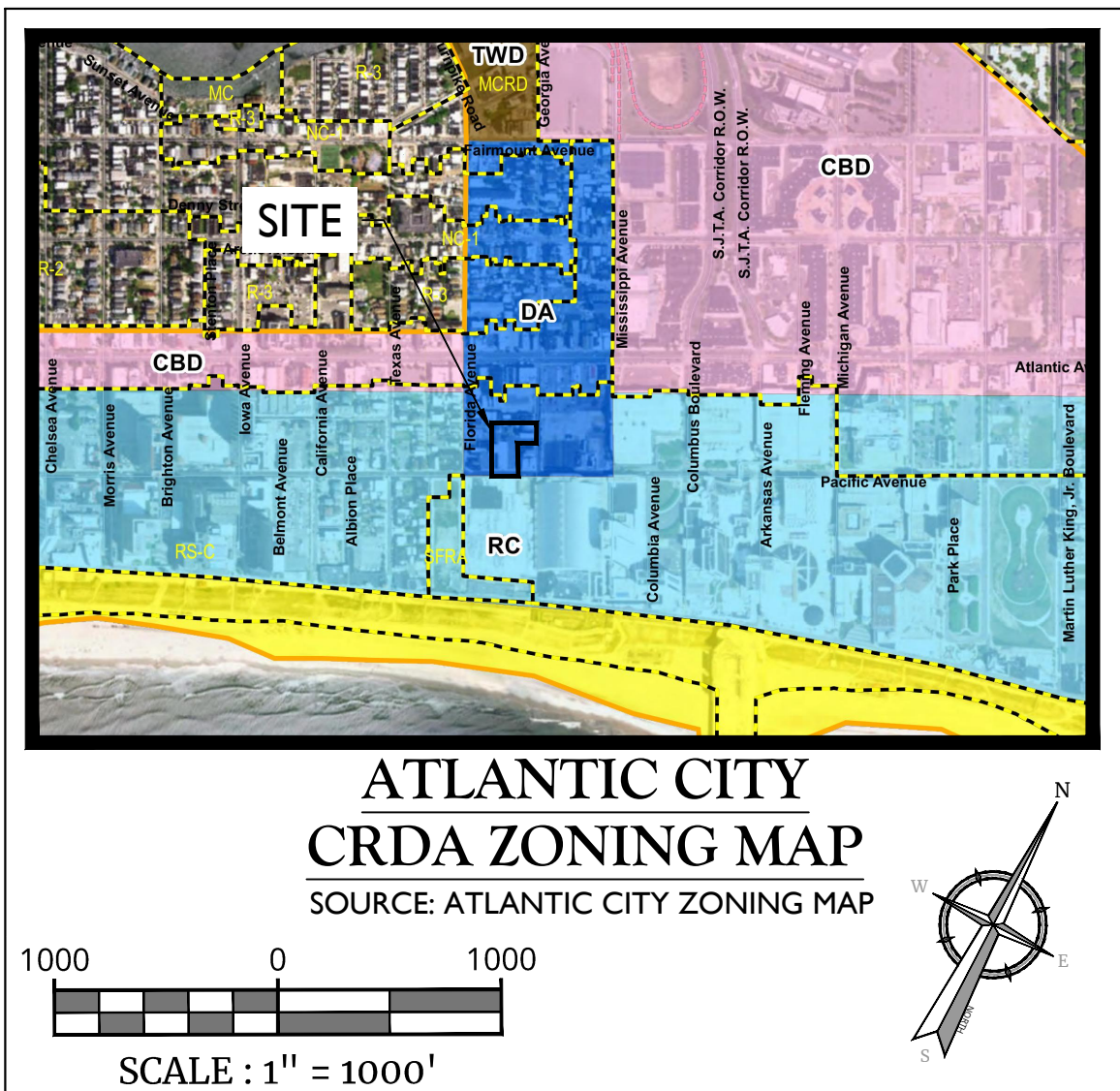
