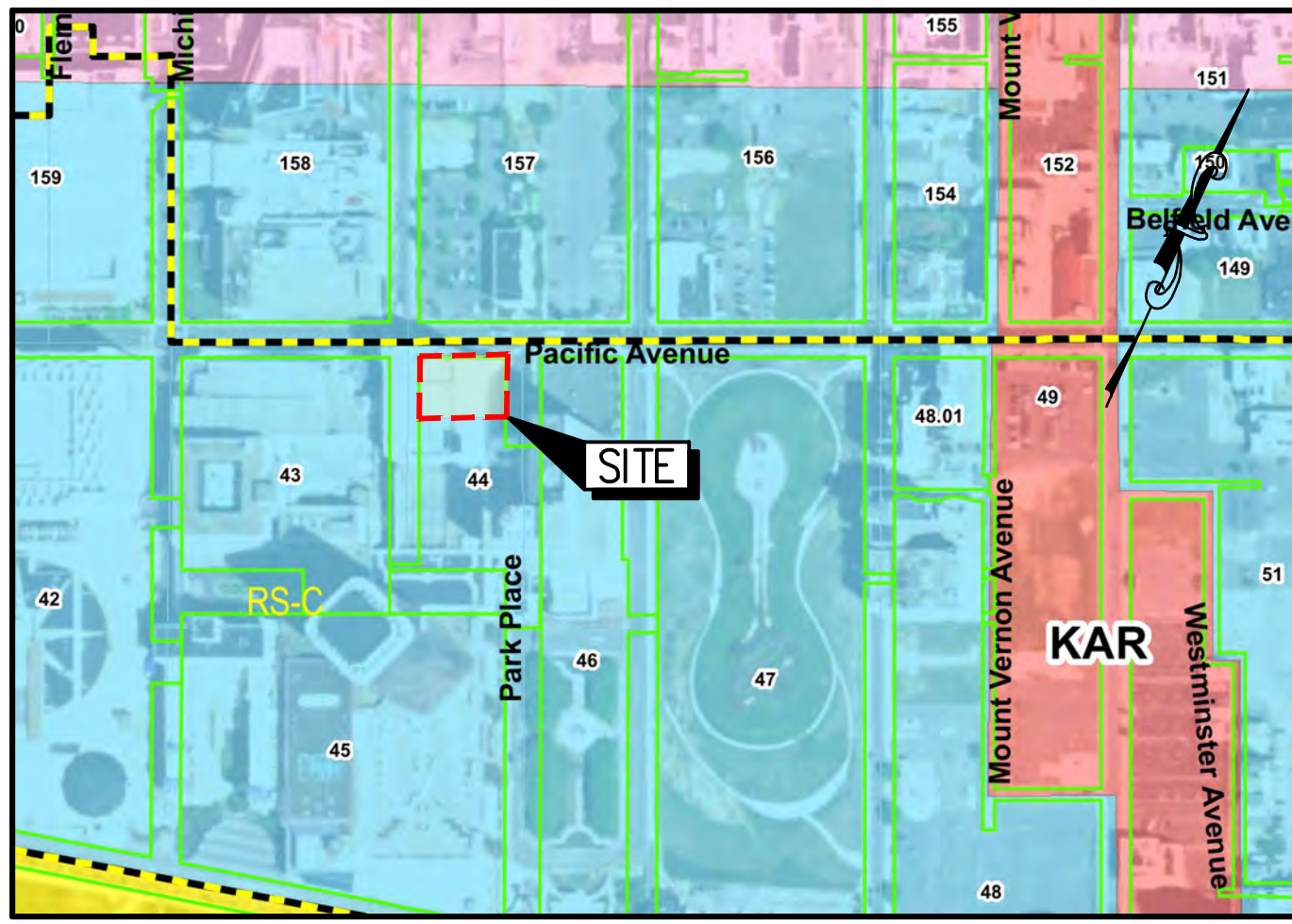


CREATED ON 04/27/2024, LAST MODIFIED ON 04/24/2024



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

SCALE: 1" = 500'

