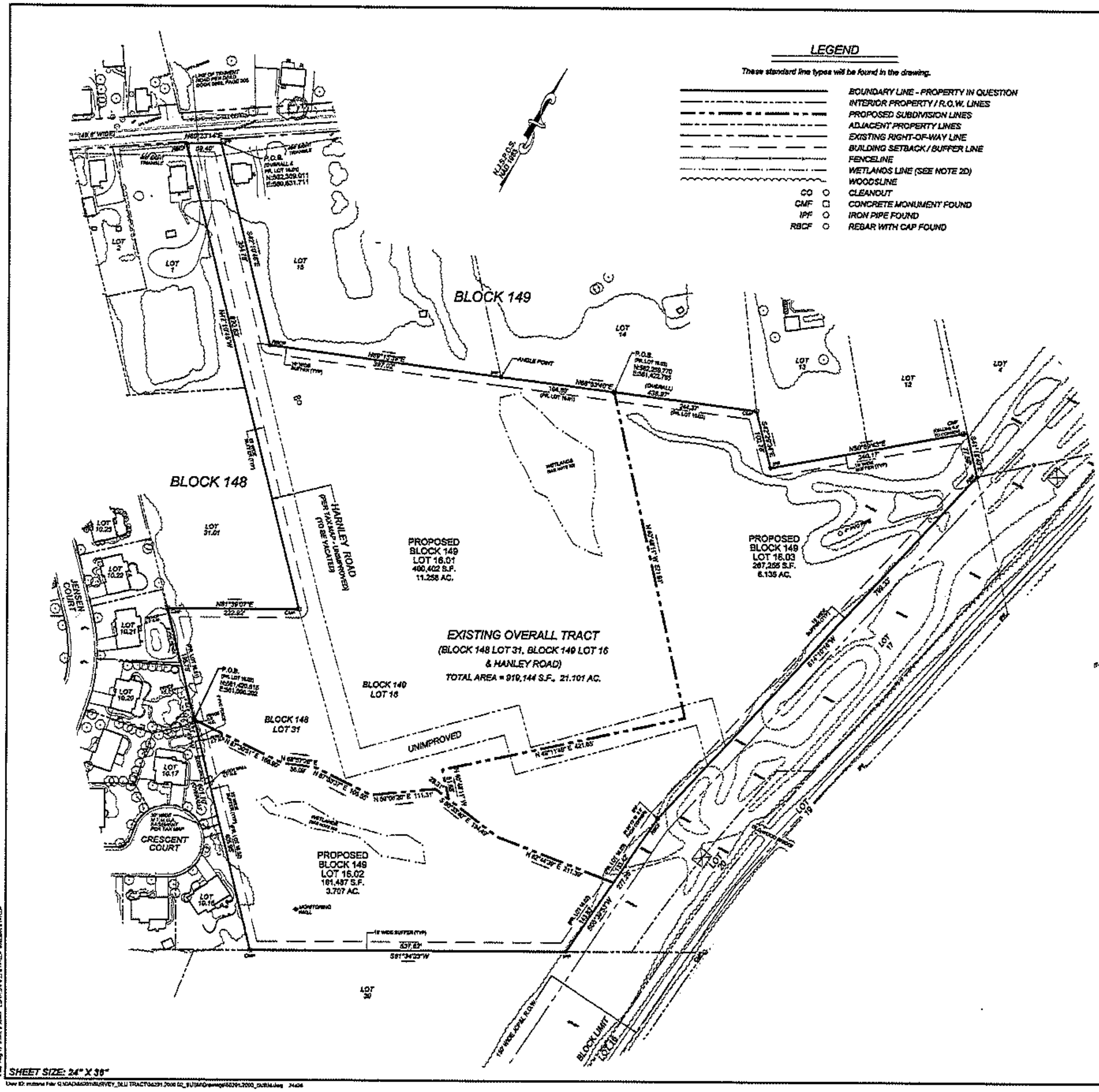
A-33



SURVEY NOTES:

1. OWNER: TOWNSHIP OF MARLBORO
   1979 TOWNSHIP DRIVE
   MARLBORO, NJ 07746

   APPLICANT: THE PLACE AT MARLBORO, LLC
   1070 BRUNSWICK AVENUE, SUITE 100
   LAWRENCEVILLE, NJ 08648

2. THIS SURVEY IS BASED IN PART ON A COMMITMENT FOR TITLE INSURANCE BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. TN-6418, WITH AN EFFECTIVE DATE OF MARCH 20, 2019, AND IS SUBJECT TO THE FOLLOWING RECORD INSTRUMENTS CONTAINED THEREIN:

   ITEM NUMBERS REFER TO SCHEDULE B-2 OF THE TITLE REPORT

   VESTING DEED: DEED BOOK 9296 PAGE 1420
   (VESTING DEED CONTAINS ADDITIONAL LANDS NOT PART OF THIS SURVEY / SUBDIVISION)

   7- TERMS AND CONDITIONS AS SET FORTH IN DEED BOOK 9296 PAGE 1420 (TERMS AND CONDITIONS ARE NOT MATTER OF SURVEY)

   8- RESTRICTIONS AS CONTAINED IN DEED BOOK 237, PAGE 98 AND DEED BOOK 254, PAGE 311. (BOTH DOCUMENTS ARE ILLEGIBLE AS RECEIVED)

   9- RIGHTS OF JERSEY CENTRAL POWER & LIGHT CO. AS SET FORTH IN DEED BOOK 1820, PAGE 134 (GENERAL UTIL. MAINT. EASE. ALONG ROUTE 79, NOT PLOTTABLE); DEED BOOK 2177, PAGE 201 (UTIL. MAINT. EASE. - NOT ON OR ADJACENT TO SUBJECT PROPERTY), DEED BOOK 2187, PAGE 56 (UTIL. MAINT. EASE. NOT ON OR ADJACENT TO SUBJECT PROPERTY)

   10- RIGHTS OF JERSEY CENTRAL POWER & LIGHT CO. AND N.J. BELL TELEPHONE COMPANY AS SET FORTH IN DEED BOOK 3118, PAGE 635 (GENERAL UTIL. MAINT. EASE. ALONG CHURCH LANE - DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS OTHER LANDS CONTAINED WITHIN VESTING DEED)

   11- RIGHT OF WAY AGREEMENT AND EASEMENT TO WESTERN MONMOUTH UTILITIES AUTHORITY AS CONTAINED IN DEED BOOK 4715, PAGE 356 AND DEED BOOK 4262, PAGE 412. (SANITARY SEWER EASEMENT - DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS OTHER LANDS CONTAINED WITHIN VESTING DEED)

   12- BOUNDARY LINE AGREEMENT AS SET FORTH IN DEED BOOK 4192, PAGE 54. (DOES NOT AFFECT SUBJECT PROPERTY - AFFECTS OTHER LANDS CONTAINED WITHIN VESTING DEED)

3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING SOURCES OF INFORMATION:

   A -DEEDS OF RECORD

   B -AN ACTUAL FIELD SURVEY PERFORMED BY TAYLOR, WISEMAN & TAYLOR

   C -PLAN ENTITLED "SURVEY OF PROPERTY, BLOCK 148 LOT 31, BLOCK 149 LOT 16, BLOCK 150 LOTS 2, 3, 4, 5 & 6 & BLOCK 151 LOT 4, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY". PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 2-8-2018, DRAWING NO. 2018-52201-SURV.

   D -WETLANDS SHOWN ARE TAKEN FROM A PLAN ENTITLED "WETLANDS LOCATION PLAN, BLOCK 148 LOT 31 & BLOCK 149 LOT 16, MARLBORO TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY", PREPARED BY TAYLOR WISEMAN & TAYLOR, REVISED TO 3-15-17, DRAWING NO. 2016-52201-L16WET. FRESHWATER WETLANDS/WATERS BOUNDARY LINE VERIFIED BY N.J.D.E.P. PER FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION, FILE NO. 1328-06-0021.3, ACTIVITY NUMBER: FWW170001.