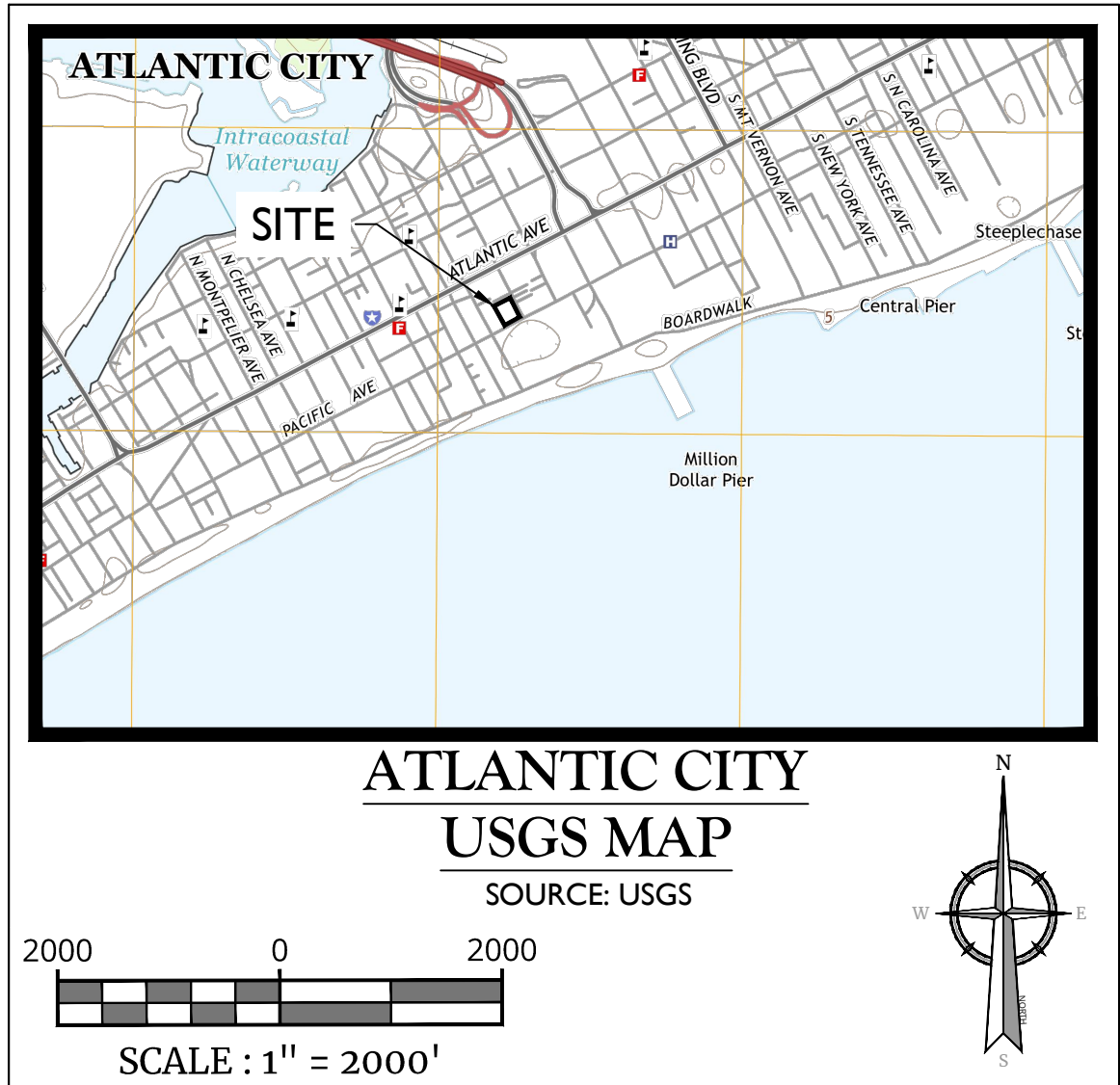
