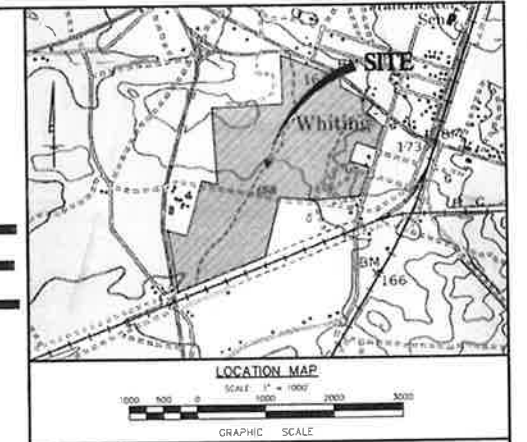


PRELIMINARY & FINAL
MAJOR SUBDIVISION

THE WOODLANDS OF LAKE RIDGE

LOTS 6, 14 & 15 BLOCK 109
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY



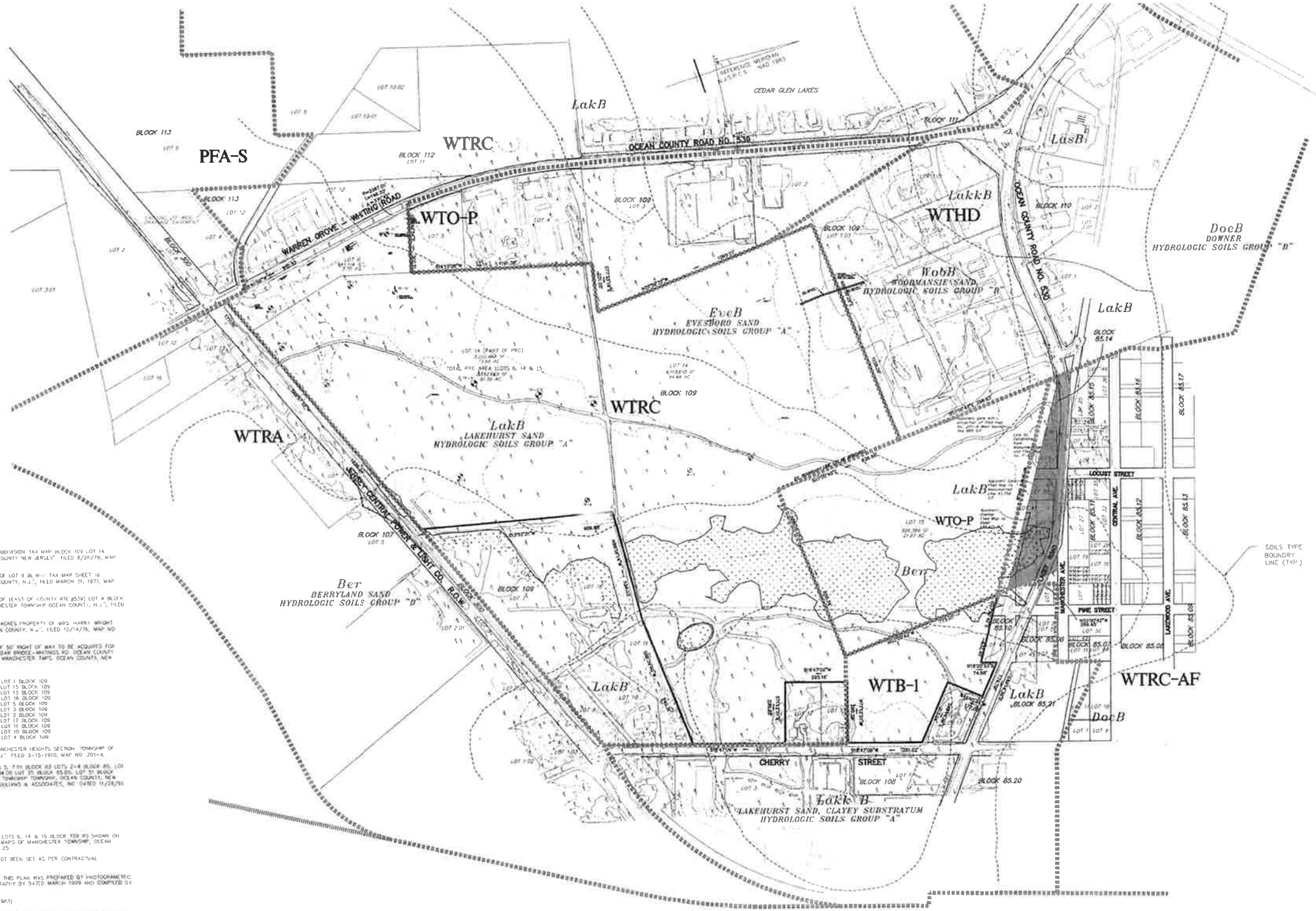
- NOTES:
- PROPERTY KNOWN AND DESIGNATED AS LOTS 6, 14 & 15, BLOCK 109 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAP OF THE TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY SHEET NO. 29.
 - TOPOGRAPHY AS SHOWN ON THIS PLAN WAS PREPARED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED MARCH 1996, COMPILED BY PRGMAPS, IN JULY 1999 AND FIELD REVISED BY LGA ENGINEERS, INC. ON MAY 5, 2003. FIELD UPDATES FOR THE INTERSECTION OF COUNTY ROAD NOS. 335 & 339 WERE PERFORMED IN DECEMBER 2006.
 - THE BEARING AND DISTANCES SHOWN HEREON ARE REFERENCED TO NAD 83 AND LOCAL COORDINATE SYSTEM. THE ANGULAR RELATIONSHIP BETWEEN THE NAD 83 SYSTEM AND LOCAL COORDINATE SYSTEM IS 0°05'24.17" CLOCKWISE. THE GRID REDUCTION FACTOR USED FROM NAD 83 SYSTEM TO THE LOCAL SYSTEM IS 1.000000. THE CENTROID USED FOR THIS SITE HAS THE COORDINATES OF NORTING = 408,484.778; EASTING = 406,484.778.
 - OUTBOUND AND TOPOGRAPHIC INFORMATION BASED ON THE FOLLOWING:
 - a) SURVEY FOR BLOCK 109, LOT 47 PERFORMED BY LGA ENGINEERS, INC. ON 6/9/04, LAST REVISED 1/10/07. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF THE EXISTING BOUNDARIES OF THE BLOCK 109, LOT 47, ARE SHOWN AS SHOWN. ALL DIMENSIONS, BOTH LINEAR AND ANGULAR, OF ANY UNDEVELOPED TRACTS BALANCE AND THEIR DESCRIPTIONS CLOSE WITHIN A LIMIT OF ERROR OF NOT MORE THAN 1 PART IN 10,000.
 - b) SURVEY OF PROPERTY TAX MAP LOT 11, BLOCK 109 SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY, PREPARED BY LYNCH, GILJAN & ASSOCIATES, INC., DATED OCTOBER 15, 2002, LAST REVISED 1/10/07.
 - c) SURVEY OF PROPERTY TAX MAP LOT 15, BLOCK 109, LOT 22, BLOCK 85, 14 SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY, PREPARED BY LGA ENGINEERS, INC., DATED NOVEMBER 12, 2003, LAST REVISED 1/10/07.
 - HORIZONTAL DATUM, NAD 1983
VERTICAL DATUM, NAVD 1988
 - THE PROPERTY IN QUESTION LIES PREDOMINANTLY WITHIN THE WTRC ZONE AND CONTAINS 718.13 AC. (AFTER R.O.V. DEDUCTIONS). A 13.48 AC. PORTION FRONTING ON CHERRY STREET SHALL BE DEDICATED TO WTRC BLOCK 109, LOT 14 & 15. A SECOND 65.27 AC. PORTION OF THE TRACT THAT LIES WITHIN THE WTRC ZONE WILL BE DEDICATED TO WTRC BLOCK 109, LOT 14 & 15. A 3.42 AC. PORTION OF LOT 15 WILL BE SUBDIVIDED AND ADDED TO THE PFC. LEAVING 13.12 AC. REMAINING IN LOT 15. THE REMAINING AREA FOR THE PLANNED RESIDENTIAL COMMUNITY IS 674.54 AC.
 - THE PROJECT CONSISTS OF 167 SINGLE FAMILY HOMES, A RECREATION BUILDING/AREA, AND ALL NECESSARY INFRASTRUCTURE.
 - SOLID WASTE MANAGEMENT WILL BE BY HOMEOWNERS ASSOCIATION.

