

GENERAL NOTES:

- PROPERTY BEING KNOWN AND DESIGNATED AS LOT 6.03 IN BLOCK 36.01 AS SHOWN ON THE TOWNSHIP OF FRANKLIN TAX MAP, SHEET NO. 31.
 - OWNER/APPLICANT: SAI DATTA MANDIR INC. (A NY NOT FOR PROFIT CORP.)
C/O RAHUSARMA SANKARAMANCHI
302 OAK TREE ROAD
SUITE 100
SOUTH PLAINFIELD, NJ 07080
 - TRACT CONSISTS OF 24.83 ACRES AND LIES ENTIRELY WITHIN THE 'A' (AGRICULTURAL) ZONING DISTRICT (SECTION 112-4 & 5).
- "A" (AGRICULTURAL) ZONE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS. (REF. SCHEDULE 2 & 3, CHAPTER 112).
- | ITEM | REQUIREMENTS | PROVIDED |
|------------------------|-----------------------|---|
| MIN. LOT AREA | 12 ACRES + | 24.83 ACRES (EXISTING) / 24.69 ACRES (PROPOSED) |
| MIN. LOT FRONTAGE | 400 FT. | 357.92 FT. *** |
| MINIMUM BLDG | | |
| MIN. FRONT YARD | 300 FT. Ⓞ | 502.9 FT. (TO PROPOSED PL) |
| ANY 1 SIDE YARD | 75 FT. | 255.1 FT. |
| SIDE YARDS TOGETHER | 150 FT. | 604.1 FT. |
| MIN. REAR YARD | 150 FT. | 398.85 FT. |
| ACCESSORY BLDG | | |
| SIDE YARD | 50 FT. | N/A |
| REAR YARD | 100 FT. | N/A |
| MAX. BLDG. HEIGHT | 35 FT.(2-1/2 STORES)* | 1 STORY 31'-8" |
| MAX. % BLDG. COVERAGE | 10% | 2.69% |
| MAX. % IMPERVIOUS COV. | 40%* | 14.5% ** |
| MAX. F.A.R. | N/A | N/A |
- *MAX. BLDG HEIGHT PERMITTED BY SCHEDULE 3 IS 35', EXCLUDING CHURCH SPIRES, BELFRIES & CUPOLAS. PER SECTION 112-23 CHURCHES MAY PROVIDE HEIGHTS UP TO 50' IF ALL SETBACKS ARE INCREASED 2' FOR EVERY 1' OF BLDG. HEIGHT ABOVE 35'
** INCLUDES PERVIOUS PAVERS/DM. ACCESS DRIVE (1.2%) (SEE NOTE 4(D) BELOW)
*** NON-CORRESPONDING EXISTING CONDITION, VARIANCE REQUIRED.
Ⓞ CONDITIONAL USE REQUIREMENT [SEE 4(E) BELOW]
* 112-201(2)(a)(ii) - FRONT YARD 2 TIMES PERMITTED IN ZONE = 2x100=200'
- APPLICANT SEEKS SITE PLAN APPROVAL TO CONSTRUCT 1-28,970 S.F. TEMPLE (HOUSE OF WORSHIP) BUILDING. HOUSE OF WORSHIP IS ALLOWED AS A CONDITIONAL USE IN "A" (AGRICULTURAL) ZONE DISTRICT.
- CONDITIONAL USE REQUIREMENTS:**
CHURCHES & PLACES OF WORSHIP (SECTION 112-37)
- | REQUIREMENTS | PROVIDED |
|---------------------------------------|---|
| (A) PLACES OF WORSHIP > 5000 S.F. GFA | 28,970 S.F. TEMPLE LOCATED ON ANY ROADWAY WITH AN IMPROVED DRIVEWAY WITHIN EXISTING CARTRAY WIDTH OF APPROXIMATE 24' OF 16' OR LESS |
- (B) PARKING REQUIREMENTS:
- REQUIRED - ONE SPACE FOR EVERY THREE PERSONS AT THE LARGEST ANTICIPATED GATHERING (WHEN NO SEATING IS PROVIDED).
LARGEST ANTICIPATED GATHERING = 587 PEOPLE (SEE ARCHITECTURAL PLANS FOR OCCUPANCY SCHEDULES).
REQUIRED PARKING SPACES = 587/3 = 196 SPACES.
 - 1 SPACE FOR EVERY 15 50 FT. OF PRAYER AREA, PROPOSED PRAYER AREA = 2,230 50 FT. / 15 = 149 SPACES. HIGHER REQUIREMENT IS #1: 196 SPACES REQUIRED.
PROVIDED - 201 PARKING SPACES (INCL. 8 H/V SPACES)
- (C) PARKING LOCATION: MAJORITY OF THE PARKING SHALL BE LOCATED IN THE REAR OF THE MAIN STRUCTURE. MAJORITY OF PARKING PROVIDED IS BEHIND FRONT WALL OF THE BUILDING.
- (D) IMPERVIOUS COVERAGE IS 2 TIMES THE PERMITTED PERCENT IN ZONING DISTRICT = 20% x 2 = 40%. IMPERVIOUS COVERAGE MAY BE INCREASED AN ADDITIONAL 10% IF APPROVED BY THE PLANNING BOARD WHERE THE PARKING, DRIVE, OR PEDESTRIAN SURFACE IS CONSTRUCTED OF PERVIOUS PAVEMENT.
- (E) MIN. LOT AREA IN THE "A" DISTRICT SHALL BE TWO TIMES THE MINIMUM LOT AREA REQUIRED OF A SINGLE FAMILY HOME. LOT AREA REQUIRED = 8 AC. x 2 = 12 AC. LOT AREA PROVIDED = 24.83 ACRES.
- OUTBOUND SURVEY INFORMATION OBTAINED FROM A SURVEY OF PROPERTY FOR LOT 6.03, BLOCK 36.01, FRANKLIN TWP. SOMERSET COUNTY, N.J. PREPARED BY CREST ENGINEERING ASSOC. INC. DATED AUGUST 10, 2017, DATUM - NAD83.
 - SITE TOPOGRAPHIC INFORMATION OBTAINED FROM ATLANTIC AERIAL SURVEY CO., INC. & FIELD VERIFIED BY CREST ENGINEERING ASSOC. INC. DATED AUGUST 10, 2017 AS SHOWN ON AN EXISTING CONDITIONS PLAN FOR LOT 6.03 BLOCK 36.01 FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J., VERTICAL DATUM NAVD-1988.
 - FRESHWATER WETLANDS BOUNDARY LINE SHOWN ON THE PLAN AS VERIFIED BY NJDEP (FILE #J088-05-0028.1 ACTIVITY # FWW 180001)
 - SITE IS OUTSIDE OF FLOOD HAZARD AREA LIMITS AS SHOWN ON FEMA FIRM MAP - PANEL 164 OF 301 (MAP NUMBER 34035C0164F) LAST REVISED NOV. 4, 2016.
 - CONTRACTOR SHALL NOTIFY CREST ENGINEERING ASSOCIATES INC. IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED ON THESE PLANS, AND/OR IF SUCH CONDITIONS, IN THE CONTRACTOR'S OPINION, WOULD RENDER THE DESIGNS SHOWN ON THESE PLANS INAPPROPRIATE OR INEFFECTIVE.
 - ANY WASTE, DEBRIS, OR ANY OTHER SIMILAR MATERIAL FOUND ON THE SITE OR GENERATED BY OPERATIONS DURING THE CONSTRUCTION SEQUENCE SHALL BE PROPERLY REMOVED AND PROPERLY DISPOSED OF BY THE DEVELOPER.
 - TRAFFIC CONTROL DEVICES INCLUDING BUT NOT LIMITED TO SIGNS, TRAFFIC LIGHTS AND TRAFFIC MARKERS, SHALL BE INSTALLED IN ACCORDANCE WITH DESIGN STANDARDS OF THE "MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - DEPRESSED PEDESTRIAN RAMPS WILL BE PROVIDED AT HANDICAP PARKING SPACES AS SHOWN ON PLANS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
 - ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - N.J. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS SUPPLEMENTED.
 - CURRENT PREVAILING MUNICIPAL COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - CURRENT MANUFACTURER'S SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - THE LIMIT OF GRADING AND DISTURBANCE SHALL BE AS SHOWN ON THE DEVELOPMENT PLANS. ALL AREAS BEYOND SHALL REMAIN UNDISTURBED AND IN THE NATURAL STATE.
 - FF EQUALS FIRST FLOOR ELEVATION.
 - WEY BAIN TO BE CONSTRUCTED IN ACCORDANCE WITH THE FRANKLIN TOWNSHIP LAND USE ORDINANCE OR NJDEP DAM SAFETY RULES N.J.A.C. 2:20 AS APPLICABLE. HOWEVER IS MORE STRINGENT, INCLUDING BUT NOT LIMITED TO PROVISION OF MEASURES TO PREVENT SEEPAGE THROUGH THE EMBANKMENT.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 2% CROSS SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE. WITH THE EXCEPTION OF RAMPS AND CURB RAMPS, CONTRACTOR SHALL CLARIFY ANY QUESTIONS CONCERNING CONSTRUCTION IN ADA AREAS WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - ALL PROPOSED SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.
 - STORM SEWER PIPE TO BE CLASS III RCP UNLESS OTHERWISE INDICATED.
 - STORM SEWER MANHOLES TO BE 4'-0" DIA. STANDARD MANHOLES UNLESS OTHERWISE INDICATED.
 - LENGTH OF PIPE FOR STORM AND SANITARY SEWER IS FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
 - ALL CURB INLETS TO HAVE ECO CURB PIECE AND BICYCLE SAFE GRATES. ALL INLETS TO BE "B" INLETS UNLESS OTHERWISE NOTED.
 - PROPOSED SITE IS TO BE SERVED BY SEPTIC SYSTEM AND WATER WELL.
 - EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE OPENED BY THE CONTRACTOR, TEST PITS SHALL BE OPENED BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PITS INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS.
 - EITHER 10" VERTICAL OR 10 FT. HORIZONTAL SEPARATION TO MAINTAIN BETWEEN SANITARY AND WATER LINES. IF NOT POSSIBLE, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION. INSTALLATION CURBING AND MORTAR OR PREFORMED FLEETS OR SEALANTS IN ACCORDANCE WITH ASTM C-990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION PROJECT SAFETY INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
 - THE CONTRACTOR SHALL CALL 1-800-272-1000 (CALL BEFORE YOU DIG) NUMBER FOR UTILITIES MARKOUT PRIOR TO BEGIN ANY EXCAVATION.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL AND FILL PLACEMENT.
 - STORMWATER MANAGEMENT FACILITIES SHALL BE REGULARLY MAINTAINED TO INSURE THEY FUNCTION AT DESIGN CAPACITY AND TO PREVENT HEALTH HAZARDS ASSOCIATED WITH DEBRIS BUILDUP AND STAGNANT WATER. THE PRIVATELY OWNED PORTION OF THE SYSTEM MUST BE PRIVATELY MAINTAINED.
 - RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF STORMWATER FACILITIES, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL REMAIN WITH THE OWNER OR OWNERS OF THE PROPERTY, WITH PERMANENT MARKING SHALL BE MADE TO ALL SUCCESSOR OWNERS. UNLESS ASSUMED BY A GOVERNMENTAL AGENCY. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: VISUAL INSPECTION OF ALL SYSTEM COMPONENTS AT LEAST ONCE EACH YEAR. MAINTENANCE OF ALL STORM SEWER INLETS ONCE EVERY SIX MONTHS (FREQUENCY OF MAINTENANCE MAY BE ADJUST TO ONCE A YEAR IF FIRST YEAR MAINTENANCE RECORDS INDICATE THAT SEDIMENT AND DEBRIS ACCUMULATION IS INSIGNIFICANT). REVERSE FLOWING AND MAINTENANCE OF SYSTEM INSPECTIONS INDICATE SIGNIFICANT ACCUMULATION OF SEDIMENT IN THE PIPES AND PERIODIC REMOVAL AND DISPOSAL OF OTHER MATERIAL AND DEBRIS.
 - IN THE EVENT THAT THE FACILITY BECOMES A DANGER TO PUBLIC SAFETY OR PUBLIC HEALTH, OR IF IT IS IN NEED OF MAINTENANCE, THE OWNER SHALL AFFECT SUCH MAINTENANCE AND REPAIR OF THE FACILITY IN A MANNER THAT IS APPROVED BY THE TOWNSHIP ENGINEER OR HIS DESIGNER. IF THE OWNER FAILS OR REFUSES TO PERFORM SUCH MAINTENANCE AND REPAIR, THE MUNICIPALITY MAY IMMEDIATELY PROCEED TO DO SO AND SHALL BILL THE COST THEREOF TO THE OWNER.
 - PROPOSED SIGN
 - (ONE EXTERNALLY ILLUMINATED SIGN PROPOSED)
 - 24 S.F. PROPOSED (25 S.F. MAX. ALLOWED)
 - 6'-0" HEIGHT (MAX. 10' HEIGHT ALLOWED)
 - 25' SETBACK FROM R.O.W. (20' MIN. SETBACK ALLOWED)
- (D(3) CONDITIONAL USE VARIANCES
- PARKING LOCATION - (112-37(D) THE MAJORITY OF THE PARKING SHALL BE LOCATED TO THE REAR OF THE MAIN STRUCTURE. MAJORITY OF THE PARKING PROVIDED BEHIND THE FRONT WALL OF THE BUILDING.
 - BUFFERS - (112-37(K)(1) & (2) BUFFERS NOT PROVIDED.
 - "C" VARIANCES
 - PARKING AISLE WIDTH (112-88) 26' AISLE WIDTH REQUIRED 25.0' PROVIDED.
- (LIST OF WAIVERS
- SITE PLAN SHEET SIZE - 30"x42" PROVIDED 1/3 24"x36" PERMITTED.

