



REVISIONS		
NO.	DATE	DESCRIPTION
1.	6/26/20	REV. PER TWP. ENGINEER PLANNER REVIEW LETTERS



**GLADSTONE DESIGN, Inc.**  
 Consulting Engineers  
 Land Surveyors  
 Landscape Architects  
 Land Planners

265 Main Street, P.O. Box 400  
 Gladstone, New Jersey 07934  
 T: (908) 234-0309  
 F: (908) 719-3320

NJ Certificate of Authorization  
 No. 24GE0304400

Ronald A. Kennedy, P.E., P.P., CME, LEED AP  
 Kurt T. Hanis, P.L.S.  
 Robert C. Morris  
 Robert C. Moschella, P.E.

**RONALD A. KENNEDY, P.E.**  
 NJ PROFESSIONAL ENGINEER  
 LICENSE NO. 24GE03345300

**PROJECT**  
**BEDMINSTER FARMS**  
 BLOCK 39  
 LOTS 12, 15 & 21  
 BEDMINSTER TOWNSHIP  
 SOMERSET COUNTY  
 NEW JERSEY

**SHEET TITLE**  
 PRELIMINARY AND FINAL  
 MAJOR SUBDIVISION PLANS  
**EXISTING CONDITIONS  
 & ENVIRONMENTAL  
 CONSTRAINTS PLAN**

**DATE**  
 JANUARY 15, 2020

**SCALE**  
 1" = 100'

**DRAWN**  
 JAG

**CHKD.**  
 MDD

**JOB NO.**  
 984-03

**SHEET NO.**  
 2 OF 14

**SLOPE LEGEND**

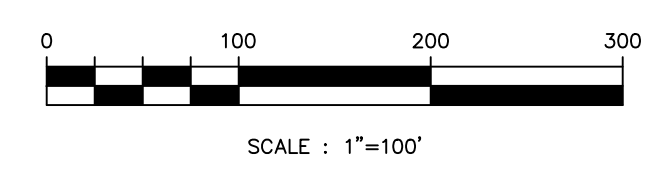
SLOPE	CATEGORY
0.00% TO 14.99%	
15.00% TO 24.99%	
25.00% AND GREATER	

**SOIL SURVEY LEGEND**

SOIL SYMBOL	SOIL NAME
BhnC	BIRDSBORO SILT LOAM, 2% TO 6% SLOPES
BoyAt	BOWMANVILLE SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED
KkoC	KLINESVILLE CHANNERY LOAM, 6% TO 12% SLOPES
KkoD	KLINESVILLE CHANNERY LOAM, 12% TO 18% SLOPES
KkoE	KLINESVILLE CHANNERY LOAM, 18% TO 35% SLOPES
LbtB	LANDSDOWNE SILT LOAM, 2% TO 6% SLOPES
NetB	NORTON LOAM, 2% TO 6% SLOPES
NetC	NORTON LOAM, 6% TO 12% SLOPES
NetC2	NORTON LOAM, 6% TO 12% SLOPES, ERODED
PenB	PENN SILT LOAM, 2% TO 6% SLOPES
PenC	PENN SILT LOAM, 6% TO 12% SLOPES
PeoC	PENN CHANNERY SILT LOAM, 6% TO 12% SLOPES
RorAr	RARITAN SILT LOAM, 0% TO 3% SLOPES, RARELY FLOODED
RehB	REAVILLE SILT LOAM, 2% TO 6% SLOPES
RorAt	ROWLAND SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED

**GENERAL NOTES:**

- THIS MAP WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
  - MAP ENTITLED "BOUNDARY SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21 - BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
  - MAP ENTITLED "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY PLAN, 1120 LAMINGTON ROAD, LOT 15 BLOCK 39, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED MAY 03, 2017 AND LAST REVISED OCTOBER 18, 2017, PREPARED BY GLADSTONE DESIGN, INC.



**SLOPE LEGEND**

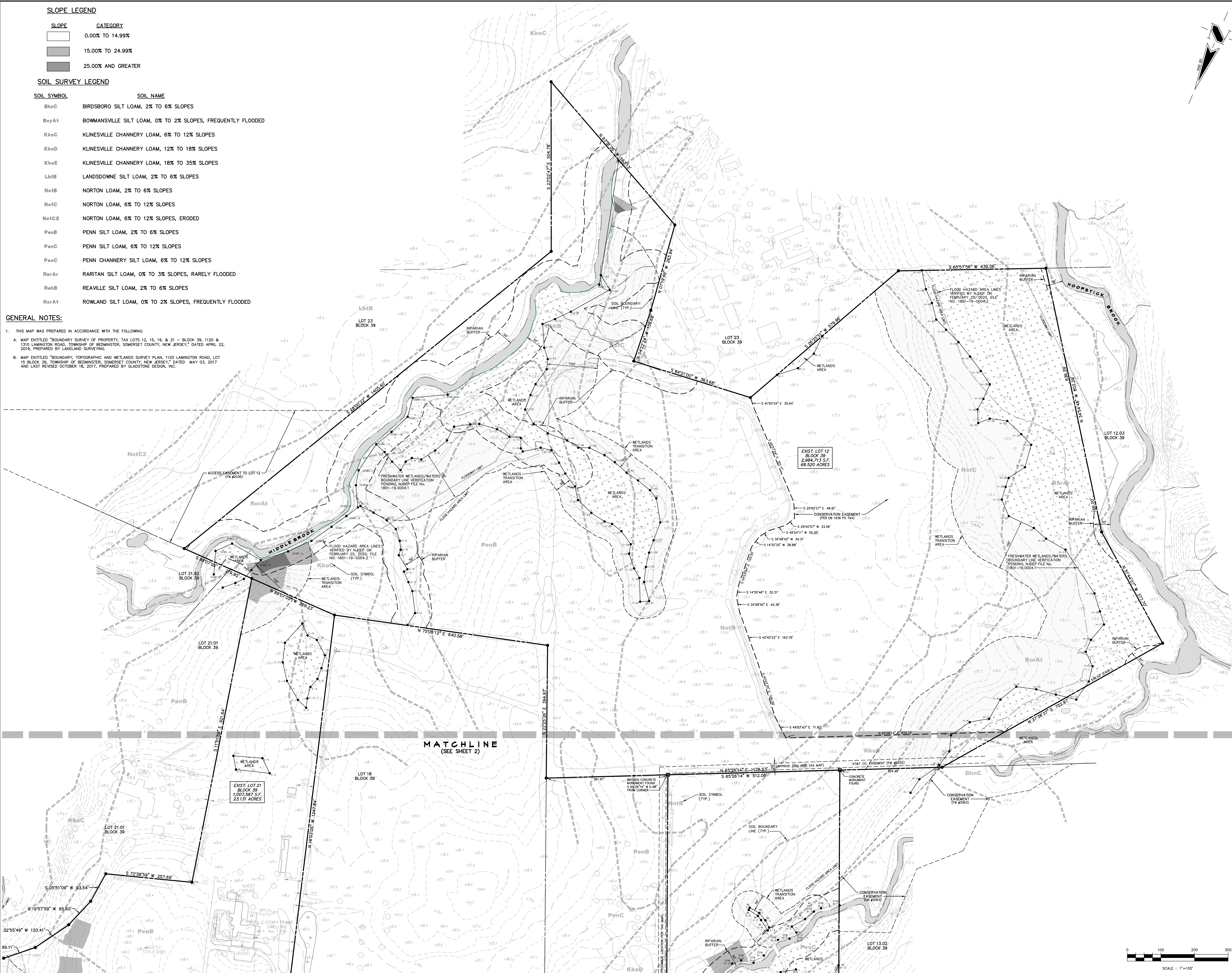
SLOPE	CATEGORY
	0.00% TO 14.99%
	15.00% TO 24.99%
	25.00% AND GREATER

**SOIL SURVEY LEGEND**

SOIL SYMBOL	SOIL NAME
BhnC	BIRDSBORO SILT LOAM, 2% TO 6% SLOPES
BoyAt	BOWMANVILLE SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED
KkoC	KLINESVILLE CHANNERY LOAM, 6% TO 12% SLOPES
KkoD	KLINESVILLE CHANNERY LOAM, 12% TO 18% SLOPES
KkoE	KLINESVILLE CHANNERY LOAM, 18% TO 35% SLOPES
LbtB	LANDSDOWNE SILT LOAM, 2% TO 6% SLOPES
NetB	NORTON LOAM, 2% TO 6% SLOPES
NotC	NORTON LOAM, 6% TO 12% SLOPES
NotC2	NORTON LOAM, 6% TO 12% SLOPES, ERODED
PenB	PENN SILT LOAM, 2% TO 6% SLOPES
PenC	PENN SILT LOAM, 6% TO 12% SLOPES
PenC	PENN CHANNERY SILT LOAM, 6% TO 12% SLOPES
RarAr	RARITAN SILT LOAM, 0% TO 3% SLOPES, RARELY FLOODED
RehB	REAVILLE SILT LOAM, 2% TO 6% SLOPES
RorAt	ROWLAND SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED

**GENERAL NOTES:**

- THIS MAP WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
  - MAP ENTITLED "BOUNDARY SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21 - BLOCK 39, 1120 & 1310 LANINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
  - MAP ENTITLED "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY PLAN, 1120 LANINGTON ROAD, LOT 15 BLOCK 39, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED MAY 03, 2017 AND LAST REVISED OCTOBER 18, 2017, PREPARED BY GLADSTONE DESIGN, INC.



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PROJECT

**BEDMINSTER FARMS**

BLOCK 39  
 LOTS 12, 15 & 21

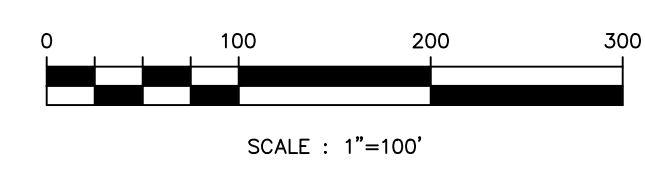
BEDMINSTER TOWNSHIP  
 SOMERSET COUNTY  
 NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL  
 MAJOR SUBDIVISION PLANS

**EXISTING CONDITIONS  
 & ENVIRONMENTAL  
 CONSTRAINTS PLAN**

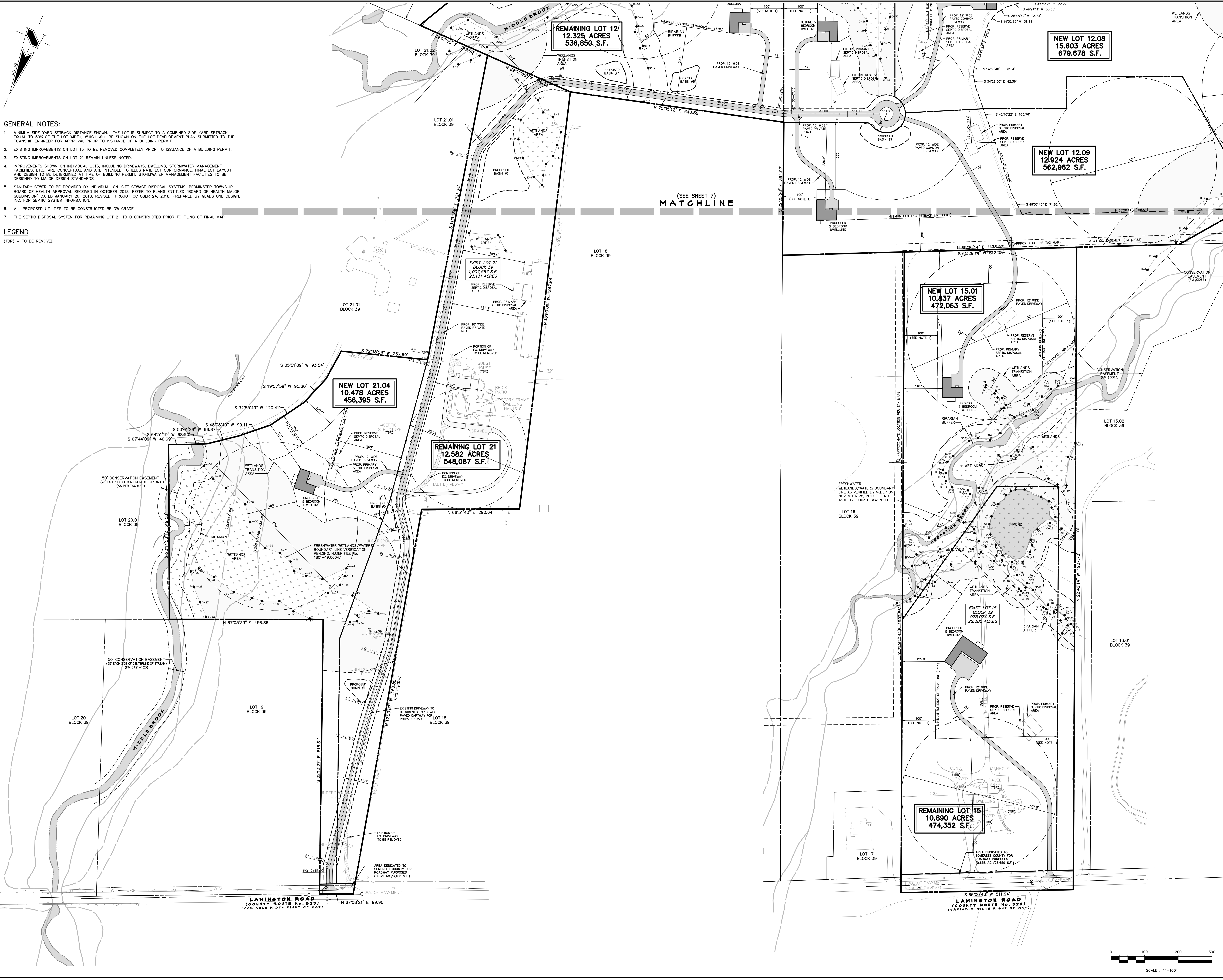
DATE	JANUARY 15, 2020
SCALE	1" = 100'
JOB NO.	984-03
DRAWN	JAG
SHEET NO.	3 OF 14
CHKD.	MDD



REVISIONS		
NO.	DATE	DESCRIPTION
1.	6/29/20	REV. PER TWP. ENGINEER PLANNER REVIEW LETTERS

- GENERAL NOTES:**
- MINIMUM SIDE YARD SETBACK DISTANCE SHOWN. THE LOT IS SUBJECT TO A COMBINED SIDE YARD SETBACK EQUAL TO 50% OF THE LOT WIDTH, WHICH WILL BE SHOWN ON THE LOT DEVELOPMENT PLAN SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - EXISTING IMPROVEMENTS ON LOT 15 TO BE REMOVED COMPLETELY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - EXISTING IMPROVEMENTS ON LOT 21 REMAIN UNLESS NOTED.
  - IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS, INCLUDING DRIVEWAYS, DWELLING, STORMWATER MANAGEMENT FACILITIES, ETC., ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE LOT PERFORMANCE. FINAL LOT LAYOUT AND DESIGN TO BE DETERMINED AT TIME OF BUILDING PERMIT. STORMWATER MANAGEMENT FACILITIES TO BE DESIGNED TO MAJOR DESIGN STANDARDS.
  - SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. BEDMINSTER TOWNSHIP BOARD OF HEALTH APPROVAL RECEIVED IN OCTOBER 2018. REFER TO PLANS ENTITLED "BOARD OF HEALTH MAJOR SUBDIVISION" DATED JANUARY 26, 2018, REVISED OCTOBER 24, 2018, PREPARED BY GLADSTONE DESIGN, INC. FOR SEPTIC SYSTEM INFORMATION.
  - ALL PROPOSED UTILITIES TO BE CONSTRUCTED BELOW GRADE.
  - THE SEPTIC DISPOSAL SYSTEM FOR REMAINING LOT 21 TO BE CONSTRUCTED PRIOR TO FILING OF FINAL MAP.

