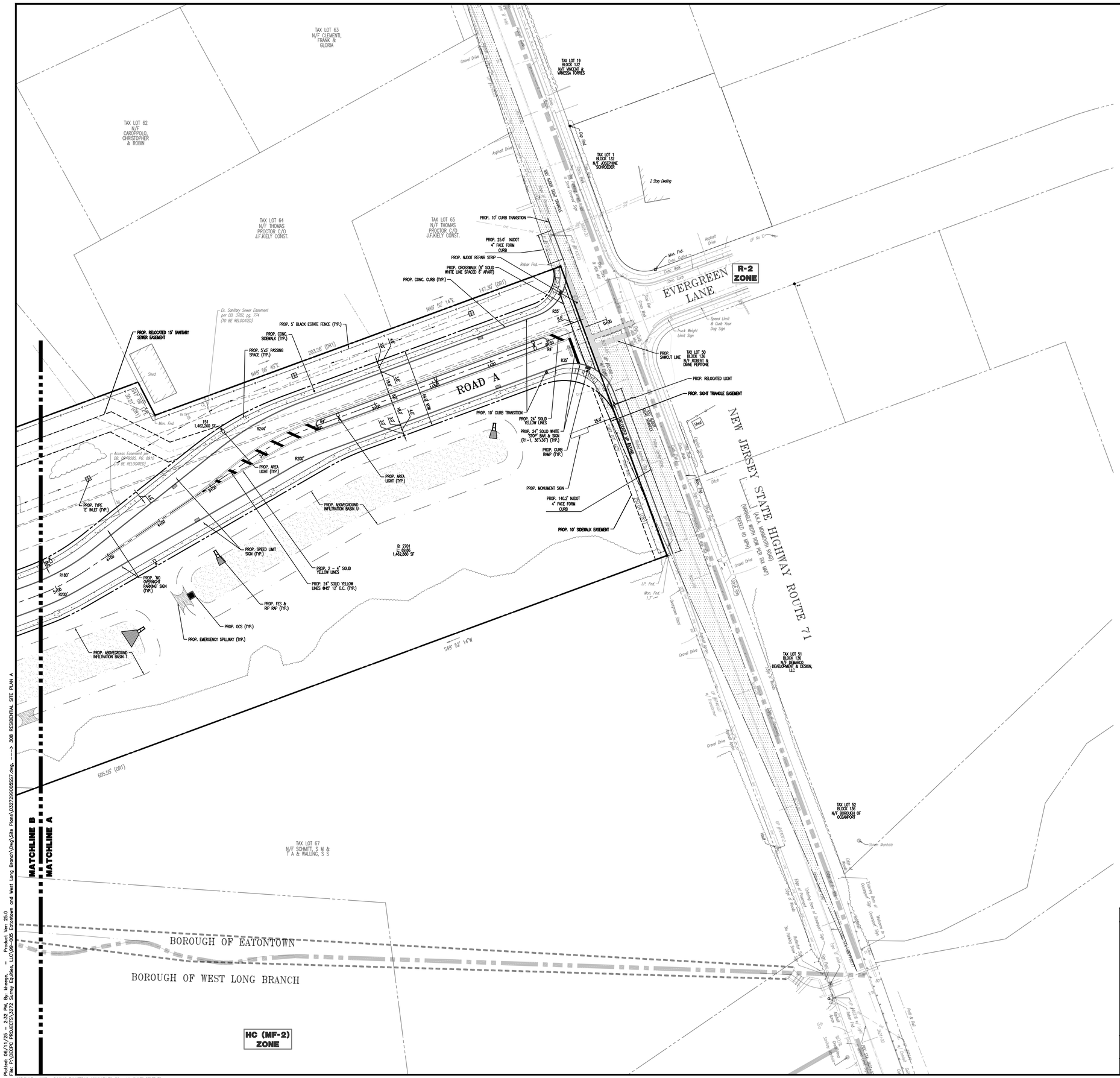


SIGNAGE CHART

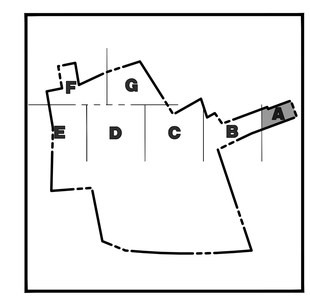
SIGN	R-32 ZONE REQUIREMENTS (FOR REFERENCE ONLY)		PROPOSED (MU-OD Residential)	
MONUMENT	NUMBER OF SIGNS:	One (1)	NUMBER OF SIGNS:	One (1)
	MAXIMUM SIGN AREA:	25 SF	SIGN AREA:	100.9 SF (V)
	MAXIMUM SIGN HEIGHT:	12 FT	SIGN HEIGHT:	7.2 FT
	MINIMUM SIGN SETBACK:	N/S	SIGN SETBACK:	25 FT

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

* SIGNAGE REGULATIONS FOR MU-OD ZONE ARE NOT EXPLICITLY DEFINED IN THE BOROUGH ORDINANCE.

