

BLOCK 34	REQUIRED	LOT 20.02 PROPOSED	LOT 20.03 PROPOSED	LOT 20.04 PROPOSED
LOT AREA: MIN.	4000 S.F.	2800 S.F. V.	3113 S.F. V	6947 S.F.
LOT WIDTH	50 FT.	70 FT.	80 FT.	60 FT.
LOT DEPTH: MIN.	60 FT.	40 FT. V.	40 FT. V.	106.25 FT.
FRONT YARD SETBACK	25 FT.	5 FT. V.	5 FT. V	25 FT.
SIDE YARD: MIN.	7 FT.	13 FT.	22 FT.	7 FT.
SIDE YARD: BOTH	15 FT.	30 FT.	N/A	15 FT.
REAR YARD	15 FT.	7 FT. V.	7 FT. V.	16 FT.
BUILDING HEIGHT	35 FT (2.5 STY.)	35 FT (2.5 STY.)	35 FT (2.5 STY.)	35 FT(2.5 STY.)
BUILDING COVERAGE: MAX.	50%	39.63%	40%	25.84%
LOT COVERAGE: MAX.	70%	49.71%	49.52%	33.43%
GROSS FLOOR AREA: MIN.	800 S.F.	970.31 S.F.	1061.46 S.F.	1530 S.F.

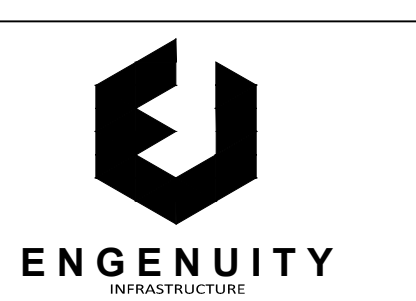
BLOCK 34	REQUIRED	LOT 3.03 PROPOSED	LOT 3.04 PROPOSED
LOT AREA: MIN.	4000 S.F.	14,597 S.F.	3916 S.F. V
LOT WIDTH	50 FT.	80 FT.	50 FT.
LOT DEPTH: MIN.	60 FT.	179.94 FT.	80 FT.
FRONT YARD SETBACK	25 FT.	25 FT.	8 FT. V
SIDE YARD: MIN.	7 FT.	8 FT.	8 FT.
SIDE YARD: BOTH	15 FT.	16 FT.	N/A
REAR YARD	15 FT.	17 FT.	16 FT.
BUILDING HEIGHT	35 FT (2.5 STY.)	35 FT (2.5 STY.)	35 FT (2.5 STY.)
BUILDING COVERAGE: MAX.	50%	17.22%	33.54%
LOT COVERAGE: MAX.	70%	21.63%	46.96%
GROSS FLOOR AREA: MIN.	800 S.F.	1769.76 S.F.	1044 S.F.



ENGINEUTY INFRASTRUCTURE AND ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENGINEUTY INFRASTRUCTURE.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: PAS
 DRAWN BY: PAS
 SHEET CHK'D BY: MJB
 CROSS CHK'D BY: JJE
 APPROVED BY: _____
 DATE: AUGUST 20, 2020



ENGINEUTY INFRASTRUCTURE
 2 BRIDGE AVENUE, SUITE 323
 RED BANK, NJ 07701
 732.741.3176
 ENGINEUTY.NJ.COM

AERIAL EXHIBIT PLAN-2
 TAX BLOCK 34, LOT 20.02
 RED BANK, NJ 07701
 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
 DATE: 08/20/2020

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