

KEY MAP BEACH HAVEN QUADRANGLE 1"=2,000'

AREA MAP 1"=400'

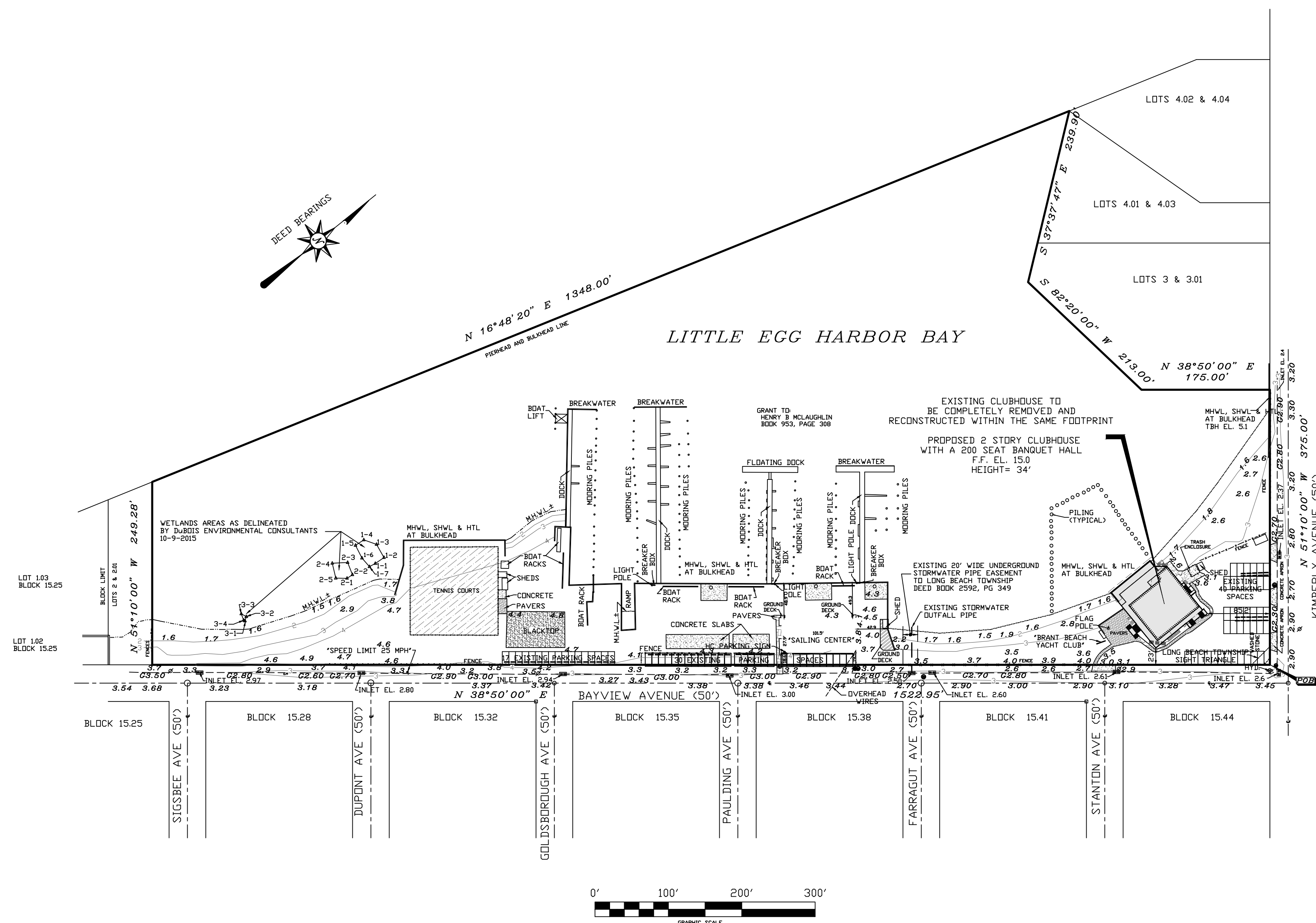
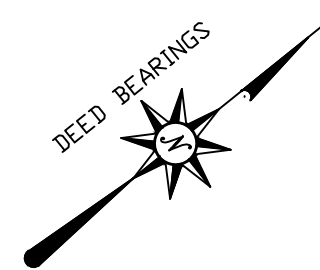
EXISTING BUILDING AREAS				
	HEATED FOOTPRINT	OPEN DECK	OTHER (STEPS/ATTACHED STORAGE ECT)	TOTAL
MAIN CLUBHOUSE	5,148 S.F.	2,873 S.F.	604 S.F.	8,625 S.F.
SAILING CENTER	2,832 S.F.	1,508 S.F.	100 S.F.	4,440 S.F.
ACCESSORY BUILDINGS (4 EXISTING SHEDS)	0 S.F.	0 S.F.	389 S.F.	389 S.F.
TOTAL	7,980 S.F.	4,381 S.F.	1,015 S.F.	13,454 S.F.

