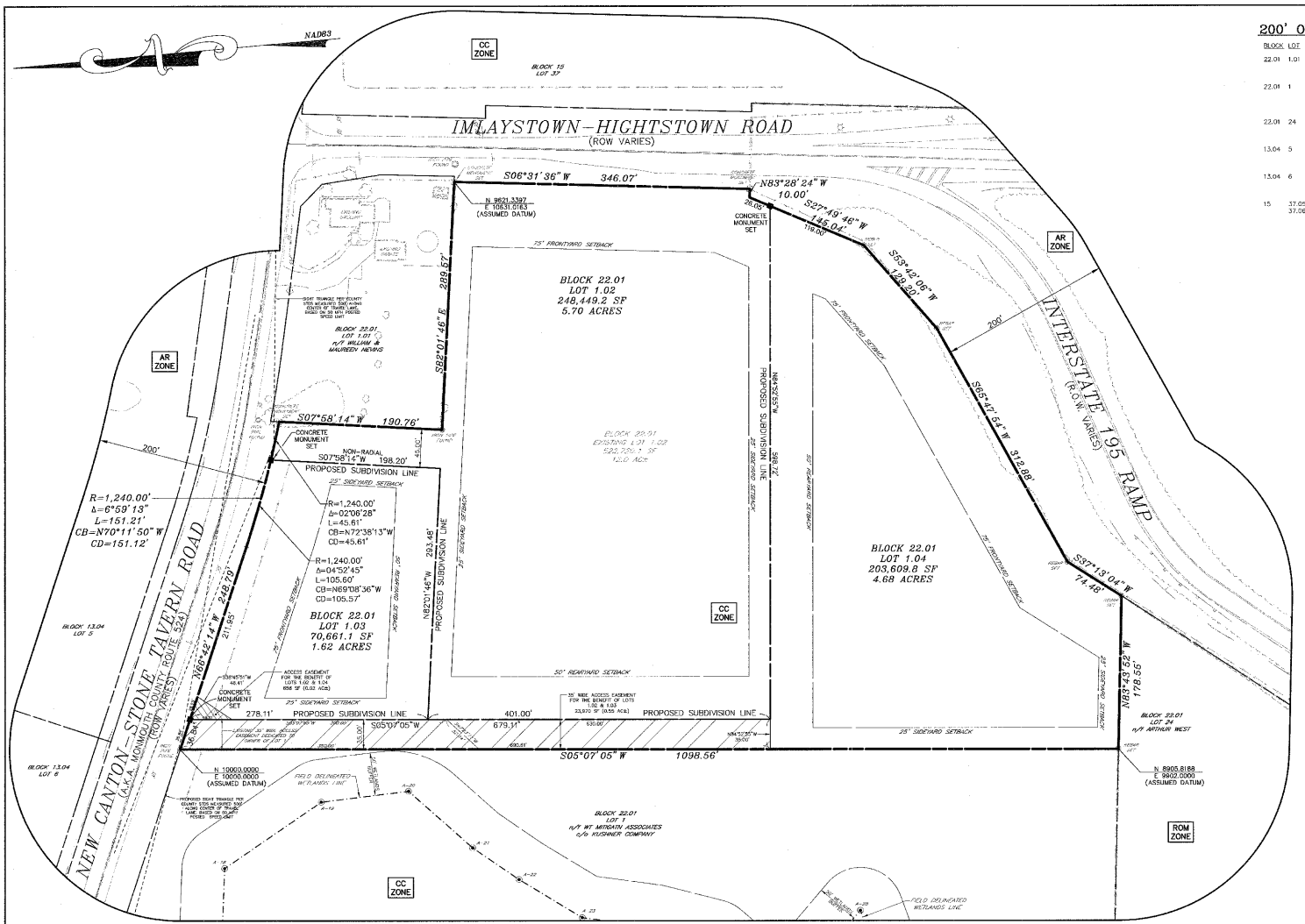
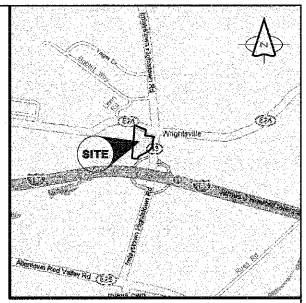


200' OWNERS LIST

BLOCK	LOT	NAME & ADDRESS
22.01	1.01	William & Maureen Nevins 699 Route 524 Allentown, NJ 08501
22.01	1	WT Millgrim Assocs., c/o Kushner Co. 18 Columbia Tpke. Florham Park, NJ 07932
22.01	24	Arthur West 725 Route 524 Allentown, NJ 08501
13.04	5	Linwood Johnson, II 38 Imlaystown-Hights Road Allentown, NJ 08501
13.04	6	Joseph & Joyce Trovato 7 Lenn Road Allentown, NJ 08501
15	37.05, 37.06	Robert Paul & Douglas Walsh 2 Main St. New Egypt, NJ 08533



KEY MAP
1"=2,000'

CERTIFICATIONS

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS ALTA/ACSM LAND TITLE SURVEY DATED 04/10/08 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, WITH OUTBOUND CORNERS MARKED, PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

DATE — DANIEL P. HUNDLEY
PROFESSIONAL LAND SURVEYOR
NJPLS# 33174
CERTIFICATE OF AUTHORIZATION #24GA27989300

I HEREBY CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW". (N.J.S.A. 46:23-9.8 et seq.)

