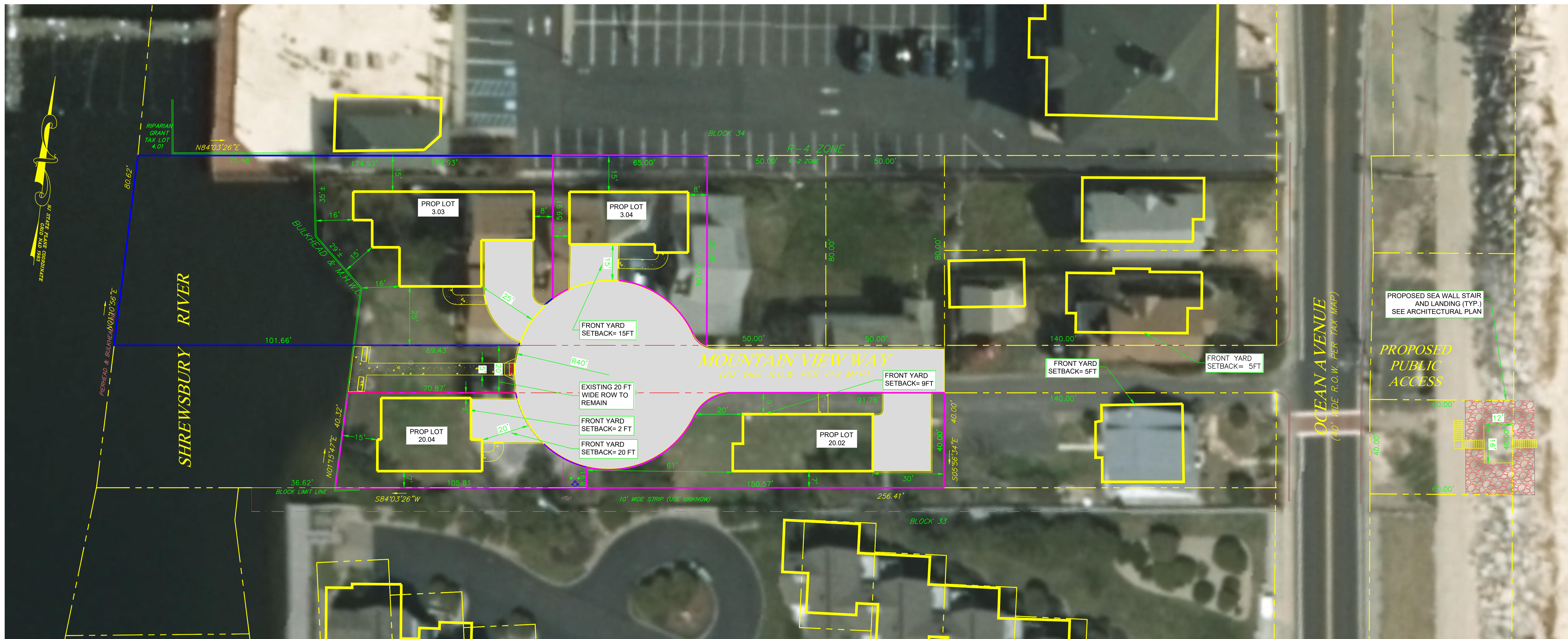


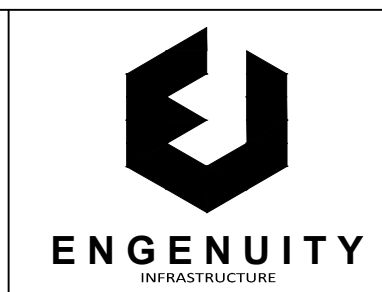
BLOCK 33 & 34	REQUIRED	LOT 20.02 PROPOSED	LOT 20.04 PROPOSED	LOT 3.03 PROPOSED	LOT 3.04 PROPOSED
LOT AREA: MIN.	4000 S.F.	4,769 S.F.	3,485 S.F. V	14,217 S.F.	3,823 S.F. V
LOT WIDTH	50 FT.	118.63 FT.	40 FT. V	80 FT.	65 FT.
LOT DEPTH: MIN.	60 FT.	40 FT. V	86.08 FT.	170.56 FT.	53 FT.
FRONT YARD SETBACK	25 FT.	20 FT./9 FT. V	20 FT./2 FT. V	25 FT.	15 FT. V
SIDE YARD: MIN.	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	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%	29%	36%	15%	30%
LOT COVERAGE: MAX.	70%	45%	50%	22%	40%
GROSS FLOOR AREA: MIN.	800 S.F.	1,367 S.F.	1,259 S.F.	2,194 S.F.	1,153 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  
RED BANK, NJ 07701  
732.741.3176  
ENGENUITYNJ.COM

**PROPOSED CONDITIONS**  
CUL-DE-SAC 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-3
SHEET NO. 1 OF 1

