



PARKING SUMMARY (PER RSIS)				
TYPE OF UNIT	NUMBER OF UNITS	NUMBER OF BEDROOMS	SPACES REQUIRED PER UNIT	REQUIRED
TOWNHOUSE	42	3	2.4	100.8
GARDEN APARTMENT	2	1	1.8	3.6
GARDEN APARTMENT	6	2	2	12
GARDEN APARTMENT	2	3	2.1	4.2
			TOTAL REQUIRED	121
			TOTAL PROVIDED	160

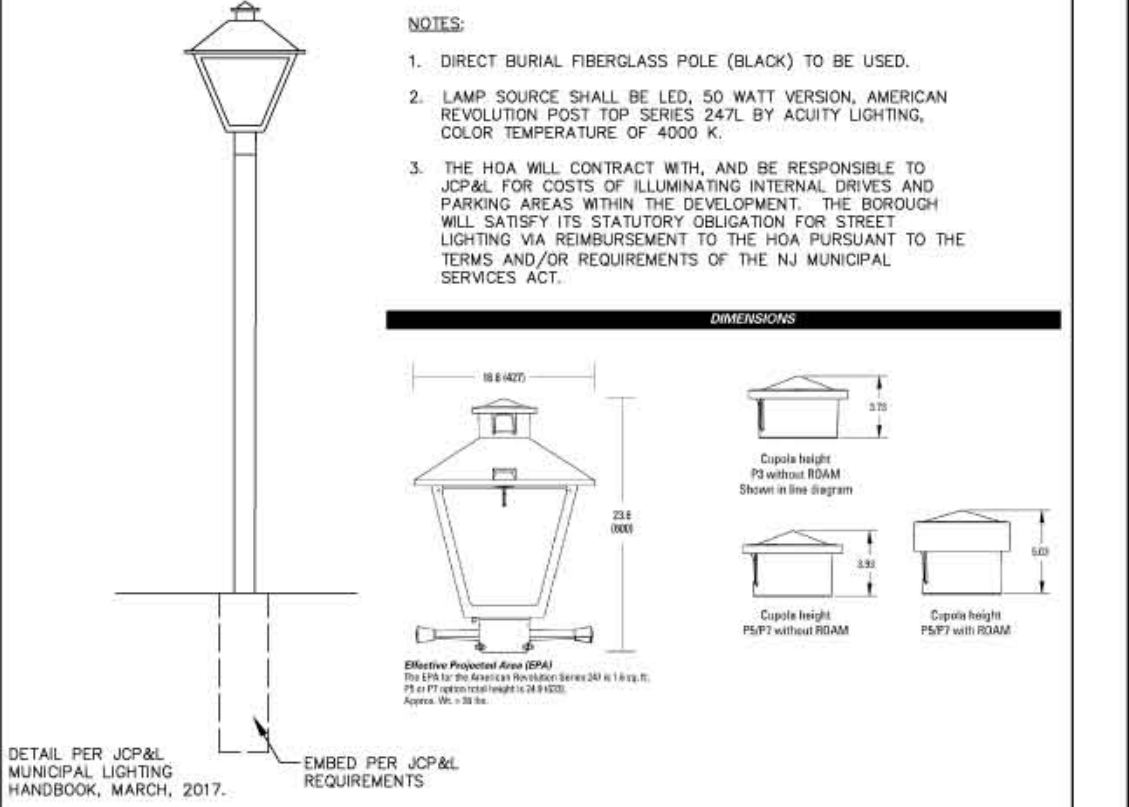
\* TOTAL CONSISTS OF:  
 9 TOWNHOUSE UNITS HAVE A MINIMUM OF 1 GARAGE AND 1 DRIVEWAY SPACE  
 33 TOWNHOUSE UNITS HAVE A MINIMUM OF 2 GARAGE AND 2 DRIVEWAY SPACES, WHICH ARE CREDITED AS 3 SPACES PER UNIT.  
 44 COMMON PARKING SPACES (NOT INCLUDING 15 MINUTE PARKING SPACE FOR MAIL PICKUP)

PROJECT IDENTIFICATION	SIGNAGE REQUIRED	PROPOSED	
		REQUIRED	PROPOSED
DESCRIPTION	1	2	
SIGN HEIGHT	12 FT	8.6 FT	
SIGN AREA	30 SF	25 SF	
SETBACK TO STREETLINE	20 FT	10 FT	

ZONING SUMMARY				
SH-1 OVERLAY ZONE				
DESCRIPTION	REQUIRED	PROPOSED		
LOT AREA <sup>1</sup>	5 AC	6.4 AC		
DWELLING UNITS	5 AC	31.7 FT		
LOT WIDTH	300 FT	506 FT		
FRONT SETBACK	75 FT	31.2 FT		
REAR SETBACK	100 FT	28.0 FT		
ONE SIDE	50 FT	31.7 FT		
BOTH SIDES	100 FT	73.1 FT		
MAX. BUILDING COVERAGE <sup>2</sup>	25%	27.18%		
MAX. LOT COVERAGE	50%	54.10%		
MAX. BUILDING HEIGHT	3 STORES	2 STORES		
DWELLING UNIT DENSITY	<35 FT	<35 FT		
CLUBHOUSE/COMMUNITY ROOM	10 DU/A	8.13 DU/AC		
RECREATION	10 SF/UNIT	0 SF		
LANDSCAPE BUFFER	50 SF/UNIT	0 SF		
MAX. HEIGHT OF FENCING IN FRONT YARD	25 FT	20.3 FT		
AREA EXCLUDES R.O.W. TO BE DEDICATED	3 FT	6 FT		

