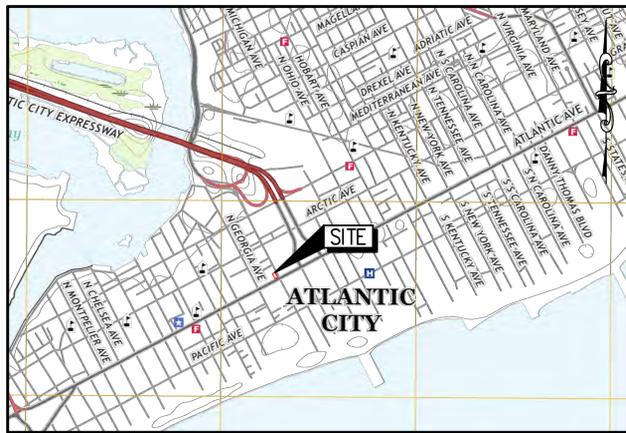


CREATED ON 07/24/2023, LAST MODIFIED ON 10/20/2023



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

SCALE: 1" = 1,000'  
ZONING SCHEDULE

Table with 6 columns: ORDINANCE SECTION, DA ZONE DUCKTOWN ARTS DISTRICT, PERMITTED OR REQUIRED, EXISTING CONDITIONS, PROPOSED IMPROVEMENTS, CONFORMITY STATUS. Includes sections for Green Zone Redevelopment Plan 5.1.1 and 5.1.2.d.7.q.

\* EXISTING SIGNS INCLUDE 4 WINDOW SIGNS, 1 WALL SIGN, 2 AWNING SIGNS & 1 ROOF SIGN  
\*\* PROPOSED SIGNS TO INCLUDE 1 WALL SIGN (CONFORMING) & 1 NEW ROOF SIGN TO REPLACE THE EXISTING (EXISTING NON-CONFORMING)

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

PARKING CALCULATION:

EXISTING PERSONAL SERVICE AT 1 SPACE/400 SF X 2,175 DG = 5.4 SPACES

PROPOSED RETAIL AT 1 SPACE/300 SF X 2,175 SF = 7.3 SPACES

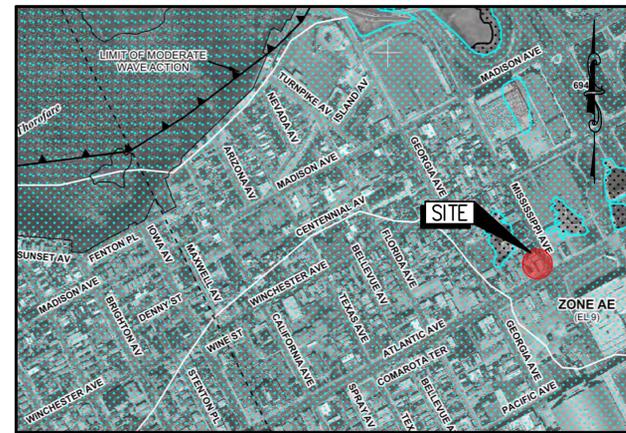
THE PROPOSED RETAIL USE REQUIRES 2 MORE PARKING SPACES THAN EXISTING. PURSUANT TO 19:55-7.2(a)4, NON-RESIDENTIAL USES SHALL PROVIDE PARKING ON-SITE OR IN COMMERCIAL DISTRICTS. THE APPLICANT WILL SECURE PARKING FOR 2 ADDITIONAL SPACES WITHIN WALKING DISTANCE OF THIS SITE.

