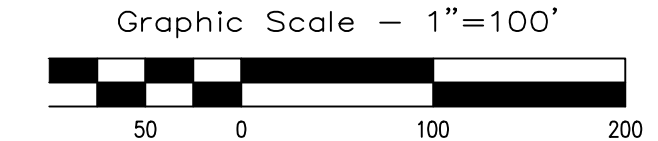


Zoning District R - Residential Bulk and Design Requirements				
Standard	Required	Approved Lot 5.04	Proposed Lot 5.04	Status
Min. Lot Area	2 acres	8.17 Ac.	8.17 Ac.	Conforming
Min. Lot Frontage	200 ft	n/a	n/a	Non - Conforming
Min. Lot Width	200 ft	n/a	n/a	Non - Conforming
Min. Setbacks:				
Front Yard	20 ft	n/a	n/a	Conforming
Side Yard (each)	50 ft	2.5 ft, 10ft, 14 ft <sup>1</sup>	100.6 ft*, 269 ft**, 94.1 ft***	Non - Conforming
Side Yard (total)	100 ft	65.4 ft <sup>1</sup>	463.2 ft	Non - Conforming
Rear Yard	50 ft	486.8 ft	21.9 ft***	Non - Conforming
Max. Building Coverage	35%	6.4%	13.6%	Conforming
Max. Lot Coverage	50%	12.8%	29.3%	Conforming
Max. Building Ht.	35'	27.3 ft	27.3 ft	Conforming
Max. Stories	2.5 stories	2.5 stories	2.5 stories	Conforming
Density	4 du/acre	12 units / 8.17 acres = 1.47 du/acre	25 units / 8.17 acres = 3.06 du/acre	Conforming
Max. Units per Cluster	8 units	4 units	5 units	Conforming
Distance to Other Bldgs	50 ft	25 ft <sup>1</sup>	45.2 ft	Non-Conforming
Bldg. Façade Offset	4 ft	4 ft	4 ft	Conforming
Parking Setback	10 ft	10 ft	15.4 ft	Conforming
Landscape Buffer	25 ft	25 ft	25 ft	Conforming
Total Landscape Area	10%	88% (312,772.24 sf)	71.3% (253,896.24 sf)	Conforming
Total Area for Parking	20% max	2.22% (7890.39 sf)	2.87% (10,230.4 sf)	Conforming
Total Area for Parking and Streets	30% max	5.56% (19,761.52 sf)	11.6% (41,319.5 sf)	Conforming
Open Space Minimum	10%	88% (312,772.24 sf)	71.3% (253,896.24 sf)	Conforming
Parking Requirement				
	Required	Proposed	Required	Proposed
Owners: 1.9 spaces/unit	23 spaces	48 spaces <sup>2</sup>	48 spaces	100 spaces <sup>2</sup>
Guest: 0.5 spaces/unit	6 spaces	5 spaces <sup>3</sup>	13 spaces	18 spaces <sup>3</sup>

**Notes:**  
 \* = Building 14      \*\*\* = Building 16  
 \*\* = Building 15      1 = Variance granted 10/11/18  
 2 = 4 parking spaces for each unit (2 driveway, 2 garage). Each unit = 3 bedrooms  
 3 = 5 spaces were relocated from Bay Breeze Boulevard cul-de-sac to Road A.



- Note:
- Shown on the plan is a 30° spray angle which is taken from Dr. Michael Hurdzan's Golf Course Architecture book and provides the probability of how a golfer may miss the green at different distances while teeing off. No hole on the golf course is longer than 175 yards and the angle landing area at that point does not encroach into any residential lot at any point. Further testimony will be provided at the public hearing on the golf course playability in relation to the townhome development.
  - Any project identification sign shall conform to the Township requirements and will be provided prior to final approval.
  - A townhome development project shall provide, to the maximum extent practicable, individual dwelling unit design which includes varying unit width, staggering unit setbacks, different exterior materials, varying roof designs and altering building heights.
  - Each dwelling unit and combined complex of dwelling units shall have a compatible architectural theme that is consistent within each cluster. The design shall take into consideration the relationship of buildings to the site and to other structures, as well as orientation to the sun so that solar energy may be utilized. Testimony will be given at the hearing on the color, materials and design of the units.
  - A parking setback waiver is requested to allow a distance of zero (0) feet from the property line to a parking space within Lot 5.06 where section 218-77A requires ten (10) feet.
  - Trash will be picked up by the Municipalities trash hauler.
  - Phase 1A had 11 parking spaces at the end of BayBreeze Boulevard. 5 spaces were removed for construction of proposed road way and 5 spaces were added in Lot 5.04.

Job No. 4510		Sheet SITE - 1	
B/C 3		Total 11	
<p>Middle Township Cape May County</p> <p><b>Fairways Major Site Plan - Phase 2B</b></p> <p>Proposed Site Plan Block 335.01; Lot 5.04</p>			
<p><b>MOTT WATKINS ASSOCIATES, LLC</b>          CONSULTING ENGINEERS &amp; PLANNERS          3120 Fire Road, Suite B201          Egg Harbor Township, New Jersey 08234          Phone: (609) 569-1521          Fax: (609) 569-1521          State Board of Professional Engineers &amp; Land Surveyors          Certificate of Authorization No. GA 283208</p>			
Drawn	PJW	Checked	RAW
Designed	RAW	Approved	RAW
Date	3/30/20	Date	3/30/20
Robert A. Watkins Professional Engineer & Planner New Jersey License No. 45865			
Revisions		By	