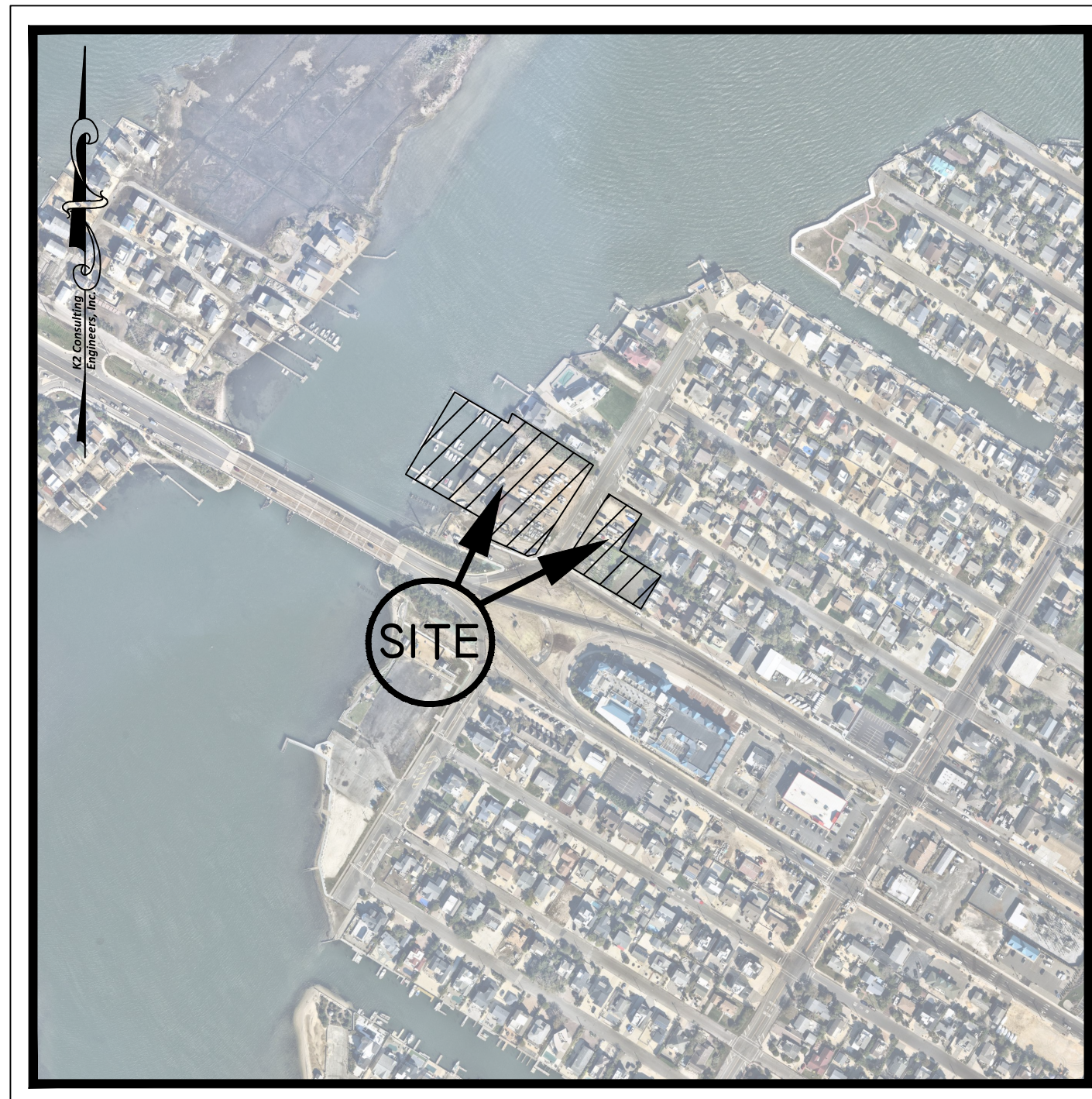


MINOR SITE PLAN SALT SHACK CAFE

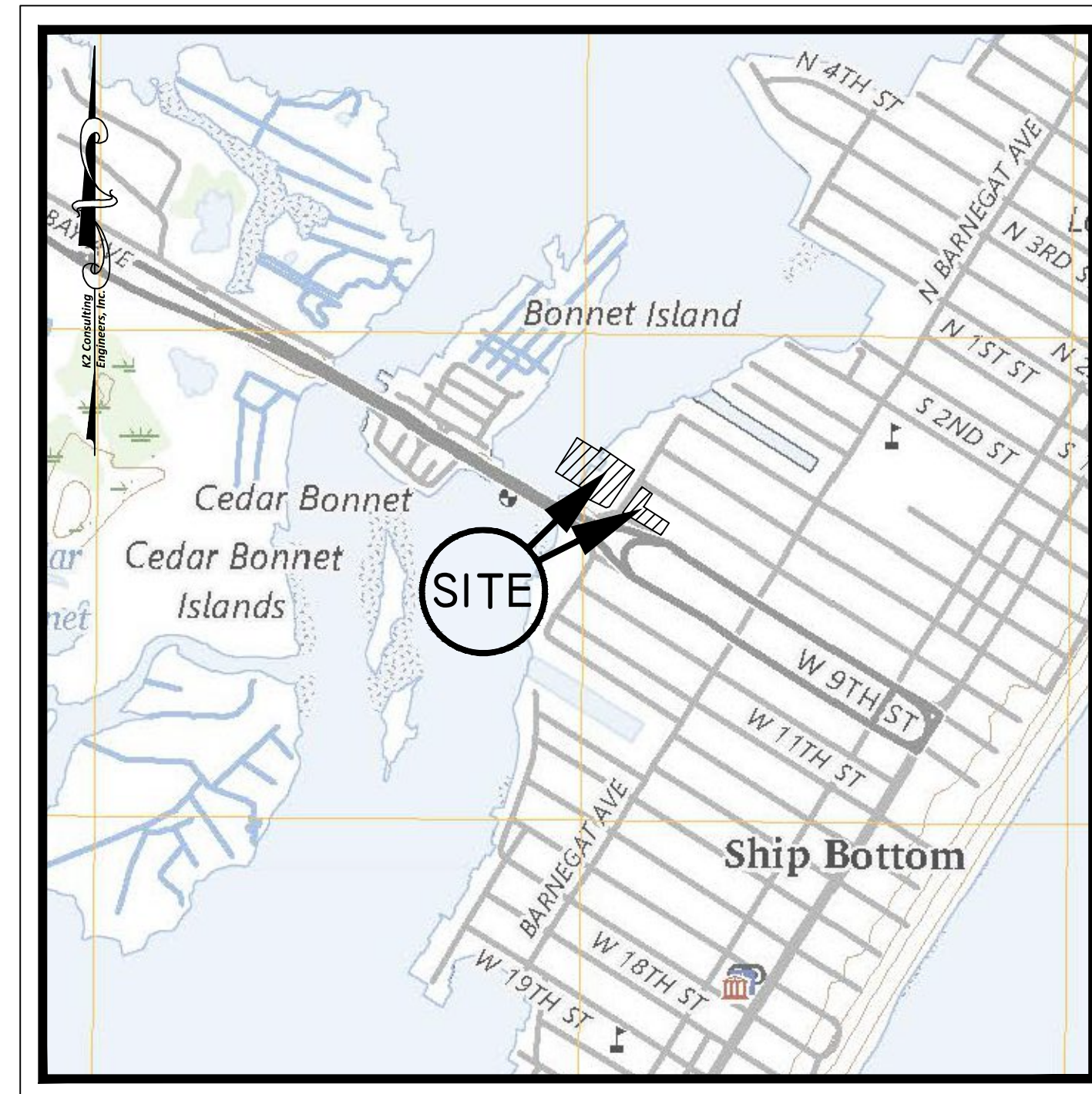
TAX MAP PLATE 21: BLOCK 110, LOTS 15.02, 16.01 AND 17.01
TAX MAP PLATE 22: BLOCK 111, LOTS 1, 1.01 AND 1.02
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

