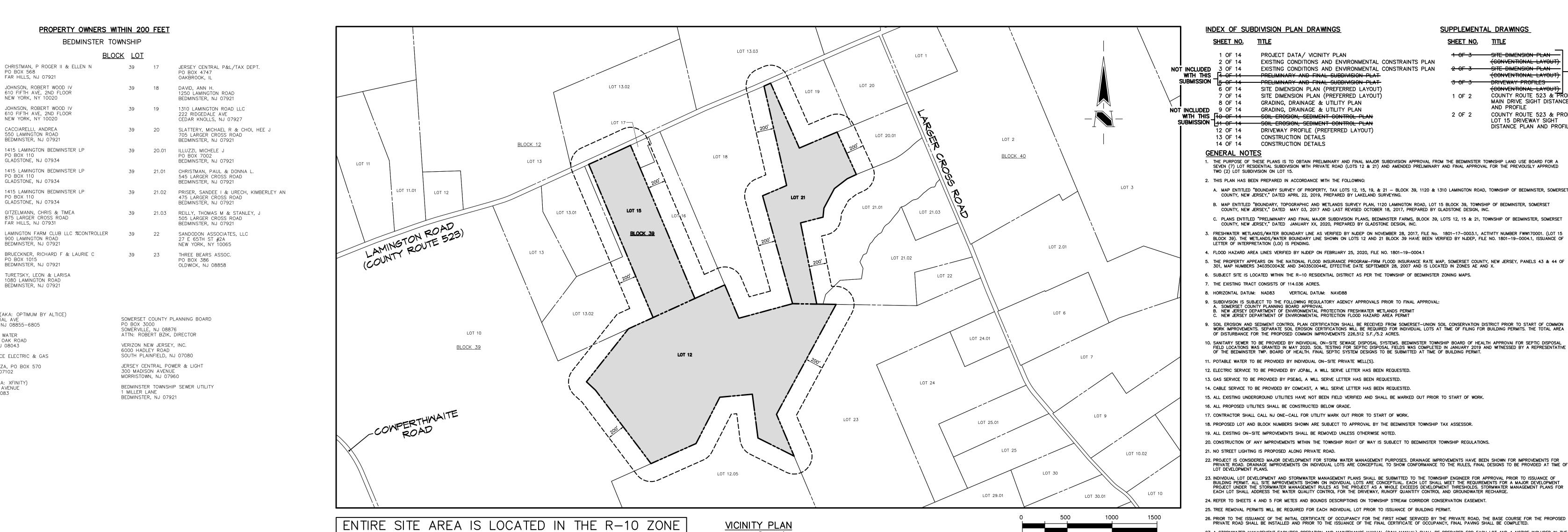
BEDMINSTER FARMS

BLOCK 39; LOTS 12, 15 & 21

TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY



INDEX OF SUBDIVISION PLAN DRAWINGS SUPPLEMENTAL DRAWINGS SHEET NO. TITLE SHEET NO. TITLE 1 OF 3 SITE DIMENSION PLAN 1 OF 14 PROJECT DATA/ VICINITY PLAN 2 OF 14 EXISTING CONDITIONS AND ENVIRONMENTAL CONSTRAINTS PLAN (CONVENTIONAL LAYOUT) NOT INCLUDED NOT INCLUDED 3 OF 14 EXISTING CONDITIONS AND ENVIRONMENTAL CONSTRAINTS PLAN 2 OF 3 SITE DIMENSION PLAN (CONVENTIONAL LAYOUT) WITH THIS 4 OF 14 PRELIMINARY AND FINAL SUBDIVISION PLAT 5 OF 14 PRELIMINARY AND FINAL SUBDIVISION PLAT 6 OF 14 SITE DIMENSION PLAN (PREFERRED LAYOUT) COUNTY ROUTE 523 & PROP. 7 OF 14 SITE DIMENSION PLAN (PREFERRED LAYOUT) 8 OF 14 GRADING, DRAINAGE & UTILITY PLAN MAIN DRIVE SIGHT DISTANCE PLAN AND PROFILE NOT INCLUDED 9 OF 14 GRADING, DRAINAGE & UTILITY PLAN COUNTY ROUTE 523 & PROP. WITH THIS 10 OF 14 SOIL EROSION, SEDIMENT CONTROL PLAN LOT 15 DRIVEWAY SIGHT SUBMISSION 7 11 OF 14 SOIL EROSION. SEDIMENT CONTROL PLAN DISTANCE PLAN AND PROFILE 12 OF 14 DRIVEWAY PROFILE (PREFERRED LAYOUT) 13 OF 14 CONSTRUCTION DETAILS 14 OF 14 CONSTRUCTION DETAILS **GENERAL NOTES** 1. THE PURPOSE OF THESE PLANS IS TO OBTAIN PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL FROM THE BEDMINSTER TOWNSHIP LAND USE BOARD FOR A SEVEN (7) LOT RESIDENTIAL SUBDIVISION WITH PRIVATE ROAD (LOTS 12 & 21) AND AMENDED PRELIMINARY AND FINAL APPROVAL FOR THE PREVIOUSLY APPROVED 2. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING: A. 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. B. 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. C. PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS, BEDMINSTER FARMS, BLOCK 39, LOTS 12, 15 & 21, TOWNSHIP OF BEDMINSTER, SOMERSET 3. FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP ON NOVEMBER 28, 2017, FILE No. 1801-17-0003.1, ACTIVITY NUMBER FWW170001. (LOT 15 BLOCK 39). THE WETLANDS/WATER BOUNDARY LINE SHOWN ON LOTS 12 AND 21 BLOCK 39 HAVE BEEN VERIFIED BY NJDEP, FILE NO. 1801-19-0004.1, ISSUANCE OF LETTER OF INTERPRETATION (LOI) IS PENDING. 4. FLOOD HAZARD AREA LINES VERIFIED BY NJDEP ON FEBRUARY 25, 2020, FILE NO. 1801-19-0004.1

9. SUBDIVISION IS SUBJECT TO THE FOLLOWING REGULATORY AGENCY APPROVALS PRIOR TO FINAL APPROVAL:
A. SOMERSET COUNTY PLANNING BOARD APPROVAL
B. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FRESHWATER WETLANDS PERMIT
C. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FLOOD HAZARD AREA PERMIT 9. SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION SHALL BE RECEIVED FROM SOMERSET—UNION SOIL CONSERVATION DISTRICT PRIOR TO START OF COMMON WORK IMPROVEMENTS. SEPARATE SOIL EROSION CERTIFICATIONS WILL BE REQUIRED FOR INDIVIDUAL LOTS AT TIME OF FILING FOR BUILDING PERMITS. THE TOTAL AREA OF DISTURBANCE FOR THE PROPOSED COMMON IMPROVEMENTS 226,512 S.F./5.2 ACRES.

10. SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL ON—SITE SEWAGE DISPOSAL SYSTEMS. BEDMINSTER TOWNSHIP BOARD OF HEALTH APPROVAL FOR SEPTIC DISPOSAL FIELD LOCATIONS WAS GRANTED IN MAY 2020. SOIL TESTING FOR SEPTIC DISPOSAL FIELDS WAS COMPLETED IN JANUARY 2019 AND WITNESSED BY A REPRESENTATIVE OF THE BEDMINSTER TWP. BOARD OF HEALTH. FINAL SEPTIC SYSTEM DESIGNS TO BE SUBMITTED AT TIME OF BUILDING PERMIT.

11. POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S).

12. ELECTRIC SERVICE TO BE PROVIDED BY JCP&L, A WILL SERVE LETTER HAS BEEN REQUESTED. 13. GAS SERVICE TO BE PROVIDED BY PSE&G, A WILL SERVE LETTER HAS BEEN REQUESTED.

14. CABLE SERVICE TO BE PROVIDED BY COMCAST, A WILL SERVE LETTER HAS BEEN REQUESTED.

15. ALL EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED AND SHALL BE MARKED OUT PRIOR TO START OF WORK. 16. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.

