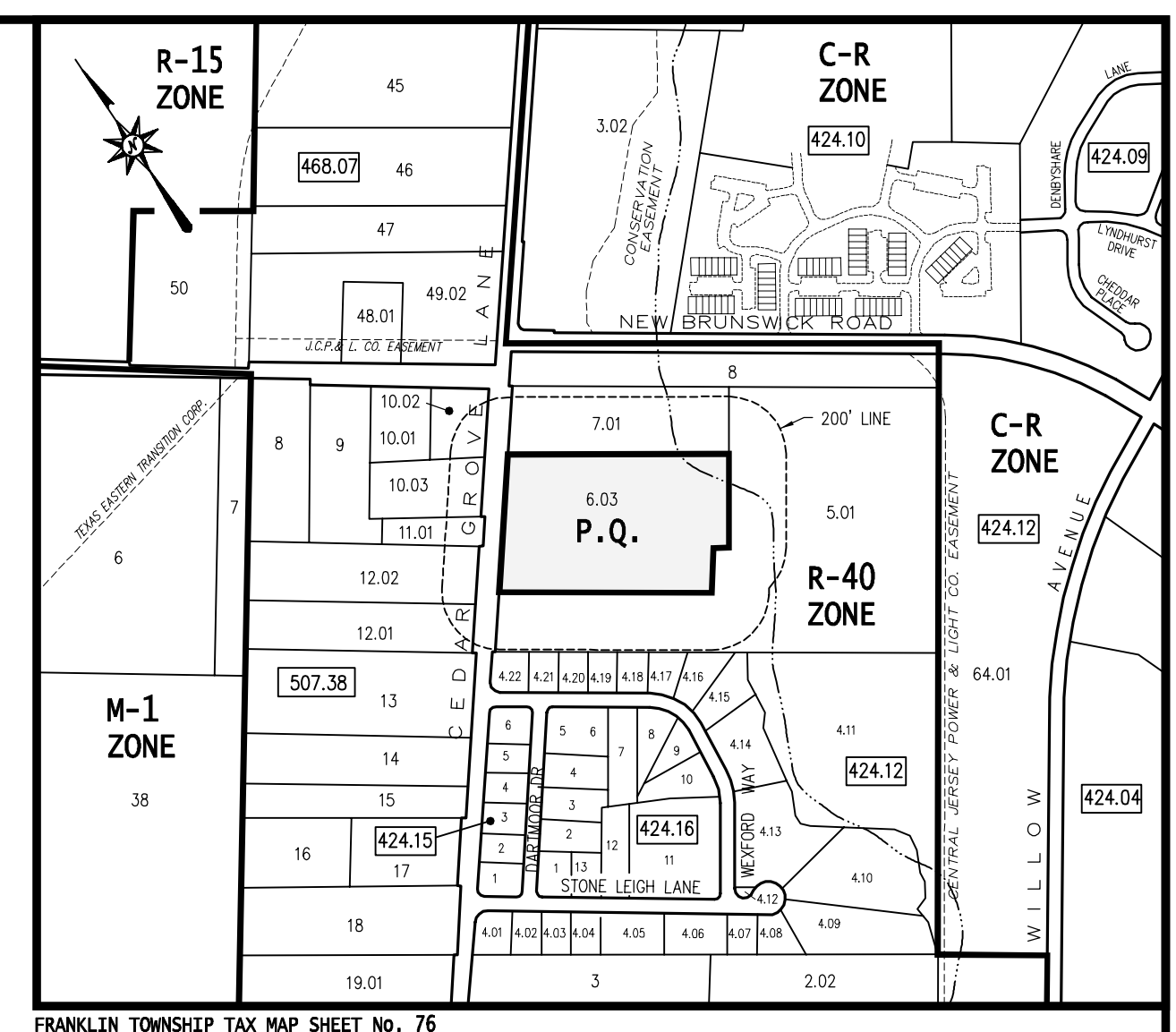


CONSERVATION EASEMENT LINE TABLE

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



KEY MAP
SCALE: 1" = 600'

