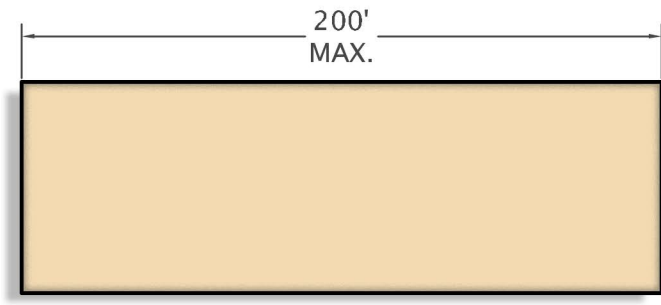


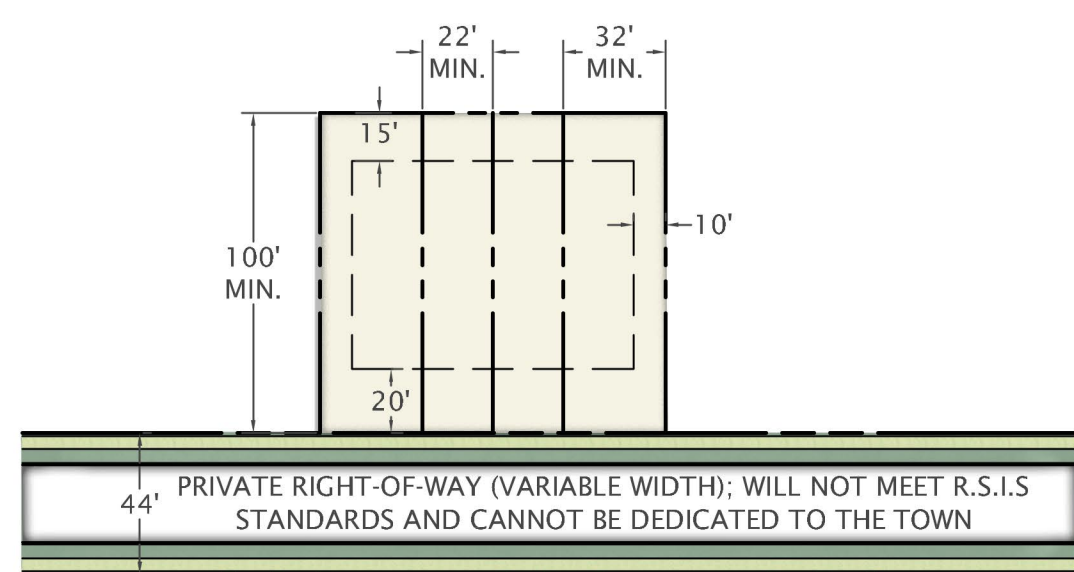
PROPERTY DATA:

| | |
|---------------------|-----------|
| TOTAL SITE AREA: | ± 56.8 AC |
| TOTAL UNITS: | |
| AFFORDABLE UNITS: | 96 UNITS |
| MARKET RATE UNITS: | 224 UNITS |
| TOTAL UNITS: | 320 UNITS |



TYPICAL 24-UNIT THREE-STORY AFFORDABLE BUILDING

SCALE: 1" = 60'



MINIMUM TOWN HOME LOTS

SCALE: 1" = 60'



TYPICAL TOWNHOME ELEVATION

| | |
|---------|---------------------|
| BRADEN | 2041 SF LIVING AREA |
| CONWAY | 1752 SF LIVING AREA |
| CORBETT | 1762 SF LIVING AREA |
| DALLON | 2092 SF LIVING AREA |
| DORIAN | 2068 SF LIVING AREA |

SITE PLAN ASSUMPTIONS:

- CONCEPT ASSUMES A NEW ZONING OVERLAY TO BE WRITTEN. SITE CURRENTLY ZONED SED-20/W (SPECIAL ECONOMIC DEVELOPMENT AREA) AND R-AG/4 (RURAL AGRICULTURAL).
- CONCEPT ASSUMES CONNECTION TO PUBLIC WATER.
- CONCEPT ASSUMES CONNECTION TO PUBLIC SEWER. SITE PARTIALLY LOCATED WITHIN SEWER SERVICE AREA. CONCEPT ASSUMES AMENDMENT TO SEWER SERVICE AREA TO INCLUDE ENTIRE SITE AREA.
- CONCEPT PROPOSES 30% AFFORDABLE UNITS.
- CONCEPT PROPOSES 24-FT WIDE ACCESS TO SCOUT CAMP BY WAY OF ACCESS EASEMENTS FROM MADISON AVENUE.
- RELIEF REQUIRED FROM MANALAPAN TOWNSHIP LAND DEVELOPMENT REGULATION 95-8.3 ALLOWABLE STEEP SLOPE DISTURBANCE.
- RELIEF REQUIRED FROM MANALAPAN TOWNSHIP LAND DEVELOPMENT REGULATION 95-8.9 OPEN SPACE DESIGN REQUIREMENTS.
- CONCEPT ASSUMES ALL EXISTING STRUCTURES TO BE RAZED.
- SITE IS LOCATED IN THE DELAWARE AND RARITAN CANAL COMMISSION: ZONE B AREA.
- CONCEPT ASSUMES ISOLATED WETLANDS TO BE FILLED. GP6 PERMIT REQUIRED.

LEGEND:

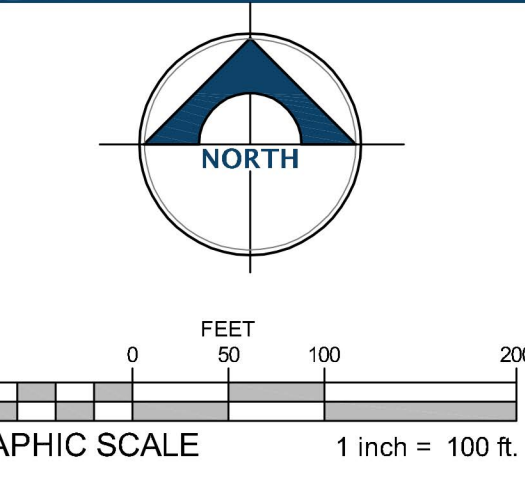
| | | | |
|--|-------------------------------|--|-----------------------------------|
| | TOWNSHIP BOUNDARY | | STEEP SLOPES (10-15%) |
| | SEWER SERVICE BOUNDARY | | STEEP SLOPES (15-20%) |
| | WETLANDS | | STEEP SLOPES (20% s) |
| | NON-HYDRIC SOILS WITHIN DITCH | | |

SOURCES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
- AERIAL PHOTOGRAPH PROVIDED BY: NJ GIN DATED: 2015.
- TOPOGRAPHIC INFORMATION PROVIDED BY: USGS QUADRANGLE "NJ JAMESBURG" DATED 2016.10.25.
- PARCEL BOUNDARY TAKEN FROM SURVEY OF PROPERTY OF: BLOCK 72, LOTS 10.01, 11.06 AND 11.07 PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A. DATED 02-19-01, LAST REVISED 12-10-02.
- EASEMENT LOCATIONS TAKEN FROM TAX MAP OF THE TOWNSHIP OF MANALAPAN #37 PREPARED BY EDWARD A. BONUS DATED MARCH 1960, LAST REVISED BY CME ASSOCIATES DATED NOVEMBER 2010 AND #37.01 PREPARED BY BIRDSALL ENGINEERING DATED DECEMBER 2005.
- ALL BASE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN MAY VARY PENDING MORE ACCURATE INFORMATION.



CONCEPT "G-1" 320 UNITS
 224 MARKET RATE UNITS + 96 AFFORDABLE UNITS
MANALAPAN TOWN HOMES
 MANALAPAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY



PLAN SUMMARY:
 (96) AFFORDABLE UNITS
 (224) MARKET RATE UNITS
 (320) TOTAL UNITS

- + 6,243 LF OF CARTWAY + 112 VISITOR SPACES (MARKET RATE AREA)
- + 1,455 LF OF CARTWAY + 192 SPACES (AFFORDABLE UNIT AREA)
- + 370 LF OF CARTWAY + 37 SPACES (AMENITY AREA)
- + 332 LF OF NEW BOULEVARD
- + 4.2 ACRES STORM WATER

SITE DATA:
 ADDRESS: IRON ORE ROAD AND ROUTE 33
 PARCEL(S): BLOCK 72 LOT 10.01, 11.06, 11.07
 SITE AREA: (+/-) 56 AC
 CURRENT ZONING: SED-20/W + R-AG/4
 PROPOSED USE: NEW ZONING OVERLAY TO BE WRITTEN

OFFICE DATA:
 PROJECT NUMBER: 18153
 DATE: 2018-12-13
 SCALE: 1" = 100'
 DRAWN BY: CCC