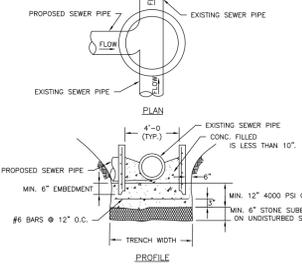
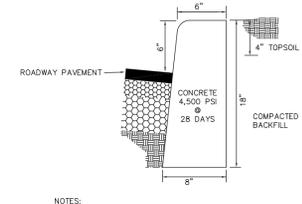


**STORM MANHOLE**  
N.T.S.



**TYPICAL DOGHOUSE MANHOLE**



**VERTICAL CURB**  
N.T.S.

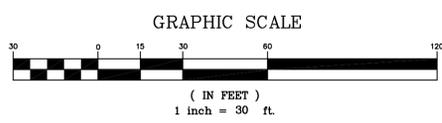
**DRIVEWAY PAVEMENT DETAIL**  
N.T.S.

**ZONING INFORMATION: R-2 RESIDENTIAL ZONE**

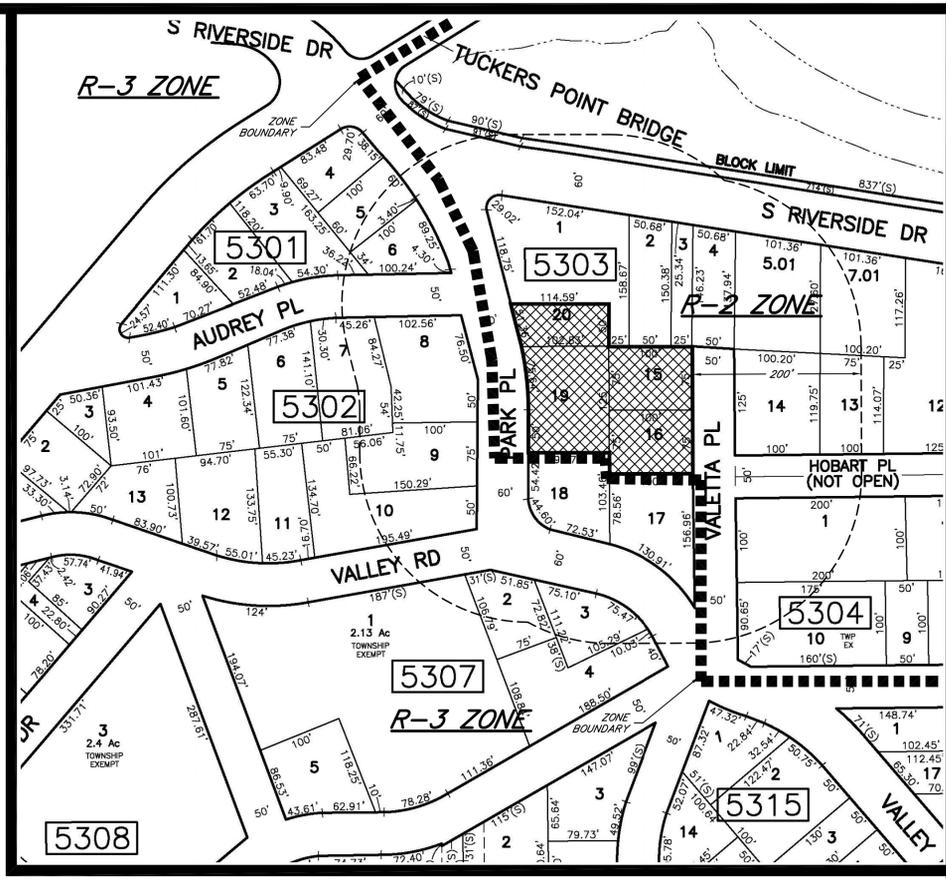
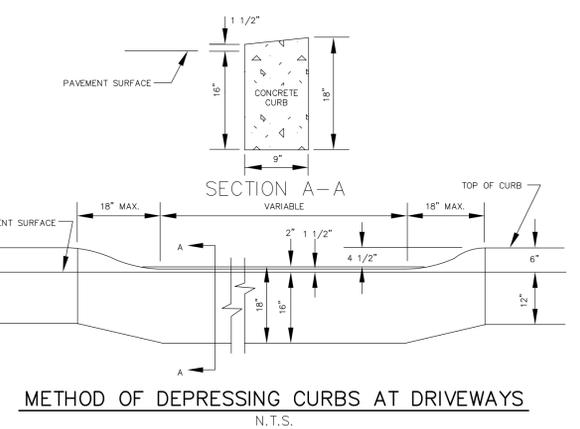
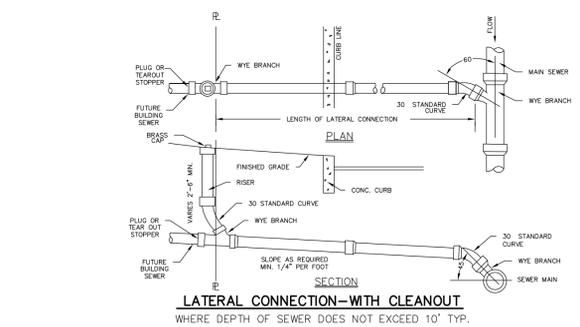
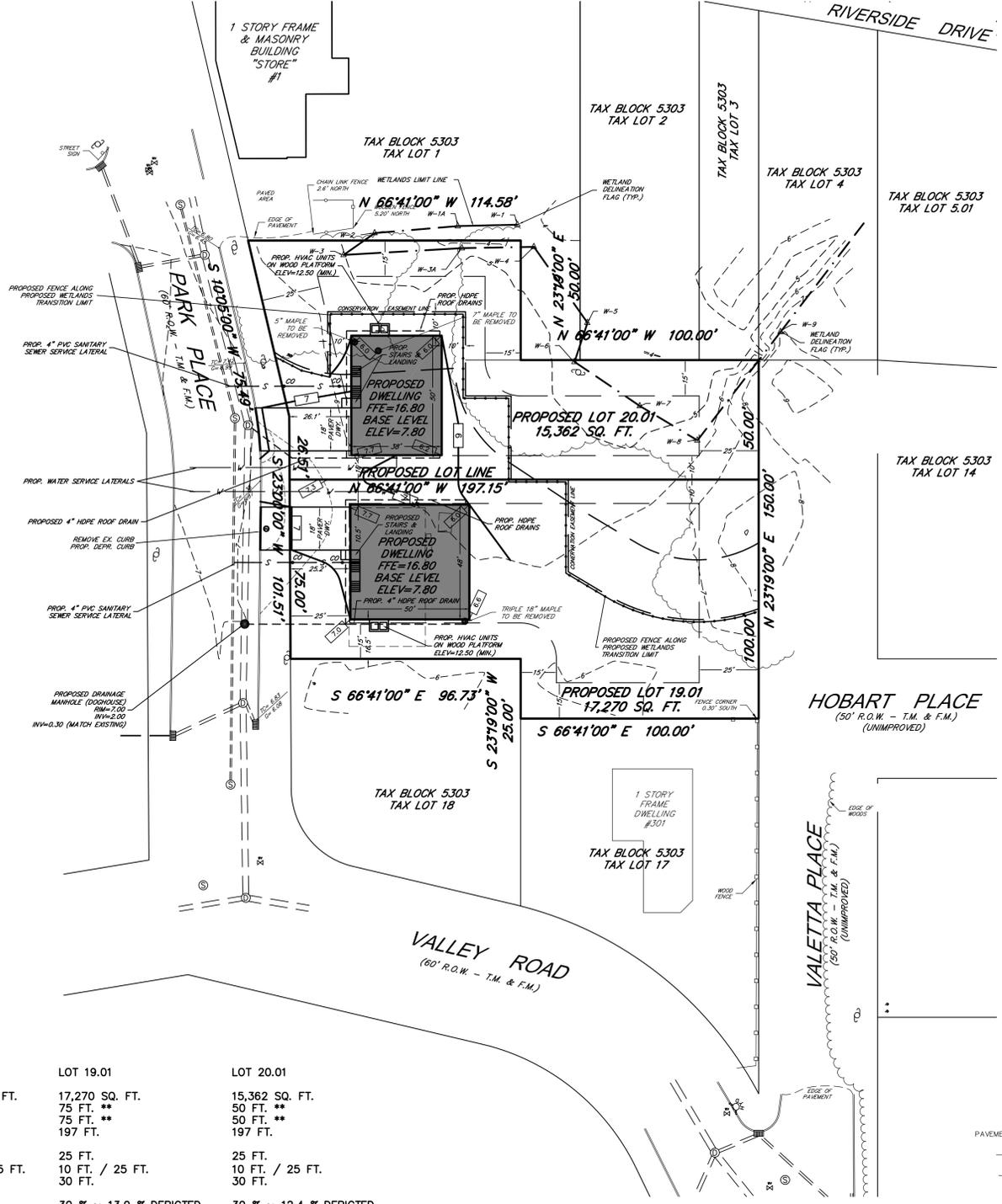
ZONING CRITERIA:	REQUIRED	LOT 19.01	LOT 20.01
LOT AREA	10,000 SQ. FT.	17,270 SQ. FT.	15,362 SQ. FT.
LOT WIDTH	100 FT.	75 FT. **	50 FT. **
LOT FRONTAGE	100 FT.	75 FT. **	50 FT. **
LOT DEPTH	100 FT.	197 FT.	197 FT.
FRONT SETBACK	25 FT.	25 FT.	25 FT.
SIDE SETBACK (ONE/BOTH)	10 FT. / 25 FT.	10 FT. / 25 FT.	10 FT. / 25 FT.
REAR SETBACK	30 FT.	30 FT.	30 FT.
BUILDING COVERAGE	30 %	30 % ~ 13.9 % DEPICTED	30 % ~ 12.4 % DEPICTED
LOT COVERAGE	40 %	40 % ~ 16.5 % DEPICTED	40 % ~ 15.8 % 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.

