

P/O USC&G QUAD SHEET - CITY OF ATLANTIC CITY

P/O ATLANTIC CITY TAX MAP SHEET NO. 7

P/O ATLANTIC CITY BEACH LEASE MAP

P/O FEMA PRELIMINARY FIRM NO. 34001C0456F

P/O CRDA ATLANTIC CITY ZONING & TOURISM DISTRICT ZONE MAP

P/O ATLANTIC CITY ZONING MAP

**BOARDWALK REGENCY, LLC t/a  
CAESARS ATLANTIC CITY  
PRELIMINARY & FINAL MAJOR SITE PLAN APPLICATION**

**CAESARS BEACH BAR  
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY  
BLOCK 1 LOTS 87,88,89,90,91,92  
BEACH LEASE 25**

LIST OF PROPERTY OWNERS WITHIN 200 FT UNDER SEPARATE COVER

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

- INDEX OF CIVIL DRAWINGS:  
C-1 TITLE SHEET  
C-2 EXISTING CONDITIONS SURVEY  
C-3 SITE DEVELOPMENT PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN  
CAESARS BEACH BAR  
TAX MAP SHEET #7  
ATLANTIC CITY BEACH LEASE #25

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ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE THE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

**APCO** ARTHUR PONZIO CO.  
ENGINEERS & SURVEYORS  
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

*Jon J. Barnhart*  
**JON J. BARNHART**  
PROFESSIONAL PLANNER N.J. NO. 33LI00581500  
PROFESSIONAL ENGINEER N.J. NO. GE43483

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

TITLE SHEET  
BLOCK 1 LOT 87,88,89,90,91,92  
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

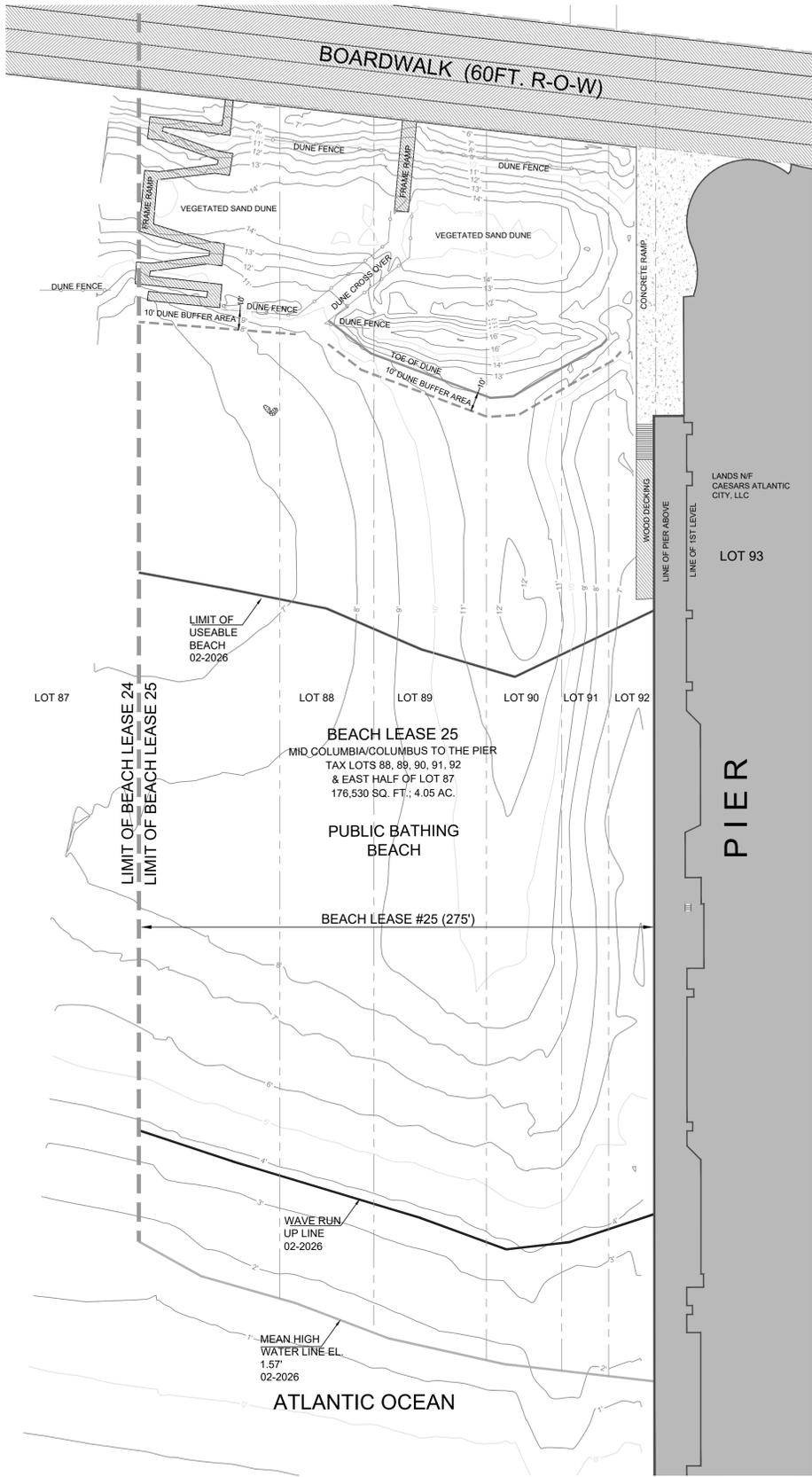
SCALE: N.T.S. BY: WJP  
DATE: 02/17/26 PROJ. NO.: 42417

