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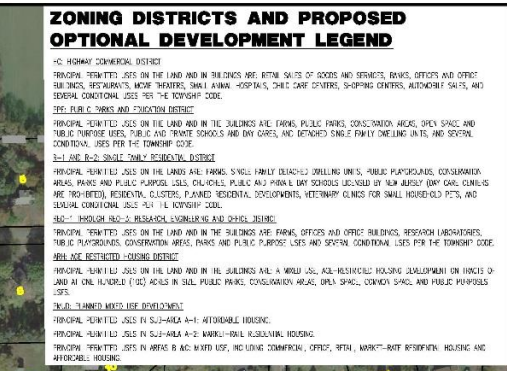
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PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 10766

PROFESSIONAL ENGINEER

SEARCHED	INDEXED	SERIALIZED	FILED
AS SHOWN	05/01/2018	AJW	cl
FRONT	0043-14-015		
			JDS

Sheet No:	1	Rev. #:	
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PROPOSED UNIT SUMMARY

CONDOMINIUM BUILDING (TWO BEDROOMS EACH)	42 UNITS
TOWN-HOME END UNITS (TWO BEDROOMS EACH)	52 UNITS
TOWN-HOME INTERIOR UNITS (THREE BEDROOMS EACH)	51 UNITS
	127 UNITS
TOTAL PROJECT:	147 UNITS

THE PROPOSED DEVELOPMENT WILL MEET ITS COORDINATION THROUGH AN APPLICATION FOR AN EASE ON BLACK ROCK, LOT 7 TO THE WEST OF RESEARCH ROAD. THE GROUND DEVELOPMENT WILL BE PERMITTED BY CHURCH.

② TOWNHOMES HAVE THE MAX-900 LIVING SPACE, ABOVE ENCLOSED GRADUALS

PHASE 1 BUILDING

PHASE 2 BUILDING

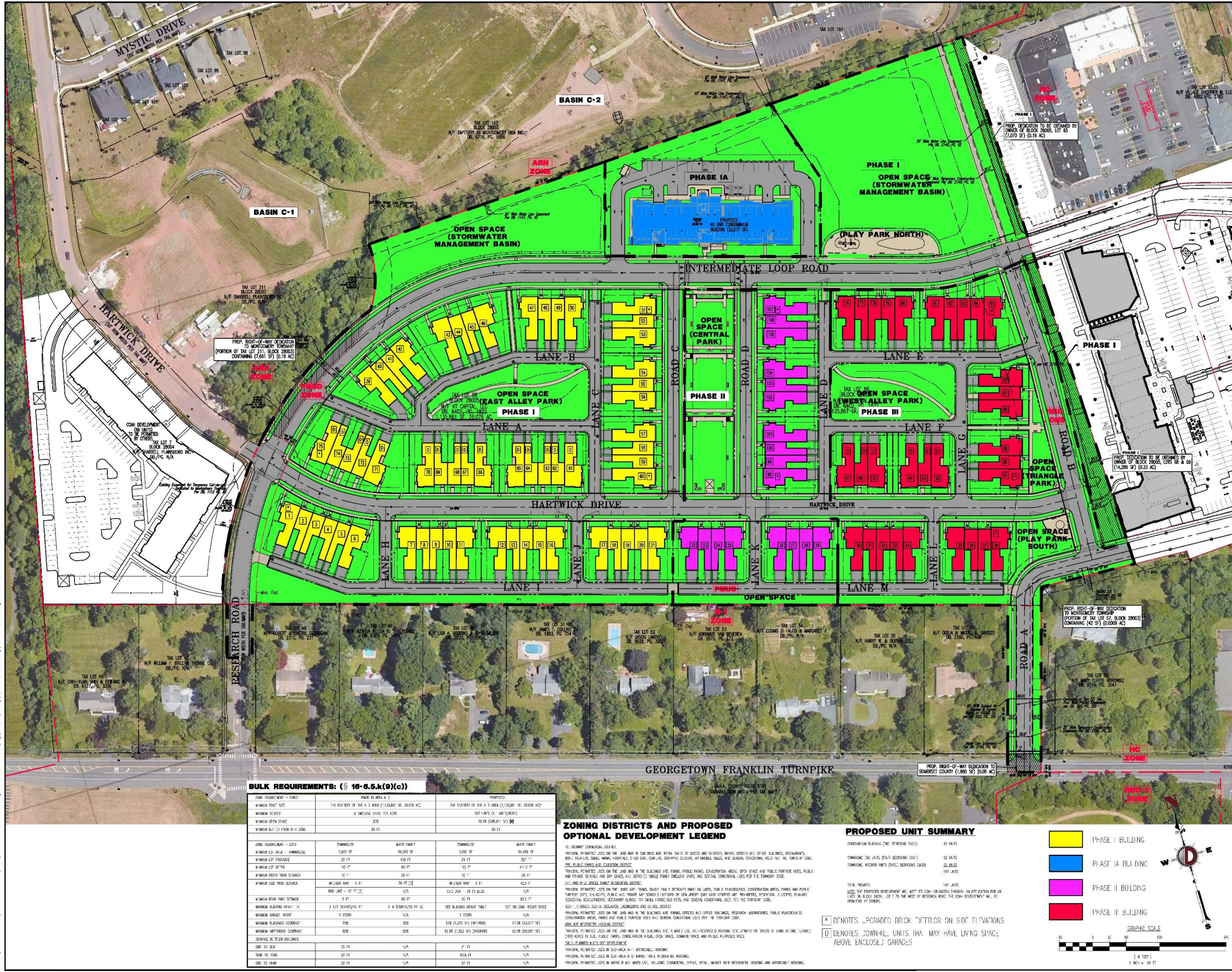
PHASE 3 BUILDING

PHASE 4 BUILDING

GRAPHIC SCALE

(IN FEET)

1 INCH (= 200 FT.)





DYNAMIC
ENGINEERING & SURVEYING
CONVEYANCE

BY _____

DATE _____

COMMENTS _____

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: **SHARBLE BUILDING COMPANY, LLC**
PRELIMINARY AND FINAL MAJOR SUBDIVISION & SITE PLAN
CONDOMINIUM, HANGING LITHIUM (C/S 514) & RESEARCH ROAD
MONMOUTH TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

DATE: _____

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JEFFREY D. SPALT

PROFESSIONAL ENGINEER - LICENSE # 11
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JEFFREY HABERMAN

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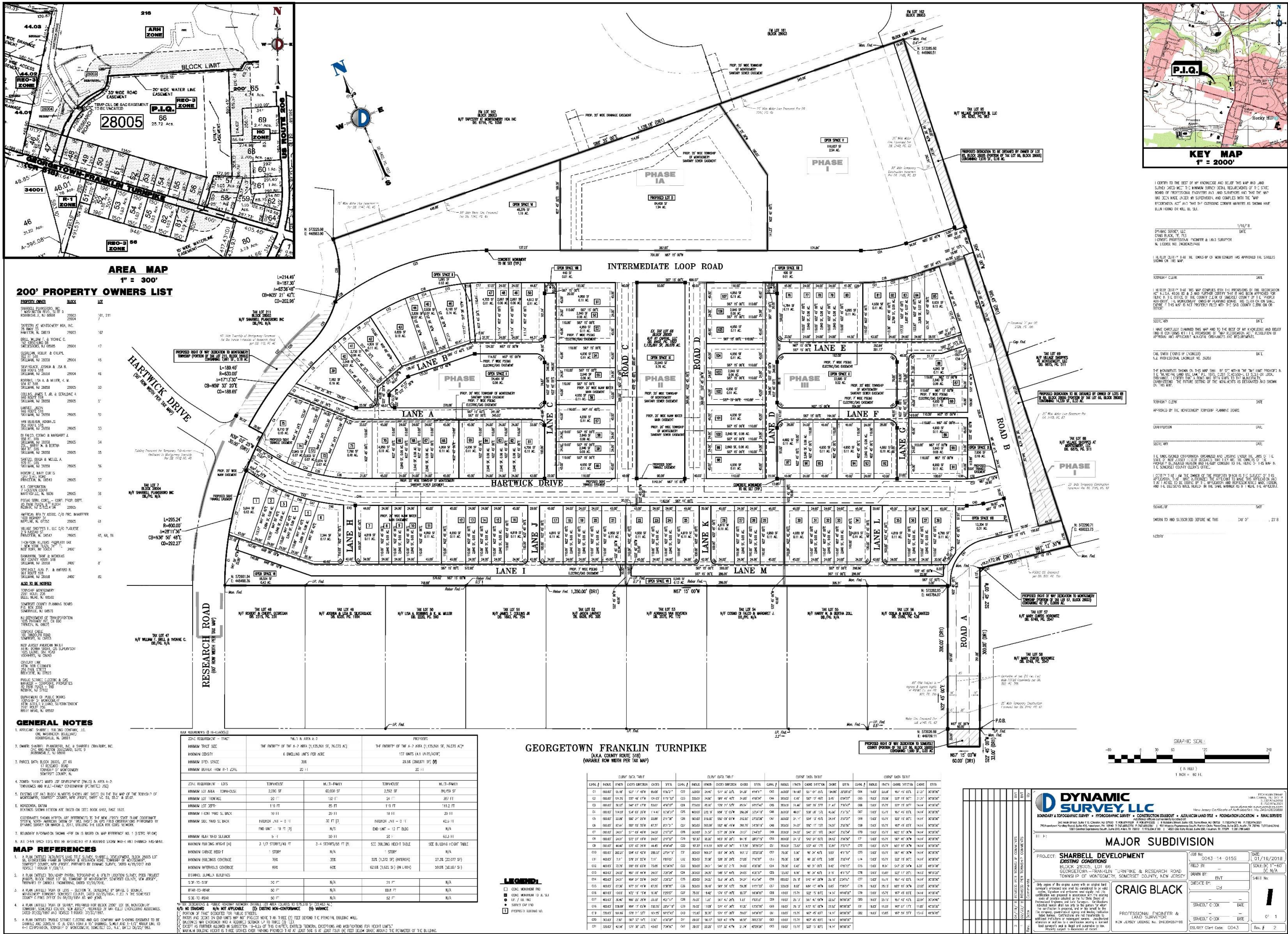
**LAND SALES
 MAP EXHIBIT**

DATE	BY	REASON	REVISION
AS 5/4/2016	05/11/2016	AS/ALW	000001
WELLS	0043-14-016		JDS

SCALE: _____

1

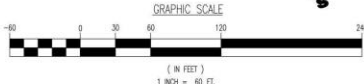
OF 1

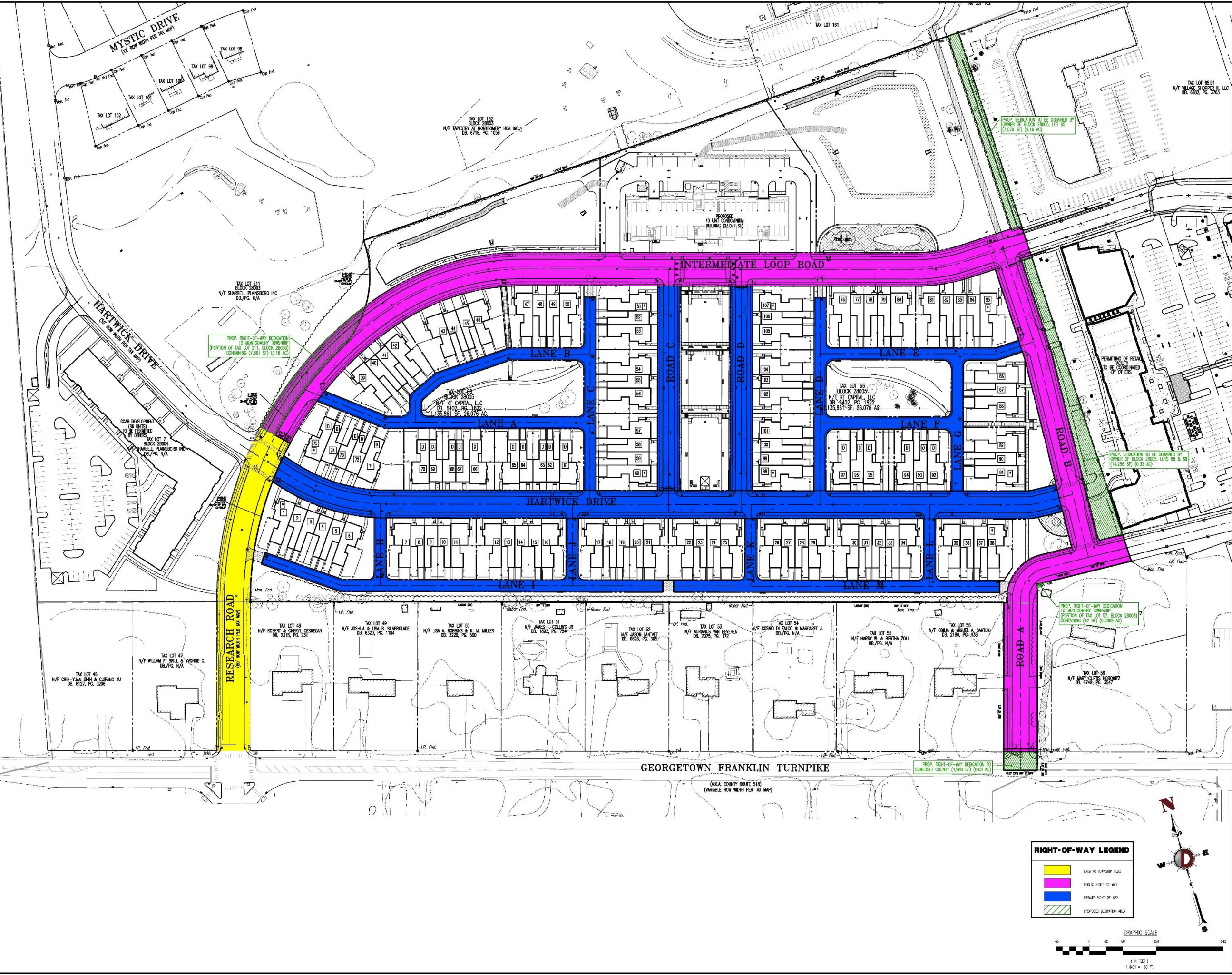




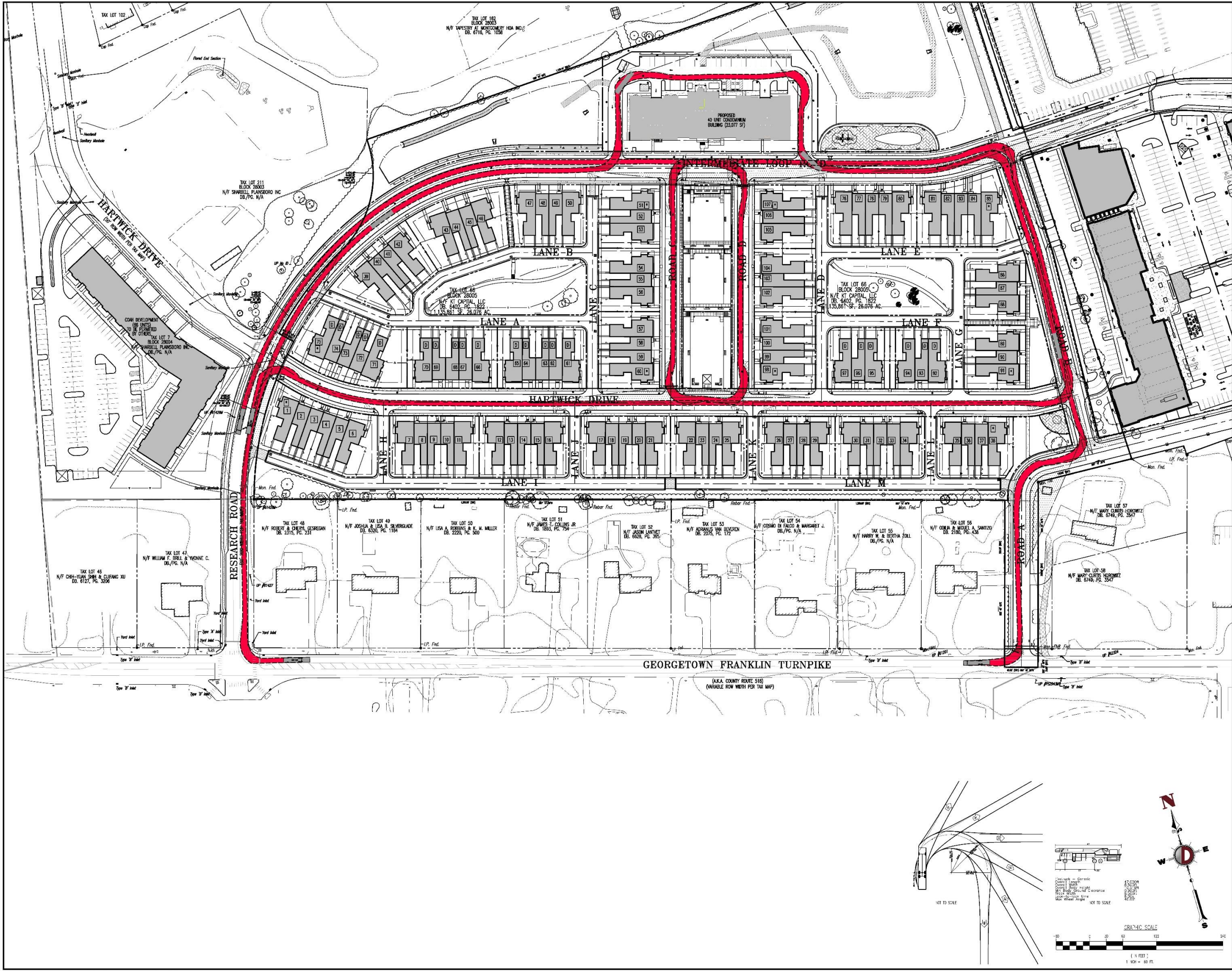
BULK REQUIREMENTS			
ZONE REQUIREMENT – TRACT		PM2 IN AREA A-2	PROPOSED
MINIMUM TRACT SIZE	THE ENTIRETY OF THE A-2 AREA (1,130,861 SF, 26,076 AC)	THE ENTIRETY OF THE A-2 AREA (1,130,861 SF, 26,076 AC)*	
MINIMUM DENSITY	6 DWELLING UNITS PER ACRE	107 UNITS (4.1 UNITS/ACRE)	
MINIMUM OPEN SPACE	30%	29.5% (DRAFT) M	
MINIMUM BUFFER FROM R-1 ZONE	20 FT	20 FT	
ZONE REQUIREMENT – LOTS		TOWNHOUSE	MULTI-FAMILY
MINIMUM LOT AREA – TOWNHOUSE	2,000 SF	60,000 SF	2,500 SF
MINIMUM LOT FRONTAGE	20 FT	150 FT	24 FT
MINIMUM LOT DEPTH	110 FT	85 FT	110 FT
MINIMUM FRONT YARD SETBACK	10 FT	20 FT	10 FT
MINIMUM SIDE YARD SETBACK	INTERIOR LOT – 0 FT END LOT – 10 FT [2]	30 FT [3]	END LOT – 0 FT END LOT – 10 FT BLDG
MINIMUM REAR YARD SETBACK	5 FT	N/A	N/A
MINIMUM BUILDING HEIGHT [4]	3 1/2 STORIES/40 FT	3-4 STORIES/55 FT [5]	SEE BUILDING HEIGHT TABLE
MINIMUM GROUND HEIGHT	1 STORY	1 STORY	SEE BUILDING HEIGHT TABLE
MINIMUM BUILDINGS COVERAGE	75%	50%	50% (1,372 SF) (INTERIOR)
MINIMUM IMPERVIOUS COVERAGE	80%	60%	62.6% (1,622 SF) (INTERIOR)
DISTANCE BETWEEN BUILDINGS			
SIDE-TO-SIDE	20 FT	N/A	21 FT
REAR-TO-REAR	50 FT	N/A	60.8 FT
SIDE-TO-REAR	50 FT	N/A	52 FT

