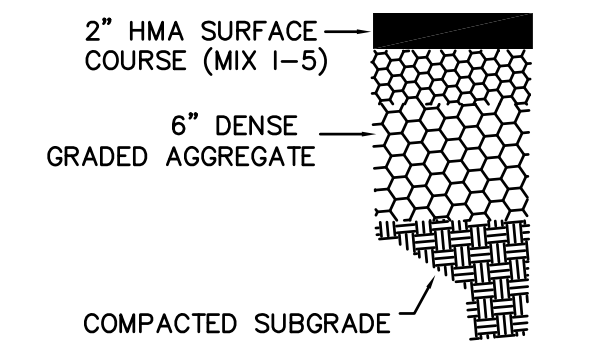
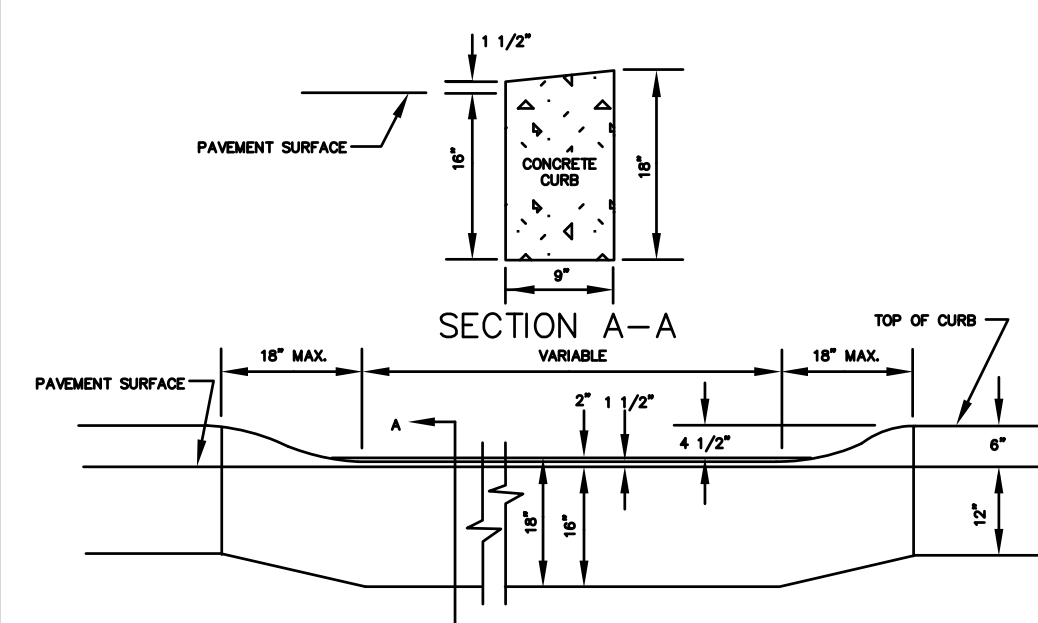


TAX MAP
SCALE: 1"=100'

OWNERS / APPLICANTS:
SHARK RIVER HILLS ESTATES & HEATHROW EXCHANGE, LLC
c/o WILLIAM OLIVER, ESQ.
2240 HIGHWAY 33, SUITE 112
NEPTUNE, NJ 07753



DRIVEWAY PAVEMENT DETAIL
N.T.S.

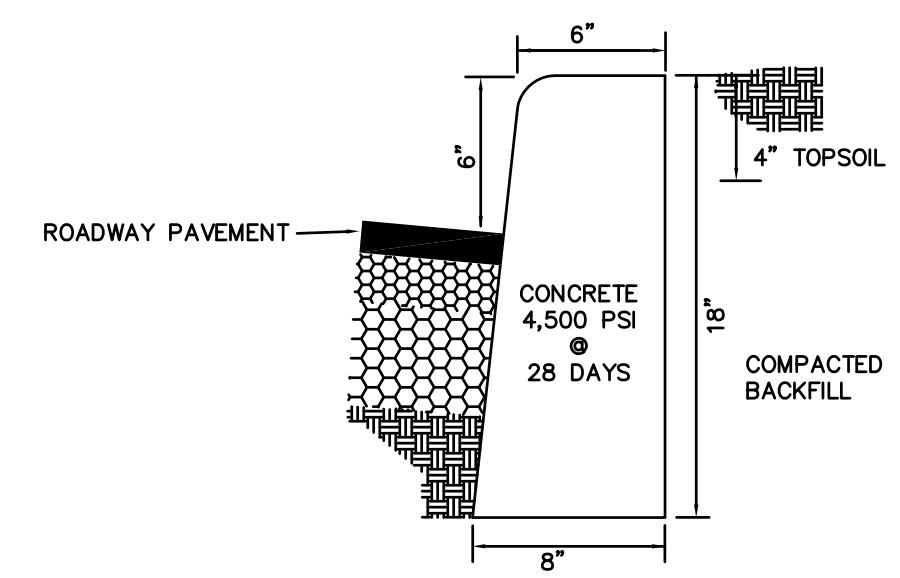
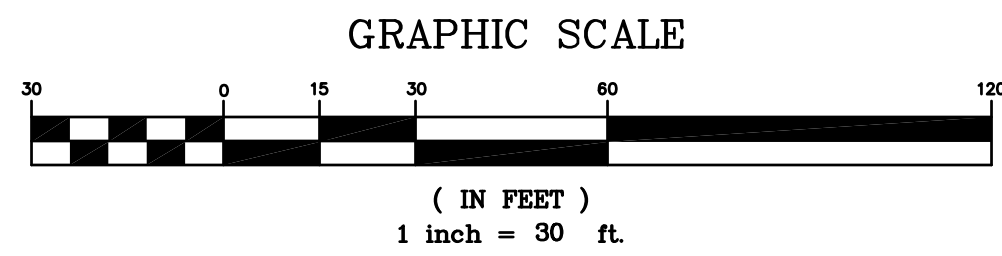