SHEET NO.  
**C-1**  
SHEET 1 of 3



**GENERAL SURVEY NOTES**

1. SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL AREA OF 176,530 SF.; 4.05 ACRES TO MEAN HIGH WATER LINE 02-2026.
2. PERMANENT MARKERS HAVE BEEN OMITTED.
3. OFFSETS WHERE SHOWN ARE GIVEN FOR CHECKING COMPLIANCE WITH DEED RESTRICTIONS AND ZONING REGULATIONS ONLY. OFFSETS SHALL NOT BE USED FOR ANY OTHER PURPOSES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY IF THE OFFSETS SHOWN ARE USED OTHER THAN AS INTENDED.
4. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD, EITHER RECORDED OR UNRECORDED, UNDERGROUND IMPROVEMENTS, EASEMENTS, PROPERTY LINE AGREEMENTS OR OTHER CONDITIONS UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD ANY SUCH INFORMATION BECOME AVAILABLE.
5. SURVEYOR'S SIGNATURE AND SEAL SIGNIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION. ONLY SIGNED AND SEALED COPIES SHALL BE CONSIDERED AS TRUE COPIES.
6. THE ILLUSTRATION OF RIPARIAN CLAIMS OR RIGHTS, OR UNREGULATED OR REGULATED WETLANDS IMPACTING SUBJECT PROPERTY, IF ANY, ARE NOT INCLUDED AS A PART OF SURVEYOR'S CONTRACT WITH CLIENT. SURVEYOR RESERVES THE RIGHT TO MODIFY THIS SURVEY SHOULD CLIENT REQUEST THESE ADDITIONAL SERVICES.
7. THIS SURVEY HAS BEEN PREPARED ONLY FOR THE USE OF THE NAMED PARTIES. SURVEYOR SHALL NOT HAVE ANY LIABILITY OR RESPONSIBILITY SHOULD THIS SURVEY BE USED FOR RESALE OF PROPERTY, FOR USE WITH SURVEY AFFIDAVIT, OR FOR USE BY ANY OTHER PERSON OR ENTITY NOT SPECIFICALLY NAMED, FOR ANY REASONS OTHER THAN AS ORIGINALLY INTENDED.
8. THE LOCATION, DETECTION OR IDENTIFICATION OF ANY HAZARDOUS MATERIALS, STORAGE TANKS, AND THE LIKE, BURIED OR OTHERWISE, IS EXPRESSLY NOT INCLUDED IN SURVEYOR'S SCOPE OF WORK.



**NOTE:**  
CONTOURS SHOWN  
REFERENCE NAVD 1988



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CRDA Planner _____	Date: _____
CRDA Engineer _____	Date: _____
CRDA Land Use Regulation & Enforcement Officer _____	Date: _____
CRDA Hearing Officer _____	Date: _____

PRELIMINARY & FINAL MAJOR SITE PLAN  
CAESARS BEACH BAR  
TAX MAP SHEET #7  
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**ARCO** ARTHUR PONZIO CO.  
ENGINEERS & SURVEYORS  
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO.: 24GA28001300

*[Signature]*  
**JON J. BARNHART**  
PROFESSIONAL PLANNER N.J. NO. 33LI00581500  
PROFESSIONAL ENGINEER N.J. NO. GE43483

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

EXISTING CONDITIONS SURVEY  
BLOCK 1 LOT 87,88,89,90,91,92  
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 40'-0"  
DATE: 02/17/26

