

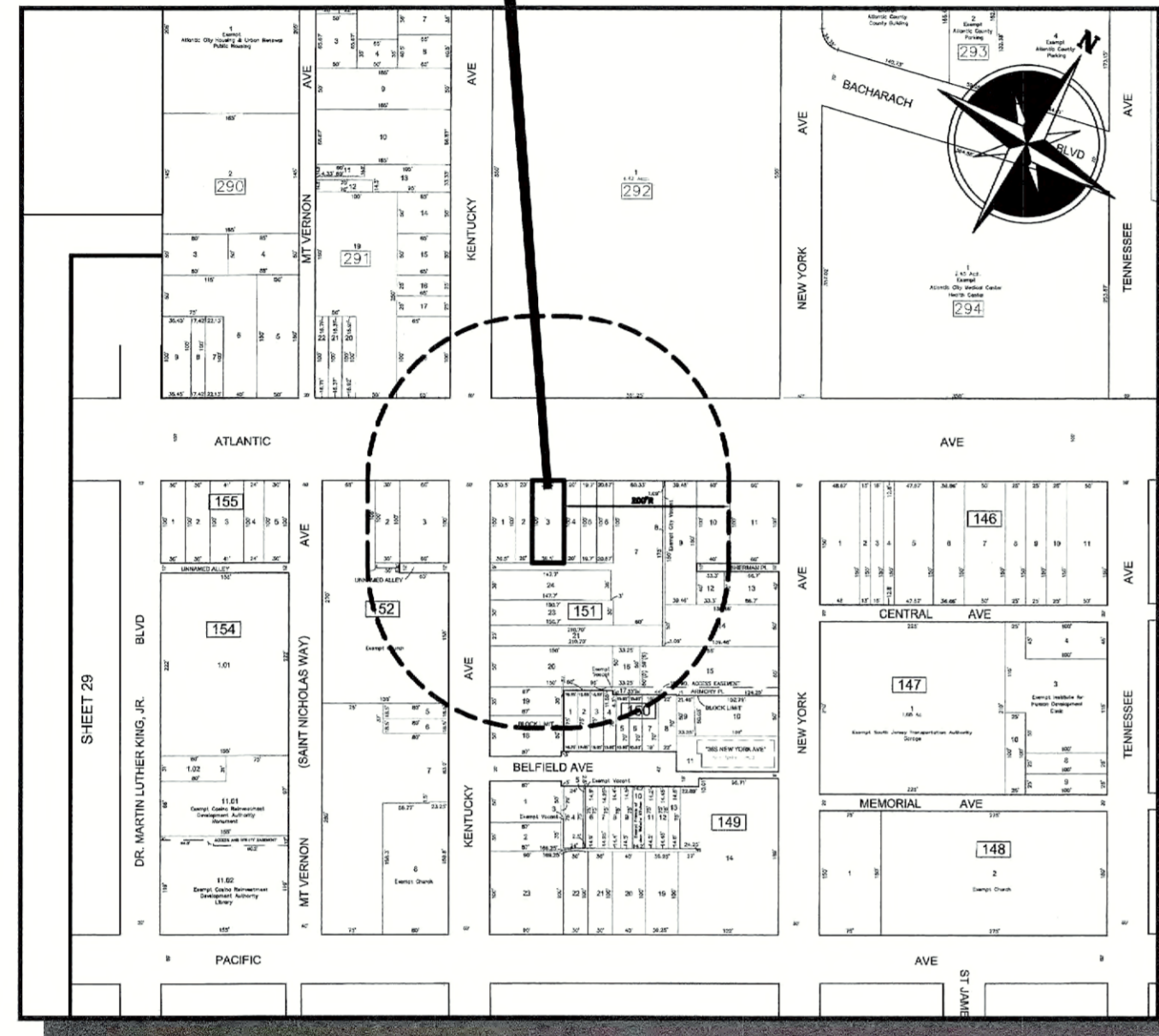
PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 151 LOT 3