METHOD OF DEPRESSING CURBS AT DRIVEWAYS
N.T.S.

ZONING INFORMATION: R-2 RESIDENTIAL ZONE			
ZONING CRITERIA:	REQUIRED	LOT 19.01	LOT 20.01
LOT AREA	10,000 SQ. FT.	17,270 SQ. FT.	15,362 SQ. FT.
LOT WIDTH	100 FT.	75 FT. **	50 FT. **
LOT FRONTAGE	100 FT.	75 FT. **	50 FT. **
LOT DEPTH	100 FT.	197 FT.	197 FT.
FRONT SETBACK	25 FT.	25 FT.	25 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 25 FT.	10 FT. / 25 FT.	10 FT. / 25 FT.
REAR SETBACK	30 FT.	30 FT.	30 FT.
BUILDING COVERAGE	30 %	30 % ~ 13.9 % DEPICTED	30 % ~ 13.4 % DEPICTED
LOT COVERAGE	40 %	40 % ~ 16.5 % DEPICTED	40 % ~ 16.4 % DEPICTED
BUILDING HEIGHT (FT.)	35 FT.	35 FT.	35 FT.
BUILDING HEIGHT (STORIES)	2.5 STORIES	2.5 STORIES	2.5 STORIES
MINIMUM IMPROVABLE AREA	2,400 SQ. FT.	8,896 SQ. FT.	6,958 SQ. FT.
DIAMETER OF M.I.A.	32 FT.	70 FT.	62 FT.
MAXIMUM DENSITY ##	4.3 DU/AC.	----- 2.67 DU / AC. -----	

** BOTH PROPOSED LOTS HAVE TWO FRONTAGES OPPOSITE EACH OTHER. BOTH LOTS HAVE ONE CONFORMING LOT WIDTH/FRONTAGE OF 100 FEET. THE NON-CONFORMING WIDTH/FRONTAGE HAS BEEN NOTED ABOVE.

ALL OF THE SUBJECT LOTS ARE WITHIN FLOOD ZONE AE, WITH A FLOOD ELEVATION OF 10.



VERTICAL CURB
N.T.S.

- NOTES:
- 1.) EXPANSION JOINTS TO BE LOCATED A MAXIMUM OF 20' ON CENTER. EXPANSION MATERIAL TO BE PREMOULDED ASPHALT IMPREGNATED A MINIMUM OF 1/2" THICK. CONTRACTION JOINTS TO BE LOCATED A MAXIMUM OF 10' ON CENTER. ALL JOINTS TO BE FULL DEPTH OF 18".
 - 2.) DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY

PLOT PLAN & TREE REMOVAL PLAN
FOR
HEATHROW EXCHANGE LLC & SHARK RIVER HILLS ESTATES
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 53)

Nelson Engineering Associates, Inc.

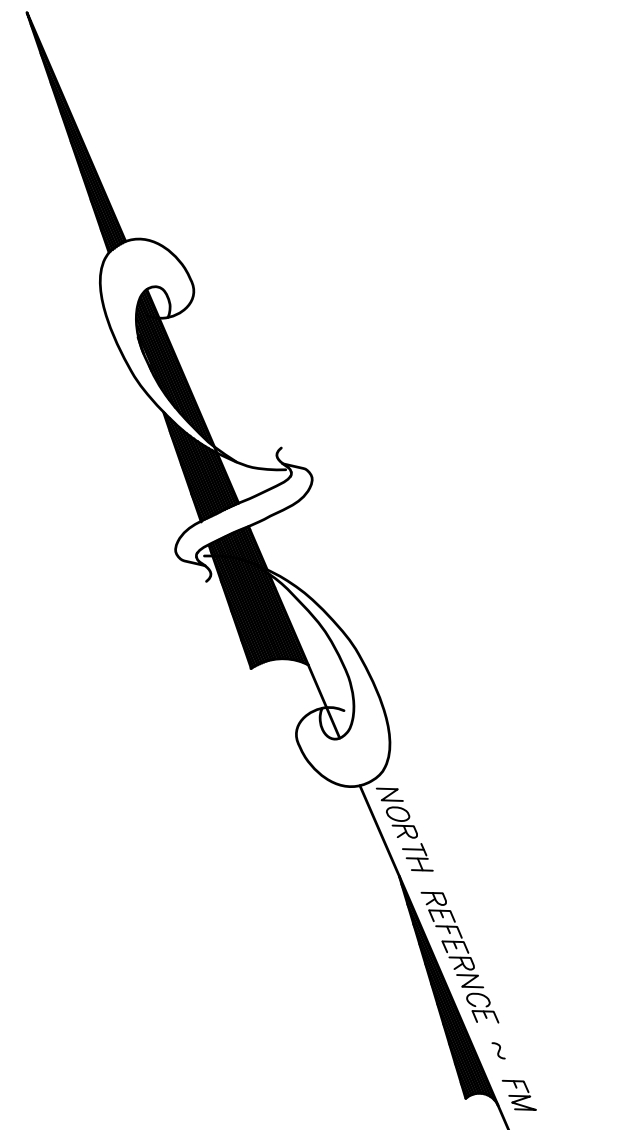
1750 BLOOMSBURY AVENUE
OCEAN, NEW JERSEY 07712
TEL: (732)-918-2100 FAX (732)-918-0697
WWW.NELSONENG.NET
CERTIFICATE OF AUTHORIZATION # 24GA28014900