- NOTES:**
- ALL OF THE SUBJECT LOTS ARE WITHIN FLOOD ZONE AE, WITH A FLOOD ELEVATION OF 10 (NAVD 1988).
  - ALL PROPOSED UTILITY SERVICE LATERALS SHALL BE INSTALLED UNDERGROUND.
  - ALL ABOVE GROUND UTILITY SERVICE METERS SHALL BE INSTALLED ABOVE ELEVATION 12.50. A WOOD PLATFORM WITH STEPS WILL BE PROVIDED IF NECESSARY FOR METER ACCESS.



**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.  
TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM THE CONVERSION FACTOR IS +1.145 FEET.



**TAX MAP**  
SCALE: 1"=100'

- LEGEND**
- UTILITY POLE
  - GUY WIRE
  - LIGHT POLE
  - FIRE HYDRANT
  - WATER VALVE
  - GAS VALVE
  - SIGN
  - SEWER MANHOLE
  - TELEPHONE MANHOLE
  - DRAINAGE MANHOLE
  - FLAT GRATE CATCHBASIN
  - GAS LINE
  - WATER LINE
  - WETLAND FLAG (i.e. W-1)
  - TREE (#) & DBH IN INCHES
  - TREE TO BE REMOVED
  - PROPOSED WOOD RAIL FENCE
  - PROPOSED SILT FENCE
  - SANITARY SEWER CLEAN-OUT
  - CATCH BASIN
  - DRAINAGE MANHOLE
  - SANITARY MANHOLE

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

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
7.	ADDED 3 TREES TO BE REMOVED ONLY	5-12-22	DHB	MRD
6.	CORRECTED TRANSITION AREA WAIVER CALCULATIONS	5-5-22	DHB	MRD
5.	LOWERED PROP. FFE & BASE ELEV PER NUDEP COMMENTS	4-4-22	DHB	MRD
4.	REVISED T.A.W. LAYOUT PER NUDEP COMMENTS - ECO VALUE	3-5-22	DHB	MRD
3.	INCREASED TRANSITION AREA PLANTINGS	2-7-22	DHB	MRD
2.	REVISED PER NUDEP COMMENTS 1-7-22	1-12-22	DHB	DHB
1.	FINALIZED PLOT PLAN AND T.A.W. AREAS	10-4-21	DHB	DHB

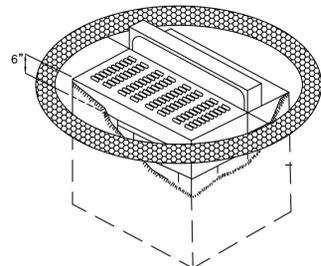
**PLOT PLAN ~ GRADING PLAN**  
FOR  
**HEATHROW EXCHANGE LLC & SHARK RIVER HILLS ESTATES**  
TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20  
TOWNSHIP OF NEPTUNE  
MONMOUTH COUNTY, NEW JERSEY  
(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 53)

**Nelson Engineering Associates, Inc.**  
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NEPTUNE, NEW JERSEY 07753  
TEL: (732)-918-2180  
WWW.NELSONENG.NET  
CERTIFICATE OF AUTHORIZATION # 24GA28014900