K2 Consulting Engineers, Inc.			
Professional Civil Engineers Certificate of Authorization #24GA26187400			
36 Tanner Street, Suite 100 Haddonfield, NJ 08033 Phone - 856.310.5205 Fax - 856.616.2441 www.K2CE.com			
		JWK	BY
		REVISED PER GENERAL COMMENT	REVISION
04/09/2026			DATE



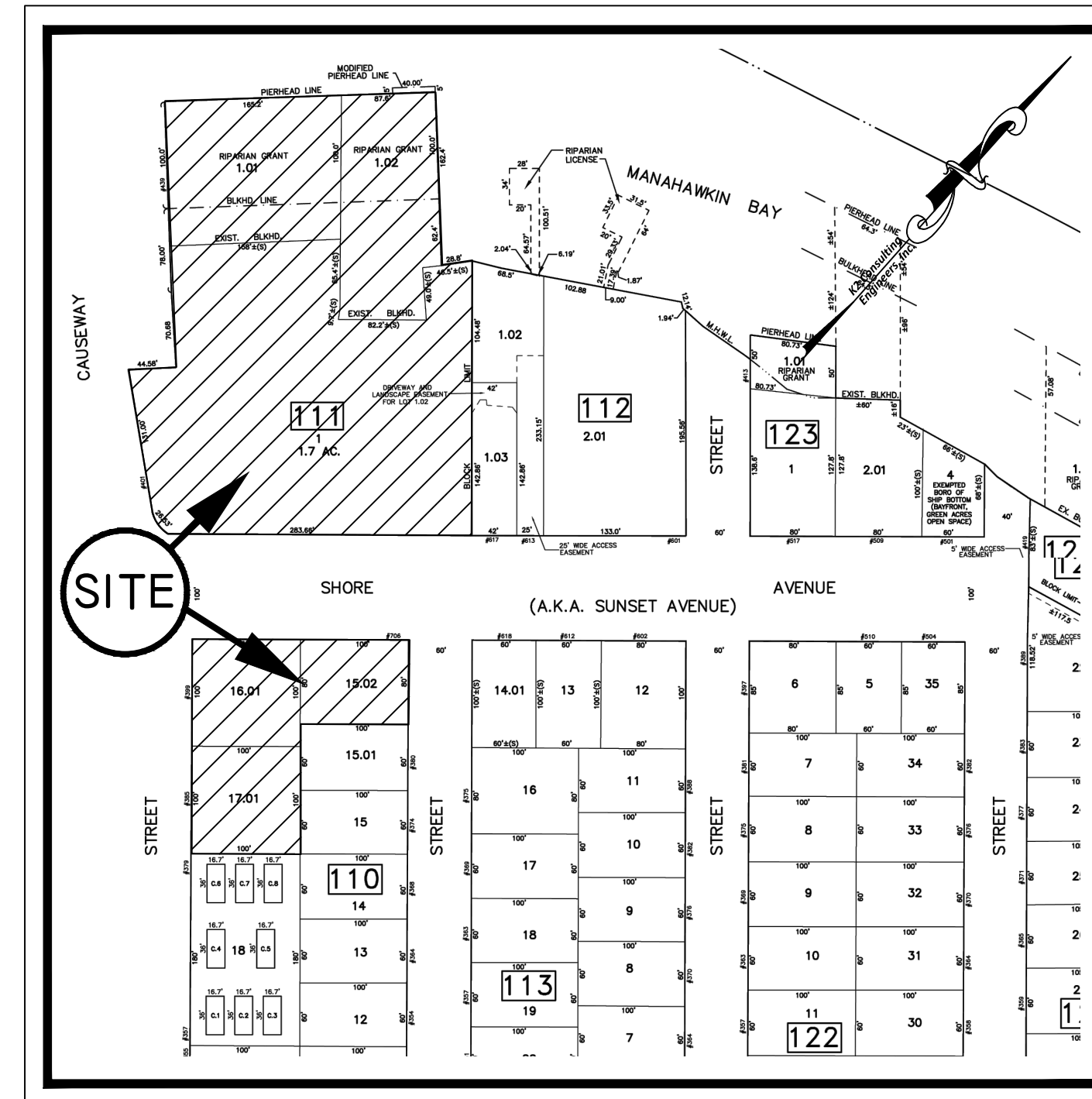
AERIAL MAP

NOT TO SCALE



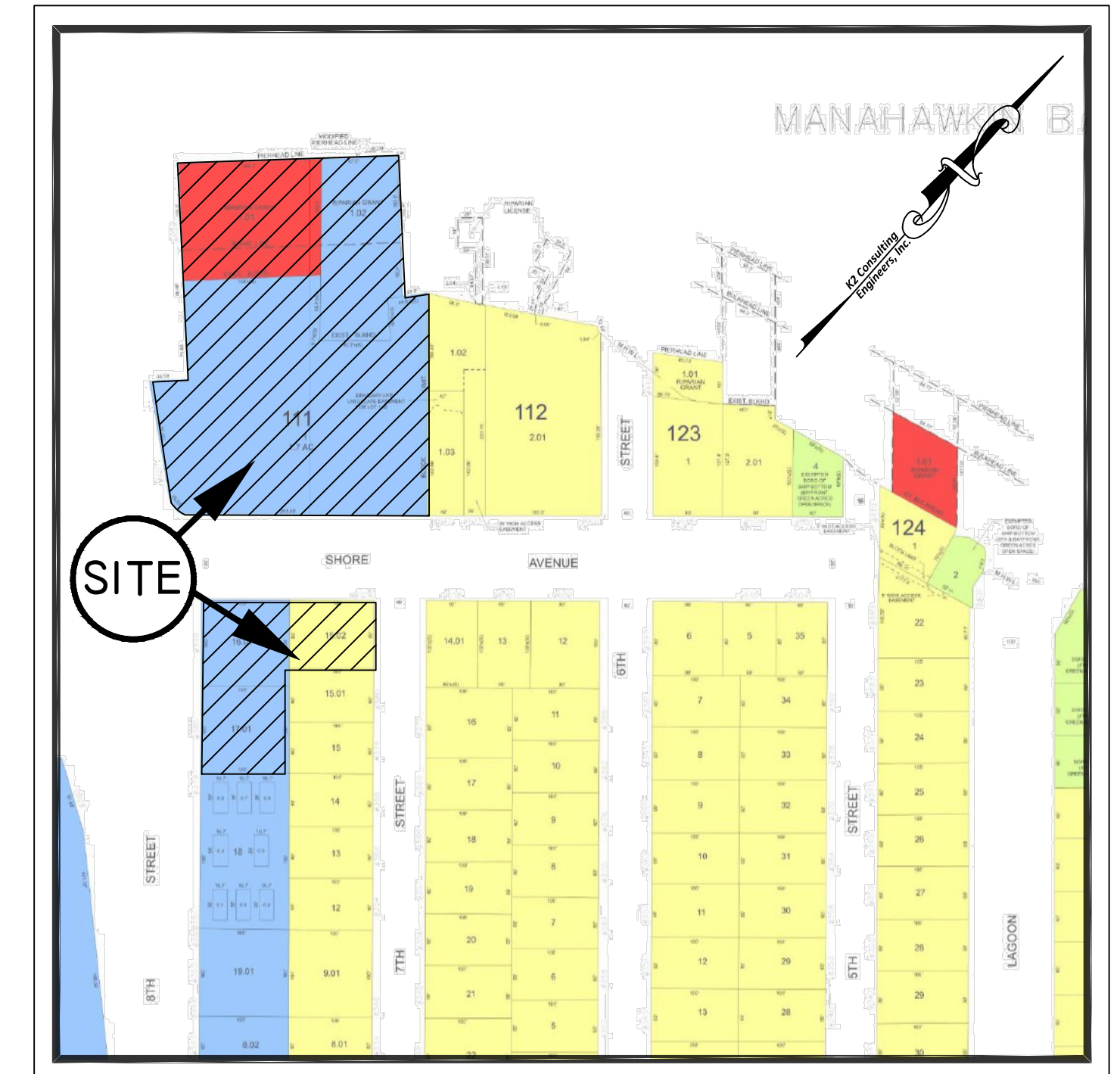
USGS MAP

1" = 1,000'



TAX MAP

1" = 200'



ZONING MAP

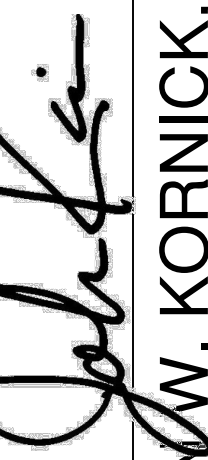
1" = 500'

SHEET INDEX		
SHEET NO.	DESCRIPTION	LAST REVISION
CIVIL/SITE DESIGN PLANS		
1 of 3	COVER SHEET	04/09/2026
2 of 3	SITE IMPROVEMENT PLAN	04/09/2026
3 of 3	SITE IMPROVEMENT PLAN	04/09/2026

NOTE

THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND OTHER AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "FINAL ISSUED FOR CONSTRUCTION".