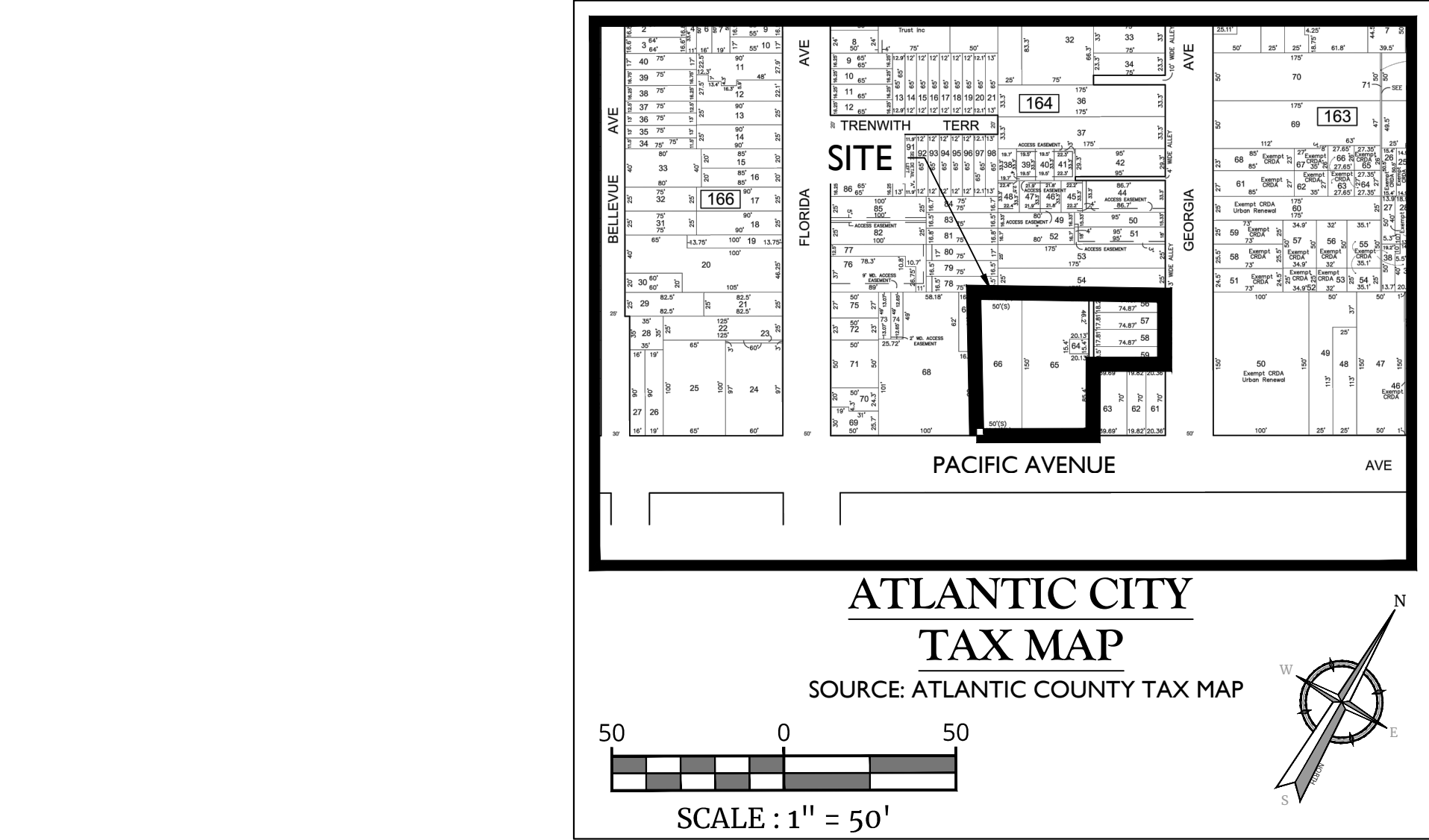