SITE ENGINEERING
TRAFFIC ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES
LAND SURVEYING & MAPPING

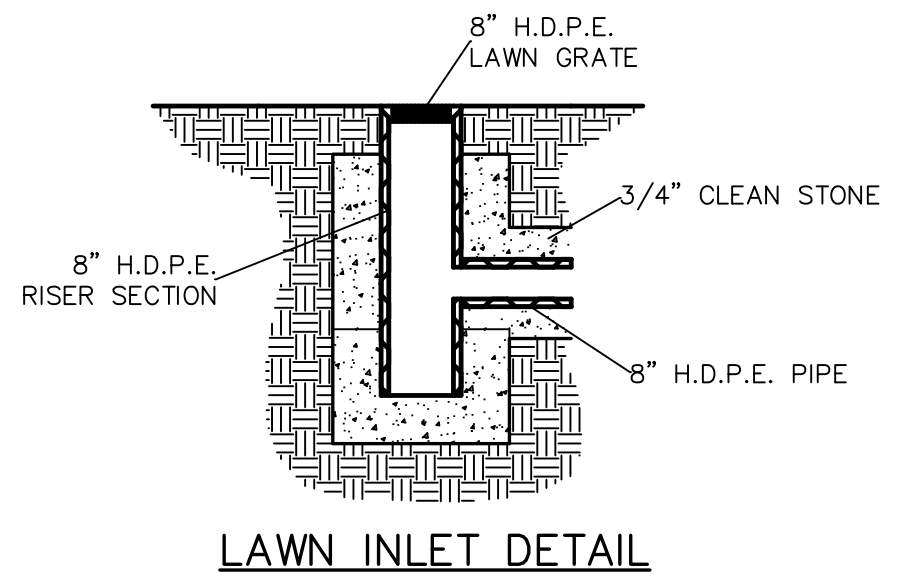
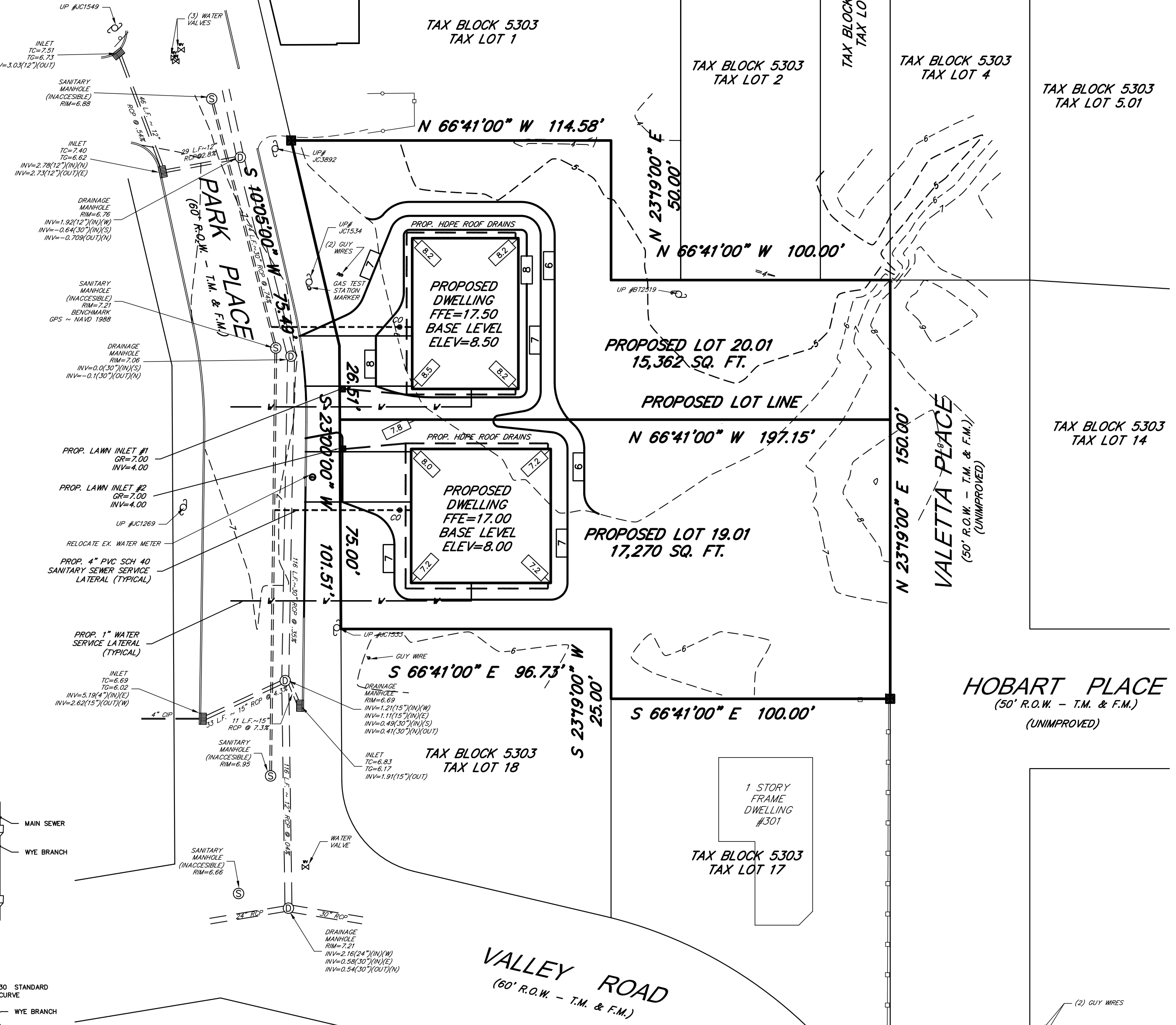
David H. Boesch
DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 171101	DATE: 09-25-2020	SHEET 1 OF 2

