

OWNERS WITHIN 200 FT.

- BLOCK 734
 Lot 33 Huber, Gregory
 34 Elmer, Jeffrey & Melissa
 35 Twp of Middletown
 36 Elmer, Jeffrey & Melissa
 37 Holliday, Eve
 38 Connor, Robert & Allyson
 39 Johnson, Robert & Mary
- BLOCK 791
 Lot 4 Richter, Richard & Gloria
 6 Montgomery, Lois
 7 McLaren, Richard
 8 Ciccone, Jill
 9 Greenleaf, Allan & Nancy
 11 Georgiou, Paul & Doreen
 12 Fromm, Steven & Suellen
 13 Elrick, Alice
 14 Zydal, Bruce
 15 Zuzio, Anthony & Debra
 16 O'Gurk, Daniel & Michelle
 17 Wilson, Paul & Cheryl.

SITE SPECIFIC NOTES

- No critical areas exist on site, either class I or II.
- Upon approval of this subdivision, the applicant or owner shall provide a grading plan application to the Township engineers office complete with final grading and an appropriate storm water management plan. A full set of House plans will be submitted to the township engineer with the Grading Plan Application.
- Existing trees along frontages may be substituted for street trees at the approval of the Township Planners office.

ZONE SCHEDULE

R-10 Residential Zone District	Required Elements	Existing conditions Lot 10	PROPOSED CONDITIONS Lot 10.01	Lot 10.02
Lot Area, min.	SF 10000	41315	20920	20395
Lot frontage, MIN	Ft 100	141.33	121.14	20.20 *
Front yard	FT 25	54.9	39.7	
Side yard	FT 12	33.9	20.8	23.1
Circle Dia, Min	FT 50	112.8	94.5	86.4
Rear Yard	FT 25	59.1	59.1	57.5
Coverage, Bldg	% 20	8.2	10.9	9.7
Coverage Lot	% 25	30.37 **	17.9	23.0
Parking	Spc 2	3	4	3
Bldg Height	FT 35 STY 2.5	14.6 1.5	14.6 1.5	24.5 2.0

** Pre-existing non conformity.
 * Created condition, variance required.

CLASSIFIED AND APPROVED AS A:
 SUBDIVISION BY: THE PLANNING BOARD OF THE
 TOWNSHIP OF MIDDLETOWN, MONMOUTH CO., N.J.

ON THIS _____ DAY OF _____ 20 ____

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

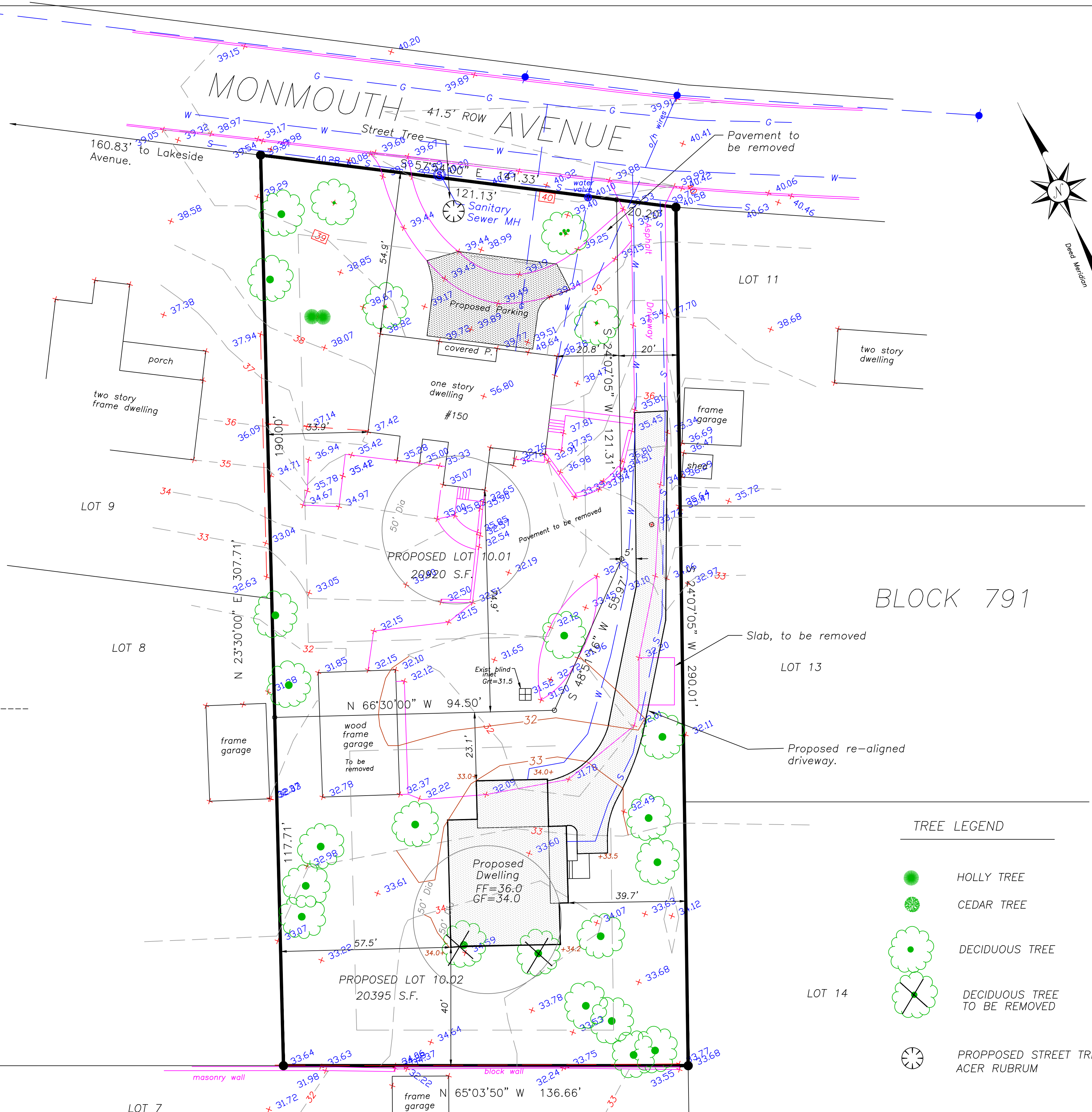
A PLAT OR DEED MUST BE FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____ 20 ____ WHICH DATE IS _____ DAYS AFTER THE DATE OF FINAL APPROVAL OF A SUBDIVISION.

