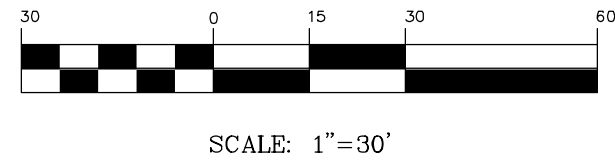


KEY MAP  
SCALE: 1"=500'±

PROPERTY OWNERS WITHIN 200'		
BLOCK NO.	LOT NO.	CURRENT PROPERTY OWNER
28003	216	SHARRELL PLANNING INC.
28003	65	VILLAGE SHOPS W. LEBRON/PIRESE
28003	64	VILLAGE SHOPS AT MONTGOMERY LLC
28002	46	MONTREX SC LLC
28004	1	MONTGOMERY KNOLL OWNERS ASSOC
28004	125	SIGMA ACADEMY LLC
28004	126	H F E REALTY LLC
28004	127	H F E REALTY LLC
28004	128	TINTO LISA H
28004	129	STUBBINS, KURT & ANGELA
28004	130	STUBBINS, HENRY B. & EILEEN M.
28004	131	PURVI & BURETU HOLDINGS LLC
28004	132	KELLY, PAUL A. & FEN, KAREN L.
28004	133	RAHAY, AYMAN F.B.
28004	134	LAUGHIN REAL ESTATE INC
28004	135	KILLIS, KENNETH
28004	136	NGUYEN TOLLIN REALTY LLC
28004	137	PRINCE & MACDON PROPERTIES L.L.C.
28004	138	KNOLL PROPERTIES, LLC
28004	139	IRVIN, ARY & DAVID
28004	140	IRVIN, ARY & DAVID
28004	141	CONOVER & GASTRIGHT, L.L.C.
28004	142	JPR GROUP, LLC
28004	143	HUANG, LIN & PEAKES ANTHONY
28004	144	RECL ASSOCIATES, LLC
28004	145	BRIDGES, JOSEPH M. III
28004	146	NGC REALTY, L.L.C.
28004	147	194 DEVELOPMENT LLC
28004	148	GREVE, HAROLD TRUSTEE
28004	149	CHANG, FRANK TSE-FUI

- PLAN REFERENCES:
1. LOCATION SURVEY FOR 1377 RT. 28, BLOCK 29002 LOT 45, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIRELL, N.J.P.E. & L.S. LIC. No. 20792, DATED JANUARY 7, 2004 LAST REVISED AUGUST 14, 2007.
  2. EPA'S AS-BUILT DRAWINGS AS PROVIDED BY LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC. BY LETTER DATED MAY 9, 2007.
  3. "PARTIAL TOPOGRAPHY SURVEY FOR COUNTRY DRASSICS THROUGH BLOCK 29002, LOT 45, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.E. & L.S. LIC. No. 41181, LAST REVISED MAY 29, 2019.



			DATE:	JULY 18, 2019
			SCALE:	1"= 30'
			DESIGNED BY:	K.H.
PER TWP. COMMENTS	M.K.F.	3/2/20	DRAWN BY:	K.H.
PER TWP. COMMENTS	M.K.F.	1/17/20	CHECKED BY:	M.K.F.
REVISIONS	AUTH.	DATE	JOB NO.	03-03-M

BY: *Michael K. Ford*  
Michael K. Ford  
New Jersey Professional Engineer  
No. 34722

