

TAX MAP
SCALE: 1"=100'

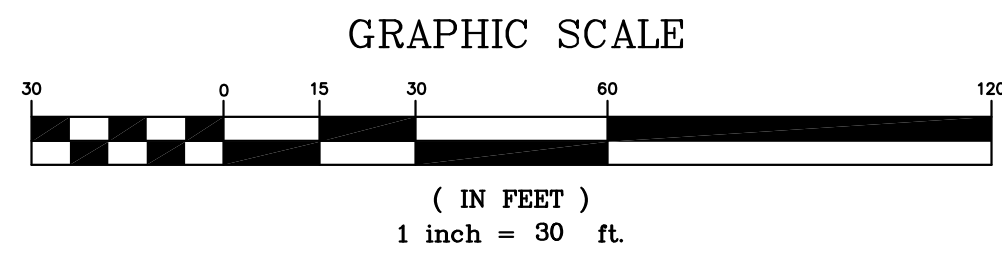
OWNERS / APPLICANTS:
SHARK RIVER HILLS ESTATES & HEATHROW EXCHANGE, LLC
c/o WILLIAM OLIVER, ESQ.
2240 HIGHWAY 33, SUITE 112
NEPTUNE, NJ 07753

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.



TRANSITION AREA WAIVER CALCULATIONS:

AREA OF PROPOSED TRANSITION AREA REDUCTION = 2,740 SQ. FT.

AREA OF PROPOSED TRANSITION AREA ENLARGEMENT = 2,820 SQ. FT.

NET CHANGE IN TRANSITION AREA = + 80 SQ. FT.

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.

NO.	REVISION DESCRIPTION	DATE	DRWN	CHKD BY
CONCEPTUAL TRANSITION AREA WAIVER 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 <small>(TAX MAP REFERENCE TOWNSHIP OF NEPTUNE SHEET No. 53)</small>				
		Nelson Engineering Associates, Inc.		
<small>444 NEPTUNE BOULEVARD, SUITE 4 NEPTUNE, NEW JERSEY 07753 TEL: (732)-918-2180 WWW.NELSONENG.NET CERTIFICATE OF AUTHORIZATION # 24GA28014900</small>		<small>SITE ENGINEERING TRAFFIC ENGINEERING LANDSCAPE ARCHITECTURE ENVIRONMENTAL STUDIES LAND SURVEYING & MAPPING</small>		
DAVID H. BOESCH, L.L.A. <small>LICENSED LANDSCAPE ARCHITECT NEW JERSEY LICENSE No. AS000489</small>				
SCALE: 1"=20'	DRAWN BY: DHB	CHKD. BY: MRD		
FILE: 171101	DATE: 06-08-2021	SHEET 1 OF 1		