**LEGEND**  
(TBR) = TO BE REMOVED



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**PROJECT**

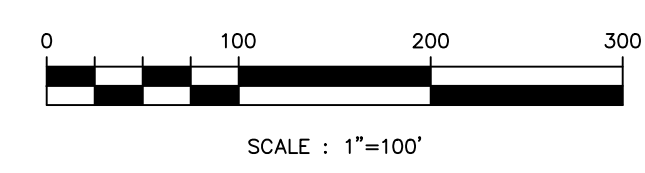
**BEDMINSTER FARMS**  
BLOCK 39  
LOTS 12, 15 & 21  
BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

**SHEET TITLE**

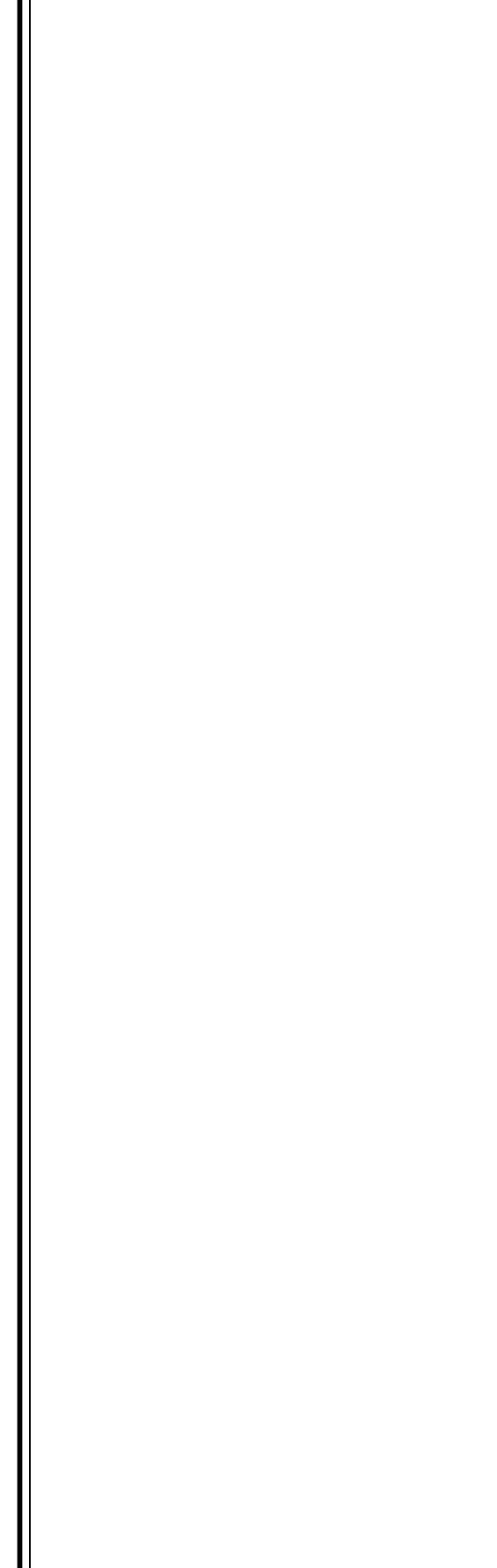
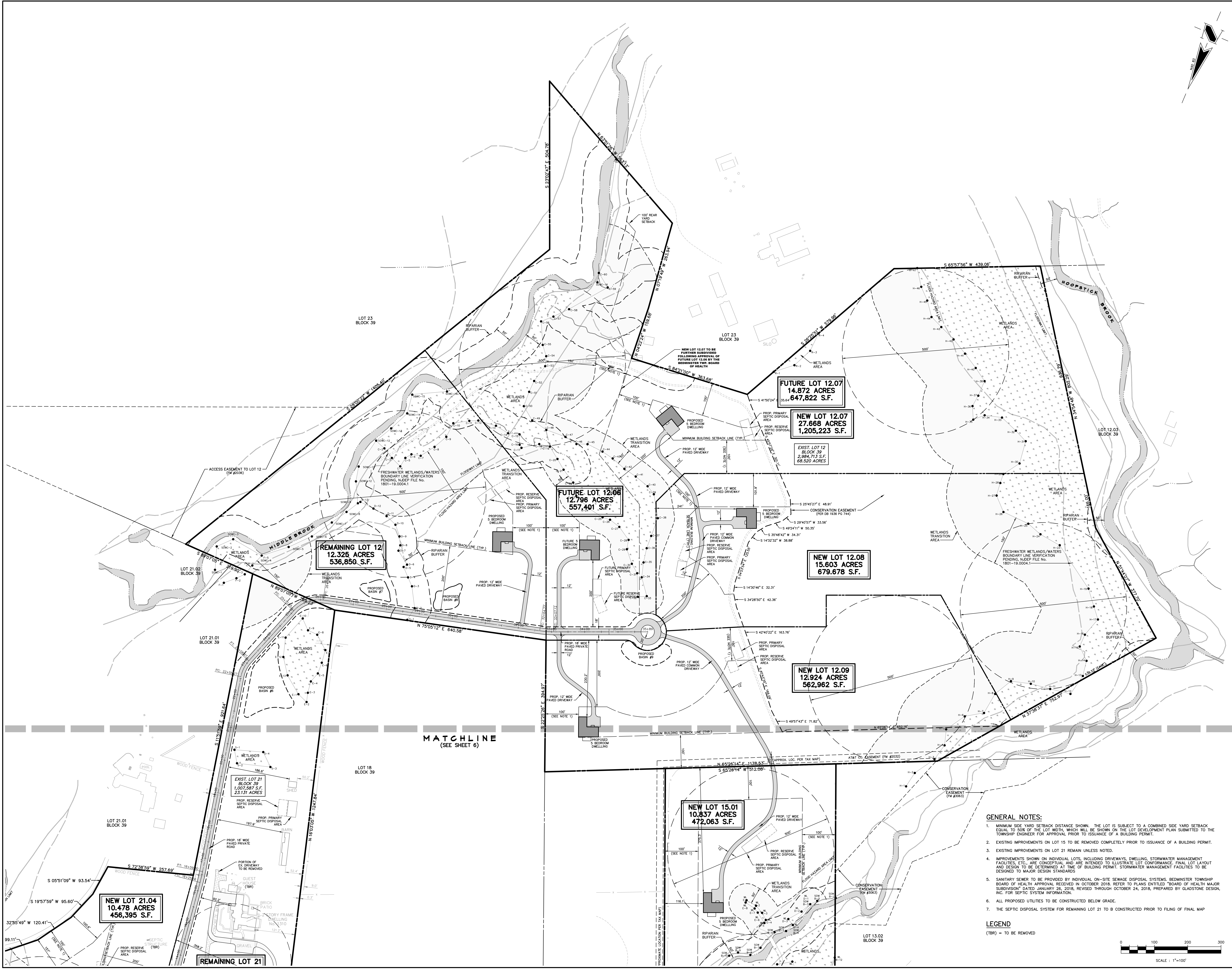
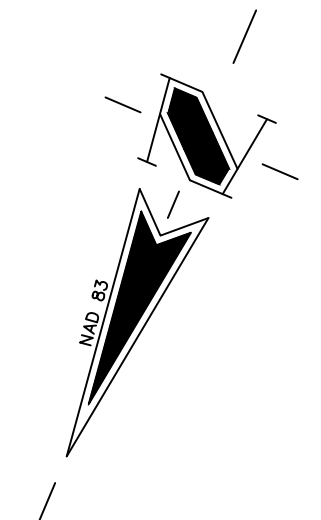
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS

**SITE DIMENSION PLAN**  
(PREFERRED LAYOUT)

DATE	JANUARY 15, 2020
SCALE	1" = 100'
DRAWN	JAG
CHKD.	MDD
JOB NO.	984-03
SHEET NO.	6 OF 14



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LICENSE No. 246E03345300

**BEDMINSTER FARMS**

BLOCK 39  
LOTS 12, 15 & 21

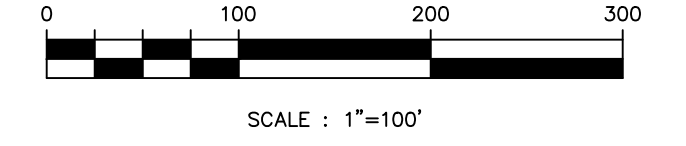
BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

**SITE DIMENSION PLAN  
(PREFERRED LAYOUT)**

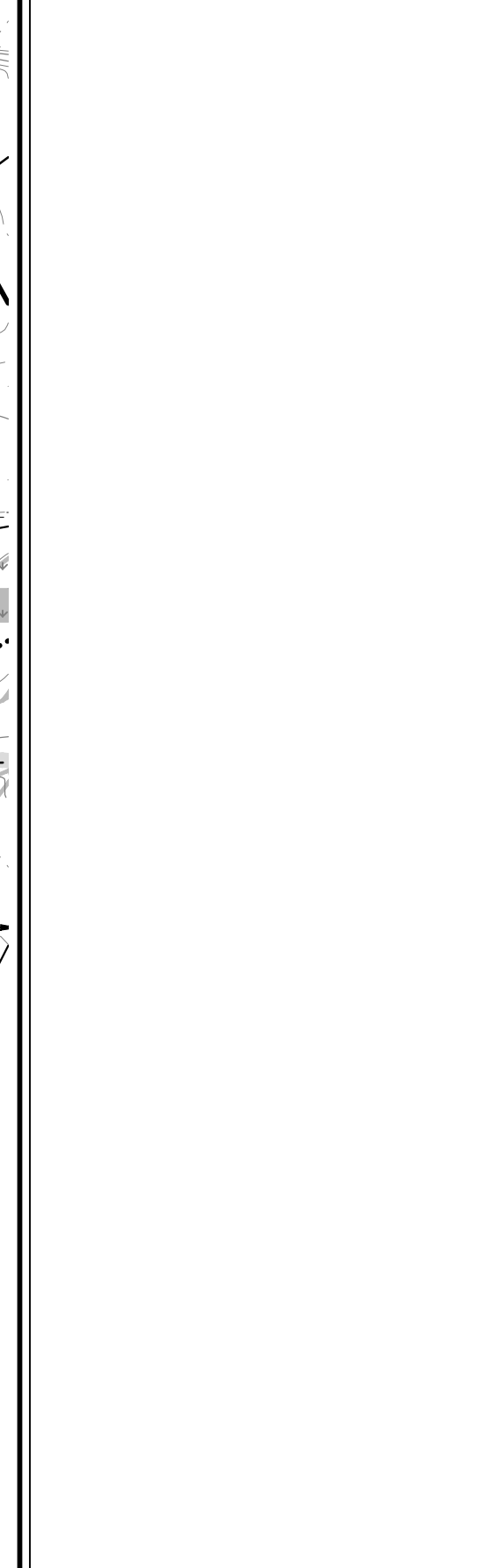
DATE: JANUARY 15, 2020  
JOB NO.: 984-03  
DRAWN: JAG  
SHEET NO.: 7 OF 14  
CHKD.: MDD

- GENERAL NOTES:**
- MINIMUM SIDE YARD SETBACK DISTANCE SHOWN. THE LOT IS SUBJECT TO A COMBINED SIDE YARD SETBACK EQUAL TO 50% OF THE LOT WIDTH, WHICH WILL BE SHOWN ON THE LOT DEVELOPMENT PLAN SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - EXISTING IMPROVEMENTS ON LOT 15 TO BE REMOVED COMPLETELY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - EXISTING IMPROVEMENTS ON LOT 21 REMAIN UNLESS NOTED.
  - IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS, INCLUDING DRIVEWAYS, DWELLING, STORMWATER MANAGEMENT FACILITIES, ETC., ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE LOT CONFORMANCE. FINAL LOT LAYOUT AND DESIGN TO BE DETERMINED AT TIME OF BUILDING PERMIT. STORMWATER MANAGEMENT FACILITIES TO BE DESIGNED TO MAJOR DESIGN STANDARDS.
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  - ALL PROPOSED UTILITIES TO BE CONSTRUCTED BELOW GRADE.
  - THE SEPTIC DISPOSAL SYSTEM FOR REMAINING LOT 21 TO BE CONSTRUCTED PRIOR TO FILING OF FINAL MAP.

**LEGEND**  
(TKR) = TO BE REMOVED



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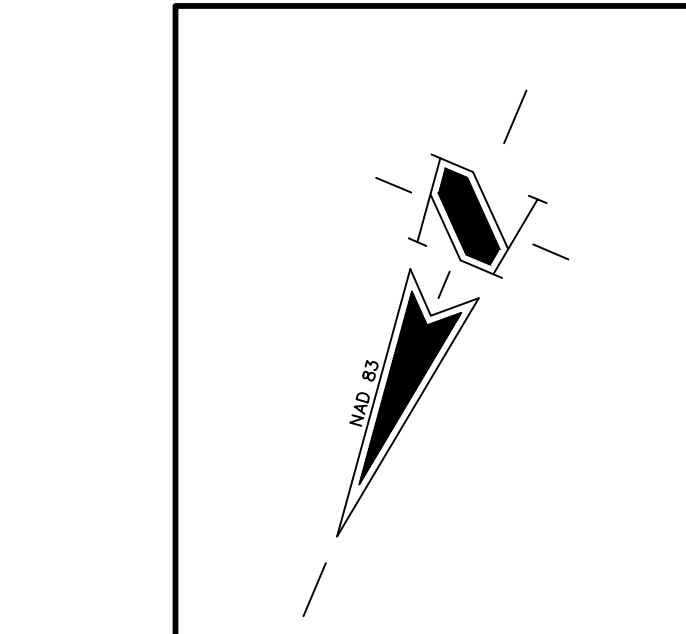
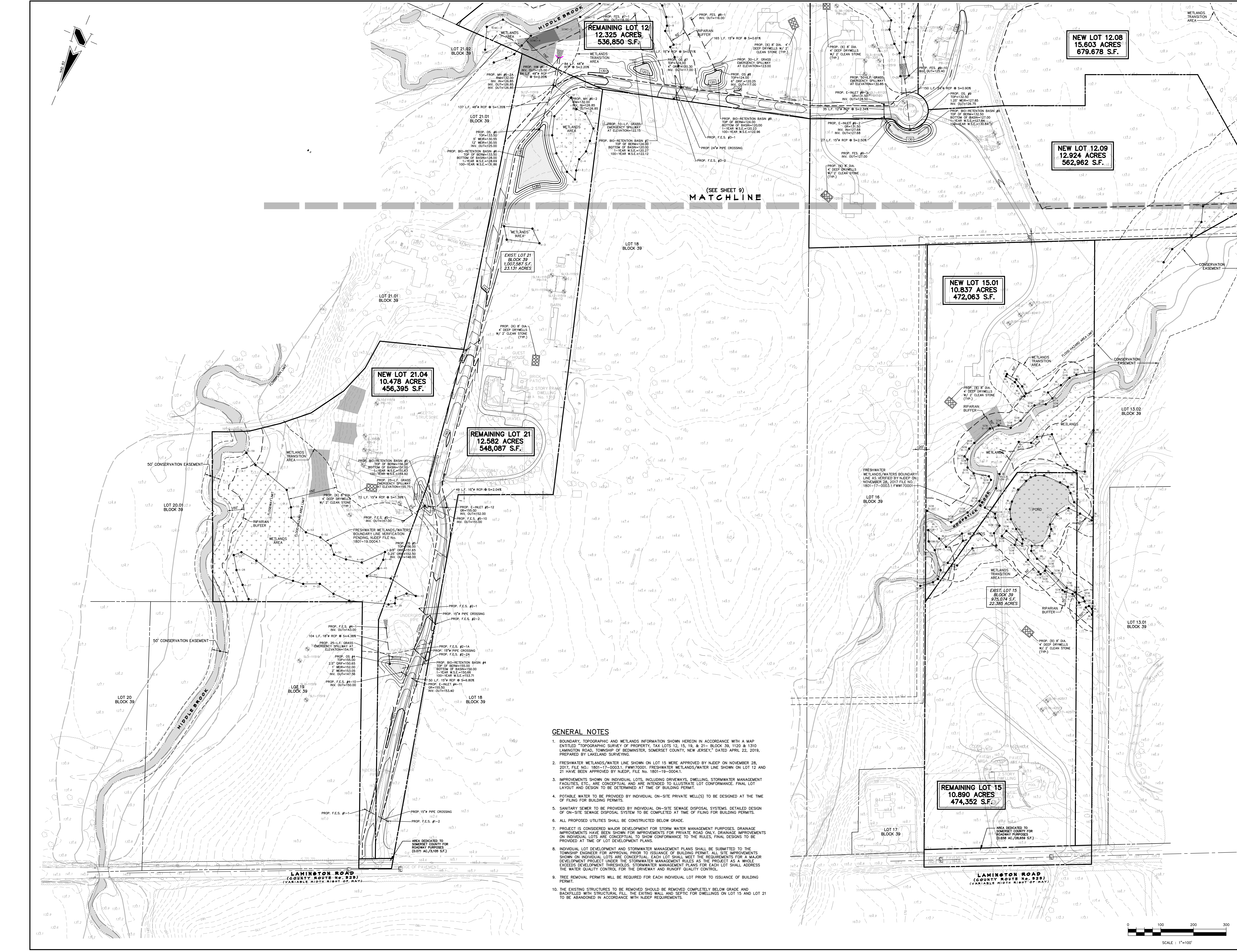
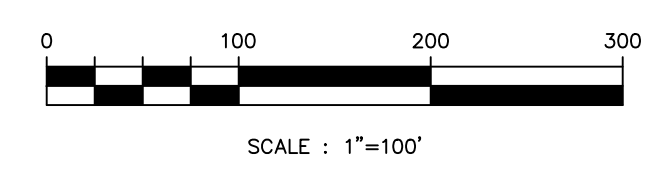
**RONALD A. KENNEDY, P.E.**  
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PROJECT  
**BEDMINSTER FARMS**  
BLOCK 39  
LOTS 12, 15 & 21  
BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