PARAMETER	REQUIRED	PROVIDED
MIN PFC AREA	60 Acres	61.46 Acres (61.46 + 0.04 = 61.50 Acres)
MAX RESIDENTIAL DENSITY	4.00 Ac/Ac	3.50 Ac/Ac
MIN COMMON SPACE	20%	20.00%
MIN GROSS FLOOR AREA	800 SF (1 Bedroom Unit)	1000 SF
MIN GROSS FLOOR AREA	1000 SF (2 Bedroom Unit)	1400 SF
MIN CLUBHOUSE HABITABLE AREA	168 SF/GA (MIN) 1701 SF	5,283 SF/A
MIN FRONT YARD	20 FT	25 FT
MIN GARAGE (FRONT YARD)	20 FT	25 FT
MIN SIDE YARD	10 FT	10 FT
MIN REAR YARD	20 FT	20 FT
MIN DRIVEWAY W/ SIDE PROPERTY LINE	10 FT	10 FT
DRIVEWAY LENGTH	25 FT	25 FT MIN
R.O.V. BUFFER STRIP	10 FT	10 FT
R.O.V. WIDTH	10 FT (MIN 5 FT)	10 FT
CLUBHOUSE PARKING	SPACES	38 SPACES (8 HANDICAPPED)

PARAMETER	REQUIRED	PROVIDED
MIN. DEVELOPED COMMON OPEN SPACE	30.00 AC	28.64 AC (16.00 AC + 12.64 AC)
MIN. UNDEVELOPED COMMON OPEN SPACE	N/A	31.84 AC (16.00 AC + 15.84 AC)
MIN. TOTAL COMMON OPEN SPACE	30.00 AC	60.48 AC

PARAMETER	REQUIRED (MIN. LOT 15)	REQUIRED (MIN. LOT 14)	REQUIRED (MIN. LOT 14) (PROVIDED)
MIN. LOT AREA	60,000 S.F.	43,560 S.F.	50,000 S.F.
MIN. FRONT YARD	20 FT	15 FT	25 FT
MIN. LOT WIDTH	150 FT	125 FT	125 FT
MIN. IMPERVIOUS LOT AREA	10,000 S.F.	27,000 S.F.	15,000 S.F.
MIN. FRONT YARD	50 FT	50 FT	25 FT
MIN. SIDE YARD	50 FT	25 FT	25 FT
MIN. REAR YARD	50 FT	10 FT	20 FT
MIN. DRIVEWAY WIDTH	10 FT	N/A	20 FT
MIN. DRIVEWAY LENGTH	25 FT	N/A	20 FT
MIN. BUILDING COVERAGE	20 %	25 %	20 %
MIN. LOT COVERAGE	40 %	N/A	60 %
MIN. BUILDING HEIGHT	35 FT	35 FT	35 FT
MIN. FLOOR AREA	2,000 S.F.	N/A	1,000 S.F.

NO.	DATE	REVISION	APPROVED BY	DATE	REVISION	APPROVED BY	DATE
1	6/15/05	REVISED PER TOWN BOARD RESOLUTION DATED 6/15/05	SEAN M. SAVAGE	6/15/05			
2	7/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/07	SEAN M. SAVAGE	7/15/07			
3	8/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/07	SEAN M. SAVAGE	8/15/07			
4	9/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 9/15/07	SEAN M. SAVAGE	9/15/07			
5	10/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 10/15/07	SEAN M. SAVAGE	10/15/07			
6	11/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 11/15/07	SEAN M. SAVAGE	11/15/07			
7	12/15/07	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/07	SEAN M. SAVAGE	12/15/07			
8	1/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/08	SEAN M. SAVAGE	1/15/08			
9	2/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 2/15/08	SEAN M. SAVAGE	2/15/08			
10	3/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/08	SEAN M. SAVAGE	3/15/08			
11	4/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 4/15/08	SEAN M. SAVAGE	4/15/08			
12	5/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 5/15/08	SEAN M. SAVAGE	5/15/08			
13	6/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 6/15/08	SEAN M. SAVAGE	6/15/08			
14	7/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/08	SEAN M. SAVAGE	7/15/08			
15	8/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/08	SEAN M. SAVAGE	8/15/08			
16	9/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 9/15/08	SEAN M. SAVAGE	9/15/08			
17	10/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 10/15/08	SEAN M. SAVAGE	10/15/08			
18	11/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 11/15/08	SEAN M. SAVAGE	11/15/08			
19	12/15/08	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/08	SEAN M. SAVAGE	12/15/08			
20	1/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/09	SEAN M. SAVAGE	1/15/09			
21	2/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 2/15/09	SEAN M. SAVAGE	2/15/09			
22	3/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/09	SEAN M. SAVAGE	3/15/09			
23	4/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 4/15/09	SEAN M. SAVAGE	4/15/09			
24	5/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 5/15/09	SEAN M. SAVAGE	5/15/09			
25	6/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 6/15/09	SEAN M. SAVAGE	6/15/09			
26	7/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/09	SEAN M. SAVAGE	7/15/09			
27	8/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/09	SEAN M. SAVAGE	8/15/09			
28	9/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 9/15/09	SEAN M. SAVAGE	9/15/09			
29	10/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 10/15/09	SEAN M. SAVAGE	10/15/09			
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31	12/15/09	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/09	SEAN M. SAVAGE	12/15/09			
32	1/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/10	SEAN M. SAVAGE	1/15/10			
33	2/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 2/15/10	SEAN M. SAVAGE	2/15/10			
34	3/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/10	SEAN M. SAVAGE	3/15/10			
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38	7/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/10	SEAN M. SAVAGE	7/15/10			
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41	10/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 10/15/10	SEAN M. SAVAGE	10/15/10			
42	11/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 11/15/10	SEAN M. SAVAGE	11/15/10			
43	12/15/10	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/10	SEAN M. SAVAGE	12/15/10			
44	1/15/11	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/11	SEAN M. SAVAGE	1/15/11			
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46	3/15/11	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/11	SEAN M. SAVAGE	3/15/11			
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54	11/15/11	REVISED PER TOWN BOARD RESOLUTION DATED 11/15/11	SEAN M. SAVAGE	11/15/11			
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67	12/15/12	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/12	SEAN M. SAVAGE	12/15/12			
68	1/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/13	SEAN M. SAVAGE	1/15/13			
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70	3/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/13	SEAN M. SAVAGE	3/15/13			
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75	8/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/13	SEAN M. SAVAGE	8/15/13			
76	9/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 9/15/13	SEAN M. SAVAGE	9/15/13			
77	10/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 10/15/13	SEAN M. SAVAGE	10/15/13			
78	11/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 11/15/13	SEAN M. SAVAGE	11/15/13			
79	12/15/13	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/13	SEAN M. SAVAGE	12/15/13			
80	1/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/14	SEAN M. SAVAGE	1/15/14			
81	2/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 2/15/14	SEAN M. SAVAGE	2/15/14			
82	3/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/14	SEAN M. SAVAGE	3/15/14			
83	4/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 4/15/14	SEAN M. SAVAGE	4/15/14			
84	5/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 5/15/14	SEAN M. SAVAGE	5/15/14			
85	6/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 6/15/14	SEAN M. SAVAGE	6/15/14			
86	7/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/14	SEAN M. SAVAGE	7/15/14			
87	8/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/14	SEAN M. SAVAGE	8/15/14			
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91	12/15/14	REVISED PER TOWN BOARD RESOLUTION DATED 12/15/14	SEAN M. SAVAGE	12/15/14			
92	1/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 1/15/15	SEAN M. SAVAGE	1/15/15			
93	2/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 2/15/15	SEAN M. SAVAGE	2/15/15			
94	3/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 3/15/15	SEAN M. SAVAGE	3/15/15			
95	4/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 4/15/15	SEAN M. SAVAGE	4/15/15			
96	5/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 5/15/15	SEAN M. SAVAGE	5/15/15			
97	6/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 6/15/15	SEAN M. SAVAGE	6/15/15			
98	7/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 7/15/15	SEAN M. SAVAGE	7/15/15			
99	8/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 8/15/15	SEAN M. SAVAGE	8/15/15			
100	9/15/15	REVISED PER TOWN BOARD RESOLUTION DATED 9/15/15	SE				



TEST PIT DATA	DEPTH (FT)	PERMEABILITY RATE (IN/HR)
TP-1	1.00-2.00	2.50
TP-2	1.00-2.00	1.50
TP-3	1.00-2.00	3.00
TP-4	1.00-2.00	4.15
TP-5	1.00-2.00	1.50
TP-6	1.00-2.00	---
TP-7	1.00-2.00	---
TP-8	1.00-2.00	---
TP-9	1.00-2.00	---
TP-10	1.00-2.00	3.20
TP-11	1.00-2.00	---
TP-12	1.00-2.00	5.20
TP-13	1.00-2.00	---