PROPOSED BUILDING AREAS				
	HEATED FOOTPRINT	OPEN DECK	OTHER (STEPS/ATTACHED STORAGE ECT)	TOTAL
MAIN CLUBHOUSE	4,761 S.F.	2,935.5 S.F.	337 S.F.	8,160.1 S.F.
SAILING CENTER	2,832 S.F.	1,508 S.F.	100 S.F.	4,440 S.F.
ACCESSORY BUILDINGS	0 S.F.	0 S.F.	389 S.F.	389 S.F.
TOTAL	7,390.6 S.F.	4,225.5 S.F.	763 S.F.	12,989.1 S.F.

	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.	23 FT.
KIMBERLY AVENUE	15 FT.	91.4 FT.	85.2 FT.
REAR	15 FT.	0 FT.**	0 FT.*
DISTANCE TO BULKHEAD	10 FT.	0 FT.**	0 FT.*
SOUTH HARBOR SAILING CENTER:			
FRONT:			
BAYVIEW AVENUE	20 FT.	18.6 FT.**	18.6 FT. NO CHANGE
KIMBERLY AVENUE	15 FT.	56.4 FT.	56.4 FT. NO CHANGE
REAR	15 FT.	48.9 FT.	48.9 FT.
DISTANCE TO BULKHEAD	10 FT.	48.9 FT.	48.9 FT.
BOTH BUILDINGS:			
SIDE COMBINED SIDE YARD	4 FT./9 FT.	91.4 FT./857.5 FT.	85.2 FT./857.5 FT.
30% OF FRONTAGE BETWEEN BUILDINGS	457 FT.	948.9 FT.	942.7 FT.
	15 FT.	MUCH GREATER THAN 15 FT	MUCH GREATER THAN 15 FT
LOT COVERAGE	33 1/3%	7.4%	7.4%
IMPERVIOUS COVERAGE	75%	23.4%	23.2%
HEIGHT:			
CLUBHOUSE	34 FT.	19.3 FT.	34 FT. NO CHANGE
S.H. SAILING CENTER	34 FT.	27.7 FT.	
BOAT SLIPS		99	99 NO CHANGE
PARKING			
BOAT SLIPS (99):			
1 SPACE/2 BOAT SLIPS	50	9	9
		30(c)	30(c)
CATERING HALL (RESTAURANT):			
1 SPACES/6 SEATS			
200 SEAT CLUBHOUSE	34	34	34
82 SEAT SAILING CENTER	14	14	14
TOTAL PARKING REQUIRED	98	87 SPACES**(c)	87 SPACES*(c)
LOADING SPACE			
CATERING HALL	2	2	2
SAILING CENTER	1	1	1
TOTAL	3	3	3

** EXISTING NON-COMFORMITY
* VARIANCE REQUIRED
(c) 30 = 18' OF PARKING SPACES EXIST OFF OF BAYVIEW AVENUE, HOWEVER THESE SPACES ENCRUSH 2.4' INTO THE RIGHT OF WAY OF BAYVIEW AVENUE THEREFORE A VARIANCE IS REQUESTED FOR THE 15.6' OF PARKING SPACES.

- LEGEND-
- = MONUMENT FOUND
 - POB = POINT OF BEGINNING
 - AC = AIR CONDITIONER
 - ⊕ = CENTERLINE
 - E/P = EDGE OF PAVEMENT
 - = EXISTING CONTOUR
 - 6.02 = SPOT ELEVATION
 - = PROPOSED CONTOUR
 - ⊕ = PROPOSED SPOT ELEVATION
 - ⊗ = 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 (1988)
- 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.

