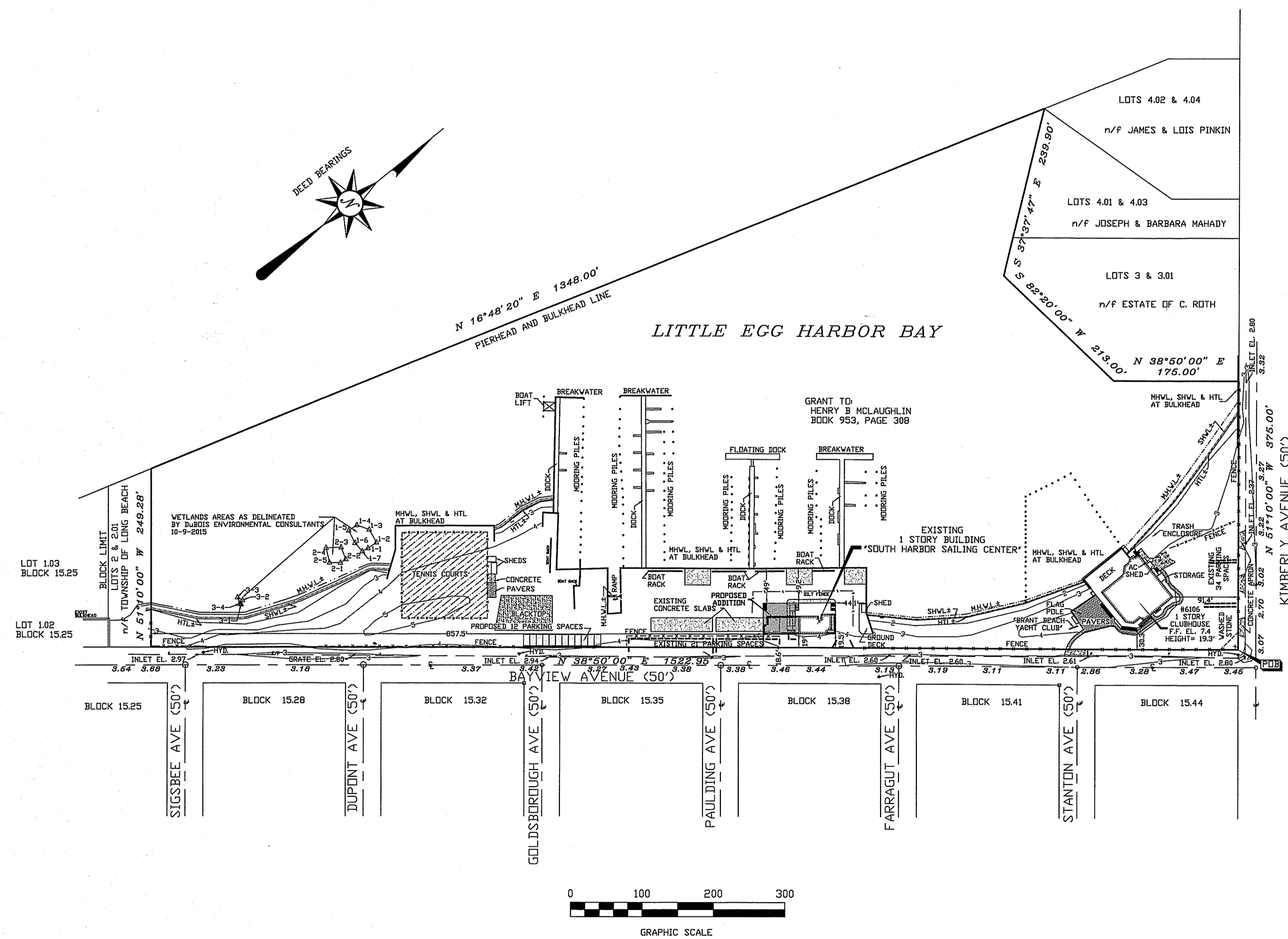
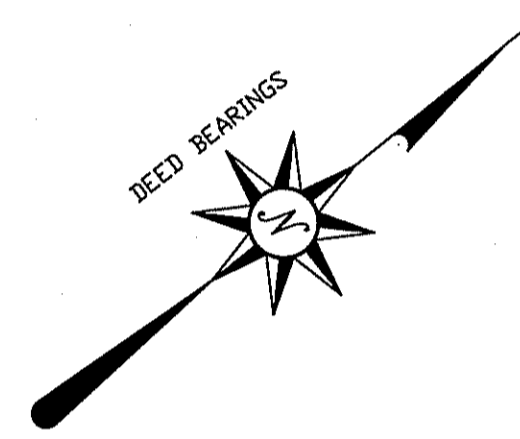


