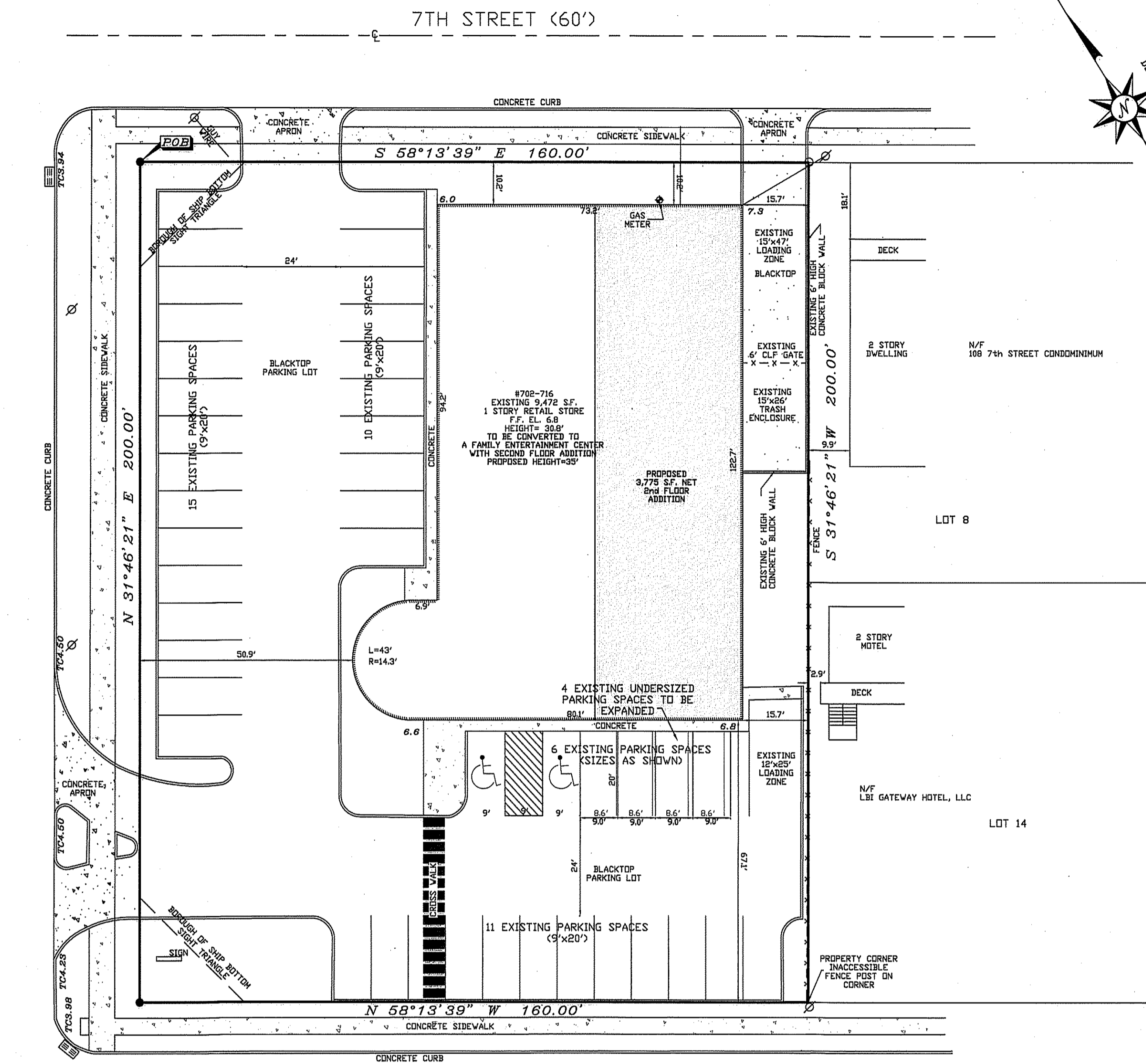


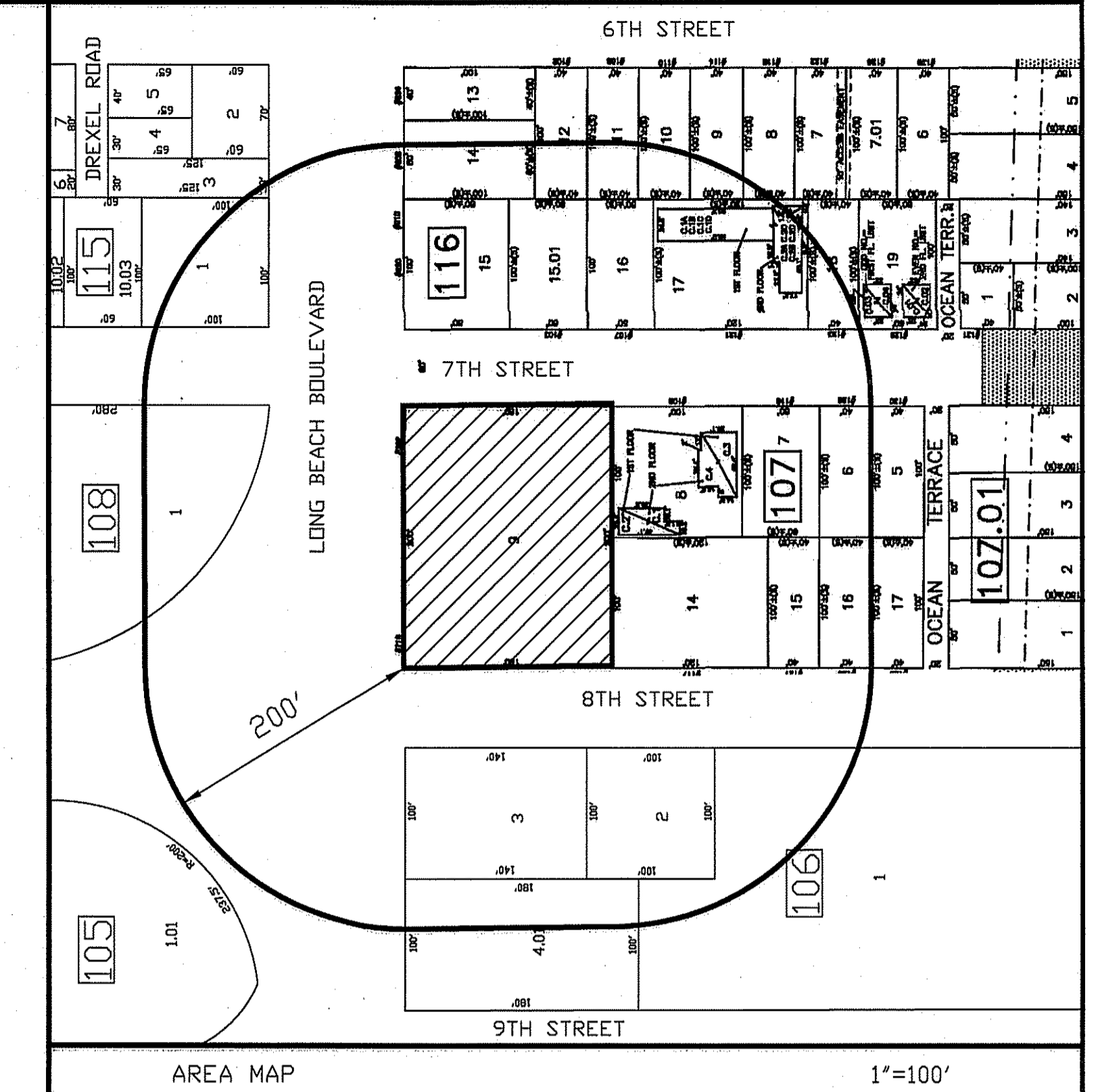
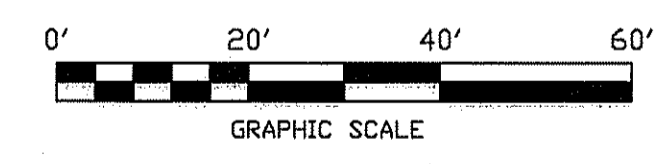
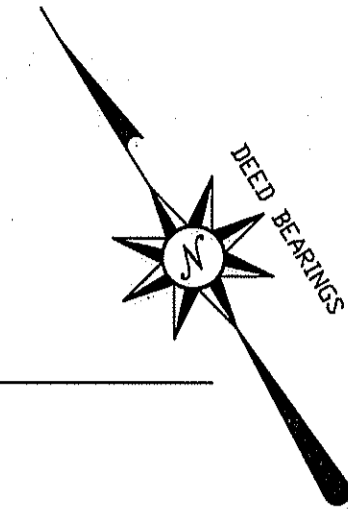
- LEGEND:**  
 ○ = IRON PIN FOUND  
 ● = IRON PIN SET  
 POB = POINT OF BEGINNING  
 CL = CENTERLINE  
 5.02 = SPOT ELEVATION  
 Ø = UTILITY POLE