Preliminary & Final Major Site Plan

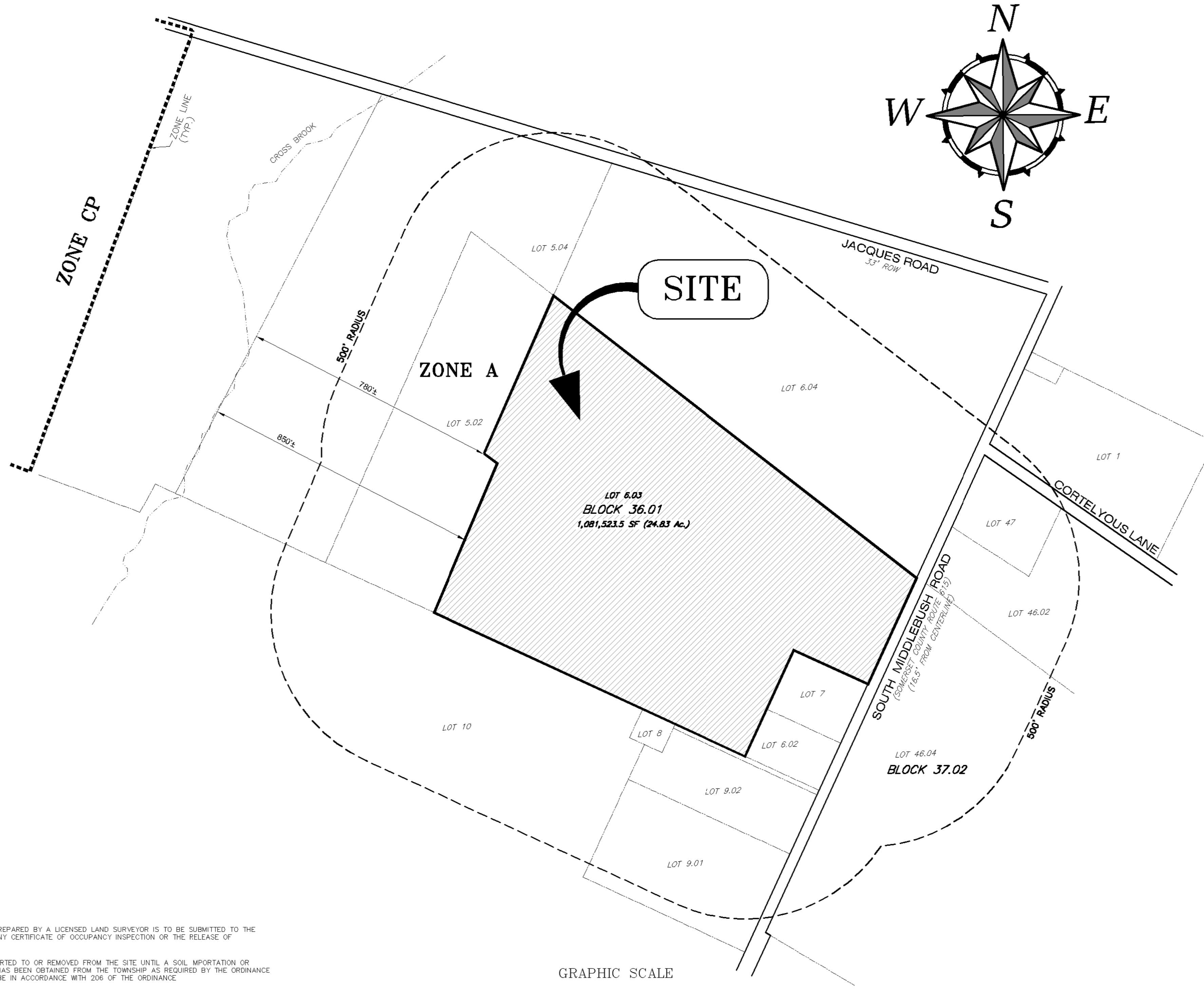
for LOT 6.03, BLOCK 36.01 (SAI DATTA MANDIR, INC.)

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

SOMERSET COUNTY
ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED 'ACCEPTED AS SUBMITTED' BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. BIDS FOR CONSTRUCTION SHOULD NOT BE BASED ON THESE PLANS UNTIL THE PLANS ARE ACCEPTED BY THE COUNTY.

ACCEPTANCE OF THESE PLANS EXPIRE TWO (2) YEARS FROM THE STAMPED DATE.



LIST OF OWNERS:

BLOCK	LOT(S)	OWNER(S)
OWNERS WITHIN 200 FEET OF LOT 6.03 IN BLOCK 36.01 - FRANKLIN TOWNSHIP SOMERSET COUNTY, NJ		
36.01	5.01, 6.04	NUDEP C/O NJ STATE PARK SCVS
	5.02	LEWELLES, RONALD E.
	6.02, 7	SHYDER, RAYMOND L.
	9	VOORHEES NEVIUS BURRYING GROUNDS
	9.01	BOSCHWITZ, J & MACAULEY, ANNE
	9.02	SHYDER, JOHN J.
	10	NJ DEPT OF CON & ECO DEV
37.02	48.02	NUDEP C/O NJ STATE PARK SCVS
	48.04	FRANCO HOLDINGS LLC
	47	ORLEMANSKI MAYFIELD, KATIE
OTHERS:		BUCKEYE PIPELINE CO. ROW DEPT COMCAST CABLE SUNOCO PIPELINE LP. ROW DEPT

SHEET INDEX:

DESCRIPTION

- COVER SHEET
- EXISTING CONDITIONS PLAN
- SITE DIMENSION PLAN
- GRADING AND DRAINAGE PLAN - PANEL A
- GRADING AND DRAINAGE PLAN - PANEL B
- LANDSCAPING PLAN
- LANDSCAPING DETAILS PLAN
- LIGHTING PLAN
- ROAD PLAN & PROFILES
- ROAD CROSS SECTIONS
- STORM PROFILES
- DETAILS
- DETAILS

APPROVED BY THE ZONING BOARD
OF THE TOWNSHIP OF FRANKLIN ON _____
AS APPLICATION NO. ZB-19-00037

CHAIRMAN _____ DATE _____
ENGINEER _____ DATE _____
SECRETARY _____ DATE _____

PROPOSED LOT AREA (AFTER R.O.W. DEDICATION)	1,075,586 S.F. (24.69 Ac)
BUILDING AREA	28,970 S.F. 2.69 % IMP.
ASPHALT AREA	94,050 S.F. 8.74 % IMP.
PAVER AREA/CONC. WALK (OPTIONAL)	12,635 S.F. 1.17 % IMP.
EMERGENCY ACCESS DRIVE (PAVED)	20,260 S.F. 1.88 % IMP.
TOTAL IMPERVIOUS	155,915 S.F.(3.58 AC.) 14.5 % IMP.

REV.	REV. PER TWP / STAFF / AGENCIES COMMENTS, DEP COMMENTS, SCD COMMENTS, COUNTY COMMENTS	DATE	SH. #
1		7/20/20	1

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners - Surveyors - Landscape Architects
- CERTIFICATE OF AUTHORIZATION NO. 245427889300 -

100 RKE DRIVE
MILLSTONE TOWNSHIP, N.J.
PH:609/448-5550

13 ROBERTS PIKE
47 WALTER STREET
PH:732/244-0885

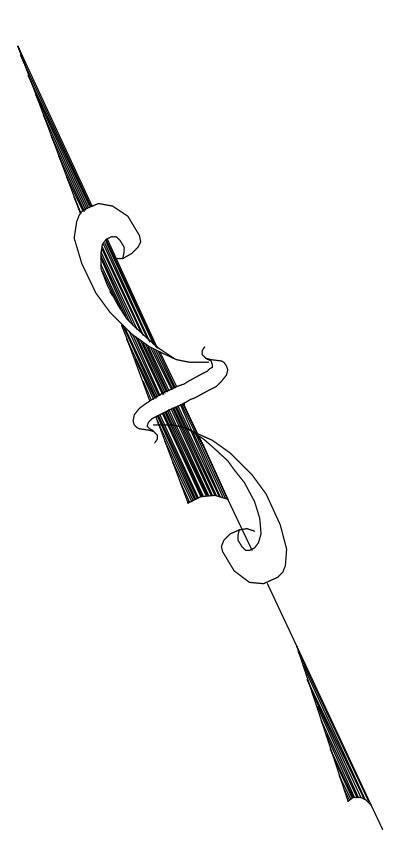
JAYESH S. PATEL, P.E.
PROFESSIONAL ENGINEER NJ LIC. NO. 35306