**Van Cleef**  
ENGINEERING ASSOCIATES, LLC

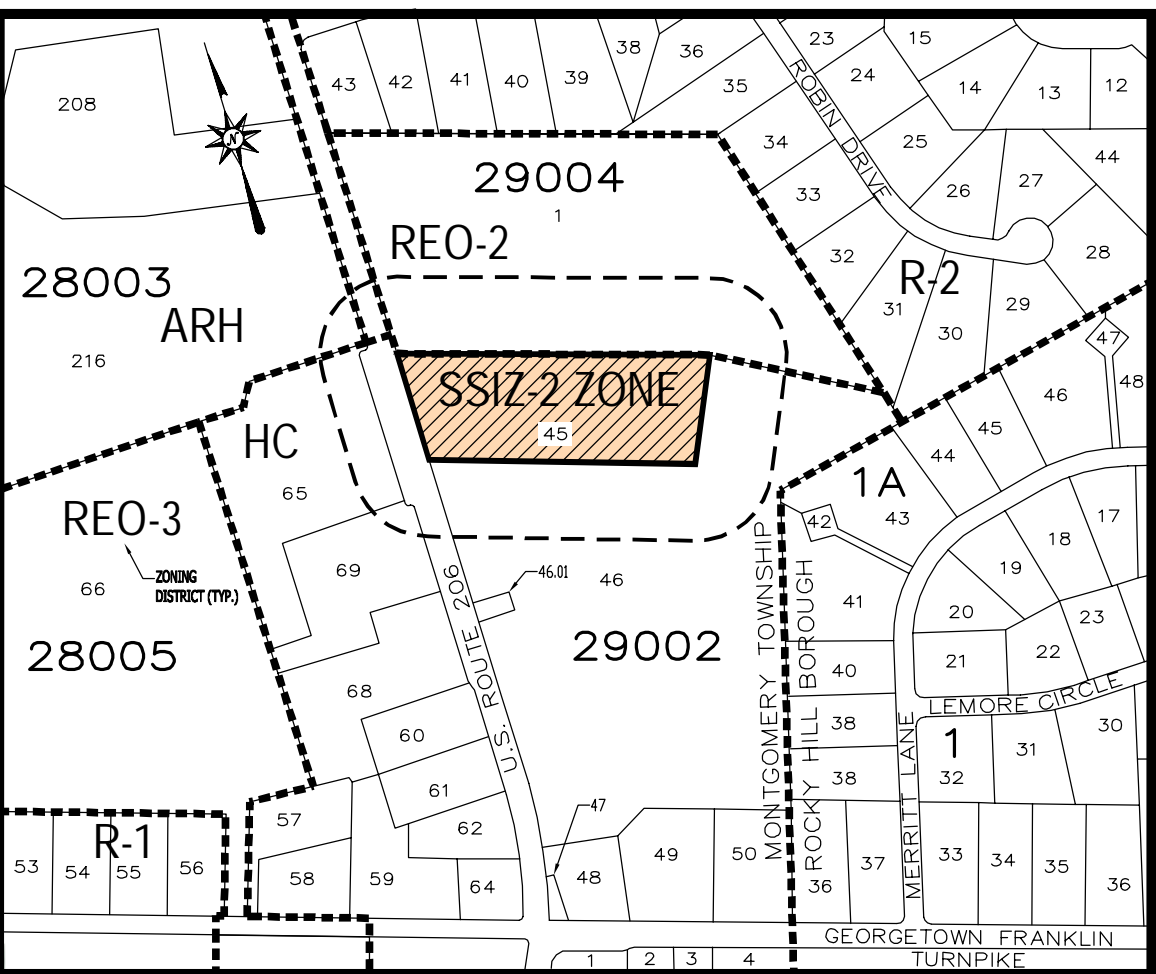
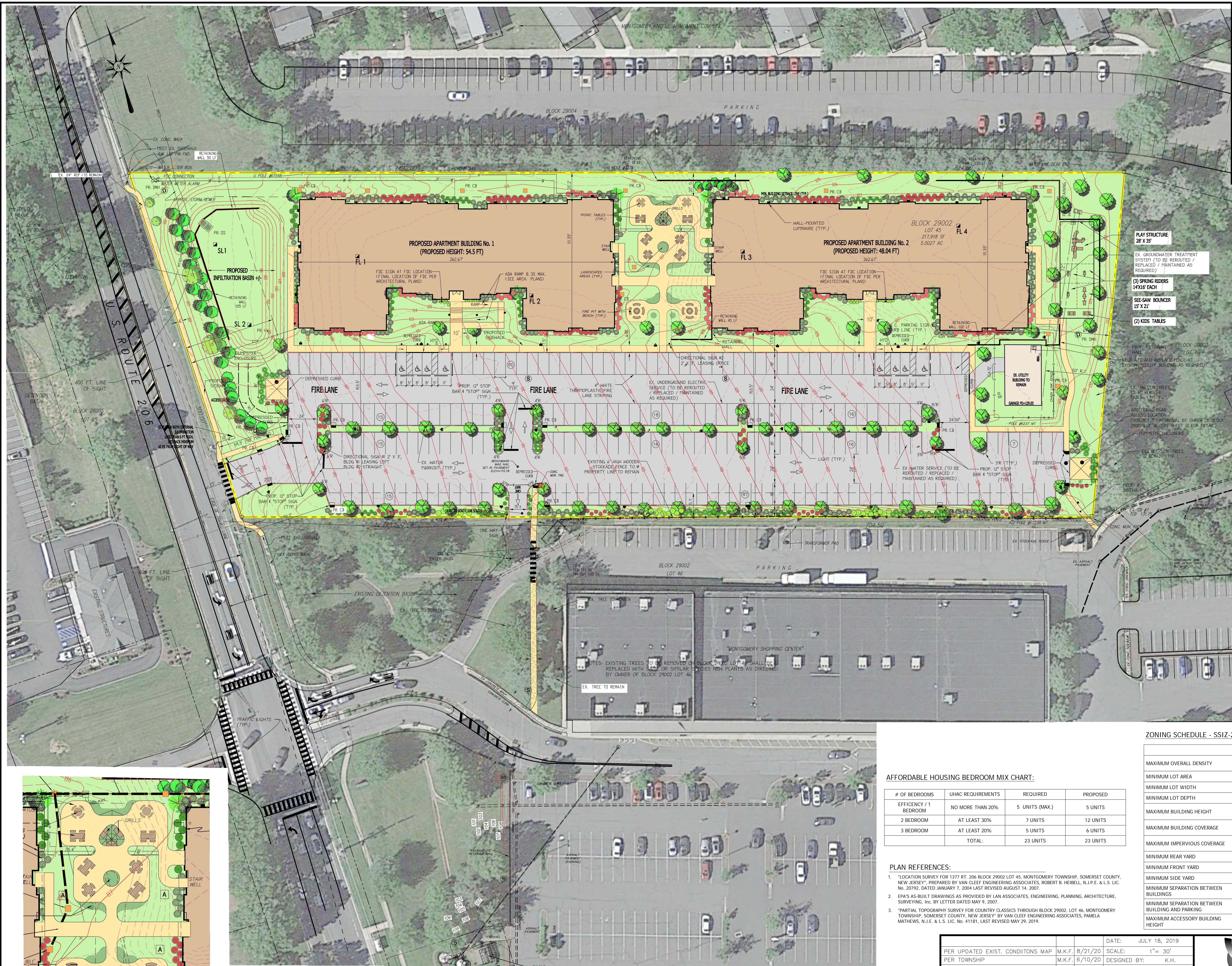
32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844  
EMAIL: CONTACT@VANCLEEFENGINEERING.COM  
PHONE: (609) 359-8250 FAX: (609) 359-1200