BY: WJP  
PROJ. NO.: 42417

SHEET NO.  
**C-2**  
SHEET 2 of 3

**Signage Schedule**

Sign Type	Permitted Number	Permitted Area	Permitted Height	Proposed Number	Proposed Area	Proposed Height
Wall Sign	2 per street frontage	Total area not to exceed 25% of wall surface elevation	No higher than the roofline of the wall support	4	3@ 34sq. ft. 1@ 22 sq. ft.	No higher than the roofline of the wall support
Ground Sign	1 per street frontage	Included in total sign area limitation	5 feet	2	1@ 6.5 sq. ft. 1@ 5.6 sq. ft.	3'-6"
Pole Sign	1 per street frontage	Included in total sign area limitation	20 feet	1	16.5 sq. ft.	9 ft

**Sign Summary**

Total sign area (all signs) = 152.6 sq. ft.

Wall sign 1 = 34 sq. ft.; wall surface area = 262.08 ft; sign is 12.9% of wall  
 Wall sign 2 = 34 sq. ft.; wall surface area = 262.08 ft; sign is 12.9% of wall  
 Wall sign 3 = 34 sq. ft.; wall surface area = 206.83 ft; sign is 16.4% of wall  
 Wall sign 4 = 22 sq. ft.; wall surface area = 206.83 ft; sign is 10.6% of wall

Ground sign 1 = 6.5 sq. ft.  
 Ground sign 2 = 5.6 sq. ft.

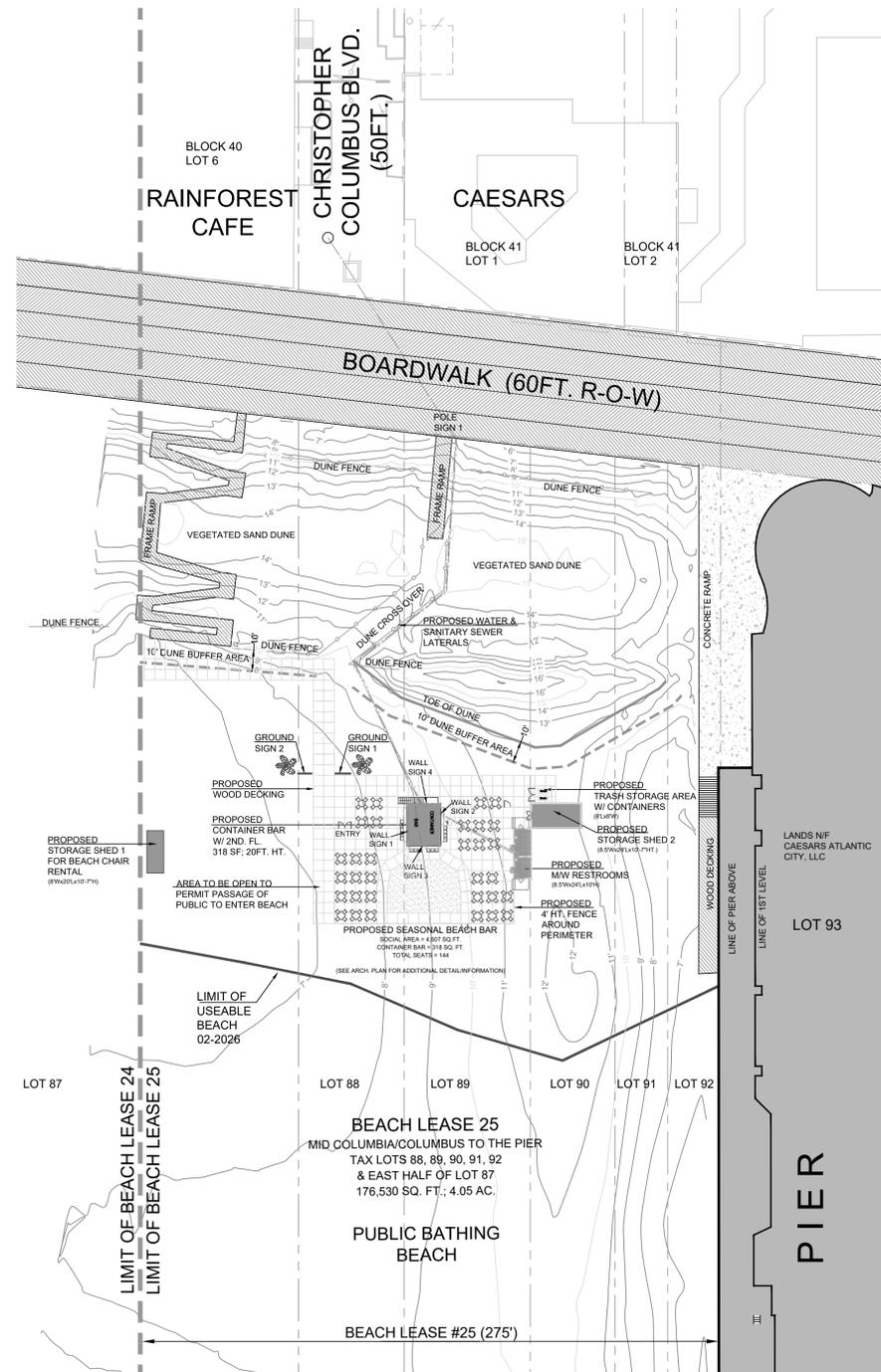
Pole sign 1 = 16.5 sq. ft.; Located in Boardwalk R-O-W, License Required.