DATE	9/10/19
SCALE	1"=200'
DRAWN	SH
CHECKED	JP
SHEET	1 OF 13
POCKET	83

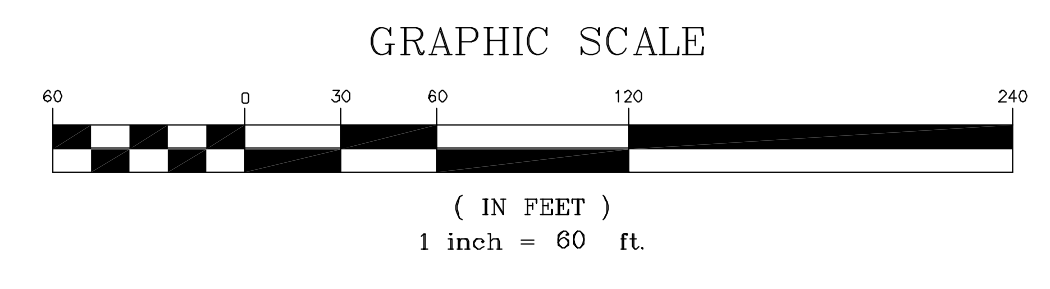
**LOT 6.03
BLOCK 36.01**

TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

COVER SHEET



- NOTES:
1. OUTBOUND SURVEY INFORMATION OBTAINED FROM A SURVEY OF PROPERTY FOR LOT 6.03, BLOCK 36.01, FRANKLIN TWP, SOMERSET COUNTY, N.J., PREPARED BY CREST ENGINEERING ASSOC., INC. DATED AUGUST 16, 2017. DATUM = NAD83.
 2. SITE TOPOGRAPHIC INFORMATION OBTAINED FROM ATLANTIC AERIAL SURVEY CO., INC. & FIELD VERIFIED BY CREST ENGINEERING ASSOC., INC. DATED AUGUST 11, 2017 AS SHOWN ON AN EXISTING CONDITIONS PLAN FOR LOT 6.03, BLOCK 36.01 FRANKLIN TOWNSHIP, SOMERSET COUNTY, N.J. VERTICAL DATUM NAVD-1988.
 3. FRESHWATER WETLANDS BOUNDARY LINE SHOWN ON THE PLAN AS VERIFIED BY NJDEP (FILE #1808-05-0028.1 ACTIVITY # FW 180001).



NO	DESCRIPTION	DATE	BY
2.	ADD ADDITIONAL SOIL LOGS/ PERMEABILITY LOCATIONS	7/20/20	SH
1.	ADD WETLANDS/PLACS A1-A11 & B1-B6	2/26/18	AF

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners - Surveyors - Landscape Architects
CERTIFICATE OF AUTHORIZATION NO. 245627989-200

100 RIKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH: 609/448-9300

12 ROBINS PARK
AT WATER STREET
TOWNSHIP OF WATER, N.J. 08753
PH: 973/244-0988

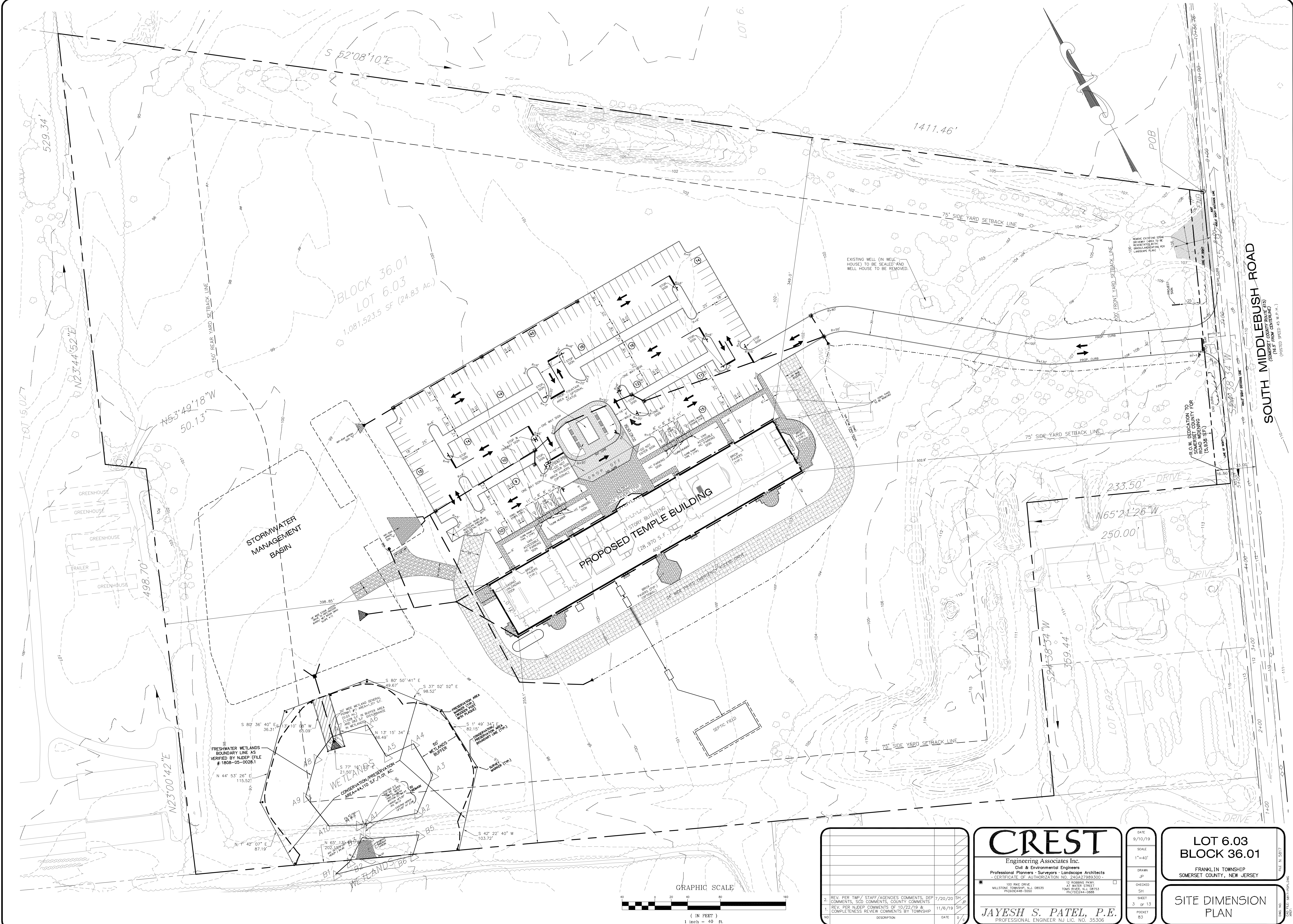
GARY P. YURO
PROFESSIONAL LAND SURVEYOR N.J. LICENSE NO. 43251

DATE	9/10/19
SCALE	1"=60'
DRAWN	GY
CHECKED	JP
SHEET	2 OF 13
POCKET	83

**LOT 6.03
BLOCK 36.01**

FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

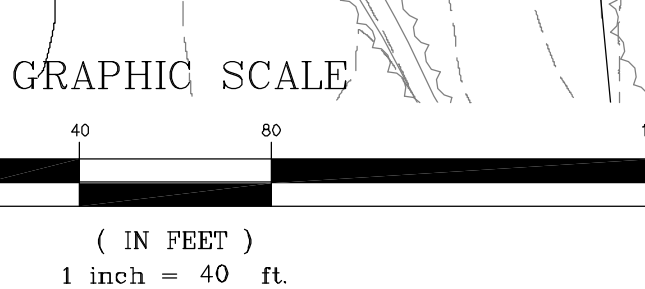
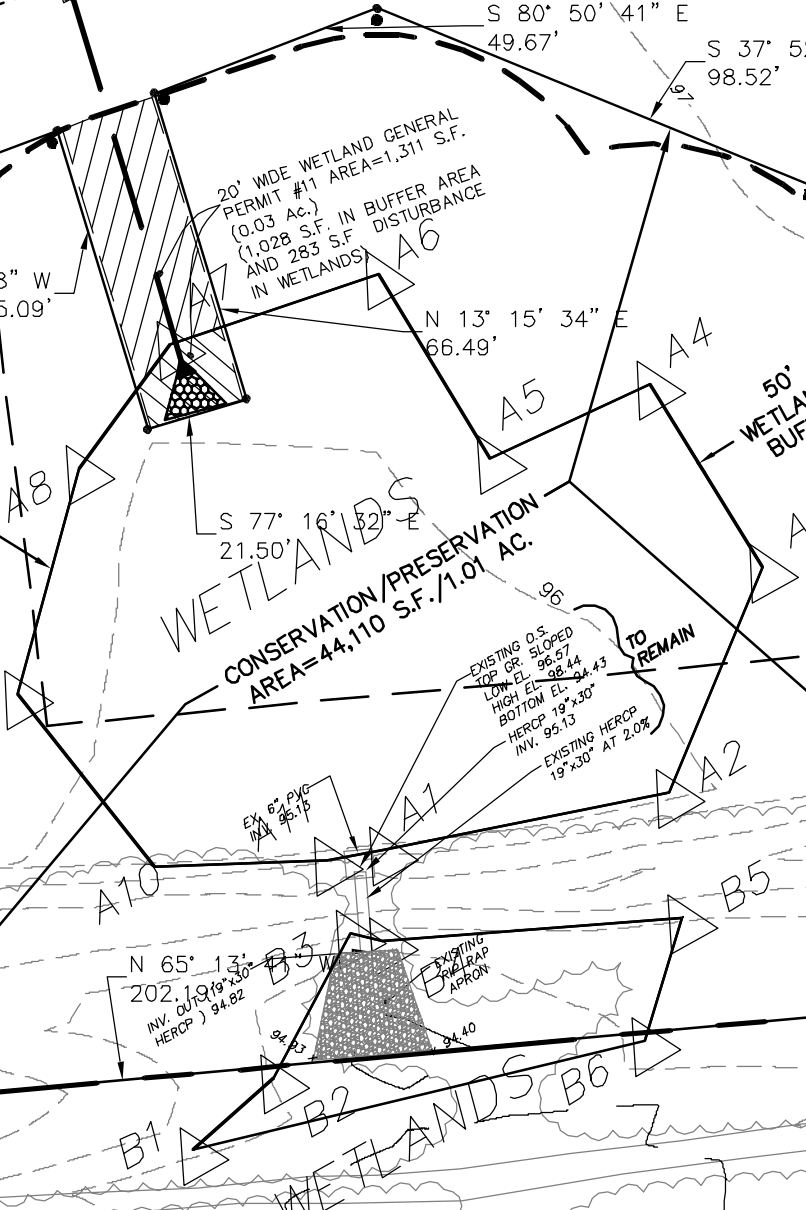
**EXISTING
CONDITIONS
PLAN**



BLOCK 36.01
 LOT 6.03
 1,081,523.5 SF (24.83 Ac.)

PROPOSED 1-STORY TEMPLE BUILDING
 (28,970 S.F.)

