

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 12**

RESOURCE CONSERVATION AREA
MAXIMUM TRACT YIELD CALCULATION
Lot 12

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Gross Tract Area			68.52
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.			0.00
3.	Adjusted Gross Tract Area (Line 1 less Line 2) Resource Conservation Areas: (see Notes (a) and (b))			68.52
4.	Bodies of water, area of flood plains, wetlands, stream corridors	21.32	1	21.32
5.	Area of slopes 25% and greater based on 10' contour intervals	0.04	1	0.04
6.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.19	0.75	0.14
7.	NJDEP - required wetlands transition areas	9.25	0.75	6.94
8.	Area of 300' buffer to Category 1 Waters	0	0.5	0.00
9.	Total Deductible Resource Conservation Area (sum of Column C, Lines 4 through 8)			28.44
10.	Net site area adjusted for Resource Conservation Areas (Line 3 less Line 9)			40.08
11.	Maximum permitted density or floor area ratio			0.10
12.	Maximum permitted number of principal dwelling units or non-residential floor area (Line 10 multiplied by Line 11) (see Note (c))			4.01

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Round down to the nearest dwelling unit or square foot.
- (d) Maximum Tract Yield Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Remaining Lot 12**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	6.355	1	6.36
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0.04	1	0.04
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.18	0.75	0.14
5.	NJDEP - required wetlands transition areas	0.159	0.75	0.12
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			6.65
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			16.65

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Future Lot 12.06**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	7.28	1	7.28
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.01	0.75	0.01
5.	NJDEP - required wetlands transition areas	1.492	0.75	1.12
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			8.41
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			18.41

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
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Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Future Lot 12.07**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	4.431	1	4.43
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0	0.75	0.00
5.	NJDEP - required wetlands transition areas	3.04	0.75	2.28
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			6.71
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			16.71

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Proposed Lot 12.08**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	2.889	1	2.89
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0	0.75	0.00
5.	NJDEP - required wetlands transition areas	3.167	0.75	2.38
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			5.26
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservation Areas (Line 7 plus Line 8)			15.26

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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Project #: **984-03**
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Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Proposed Lot 12.09**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	0.355	1	0.36
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0	0.75	0.00
5.	NJDEP - required wetlands transition areas	1.398	0.75	1.05
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			1.40
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservation Areas (Line 7 plus Line 8)			11.40

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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Block & Lot: **Block 39, Lot 12**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Proposed Lot 12.07**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	11.715	1	11.72
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.01	0.75	0.01
5.	NJDEP - required wetlands transition areas	4.532	0.75	3.40
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			15.12
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservation Areas (Line 7 plus Line 8)			25.12

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 15**

RESOURCE CONSERVATION AREA
MAXIMUM TRACT YIELD CALCULATION
Lot 15

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Gross Tract Area			21.73
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.			0.00
3.	Adjusted Gross Tract Area (Line 1 less Line 2) Resource Conservation Areas: (see Notes (a) and (b))			21.73
4.	Bodies of water, area of flood plains, wetlands, stream corridors	4.4	1	4.40
5.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
6.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.107	0.75	0.08
7.	NJDEP - required wetlands transition areas	1.866	0.75	1.40
8.	Area of 300' buffer to Category 1 Waters		0.5	0.00
9.	Total Deductible Resource Conservation Area (sum of Column C, Lines 4 through 8)			5.88
10.	Net site area adjusted for Resource Conservation Areas (Line 3 less Line 9)			15.85
11.	Maximum permitted density or floor area ratio			0.10
12.	Maximum permitted number of principal dwelling units or non-residential floor area (Line 10 multiplied by Line 11) (see Note (c))			1.58

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Round down to the nearest dwelling unit or square foot.
- (d) Maximum Tract Yield Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 15 (Remaining Lot 15)**

RESOURCE CONSERVATION AREA
MINIMUM LOT AREA CALCULATION FORM

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
	Resource Conservation Areas: (see Notes (a) and (b))			
1.	Bodies of water, area of flood plains, wetlands, stream corridors	3.425	1	3.43
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.		1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals		1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.107	0.75	0.08
5.	NJDEP - required wetlands transition areas	0.79	0.75	0.59
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			4.10
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservation Areas (Line 7 plus Line 8)			14.10

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
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Project #: **984-03**
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Block & Lot: **Block 39, Lot 15 (Proposed Lot 15.01)**

RESOURCE CONSERVATION AREA
MINIMUM LOT AREA CALCULATION FORM

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
	Resource Conservation Areas: (see Notes (a) and (b))			
1.	Bodies of water, area of flood plains, wetlands, stream corridors	0.777	1	0.78
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.		1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals		1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0	0.75	0.00
5.	NJDEP - required wetlands transition areas	1.03	0.75	0.77
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			1.55
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			11.55