Consulting Civil Engineering  
Bridge Design  
Highway Design  
Construction Inspection  
Geotechnical Engineering  
Water/Wastewater  
Municipal Engineering  
Land Surveying  
Professional Planning  
Landscape Architecture

NJ LLC CERT. No. 24GA26192300

EXISTING CONDITION EXHIBIT  
FOR  
LOT 45 IN BLOCK 29002  
MONTGOMERY TOWNSHIP,  
SOMERSET COUNTY, NEW JERSEY





KEY MAP  
SCALE: 1"=500'±

- NOTES:
- Grantee, at Grantee's cost, agrees to repave by milling two (2) inches of the blacktop and replacing same with two (2) inches of asphalt surface course an area of approximately thirty (30') feet on either side of the Sanitary Sewer Easement where it crosses the driveway and the additional area near the Sidewalk Easements as shown cross-hatched on the Plan attached hereto as Exhibit A-1.
  - Relief requested from proposed retaining wall height along side Building No. 1, 10.1 feet max. proposed versus 4 feet permitted per Code 16-5.3b.
  - The lot shall be deed restricted to require the perpetual maintenance of the stormwater management system in accordance with the approved Stormwater Management Maintenance Plan. The restriction shall reference the maintenance manual by title, preparer and most revision date. Further, the restriction shall allow that, in the event that the responsible party fails to maintain the system, the Township shall have the right (but not the obligation) to enter upon the property to perform the requisite maintenance at the responsible parties expense.