VA-PH0110-225BAC-COVER-AMC-C1-COVER By: MUSA/ANA/CONTINGO

INDEX OF SHEETS		
SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS AND DEMOLITION PLAN	
3	CONSTRUCTION PLAN	
4	LIGHTING PLAN	
5	CONSTRUCTION DETAILS	
6	CONSTRUCTION DETAILS	



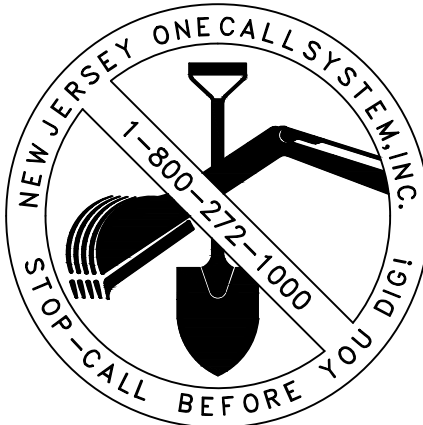
SITE SAFETY

THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF 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 PERSON)".

HIGH-VOLTAGE PROXIMITY ACT

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 ALSO PROHIBITED ACTIVITY.

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.



PRELIMINARY AND FINAL SITE PLAN FOR THE HEALING SIDE, LLC BLOCK 164, LOT 54, 56, 57, 65, & 66 ATLANTIC CITY ATLANTIC COUNTY, NEW JERSEY

UTILITIES
ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY 401 VIRGINIA AVENUE ATLANTIC CITY, NJ 08401
ATLANTIC COUNTY UTILITIES AUTHORITY 6700 DELILAH ROAD EGG HARBOR TOWNSHIP, NJ 08234
VERIZON 540 BROAD STREET NEWARK, NJ 07101 ATTN: CUSTOMER SERVICE DIVISION
SOUTH JERSEY GAS 3800 ATLANTIC AVENUE ATLANTIC CITY, NEW JERSEY 08401
COMCAST/XFINITY 42 CENTERTON ROAD; H-1 MOUNT LAUREL, NJ 08054 ATTN: CUSTOMER SERVICE DIVISION

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REV	DATE	DRAWN BY	DESCRIPTION	REVISIONS PER CRDA COMMENTS
1	10/23/23	MC		

J. Timothy Kernan
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE37101
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 246A27986500

PRELIMINARY AND FINAL SITE PLAN
FOR
THE HEALING SIDE, LLC
BLOCK 164
LOTS 54, 56, 57, 65, & 66
CITY OF ATLANTIC CITY
ATLANTIC COUNTY
NEW JERSEY

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: AS SHOWN	DATE: 10/23/23	DRAWN BY: MC	CHECKED BY: AW
PROJECT NUMBER: 22001415A	DRAWING NAME: C-COVER		

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 of 6

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

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

OWNER _____ DATE _____

APPROVED BY THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (CRDA) BOARD OF ATLANTIC CITY AT THE REGULAR MEETING OF _____ DATE _____

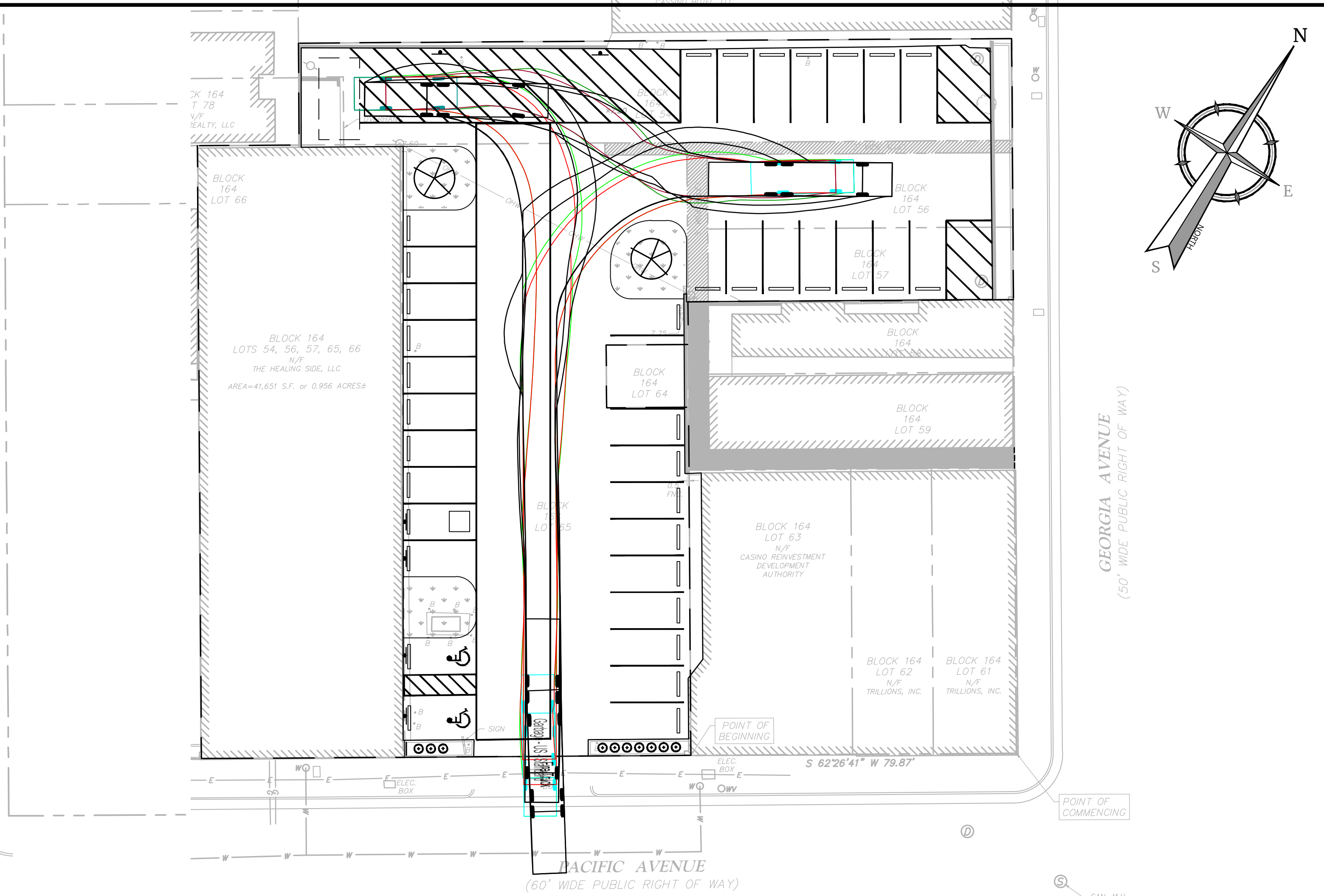
CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