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

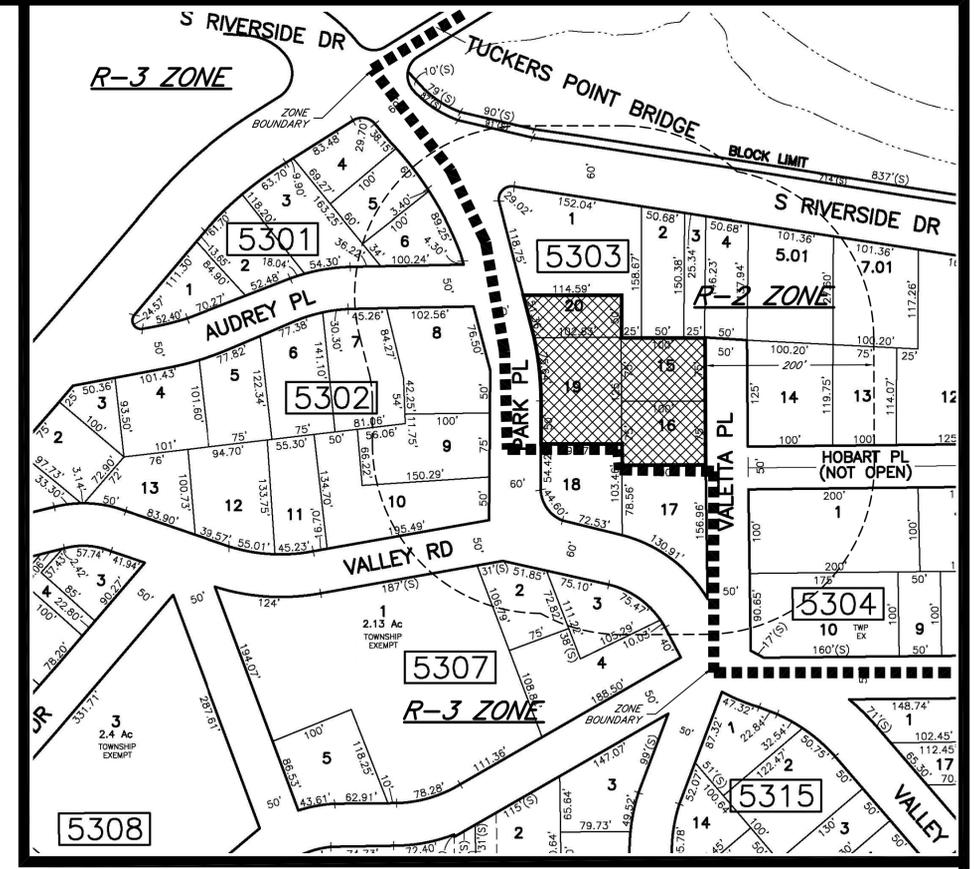
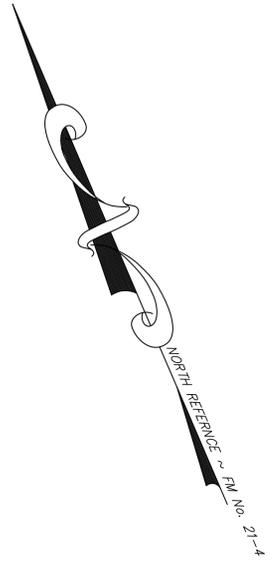
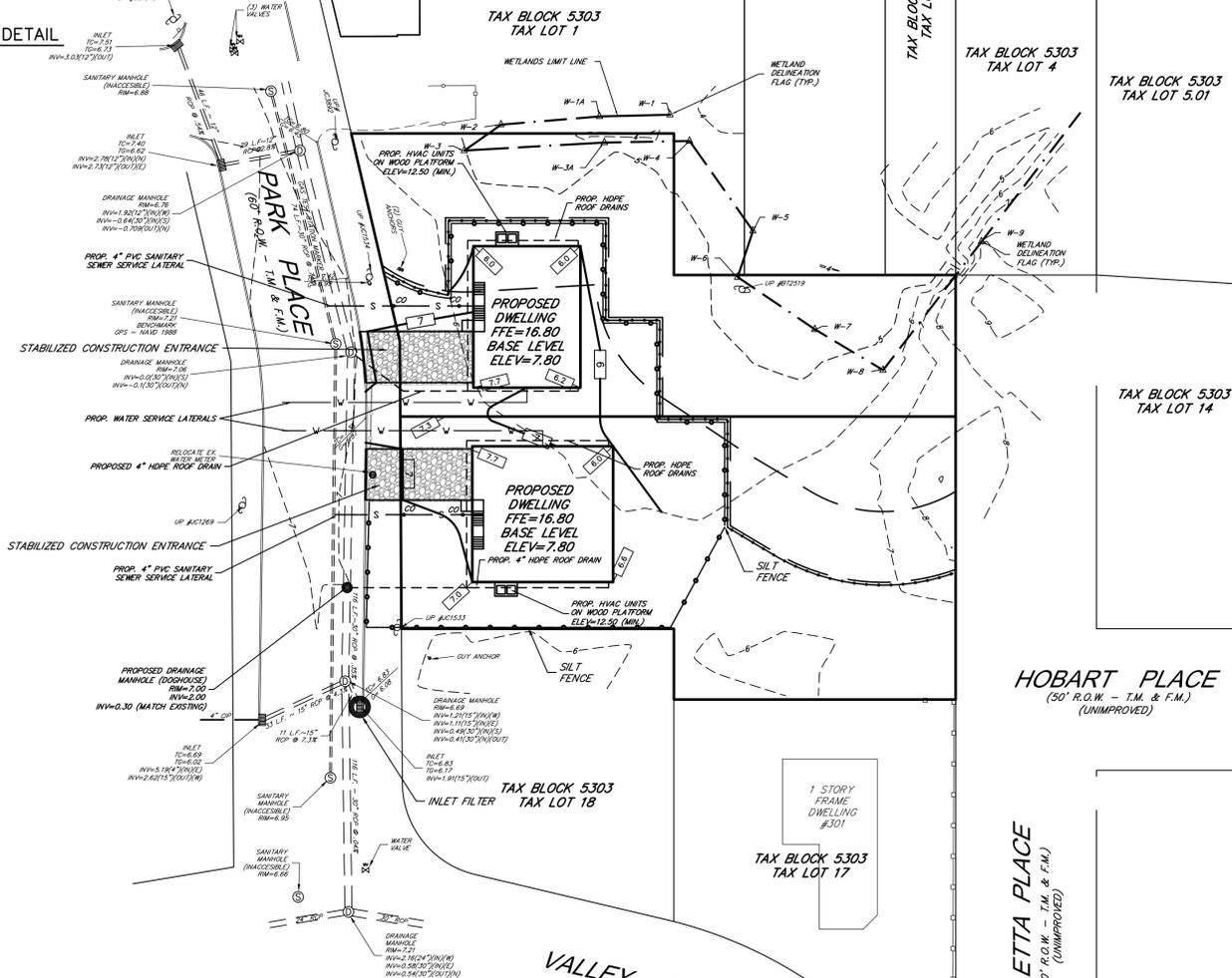
**MATTHEW R. DUBOIS, P.E.**  
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=30'	DRAWN BY: DHB	CHKD. BY: MRD
FILE: 171101	DATE: 06-08-2021	SHEET 1 OF 3