PARKING SUMMARY:

REQUIRED: (PER NJAC S-21 - RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS))

GARDEN APARTMENTS:		
1 BEDROOM - 1.8 SPACES PER UNIT:	29 UNITS x 1.8 SP./UNIT	= 52.2 SPACES
2 BEDROOMS - 2.0 SPACES PER UNIT:	80 UNITS x 2.0 SP./UNIT	= 160 SPACES
3 BEDROOMS - 2.1 SPACES PER UNIT:	6 UNITS x 2.1 SP./UNIT	= 12.6 SPACES
TOTAL SPACES REQUIRED:		= 224.8 SPACES

PROPOSED:

227 SPACES (INCLUDING 8 ACCESSIBLE SPACES)

AFFORDABLE HOUSING BEDROOM MIX CHART:

# OF BEDROOMS	UHAC REQUIREMENTS	REQUIRED	PROPOSED
EFFICIENCY / 1 BEDROOM	NO MORE THAN 20%	5 UNITS (MAX.)	5 UNITS
2 BEDROOM	AT LEAST 30%	7 UNITS	12 UNITS
3 BEDROOM	AT LEAST 20%	5 UNITS	6 UNITS
TOTAL:		23 UNITS	23 UNITS

- PLAN REFERENCES:
- "LOCATION SURVEY FOR 1377 RT. 206 BLOCK 29002 LOT 45, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, ROBERT B. HEIBEL, N.J.P.E. & L.S. LIC. NO. 20792, DATED JANUARY 7, 2004 LAST REVISED AUGUST 14, 2007.
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  - "PARTIAL TOPOGRAPHY SURVEY FOR COUNTRY CLASSICS THROUGH BLOCK 29002, LOT 46, MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, PAMELA MATHEWS, N.J.E. & L.S. LIC. NO. 41181, LAST REVISED MAY 29, 2019.

ZONING SCHEDULE - SSIZ-2 (SITE SPECIFIC INCLUSIONARY ZONE 2)

	REQUIRED	PROVIDED	COMPLIES
MAXIMUM OVERALL DENSITY	23 UNITS/ACRE	18.4 UNITS/ACRE	YES
MINIMUM LOT AREA	1 ACRE	5.003 ACRES	YES
MINIMUM LOT WIDTH	150 FEET	300.0 FEET	YES
MINIMUM LOT DEPTH	150 FEET	726.4 FEET	YES
MAXIMUM BUILDING HEIGHT	59 FEET / 4 STY	BLDG 1: 58.63 FEET / 4 STY BLDG 2: 57.57 FEET/4 STY	BLDG 1: YES BLDG 2: YES
MAXIMUM BUILDING COVERAGE	30 %	22.8%	YES
MAXIMUM IMPERVIOUS COVERAGE	70%	60.1%	YES
MINIMUM REAR YARD	50 FEET	67.5 FEET	YES
MINIMUM FRONT YARD	75 FEET	93.1 FEET	YES
MINIMUM SIDE YARD	20 FEET	20.2 FEET	YES
MINIMUM SEPARATION BETWEEN BUILDINGS	70 FEET	80 FEET	YES
MINIMUM SEPARATION BETWEEN BUILDING AND PARKING	10 FEET	17.5 FEET	YES
MAXIMUM ACCESSORY BUILDING HEIGHT	25 FEET/1.5 STORIES	21.0 FEET	YES

**Van Cleef**  
ENGINEERING ASSOCIATES, LLC

32 BROWER LANE, PO BOX 5877, HILLSBOROUGH, NJ 08844  
EMAIL: CONTACT@VANCLEEFENGINEERING.COM  
PHONE: (609) 959-8291 FAX: (609) 959-1206

