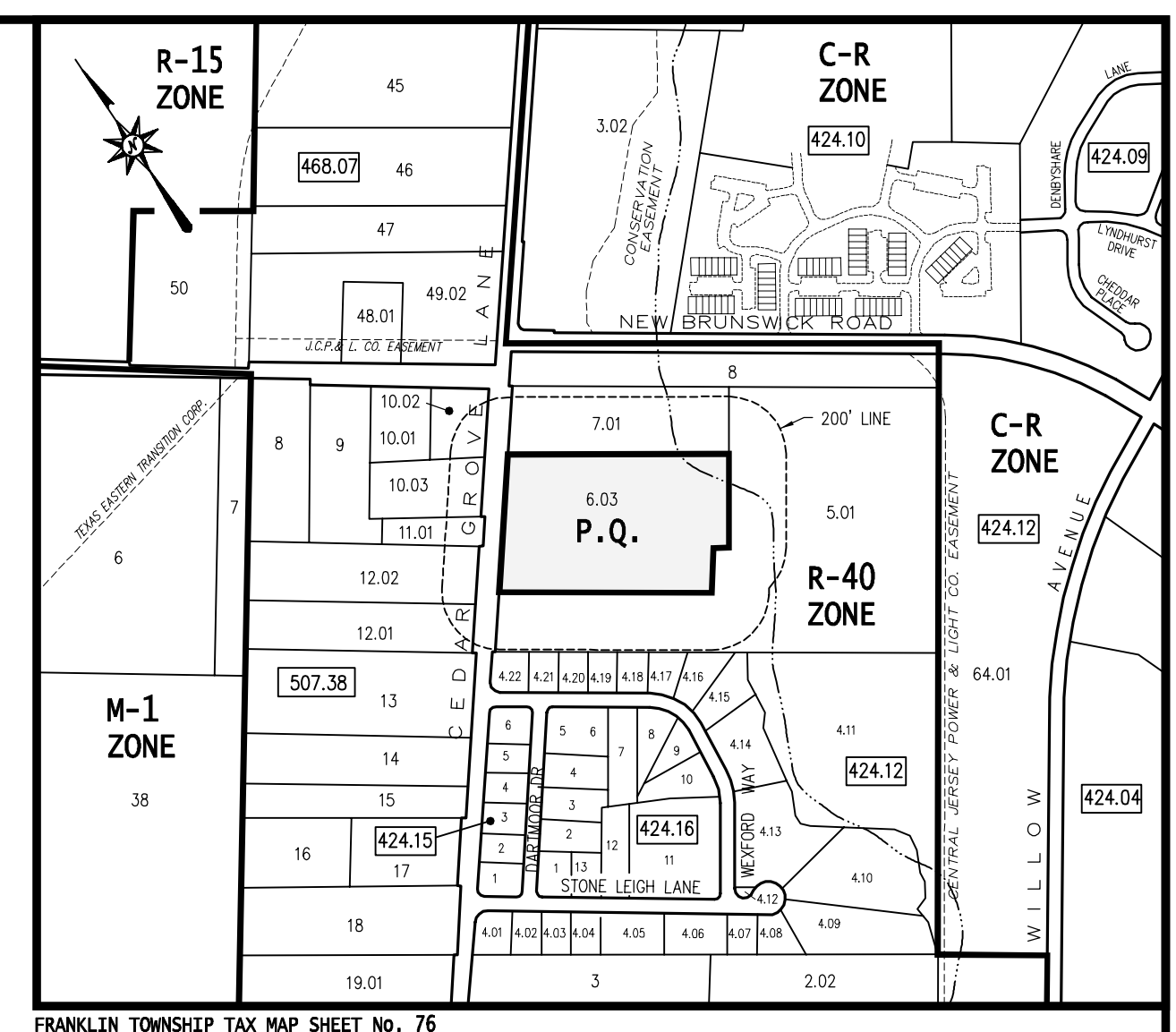


CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	102.13'	N26°15'18"E
L2	148.00'	N40°16'59"E
L3	120.00'	N32°16'45"E
L4	105.00'	N42°13'41"E
L5	85.00'	S38°10'22"W
L6	90.00'	S91°58'12"W
L7	90.00'	S43°52'22"W
L8	35.00'	S17°49'49"W
L9	43.00'	S47°40'57"E
L10	41.61'	S06°21'09"E



PROPERTY OWNERS WITHIN 200'

