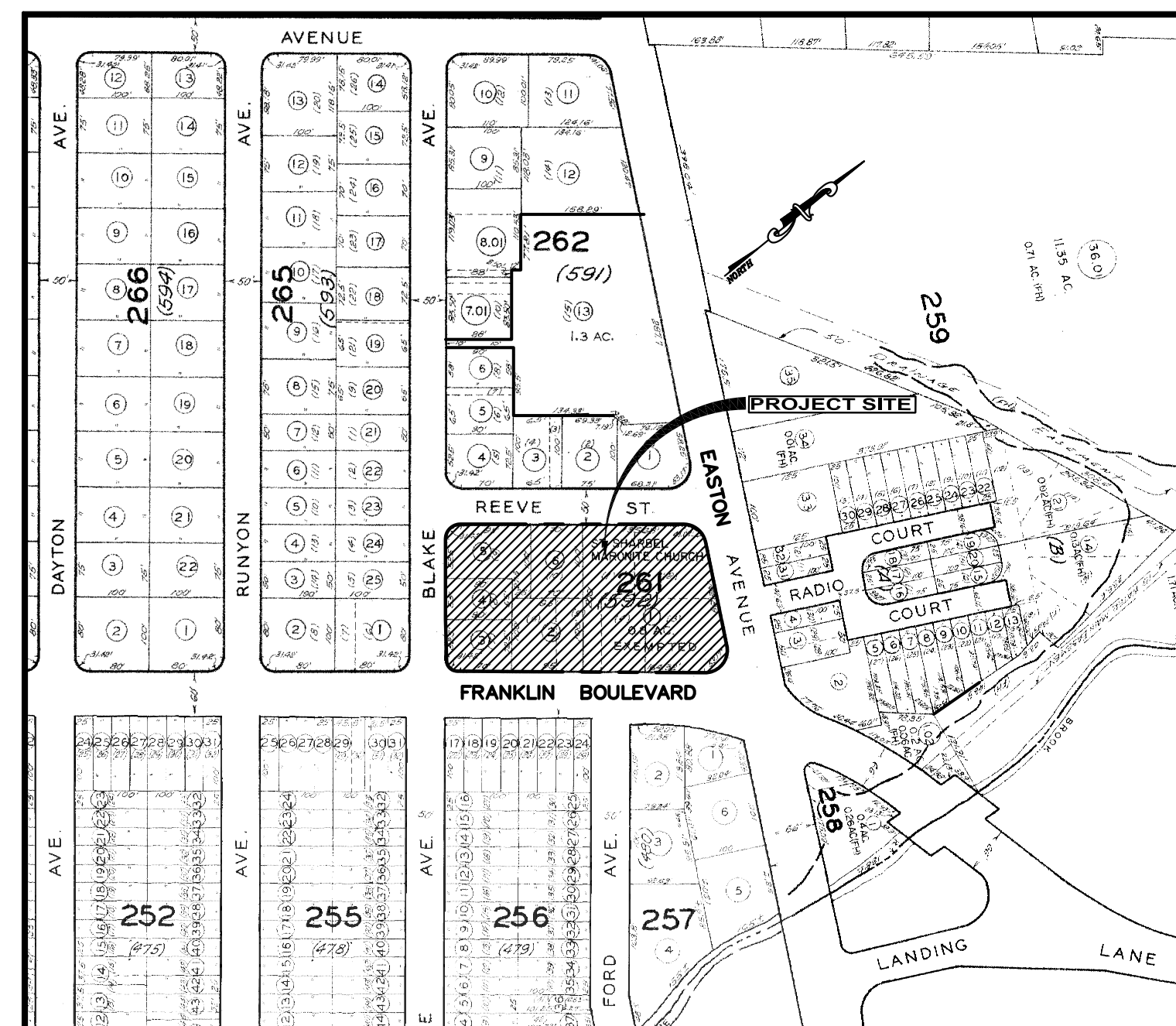


SITE PLAN

PREPARED FOR
SAINT SHARBEL MARONITE CHURCH
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
526 EASTON AVENUE
 SITUATED IN
TOWNSHIP OF FRANKLIN
SOMERSET COUNTY, NEW JERSEY

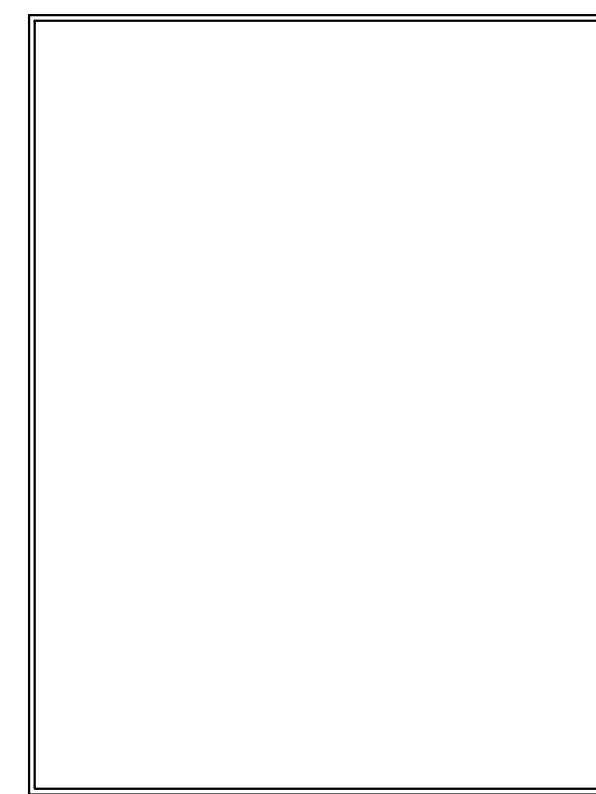


KEY MAP
 SCALE: 1" = 200'±

DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	200 FT. RADIUS MAP AND ZONING SCHEDULE
3	AREA MAP
4	SITE PLAN
5	GRADING, DRAINAGE AND UTILITY PLAN
6	LIGHTING PLAN
7	LANDSCAPING PLAN
8	TREE REMOVAL PLAN
9	COUNTY ROAD DRIVEWAY PROFILE
10	SIGHT DISTANCE ANALYSIS PLAN
11	LIGHTING AND LANDSCAPING DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION DETAILS
14	CONSTRUCTION DETAILS
15	SOIL EROSION AND SEDIMENT CONTROL PLAN
16	SOIL EROSION AND SEDIMENT CONTROL DETAILS

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 EXPIRES TWO (2)
 YEARS FROM THE STAMPED DATE.

ZONING BOARD OF ADJUSTMENT
 TOWNSHIP OF FRANKLIN

WE HEREBY CERTIFY THAT THE ZONING BOARD
 DULY APPROVED THIS SITE PLAN ON

_____, 20____

 ZONING BOARD CHAIRMAN DATE

 ZONING BOARD SECRETARY DATE

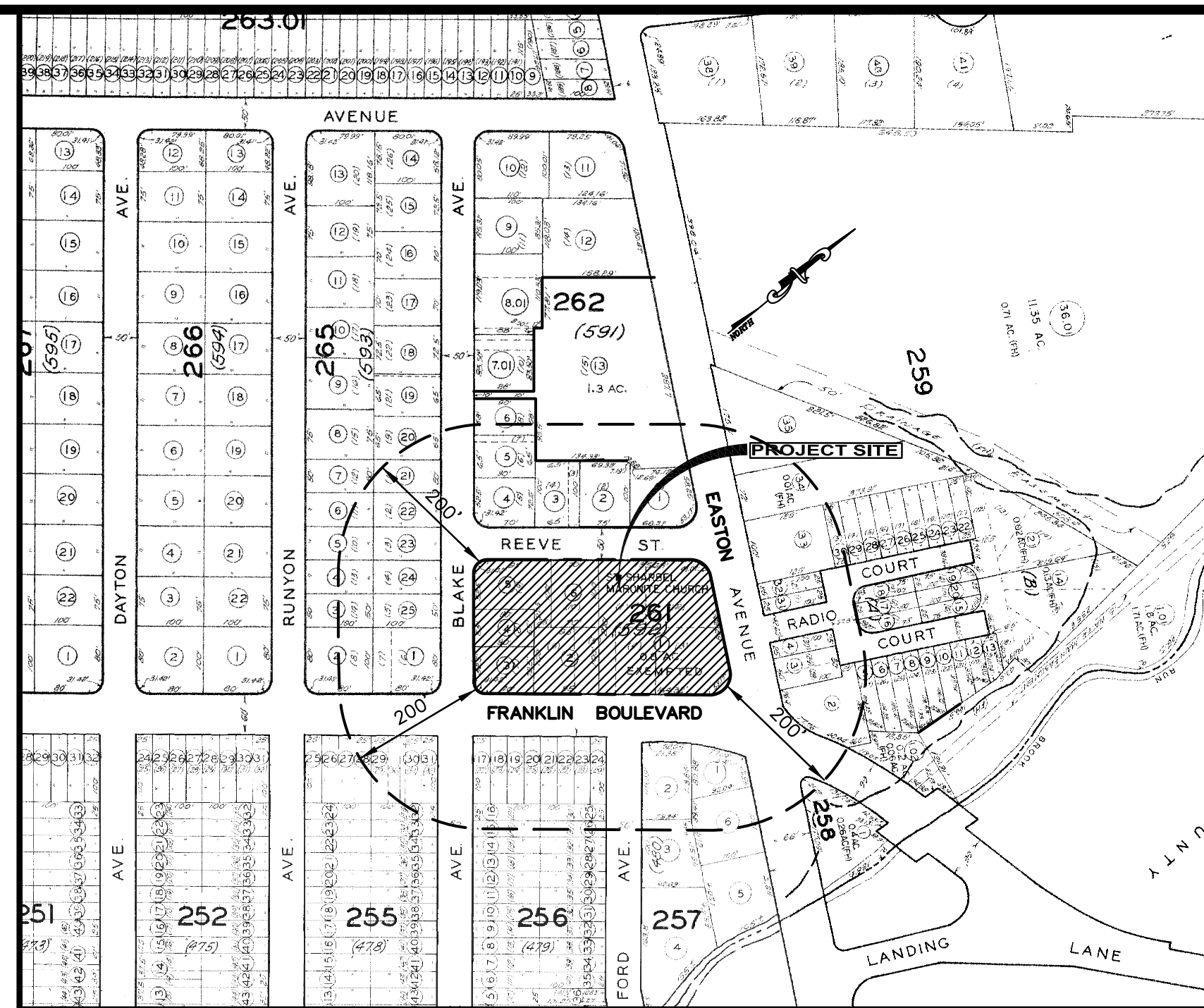
 CHIEF BUILDING INSPECTOR DATE

 TOWNSHIP ENGINEER DATE

 TOWNSHIP DIRECTOR OF PLANNING DATE

2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

COVER SHEET SAINT SHARBEL MARONITE CHURCH LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261 526 EASTON AVENUE SITUATED IN TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY	
 CONSULTING ENGINEERS AND DESIGN PROFESSIONALS	205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728 732-303-7992 • 732-742-1001 MARCREMO@REMOENGINEERING.COM NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400
SCALE: AS SHOWN FILE NO: 01231901 DRAWN: M.A.S. CHECKED: M.A.R. DATE: 12-09-2019 SHEET NO.: 1 OF 16	MARC A. REMO, P.E., P.P., C.M.E. NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195



200FT RADIUS MAP
SCALE: 1" = 200'±

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF PROJECT SITE

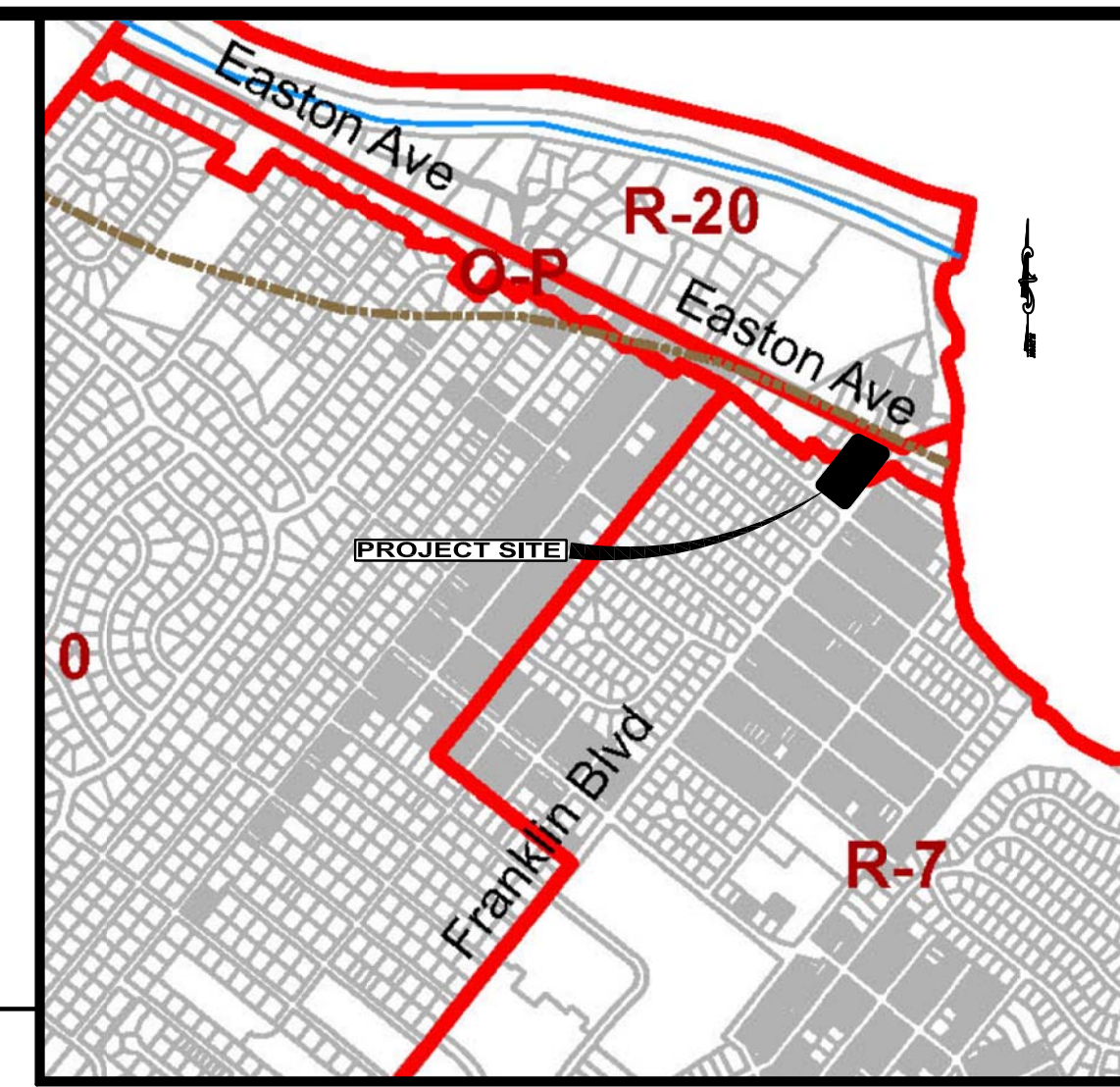
<p>Block-Lot: 256-17 MISURACA, JENNIFER 9 FRANKLIN BLVD SOMERSET NJ 08873 RE: 9 FRANKLIN BLVD</p> <p>Block-Lot: 256-19 CORDEIRO, CLEBERTO & MARGARITA 7 FRANKLIN BLVD SOMERSET, NJ 08873 RE: 7 FRANKLIN BLVD</p> <p>Block-Lot: 265-3 HICKMON, CHERYL D 101 RUNYON AVENUE SOMERSET NJ 08873 RE: 101 RUNYON AVE</p> <p>Block-Lot: 256-28 CALE, THOMAS B. & NANCY L. 14 FORD AVE SOMERSET NJ 08873 RE: 14 FORD AVE</p> <p>Block-Lot: 256-27 NEMES, GREGORY & DONNA 15 FRANKLIN BLVD SOMERSET NJ 08873 RE: 15 FRANKLIN BLVD</p> <p>Block-Lot: 256-33 LEWIS, JOSEPH & JILL 20 BLAKE AVENUE SOMERSET NJ 08873 RE: 20 BLAKE AVE</p> <p>Block-Lot: 259-31.01 PREMIER PROPERTY DEVELOPMENT LLC 95 LONGFIELD CT. EAST BRUNSWICK, NJ 08816 RE: 2 RADIO CT</p> <p>Block-Lot: 256-21 WAHAB, ABDUL & YESMIN 101 WINNEPEG AVE. EGG HARBOR TWP, NJ 08234 RE: 5 FRANKLIN BLVD</p> <p>Block-Lot: 256-28 CALE, THOMAS B. & NANCY L. 14 FORD AVE SOMERSET NJ 08873 RE: 14 FORD AVE</p> <p>Block-Lot: 256-30 STERNBERG, DAVID D & SCHILLER, M. 1075 EAST 28TH STREET BROOKLYN, NY 11210 RE: 11 FRANKLIN BLVD</p> <p>Block-Lot: 265-5 FERRETTI, JOHN & PATRICIA 133 RUNYON AVE SOMERSET NJ 08873 RE: 133 RUNYON AVE</p> <p>Block-Lot: 256-29 NEMES, GREGORY & DONNA 15 FRANKLIN BLVD SOMERSET NJ 08873 RE: 15 FRANKLIN BLVD</p>	<p>Block-Lot: 256-31 STERNBERG, DAVID D & SCHILLER, M. 1075 EAST 28TH STREET BROOKLYN, NY 11210 RE: 11 FRANKLIN BLVD</p> <p>Block-Lot: 256-20 CORDEIRO, CLEBERTO & MARGARITA 7 FRANKLIN BLVD SOMERSET, NJ 08873 RE: 7 FRANKLIN BLVD</p> <p>Block-Lot: 256-28 NEMES, GREGORY & DONNA 15 FRANKLIN BLVD SOMERSET NJ 08873 RE: 15 FRANKLIN BLVD</p> <p>Block-Lot: 265-4 WANG, JIANG & CHENYUAN & LIANG, X. 125 RUNYON AVENUE SOMERSET, NJ 08873 RE: 125 RUNYON AVE</p> <p>Block-Lot: 256-32 LEWIS, JOSEPH & JILL 20 BLAKE AVENUE SOMERSET NJ 08873 RE: 20 BLAKE AVE</p> <p>Block-Lot: 265-1 ISMAIL, YARA 214 BLAKE AVE SOMERSET NJ 08873 RE: 214 BLAKE AVE</p> <p>Block-Lot: 259-35 PADOS, BELA A 549 EASTON AVE. SOMERSET NJ 08873 RE: 549 EASTON AVE</p> <p>Block-Lot: 257-3 CULLINANE, RYAN PATRICK & DEMKO, M. 11 FORD AVE SOMERSET, NJ 08873 RE: 11 FORD AVE</p> <p>Block-Lot: 265-22 JANDORSKY, VINCENT 224 BLAKE AVE SOMERSET NJ 08873 RE: 224 BLAKE AVE</p> <p>Block-Lot: 265-24 MILES, EMMA & CHARLES 220 BLAKE AVE SOMERSET NJ 08873 RE: 220 BLAKE AVE</p> <p>Block-Lot: 256-22 WAHAB, ABDUL & YESMIN 101 WINNEPEG AVE EGG HARBOR TWP, NJ 08234 RE: 5 FRANKLIN BLVD</p> <p>Block-Lot: 265-23 SEN, MEHELI & PHILIP WEBB 222 BLAKE AVE SOMERSET NJ 08873 RE: 222 BLAKE AVE</p>	<p>Block-Lot: 262-3 ST. SHARBEL MARONITE CHURCH 7 REEVE ST SOMERSET, NJ 08873 RE: 12 REEVE ST</p> <p>Block-Lot: 262-6 THOMAS, GREGORIE & DAVIS, KEITH 227 BLAKE AVE SOMERSET, NJ 08873 RE: 227 BLAKE AVE</p> <p>Block-Lot: 265-7 HERNANDEZ, MARIO 139 RUNYON AVE SOMERSET NJ 08873 RE: 139 RUNYON AVE</p> <p>Block-Lot: 256-23 RENNER, GLORIA 3 FRANKLIN BLVD SOMERSET, NJ 08873 RE: 3 FRANKLIN BLVD</p> <p>Block-Lot: 256-2 FOUBISTER, NICOLE A 497 EASTON AVE SOMERSET NJ 08873 RE: 497 EASTON AVE</p> <p>Block-Lot: 257-2 WAGNER, GEORGE M. & ROSEANNE E. 41 CORNELIUS WY SOMERSET NJ 08873 RE: 1 FRANKLIN BLVD</p> <p>Block-Lot: 256-24 RENNER, GLORIA 3 FRANKLIN BLVD SOMERSET, NJ 08873 RE: 3 FRANKLIN BLVD</p> <p>Block-Lot: 259-34 PADOS, BELA A 549 EASTON AVE SOMERSET NJ 08873 RE: 549 EASTON AVE</p> <p>Block-Lot: 265-25 JANDORSKY, VINCENT 224 BLAKE AVE SOMERSET NJ 08873 RE: 224 BLAKE AVE</p> <p>Block-Lot: 268-1 TOWNSHIP OF FRANKLIN 475 DEMOTT LA SOMERSET NJ 08873 RE: 491 EASTON AVE</p> <p>Block-Lot: 262-5 VIGH, ILDIRIO 225 BLAKE AVE SOMERSET NJ 08873 RE: 225 BLAKE AVE</p> <p>Block-Lot: 256-18 MISURACA, JENNIFER 9 FRANKLIN BLVD SOMERSET NJ 08873 RE: 9 FRANKLIN BLVD</p> <p>Block-Lot: 259-5 LAJEWSKI, ANTHONY & JOANNE 3 RADIO CT SOMERSET NJ 08873 RE: 3 RADIO CT</p> <p>Block-Lot: 259-4 SWAYNE, MELISSA T 1 RADIO CT SOMERSET NJ 08873 RE: 1 RADIO CT</p> <p>Block-Lot: 267-6 516 EASTON AVENUE L.L.C. 40 BAYARD LANE PRINCETON, NJ 08540 RE: 516 EASTON AVE</p> <p>Block-Lot: 259-27.01 KABAKA, MOHAMMED & NANAH KANU 12 RADIO COURT SOMERSET NJ 08873 RE: 12 RADIO CT</p>	<p>Block-Lot: 265-21 BALLER, SHARON G 226 BLAKE AVENUE SOMERSET, NJ 08873 RE: 226 BLAKE AVE</p> <p>Block-Lot: 256-19 ZOU, HONGBIN & ZOU, DENIS 4 OAKWOOD COURT WHIPPANY, NJ 07981 RE: 19 BLAKE AVE</p> <p>Block-Lot: 265-2 INZANO, VINCENT J. & NANCY E. 18 FRANKLIN BLVD SOMERSET NJ 08873 RE: 18 FRANKLIN BLVD</p> <p>Block-Lot: 257-1 216 EASTON AVENUE L.L.C. 40 BAYARD LANE PRINCETON, NJ 08540 RE: 516 EASTON AVE</p> <p>Block-Lot: 256-16 ZOU, HONGBIN & ZOU, DENIS 4 OAKWOOD COURT WHIPPANY, NJ 07981 RE: 19 BLAKE AVE</p> <p>Block-Lot: 265-6 FERRITTI, JOHN & PATRICIA 133 RUNYON AVE SOMERSET NJ 08873 RE: 133 RUNYON AVE</p> <p>Block-Lot: 259-1.02 TOWNSHIP OF FRANKLIN 475 DEMOTT LA SOMERSET NJ 08873 RE: EASTON AVE</p> <p>Block-Lot: 262-4 SAINT SHARBEL MARONITE CHURCH 14 REEVE ST. SOMERSET, NJ 08873 RE: 14 REEVE ST</p> <p>Block-Lot: 262-1.01 SAINT PETERS UNIV HOSPITAL/ROBERT VALAN 254 EASTON AVE NEW BRUNSWICK NJ 08901 RE: 562 EASTON AVE</p>
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As per N.J.S.A. 40:55D-12.h, you must also notify the following registered agencies:

Right-of-Way Department	Business Manager	Sunoco Pipeline LP
Buckeye Pipe Line Company	Comcast Cable	Right of Way Dept
PO Box 368	279 Amwell Road	Montello Complex
Emmaus, PA 18049-0368	Hillsborough, NJ 08844	525 Fritztown Road
		Sinking Spring PA 19508

Zoning Districts

A	Agricultural
CP	Canal Preservation
RR3	Rural Residential
RR5	Rural Residential
R-40	Single-Family Residential
R-20	Single-Family Residential
R-15	Single-Family Residential
R-10	Single-Family Residential
R-10A	Single-Family Development
R-10B	Single-Family Development
R-7	Residential
C-R	Cluster-Residential
S-C-V	Senior Citizen Village
PAC	Planned Adult Community
PRC	Planned Residential Community
ISL	Independent Senior Living
N-B	Neighborhood Business
G-B	General Business
HBD	Hamilton Street Business District
C-B	Corporate Business
R-O-L	Research-Office-Laboratory
O-P	Office-Professional
M-1	Light Manufacturing
M-2	Light Manufacturing
M-3	Mining



ZONING MAP
SCALE: 1" = 1000'±

ZONING SCHEDULE

O-P OFFICE-PROFESSIONAL ZONE DISTRICT

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	10,000 SF	35,699.0 SF	72,527.0 SF	NO
MINIMUM LOT FRONTAGE	100 FT	160.0 FT	200.0 FT	NO
MINIMUM FRONT YARD SETBACK	40 FT	17.6 FT	18.51 FT	YES
MINIMUM SIDE YARD SETBACK (ONE SIDE)	10 FT	81.1 FT	249.0 FT	NO
MINIMUM SIDE YARD SETBACK (BOTH SIDES)	20 FT	N/A	N/A	NO
MINIMUM REAR YARD SETBACK	30 FT	81.1 FT	249.0 FT	NO
MAXIMUM BUILDING COVERAGE	20%	23.3%	20.5%	YES
MAXIMUM IMPERVIOUS COVERAGE	45%	68.6%	72.2%	YES
MAXIMUM BUILDING HEIGHT	35 FT 2.5 STORIES	< 35 FT 1 STORY	< 42.5 FT 1 STORY	YES
MAXIMUM FLOOR AREA RATIO	0.25	< 0.25	< 0.25	NO
MINIMUM PARKING	100 SPACES	36 SPACES	100 SPACES	NO

GENERAL NOTES

- PROPERTY KNOWN AND DESIGNATED AS LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261 AS SHOWN ON THE CURRENT TOWNSHIP OF FRANKLIN TAX MAP.
- PROPERTY CONTAINS 72,527.00 SF OR 1.66 AC.
- PROPERTY SITUATED IN THE O-P OFFICE-PROFESSIONAL AND THE R-7 RESIDENTIAL ZONE DISTRICT.
- EXISTING CONDITIONS REFERENCE: PLAN ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY 526 EASTON AVENUE TAX LOTS 1-6 - BLOCK 261 TAX LOTS 3 & 4 - BLOCK 262 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY", DATED 11/20/2019, PREPARED BY JEFFREY S. GRUNN, NJ LAND SURVEYOR LICENCE NO. 43399.
- ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- OWNER AND APPLICANT
SAINT SHARBEL MARONITE CHURCH
526 EASTON AVENUE
SOMERSET, NJ 08873
- APPLICANT'S ASSOCIATE
BOB SMITH & ASSOCIATES, LLC
216-B1 STELTON ROAD
PISCATAWAY, NJ 08854
- EXISTING USE:
CHURCH
TOTAL NUMBER OF SEATS = 220
BUILDING FOOTPRINT AREA = 8,326 S.F.
- PROPOSED USE:
CHURCH
TOTAL NUMBER OF SEATS = 300
BUILDING FOOTPRINT AREA = 13,426 S.F.