APPROVED BY LONG BEACH TOWNSHIP LAND USE BOARD

CHAIRMAN
SECRETARY
ENGINEER

BRANT BEACH YACHT CLUB

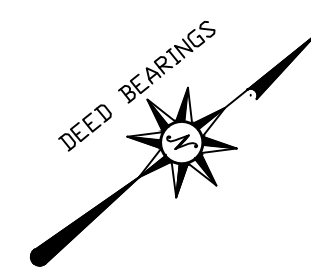
12/16/2024 SITE PLAN TO RECONSTRUCT CLUBHOUSE (AMC)
11/16/2024 SITE PLAN (AMC)
12/6/2017 ADDITIONAL PROPOSED PARKING SPACES
01/12/2016 RAISE F.F. OF EXISTING AND PROPOSED SAILING CENTER SHOW PROPOSED PARKING

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

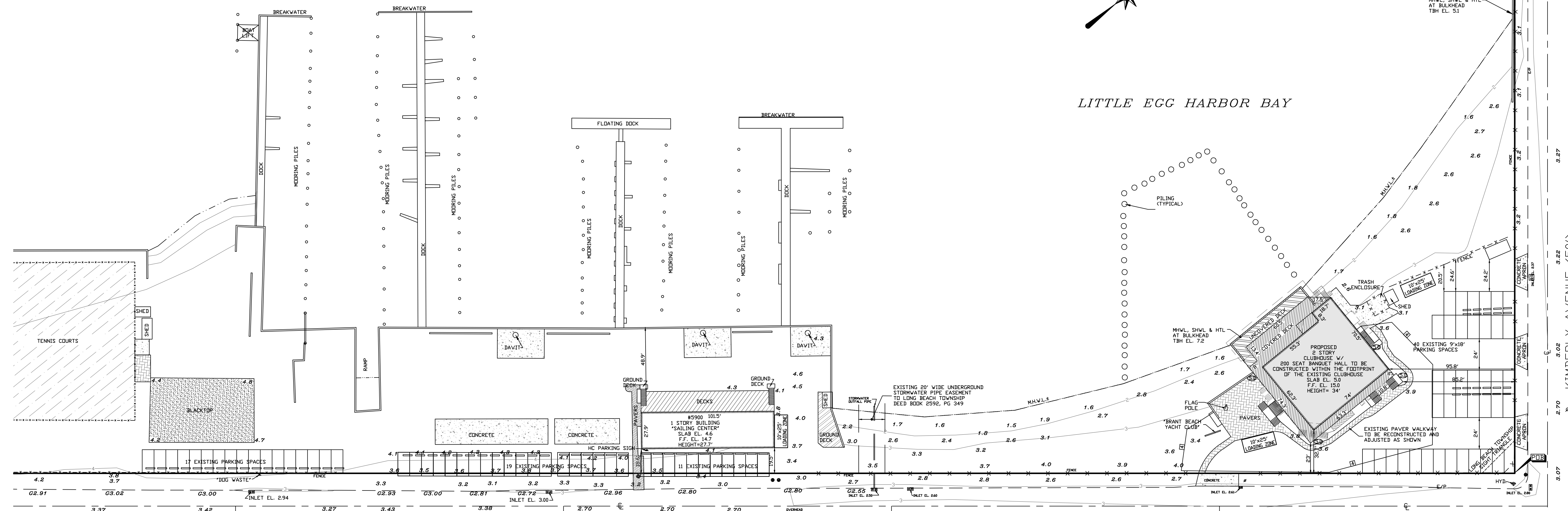
James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 38L10066400

SITE PLAN - COVER SHEET
LOTS 1 & 1.01, 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.: 83-470 DATE: 12/3/2015



LITTLE EGG HARBOR BAY



- LEGEND-**
- = MONUMENT FOUND
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REVISIONS

James D. Brzozowski
JAMES D. BRZOZOWSKI, P.E., P.P.
Professional Engineer, N.J. License Number: GE44223
Professional Planner, N.J. License Number: 33L100606400

SITE PLAN - AREA OF DEVELOPMENT
LOTS 1 & 1.01, BLOCK 15.28
TAX MAP SHEET # 18
LONG BEACH TOWNSHIP
OCEAN COUNTY, NEW JERSEY

SCALE: AS NOTED	DRAWN BY: MAX	SHEET 2
JOB NO.: 83-470	DATE: 12/16/2024	OF 2