ATLANTIC CITY,

ATLANTIC COUNTY, NEW JERSEY

SITE LOCATION

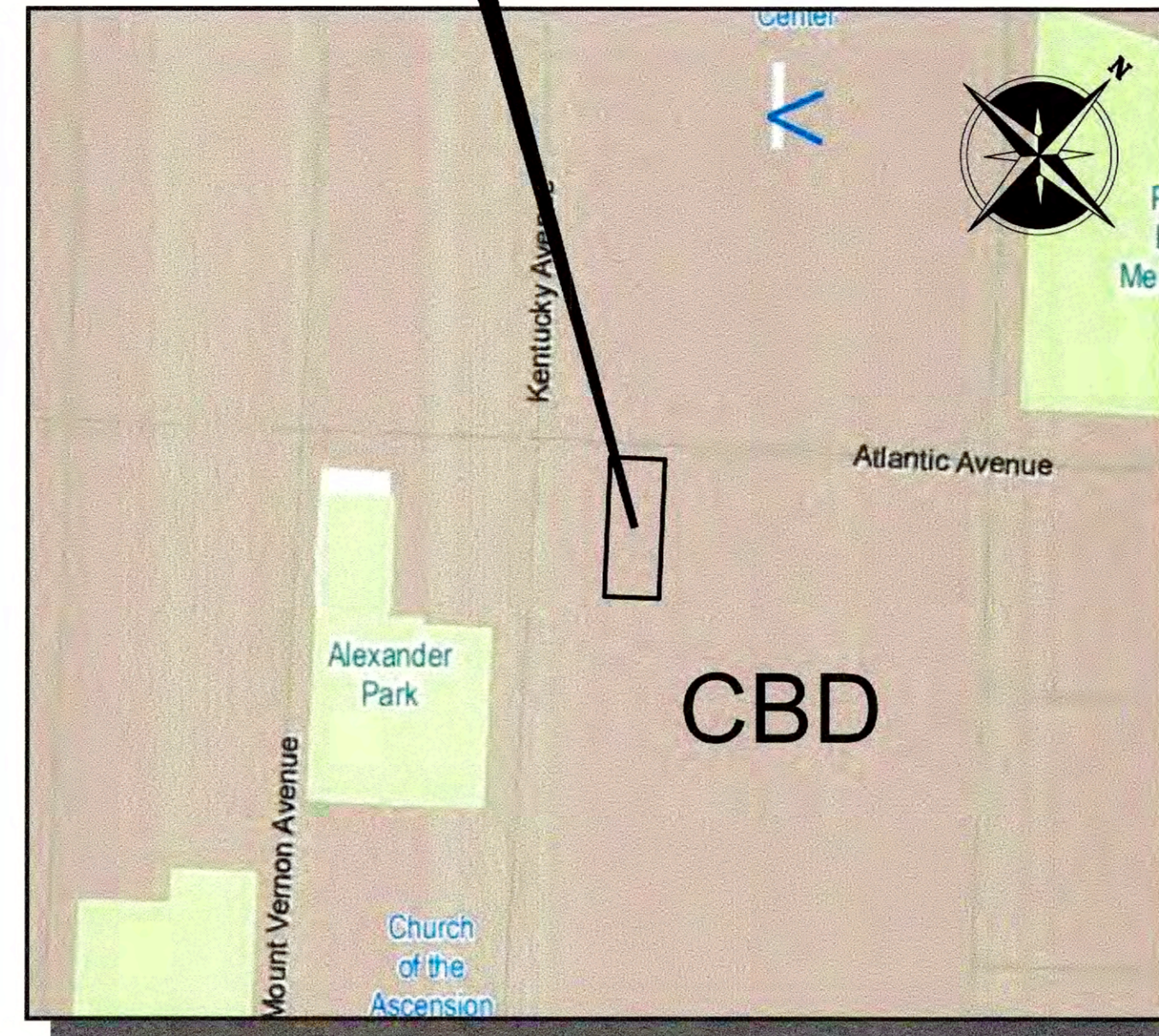


TAX MAP

SCALE: 1"=200'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY SHEET NUMBERS #28

