

**LOCATION MAP**  
SCALE: N.T.S.

**SITE DATA:**

TAX PARCEL NUMBER:	BLOCK 11 LOTS 38, 38.02, 73.01, 73.02, 73.03, & 73.04
CURRENT ZONING:	OL-1
PROPOSED ZONING:	REWRITE-REZONE
SUB-PARCEL EXECUTIVE HOMES:	± 103 AC
SUB-PARCEL CARRIAGE HOMES WEST:	± 69 AC
SUB-PARCEL CARRIAGE HOMES EAST:	± 65 AC
TOTAL RESIDENTIAL SUB-PARCEL AREA:	± 237 AC
SUB-PARCEL EXISTING BUILDING:	± 235 AC
TOTAL SITE AREA:	± 472 AC

EXECUTIVE HOMES:	40 HOMES
AGE QUALIFIED CARRIAGES:	185 HOMES
<b>TOTAL HOMES:</b>	<b>225 HOMES</b>

DENSITY EXECUTIVE HOMES:	40 DU/103 AC = 0.4 DU/AC
DENSITY AGE QUALIFIED:	185 DU/134 AC = 1.4 DU/AC
OVERALL SITE DENSITY:	225 DU/237 AC = 0.9 DU/AC

**MINIMUM LOT REQUIREMENTS EXECUTIVE HOMES: R-40 A**

MIN. LOT AREA:	43,000 SF
MIN. LOT DEPTH:	180 FT
MIN. LOT FRONTAGE:	100 FT
MIN. LOT WIDTH:	180 FT
MIN. FRONT SETBACK:	50 FT
MIN. SIDE SETBACK:	25 FT
MIN. REAR SETBACK:	25 FT
MIN. LOT COVERAGE:	25 %



