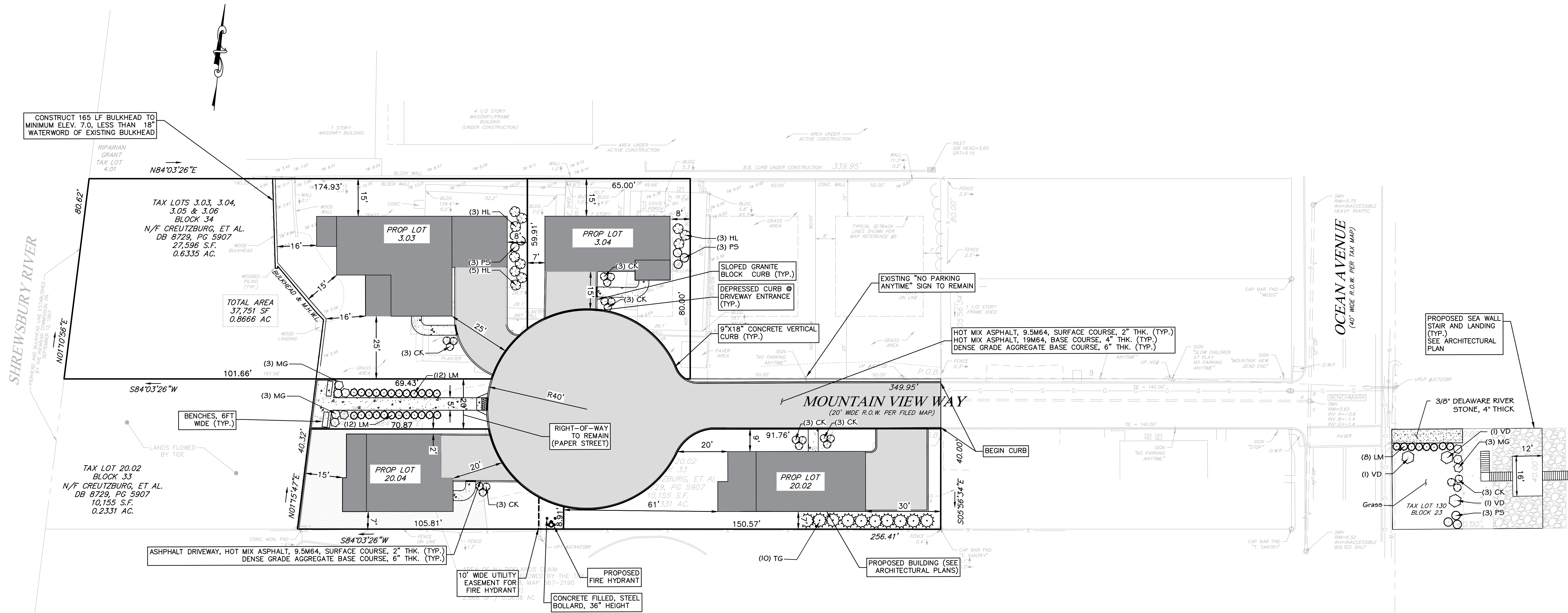


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CUL-DE-SAC PLAN

ZONING TABLE - 1 BLOCK 33 & BLOCK 34, R-2 ZONE					
ZONE	REQUIRED	PROPOSED LOT 20.02	PROPOSED LOT 20.04	PROPOSED LOT 3.03	PROPOSED LOT 3.04
LOT AREA	4,000 SF	4,769 SF	3,485 SF V	14,217 SF	3,823 SF V
LOT WIDTH	50 FT	118.63 FT	40 FT V	80 FT	65 FT
LOT DEPTH MIN.	60 FT	40 FT V	86.08 FT	170.56 FT	53 FT
FRONT YARD SETBACK	25 FT	20 FT / 9 FT V	20 FT / 2 FT V	25 FT	15 FT V
SIDE YARD : ONE	7 FT	30 FT	7 FT	7 FT	7 FT
SIDE YARD : BOTH	15 FT	91 FT	N/A	15 FT	15 FT
REAR YARD	15 FT	7 FT V	15 FT	15 FT	15 FT
BUILDING HEIGHT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT	2.5 STORY; 35 FT
BUILDING COVERAGE : MAX	50%	29%	36%	15%	30%
LOT COVERAGE : MAX	70%	45%	50%	22%	40%
GROSS FLOOR AREA : MIN	800 SF	1,367 SF	1,259 SF	2,194 SF	1,153 SF
PARKING SPACES	3	4	4	4	2 V

V - VARIANCE

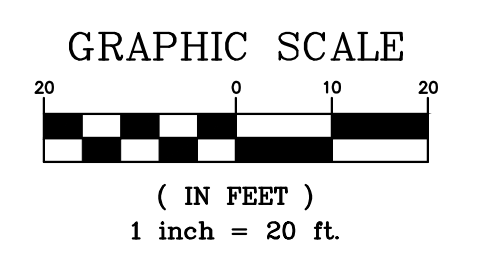
OFF-STREET PARKING SUMMARY PER RSIS:

CATEGORY	PARKING REQUIREMENT	PARKING CALCULATION	TOTAL
4 BEDROOM	2.5 SPACES PER UNIT	1 X 2.5 =	3

PLANT-SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	COMMENTS
	TG	10	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	---	6' - 7' HT.	B&B	FULL TO GROUND
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	
	CK	15	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot		
	HL	11	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal.	Pot		
	MG	9	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	Pot	FULL PLANTS	
	PS	9	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal.	Pot	FULL PLANTS	
	LM	32	Liriope muscari	Lilyturf	1 gal.	Pot		
	VD	3	Viburnum dentatum	Arrowwood	3 gal.	Pot		

LEGEND

- PRINCIPAL STRUCTURE
- FULL DEPTH PAVEMENT
- CONCRETE SIDEWALK



DESIGNED BY: PAS	 ENGENUITY INFRASTRUCTURE GALLERIA: 2 BRIDGE AVE., SUITE 323 RED BANK, NJ 07701 732.741.3176 ENGENUITYNJ.COM	PRELIMINARY & FINAL MAJOR SUBDIVISION; MAJOR SITE PLAN TAX BLOCK 33, LOT 20.02, TAX BLOCK 34, LOTS 3.03 & 3.04, TAX BLOCK 23, LOT 130 BOROUGH OF SEA BRIGHT MONMOUTH COUNTY, NJ	OWNER / DEVELOPER / APPLICANT: MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC 754 HYSLIP AVENUE WESTFIELD, NJ 07090 (908) 264-8016	JACLYN J. FLOR, P.E., P.P., C.M.E. CONSULTING ENGINEER LICENSED PROFESSIONAL ENGINEER STATE OF NJ LICENCE NO. 24GE045426 CERTIFICATE OF AUTHORIZATION 24GA28268000	PROJECT NO. MUHL-00010
DRAWN BY: PAS					DRAWING
SHEET CHK'D BY: JJE					CP-1
CROSS CHK'D BY: MCM					SHEET NO.
APPROVED BY: JJE					1 OF 1

DATE: NOVEMBER 20, 2020

DATE: 11/20/2020