(1) ONE GROUND INDENTIFICATION SIGN WHICH MAY BE ILLUMINATED BUT SHALL NOT EXCEED 25 SQUARE FEET IN AREA ON EITHER SIDE NOR A HEIGHT OF 12 FEET. (§ 89-97B.(1)(b))

SEE SHEET 03 OF 379 FOR SITE PLAN NOTES



KEY MAP

GRAPHIC SCALE

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(IN FEET)
1 INCH = 30 FT.

FINAL FOR SEWER DESIGN

Rev.	Date	Comments	By
7	05/09/25	REV. PER BOROUGH COMMENTS	MPZ
6	03/27/25	REV. PER UTILITY COMMENTS	MPZ
5	02/26/25	REV. PER UTILITY COMMENTS	MPZ
4	12/11/24	REV. PER NJDOT COMMENTS	MRK
3	10/18/24	REV. PER BOROUGH, NJDOT, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NSR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MRK

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TITLE: RESIDENTIAL SITE PLAN A

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 3272-99-005	DATE: 08/31/2023
DRAWN BY: CAM	SCALE: (H) 1"=30' (V)
DESIGNED BY: RDM	SHEET No: 308
CHECKED BY: RPF	
CHECKED BY: –	

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

RYAN MCDERMOTT
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 56559

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OF 381

Rev. # 7

Plotted: 08/11/25 – 2:32 PM, By: kheaps
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Plot Scale: 1 = 1 Product Ver: 25.0

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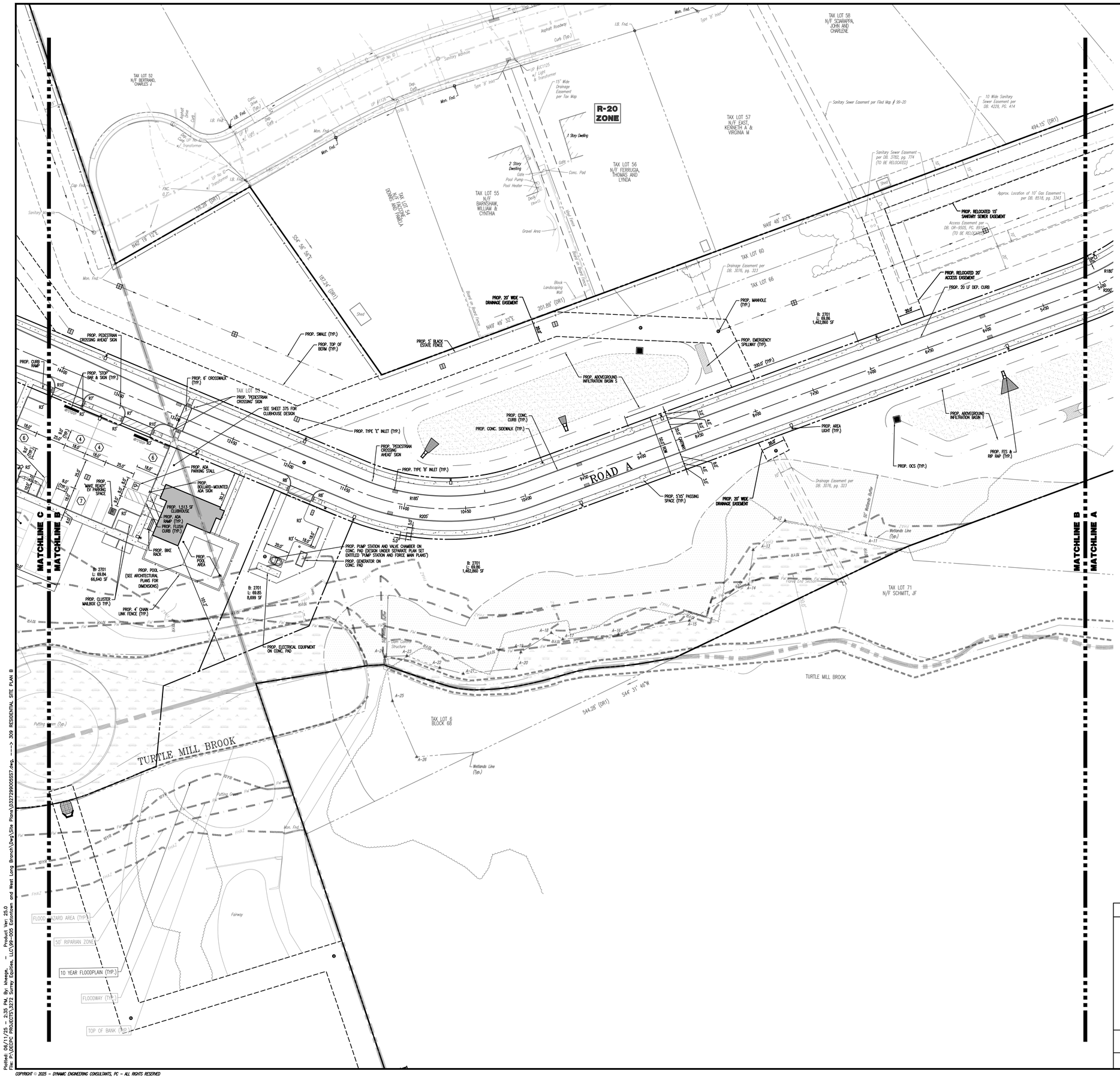
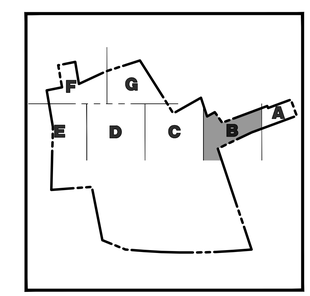