SHEET TITLE  
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS  
**GRADING, DRAINAGE  
& UTILITY PLAN**

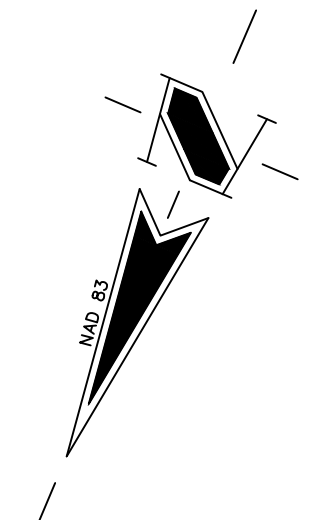
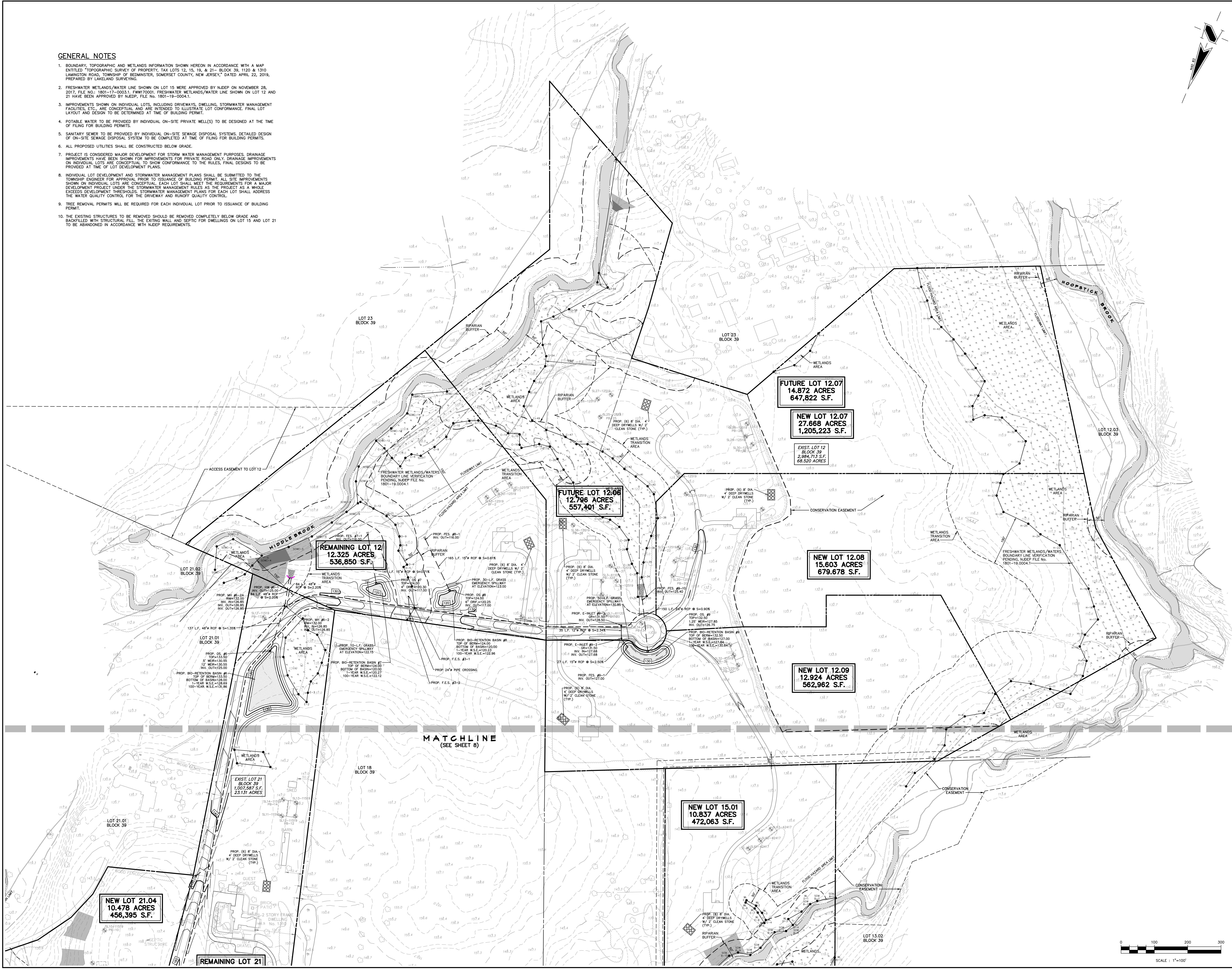
DATE	JANUARY 15, 2020
SCALE	1" = 100'
JOB NO.	984-03
DRAWN	JAG
SHEET NO.	8 OF 14
CHKD.	MDD

- GENERAL NOTES**
- BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21- BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
  - FRESHWATER WETLANDS/WATER LINE SHOWN ON LOT 15 VERIFIED BY NJDEP ON NOVEMBER 28, 2017, FILE NO.: 1801-17-00033.1 FFW170001. FRESHWATER WETLANDS/WATER LINE SHOWN ON LOT 12 AND 21 HAVE BEEN APPROVED BY NJDEP, FILE NO. 1801-19-0004.1.
  - IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS, INCLUDING DRIVEWAYS, DWELLING, STORMWATER MANAGEMENT FACILITIES, ETC., ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE LOT CONFORMANCE. FINAL LAYOUT AND DESIGN TO BE DETERMINED AT TIME OF BUILDING PERMIT.
  - POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S) TO BE DESIGNED AT THE TIME OF FILING FOR BUILDING PERMITS.
  - SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. DETAILED DESIGN OF ON-SITE SEWAGE DISPOSAL SYSTEM TO BE COMPLETED AT TIME OF FILING FOR BUILDING PERMITS.
  - ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.
  - PROJECT IS CONSIDERED MAJOR DEVELOPMENT FOR STORM WATER MANAGEMENT PURPOSES. DRAINAGE IMPROVEMENTS HAVE BEEN SHOWN FOR IMPROVEMENTS FOR PRIVATE ROAD ONLY. DRAINAGE IMPROVEMENTS ON INDIVIDUAL LOTS ARE CONCEPTUAL TO SHOW CONFORMANCE TO THE RULES. FINAL DESIGNS TO BE PROVIDED AT TIME OF LOT DEVELOPMENT PLANS.
  - INDIVIDUAL LOT DEVELOPMENT AND STORMWATER MANAGEMENT PLANS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT. ALL SITE IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS ARE CONCEPTUAL. EACH LOT SHALL MEET THE REQUIREMENTS FOR A MAJOR DEVELOPMENT PROJECT UNDER THE STORMWATER MANAGEMENT RULES AS THE PROJECT AS A WHOLE EXCEEDS DEVELOPMENT THRESHOLDS. STORMWATER MANAGEMENT PLANS FOR EACH LOT SHALL ADDRESS THE WATER QUALITY CONTROL FOR THE DRIVEWAY AND RUNOFF QUALITY CONTROL.
  - TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE EXISTING STRUCTURES TO BE REMOVED SHOULD BE REMOVED COMPLETELY BELOW GRADE AND BACKFILLED WITH STRUCTURAL FILL. THE EXISTING WALL AND SEPTIC FOR DWELLINGS ON LOT 15 AND LOT 21 TO BE ABANDONED IN ACCORDANCE WITH NJDEP REQUIREMENTS.



**GENERAL NOTES**

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- FRESHWATER WETLANDS/WATER LINE SHOWN ON LOT 15 WERE APPROVED BY NJDEP ON NOVEMBER 28, 2017, FILE NO. 1801-17-00031, FWM/72001. FRESHWATER WETLANDS/WATER LINE SHOWN ON LOT 12 AND 21 HAVE BEEN APPROVED BY NJDEP, FILE NO. 1801-19-00041.
- IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS, INCLUDING DRIVEWAYS, DWELLING, STORMWATER MANAGEMENT FACILITIES, ETC., ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE LOT CONFORMANCE. FINAL LOT LAYOUT AND DESIGN TO BE DETERMINED AT TIME OF BUILDING PERMIT.
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- TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE EXISTING STRUCTURES TO BE REMOVED SHOULD BE REMOVED COMPLETELY BELOW GRADE AND BACKFILLED WITH STRUCTURAL FILL. THE EXISTING WALL AND SEPTIC FOR DWELLINGS ON LOT 15 AND LOT 21 TO BE ABANDONED IN ACCORDANCE WITH NJDEP REQUIREMENTS.



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LOTS 12, 15 & 21

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SOMERSET COUNTY  
NEW JERSEY

**SHEET TITLE**  
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS

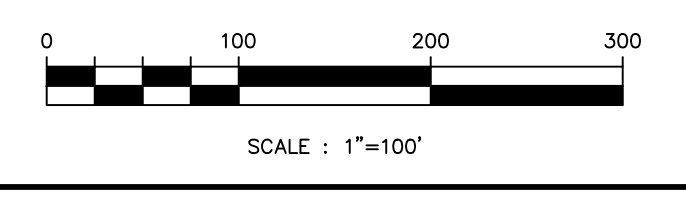
**GRADING, DRAINAGE & UTILITY PLAN**

DATE: JANUARY 15, 2020

SCALE: 1" = 100'  
JOB NO.: 984-03

DRAWN: JAG  
SHEET NO.: 9 OF 14

CHKD.: MDD



**NEW LOT 21.04**  
**10.478 ACRES**  
**456,395 S.F.**

**REMAINING LOT 12**  
**12.325 ACRES**  
**536,850 S.F.**

**FUTURE LOT 12.06**  
**12.796 ACRES**  
**557,491 S.F.**

**FUTURE LOT 12.07**  
**14.872 ACRES**  
**647,822 S.F.**

**NEW LOT 12.07**  
**27.668 ACRES**  
**1,205,223 S.F.**

**EXIST. LOT 12**  
**BLOCK 39**  
**2,984,713 S.F.**  
**68,520 ACRES**

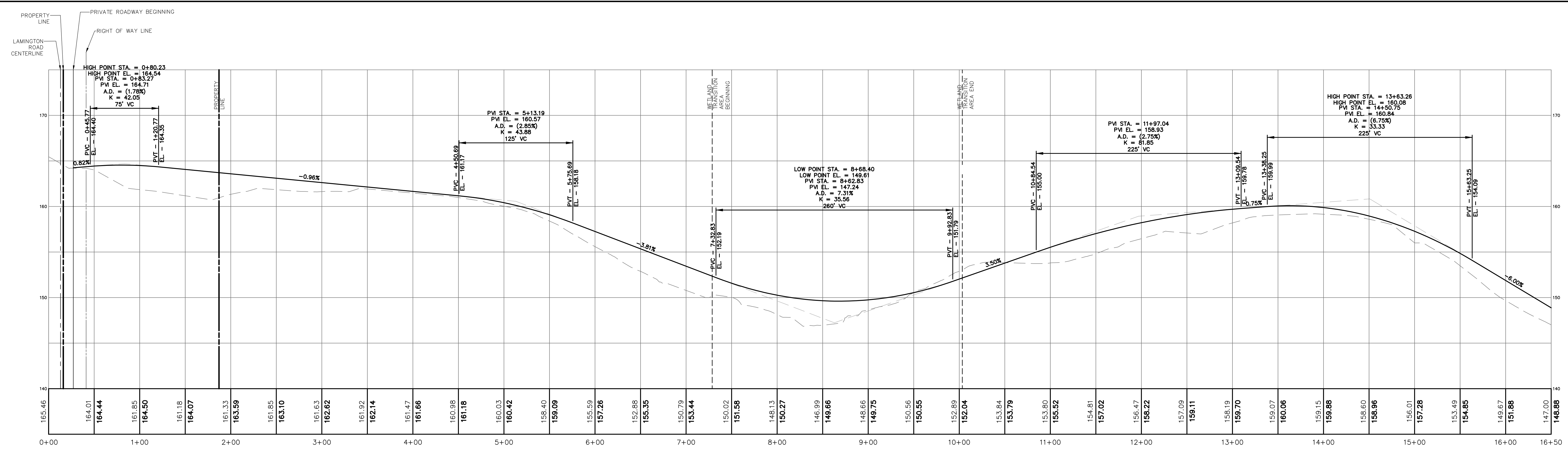
**NEW LOT 12.08**  
**15.803 ACRES**  
**679,678 S.F.**

**NEW LOT 12.09**  
**12.924 ACRES**  
**562,962 S.F.**

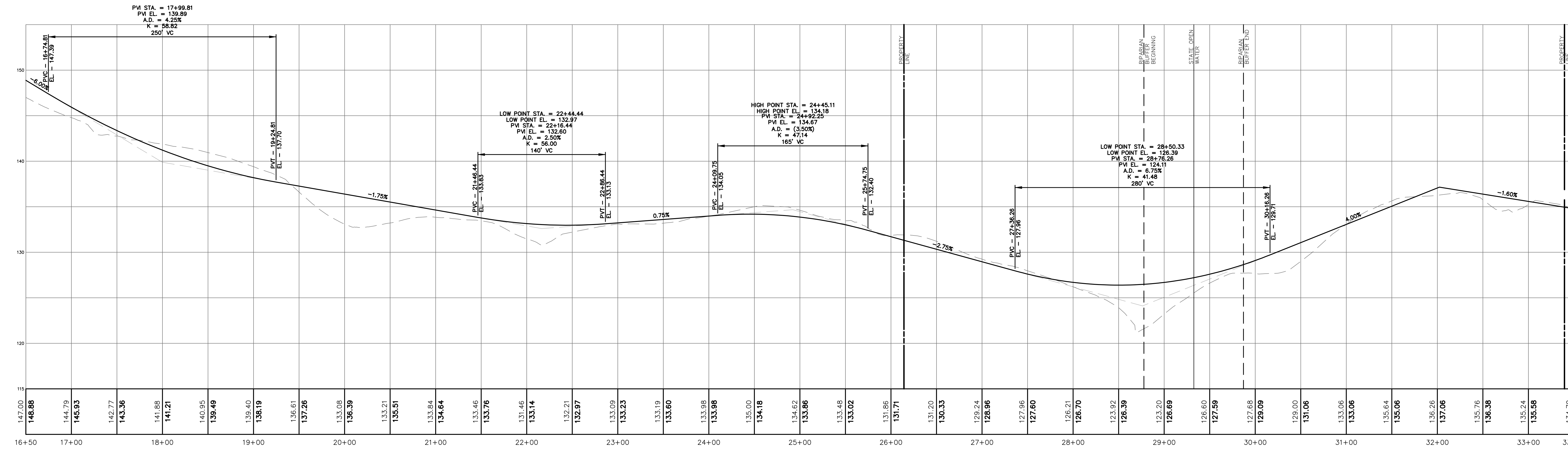
**NEW LOT 15.01**  
**10.837 ACRES**  
**472,063 S.F.**