PLANNER _____ DATE _____

ENGINEER _____ DATE _____

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



The figure contains two technical drawings of trucks with their dimensions listed below them.

Garbage - US - Standard

- Overall Length: 25.250ft
- Overall Width: 8.000ft
- Overall Body Height: 10.481ft
- Min Body Ground Clearance: 1.311ft
- Track Width: 8.000ft
- Lock-to-lock time: 6.00s
- Curb to Curb Turning Radius: 31.190ft

Fire Truck

- Overall Length: 45.00ft
- Overall Width: 8.250ft
- Overall Body Height: 10.475ft
- Min Body Ground Clearance: 0.906ft
- Track Width: 8.250ft
- Lock-to-lock time: 6.00s
- Curb to Curb Turning Radius: 35.150ft

ZONING SCHEDULE - DA- DUCKTOWN ARTS DISTRICT

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

1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT, CEMENT, AND ANY OTHER MATERIALS PRIOR TO THE INSTALLATION OF THE LANDSCAPING BEDS AND VEGETATION AS SHOWN.
2. CONTRACTOR SHALL RESTRIPE PARKING LOT WITH 4-INCH WHITE STRIPES AFTER HMA SEAL COAT IS APPLIED. ALL PARKING STALLS MUST BE 9'x18' MINIMUM.
3. NEW PAVEMENT SHALL BE STRIPED WITH 4" WIDE STRIPES: WHITE FOR STANDARD PARKING STALL, BLUE STRIPING FOR ADA STALL AND GORE AREA.
4. CONTRACTOR SHALL SEAL PARKING LOT WITH SEALMASTER MASTERSEAL ASPHALT & BLACKTOP SEALCOAT OR APPROXIMATELY EQUAL.
5. MULCH BEDS SHALL BE LINED WITH FABRIC, FILLED WITH TOPSOIL, 4" THICK.
6. MULCH BEDS SHALL BE LANDSCAPED WITH A MIX OF CONTACT INKBERY HOLLY (5 GAL 24") & ANTHONY WATERER SPIREA (3 GAL, 18-24") FOLLOWING THE SHRUB PLANTING DETAIL GROUPING OF 4-5.
7. TRASH ENCLOSURE MUST BE CONSTRUCTED AT LEAST 5' FROM PROPERTY LINE, AS SHOWN ON PLAN.
8. 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).
9. NEW SIGNS SHALL BE PLACED IN THE LOCATIONS SHOWN. ALL SIGNS AND POSTS SHALL MEET MUTCD STANDARDS. NO EXCEPTION
10. ALL ELECTRICAL WIRING TO THE LIGHT POLES SHALL BE RUN UNDERGROUND TO THE GREATEST EXTENT POSSIBLE.
11. CONTRACTOR SHALL REUSE EXISTING SIGN POST FOR POLE MOUNTED SIGN IF POSSIBLE.
12. CONTRACTOR SHALL CONFIRM LIGHT POLE AESTHETICS INCLUDING COLOR AND FINISH PRIOR TO ORDERING POLES.
13. CONTRACTOR SHALL REMOVE AND RESTORE ASPHALT AS NEEDED TO INSTALL CURB AROUND LANDSCAPE BEDS.

1. 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

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 1 OF 1, DATED 02/09/2022, REVISED 03/22/2022, PREPARED BY JOHN J. PANKOF OF COLLIER ENGINEERING & DESIGN, LICENSE NUMBER: G543329, J.N. C.O.A.#: 24GA2798650.

6. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS.

