



GENERAL NOTES :

1. THE PROPERTY IS KNOWN AS LOTS 22,25,32 & 35,02 IN BLOCK 87 AS SHOWN ON THE 1997 TAX MAPS OF THE TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NJ.
 2. THE AREA OF SITE IS APPROX. 160.44 AC. WHICH CONTAINS APPROX. 25,000 S.F. OF UPLANDS AREA EXCLUDING WETLANDS AND WETLANDS BUFFERS.
 3. THIS CONCEPT PLAN IS DEVELOPED USING M.L.-R1 ZONING STANDARDS OF TOWNSHIP OF MANALAPAN REQUIREMENTS.
 4. THE PLAN PROPOSING TO CONSTRUCT TOTAL 188 UNITS ON PROPERTY. 130 UNITS WILL BE TOWNHOMES, 55 UNITS WILL BE SENIOR APARTMENT RENTAL UNITS AND ONE MANAGER'S APARTMENT. ALL PROPOSED SENIOR APARTMENT UNITS, 55 UNITS @ 29.53' WILL BE AFFORDABLE UNITS IN ACCORDANCE WITH COURT REQUIREMENTS.
 5. WAIVER FROM STREAM CORRIDOR BUFFER IS REQUIRED.
 6. PARKING REQUIREMENTS:
 SENIOR APARTMENT UNITS = 0.5 SPACE PER UNIT
 = 55 x 0.5 = 27.5 SPACES
 ONE MANAGER'S APARTMENT = 2 SPACES
 TOWNHOMES UNITS = 2.4 SPACES PER UNIT
 = 130 x 2.4 = 312 SPACES
 TOTAL PARKING REQUIRED = 341.5 SPACES
- PROPOSED PARKING :
- TOWNHOME UNITS = 2 SPACE / UNIT (DRIVEWAY & GARAGE)
 - PARKING PROVIDED IN NORTHERN SECTION = 111 SPACE
 - PARKING PROVIDED IN SENIOR AREA = 16 SPACE
 - TOTAL PARKING PROPOSED = 127 SPACES

CONCEPT PLAN
WOODSWAY ESTATE
 BLOCK 87, LOTS 22, 25, 32, 35 & 35.02
 TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY, NJ

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Exhibit A "Concept Plan Drawing"