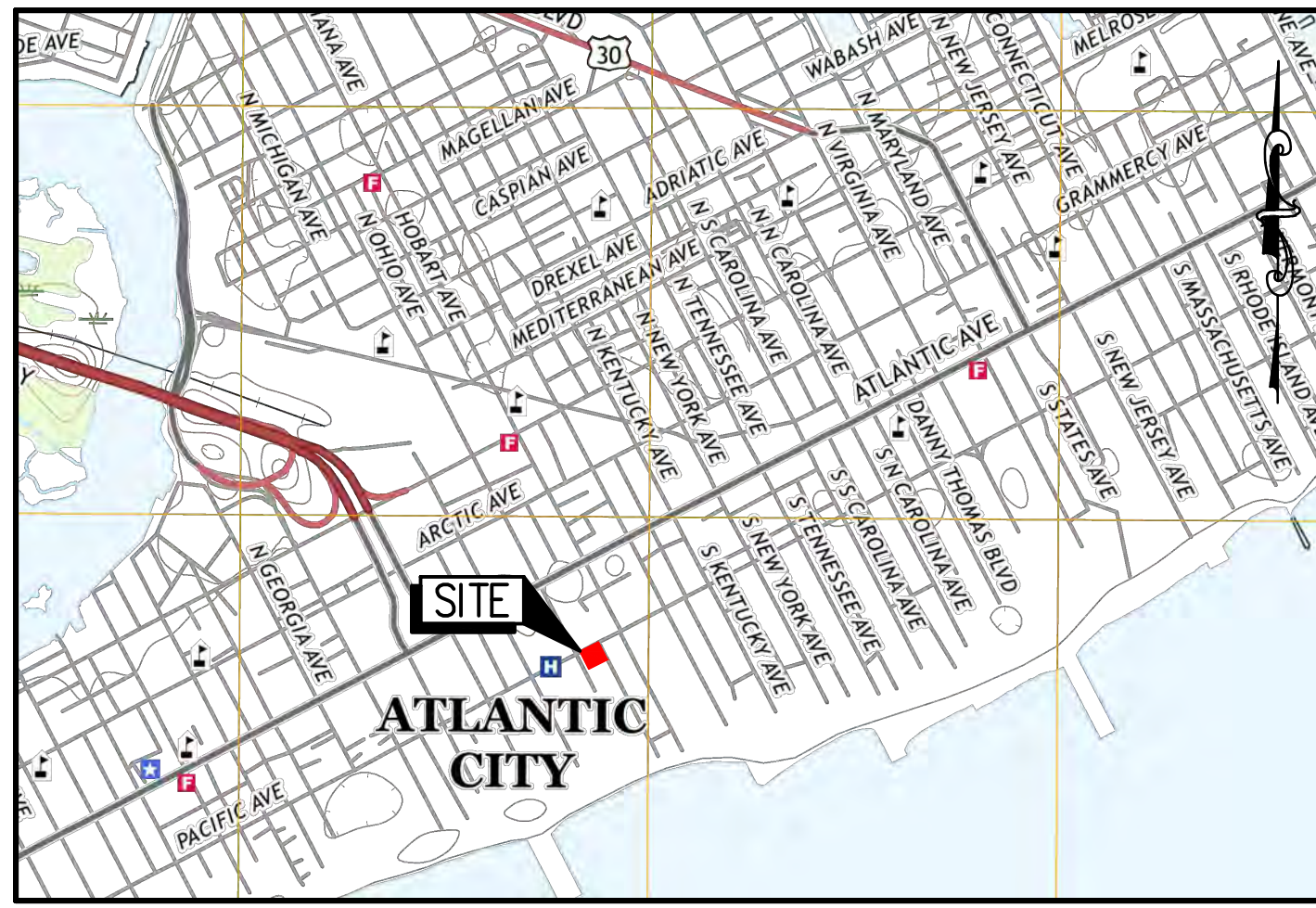
ZONING SCHEDULE

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).i	USE	OFFICE, CANNABIS CLASSES 2 TO 5	GROUND FLOOR CLASS 5 CANNABIS FLOOR 2-5 OFFICE	GROUND FLOOR CLASS 5 CANNABIS FLOOR 2-4 OFFICE FLOOR 5 CLASS 2 CANNABIS MANUFACTURING	C
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.1					
19:66-5.10(i) 1.iv	(1) MAXIMUM HEIGHT	PRINCIPAL BUILDING 300 FT ABOVE BFE ACCESSORY STRUCTURE 35 FT ABOVE BFE	< 300 FT NA	< 300 FT NA	C NA
	(2) MINIMUM LOT AREA	7,500 SF	29,120 SF	29,120 SF	C
	(3) MINIMUM LOT DEPTH	150 FT	200 FT	200 FT	C
	(4) MINIMUM LOT WIDTH	50 FT	145.6 FT	145.6 FT	C
	(5) MINIMUM LOT FRONTAGE	50 FT	345.6 FT	345.6 FT	C
	(6) MAXIMUM BUILDING COVERAGE	70%	95%	95%±	ENC
	(7) MAXIMUM IMPERVIOUS COVERAGE	80%	98%	98%±	ENC
	(8) MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	0 FT 20 FT	0, 0, 10 FT± 0, 0, 20 FT±	C ENC, C
	(9) MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT 20 FT GREATER THAN 35 FT IN HEIGHT	0 FT 20 FT	0 FT 0 FT	C ENC
	(10) MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
