

# FOR SALE --- \$27,000.00 --- Breakwater Key Marina

Dock #54

Dock size: 35'. Maximum boat size allowed is 39' long with a 12.5' beam, with all attachments and overhangs. See Vessel Measurement Chart Appendix A on page 3.

See attached picture. Dock 54 is very close to one of ramp to the marina resulting in a short walk to your boat.

Dock 54 is the only slip of the 99 at Breakwater Key Marina which does not have an adjacent boat in the slip. This is due to the location which is where the docks make a slight turn.

Dredging assessment is PREPAID in full for Dock 54 so only fees are HOA (\$240/month plus Property Taxes)

This marina is right on Long Island Sound, just inside the Stratford breakwater. No long no-wake zones to get to open water. Plenty of parking.

- Clear access to open water - save fuel, no long runs or bridges between you and Long Island Sound
- Only off-river, sheltered marina in area
- Usage of the Pool and Club House, kitchen, clean restrooms with showers included
- Large parking lot for owners and guests
- Adjacent restaurant (Knapp's Landing)
- Dockside electric and water included in HOA fee.
- WiFi included
- Large dock box.
- BWK Vessel Measurement Chart is on the last page

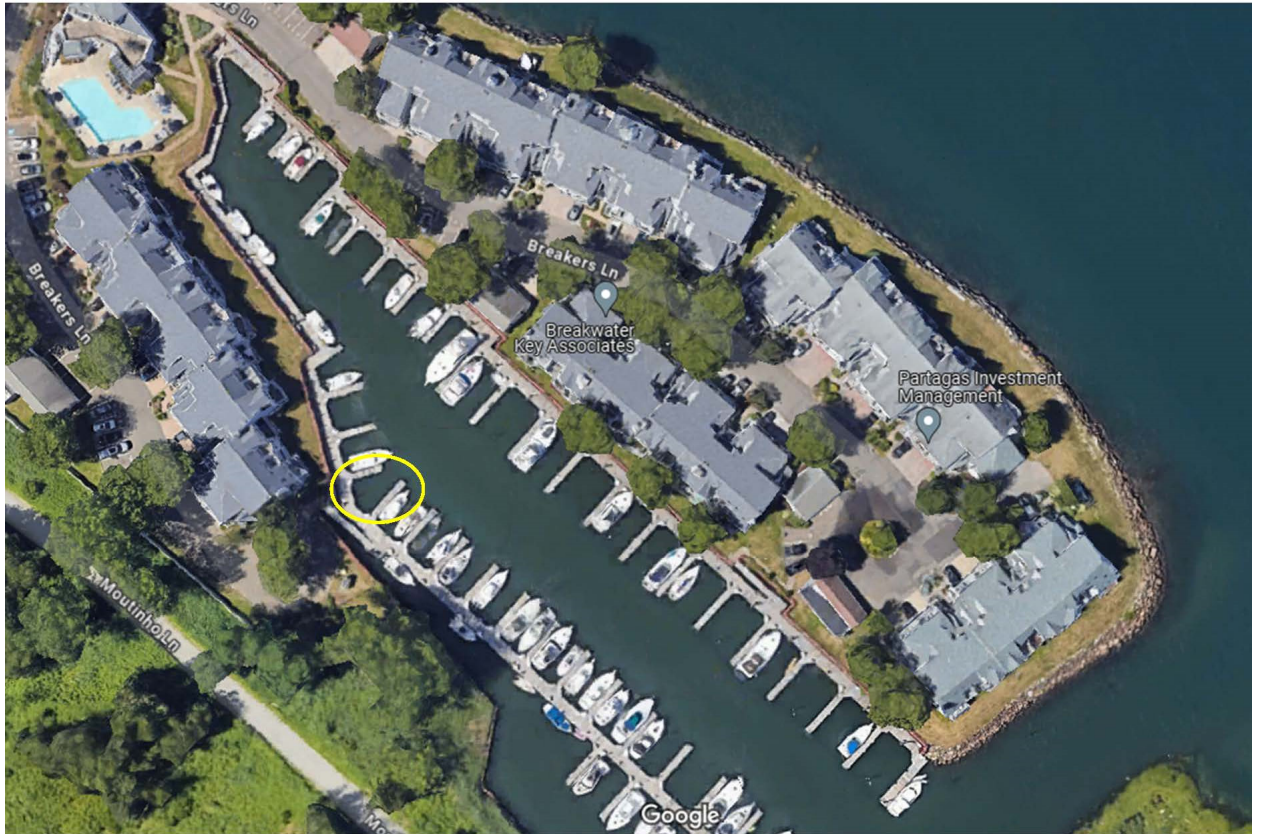
Contact: Richard DeMaria

Phone: 914-439-0830

demariar@yahoo.com

Dock 54 is highlighted in yellow below

Dock 54 is highlighted in yellow below



# **APPENDIX A to Section 10 - Marina Rules and Regulations** **Break Water Key Vessel Measurement Chart**

17-Feb-11

Table key	Boats secured parallel to main dock.
64 wide channel	Exceptions to measurement standards
45 wide channel	<b>Bold - Slip has unique attributes</b>
40 wide channel	
30 wide channel	
20 wide channel - single boat	