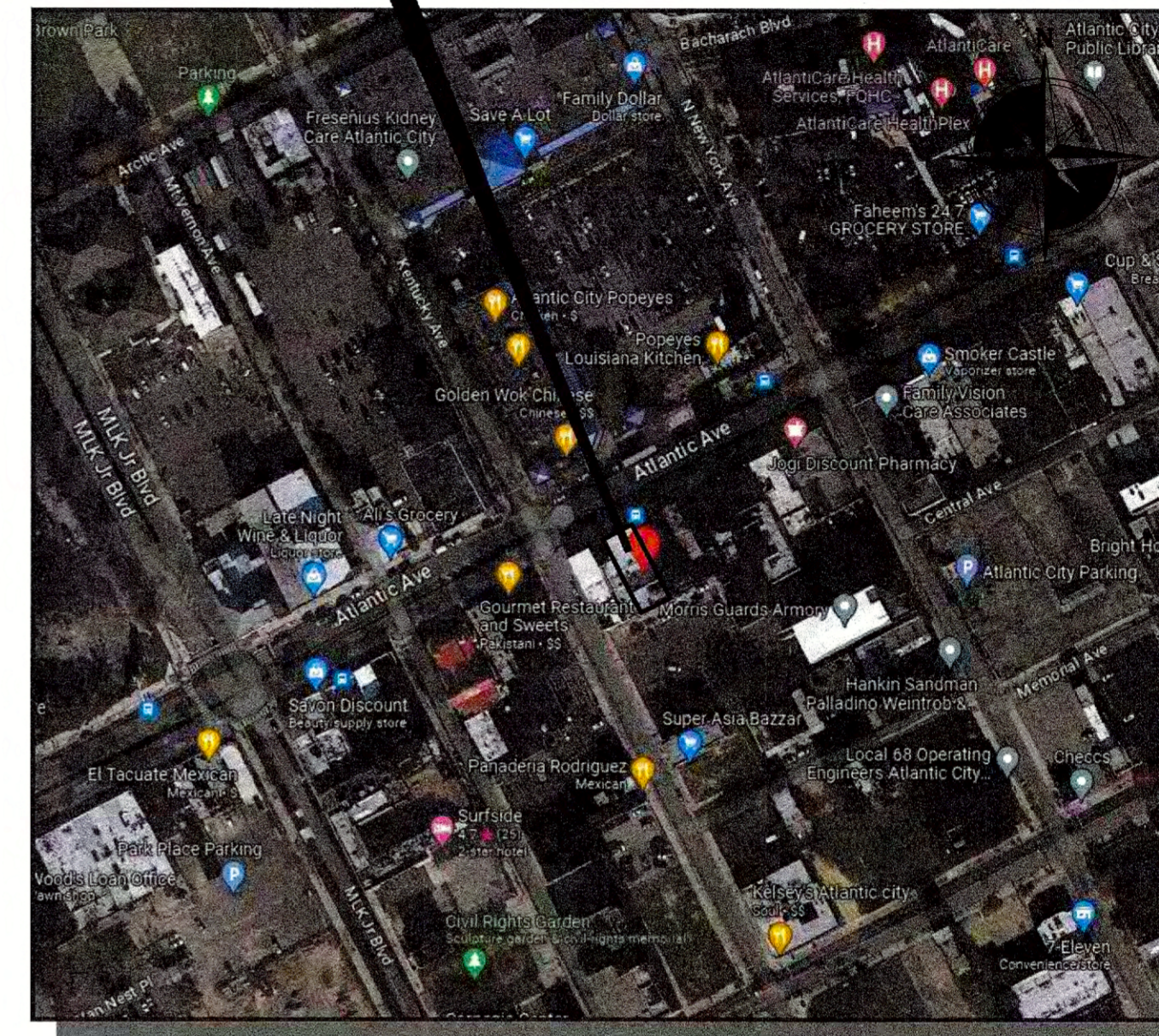
SITE LOCATION



ZONING MAP

N.T.S.

SITE LOCATION



AERIAL MAP

SCALE: 1"=200'

SHEET INDEX	
SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	SITE LAYOUT PLAN