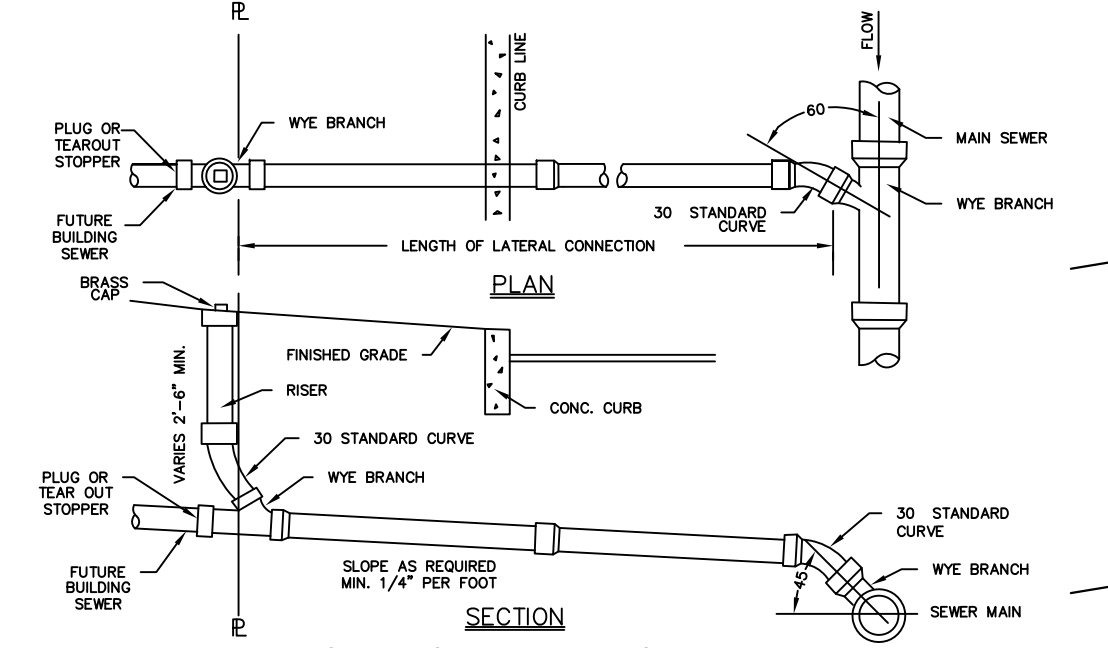
SURVEY REFERENCE:
"SURVEY OF PROPERTY FOR TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY (TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 53)", PREPARED BY NELSON ENGINEERING ASSOCIATES, INC., SAID MAP DATED DECEMBER 6, 2017, LATEST REVISED DATE: SEPTEMBER 23, 2020.