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

PLANNING BOARD ENGINEER _____ DATE _____

I (WE) HEREBY CERTIFY TO BE THE OWNER(S) OF THE LAND DELINEATED ON THIS MAP AND DO HEREBY CONSENT TO THE FILING OF THE MAP WITH THE MUNICIPALITY AND/OR THE OFFICE OF THE COUNTY CLERK.

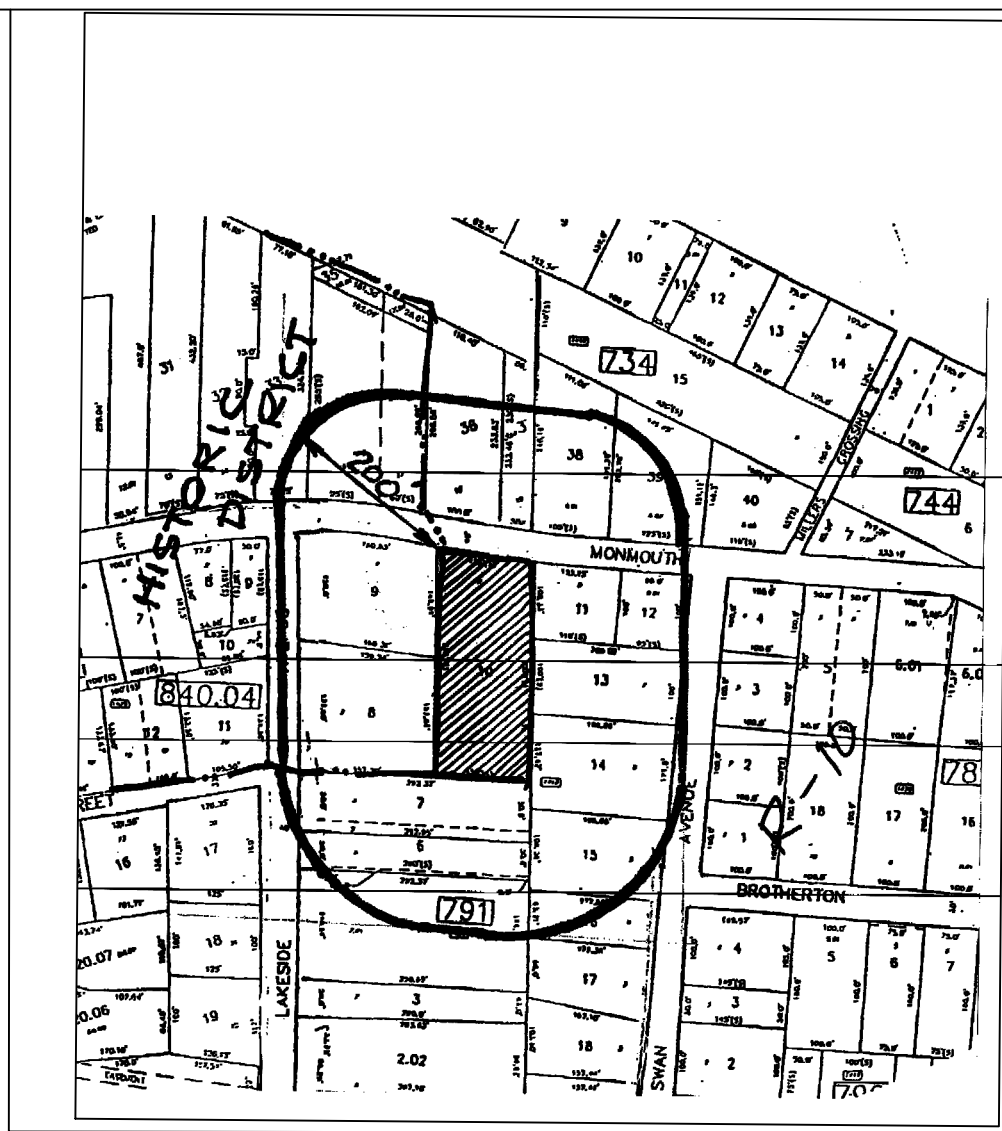
SIGNATURE(S) _____ DATE _____



BLOCK 791

TREE LEGEND

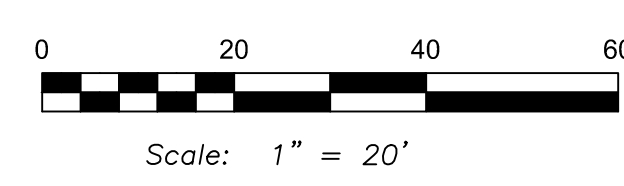
- HOLLY TREE
- CEDAR TREE
- DECIDUOUS TREE
- DECIDUOUS TREE TO BE REMOVED
- PROPOSED STREET TREE ACER RUBRUM



KEY MAP
 1" = 250'

GENERAL NOTES

- The Applicant proposes: to subdivide the existing Lot 10 into two Residential lots. Keeping the existing house on L 10.01, and creating new Lot 10.02 with a private access to Monmouth Avenue.
- Known and designated as Lot 10, Block 791 as shown on the current tax assessment map of the Township of Middletown, Monmouth County, New Jersey, Sheet 94 Last Rev 12/17/1992
- Elevations refer to North American Vertical Datum of 1988. Local bench mark elevation = 40.58', Top of iron pin at the northeast corner of the entire tract.
- Current Data:
 Lot 10 Block 791
 Total tract area 41315 SF 0.95 Ac.
 total bldg area 3378 8.2 %
 Lot Coverage 12547 30.4 %
 Greenscape area 28768 69.6 %
- Developmental Data:
 LOT 10.01 LOT 10.02
 Proposed Lot area 20920 SF 0.48 Ac 20395 SF 0.47 Ac
 Proposed building area 2279 SF 1972 SF
 Proposed driveways 1457 SF 2727 SF
 Lot Coverage 3736 SF 4699 SF
 Proposed greenscape 17184 SF 15696 SF