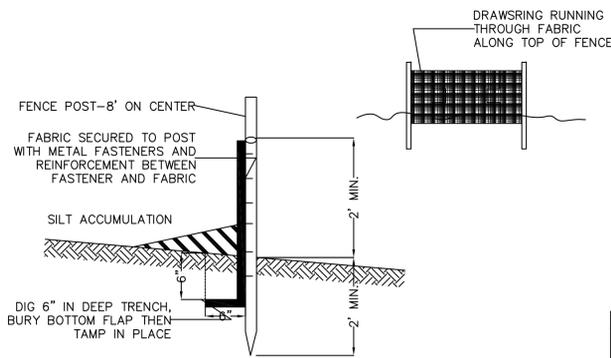


1. PLACE 6" DIAMETER, STONE-FILLED HEAVY CANVAS SLEEVE/TUBE AROUND INLET.
2. BASE OF TUBE SHALL BE PLACED AT THE SAME ELEVATION AS THE INLET GRATE.
3. CANVAS SLEEVE SHALL BE FILLED WITH 3/4" BROKEN STONE.
4. CANVAS SHALL BE PLACED COMPLETELY AROUND THE BASIN WHEN CURB IS NOT PRESENT AND TO THE FACE OF THE CURB ONCE CURBING IS INSTALLED.
5. CONTRACTOR IS TO CLEAN INLET AFTER EVERY STORM.
6. CONTRACTOR IS TO REMOVE SLEEVE AND STONE JUST PRIOR TO PAVING.