   E -SET OF DESIGN PLANS ENTITLED "THE PLACE AT MARLBORO: MAJOR SUBDIVISION & PRELIMINARY / FINAL SITE PLANS, BLOCK 148 LOT 31 & BLOCK 149 LOT 16, TAX MAP SHEET 18," PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED 7-17-2020, DRAWING NO. 019-52201-B-SDSP

4. BLOCK AND LOT NUMBERS REFER TO THE OFFICIAL TAX MAPS OF THE TOWNSHIP OF MARLBORO, MONMOUTH COUNTY, NEW JERSEY, PLATE #18 & 25.

5. PLANIMETRIC FEATURES SHOWN ARE TAKEN FROM PHOTOGRAMMETRIC METHODS AND FROM CONVENTIONAL FIELD LOCATIONS BY TAYLOR WISEMAN & TAYLOR, LAST UPDATED IN JULY, 2020.

6. THIS SURVEY IS NOT INTENDED TO GUARANTEE OWNERSHIP.

7. SURVEY BASED ON N.J. S.P.C.S. NAD '83 (2011).
   VERTICAL DATUM: NAVD 1988

8. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION ON OR NEAR THE SUBJECT PARCEL(S). [illegible] DURING THE PREPARATION OF THIS SURVEY. CONCERNED PARTIES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.

9. IT SHOULD NOT BE ASSUMED THAT ANY COPY OF THIS PLAN WITHOUT A RAISED IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL OR AN ORIGINAL COLORED IMPRESSION OF THE SURVEYOR'S STAMP SEAL IS A TRUE COPY OF THE ORIGINAL PLAN AS ISSUED BY THE SURVEYOR.

10. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE LOCATION AND / OR EXISTENCE OF UNDERGROUND UTILITIES. THE STATE OF NEW JERSEY REQUIRES NOTIFICATION PRIOR TO ANY EXCAVATION BY UTILIZING THE NEW JERSEY ONE-CALL SYSTEM (1-800-272-1000).

11. TRACT ZONING DISTRICT: MFD-III (MULTI-FAMILY DISTRICT) PER ORDINANCE 2015-16

12. ▪ INDICATES CONCRETE MONUMENT TO BE SET

ZONING INFORMATION

(FOR PURPOSES OF DEVELOPMENT SITE WILL BE CONSIDERED AS ONE TRACT - SEE DESIGN PLANS)

PARKING REQUIRED

GARDEN APARTMENT: 1 BEDROOM = 16 UNITS x 1.8 STALLS/UNIT =	30 STALLS
GARDEN APARTMENT: 2 BEDROOM = 159 UNITS x 2.0 STALLS/UNIT =	318 STALLS
GARDEN APARTMENT: 3 BEDROOM = 81 UNITS x 2.1 STALLS/UNIT =	170 STALLS
TOTAL PARKING =	522 STALLS

PHASE 1 PARKING: 311 REQUIRED 300 PROVIDED
PHASE 2 PARKING: 211 REQUIRED 172 PROVIDED*
TOTAL PARKING PROVIDED = 472 SPACES

*PHASE 1 PARKING SHALL CONSTRUCT 30 ADDITIONAL SPACES DEDICATED FOR PHASE 2

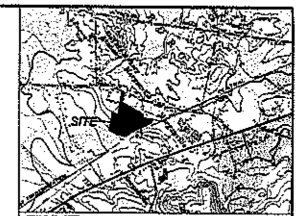
LOT REQUIREMENTS

ITEM	PERMITTED	PROPOSED
LOT SIZE	2 ACRES	21.1 ACRES
DENSITY	15 UNITS/ACRE	12.2 UNITS/ACRE
LOT WIDTH (AT SETBACK LINE)	125 FEET	490 FEET
LOT DEPTH	125 FEET	985 FEET
FRONT YARD	10 FEET	±640 FEET
REAR YARD	10 FEET	38 FEET
SIDE YARD	10 FEET	±28 FEET
BUILDING HEIGHT: MULTI-FAMILY	4 STORIES/50 FEET	~4 STORIES/50 FEET
LOT COVERAGE (PUBLIC SEWER & WATER)	60%	38.0%
BUFFER	15 FEET	15 FEET
MAX. FAMILIES/BUILDING	28	20

