SIGN 1 & 2

SIGN 3

SIGN 4

SIGN 5

SIGN 6

SIGN 7

SIGNAGE FOR BEACH BAR

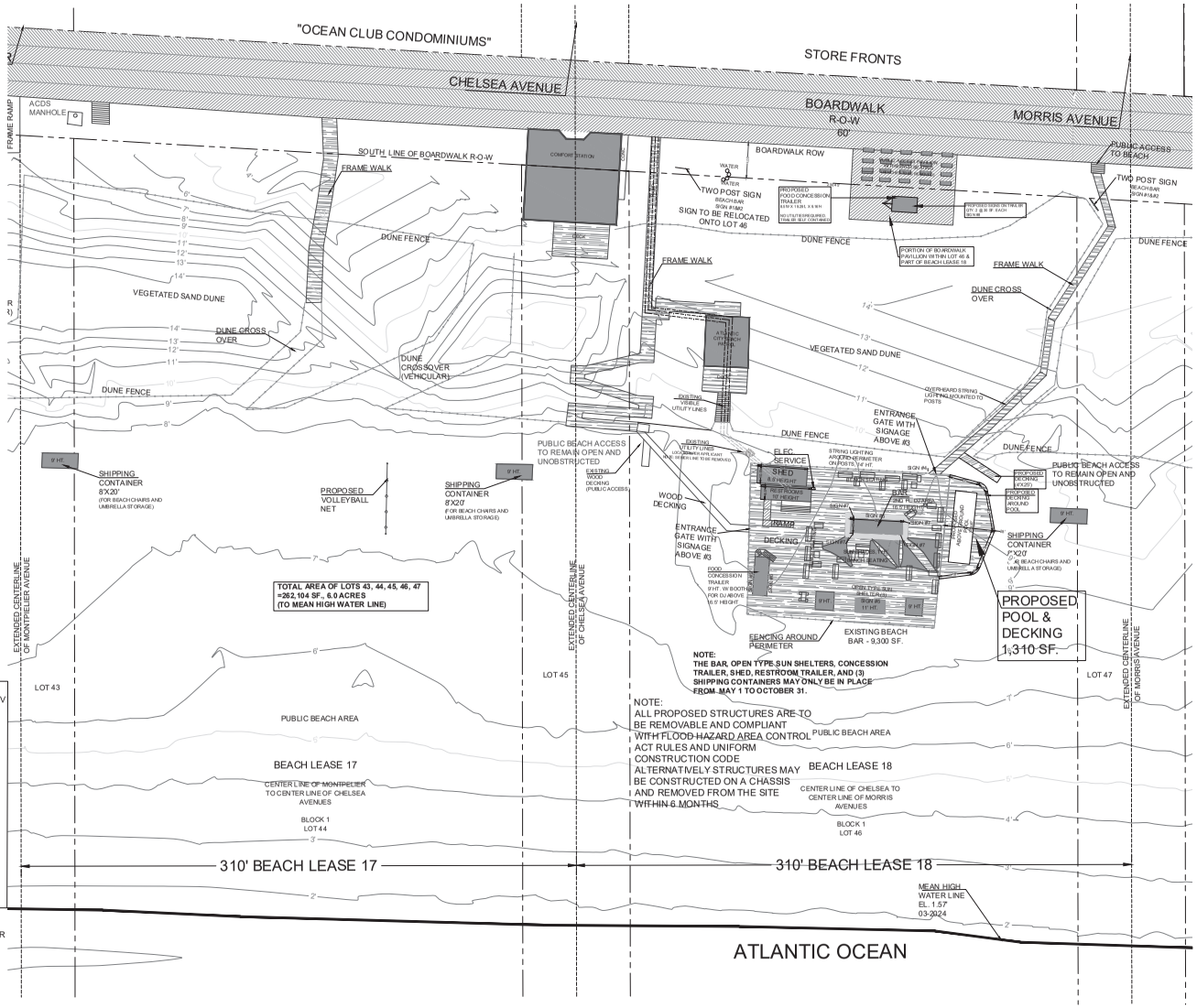
POLE SIGNS			
(1)	TWO POST SIGN AT BOARDWALK (QTY 2)	32 SF.(EA)	C/V
(2)	TWO POST SIGN AT BOARDWALK (QTY 2)	12 SF.(EA)	V
(3)	ENTRY WAY SIGNS (QTY 2)	6 SF. (EA)	V
(4)	DRINK SIGNAGE (QTY 1)	3 SF.	V
TOTAL # OF POLE SIGNS		QTY.7 103 SF.	V
WALL SIGNS			
(5)	WALL SIGN ON DJ BOOTH AT BAR & ON SUN SHELTER (QTY 2)	16 SF. (EA)	C
(6)	WALL SIGN ON FOOD CONCESSION TRAILER (QTY.2)	120 SF. (EA)	V
(7)	WALL SIGN ON BAR (QTY.4)	12 SF. (EA)	V
(8) *	WALL SIGN TRAILER (QTY.2)	30 SF. (EA)	V
TOTAL # OF WALL SIGNS		QTY.10 380 SF.	V