BLOCK	LOT	OWNER
424.12	4.15	CHICK LUI AND GRACE WING
	4.16	JOHN MURPHY AND SHARI L. BURACK
	4.17	BRENDAN CONHEENEY
	4.18	B. PAIVA
	4.19	WILFREDO AND HELEN AQUINO
	4.20	NIKUNJ K. AND KOMAL AGARWAL
	4.21	THOMAS AND BRENDA DAQUINO
	4.22	ANISSA B. ROMDHANE
	5.01	CEDAR HILL CLUB
	7.01	VALDIS I. AND JOANN T. PAUPE
	8	ANTHONY AND VIRGINIA GANIM
507.38	10.02	LAMONT AND SYLVIA SMITH
	10.03	ROBERT AND MARGARET THOMAS
	11.01	DENNIS AND BONITA SICLARI
	12.01	SHANG-SHEN AND CYNTHIA LIN
	12.03	W. AND MARVALENE LEACOCK
	12.04	J. GOMES AND D. LETTIS
	13	HELEN SLIWKA

UTILITY OWNERS

UTILITY	ADDRESS
RIGHT-OF-WAY DEPARTMENT	BUCKEYE PIPE LINE COMPANY P.O. BOX 368 EMMAUS, PA 18049-0368
SOUTH BRUNSWICK TOWNSHIP MUNICIPAL BUILDING	MONMOUTH JUNCTION, N.J. 08852
VERIZON	540 BROAD STREET NEWARK, NJ 07101
BUSINESS MANAGER	100 RANDOLPH ROAD SOMERSET, NJ 08873
PATRIOT MEDIA	340 MT. KIMBLE AVENUE MORRISTOWN, N.J. 07960
SUNDO PIPELINE LP.	525 FRITZTOWN ROAD SINNING SPRING, PA 19608
RIGHT-OF-WAY DEPARTMENT	MONTELLO COMPLEX NEWARK, N.J. 07101
THE COUNTY OF SOMERSET	P.O. BOX 3000 SOMERVILLE, NJ 08876
ELIZABETHTOWN WATER CO.	1341 NORTH AVENUE PLAINFIELD, N.J. 07061-0001
MIDDLESEX COUNTY	40 LIVINGSTON AVENUE NEW BRUNSWICK, NJ 08901
MS. JOAN PURCARO	RIGHT-OF-WAY REPRESENTATIVE P.O. BOX 1464 WALL, NJ 07719
N.J. DEPT. OF TRANSPORTATION	1305 PARKWAY AVENUE TRENTON, NJ 08625

R-40 ZONE SCHEDULE (RESIDENTIAL)

PRINCIPAL BUILDING	STANDARD PERMITTED USE REQUIREMENTS	CONDITIONAL USE PERMITTED USE REQUIREMENTS (1)	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	120,000 S.F.	370,665 S.F./8,5093 AC.	370,665 S.F./8,5093 AC.
MINIMUM LOT FRONTAGE	200 FT.	400 FT.	472.76 FT.	472.76 FT.
MINIMUM FRONT YARD SETBACK (2)	55 FT.	55 FT. (3)	112.8 FT.	112.8 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	3 X BLDG HDI. (3)	25.7 FT. (5)	25.7 FT. (5)
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	75 FT.	75 FT. (3)	146.4 FT.	146.4 FT.
MINIMUM REAR YARD SETBACK	50 FT.	50 FT.	297.4 FT. (EX'G BLDG)	297.4 FT. (EX'G BLDG)
MAXIMUM BUILDING HEIGHT	35 FT./28 STY	---	33.83 FT./ 2 1/2 STY	33.83 FT./ 2 1/2 STY
MAXIMUM LOT COVERAGE BY BUILDINGS (4)	10%	30% (4)	8.67%	8.67%
MAXIMUM IMPERVIOUS COVERAGE (LOT)	20%	30%	22.96%	24.62%
ACCESSORY BUILDING				
MINIMUM SIDE YARD SETBACK	25 FT.	---	20.0 FT.	20.0 FT.
MINIMUM REAR YARD SETBACK	25 FT.	---	297.4 FT.	297.4 FT.
GARDEN SHED (100 S.F. OR LESS)				
MINIMUM SIDE YARD SETBACK	5 FT.	---	---	---
MINIMUM REAR YARD SETBACK	5 FT.	---	---	---

- (1) PER TOWNSHIP CODE SECTION 112-47.
 (2) 40 FOOT MIN. FRONT YARD SETBACK PLUS 15 FEET FOR LOTS FRONTING ON AN ARTERIAL STREET.
 (3) BUILDING SETBACK STANDARDS APPLY TO BUILDINGS OR STRUCTURES GREATER THAN 100 SQUARE FEET. FOR 32'-2" HGT. BLDG "D" REQUIRED SETBACK IS 96.51 FEET.
 (4) BUILDING COVERAGE INCLUDES PRINCIPAL AND ACCESSORY BUILDINGS.
 (5) VARIANCE GRANTED (PER PLAN REF. #2)

DEED REFERENCE:
 1. DEED FROM CEDAR HILL HOLDINGS, LLC TO CEDAR HILL HOLDINGS, LLC DATED JUNE 15, 2007 RECORDED JUNE 28, 2007 IN DEED BOOK 6040 PAGE 958-965.