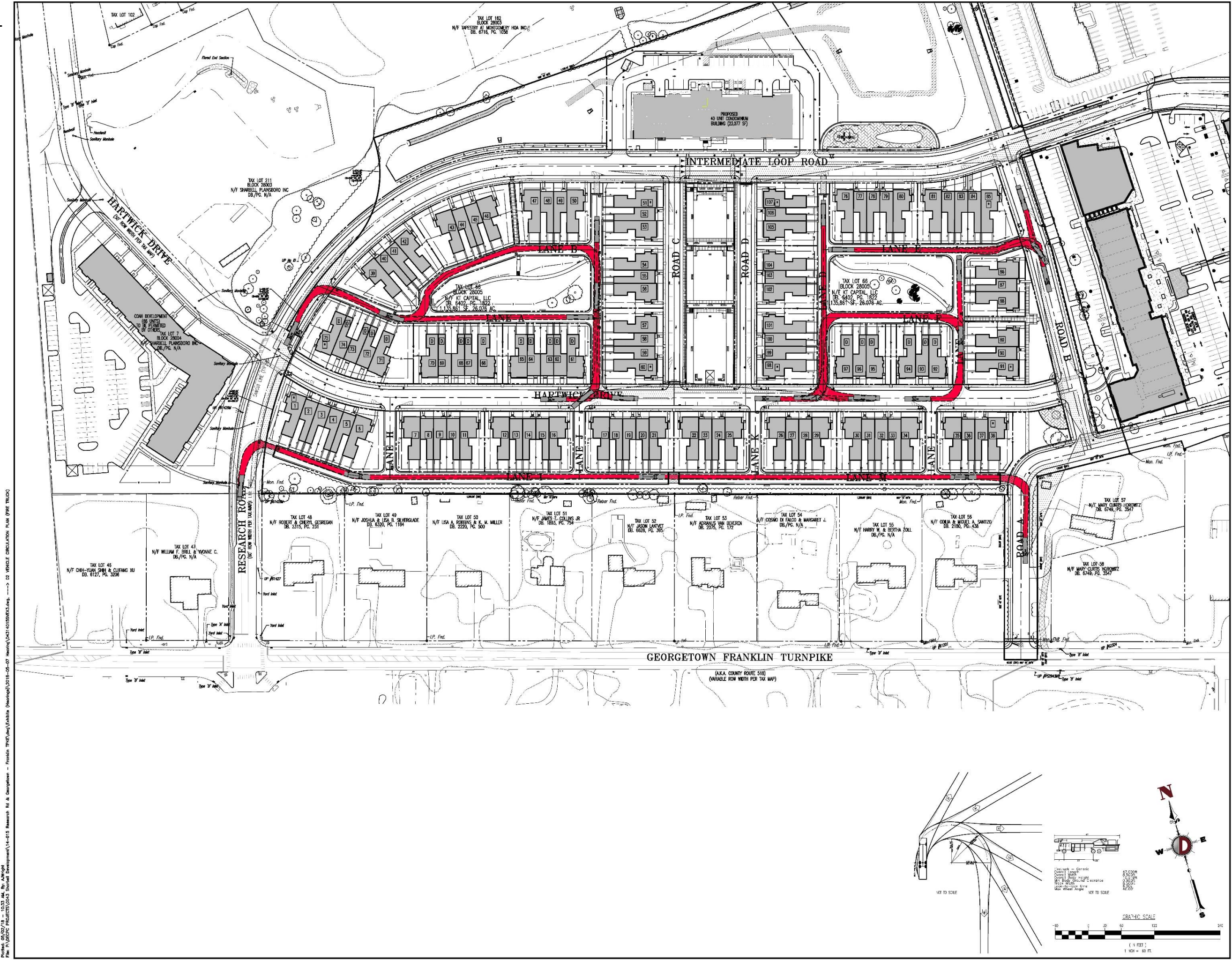
THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN SET DATED 01/16/2018, LAST REVISED 04/19/2018

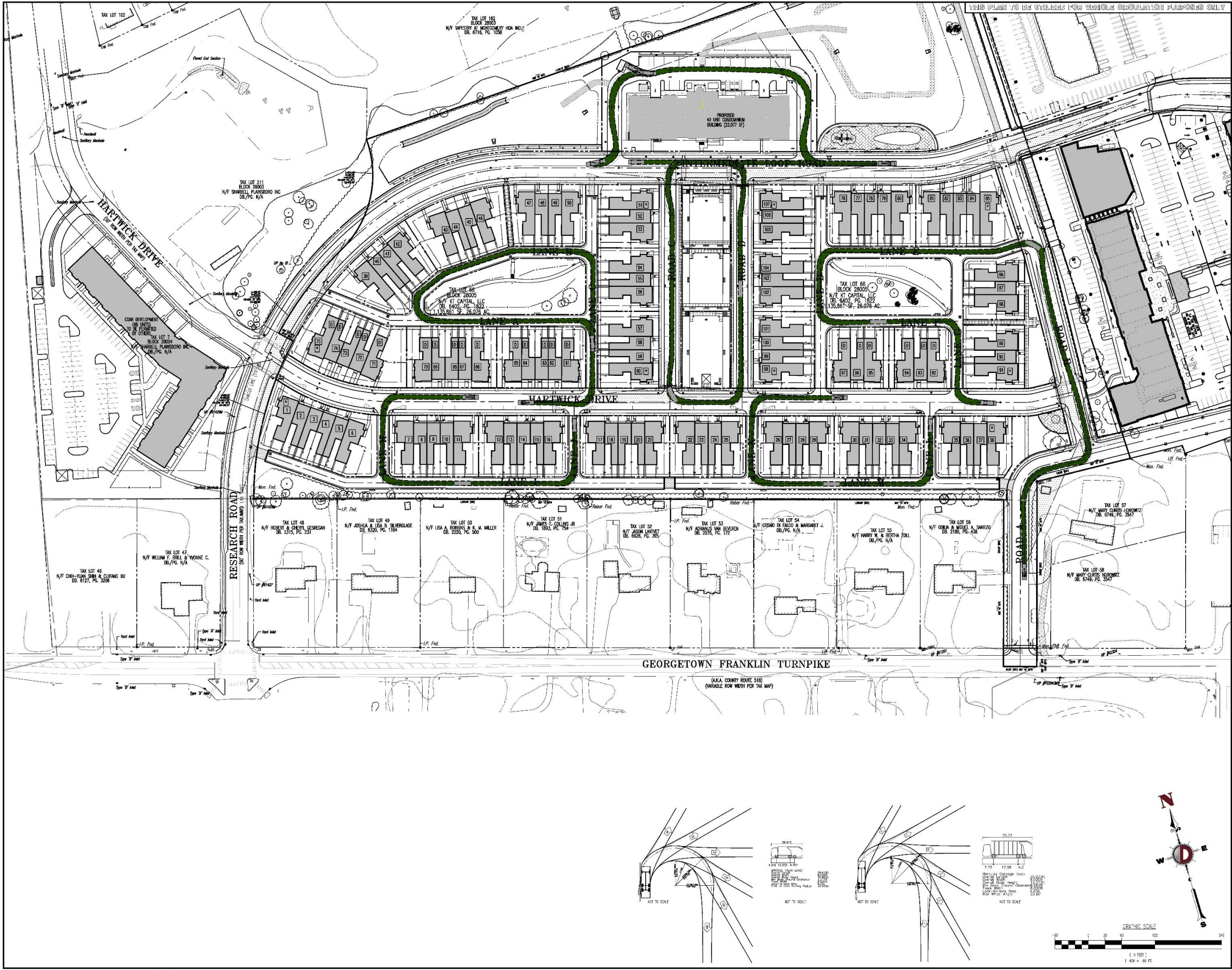




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- LEGEND:
- PEDESTRIAN CIRCULATION
 - TREE-LINED STREETS WITH SIDEWALKS

NOTE: PEDESTRIAN AND BOLLARD LIGHTING SHALL BE PROVIDED ALONG KEY WALKWAYS IN OPEN SPACES AND AT ENTRANCES/KEY INTERSECTIONS.



- COLORED CONCRETE TABLE TOP WITH PAINTED CROSSWALKS
- LINEAR PARK WITH TRELLIS AND SWING BENCHES
- RETAINING WALLS AND STAIRS ALIGN WITH GAPS BETWEEN BUILDINGS
- PLANTED SLOPES
- BENCHES ON CONCRETE PADS WITH METAL EDGING AT THE TOP OF SLOPES AND A 4" HT CURB AT THE BOTTOM
- GARDEN AROUND SEATING AT BOTTOM OF WALLS
- PLANTED RAIN GARDENS AT BOTTOM OF LAWN PANELS
- SHADE TREES PLANTED 20'-25' O.C. AT TOP OF SLOPES
- GARDEN PLANTINGS AND BENCHES AROUND COVERED PAVILLION



LOOK AND FEEL OF CUSTOM SWING BENCHES



LOOK AND FEEL OF COVERED PAVILLION



LOOK AND FEEL OF PLANTED SLOPES

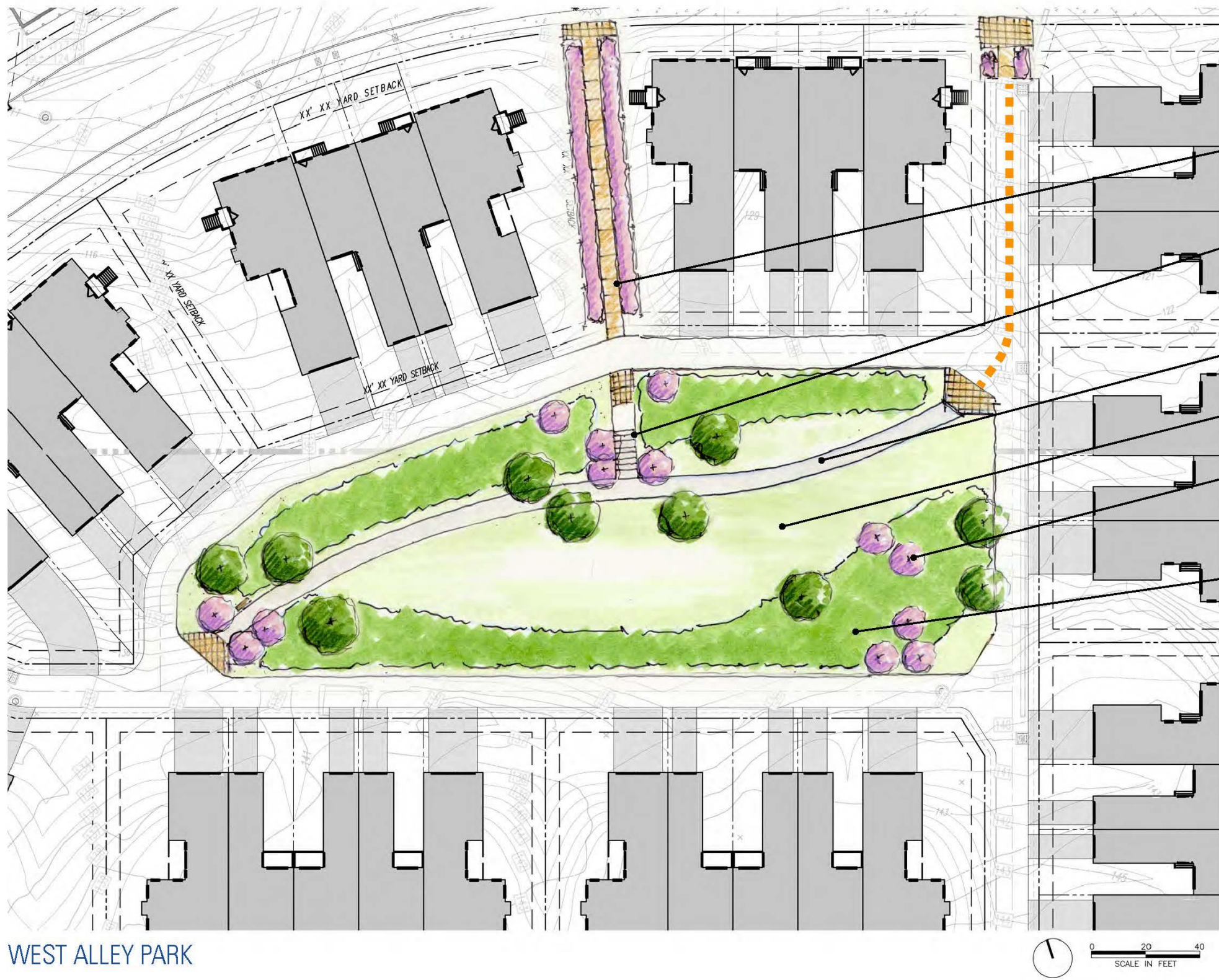


LOOK AND FEEL OF SMALL RAIN GARDENS



LOOK AND FEEL OF RAISED CONCRETE CROSSING





WEST LINK PARK

GARDEN STEPS WITH STONE
SCREENING LANDINGS BUILT
INTO GRADE

STONE SCREENING PATH
THROUGH PARK

LAWN PANEL

MIXTURE OF CANOPY
AND ORNAMENTAL TREES
PLANTED IN AN INFORMAL
ARRANGEMENT

PLANTED SLOPES



LOOK AND FEEL OF BENCHES FOR ALL PARKS



LOOK AND FEEL OF STEPS BUILT INTO GRADE



LOOK AND FEEL OF ALLEY PARKS

- POTENTIAL FOR EXISTING TREES TO REMAIN AND FORM GROVE IN LAWN PANEL
- STONE SCREENING PATH THROUGH PARK
- LAWN PANEL
- PLANTED SLOPES
- EAST LINK PARK

EAST ALLEY PARK



TRIANGLE PARK

- EAST LINK PARK
- SEATING AREA ON CONCRETE UNIT PAVERS WITH GARDEN BEDS BEHIND
- ORNAMENTAL SHRUB HEDGE; +/- 4'-5' HT
- LAWN PANEL
- ROW OF FLOWERING ORNAMENTAL TREES
- PLAY AREA WITH CENTRAL CLIMBING STRUCTURE AND RETAINING WALL WITH CLIMBING ATTACHMENTS
- DOUBLE ROW OF ORNAMENTAL FLOWERING TREES BUFFER HOUSING UNITS AND FRAME VIEW OF PARK
- EXISTING TREES TO REMAIN
- MONUMENT SIGN WITH GARDEN BEDS TO MARK ENTRANCE TO SITE
- EVERGREEN SCREEN PLANTING