PROPERTY OWNERS WITHIN 200 FEET

Block	Lot	Owner	Street Address	City/State	Zip Code	
151	3	BHA, RAFAEL & MICHAEL	7 CHRISTWOOD AVE	LINWOOD, NJ	08221	
151	9	CHELSEA PROPERTIES LLC	100 EASTON RD #18	WYNCOTTE, PA	19095-2158	
151	10	19 NORTH ILLINOIS AVE ASSOC, LLC	18 S 31ST AVE	LONGPORT, NJ	08403	
151	12	SHERMAN PL	1094 NEW RD	NORTHFIELD, NJ	08225	
151	13	SCHEFF ENTERPRISES	1094 NEW RD	NORTHFIELD, NJ	08225	
151	14	TEDES MOTEL, INC	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	15	315 NEW YORK AVE	1727 SNYDER AVE	PHILADELPHIA, PA	19145	
151	16	TEDES MOTEL, L.L.C.	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	17	OFF NEW YORK ALLEY	UNKNOWN	UNKNOWN, MA	02081	
151	18	PACIFIC PREMIER TR & SERVICES, INC	PO BOX 90512	BOSTON, MA	02286	
151	19	35 KENTUCKY AVE	23 25 KENTUCKY AVE LLC	107 E 9TH ST	BROOKLYN, NY	11220
151	20	315 KENTUCKY AVE	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	21	TEDES MOTEL, L.L.C.	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	22	315 KENTUCKY AVE	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	23	TEDES MOTEL, L.L.C.	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	24	315 KENTUCKY AVE	300 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401	
151	25	ST NICHOLAS CREEK ORTHODOX CHURCH	13 S MERVENSON AVE	ATLANTIC CITY, NJ	08401	
151	26	JACOBSON FAMILY INVESTORS LLC	300 EASTON RD STE 4106	WYNCOTTE, PA	19095-2109	
151	27	160 ATLANTIC LTD PARTNERSHIP	2090 CENTER AVE SUITE 400	PORT LEE, NJ	07054	
151	28	CLAY, RENEE R & GARCIA G	24 S KENTUCKY AVE	ATLANTIC CITY, NJ	08401	
151	29	8 & 9 PARTNERS	P.O. BOX 1517	VINELAND, NJ	08062	
151	30	1301 ATLANTIC AVE	602 MADISON AVE 1511FL	NEW YORK, NY	10022	

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 3 IN BLOCK 151 AS SHOWN ON THE CITY OF ATLANTIC CITY TAX MAP, SHEET 28.
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY, LOT 3, BLOCK 151, CITY OF ATLANTIC, ATLANTIC COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 5/5/23.
- THE TRACT CONTAINS - 0.091 AC. = 3,950 S.F.
- PROPERTY IS LOCATED IN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE B AS SHOWN ON THE CURRENT FIRM 34527800050, DATED AUGUST 15, 1983.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-G0EW0B INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FROM THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY FOR THE OPENING OF A CANNABIS RETAIL STORE IN AN EXISTING RETAIL STOREFRONT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- CITY SEWER AND WATER SERVICE THE BUILDING. SOLID WASTE PICKUP IS AND WILL BE BY PRIVATE HAULER.
- NO OFF-STREET PARKING PROVIDED.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- ALL CANNABIS PRODUCT, INCLUDING WASTE, WILL BE STORED INSIDE THE RETAIL BUILDING.

CHECKLIST WAIVERS REQUESTED:

- STORMWATER MANAGEMENT PLANS AND DRAINAGE CALCULATIONS REQUIRED. PROVIDED: NONE. NO CHANGE IN DRAINAGE PATTERNS PROPOSED FOR A CHANGE OF USE.
- GRADING PLAN DEPICTING DIRECTION OF FLOW OF SURFACE-RUNOFF, SPOT ELEVATIONS, CONTOURS WITHIN 1 FOOT INTERVALS, STORMWATER MANAGEMENT STRUCTURES REQUIRED. PROVIDED: NONE. NO CHANGES IN EXISTING GRADING PROPOSED FOR A CHANGE OF USE.
- LIGHTING PLAN AND DETAILS REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING LIGHTING PATTERNS PROPOSED FOR A CHANGE OF USE.
- PLANS OF PROPOSED UTILITY LAYOUTS INCLUDING SANITARY SEWER, WATER, GAS, TELEPHONE, CABLE, AND ELECTRICITY AND SHOWING PROPOSED CONNECTIONS TO EXISTING OR ANY PROPOSED UTILITY SYSTEMS REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING UTILITIES PROPOSED FOR A CHANGE OF USE.
- ROAD AND PAVING CROSS-SECTIONS AND PROFILES REQUIRED. PROVIDED NONE. NO CHANGES TO EXISTING ROADS AROUND SITE PROPOSED FOR A CHANGE OF USE.
- VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS, TRAFFIC CONTROL SIGNS, DIRECTIONAL SIGNS, AND SIGHT TRIANGLES REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING TRAFFIC PATTERNS PROPOSED FOR A CHANGE OF USE.

