

TRACT AREAGE CHART

EXISTING:		PROPOSED:	
LOT 33	= 8.119 AC.	- PROPOSED LOT 33.01	= 8.846 AC.
LOT 34	= 1.147 AC.	- PROPOSED FEE SIMPLE	= 2.155 AC.
LOT 34.01	= 0.518 AC.	- TOWNHOUSE LOTS 33.05 - 33.40	= 11.001 AC.
LOT 35	= 7.093 AC.	- PROPOSED LOT 33.02	= 1.812 AC.
LOT 35.01	= 0.275 AC.	- PROPOSED PUMP	= 0.508 AC.
LOT 36	= 5.037 AC.	- REMAINING LANDS TO BE DEDICATED TO MONTGOMERY TWP.	= 8.868 AC.
		PROPOSED LOT 33.03	= 22.189 AC.
		TOTAL TRACT	= 22.189 AC.

FEE SIMPLE TOWNHOUSE LOTS

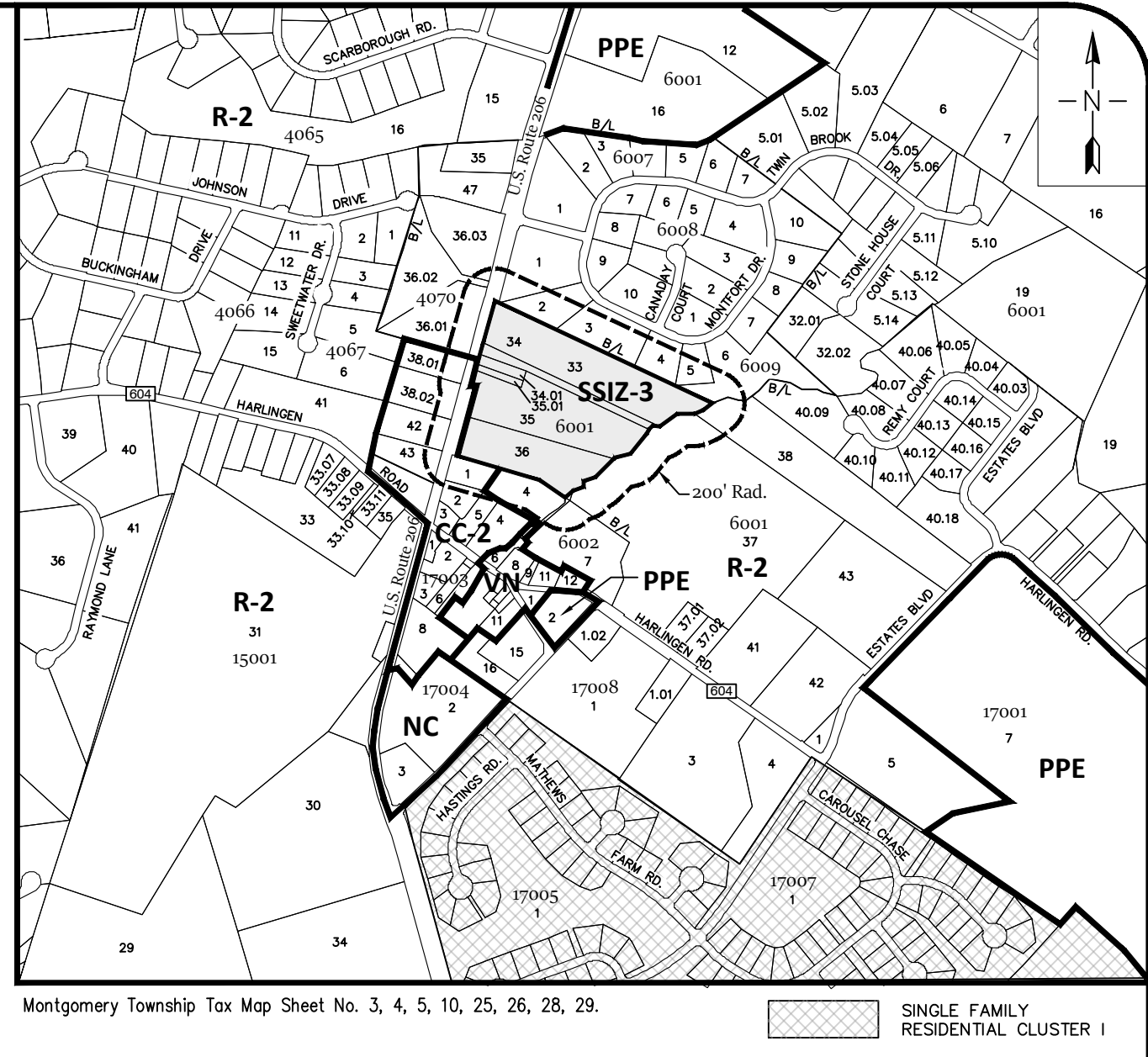
MINIMUM DISTANCE FROM LOT LINE TO PARKING:	5 FT.	34 FT.
MINIMUM DISTANCE FROM LOT LINE TRACT BOUNDARY:	25 FT.	30 FT.
MINIMUM DISTANCE FROM LOT LINE TO COLLECTOR STREET:	25 FT.	109 FT.
MINIMUM DISTANCE FROM LOT LINE TO LOCAL STREET:	10 FT.	10 FT.

