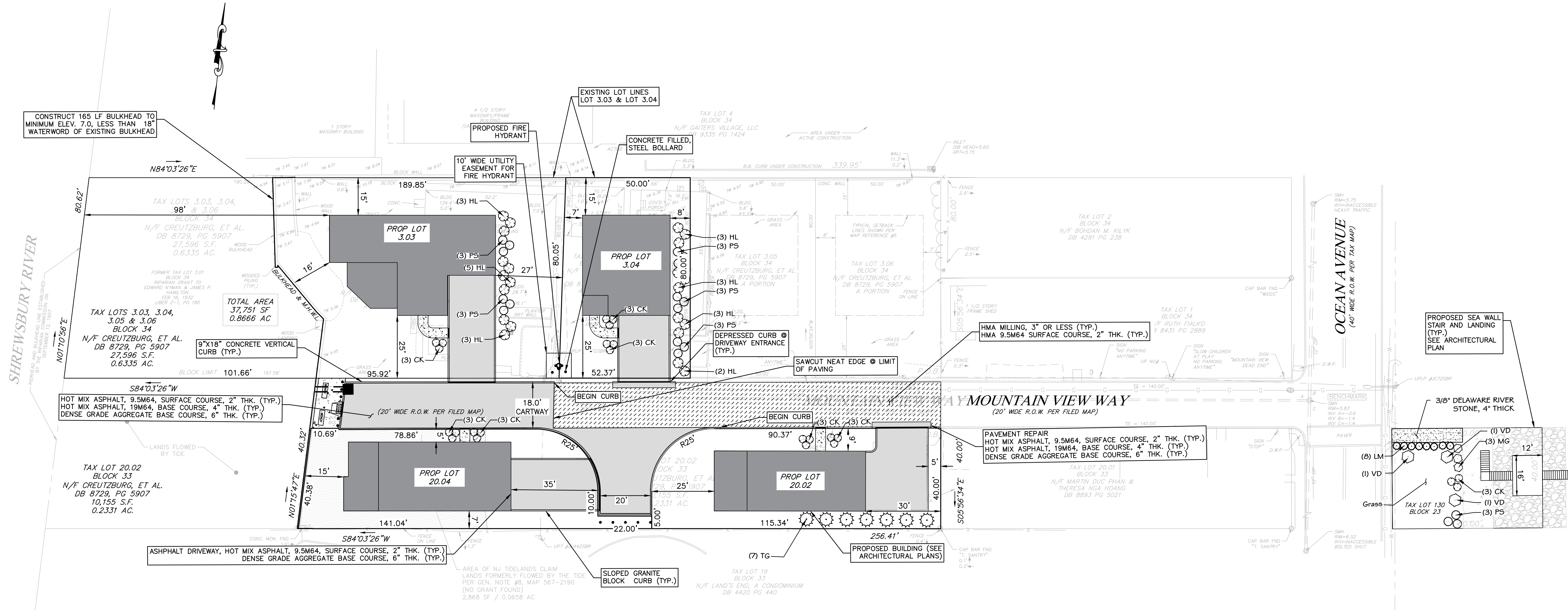


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SOUTH WING-DESIGN PLAN

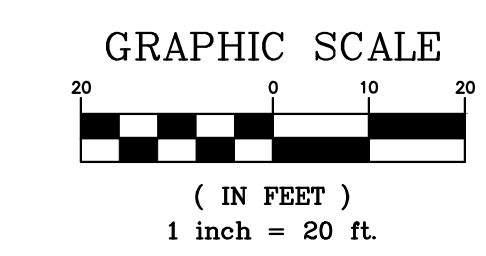
ZONING TABLE - 1 BLOCK 33 & BLOCK 34, R-2 ZONE					
ZONE	REQUIRED	PROPOSED LOT 20.02	PROPOSED LOT 20.04	EXISTING LOT 3.03	EXISTING LOT 3.04
LOT AREA	4,000 SF	4,476 SF	4,619 SF	15,514 SF	4,082 SF
LOT WIDTH	50 FT	115.16 FT	117 FT	195.30 FT	51.53 FT
LOT DEPTH MIN.	60 FT	40 FT V	39.63 FT V	80 FT	80 FT
FRONT YARD SETBACK	25 FT	25 FT/9 FT V	35 FT/5 FT V	25 FT	25 FT
SIDE YARD : ONE	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 V	7 FT V	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%	33%	40%	14%	35%
LOT COVERAGE : MAX	70%	50%	55%	19%	49%
GROSS FLOOR AREA : MIN	800 SF	1,448 SF	1,813 SF	2,098 SF	1,400 SF
PARKING SPACES	3	4	4	4	4

V - VARIANCE			
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)	TG	7	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)	CK	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 gal.	Pot		
(HL)	HL	22	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal.	Pot		
(MG)	MG	3	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	Pot	FULL PLANTS	
(PS)	PS	18	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 gal.	Pot	FULL PLANTS	
(LM)	LM	8	Liriope muscari	Lilyturf	1 gal.	Pot		
(VD)	VD	3	Viburnum dentatum	Arrowwood	3 gal.	Pot		

LEGEND

- PRINCIPAL STRUCTURE
- MILL AND OVERLAY
- FULL DEPTH PAVEMENT
- CONCRETE SIDEWALK



DESIGNED BY: PAS	<p>ENGENUITY INFRASTRUCTURE GALLERIA: 2 BRIDGE AVE., SUITE 323 RED BANK, NJ 07701 732.741.3176 ENGENUITYNJ.COM</p>	<p>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</p>	<p>OWNER / DEVELOPER / APPLICANT: MOUNTAIN VIEW VILLAS AT SEA BRIGHT, LLC 754 HYSLIP AVENUE WESTFIELD, NJ 07090 (908) 264-8016</p>	<p>JACLYN J. FLOR, P.E., P.P., C.M.E. CONSULTING ENGINEER</p> <p>LICENSED PROFESSIONAL ENGINEER STATE OF NJ LICENSE NO. 24GE045426 CERTIFICATE OF AUTHORIZATION 24GA28268000</p>	<p>PROJECT NO. MUHL-00010 DRAWING CP-2 SHEET NO. 1 OF 1</p>
DRAWN BY: PAS					
CROSS CHK'D BY: MCM					
APPROVED BY: JJE					
DATE: NOVEMBER 20, 2020					