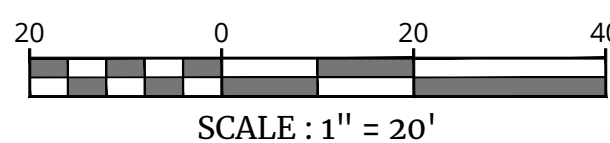
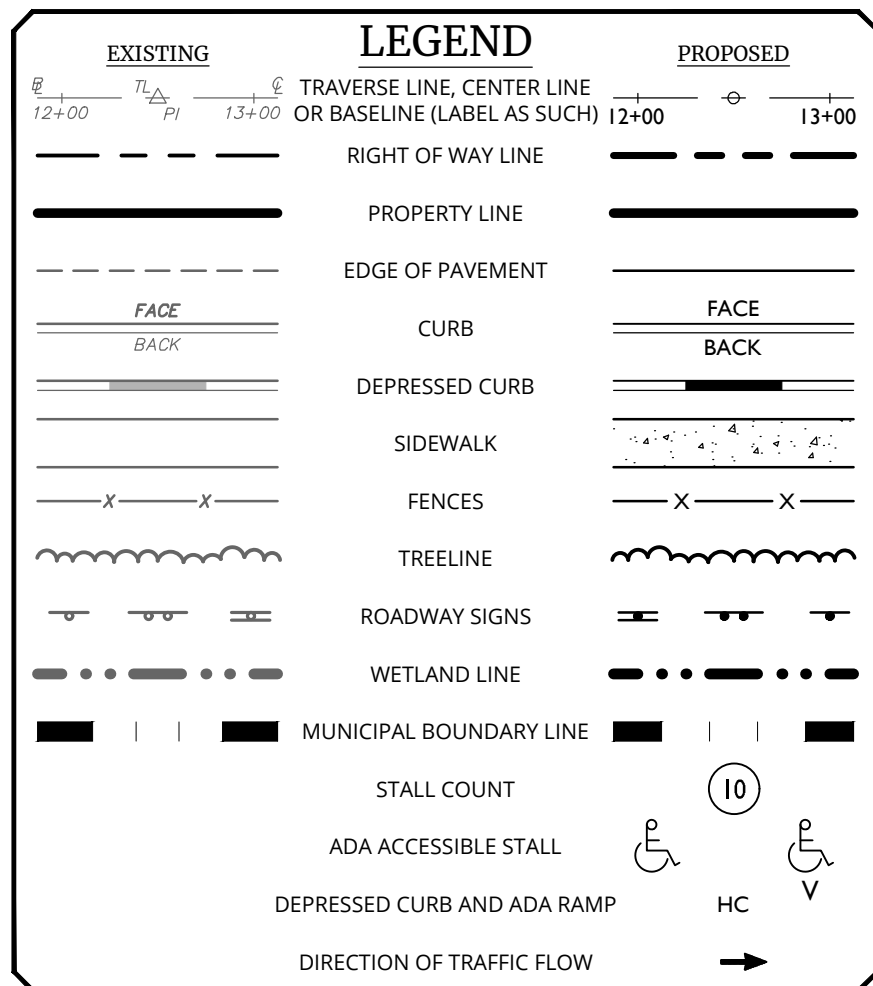
7. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
8. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS PLAN SHALL NOT BE 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.

9. ALL PLANTINGS ALONG PACIFIC AVENUE SHALL NOT EXCEED MORE THAN 30 INCHES ABOVE GROUND LEVEL.


PARKING REQUIREMENTS				
	REQUIREMENT	EXISTING	PROPOSED	CONFORMS?
RETAIL SPACE (1 STALL PER 250 SF OF FLOOR SPACE)	*15 STALLS (1 ADA)	52 STALLS (0 ADA)	36 STALLS (2 ADA)	CONFORMS

*RETAIL FLOOR SPACE: 7450 SF * 1 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"	< 2'-6"
AR	2	ACER RUBRUM	RED MAPLE	5 GAL	≥2.5' - 3'	12'



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





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REV	DATE	DRAWN BY	DESCRIPTION



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LICENSE NUMBER: GE37101
COLLIERS ENGINEERING & DESIGN, INC.
N.J. C.O.A. #: 24GA27986500

PRELIMINARY AND FINAL SITE PLAN

FOR
THE HEALING SIDE,
LLC

BLOCK 164
LOTS 54, 56, 57, 65, & 66

CITY OF ATLANTIC CITY
ATLANTIC COUNTY
NEW JERSEY

Colliers
Engineering
& Design

MT. LAUREL
2000 Midlantic Drive,
Suite 100
Mt. Laurel, NJ 08054
Phone: 856.797.0412