DATE 11/19/10 — ALFRED R. COCO
PROFESSIONAL ENGINEER/
LAND SURVEYOR
NJPE/LS# 26284

THE COX GROUP, LLC, ORGANIZED UNDER THE LAWS OF THE STATE OF NEW JERSEY, HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL THE LAND BEING SUBDIVIDED BY THIS MAP IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY.

DATE — OWNER

ATTEST:

SECRETARY

BE IT REMEMBERED, THAT ON THIS ___ DAY OF ____, 20___ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO I AM SATISFIED IS THE PERSON WHO HAS HE/SHE SIGNED, SEALED, AND DELIVERED THIS INSTRUMENT AS AND FOR THE VOLUNTARY ACT OF SAID INDIVIDUAL.

NOTARY PUBLIC

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW" AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE — MUNICIPAL ENGINEER

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF N.J.S.A. 40:27-6.3 OR 40:27-6.6 AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE CLERK OF MONMOUTH COUNTY BY THE PLANNING BOARD OF THE TOWNSHIP OF UPPER FREEHOLD.

DATE — CHAIRMAN OF THE PLANNING BOARD

DATE — SECRETARY OF THE PLANNING BOARD

THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE _____.

DATE — SECRETARY OF THE PLANNING BOARD

I HEREBY CERTIFY THAT THE STREETS SHOWN HEREIN HAVE BEEN APPROVED BY THE MUNICIPAL BODY.

DATE — MUNICIPAL CLERK

CC ZONE DATA

COMMUNITY COMMERCIAL DISTRICT

SECTION	ITEM	REQUIRED	LOT 1.02	LOT 1.03	LOT 1.04
35-407(E)	MINIMUM LOT AREA	1 ACRE	5.7 ACRES	1.62 ACRES	4.68 ACRES
35-407(E)	MINIMUM LOT WIDTH	150 FT	373 FT	313 FT	● 36.84 FT (NEW CANTON-STONE TAVERN ROAD) 635 FT (ROUTE 37 FREEWAY)
35-407(E)	MINIMUM LOT FRONTAGE	150 FT	382.12 FT	317.55 FT	● 36.84 FT (NEW CANTON-STONE TAVERN ROAD) 635 FT (ROUTE 37 FREEWAY)
35-407(E)	MINIMUM LOT DEPTH	150 FT	623 FT	233 FT	272 FT
35-407(E)	MINIMUM FRONT YARD SETBACK	75 FT	363.22 FT	N/A	N/A
35-407(E)	MINIMUM SIDE YARD SETBACK - ONE	25 FT	55.72 FT	N/A	N/A
35-407(E)	MINIMUM SIDE YARD SETBACK - BOTH	50 FT	263.14 FT	N/A	N/A
35-407(E)	MINIMUM REAR YARD SETBACK	50 FT	68.46 FT	N/A	N/A
35-407(E)	MAXIMUM IMPERVIOUS COVERAGE	55	45.00%	0.01%	10.30%

● VARIANCE GRANTED

APPLICANT:
TKC LAND DEVELOPMENT II, LLC
5935 CARNEGIE BLVD,
SUITE 200
CHARLOTTE, NC 28209
(704) 365-6000

OWNER:
THE COX GROUP, LLC
2 MAIN STREET
NEW EGYPT, NJ 08533
(609) 752-0991

REFERENCES:

1. UPPER FREEHOLD TOWNSHIP TAX MAP SHEET No. 8.
2. "ALTA/ACSM LAND TITLE SURVEY; BLOCK 22.01, LOT 1.02; TOWNSHIP OF UPPER FREEHOLD, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CREST ENGINEERING ASSOC.; JOB #:N-1993; DATED APRIL 10, 2008.
3. "TOPOGRAPHIC SURVEY; BLOCK 22.01, LOT 1.02; TOWNSHIP OF UPPER FREEHOLD, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CREST ENGINEERING ASSOC.; JOB #:N-1993; DATED APRIL 10, 2008.
4. SET OF ENGINEERING SITE PLANS ENTITLED "TRACTOR SUPPLY - PRELIMINARY & FINAL MAJOR SITE PLAN" PREPARED BY MENLO ENGINEERING ASSOCIATES, INC; JOB NUMBER 2008.009; DATED AUGUST 12, 2008 AND REVISED THROUGH FEBRUARY X, 2009.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

REVISIONS	BY	DATE
1) COUNTY REVIEW	ST	9/17/10
2) ACCESS EASEMENT	ST	11/19/10

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 24GA27951900

TRACTOR SUPPLY

TOWNSHIP OF UPPER FREEHOLD, MONMOUTH COUNTY, NEW JERSEY

MINOR SUBDIVISION PLAN

BLOCK 22.01 LOT 1.02 TAX MAP SHEET No. 8 12.0 ACRES±

DRWN. BY	JAN	DATE OF ISSUE	SCALE: 1"=60'
DSGN BY	ST	MARCH 18, 2009	JOB # 2008.008
CHKD. BY	ST	REV .3) JANUARY 11, 2010	DWG # SD-1
APPRD. BY	ARC		SHEET # 1

ZIP FILE = 2008008SD.zip