Docked vessels that exceed the length overall and beam overall stipulated below are deemed to be impeding traffic and posing a safety risk under normal conditions.

Slip #	Dock Dimensions		Vessel Dimensions	
	L	W	LOA	W
1*	34.25	15.5	42.25	14.7
2	40	15.5	44	13.3
3	40	15.5	44	13.3
4	40	15.5	44	13.3
5	40	15.5	44	13.3
6	40	15.5	44	13.3
7	40	15.5	44	13.3
8	40	15.5	44	13.3
9	40	15.5	44	13.3
10	40	15.5	44	13.3
11	40	15.5	44	13.3
12	40	15.5	44	13.3
13	40	15.5	44	13.3
14	40	15.5	44	13.3
15	40	15.5	44	13.3
16	40	15.5	44	13.3
17	40	15.5	44	13.3
18	40	15.5	44	13.3
19	40	15.5	44	13.3
20	40	15.5	44	13.3
21	40	15.5	44	13.3
22	40	15.5	44	13.3
23	40	15.5	44	13.3
24	40	14	44	11.8
25	40	14	44	11.8
26	50	13.5	50	11.3
27	30	13.5	34	11.3
28	30	12.5	34	10.7
29	30	12.5	34	10.7
30	30	12.5	34	10.7
31	30	12.5	32	10.7
32	30	12.5	32	10.7
33	30	12.5	32	10.7
34	30	12.5	32	10.7
35	30	12.5	32	10.7
36	47	10	47	8.2
37	25	10	27	8.5
38	25	10	27	8.5
39	25	10	27	8.5
40	25	10.5	27	9.0
41	25	10.5	27	9.0
42	31	12.5	31	11.0
43	27.5		25	9.5
44	30		27	9.5
45	30		27	9.5
46	30		27	9.5
47	35.5		32	9.5
48	24	9	26	7.5
49	30	9	32	7.5
50	30	12.5	32	11.0
51	30	12.5	32	11.0
52	30	12.5	34	10.9
53	30	12.5	34	10.9

## **Passing boats safely**

### **40' Slip Area**

1 boat width between passing vessels, 3/4 boat width between moving vessel and any stationary obstruction = a factor of 4.5 boat widths.

For 2 vessels with max 13.1' beam passing in the 40' slip area (slips 1 to 25 and 52 to 81) with a channel width of 64 feet

9.8' between vessel 1 and docked boat  
13' between the two passing vessels  
9.8' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
13.3	4.5	60	64	4

Safe protrusion into channel = 2.0

### **30' - 35' Slip Area**

3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.