**INLET FILTER DETAIL**  
N.T.S.



**TAX MAP**  
SCALE: 1"=100'



**SILT FENCE DETAIL**  
N.T.S.

Figure 29-1: Stabilized Construction Access

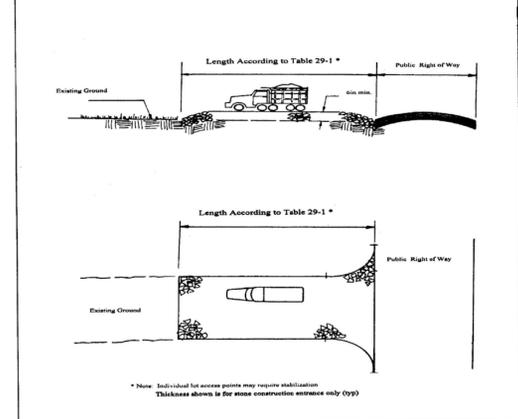
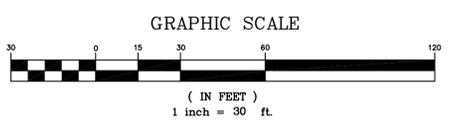


Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
>5%	Entire surface stabilized with FABC base course <sup>1</sup>	

1. As prescribed by local ordinance or other governing authority.



NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
7.	ADDED 3 TREES TO BE REMOVED ONLY	5-12-22	DHB	MRD
6.	CORRECTED TRANSITION AREA WAIVER CALCULATIONS	5-3-22	DHB	MRD
4.	REVISED T.A.W. LAYOUT PER INDEP COMMENTS - ECO VALUE	3-5-22	DHB	MRD
3.	INCREASED TRANSITION AREA PLANTINGS	2-7-22	DHB	MRD
2.	REVISED PER INDEP COMMENTS 1-7-22	1-12-22	DHB	DHB
1.	FINALIZED PLOT PLAN AND T.A.W. AREAS	10-4-21	DHB	DHB

