

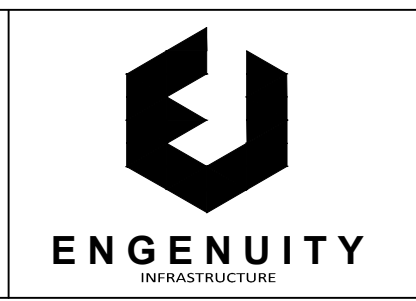
| BLOCK 33 & 34 | | LOT 20.02 | LOT 20.04 | LOT 3.03 | LOT 3.04 |
|-------------------------|------------------|------------------|------------------|------------------|------------------|
| | REQUIRED | PROPOSED | PROPOSED | EXISTING | EXISTING |
| LOT AREA: MIN. | 4000 S.F. | 4,476 S.F. | 4,619 S.F. | 15,514 S.F. | 4,082 S.F. |
| LOT WIDTH | 50 FT. | 115.16 FT. | 117 FT. | 195.30 FT. | 51.53 FT. |
| LOT DEPTH: MIN. | 60 FT. | 40 FT. V | 39.63 FT. V | 80 FT. | 80 FT. |
| FRONT YARD SETBACK | 25 FT. | 25 FT./9 FT. V | 35 FT./5 FT. V | 25 FT. | 25 FT. |
| SIDE YARD: MIN. | 7 FT. | 25 FT. | 15 FT. | 27 FT. | 7 FT. |
| SIDE YARD: BOTH | 15 FT. | 55 FT. | 50 FT. | 125 FT. | 15 FT. |
| REAR YARD | 15 FT. | 7 FT. | 7 FT. | 15 FT. | 15 FT. |
| BUILDING HEIGHT | 35 FT (2.5 STY.) | 35 FT (2.5 STY.) | 35 FT (2.5 STY.) | 35 FT (2.5 STY.) | 35 FT (2.5 STY.) |
| BUILDING COVERAGE: MAX. | 50% | 33% | 40% | 14% | 35% |
| LOT COVERAGE: MAX. | 70% | 50% | 55% | 19% | 49% |
| GROSS FLOOR AREA: MIN. | 800 S.F. | 1,448 S.F. | 1,813 S.F. | 2,098 S.F. | 1,400 S.F. |



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| REV. NO. | DATE | DRWN | CHKD | REMARKS |
|----------|------|------|------|---------|
| | | | | |
| | | | | |
| | | | | |

DESIGNED BY: PAS
DRAWN BY: PAS
SHEET CHK'D BY: MJB
CROSS CHK'D BY: JJF
APPROVED BY:
DATE: NOVEMBER 25, 2020



ENGENUITY INFRASTRUCTURE
2 BRIDGE AVENUE, SUITE 323
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PROPOSED CONDITIONS
SOUTH WING DESIGN
TAX BLOCK 33, LOT 20.02
TAX BLOCK 34 LOTS 3.01, 3.02 & 3.03
BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY

OWNER / DEVELOPER / APPLICANT:
MOUNTAIN VIEW VILLAS
SEA BRIGHT, MONMOUTH COUNTY, N.J.

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
11/25/2020
DATE

PROJECT NO. MUHL-00010
DRAWING AR-EX-2
SHEET NO. 1 OF 1