STORMWATER
 MANAGEMENT
 BASIN



NO.	DESCRIPTION	DATE	BY
1	REV. PER TWP/STAFF/AGENCIES COMMENTS, DEP COMMENTS, SCD COMMENTS, COUNTY COMMENTS	7/20/20	SH
2	REV. PER NJDEP COMMENTS OF 10/22/19 & COMPLETENESS REVIEW COMMENTS BY TOWNSHIP	11/6/19	SH

CREST
 Engineering Associates Inc.
 Civil & Environmental Engineers
 Professional Planners - Surveyors - Landscape Architects
 100 RIVE DRIVE
 MILLSTONE TOWNSHIP, NJ 08535
 PH: 609-448-5620

12 ROBBINS PKWY.
 41 WALKER STREET
 TORRINGTON, NJ 07059
 PH: 201-224-0888

JAYESH S. PATEL, P.E.
 PROFESSIONAL ENGINEER NJ LIC. NO. 35306

DATE: 9/10/19
 SCALE: 1"=40'
 DRAWN: JP
 CHECKED: SH
 SHEET: 3 OF 13
 PROJECT: 83

**LOT 6.03
 BLOCK 36.01**

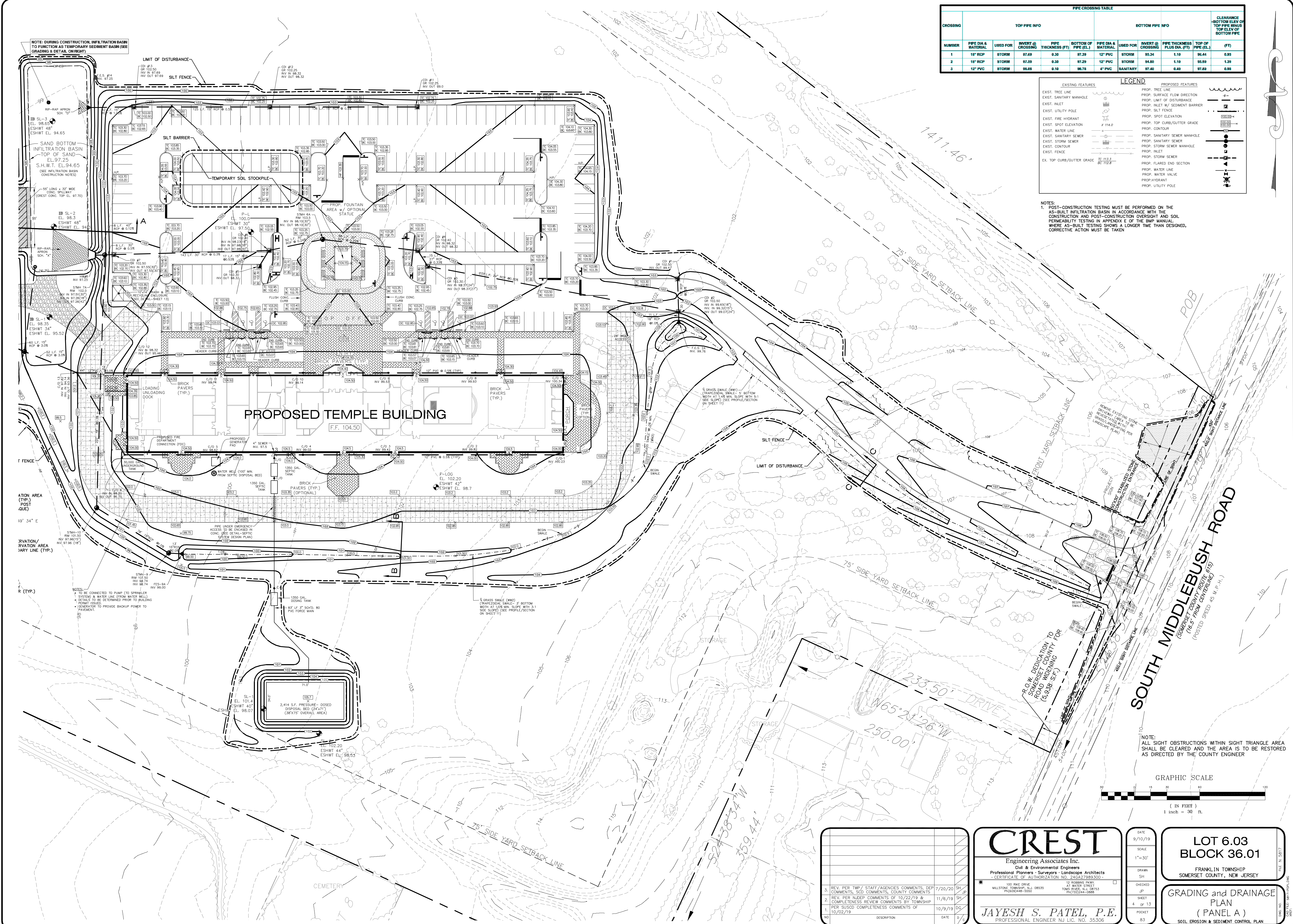
FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

**SITE DIMENSION
 PLAN**

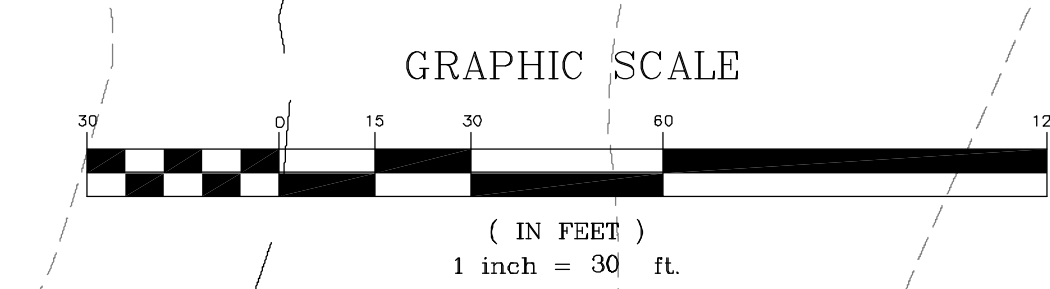
CROSSING NUMBER	TOP PIPE INFO				BOTTOM PIPE INFO				CLEARANCE - BOTTOM ELEV OF TOP PIPE MINUS TOP ELEV OF BOTTOM PIPE (FT)		
	PIPE DIA & MATERIAL	USED FOR	INVERT @ CROSSING	PIPE THICKNESS (FT)	BOTTOM OF PIPE (EL.)	PIPE DIA & MATERIAL	USED FOR	INVERT @ CROSSING		PIPE THICKNESS PLUS DIA. (FT)	TOP OF PIPE (EL.)
1	18" RCP	STORM	97.69	0.30	97.39	12" PVC	STORM	95.34	1.10	96.44	0.95
2	18" RCP	STORM	97.59	0.30	97.29	12" PVC	STORM	94.80	1.10	95.89	1.39
3	12" PVC	STORM	98.88	0.10	98.78	4" PVC	SANITARY	97.40	0.40	97.89	0.89

EXISTING FEATURES		PROPOSED FEATURES	
EXIST. TREE LINE	---	PROP. TREE LINE	---
EXIST. SANITARY MANHOLE	⊙	PROP. SURFACE FLOW DIRECTION	→
EXIST. INLET	⊕	PROP. LIMIT OF DISTURBANCE	---
EXIST. UTILITY POLE	⊙	PROP. INLET W/ SEDIMENT BARRIER	⊕
EXIST. FIRE HYDRANT	⊕	PROP. SILT FENCE	---
EXIST. SPOT ELEVATION	x 114.0	PROP. SPOT ELEVATION	⊕
EXIST. WATER LINE	---	PROP. TOP CURB/GUTTER GRADE	---
EXIST. SANITARY SEWER	---	PROP. CONTOUR	---
EXIST. STORM SEWER	---	PROP. SANITARY SEWER MANHOLE	⊙
EXIST. FENCE	---	PROP. SANITARY SEWER	---
EX. TOP CURB/GUTTER GRADE	⊕	PROP. CONTOUR	---
		PROP. INLET	⊕
		PROP. STORM SEWER	---
		PROP. FLARED END SECTION	---
		PROP. WATER LINE	---
		PROP. WATER VALVE	⊕
		PROP. HYDRANT	⊕
		PROP. UTILITY POLE	⊕

NOTES:
 1. POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING IN APPENDIX E OF THE BMP MANUAL. WHERE AS-BUILT TESTING SHOWS A LONGER TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN.



NOTE:
 ALL SIGHT OBSTRUCTIONS WITHIN SIGHT TRIANGLE AREA SHALL BE CLEARED AND THE AREA IS TO BE RESTORED AS DIRECTED BY THE COUNTY ENGINEER



NO.	DESCRIPTION	DATE	BY
1			
2			
3			

CREST
 Engineering Associates Inc.
 Civil & Environmental Engineers
 Professional Planners - Surveyors - Landscape Architects
 101 RINE DRIVE
 MILLSTONE TOWNSHIP, NJ 08535
 PH: 609-448-5222