LOOK AND FEEL OF LAWN, PATH, AND TREES OF TRIANGLE PARK



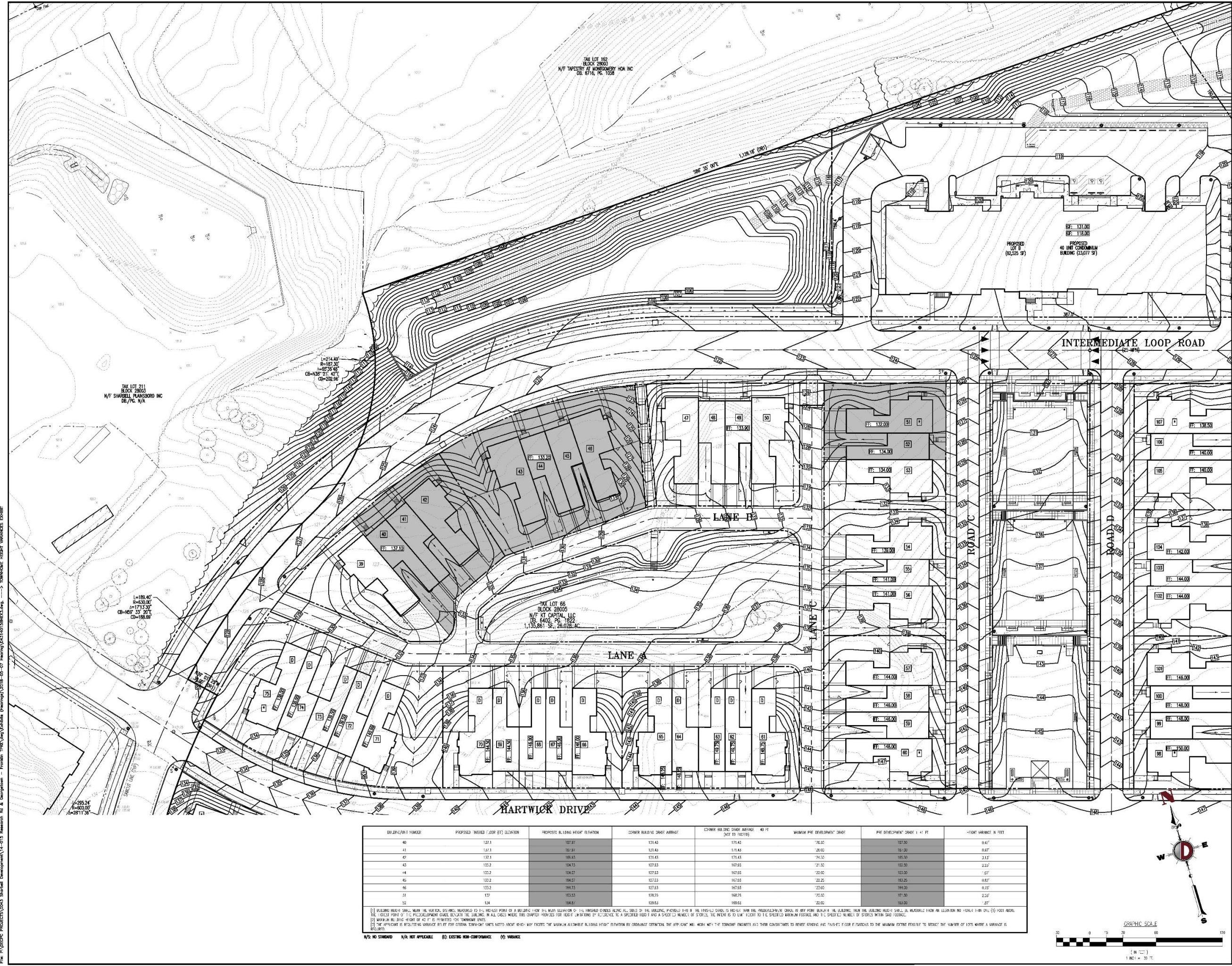
POSSIBLE CLIMBING STRUCTURE

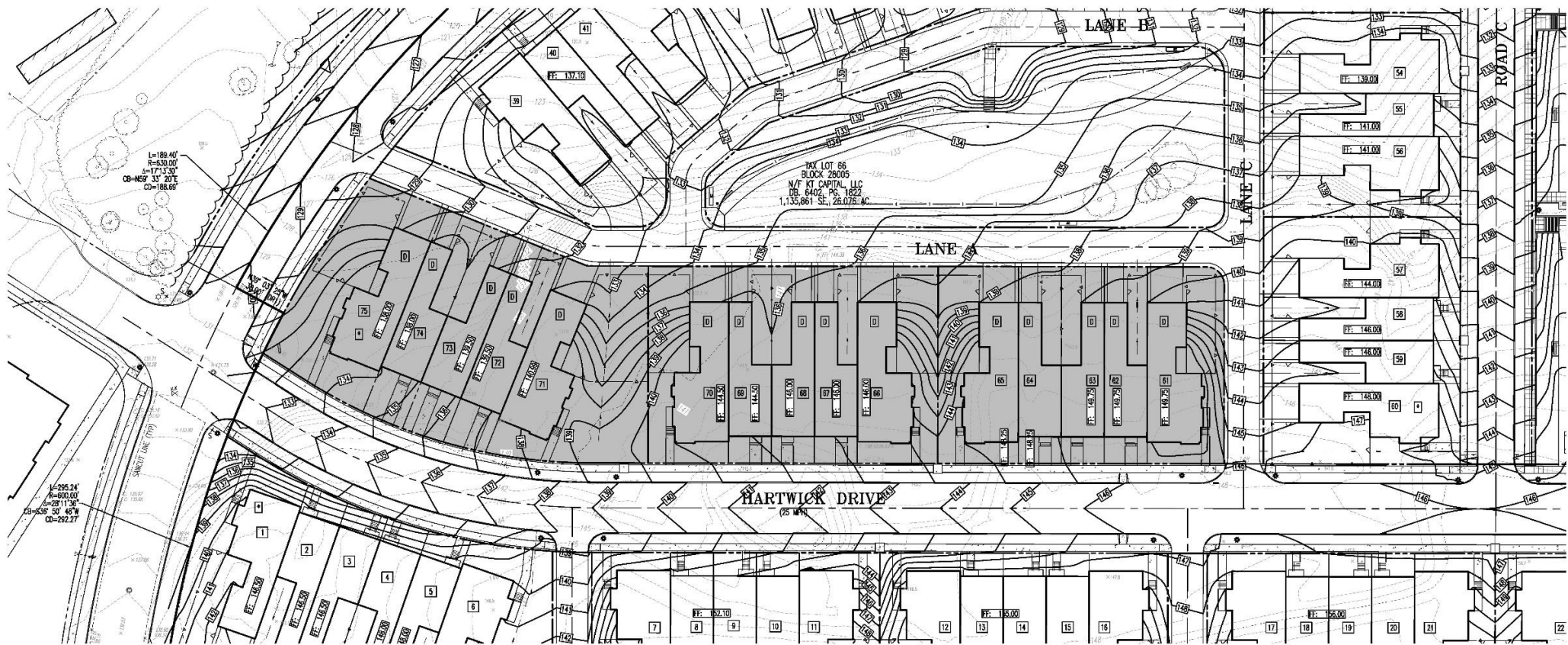


POSSIBLE PLAY EQUIPMENT

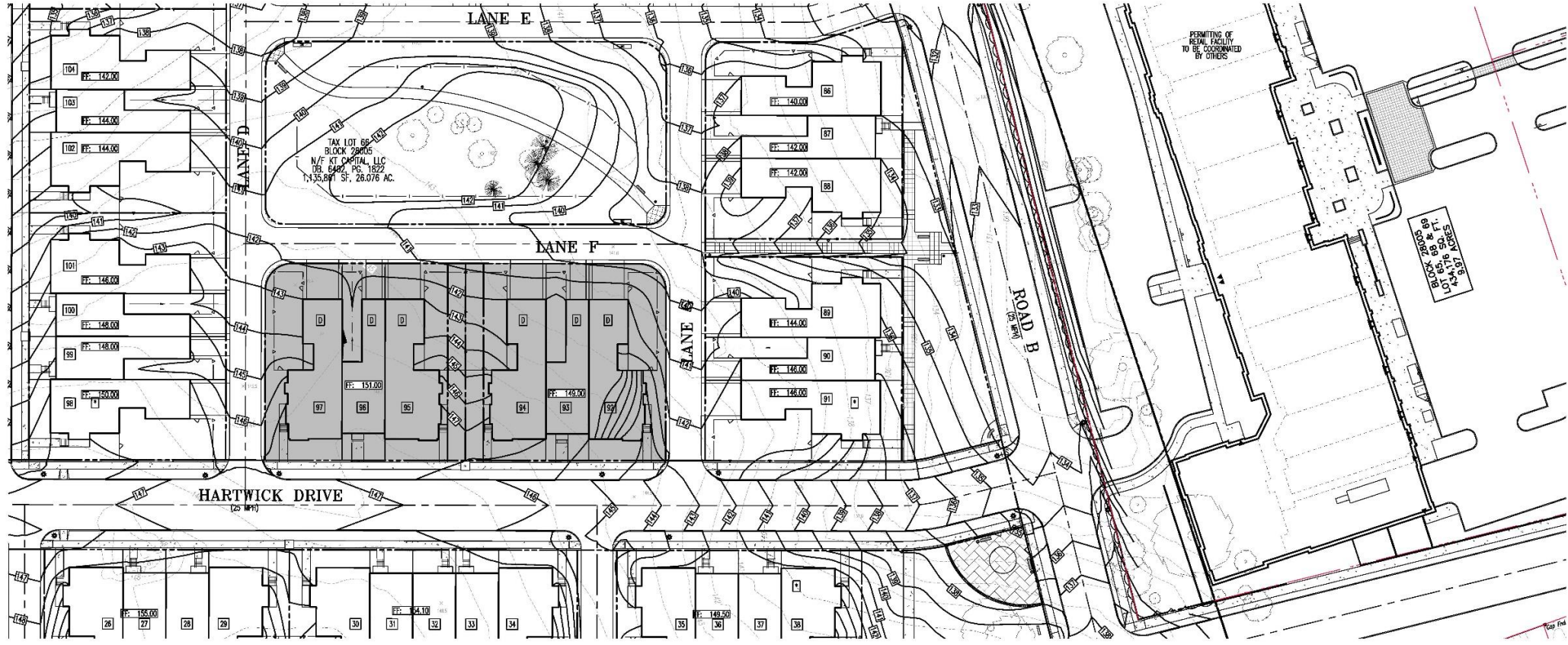


POND FOUNTAIN IN STORMWATER BASIN PROVIDES PLEASING VIEW

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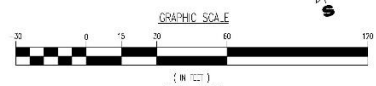


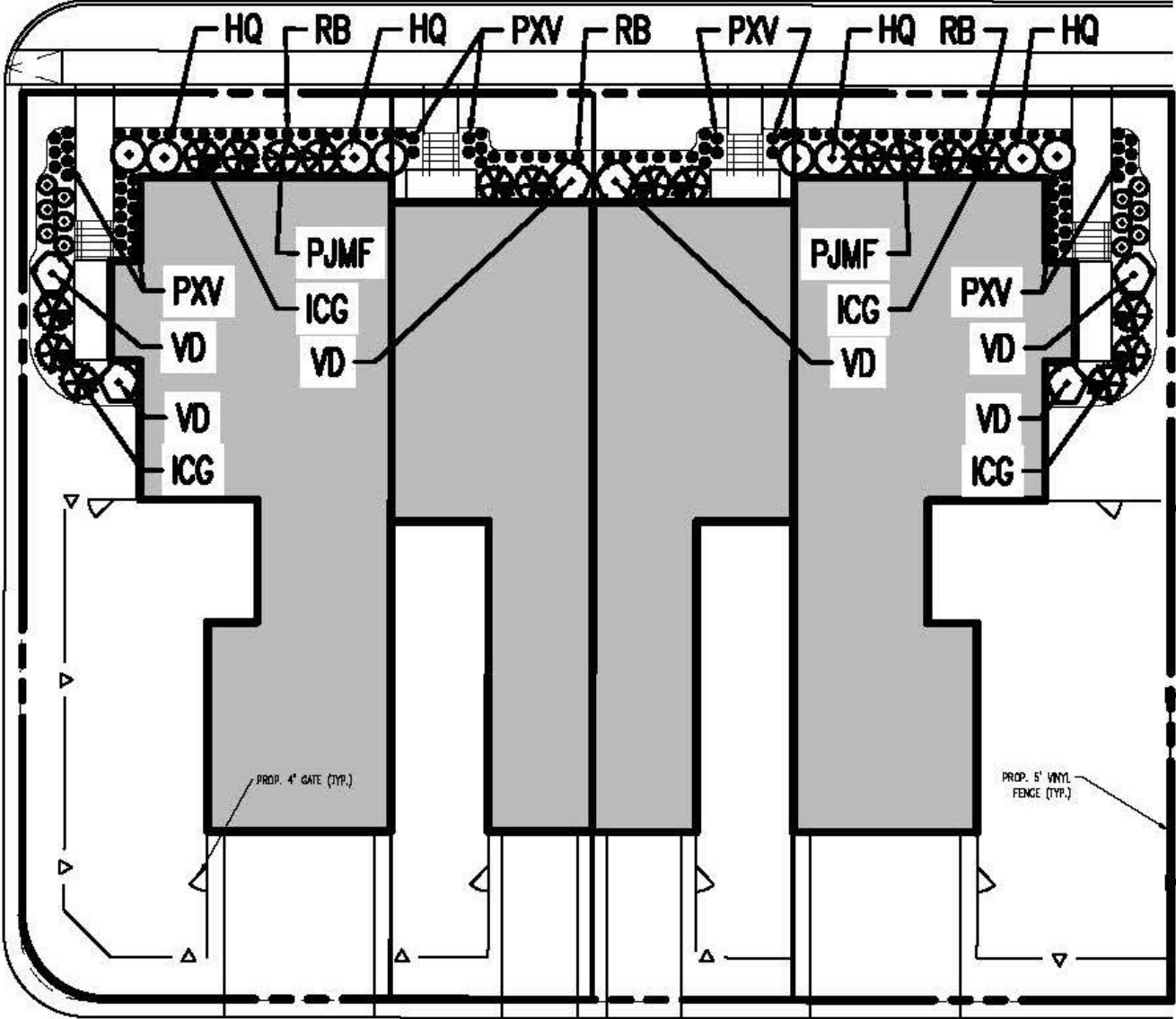
LOTS 61-75



LOTS 92-97

* DENOTES UPGRADED BRICK EXTERIOR ON SIDE ELEVATIONS
D DENOTES DOWNHILL UNITS THAT MAY HAVE LIVING SPACE ABOVE ENCLOSED GARAGES

[illegible]



FOUNDATION PLANTING DETAIL

NOT TO SCALE

FOUNDATION LANDSCAPE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN SHRUB(S)				
ICG	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	30-36"	B+B
PJMF	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE ANDROMEDA	30-36"	B+B
DECIDUOUS SHRUB(S)				
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3-4'	B+B
PERENNIAL(S)				
HQ	HOSTA FORTUNEI 'AUREO MARGINATA'	VARIEGATED HOSTA	2 GAL.	CONTAINER
PXV	PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT	1 GAL.	B+B
RB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL.	CONTAINER

- NOTES:
- 1. TYPICAL LOT PLANS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIES & QUANTITIES SUBJECT TO FINAL PLOT PLAN DESIGN BY BUILDER.
 - 2. QUANTITIES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO FINAL DESIGN BY BUILDER.
 - 3. DEVELOPER RESERVES THE RIGHT TO SUBSTITUTE PLANTS BASED ON LOCAL AVAILABILITY.
 - 4. FOUNDATION PLANTINGS WILL VARY FOR EACH LOT. LAYOUT WILL BE COORDINATED DURING PLAN PLAN LAYOUT.



KEPNER TOWNHOUSES
UNIT A & C STREETSCAPE
LOT 56-60





KEPNER TOWNHOUSES
UNIT A & C STREETSCAPE
LOT 56-60 REAR





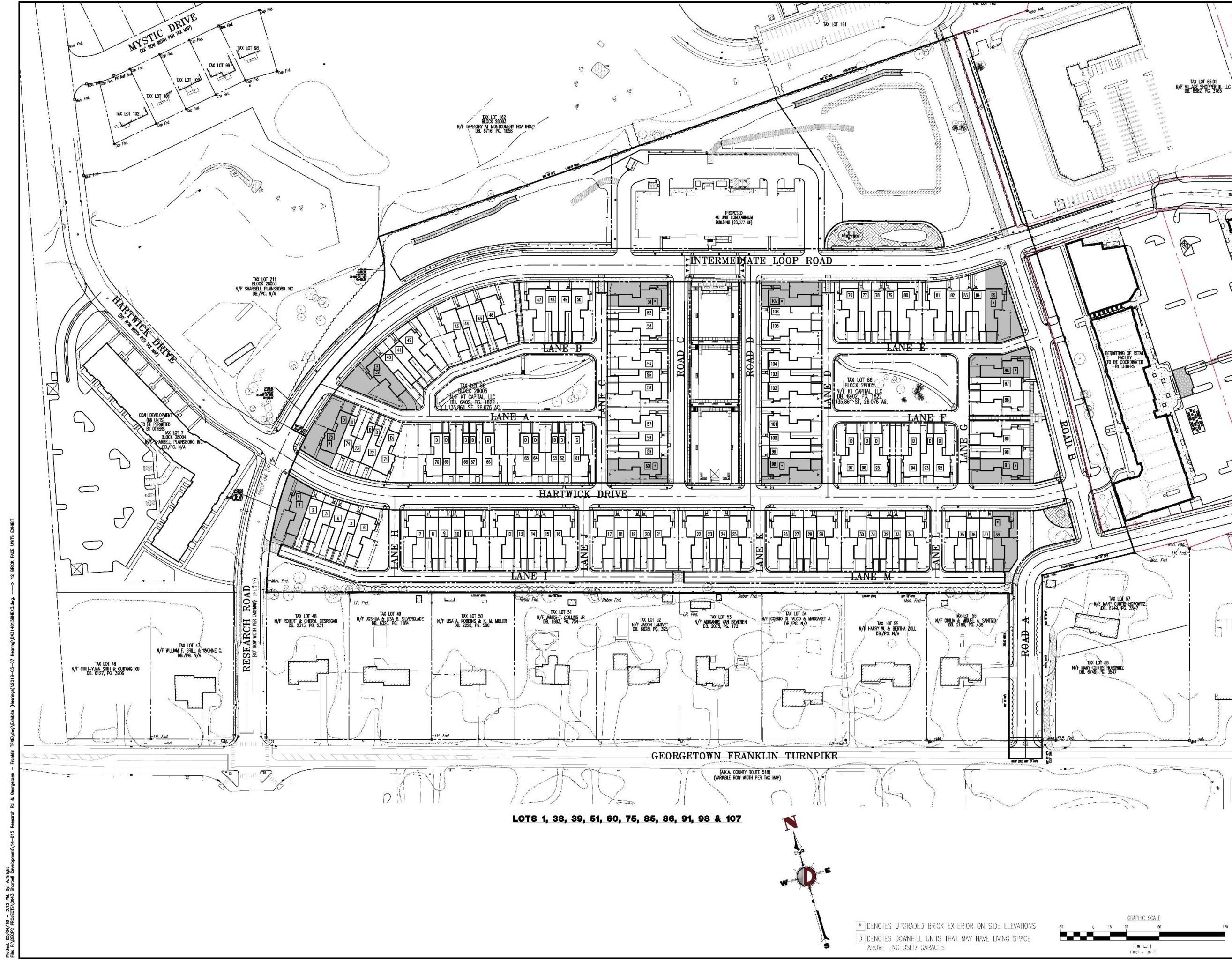
KEPNER TOWNHOUSES
UNIT B & D STREETScape
LOT 75-71





