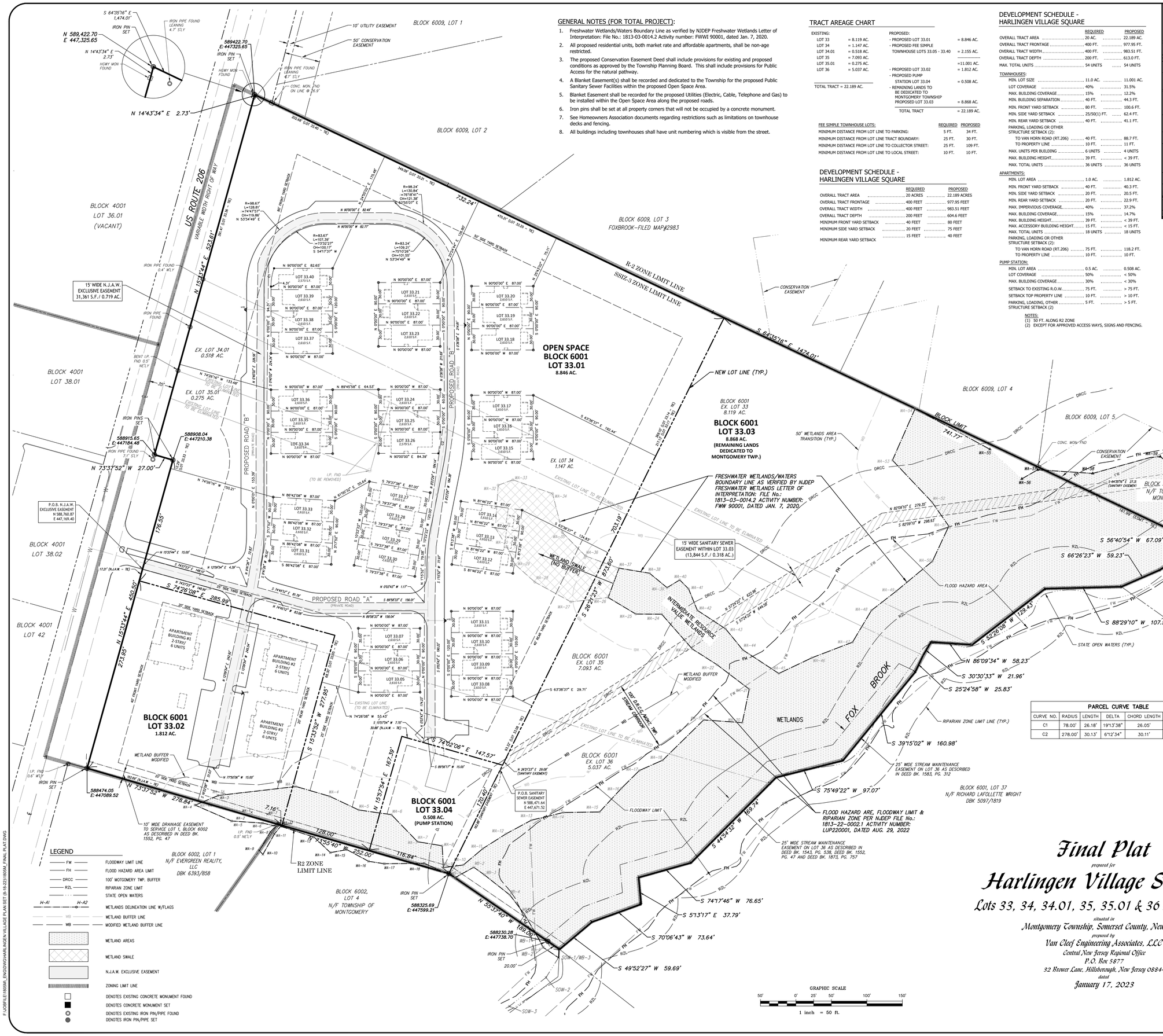


GENERAL NOTES (FOR TOTAL PROJECT):

1. Freshwater Wetlands/Waters Boundary Line as verified by NJDEP Freshwater Wetlands Letter of Interpretation: File No.: 1813-03-0014.2 Activity number: FWW1 90001, dated Jan. 7, 2020.
2. All proposed residential units, both market rate and affordable apartments, shall be non-age restricted.
3. The proposed Conservation Easement Deed shall include provisions for existing and proposed conditions as approved by the Township Planning Board. This shall include provisions for Public Access for the natural pathway.
4. A Blanket Easement(s) shall be recorded and dedicated to the Township for the proposed Public Sanitary Sewer Facilities within the proposed Open Space Area.
5. Blanket Easement shall be recorded for the proposed Utilities (Electric, Cable, Telephone and Gas) to be installed within the Open Space Area along the proposed roads.
6. Iron pins shall be set at all property corners that will not be occupied by a concrete monument.
7. See Homeowners Association documents regarding restrictions such as limitations on townhouse decks and fencing.
8. All buildings including townhouses shall have unit numbering which is visible from the street.