**SOIL EROSION AND SEDIMENT CONTROL 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)

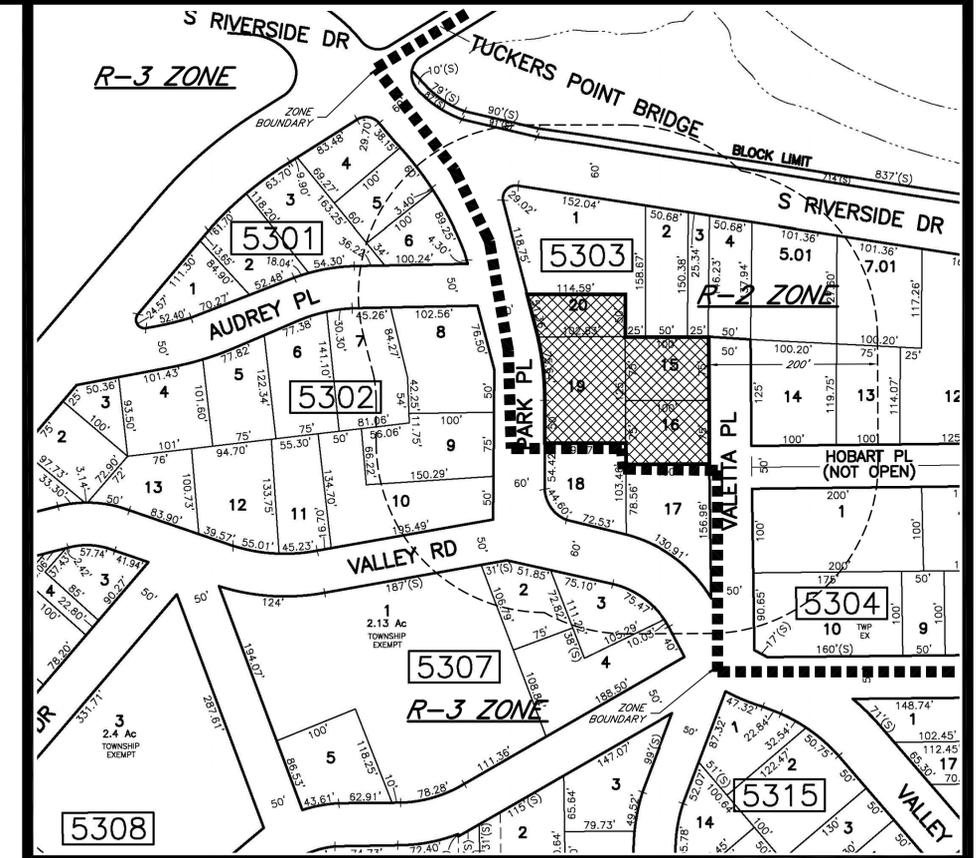
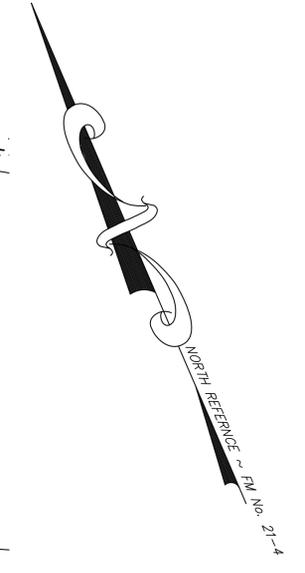
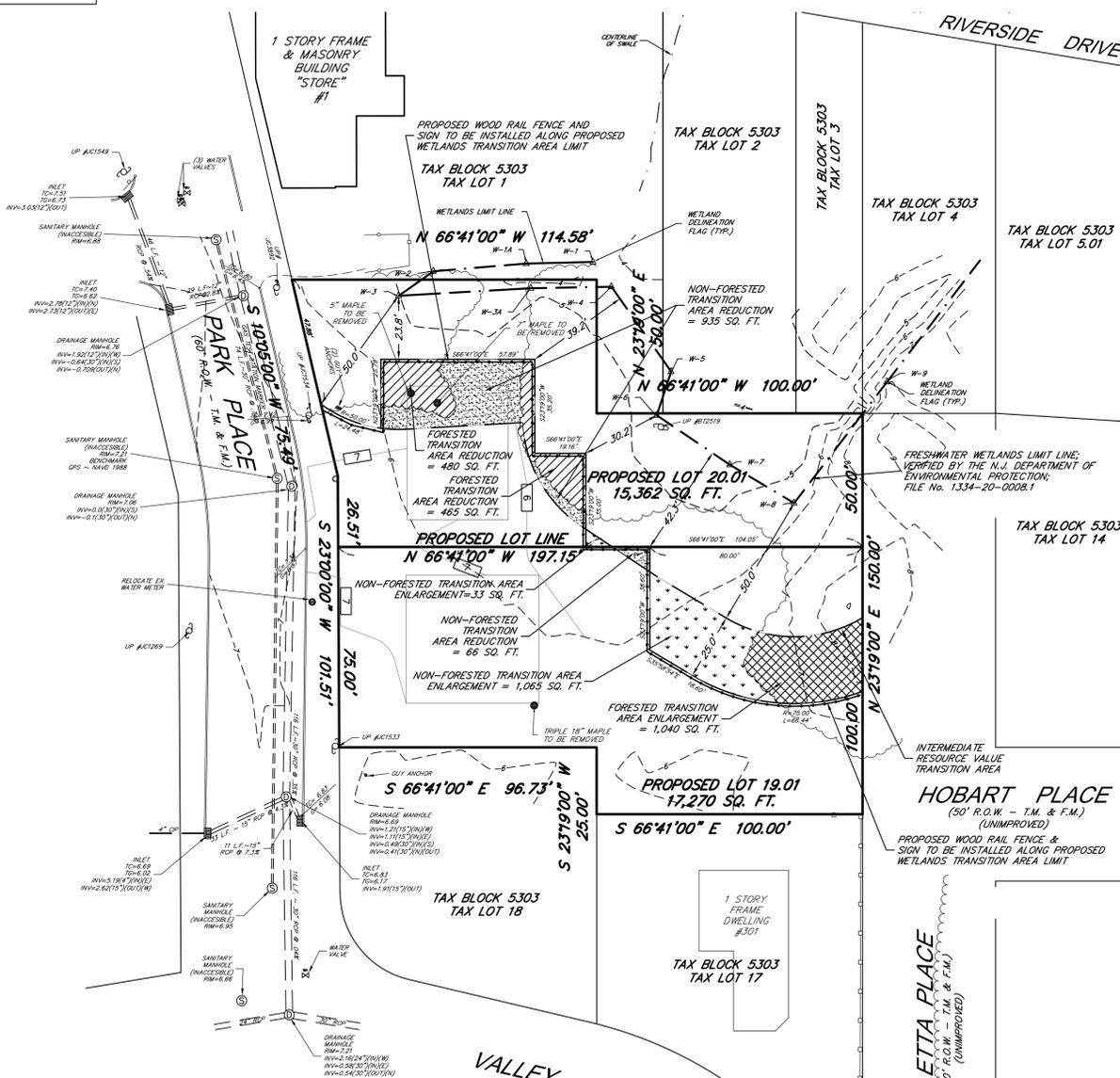
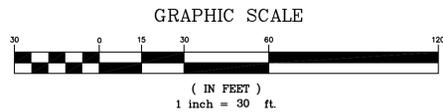
**Nelson Engineering Associates, Inc.**

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PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 48357

SCALE: 1"=30' DRAWN BY: DHB CHKD. BY: MRD  
FILE: 171101 DATE: 06-08-2021 SHEET 2 OF 3



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.