SEE SHEET 03 OF 379 FOR SITE PLAN NOTES



KEY MAP

GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

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Rev.	Date	Comments	By
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6	02/28/23	REV. PER UTILITY COMMENTS	MFZ
5	02/28/23	REV. PER UTILITY COMMENTS	MFZ
4	12/11/24	REV. PER NJDOT COMMENTS	MRK
3	10/18/24	REV. PER BOROUGH, NJDEP, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NSR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MRK

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TITLE: RESIDENTIAL SITE PLAN B

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 3272-99-005	DATE: 08/31/2023
DRAWN BY: CAM	SCALE: (H) 1"=30' (V)
DESIGNED BY: RDM	SHEET No:
CHECKED BY: RPF	309
CHECKED BY: _	OF 381

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RYAN MCDERMOTT
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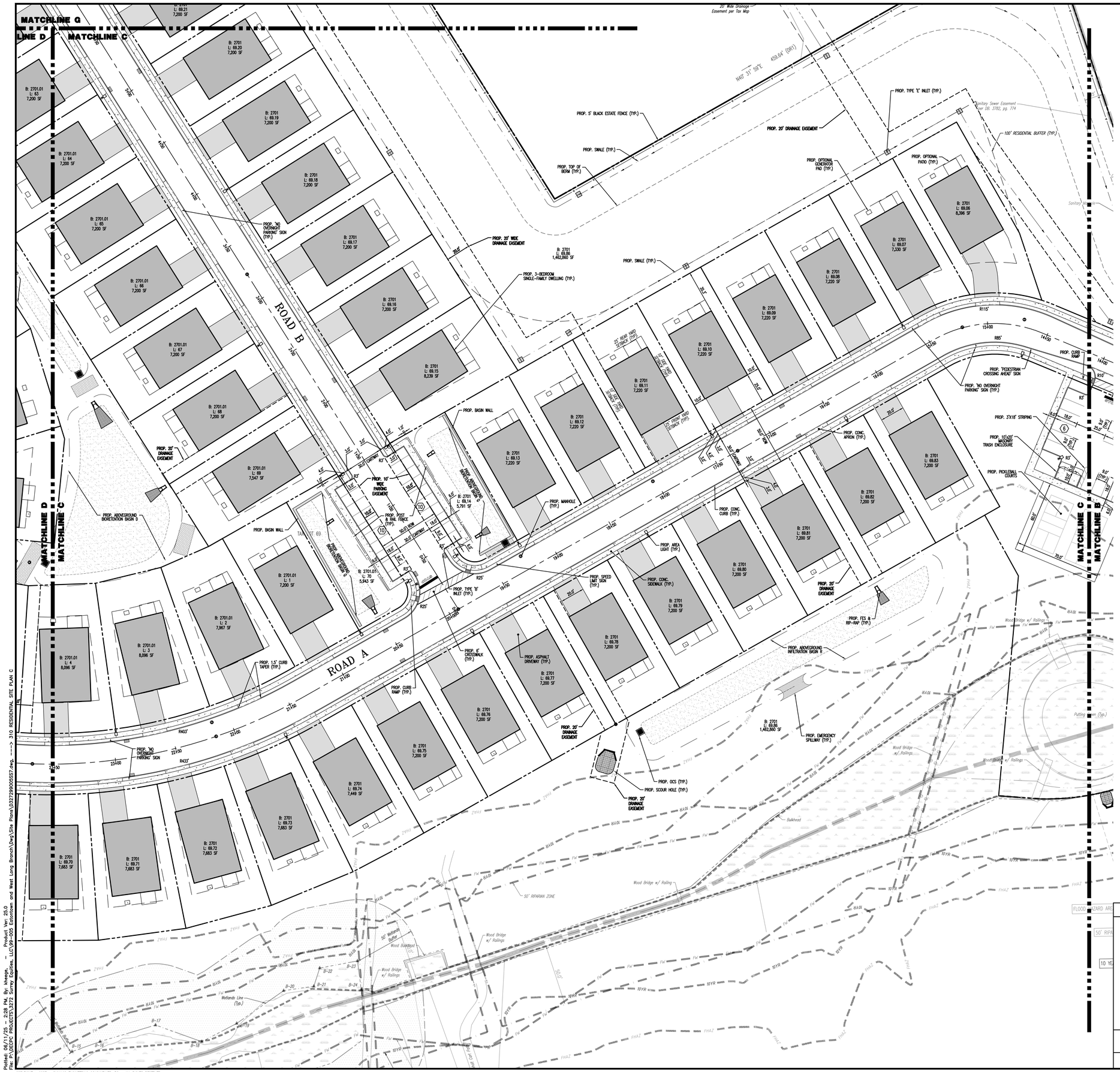
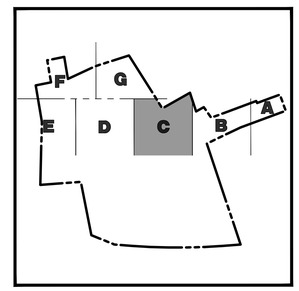