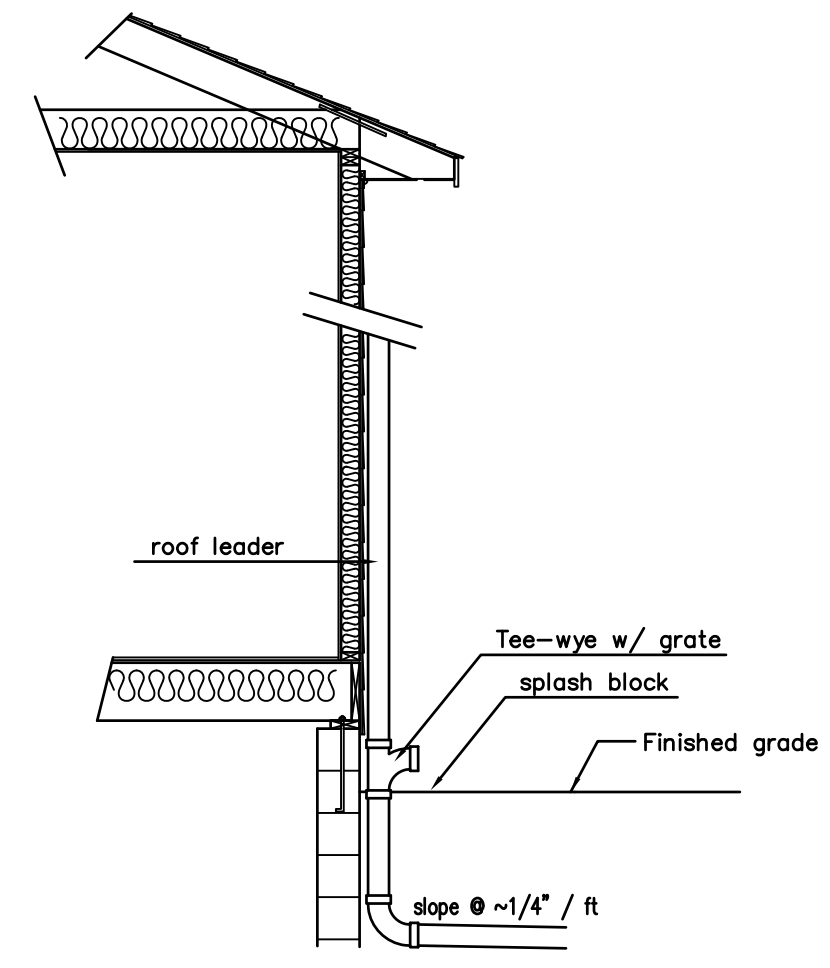
NORTH REFERENCE - P.L. No. 21-4



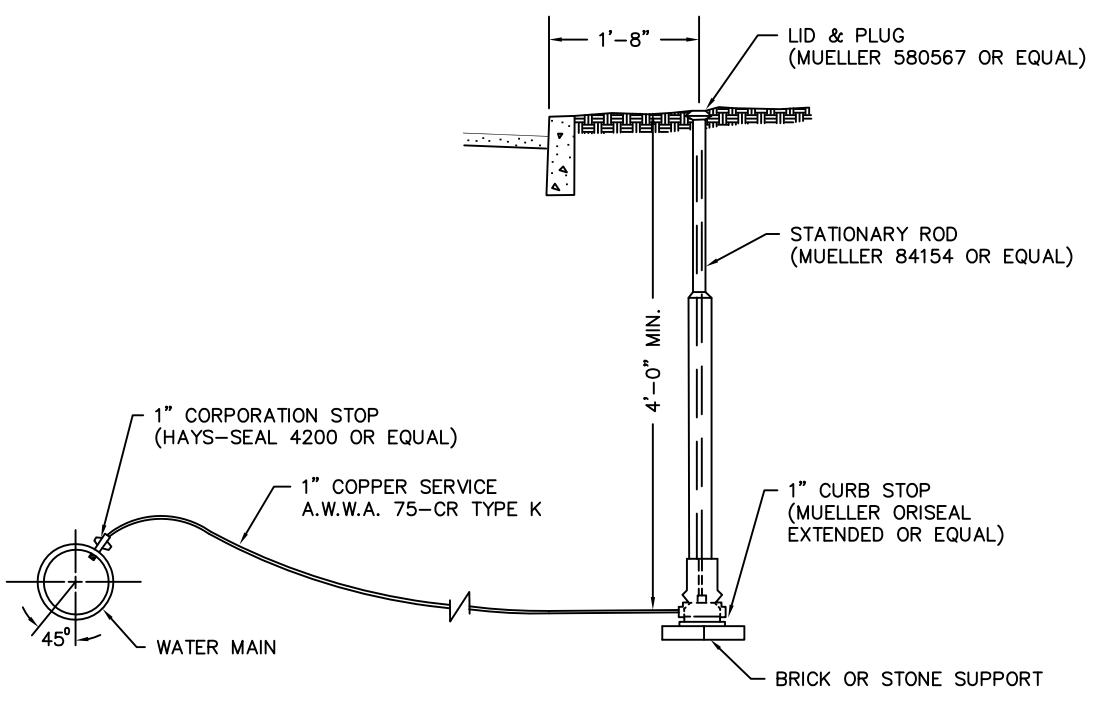
LAWN INLET DETAIL



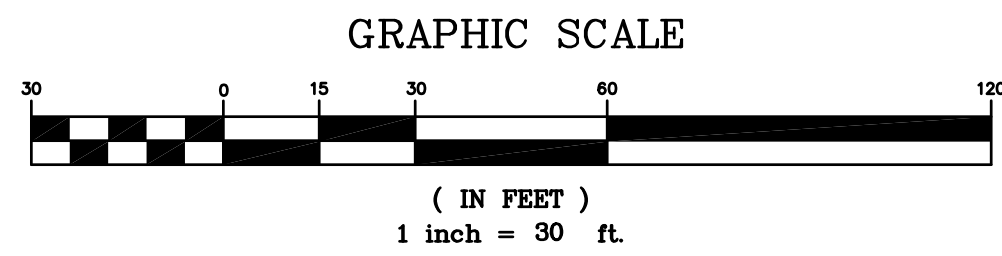