PARKING CALCULATIONS

LAND USE: CHURCH
PARKING REQUIREMENT:
1 PARKING SPACE PER EACH 3 SEATS
TOTAL NUMBER OF SEATS = 300
MINIMUM PARKING SPACES REQUIRED
= 300 SEATS x 1 SPACE = 100 SPACES
3 SEATS
TOTAL PARKING SPACES REQUIRED = 100
TOTAL PROPOSED PARKING SPACES = 100 (INCLUDING 4 HANDICAP SPACES)

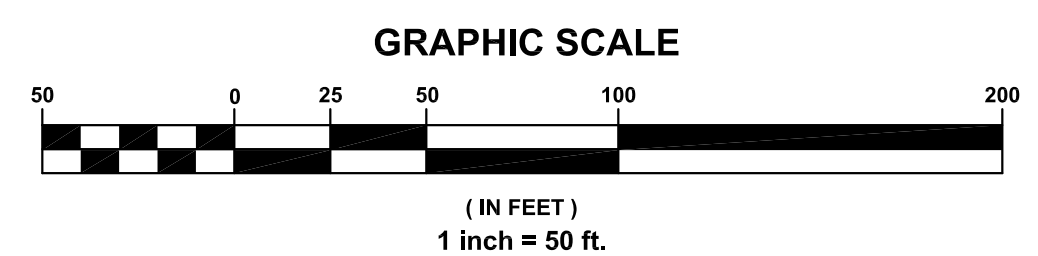
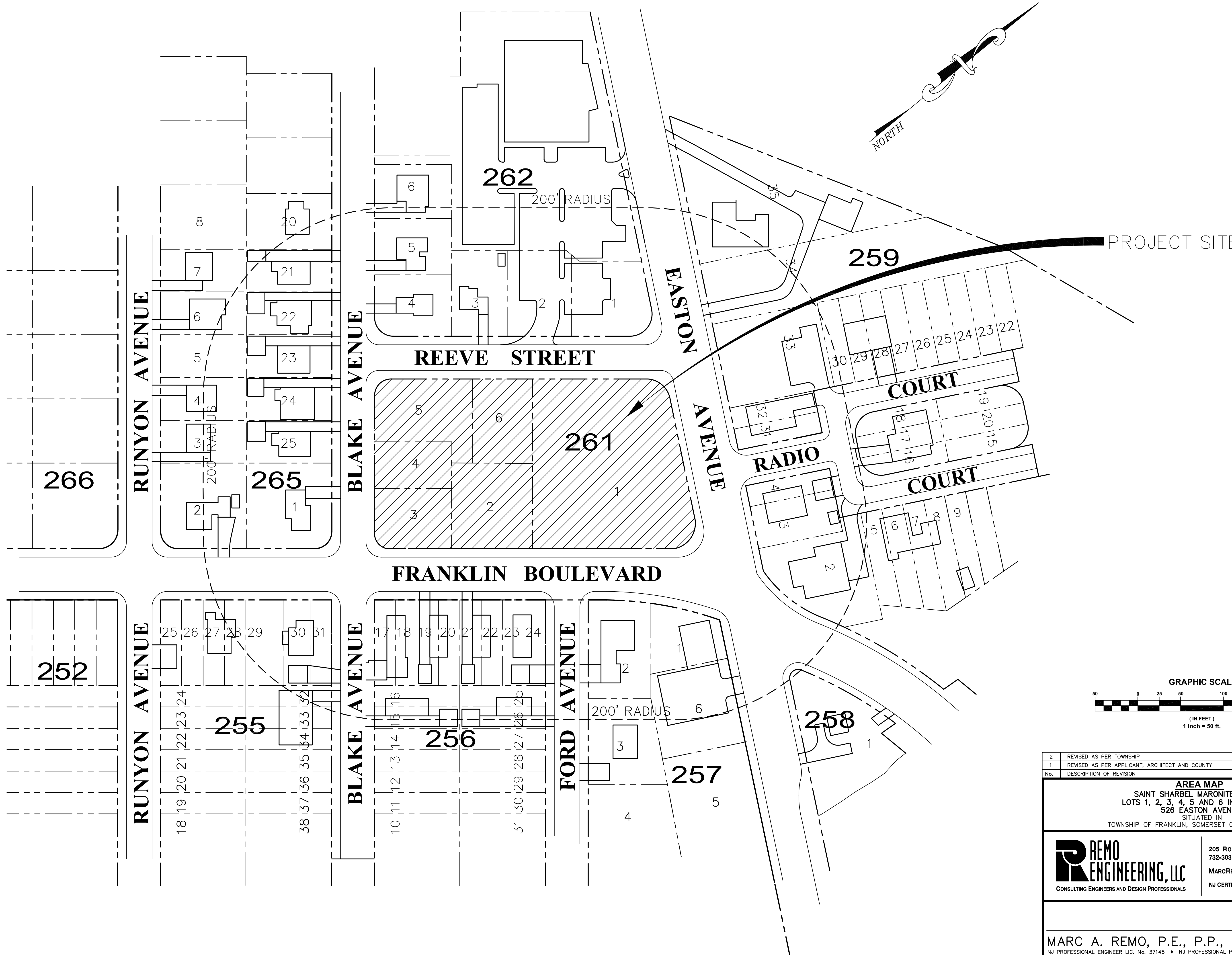
2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

200 FT. RADIUS MAP AND ZONING SCHEDULE
SAINT SHARBEL MARONITE CHURCH
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
526 EASTON AVENUE
SITUATED IN
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

<p>CONSULTING ENGINEERS AND DESIGN PROFESSIONALS</p>	<p>205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728 732-303-7992 • 732-742-1001 MARC@REMOENGINEERING.COM NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400</p>
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SCALE:	AS SHOWN
FILE NO:	01231901
DRAWN:	M.A.S.
CHECKED:	M.A.R.
DATE:	12-09-2019
SHEET NO.:	2 OF 16

MARC A. REMO, P.E., P.P., C.M.E. DATE: _____
NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

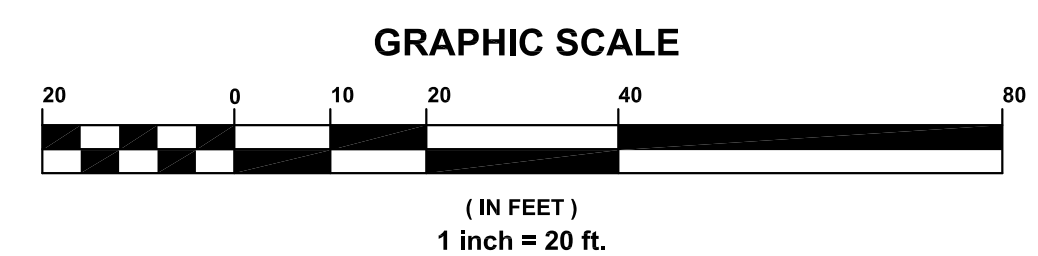
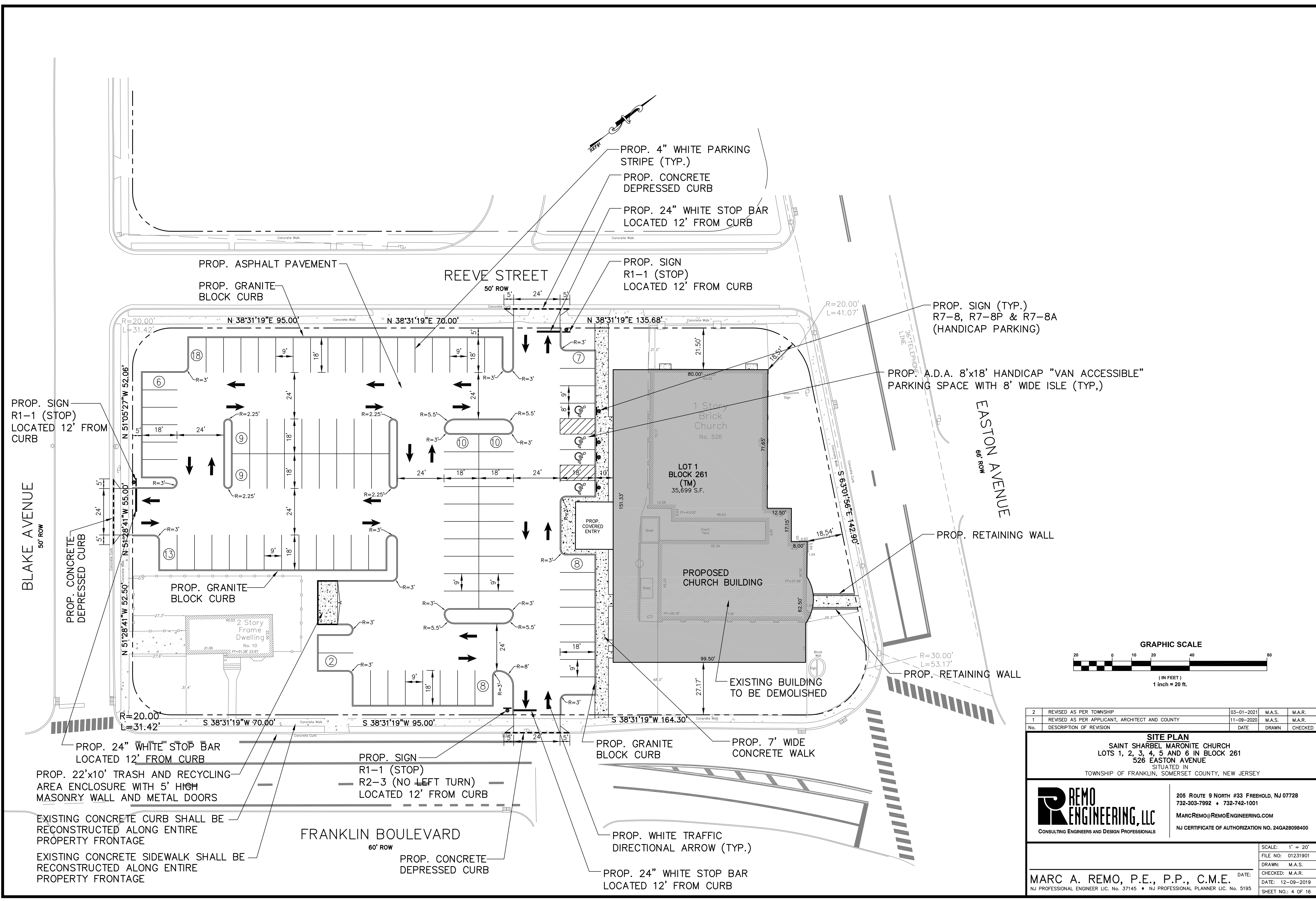
AREA MAP
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY



CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE: 1" = 50'	DATE:
FILE NO: 01231901	CHECKED: M.A.S.
DRAWN: M.A.S.	DATE: 12-09-2019
MARC A. REMO, P.E., P.P., C.M.E.	SHEET NO.: 3 OF 16
NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195	



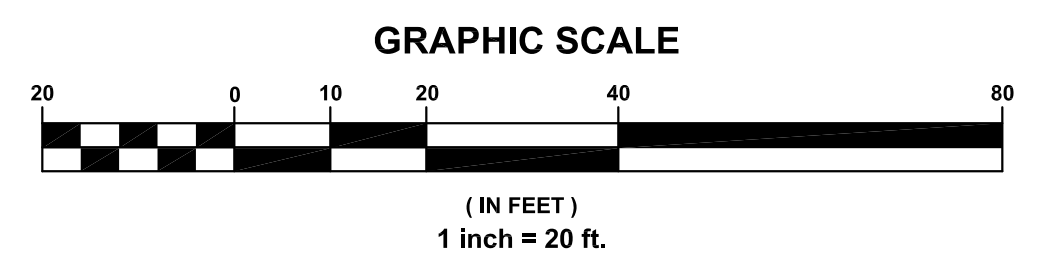
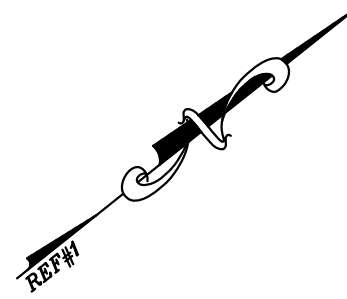
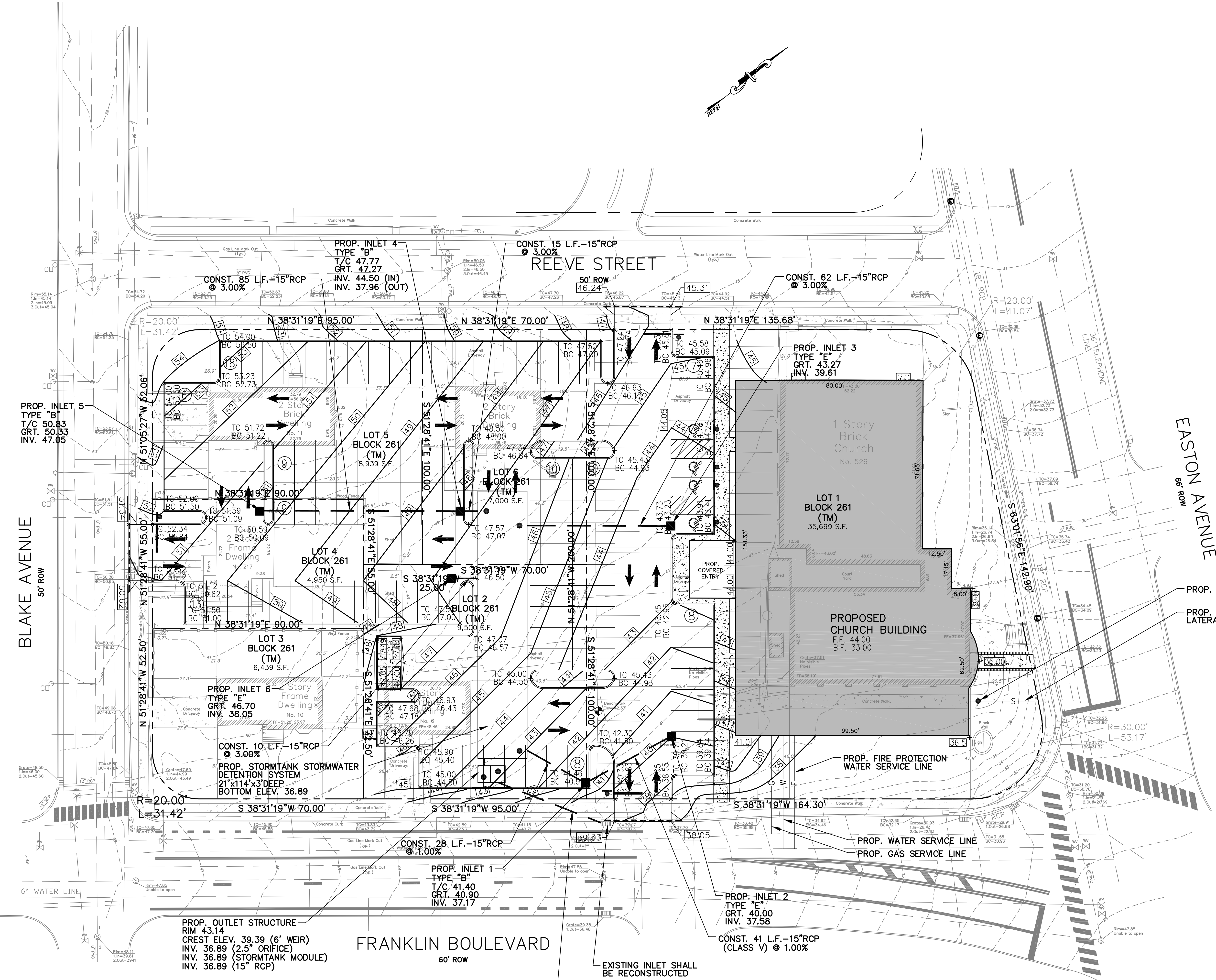
2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

SITE PLAN
SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

REMO ENGINEERING, LLC
 CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE: 1" = 20'	DATE:
FILE NO: 01231901	CHECKED: M.A.R.
DRAWN: M.A.S.	DATE: 12-09-2019
MARC A. REMO, P.E., P.P., C.M.E.	
NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195	
SHEET NO.: 4 OF 16	



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

GRADING, DRAINAGE AND UTILITY PLAN
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

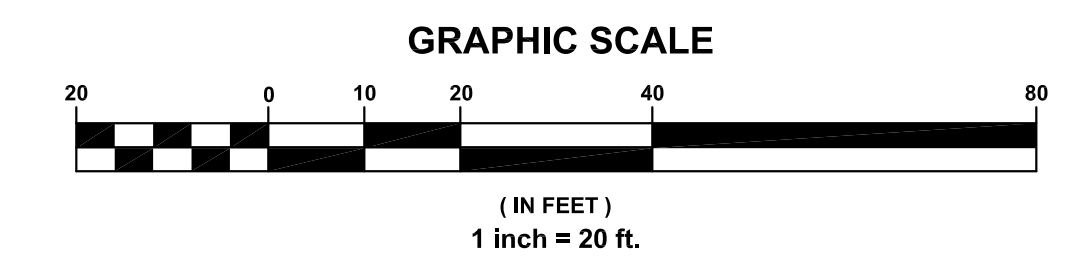
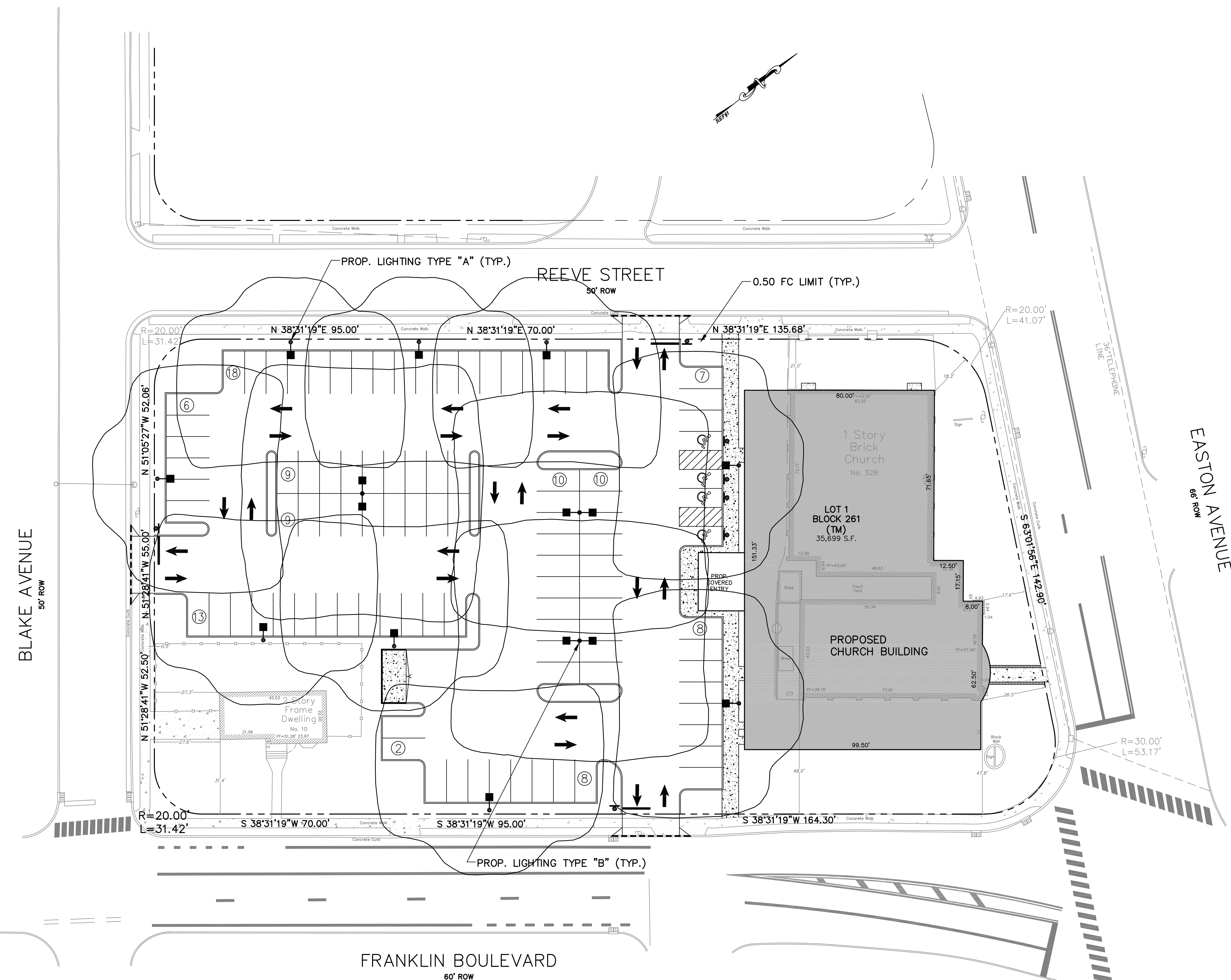


REMO ENGINEERING, LLC
 CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE: 1" = 20'
 FILE NO: 01231901
 DRAWN: M.A.S.
 CHECKED: M.A.R.
 DATE: 12-09-2019
 SHEET NO: 5 OF 16

MARC A. REMO, P.E., P.P., C.M.E.
 NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