17. CONTRACTOR SHALL CALL NJ ONE-CALL FOR UTILITY MARK OUT PRIOR TO START OF WORK.

18. PROPOSED LOT AND BLOCK NUMBERS SHOWN ARE SUBJECT TO APPROVAL BY THE BEDMINSTER TOWNSHIP TAX ASSESSOR.

19. ALL EXISTING ON-SITE IMPROVEMENTS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

20. CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE TOWNSHIP RIGHT OF WAY IS SUBJECT TO BEDMINSTER TOWNSHIP REGULATIONS.

21. NO STREET LIGHTING IS PROPOSED ALONG PRIVATE ROAD.

22. PROJECT IS CONSIDERED MAJOR DEVELOPMENT FOR STORM WATER MANAGEMENT PURPOSES. DRAINAGE IMPROVEMENTS HAVE BEEN SHOWN FOR IMPROVEMENTS FOR PRIVATE ROAD. DRAINAGE IMPROVEMENTS ON INDIVIDUAL LOTS ARE CONCEPTUAL TO SHOW CONFORMANCE TO THE RULES, FINAL DESIGNS TO BE PROVIDED AT TIME OF LOT DEVELOPMENT PLANS.

23. 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, RUNOFF QUANTITY CONTROL AND GROUNDWATER RECHARGE.

24. REFER TO SHEETS 4 AND 5 FOR METES AND BOUNDS DESCRIPTIONS ON TOWNSHIP STREAM CORRIDOR CONSERVATION EASEMENT.

25. TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT. 26. PRIOR TO THE ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY FOR THE FIRST HOME SERVICED BY THE PRIVATE ROAD, THE BASE COURSE FOR THE PROPOSED PRIVATE ROAD SHALL BE INSTALLED AND PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, FINAL PAVING SHALL BE COMPLETED.

27. A STORMWATER MANAGEMENT FACILITIES OPERATION AND MAINTENANCE MANUAL (O&M MANUAL) SHALL BE PREPARED FOR EACH LOT AND A NOTICE INCLUDED IN THE DEED FOR EACH LOT, TO ENSURE THE LONG TERM OPERATION OF THE STORMWATER MANAGEMENT FACILITIES, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE O&M MANUAL SHALL INDICATE THAT THE PROJECT IS PART OF THE OVERALL LARGER PROJECT AND IS THEREFORE, BY CUMULATIVE IMPACTS, CONSIDERED A MAJOR PROJECT UNDER THE STORMWATER MANAGEMENT RULES.

28. PRIVATE ROAD COMPLIES WITH NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21) DEFINITION OF A RURAL LANE WITH 18' CARTWAY WIDTH, TWO

						ENTIAL ZONE :	P_10)										<u>LOT 12</u>			<u>LOT 15</u>			<u>LOT 21</u>			TOTAL TRACT		
	<u>REQUIRED</u>	EXISTING LOT 12	EXISTING LOT 15	EXISTING LOT 21	REMAINING LOT 12			FUTURE LOT 12.07	NEW LOT 12.08	NEW LOT 12.09	REMAINING LOT 15	NEW LOT 15.01	REMAINING LOT 21	NEW LOT 21.04		COLUMN A ACRES C	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C ACRES	COLUMN A ACRES CO	COLUMN B RESOURCE NSERVATION RATIO	COLUMN C ACRES	COLUMN A ACRES CO	COLUMN B RESOURCE INSERVATION RATIO	COLUMN C ACRES	COLUMN A ACRES C	COLUMN B RESOURCE ONSERVATION RATIO	COLUMN C ACRES	NJ Certificate of Authorization No. 24GA28034400
LOT SIZE (CIRCLE) ¹	500 FT.	1,253.4 FT.	511.8 FT.	606.8 FT.	671.0 FT.	618.0 FT.	500.0 FT.	618.0 FT.	504.1 FT.	501.4 FT.	461.8 FT.***	511.8 FT.	358.2 FT.**	570.0 FT.	1. GROSS TRACT AREA			68.52			21.73			23.13			113.38	Ronald A. Kennedy, P.E., P.P., C
LOT AREA	10 ACRES	68.520 AC.	22.385 AC.	23.131 AC.	12.325 AC.	27.668 AC.	12.796 AC.	14.872 AC.	15.603 AC.	12.924 AC.	10.890 AC	10.837 AC	12.582 AC.	10.478 AC.	AREA OF EXISTING CONSERVATION EASEMENTS OR DEED			0.00			0.00			0.24			0.24	Kurt T. Hanie, P.L.S.
		2,984,713 S.F.	975,074 S.F.	1,007,587 S.F.	536,850 S.F.	1,205,223 S.F.	557,401 S.F.	647,822 S.F.	679,678 S.F.	562,962 S.F.	474,352 S.F.	472,063 S.F.	548,087 S.F.	456,395 S.F.	RESTRICTIONS, WHERE SUCH EASEMENTS AND/OR RESTRICTIONS													Robert C. Morris Robert C. Moschello, P.E.
LOT FRONTAGE	50 FT.	0 FT.*	512.06 FT.	105.06 FT.	771.2 FT.	345.8 FT.	294.0 FT.	51.8 FT.	59.1 FT.	405.5 FT.	462.04 FT.	50.02 FT.	55.04 FT.	50.02 FT.	WERE IMPOSED AS A CONDITION OF SUBDIVISION OR SITE PLAN													
FRONT YARD ²	200 FT.	N/A	190.1 FT.	1,392.8 FT.	>200 FT.	>200 FT.	>200 FT.	>200 FT.	>200 FT.	>200 FT.	>200 FT.	>200 FT.	92 FT.**	>200 FT.	APPROVAL * 3. ADJUSTED GROSS TRACT AREA			68 52			21.73			22.89			113.14	
SIDE YARD (EACH)	100 FT.	N/A	197.5 FT.	121.2 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	286.6 FT.	>100 FT.	4. BODIES OF WATER, AREA OF FLOOD		1	21.32	4.40	1	4.40	4.39	1	4.39	30.11	1	30.11	
SIDE YARD (BOTH)	50% OF LOT WIDTH (L.W.) N/A	85% *	43%	>50% L.W.	>50% L.W.	>50% L.W.	>50% L.W.	>50% L.W.	>50% L.W.	>50% L.W.	>50% L.W.	73% **	>75%	PLAINS, WETLANDS, STREAM CORRIDORS	1												
REAR YARD	100 FT.	N/A	1,614.5 FT.	897.2 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	>100 FT.	121.2 FT.	>100 FT.	5. AREA OF SLOPES 25% AND GREATER BASED ON 10' CONTOUR		1	0.04	0.00	1	0.00	0.00	1	0.00	0.04	1	0.04	
MAXIMUM F.A.R.	8%	N/A	0.68%	0.78%	<8% (42,948 S.F.)	<8% (96,418 S.F.)	<8% (44,592 S.F.)	<8% (51,826 S.F.)	<8% (54,374 S.F.)	<8% (45,037 S.F.)	<8% (37,948 S.F.)	<8% (37,765 S.F.)	1.78% (9,807 S.F.)	<8% (36,512 S.F.)	INTERVALS													
LOT COVERAGE	5%	N/A	4.9% (48,074 S.F.)	3.88%	<5% (26,842 S.F.)	<5% (60,261 S.F.)	<5% (27,870 S.F.)	<5% (32,391 S.F.)	<5% (33,984 S.F.)	<5% (28,148 S.F.)	<5% (23,718 S.F.)	<5% (23,603 S.F.)	12.2 %** (65,766 S.F.)	<5% (22,820 S.F.)	6. AREA OF SLOPES GREATER THAN 15% BUT LESS THAN 25% BASED	0.19	0.75	0.14	0.11	0.75	0.08	0.45	0.75	0.34	0.75	0.75	0.56	
MAX. BUILDING HEIGHT	35' (2 1/2 STY.)	N/A	<35' / 2 STY.	<35' / 2 STY.	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)	ON 10' CONTOUR INTERVALS																
DENSITY (UNITS/ACRE)	0.1	N/A	0.045	0.43	0.081	0.036	0.078	0.067	0.064	0.077	0.091	0.092	0.079	0.095	 NJDEP – REQUIRED WETLANDS TRANSITION AREAS 	9.25	0.75	6.94	1.87	0.75	1.40	3.22	0.75	2.42	14.34	0.75	10.76	
ACCESSORY BUILDING MIN. DISTANCE	TO:														8. AREA OF 300' BUFFER TO	0.00	0.5	0.00	0.00	0.5	0.00	0.00	0.5	0.00	0.00	0.5	0.00	
SIDE LINE	50 FT.	N/A	N/A	50.2 FT. (SHED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	471.6 FT. (BARN)	N/A	CATEGORY 1 WATERS	_		25.44										
REAR LINE	50 FT.	N/A	N/A	528.2 FT. (SHED)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50.2 FT. (SHED)	N/A	 TOTAL DEDUCTIBLE RESOURCE CONSERVATION AREA 			28.44			5.88			7.14			41.47	
OTHER BUILDING WITH GROSS FLOOR AREA 1,000 S.F. OR MO	DRE 50 FT.	N/A	N/A	5.8 FT.* (GUEST HOUSE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	142.9 FT (BARN	N/A	10. NET SITE AREA ADJUSTED FOR RESOURCE CONSERVATION AREAS			40.08			15.85			15.75			71.67	
OTHER BUILDING WITH GROSS FLOOR AREA LESS THAN 1,000) S.F. 15 FT.	N/A	N/A	TO MAIN DWELLING) 144.6 FT. (BARN TO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	TO MAIN DWELLING) 137.1 FT. (BARN TO	N/A	11. MAXIMUM PERMITTED DENSITY OR FLOOR AREA RATIO	·		0.10			0.10			0.10			0.10	RONALD A. KENN
1. LOT SIZE IS THE DIAMETER OF				GUEST HOUSE)			SUBDIVIDE	7 TO BE FURTHER D FOLLOWING	_				SHED)		12. MAXIMUM PERMITTED NUMBER OF PRINCIPAL DWELLING UNITS OR NON-RESIDENTIAL FLOOR AREA	 R		4.01			1.58**			1.57			7.17	NJ PROFESSIONAL EN LICENSE No. 24GE03
2. IN NO CASE LESS THAN 5' SE	IBACK FOR EVER 1' OF WID	TH OF PRINCIPAL BUILD	DING				BY THE BEDMIN	FUTURE LOT 12.06 ISTER TWP. BOARD HEALTH							* CONSERVATION EASEMENT ON LOT 1 ** DESIGN WAIVER PREVIOUSLY GRANTE	12 IS A PRIVATE EA D FOR LOT 15 MAX	ASEMENT TO THE UPPER KIMUM TRACT YIELD	R RARITAN WATERSI	HED ASSOCIATION AN	ND IS NOT CALCULATED	D IN NO. 2 OF THE	E WORKSHEET		'				PROJECT