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 CONNEHEENY
	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

RIGHT-OF-WAY DEPARTMENT	SOUTH BRUNSWICK TOWNSHIP MUNICIPAL BUILDING
BUCKEYE PIPE LINE COMPANY	P.O. BOX 368
EMMAUS, PA 18049-0368	
VERIZON	540 BROAD STREET
BUSINESS MANAGER	NEWARK, NJ 07101
PATRIOT MEDIA	100 RANDOLPH ROAD
SOMERSET, NJ 08873	
A T & T	340 MT. KIMBLE AVENUE
MORRISTOWN, N.J. 07960	
RIGHT-OF-WAY DEPARTMENT	SUNDOO PIPELINE L.P.
MONTELO COMPLEX	525 FRITZTOWN ROAD
SINKING SPRING, PA 19608	
PUBLIC SERVICE ELECTRIC & GAS CO.	80 PARK PLAZA
SOX 570	NEWARK, N.J. 07101
ELIZABETHTOWN WATER CO.	1341 NORTH AVENUE
PLAINFIELD, N.J. 07061-0001	
MIDDLESEX COUNTY	40 LWINSTON AVENUE
NEW BRUNSWICK, NJ 08901	
MS. JOAN PURCARO	RIGHT-OF-WAY REPRESENTATIVE
NEW JERSEY NATURAL GAS COMPANY	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 PROPRIETARY SCHOOLS REQUIREMENTS (1)	EXISTING AND PROPOSED
MINIMUM LOT AREA	40,000 S.F.	120,000 S.F.	370,665 S.F./8,5093 AC.
MINIMUM LOT FRONTAGE	200 FT.	---	472.76 FT.
MINIMUM FRONT YARD SETBACK (2)	55 FT.	55 FT. (3)	112.8 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	3 X BLDG HGT. (3)	25.7 FT. (5)
MINIMUM TOTAL OF TWO SIDE YARD SETBACKS	75 FT.	75 FT. (3)	146.4 FT.
MINIMUM REAR YARD SETBACK	50 FT.	50 FT.	297.4 FT. (EX'G BLDG)
MAXIMUM BUILDING HEIGHT	35 FT./28 STY	---	33.83 FT./ 2 1/2 STY
MAXIMUM LOT COVERAGE BY BUILDINGS (4)	10%	30% (4)	8.67%
MAXIMUM IMPERVIOUS COVERAGE (LOT)	20%	30%	22.96%
ACCESSORY BUILDING	---	---	---
MINIMUM SIDE YARD SETBACK	25 FT.	---	20.0 FT.
MINIMUM REAR YARD SETBACK	25 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:

- 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

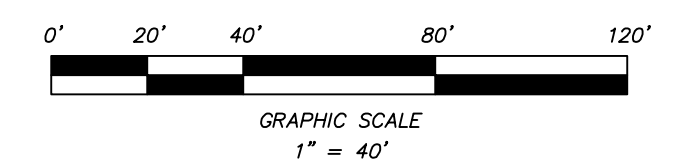
PLAN REFERENCES:

- 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 ARMSTEAD COURT
 SOUTH PLAINFIELD, NJ 07080

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



REVISIONS	AUTH.	DATE	JOB No.	DATE
				06-23-FS

DATE: OCTOBER 10, 2019
 SCALE: 1" = 40'
 DESIGNED BY: M.K.F.
 DRAWN BY: A.B.
 CHECKED BY: M.K.F.

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

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 Land Surveying
 Professional Planning
 Landscape Architecture
 NJ LLC CERT. NO. 24GA28132300

USE VARIANCE PLAN - SUMMER CAMP
 FOR
CEDAR HILL PREP SCHOOL
 BLOCK 424.12 LOT 6.03
 FRANKLIN TOWNSHIP,
 SOMERSET COUNTY, NEW JERSEY