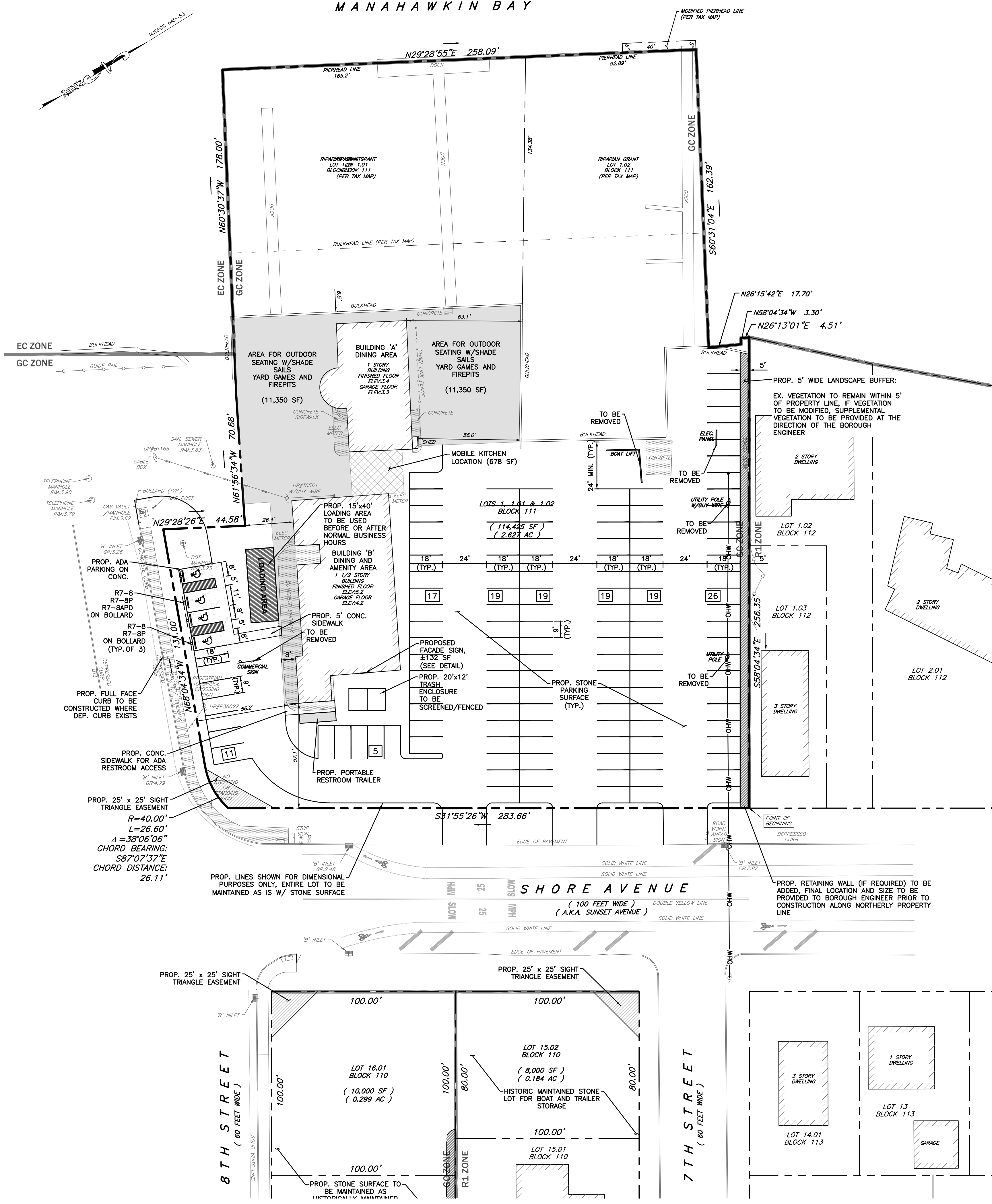
COVER SHEET
SALT SHACK CAFE
 401 W 8TH STREET
 BLOCK 110 - LOTS 15.02, 16.01 AND 17.01 - TAX MAP SHEET 21
 BLOCK 111 - LOTS 1, 1.01 AND 1.02 - TAX MAP SHEET 22
 BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY


JOHN W. KORNICK, P.E.
 Professional Engineer, New Jersey Lic. No. 24GE04928500

DATE: 03/26/2026
 DESIGN BY: JWK
 DRAWN BY: TLM
 SCALE: AS SHOWN
 JOB NO.: PD26-021
 SHEET 1 OF 3

DWG. NAME: W:\PROJECT FILES\PD26\Projects\PD26-021 - Hochstrasser Ship Bottom\09-AUTOCAD\DESIGN\layouth.dwg

MANAHAWKIN BAY



ZONING REQUIREMENTS

ZONING DISTRICT: GC - GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 22 - BLOCK 111 - LOTS 1, 1.01 AND 1.02 (LOTS 1.01 AND 1.02 ARE WATERWARD OF EX. BULKHEAD)
BULK REQUIREMENTS TAKEN FROM LOTS LINES OF LOT 1

CATEGORY	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	16,000 SF	116,503 SF	116,503 SF	C
MINIMUM LOT FRONTAGE	160 FT	73,180 SF (UPLAND)	73,180 SF (UPLAND)	C
MINIMUM LOT WIDTH	180 FT	441.2 FT	441.2 FT	C
MINIMUM FRONT YARD	15 FT	±283 FT	±283 FT	C
SHORE AVENUE		57.1 FT	57.1 FT	C
8TH STREET		26.4 FT	26.4 FT	C
MINIMUM SIDE YARD	10 FT	56 FT*	56 FT*	C
MINIMUM REAR YARD	15 FT	6.5 FT*	6.5 FT*	C
MAXIMUM HEIGHT	35 FT	<35 FT	<35 FT	C
MAXIMUM BUILDING COVERAGE	30%	10.9%	10.9%	C
MAXIMUM LOT COVERAGE	80%	(8,000 SF) ±12.7%	(8,000 SF) ±12.7%	C
		(±9,300 SF)	(±9,300 SF)	

(C) CONFORMS
(V) VARIANCE
(E) EXISTING NON-CONFORMING CONDITION

* DIMENSION TAKEN FROM EX. BUILDING 'A' TO THE BULKHEAD FACE WHICH IS THE COMMON LOT LINE BETWEEN LOT 1 AND LOT 1.01 OR LOT 1.02.

PARKING REQUIREMENTS

ZONING DISTRICT: GC - GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
OFF-STREET PARKING PER SECTION 16.48.010.F & 16.52.080
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 21 - BLOCK 110 - LOTS 15.01, 16.01 AND 17.01
TAX MAP 22 - BLOCK 111 - LOTS 1, 1.01 AND 1.02

CATEGORY	REQUIRED	PROPOSED	NOTES
RESTAURANTS	1 SPACE FOR EVERY 4 SEATS PLUS 1 SPACE PER 500 SF OF NET HABITABLE FLOOR AREA 360 SEATS / 4 SEATS = 90 SPACES 6,000 SF / 500 SF = 12 SPACES		
MARINAS	1 SPACE FOR EVERY 4 SLIPS 72 SLIPS / 4 SLIPS = 18 SPACES TOTAL REQUIRED = 120 SPACES	135 SPACES	C
MIN. BUFFER PLANTING STRIP	5 FT	5 FT	C

NOTE: EMPLOYEE PARKING TO BE PROVIDED ON BLOCK 110, LOTS 16.01 AND 17.01.

