

SURVEY REFERENCES
 1. ATLANTIC CITY TAX MAP
 2. FIELD SURVEY COMPLETED ON 12/06/2022

PROPOSED SITE PLAN

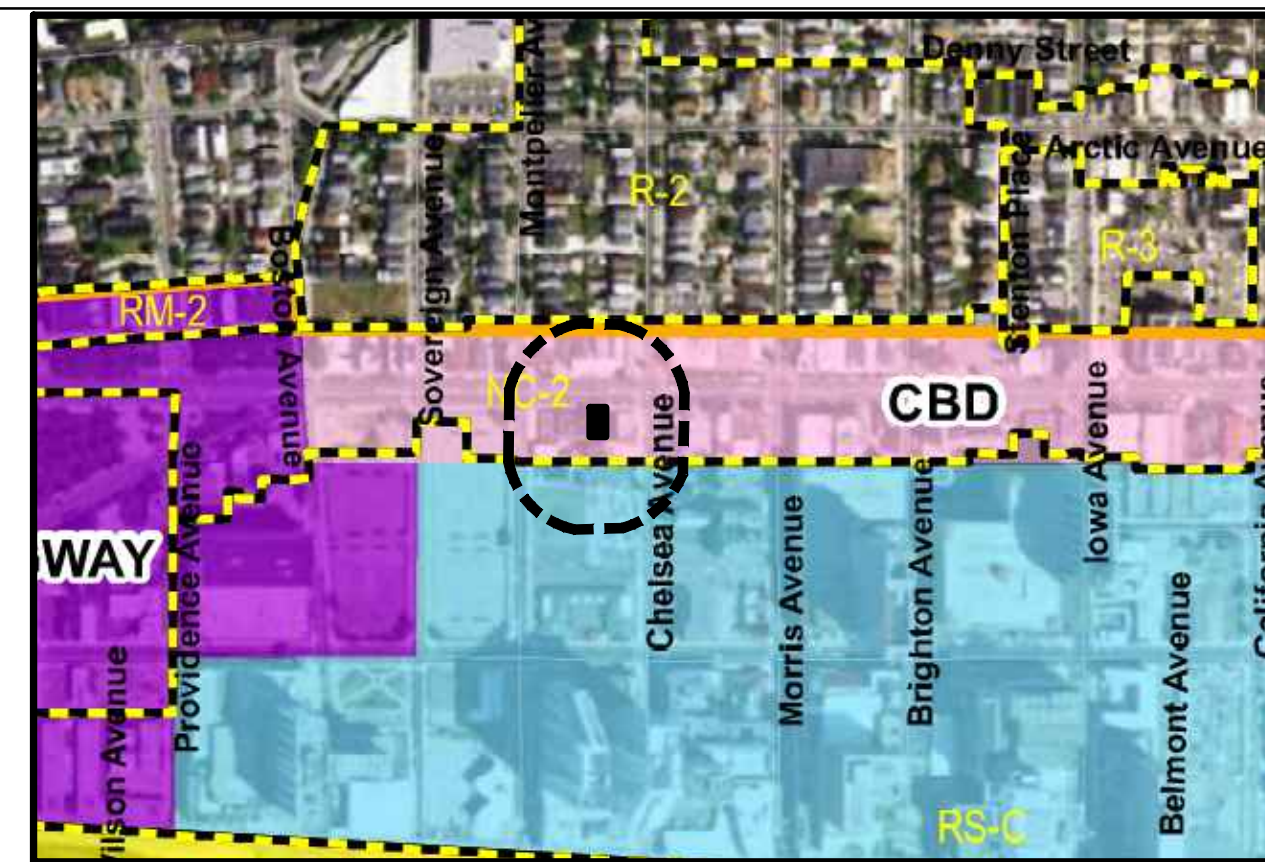
THIRD FLOOR ONLY 3,875 SF

TOTAL LOT AREA = 4,237.5 SF

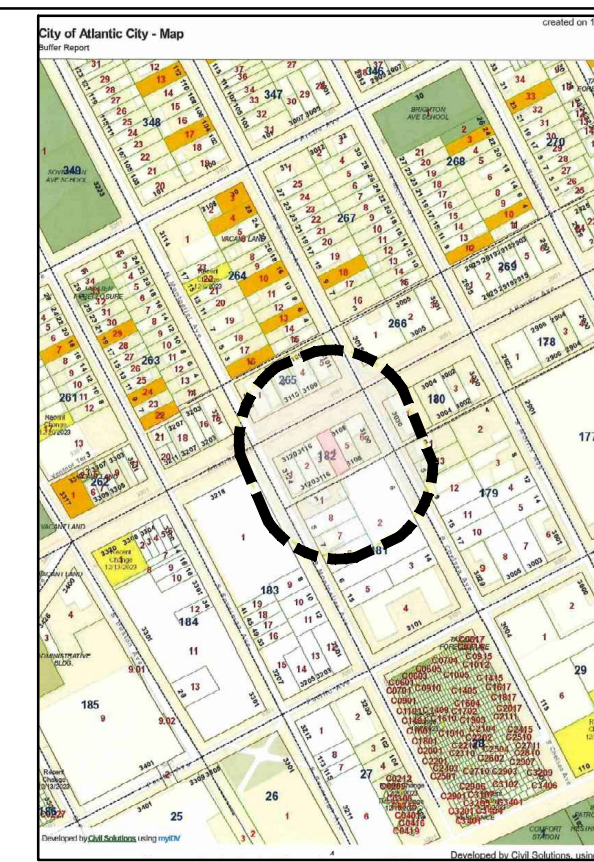
SCALE: 1" = 10'

NOTES:

- SITE PLAN PREPARED USING PROPERTY 3112 ATLANTIC AVE PROPERTY SURVEY PROVIDED BY ARTHUR W. PONZIO, JR., PREPARED 12/07/2022 FOR PROPERTY OWNER
- NO EXTERIOR IMPROVEMENTS PROPOSED
- NO CHANGES TO BUILDING PROPOSE OTHER THAN INTERIOR RENOVATIONS. BUILDING IMPROVEMENT TO COMPLY WITH SECTION 5.1.2.d OF THE ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN.
- LOADING ZONE - PROPOSED LOADING ZONE ON ATLANTIC AVE. PREVIOUSLY APPLIED FOR BY BUILDING OWNER. PROVIDED SEPARATELY.
- LIGHTING - EGRESS LIGHTING IS IN ACCORDANCE WITH THE UCC.
- TRASH COLLECTION - TRASH ROOM WILL BE LOCATED INSIDE THE FACILITY AS SHOWN ON ARCHITECTURAL FLOOR PLAN, SUBMITTED SEPARATELY.



200' PROPERTY LINE ZONING MAP



200' PROPERTY LINE

- OWNER: TRUPOS, SPIRO
 3 S CHELSEA AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHELSEA COMMUNITY CHURCH
 9 S CHELSEA AVE, ATLANTIC CITY, NJ 08401
 OWNER: TRUPOS, SPIRO
 5 S CHELSEA AVE, ATLANTIC CITY, NJ 08401
 OWNER: L S S C CO
 3030 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: LEUNG, LAI SAN
 3 S MONTPELIER AVE, ATLANTIC CITY, NJ 08401