**MATCHLINE**  
(SEE SHEET 8)

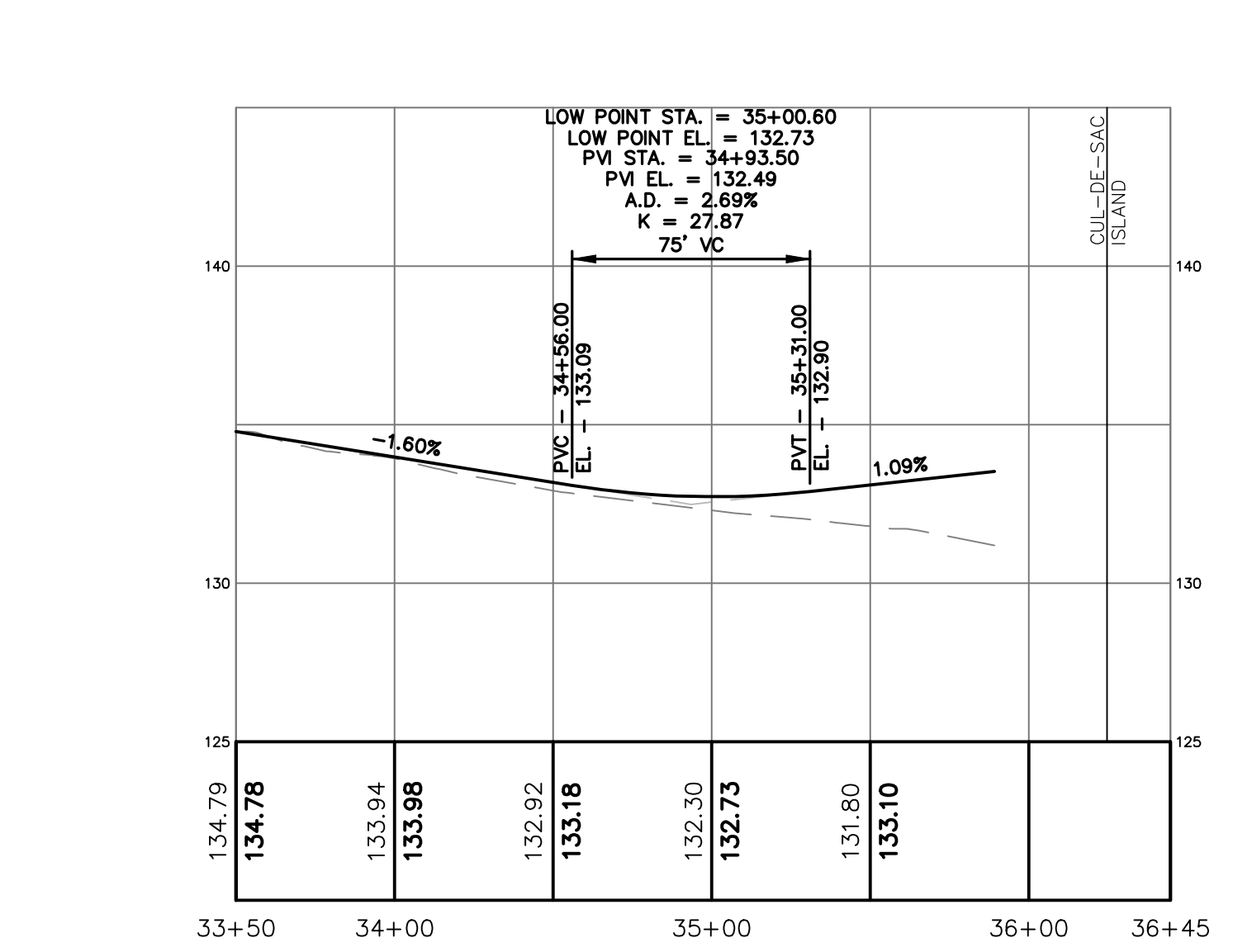
REVISIONS		
NO.	DATE	DESCRIPTION
1.	6/26/20	REV. PER TWP. ENGINEER PLANNER REVIEW LETTERS



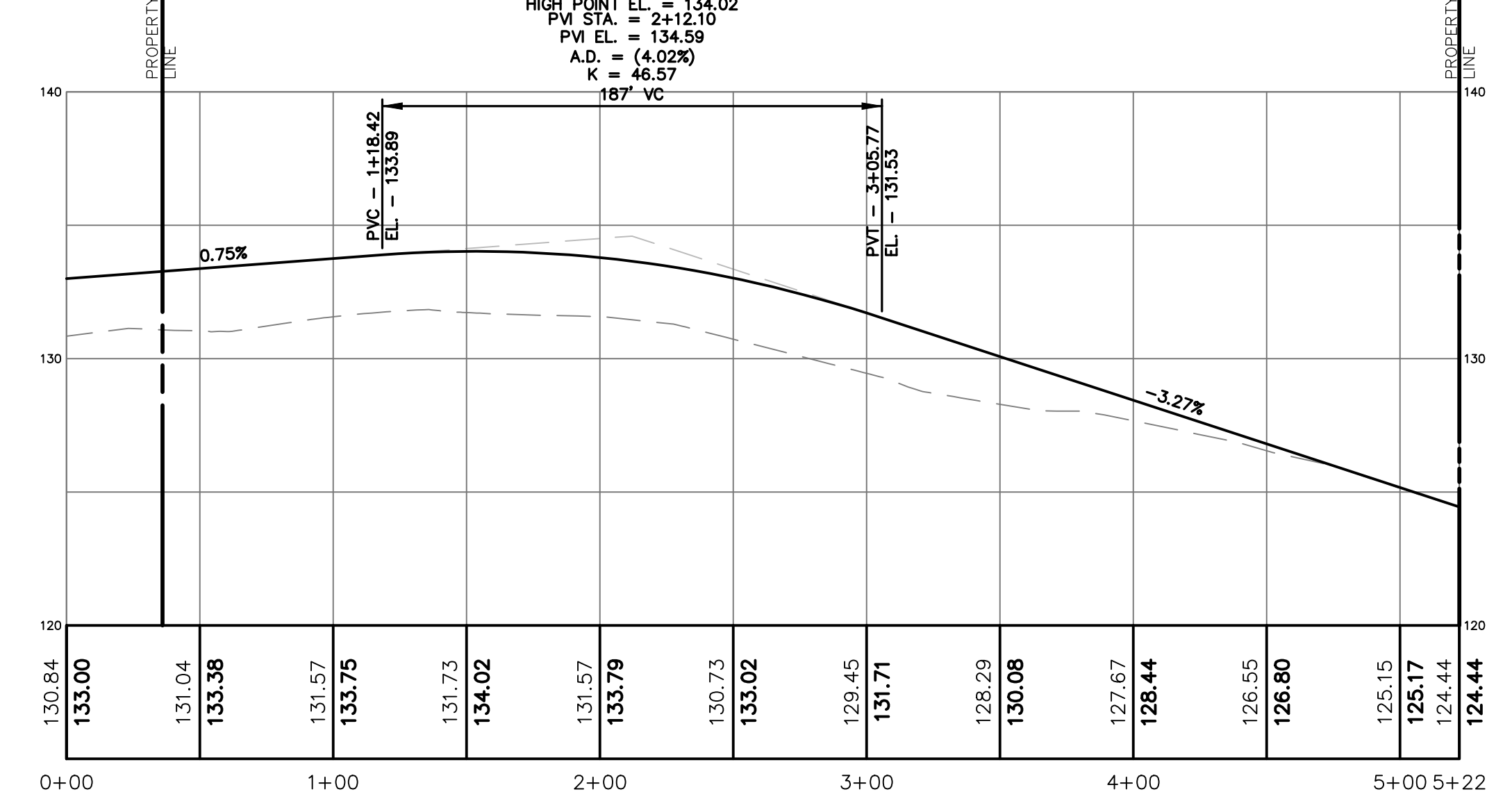
PRIVATE ROADWAY PROFILE (PREFERRED) - STA. 0+00 TO 16+50  
SCALE: 1"=50' (HORIZONTAL)  
1"=10' (VERTICAL)



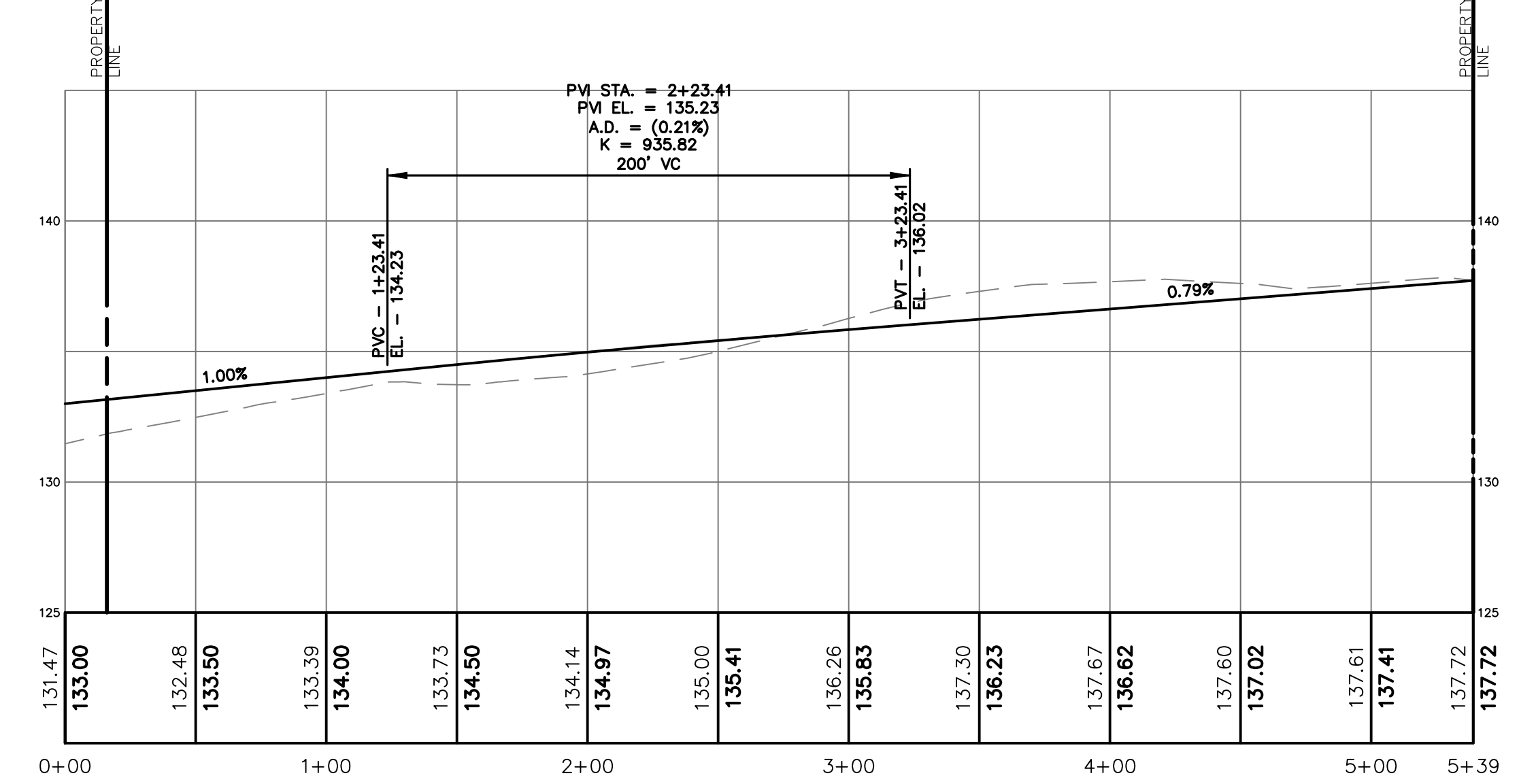
PRIVATE ROADWAY PROFILE (PREFERRED) - STA. 16+50 TO 33+50  
SCALE: 1"=50' (HORIZONTAL)  
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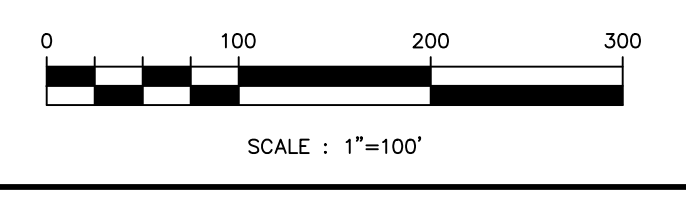
PRIVATE ROADWAY PROFILE (PREFERRED) - STA. 33+50 TO 36+45  
SCALE: 1"=50' (HORIZONTAL)



COMMON DRIVEWAY FOR LOTS 12.06 & 12.07 - STA. 0+00 TO 5+22  
SCALE: 1"=50' (HORIZONTAL)



COMMON DRIVEWAY FOR LOTS 12.09 & 15.01 - STA. 0+00 TO 5+39  
SCALE: 1"=50' (HORIZONTAL)



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LICENSE No. 24GE03345300

PROJECT  
**BEDMINSTER FARMS**  
BLOCK 39  
LOTS 12, 15 & 21  
BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

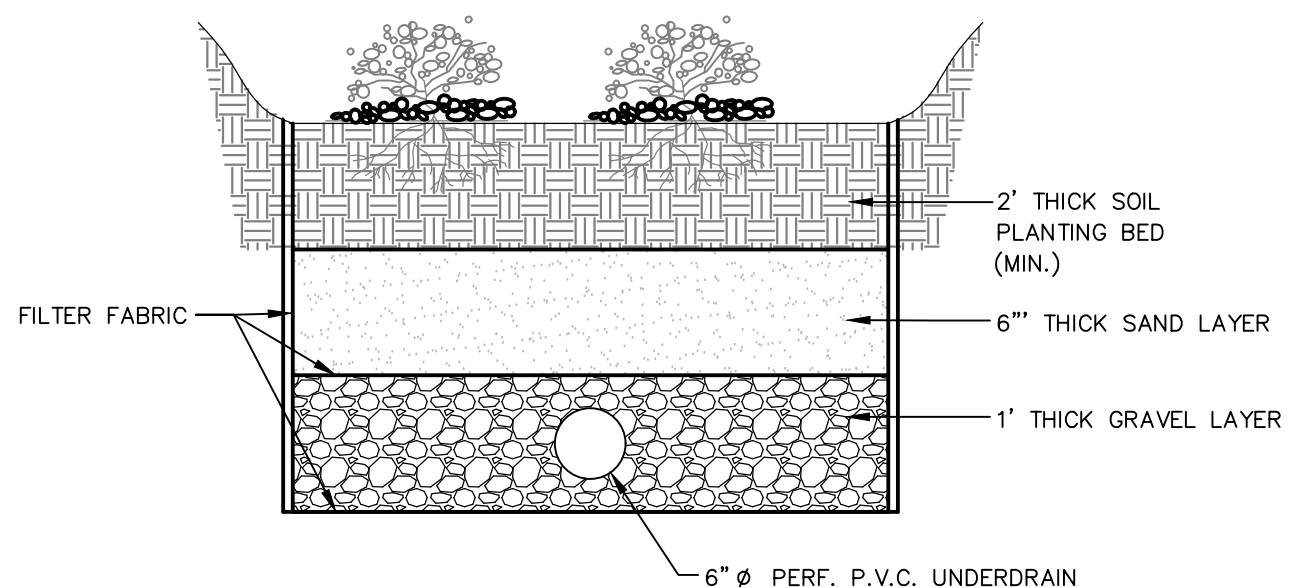
SHEET TITLE  
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS  
**DRIVEWAY PROFILES**  
(PREFERRED LAYOUT)