EXISTING LOT 12

N/A

BEDMINSTER TOWNSHIP

CHRISTMAN, P ROGER II & ELLEN N

FAR HILLS, NJ 07921

NEW YORK, NY 10020

CACCIARELLI, ANDREA

14.01 1415 LAMINGTON BEDMINSTER LP

GLADSTONE, NJ 07934

14.01 1415 LAMINGTON BEDMINSTER LP

GLADSTONE, NJ 07934

14.01 1415 LAMINGTON BEDMINSTER LP

GLADSTONE, NJ 07934

FAR HILLS. NJ 07931

BEDMINSTER, NJ 07921

BEDMINSTER, NJ 07921

39 13.01 BRUECKNER, RICHARD F & LAURIE C

12 14.02 GITZELMANN, CHRIS & TIMEA

39 13.02 TURETSKY, LEON & LARISA

CABLEVISION (AKA: OPTIMUM BY ALTICE)

275 CENTENNÎAL AVE

1025 LAUREL OAK ROAD

PUBLIC SERVICE ELECTRIC & GAS

80 PARK PLAZA, PO BOX 570

VOORHEES, NJ 08043

NJ AMERICAN WATER

NEWARK, NJ 07102

800 RAHWAY AVENUE UNION, NJ 07083

COMCAST (AKA: XFINITY)

13.03 JOHNSON, ROBERT WOOD IV

JOHNSON, ROBERT WOOD IV

BLOCK LOT

* PRE-EXISTING, NON-CONFORMING ** VARIANCE REQUESTED

*** VARIANCE PREVIOUSLY GRANTED

GUEST BUILDING

WALKS/PATIOS

PRIVATE ROADWAY

MISCELLANEOUS

ACCESSORY BLDGS.

EXISTING LOT 21

3,675 S.F.

29,900 S.F.

1,926 S.F.

2,946 S.F.

59 S.F.

39,117 S.F.

531 S.F.

REMAINING LOT 12

N/A

N/A

N/A

N/A

N/A

13,055 S.F.

13,055 S.F.

EXISTING LOT 15

3,310 S.F.

35,073 S.F.

3,420 S.F.

303 S.F.

130 S.F.

48,074 S.F.

LOT COVERAGE SUMMARY									
NEW LOT 12.07	FUTURE LOT 12.06	FUTURE LOT 12.07	NEW LOT 12.08	NEW LOT 12.09	REMAINING LOT 15	NEW LOT 15.01	REMAINING LOT 21	NEW LOT 21.04	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,675 S.F.	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	0 S.F.	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	12,858 S.F.	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,926 S.F.	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,946 S.F.	N/A	
9,100 S.F.	9,100 S.F.	N/A	5,836 S.F.	6,278 S.F.	N/A	N/A	43,691 S.F.	2,538 S.F.	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	80 S.F.	N/A	
N/A	N/A	N/A	N/A	N/A	N/A	N/A	59 S.F.	N/A	
9,100 S.F.	9,100 S.F.	N/A	5,836 S.F.	6,278 S.F.	N/A	N/A	65,235 S.F.	2,538 S.F.	

NEW LOT 12.07 TO BE FURTHER SUBDIVIDED FOLLOWING APPROVAL OF FUTURE LOT 12.06 BY THE BEDMINSTER TWP. BOARD OF HEALTH

ZONING TABULATION

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE

SOMERSET COUNTY

ACCEPTANCE STAMP

VARIANCES REQUESTED

- 1. A VARIANCE IS REQUESTED FROM SECTION 13-401A.4 FOR MINIMUM LOT SIZE OF 500' DIAMETER CIRCLE TRANSCRIBED WITHIN THE LOT LINES WHERE 358.2' IS PROPOSED ON REMAINING LOT 21 AND 461.8' IS PROPOSED ON REMAINING LOT 15.
- 2. A VARIANCE IS REQUESTED FROM SECTION 13-401A.4 FOR MINIMUM FRONT YARD SETBACK WHERE 200' MINIMUM IS REQUIRED AND 92' IS PROPOSED TO THE PRIVATE ROAD RIGHT-OF-WAY ON REMAINING LOT 21.

3. A VARIANCE IS REQUESTED FROM SECTION 13-401A.4 FOR MAXIMUM LOT COVERAGE WHERE 5% MAXIMUM IS ALLOWED AND

DESIGN WAIVERS REQUESTED

SECRETARY

ENGINEER

- 1. A DESIGN WAIVER IS REQUESTED FROM SECTION 13-526 FOR PROVIDING LOT(S) IN CONFORMANCE WITH THE RESOURCE CONSERVATION CALCULATIONS FOR MAXIMUM TRACT YIELD FOR EXISTING LOT 21 AND EXISTING LOT 15.
- 2. A DESIGN WAIVER IS REQUESTED FROM SECTION 13-526 FOR PROVIDING LOT(S) IN

CONFORMANCE WITH THE RESOURCE CONSERVATION CALCULATIONS FOR MINIMUM LOT AREA FOR NEW LOT 21.04, REMAINING LOT 12, NEW LOT 12.06, NEW LOT 12.07, REMAINING LOT 15 AND NEW LOT 15.01.

