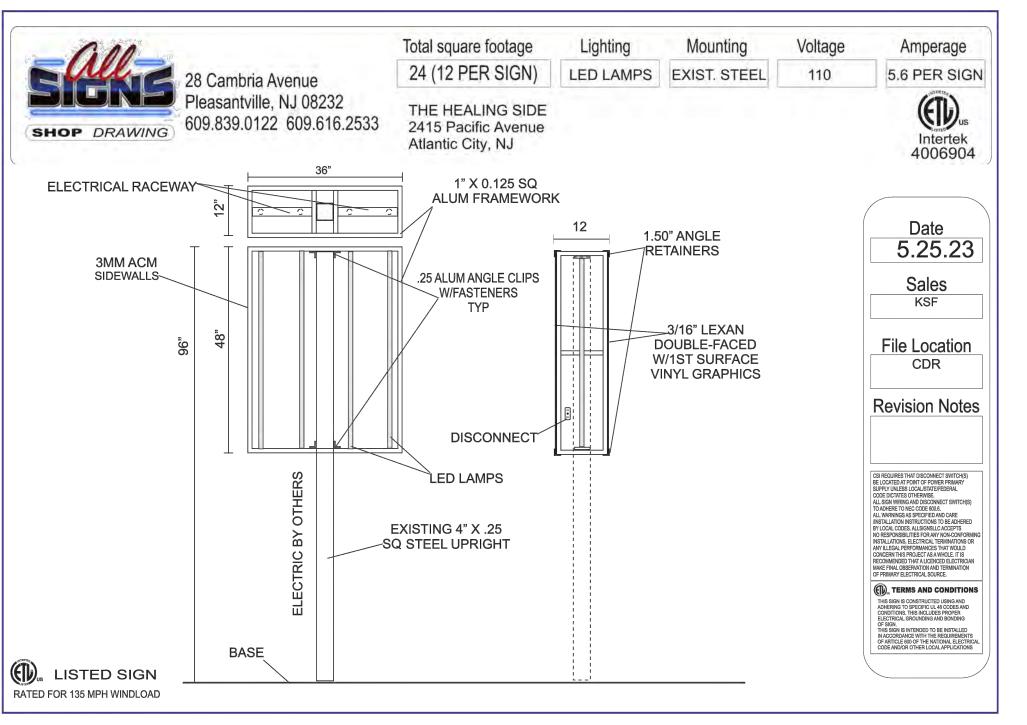
of

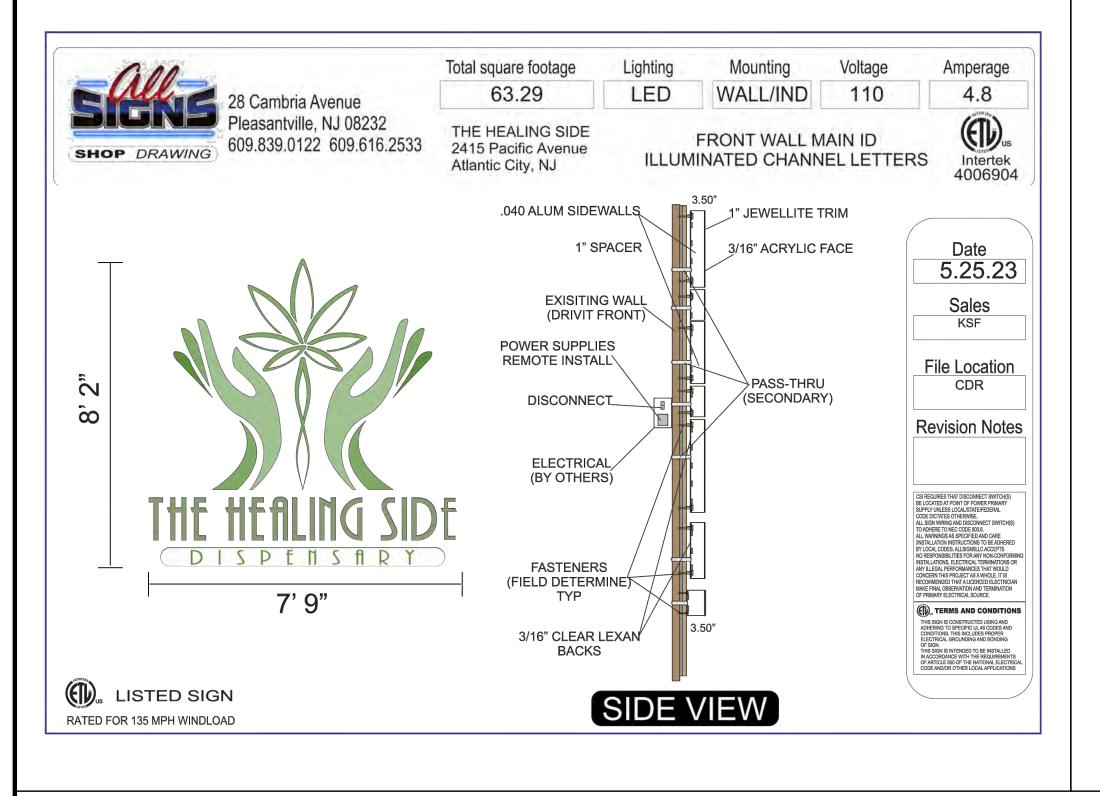
MT. LAUREL



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION









olliers	
neering Design	

Engii

www.colliersengineering.com

opyright © 2023. Colliers Engineering & Design All Rights Reserved. This draw whom the services were contracted or to whom it is certified. This drawing may be copied, reused, disclosed, distributed or relied upon for any other purp without the express written consent of Colliers Engineering & Design.



FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

J. Timothy Kernan NEW JERSEY LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER: GE37101 COLLIERS ENGINEERING & DESIGN, INC. N.J. C.O.A. #: 24GA27986500

PRELIMINARY AND FINAL SITE PLAN

THE HEALING SIDE, LLC

BLOCK 164 LOTS 54, 56, 57, 65, 66, 67, 68, 73, 74, & 75

CITY OF ATLANTIC CITY ATLANTIC COUNTY **NEW JERSEY** 

Colliers Engineering & Design

Suite 100 Mt. Laurel, NJ 08054 Phone: 856.797.0412 COLLIERS ENGINEERING & DESIGN, INC DOING BUSINESS AS MASER CONSULTIN

MT. LAUREL

2000 Midlantic Drive,

CONSTRUCTION DETAILS

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.