LONG BEACH BOULEVARD (100')



7TH STREET (60')

8TH STREET (60')



**NOTES:**

- D.R. BOOK REFERENCE)  
BOOK 11779, PAGE 0429
- DEED REFERENCE:  
BOOK 4146, PAGE 63
- FLOOD ZONE AE, BASE FLOOD ELEVATION 7 AS SHOWN ON FIRM #34029C0518G EFFECTIVE 12/16/2021
- BASED UPON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0518H THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 8
- ELEVATIONS NAVD (1988)
- TOPOGRAPHY AND SURVEY INFORMATION IS AS SHOWN ON A PLAN PREPARED BY HORN, TYSON & YODER, INC., SIGNED BY ROBERT G. DEBLDIS, PLS 35357 TITLED "SITE PLAN LOT 9, BLOCK 107, TAX AMP SHEET #18, BOROUGH OF SHIP BOTTOM" DATED 10/10/2018 AND LAST REVISED 12/6/2018.

**ZONING SCHEDULE  
GC - GENERAL COMMERCIAL DISTRICT**

	CODE	REQUIREMENTS	EXISTING	PROVIDED
LOT AREA	16.48.010.D	10,000 S.F.	32,000 S.F.	NO CHANGE
LOT FRONTAGE	16.48.010.D	100 FT.	200 FT.	NO CHANGE
LOT WIDTH	16.48.010.D	100 FT.	200 FT.	NO CHANGE
LOT DEPTH	16.48.010.D	100 FT.	160 FT.	NO CHANGE
SETBACKS: FRONT	16.48.010.D	15 FT.	50.9 FT.	NO CHANGE
ONE SIDE	16.48.010.D	5 FT.	10.2 FT.	NO CHANGE
BOTH SIDES	16.48.010.D	15 FT.	77.3 FT.	NO CHANGE
REAR	16.48.010.D	15 FT.(a)	15.7 FT.	NO CHANGE
BUILDING COVERAGE (C)	16.48.010.D	30% (9,600 S.F.)	88.6% (3,472 S.F.)	NO CHANGE
LOT COVERAGE (C)	16.48.010.D	80%	86.3%***	NO CHANGE
HEIGHT	16.48.010.C.2	35 FT.(b) 3 STORIES	30.8 FT. 1 STORY	35 FT. 2 STORIES
PARKING REQUIREMENTS: 1 SPACE/ 250 S.F. FLOOR AREA	16.48.010.F.1	53 SPACES (13,247 S.F.)	38 SPACES	42 SPACES**
LOADING ZONE	16.48.010.G.1	1 @ 15 FT. X 40 FT.	1 LOADING ZONE	NO CHANGE

- (a) MINIMUM REAR YARD SHALL BE 15 FT. WHERE A LOT ABUTS A RESIDENTIAL DISTRICT OR USE  
 (b) HEIGHT SHALL BE TAKEN FROM THE EFFECTIVE BASE FLOOD ELEVATION  
 \*\*\* EXISTING NON-COMFORMITY  
 \*\* VARIANCE REQUESTED

APPROVED BY THE  
BOROUGH OF SHIP BOTTOM LAND USE BOARD

CHAIRMAN \_\_\_\_\_  
 SECRETARY \_\_\_\_\_  
 ENGINEER \_\_\_\_\_

APPLICANT:  
 VAINWRIGHT AMUSEMENTS, LLC.  
 520 7TH STREET,  
 BEACH HAVEN, NJ 08008

9/25/2023 SITE PLAN TO CHANGE USE & ADD SECOND STORY (MAX)  
 12/6/2018 SITE PLAN TO CHANGE USE OF PROPERTY

**HORN, TYSON & YODER, INC.**  
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS  
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 1, 2022  
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424  
 PHONE (609) 492-5050 FAX (609) 492-4163

SITE PLAN  
 LOT 9, BLOCK 107  
 TAX MAP SHEET # 18  
 BOROUGH OF SHIP BOTTOM  
 OCEAN COUNTY, NEW JERSEY

*James D. Brozowski*  
**JAMES D. BROZOWSKI, P.E., P.P.**  
 Professional Engineer, N.J. License Number GE44223  
 Professional Planner, N.J. License Number 33L100606400

SCALE: 1"=20'  
 DRAWN BY: RLF  
 SHEET 1 OF 1  
 JOB NO.: 18-138 DATE: 10/10/2018