BEDMINSTER TOWNSHIP LAND USE BOARD APPROVALS CHAIR

OWNER/APPLICANT:

C/O JIM DOWNS & LARRY PARAGANO 222 RIDGEDALE AVENUE, 2ND FLOOR CEDAR KNOLLS, NJ 07927 (973) 455–1057

ZONE: R-10 (RURAL RESIDENTIAL)

BEDMINSTER FARMS

ATTORNEY: MICHAEL LAVERY, LAVERY, SELVAGGI, ABROMITIS, & COHEN, P.C. 1001 ROUTE 517 HACKETTSTOWN, NJ, 07840 (908) 852-2600

TRACT INFORMATION: LOT 12, 15, 21 BLOCK 39 TOTAL TRACT AREA: 114.036 AC. (4,967,374 S.F.) TOWNSHIP OF BEDMINSTER SOMERSET COUNTY, NEW JERSEY TAX MAP SHEET: 9

GLADSTONE Land Surveyors Landscape Architects Land Planners

www.gladstonedesign.com

REVISIONS

DESCRIPTION

F: (908) 719-3320 NJ Certificate of Authorization No. 24GA28034400

T: (908) 234-0309

265 Main Street, P.O. Box 400 Gladstone, New Jersey 07934

Ronald A. Kennedy, P.E., P.P., CME, LEED AP Kurt T. Hanie, P.L.S.

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

> **BEDMINSTER FARMS**

BLOCK 39 LOTS 12, 15 & 21

BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY

SHEET TITLE

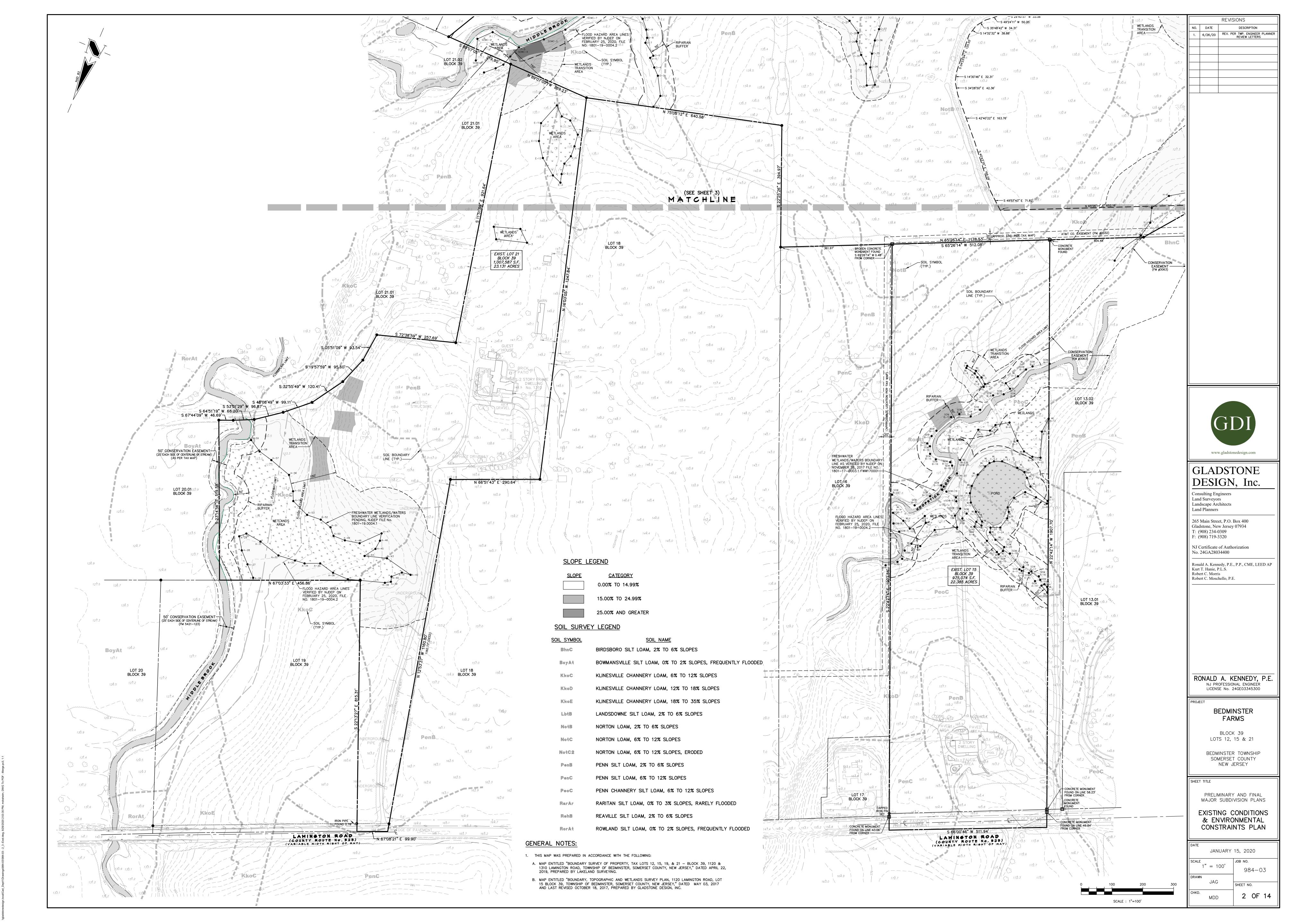
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