ZONE REQUIREMENTS R-50 ZONE			
	REQUIRED	EXISTING	PROVIDED
UPLAND LOT AREA	5,000 S.F.	176,800± S.F.	176,800± S.F.
FRONTAGE	50 FT.	1,522 FT.	1,522 FT.
SETBACKS:			
CLUBHOUSE:			
FRONT:			
BAYVIEW AVENUE	20 FT.	30.3 FT.	30.3 FT. NO CHANGE
KIMBERLY AVENUE	15 FT.	91.4 FT.	91.4 FT. NO CHANGE
REAR	15 FT.	0 FT.**	0 FT.** NO CHANGE
DISTANCE TO BULKHEAD	10 FT.	0 FT.**	0 FT.** NO CHANGE
SOUTH HARBOR SAILING CENTER:			
FRONT:			
BAYVIEW AVENUE	20 FT.	19 FT.**	18.6 FT.*
KIMBERLY AVENUE	15 FT.	564 FT.	564 FT. NO CHANGE
REAR	15 FT.	49.2 FT.	49 FT.
DISTANCE TO BULKHEAD	10 FT.	49.2 FT.	49 FT.
BOTH BUILDINGS:			
SIDE	4 FT./9 FT.	91.4 FT./891 FT.	91.4 FT./857.5 FT.
COMBINED SIDE YARD			
30% OF FRONTAGE	457 FT.	982.4 FT.	948.9 FT.
BETWEEN BUILDINGS	15 FT.	MUCH GREATER THAN 15 FT	MUCH GREATER THAN 15 FT
LOT COVERAGE	33 1/3%	6.7%	7.5%
IMPERVIOUS COVERAGE	75%	22.7%	23.3%
HEIGHT:			
CLUBHOUSE	34 FT.	19.3 FT.	19.3 FT. NO CHANGE
S.H. SAILING CENTER	34 FT.	24.3 FT.	33.5 FT.
BOAT SLIPS			
		99	99 NO CHANGE
PARKING			
BOAT SLIPS (99):			
1 SPACE/2 BOAT SLIPS	50		
CATERING HALL:			
2 SPACES/1,000 S.F.			
5,150 S.F. CLUBHOUSE	11		
2,500 S.F. SAILING CENTER	5		
TOTAL PARKING REQUIRED	66	34 SPACES**(a)	46 SPACES*(a)

** EXISTING NON-CONFORMITY
 * VARIANCE REQUIRED
 (a) 21 ADDITIONAL SPACES EXIST OFF OF BAYVIEW AVENUE, HOWEVER THESE SPACES ENDOURCH 2.4' INTO THE RIGHT OF WAY OF BAYVIEW AVENUE

STATE PLANE COORDINATES
 N 287,087 FT.
 E 576,871 FT.

- LEGEND-**
- = MONUMENT FOUND
 - POB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - ⊕ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - = EXISTING CONTOUR
 - = SURFACE FLOW
 - ⊕ = UTILITY POLE



- NOTES:**
- DEED REFERENCE: BOOK 2363, PAGE 200.
 - FLOOD ZONE AE, BASE FLOOD ELEVATION 9 AS SHOWN ON THE FIRM #34029C0602F.
 - BASED ON THE OCEAN COUNTY, NJ PRELIMINARY FIRM #34029C0602G, THE PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION 9.
 - VERTICAL DATUM NAVD (1989)
 - UPLAND LOT AREA IS 176,800± S.F.
 - PROPOSED DEVELOPMENT TO BE WET FLOOD PROOFED TO A MINIMUM ELEVATION OF 10.0.
 - LOT SERVICED BY CITY SEWER AND WATER.
 - A SILT FENCE WITH A 10-FOOT LANDWARD RETURN SHALL BE ERRECTED AT THE LIMIT OF DISTURBANCE ALONG THE WATERWARD SIDES OF THE DEVELOPMENT BEFORE CONSTRUCTION BEGINS. THIS FENCE SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND LANDSCAPING IS COMPLETED.
 - THE MARINA CONSISTS OF 99 TOTAL BOAT SLIPS:
 43 SLIPS FOR BOATS LESS THAN 26 FT. IN LENGTH
 56 SLIPS FOR BOATS 26 FT IN LENGTH OR GREATER
 - 38 EXISTING DRY BOAT STORAGE SPACES ON SITE TO REMAIN UPON COMPLETION OF PROJECT.
 - THE APPLICANT PROPOSES TO EXAND THE EXISTING SOUTH HARBOR SAILING CENTER TO PROVIDE A LARGER MEETING/EVENT ROOM, ADDITIONAL BATHROOM FACILITIES AND LARGER DECK AREAS FOR VIEWING.

OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.
 THIS CERTIFICATION IS MADE ONLY TO THE HORN, TYSON & YODER, INC. ENGINEERS AND PLANNERS. NO RESPONSIBILITY IS ASSUMED FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSES.
 THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY WETLANDS CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.
 THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GRADE, IF ANY, EXCEPT AS SHOWN HEREON.
 THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

BRANT BEACH YACHT CLUB

12/12/2016 RAISE FF. OF EXISTING AND PROPOSED SAILING CENTER; SHOW PROPOSED PARKING

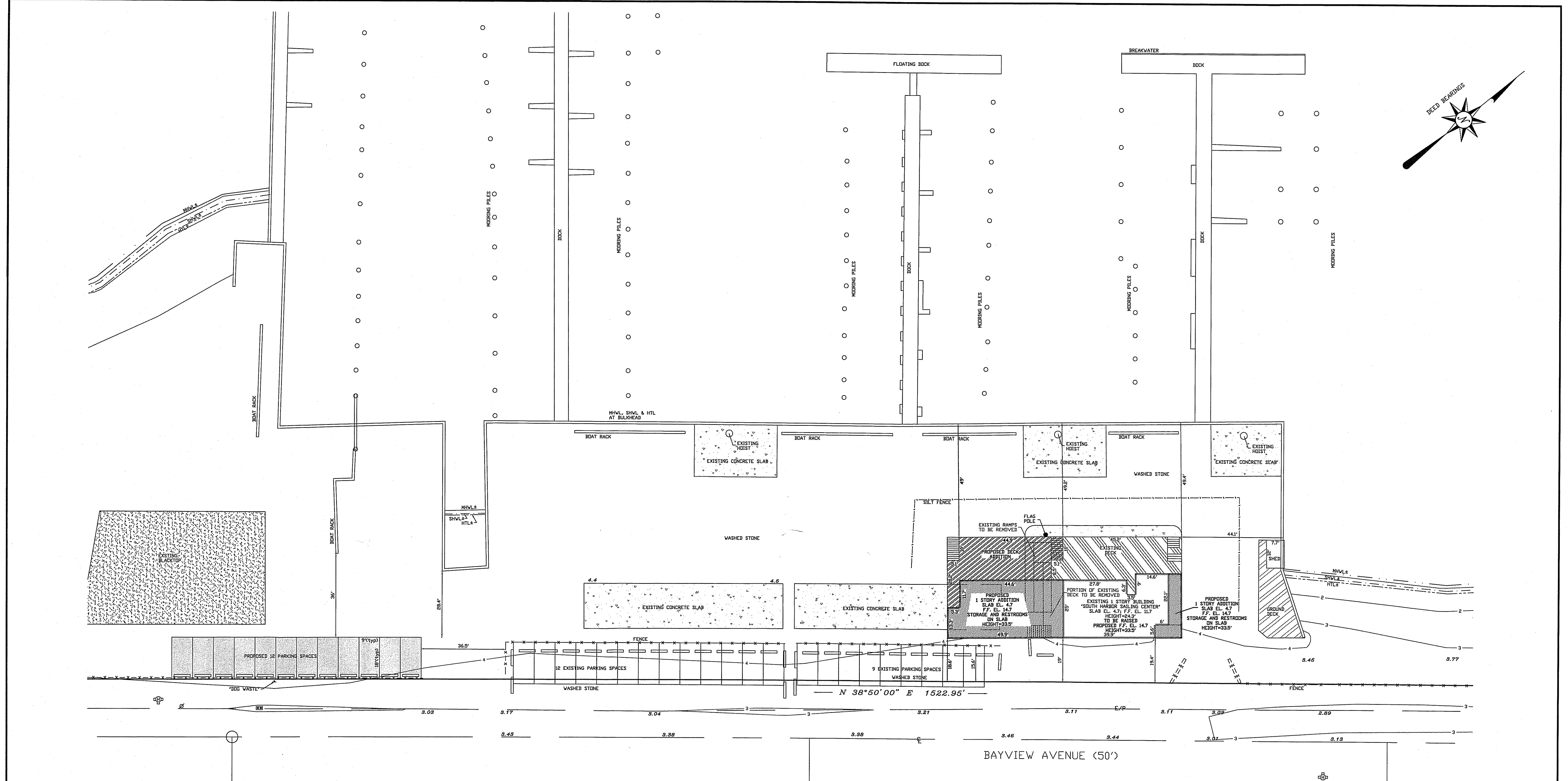
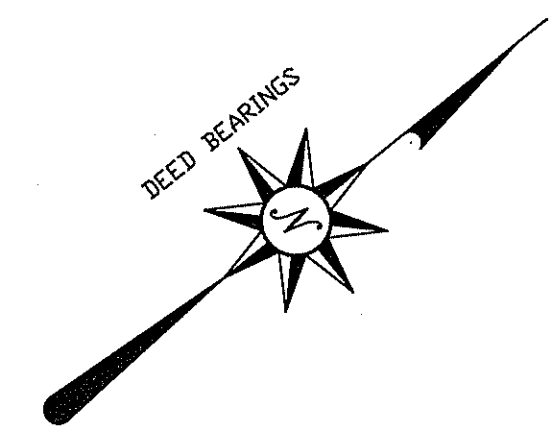
HORN, TYSON & YODER, INC.
 CONSULTING ENGINEERS, SURVEYORS-PLANNERS
 CERTIFICATE 24GA27951700 - ISSUED SEPTEMBER 8, 2014
 8510 LONG BEACH BOULEVARD, LONG BEACH TOWNSHIP, NEW JERSEY 08008-3424
 PHONE (609) 492-5050 FAX (609) 492-4163