**Variance Required for total area of signs**

Total number of signs proposed = 7; total number of signs permitted = 3;

**Variance required for 4 signs**

SEE ARCHITECTURAL PLAN FOR SIGN DETAIL



**NOTE:**  
 ALL PROPOSED STRUCTURES ARE TO BE REMOVABLE AND COMPLIANT WITH FLOOD HAZARD AREA CONTROL ACT RULES AND UNIFORM CONSTRUCTION CODE. ALTERNATIVELY STRUCTURES MAY BE CONSTRUCTED ON A CHASSIS AND REMOVED FROM THE SITE WITHIN 6 MONTHS.

**NOTE:**  
 THE FACILITY MAY ONLY BE IN PLACE FROM MAY 1 TO OCTOBER 31.

**GENERAL NOTES**

- APPLICANT:  
 BOARDWALK REGENCY, LLC t/a CAESARS ATLANTIC CITY  
 C/O NICHOLAS TALAVACCHIA, ESQ.  
 COOPER LEVENSON ATTORNEYS AT LAW  
 1125 ATLANTIC AVENUE - THIRD FLOOR.  
 ATLANTIC CITY, NJ 08401  
 OWNER:  
 CITY OF ATLANTIC CITY
- PROPERTY INFORMATION:  
 BLOCK 1, LOTS 87 THROUGH 92  
 BEACH LEASE #25
- LAND AREA = 176,530 SQ. FT. ; 4.05 AC. TO MHWL  
 ZONING = B (BEACH)  
 EXISTING USE = PUBLIC BEACH  
 PLAN HORIZONTAL DATUM - NAD83  
 PLAN VERTICAL DATUM - NAVD88
- PROPOSED DEVELOPMENT  
 APPLICANT PROPOSES AUTHORIZATION FROM THE CRDA TO CONSTRUCT A BEACH BAR WITH ASSOCIATED SEASONAL AMENITIES, SIGNAGE, & UTILITIES AS SHOWN ON THE DEVELOPMENT PLANS.

**ZONING SCHEDULE**

Tourism District Zone "B"

ITEM	PERMITTED	PROPOSED	STATUS
Use	Beach Bar	Beach Bar	C
Principal Height - Bar w/ Rooftop Dj Booth	20 ft.	13 ft.	C
Accessory to Beach Bar:			
Shed 1	10 ft.	10'-7" ft.	V
Shed 2	10 ft.	10'-7" ft.	V
Restrooms	10 ft.	10 ft.	C
Trash Storage	10 ft.	4 ft. (Fence)	C
Perimeter Fence	8 ft.	4 ft.	C
Parking Location	On-Site	Off-Site	V

LEGEND:

C - Conforming

V - Variance Required

**PARKING CALCULATION (RESTAURANT/BAR)**

PROPOSED	
1SP/150SF. OF FLOOR AREA	5,000 SQ.FT = 34 SPACES
30% OF BLDG. CAPACITY	198 PERSON OCCUPANCY = 60 SPACES

CURRENT APPLICATION REQUIRES 60 SPACES WHEN USING MORE RESTRICTIVE OF THE TWO CALCULATIONS.

OFFSITE PARKING IS PROPOSED WITHIN CAESARS OWNED PROPERTY, VARIANCE REQUIRED FOR LOCATION ONLY; 5200 SPACES AVAILABLE AT CAESARS.

**NOTE:**  
 CONTOURS SHOWN  
 REFERENCE NAVD 1988



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SHEET NO.  
**C-3**  
 SHEET 3 of 3