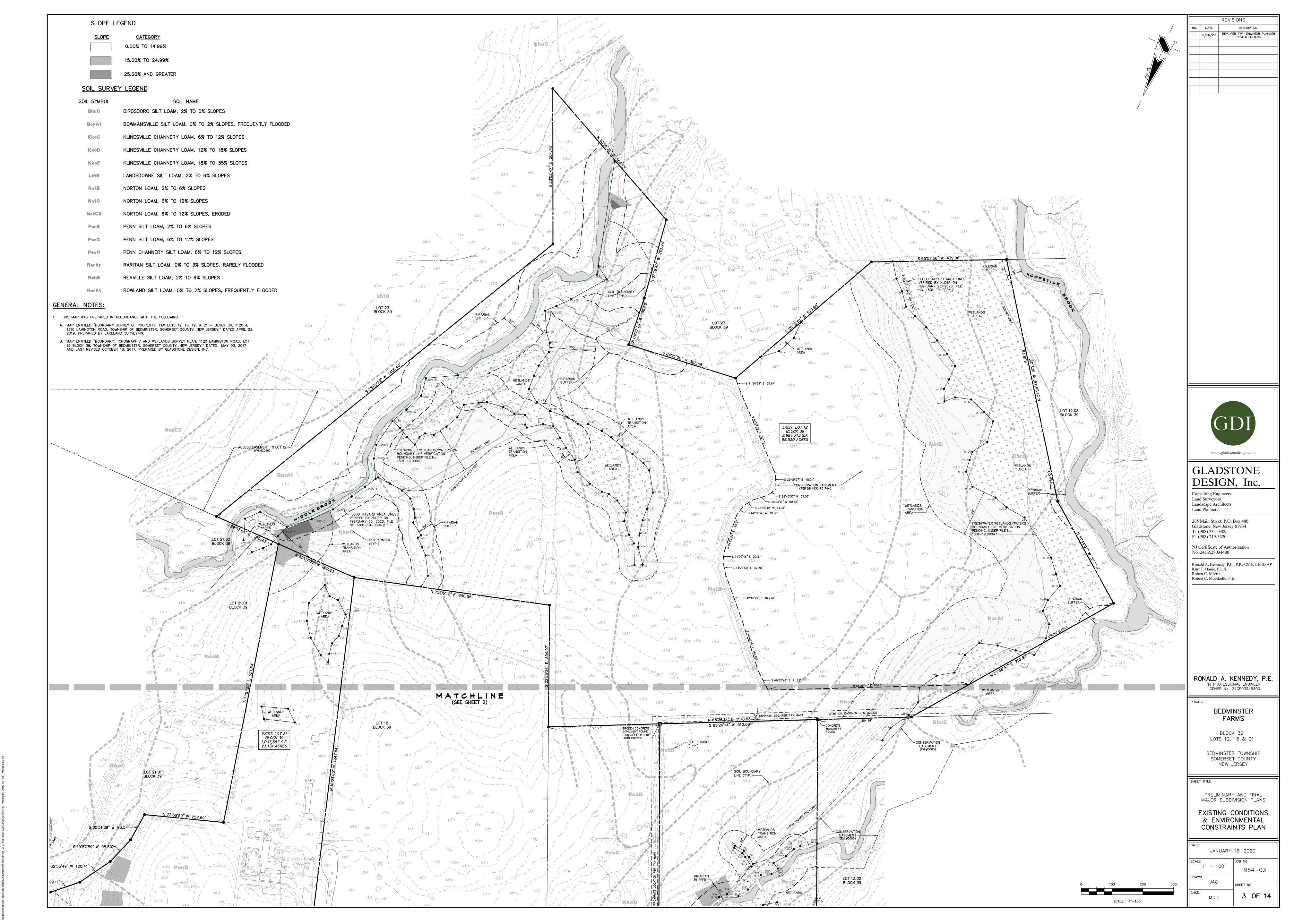
> PROJECT DATA/ VICINITY PLAN

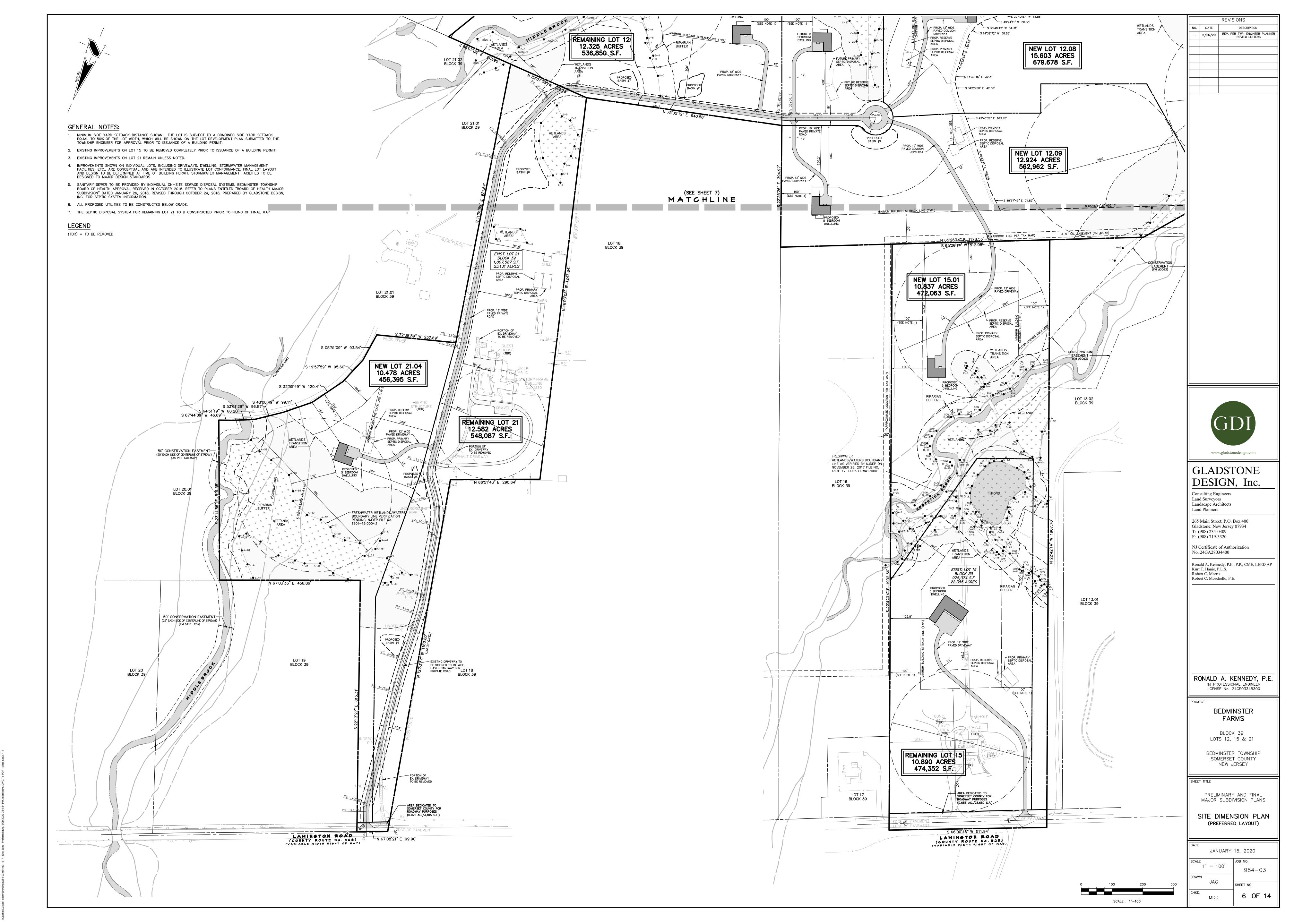
JANUARY	15, 2020					
SCALE	JOB NO.					
AS NOTED	984-03					
DRAWN						
JAG	SHEET NO.					
снко. MDD	1 OF 14					

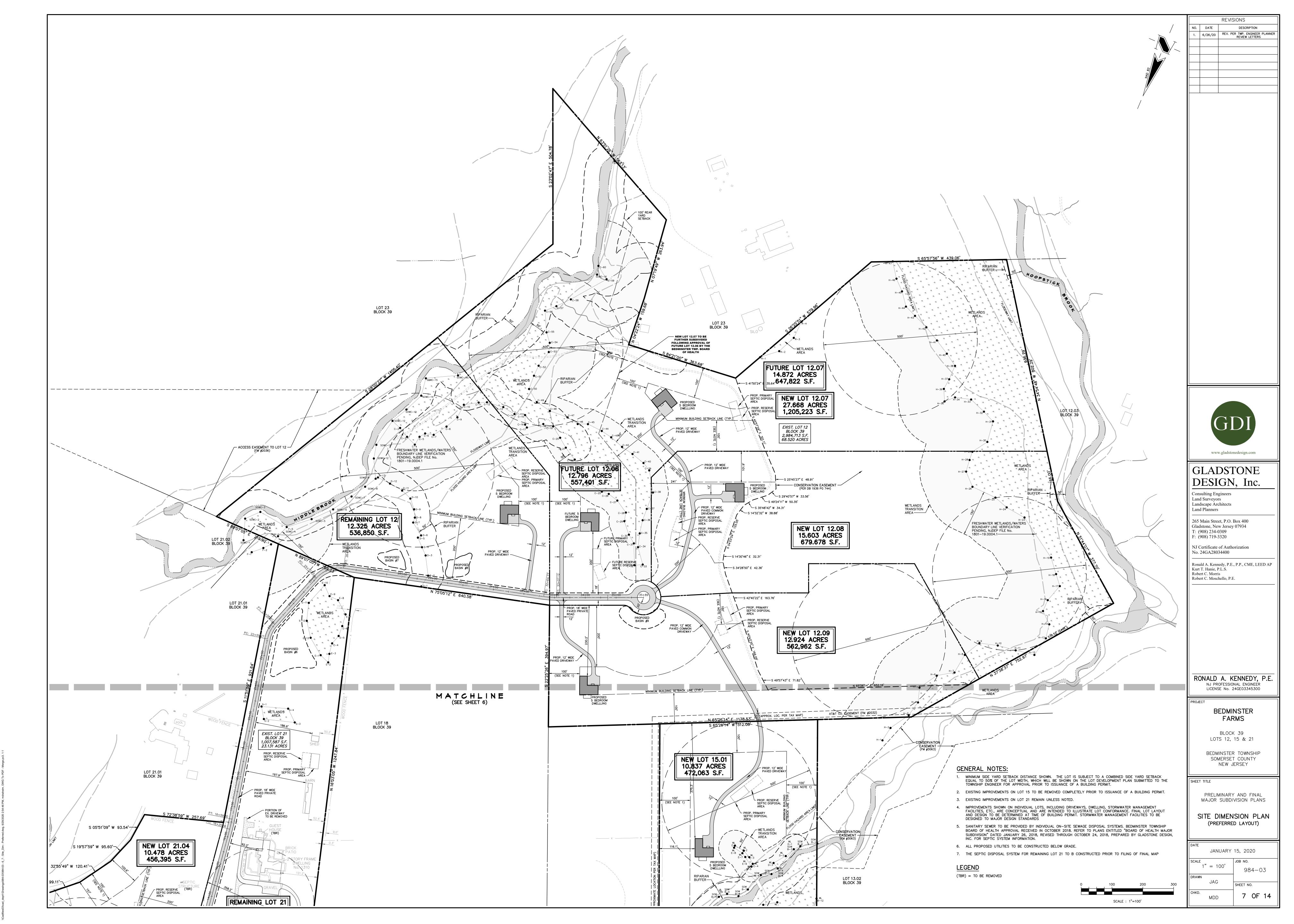
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

