

SITE LEGEND	
	EXISTING WATER VALVE
	EXISTING STREET SIGN
	EXISTING BOLLARD
	EXISTING UTILITY POLE
	EXISTING UTILITY ACCESS HATCH
	EXISTING STREET TREE

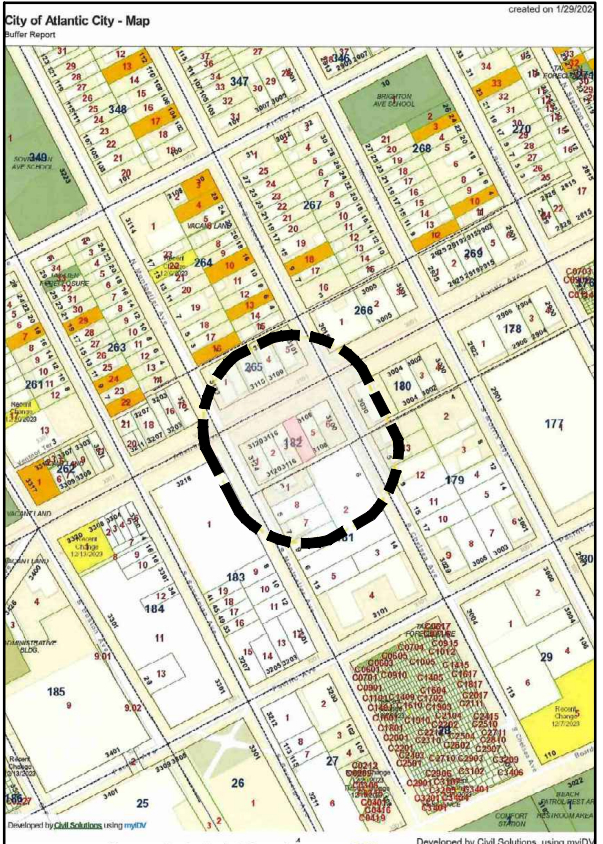
SURVEY REFERENCES
 1. ATLANTIC CITY TAX MAP
 2. FIELD SURVEY COMPLETED ON 12/06/2022

FINISHED FLOOR ELEVATION IS 9.23' (88)

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

- 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

APPROVED BY RESOLUTION # _____ DATED: _____

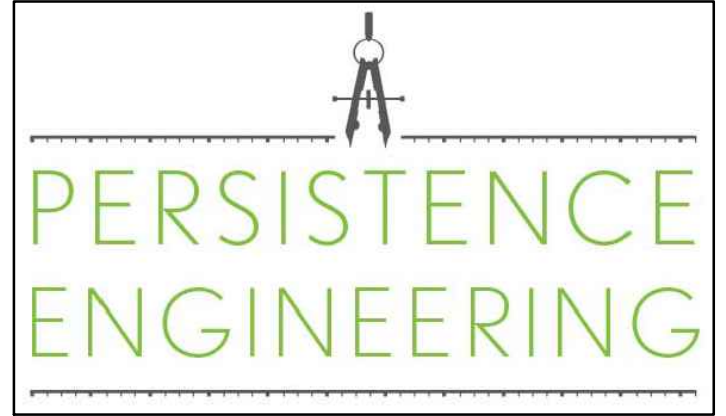
CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

DATE	NO.	REVISIONS



SEAL/SIGNATURE

PROFESSIONAL ENGINEER
 EXPIRES 04-30-2028

DATE
04.23.2024

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**