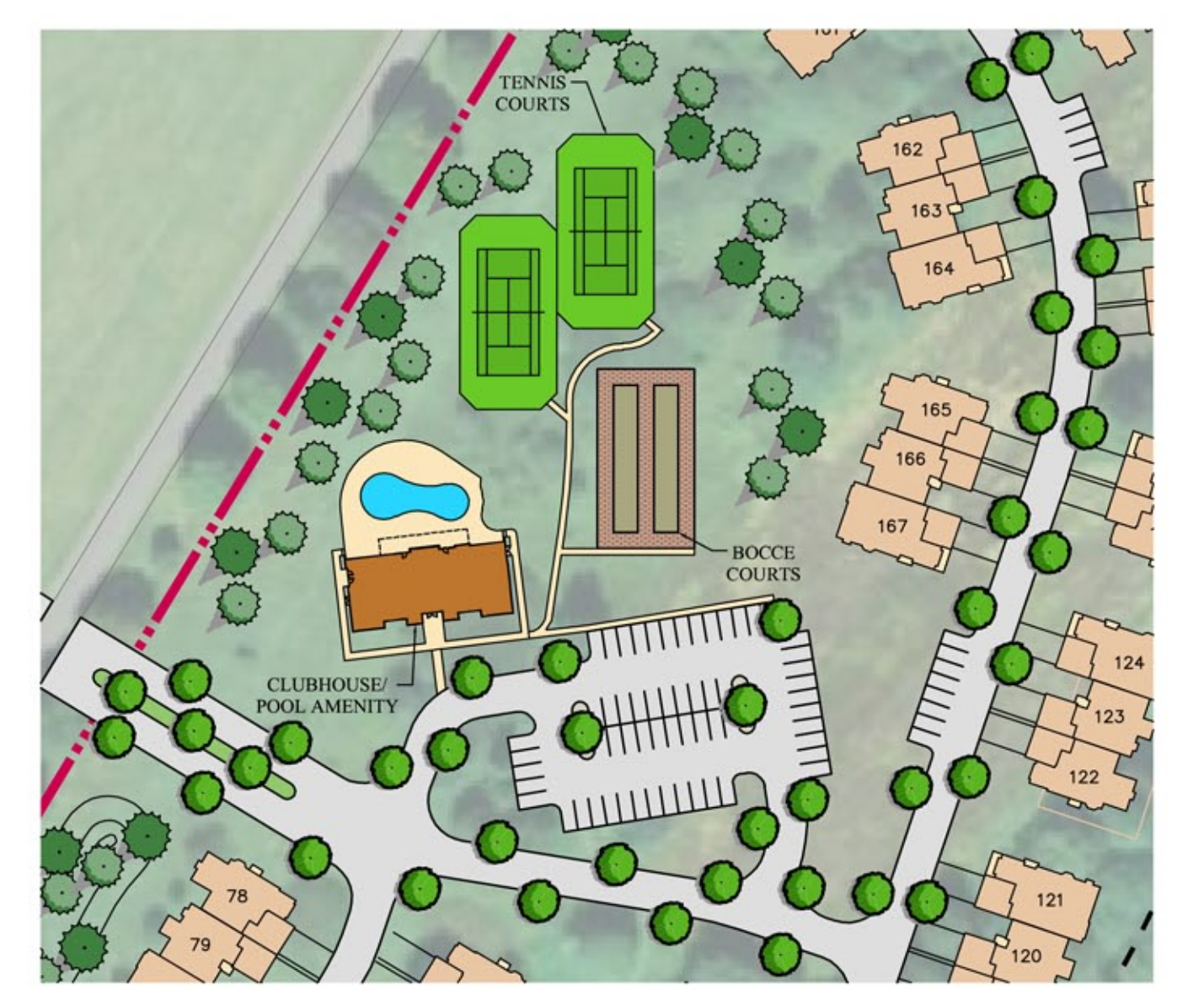
**TYPICAL EXECUTIVE HOME ELEVATION**

CARY:	4,088-4,185 SF LIVING AREA	40 HOMES
ELDRIDGE:	4,207-4,343 SF LIVING AREA	
ESSINGTON:	3,924-4,137 SF LIVING AREA	
HENLEY:	4,757-5,123 SF LIVING AREA	
PENN WYNNE:	5,013-5,096 SF LIVING AREA	



**TYPICAL AGE RESTRICTED CARRIAGE HOME ELEVATION**

ASHTON:	3,187 SF LIVING AREA	185 HOMES
GLADSTONE:	3,494 SF LIVING AREA	
NESHANIC:	3,081 SF LIVING AREA	
NEWTON:	2,791 SF LIVING AREA	



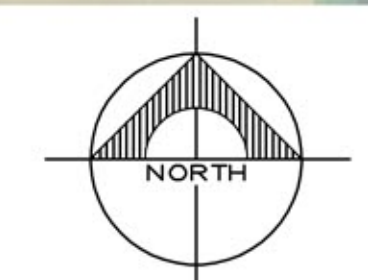
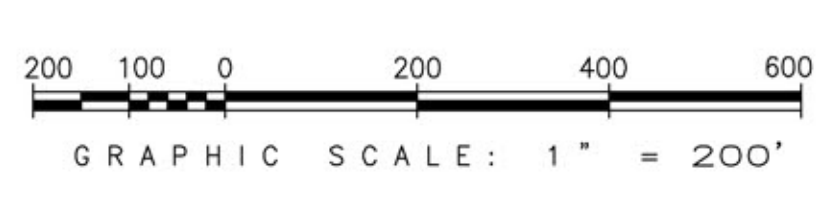
**PROPOSED CLUBHOUSE/AMENITY**  
SCALE: 1" = 100'

**LEGEND:**

	*RIPARIAN AND WETLAND BUFFER
	WETLAND
	SUB-PARCEL

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  - BASE INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY A.T. & T. BELL LABORATORIES PREPARED BY BIRDALL ENGINEERING, INC. DATED 07-23-1993.
  - AERIAL PHOTOGRAPH FLOWN BY DIGITAL GLOBAL IMAGE SEPTEMBER 2009.
  - PLAN ASSUMES REWRITE OF ZONING.
  - STREAM DESIGNATIONS AND ASSOCIATED 300-FOOT BUFFER BASED ON PLAN ENTITLED "REMAINING AREAS OF CONCERN" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DATED OCTOBER 31, 2012. FIELD VERIFICATION REQUIRED.

\*THIS PLAN HONORS BUFFERS AS IDENTIFIED ON "REMAINING AREAS OF CONCERN" PLAN PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES DATED 10-31-2012. FIELD VERIFICATION REQUIRED.



**BELL LABS/LUCENT  
CONCEPT SKETCH 225 HOMES**  
40 EXECUTIVE + 185 AGE-RESTRICTED  
HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY  
SCALE: 1" = 200' DATE: 06-11-2013 DRAWN BY: CCG