12 ROBBINS PKWY.
 AT WATER STREET
 TOWNSHIP OF MILLSTONE, NJ 08535
 PH: 609-448-5222

JAYESH S. PATEL, P.E.
 PROFESSIONAL ENGINEER NJ LIC. NO. 35306

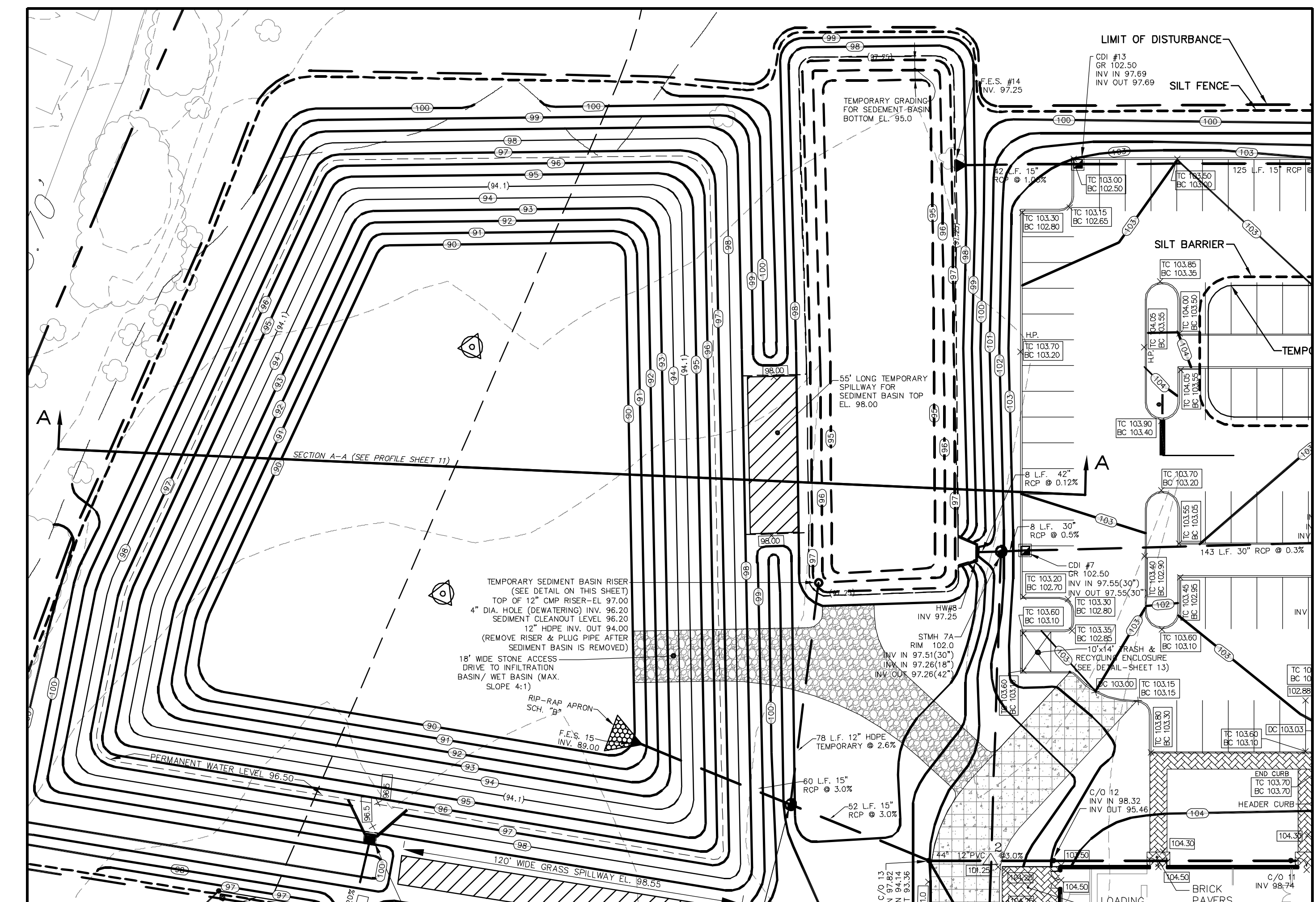
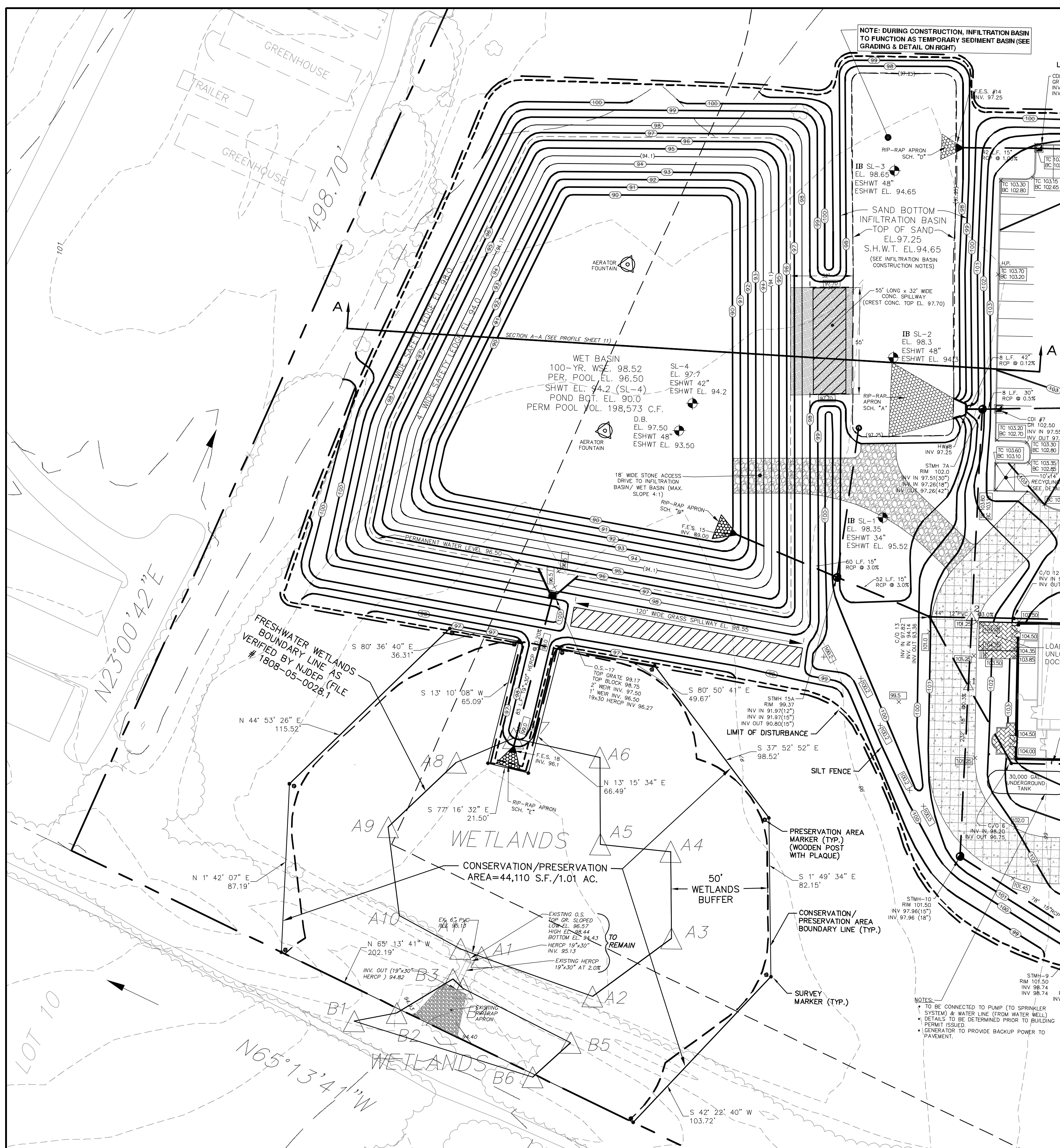
DATE: 9/10/19
 SCALE: 1"=30'
 DRAWN: SH
 SH
 CHECKED: JP
 SHEET: 4 OF 13
 PROJECT: 83

**LOT 6.03
 BLOCK 36.01**

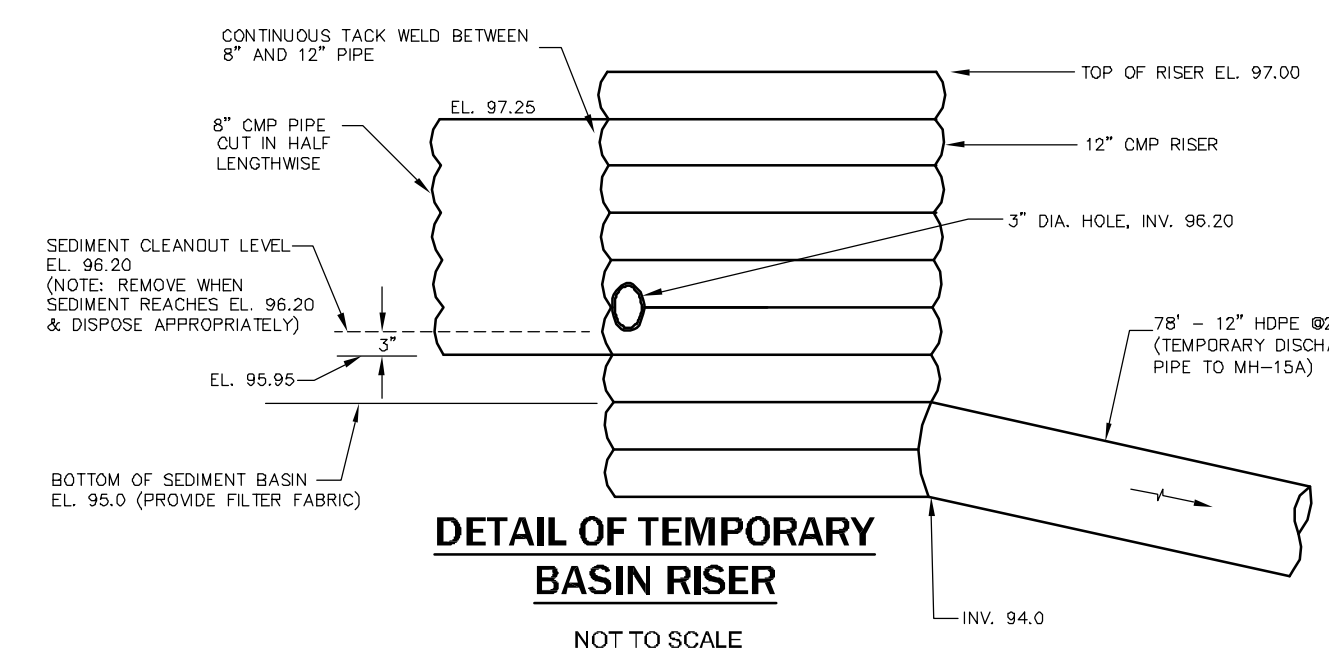
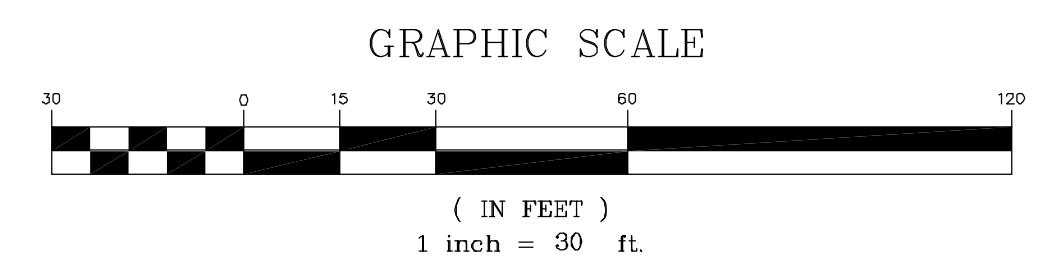
FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

**GRADING and DRAINAGE
 PLAN
 (PANEL A)**

SOIL EROSION & SEDIMENT CONTROL PLAN



TEMPORARY SEDIMENT BASIN PLAN



- INFILTRATION BASIN CONSTRUCTION NOTES**
- BOTTOM SAND LAYER MUST CONSIST OF #3 SAND WITH A MAX. OF 15% FINES AND A MIN. PERMEABILITY RATE OF 20 INCHES PER HOUR. THIS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY.
 - BASIN CONSTRUCTION MUST NOT COMPACT SOILS BELOW BASIN BOTTOM.
 - CONSTRUCTION MUST FOLLOW CURRENT NEW JERSEY BEST MANAGEMENT PRACTICE MANUAL-CHAPTER 9.5.
 - AN INFILTRATION BASIN MUST NOT BE PLACED IN OPERATION UNTIL THE CONTRIBUTORY DRAINAGE AREA IS COMPLETELY STABILIZED - BASIN CONSTRUCTION MUST EITHER BE DELAYED UNTIL SUCH STABILIZATION IS ACHIEVED OR UPSTREAM RUNOFF MUST BE DIVERTED AROUND THE BASIN. SUCH DIVERSIONS MUST CONTINUE UNTIL STABILIZATION IS ACHIEVED.
 - THE BASIN MAY BE CONSTRUCTED WITH LIGHT WEIGHT EQUIPMENT TO A ROUGH GRADE WITHOUT SAND LAYER AT BOTTOM. THE BOTTOM OF THE INFILTRATION BASIN SHALL BE COVERED WITH A FILTER FABRIC DURING CONSTRUCTION AT THE END OF CONSTRUCTION ACTIVITIES. AFTER ALL SOILS STABILIZED, SEDIMENTS WITHIN BASIN AND FILTER FABRIC SHALL BE REMOVED AND BASIN BOTTOM IS TILLED AND THEN SAND BOTTOM PROVIDED TO FINAL GRADE.
 - POST CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS BUILT INFILTRATION BASIN IN ACCORDANCE WITH APPENDIX "C" SOIL TESTING CRITERIA OF N.J. STORM WATER BMP MANUAL (CURRENT EDITION).
 - MAINTENANCE OF INFILTRATION BASIN MUST BE CARRIED OUT PER C.I.M. & MANUAL PREPARED FOR THE BASIN.
 - BASIN MUST BE INSPECTED AT LEAST TWICE ANNUALLY TO DETERMINE DRAIN TIME FOR THE MAX. DESIGN STORM RUNOFF VOLUME. MAX. DRAIN TIME SHALL NOT EXCEED 72 HRS.