KEPNER TOWNHOUSES
UNIT B & D STREETScape
LOT 75



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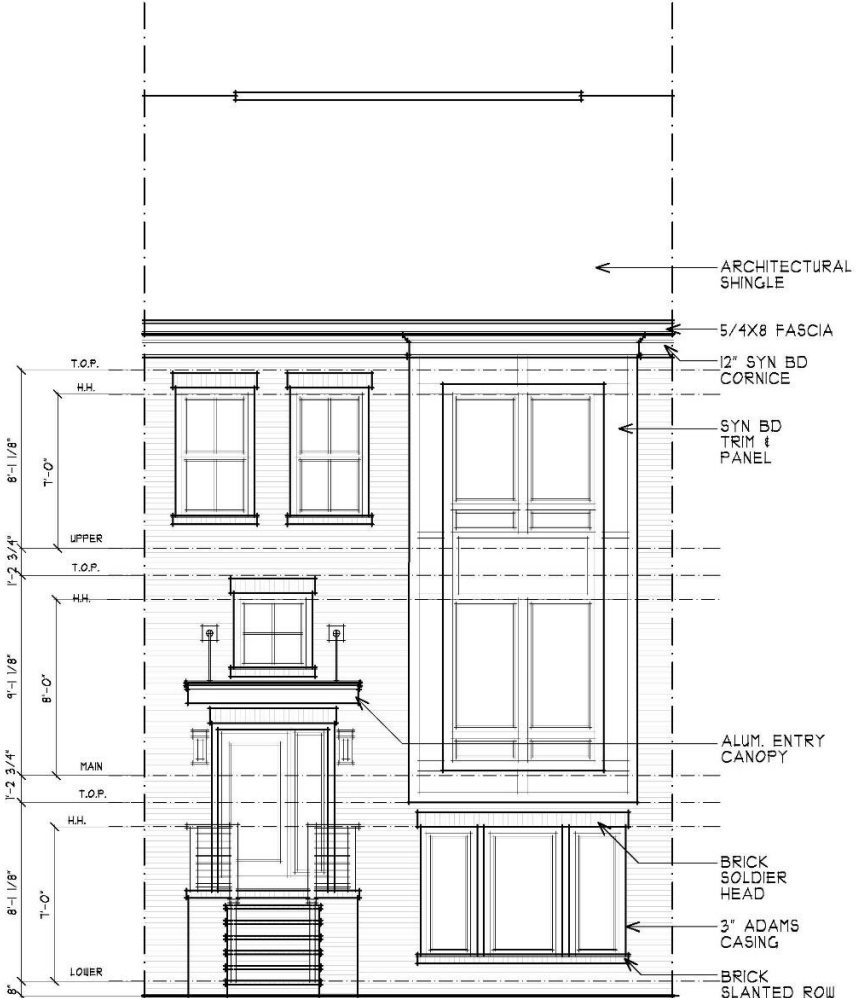
KEPNER TOWNHOUSES
UNIT A - UPHILL INTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION

A-4



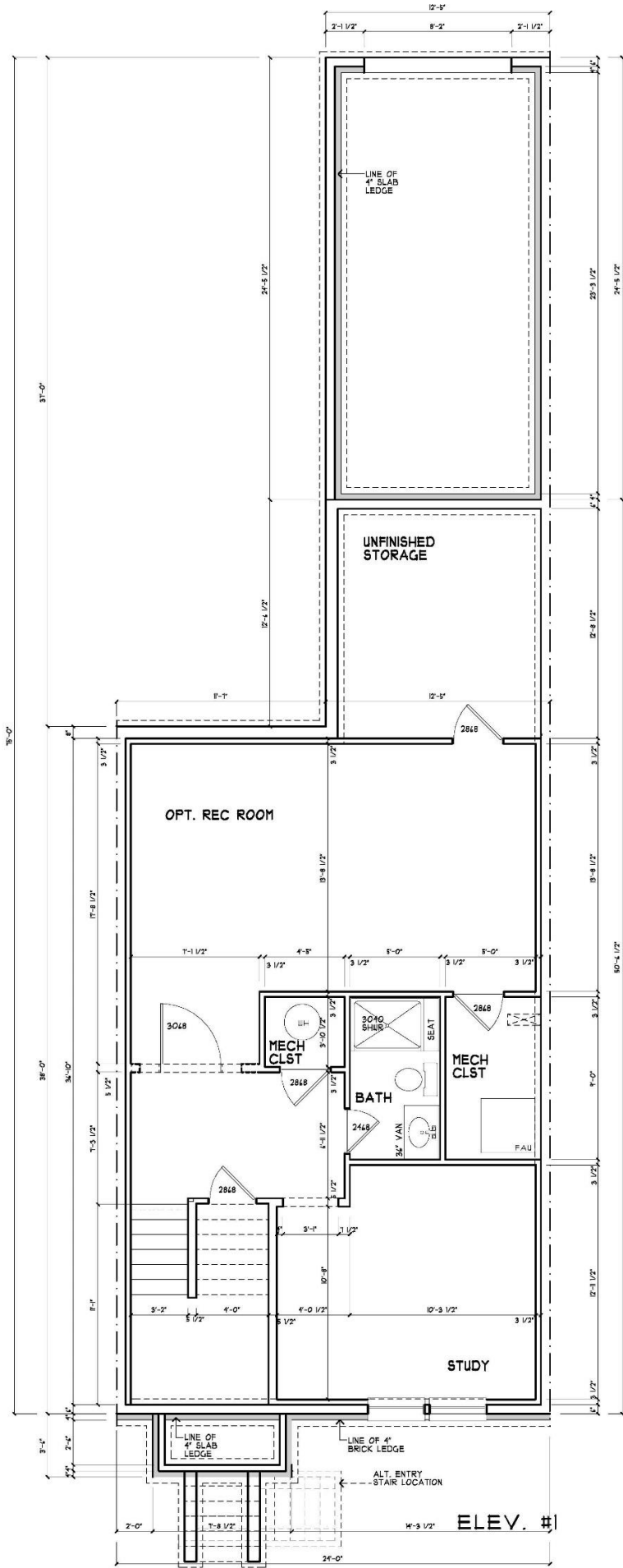
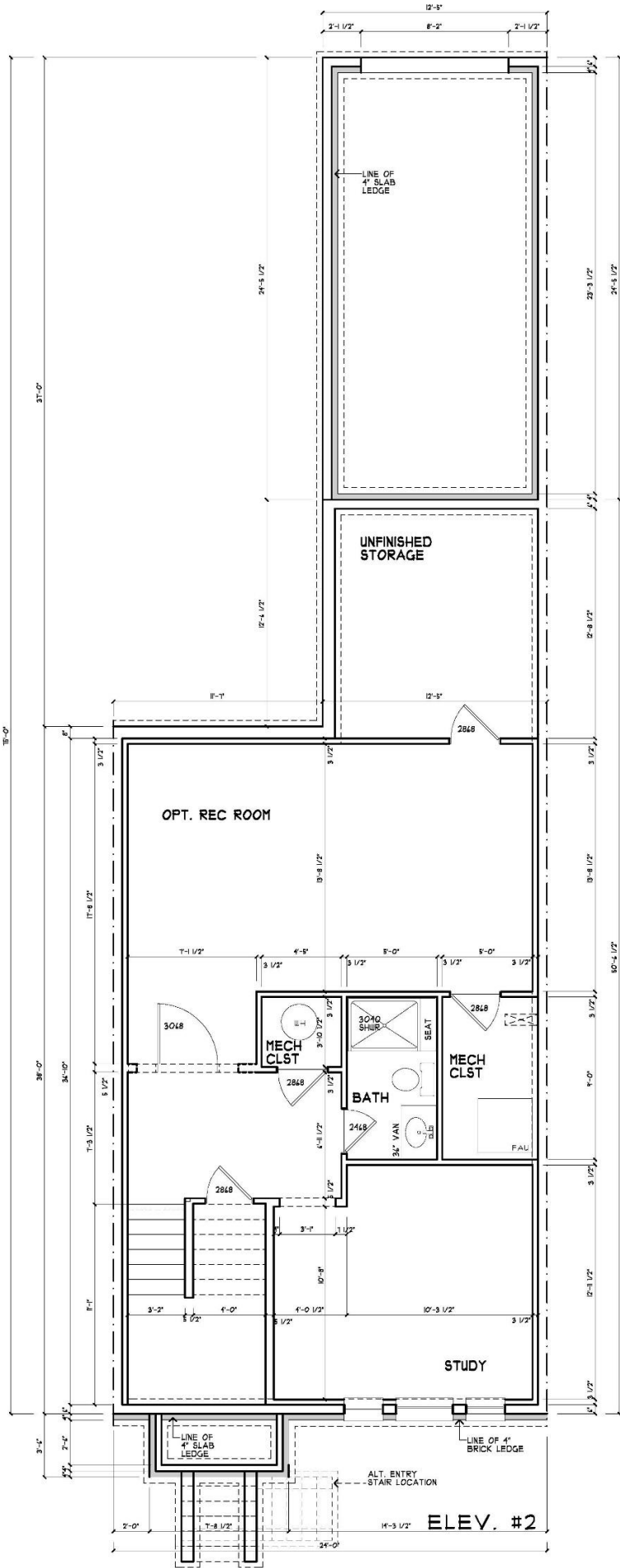
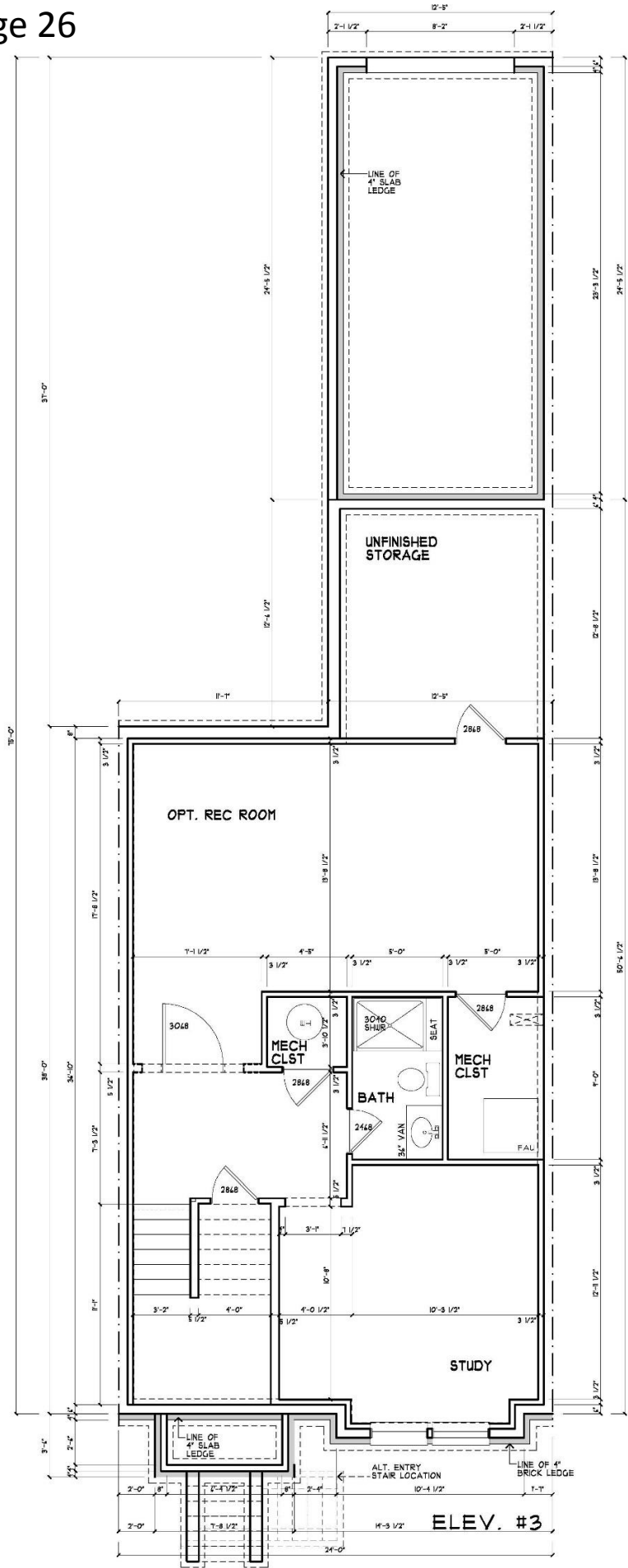
UNIT A:
FRONT ELEVATION #3
1/4"=1'-0"



UNIT A:
FRONT ELEVATION #2
1/4"=1'-0"



UNIT A:
FRONT ELEVATION #1
1/4"=1'-0"



FOUNDATION/ BASEMENT PLAN:

1/4"=1'-0"



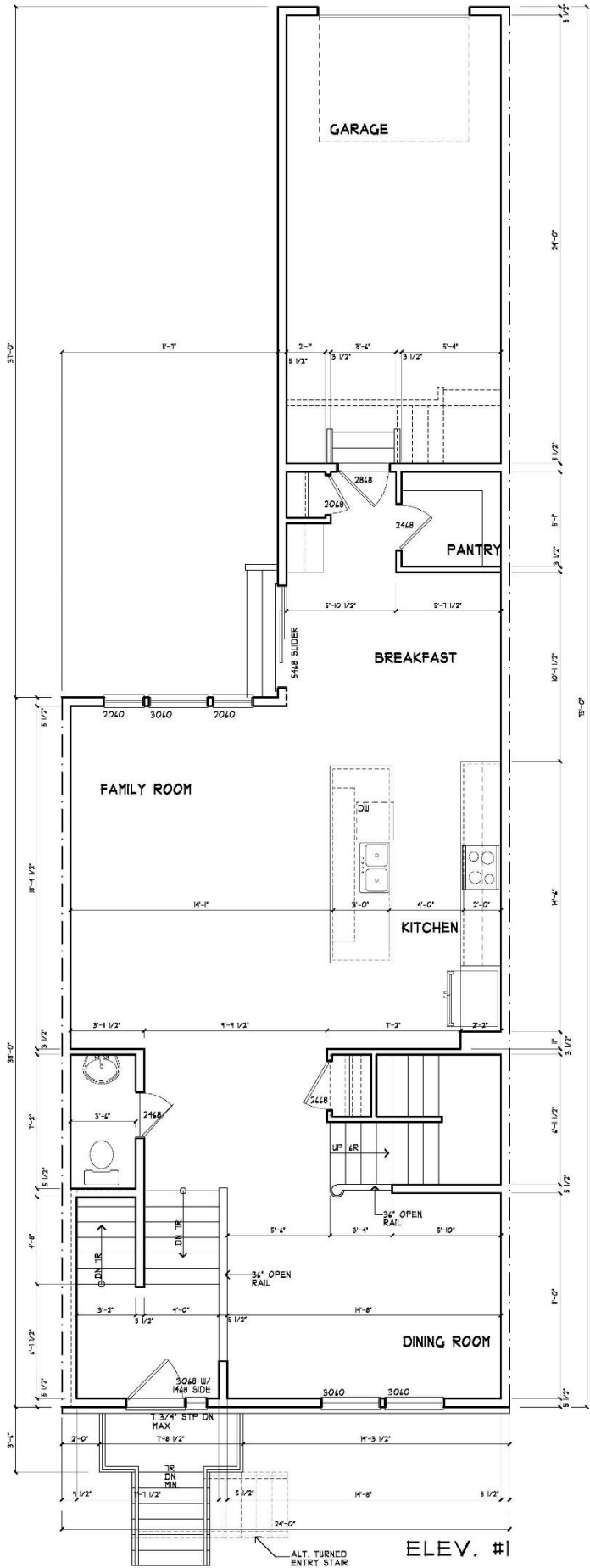
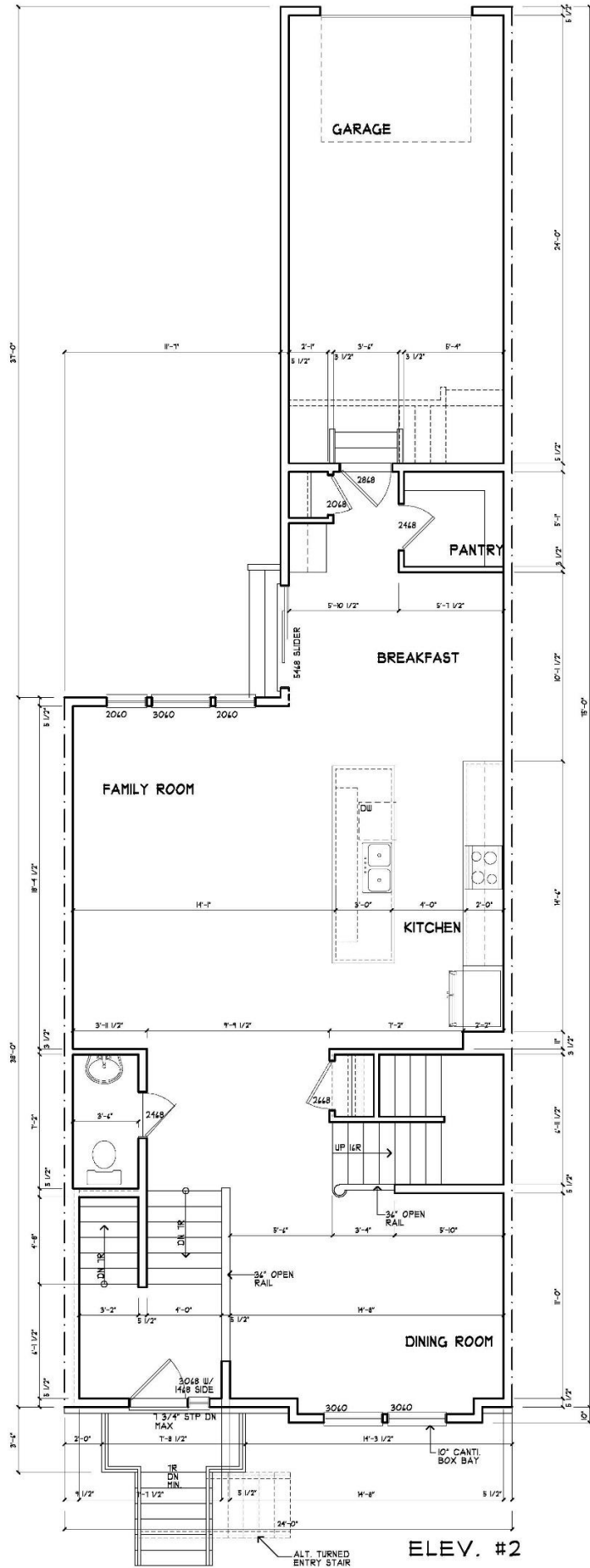
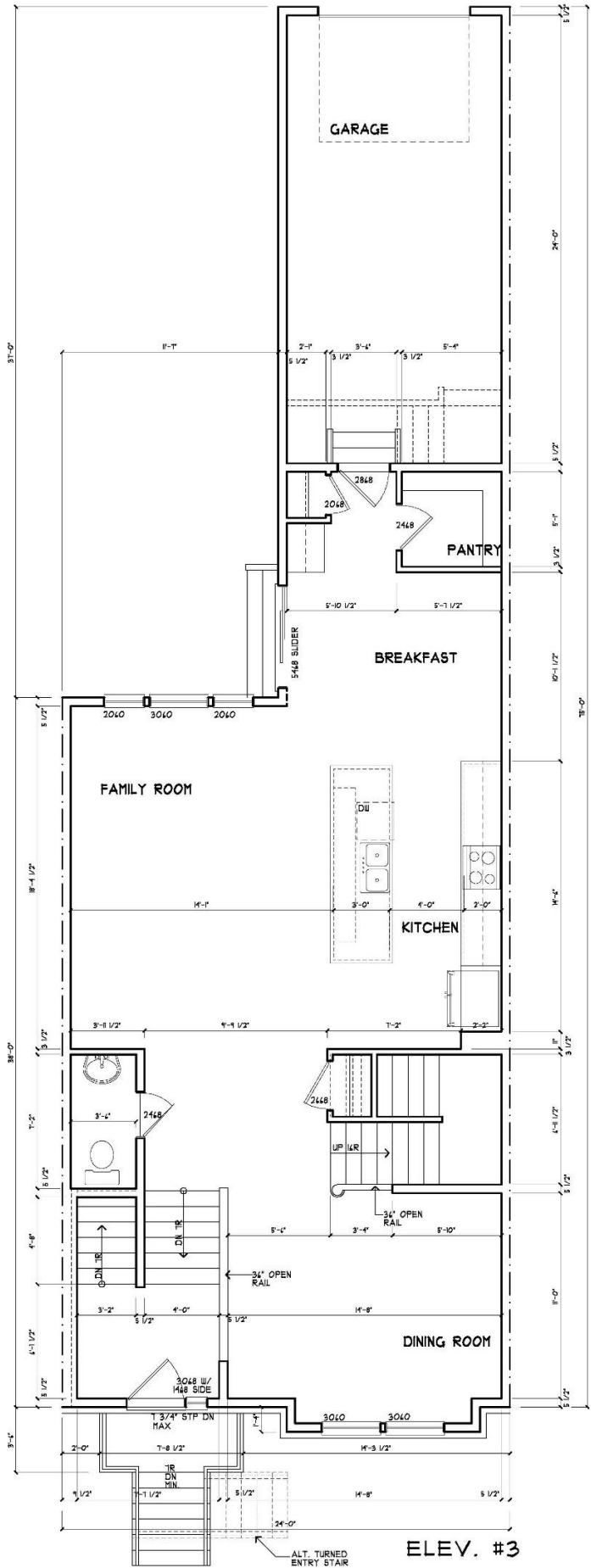
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KEPNER TOWNHOUSES
UNIT A - UPHILL INTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION

A-0

BASEMENT



MAIN FLOOR PLAN
1/4"=1'-0" 1068 SQFT

DEV
ERE
AUX

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KEPNER TOWNHOUSES
UNIT A - UPHILL INTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:
DATE DESCRIPTION

A-1



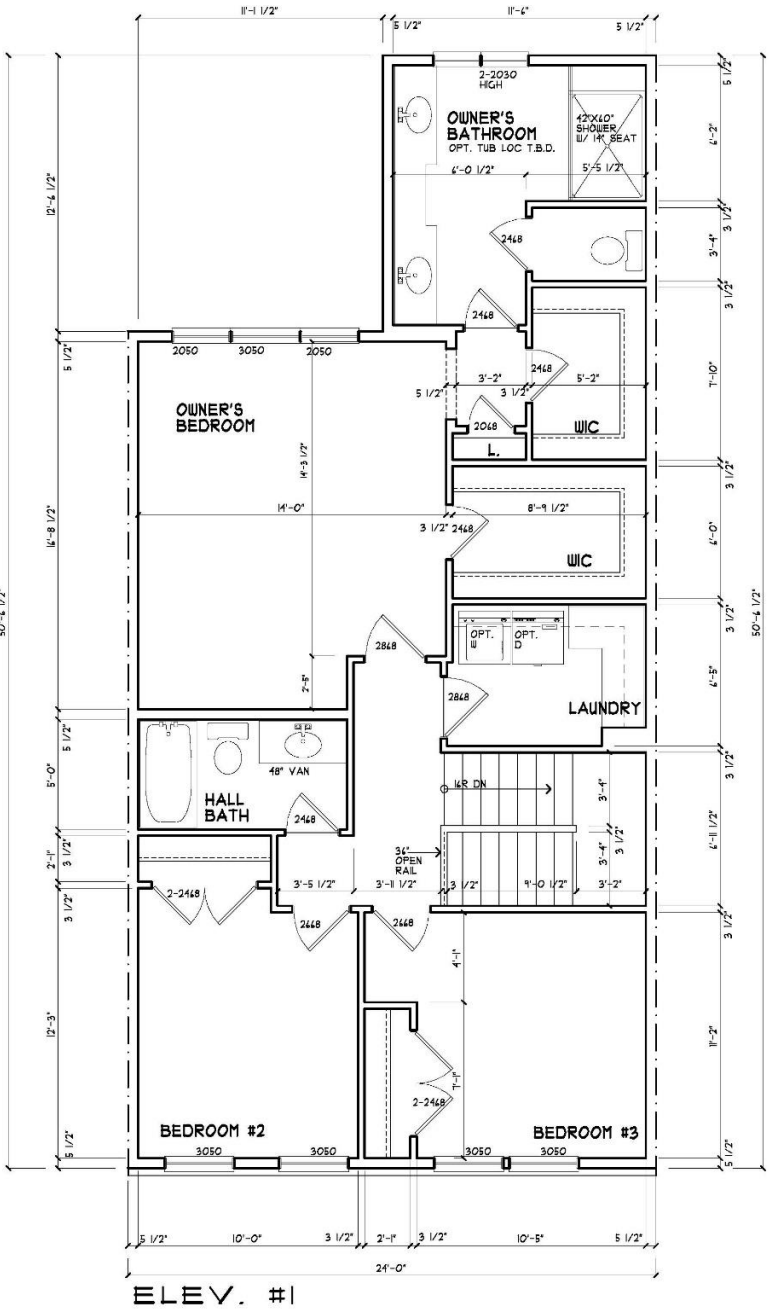
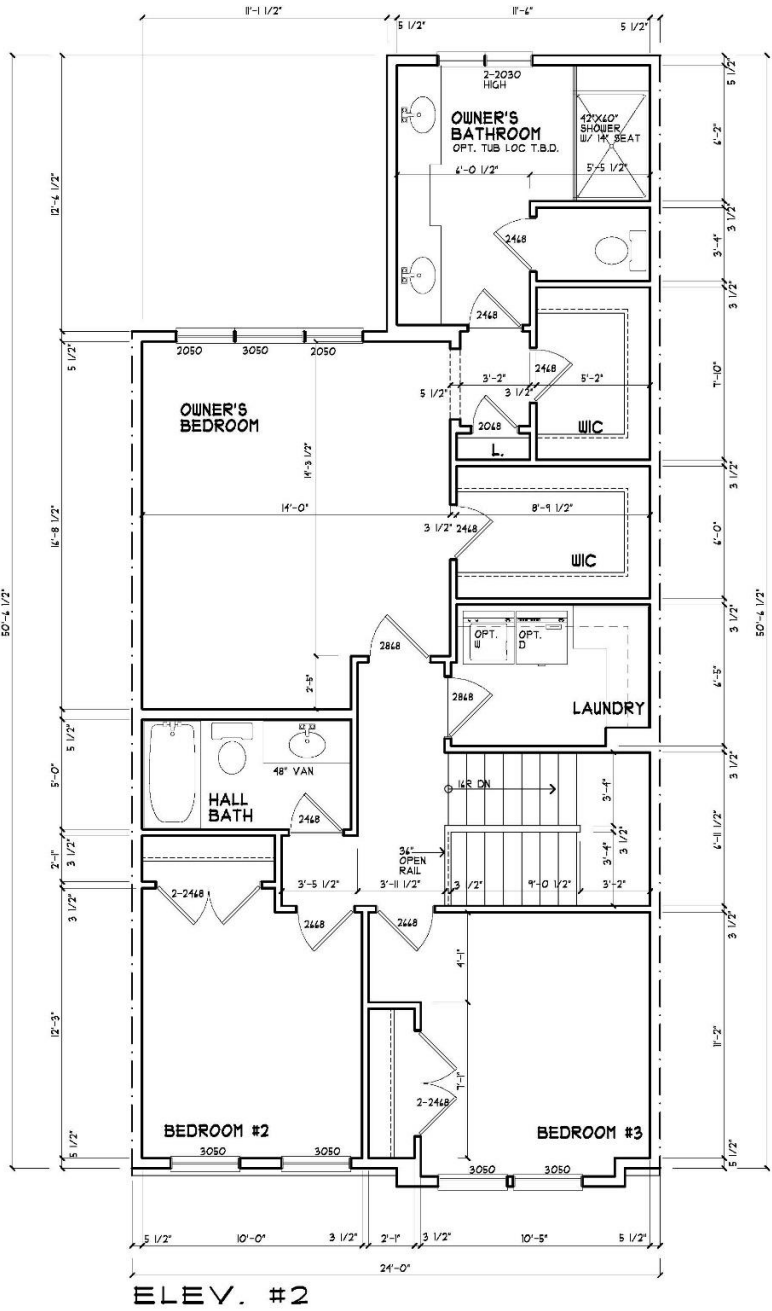
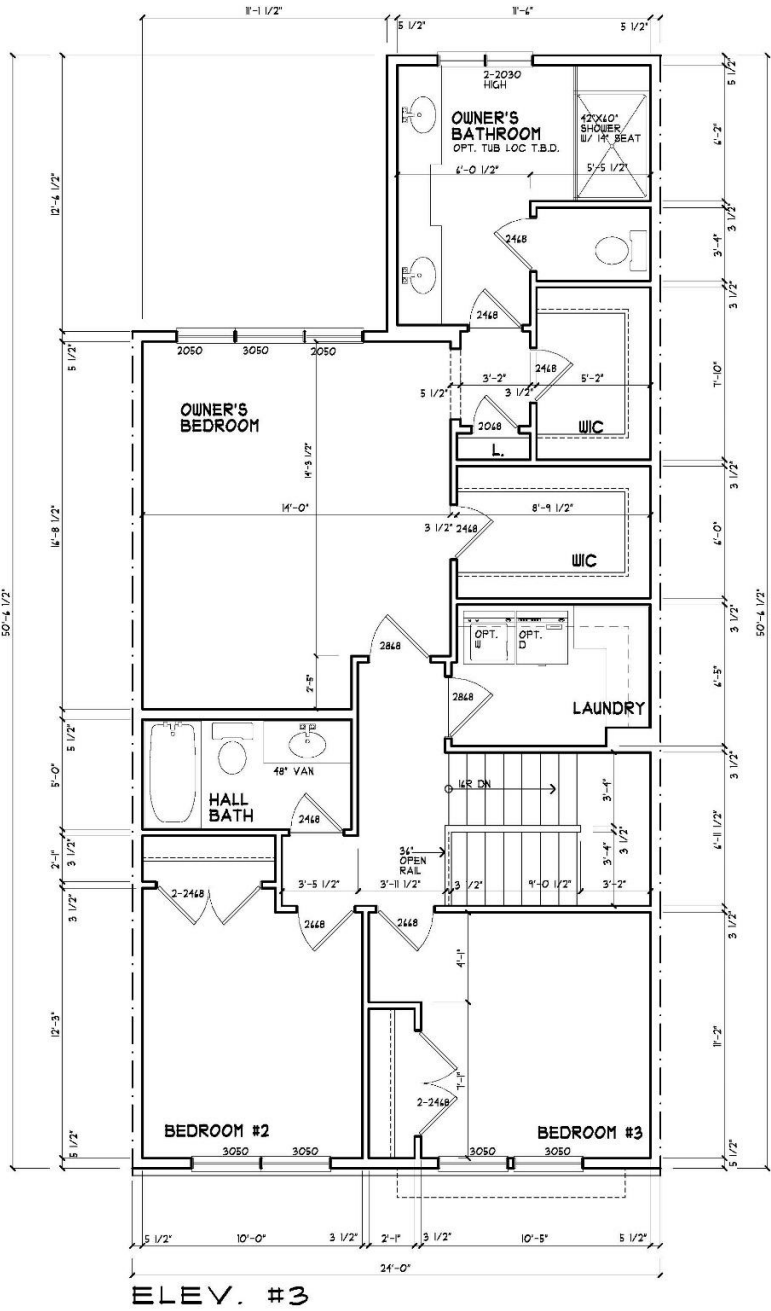
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KEPNER TOWNHOUSES
UNIT A - UPHILL INTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION

A-2



UPPER FLOOR PLAN
1/4"=1'-0"
1048 SQFT



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KEPNER TOWNHOUSES
UNIT C - UPHILL EXTERIOR UNIT
SHARBELL DEVELOPMENT



UNIT C:
FRONT ELEVATION #2
1/4"=1'-0"

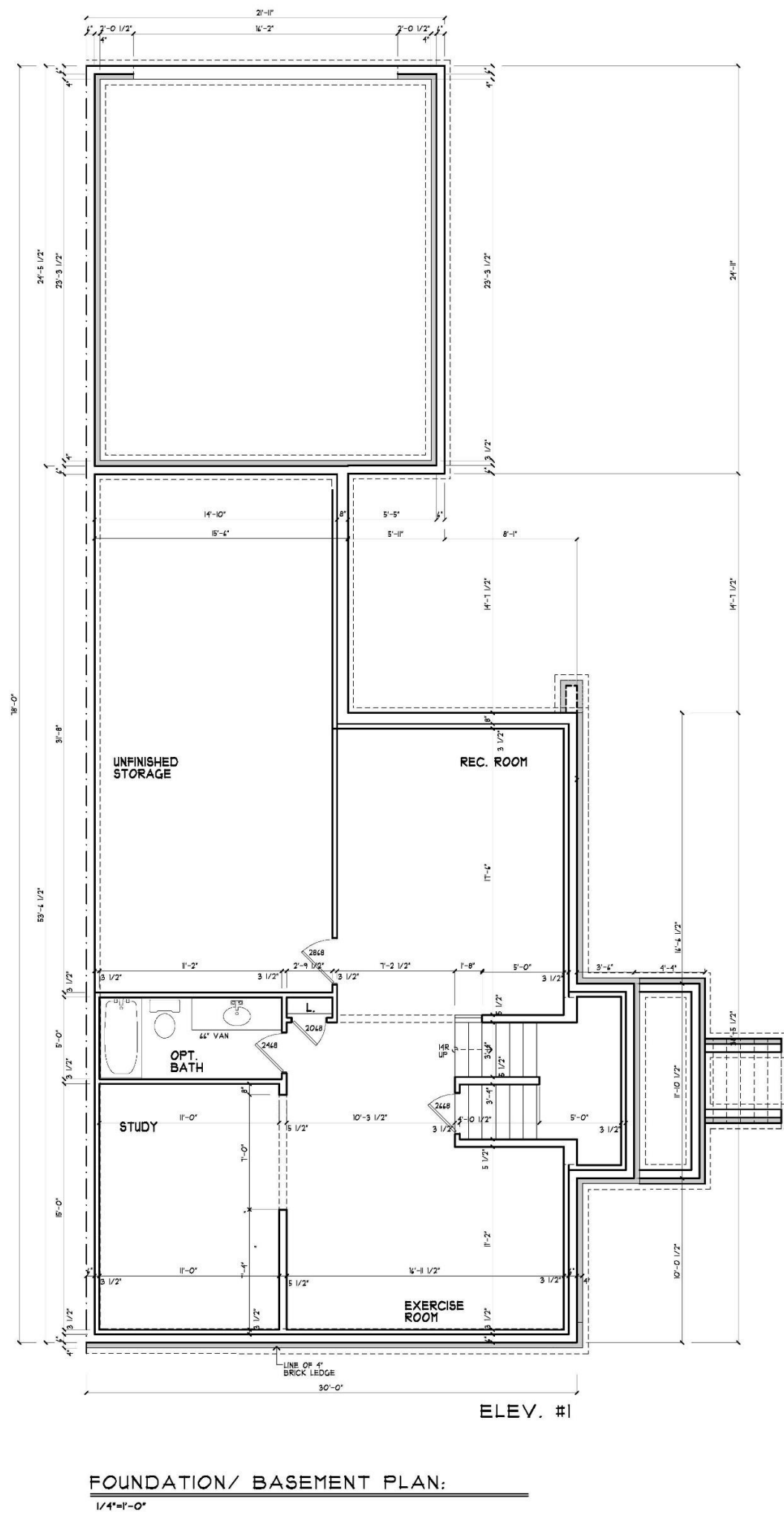
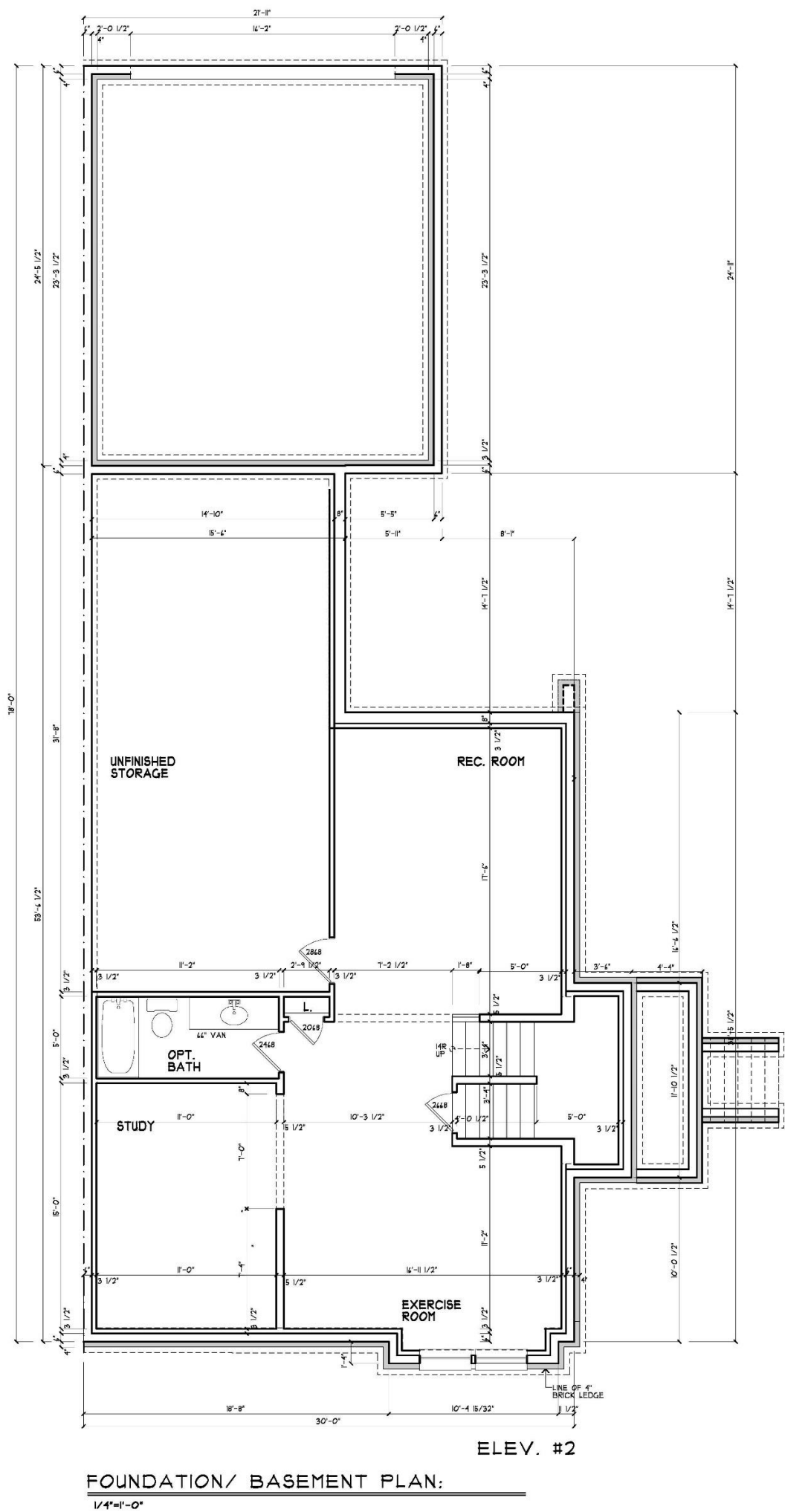