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 21**

RESOURCE CONSERVATION AREA
MAXIMUM TRACT YIELD CALCULATION
Lot 21

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Gross Tract Area			23.13
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.			0.24
3.	Adjusted Gross Tract Area (Line 1 less Line 2) Resource Conservation Areas: (see Notes (a) and (b))			22.89
4.	Bodies of water, area of flood plains, wetlands, stream corridors	4.39	1	4.39
5.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
6.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.45	0.75	0.34
7.	NJDEP - required wetlands transition areas	3.22	0.75	2.42
8.	Area of 300' buffer to Category 1 Waters	0	0.5	0.00
9.	Total Deductible Resource Conservation Area (sum of Column C, Lines 4 through 8)			7.14
10.	Net site area adjusted for Resource Conservation Areas (Line 3 less Line 9)			15.75
11.	Maximum permitted density or floor area ratio			0.10
12.	Maximum permitted number of principal dwelling units or non-residential floor area (Line 10 multiplied by Line 11) (see Note (c))			1.57

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Round down to the nearest dwelling unit or square foot.
- (d) Maximum Tract Yield Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 21**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Proposed Lot 21.04**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	3.816	1	3.82
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0.24	1	0.24
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.375	0.75	0.28
5.	NJDEP - required wetlands transition areas	1.79	0.75	1.34
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			5.68
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			15.68

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

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 Date: **1/15/20; Rev 6/26/20**

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lot 21**

**RESOURCE CONSERVATION AREA
 MINIMUM LOT AREA CALCULATION FORM
 Proposed Lot 21**

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Bodies of water, area of flood plains, wetlands, stream corridors	0.571	1	0.57
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.	0	1	0.00
3.	Area of slopes 25% and greater based on 10' contour intervals	0	1	0.00
4.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.07	0.75	0.05
5.	NJDEP - required wetlands transition areas	1.42	0.75	1.07
6.	Area of 300' buffer to Category 1 Waters		0.5	0.00
7.	Total Deductible Resource Conservation Area (sum of Column C, Lines 1 through 6)			1.69
8.	Minimum Lot Area required per Article 13-400	10		10.00
9.	Minimum Gross Lot Area adjusted for Resource Conservatin Areas (Line 7 plus Line 8)			11.69

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Minimum Gross Lot Area Calculation Form taken from Bedminster Ordinance 13-526

Project: **Bedminster Farms**
 0; Rev 6/26/20

Project #: **984-03**
 Calculated By: **MDD**

Block & Lot: **Block 39, Lots 12, 15, & 21**

RESOURCE CONSERVATION AREA
MAXIMUM TRACT YIELD CALCULATION
Lot Total

		Column A	Column B	Column C
		Acres	Resource Conservation Ratio	Acres
1.	Gross Tract Area			113.38
2.	Area of existing conservation easements or deed restrictions, where such easements and/or restrictions were imposed as a condition of subdivision or site plan approval.			0.24
3.	Adjusted Gross Tract Area (Line 1 less Line 2) Resource Conservation Areas: (see Notes (a) and (b))			113.14
4.	Bodies of water, area of flood plains, wetlands, stream corridors	30.11	1	30.11
5.	Area of slopes 25% and greater based on 10' contour intervals	0.04	1	0.04
6.	Area of slopes greater than 15% but less than 25% based on 10' contour intervals	0.75	0.75	0.56
7.	NJDEP - required wetlands transition areas	14.34	0.75	10.76
8.	Area of 300' buffer to Category 1 Waters	0	0.5	0.00
9.	Total Deductible Resource Conservation Area (sum of Column C, Lines 4 through 8)			41.47
10.	Net site area adjusted for Resource Conservation Areas (Line 3 less Line 9)			71.67
11.	Maximum permitted density or floor area ratio			0.10
12.	Maximum permitted number of principal dwelling units or non-residential floor area (Line 10 multiplied by Line 11) (see Note (c))			7.17

Notes:

- (a) Enter appropriate acreage in Column A, multiply Column A by factor in Column B and place result in Column C.
- (b) When resource conservation area overlap, enter the affected acreage on the line with the higher resource conservation factor and do not include it in the calculation of the resource conservation area having the lower factor. Do not double-count resource conservation acreage.
- (c) Round down to the nearest dwelling unit or square foot.
- (d) Maximum Tract Yield Calculation Form taken from Bedminster Ordinance 13-526