(C) CONFORMS
(V) VARIANCE

SIGNAGE REQUIREMENTS

ZONING DISTRICT: GC - GENERAL COMMERCIAL DISTRICT (RELATED USES CRITERIA)
SIGNAGE PER SECTION 16.52.130 & 16.48.010.H
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY
TAX MAP 22 - BLOCK 111 - LOT 1

CATEGORY	REQUIRED	PROPOSED	NOTES
MAX. FACADE SIGN AREA	20% OF FACADE		
WEST FACADE (53 FT x ±25 FT=1325 SF)	265 SF	132 SF	C
EAST FACADE (38 FT x ±18 FT=684 SF)	136.8 SF	132 SF	C
MAX. MOUNTED HEIGHT # SIGNS	1 PER FACADE/BUILDING	1 SIGN	C

GENERAL NOTES:

- OWNER: LOUIS HOCHSTRASSER
338 FOURTH STREET
SURF CITY, NJ 08008
- APPLICANT: BALDWIN GRILL LLC
4569 SOUTH BROAD STREET, ST 200
HAMILTON, NJ 08620
- TRACT IS KNOWN AS BLOCK 111 LOT 1 AND BLOCK 110 LOT 15.02 AS SHOWN ON PLATE 22 AND 21 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY.
- TOTAL TRACT AREA: BLOCK 111, LOT 1: 116,503 SF (2.674 ACRES) MORE OR LESS.
BLOCK 110, LOT 15.02: 8,000 SF (0.2 ACRES) MORE OR LESS
- THE SUBJECT TRACT IS ZONED IN THE GC GENERAL COMMERCIAL ZONING DISTRICT (BLOCK 111, LOT 1) AND R1 RESIDENTIAL ZONING DISTRICT (BLOCK 110, LOT 15.02) AS INDICATED ON THE ZONE MAP DATED AUGUST 2018 AS PROVIDED BY THE BOROUGH OF SHIP BOTTOM.
- PRESENT USE: MARINA WITH ACCESSORY USES
PROPOSED USE: MARINA WITH ACCESSORY USES
- BOUNDARY & EXISTING CONDITION INFORMATION HAS BEEN BASED UPON A FIELD SURVEY AND PLAN ENTITLED "PLAN OF SURVEY AND TOPOGRAPHY" AS PREPARED BY JOHN J. PANKOK P.L.S. OF K2 CONSULTING ENGINEERS, INC., DATED MARCH 9, 2026.
- LOT LINES AND ADJOINING LOT LINES SHOWN HEREON ARE TAKEN FROM THE OFFICIAL TAX MAPS OF THE BOROUGH OF SHIP BOTTOM.
- THIS SITE PLAN W/AN APPLICATION IS FOR THE CONTINUATION OF THE MARINA AND FOOD SERVICES OPERATIONS, UPGRADING THE SITE, IDENTIFYING PARKING AND BOAT STORAGE AS HISTORICALLY USED. EMPLOYEE PARKING TO BE PROVIDED ON BLOCK 110, LOTS 16.01 AND 17.01.
- NO PHASING IS PROPOSED FOR THIS DEVELOPMENT.
- PROPERTY IS LOCATED WITHIN ZONE AE9 (ELEV. 9) THE 100 YEAR FLOOD ZONE AS PER 2009 FEMA FLOOD INSURANCE RATE MAP 34029C0803F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- PROPERTY DOES NOT CONTAIN, NOR IS IT ADJACENT TO, FRESHWATER WETLANDS AS PER THE NJDEP GIS DATABASE FOR CAMDEN COUNTY.
- THE PROJECT IS LOCATED WITHIN STATE PLANNING AREA PA5-ENVIRONMENTALLY SENSITIVE. PROPERTY ABOVE THE MEAN HIGH WATER IS LOCATED IN A CAFRA CENTER - COASTAL TOWN.
- THE PROJECT IS LOCATED WITHIN THE BARNEGAT BAY WATERSHED, SUB-WATERSHED - 13KA09 MANAHAWKIN/LEH BAY (MILLCRK-TURTLECOVE) HUC14 #0204030130090.
- RELOCATED GAS MAINS, TELEPHONE LINES, CABLE TELEVISION LINES AND ELECTRICITY LINES MUST BE INSTALLED UNDERGROUND, IF REQUIRED. ACTUAL LOCATIONS OF THESE UTILITY SERVICES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN AREAS OF PROPOSED CONSTRUCTION. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE CONTRACTORS ARE REQUIRED TO CALL FOR A MARKOUT NOT LESS THAN THREE BUSINESS DAYS OR MORE THAN TEN BUSINESS IN ADVANCE OF COMMENCING ANY EXCAVATION WORK.
- ALL ACCESSIBLE FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE, WITH THE REQUIREMENTS OF THE NJ BARRIER-FREE SUBCODE 5.23-7 AND CURRENT A.D.A. REQUIREMENTS.
- THE OWNER OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE NEW JERSEY CONSTRUCTION CODE AND CFR 1926.32(1) (OSHA COMPETENT PERSON).
- LOTS SHALL BE CONSOLIDATED BY DEED.
- THE PROPOSED APPLICATION WILL REQUIRE APPROVALS FROM THE FOLLOWING AGENCIES:
- BOROUGH OF SHIP BOTTOM PLANNING BOARD
- OCEAN COUNTY PLANNING BOARD
- HOURS OF OPERATION:
SUNDAY - THURSDAY: 12 PM - 10 PM
FRIDAY - SATURDAY: 12 PM - 12 AM



ZONING MAP
NOT TO SCALE

K2
Consulting Engineers, Inc.
Professional Civil Engineers
Certificate of Authorization
#24GA26187400

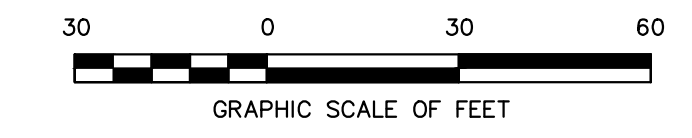
36 Tanner Street, Suite 100
Haddonfield, NJ 08033
Phone: 856.310.5005
Fax: 856.616.2441
www.K2CE.com