19:66-5.7(i)	3ii NUMBER OF WALL SIGNS	2 SIGNS/STREET FRONTAGE			
		PARK PL	1 SIGN	1 SIGN	C
		PACIFIC AVE	1 SIGN	2 SIGNS	C
	3iii NUMBER OF PROJECTING SIGNS	1	1	2	VARIANCE GRANTED (1)
		1	0	3	VARIANCE GRANTED (1)
	3iv NUMBER OF WINDOW SIGNS	1	0	3	VARIANCE GRANTED (1)
	3v NUMBER OF BILLBOARD SIGNS	1	N/A	N/A	N/A
	4i TOTAL AREA OF ALL SIGNS	25% OF WALL SURFACE PER ELEVATION (SEE NOTE 6)	< 25% OF FACADE AREA	< 25% OF FACADE AREA	C
	4ii TOTAL AREA OF ELECTRONIC BILLBOARD SIGN	650 SF	N/A	N/A	N/A
	5ii MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT	20 FT	N/A	N/A	N/A
5iii MAX. PROJECTING SIGN HEIGHT	20 FT	> 20 FT	20 FT	ENC/C	
5iv MAX. GROUND HEIGHT	5 FT	N/A	N/A	N/A	
5v MAX. POLE SIGN HEIGHT	20 FT	N/A	N/A	N/A	
5vi MAX. WALL SIGN HEIGHT	ROOFLINE	BELOW ROOFLINE	BELOW ROOFLINE	C	
5vii 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	
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.4.7.q	MAX. SIGNS PER SITE	2	4	9	VARIANCE GRANTED (1)

C = CONFORMS
ENC = EXISTING NON-CONFORMING
(1) VARIANCE GRANTED BY C.R.D.A. VIA RESOLUTION 23-80 ADOPTED 6/20/2023 FOR FIRST FLOOR TENANT. NO CHANGES PROPOSED WITH THIS APPLICATION.