LATERAL CONNECTION-WITH CLEANOUT WHERE DEPTH OF SEWER DOES NOT EXCEED 10' TYP.



ROOF DRAIN NO SCALE

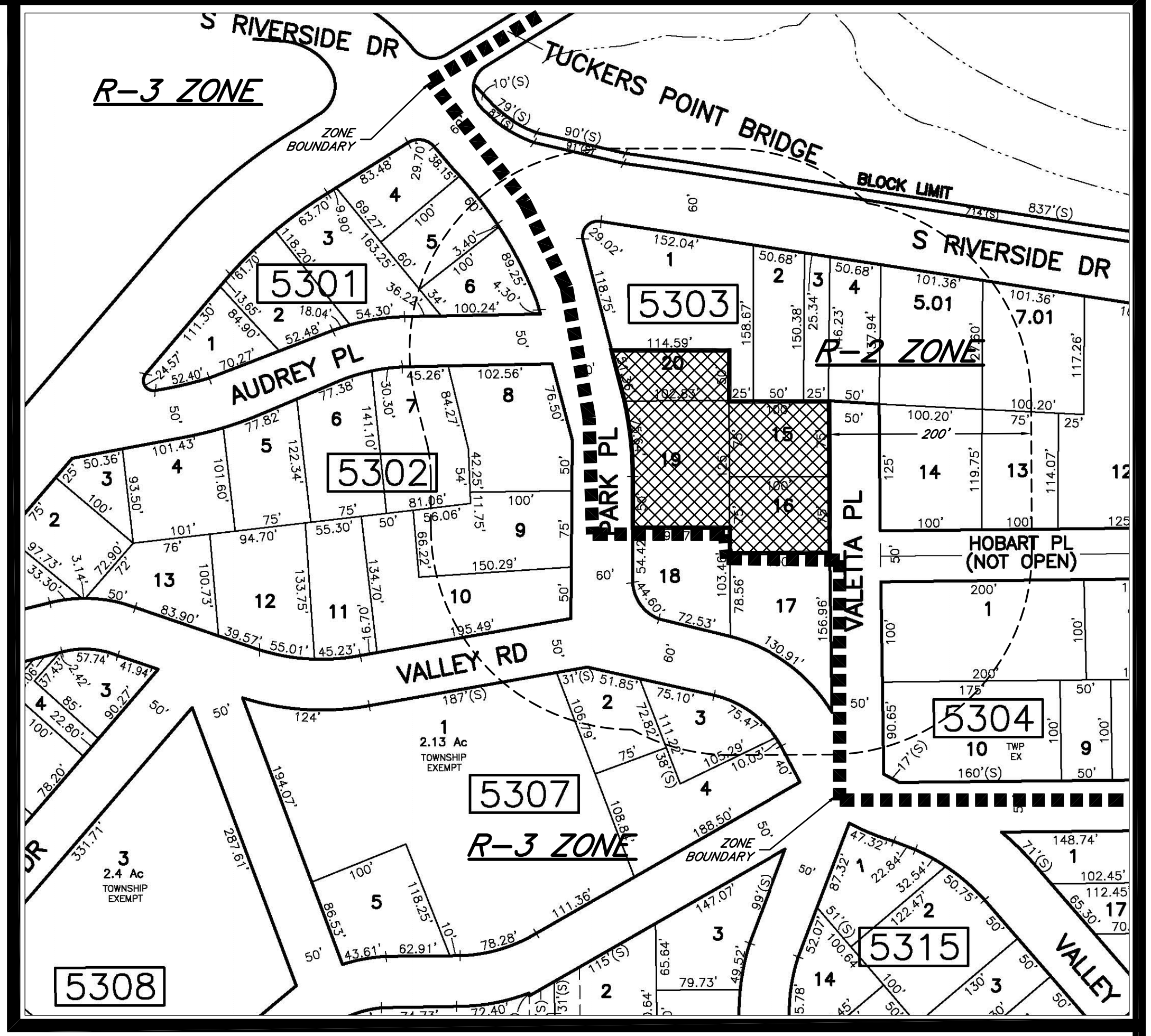


WATER SERVICE CONNECTION DETAIL N.T.S.