- NOTES:
- ALL OF THE SUBJECT LOTS ARE WITHIN FLOOD ZONE AE, WITH A FLOOD ELEVATION OF 10 (NAVD 1988).
  - ALL PROPOSED UTILITY SERVICE LATERALS SHALL BE INSTALLED UNDERGROUND.
  - ALL ABOVE GROUND UTILITY SERVICE METERS SHALL BE INSTALLED ABOVE ELEVATION 12.50. A WOOD PLATFORM WITH STEPS WILL BE PROVIDED IF NECESSARY FOR METER ACCESS.

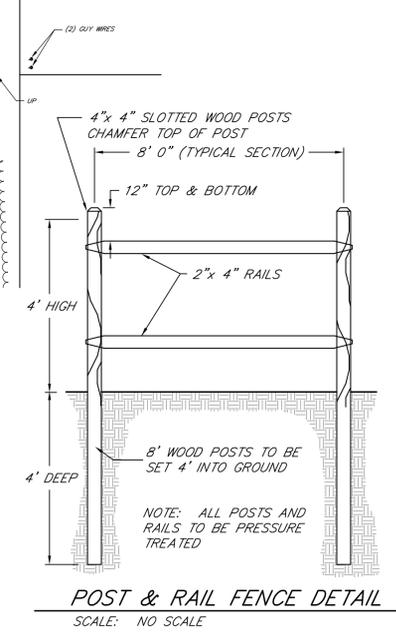
SURVEY REFERENCE:  
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 TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM THE CONVERSION FACTOR IS +1.145 FEET.

**TRANSITION AREA WAIVER CALCULATIONS:**  
 AREA OF FORESTED TRANSITION AREA REDUCTION = 945 SQ. FT.  
 AREA OF NON-FORESTED TRANSITION AREA REDUCTION = 1,001 SQ. FT.  
 TOTAL AREA OF PROPOSED TRANSITION AREA REDUCTION = 1,946 SQ. FT.

AREA OF FORESTED TRANSITION AREA ENLARGEMENT = 1,040 SQ. FT.  
 AREA OF NON-FORESTED TRANSITION AREA ENLARGEMENT = 1,098 SQ. FT.  
 TOTAL AREA OF PROPOSED TRANSITION AREA ENLARGEMENT = 2,138 SQ. FT.

NET CHANGE IN TRANSITION AREA = + 192 SQ. FT.

**ECOLOGICAL VALUE ANALYSIS:**  
 NET INCREASE IN FORESTED TRANSITION AREA = 95 SQ. FT.  
 NET INCREASE IN NON-FORESTED TRANSITION AREA = 97 SQ. FT.



THIS IS A PROTECTED NJDEP FRESHWATER WETLAND TRANSITION AREA PER N.J.A.C. 7:7A. DISTURBANCE TO THIS AREA IS PROHIBITED.

NJDEP TRANSITION AREA SIGN SCALE N.T.S.

**TAX MAP**  
 SCALE: 1"=100'

**LEGEND**

- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SIGN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE MANHOLE
- FLAT GRATE CATCHBASIN
- GAS LINE
- WATER LINE
- WETLAND FLAG (i.e. W-1)
- TREE (T) & DBH IN INCHES
- TREE TO BE REMOVED
- PROPOSED WOOD RAIL FENCE
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5.	LOWERED PROP. FTE & BASE ELEV PER NJDEP COMMENTS	4-4-22	DHB	MRD
4.	REVISED T.A.W. LAYOUT PER NJDEP COMMENTS - ECO VALUE	3-5-22	DHB	MRD
3.	INCREASED TRANSITION AREA PLANTINGS	2-7-22	DHB	MRD
2.	REVISED PER NJDEP COMMENTS 1-7-22	1-12-22	DHB	DHB
1.	FINALIZED PLOT PLAN AND T.A.W. AREAS	10-4-21	DHB	DHB

**TRANSITION AREA WAIVER PLAN**  
 FOR  
**HEATHROW EXCHANGE LLC & SHARK RIVER HILLS ESTATES**  
 TAX BLOCK 5303, TAX LOTS 15, 16, 19 & 20  
 TOWNSHIP OF NEPTUNE  
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SCALE: 1"=30' DRAWN BY: DHB CHKD. BY: MRD  
 FILE: 171101 DATE: 06-08-2021 SHEET 3 OF 3