LEGEND:
C - CONFORMING
V - VARIANCE
* - SIGN 8 IS PROPOSED

NOTE
SIGN 6 GRAPHIC TO BE CHANGED TO NEW BEACH BAR NAME UPON APPROVAL

NOTE:
CONTOURS SHOWN
REFERENCE NAVD 1988

NJDEP PERMIT NO. 0102-15-0007.3
LUP220001, EXPIRATION JULY 28, 2027



30 0 30 60 90
GRAPHIC SCALE IN FEET

GENERAL NOTES

1. APPLICANT:
   SECCA, LLC
   DBA COCORICO BEACH BAR
   C/O LISA A. JOHN-BASTA, ESQ.
   CHIESA SHAHINIAN & GIANTOMASI PC
   105 EISENHOWER PARKWAY, ROSELAND NJ 07068

   OWNER:
   CITY OF ATLANTIC CITY

2. PROPERTY INFORMATION:
   BLOCK 1
   LOTS 43, 44, 45, 46, 47
   BEACH LEASE 17 & 18

3. LAND AREA = 6.01 ACRES TO MHWL
   EXISTING BEACH BAR & AMENITIES = 10,000 SF.
   PROPOSED BEACH BAR & AMENITIES= 14,000 SF.

   ZONING = B (BEACH)
   EXISTING USE = CHELSEA BEACH BAR & AMENITIES
   PLAN HORIZONTAL DATUM - NAD83
   PLAN VERTICAL DATUM - NAVD88

4. PROPOSED DEVELOPMENT
   APPLICANT PROPOSES TO CONTINUE USE OF THE EXISTING BEACH BAR AND EXPAND THE DEVELOPMENT ON THE BEACH TO INCLUDE NEW DECKING AND ABOVE GROUND SWIMMING POOL. A FOOD CONCESSION TRAILER IS PROPOSED ON THE BOARDWALK WITHIN THE PAVILION THAT OCCUPIES A PORTION OF LOT 46.

ZONING SCHEDULE
TOURISM DISTRICT ZONE "B"

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
HEIGHT				
PRINCIPAL				
BAR W/ ROOFTOP	20 FT.	16.5 FT.		C
DJ BOOTH				
ACCESSORY TO BEACH BAR				
SHED	10 FT.	8.5 FT.		C
FOOD CONCESSION W/ ROOFTOP DJ BOOTH	10 FT.	16.5 FT.		V
RESTROOM TRAILER	10 FT.	10 FT.		C
SHIPPING CONTAINERS	10 FT.	9 FT.		C
SUN SHELTERS	10 FT.	9 &11FT.		CV
FOOD CONCESSION (PAVILLION)	10 FT.	N/A		C
BEACH VOLLEYBALL	10 FT.	8 FT.		C

LEGEND:
C - CONFORMING
ENC - EXISTING NON-CONFORMING
V - VARIANCE

PARKING CALCULATION (RESTAURANT/BAR)

EXISTING	
1SP/150SF. OF FLOOR AREA	9,300 SQ.FT = 62 SPACES
30% OF BLDG. CAPACITY	390 PERSON OCCUPANCY = 117 SPACES
PROPOSED	
1SP/150SF. OF FLOOR AREA	10,610 SQ.FT = 74 SPACES
30% OF BLDG. CAPACITY	390 PERSON OCCUPANCY = 134 SPACES

NOTE:
EXISTING PARKING DEFICIENCY OF 57 SPACES PER 2015 CLUC APPROVAL FOR 5,000 SF. BEACH BAR

CURRENT APPLICATION REQUIRES 134 SPACES LESS 57 (EXISTING DEFICIENCY) = 77 SPACES REQUIRED.

0 SPACES PROPOSED - VARIANCE REQUIRED

Approved by Resolution # _____ Dated: _____
_____ Date: _____
CRDA Planner
_____ Date: _____
CRDA Engineer
_____ Date: _____
CRDA Land Use Regulation & Enforcement Officer
_____ Date: _____
CRDA Hearing Officer

PRELIMINARY & FINAL MAJOR SITE PLAN
COCORICO BEACH BAR
TAX MAP SHEET #4 & 5
ATLANTIC CITY BEACH LEASE #17 & 18

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NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1504
NEW JERSEY STATE AUTH. NO: 24GA28001300

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

SITE DEVELOPMENT PLAN
BLOCK 1 LOT 43,44,45,46,47
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY
SCALE: 1"=30' BY: WJP
DATE: 07-31-24 PROJ. NO.: 41318

SHEET NO.
C-3
SHEET 3 OF 4