STATEMENT OF OPERATIONS:

- TOTAL NUMBER OF EMPLOYEES:
6 FULL TIME EMPLOYEES AND 6 PART TIME EMPLOYEES.
- ANTICIPATED OPERATIONS:
THE SITE IS GOING TO OCCUPIED BY A CANNABIS DISPENSARY. IT IS ANTICIPATED THAT THE SITE USE WILL BE SOLELY RETAIL. NO CULTIVATION IS PLANNED TO TAKE PLACE ON SITE.
- HOURS OF OPERATIONS:
7 DAYS A WEEK: 10A.M.-10P.M.

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

OWNER/APPLICANT:
PUFFSIE, LLC
ATTN: ERNEST CALDWELL
ERNEST.CALDWELL@PUFFSIE.COM
PHONE: 267.592.1376

THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE EXPECTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS.

CERTIFICATE OF AUTHORIZATION: 24GA28229800

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

Donna M. Bullock
DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

REV	DATE	DESCRIPTION	BY
4	4/9/24	REVISED TO REMOVE MUA, ZONING BOARD, PLANNING, BOARD SIGNATURE BLOCKS	MK
3	4/8/24	REVISED CRDA APPROVAL SIGNATURE BLOCK & BUILDING HEIGHT	DAP
2	2/6/24	ADDED CRDA APPROVAL SIGNATURE BLOCK	DAP
1	1/10/24	REVISED WASTE STORAGE LOCATION & LABEL, AND ADDED CHAINLINK FENCE DETAIL	DAP