LEGEND

- BOUNDARY LINE
- LOT LINE
- EDGE OF PAVEMENT
- FENCE
- GUIDE RAIL
- PROPERTY MONUMENT
- IRON PIN
- IRON NAIL
- METLANDS MARKER
- TEST PIT LOCATION MARKER
- SOIL TYPE BOUNDARY
- SOIL TYPE ABBREVIATION
- METLAND LINE
- BUFFER LINE
- CONTAINMENT LINE
- INDICATES ZONE BOUNDARY

DocB HYDROLOGIC SOILS GROUP "B"

WTRC HYDROLOGIC SOILS GROUP "C"

- REFERENCE MATERIAL**
- "MAP OF PROPOSED MAJOR SUBDIVISION TAX MAP BLOCK 109 LOT 14 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY" FILED 8/28/79, MAP NO. 2-327
 - "MAP SHOWING SUBDIVISION OF LOT 9 BL-W-1 TAX MAP SHEET 16 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J." FILED MARCH 31, 1971, MAP NO. 1-412
 - "MAP SHOWING SUBDIVISION OF PART OF LOT 14 BLOCK 109-1 TAX MAP SHEET 16 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J." FILED 4/2/77, MAP NO. 1-613
 - "SUBDIVISION MAP OF 15.58 ACRES PROPERTY OF MRS. HARRY WRIGHT MANCHESTER TOWNSHIP - OCEAN COUNTY, N.J." FILED 10/14/76, MAP NO. 6-194
 - "MAP SHOWING ALIGNMENT OF 30' RIGHT OF WAY TO BE ACQUIRED FOR PROPOSED CONSTRUCTION OF CLEAR BRIDGE-WINDINGS RD. OCEAN COUNTY ROAD NO. 1 IN WOODLANDS & MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY"
- DEED REFERENCES**
- | | |
|-----------------|------------------|
| DB 5524 PG. 721 | LOT 1 BLOCK 109 |
| DB 5598 PG. 201 | LOT 15 BLOCK 109 |
| DB 4815 PG. 694 | LOT 13 BLOCK 109 |
| DB 3556 PG. 529 | LOT 16 BLOCK 109 |
| DB 3685 PG. 614 | LOT 5 BLOCK 109 |
| DB 4013 PG. 843 | LOT 3 BLOCK 109 |
| DB 3124 PG. 303 | LOT 2 BLOCK 109 |
| DB 4518 PG. 823 | LOT 17 BLOCK 109 |
| DB 2798 PG. 487 | LOT 11 BLOCK 109 |
| DB 2798 PG. 488 | LOT 12 BLOCK 109 |
| DB 2494 PG. 588 | LOT 4 BLOCK 109 |
7. "LAKEWOOD PARK SOUTH MANCHESTER HEIGHTS SECTION TOWNSHIP OF MANCHESTER OCEAN COUNTY, N.J." FILED 3-15-1910, MAP NO. 201-A
8. "TURNKEY OF PROPERTY LOTS 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- NOTES**
- OWNER HAS DESIGNATED AS LOTS 6, 14 & 15 BLOCK 109 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF MANCHESTER TOWNSHIP, OCEAN COUNTY NEW JERSEY SHEET NO. 25
 - PROPERTY OWNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT
 - TOPOGRAPHY AS SHOWN ON THE PLAN WAS PREPARED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED MARCH 1999 AND COMPLETED BY PROGRAM ON JULY 1999
 - HORIZONTAL DATUM (NAD 1983)
 - VERTICAL DATUM (MVD 1985)
 - THE BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO NAD 83 NAD83 AND LOCAL COORDINATE SYSTEM THE ANGULAR RELATIONSHIP BETWEEN THE NAD 83 SYSTEM AND LOCAL COORDINATE SYSTEM IS 0.00000000 DEGREES. THE GRID REDUCTION FACTOR USED FOR NAD 83 SYSTEM ON THIS SITE WAS 0.999999999. THE CENTROID USED FOR THIS SITE HAS GRID COORDINATES OF NORTING = 522,836.7488 EASTING = 408,480.7793
 - BASE CONTROL MONUMENT NO. J0247

NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF ADJACENT UTILITIES, STRUCTURES, AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA SHOWN ON THE PLANS, THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EXIST IN THE PROJECT DATA.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-273-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.



NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	5/18/05	REVISED SIGNATURE BLOCK	ENG	DCB	DCB
2	10/12/05	REVISED SIGNATURE BLOCK	ENG	DCB	DCB
3	01/29/07	REVISED PER FIDELITY REVIEW LETTER DATED 01/29/07	DS	RVC	DCB
4	12/22/06	REVISED PER FIDELITY REVIEW LETTER DATED 12/22/06	DC	RVC	DCB
5	5/14/06	NO REVISION THIS SHEET	DC	RVC	DCB
2	4/3/06	CHANGED DRAWER NUMBER	DC	RVC	DCB
1	3/23/06	REVISED PER FIDELITY REVIEW LETTER DATED OCTOBER 13, 2005	DC	RVC	DCB

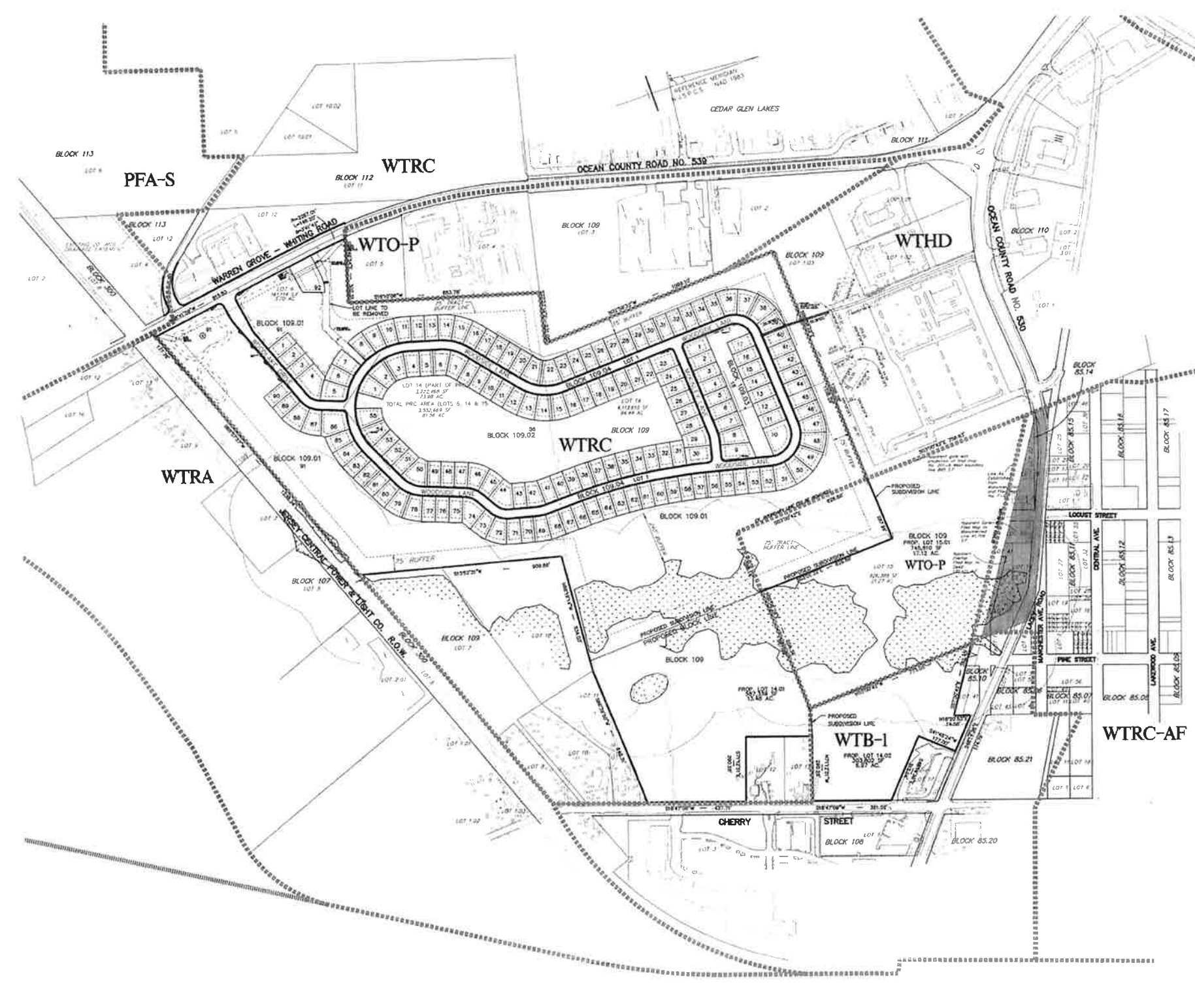
PRELIMINARY & FINAL MAJOR SUBDIVISION
 LOTS 6, 14 & 15, BLOCK 109
 THE WOODLANDS OF LAKE RIDGE
 EXISTING CONDITIONS MAP