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 TOWNHOUSE LOTS 33.05 - 33.40	= 2.155 AC.
LOT 34.01	= 0.518 AC.		=11.001 AC.
LOT 35	= 7.093 AC.	- PROPOSED LOT 33.02	= 1.812 AC.
LOT 35.01	= 0.275 AC.	- PROPOSED PUMP STATION LOT 33.04	= 0.508 AC.
LOT 36	= 5.037 AC.	- REMAINING LANDS TO BE DEDICATED TO MONTGOMERY TOWNSHIP PROPOSED LOT 33.03	= 8.868 AC.
TOTAL TRACT = 22.189 AC.		TOTAL TRACT	= 22.189 AC.

FEE SIMPLE TOWNHOUSE LOTS:	REQUIRED	PROPOSED
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.

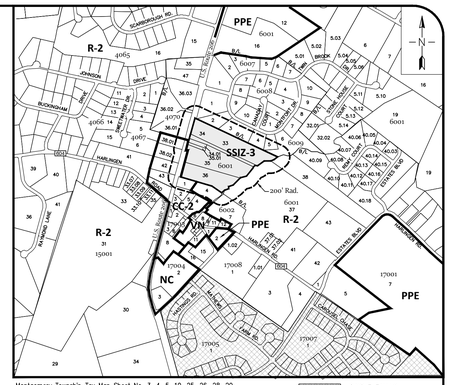
DEVELOPMENT SCHEDULE - HARLINGEN VILLAGE SQUARE

	REQUIRED	PROPOSED
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	20 FEET	75 FEET
MINIMUM REAR YARD SETBACK	15 FEET	40 FEET

DEVELOPMENT SCHEDULE - HARLINGEN VILLAGE SQUARE

	REQUIRED	PROPOSED
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.
PUMP STATION:		
MIN. LOT AREA	0.5 AC.	0.508 AC.
LOT COVERAGE	50%	< 50%
MAX. BUILDING COVERAGE	30%	< 30%
SETBACK TO EXISTING R.O.W.	75 FT.	> 75 FT.
SETBACK TOP PROPERTY LINE	10 FT.	> 10 FT.
PARKING, LOADING, OTHER STRUCTURE SETBACK (2)	5 FT.	> 5 FT.

NOTES:
(1) 50 FT. ALONG R2 ZONE
(2) EXCEPT FOR APPROVED ACCESS WAYS, SIGNS AND FENCING.



Montgomery Township Tax Map Sheet No. 3, 4, 5, 10, 25, 26, 28, 29.

KEY MAP
SCALE: 1"=1,000'±

NEW JERSEY STATE PLANE COORDINATE SYSTEM, NAD 1983 (FEAR DATUM)

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 — DATE
DONNA KUKLA

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 — DATE
DONNA KUKLA

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 — DATE
DAVE CAMPEAS

PLANNING BOARD SECRETARY — DATE
LORI A. SAVRON

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.

MARK HERRMANN, PE, CME, CFM — DATE
ENGINEER LIC. No. 24GE05196400
TOWNSHIP ENGINEER

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 AND 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 — DATE
ENGINEER AND LAND SURVEYOR LIC. No. 41181

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 — DATE
36 BROWER LANE,
HILLSBOROUGH, NJ 08844

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 _____

PARCEL CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	78.00'	26.18'	19°13'38"	26.05'	N 9°36'49" E
C2	278.00'	30.13'	6°12'34"	30.11'	N 4°58'26" E

LEGEND

- FW — FLOODWAY LIMIT LINE
- FH — FLOOD HAZARD AREA LIMIT
- DRCC — 100' MOTGOMERY TWP. BUFFER
- RZL — RIPARIAN ZONE LIMIT
- STATE OPEN WATERS
- W-A1 W-A2 — WETLANDS DELINEATION LINE W/FLAGS
- WB — WETLAND BUFFER LINE
- WB — MODIFIED WETLAND BUFFER LINE
- WETLAND AREAS
- WETLAND SWALE
- N.J.A.W. EXCLUSIVE EASEMENT
- ZONING LIMIT LINE
- DENOTES EXISTING CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT SET
- DENOTES EXISTING IRON PIN/PIPE FOUND
- DENOTES IRON PIN/PIPE SET

Final Plat

prepared for

Harlingen Village Square

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

situated in

Montgomery Township, Somerset County, New Jersey

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

F:\JOBFILES\1850M_ENGDWG\HARLINGEN VILLAGE PLAN SET (8-18-22)1850M_FINAL PLAT.DWG