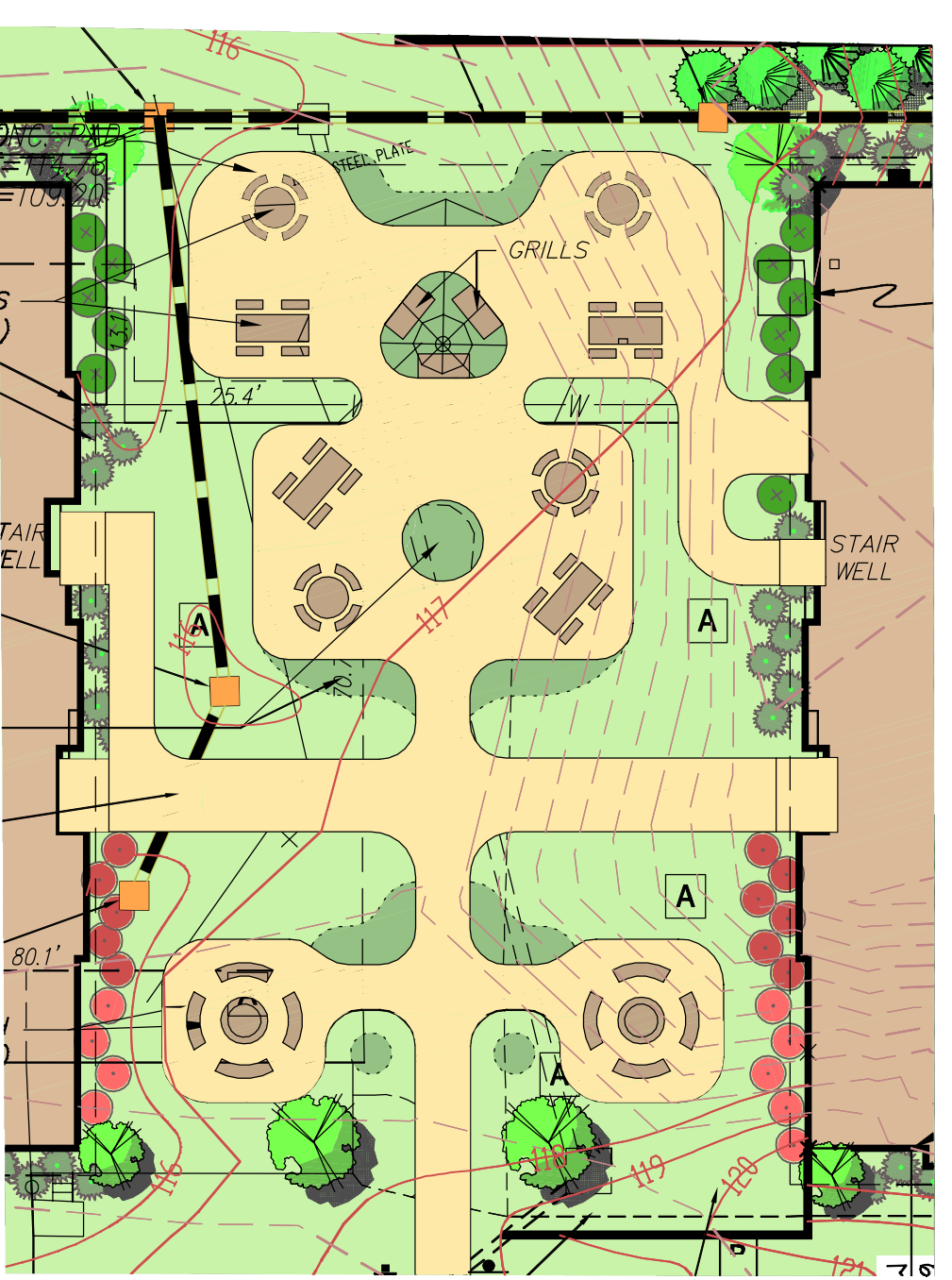
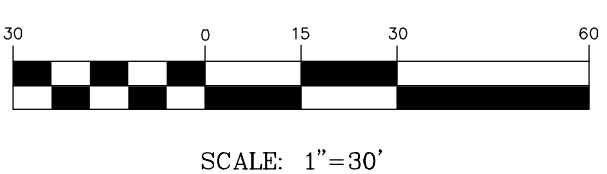
Consulting Civil Engineering  
Bridge Design  
Highway Design  
Construction Inspection  
Geotechnical Engineering  
Water/Wastewater  
Municipal Engineering  
Land Surveying  
Professional Planning  
Landscape Architecture

With Offices in:  
New Jersey, Pennsylvania & Delaware

NJ LLC CERT. NO. 24GA2812320

PROPOSED CONDITION EXHIBIT  
FOR  
LOT 45 IN BLOCK 29002  
MONTGOMERY TOWNSHIP,  
SOMERSET COUNTY, NEW JERSEY

BY: *Michael K. Ford*  
Michael K. Ford  
New Jersey Professional Engineer  
No. 34722



PATIO AREA INSET  
SCALE: 1"=20'