



DEVELOPMENT PROGRAM

GENERAL	
TOTAL TRACT AREA	78.357 Acres
PROPOSED USE	Active Adult S.F.D.
TOTAL DWELLING UNITS	149 DU
• Market Rate S.F.D. Lots	129 DU
• C.O.A.H. Stacked Townhomes	20 DU
TYPICAL UNIT FOOTPRINTS	
• Market Rate S.F.D. Lots	40' x 75' Max.
• C.O.A.H. Stacked Townhomes	22' x 48'
LINEAL FEET OF ROADWAY	
• Public Boulevard (both Lanes)	910 LF
• Public Two Way Streets	7,410 LF
• C.O.A.H. Drive Aisle	435 LF
S.F.D. DESIGN CRITERIA	
MIN. LOT SIZE	6,600 SF / 55' x 120'
MIN. LOT WIDTH	55'
MIN. YARDS	
• Front	20'
• Side	5' / 15' Both
• Rear	25' excluding Porch
MAX. BUILDING HEIGHT	35'
MIN. PARKING SPACES (R.S.I.S.)	308 Spaces
• S.F.D. Lots @ 2.0 per DU	258 Spaces
• Stacked Townhomes @ 2.5 per DU	50 Spaces

- CLUB AMENITY**
- MODEST CLUBHOUSE
 - LARGE DECK
 - FIRE PIT & BBQ AREA
 - PICKLEBALL COURTS
 - AREA FOR LAWN SPORTS
 - PARKING FOR 80 CARS

CONCEPT PLAN
EAGLESWOOD ESTATES
ACTIVE ADULT COMMUNITY
 EAGLESWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY
 SCALE: 1" = 100' DATE: 09/10/23