Townhouse Building Breakdown					
Building #	Unit	Building Name	Garage (Cars)	Rear Options	Available
1	A	Waldorf 3-Unit	1	NO	
	B	Waldorf 3-Unit	1	NO	
	C	Waldorf 3-Unit	1	NO	
2	A	Waldorf 6-Unit	2	YES	
	B	Waldorf 6-Unit	1	NO	
	C	Waldorf 6-Unit	1	NO	
	D	Waldorf 6-Unit	1	NO	
	E	Waldorf 6-Unit	1	NO	
	F	Waldorf 6-Unit	2*	NO	
3	A	Griffin Hall 6-Unit	2	NO	
	B	Griffin Hall 6-Unit	2	NO	
	C	Griffin Hall 6-Unit	2	NO	
	D	Griffin Hall 6-Unit	2	NO	
	E	Griffin Hall 6-Unit	2	NO	
	F	Griffin Hall 6-Unit	2	NO	
4	A	Griffin Hall 6-Unit	2	YES	
	B	Griffin Hall 6-Unit	2	YES	
	C	Griffin Hall 6-Unit	2	NO	
	D	Griffin Hall 6-Unit	2	NO	
	E	Griffin Hall 6-Unit	2	YES	
	F	Griffin Hall 6-Unit	2	YES	
	G	Griffin Hall 7-Unit	2	YES	
5	A	Griffin Hall 7-Unit	2	YES	
	B	Griffin Hall 7-Unit	2	YES	
	C	Griffin Hall 7-Unit	2	YES	
	D	Griffin Hall 7-Unit	2	YES	
	E	Griffin Hall 7-Unit	2	YES	
	F	Griffin Hall 7-Unit	2	YES	
	G	Griffin Hall 7-Unit	2	YES	
6	A	Griffin Hall 7-Unit	2	YES	
	B	Griffin Hall 7-Unit	2	NO	
	C	Griffin Hall 7-Unit	2	NO	
	D	Griffin Hall 7-Unit	2	YES	
	E	Griffin Hall 7-Unit	2	YES	
	F	Griffin Hall 7-Unit	2	YES	
	G	Griffin Hall 7-Unit	2	YES	
7	A	Griffin Hall 8-Unit	2	NO	
	B	Griffin Hall 8-Unit	2	NO	
	C	Griffin Hall 8-Unit	2	NO	
	D	Griffin Hall 8-Unit	2	NO	
	E	Griffin Hall 8-Unit	2	NO	
	F	Griffin Hall 8-Unit	2	NO	
	G	Griffin Hall 8-Unit	2	NO	

APARTMENT TYPE	QUANTITY
1 BEDROOM	2
2 BEDROOM	6
3 BEDROOM	2
TOTAL	10



SYMBOL	QTY	LATX NAME	COMMON NAME	CAL	HT	ROOT COMMENTS	MATURE CANOPY
AN1	12	Arise Arbor Amstring	Amstring Flat Maple	12"	8'0"	Full branch limited on 1/2"	15
AN2	7	Arise Arbor Amstring	Amstring Flat Maple	12"	8'0"	Full branch limited on 1/2"	15
AN3	13	Liquidambar styraciflua 'Moulinex	Red-Striped Black Gum	12"	8'0"	Full branch limited on 1/2"	15
AN4	12	Prunella americana 'Waldorf	Waldorf Black Cherry	12"	8'0"	Full branch limited on 1/2"	15
AN5	6	Quercus prinus	White Oak	12"	8'0"	Full branch limited on 1/2"	15
AN6	20	Quercus prinus 'Pendula	Pendula White Oak	12"	8'0"	Full branch limited on 1/2"	15

SYMBOL	QTY	LATX NAME	COMMON NAME	CAL	HT	ROOT COMMENTS	MATURE CANOPY
AC	8	Amelanchier canadensis	Downy Serviceberry	8"	6'0"	Full branch limited on 1/2"	15
CC	12	Cornus alternifolia	Spicebush	8"	6'0"	Full branch limited on 1/2"	15
FP	7	Prunella subcordata	Waldorf Cherry	12"	8'0"	Full branch limited on 1/2"	15

SYMBOL	QTY	LATX NAME	COMMON NAME	CAL	HT	ROOT COMMENTS	MATURE CANOPY
NO	10	Asa-Note-Oleaster-Holly	Asa-Note-Oleaster-Holly	6"	6'0"	Full branch limited on 1/2"	15
PO	14	Photinia serrata	Red-Tip Dogwood	6"	6'0"	Full branch limited on 1/2"	15
TO	10	Thuja occidentalis 'Green-Giant'	Green-Giant Arborvitae	6"	6'0"	Full branch limited on 1/2"	15

REFERENCE NOTES:  
 • BOUNDARY & TOPOGRAPHICAL SURVEY INFORMATION SHOWN HEREON TAKEN FROM A PLAN ENTITLED: "BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF PROPERTY KNOWN AS LOTS 87 & 88 IN BLOCK 28, BOROUGH OF WEST LONG BRANCH, MONMOUTH COUNTY, NEW JERSEY", CERTIFIED TO KENNEDY CONSULTING ENGINEERS, L.L.C., AS PREPARED BY YORKKANS AND WHITE, INC., DATED JULY 10, 2014, REVISED OCTOBER 24, 2019.  
 • AERIAL TAKEN FROM NEARMAP JUNE 17, 2018.