DATE	BY	REVISION
04/09/2026	JWK	

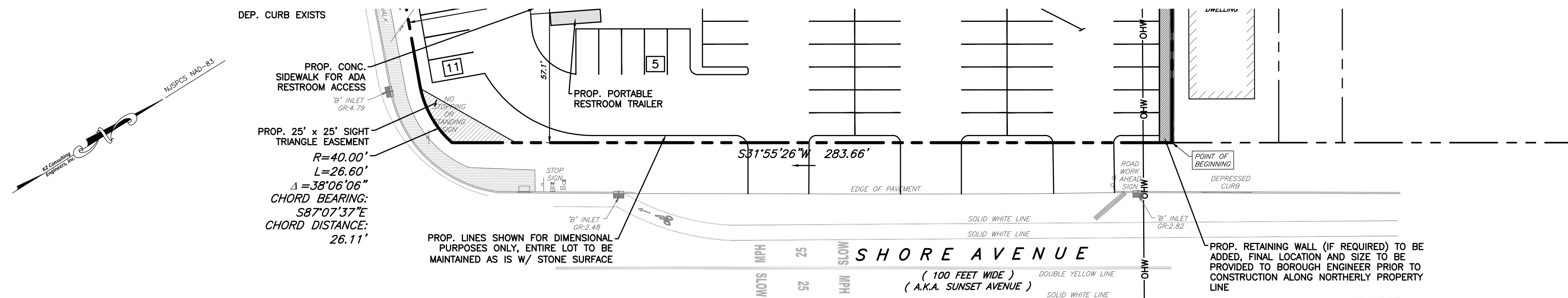
MINOR SITE PLAN
401 W 8TH STREET
BLOCK 111 - LOTS 1, 1.01 AND 1.02 - TAX MAP SHEET 22
BLOCK 110 - LOT 15.01, 16.01 AND 17.01 - TAX MAP SHEET 21
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY


JOHN W. KORNICK, P.E.
 Professional Engineer, New Jersey Lic. No. 24GE0428500

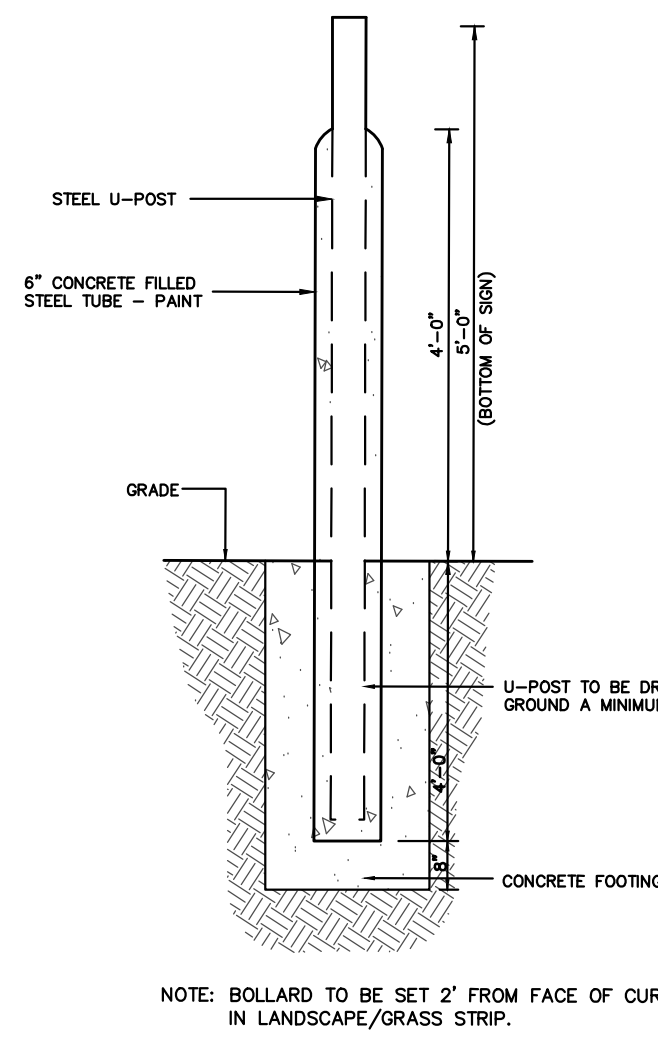
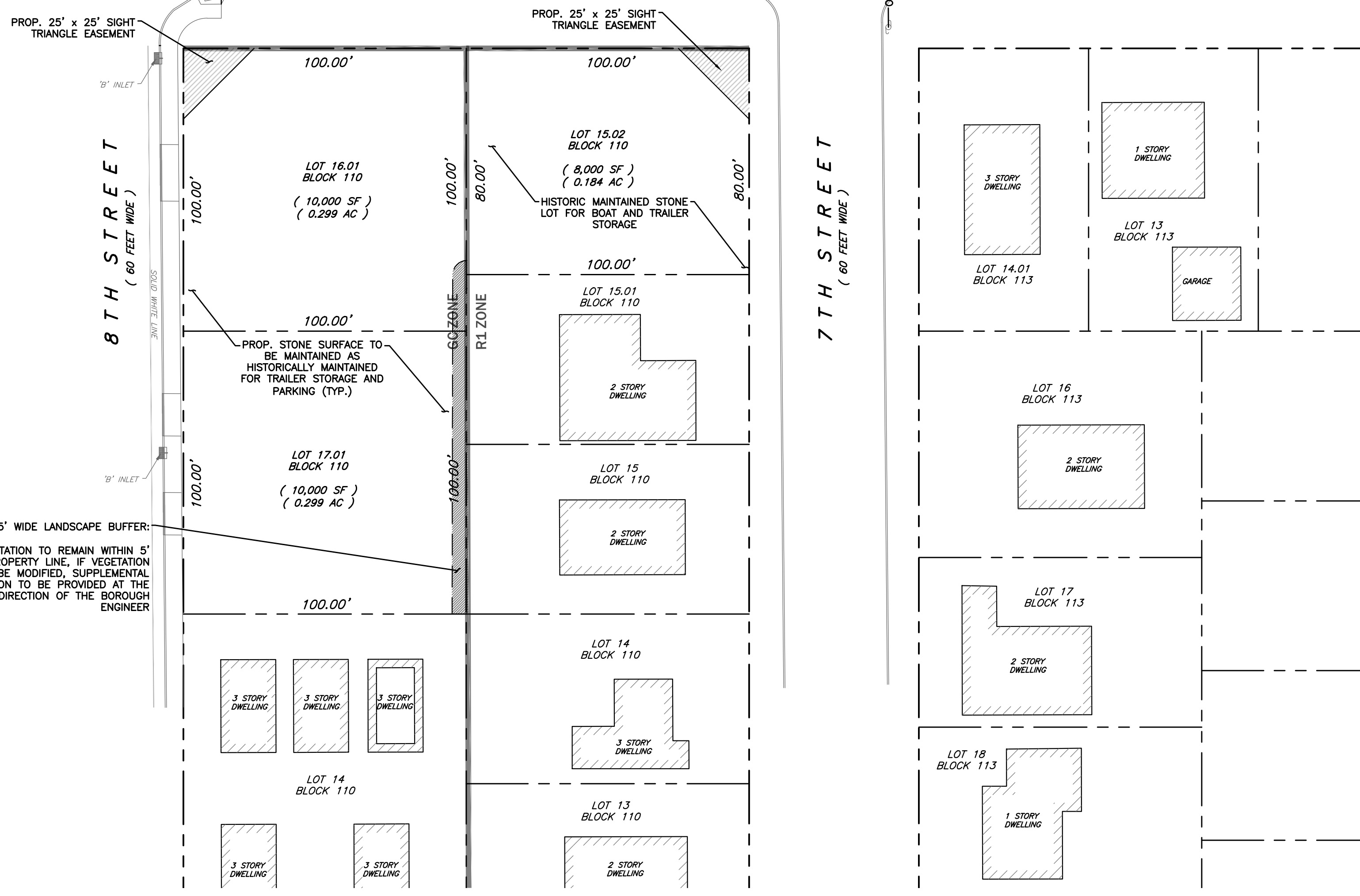
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DESIGN BY: JWK
DRAWN BY: TLM
SCALE: 1"=30'
JOB NO.: PD26-021
SHEET: 2 OF 3