DATE	JANUARY 15, 2020
SCALE	1" = 100'
DRAWN	JAG
CHKD.	MDD
JOB NO.	984-03
SHEET NO.	12 OF 14



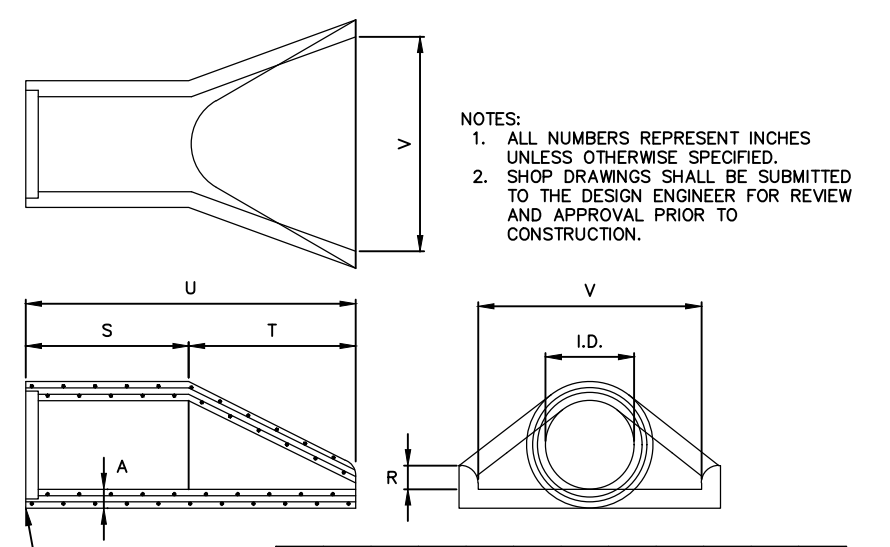


REVISIONS		
NO.	DATE	DESCRIPTION
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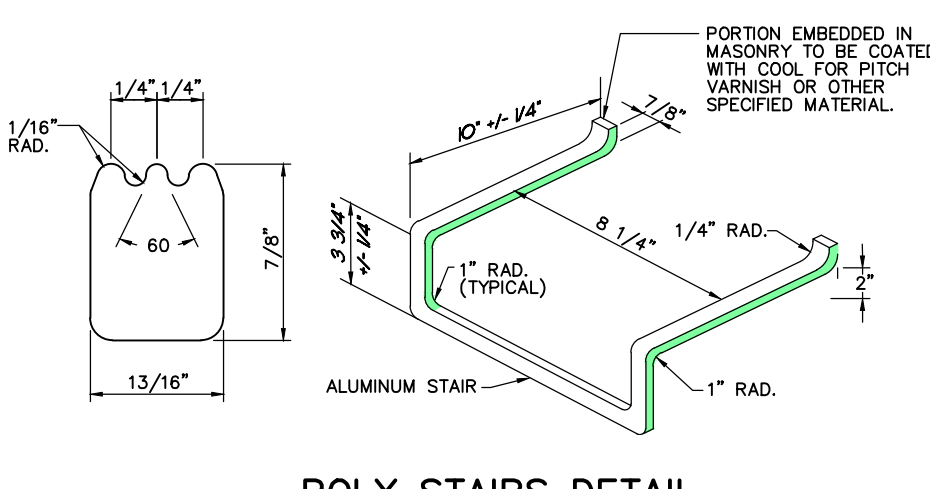


- NOTES:
- THIS DETAIL TO BE USED FOR THE BIO-RETENTION BASINS.
  - THE PLANTING BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX BY WEIGHT, 85 TO 95 PERCENT SANDS, OR VERY FINE SAND, NO MORE THAN 10% SILT & CLAY WITH 2% TO 5% CLAY CONTENT. ENTIRE MIX SHALL THEN BE AMENDED WITH 3-7% ORGANICS.
  - TESTED PERMEABILITY RATES OF THE SOIL PLANTING BED MATERIAL SHALL BE A MIN. 4" PER. /HR. WITH A DESIGN RATE OF 2" PER HOUR.
  - BIO-RETENTION BASIN SHALL BE CONSTRUCTED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT TO MINIMIZE COMPACTION.
  - BASIN SHALL HAVE A 80% TSS REMOVAL RATE.
  - SEEDING MIX SHALL BE AS FOLLOWS:  
 30% CAREX VULPINOIDEA (FOX SEDGE)  
 20% HIBISCUS MICROCHLOIS (MARSH HIBISCUS)  
 25% JUNCO EFFUSUS (SOFT RUSH)  
 25% PANICUM VIRGATUM (COTONGRASS)  
 10% IRIS VERSICOLOR (BLUE FLAG iris)  
 SEEDING RATE: 30 LBS PER ACRE OR 1/2 LBS TO 1 LB PER 1000 SQ. FT.
  - BASIN CONSTRUCTION TO BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO THE FINAL APPROVAL BY THE TOWNSHIP.
  - CERTIFICATION SHALL BE REQUIRED FROM DESIGN ENGINEER FOR THE SOIL BED MATERIAL, SAND MATERIAL, UNDERLYING SOILS AND THEIR RESPECTIVE PERMEABILITY RATES.
  - GRAVEL LAYER SHALL BE 0.5 TO 1.5 INCH CLEAN BROKEN STONE OR FEA GRAVEL (AASHTO M-43)

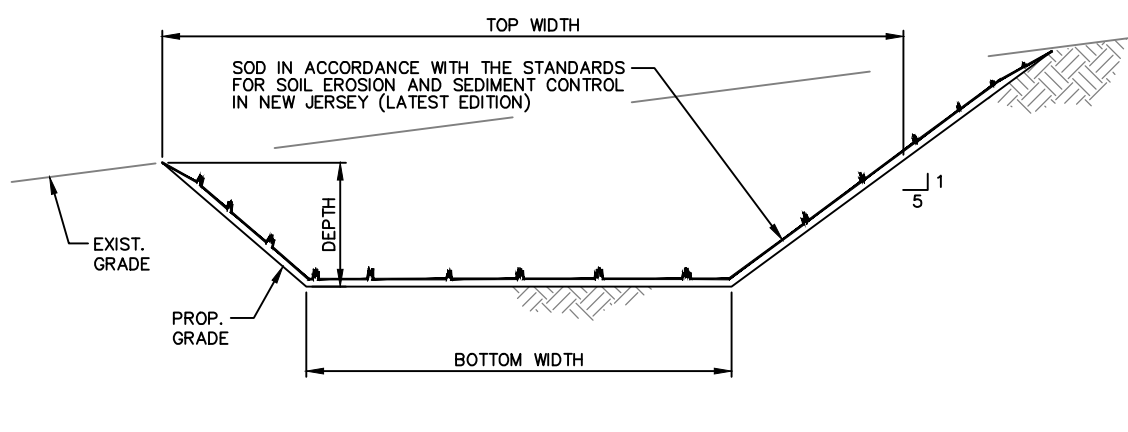
**BIO-RETENTION BASIN DETAIL WITH UNDERDRAIN**  
NTS



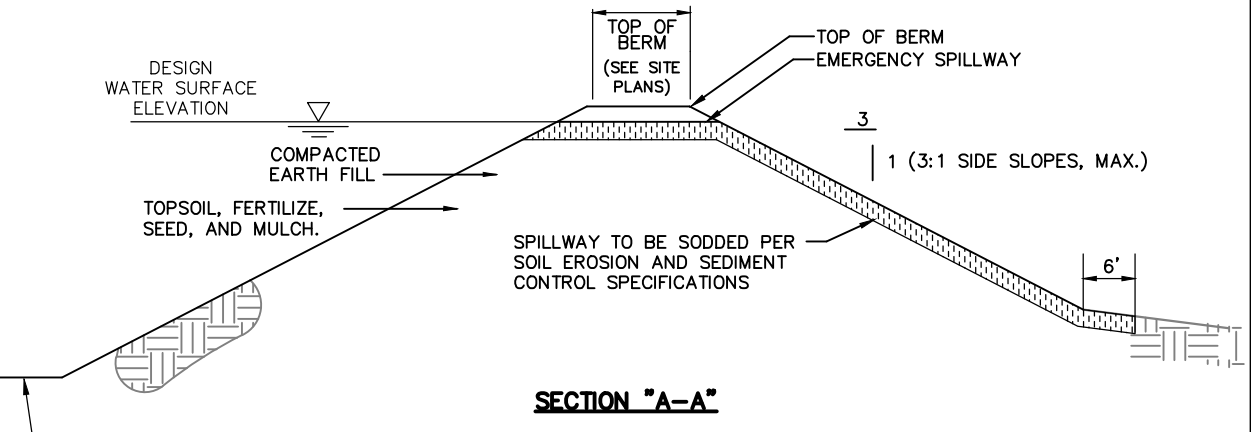
**FLARED END SECTION**  
NTS



**POLY STAIRS DETAIL**  
NTS

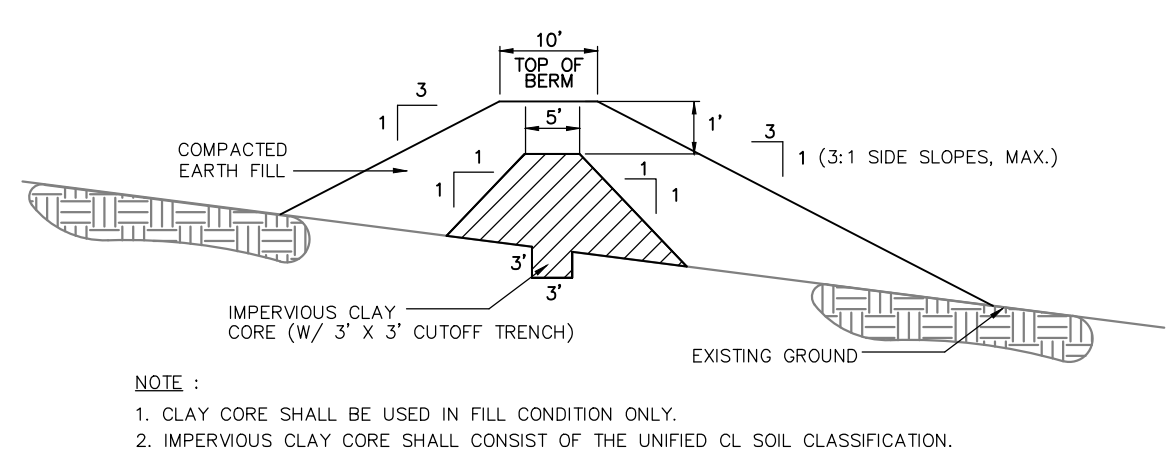


**TYPICAL TRAPEZOIDAL DRAINAGE SWALE (SODDED)**  
NTS

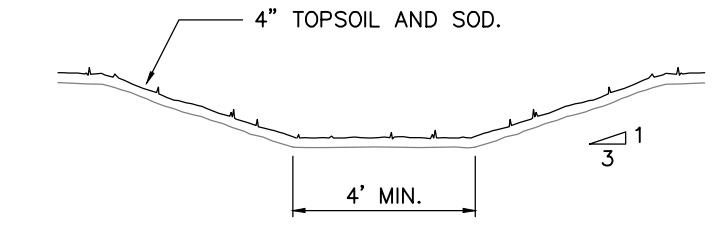


**GRASSED SPILLWAY DETAIL FOR BASINS**  
NTS

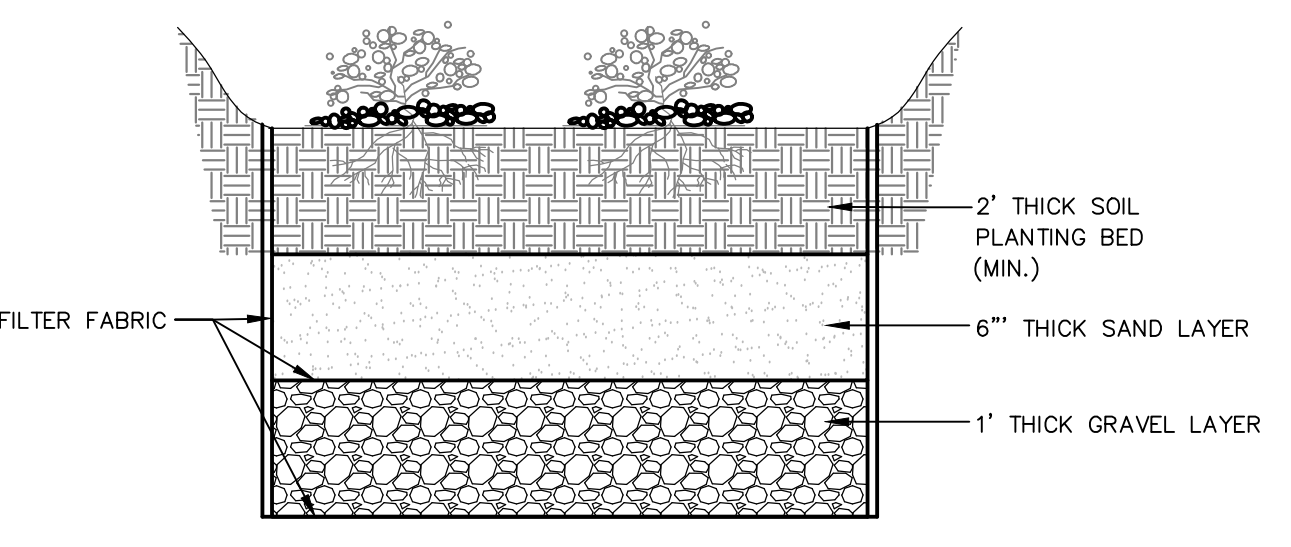
BASIN NO.	SPILLWAY ELEVATION	SPILLWAY LENGTH	BERM ELEVATION
BASIN #4	154.75	25'	155.00
BASIN #5	155.75	25'	156.00
BASIN #6	133.00	420'	133.50
BASIN #7	122.15	10'	124.00
BASIN #8	123.00	30'	124.00
BASIN #9	130.85	50'	132.50