UNIT C:
FRONT ELEVATION #1

1/4"=1'-0"

[illegible]

A-4





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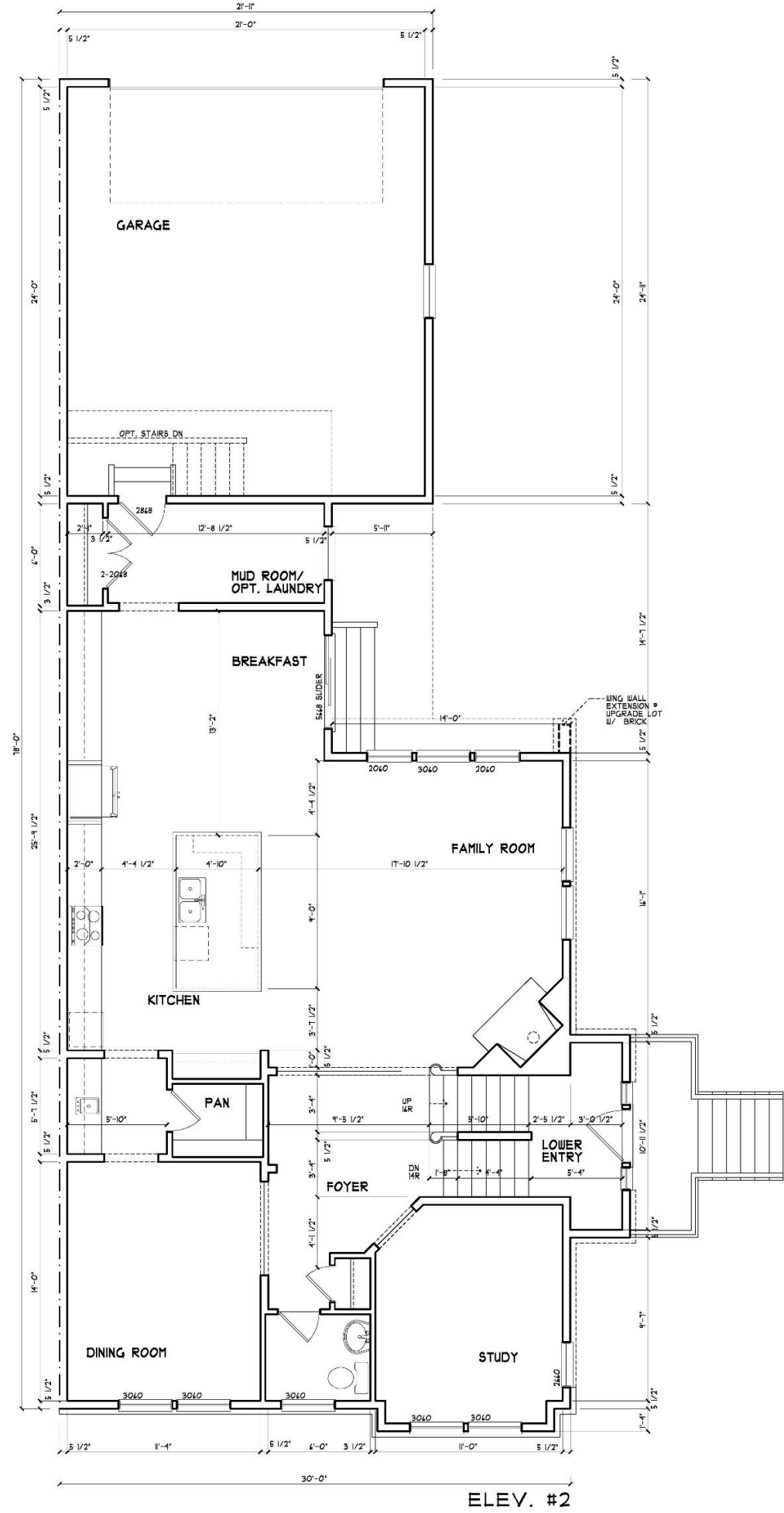
KEPNER TOWNHOUSES

UNIT C - UPHILL EXTERIOR UNIT

SHARBELL DEVELOPMENT

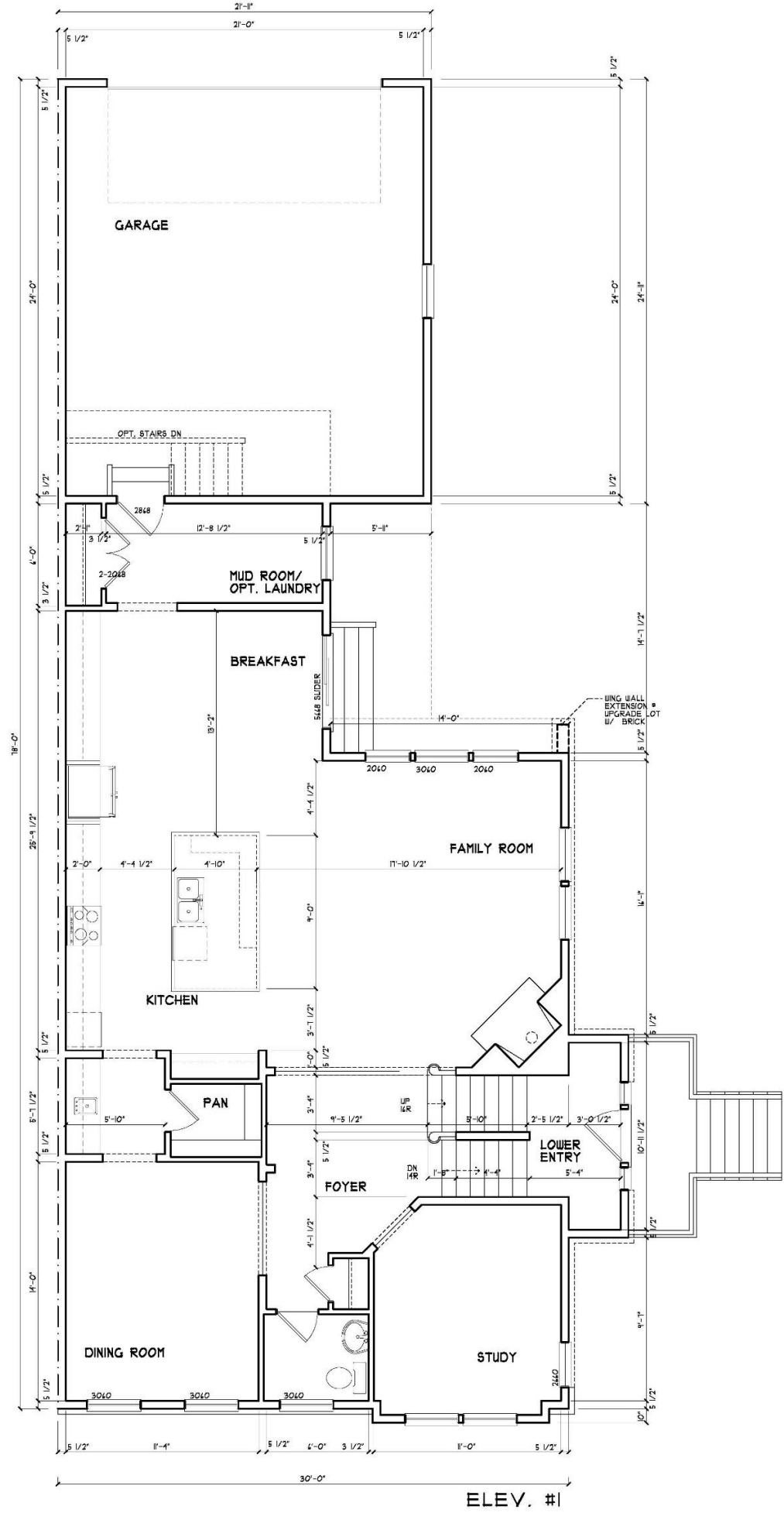
PROJECT NUMBER:	
DATE	DESCRIPTION

A-0



MAIN FLOOR PLAN

1/4"=1'-0" 1431 SQFT



MAIN FLOOR PLAN

1/4"=1'-0" 1431 SQFT



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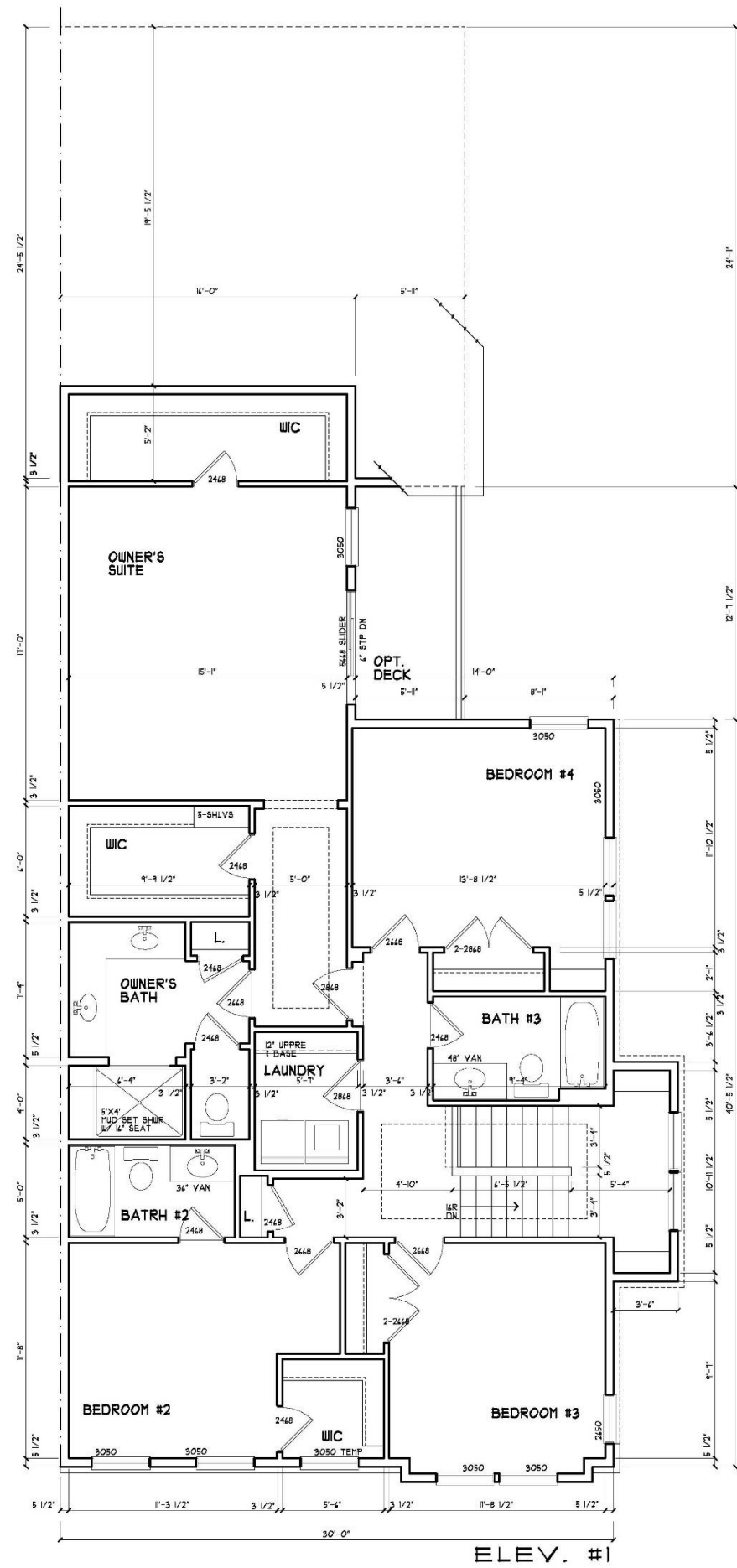
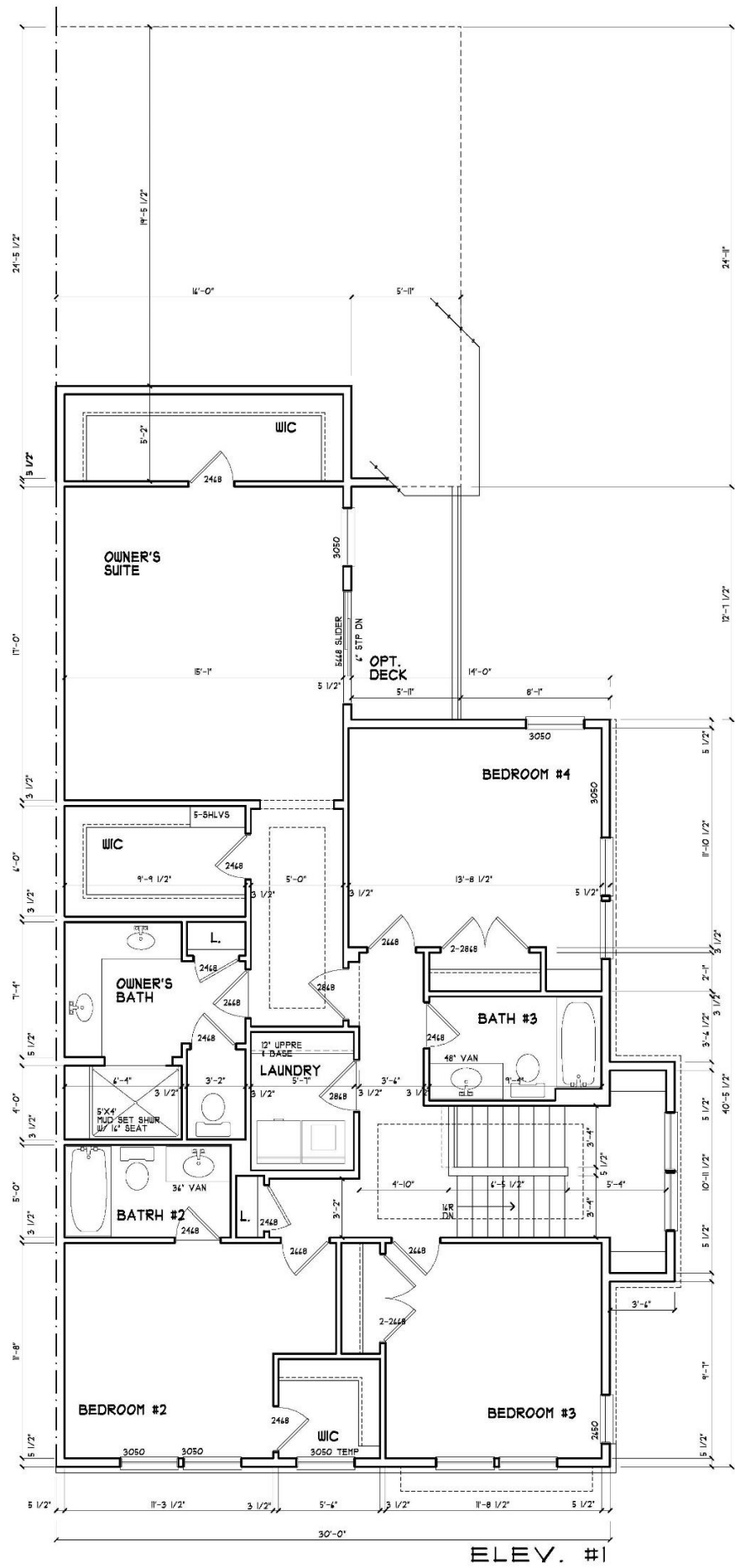
KEPNER TOWNHOUSES