SEE SHEET 03 OF 379 FOR SITE PLAN NOTES



KEY MAP

GRAPHIC SCALE

-30 0 15 30 60 120

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Rev.	Date	Comments	By
7	05/09/25	REV. PER BOROUGH COMMENTS	MPZ
6	03/27/25	REV. PER BOROUGH COMMENTS	MPZ
5	02/24/25	REV. PER UTILITY COMMENTS	MPZ
4	12/11/24	REV. PER NJDOT COMMENTS	MMK
3	10/18/24	REV. PER BOROUGH, NJDEP, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	TGR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MMK

TITLE:

RESIDENTIAL SITE PLAN C

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 3272-99-005
DATE: 08/31/2023
DRAWN BY: CAM
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DESIGNED BY: RDM
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CHECKED BY: --
SHEET No: 310 OF 381

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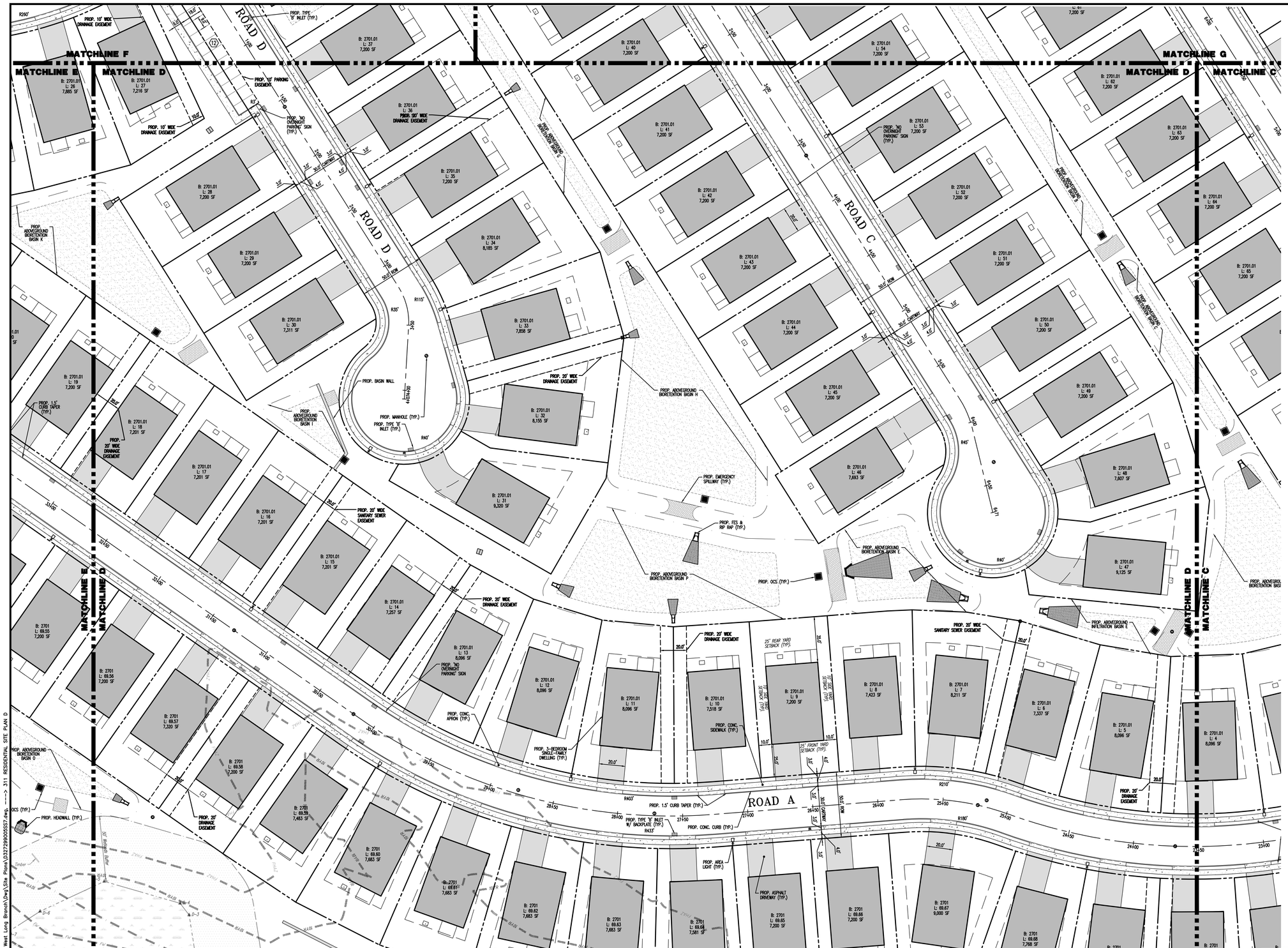

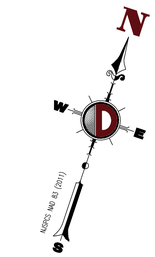

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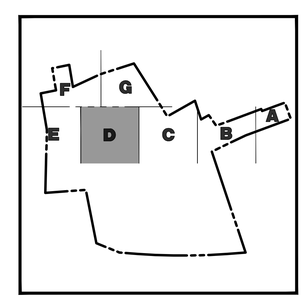

KEY MAP

GRAPHIC SCALE

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(IN FEET)
1 INCH = 30 FT.

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Rev.	Date	Comments	By
7	05/09/25	REV. PER BOROUGH COMMENTS	MFC
6	03/28/25	REV. PER BOROUGH COMMENTS	MFC
5	02/26/25	REV. PER UTILITY COMMENTS	MFC
4	12/11/24	REV. PER NJDOT COMMENTS	MRK
3	10/18/24	REV. PER BOROUGH, NJDOT, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NSR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MRK

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TITLE: RESIDENTIAL SITE PLAN D