**FILL EMBANKMENT/CLAY CORE DETAIL (ALL BASINS)**  
NTS

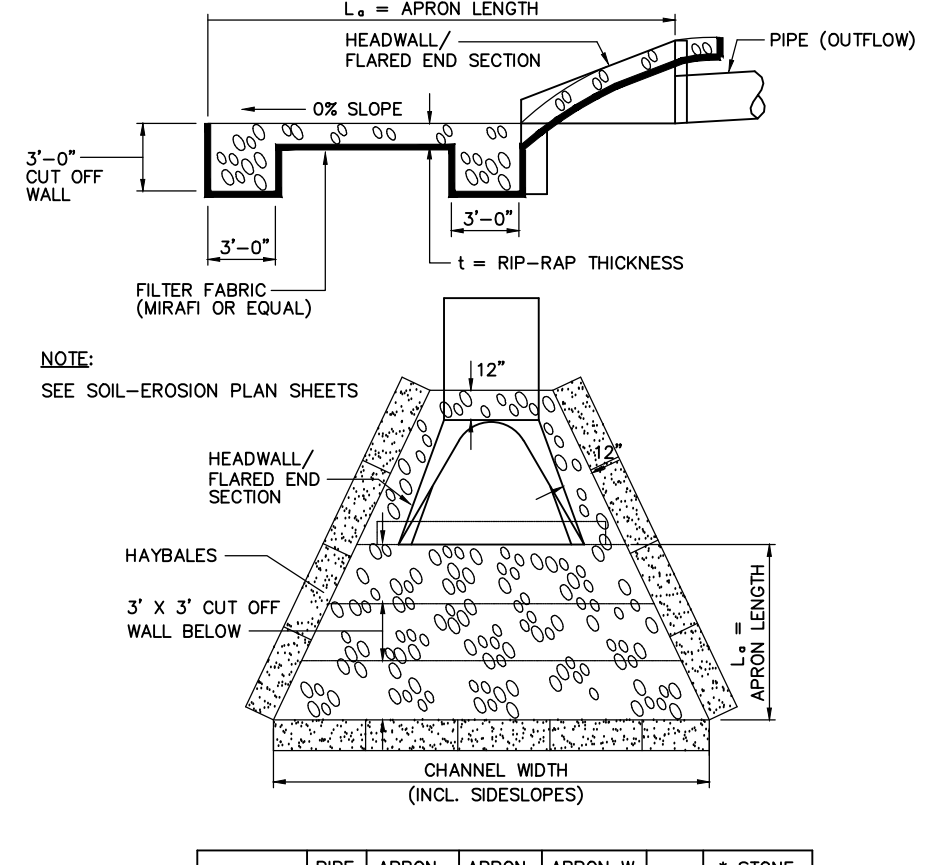


**TYPICAL GRASS DRAINAGE SWALE**  
NTS

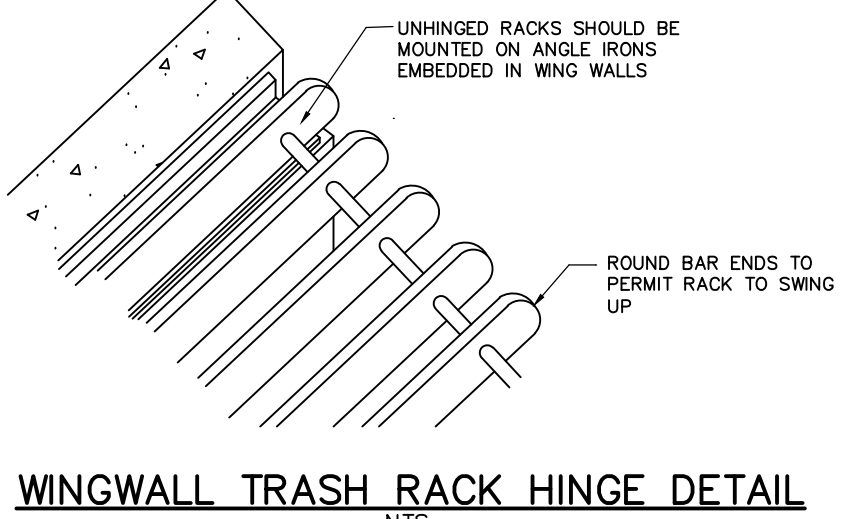


- NOTES:
- THIS DETAIL TO BE USED FOR THE BIO-RETENTION BASINS.
  - THE PLANTING BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX BY WEIGHT, 85 TO 95 PERCENT SANDS, OR VERY FINE SAND, NO MORE THAN 10% SILT & CLAY WITH 2% TO 5% CLAY CONTENT. ENTIRE MIX SHALL THEN BE AMENDED WITH 3-7% ORGANICS.
  - TESTED PERMEABILITY RATES OF THE SOIL PLANTING BED MATERIAL SHALL BE A MIN. 4" PER. /HR. WITH A DESIGN RATE OF 2" PER HOUR.
  - BIO-RETENTION BASIN SHALL BE CONSTRUCTED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT TO MINIMIZE COMPACTION.
  - BASIN SHALL HAVE A 80% TSS REMOVAL RATE.
  - SEEDING MIX SHALL BE AS FOLLOWS:  
 30% CAREX VULPINOIDEA (FOX SEDGE)  
 20% HIBISCUS MICROCHLOIS (MARSH HIBISCUS)  
 25% JUNCO EFFUSUS (SOFT RUSH)  
 25% PANICUM VIRGATUM (COTONGRASS)  
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 SEEDING RATE: 30 LBS PER ACRE OR 1/2 LBS TO 1 LB PER 1000 SQ. FT.
  - BASIN CONSTRUCTION TO BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO THE FINAL APPROVAL BY THE TOWNSHIP.
  - CERTIFICATION SHALL BE REQUIRED FROM DESIGN ENGINEER FOR THE SOIL BED MATERIAL, SAND MATERIAL, UNDERLYING SOILS AND THEIR RESPECTIVE PERMEABILITY RATES.
  - GRAVEL LAYER SHALL BE 0.5 TO 1.5 INCH CLEAN BROKEN STONE OR FEA GRAVEL (AASHTO M-43)

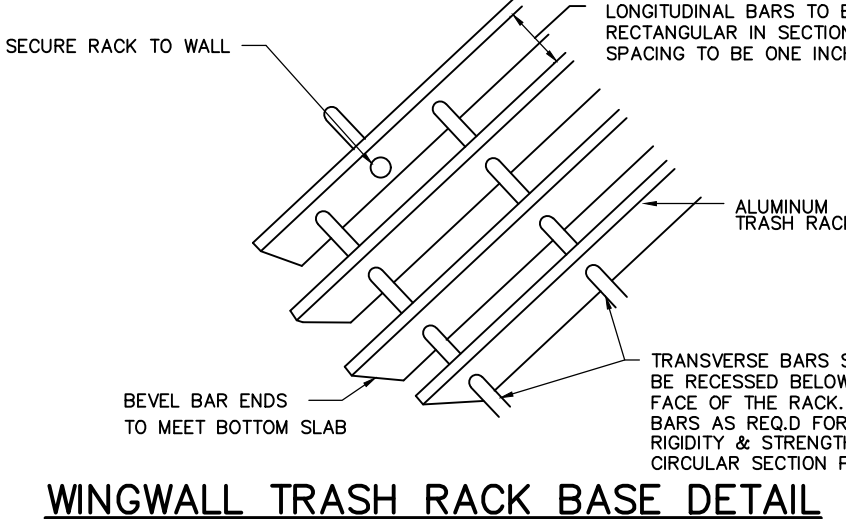
**BIO-RETENTION BASIN DETAIL WITHOUT UNDERDRAIN**  
NTS



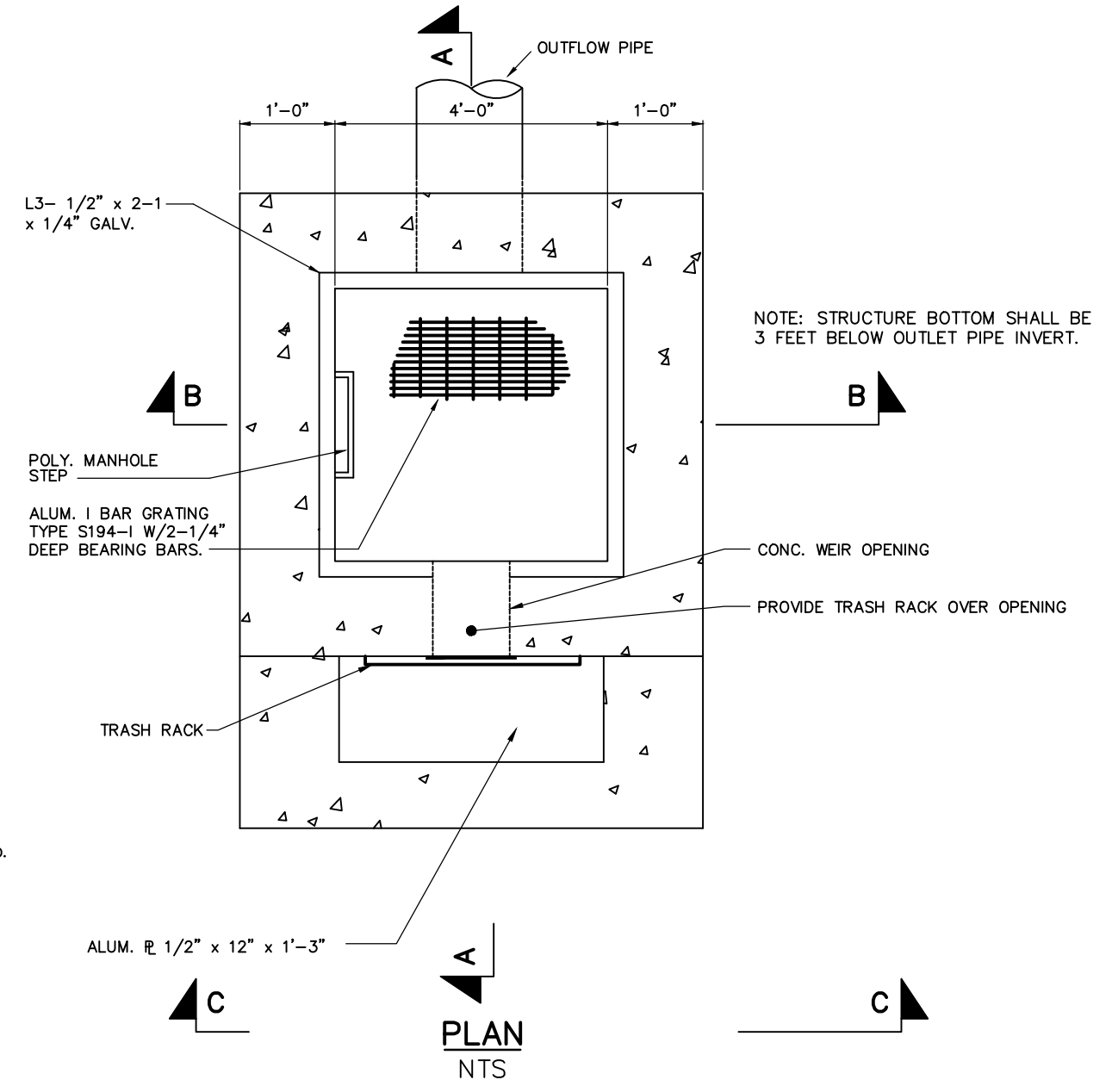
**RIP-RAP APRON FOR UNDEFINED CHANNEL**  
NTS



**WINGWALL TRASH RACK HINGE DETAIL**  
NTS



**WINGWALL TRASH RACK BASE DETAIL**  
NTS



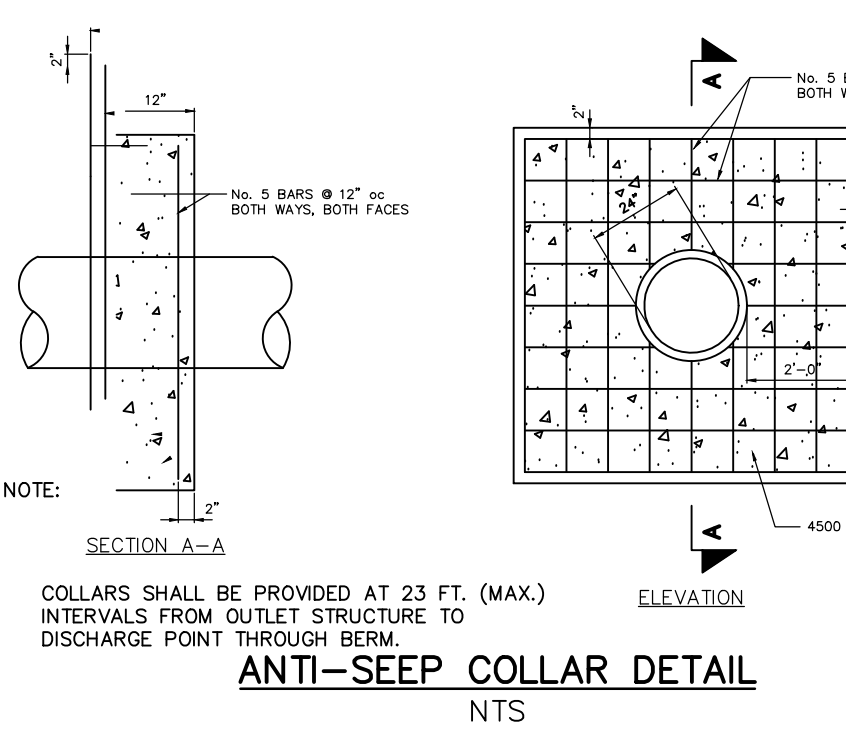
**TYPICAL DETENTION BASIN OUTLET STRUCTURE DETAIL**  
NTS

SN	Orifice Size Elevation	Weir Size Elevation	Top Elevation	Inv. Out
4	2.5' ORIFICE @ 150.65	1' WEIR @ 152.00 2' WEIR @ 153.05	155.00	147.56
5	2.5' ORIFICE @ 151.65	0.25' WEIR @ 152.50	156.00	148.00
6	N/A	5' WEIR @ 130.55 12' WEIR @ 130.55	133.00	125.00
7	4" ORIFICE @ 120.30	N/A	124.00	117.00
8	6" ORIFICE @ 120.25	N/A	124.00	117.00
9	N/A	1.25' WEIR @ 127.85	132.50	126.75