EXISTING FEATURES	LEGEND	PROPOSED FEATURES
EXIST. TREE LINE		PROP. TREE LINE
EXIST. SANITARY MANHOLE		PROP. SURFACE FLOW DIRECTION
EXIST. INLET		PROP. LIMIT OF DISTURBANCE
EXIST. UTILITY POLE		PROP. INLET W/ SEDIMENT BARRIER
EXIST. FIRE HYDRANT		PROP. SILT FENCE
EXIST. SPOT ELEVATION		PROP. SPOT ELEVATION
EXIST. WATER LINE		PROP. TOP CURB/GUTTER GRADE
EXIST. SANITARY SEWER		PROP. CONTOUR
EXIST. STORM SEWER		PROP. SANITARY SEWER MANHOLE
EXIST. FENCE		PROP. SANITARY SEWER
EX. TOP CURB/GUTTER GRADE		PROP. STORM SEWER MANHOLE
		PROP. STORM SEWER
		PROP. FLARED END SECTION
		PROP. WATER LINE
		PROP. WATER VALVE
		PROP. HYDRANT
		PROP. UTILITY POLE

NOTES:
1. POST-CONSTRUCTION TESTING MUST BE PERFORMED ON THE AS-BUILT INFILTRATION BASIN IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING IN APPENDIX C OF THE BMP MANUAL, WHERE AS-BUILT TESTING SHOWS A LONGER TIME THAN DESIGNED, CONNECTIVE ACTION MUST BE TAKEN

NO.	DESCRIPTION	DATE	%
1.	REVISE FOR DEP SUBMISSION	10/1/19	9%
2.	REV. PER TWP/STAFF/AGENCIES COMMENTS, DEP COMMENTS, SCD COMMENTS, COUNTY COMMENTS	7/20/20	50%
3.	REV. PER NJDEP COMMENTS OF 10/22/19 & COMPLETENESS REVIEW COMMENTS BY TOWNSHIP	11/6/19	50%

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners - Surveyors - Landscape Architects

130 RDE DRIVE
MILLSBORO, NEW JERSEY 08253
PH: 609.486.5600

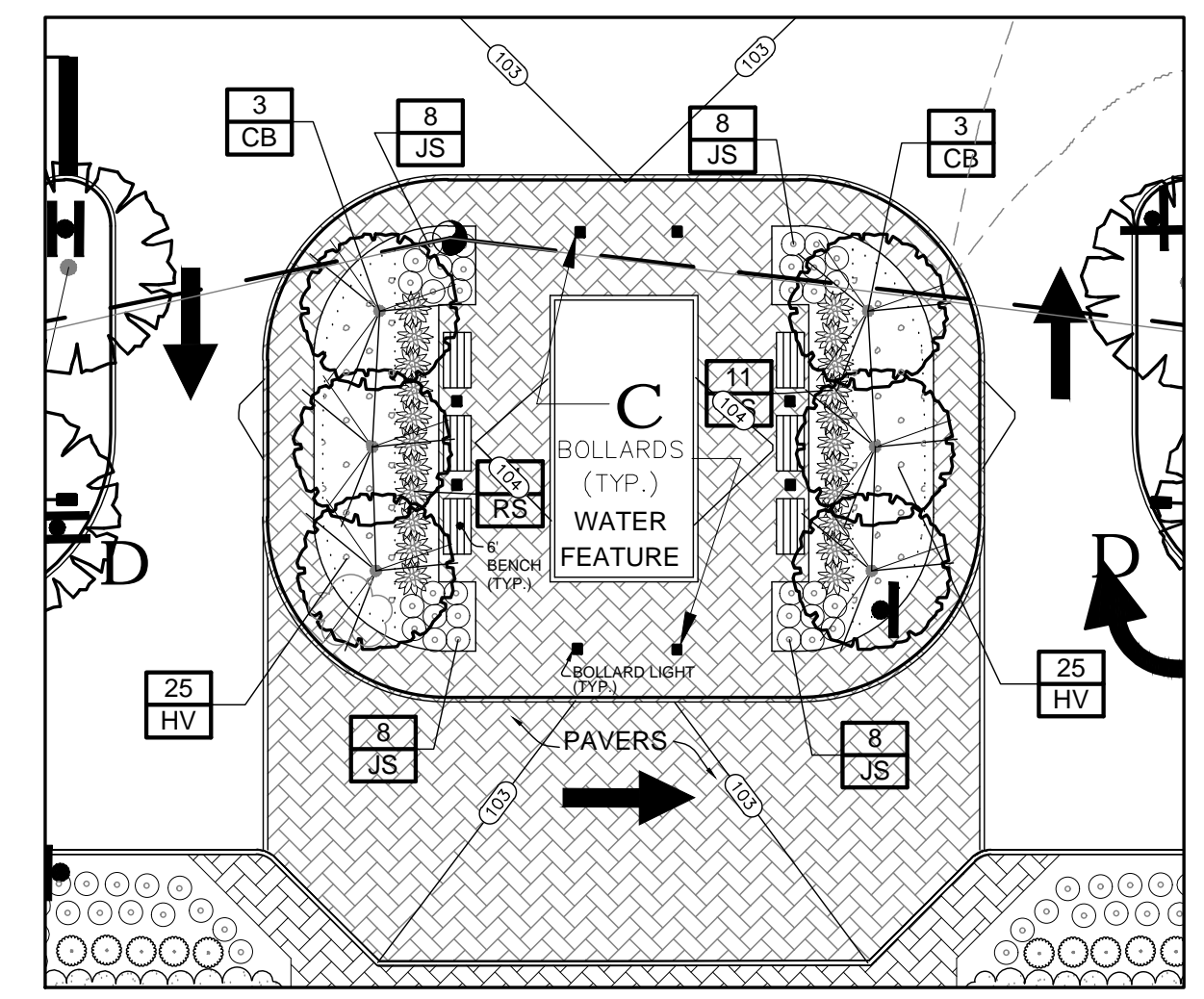
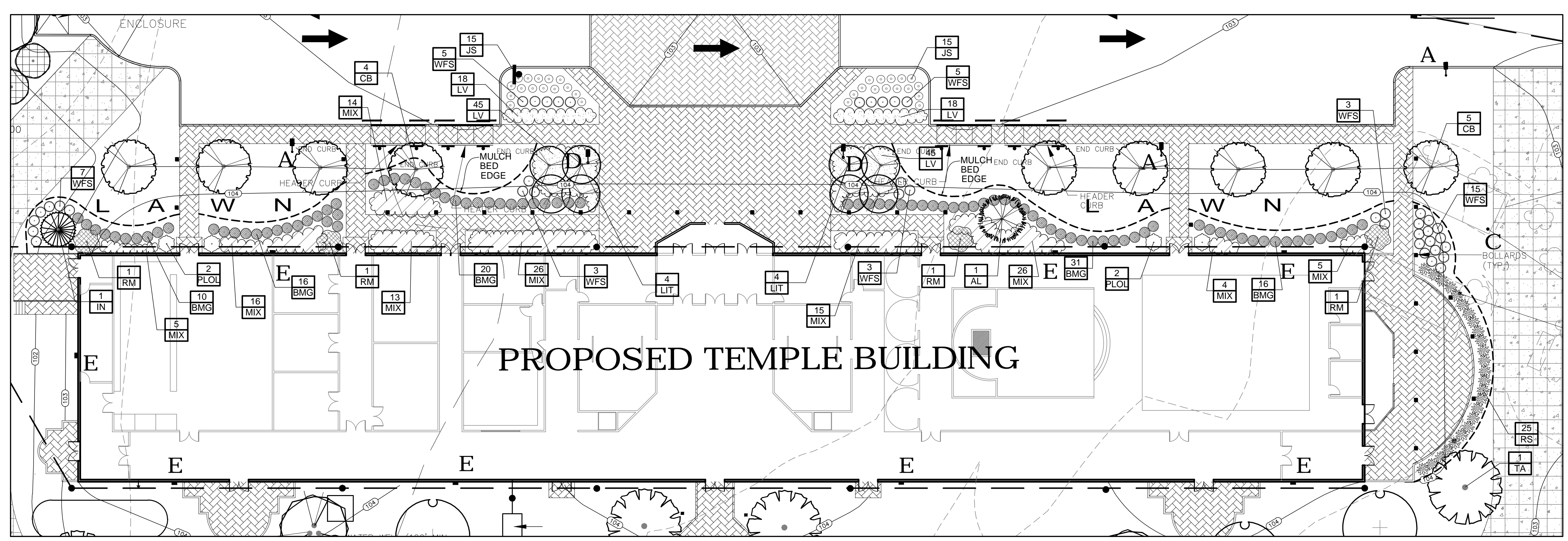
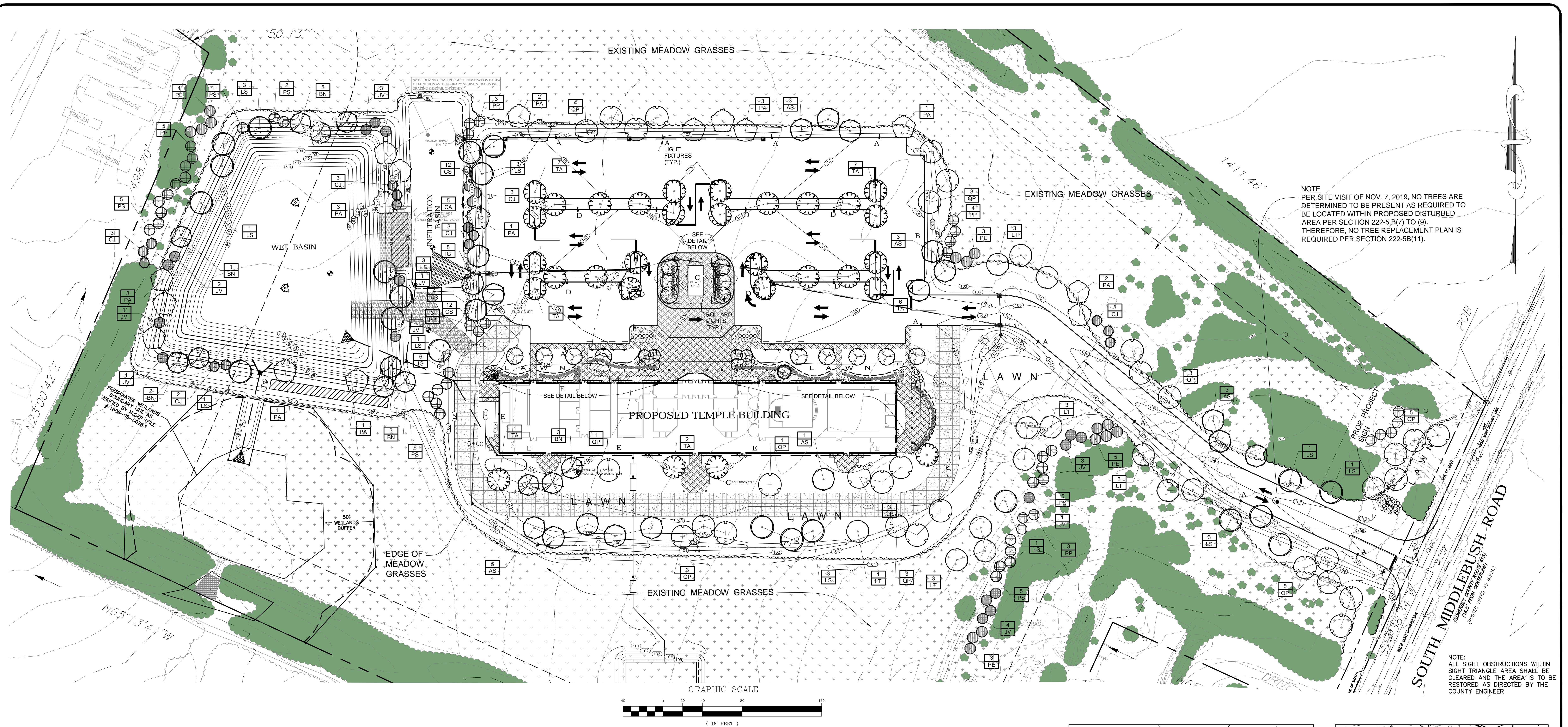
12 ROBERTS PKWY.
AT WATER STREET
TOWNSHIP, N.J. 08075
PH: 201.224.0988