LIGHTING PLAN
SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

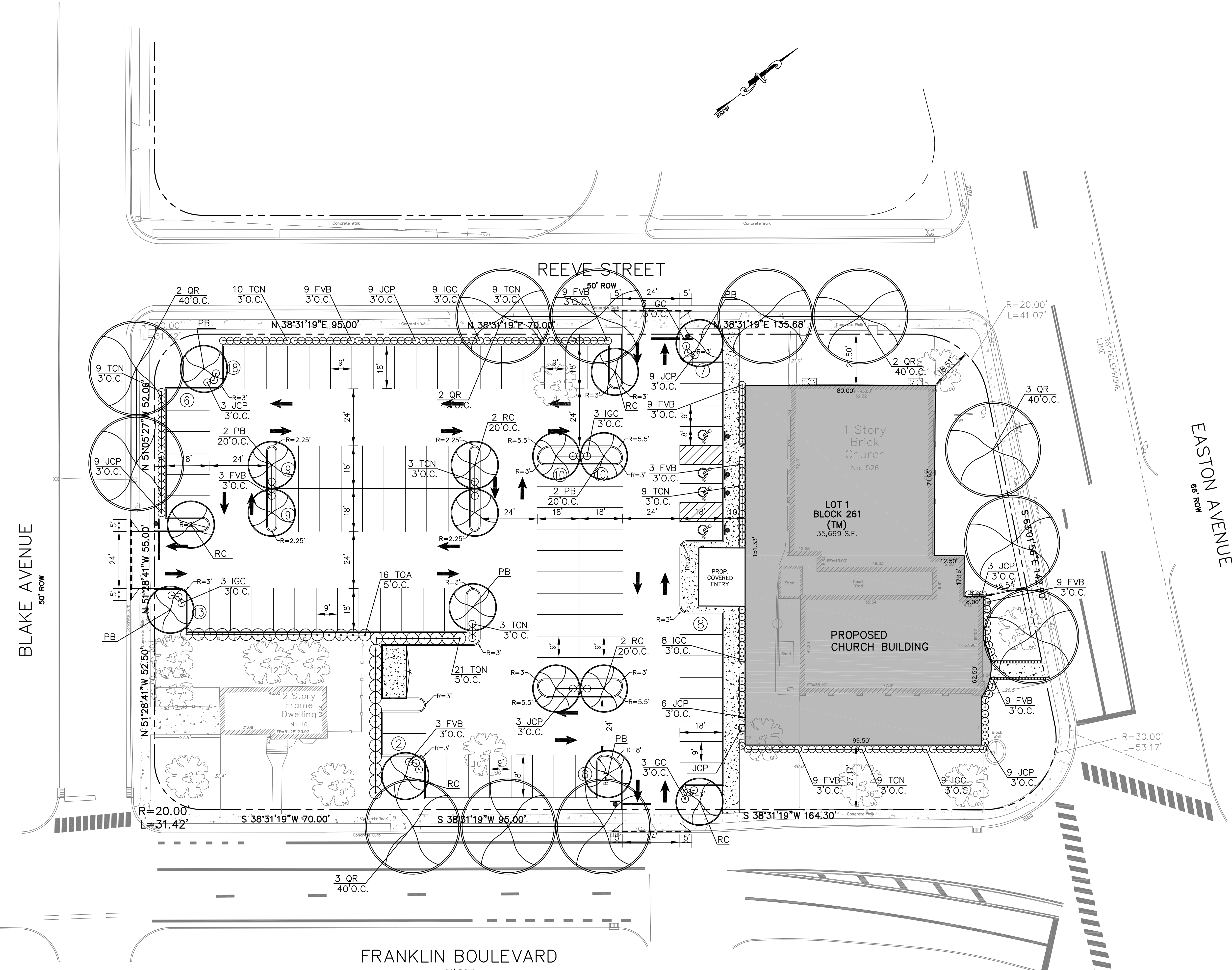


CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE:	1" = 20'
FILE NO:	01231901
DRAWN:	M.A.S.
CHECKED:	M.A.R.
DATE:	12-09-2019
SHEET NO.:	6 OF 16

MARC A. REMO, P.E., P.P., C.M.E. DATE: _____
 NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195

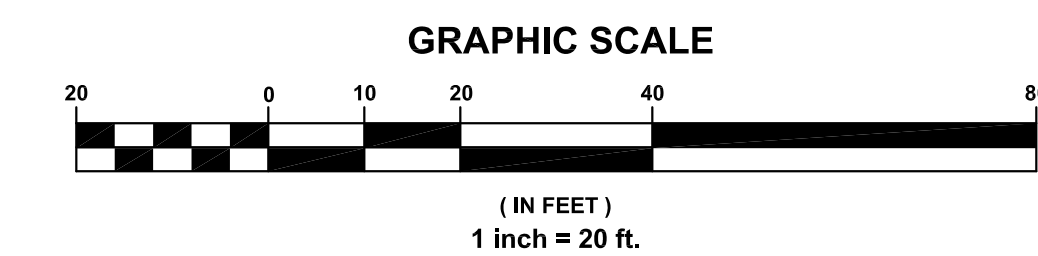


BLAKE AVENUE
50' ROW

REEVE STREET

EASTON AVENUE
60' ROW

FRANKLIN BOULEVARD
60' ROW



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
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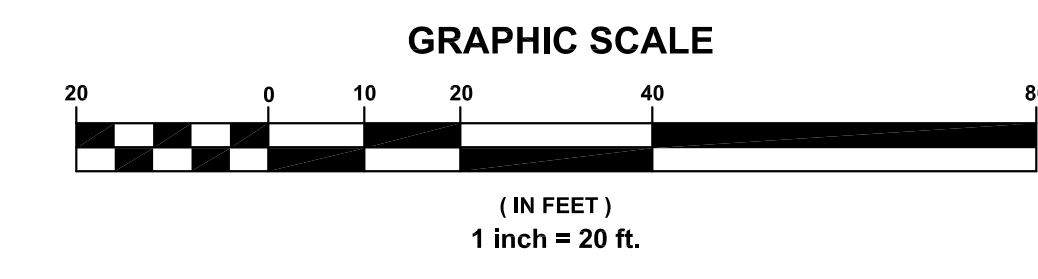
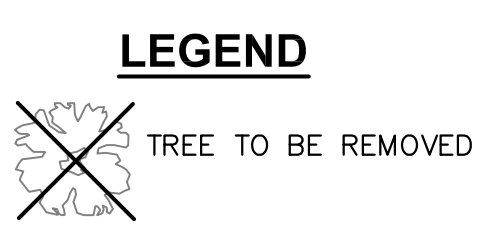
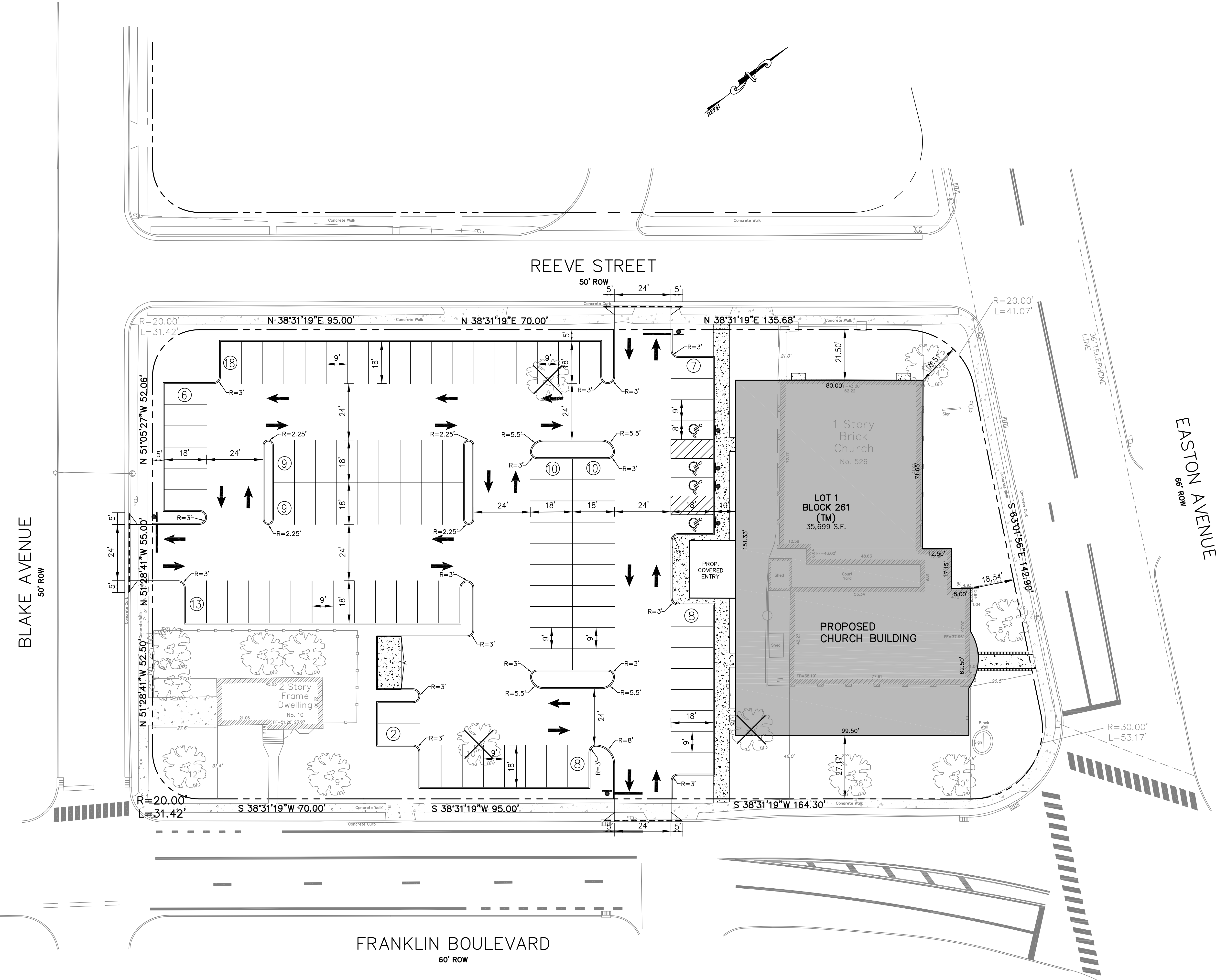
LANDSCAPING PLAN
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY



CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE: 1" = 20'		DATE:
FILE NO: 01231901		CHECKED: M.A.R.
DRAWN: M.A.S.		DATE: 12-09-2019
MARC A. REMO, P.E., P.P., C.M.E.		SHEET NO: 7 OF 16
NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195		



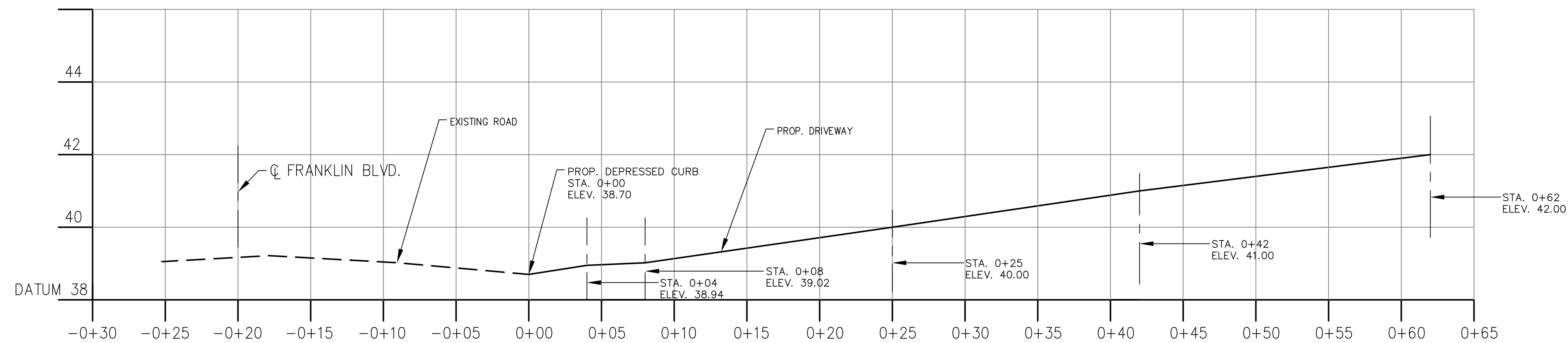
2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

TREE REMOVAL PLAN
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

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SCALE: 1" = 20'	
FILE NO: 01231901	
DRAWN: M.A.S.	
CHECKED: M.A.R.	
DATE: 12-09-2019	
SHEET NO: 8 OF 16	

MARC A. REMO, P.E., P.P., C.M.E. DATE: _____
 NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195

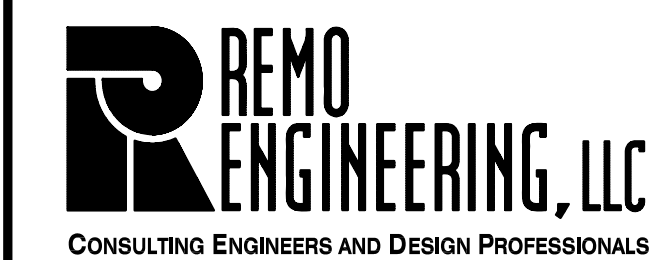


COUNTY ROAD DRIVEWAY PROFILE

SCALE: 1" = 5' HORIZONTAL
1" = 2' VERTICAL

2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

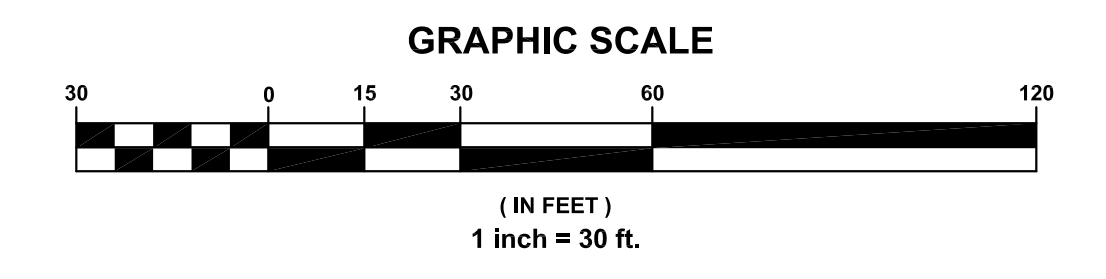
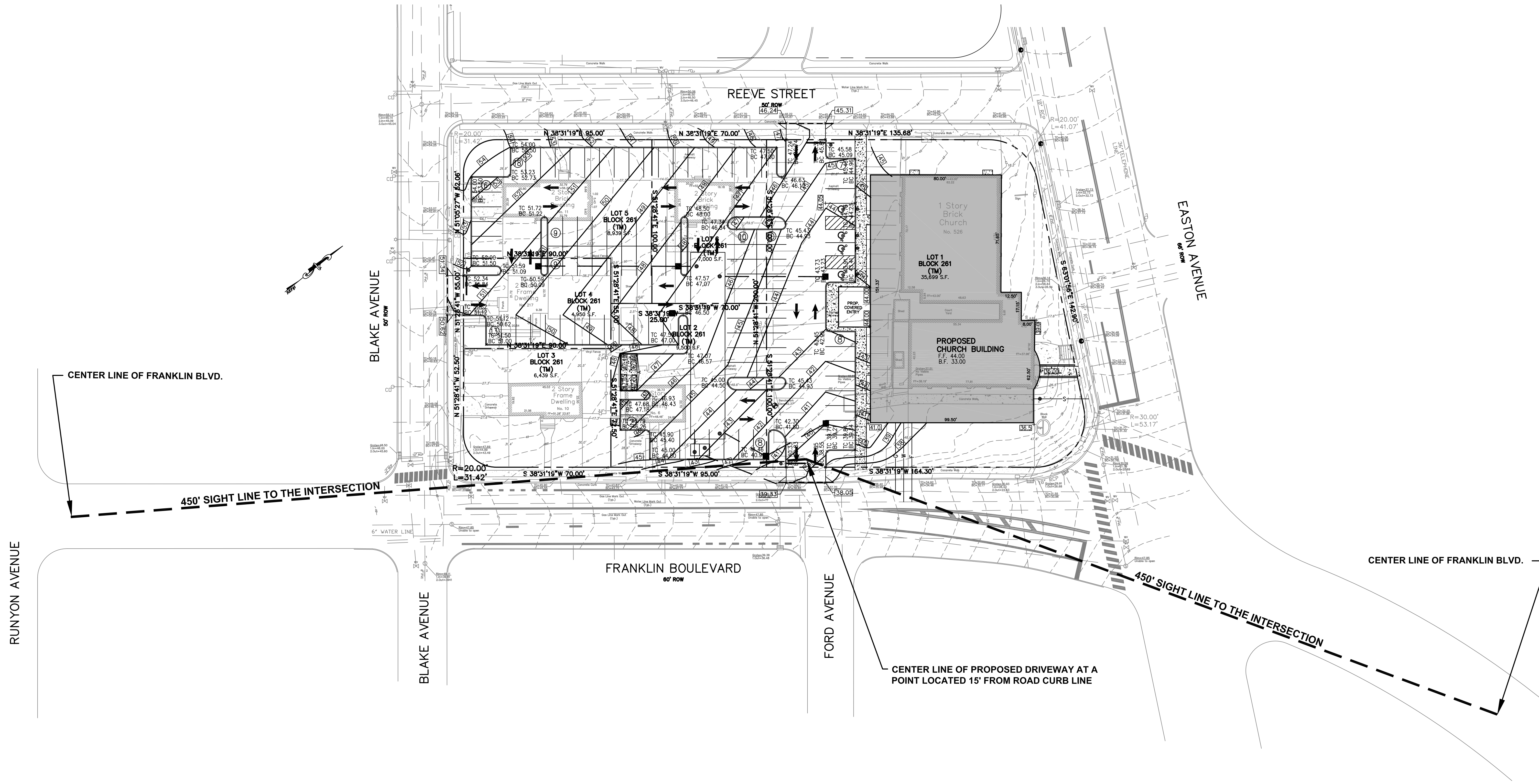
COUNTY ROAD DRIVEWAY PROFILE
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
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SCALE:	AS SHOWN
FILE NO:	01231901
DRAWN:	M.A.S.
CHECKED:	M.A.R.
DATE:	12-09-2019
SHEET NO.:	9 OF 16

MARC A. REMO, P.E., P.P., C.M.E. DATE:
 NJ PROFESSIONAL ENGINEER LIC. No. 37145 • NJ PROFESSIONAL PLANNER LIC. No. 5195



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
No.	DESCRIPTION OF REVISION	DATE	DRAWN	CHECKED

SIGHT DISTANCE ANALYSIS PLAN
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY



REMO ENGINEERING, LLC
CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

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 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE: 1" = 30'	DATE:
FILE NO: 01231901	CHECKED: M.A.R.
DRAWN: M.A.S.	DATE: 12-09-2019
MARC A. REMO, P.E., P.P., C.M.E.	SHEET NO: 10 OF 16
NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195	

Form 10 Square LED EH / H / Arm Mount

Table with columns for FINISH, OPTIONS, H/Split, B/P, OC, and PREFIX. Includes specifications for various finishes and mounting options.



Table with columns for Average System, LED, LED Selection, and Luminaire Initial Absolute Lumen. Includes detailed luminaire specifications.

LED SELECTION table with columns for CW, HW, WW, UNW, HWV, and W. Includes voltage and wattage specifications.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

Form 10 Square LED EH / H / Arm Mount

Table with columns for FINISH, OPTIONS, H/Split, B/P, OC, and PREFIX. Includes specifications for various finishes and mounting options.



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Form 10 Square LED EH / H / Arm Mount

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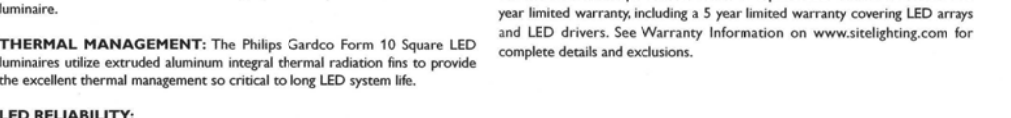


Table with columns for Average System, LED, LED Selection, and Luminaire Initial Absolute Lumen. Includes detailed luminaire specifications.

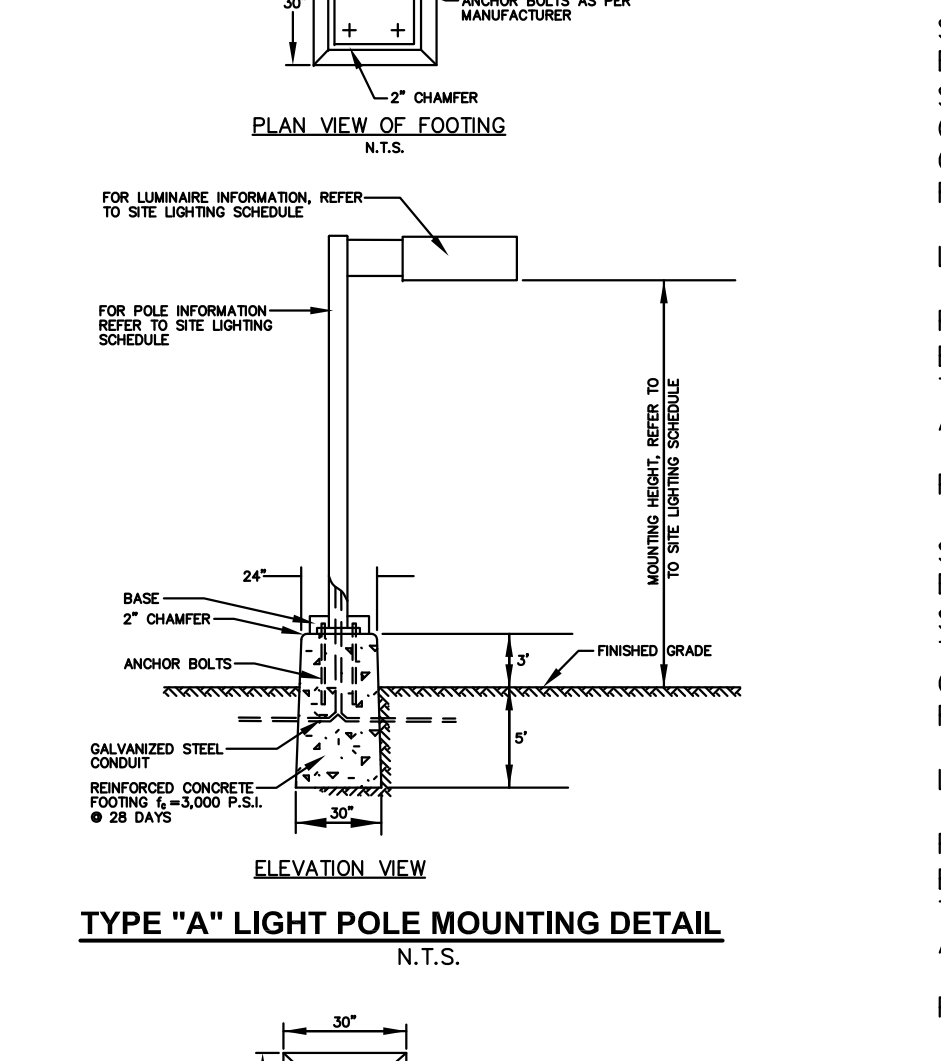
LED SELECTION table with columns for CW, HW, WW, UNW, HWV, and W. Includes voltage and wattage specifications.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

LANDSCAPING SCHEDULE

Table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, SIZE, ROOTS. Lists various tree and shrub species for landscaping.

LIGHTING SCHEDULE



LIGHTING NOTES

- List of lighting notes including photometric pattern, luminaire direction, and parking lot lighting requirements.

Table with columns: No., DESCRIPTION OF REVISION, DATE, DRAWN, CHECKED. Revision history for lighting and landscaping details.

Poles 5" Cruciform Aluminum - Tenon Base

Table with columns for PREFIX, BASE, HEIGHT, DRILLING, FINISH, OPTIONS. Includes specifications for pole components.

Table with columns for FINISH, OPTIONS, and PREFIX. Includes specifications for pole finishes and mounting options.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

Poles 5" Cruciform Aluminum - Tenon Base

Table with columns for PREFIX, BASE, HEIGHT, DRILLING, FINISH, OPTIONS. Includes specifications for pole components.

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PHILIPS GARDCO logo and contact information for Newark, NJ office.