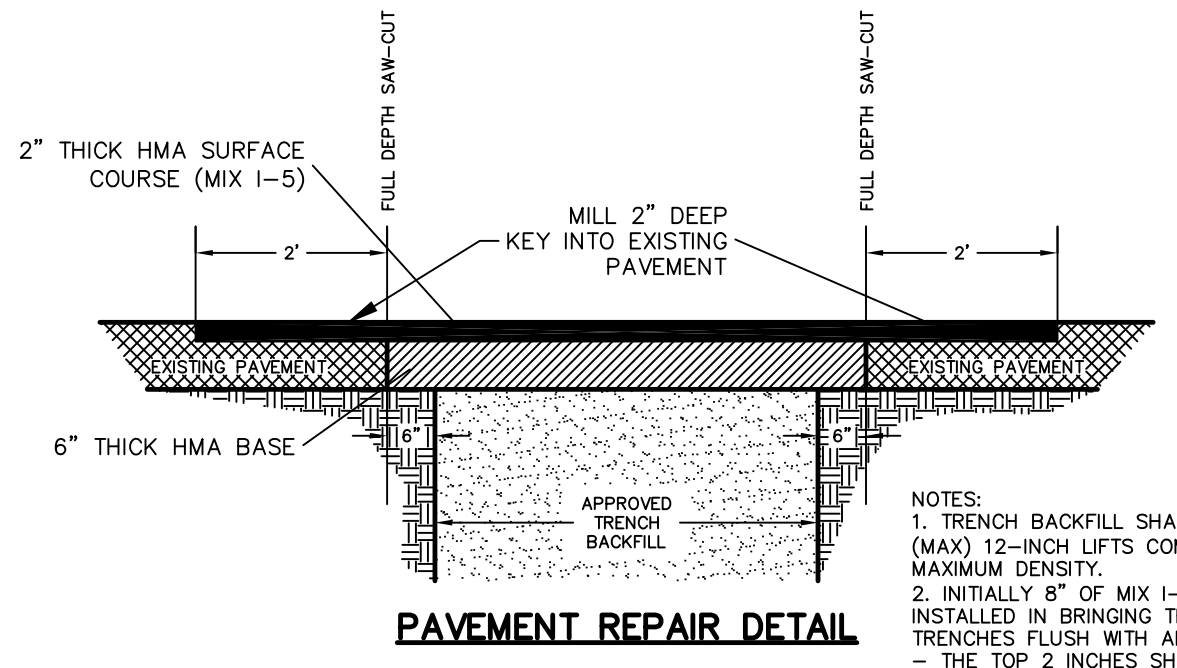
NOTES:

1. THE OWNER/APPLICANT SHALL COMPLY WITH ALL THE RULES, REGULATIONS, DETAILS AND SPECIFICATIONS OF THOSE PUBLIC UTILITIES SERVICING THE SUBJECT PROPERTY.
2. THE SUBJECT PROPERTY FALLS IN FLOOD HAZARD ZONE 'AE-10' PER PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3402903330, DATED JANUARY 30, 2015.
3. THERE ARE NO KNOWN FRESHWATER WETLANDS, TRANSITION AREAS, FLOODPLAINS STREAM ENVOUCHMENT LINES, OR OTHER ENVIRONMENTAL CONSTRAINTS LOCATED ON THE SUBJECT PARCEL.
4. ANY PROPOSED WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE DRIVEWAY, CONCRETE CURB AND UTILITY CONNECTIONS, WILL REQUIRE A TOWNSHIP ROAD OPENING PERMIT PRIOR TO THE START OF CONSTRUCTION. ADDITIONALLY, ANY SANITARY SEWER CONNECTIONS SHALL BE COORDINATED WITH THE NEPTUNE TOWNSHIP SEWER DEPARTMENT. ASSOCIATED PERMITS AND FEES MAY BE REQUIRED.
5. CONTRACTOR SHALL FOLLOW ALL THE DETAILS AND SPECIFICATIONS DEPICTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN FOR ALL AREAS OF THE TRACT, NOT JUST THOSE DEPICTED ON THIS PLOT PLAN.
6. ALL MATERIALS, METHODS OF CONSTRUCTION AND DETAILS SHALL BE IN CONFORMANCE WITH THE CURRENT ENGINEERING AND BUILDING REQUIREMENTS OF THE TOWNSHIP OF NEPTUNE, WHICH ARE ON FILE IN THE OFFICE OF THE TOWNSHIP ENGINEER.
7. NO SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING AND PLANNING.
8. THE APPLICANT/OWNER SHALL ENSURE PROPER ON-SITE DRAINAGE, PER NEPTUNE TOWNSHIP ORDINANCE 07-11, SECTION 1010E (12). "UNDER NO CIRCUMSTANCES SHALL INDIVIDUAL LOTS BE GRADED IN SUCH A MANNER AS TO REDIRECT STORMWATER RUNOFF ONTO AN ADJACENT AND/OR DOWNSTREAM PROPERTY, OR DISTURB OR CHANGE THE EXISTING DRAINAGE PATTERNS OF AN ADJACENT LOT.
9. IN ACCORDANCE WITH THE TOWNSHIP GENERAL CODE, SECTION XII, PROPERTY MAINTENANCE 12-1.2 (U), "LEADERS AND DRAINS: NO LEADERS OR DRAINS SHALL BE CONSTRUCTED, INSTALLED, OR MAINTAINED IN SUCH A MANNER AS TO CAST RAIN WATER UPON THE ADJOINING PROPERTY." THEREFORE, ALL ROOF DRAINS SHALL BE CONNECTED TO AN UNDERGROUND RECHARGE SYSTEM OR DIRECTED TO A POINT OF DISCHARGE THAT WILL NOT IMPACT ADJACENT OR DOWNSTREAM PROPERTIES.
10. UPON COMPLETION OF CONSTRUCTION THE APPLICANT SHALL SUBMIT THREE (3) COPIES OF A FINAL AS-BUILT SURVEY FOR NEW RESIDENTIAL OR COMMERCIAL CONSTRUCTION, AND RESIDENTIAL OR COMMERCIAL BUILDING ADDITIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR LICENSED IN THE STATE OF NEW JERSEY PRIOR TO REQUESTING A FINAL CERTIFICATE OF OCCUPANCY (CO) INSPECTION FROM THE MUNICIPAL ENGINEER.
11. APPLICANT IS TO OBTAIN ALL OTHER MUNICIPAL AND OUTSIDE AGENCY APPROVALS AS NECESSARY; THIS INCLUDES OBTAINING A ZONING PERMIT AND CONSTRUCTION PERMITS FROM THE TOWNSHIP FOR THE CONSTRUCTION OF THE DWELLING.
12. NO WORK SHALL COMMENCE ON-SITE WITHOUT BUILDING PERMITS.
13. A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE SHALL BE PROVIDED TO THE DEPARTMENT OF CONSTRUCTION, PRIOR TO THE COMMENCEMENT OF WORK.
14. ALL WORK ACTIVITIES SHALL BE COMPLETED DURING NORMAL WORKING HOURS AS DEFINED IN THE NEPTUNE TOWNSHIP NOISE ORDINANCE, CHAPTER 3 OF THE TOWNSHIP GENERAL CODE.