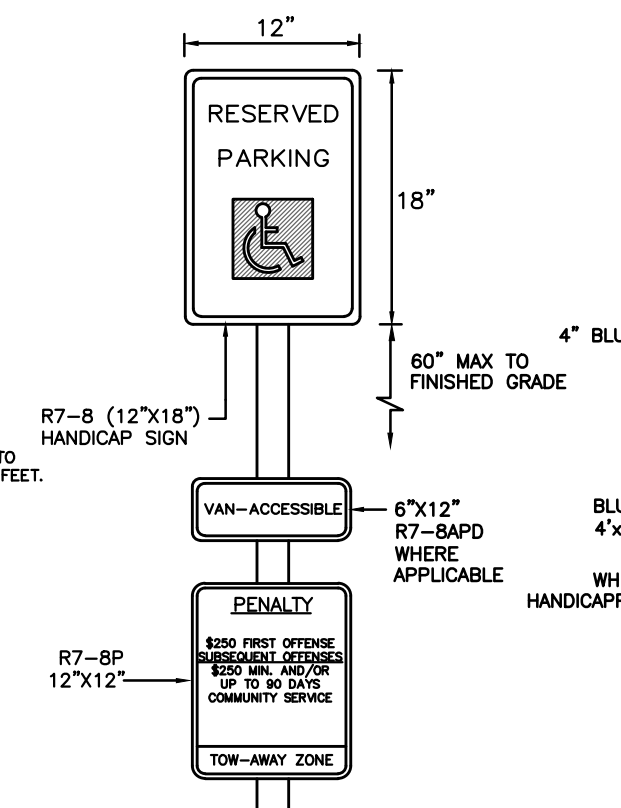
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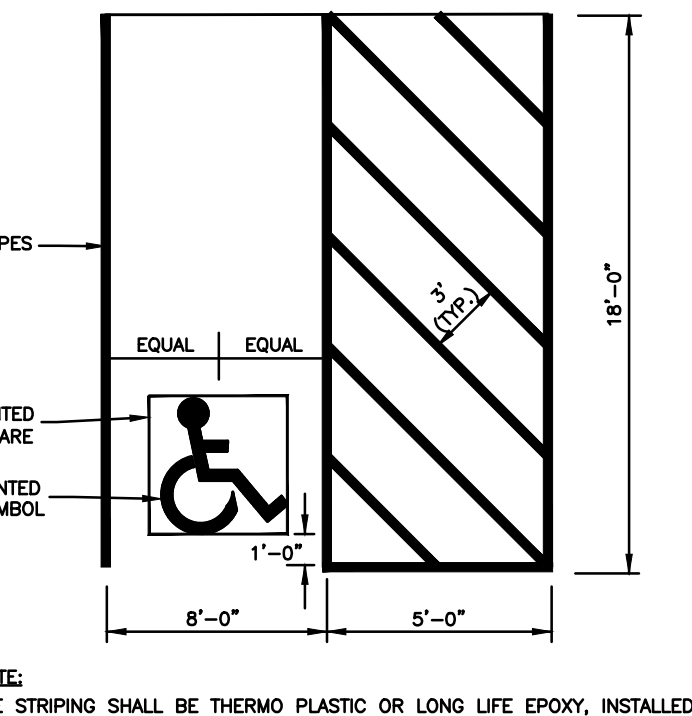
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NOT TO SCALE