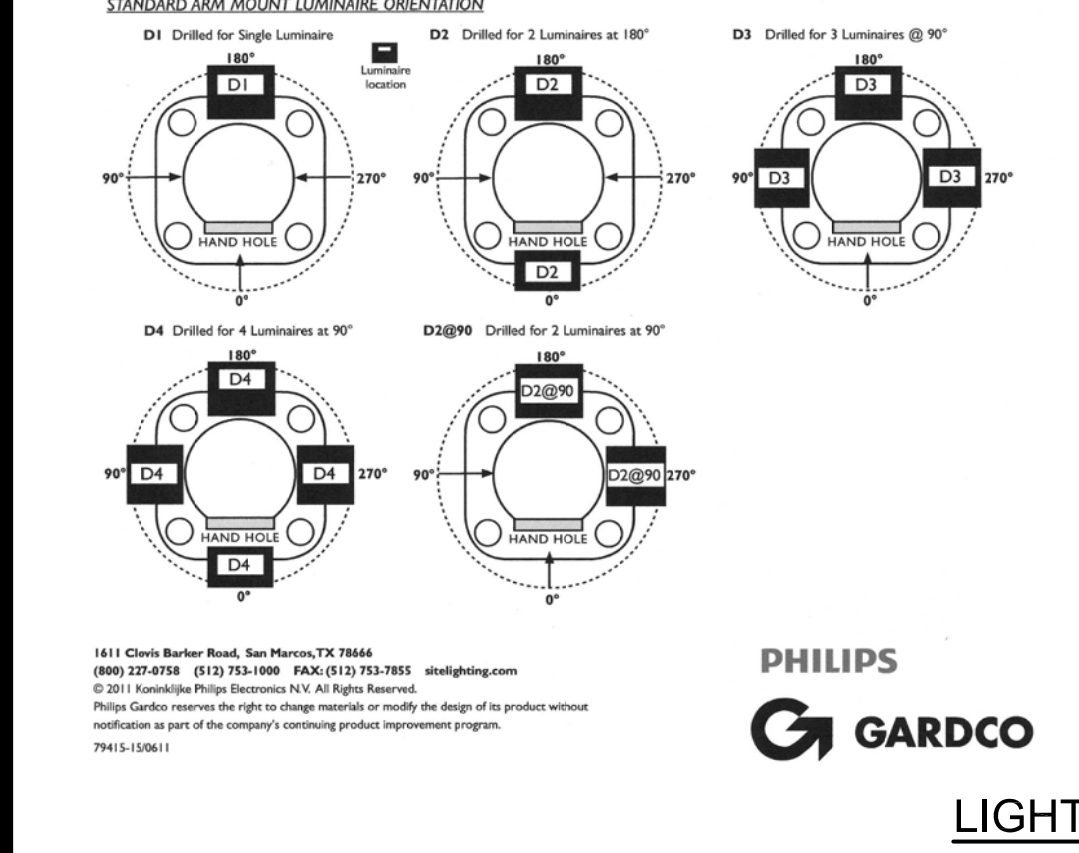
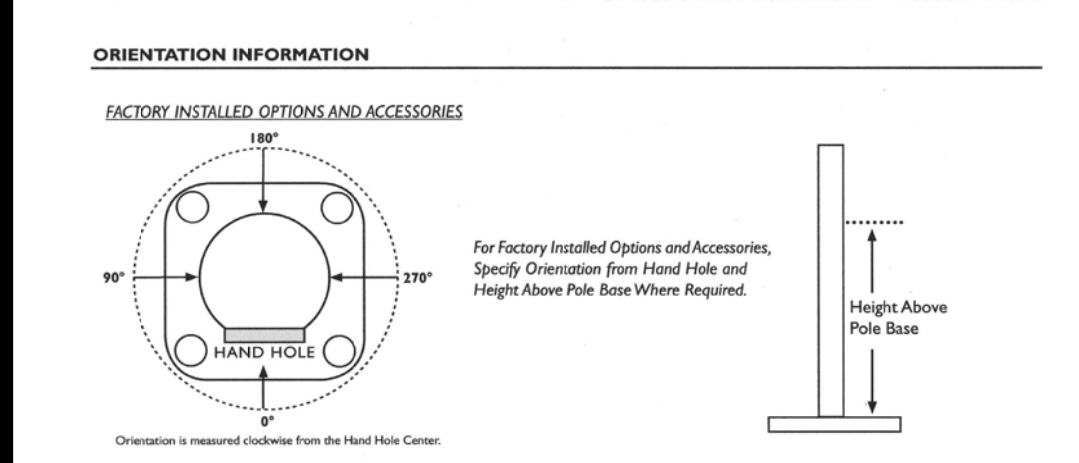
Poles 5" Cruciform Aluminum - Tenon Base

Table with columns for PREFIX, BASE, HEIGHT, DRILLING, FINISH, OPTIONS. Includes specifications for pole components.

Table with columns for FINISH, OPTIONS, and PREFIX. Includes specifications for pole finishes and mounting options.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

Poles 5" Cruciform Aluminum - Tenon Base



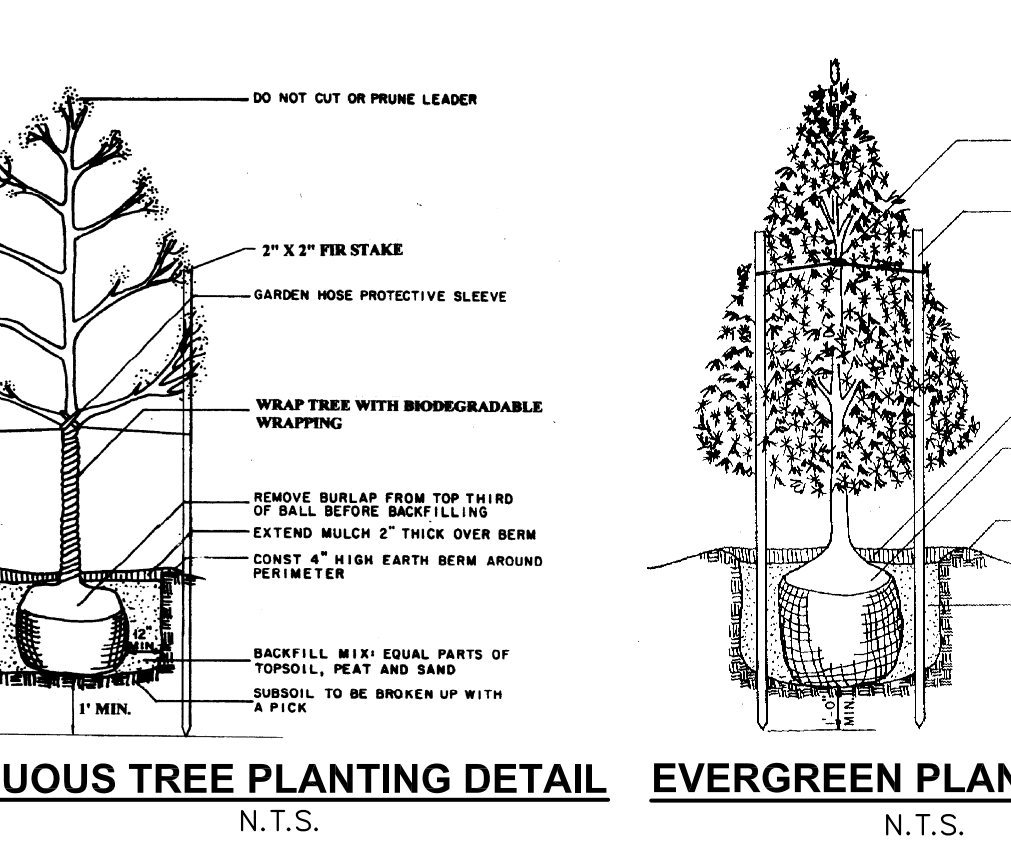
PHILIPS GARDCO logo and contact information for Newark, NJ office.

Poles 5" Cruciform Aluminum - Tenon Base



PHILIPS GARDCO logo and contact information for Newark, NJ office.

Poles 5" Cruciform Aluminum - Tenon Base



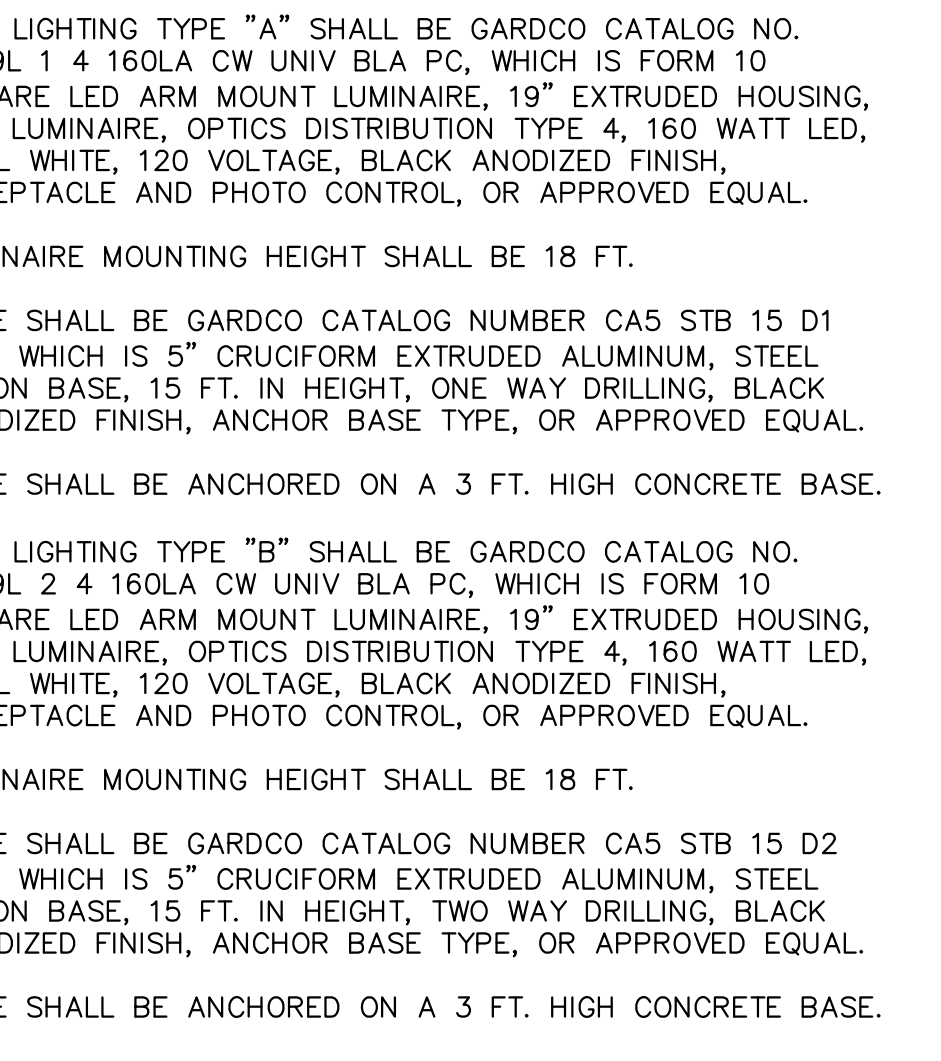
PHILIPS GARDCO logo and contact information for Newark, NJ office.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

LANDSCAPING NOTES

- List of landscaping notes including material specifications, tree and shrub requirements, and installation instructions.

LIGHTING SCHEDULE



LIGHTING NOTES

- List of lighting notes including photometric pattern, luminaire direction, and parking lot lighting requirements.

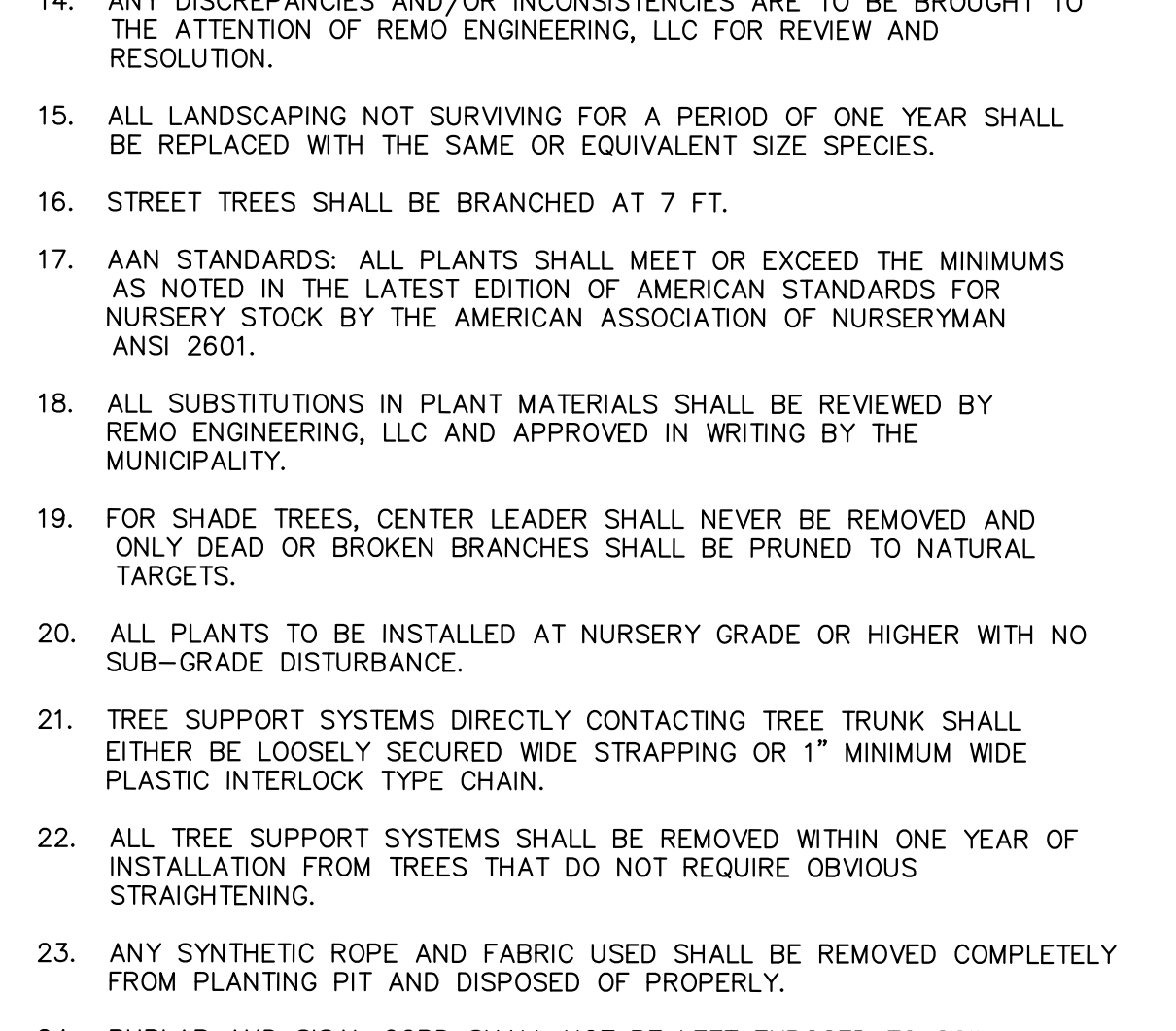
Table with columns: No., DESCRIPTION OF REVISION, DATE, DRAWN, CHECKED. Revision history for lighting and landscaping details.

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LANDSCAPING NOTES

- List of landscaping notes including material specifications, tree and shrub requirements, and installation instructions.

LIGHTING SCHEDULE



LIGHTING NOTES

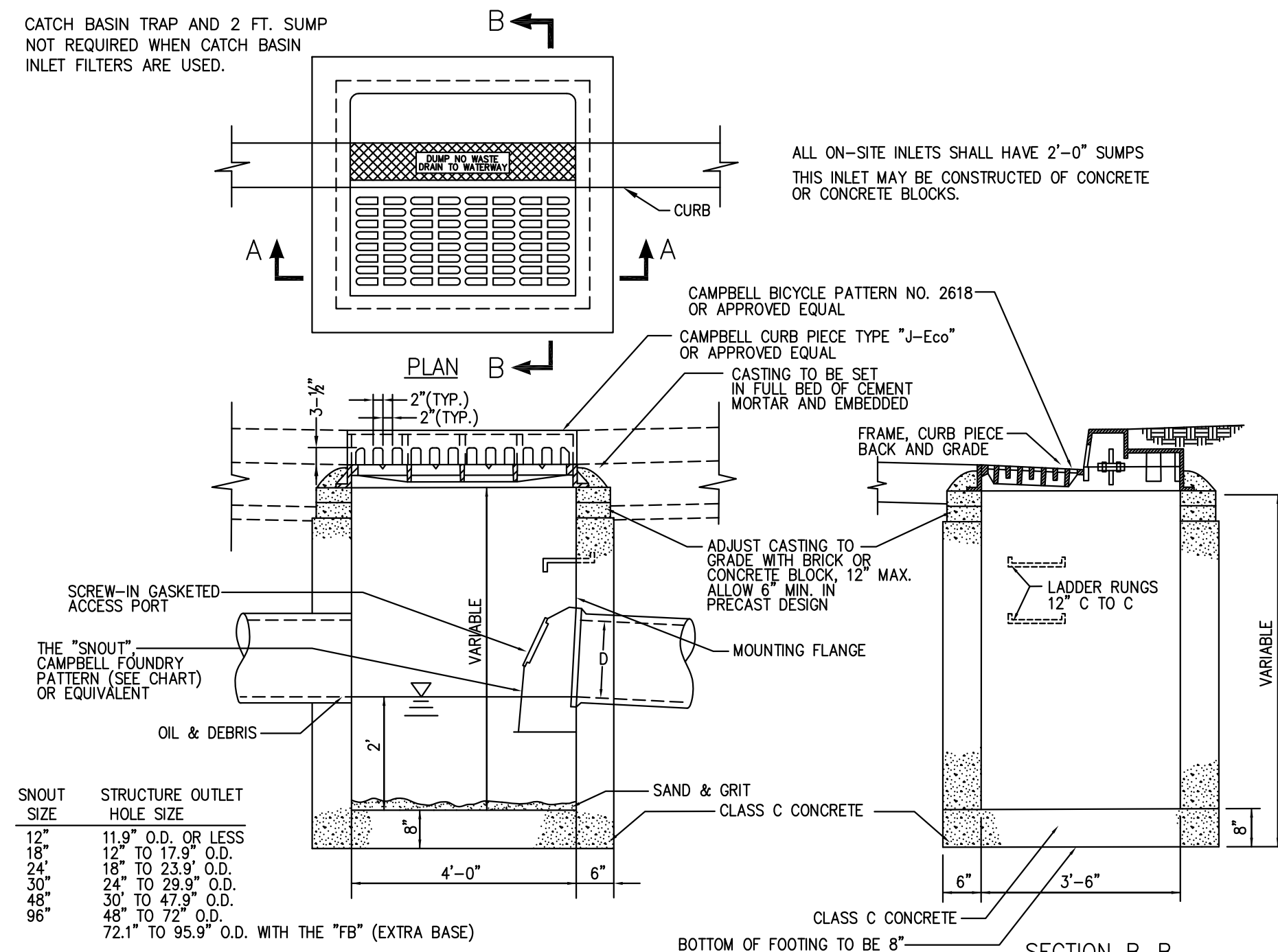
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Table with columns: No., DESCRIPTION OF REVISION, DATE, DRAWN, CHECKED. Revision history for lighting and landscaping details.

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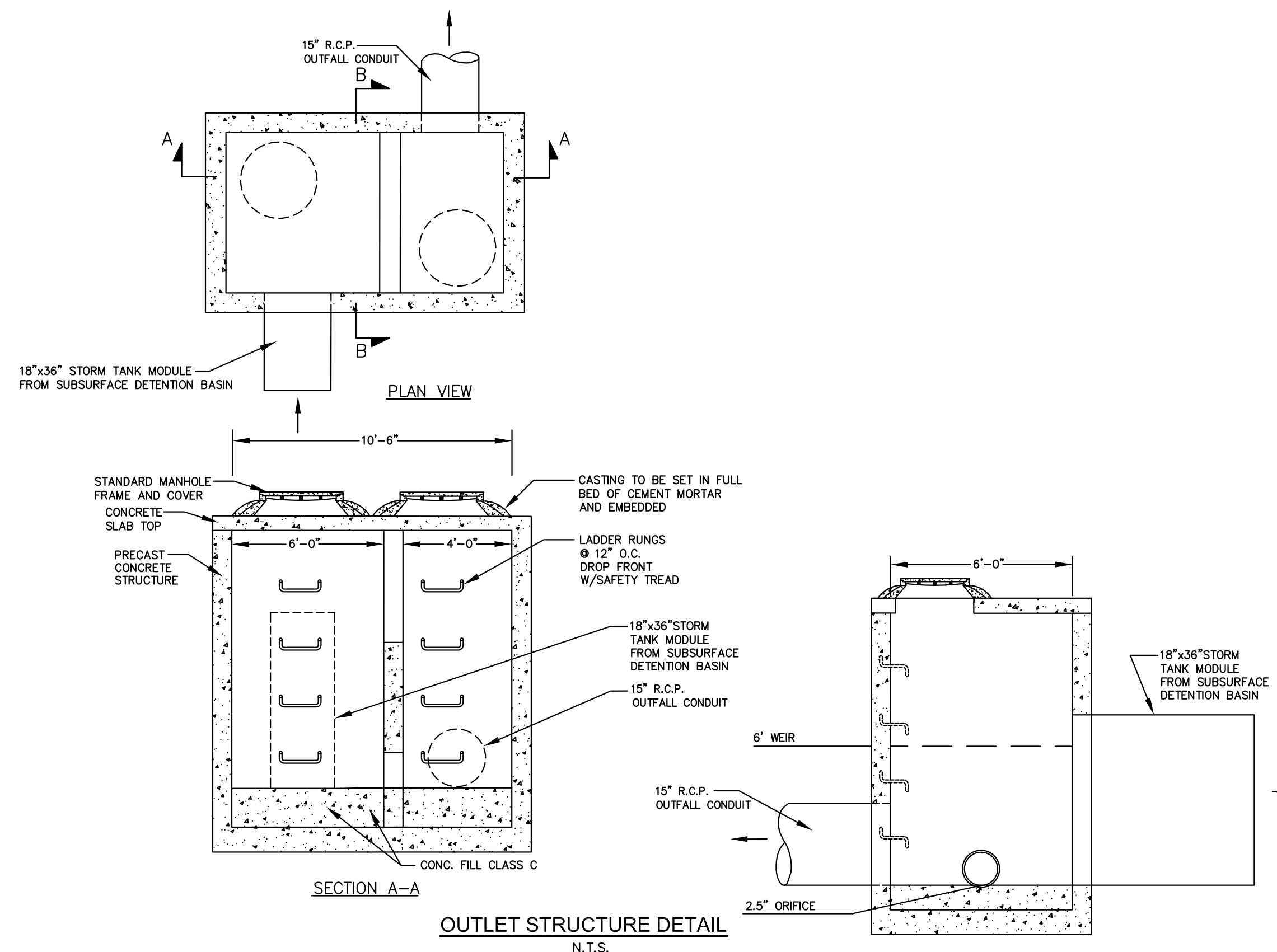
Lighting and Landscaping Details for Saint Sharbel Maronite Church, including site plan, tree planting details, and root barrier detail.

PHILIPS GARDCO logo and contact information for Newark, NJ office.