VARIANCES & WAIVERS REQUESTED

1. A VARIANCE IS REQUESTED FOR PROVIDING 24' WIDE CARTWAY WHERE 26' IS REQUIRED (SECTION 220-97C(4))
2. A VARIANCE IS REQUESTED FOR PROVIDING 9'x18' PARKING SPACES WHERE 10'x20' PARKING SPACES ARE REQUIRED. (SECTION 220-97D)
3. A VARIANCE IS REQUESTED FOR PROVIDING 30% (3:1) SLOPES WHERE 25% (4:1) IS THE MAXIMUM PERMITTED. (SECTION 220-98D(2)(b))
4. A VARIANCE IS REQUESTED TO PERMIT PARKING WITHIN 20 FEET OF THE OUTER WALLS OF ANY STRUCTURE. (SECTION 220-97C(6))
5. A DESIGN WAIVER IS REQUESTED TO PERMIT ACCESSORY STRUCTURES OVER 480 S.F.
6. ANY AND ALL VARIANCES AND WAIVERS DEEMED NECESSARY BY THE BOARD.

REV. 1 - 8/17/2020 - REVISED PER LOT NUMBERS PER LETTER FROM TAX ASSESSOR DATED 8/17/2020 - RWR



SCALE: 1" = 2000'
LOCATION MAP
AS TAKEN FORM THE USGS QUADRANGLE
FREEHOLD, KEYPORT, MARLBORO AND SOUTH AMBOY QUADS

BURLINGTON COUNTY PLANNING BOARD

THIS PLAN IS HEREBY APPROVED BY THE MONMOUTH COUNTY PLANNING BOARD SUBJECT TO THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE MONMOUTH COUNTY PLANNING BOARD.

DATE ______ CHAIRMAN ______

MUNICIPAL ENGINEER CERTIFICATION

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 APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS

DATE ______ MUNICIPAL ENGINEER - TOWNSHIP OF MARLBORO

MARLBORO TOWNSHIP PLANNING BOARD

IT IS HEREBY CERTIFIED THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW AND WAS DULY APPROVED BY RESOLUTIONS OF THE PLANNING BOARD OF MARLBORO TOWNSHIP AT AN OFFICIAL MEETING HELD ON __________. IT IS FURTHER CERTIFIED THAT THE PLANNING BOARD IS THE CONSTITUTED PROPER AUTHORITY. THIS MAP SHALL BE FILED WITH THE MONMOUTH COUNTY RECORDING OFFICER ON OR BEFORE __________.

DATE ______ CHAIRPERSON ______

DATE ______ SECRETARY ______

MUNICIPAL CLERK CERTIFICATION

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED 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 AS DESIGNATED AND SHOWN ON THIS MAP.

DATE ______ MUNICIPAL CLERK ______

OWNER'S CERTIFICATION

I HEREBY CERTIFY TO BE THE OWNER OF THE LAND DELINEATED ON THIS MAP AND CONSENT TO THE FILING OF THE APPROVED MAP IN THE MONMOUTH COUNTY CLERK'S OFFICE.

DATE ______ OWNER:
TOWNSHIP OF MARLBORO
1979 TOWNSHIP DRIVE
MARLBORO, NEW JERSEY 07746

SURVEYOR'S CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED 7-14-2020 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

8/17/2020
DATE

SAMUEL S. PREVITERA, PLS
N.J. LICENSED LAND SURVEYOR NO. 24GS04387400

0 80' 160' 240'
SCALE: 1"=80'

PLAN OF SURVEY & MAJOR SUBDIVISION BLOCK 148 LOT 31 & BLOCK 149 LOT 16 TOWNSHIP OF MARLBORO MONMOUTH COUNTY, NEW JERSEY

JULY, 2020 SCALE: 1" = 80'

PREPARED BY
TAYLOR WISEMAN & TAYLOR
CONSULTING ENGINEERS - SURVEYORS
PLANNERS - LANDSCAPE ARCHITECTS
124 GAITHER DRIVE, SUITE 150, MOUNT LAUREL, NEW JERSEY 08054
PHONE: (856) 235-7200
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28032900

SHEET 1 OF 1
2020-52201.2020-SURV