FRANKLIN TOWNSHIP APPROVALS

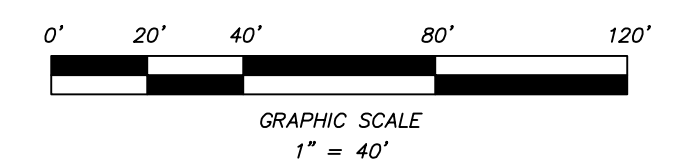
APPLICATION NO. _____
 APPROVED BY: _____
 CHAIRPERSON - BOARD OF ADJUSTMENT _____ DATE _____
 SECRETARY - BOARD OF ADJUSTMENT _____ DATE _____
 TOWNSHIP ENGINEER _____ DATE _____

- LEGEND:**
- 78 AS-BUILT CONTOURS
 - X 000.0 AS-BUILT SPOT ELEVATION
 - CO CLEANDOUT
 - DC DEPRESSURE CURB
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - EP EDGE OF PAVEMENT
 - SW SIDEWALK
 - COR CORNER
 - ASB AS BUILT
 - DS DOWNSPOUT
 - BLDG BUILDING
 - FIRE HYDRANT
 - WATER VALVE
 - WATER SERVE VALVE
 - SITE LIGHT
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - GATE VALVE
 - SEWER LATERAL

PLAN REFERENCES:

- THE TOWNSHIP OF FRANKLIN TAX MAP, SHEET #76.
- "AMENDED PRELIMINARY & FINAL SITE PLAN AND FINAL CONSTRUCTION PLANS PREPARED FOR CEDAR HILL PREP SCHOOL EXPANSION LOT 6.03 IN BLOCK 424.12, SITUATED IN FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED APRIL 13, 2011, LAST REVISED AUGUST 1, 2014.
- AS-BUILT GRADING PLAN FOR CEDAR HILL PREP SCHOOL BLOCK 424.12 LOT 6.03 (FORMERLY LOTS 6.01 AND 6.02), FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, DATED JAN. 13, 2009 LAST REVISED JAN. 13, 2015.
- "PROPOSED SHEDS LOCATION FOR CEDAR HILL PREP SCHOOL, BLOCK 424.12 LOT 6.03, FRANKLIN TOWNSHIP, SOMERSET COUNTY, NEW JERSEY" BY VAN CLEEF ENGINEERING ASSOCIATES, MICHAEL K. FORD, N.J.P.E. LIC. No. 34722, DATED JUNE 10, 2018 LAST REVISED 10/2/18.

APPLICANT/OWNER
 CEDAR HILL HOLDINGS, LLC
 100 ARMISTEAD COURT
 SOUTH PLAINFIELD, NJ 07080
 LOT 6.03 IN BLOCK 424.12
 CEDAR GROVE LANE
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY

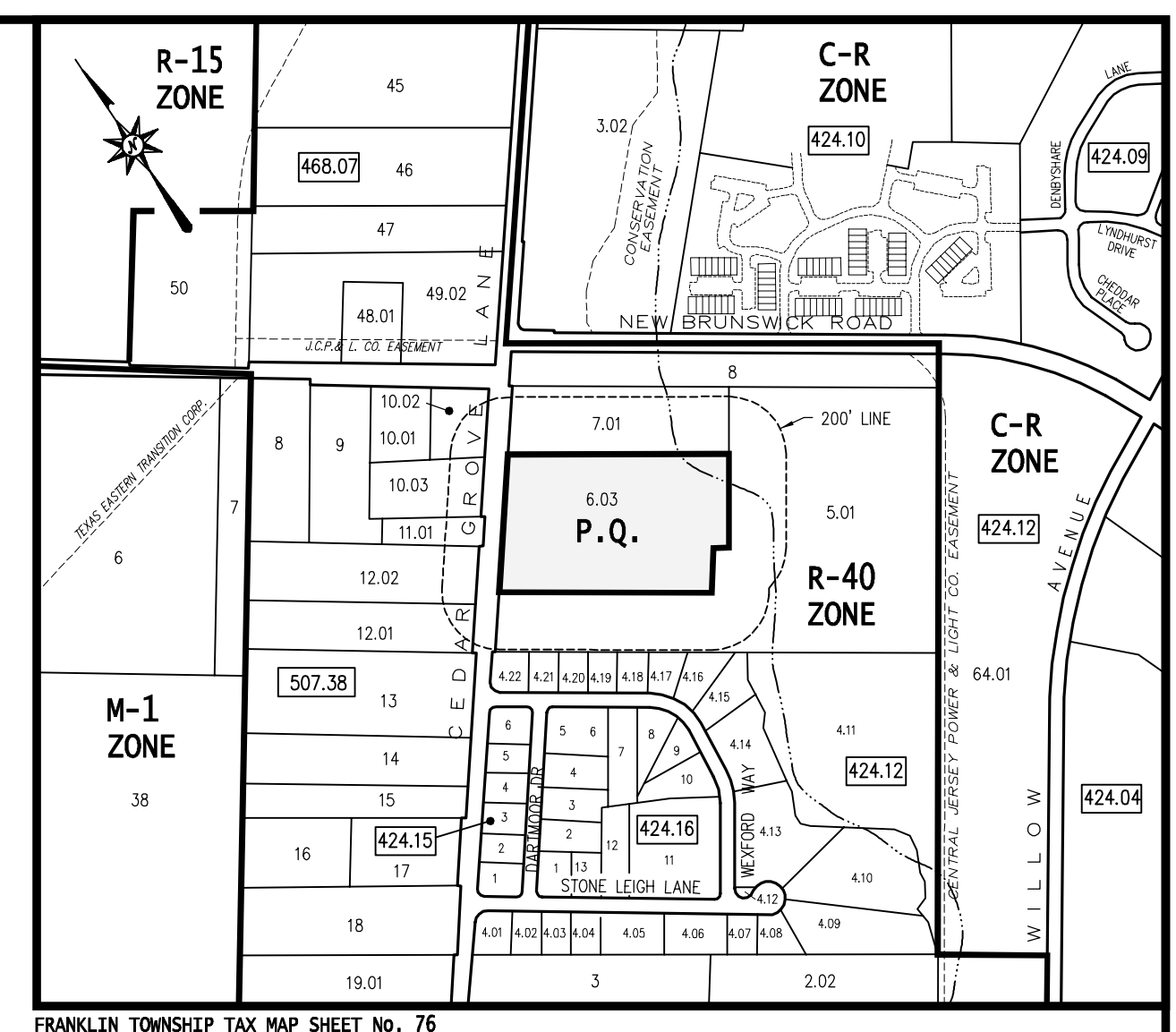
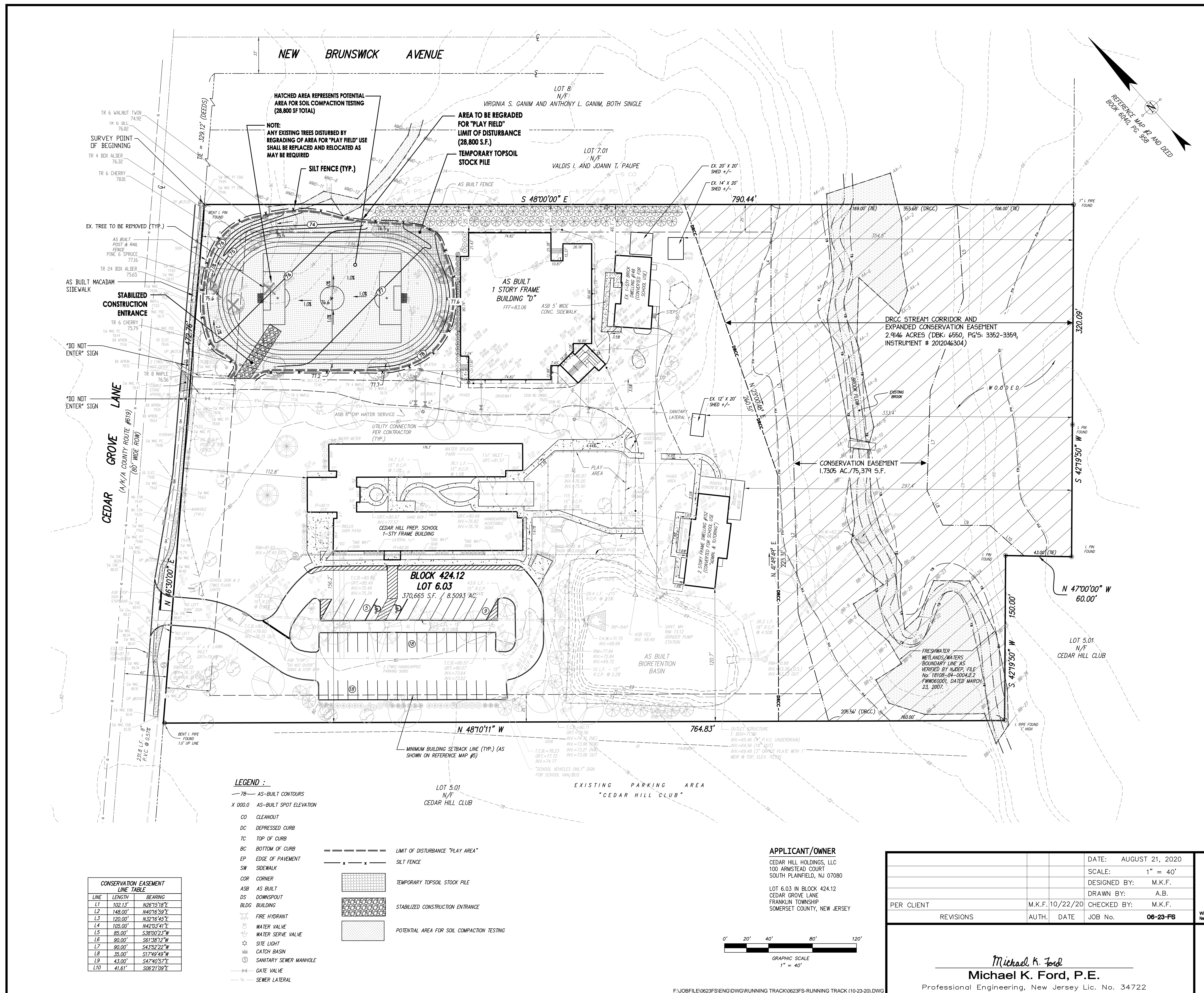