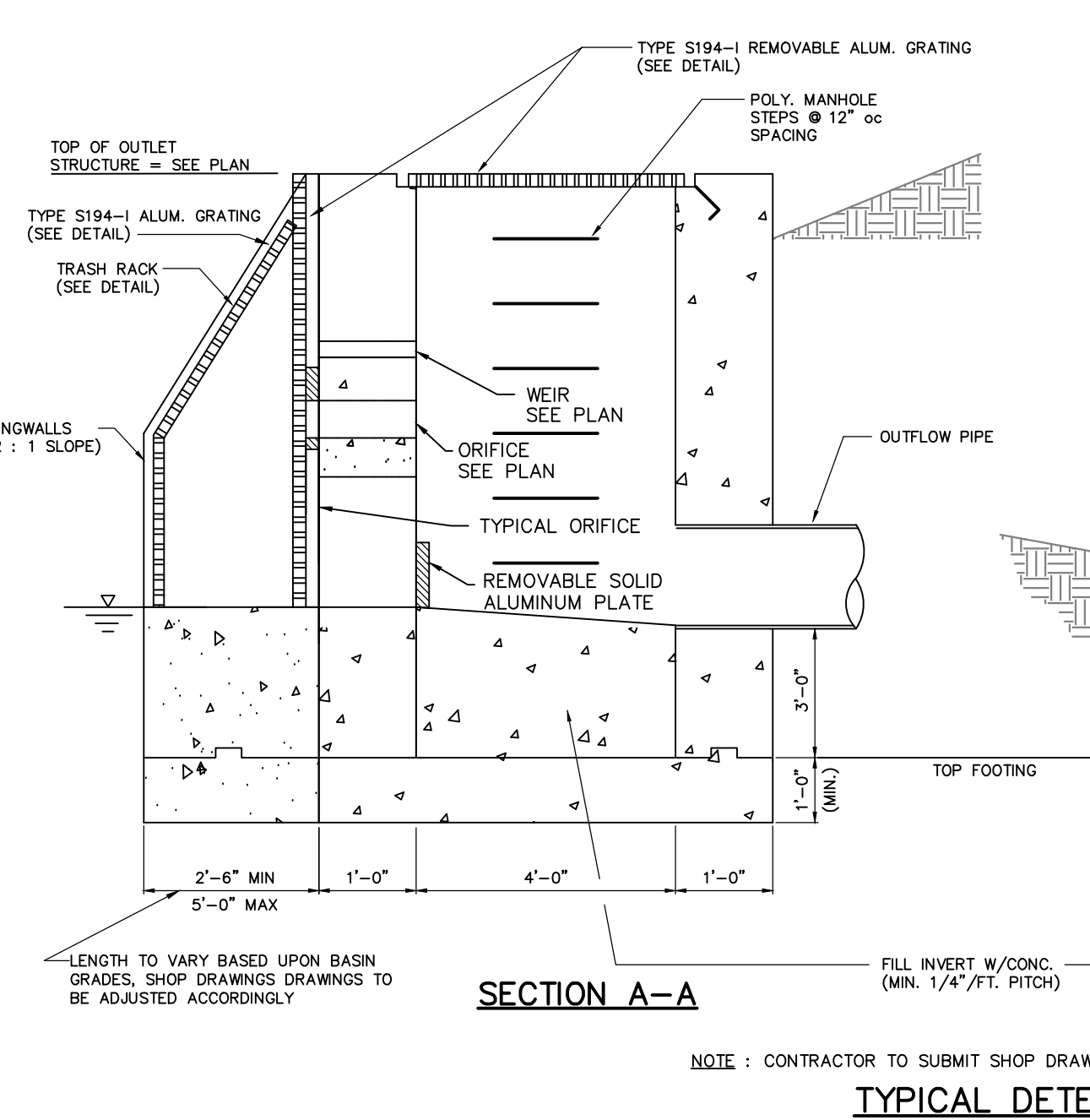
- GENERAL NOTES:
- ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ALLOWABLE EXTREME FIBER STRESS IN COMPRESSION SHALL BE 1,200 PSI.
  - ALL CONCRETE SHALL BE CLASS "B" AIR ENTRAINED.
  - ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW DEFORMED BILLET-STEEL CONFORMING TO ASTM A615 (LATEST EDITION), GRADE 40 MINIMUM. ALLOWABLE STRESS IN TENSION SHALL BE 20,000 PSI.
  - ALL CONCRETE SHALL BE PLACED ON FIRM UNDISTURBED SOIL OR CLEAN ROCK.
  - ALL EXPOSED CONCRETE EDGES SHALL HAVE A 1 INCH 45 DEGREE CHAMFER UNLESS OTHERWISE NOTED.
  - ALL REINFORCEMENT STEEL SPICES SHALL BE MINIMUM 30 BAR DIAMETERS UNLESS OTHERWISE NOTED.
  - ALL REINFORCEMENT SHALL BE SUITABLY SUPPORTED AND SECURELY HELD IN PLACE WHILE PLACING CONCRETE.
  - CONCRETE PLACING OPERATIONS SHALL NOT COMMENCE UNTIL FINAL INSPECTION AND APPROVAL OF ALL REINFORCEMENT HAS BEEN PERFORMED.
  - ALL PIPES, STUBS AND/OR FITTINGS ARE TO BE MONOLITHICALLY CAST IN THE CONCRETE.
  - THE SURFACE OF ALUMINUM PLATES AND FIXTURES IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH A HEAVY COAT OF ALUMINUM PRIMERED ALKALINE RESISTANCE BITUMINOUS PAINT EQUAL TO MILITARY SPECIFICATION MIL-P-8885.
  - THE OUTLET PIPE FOR DETENTION BASINS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C 76 WITH RUBBER GASKETS PURSUANT TO ASTM C 443.
  - COMPACTED POROUS FILL WHERE REQUIRED, SHALL BE SIZE NO. 2 BROKEN STONE.
  - ALL EARTH FILL SHALL BE FREE FROM BRUSH, ROOTS, AND OTHER ORGANIC MATERIAL SUBJECT TO DECOMPOSITION.
  - OUTLET TRENCHES ARE TO BE EXCAVATED ALONG THE DAM OR EMBANKMENT CENTERLINE TO IMPERVIOUS SUBSOIL OR BEDROCK.
  - THE FILL MATERIAL IN ALL EARTH DAMS AND EMBANKMENTS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY OBTAINED FROM COMPACTION TESTS PERFORMED BY THE APPROPRIATE METHOD IN ASTM D688.
  - PRIOR TO THE PLACEMENT OF FILL MATERIAL, THE EXISTING GROUND SURFACE BENEATH THE DAM AND/OR EMBANKMENT SHALL BE CLEARED OF ALL TREE STUMPS, UNDERBUSH, AND ALL OTHER ORGANIC MATERIAL. FOLLOWING CLEARING, THE SURFACE ON OR AGAINST WHICH THE FILL IS TO BE PLACED SHALL BE THOROUGHLY BROKEN TO A DEPTH OF SIX (6) INCHES. THE BREAKING OF THE SURFACE SHALL BE DONE PARALLEL TO THE CENTERLINE OF THE DAM OR EMBANKMENT.
  - TREES AND LARGE SHRUBS AND OTHER VEGETATION WITH LARGE EXTENSIVE ROOT STRUCTURES SHALL NOT BE PERMITTED ON ANY DAM OR EMBANKMENT.
  - THE BASIN IS TO BE SODDED OR TOPDRESSED AND SEEDS PER PLANTING PLAN.
  - THE DESIGN DIMENSIONS OF THE DETENTION BASIN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - SHOP DRAWINGS FOR OUTLET STRUCTURE AND APPURTENANCES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
  - OUTSIDE SURFACE OF OUTLET STRUCTURE TO RECEIVE A FINISH COAT OF EPOXY SEAL OR APPROVED EQUAL WITH AN EARTHTONE COLOR TO BLEND OUTLET STRUCTURE INTO EXISTING GRADE.



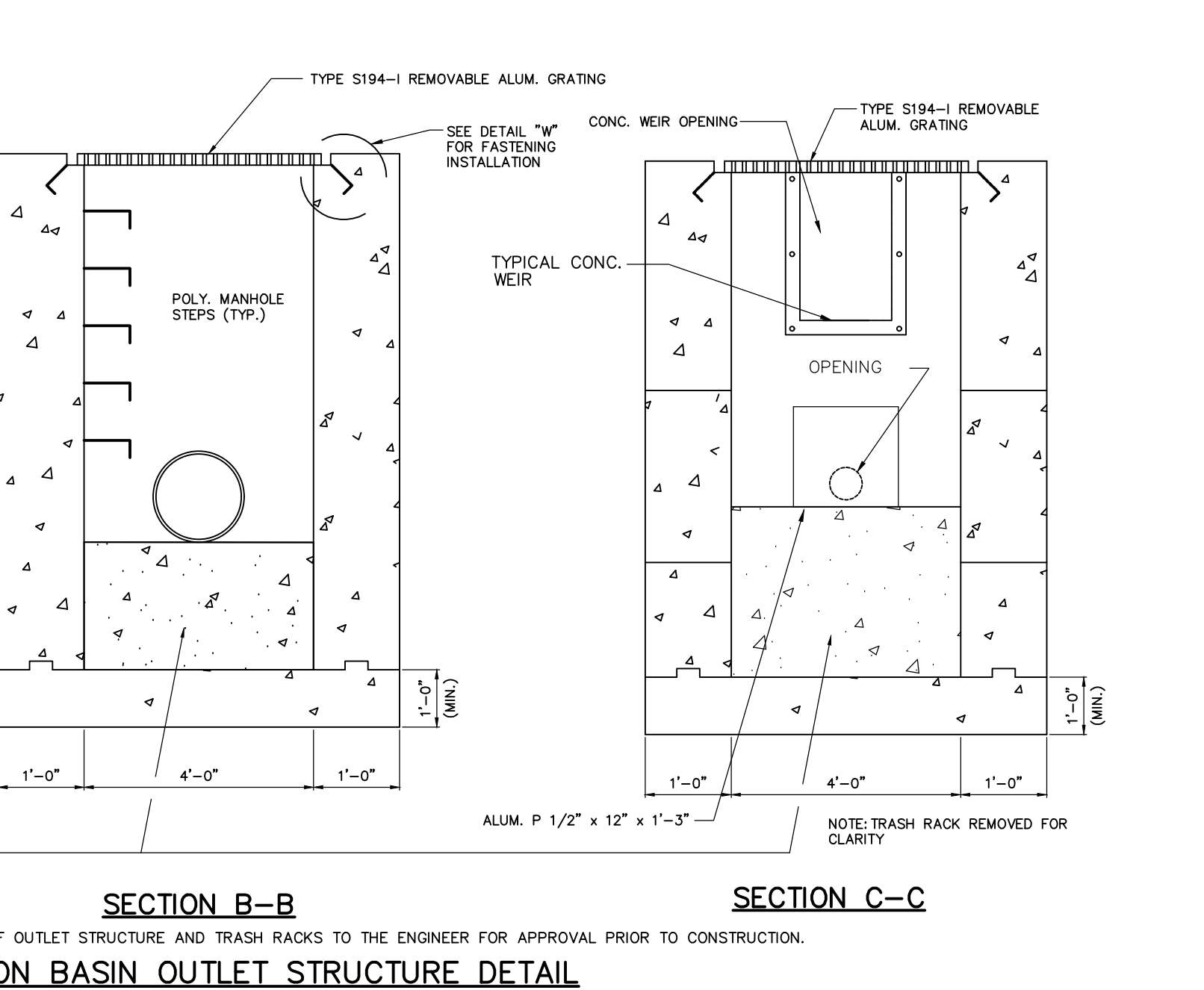
**ORIFICE PLATE DETAIL**  
NTS



**ANTI-SEEP COLLAR DETAIL**  
NTS



**SECTION A-A**  
TYPICAL DETENTION BASIN OUTLET STRUCTURE DETAIL



**SECTION B-B**  
**SECTION C-C**  
TYPICAL DETENTION BASIN OUTLET STRUCTURE DETAIL



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LICENSE NO. 24GE03345300

PROJECT  
**BEDMINSTER FARMS**  
BLOCK 39  
LOTS 12, 15 & 21  
BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

SHEET TITLE  
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS

**CONSTRUCTION DETAILS**

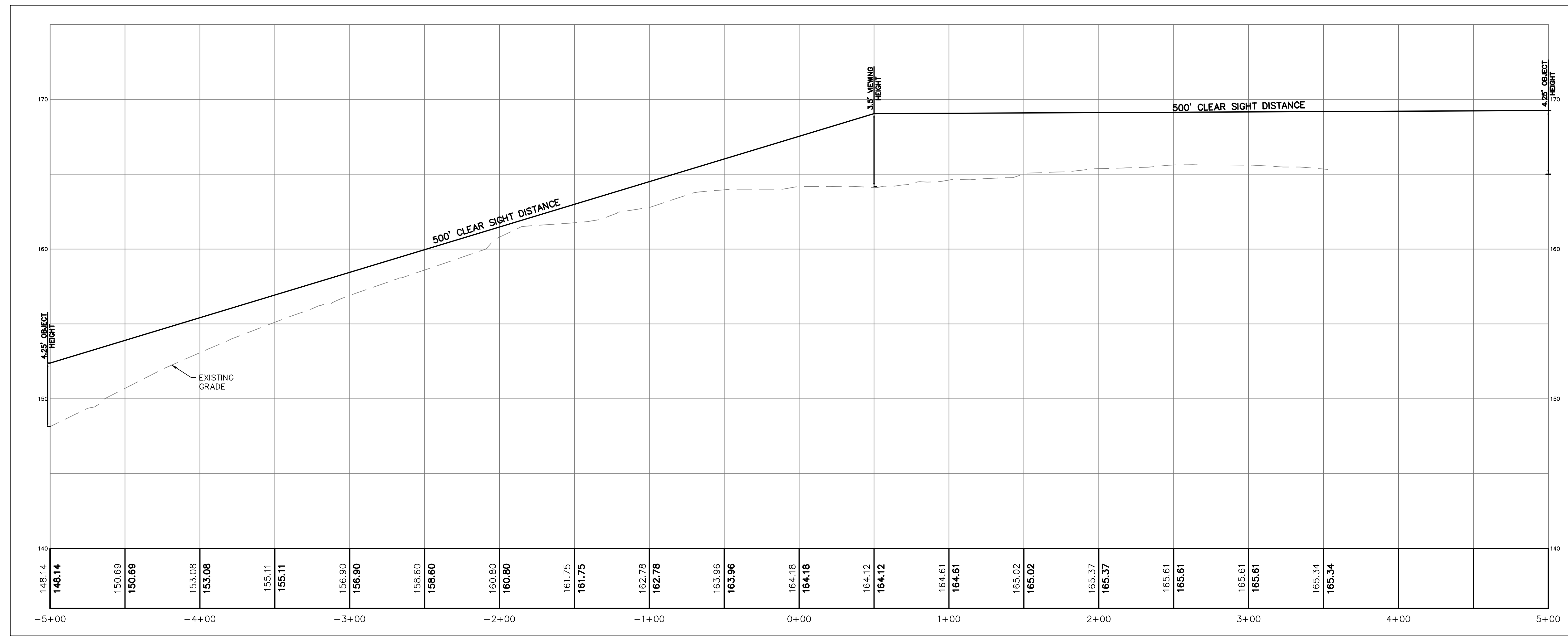
DATE  
JANUARY 15, 2020

SCALE  
AS NOTED

JOB NO.  
984-03

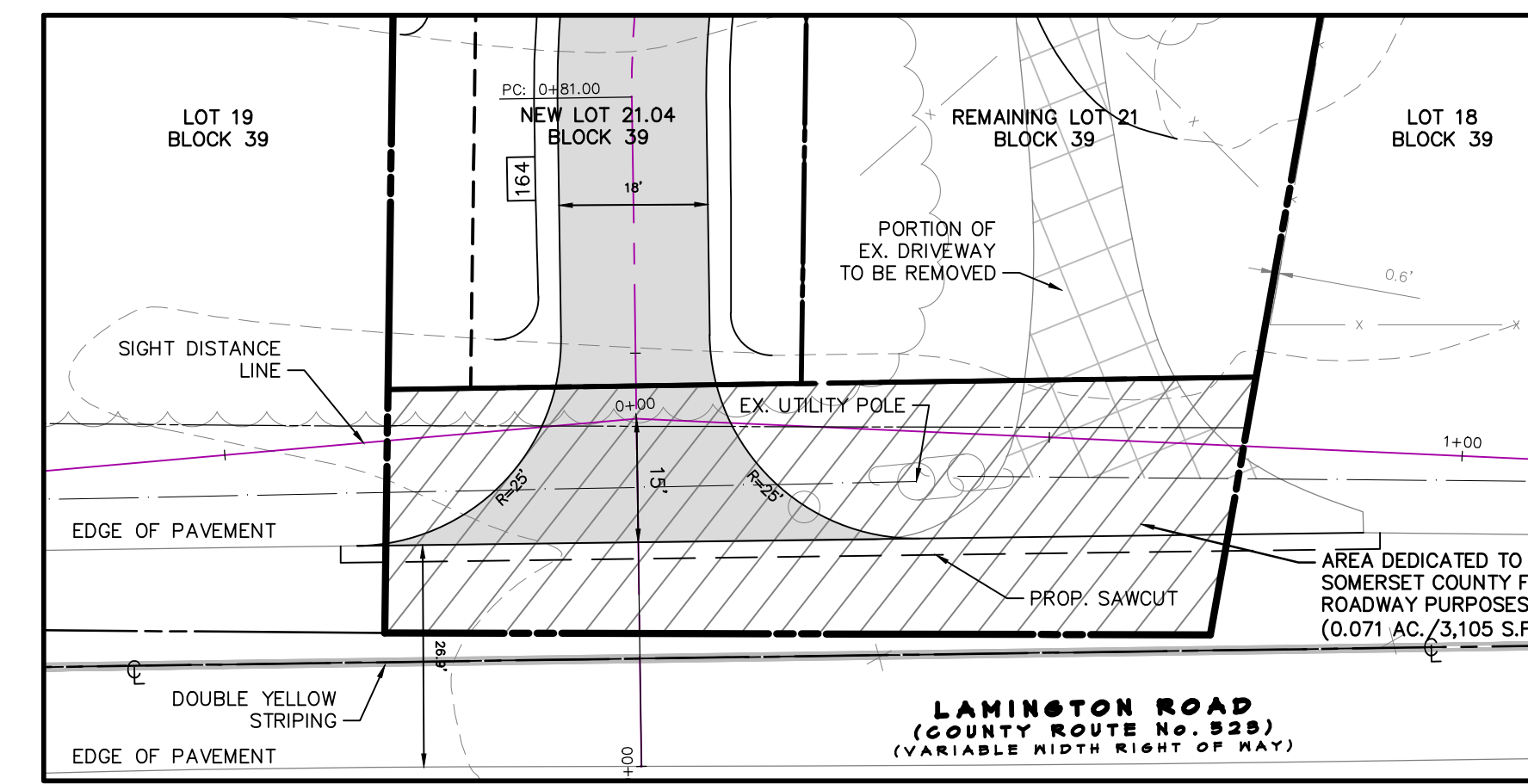
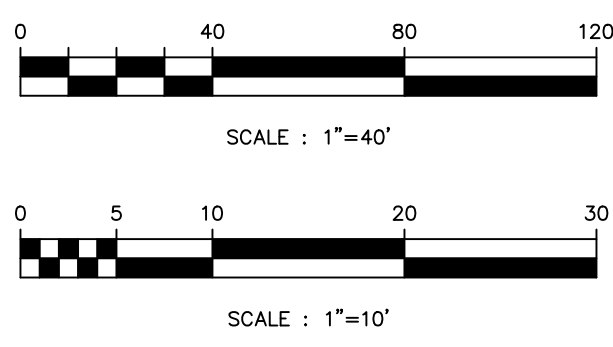
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JAG