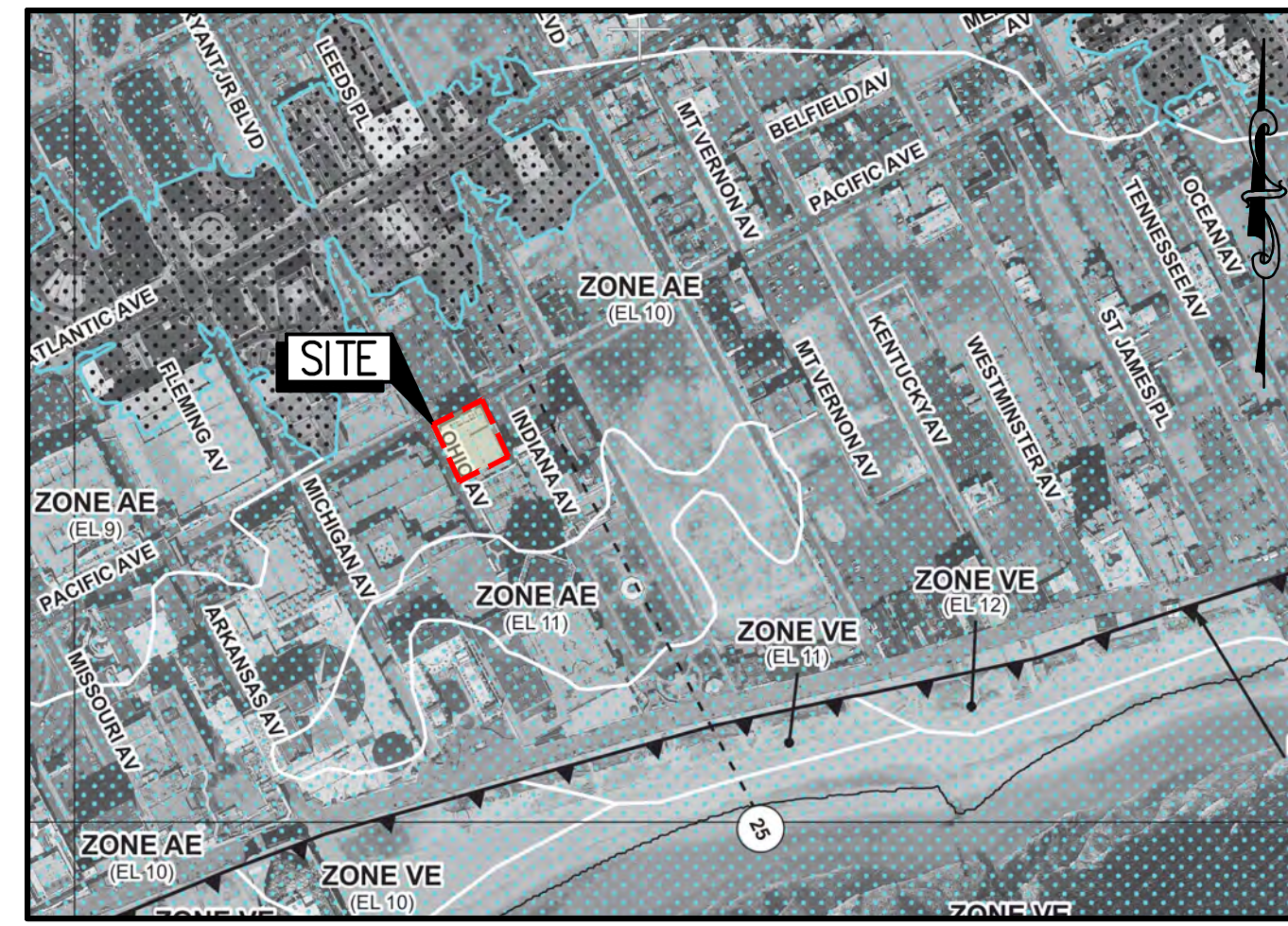
811
Know what's below. Call before you dig.