 OWNER: GURWICZ, MAX ETAL
 6 S CHELSEA AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHELSEA AVE ASSOCIATES, LLC
 9 S MONTPELIER AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHELSEA AVE ASSOCIATES, LLC
 7 S MONTPELIER AVE, ATLANTIC CITY, NJ 08401
 OWNER: 10 SOUTH CHELSEA
 5 S MONTPELIER AVE, ATLANTIC CITY, NJ 08401
 OWNER: MANTAH & PAKLIN, LLC
 3124 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: SALIM, MOHAMMED
 3120 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: TRAN, HOAT & LOAN T
 3116 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: 3112 ATLANTIC AVE HOLDINGS LLC
 3112-14 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: 3106 ATLANTIC LLC
 3108 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHECK CASHIER II, LLC
 3100 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: AC EQUITIES LLC C/O RITE AID OF NJ
 3218 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: C&C REAL ESTATE LLC
 3123 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: CORTEZ, EDUARDO
 3115 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHEN, MING ZHEN & MING FENG CHEN
 3109 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: JUMBO SUNNY LAUNDRY LLC
 3101 ATLANTIC AVE, ATLANTIC CITY, NJ 08401
 OWNER: CHELSEA ATL EQUITIES, LLC
 3015 ATLANTIC AVE, ATLANTIC CITY, NJ 08401