James D. Brzezowski
 JAMES D. BRZEZOWSKI, P.E., P.P.
 Professional Engineer, N.J. License Number GE44223
 Professional Planner, N.J. License Number 93L100606400

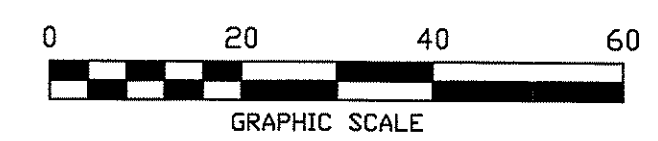
Hayes A. Hewitt
 HAYES A. HEWITT, P.L.S.
 Professional Land Surveyor, N.J. License Number GS29351

SITE PLAN - COVER SHEET
 LOT 1, BLOCK 15.28
 TAX MAP SHEET # 18
 LONG BEACH TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 100' DRAWN BY: MAX SHEET 1 OF 2
 JOB NO.: 63-470 DATE: 12/3/2015



- LEGEND-**
- = MONUMENT FOUND
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 - CL = CENTERLINE
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 - = EXISTING CONTOUR
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OFFSETS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE. NO RESPONSIBILITY OR LIABILITY IS ASSIGNED FOR USE OF SURVEY FOR ANY OTHER PURPOSE.

THIS SURVEY DOES NOT ATTEMPT TO SHOW ANY NEW JERSEY TITLED CLAIMS EXCEPT AS SPECIFICALLY SHOWN HEREON.

THIS SURVEY DOES NOT ATTEMPT TO IDENTIFY ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES BELOW GROUND, IF ANY, EXCEPT AS SHOWN HEREON.

THIS SURVEY IS SUBJECT TO SUCH FACTS AS A CURRENT AND COMPLETE TITLE REPORT MAY REVEAL.

12/12/2015 RAISE F.F. OF EXISTING AND PROPOSED SAILING CENTER; SHOW PROPOSED PARKING

HORN, TYSON & YODER, INC.
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HAYES A. HEWITT, P.L.S.
Professional Land Surveyor, N.J. License Number GS29351

SITE PLAN -
AREA OF PROPOSED DEVELOPMENT
LOT 1, BLOCK 15.28
TAX MAP SHEET # 18
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: 1" = 20'	DRAWN BY: MAX	SHEET 2 OF 2
JOB NO.: 83-470	DATE: 12/3/2015	