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 3272-99-005
DATE: 08/31/2023
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CHECKED BY: RPF
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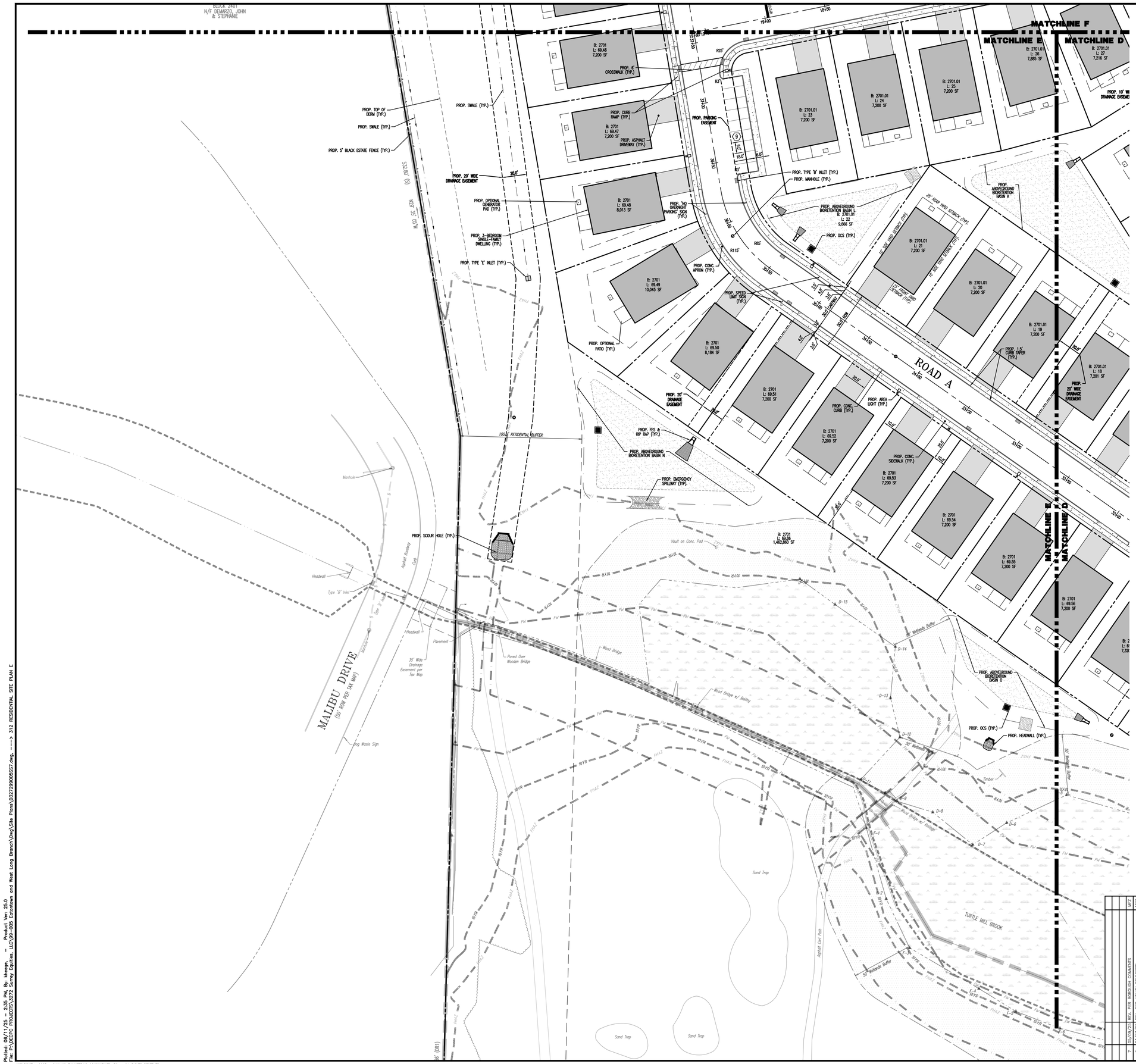
Product Ver: 25.0



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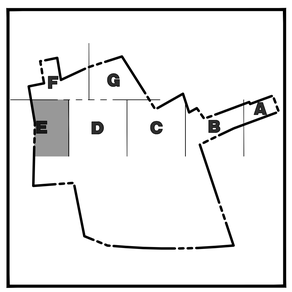

KEY MAP

GRAPHIC SCALE

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Rev.	Date	Comments	By
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5	02/26/25	REV. PER UTILITY COMMENTS	MFZ
4	12/11/24	REV. PER NJDOT COMMENTS	MWK
3	10/19/24	REV. PER BOROUGH, NJDEP, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NSR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MWK

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TITLE:

RESIDENTIAL SITE PLAN E

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No:	3272-99-005
DATE:	08/31/2023
DRAWN BY:	CAM
SCALE: (H) 1" = 30' (V)	
DESIGNED BY:	RDM
CHECKED BY:	RPF
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SHEET No:	312 OF 381
Rev. #	7