PROPOSED USE; THIRD FLOOR - CLASS 1 AND 2 CANNABIS CULTIVATION AND MANUFACTURING FACILITY.
 EXISTING USE: FIRST FLOOR - APPROVED CANNABIS DISPENSARY.
 SECOND FLOOR - VACANT, PREVIOUSLY APPROVED LOUNGE FOR CANNABIS CONSUMPTION

CBD ZONE BULK TABLE				
REGULATION	REQUIREMENT	EXISTING	PROPOSED	STATUS
MAX. HEIGHT	65 FT.	36± FT.	36± FT.	C
FRONT YARD SETBACK	5 FT.	0 FT.	0 FT.	PENC
SIDE YARD SETBACK	0 FT.	0 FT.	0 FT.	C
REAR YARD SETBACK	20 FT.	0 FT.	0 FT.	PENC
MAX. BUILDING COVERAGE	30%	>30%	>30%	PENC
MAX. OMPERVIOUS COVER	80.00	100.00	100.00	PENC
MIN. LOT AREA	5,000 SF	4,2375 SF	4,2375 SF	PENC
MIN. LOT DEPTH	100 FT.	113 FT.	113 FT.	C
MIN. LOT WIDTH	50 FT.	37.5 FT.	37.5 FT.	PENC
MIN. FRONTAGE	50 FT.	37.5 FT.	37.5 FT.	PENC

PENC = PRE-EXISTING NON-CONFORMITY
 C = CONFORMS

GARDEN ORGANICS
 3112 ATLANTIC AVENUE
 ATLANTIC CITY, NJ 08401 (3RD FLOOR)
 TAX MAP SHEET: 33
 BLOCK: 182
 LOT: 4

OWNER: 3112 ATLANTIC AVENUE HOLDINGS, LLC.
 C/O LOUIS FREEDMAN
 555 NEW JERSEY AVENUE, SUITE 2
 ABSECON, NJ 08201
 609-335-4987
 LOU@OPINIONSERVICES.COM

APPLICANT: GARDEN ORGANICS, LLC.
 18 NORTH PORTLAND AVENUE
 VENTNORE CITY, NJ 08406
 267-918-2130
 ASHLEY@POCONOORGANICS.COM

APPROVED BY RESOLUTION # _____ DATED: _____

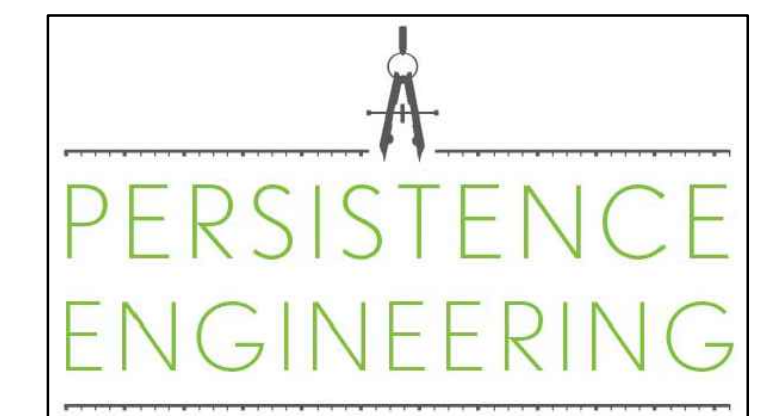
CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

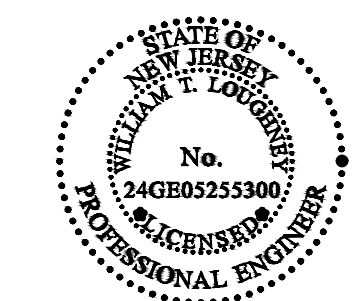
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

NO.	DATE	REVISIONS
1	5/1/2024	CRDA COMPLETENESS REVIEW



SEAL/SIGNATURE



PROFESSIONAL ENGINEER
 EXPIRES 04-30-2025

 SIGNATURE
 04.23.2024
 DATE

DRAWING TITLE

MINOR SITE PLAN

DATE: 04.23.2024 DRAWN BY: WTL

SCALE: 1" = 10' DESIGNED BY: WTL

DWG NO.: CHECKED BY: WTL

SHEET NO.: 1 OF 1