SOILS DATA

Pss0 PSAMMENTS, 0-2% SLOPES "D" SOIL GROUP

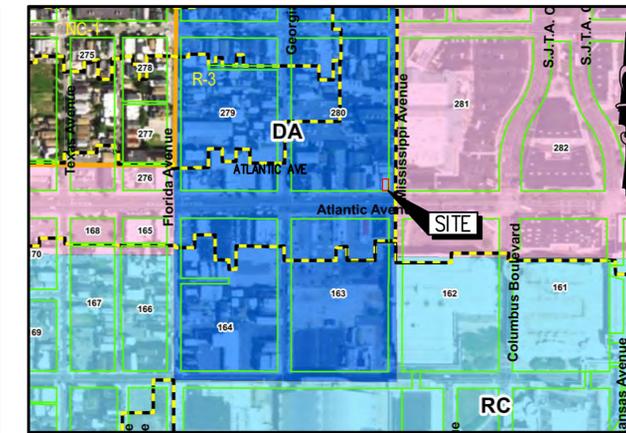
SOILS DATA OBTAINED FROM NATURAL RESOURCES CONSERVATION SERVICES (NRCS) U.S. DEPARTMENT OF AGRICULTURE.

811 logo and text: Know what's Below. Call before you dig. 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 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.



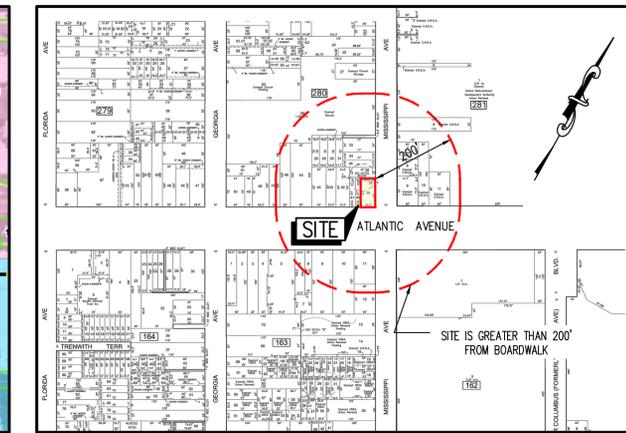
FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0452F)

SCALE: 1" = 500'



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

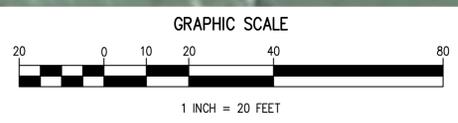
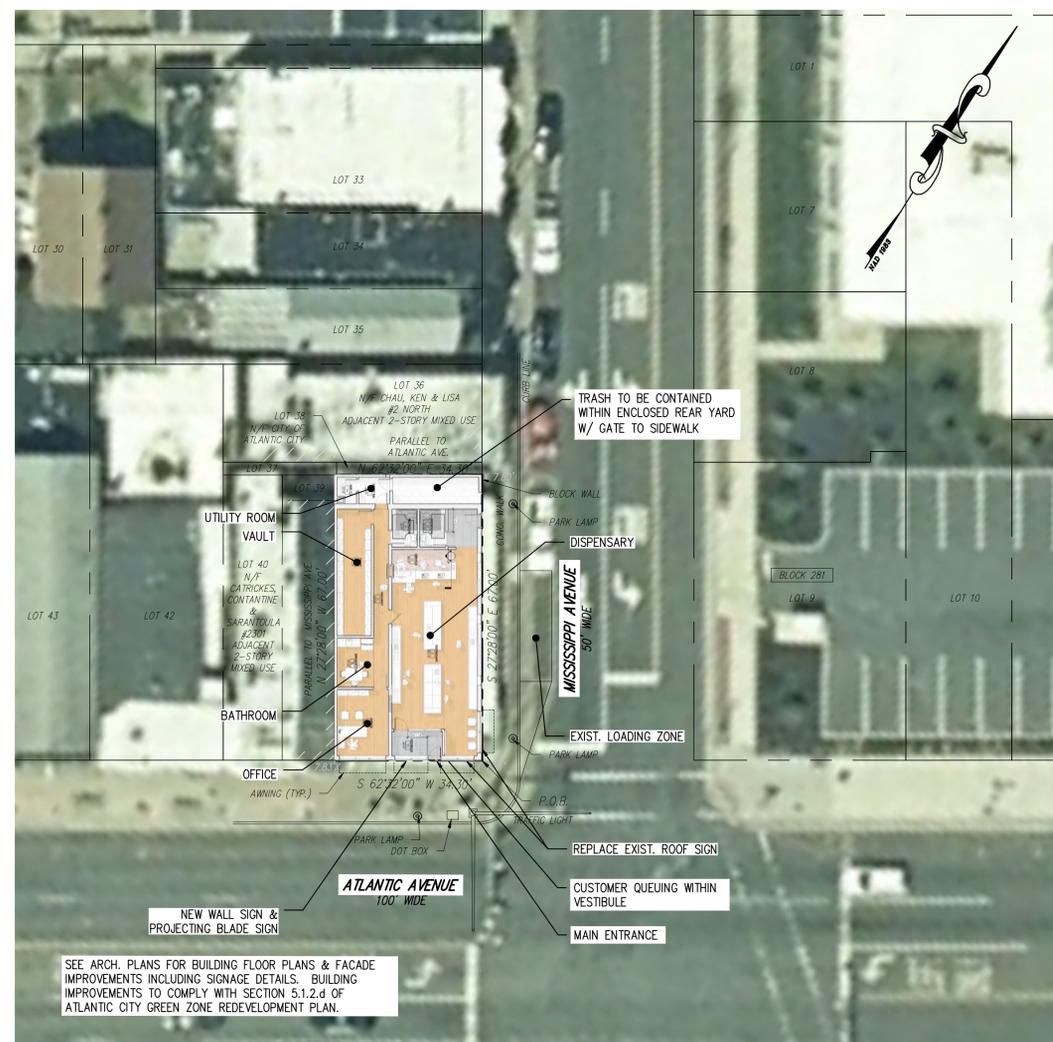
SCALE: 1" = 500'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 46)