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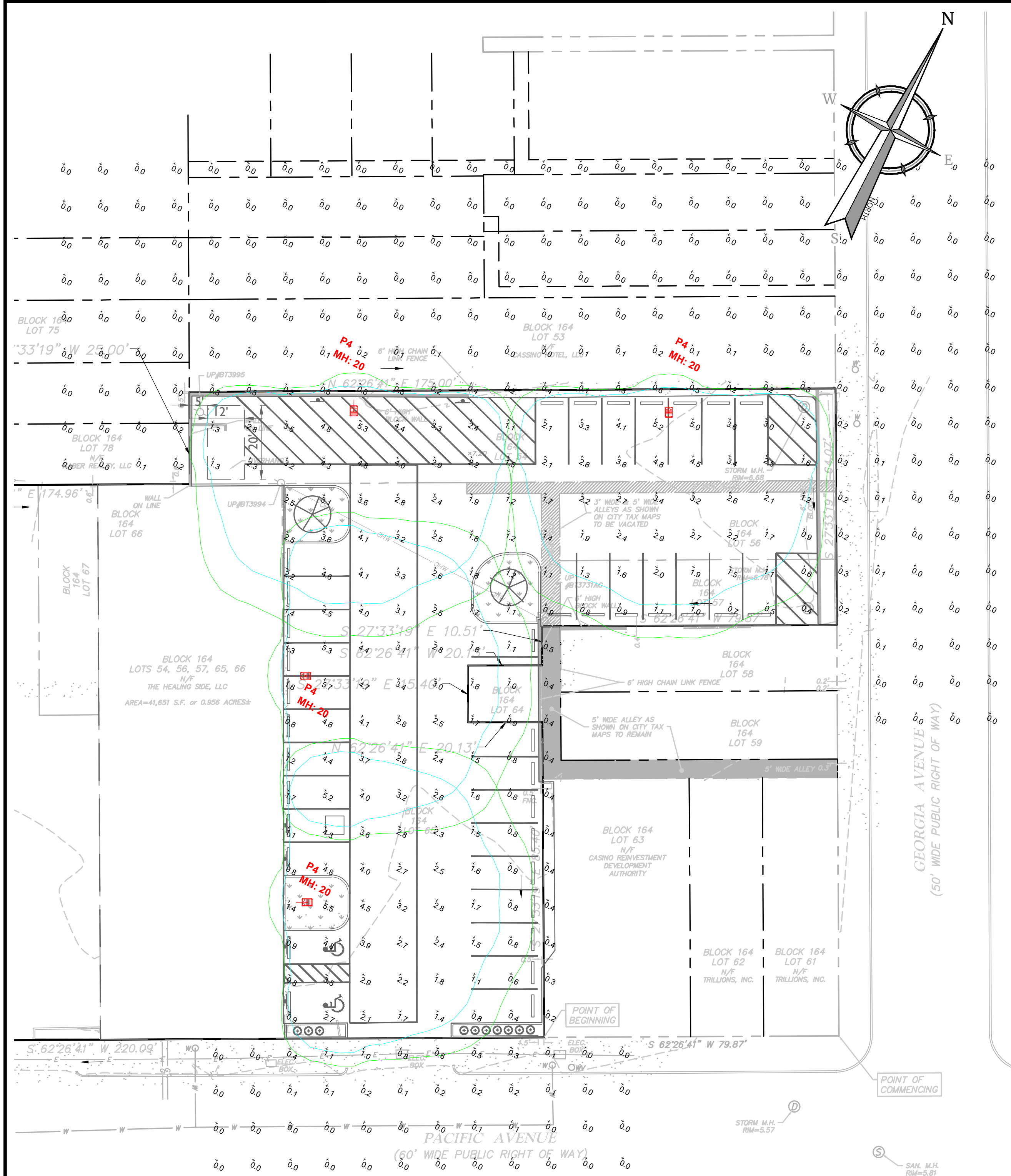
SCALE: AS SHOWN	DATE: 10/23/23	DRAWN BY: MC	CHECKED BY: AW
PROJECT NUMBER: 22001415A		DRAWING NAME: C-LAYT	

SHEET TITLE:

CONSTRUCTION PLAN

SHEET NUMBER:
3 of 6

2023/2020/1415A/Engineering/Site Plans/C/Lighting/04/Lighting
By: AMELIA A. CENIZO



BEACON

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3

- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASOU) or accessory for square and round poles (control accessories sold separately)
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuccle arm filter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 2% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes feature off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