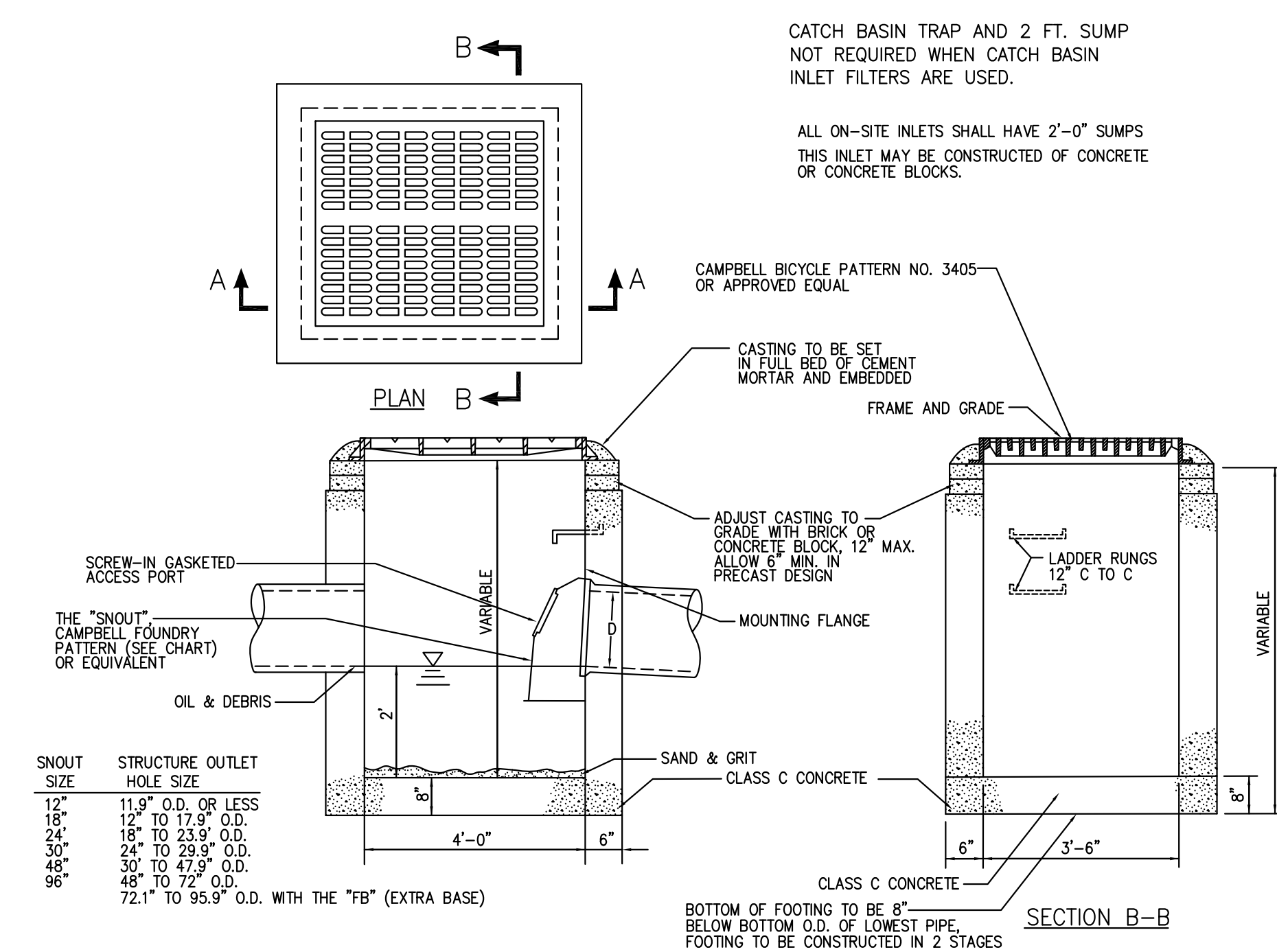


NOTE:
WHEN ORDERING SNOOTS, SPECIFY 'F' FOR FLAT WALL CHAMBER OR 'R' FOR ROUND WALLS

SECTION A-A
INLET TYPE 'B' DETAIL
N.T.S.

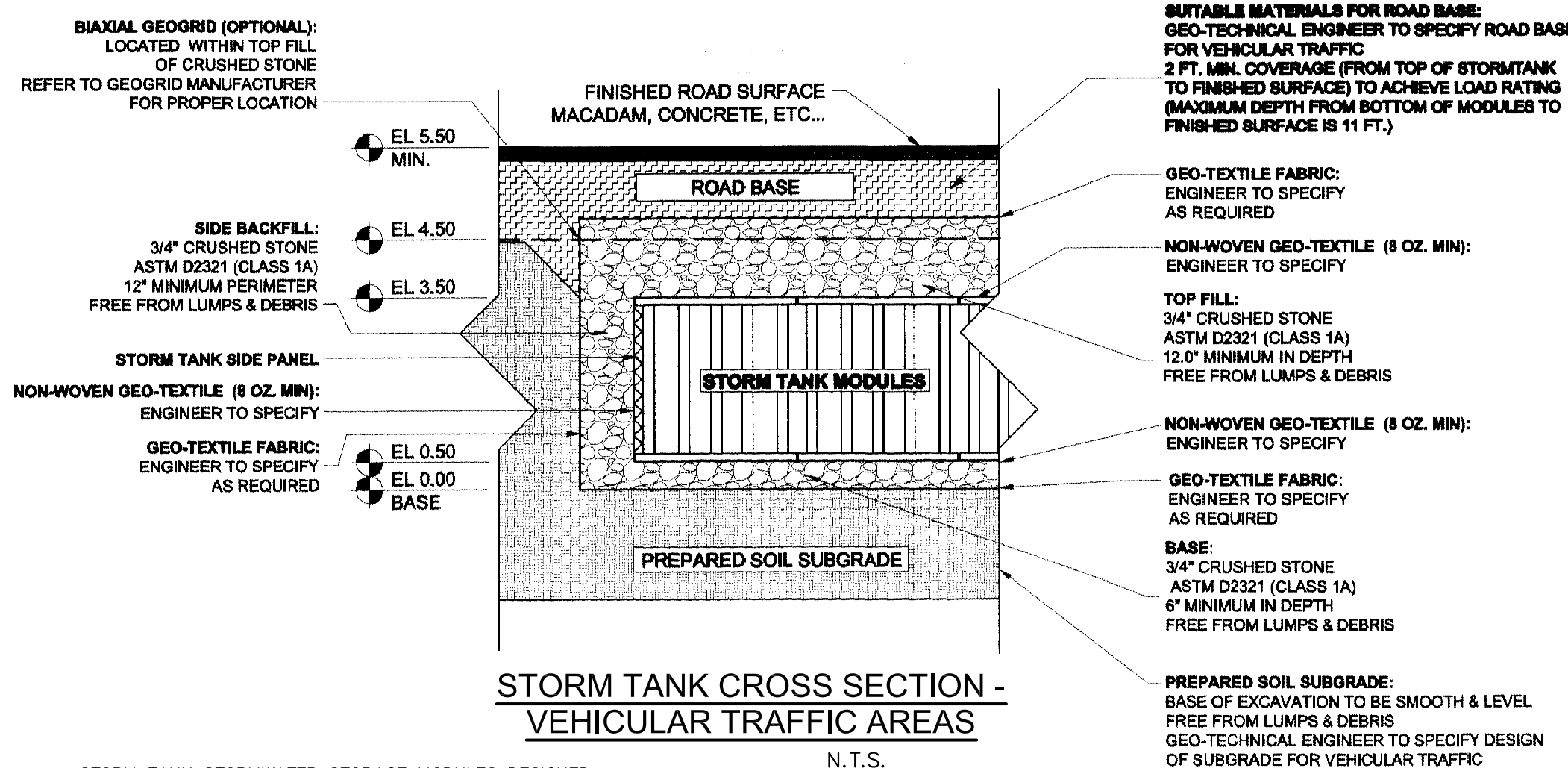


SECTION A-A
OUTLET STRUCTURE DETAIL
N.T.S.



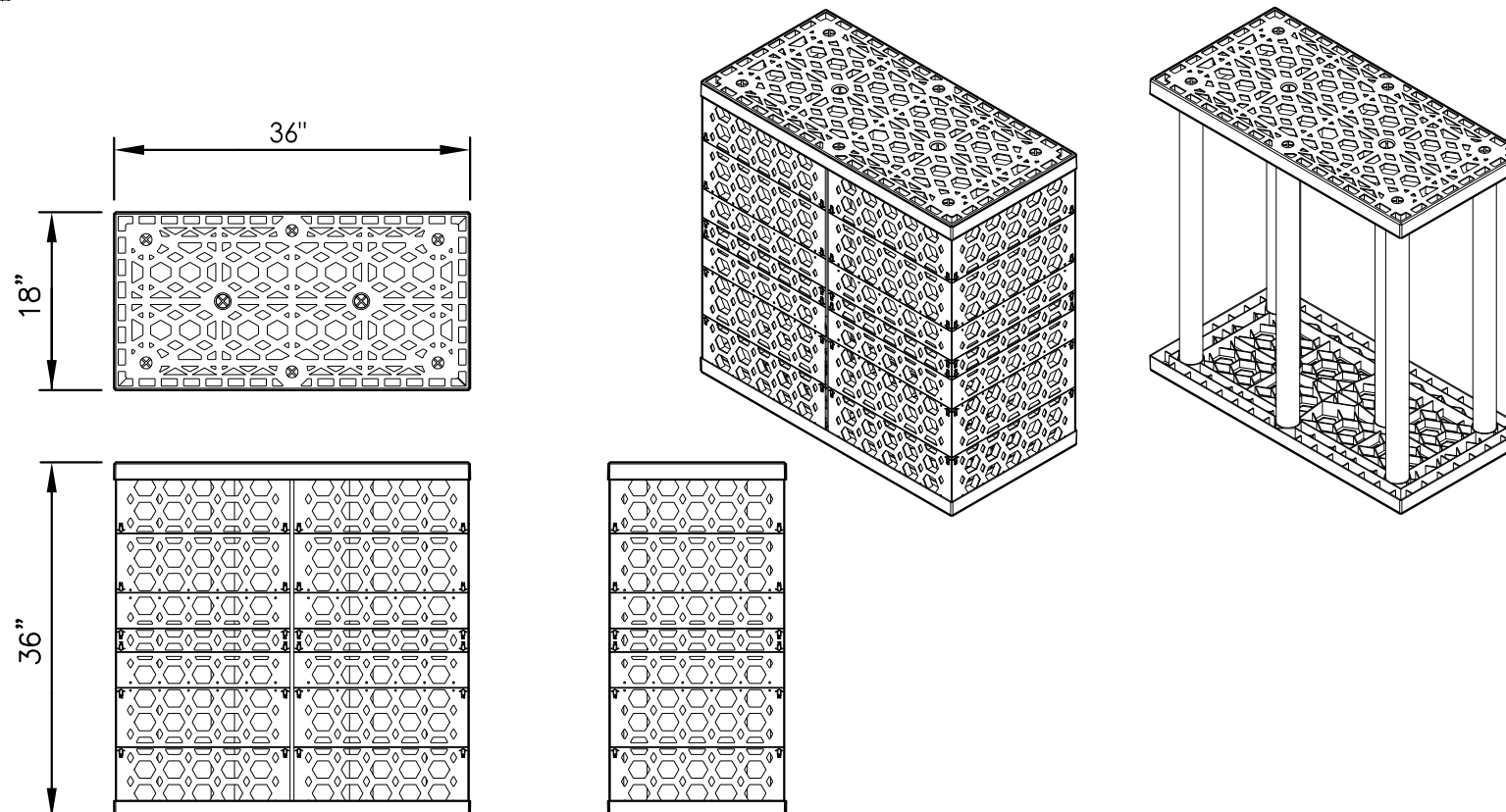
NOTE:
WHEN ORDERING SNOOTS, SPECIFY 'F' FOR FLAT WALL CHAMBER OR 'R' FOR ROUND WALLS

SECTION A-A
INLET TYPE 'E' DETAIL
N.T.S.

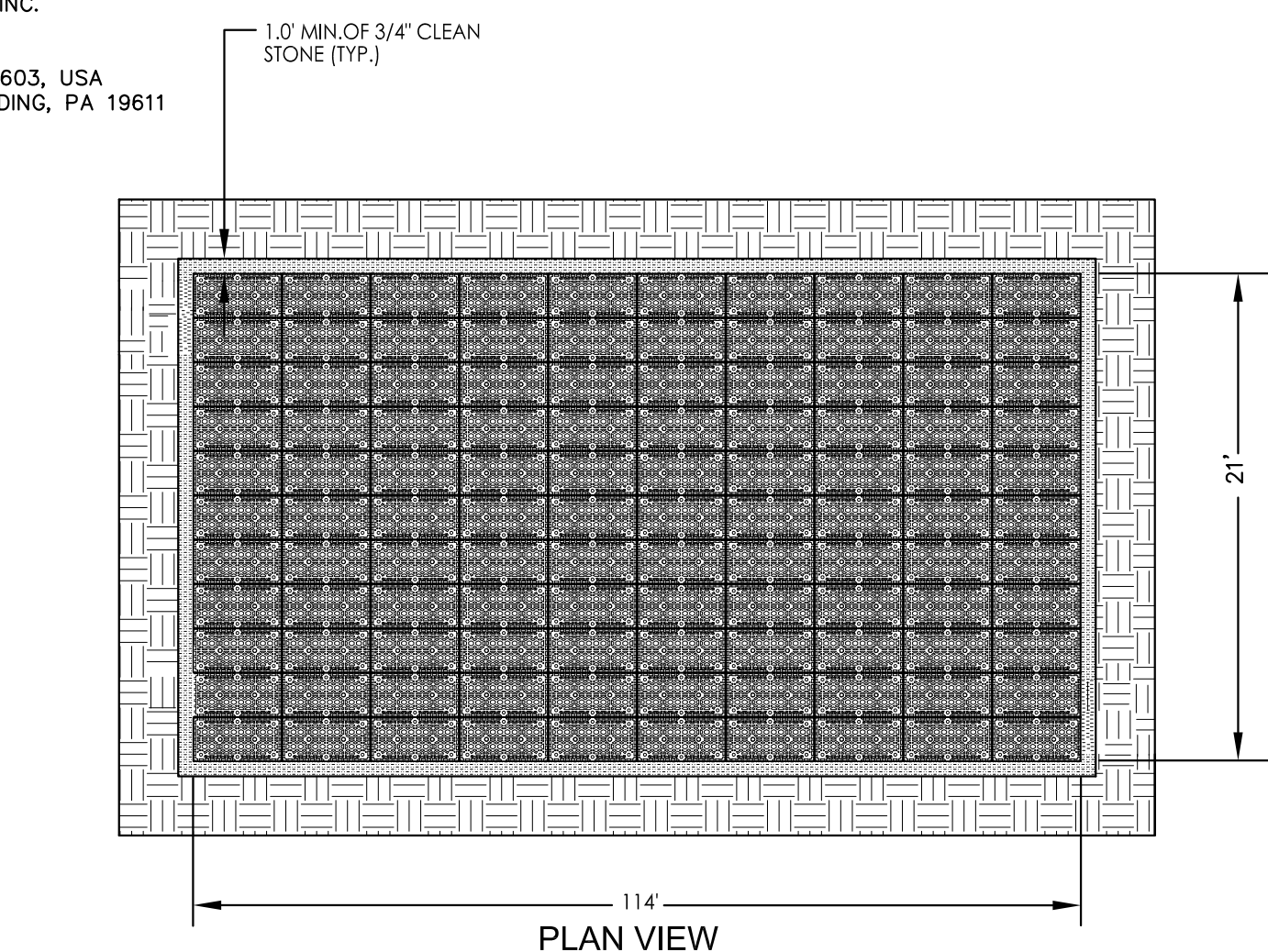


STORM TANK STORMWATER STORAGE MODULES DESIGNED AND MANUFACTURED BY BRENTWOOD INDUSTRIES, INC.
BRENTWOOD INDUSTRIES, INC.
MAILING ADDRESS: P.O. BOX 605, READING, PA 19603, USA
SHIPPING ADDRESS: 610 MORGANTOWN ROAD, READING, PA 19611
PHONE: 610-236-1100 FAX: 610-736-1280
EMAIL: WSALES@BRENTW.COM
WEBSITE: WWW.BRENTWOODPROCESS.COM

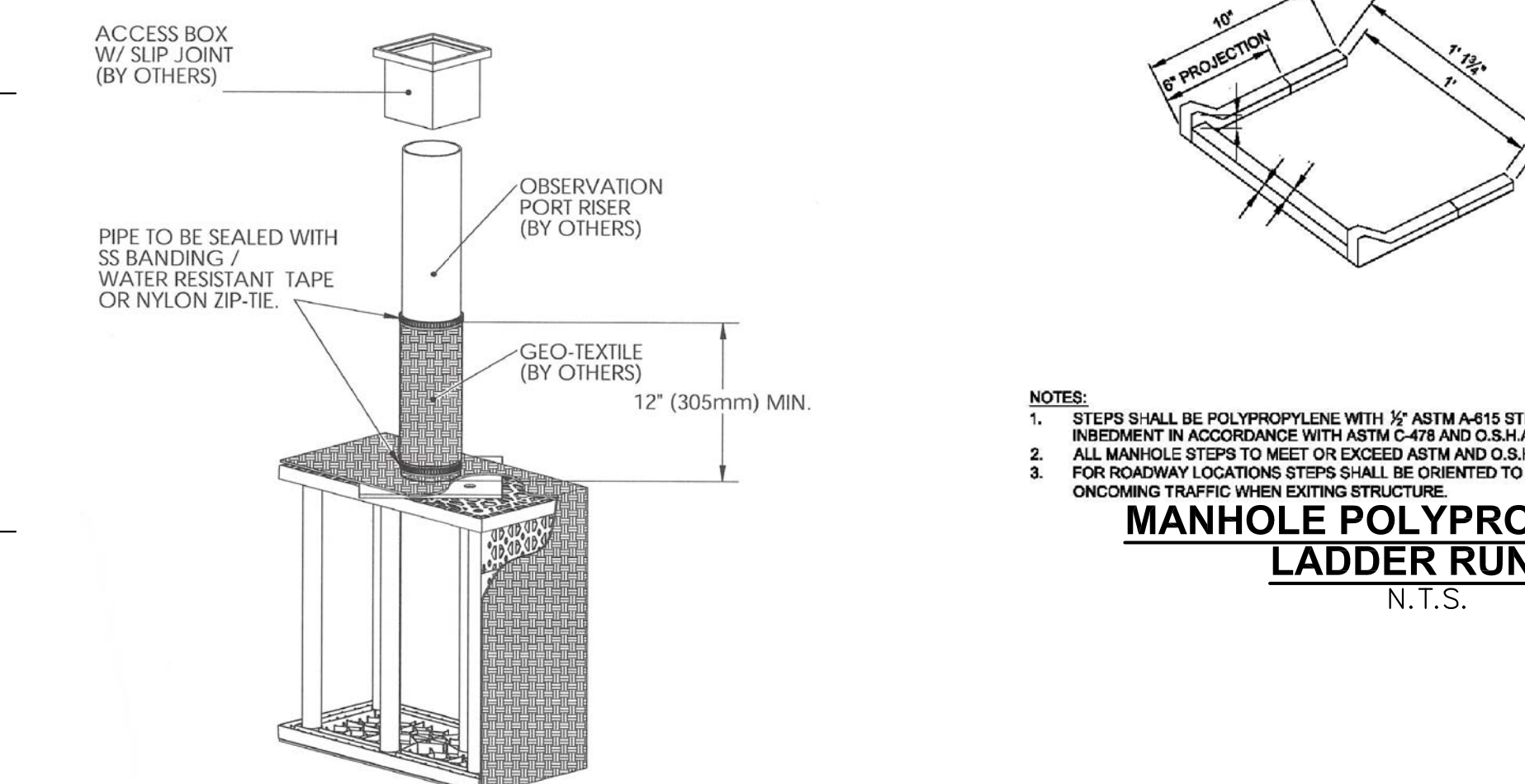
STORMTANK CROSS SECTION - VEHICULAR TRAFFIC AREAS
N.T.S.



STORMTANK MODULE DETAIL
N.T.S.



STORMTANK STORMWATER DETENTION SYSTEM DETAIL
N.T.S.



STORMTANK 10\"/>

NOTES:
1. STEPS SHALL BE POLYPROPYLENE WITH 1/2\"/>

MANHOLE POLYPROPYLENE LADDER RUNG
N.T.S.

2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
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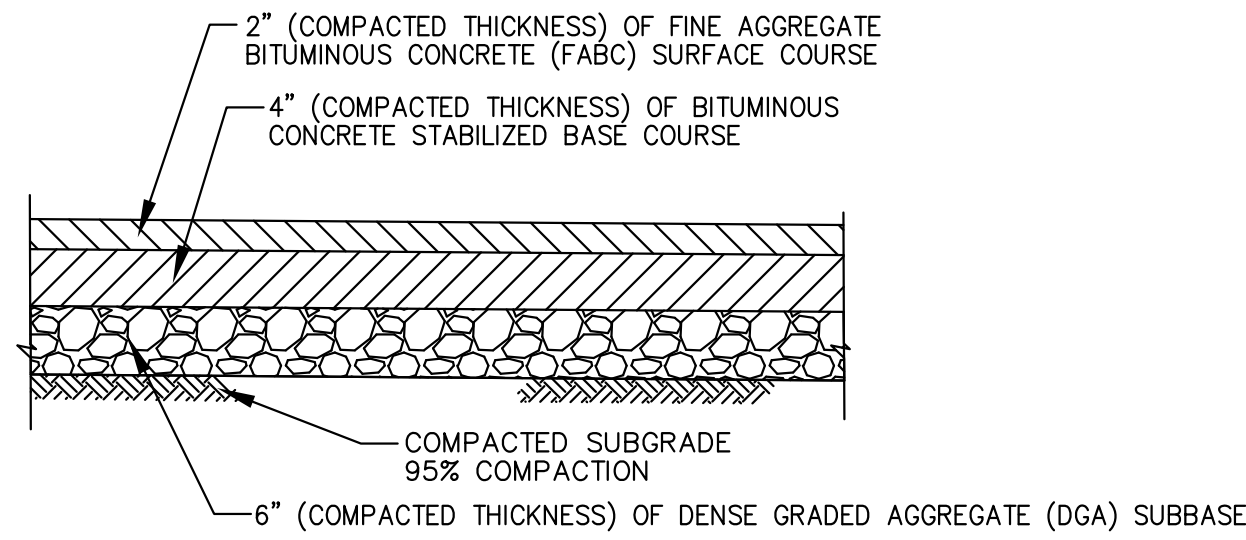
CONSTRUCTION DETAILS
SAINT SHARBEL MARONITE CHURCH
LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
526 EASTON AVENUE
SITUATED IN
TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

REMO ENGINEERING, LLC
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MARC@REMOENGINEERING.COM
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SCALE:	AS SHOWN
FILE NO:	01231901
DRAWN:	M.A.S.
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DATE:	12-09-2019
SHEET NO.:	12 OF 16

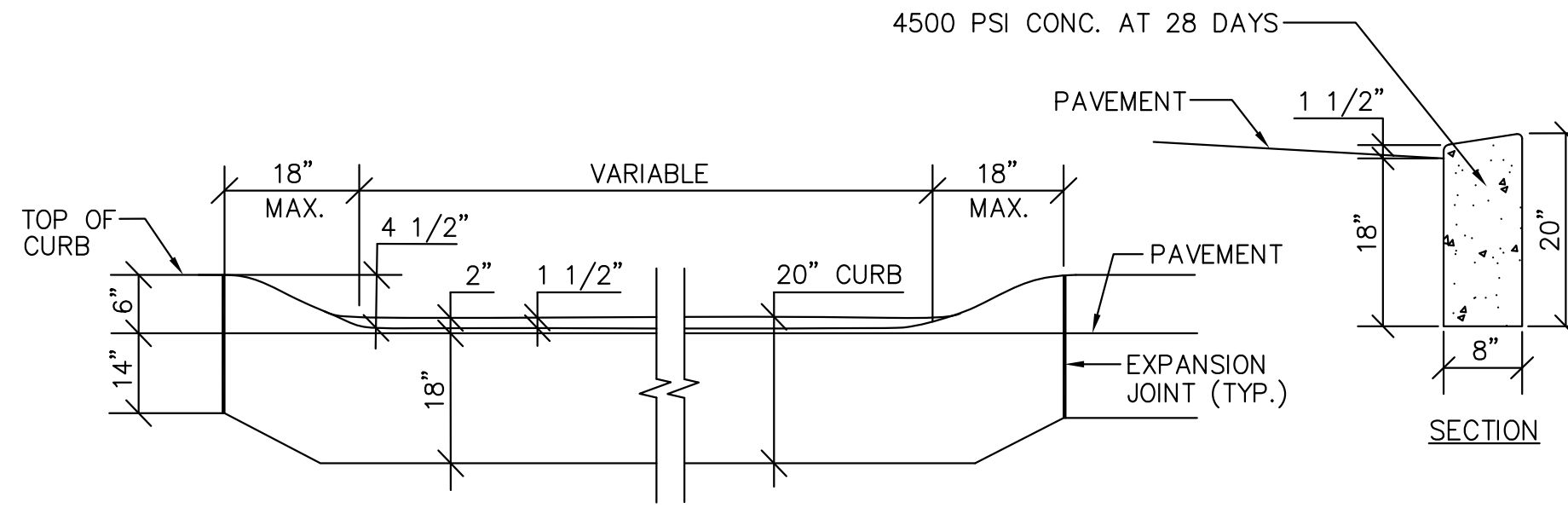
MARC A. REMO, P.E., P.P., C.M.E. DATE: 12-09-2019
NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195



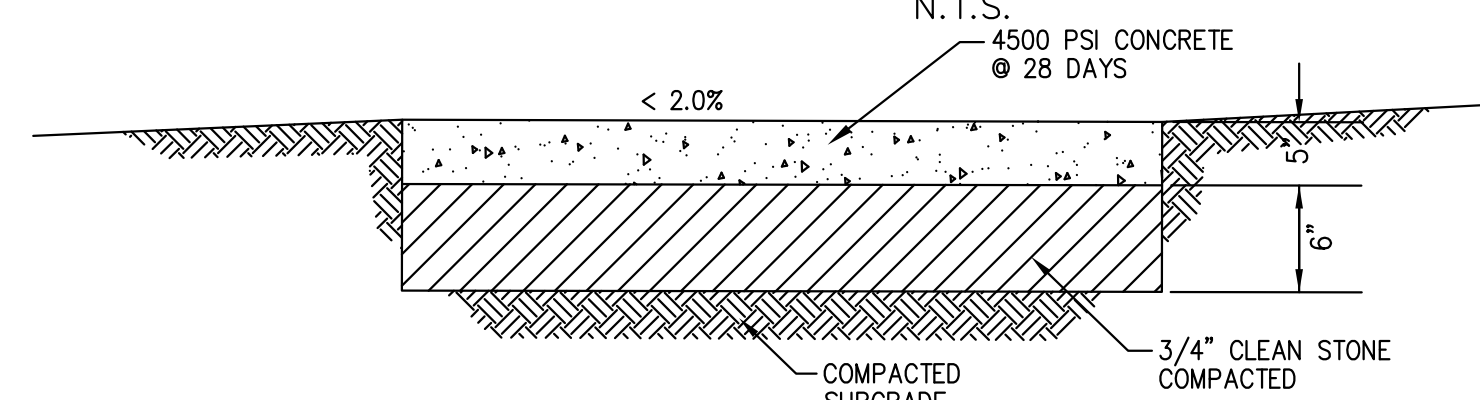
NOTES:

1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR UNSUITABLE SOIL CONDITIONS SHALL BE BACKFILLED WITH DENSE GRADE AGGREGATE (DGA). ALL SUBGRADES SHALL BE REVIEWED AND APPROVED BY MUNICIPAL ENGINEER PRIOR TO INSTALLING PAVEMENT.
2. MATERIALS AND METHODS USED SHALL COMPLY WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION LATEST EDITION OR AMENDMENTS.