UNIT C - UPHILL EXTERIOR UNIT

SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION

A-1

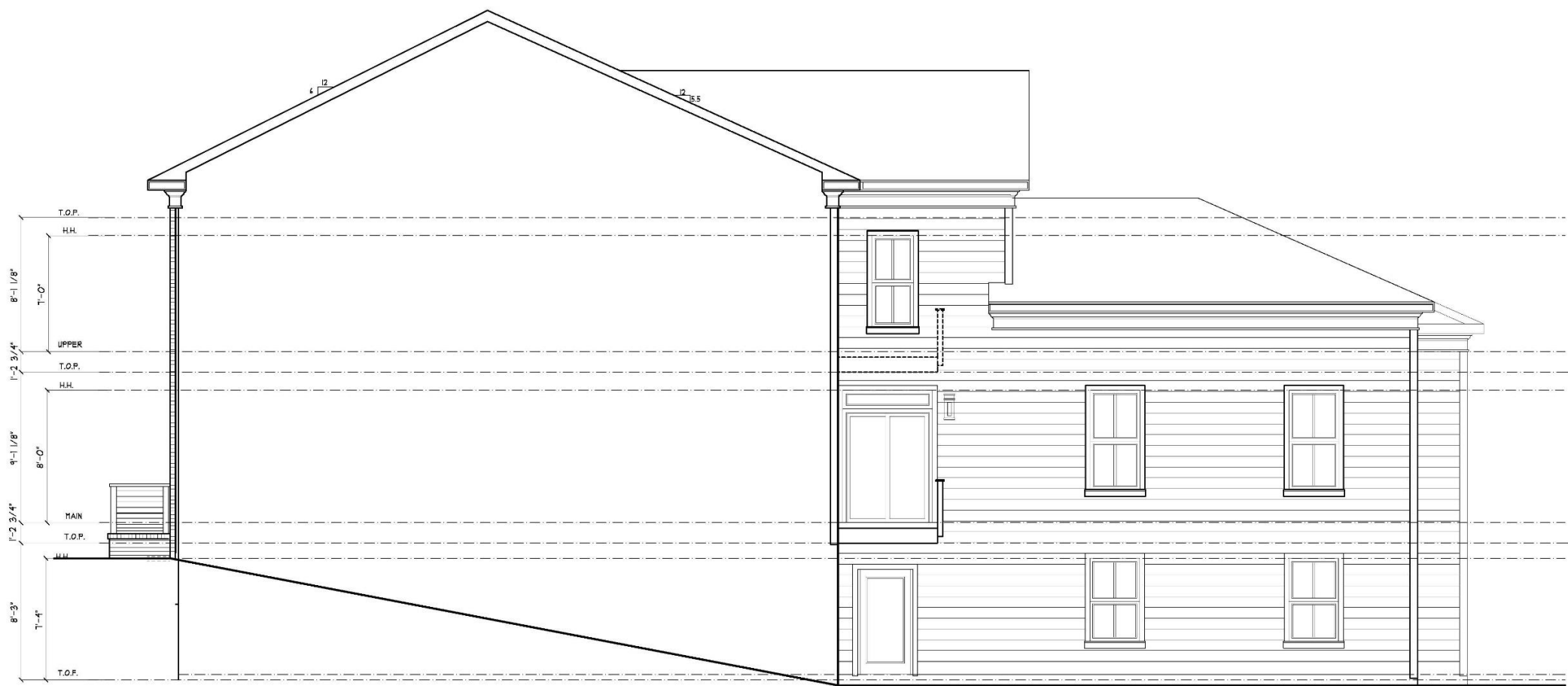


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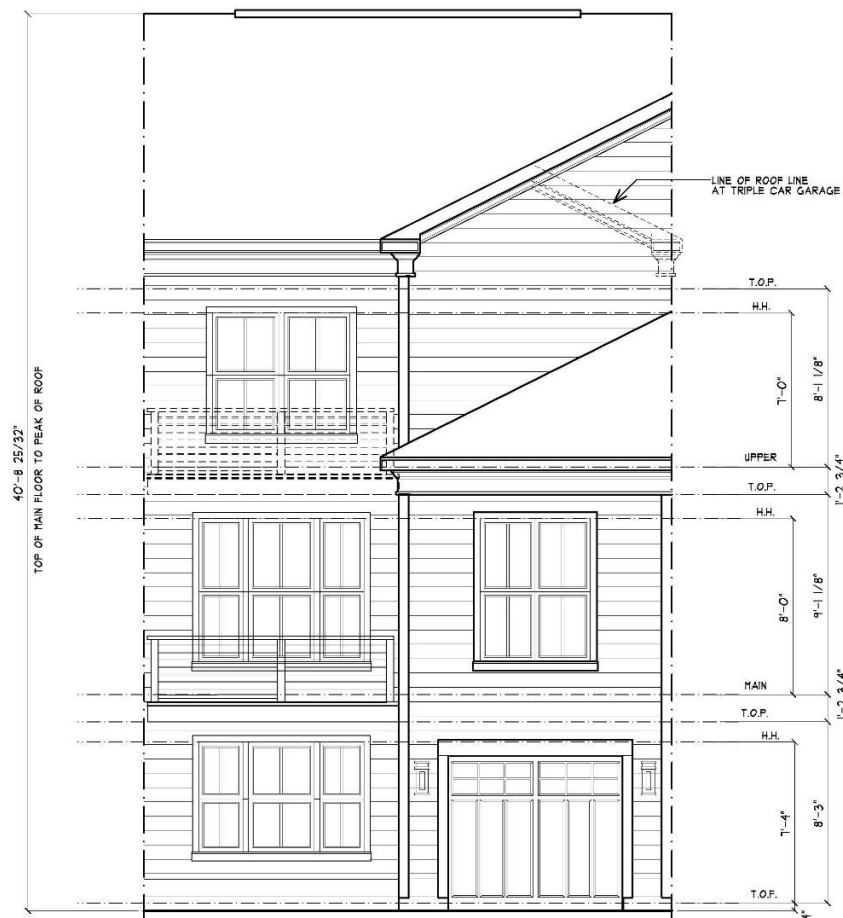
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KEPNER TOWNHOUSES
UNIT C - UPHILL EXTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION



PROPOSED INTERIOR CONDITION ELEVATION:
1/4"=1'-0"



PROPOSED REAR ELEVATION:



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KEPNER TOWNHOUSES
UNIT B - DOWNHILL INTERIOR UNIT
SHARBELL DEVELOPMENT

[illegible]

PROPOSED
A-4A



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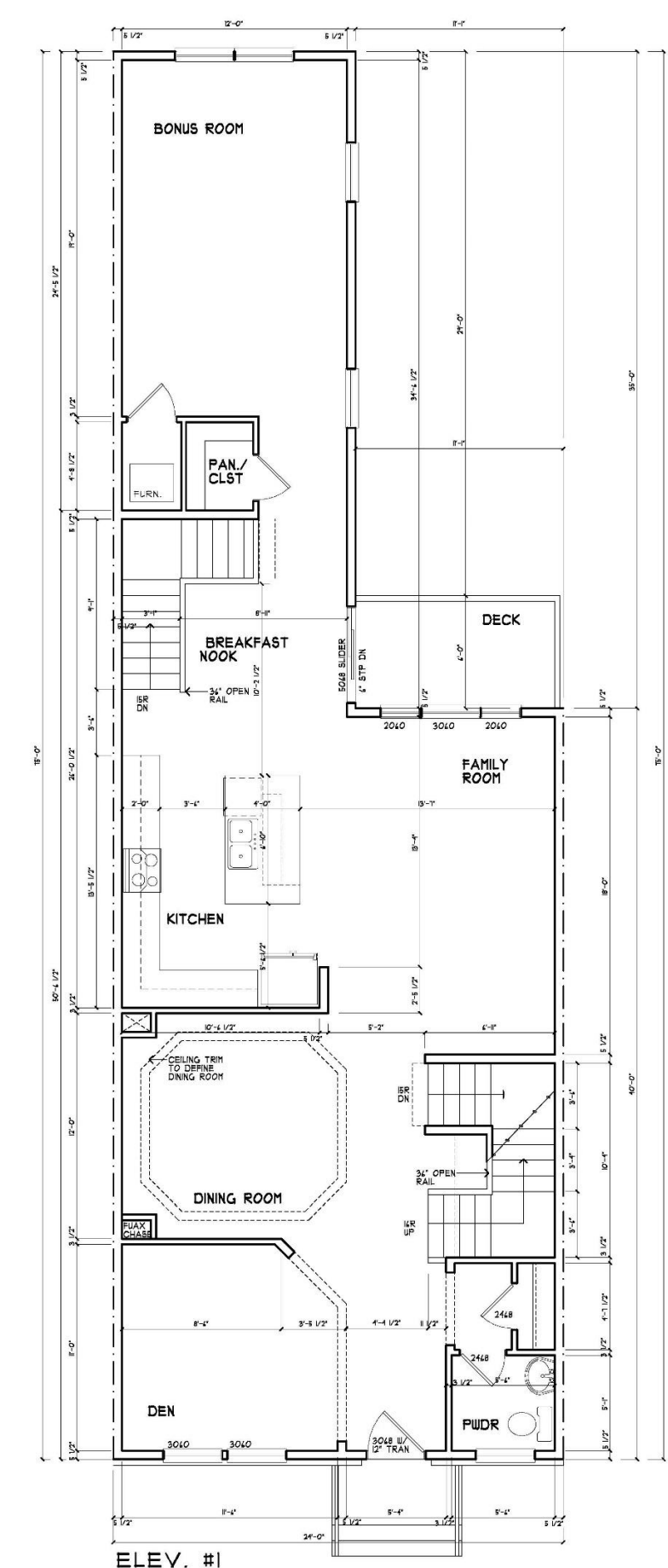
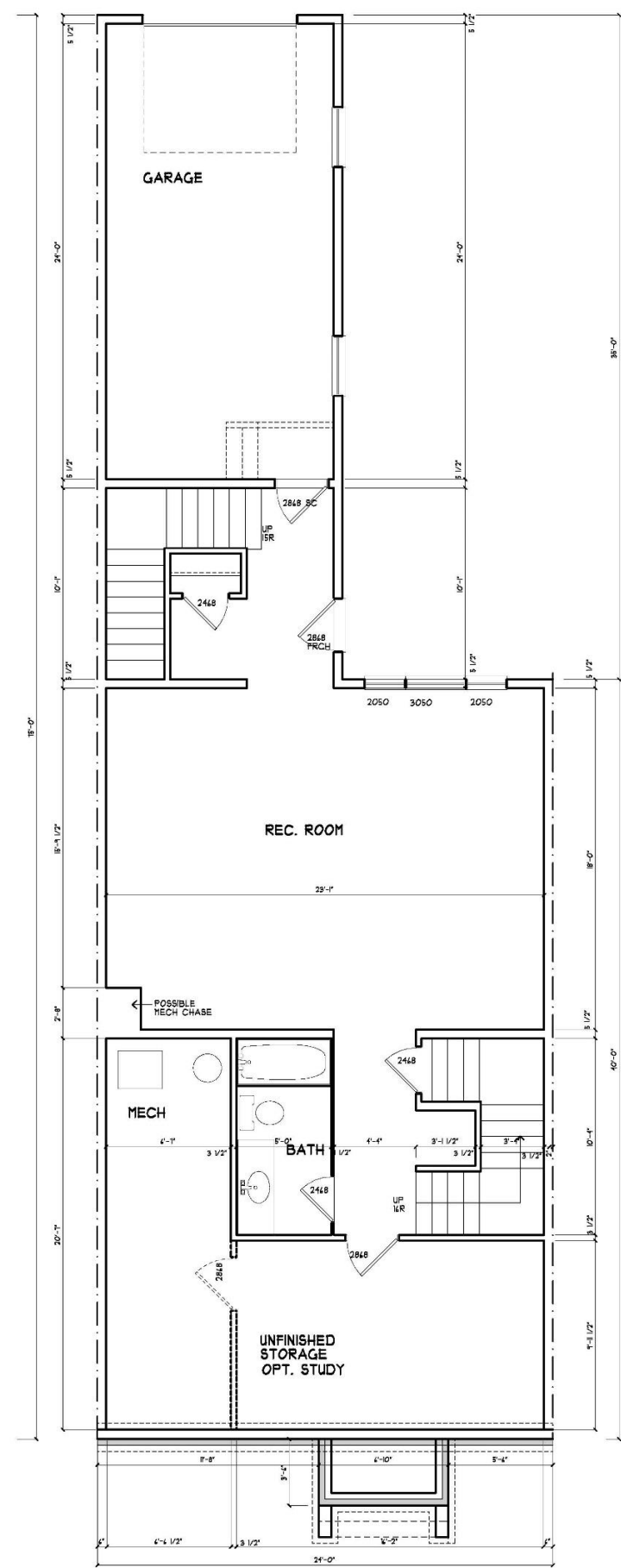
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KEPNER TOWNHOUSES
UNIT D- DOWNHILL EXTERIOR
SHARBELL DEVELOPMENT

[illegible]

PROPOSED
A-4A







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KEPNER TOWNHOUSES

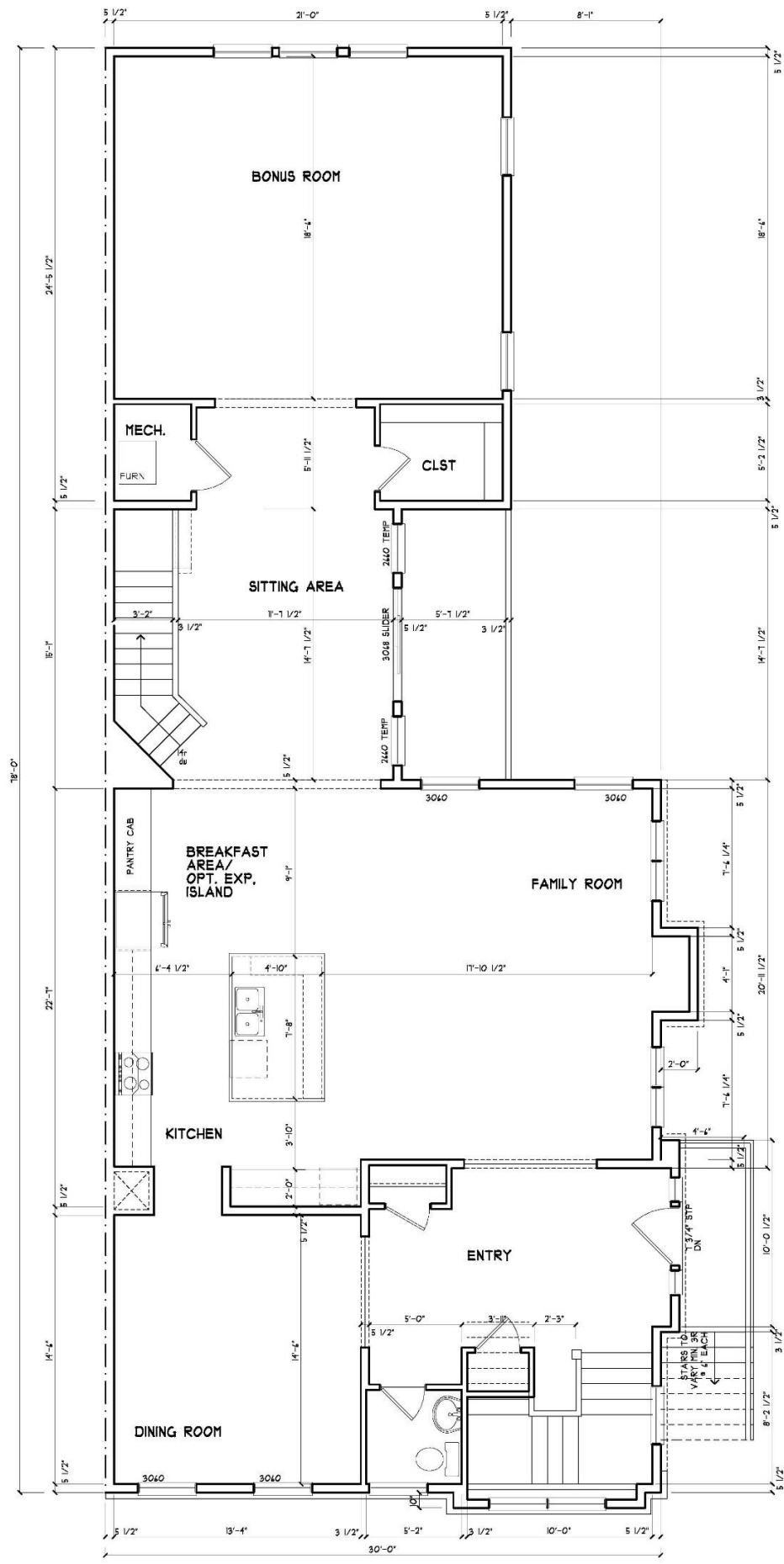
UNIT B - DOWNHILL INTERIOR UNIT

SHARBELL DEVELOPMENT

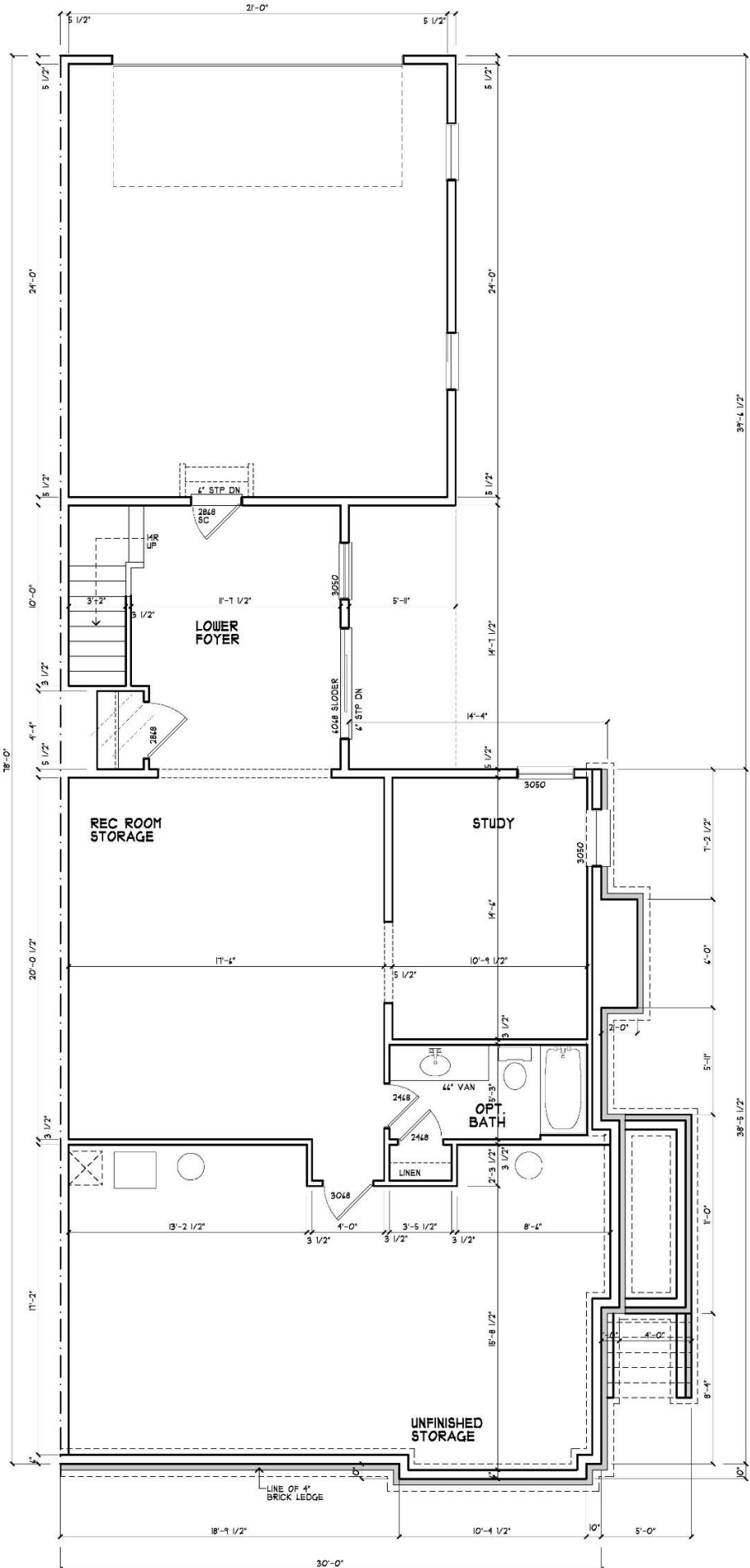
PROJECT NUMBER:	
DATE	DESCRIPTION

PROPOSED

A-1



MAIN FLOOR PLAN
1/4"=1'-0"