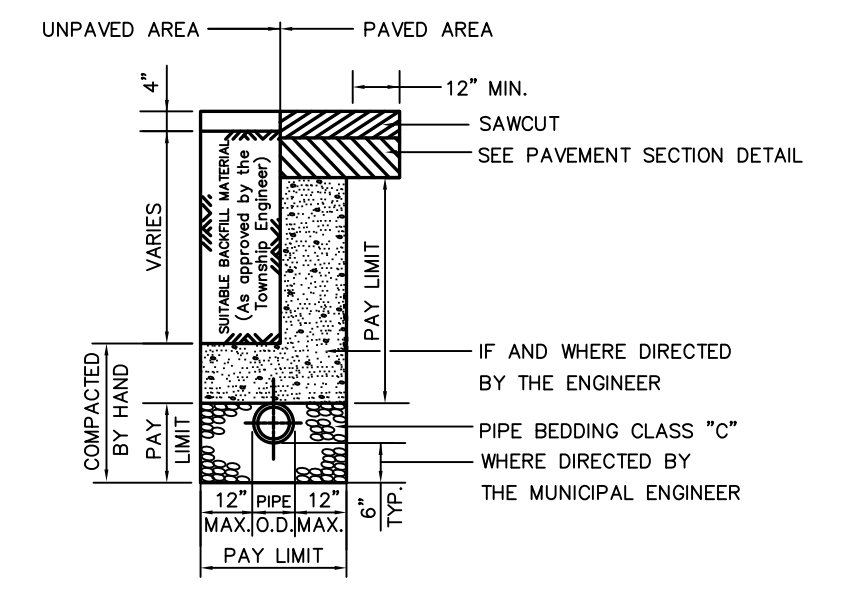
TAX MAP

SCALE: 1"=100'



PAVEMENT REPAIR DETAIL

- NOTES:
1. TRENCH BACKFILL SHALL BE COMPLETED IN (MAX) 12-INCH LIFTS COMPACTED TO 95% OF MAXIMUM DENSITY.
 2. INITIALLY 8" OF MIX 1-2 SHALL BE INSTALLED IN BRINGING THE BACKFILLED TRENCHES FLUSH WITH ADJACENT PAVEMENT - THE TOP 2 INCHES SHALL THEN BE MILLED OFF AND REPLACED WITH MIX 1-5 IN THE FINAL RESURFACING OPERATION.



TYPICAL TRENCH DETAIL N.T.S.

IN AREAS DESIGNATED TO BE MILLED AND OVERLAYED, THE CONTRACTOR SHALL CONSTRUCT PAVEMENT TO THE LIMITS OF THE STABILIZED COURSE. SHEETING TO BE PROVIDED WHERE NECESSARY.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
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GRADING PLAN
FOR
HEATHROW EXCHANGE LLC & SHARK RIVER HILLS ESTATES
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 53)

Nelson Engineering Associates, Inc.

1750 BLOOMSBURY AVENUE OCEAN, NEW JERSEY 07712 TEL: (732)-918-2180 FAX: (732)-918-0697 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900	SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING
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DAVID H. BOESCH, L.L.A.
LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489

SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 171101	DATE: 09-25-2020	SHEET 2 OF 2