SHEET NO.  
14 OF 14



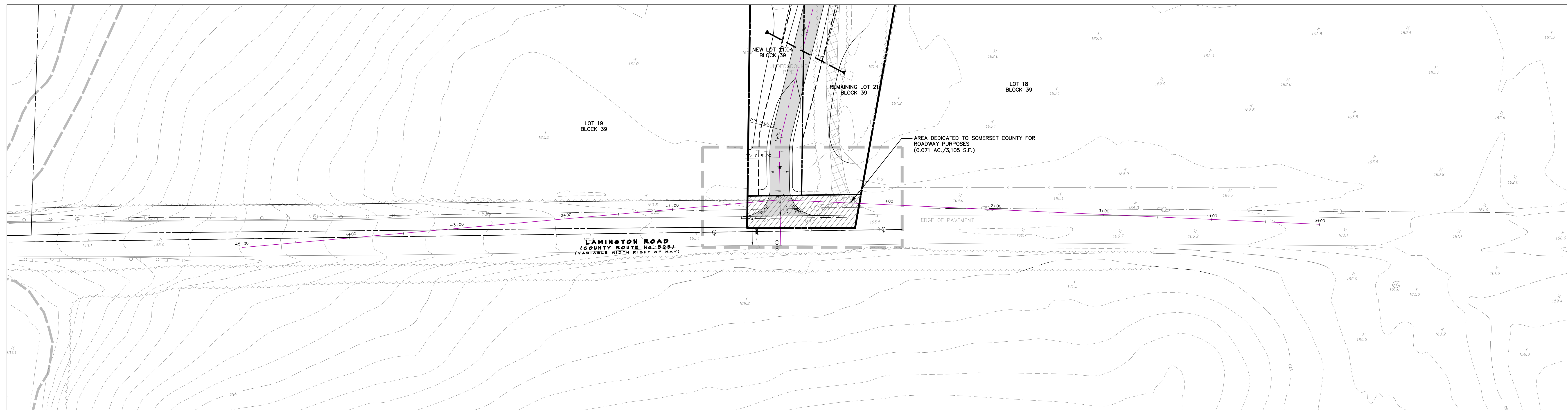
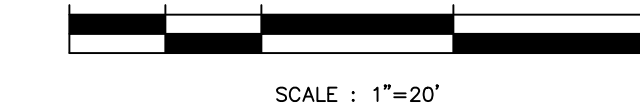
**CLEAR SIGHT LINE PROFILE**

SCALE: HORIZ. 1"=40'  
VERT. 1"=10'



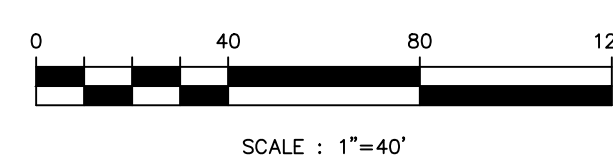
**AREA OF DETAIL**

SCALE: 1"=20'



**CLEAR SIGHT LINE PLAN**

SCALE: 1"=40'



REVISIONS		
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**BEDMINSTER FARMS**

BLOCK 39  
LOTS 12, 15 & 21

BEDMINSTER TOWNSHIP  
SOMERSET COUNTY  
NEW JERSEY

**SHEET TITLE**

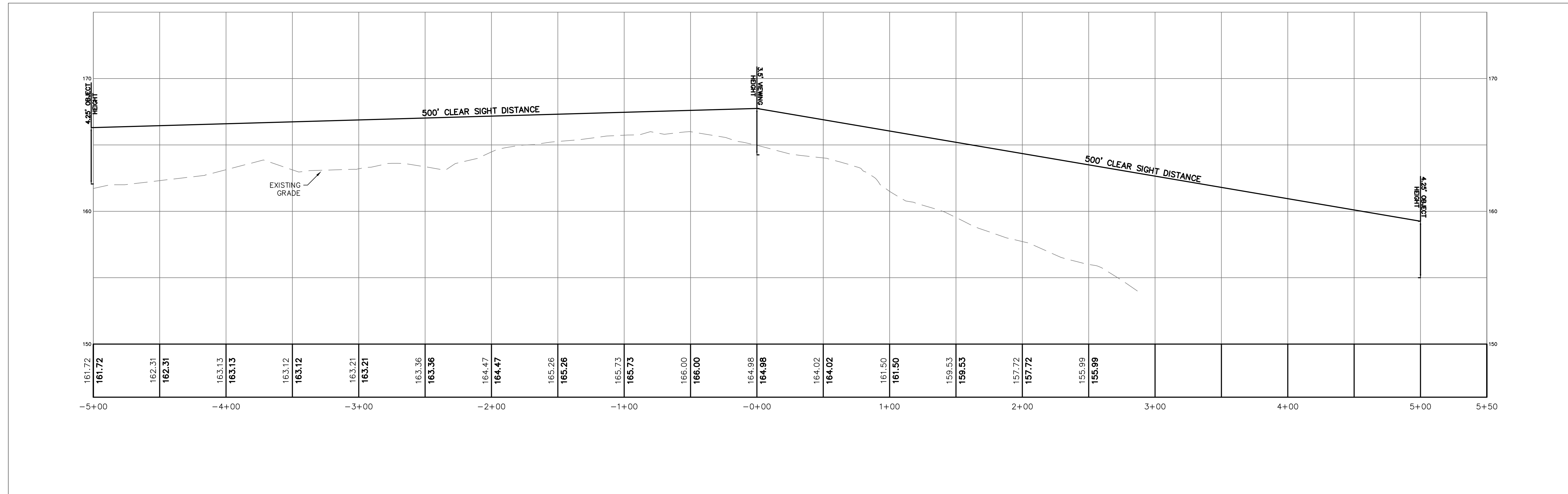
PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS  
**COUNTY ROUTE 523  
& PROP. MAIN DRIVE  
SIGHT DISTANCE  
PLAN & PROFILE**

DATE: JANUARY 15, 2020

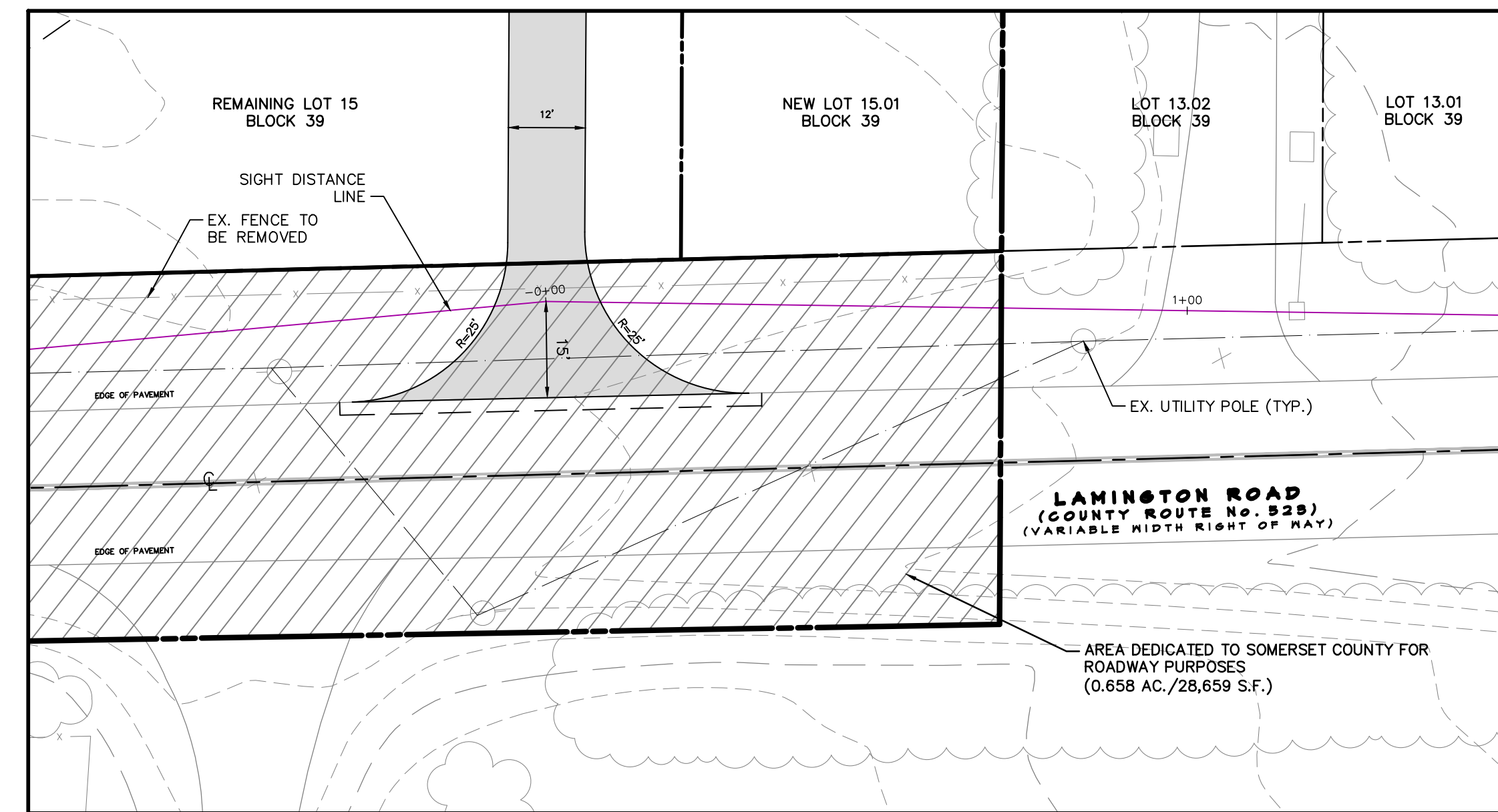
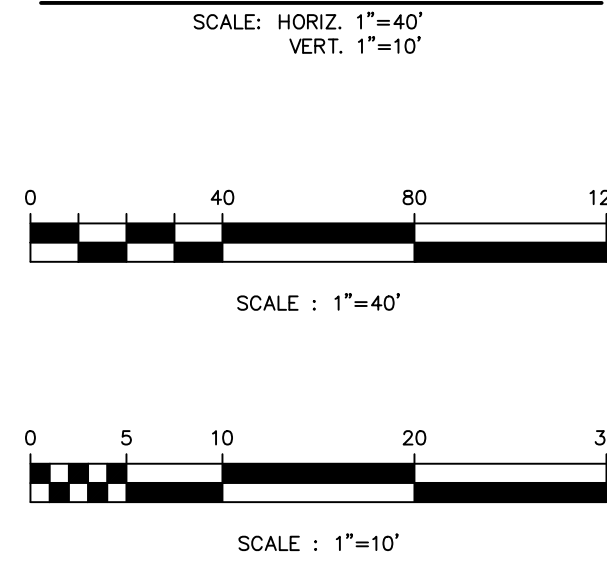
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DRAWN: JAG SHEET NO.:

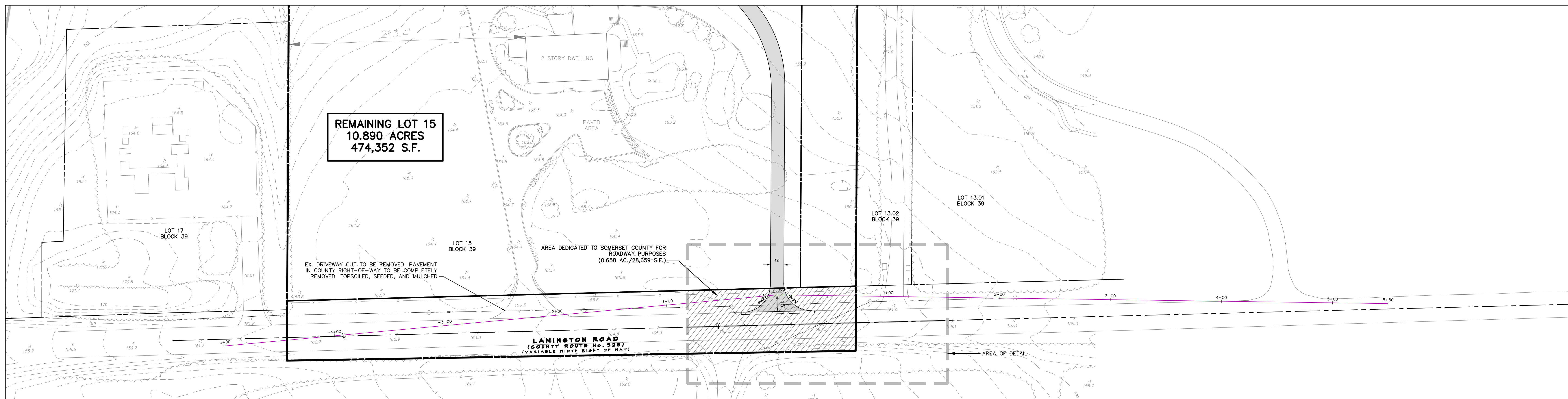
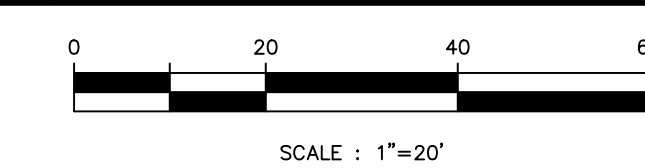
CHKD: MDD 1 OF 2



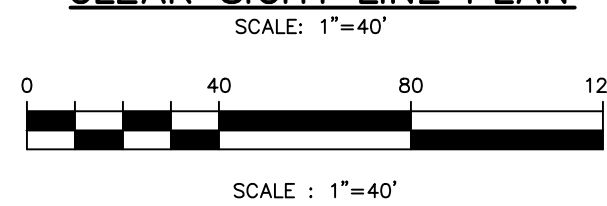
**CLEAR SIGHT LINE PROFILE**



**AREA OF DETAIL**



**CLEAR SIGHT LINE PLAN**



REVISIONS		
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**BEDMINSTER FARMS**

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LOTS 12, 15 & 21  
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SOMERSET COUNTY  
NEW JERSEY

**SHEET TITLE**

PRELIMINARY AND FINAL  
MAJOR SUBDIVISION PLANS  
**COUNTY ROUTE 523 &  
PROP. LOT 15 DRIVEWAY  
SIGHT DISTANCE  
PLAN & PROFILE**

DATE	JANUARY 15, 2020
SCALE	AS NOTED
DRAWN	JAG
CHKD.	MDD
JOB NO.	984-03
SHEET NO.	2 OF 2