

Townhouse Building BreakDown		
Building #	Unit	Dimensions
1	A	28' x 60'
	B	28' x 60'
	C	28' x 60'
	D	28' x 60'
2	A	28' x 60'
	B	24' x 60'
	C	24' x 60'
	D	28' x 60'
3	A	28' x 60'
	B	24' x 60'
	C	24' x 60'
	D	28' x 60'
4	A	28' x 60'
	B	28' x 60'
	C	28' x 60'
	D	28' x 60'
5	A	28' x 60'
	B	28' x 60'
	C	24' x 60'
	D	24' x 60'
6	A	28' x 60'
	B	28' x 60'
	C	28' x 60'
	D	28' x 60'
7	A	28' x 60'
	B	24' x 60'
	C	24' x 60'
	D	24' x 60'

STACKED FLATS BREAKDOWN		
TYPE	QUANTITY	
1 BEDROOM	2	
2 BEDROOM	6	
3 BEDROOM	4	
TOTAL	12	

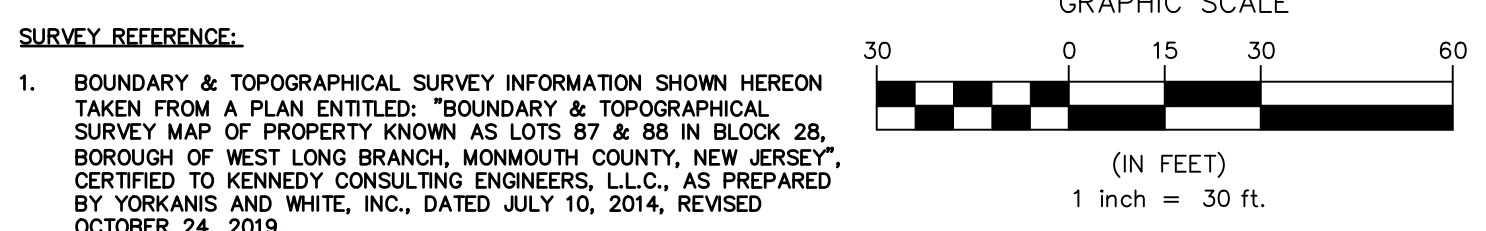


ZONING SUMMARY		
SH-1 OVERLAY ZONE		
DESCRIPTION	REQUIRED	PROPOSED
LOT AREA ¹	5 AC	6.4 AC
DWELLING UNITS	N/A	53
LOT WIDTH	300 FT	506 FT
FRONT SETBACK	75 FT	40.0 FT
REAR SETBACK	100 FT	38.9 FT
ONE SIDE	50 FT	28.5 FT
BOTH SIDES	100 FT	100.0 FT
MAX BUILDING COVERAGE ²	25%	52.4%
MAX LOT COVERAGE	50%	
MAX BUILDING HEIGHT	3 STORIES	2 STORIES
DWELLING UNIT DENSITY	35 FT	<35 FT
CLUBHOUSE/COMMUNITY ROOM	10 DU/A	8.28 DU/AC
RECREATION	10 SF/UNIT	0 SF
LANDSCAPE BUFFER	50 SF/UNIT	0 SF
MAX HEIGHT OF FENCING IN FRONT YARD	25 FT	23.4 FT
	3 FT	6 FT
	VARIANCE	

¹AREA EXCLUDES R.O.W. TO BE DEDICATED
²EXCLUDING PATIOS, INCLUDING COVERED ENTRANCES

PARKING SUMMARY (PER RSIS)				
TYPE OF UNIT	NUMBER OF UNITS	NUMBER OF BEDROOMS	SPACES REQUIRED PER UNIT	REQUIRED
TOWNHOUSE	41	3	2.4	98.4
GARDEN APARTMENT	2	1	1.8	3.6
GARDEN APARTMENT	6	2	2	12
GARDEN APARTMENT	4	3	2.1	8.4
TOTAL REQUIRED				122
TOTAL PROVIDED*				168


*TOTAL CONSISTS OF:
41 TOWNHOME UNITS HAVE A MINIMUM OF 2 GARAGE AND 2 DRIVEWAY SPACES, WHICH ARE CREDITED AS 3 SPACES PER UNIT.
45 COMMON PARKING SPACES



PRELIMINARY / FINAL MAJOR SITE PLAN

310 NORWOOD AVENUE

TAX MAP SHEETS 10 & 15, LOTS 87 & 88 IN BLOCK 28
BOROUGH OF WEST LONG BRANCH
MONMOUTH COUNTY - NEW JERSEY



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AMENDED LAYOUT PLAN

EX-1

FILENAME: EX-1
DRAWN BY: KTS/ARC
DATE: 01/26/21

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