DEVELOPMENT SCHEDULE - COUNTRY CLASSICS AT HARLINGEN & HARLINGEN PLACE

OVERALL TRACT AREA	20 ACRES	22.189 ACRES
OVERALL TRACT FRONTAGE	400 FEET	977.95 FEET
OVERALL TRACT WIDTH	400 FEET	983.51 FEET
OVERALL TRACT DEPTH	200 FEET	604.6 FEET
MINIMUM FRONT YARD SETBACK	40 FEET	80 FEET
MINIMUM SIDE YARD SETBACK	30 FEET	75 FEET
MINIMUM REAR YARD SETBACK	15 FEET	40 FEET

DEVELOPMENT SCHEDULE - COUNTRY CLASSICS AT HARLINGEN & HARLINGEN PLACE

OVERALL TRACT AREA	20 AC.	22.189 AC.
OVERALL TRACT FRONTAGE	400 FT.	977.95 FT.
OVERALL TRACT WIDTH	400 FT.	983.51 FT.
OVERALL TRACT DEPTH	200 FT.	613.0 FT.
MAX. TOTAL UNITS	54 UNITS	54 UNITS
TOWNHOUSES:		
MIN. LOT SIZE	11.0 AC.	11.001 AC.
LOT COVERAGE	40%	31.5%
MAX. BUILDING COVERAGE	15%	12.2%
MIN. BUILDING SEPARATION	40 FT.	44.3 FT.
MIN. FRONT YARD SETBACK	80 FT.	100.6 FT.
MIN. SIDE YARD SETBACK	25(50)1 FT.	62.4 FT.
MIN. REAR YARD SETBACK	40 FT.	41.1 FT.
PARKING, LOADING OR OTHER STRUCTURE SETBACK (2):		
TO VAN HORN ROAD (RT.206)	40 FT.	88.7 FT.
TO PROPERTY LINE	10 FT.	11 FT.
MAX. UNITS PER BUILDING	6 UNITS	4 UNITS
MAX. BUILDING HEIGHT	39 FT.	< 39 FT.
MAX. TOTAL UNITS	36 UNITS	36 UNITS
APARTMENTS:		
MIN. LOT AREA	1.0 AC.	1.812 AC.
MIN. FRONT YARD SETBACK	40 FT.	40.3 FT.
MIN. SIDE YARD SETBACK	20 FT.	20.5 FT.
MIN. REAR YARD SETBACK	20 FT.	22.9 FT.
MAX. IMPERVIOUS COVERAGE	40%	37.2%
MAX. BUILDING COVERAGE	15%	14.7%
MAX. BUILDING HEIGHT	39 FT.	< 39 FT.
MAX. ACCESSORY BUILDING HEIGHT	15 FT.	15 FT.
MAX. TOTAL UNITS	18 UNITS	18 UNITS
PARKING, LOADING OR OTHER STRUCTURE SETBACK (2):		
TO VAN HORN ROAD (RT.206)	75 FT.	118.2 FT.
TO PROPERTY LINE	10 FT.	10 FT.
NOTES:		
(1) 50 FT. ALONG R2 ZONE		
(2) EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING.		



SCALE: 1"=1,000'

THE INTERIOR MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW," P.L. 1975 C.291 (C.40:55D-1 et seq.) 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 AS SO DESIGNATED.

TOWNSHIP CLERK  
DONNA KUKLA

DATE

I CERTIFY THAT ALL LISTED APPLICABLE PRIVATE NEW STREETS AND EASEMENTS SHOWN HEREON HAVE BEEN APPROVED BY THE PLANNING BOARD AND THAT BONDS HAVE BEEN GIVEN TO THE TOWNSHIP GUARANTEEING THE COMPLETION OF IMPROVEMENTS TO SAME.

TOWNSHIP CLERK  
DONNA KUKLA

DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141, P.L. 1960, AND THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE SOMERSET COUNTY CLERK BY THE PLANNING BOARD OF THE TOWNSHIP OF MONTGOMERY. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SOMERSET COUNTY CLERK ON OR BEFORE:

DATE

PLANNING BOARD CHAIRPERSON  
DAVE CAMPEAS

DATE

PLANNING BOARD SECRETARY  
LORI A. SAVRON

DATE

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

MARK HERRMANN, R.E. CEM. CPM  
ENGINEER LIC. NO. 24605196400  
TOWNSHIP ENGINEER

DATE

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED DECEMBER 11, 2020 MEETS THE MINIMUM SURVEY DETAILS REQUIREMENTS AS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MAP FILING LAW AND THAT THE OUTBOUND MONUMENTS, AS SHOWN, HAVE BEEN FOUND OR SET.

PAMELA L. MATHEWS N.J. PROFESSIONAL  
ENGINEER AND LAND SURVEYOR LIC. NO. 41181

DATE

THE SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IS IN ACCORDANCE WITH THE DESIRES OF THE OWNERS AND THEY HEREBY CONSENT TO THE FILING THEREOF.

HARLINGEN ASSOCIATES, LLC  
36 BROWER LANE,  
HILLSBOROUGH, NJ 08844

DATE

THIS PLAT COMPLIES WITH REVISED NEW JERSEY STATUTES 40:27-1 THROUGH 40:27-6.13.

SOMERSET COUNTY PLANNING BOARD

DATE

MAP NO.  
FILED IN THE COUNTY CLERK'S OFFICE, SOMERSET COUNTY,  
NEW JERSEY ON

# Final Plat

## Country Classics at Harlingen and Harlingen Place

### Lots 33, 34, 34.01, 35, 35.01 & 36 in Block 6001

prepared by  
**Van Cleef Engineering Associates, LLC**  
Central New Jersey Regional Office  
P.O. Box 5877  
32 Brower Lane, Hillsborough, New Jersey 08844  
dated  
**January 17, 2023**  
Revised May 18, 2023