JAYESH S. PATEL, P.E.
PROFESSIONAL ENGINEER N.J. LIC. NO. 35306

DATE: 9/10/19
SCALE: 1"=30'
DRAWN: SH
CHECKED: JP
SHEET: 5 OF 13
PROJECT: 83

LOT 6.03
BLOCK 36.01
FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

GRADING and DRAINAGE PLAN
(PANEL B)
SOIL EROSION & SEDIMENT CONTROL PLAN



NO.	DESCRIPTION	DATE	BY
1.	REV. PER TWP / STAFF / AGENCIES COMMENTS, DEP COMMENTS, SCD COMMENTS, COUNTY COMMENTS	7/20/20	SH
2.	REV. PER INDEP. REVIEW COMMENTS OF 10/22/19 & COMPLETENESS REVIEW COMMENTS BY TOWNSHIP	11/6/19	SH

CREST
 Engineering Associates Inc.
 Civil & Environmental Engineers
 Professional Planners - Surveyors - Landscape Architects
 100 RIVE DRIVE
 MILLSTONE TOWNSHIP, N.J. 08535
 PH: 609-448-5520

12 ROXBURG PKWY.
 40 WATER STREET
 TOMS RIVER, N.J. 08753
 PH: 732-224-0888

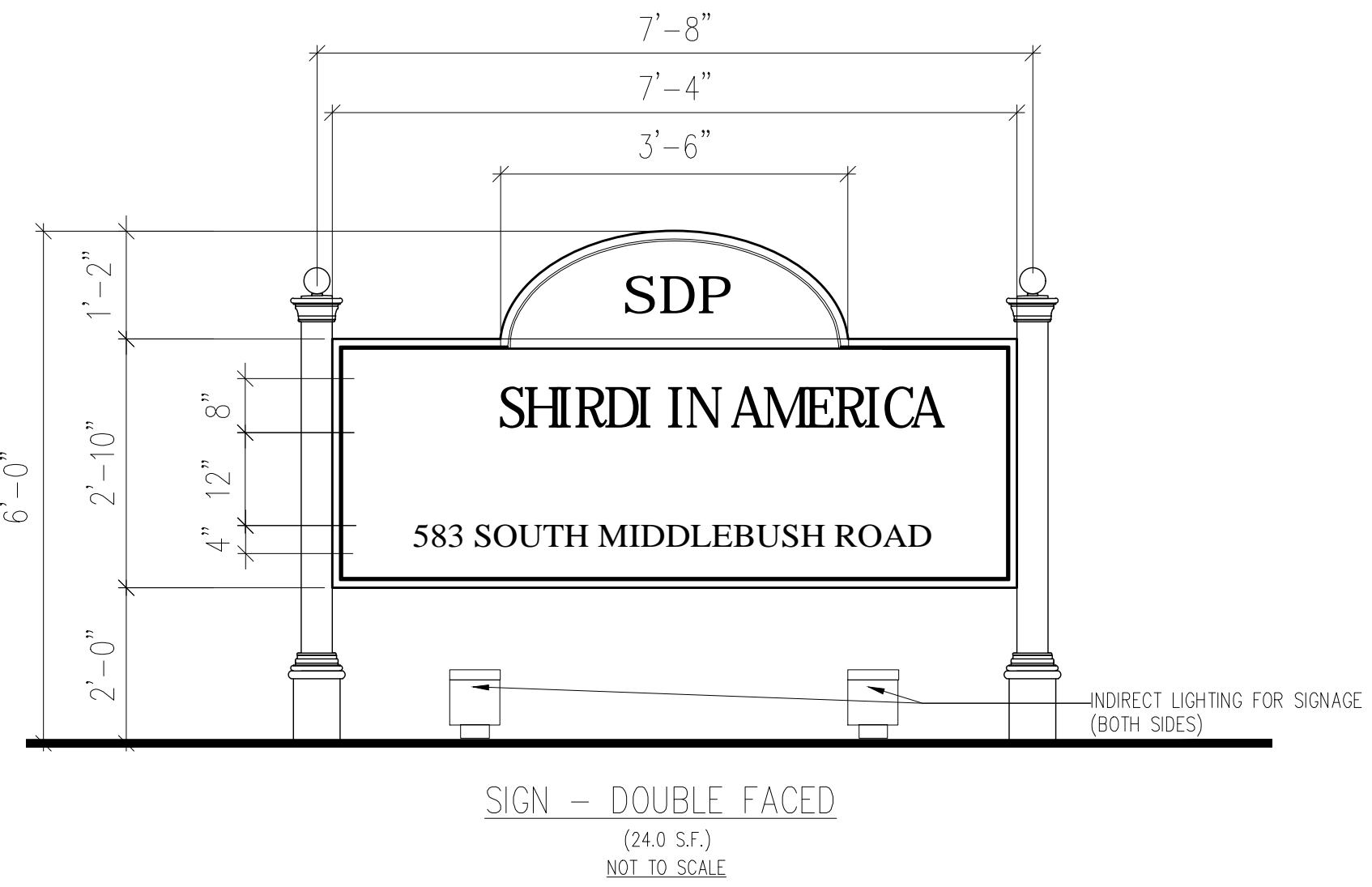
RICHARD P. WIENER
 L.L.A. NJ LIC. NO. 21A50046400

DATE: 4/13/18
 SCALE: 1"=40'
 DRAWN: SH
 CHECKED: JP
 SHEET: 6 OF 13
 POCKET: 83

LOT 6.03
 BLOCK 36.01

FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

LANDSCAPE PLAN



SIGN - DOUBLE FACED
(240 S.F.)
NOT TO SCALE

GENERAL PLANTING NOTES

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. WEEDS AND GRASSES SHALL BE REMOVED FROM ROOTBALLS & CONTAINERS PRIOR TO DELIVERY TO THE SITE.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES OR VARIETY WITHOUT WRITTEN PERMISSION OF TOWNSHIP OFFICIALS. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10' FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATION UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
- ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30' ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 7'-0". ALL PRUNING TO BE PER NJCTE PRUNING GUIDELINES.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- ALL PLANT MATERIAL SHALL BE PROPERLY QUAYED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUYS SHALL ONLY BE USED IN WINDY OR WET LOCATIONS OR IN AREAS OF STEEP SLOPES. IF GUYS ARE USED, THEY MUST BE REMOVED WITHIN ONE YEAR OF PLANTING. ARBOR TIES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT MULTISTEMMED TREES. PROVIDE 2 TREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- ALL PLANT MATERIAL SHALL BE INSTALLED AT OR SLIGHTLY ABOVE GRADE AS GROWN IN THE NURSERY.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT OF GROWTH AND SURVIVAL OF ALL PLANTS.

OPTIMAL PLANTING INSTALLATION SCHEDULE:

FALL	SEPT. 15 - DEC. 30	EVERGREEN PLANTS
	OCT. 15 - DEC. 30	DECIDUOUS PLANTS
SPRING	MARCH 1 - MAY 30	ALL PLANTS

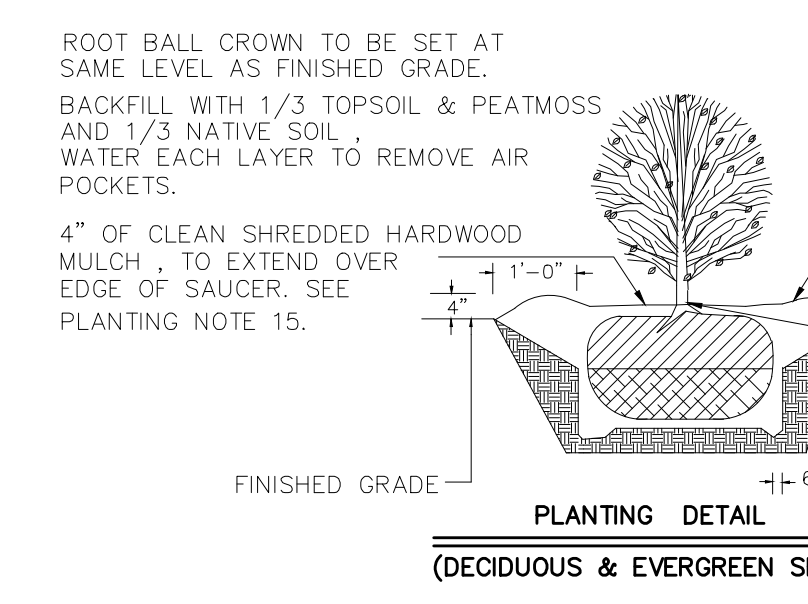
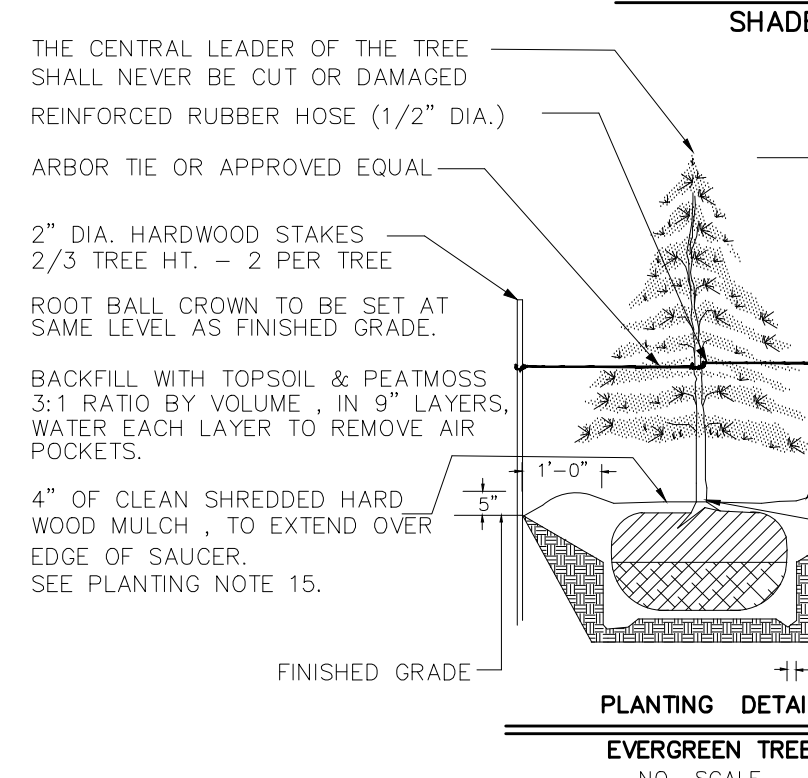
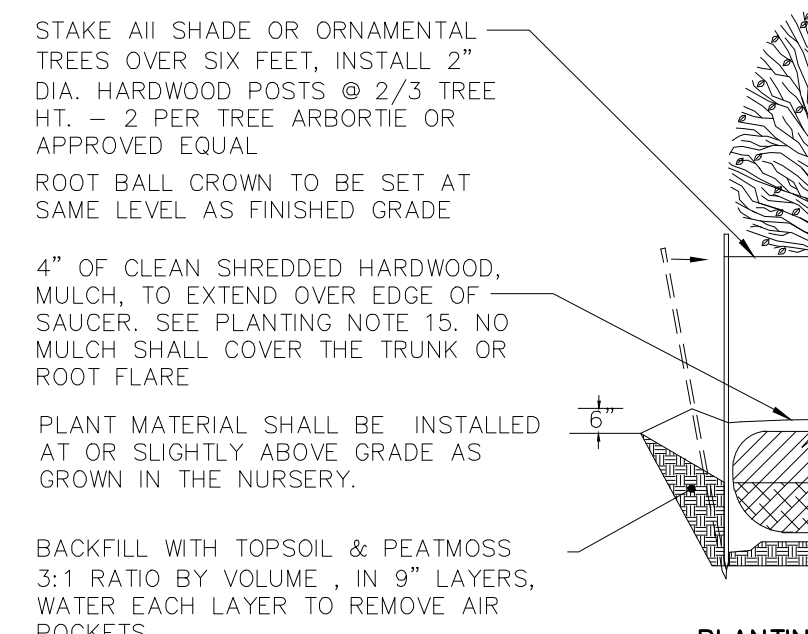
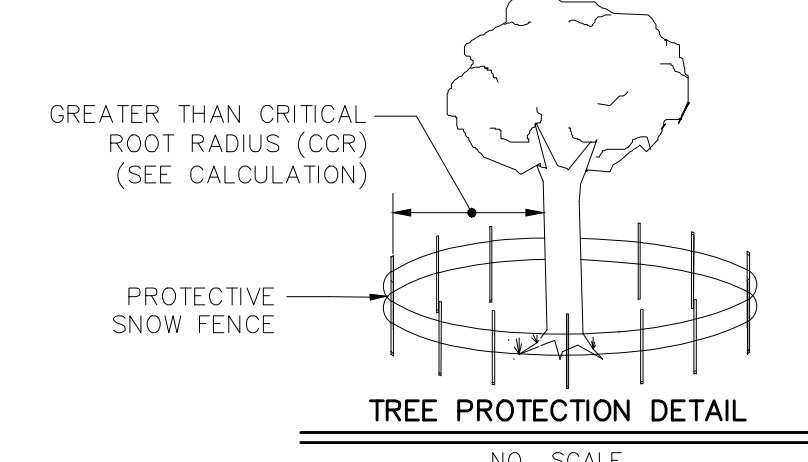
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE TOWNSHIP OFFICIALS. ANY REPLACEMENT TREES AND SHRUBS SHALL ALSO REQUIRE A TWO YEAR GUARANTEE.
- ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SIGN FENCING. INSTALLED PRIOR TO ANY SITE DISTURBANCE AND REMAINING THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL FENCING SHALL BE PLACED A MINIMUM OF 10 FEET OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING. ALL EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREE LINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DISEASED OR DAMAGED BRANCHES PER NJCTE GUIDELINES.
- NO SOIL OR CONSTRUCTION MATERIALS, PERMANENT OR TEMPORARY, SHALL BE PLACED AND NO GRADING OR SOIL REMOVAL SHALL OCCUR WITHIN 10 FEET OF THE DRIP LINE OF THE TREE CANOPY OF ANY TREE.
- ALL TWINE AND WIRE BASKETS SHALL BE REMOVED FROM THE ROOTBALL PRIOR TO INSTALLATION.
- NO MULCH SHALL BE PLACED AGAINST THE TRUNK OR ROOT FLARE OF ANY WOODY PLANT AND NO MORE THAN 4 INCHES OF MULCH SHALL BE PLACED ON TOP OF ROOTBALL.

CCR CALCULATION:

- MEASURE THE DIAMETER OF THE TREE 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE (DBH) IN INCHES.
- FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES: DBH x 1.5 = CCR (IN FEET)
- FOR YOUNGER, HEALTHY OR TOLERANT SPECIES: DBH x 1.0 = CCR (IN FEET)

TREE PROTECTION NOTES:

- TREE PROTECTION SHALL BE PROVIDED AROUND AROUND EXISTING TREES TO BE SAVED PRIOR TO ANY SITE DISTURBANCE. FENCE SHOULD BE INSTALLED BEYOND THE CRITICAL ROOT RADIUS (CCR) AS SHOWN ABOVE.
- BOARDS SHALL NOT BE NAILED TO TREES DURING CONSTRUCTION.
- FEEDER ROOTS SHALL NOT BE CUT IN AN AREA WITHIN CCR (ALSO KNOWN AS THE PROJECTED ROOT ZONE).
- DAMAGED TRUNKS OR EXPOSED ROOTS SHALL HAVE DAMAGED BARK REMOVED IMMEDIATELY AND NO PAINT SHALL BE APPLIED. EXPOSED ROOTS SHALL BE PRUNED AND COVERED WITH TOPSOIL IMMEDIATELY AFTER EXCAVATION IS COMPLETED. ADDITIONALLY, ROOTS SHALL BE IRRIGATED IF EXPOSED DURING HOT WEATHER.
- TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE AS NATURALLY TARGET PRUNING TO REMOVE THE DESIRED BRANCH AS CLOSE AS POSSIBLE TO THE BRANCH COLLAR (NO FLUSH CUTS) AND TREE PAINT SHALL NOT BE APPLIED.



PLANT SCHEDULE

EVERGREEN TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
	CJ	17		CRYPTOMERIA JAPONICA	CRYPTOMERIA	B & B		6'-8"	
	IN	1		ILEX NELLIE R STEVENS	NELLIE STEVENS HOLLY	B & B		6'-8"	
	JV	17		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B		6'-8"	
	PE	15		PICEA ABIES	NORWAY SPRUCE	B & B		6'-8"	
	PP	23		PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	B & B		6'-8"	
	PS	24		PINUS STROBUS	WHITE PINE	B & B		6'-8"	
SHADE TREES		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HEIGHT	REMARKS
	AS	19		ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B & B	2 1/2-3"	CAL	
	AL	1		AMELANCHIER LAEVIS 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B		7-8'	CLUMPS
	BN	12		BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B & B		8'-10'	CLUMPS
	CB	15		CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAN	B & B	2 1/2-3"	CAL	
	LIT	8		LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	15 GAL		5-6'	MULTI STEM
	LS	21		LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	B & B	2 1/2-3"	CAL	
	LT	13		LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	2 1/2-3"	CAL	
	PA	17		PLATANUS X ACERIFOLIA	LONDON PLANE TREE	B & B	2 1/2-3"	CAL	
	QP	31		QUERCUS PALUSTRIS	PIN OAK	B & B	2 1/2-3"	CAL	
	TA	30		TILIA AMERICANA	RENDMOND LINDEN	B & B	2 1/2-3"	CAL	
SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
	BMG	93		BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL	15'-18"		
	CA	5		CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL	18-24"		
	CS	24		CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL	18-24"		
	IG	14		ILEX GLABRA	INKBERRY HOLLY	3 GAL	18-24"		
	JS	62		JUNIPERUS SARGENTII	SARGENT JUNIPER	2 GAL	15'-18"		
	PLOL	4		PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	3 GAL	18-24"		
	RM	4		RHODODENDRON MAXIMUM	ROSE BAY RHODODENDRON	B & B	3'-4'		
	RS	47		ROSA SUNNY KNOCKOUT	YELLOW SHRUB ROSE	3 GAL			
	WFS	60		WEIGELA FLORIDA 'SPILLED WINE'	SPILLED WINE WEIGELA	3 GAL	15'-18"		
PERENNIALS-GRASSES-GROUNDCOVERS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE		
	PAH	11		PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL			
GROUND COVERS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
	HV	50		HEMEROCALLIS VARIETIES	DAYLILY MIX	1 GAL			
	LV	126		LIRIOPE VARIEGATA	VARIEGATED LILYTURF	1 GAL			
	MIX	124		(SHADE PERENNIAL MIX) HOSTA, ASTILBE, HEUCHERA, DICENTRA, HEMEROCALLIS	VARIETIES	1 GAL			

NO	DESCRIPTION	DATE	BY
1	REV. PER TWP/ STAFF/AGENCIES COMMENTS, DEP COMMENTS, SCD COMMENTS, COUNTY COMMENTS	7/20/20	SH

CREST
Engineering Associates Inc.
Civil & Environmental Engineers
Professional Planners • Surveyors • Landscape Architects
100 RAKE DRIVE
MILLSTONE TOWNSHIP, N.J. 08535
PH: 609-448-5550

12 ROBBINS PARK
40 WATER STREET
TOMES RIVER, N.J. 08753
PH: 202-244-0888

RICHARD P. WIENER
L.L.A. NJ LIC. NO. 21AS00046400

DATE: 4/13/18
SCALE: N.T.S.
DRAWN: SH
CHECKED: JP
SHEET: 7 OF 13
POCKET: B3

LOT 6.03
BLOCK 36.01

FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

LANDSCAPE DETAILS