ASPHALT PAVEMENT DETAIL
N.T.S.



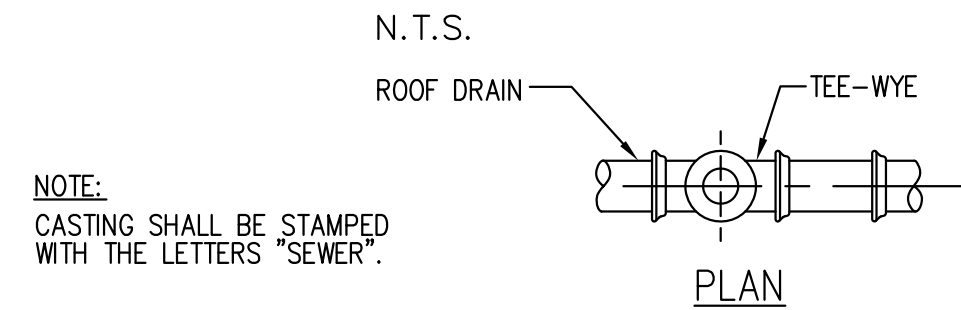
DEPRESSED CURB AT DRIVEWAY
N.T.S.



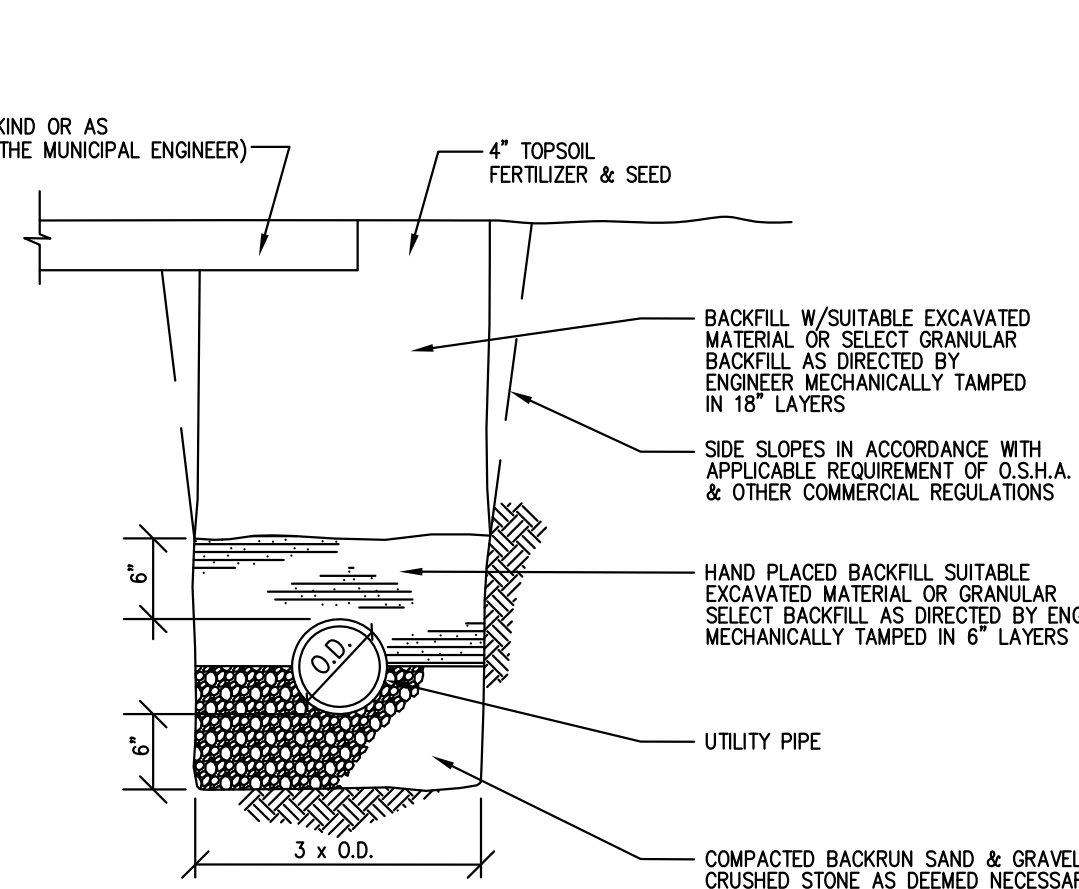
NOTES:

1. EXPANSION JOINTS SHALL BE PROVIDED AT 20 FEET (MAX.) INTERVALS. JOINTS SHALL BE FILLED WITH 1/2\"/>

CONCRETE WALK DETAIL
N.T.S.



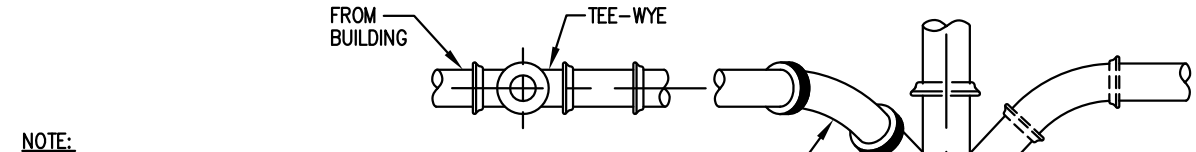
CONCRETE CURB
N.T.S.



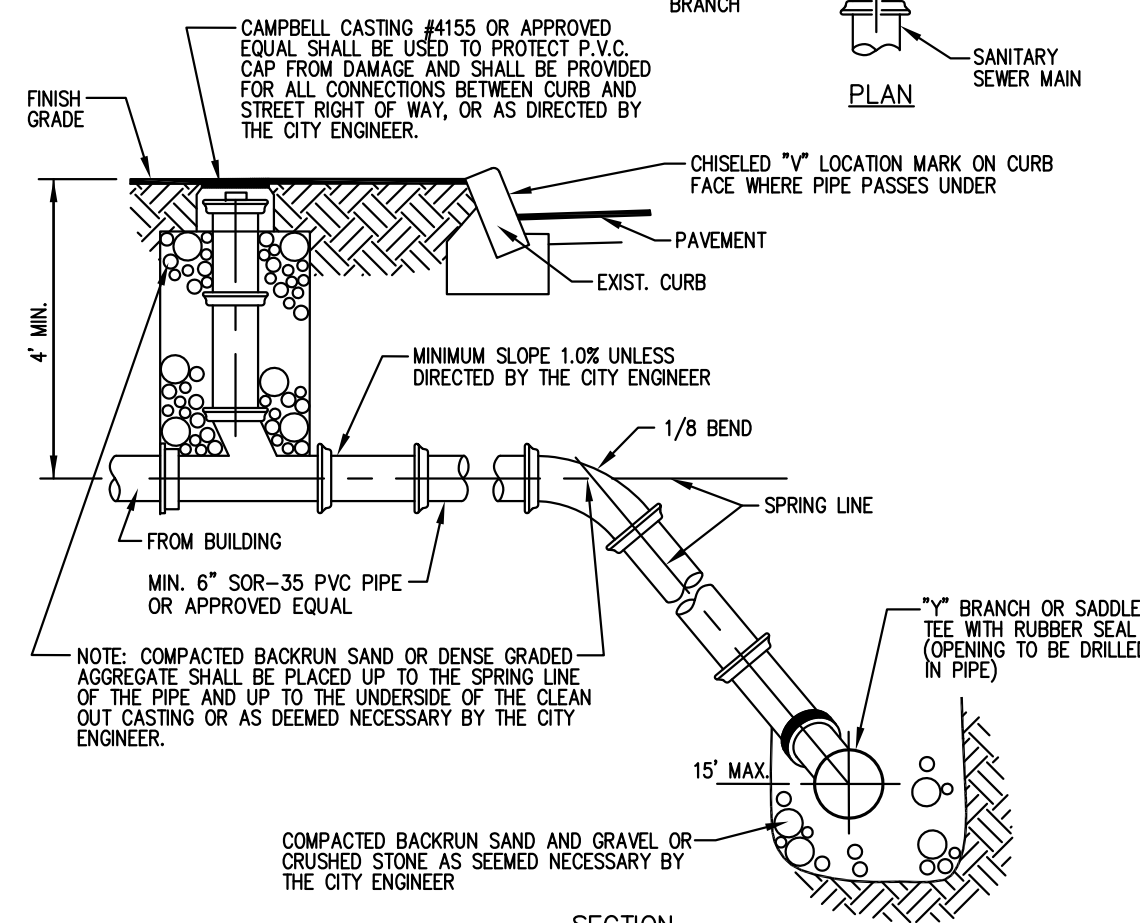
TYPICAL UTILITY TRENCH DETAIL
N.T.S.



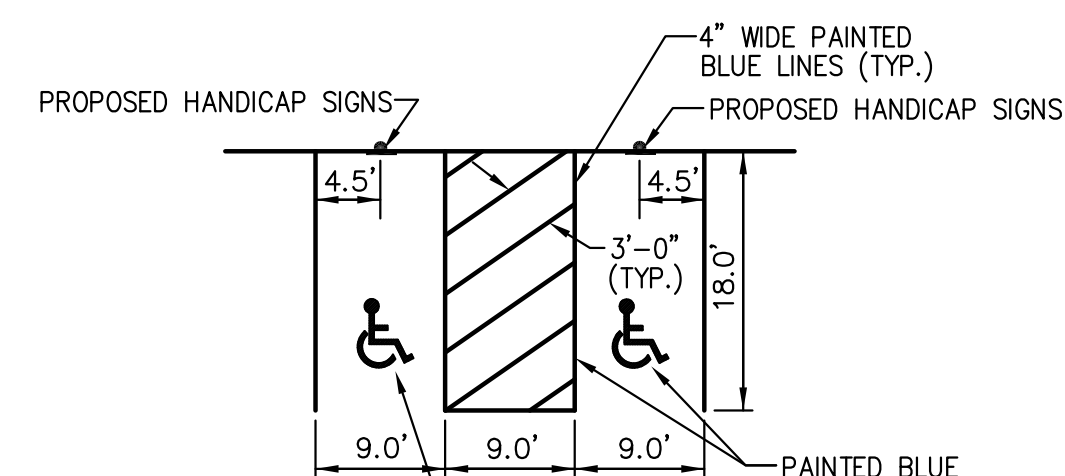
R3-2
24\"/>



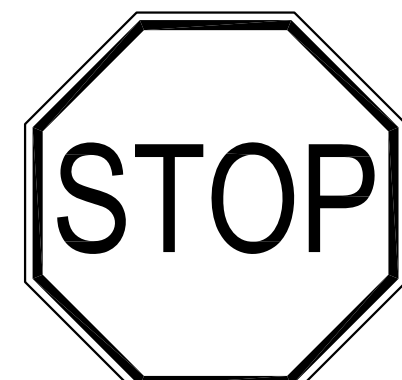
NOTE: CASTING SHALL BE STAMPED WITH THE LETTERS 'SEWER'.



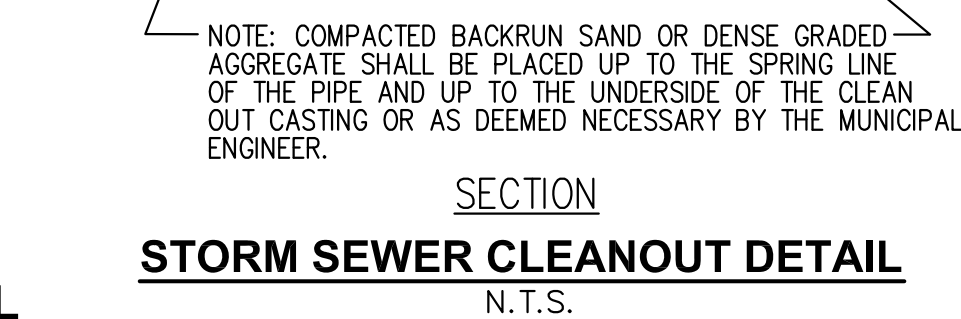
SANITARY LATERAL CONNECTION DETAIL
N.T.S.



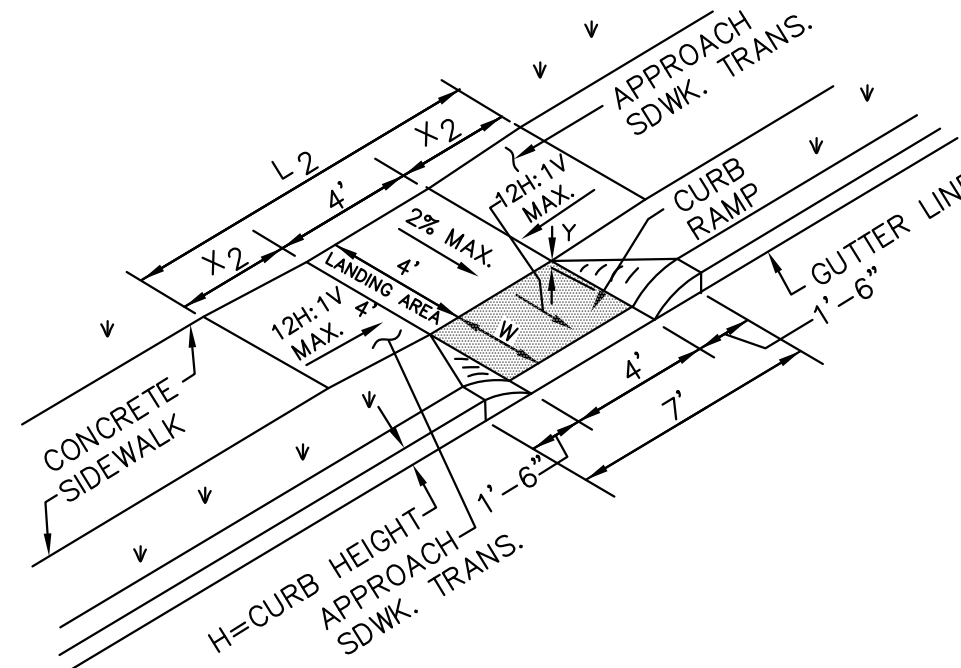
HANDICAP PARKING DETAIL
N.T.S.



R 1-1
30\"/>



STORM SEWER CLEANOUT DETAIL
N.T.S.

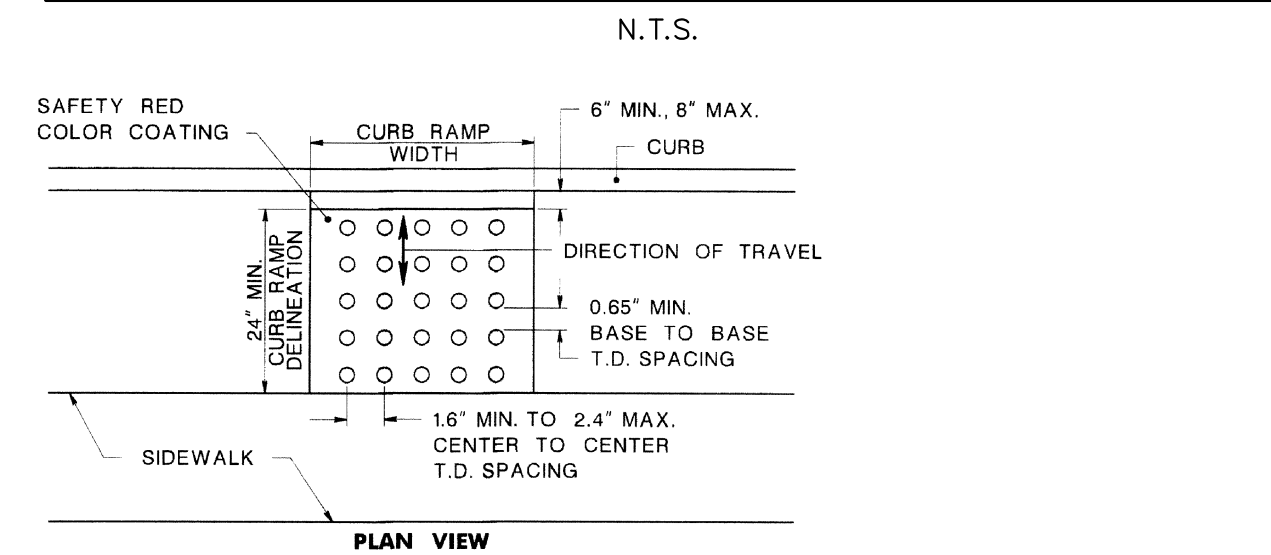


HANDICAP RAMP TYPE 4
(GRASS BUFFER STRIP WITH LANDING AREA REQUIRED)
N.T.S.

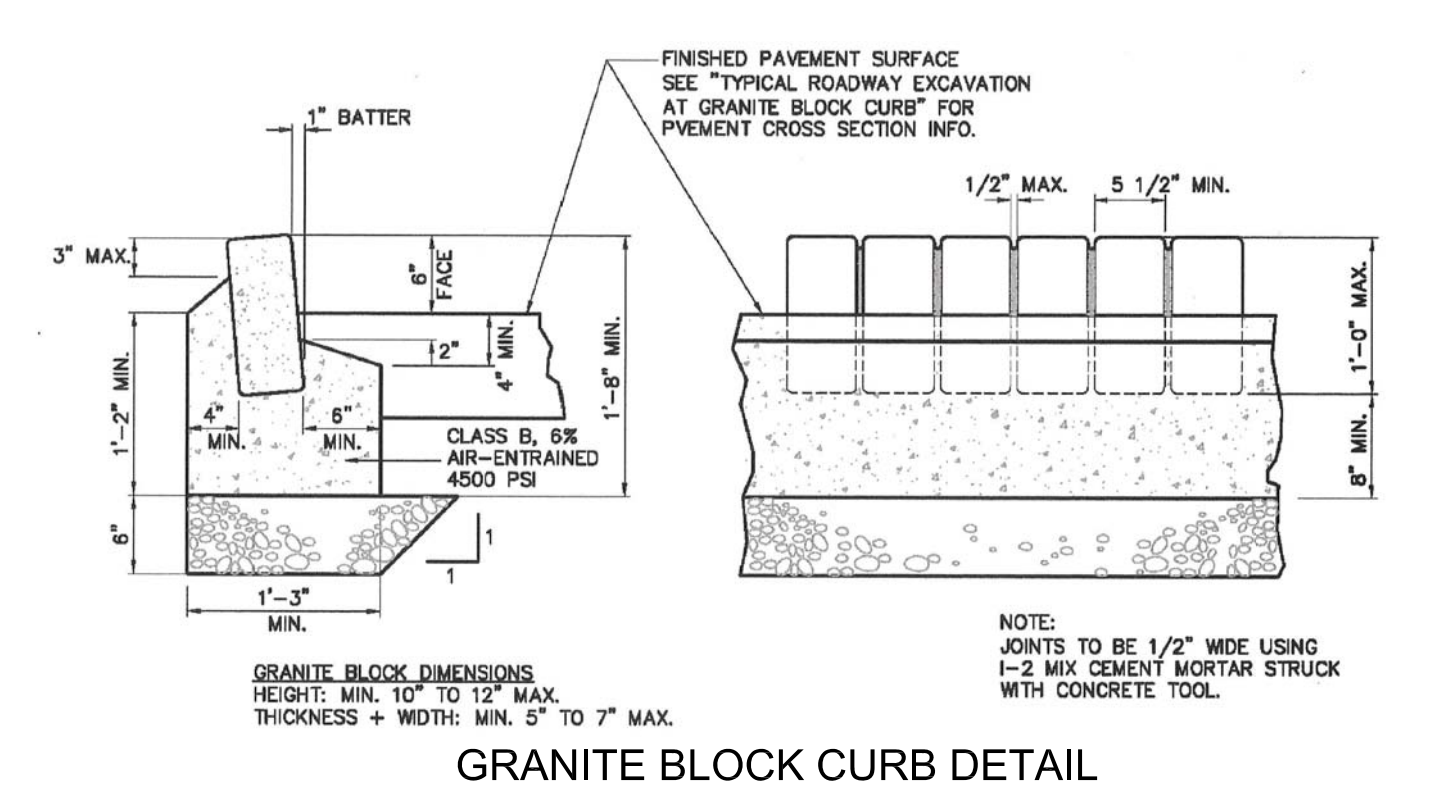
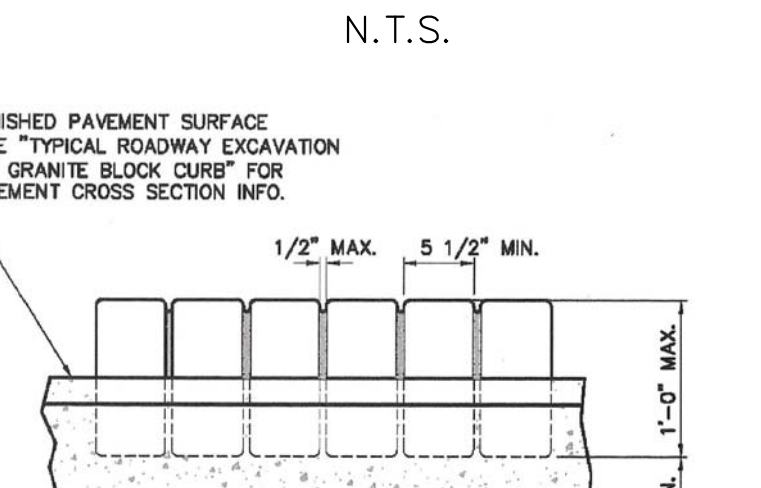
CURB RAMP TYPE 4	H		X2		L2	
	INCHES	FEET	INCHES	FEET	INCHES	FEET
2.5	3	2.5	0.5	5	5	5
	4	2.5	1.5	7	5	7
	5	2.5	2.5	9	5	9
	6	2.5	3.5	11	5	11
	7	2.5	4.5	13	5	13
	8	2.5	5.5	15	5	15
	9	2.5	6.5	17	5	17
	10	2.5	7.5	19	5	19
3.0	3	**	**	**	**	**
	4	**	**	**	**	**
	5	**	**	**	**	**
	6	**	**	**	**	**
	7	**	**	**	**	**
	8	**	**	**	**	**
	9	**	**	**	**	**
	10	**	**	**	**	**
3.5	3	**	**	**	**	**
	4	**	**	**	**	**
	5	**	**	**	**	**
	6	**	**	**	**	**
	7	**	**	**	**	**
	8	**	**	**	**	**
	9	**	**	**	**	**
	10	**	**	**	**	**
4.0	4	**	**	**	**	**
	5	**	**	**	**	**
	6	**	**	**	**	**
	7	**	**	**	**	**
	8	**	**	**	**	**
	9	**	**	**	**	**
	10	**	**	**	**	**

** TYPE 4 HANDICAP RAMP IS NOT APPLICABLE, USE TYPE 2.

TRASH AND RECYCLING AREA ENCLOSURE DETAIL
N.T.S.



DETECTABLE WARNING SURFACE
N.T.S.



GRANITE BLOCK CURB DETAIL
N.T.S.