ELEV. #1 & #2
FOUNDATION/ BASEMENT PLAN:
1/4"=1'-0"



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KEPNER TOWNHOUSES
UNIT D - DOWNHILL EXTERIOR UNIT
SHARBELL DEVELOPMENT

PROJECT NUMBER:	
DATE	DESCRIPTION

PROPOSED
A-1





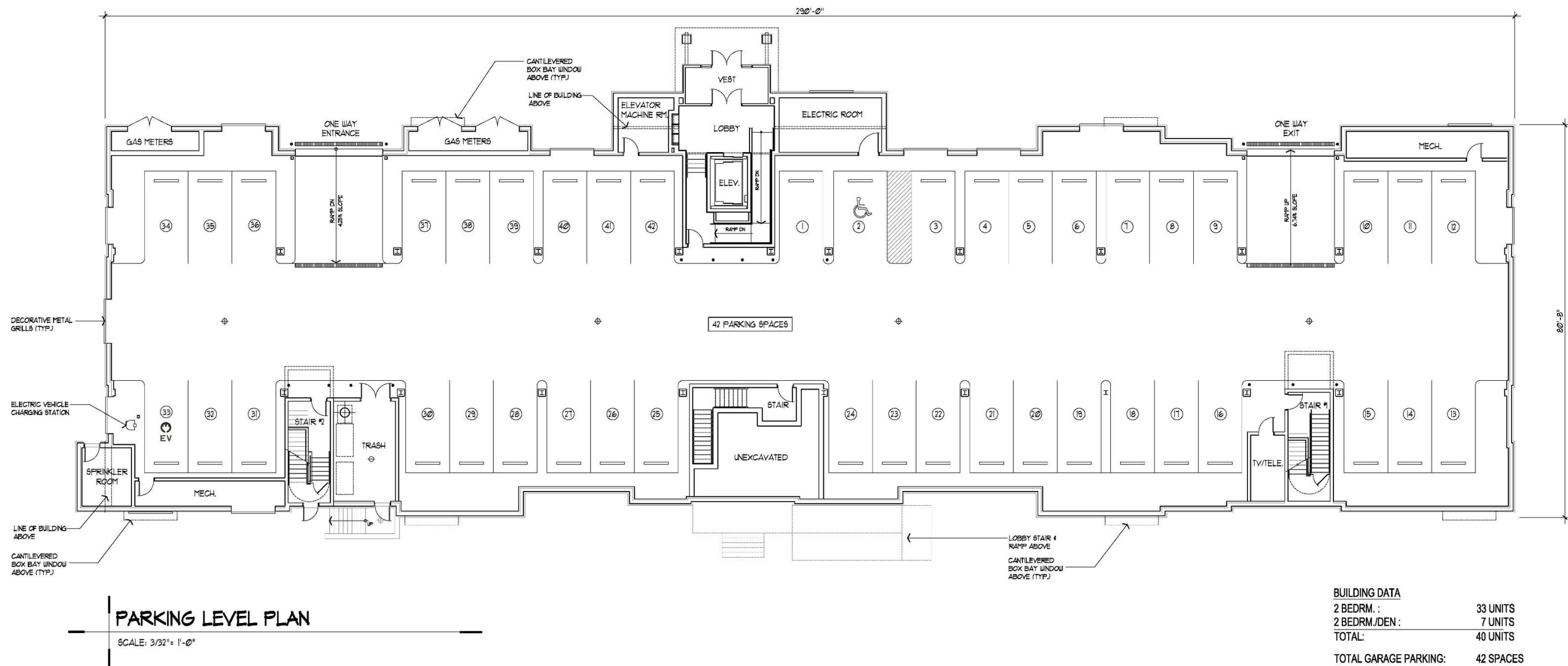
EAST SIDE ELEVATION

SCALE: N.T.S.

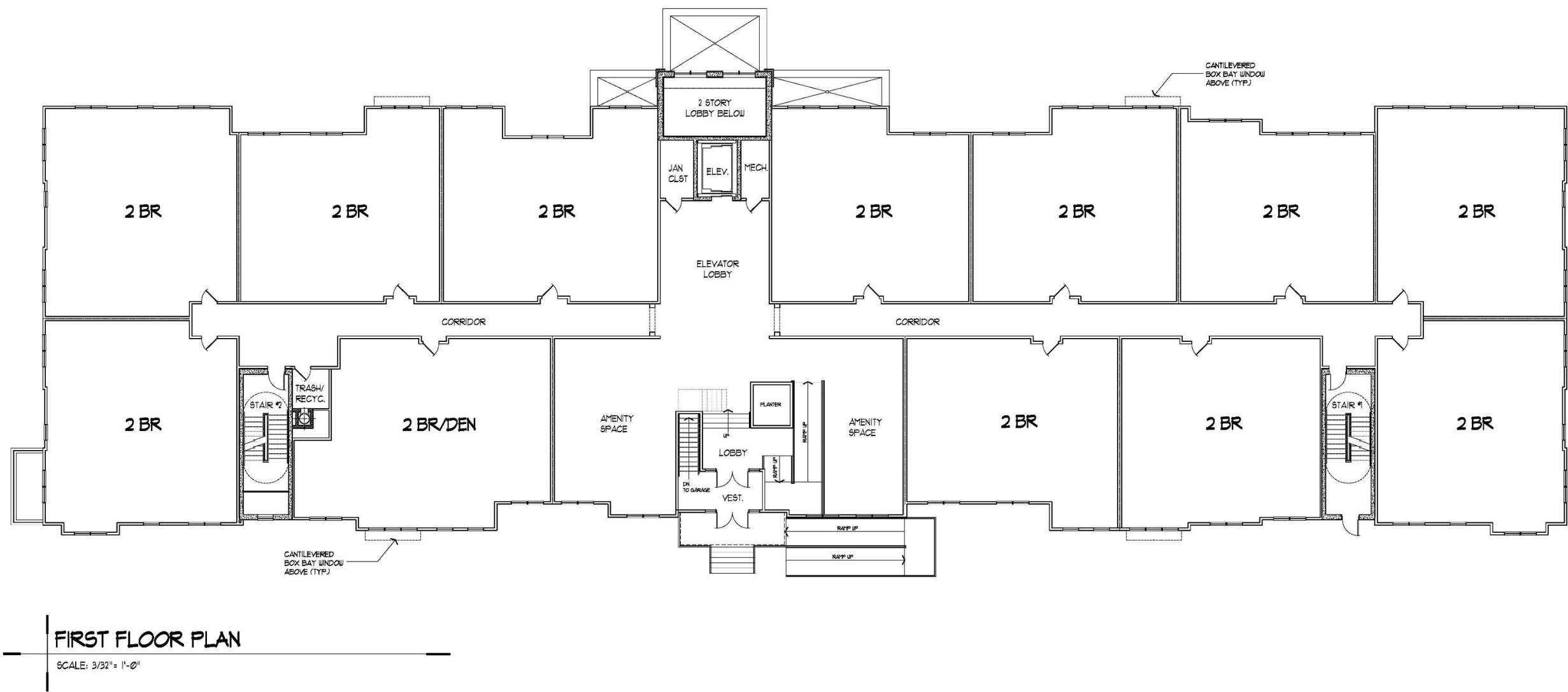


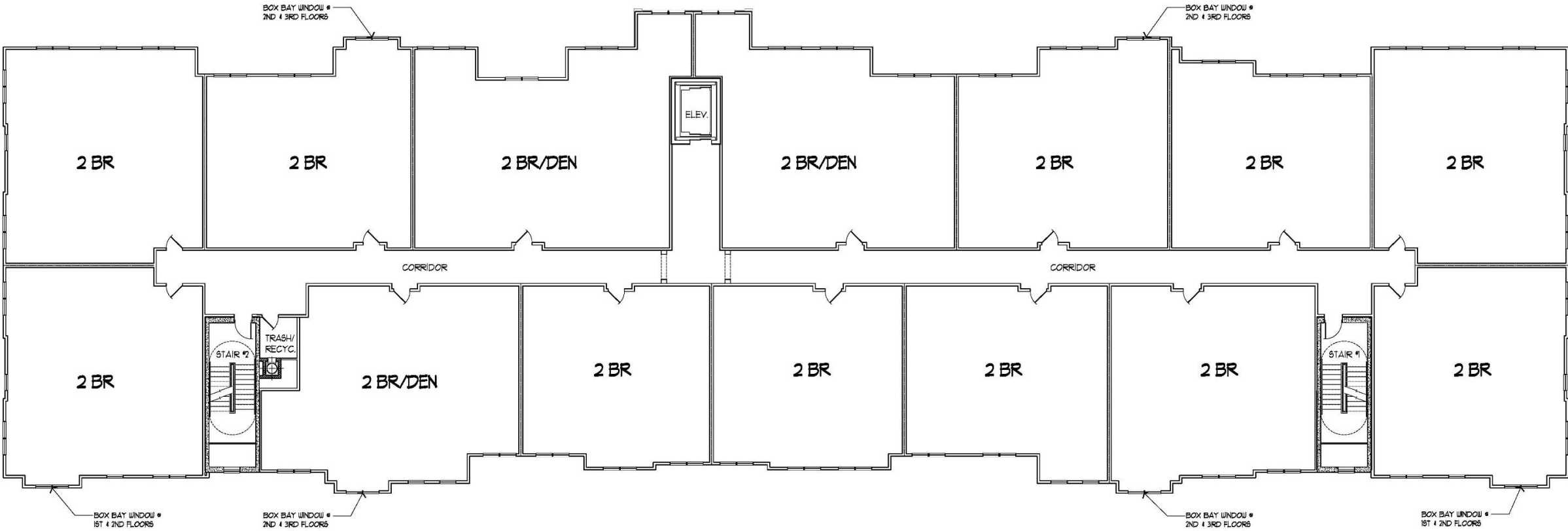
WEST SIDE ELEVATION

SCALE: N.T.S.



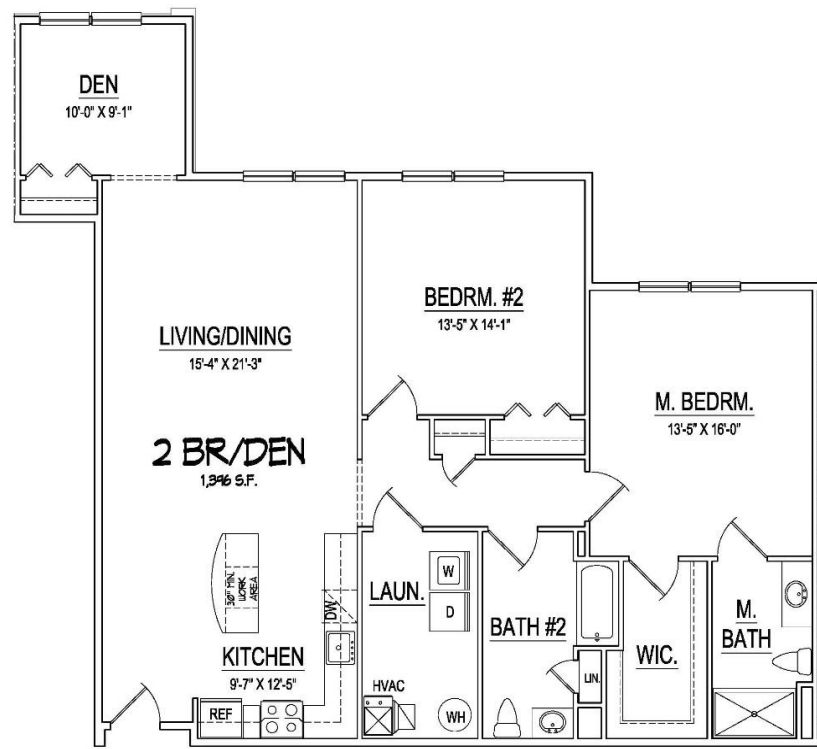
'40 UNIT MULTIFAMILY BUILDING'
◆ KEPNER-TREGOE TRACT ◆
MONTGOMERY TOWNSHIP, NEW JERSEY



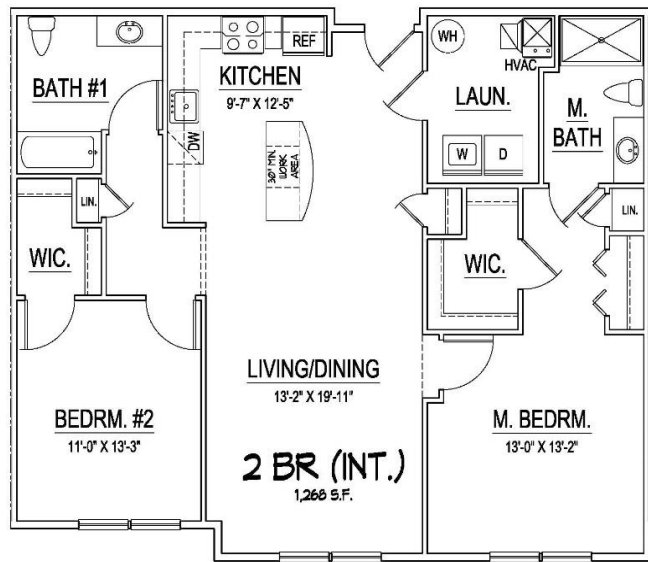


SECOND & THIRD FLOOR PLANS

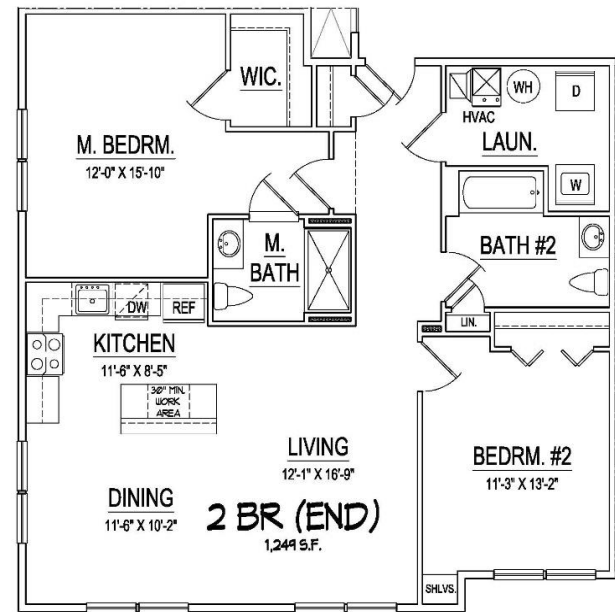
SCALE: 3/32" = 1'-0"



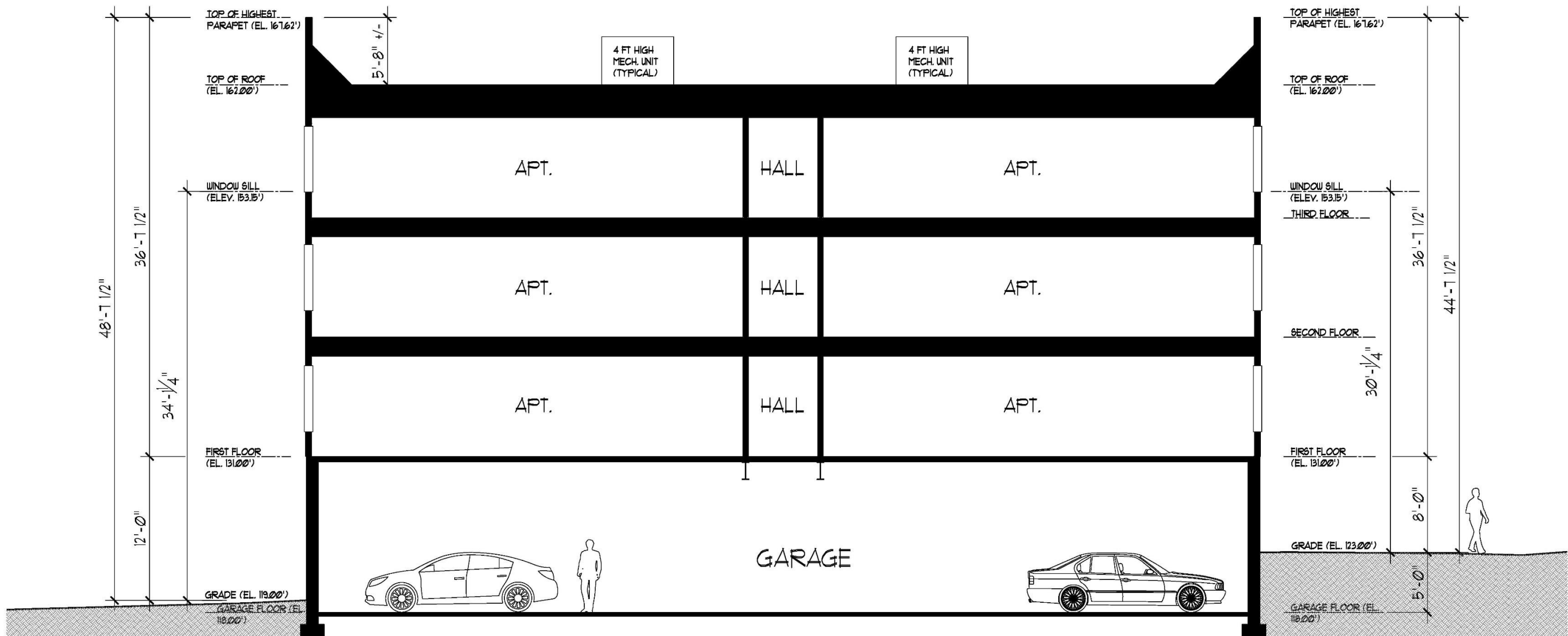
2 BEDROOM/DEN (INT. UNIT) - 1,396 S.F.
SCALE: 3/16" = 1'-0"



2 BEDROOM (INT. UNIT) - 1,268 S.F.
SCALE: 3/16" = 1'-0"



2 BEDROOM (END UNIT) - 1,249 S.F.
SCALE: 3/16" = 1'-0"



SECTION

SCALE: 1/4" = 1'-0"