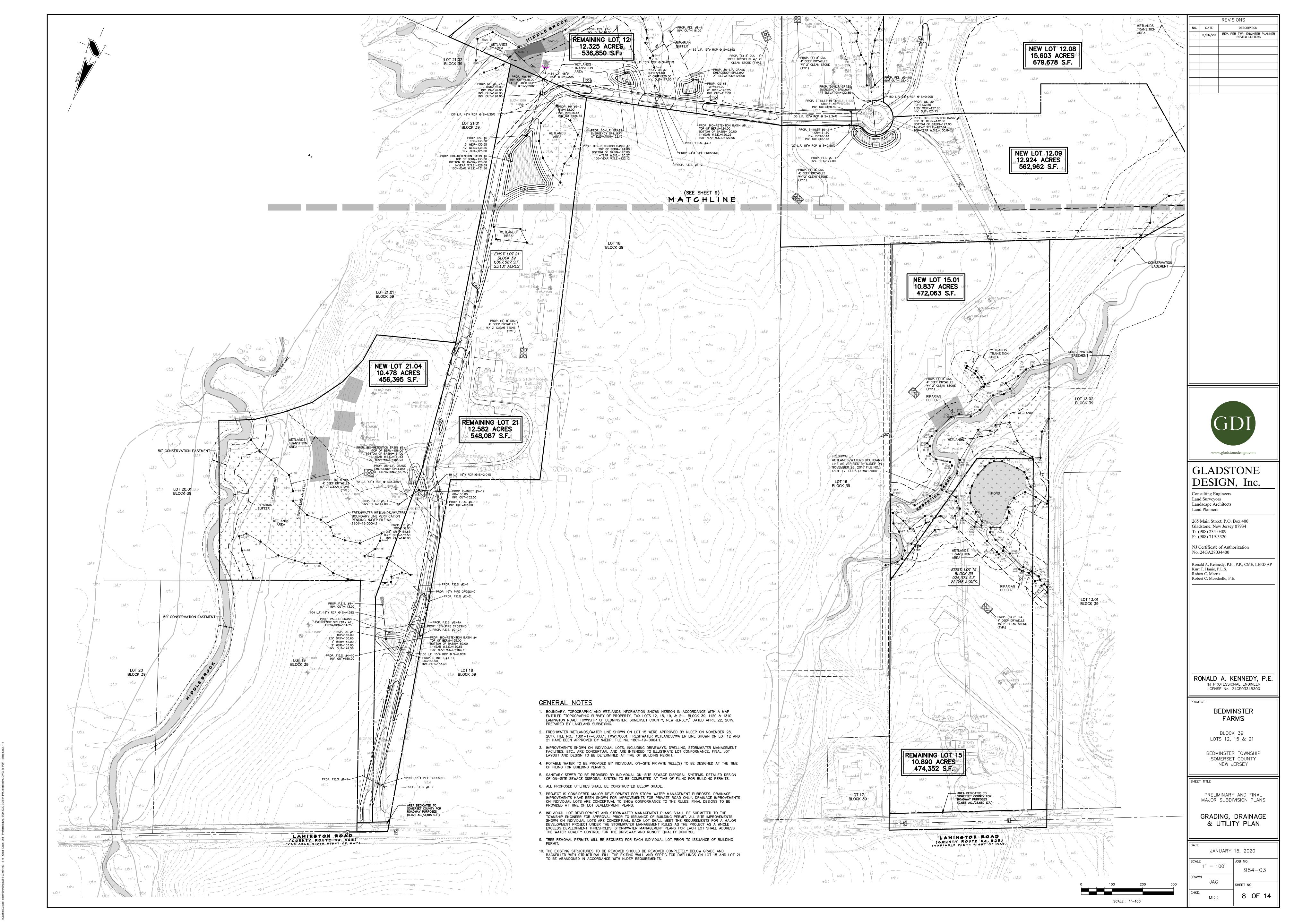
SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