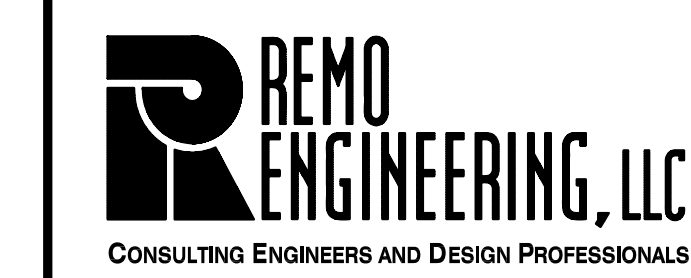
CONSTRUCTION NOTES

1. PRIOR TO EXCAVATION CONTRACTOR SHALL OBTAIN A FIELD STAKEOUT OF ALL UNDERGROUND UTILITIES. FOR STAKEOUT, CONTACT NEW JERSEY ONE CALL @ 1 800 272 1000. THE CONTRACTOR MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS WITH PROPOSED UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF REMO ENGINEERING, LLC FOR REVIEW AND RESOLUTION.
2. THE APPROVED SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO SITE CLEARING AND GRADING OPERATIONS BEGIN.
3. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP).
4. ALL SANITARY SEWER PIPE 8\"/>

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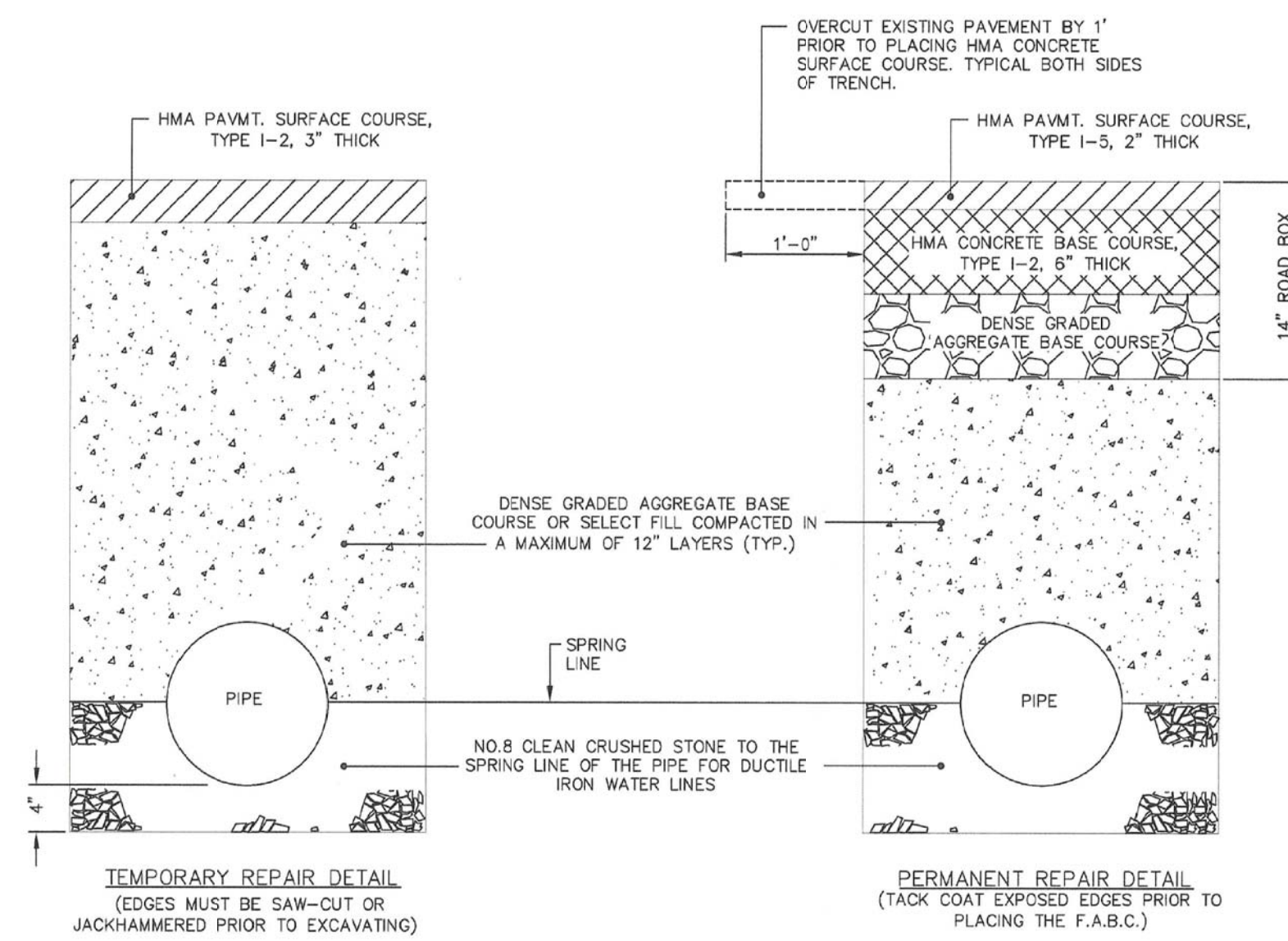
CONSTRUCTION DETAILS

SAINT SHARBEL MARONITE CHURCH
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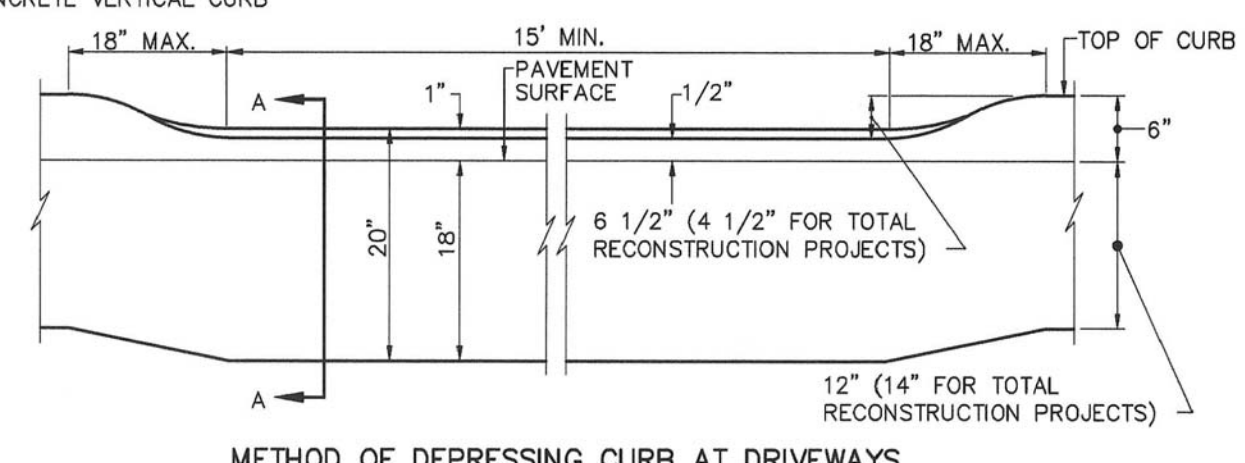
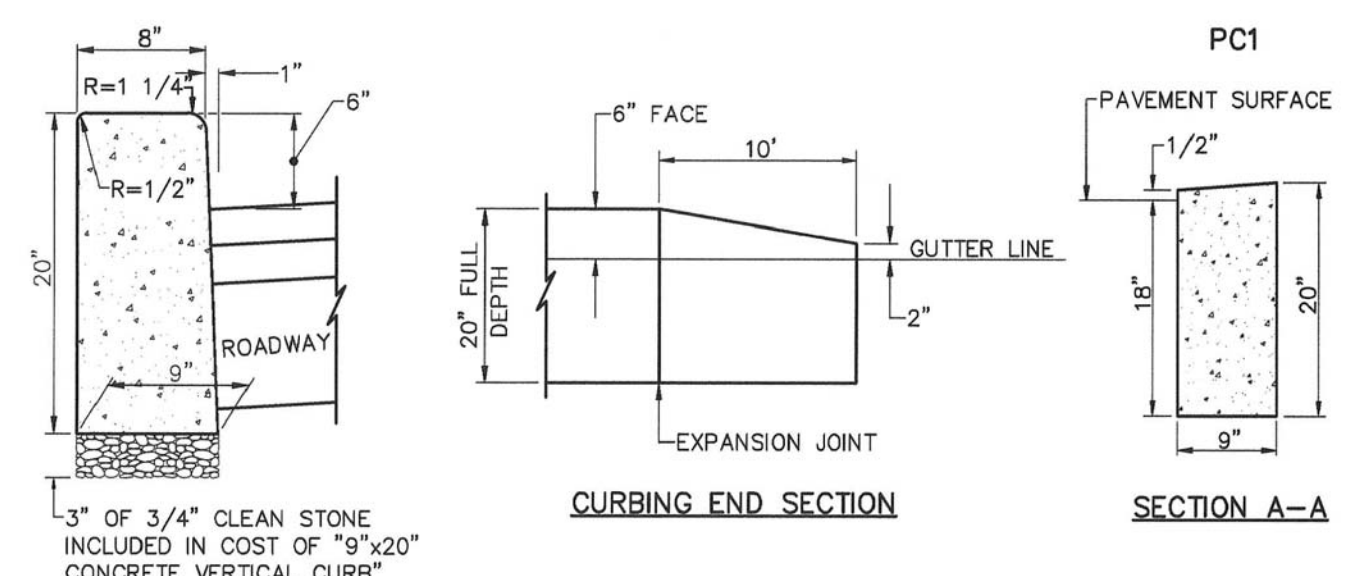


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MARC A. REMO, P.E., P.P., C.M.E.	DATE:	SCALE: AS SHOWN
NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195	CHECKED: M.A.R.	FILE NO: 01231901
	DATE: 12-09-2019	DRAWN: M.A.S.
	SHEET NO: 13 OF 16	

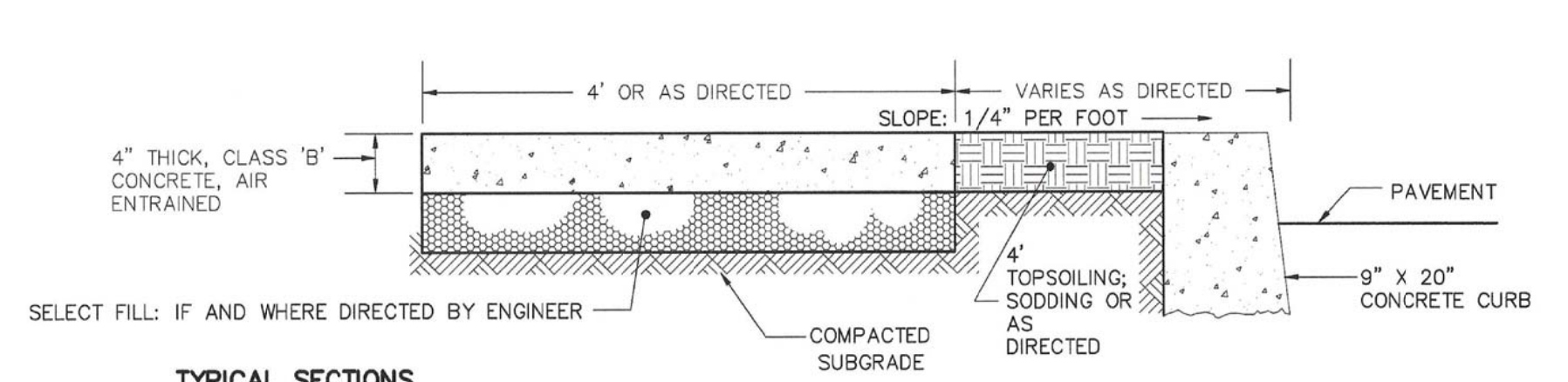
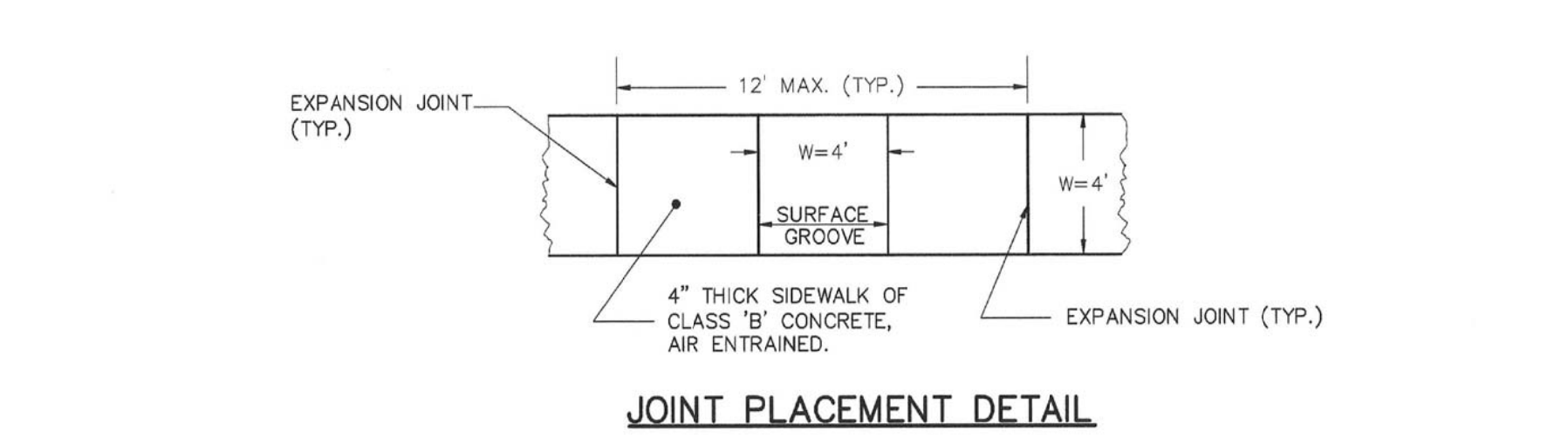


COUNTY TRENCH RESTORATION DETAIL
N.T.S.

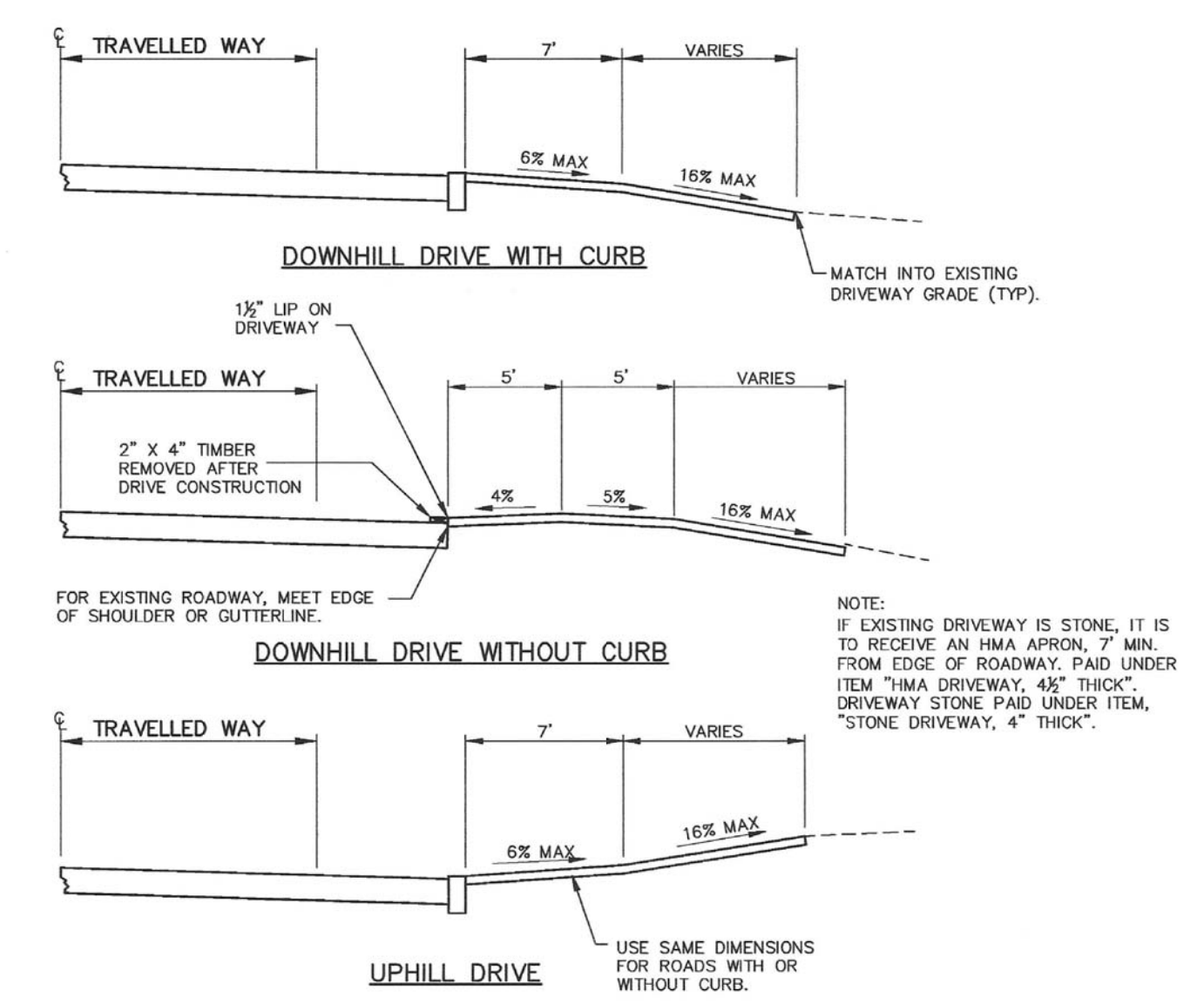


NOTES
 1. EXPANSION JOINTS ALTERNATE EVERY 10 FEET WITH CONSTRUCTION JOINTS. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER RECESSED 1/4\"/>

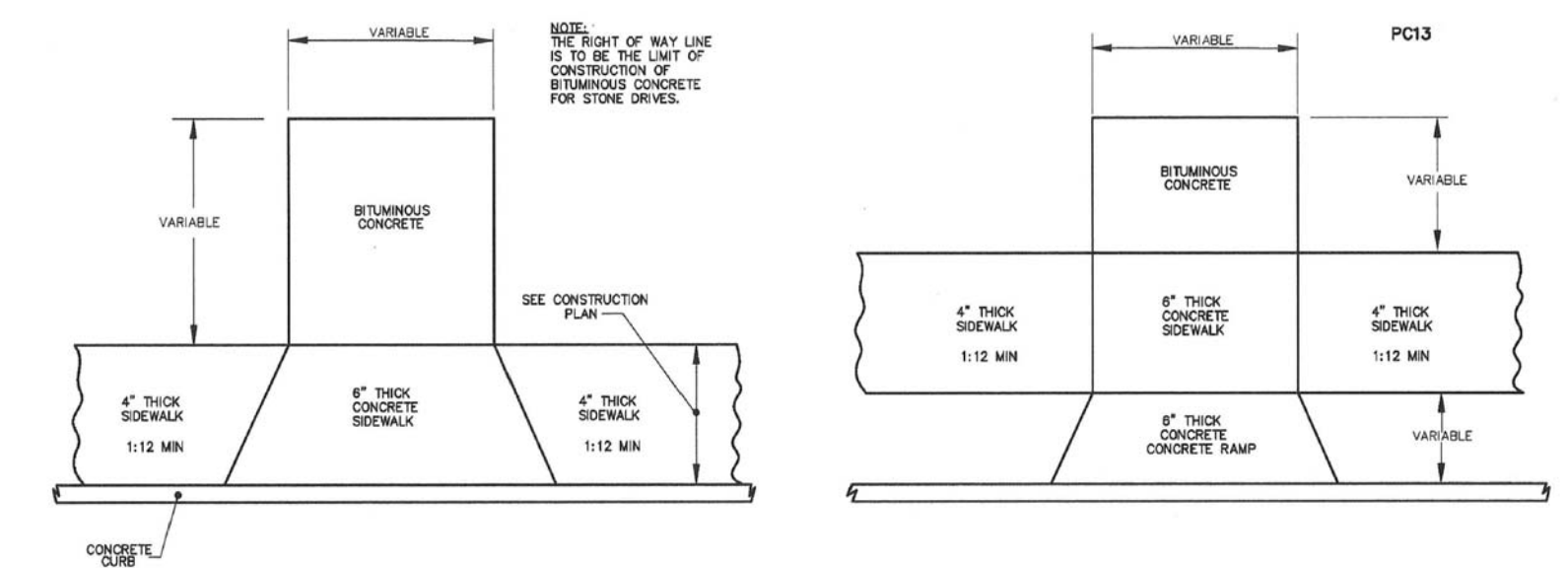
COUNTY 9\"/>



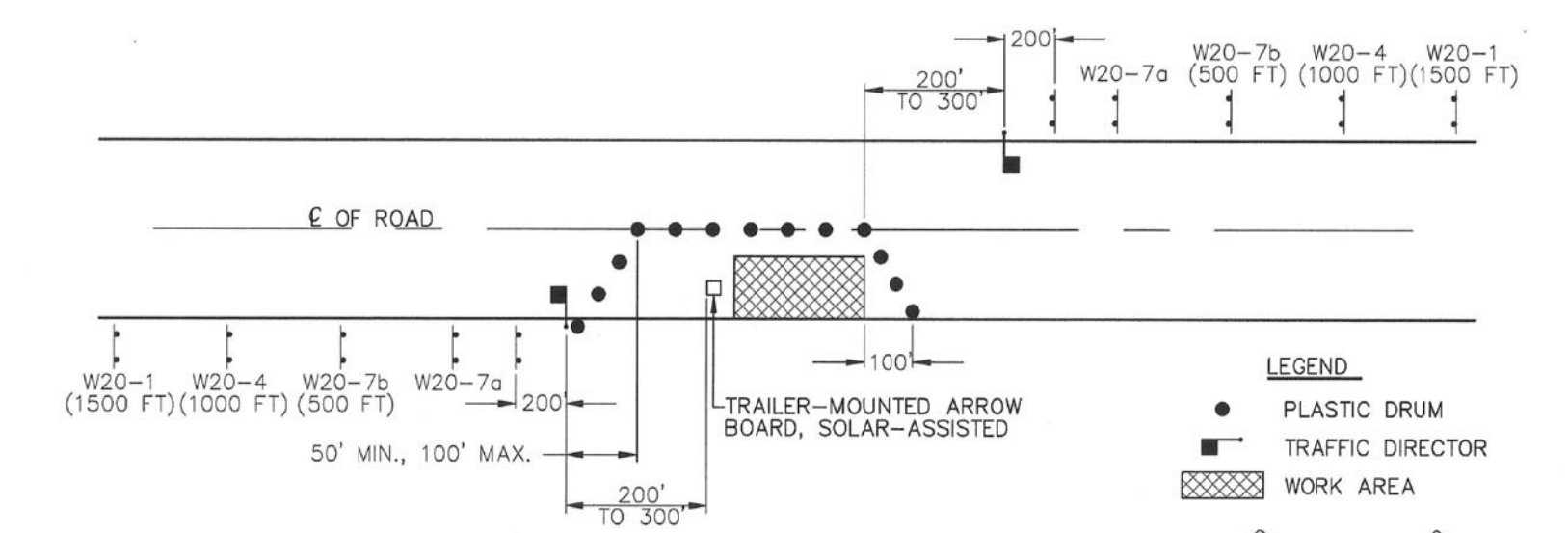
COUNTY CONCRETE SIDEWALK DETAIL
N.T.S.



COUNTY DRIVEWAY PROFILE DETAIL
N.T.S.



COUNTY DRIVEWAYS WITH SIDEWALKS DETAIL
N.T.S.



NOTES
 1. ALL SIGNS AND OTHER TRAFFIC CONTROL DEVICES ARE TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, WHEREIN THE SIGNS IN THIS FIGURE ARE IDENTIFIED.
 2. FLASHING WARNING LIGHTS ARE NOT TO BE MOUNTED ON ANY SIGNS.
 3. FOR DAYTIME OPERATIONS OF A SHORT DURATION, AND ON ROADS THAT ARE NOT MAJOR ARTERIES, THE W20-1 (AHEAD), W20-7a AND W20-7b SIGNS WILL SUFFICE FOR EACH APPROACH. THE TRAFFIC DIRECTOR AND ALL OTHER DEVICES REMAIN THE SAME.
 4. DRUMS ARE TO BE PLACED AT 30' INTERVALS THROUGHOUT THE WORK ZONE.
 5. TRAFFIC DIRECTORS SHALL USE STOP/SLOW PADDLES (R1-1) AND, WHERE SIGHT IS OBSTRUCTED, WALKIE-TALKIES.