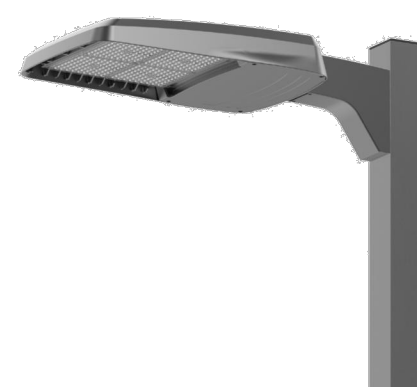
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Current

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

MICROSTRIKE OPTICS STRIKE



10-DAY QUICK SHIP PROGRAM



CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium) Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL 1598 and CSA C22.2 #250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets ICA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2023

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000-80,000
Wattage Range	36-600
Efficacy Range (LPW)	92-155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

Page 1 of 13

Rev 03/13/2023

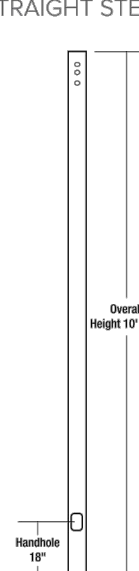
BEA_VIPER/SP/04

BEACON

SSS-B Series Poles

SQUARE STRAIGHT STEEL

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

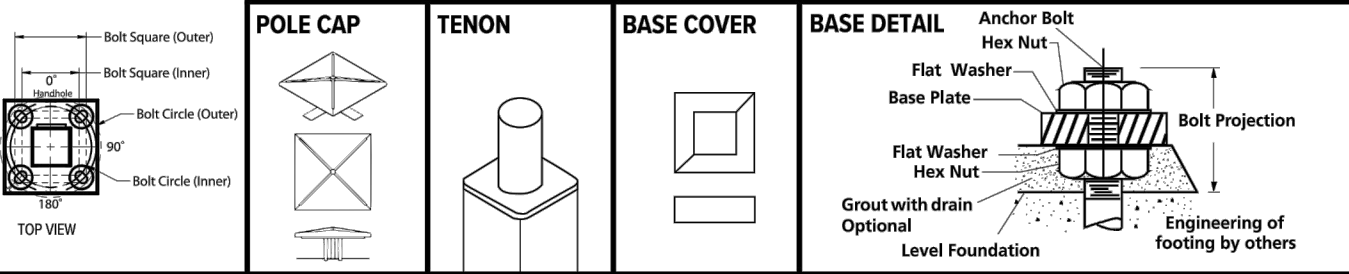
- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B); longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination drill pattern of the Current S2 pattern and the Beacon B3/B4 Viper pattern (rectangular arm mounting)



ORDERING INFORMATION

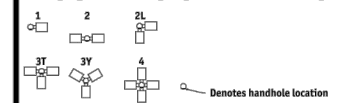
ORDERING EXAMPLE:

Reference page 2 for available configurations

ORDERING EXAMPLE:

SSS - B	- 25	- 40 -	A/B/C	- 2L	- B3	- BLT	UL
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	FINISH		OPTIONS
SSS-B Square Straight Steel Pole Beacon	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180°	BLT Black Matte Textured BLS Black Gloss Smooth		GFI 20 Amp GFCI Receptacle and Cover FHA Flood Arrester

MOUNTING ORIENTATION



ACCESSORIES - Order Separately

Catalog Number	Description
VM1	1st mode vibration damper
VM2SXX	2nd mode vibration damper

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Current

Page 1 of 4

Rev 05/17/2022

spec_sheet_sss_pole_beacon_R01

LUMINAIRE SCHEDULE **REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS**

Symbol	Qty	Fixture Type	Description	Manufacturer	Catalog Number	CCT	LLF	Total Watts	Delivered Lumens	Mounting Height	Pole Spec	Filename
P4	4	P4	POLE MOUNTED AREA LIGHT, TYPE 4F FORWARD THROW DISTRIBUTION WITH INTERNAL BACKLIGHT CONTROL, MOUNTED 20FT AFG	BEACON	VP-ST-2-72L-115-4K7-4F-UNV-(MOUNTING)-(COLOR)- (OPTIONS)-BC-(CONTROLS)	4000K	0.900	115	13182	20	EXISTING POLE LOCATION	VP-ST-2-72L-115-4K7-4F-BC-ies

CALCULATION SUMMARY

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
CALC PTS TO ZERO_Ground	Illuminance	Fc	1.0	5.7	0.0	N.A.	N.A.	10	N.A.
StatArea_PARKING LOT	Illuminance	Fc	2.6	5.7	0.4	6.5	14.3		

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FOR
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LLC

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LOTS 54, 56, 57, 65, & 66

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PROJECT NUMBER: 22001415A		DRAWING NAME: C-LAYT	

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: 6 of 6