IGA ENGINEERING, INC.
 REGISTERED ENGINEERING & SURVEYING

SEAN M. SAVAGE, P.E.
 REGISTERED PROFESSIONAL ENGINEER

DATE: 6/15/05 SCALE: 1"=200' DRAWN BY: DGB CHECKED BY: RVC RELEASED BY: DGB

FILE NO.: 500651000701 DRAWING NO.: 225-001 SHEET 2 OF 39



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
ROW LINE	ROW LINE
LOT LINE	LOT LINE
SEWER LINE	SEWER LINE
EDGE OF PAYMENT	EDGE OF PAYMENT
EDGE	EDGE
PROPERTY MONUMENT	PROPERTY MONUMENT
IRON PIN	IRON PIN
IRON NAIL	IRON NAIL
WETLAND MARKER	WETLAND MARKER
WETLAND LINE	WETLAND LINE
BUFFER LINE	BUFFER LINE
INDICATES ZONE 1-D	INDICATES ZONE 1-D
INDICATES ZONE BOUNDARY	INDICATES ZONE BOUNDARY

WTRC

NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA SHOWN ON THE PLANS, THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER FOR UTILITY MARKOUT) PRIOR TO THE START OF CONSTRUCTION.



3	5/18/09	REVISED SIGNATURE BLOCK	DWG	SMG	SS
6	12/12/06	REVISED SIGNATURE BLOCK	DWG	SMG	RUC
7	4/13/07	REVISED MULBERRY LANE TO MAINWAY LINE PER DISCUSSION FROM TAX ADJUSTMENT, 2006	CGD	SMG	DGB
6	3/7/07	REVISED PER TAX LETTER DATED 2/22/07 & H 2010 LETTER DATED 2/20/07	DC	SMG	DGB
5	01/29/07	REVISED PER H 2010 REVIEW LETTER DATED 01/29/07	DC	SMG	DGB
4	12/22/06	REVISED PER TPA - ENG REVIEW LETTER DATED 12/22/06	DC	SMG	DGB
3	6/14/06	NO REVISION THIS SHEET	DC	SMG	DGB
2	4/5/06	CHANGED DRAWER NUMBER	DC	SMG	DGB
1	3/23/06	REVISED PER PINELANDS REVIEW LETTER DATED OCTOBER 13, 2005	DC	SMG	DGB
NO	DATE	REVISION	ORIGIN	CHK'D	RELT'D

LGA ENGINEERING, INC.
CONSULTING ENGINEERS & ARCHITECTS

SEAN M. SAVAGE, P.E.
PROFESSIONAL ENGINEER
P.E. LIC. NO. 44350

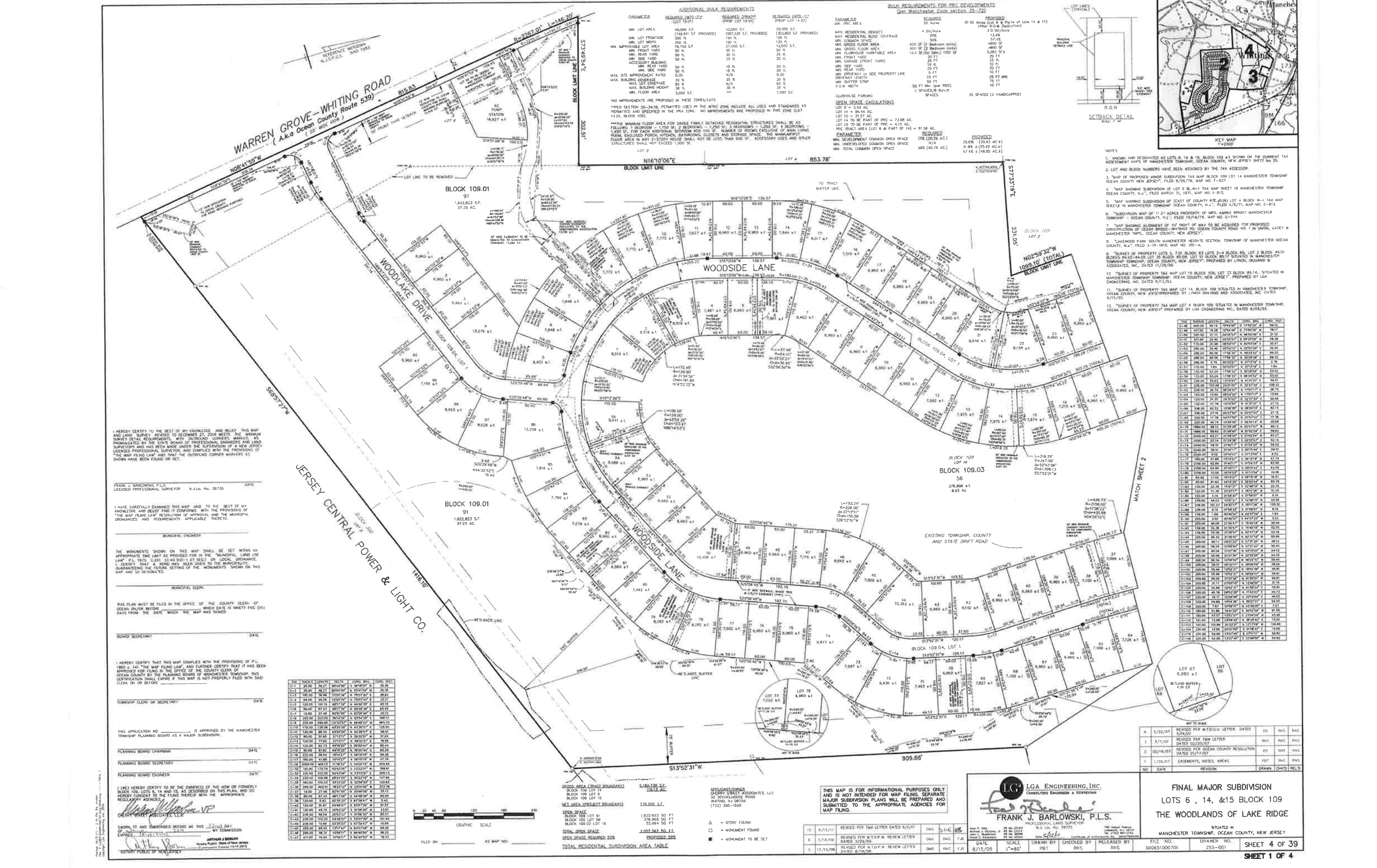
DATE: 8/15/05 SCALE: 1"=200'

DRAWN BY: DGB CHECKED BY: RUC PUBLISHED BY: DGB

PRELIMINARY & FINAL MAJOR SUBDIVISION
LOTS 6, 14 & 15, BLOCK 109
THE WOODLANDS OF LAKE RIDGE
OVERALL LAYOUT PLAN

SITuated IN
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

FILE NO. 300651000701 DRAWER NO. 255-001 SHEET 3 OF 39

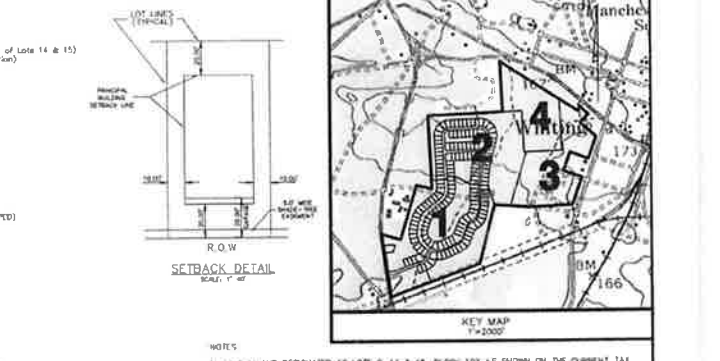


ADDITIONAL WALK REQUIREMENTS

PARAMETER	REQUIREMENT (LOT 1)	REQUIREMENT (REMAINING LOTS)	REQUIREMENT (RURAL ZONE)
MIN LOT AREA	40,000 SF	42,500 SF	20,000 SF
MIN. LOT FRONTAGE	176.11 FT	187.33 FT	100.00 FT
MIN. LOT WIDTH	300 FT	300 FT	100 FT
MIN. IMPROVABLE LOT AREA	16,750 SF	17,000 SF	13,500 SF
MIN. FRONT YARD	50 FT	50 FT	50 FT
MIN. SIDE YARD	30 FT	30 FT	30 FT
MIN. REAR YARD	50 FT	50 FT	50 FT
MAX. BUILDING COVERAGE	30%	30%	30%
MAX. LOT COVER. RATIO	0.30	0.30	0.20
MAX. BUILDING HEIGHT	20 FT	20 FT	20 FT
MIN. FLOOR AREA	2,000 SF	2,000 SF	1,500 SF

WALK REQUIREMENTS FOR PRC DEVELOPMENTS

PARAMETER	REQUIREMENT	PROVIDED
MAX. RESIDENTIAL DENSITY	1.00/acre	2.00/acre
MAX. RESIDENTIAL DRIVE COVERAGE	50%	50%
MIN. COMMON SPACE	800 SF	1,000 SF
MIN. GROSS FLOOR AREA	10,000 SF	10,000 SF
MIN. GARAGE/HABITABLE AREA	10,000 SF	10,000 SF
MIN. FRONT YARD	20 FT	20 FT
MIN. GARAGE (FRONT YARD)	20 FT	20 FT
MIN. REAR YARD	20 FT	20 FT
MIN. DRIVEWAY LENGTH	20 FT	20 FT
MIN. DRIVEWAY WIDTH	10 FT	10 FT
MIN. DRIVEWAY SPACING	30 FT	30 FT
MIN. DRIVEWAY WIDTH	10 FT	10 FT
MIN. DRIVEWAY SPACING	30 FT	30 FT
MIN. DRIVEWAY WIDTH	10 FT	10 FT
MIN. DRIVEWAY SPACING	30 FT	30 FT



- NOTES
- KNOWN AND DESIGNATED AS LOTS 6, 14 & 15, BLOCK 109 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY SHEET NO. 75.
 - LOT AND BLOCK NUMBERS HAVE BEEN ASSIGNED BY THE TAX ASSESSOR.
 - "MAP OF PROPOSED MINOR SUBDIVISION TAX MAP BLOCK 109 LOT 14 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY," FILED 8/25/09, MAP NO. C-837.
 - "MAP SHOWING SUBDIVISION OF LOT 6, BLOCK 109 TAX MAP SHEET 16 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J., FILED MARCH 31, 1871, MAP NO. 1-812.
 - "MAP SHOWING SUBDIVISION OF (EAST OF COUNTY RTE. #58) LOT 4 BLOCK 109-1 TAX MAP SHEET 16 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J.; FILED 4/5/77, MAP NO. C-815.
 - "SUBDIVISION MAP OF 1.17 ACRES PROPERTY OF MRS. HARRY BRUSH MANCHESTER TOWNSHIP OCEAN COUNTY, N.J.; FILED 10/14/79, MAP NO. C-744.
 - "MAP SHOWING ALIGNMENT OF 50' RIGHT OF WAY TO BE ACQUIRED FOR PROPOSED CONSTRUCTION OF CLEAR BRIDGE - BRINTONS RD. OCEAN COUNTY ROAD NO. 1 IN SADDLE LACE & MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY.
 - "LANESWOOD FARM SOUTH MANCHESTER HEIGHTS SECTION, TOWNSHIP OF MANCHESTER OCEAN COUNTY, N.J., FILED 3-15-1910, MAP NO. 701-A.
 - "SURVEY OF PROPERTY LOTS 6, 14 & 15, BLOCK 109, LOT 3 BLOCK 89, LOT 3 BLOCK 84,01 BLOCKS 84-02-84-03 LOT 25 BLOCK 85,01 LOT 51 BLOCK 85,02 SITUATED IN MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY, PREPARED BY LYNCH GRADLAND AND ASSOCIATES, INC., DATED 11/28/99.
 - "SURVEY OF PROPERTY TAX MAP LOT 15 BLOCK 109, LOT 22 BLOCK 85.16, SITUATED IN MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY," PREPARED BY LGA ENGINEERING, INC. DATED 6/17/03.
 - "SURVEY OF PROPERTY TAX MAP LOT 14, BLOCK 109 SITUATED IN MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY PREPARED BY LYNCH GRADLAND AND ASSOCIATES, INC. DATED 9/19/02.
 - "SURVEY OF PROPERTY TAX MAP LOT 6 BLOCK 109 SITUATED IN MANCHESTER TOWNSHIP OCEAN COUNTY, NEW JERSEY PREPARED BY LGA ENGINEERING, INC., DATED 8/19/03.

LOT	AREA (SQ. FT.)	AREA (ACRES)	PERCENT
LOT 6	6,980 ±	.160 ±	2.00%
LOT 14	378,700 ±	8.65 ±	100%
LOT 15	6,980 ±	.160 ±	2.00%

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY REVISED TO DECEMBER 22, 2009 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTSTANDING CORRECTIONS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL SURVEYOR, AND COMPLETS WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

FRANK J. BARLOWSKI, P.L.S.
LICENSED PROFESSIONAL SURVEYOR N.J. Lic. No. 39735

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERE TO.

MUNICIPAL ENGINEER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE MAP," P.L. 1962, C.291 (C.A. 2005-1) (LT 562) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

THIS PLAN MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY, NEW JERSEY, WHICH DATE IS NINETEEN (19) DAYS FROM THE DATE WHICH THE MAP WAS ISSUED.

BOARD SECRETARY

I HEREBY CERTIFY THAT THIS MAP COMPLETS WITH THE PROVISIONS OF P.L. 1962, C.141 "THE MAP FILING LAW," AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY BY THE PLANNING BOARD OF MANCHESTER TOWNSHIP, THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID CLERK OF OR BEFORE

TOWNSHIP CLERK OR SECRETARY

THIS APPLICATION IS APPROVED BY THE MANCHESTER TOWNSHIP PLANNING BOARD AS A MAJOR SUBDIVISION.

PLANNING BOARD CHAIRMAN

PLANNING BOARD SECRETARY

PLANNING BOARD ENGINEER

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE NOW OR FORMERLY BLOCK 109, LOTS 6, 14 AND 15, AS DESIGNATED ON THIS PLAN, AND DO HEREBY CONSENT TO THE FILING HEREOF WITH THE APPROPRIATE REGULATORY AGENCIES.

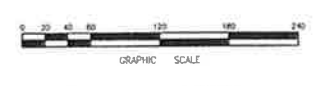
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2009.

NOTARY PUBLIC OF NEW JERSEY

BLOCK 109.01

LOT	AREA (SQ. FT.)	AREA (ACRES)
LOT 6	6,980 ±	.160 ±
LOT 14	378,700 ±	8.65 ±
LOT 15	6,980 ±	.160 ±



FILED ON: _____ AS MAP NO. _____

WOODSIDE LANE (TRACT BOUNDARY)

WOODSIDE LANE (TRACT BOUNDARY)

WOODSIDE LANE (TRACT BOUNDARY)

NET AREA (PROJECT BOUNDARY)

OPEN SPACE

TOTAL OPEN SPACE

TOTAL RESIDENTIAL SUBDIVISION AREA TABLE

MANCHESTER ASSOCIATES, L.P.C.
35 SCHOLSHOUSE ROAD
MIDDLETOWN, NJ 08859
(732) 350-1600

APPLICANT/OWNER
FRANK J. BARLOWSKI, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. 39735

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR MAP FILING. SEPARATE MAJOR SUBDIVISION PLANS WILL BE PREPARED AND SUBMITTED TO THE APPROPRIATE AGENCIES FOR MAP FILING.

LEGEND

△ = STONE FOUND

□ = MONUMENT FOUND

■ = MONUMENT TO BE SET

LGA ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS

FRANK J. BARLOWSKI, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. Lic. No. 39735

NO.	DATE	REVISION	DRAWN BY	CHECKED BY	RELEASED BY
1	5/22/07	REVISED PER M.T.O.P. LETTER DATED 5/24/07	DWG	DWG	RNS
2	8/7/07	REVISED PER T&M LETTER DATED 06/22/07	DWG	DWG	RNS
3	02/04/08	REVISED PER OCEAN COUNTY RESOLUTION DATED 01/17/07	DWG	DWG	RNS
4	1/29/07	EASEMENTS, NOTES, AREAS	PBT	RNS	RNS

FINAL MAJOR SUBDIVISION
LOTS 6, 14, & 15 BLOCK 109
THE WOODLANDS OF LAKE RIDGE
SITUATED IN
MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

FILE NO. 5008100070
DRAWER NO. 255-001
SHEET 4 OF 39
SHEET 1 OF 4

NOTES

1. KNOWN AND DESIGNATED AS LOTS 6, 14 & 15, BLOCK 109 AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY SHEET No 25.
2. LOT AND BLOCK NUMBERS HAVE BEEN ASSIGNED BY THE TAX ASSESSOR.
3. MAP OF PROPOSED MINOR SUBDIVISION TAX MAP BLOCK 109 LOT 14 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY, FILED 8/28/79, MAP NO. 7-937.
4. "MAP SHOWING SUBDIVISION OF LOT 8 (BL-1) TAX MAP SHEET 18 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J., FILED MARCH 31, 1971, MAP NO. 14-152.
5. "MAP SHOWING SUBDIVISION OF (EAST OF COUNTY RTE #58) LOT 4 BLOCK 98-1 TAX MAP SHEET 18 MANCHESTER TOWNSHIP OCEAN COUNTY, N.J., FILED 4/25/71, MAP NO. E-813.
6. "SUBDIVISION MAP OF 11.37 ACRES PROPERTY OF MRS. HARRY WRIGHT MANCHESTER TOWNSHIP - OCEAN COUNTY, N.J., FILED 10/14/76, MAP NO. E-744.
7. "MAP SHOWING ALIGNMENT OF 'OO' RIGHT OF WAY TO BE ACQUIRED FOR PROPOSED CONSTRUCTION OF CEDAR BRIDGE-WINDING RD. OCEAN COUNTY ROAD NO 1 IN UNION, LADY & MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY."
8. "LAKEWOOD PARK SOUTH MANCHESTER HEIGHTS SECTION TOWNSHIP OF MANCHESTER OCEAN COUNTY, N.J., FILED 3-15-1910, MAP NO. 201-A."
9. "SURVEY OF PROPERTY LOTS 5, 7 01 BLOCK 83 LOTS 2-4 BLOCK 85, LOT 3 BLOCK 84 01 BLOCKS 8402-8408 LOT 30 BLOCK 85, INC. LOT 51 BLOCK 85.17 SITUATED IN MANCHESTER TOWNSHIP TOWNSHIP, OCEAN COUNTY, NEW JERSEY, PREPARED BY LINDA GILIANO & ASSOCIATES, INC., DATED 11/29/98."
10. "SURVEY OF PROPERTY TAX MAP LOT 15 BLOCK 106, LOT 22 BLOCK 85.14, SITUATED IN MANCHESTER TOWNSHIP TOWNSHIP, OCEAN COUNTY, NEW JERSEY, PREPARED BY LGA ENGINEERING, INC. DATED 6/17/03."
11. "SURVEY OF PROPERTY TAX MAP LOT 14, BLOCK 106 SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY PREPARED BY LINDA GILIANO AND ASSOCIATES, INC. DATED 9/15/02."
12. "SURVEY OF PROPERTY TAX MAP LOT 6, BLOCK 109 SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY PREPARED BY LGA ENGINEERING, INC., DATED 6/29/03."

GROUP AREA (TRACT BOUNDARY)	5,188,728 S.F.
BLOCK 109 LOT 14	1,613.4 AC.
BLOCK 109 LOT 6	
BLOCK 109 LOT 15	
NET AREA (PROJECT BOUNDARY)	
	378,905 S.F.
OPEN SPACE	
BLOCK 109 LOT 91	1,622,833 SQ. FT.
BLOCK 109 LOT 56	376,903 SQ. FT.
BLOCK 109 LOT 18	37,684 SQ. FT.
TOTAL OPEN SPACE	
	2,037,420 SQ. FT.
OPEN SPACE REQUIRED 50%	
	1,018,710 SQ. FT.
TOTAL RESIDENTIAL SUBDIVISION AREA TABLE	

ADDITIONAL BULK REQUIREMENTS

PARAMETER	REQUIRED (MTC-10M) (PROP. USE 14-20)	REQUIRED (MTC-10M) (PROP. USE 14-22)	REQUIRED (MTC-10M) (PROP. USE 14-22)
MIN. LOT AREA	40,000 S.F.	43,500 S.F.	20,000 S.F.
MIN. LOT FRONTAGE	70 FT.	75 FT. (MIN. 75 FT. PROVIDED)	50 FT.
MIN. LOT WIDTH	50 FT.	50 FT.	25 FT.
MIN. IMPROVABLE LOT AREA	16,250 S.F.	27,000 S.F.	13,500 S.F.
MIN. FRONT YARD	50 FT.	50 FT.	25 FT.
MIN. REAR YARD	30 FT.	30 FT.	25 FT.
MIN. SIDE YARD	50 FT.	25 FT.	20 FT.
MIN. HEIGHT BUILDING	50 FT.	10 FT.	20 FT.
MIN. SOFT YARD	50 FT.	15 FT.	20 FT.
MAX. SITE IMPROVEMENT RATIO	0.30	N/A	0.30
MAX. BUILDING COVERAGE	75 %	N/A	70 %
MAX. LOT COVERAGE	65 %	N/A	55 %
MAX. BUILDING HEIGHT	35 FT.	N/A	35 FT.
MIN. FLOOR AREA	2,000 S.F.	N/A	1,000 S.F.

*NO IMPROVEMENTS ARE PROPOSED IN THESE ZONES/LOTS.
 *PER SECTION 50-24(B) PERMITTED USES IN THE WTRC ZONE INCLUDE ALL USES AND STANDARDS AS PERMITTED AND SPECIFIED IN THE PRA ZONE. NO IMPROVEMENTS ARE PROPOSED IN THIS ZONE (LOT 14 OF BLOCK 109).
 **THE MINIMUM FLOOR AREA FOR SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURES SHALL BE AS FOLLOWS: 1 BEDROOM - 1,150 SF; 2 BEDROOMS - 1,250 SF; 3 BEDROOMS - 1,700 SF; 4 BEDROOMS - 2,400 SF. FOR EACH ADDITIONAL BEDROOM ALSO 100 SF. NUMBER OF ROOMS EXCLUSIVE OF BATH, LIVING ROOM, KITCHEN, DINING, BATHROOMS, CLOSETS AND STORAGE SPACE. THE MAXIMUM PERMITTED FLOOR AREA IN ANY 2-STORY HOUSE SHALL NOT BE LESS THAN 900 SF. ACCESSORY USES AND OTHER STRUCTURES SHALL NOT EXCEED 1,000 SF.

OPEN SPACE CALCULATIONS

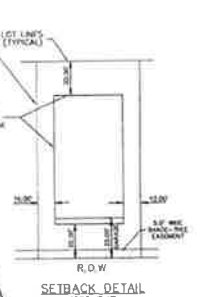
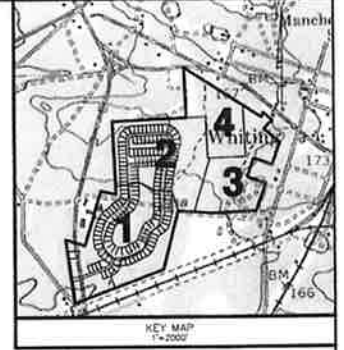
LOT 6 = 4.43 AC.
 LOT 14 = 24.44 AC.
 LOT 15 = 21.27 AC.
 LOT 14 TO BE PART OF PRC = 7168 AC.
 LOT 15 TO BE PART OF PRC = 415 AC.
 PRC TRACT AREA (LOT 6 & PART OF 14) = 5136 AC.

PARAMETER	REQUIRED	PROVIDED
MIN. DEVELOPMENT COMMON OPEN SPACE	208 (40.38 AC.)	25,898 (480.93 AC.)
MIN. UNDEVELOPED COMMON OPEN SPACE	N/A	31,878 (587.82 AC.)
MIN. TOTAL COMMON OPEN SPACE	508 (40.78 AC.)	57,776 (1,068.75 AC.)

BULK REQUIREMENTS FOR PRC DEVELOPMENTS
 (See Manchester Code section 55-72)

PARAMETER	REQUIRED	PROPOSED
MIN. PRC AREA	30 Acres	81.58 Acres (Lot 6 & Part of Lots 14 & 15)
MIN. RESIDENTIAL DENSITY	4 DU/Acre	10 DU/Acre
MAX. RESIDENTIAL BULK COVERAGE	20%	13.4%
MIN. COMMON SPACE	20%	17.4%
MIN. GROSS FLOOR AREA	650 SF (3 Bedroom Unit)	960 SF
MIN. GROSS FLOOR AREA	800 SF (2 Bedroom Unit)	740 SF
MIN. CIRCULATORY HARDWARE AREA	10.5 SF/DU (Min.) 1750 SF	5,283 SF
MIN. FRONT YARD	20 FT.	25 FT.
MIN. SIDE YARD	10 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MIN. DRIVEWAY TO SIDE PROPERTY LINE	3 FT.	10 FT.
MIN. DRIVEWAY TO SIDE PROPERTY LINE	25 FT.	25 FT. MIN.
MIN. BUFFER STRIP	50 FT.	25 FT.
BULK WIDTH	50 FT. Min. (See R50)	40 FT.
COLUMBIA PARKING	SPACES	35 SPACES (2 HANDICAPPED)

LINE	BRANCH	LENGTH	AREA	PERIMETER	AREA	PERIMETER
C-1	200.00	141.71	141.71	141.71	4151.23	4151.23
C-2	200.00	141.71	141.71	141.71	4151.23	4151.23
C-3	200.00	141.71	141.71	141.71	4151.23	4151.23
C-4	200.00	141.71	141.71	141.71	4151.23	4151.23
C-5	200.00	141.71	141.71	141.71	4151.23	4151.23
C-6	200.00	141.71	141.71	141.71	4151.23	4151.23
C-7	200.00	141.71	141.71	141.71	4151.23	4151.23
C-8	200.00	141.71	141.71	141.71	4151.23	4151.23
C-9	200.00	141.71	141.71	141.71	4151.23	4151.23
C-10	200.00	141.71	141.71	141.71	4151.23	4151.23
C-11	200.00	141.71	141.71	141.71	4151.23	4151.23
C-12	200.00	141.71	141.71	141.71	4151.23	4151.23
C-13	200.00	141.71	141.71	141.71	4151.23	4151.23
C-14	200.00	141.71	141.71	141.71	4151.23	4151.23
C-15	200.00	141.71	141.71	141.71	4151.23	4151.23
C-16	200.00	141.71	141.71	141.71	4151.23	4151.23
C-17	200.00	141.71	141.71	141.71	4151.23	4151.23
C-18	200.00	141.71	141.71	141.71	4151.23	4151.23
C-19	200.00	141.71	141.71	141.71	4151.23	4151.23
C-20	200.00	141.71	141.71	141.71	4151.23	4151.23



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND THE SURVEY THEREON WERE REVIEWED TO DETERMINE IF THEY MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTLINED CORNERS MARKED AS PRESCRIBED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER THE SUPERVISION OF A NEW JERSEY LICENSED PROFESSIONAL SURVEYOR AND COMPLIED WITH THE PROVISIONS OF THE MAP FILING LAW AND THAT THE OUTLINED CORNER MARKERS AS SHOWN HAVE BEEN FOUND OR SET.

FRANK J. BARLOWSKI, P.L.S.
 LICENSED PROFESSIONAL SURVEYOR N.J.L.C. No. 98735 DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW, RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THEREOF.

MUNICIPAL ENGINEER

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME FRAME AS PROVIDED FOR IN THE "MUNICIPAL LAND USE PLAN" PER 18:15 (CITY AND TOWNSHIP) OR LOCAL ORDINANCE. I CERTIFY THAT A BOUND HAS BEEN GIVEN TO THE MUNICIPAL ENGINEER AS TO THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

MUNICIPAL CLERK

THIS PLAN MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY, NEW JERSEY, ON OR BEFORE [DATE] WHICH DATE IS NINETY FIVE (95) DAYS FROM THE DATE WHICH THE MAP WAS SIGNED.

BOARD SECRETARY DATE

I HEREBY CERTIFY THAT THIS MAP COMPLES WITH THE PROVISIONS OF P.L. 1960-181 "THE MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF OCEAN COUNTY BY THE PLANNING BOARD OF MANCHESTER TOWNSHIP. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID CLERK ON OR BEFORE

TOWNSHIP CLERK OR SECRETARY DATE

THIS APPLICATION IS APPROVED BY THE MANCHESTER TOWNSHIP PLANNING BOARD AS A MAJOR SUBDIVISION

PLANNING BOARD CHAIRMAN DATE

PLANNING BOARD SECRETARY DATE

PLANNING BOARD ENGINEER DATE

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE NOW OR FORMERLY BLOCK 109 LOTS 6, 14 AND 15, AS DESCRIBED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING THEREOF WITH THE APPROPRIATE REGULATORY AGENCIES.

SHOWN TO AND SIGNED BY BEFORE ME THIS [DATE] DAY OF [MONTH], 200[].

NOTARY PUBLIC OF NEW JERSEY

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR MAP FILING. SEPARATE MAJOR SUBDIVISION PLANS WILL BE PREPARED AND SUBMITTED TO THE APPROPRIATE AGENCIES FOR MAP FILING.

LGA ENGINEERING, INC.
 CONSULTING ENGINEERS & SURVEYORS

FRANK J. BARLOWSKI, P.L.S.
 PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	CHK'D	REV'D
15	8/15/11	REVISED PER TAX LETTER DATED 8/1/11	DWG	DWG	F.B.
6	5/18/09	REVISED PER M.T.O.P.W. REVIEW LETTER DATED 3/25/09	DWG	DWG	F.B.
5	12/12/08	REVISED PER M.T.O.P.W. REVIEW LETTER DATED 8/28/08	DWG	DWG	F.B.
4	5/22/07	REVISED PER M.T.O.P.W. LETTER DATED 3/14/07	OS	RNS	RNS
3	3/7/07	REVISED PER TAX LETTER DATED 02/20/07	RNS	RNS	RNS
2	02/16/07	REVISED PER OCEAN COUNTY RESOLUTION DATED 01/17/07	OS	RNS	RNS
1	1/29/07	ENCLAVES, NOTES, AREAS	PRT	RNS	RNS

FINAL MAJOR SUBDIVISION
LOTS 6, 14, & 15 BLOCK 109
THE WOODLANDS OF LAKE RIDGE



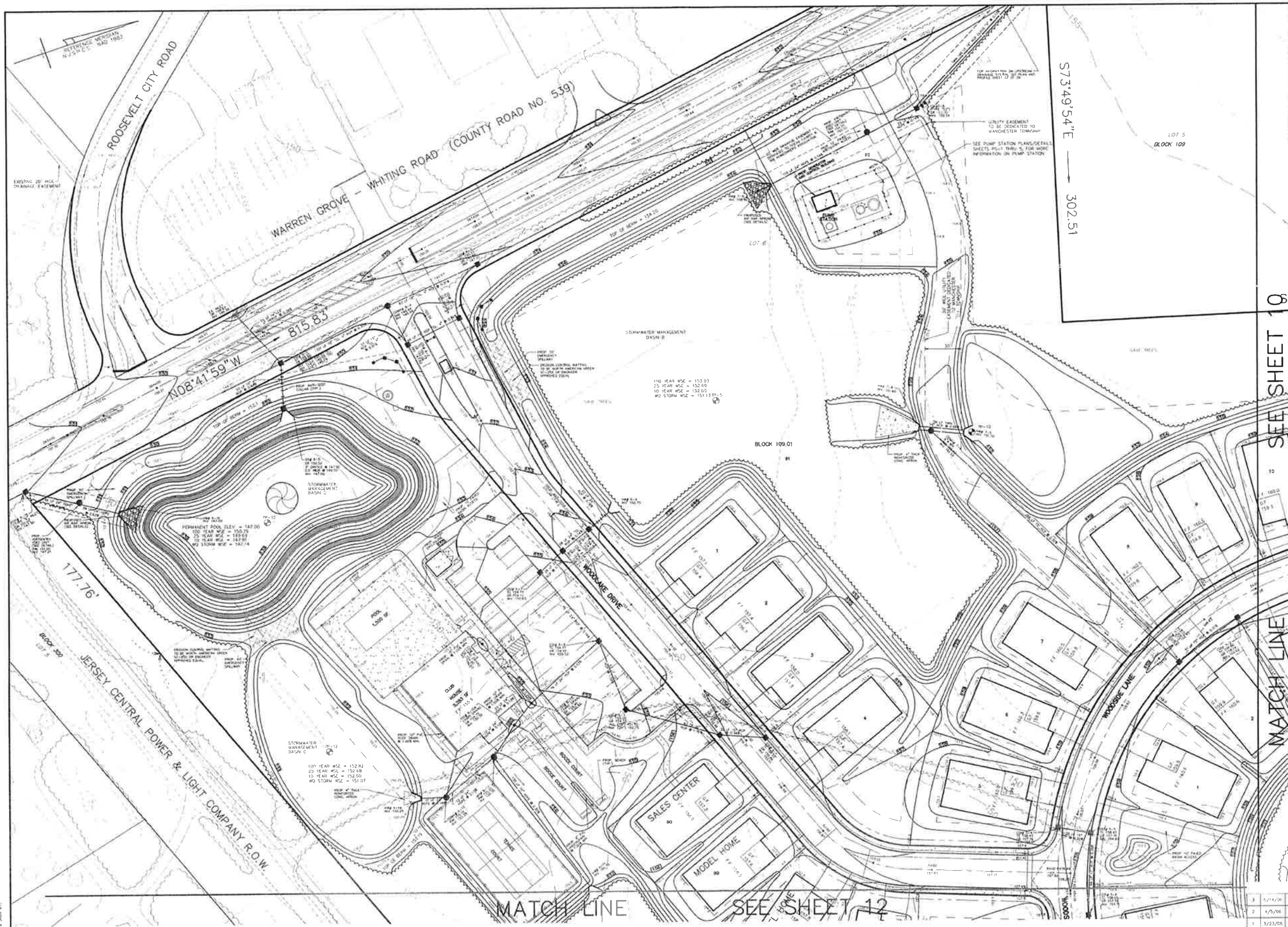
FILED ON [DATE] AS MAP NO. [NUMBER]