 Parking spaces 4 3
 Building Height 14.6 FT 24.5 FT
- The location of utilities are from information available at time of map preparation. No guarantee is intended as to exact location or size. Contractors are advised to contact the appropriate utility before any new construction.
- Bearings & distances produce mathematically closed figures Greater than one part in ten thousand. All planimetric features Are within (1/40") of true position. No feature will exceed (1/20") from true position.
- Based on an Outbound survey by Richard E. Stockton, P.L.S. N.J. License No. 15102. Prepared for Cedar Village, LLC, Dated 10-16-2020.
- Owner/ Applicant:
 Cedar Village, LLC
 PO Box 118
 Oakhurst N.J. 07753



I HEREBY CERTIFY THAT THE ABOVE MAP AND SURVEY HAVE BEEN MADE UNDER MY IMMEDIATE SUPERVISION, FROM ACTUAL MEASUREMENTS TAKEN AT THE SITE. DATE OF SURVEY: 10-16-20

RICHARD E. STOCKTON
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE NO. 15102

REV.	DATE	DESCRIPTION	BY
SUBDIVISION PLAN FOR: CEDAR VILLAGE, LLC LOT 10 BLOCK 791 SHEET 93 MIDDLETOWN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY RICHARD E. STOCKTON & ASSOC., INC. SURVEYING & MAPPING->LAND PLANNING->CONSTRUCTION SURVEYING P.O. BOX 124, ATLANTIC HIGHLANDS, NJ 07716 732-872-2827 Certificate of Authorization No. 24GA2987100			
RICHARD E. STOCKTON LICENSED LAND SURVEYOR NO. 15102			
DATE: 11-11-20	FILE: F-4182	DRAWN: RLT	JOB NO: 8029
SCALE: 1" = 20'	CAD#: C-8029.dwg	CHECKED: Res	DWG NO: D-1036