COUNTY TYPICAL ONE LANE CLOSURE OPERATION DETAIL
N.T.S.

COUNTY STANDARD CONSTRUCTION NOTES FOR ROAD IMPROVEMENTS

- Prior to the initiation of any excavation or construction within any street, road, or right of way under the jurisdiction of the Somerset County Board of Chosen Freeholders, a Somerset County Road Opening Permit shall be obtained from the Office of the County Engineer.
- The Office of the County Engineer is to be notified seventy-two (72) hours in advance of commencement of construction of any improvements under the jurisdiction of the County of Somerset. Grade construction sheets will be submitted at this time. These grade construction sheets are to be signed and sealed by a professional land surveyor.
- As indicated in the "Manual on Uniform Traffic Control Devices," proper and sufficient construction warning signs are to be provided and maintained by contractors performing construction work along County roads. Said signs are to be maintained until construction is completed and approved by the appropriate County inspection personnel.
- All improvements under the jurisdiction of the County of Somerset are to be constructed in accordance with Somerset County Specifications.
- All mailboxes, located within the construction improvements in the County R.O.W. will be reset in accordance with the owner of the mailbox and the postmaster.
- Information monuments, markers, disks, rivets of the National Geodetic Control Survey may be obtained from the New Jersey Department of Transportation, Geodetic Division, 1035 Parkway Avenue, Trenton, NJ, telephone #(609) 530-5641; or the Somerset County Engineering Division, telephone #(908) 231-7024, ext. 7512.
- The New Jersey Geodetic Control Survey, at the above address, is to be notified two (2) weeks in advance of commencement of construction of any improvements in order to preserve the resetting of existing monuments, or installation of new monuments if required by the County.

2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
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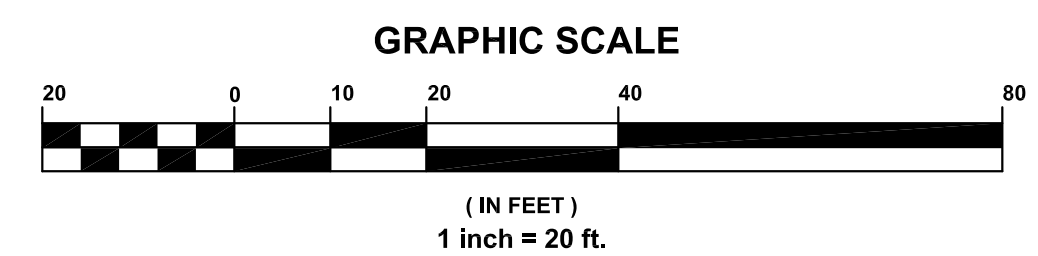
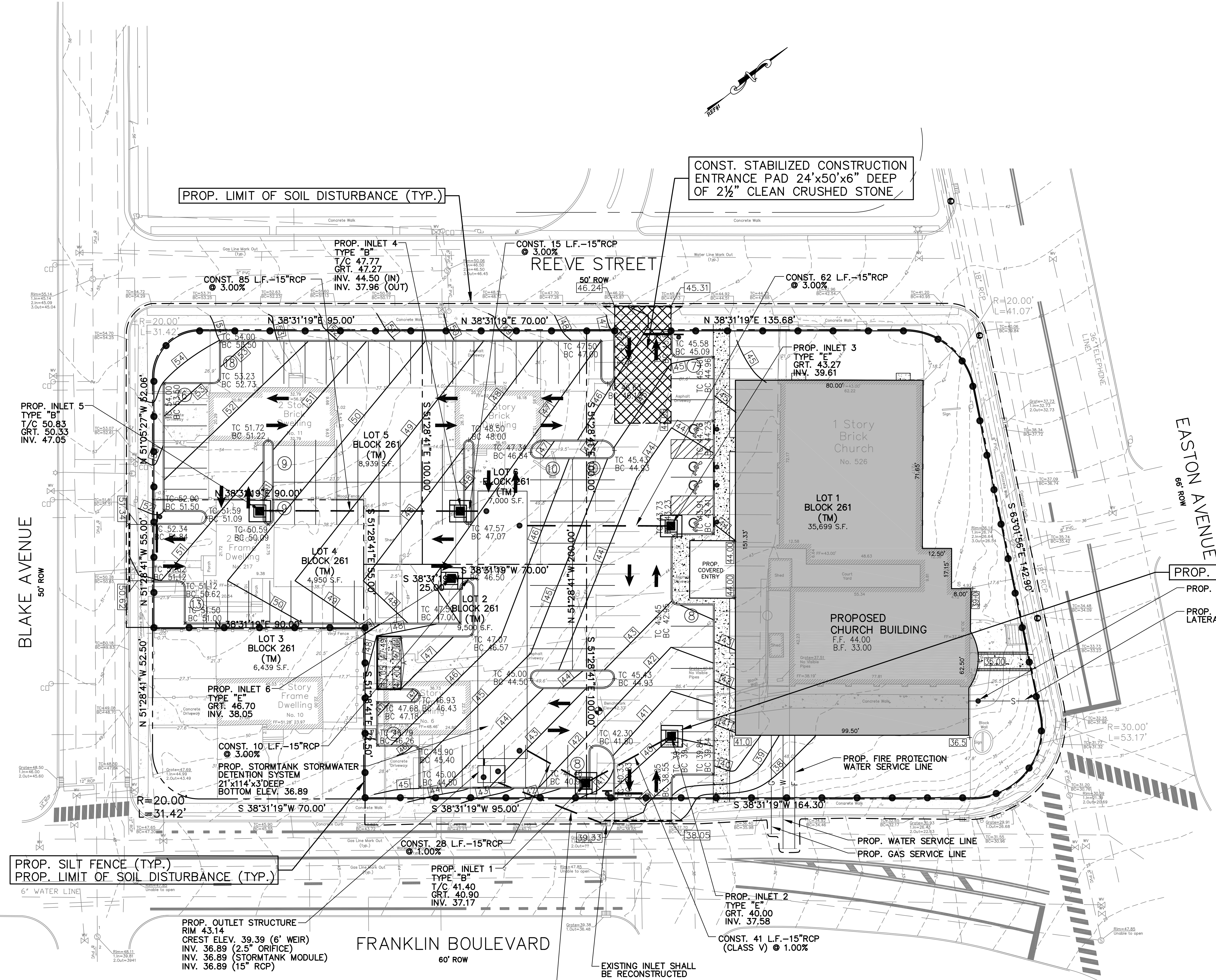
CONSTRUCTION DETAILS
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY

REMO ENGINEERING, LLC
 CONSULTING ENGINEERS AND DESIGN PROFESSIONALS

205 ROUTE 9 NORTH #33 FREEHOLD, NJ 07728
 732-303-7992 • 732-742-1001
 MARCREMO@REMOENGINEERING.COM
 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28098400

SCALE:	AS SHOWN
FILE NO:	01231901
DRAWN:	M.A.S.
CHECKED:	M.A.R.
DATE:	12-09-2019
SHEET NO.:	14 OF 16

MARC A. REMO, P.E., P.P., C.M.E. DATE: 12-09-2019
 NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195



2	REVISED AS PER TOWNSHIP	03-01-2021	M.A.S.	M.A.R.
1	REVISED AS PER APPLICANT, ARCHITECT AND COUNTY	11-09-2020	M.A.S.	M.A.R.
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SOIL EROSION AND SEDIMENT CONTROL PLAN
 SAINT SHARBEL MARONITE CHURCH
 LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 261
 526 EASTON AVENUE
 SITUATED IN
 TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY



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NJ PROFESSIONAL ENGINEER LIC. NO. 37145 • NJ PROFESSIONAL PLANNER LIC. NO. 5195		CHECKED:	M.A.R.
SCALE: 1" = 20'		DRAWN:	M.A.S.
FILE NO: 01231901		CHECKED:	M.A.R.
DATE: 12-09-2019		DRAWN:	M.A.S.
SHEET NO: 15 OF 16		CHECKED:	M.A.R.

DUST CONTROL NOTES

ANY OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

- MULCHES: SEE STABILIZATION SPECIFICATIONS.
- TILLAGE: TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL TYPE PLOWS SPACED APPROXIMATELY 12" APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- SPRINKLING: SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
- BARRIERS: BALES OF HAY AND/OR SILT STOP FENCES CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

SOIL EROSION AND SEDIMENT CONTROL NOTES

- THE SOMERSET UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
- N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
- A SUB BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
- ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT OF WAYS WILL BE REMOVED IMMEDIATELY.
- PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE, (OR 450 LBS PER 1,000 SF OF SURFACE AREA) AND COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR (24) INCHES WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
- SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF SOIL DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SF IS DISTURBED.
- ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 6.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STANDARD FOR TOPSOILING

- MATERIALS
 - TOPSOIL SHOULD BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH. A PH RANGE OF 5.0-7.5 IS ACCEPTABLE. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER). TOPSOIL HAULED IN FROM OFF SITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75%. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- STRIPPING AND STOCKPILING
 - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
 - B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER.
 - D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
 - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
 - F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STABILIZATION SPECIFICATIONS.
- SITE PREPARATION
 - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
 - B. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
 - C. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
 - D. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS.
- APPLYING TOPSOIL
 - A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE (I.E. LESS THAN FIELD CAPACITY).
 - B. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OR SOIL HAVING A PH OF 5.0 OR MORE.

STABILIZATION SPECIFICATIONS

- TEMPORARY SEEDING AND MULCHING
 - LIME - USE 2 TONS PER ACRE GROUND LIMESTONE; FERTILIZER AT 500 LBS. PER ACRE, USING 10-10-10 OR EQUIVALENT WORK INTO THE SOIL AT A MINIMUM OF 4".
 - SEED - ANNUAL RYEGRASS AT 40 LBS. PER ACRE. PLANTING DATES MARCH 1 THROUGH MAY 15 AND AUGUST 15 THROUGH SEPTEMBER 30.
 - MULCHING - USE SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS. PER SQUARE FEET.
 - LIQUID MULCHING BINDER - SYNTHETIC OR ORGANIC BINDERS SUCH AS CURASOL, DCA 70, PETRO - SET, AND TERRA - TACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.
- PERMANENT SEEDING (LAWN AREA)
 - LIME - USE 3 TONS PER ACRE GROUND LIMESTONE; FERTILIZER AT 500 LBS. PER ACRE, USING 10-10-10 OR EQUIVALENT WORKED INTO THE SOIL A MINIMUM OF 4".
 - SEED - NEW JERSEY SESC MIX #16 SEEDING MIXTURE (80% TURF TYPE TALL FESCUE/10% PERENNIAL RYE/10% BLUEGRASS) SEED AT A RATE OF 200 LBS. PER ACRE, TO ENSURE A DROUGHT AND HEAT RESISTANT TURF. PLANTING DATES MARCH 1 THROUGH MAY 15 AND AUGUST 15 THROUGH SEPTEMBER 30.
 - MULCHING - USE THE SAME SPECIFICATIONS LISTED IN "TEMPORARY SEEDING AND MULCHING". INSTALL AS REQUIRED.
- PERMANENT SEEDING (STEEP BANKS)
 - NOTE: THESE AREAS ARE TO BE SEED AND MULCHED IMMEDIATELY AFTER GRADING.
 - LIME - USE 2 TON PER ACRE GROUND LIMESTONE; FERTILIZER AT 1,000 LBS. PER ACRE USING 10-10-10 OR EQUIVALENT.
 - SEED - USE KENTUCKY FESCUE SEED AT A RATE OF 200 LBS. PER ACRE, TO ENSURE ADEQUATE COVERAGE AND GERMINATION.
- PERMANENT STABILIZATION BY SODDING
 - LIME - USE 2 TONS PER ACRE GROUND LIMESTONE; FERTILIZER AT 1,000 LBS. PER ACRE USING 10 10 10 OR EQUIVALENT.
 - SOD - USE GOOD QUALITY OF NEW JERSEY CERTIFIED, KENTUCKY BLUEGRASS AND/OR RED FESCUE.

CONSTRUCTION SEQUENCE

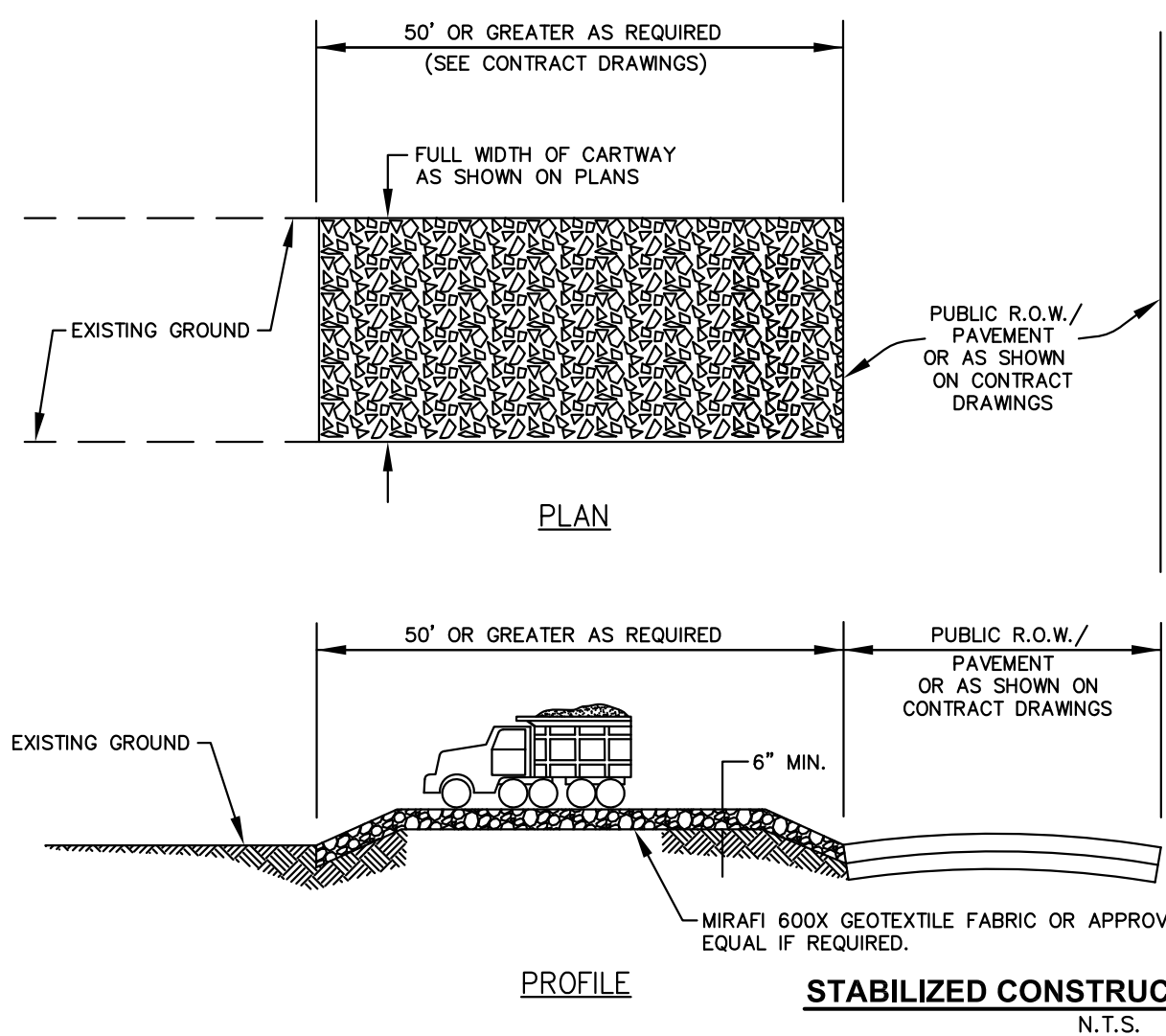
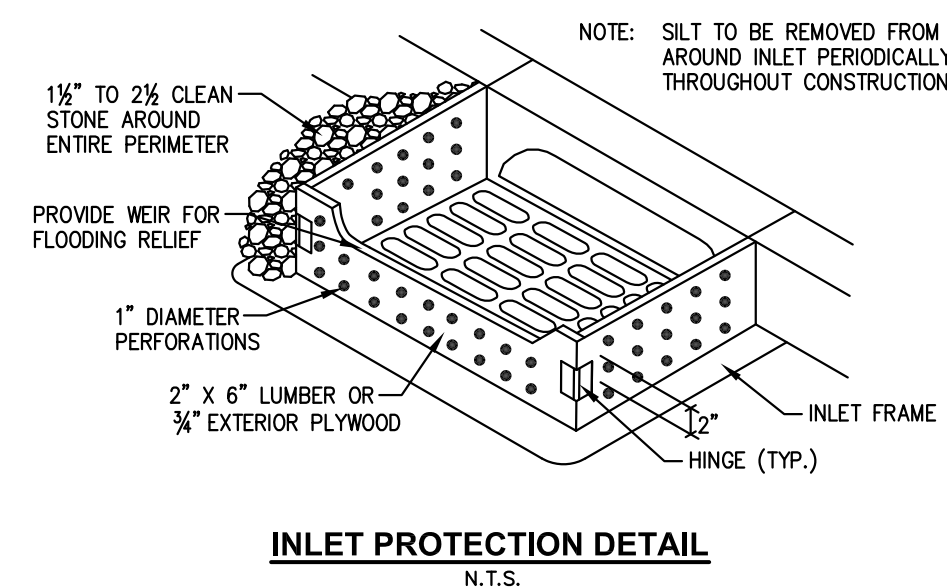
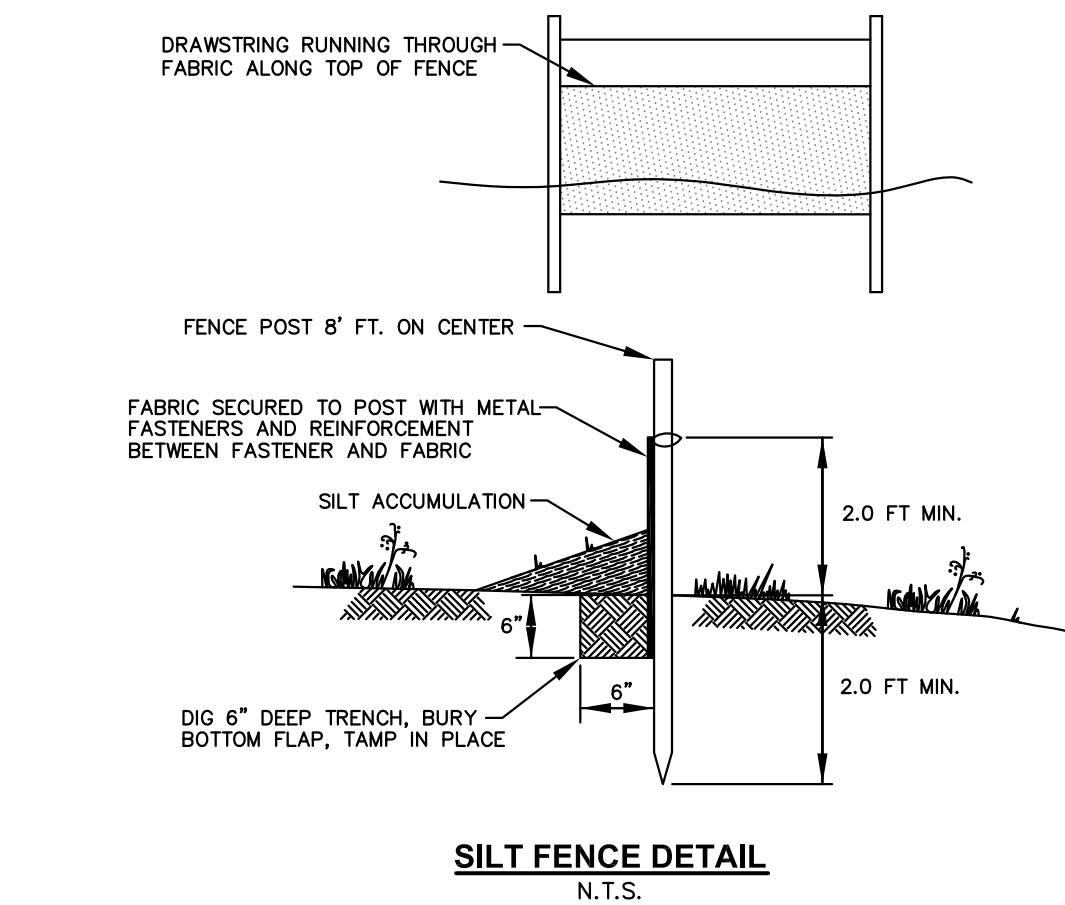
- CLEAR PROPOSED ENTRANCE AND PLACE STABILIZED CONSTRUCTION ENTRANCE PAD AS NOTED. INSTALL SEDIMENT CONTROL STRUCTURES (I.E. SILT FENCE) ADJACENT TO THE LIMIT OF SOIL DISTURBANCE AS SHOWN.
 - 1 WEEK
- CLEAR LAND AREA TO BE DEVELOPED. TREES SHALL REMAIN WHEREVER POSSIBLE. STOCK PILE AND SEED OR MULCH TOPSOIL.
 - 1 WEEK
- DEMOLISH BUILDINGS, PAVEMENT AND OTHER SITE FEATURES.
 - 3 WEEKS
- ROUGH GRADE THE SITE.
 - 2 WEEKS
- BEGIN BUILDING CONSTRUCTION.
 - 40 WEEKS
- CONSTRUCT STORM SEWER, SUBSURFACE DETENTION SYSTEM AND ALL ITS APPURTENANCES. INSTALL THE REMAINING SEDIMENT CONTROL MEASURES AROUND DRAINAGE INLETS.
 - 4 WEEKS
- CONSTRUCT SANITARY SEWER LATERAL, WATER SERVICE LINE, GAS SERVICE LINE AND ELECTRIC SERVICE LINE.
 - 3 WEEKS
- CONSTRUCT CURB.
 - 2 WEEKS
- BEGIN FINE GRADING.
 - 2 WEEKS
- STABILIZE ALL AREAS NOT SUBJECT TO CONSTRUCTION TRAFFIC THAT WILL REMAIN LEFT EXPOSED FOR MORE THAN 30 DAYS.
 - 1 WEEK
- CONSTRUCT LIGHTING AND UNDERGROUND ELECTRIC SERVICE.
 - 3 WEEKS
- CONSTRUCT SIDEWALK.
 - 2 WEEKS
- CONSTRUCT DRIVEWAY AND PARKING LOT PAVEMENT.
 - 2 WEEKS
- INSTALL LANDSCAPING.
 - 2 WEEKS
- STABILIZE ALL DISTURBED AREAS IN ACCORD WITH APPLICABLE TEMPORARY OR PERMANENT SEEDING SPECIFICATIONS AND REMOVE SEDIMENT AROUND SEDIMENT CONTROL STRUCTURES.
 - 1 WEEK
- WHEN AREA IS STABILIZED, SEDIMENT CONTROL STRUCTURES CAN BE REMOVED.
 - 1 WEEK

NOTE

THE CONSTRUCTION SEQUENCES WILL OVERLAP. EACH SEQUENCE MAY BEGIN PRIOR TO THE COMPLETION OF THE PREVIOUS SEQUENCE. ACTUAL CONSTRUCTION DURATION MAY VARY.

CONSTRUCTION DURATION OF PROJECT

THE CONSTRUCTION DURATION IS ESTIMATED TO BE 70 WEEKS.



NOTES:

- PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION DRIVEWAY AND PUBLIC R.O.W.
- PLACE STABILIZED CONSTRUCTION DRIVEWAY AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- STONE SIZE SHALL BE ASTM C-33, SIZE NO.2 OR 3, CRUSHED STONE.
- THE THICKNESS OF THE STABILIZED CONSTRUCTION DRIVEWAY SHALL NOT BE LESS THAN 6".
- THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
- THE STABILIZED CONSTRUCTION DRIVEWAY SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC R.O.W./PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT OR AS MAY BE REQUIRED BY THE DISTRICT AS CONDITIONS DEMAND.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC R.O.W. PAVEMENT MUST BE REMOVED IMMEDIATELY.
- WHERE TRACKING OF SOIL ONTO ROADWAYS IS A CONTINUAL OCCURRENCE, ALL CONTRACTORS, BOTH SITE AND DWELLING CONTRACTORS, SHALL BE REQUIRED TO BROOM/KEEP THE ROADWAY AT TWO-HOUR INTERVALS MINIMUM AND PRIOR TO LEAVING THE CONSTRUCTION SITE AT THE DAY END.
- PLACE MIRAFI 600X GEOTEXTILE FABRIC OR APPROVED EQUAL AT POORLY DRAINED LOCATIONS UNDER STABILIZED CONSTRUCTION DRIVEWAY, IF REQUIRED.

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