SITUATED IN MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

DATE: 5/1/05 SCALE: 1"=60' DRAWN BY: PBT CHECKED BY: RNS RELEASED BY: RNS FILE NO.: 506851000701 DRAWER NO.: 255-001 SHEET 5 OF 39



SHEET KEY



- NOTES:
1. ALL REAR YARDS SHALL HAVE A MAXIMUM SLOPE OF 1%.
 2. ALL RCP SHALL BE CLASS "10" RING PIPE UNLESS OTHERWISE SPECIFIED.
 3. THE USE'S SHOWN IN THE BASINS ARE WITHOUT INFILTRATION BEING ACCOUNTED FOR IN THE ROUTING CALCULATIONS.
 4. THE PROVIDED WELL LOCATED NEAR STORMWATER MANAGEMENT BASIN "D" IS FOR MAINTAINING A CONSTANT WATER SURFACE ELEVATION IN THE MET POND. THE WELL WILL BE MANUALLY CONTROLLED AND THE POND FILLED AS NEEDED.

LEGEND

SYMBOL	DESCRIPTION
--- (dashed)	BOUNDARY LINE
--- (solid)	LOT LINE
--- (dotted)	CURB LINE
--- (long dashed)	DEPRESSED CURB
--- (short dashed)	EDGE OF PAVEMENT
--- (dash-dot)	PAINT LINE
--- (thick solid)	CONCRETE
--- (thin solid)	CONCRETE
--- (dotted)	MINOR
--- (dotted)	MAJOR
--- (dotted)	STORM DRAIN
--- (dotted)	INLET TYPE "A"
--- (dotted)	INLET TYPE "B"
--- (dotted)	INLET TYPE "C"
--- (dotted)	YARD DRAIN
--- (dotted)	MANHOLE
--- (dotted)	HEADWALL
--- (dotted)	FREE LINE
--- (dotted)	ENHANCED FLOOR ELEVATION
--- (dotted)	GARAGE FLOOR ELEVATION
--- (dotted)	LOT NUMBER
--- (dotted)	FLOOR FINISH

SEE SHEET 10

MATCH LINE

MATCH LINE

SEE SHEET 12



NO.	DATE	REVISION	DWG.	CHKD.	RELD.
10	12/12/08	REVISED PER M.T.D.P. REVIEW LETTER DATED 8/18/08	DWG	DMG	DMG
9	12/11/07	REVISED PER M.T.D.U. REVIEW LETTER DATED 11/19/07 & 11/29/07	R.A.	RNC	DCB
8	5/22/07	REVISED PER M.T.D.U. LETTER DATED 5/14/07	DS	RNC	DCB
7	3/11/07	REVISED PER FAM LETTER DATED 2/20/07 & M.T.D.U. LETTER DATED 2/16/07	DC	RNC	DCB
6	02/19/07	REVISED PER DEEN IDENTITY RESOLUTION DATED 01/17/07	DS	RNC	DCB
5	01/29/07	REVISED PER M.T.D.U. REVIEW LETTER DATED 01/20/07	DS	RNC	DCB
4	12/22/06	REVISED PER IMP. ENG. REVIEW LETTER DATED 11/16/06	DC	RNC	DCB

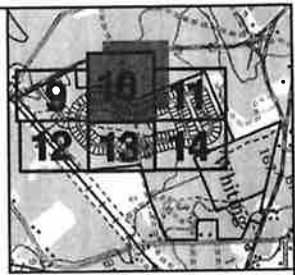
LGA ENGINEERING, INC.
 CIVIL ENGINEER & SURVEYOR
SEAN M. SAVAGE, P.E.
 PROFESSIONAL ENGINEER
 No. Lic. No. 44510
 State of New Jersey
 8/15/05
 SCALE: 1"=30'

PRELIMINARY & FINAL MAJOR SUBDIVISION
 LOTS 6, 14 & 15, BLOCK 109
 THE WOODLANDS OF LAKE RIDGE
 GRADING & DRAINAGE PLAN

PREPARED BY: MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY

FILE NO.	DRAWER NO.	SHEET
500631000701	250-001	9 OF 39

DATE PLOTTED: 5/14/06 BY: [Name] PLOT SCALE: 1"=30'
 FILE NO.: 500631000701 DRAWING NO.: 250-001 SHEET NO.: 9 OF 39
 PROJECT: THE WOODLANDS OF LAKE RIDGE MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY



SHEET KEY

NO.	SWH #	PERMEABILITY RATE (IN/HR)
SP-1	18887	2.00
SP-2	14842	1.20
SP-3	14150	3.50
SP-4	14360	4.70
SP-5	14833	1.50
SP-6	15147	---
SP-7	15337	---
SP-8	15072	---
SP-9	15332	---
SP-10	14835	3.20
SP-11	14832	---
SP-12	14835	3.20
SP-13	18887	3.00

NOTES:
 1. ALL ROAD PAVES SHALL HAVE A MAXIMUM SLOPE OF 4%
 2. ALL SWP SHALL BE CLASS "1" PIPE UNLESS OTHERWISE SPECIFIED.
 3. THE W.C. COUPLER IN THE BASIN ARE WITHOUT INFILTRATION BEING ACCOUNTED FOR IN THE ROUTING CALCULATING.



S16°10'06"W

1191.38'

S77°33'19"E

231.05'

SEE SHEET 9

SEE SHEET 11

SEE SHEET 13

PLANNING 02/27/05 - 11:35 AM, N.Y. REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
 SEALED 05/15/05
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LEGEND

	BOUNDARY LINE
	LOT LINE
	CURB LINE
	DEPRESSED CURB
	EDGE OF PAVEMENT
	PAINT LINE
	CONCRETE
	SIDEWALK
	STORM DRAIN
	MANHOLE
	CATCH BASIN
	STREET LIGHT
	UTILITY POLE
	TREE
	SHRUB
	GRASS
	BARE SOIL
	WATER
	WETLAND
	WOODED AREA
	FENCE

BLOCK 109.02 STORMWATER MANAGEMENT
 BASIN =
 100 YEAR WQV = 187.00'
 25 YEAR WQV = 155.78'
 10 YEAR WQV = 134.32'
 WQV STORAGE = 150.00'



GRAPHIC SCALE

LGA ENGINEERING, INC.
 CONSULTING ENGINEERS & SURVEYORS

SEAN M. SAVAGE, P.E.
 PROFESSIONAL ENGINEER
 No. 22, 284, 48510
 Ocean County, New Jersey
 Date of Expiration: 12/31/2024

PRELIMINARY & FINAL MAJOR SUBDIVISION
 LOTS 6, 14 & 15, BLOCK 109
 THE WOODLANDS OF LAKE RIDGE
 GRADING & DRAINAGE PLAN

NO.	DATE	REVISION	BY	CHECKED BY	REVISION	DATE	SCALE	DATE	SCALE	DATE	SCALE	FILE NO.	DATE	SCALE	DATE	SCALE
1	5/18/05	REVISED SIGNATURE BLOCK	DWG	DWG	5/18/05	1"=30'	8/15/05	1"=30'	8/15/05	1"=30'	8/15/05	500651000701	255-001	1"=30'	8/15/05	1"=30'

SHEET 10 OF 39