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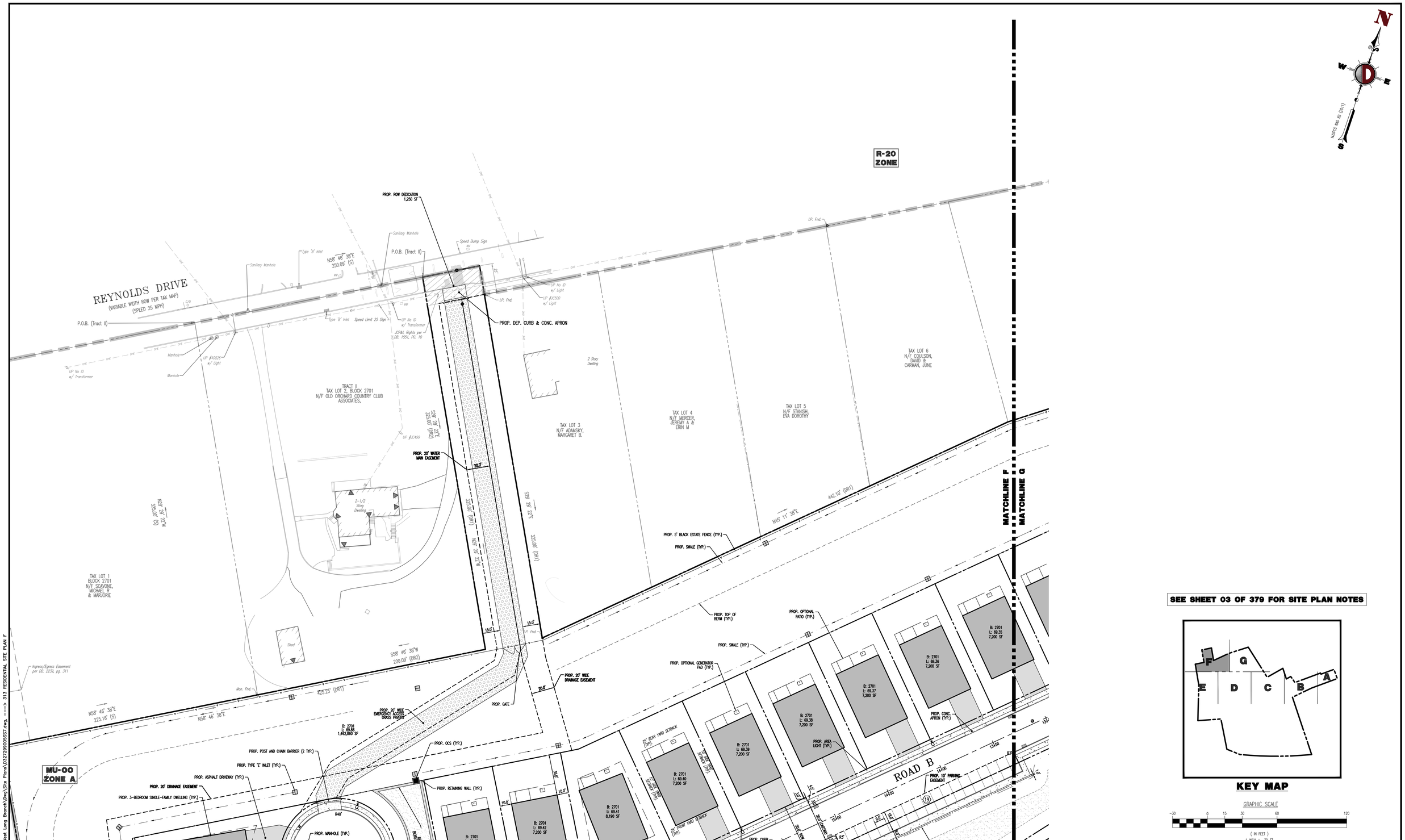

SEE SHEET 03 OF 379 FOR SITE PLAN NOTES

KEY MAP

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TITLE:

RESIDENTIAL SITE PLAN F

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT

BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 35
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No: 3272-99-005	DATE: 08/31/2023
DRAWN BY: CAM	SCALE: (H) 1"=30' (V)
DESIGNED BY: RDM	SHEET No: 313 OF 381
CHECKED BY: RPF	
CHECKED BY: –	

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RYAN MCDERMOTT
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NEW JERSEY LICENSE No. 56559

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7	05/09/25	REV. PER BOROUGH COMMENTS	MPZ
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5	02/27/24	REV. PER UTILITY COMMENTS	MPZ
4	12/11/24	REV. PER NJDOT COMMENTS	MWK
3	10/18/24	REV. PER BOROUGH, NJDEP, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NDR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MWK

