



BULK CHART

ZONE REQUIREMENT	MU - 00 ZONE A	EXISTING	PROPOSED MU-00 (ZONE A)
MINIMUM OVERALL TRACT AREA	40 AC	5,832,011 SF (133.9 AC) (OVERALL SITE)	3,156,861 SF (72.47 AC)
MINIMUM LOT AREA (INTERIOR LOT)	7,200 SF (0.165 AC)	N/A	7,200 SF (0.165 AC)
MINIMUM LOT AREA (CORNER LOT)	10,500 SF (0.241 AC)	N/A	10,666 SF (0.245 AC)
MINIMUM LOT WIDTH (INTERIOR LOT)	60 FT	N/A	60 FT
MINIMUM LOT WIDTH (CORNER LOT)	80 FT	N/A	80 FT
MINIMUM LOT DEPTH	120 FT	N/A	120 FT
MINIMUM FRONT YARD SETBACK	25 FT	N/A	25 FT
MINIMUM REAR YARD SETBACK	25 FT	N/A	25 FT
MINIMUM SIDE YARD SETBACK - INTERIOR LOT	10 FT	N/A	10 FT
MINIMUM SIDE YARD SETBACK - CORNER LOT	25 FT	N/A	25 FT
MINIMUM COMBINED SIDE YARD SETBACK - INTERIOR LOT	20 FT	N/A	20 FT
MINIMUM BUILDING HEIGHT (PRINCIPAL BUILDING)	35 FT	N/A	35 FT
MINIMUM LOT (BUILDING) COVERAGE	48.5%	N/A	41.3%
MAXIMUM DENSITY	2 DU/AC	N/A	2 DU/AC

SIGNAGE CHART

MONUMENT	8-12 ZONE REQUIREMENTS (FOR REFERENCE ONLY)	PROPOSED (MU-00 Residential)
NUMBER OF SIGNS	One (1)	One (1)
MAXIMUM SIGN AREA	25 SF	100.9 SF (V)
MAXIMUM SIGN HEIGHT	12 FT	7.2 FT
MINIMUM SIGN SETBACK	N/A	25 FT

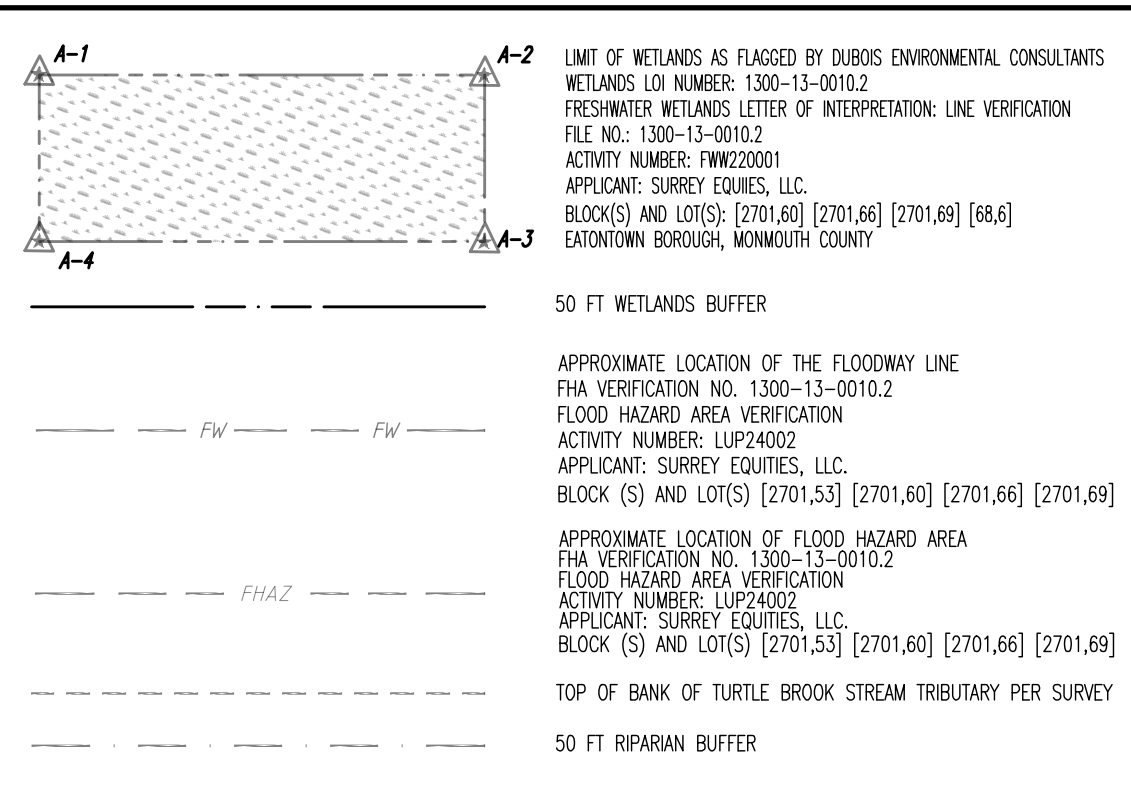
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

* SIGNAGE REGULATIONS FOR MU-00 ZONE ARE NOT EXPLICITLY DEFINED IN THE BOROUGH ORDINANCE.

(1) ONE GROUND IDENTIFICATION SIGN WHICH MAY BE ILLUMINATED BUT SHALL NOT EXCEED 25 SQUARE FEET IN AREA ON EITHER SIDE NOR A HEIGHT OF 12 FEET. (§ 89-47(b))

SEE SHEET 03 OF 379 FOR SITE PLAN NOTES

LEGEND



FINAL FOR SEWER DESIGN

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & DESIGN

OVERALL SITE PLAN
PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 41938

RYAN McDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 56559

PROTECT YOURSELF
ALL WORK SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT BEFORE ANY PERMITS ARE OBTAINED OR CONSTRUCTION BEGINS.
FOR SITE: 379-000557 SHEET PHASE: 000557
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