SCALE: 1" = 200'

PROPERTIES WITHIN 200' OF SITE



ATLANTIC CITY CERTIFIED 200' OWNERS LIST

DATED: 8/8/2023

Table with columns: BLOCK, LOT, PROPERTY LOCATION, OWNER, BLOCK, LOT, PROPERTY LOCATION, OWNER. Lists neighboring property owners and their details.

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

ATLANTIC CITY SEWERAGE COMPANY  
ATT: WALTER MILLER  
1200 ATLANTIC AVENUE, SUITE 300  
ATLANTIC CITY, NJ 08401

ATLANTIC COUNTY UTILITIES AUTHORITY  
PO BOX 996  
PLEASANTVILLE, NJ 08232

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

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

OWNER  
NAKSUN SUH  
205 CYNWYD AVENUE  
ABSECON, NJ 08201

APPLICANT  
ATLANTIC CANNABIS  
28 OLD FARM ROAD  
OAKHURST, NJ 07755

APPLICANT INTENT

THE APPLICANT INTENDS TO REPURPOSE THE EXISTING DRY CLEANER BUILDING TO BECOME A CLASS 5 CANNABIS RETAIL FACILITY.

Table for approvals: Approved by Resolution #, Dated, CRDA PLANNER, CRDA Engineer, CRDA LAND USE REGULATION ENFORCEMENT OFFICER, CRDA HEARING OFFICER.

STATE OF NEW JERSEY... I, JASON T. SCIULLO, P.E., P.P., PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246204580000, PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33100829400.

SCIULLO ENGINEERING SERVICES, LLC logo and contact information: 137 S. NEW YORK AVENUE, SUITE 2, ATLANTIC CITY, NEW JERSEY 08401. PHONE: (609) 300-5171. www.sciulloengineering.com. NJ CERTIFICATE OF AUTHORIZATION NO. 24C29290700.

ATLANTIC CANNABIS MINOR SITE PLAN, BLOCK 280, LOT 39. ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY. SITE PLAN. EMK ATLANTIC, LLC, 28 OLD FARM ROAD, OAKHURST, NJ 07755.

Table with columns: PROJECT NO. (EMK 001.01), SCALE (1" = 20'), SHEET (1 OF 1), DRAWING NO. (C0101), and a grid for initials (JTS, APPR., NZ, BY) and dates (10/2/2023).