DATE:	JUNE 16, 2020
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
PER CLIENT	M.K.F., 10/22/20
REVISIONS	AUTH. DATE JOB No. 06-23-FS

Michael K. Ford
Michael K. Ford, P.E.
 Professional Engineering, New Jersey Lic. No. 34722

Van Cleef ENGINEERING ASSOCIATES, LLC
 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. 24G28132300

RUNNING TRACK @ SOCCER FIELD
 FOR
CEDAR HILL PREP SCHOOL
 BLOCK 424.12 LOT 6.03
 FRANKLIN TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY



FRANKLIN TOWNSHIP TAX MAP SHEET NO. 76
KEY MAP
 SCALE: 1" = 600'

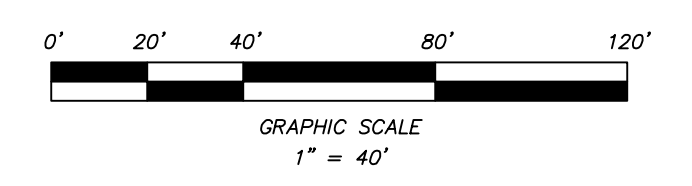
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- WATER VALVE
- WATER SERVICE VALVE
- SITE LIGHT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GATE VALVE
- SEWER LATERAL
- LIMIT OF DISTURBANCE "PLAY AREA"
- x-x- SILT FENCE
- TEMPORARY TOPSOIL STOCK PILE
- STABILIZED CONSTRUCTION ENTRANCE
- POTENTIAL AREA FOR SOIL COMPACTION TESTING

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APPLICANT/OWNER
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 100 ARMSTEAD COURT
 SOUTH PLAINFIELD, NJ 07080

LOT 6.03 IN BLOCK 424.12
 CEDAR GROVE LANE
 FRANKLIN TOWNSHIP
 SOMERSET COUNTY, NEW JERSEY



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DATE:	AUGUST 21, 2020
SCALE:	1" = 40'
DESIGNED BY:	M.K.F.
DRAWN BY:	A.B.
CHECKED BY:	M.K.F.
PER CLIENT	M.K.F., 10/22/20
REVISIONS	AUTH. DATE JOB No. 06-23-FS

Michael K. Ford
Michael K. Ford, P.E.
 Professional Engineering, New Jersey Lic. No. 34722

Van Cleef
 ENGINEERING ASSOCIATES, LLC

32 BROOKER LANE, PO BOX 8877, HILLSBOROUGH, NJ 08844
 EMAIL: CONTACTUS@VANCLEEFENGINEERING.COM
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE: (908) 359-8291 FAX: (908) 359-1580

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. 24GA28132300

PROPOSED REGRADING PLAN
 FOR
CEDAR HILL PREP SCHOOL
 BLOCK 424.12 LOT 6.03
 FRANKLIN TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY