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



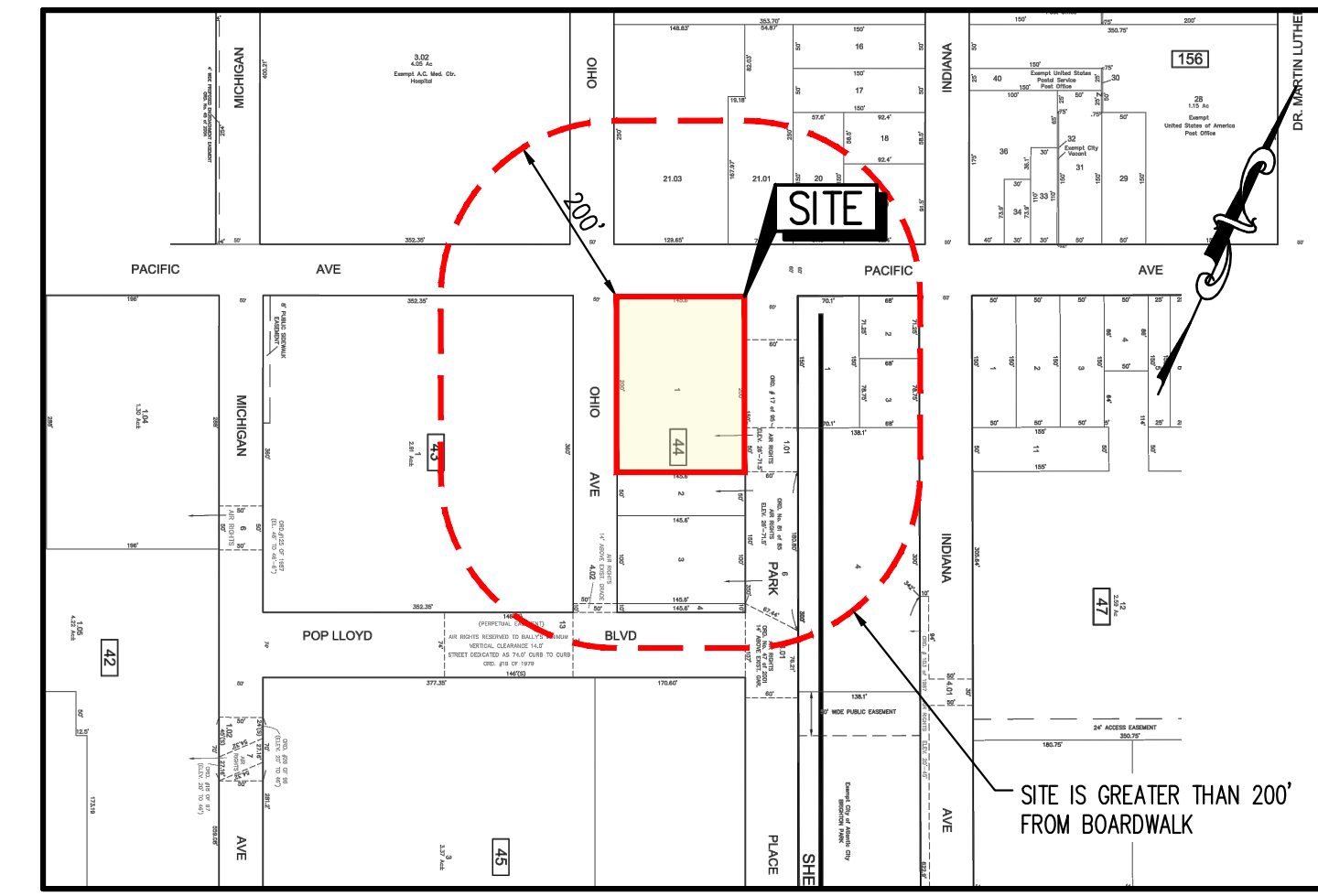
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04566)

SCALE: 1" = 1,000'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 8)

SCALE: 1" = 200'

