

STERLING POINTE AT FRANKLIN

Preliminary & Final Major Subdivision & Site Plan

Franklin Twp., Somerset County, NJ

CLIENT: Cal-Sterling, LLC

Services Provided

- Boundary/Topographic Surveying
- Master Planning/Concept Study
- Preliminary & Major Subdivision & Final Site Plan
- Traffic Analysis
- Landscape Architecture
- Permitting
- Construction Stakeout



Project Description:

Sterling Pointe is a 237 unit age restricted planned residential community located on Weston Road in Somerset County New Jersey. This 70 acre Franklin Township property was approved by the planning board for 136 single family homes, 29 townhomes, and 72 apartments. Outside agency approvals that were required included numerous New Jersey Department of Environmental Protection permits, Somerset County Planning Board, Somerset-Union Soil Conservation District, and the Delaware and Raritan Canal Commission. Omland Engineering Associates was involved in the project from inception through construction. The property was previously farmed and great care was taken in the project planning to preserve the natural character of the site and the area. This was accomplished by implementing a site sensitive design that resulted in 45 percent of the site being preserved as open space which significantly exceeded the municipal requirement of 20 percent. In addition, the development was significantly buffered from the adjacent roads to preserve an important municipal scenic corridor. This scenic corridor buffer was dedicated to the Township for permanent preservation.