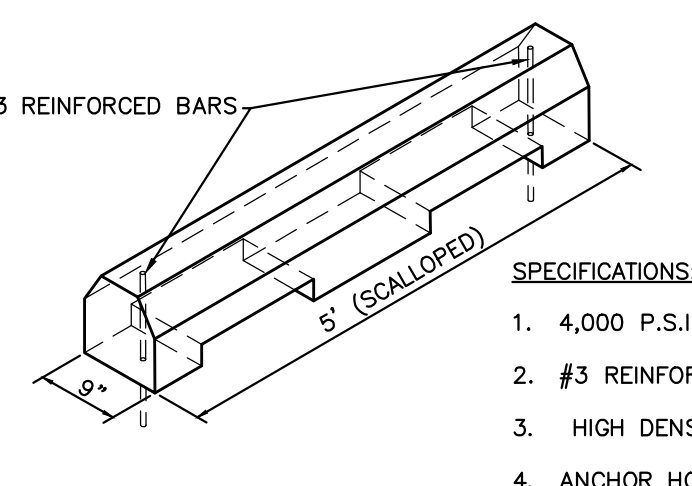
SIGN ON BOLLARD DETAIL



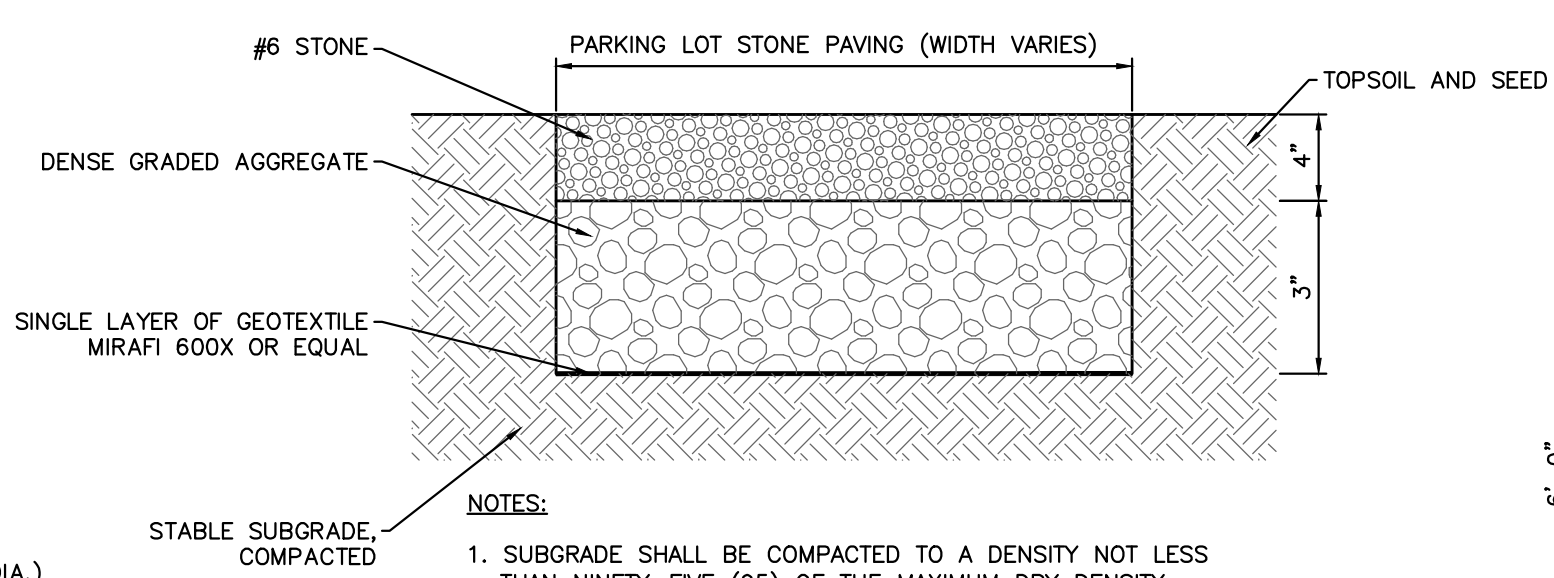
ACCESSIBLE PARKING SIGN
N.T.S.



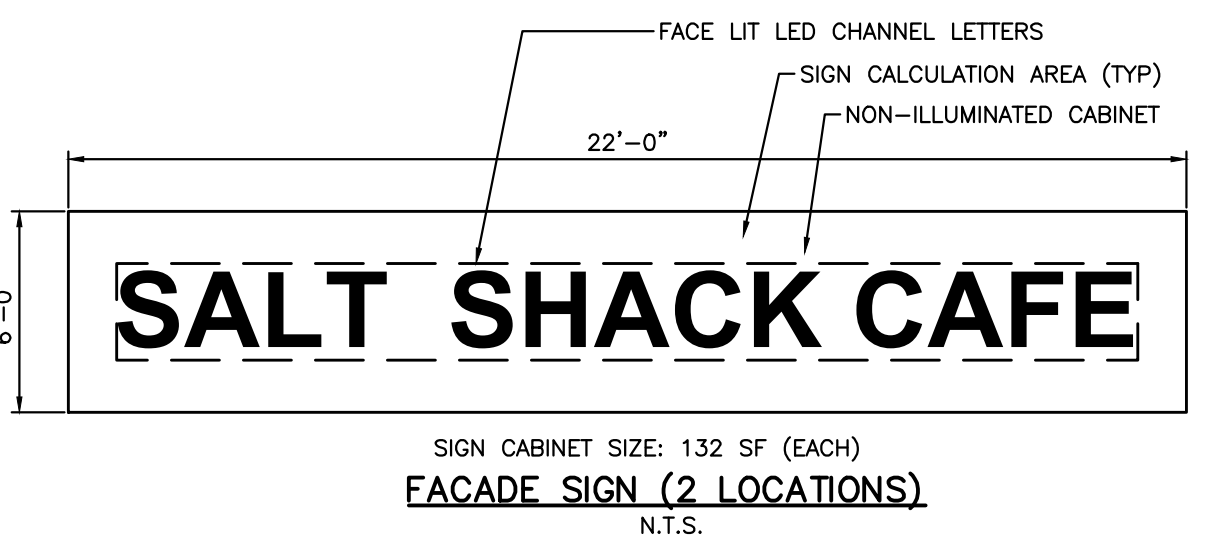
HANDICAPPED PARKING DETAIL
N.T.S.



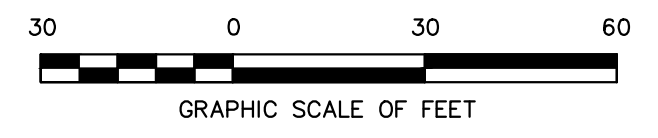
CONCRETE WHEEL STOP DETAIL
N.T.S.



GRAVEL ROAD
CROSS SECTION DETAIL
N.T.S.



FACADE SIGN (2 LOCATIONS)
N.T.S.



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DATE	REVISION	BY
04/09/2026		JWK

MINOR SITE PLAN
401 W 8TH STREET
BLOCK 110 - LOTS 1, 1.01 AND 1.02 - TAX MAP SHEET 22
BLOCK 110 - LOT 15.01, 16.01 AND 17.01 - TAX MAP SHEET 21
SITUATE IN THE
BOROUGH OF SHIP BOTTOM, OCEAN COUNTY, NEW JERSEY

JOHN W. KORNICK, P.E.
Professional Engineer, New Jersey Lic. No. 24GE04928500

DATE: 03/26/2026
DESIGN BY: JWK
DRAWN BY: TLM
SCALE: 1"=30'
JOB NO.: PD26-021
SHEET 3 OF 3