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

DATED 3/4/2024

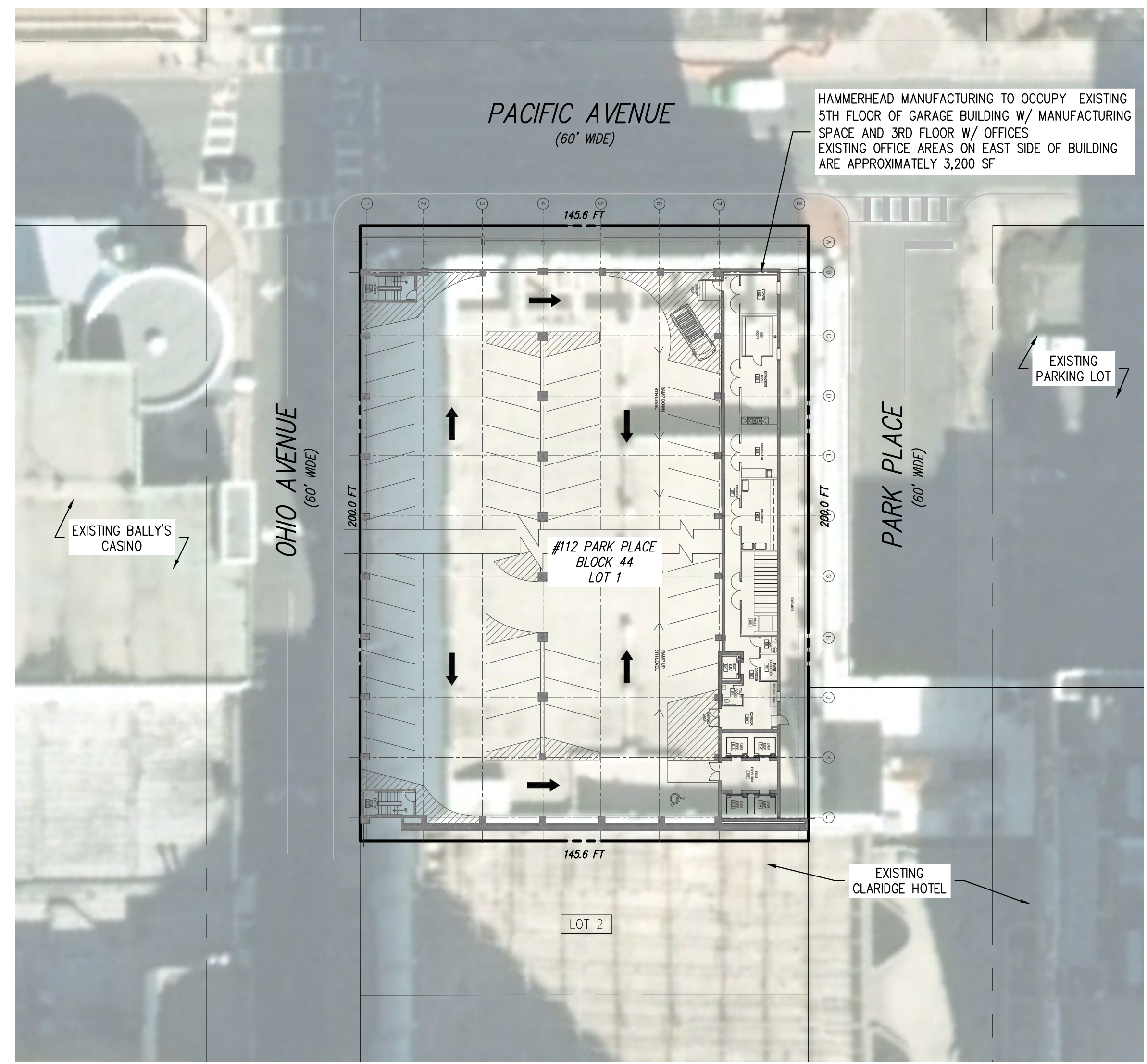
BLOCK	LOT	QUALIFIER	PROPERTY LOCATION	OWNER	ADDRESS
43	1		1900 PACIFIC AVE	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
43	13		AIR RIGHTS POP LLOYD BLDV	PREMIER ENTERTAINMENT AC LLC	535 MADISON AVE FL20, NEW YORK, NY 10022
44	1		112 PARK PLACE	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
44	1.01		AIR RIGHTS PARK PL	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
44	2		116 PARK PL	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
44	3		120 PARK PL	T.M 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	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
46	1		1804 PACIFIC AVE	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
46	2		1800 PACIFIC AVE	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
46	3		106 S INDIANA AVE	T.M ATLANTIC CITY LLC	5801 ULMERTON RD #200, CLEARWATER, FL 33760
46	4		120 S INDIANA AVE	T.M 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 TWP, NJ 08234
157	19		1801 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWP, NJ 08234
157	20		1807 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWP, NJ 08234
157	21.01		1809 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWP, NJ 08234
157	21.03		1811 PACIFIC AVE	ATLANTICARE HEALTH SERV INC	1406 DOUGHTY RD, EGG HARBOR TWP, NJ 08234
158	3.02		1924 ATLANTIC AVE	ATLANTIC CITY MEDICAL CENTER	1925 PACIFIC AVE, ATLANTIC CITY, NJ 08401