Plotted: 06/11/25 – 2:25 PM, By: kfenge, Product Ver: 25.0
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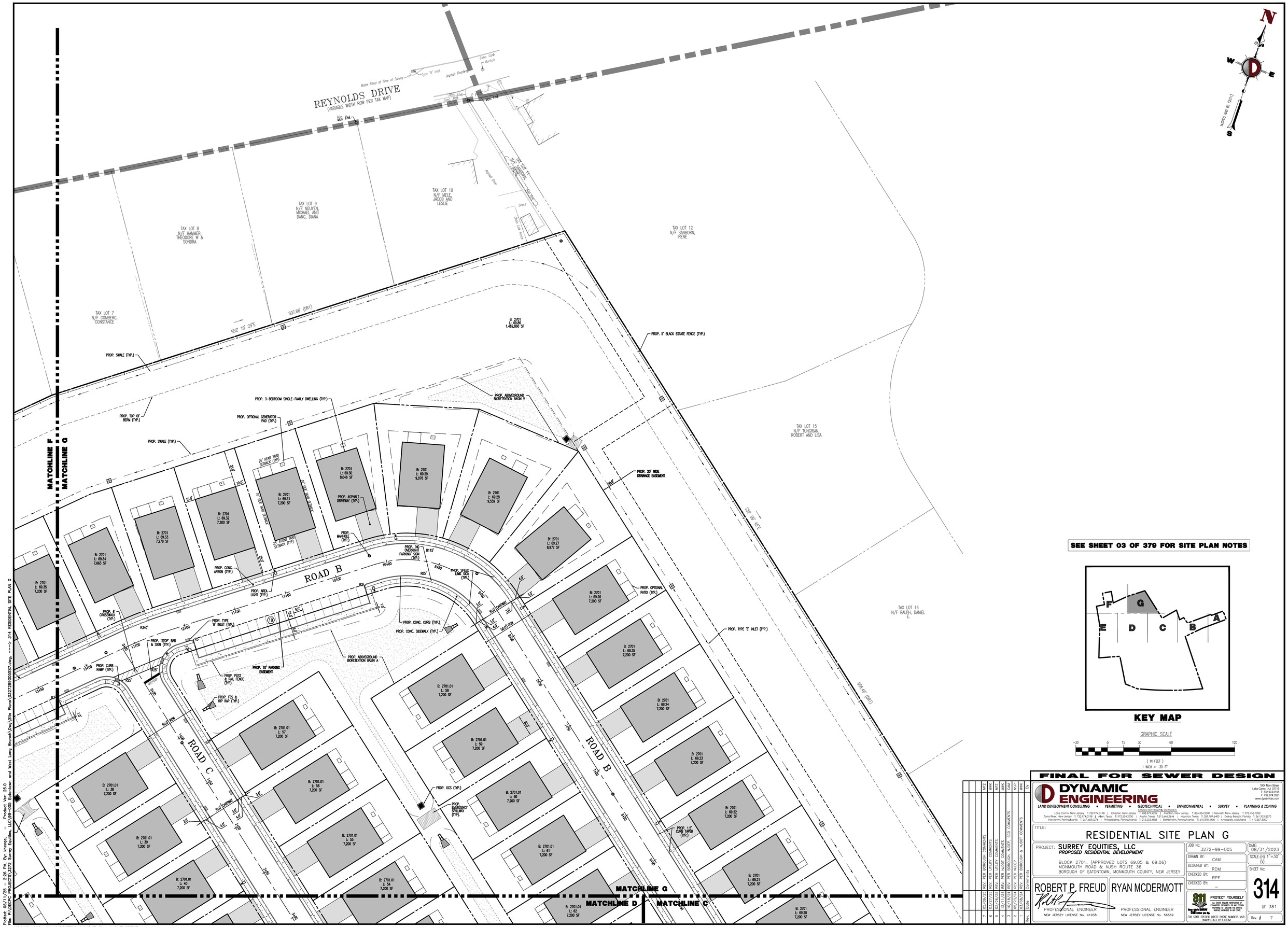

SEE SHEET 03 OF 379 FOR SITE PLAN NOTES

KEY MAP

GRAPHIC SCALE

-30 0 15 30 60 120

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Rev.	Date	Comments	By
7	05/09/25	REV. PER BOROUGH COMMENTS	MPZ
6	02/26/25	REV. PER UTILITY COMMENTS	MPZ
5	02/24/25	REV. PER NJDOT COMMENTS	MPZ
4	12/11/24	REV. PER NJDOT COMMENTS	MWK
3	10/18/24	REV. PER BOROUGH, NJDEP, SCD COMMENTS	CAM
2	05/23/24	REV. PER NJDEP	NDR
1	03/08/24	REV. PER BOROUGH & NJDOT COMMENTS	MWK

TITLE: RESIDENTIAL SITE PLAN G

PROJECT: **SURREY EQUITIES, LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
BLOCK 2701, (APPROVED LOTS 69.05 & 69.06)
MONMOUTH ROAD & NJSH ROUTE 36
BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY

JOB No.: 3272-99-005	DATE: 08/31/2023
DRAWN BY: CAM	SCALE: (H) 1"=30" (V)
DESIGNED BY: RDM	SHEET No: 314
CHECKED BY: RPF	
CHECKED BY: _	

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Plotted: 06/11/25 – 2:26 PM, By: kfreeze, Product Ver: 25.0
File: P:\DWG\3272 Surrey Equities, LLC\99-005 Eatontown and West Long Branch\Dwg\Site Plans\D3272990005S7.dwg, ----> 314 RESIDENTIAL SITE PLAN G

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