For 2 vessels with max 10.5' beam passing in the 30' slip area (slips 26 to 30 and 48 to 51) with a channel width of 45 feet

A - 5.25' between vessel 1 and docked boat  
B - 7.88' between the two passing vessels  
C - 5.25' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	45	5

D - Safe protrusion into common area = 2.5

### **20' - 30' Slip Area**

3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.

For 2 vessels with max 10.5' beam passing in the north end of the marina (slips 31 to 35, 45 to 47 and 49 to 51) with a channel width of 40 feet

5.25' between vessel 1 and docked boat  
7.88' between the two passing vessels  
5.25' between vessel 2 and docked boat

Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	40	0

Safe protrusion into common area = 0

## **Fender Sizing**

Vessel	Fender (dia in ")	Safety margin in fender diameters	Total clearance (inches)
42'	10	1	26
37'	8	1	22
32'	7	1	19
30'	6	1	18



Slip #	Dock Dimensions -		Vessel Dimensions	
	L	W	LOA	W
54	35	12.5	39	12.5
55	35	12.5	39	10.7
56	35	12.5	39	10.7
57	35	12.5	39	10.7
58	35	12.5	39	10.7
59	35	12.5	39	10.7
60	35	12.5	39	10.7
61	35	12.5	39	10.7
62	35	12.5	39	10.7
63	35	12.5	39	10.7
64	35	12.5	39	10.7
65	35	12.5	39	10.7
66	35	12.5	39	10.7
67	35	12.5	39	10.7
68	35	12.5	39	10.7
69	35	14.5	39	12.7
70	35	14.5	39	12.7
71	35	14.5	39	12.7
72	35	14.5	39	12.7
73	35	14.5	39	12.7
74	35	14.5	39	12.7
75	35	14.5	39	12.7
76	35	14.5	39	12.7
77	35	14.5	39	12.7
78	35	14.5	39	12.7
79	35	14.5	39	12.7
80	35	14.5	39	12.7
81**	35	15.5	43	14.7
82	35	14.5	39	12.7
83	35	14.5	39	12.7
84	35	14.5	39	12.7
85	35	14.5	39	12.7
86	35	14.5	39	12.7
87	35	14.5	39	12.7
88	35	14.5	39	12.7
89	35	14.5	39	12.7
90	35	14.5	39	12.7
91	35	14.5	39	12.7
92	35	14.5	39	12.7
93	35	14.5	39	12.7
94	35		32	9.5
95	35		32	9.5
96	27.5		25	9.5
97	27.5		25	9.5
98	27.5		25	9.5
99	27.5		27.5	9.5

#### Passing boats safely

27'	6	1	18
-----	---	---	----

Percent clearance:	10%	Safe Dock	1.5
(Boats secured parallel to the main dock (not on fingers) must provide safe clearance between themselves and objects in front and behind. This percentage of the maximum possible hull length is deducted from the dock length.)		<b>Overhang:</b> Distance between dock edge and inboard side of power stanchion (feet)	

**Beam calculation for shared bays** = 1/2 bay width - (2x recommended fender diameter + safety margin).

Example: The majority of the 40' slips have a bay width of 31 feet, the recommended fender diameter is 10". Fender size between finger and boat can be stepped down one size (8"). A safety margin of an additional 8" fender diameter provides 1.3' clearance between the fenders of the two boats and 3 feet between the hulls if their widest points were in alignment. The resulting beam width in a 40' slip is 13.3'.

\* **Slip 1** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the northeast of the slip. Given that this slip is located at the key turning point in the channel all of the permitted extension must be over the northeast end of the slip and none into the channel to the southwest. Beam = normal slip width for adjacent slips less recommended fender diameter.

\*\* **Slip 81** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the southwest of the slip. Given that this slip is located at a key point in the channel all of the permitted extension must be over the southwest end of the slip and none into the channel to the northeast. Beam = normal slip width for adjacent slips less recommended fender diameter.