UTILITIES

UTILITY	CONTACT	OWNER	APPLICANT
AQUA	ATT: CLIFF KEEN, DEPUTY DIRECTOR PO BOX 117 401 N. VIRGINIA AVE ATLANTIC CITY, NJ 08401	ATLANTIC CITY ELECTRIC ATT: GREGORY BRUBAKER 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08234	T.M ATLANTIC CITY, LLC 5801 ULMERTON ROAD, #200 CLEARWATER, FL 33760
ATLANTIC CITY SEWERAGE COMPANY	ATT: DAN KWAPINSKI 1200 ATLANTIC AVENUE, SUITE 300 ATLANTIC CITY, NJ 08401	SOUTH JERSEY GAS COMPANY ATLANTIC DIVISION ATT: BRIANNA DIRKES 111 N. FRANKLIN BLDG PLEASANTVILLE, NJ 08232	HAMMERHEAD MANUFACTURING COMPANY NJ LLC 801 MAPLETON AVENUE MIDDLETOWN, DELAWARE 19709
ATLANTIC COUNTY UTILITIES AUTHORITY	ATT: MATT DENAFO PO BOX 996 PLEASANTVILLE, NJ 08232		

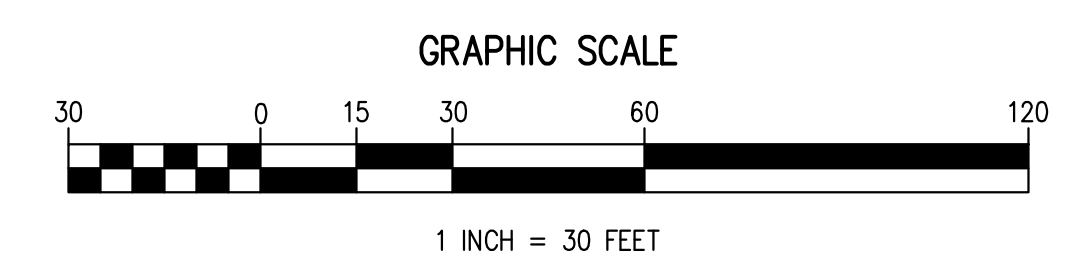
NOTES

- EXISTING LOT BOUNDARY INFORMATION TAKEN FROM CITY OF ATLANTIC CITY TAX MAP, SHEET NO. 8.
- NO EXTERIOR IMPROVEMENTS ARE PROPOSED AS PART OF THIS APPLICATION.
- EXISTING 3RD FLOOR OFFICES ARE EXISTING AND WILL NOT CHANGE IN FUNCTION.
- EXISTING 5TH FLOOR CONVERSION TO CLASS 2 CANNABIS MANUFACTURER INCLUDES NO ACCESS BY THE PUBLIC OR CUSTOMERS, ONLY STAFF AND ANY REGULATORY INSPECTION PERSONNEL.
- EXISTING PARKING DEMAND FOR 5TH FLOOR OFFICE PURSUANT TO NJAC 19:66-5.8 IS 1 SPACE/400 SF X 3,200 SF = 8 SPACES. PROPOSED PARKING DEMAND FOR 5TH FLOOR MANUFACTURING IS NOT SPECIFIED IN CRDA TOURISM DISTRICT RULES. CLOSEST USE IS WAREHOUSE AT 1 SPACE/500 SF = 8 SPACES.
- PARKING FOR BOTH FLOORS WILL BE WITHIN EXISTING PARKING GARAGE.
- NO SIGNS ARE PROPOSED WITH THIS APPLICATION.
- CANNABIS WASTE IS STORED INSIDE SECURE MANUFACTURING SPACE FOR PICKUP BY LICENSED CANNABIS HAULER.
- DOMESTIC WASTE FOR ALL TENANTS IS STORED IN CLARIDGE TRASH DUMPSTER ON SITE NOT VISIBLE TO THE PUBLIC OR NEIGHBORING PARCELS.



SITE PLAN

SCALE: 1" = 30'



1 INCH = 30 FEET

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

SCIULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24C429290700

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24CE0486000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

HAMMERHEAD CANNABIS MANUFACTURING
MINOR SITE PLAN
112 PARK PLACE, BLOCK 44 LOT 1
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

HAMMERHEAD HEMP COMPANY
801 MAPLETON AVENUE
MIDDLETOWN, DELAWARE 19709

SITE PLAN

PROJECT NO. HAM 001.01
SCALE AS SHOWN
SHEET 1 OF 1
DRAWING NO. C2701

DATE: 4/19/2024
ISSUE NO. 1
SUBMISSION/REVISION: 1
SUBMITTED BY: JTS
APPROVED BY: APR