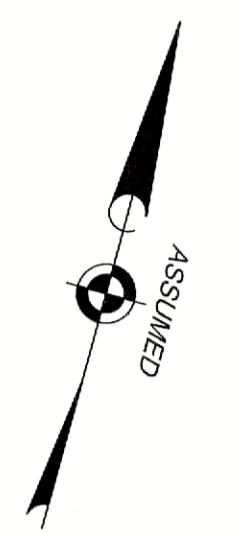
PRELIMINARY & FINAL MAJOR SITE PLAN

TITLE SHEET

LOT 3 BLOCK 151
1536 ATLANTIC AVENUE
CITY OF ATLANTIC CITY

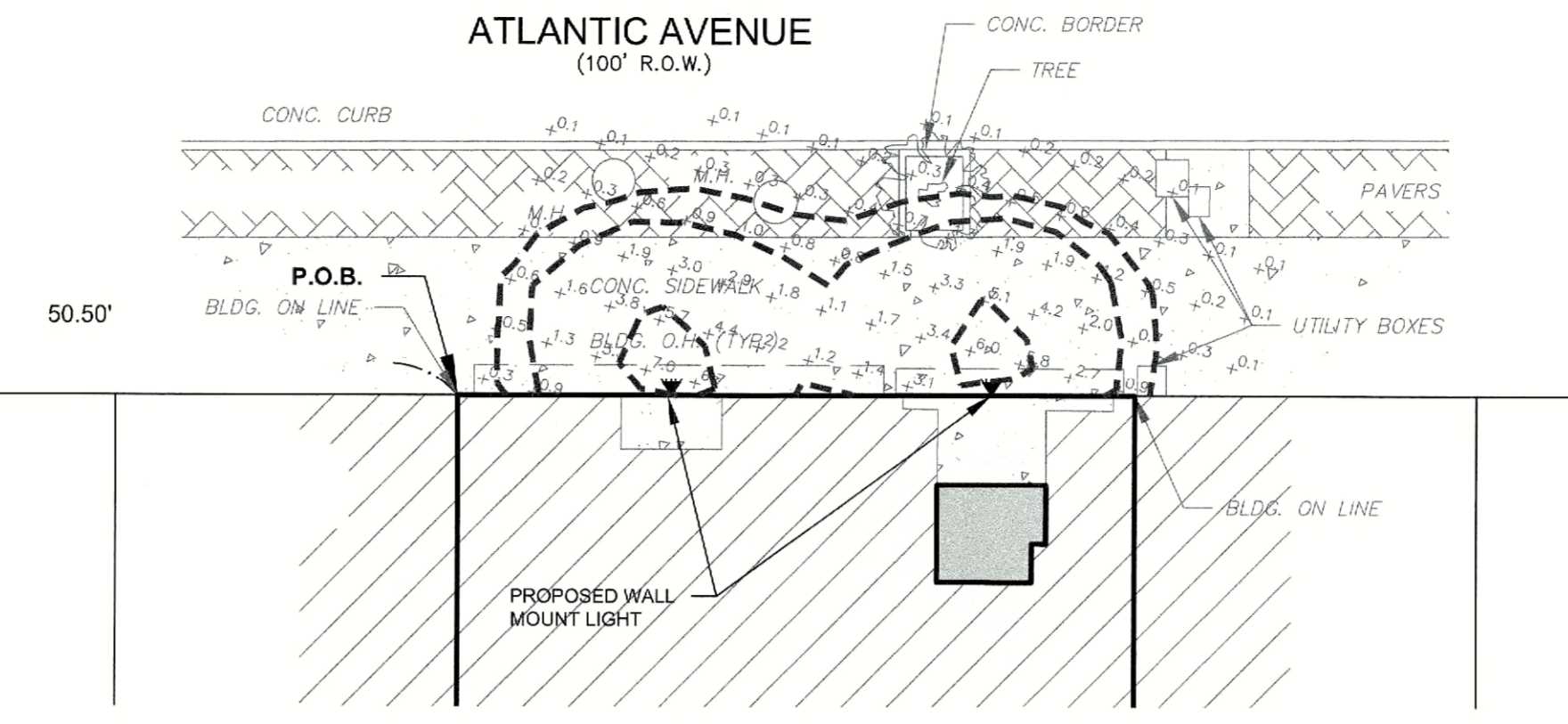
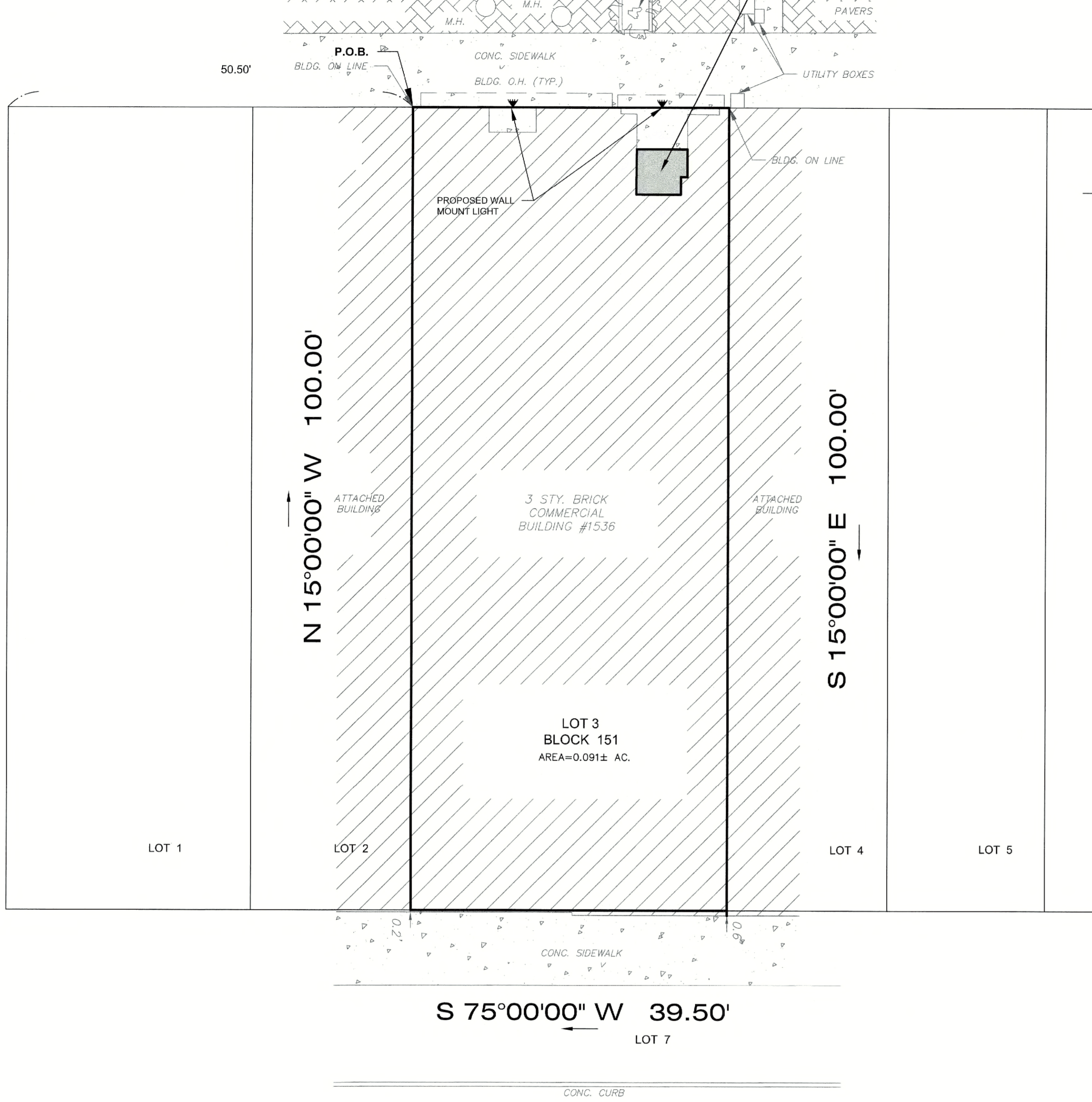
COUNTY OF ATLANTIC NEW JERSEY

Scale: _____	Drawn By: _____	Date: _____	JOB # _____	CAD File # _____	Sheet # _____
AS NOTED	MK	5/18/2023	E23-00316	SITE PLAN	1 of 2



KENTUCKY AVENUE
(50' R.O.W.)

N 75°00'00" E 39.50'
ATLANTIC AVENUE
(100' R.O.W.)



LIGHTING PLAN
SCALE: 1"=10'

ZONE CBD REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. FRONT SETBACK	N/A	0 FT.	N.C.
MIN. SIDE SETBACK	N/A	0 FT.	N.C.
MIN. REAR SETBACK	30 FT.	0.2 FT.*	N.C.
MAX. BUILDING HEIGHT	220 FT.	± 37.2 FT.	N.C.
MAX. AGGREGATE LOT COVERAGE	80%	100%*	N.C.
MAX. FLOOR AREA RATIO	8.0	2.99	3.00

* - EXISTING NON-CONFORMING
N.C. - NO CHANGE

FLOOR AREA RATIO

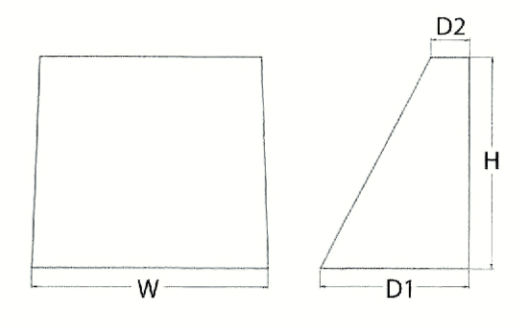
DESCRIPTION	EXISTING	PROPOSED
FIRST FLOOR	3,876 S.F.	3,910 S.F.
SECOND FLOOR	3,966 S.F.	3,966 S.F.
THIRD FLOOR	3,966 S.F.	3,966 S.F.
TOTAL FLOOR AREA	11,808 S.F.	11,842 S.F.
LOT AREA		3,950 S.F.
FLOOR AREA RATIO	2.99	3.00



WDG1 LED
Architectural Wall Sconce



Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Introduction
The WDG1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solutions.
WDG1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDG1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDG1 LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDG1 LED	4W	-	-	1,200	2,000	-	-	-	-
WDG2 LED	10W	10W	Standalone / 4light	1,200	2,000	3,000	4,500	6,000	-
WDG3 LED	15W	18W	Standalone / 4light	7,500	8,500	10,000	12,000	-	-
WDG4 LED	-	-	Standalone / 4light	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDG1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXN

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDG1 LED	P1	27K	2700K	80CRI	VF	Visual comfort forward throw
		30K	3000K	90CRI	VW	Visual comfort wide
		35K	3500K			
		40K	4000K			
		50K	5000K			

Shipped included:
SRM Surface mounting bracket
ICW In-line canopy/wall hanger bracket (only for locations only)
Shipped separately:
AWS 3-8inch Architectural wall spacer
PBBW Surface-mounted back box (left, right, center) (only use when there is no junction box available)

Options

Options	Finish
E4WH* Emergency battery backup, Certified in CA Title 20 MDDS (4W, 0°C min)	DDBXD Dark bronze
PE+ Photocell, Baction type	DDBXD Black
DS Dual switching (comes with 2 drivers and 2 light engines, see page 3 for details)	DDBXD Natural aluminum
DMS 0-10V dimming with push button for use with an external control, ordered separately	DDBXD White
BCE Bottom conduit entry for back box (PBBW), total of 4 entry points	DDBXD Sandstone
BAA Buy America's Act Compliant	

Accessories

Accessories	Notes
WDG4WV DDBXD WDG1 3-8inch Architectural Wall Spacer (Specify finish)	1 50K not available in 90CRI.
WDG1PBBW DDBXD WDG1 surface-mounted back box (Specify finish)	2 347V not available with E4WH, DS or PE.
	3 E4WH not available with PE or DS.
	4 PE not available with DS.
	5 Not qualified for DLC. Not available with E4WH.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com WDG1 LED Rev. 11/21/22

WALL MOUNT DETAIL
N.T.S.

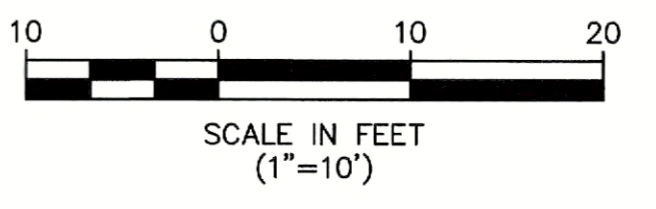
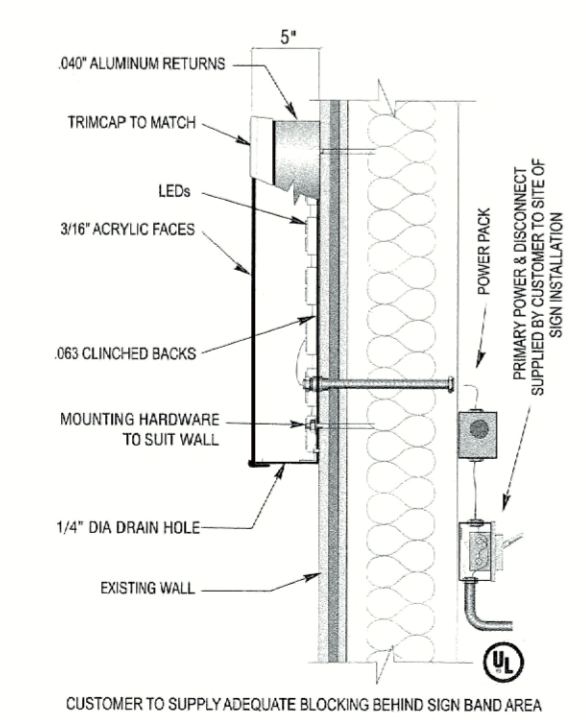
Schedule

QUANTITY	MANUFACTURE	CATALOG NUMBER	DESCRIPTION	WATTS	HEIGHT
2	LITHONIA LIGHTING	WDG1 LED P2 30K 90CRI VF	WDG1 LED WITH PD - PERFORMANCE PACKAGE 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	6.8	6 FT.

LIGHTING TO BE AS SPECIFIED OR APPROVED EQUAL.

Puffsie

SIGN DETAIL
N.T.S.



MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
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SITE LAYOUT PLAN

LOT 3 BLOCK 151
1536 ATLANTIC AVENUE
CITY OF ATLANTIC CITY
COUNTY OF ATLANTIC NEW JERSEY

Scale: 1"=10' Drawn By: MK Date: 5/18/2023 JOB #: E23-00316 CAD File #: SITE PLAN Sheet #: 2 of 2