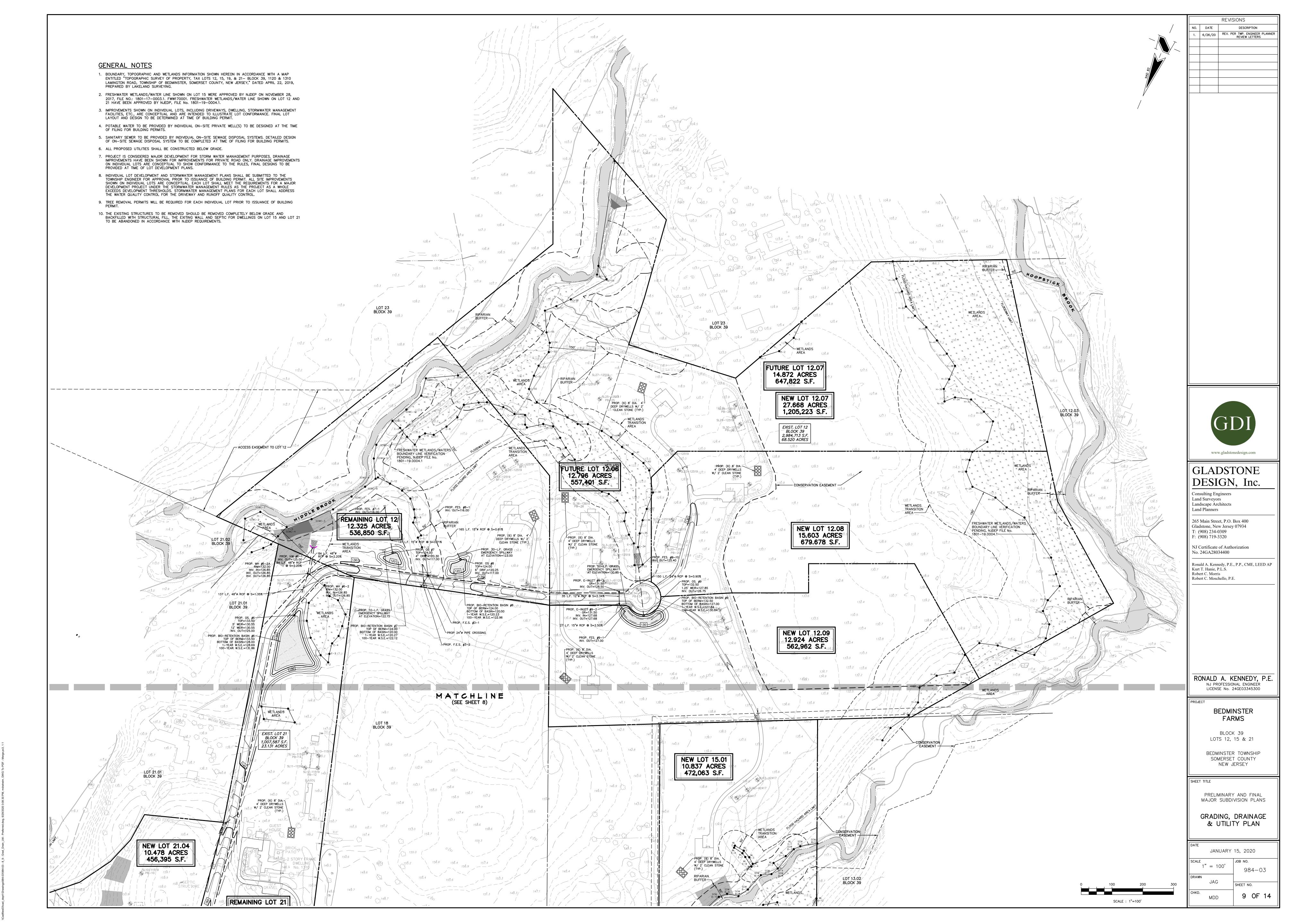


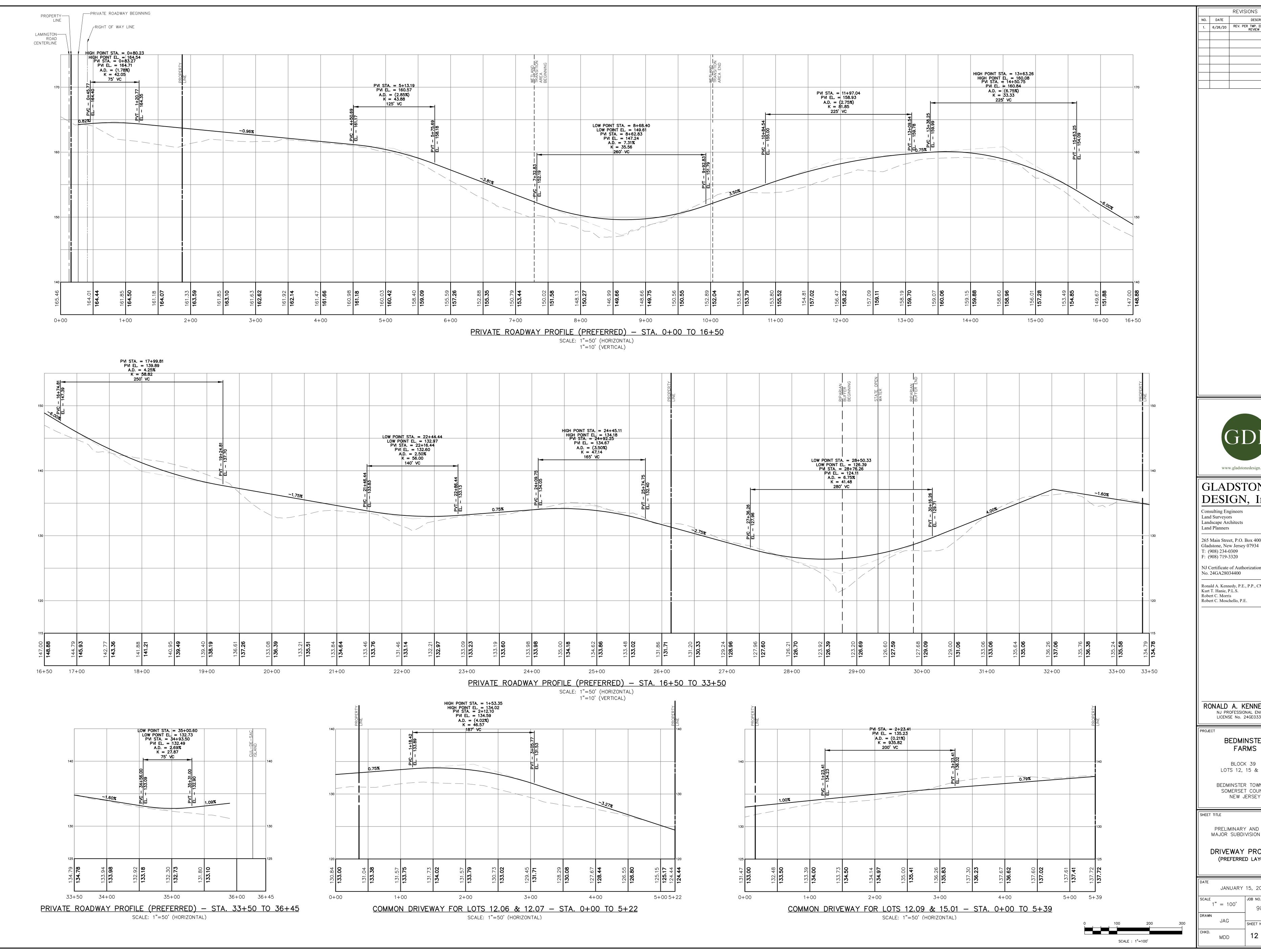












REVISIONS

DESCRIPTION



GLADSTONE DESIGN, Inc.

Land Surveyors Landscape Architects Land Planners 265 Main Street, P.O. Box 400

T: (908) 234-0309 F: (908) 719-3320

NJ Certificate of Authorization No. 24GA28034400

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

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> BEDMINSTER **FARMS**

BLOCK 39 LOTS 12, 15 & 21

BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY

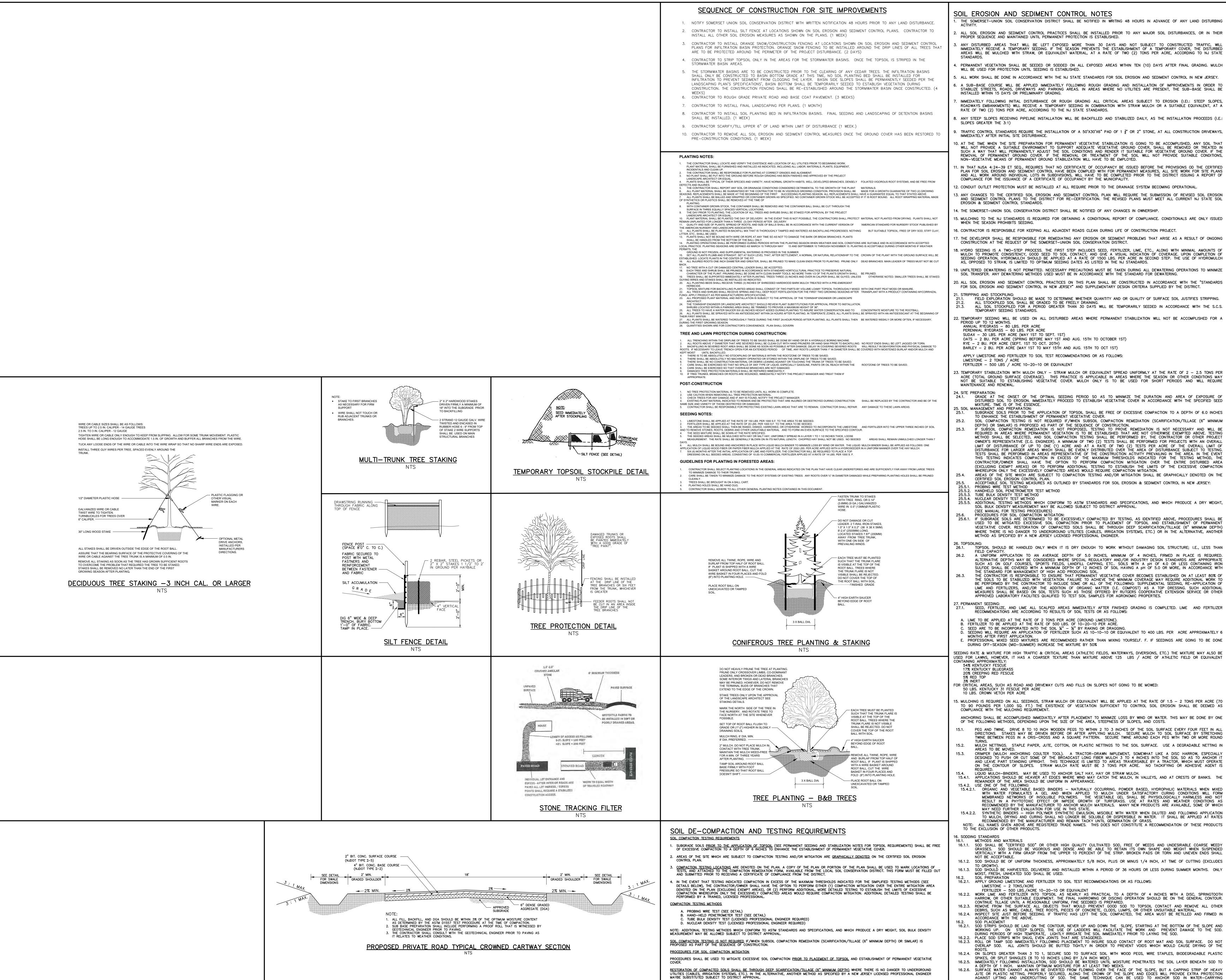
SHEET TITLE

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

DRIVEWAY PROFILES (PREFERRED LAYOUT)

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



MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL EROSION AND SEDIMENT CONTROL NOTES

THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTED TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED

AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO NJ STATE PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NJ STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. 6. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE

IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.EL: STEEP SLOPES. ROADWAYS EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE. ACCORDING TO THE NJ STATE STANDARDS.

. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THE 3:1) TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6" PAD OF 1 1 2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS,

10. AT THE TIME WHEN THE 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 WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OF PERMANENT 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.

1. IN THAT NJSA 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OD THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.

12. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRE PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 13. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN 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 NJ STATE SOIL EROSION & SEDIMENT CONTROL STANDARDS.

15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE SOMERSET-UNION SOIL CONSERVATION DISTRICT 18. HYDRO SEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED TO SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDROMULCH

19. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SOIL TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING 20. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARDS

FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" AND SUPPLEMENTARY DESIGN CRITERIA SUPPLIED BY THE DISTRICT. 21. STRIPPING AND STOCKPILING: FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING. ALL STOCKPILED SOIL SHALL BE GRADED TO BE FREELY DRAINING.

ALL SOIL STOCKPILED FOR A PERIOD GREATER THAN 30 DAYS WILL BE TEMPORARILY SEEDED IN ACCORDANCE WITH THE S.C.S. TEMPORARY SEEDING STANDARDS. 22. TEMPORARY SEEDING WILL BE USED ON ALL DISTURBED AREAS WHERE PERMANENT STABILIZATION WILL NOT BE ACCOMPLISHED FOR A

PERIOD UP TO 12 MONTHS. ANNUAL RYEGRASS - 80 LBS. PER ACRE PERENNIAL RYEGRASS — 60 LBS. PER ACRE SUDAX - 30 LBS. PER ACRE (MAY 1ST TO SEPT. 1ST)

OATS - 2 BU. PER ACRE (SPRING BEFORE MAY 1ST AND AUG. 15TH TO OCTOBER 1ST) RYE - 2 BU. PER ACRE (SEPT. 1ST TO OCT. 20TH) BARLEY - 2 BU. PER ACRE (MAY 1ST TO MAY 15TH AND AUG. 15TH TO OCT 1ST)

APPLY LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS: LIMESTONE - 2 TONS / ACRE FERTILIZER - 500 LBS / ACRE 10-20-10 OR EQUIVALENT

23. TEMPORARY STABILIZATION WITH MULCH ONLY — STRAW MULCH OR EQUIVALENT SPREAD UNIFORMLY AT THE RATE OF 2 — 2.5 TONS PER ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS APPLICABLE IN AREAS WHERE THE SEASON OR OTHER CONDITIONS MAY NOT BE SUITABLE TO ESTABLISHING VEGETATIVE COVER. MULCH ONLY IS TO BE USED FOR SHORT PERIODS AND WILL REQUIRE MAINTENANCE AND RENEWAL.

GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF FXPOSURF OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE. 5. SOIL MANAGEMENT AND PREPARATION: SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES

TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION. IF SUBSOIL COMPACTION REMEDIATION IS NOT PROPOSED, TESTING TO PROVE REMEDIATION IS NOT NECESSARY AND WILL BE REQUIRED IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED ABOVE. TESTING METHOD SHALL BE SELECTED, AND SOIL COMPACTION TESTING SHALL BE PERFORMED BY, THE CONTRACTOR OR OTHER PROJECT OWNER'S REPRESENTATIVE (E.G. ENGINEER). A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH SHALL BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING. TESTS SHALL BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA. IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE

CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF THE EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION SHALL BE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN. ACCEPTABLE SOIL TESTING MEASURES AS OUTLINED BY STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY: PROBING WIRE TEST METHOD HANDHELD SOIL PENETROMETER TEST METHOD

TUBE BULK DENSITY TEST METHOD 25.5.5. ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL. (SEE MANUAL FOR TESTING PROCEDURES

PROCEDURES FOR SOIL COMPACTION MITIGATION: 25.6.1. IF SUBGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING, AS IDENTIFIED ABOVE, PROCEDURES SHALL BE USED TO BE MITIGATED EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) OR IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.

TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE, IN ACCORDANCE WITH E STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER

SEED, FERTILIZE, AND LIME ALL SCALPED AREAS IMMEDIATELY AFTER FINISHED GRADING IS COMPLETED. LIME AND FERTILIZER

A. LIME TO BE APPLIED AT THE RATE OF 2 TONS PER ACRE (GROUND LIMESTONE). B. FERTILIZER TO BE APPLIED AT THE RATE OF 500 LBs. OF 10-20-10 PER ACRE. . SEED ARE TO BE INCORPORATED INTO THE SOIL 1/4" — 1/2" BY RAKING OR DRAGGING. . SEEDING WILL REQUIRE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT TO 400 LBS. PER ACRE APPROXIMATELY 6 MONTHS AFTER FIRST APPLICATION. PROFESSIONAL MIXED SEED MIXTURES ARE RECOMMENDED RATHER THAN MIXING YOURSELF. F. IF SEEDINGS ARE GOING TO BE DONE DURING OFF-SEASON (MID-SUMMER) INCREASE THE MIXTURE BY 50%

SEEDING RATE & MIXTURE FOR HIGH TRAFFIC & CRITICAL AREAS (ATHLETIC FIELDS, WATERWAYS, DIVERSIONS, ETC.) THE MIXTURE MAY ALSO BE USED FOR LAWNS, HOWEVER, IT HAS A COARSER TEXTURE THAN MIXTURE ABOVE 125 LBS / ACRE OF ATHLETIC FIELD OR EQUIVALENT 54% KENTUCKY FESCUE 17% KENTUCKY BLUEGRAS 20% CREEPING RED FESCUE

FOR CRITICAL AREAS, SUCH AS ROAD AND DRIVEWAY CUTS AND FILLS ON SLOPES NOT GOING TO BE MOWED: 50 LBS. KENTUĆKY 31 FESCUE PER ACRE 10 LBS. CROWN VETCH PER ACRE

15. MULCHING IS REQUIRED ON ALL SEEDINGS, STRAW MULCH OR EQUIVALENT WILL BE APPLIED AT THE RATE OF 1.5 - 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQ. FT.) THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED AS COMPLIANCE WITH THE MULCHING REQUIREMENT. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY FOUR FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED. CRIMPER (MULCH ANCHORING COULTER TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT

AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS 15.4. LIQUID MULCH-BINDERS. MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
15.4.1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

15.4.2.1. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE. SYNTHETIC BINDERS — HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES ECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS. NOTE: ALL NAMES GIVEN ABOVE ARE REG TO THE EXCLUSION OF OTHER PRODUCTS. ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS

METHODS AND MATERIALS 16.1.1. SOD SHALL BE "CERTIFIED SOD" OR OTHER HIGH QUALITY CULTIVATED SOD, FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS OR TORN AND UNEVEN ENDS SHALL NOT BE ACCEPTABLE. 16.1.2. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES 16.1.3. SOD SHOULD BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS OR LESS DURING SUMMER MONTHS. ONLY MOIST, FRESH, UNHEATED SOD SHALL BE USED.

SOIL PREPARATION 16.2.1. APPLY GROUND LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS:

FERTILIZER - 500 LBS./ACRE 10-20-10 OR EQUIVALENT WORK LIME AND FERTILIZÉR INTO TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM FINE SEEDBED IS PREPARED. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO TOPSOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE. SOD PLACEMENT SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPED, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. 16.2.3. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE 16.2.4. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES (8 TO 10 INCHES LONG BY 3/4 INCH WIDE). IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO

CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.

REVISIONS

6/26/20 REV. PER TWP. ENGINEER PLANNER

DESCRIPTION

REVIEW LETTERS

NO. | DATE



GLADSTONE DESIGN, Inc.

Land Surveyors Landscape Architects Land Planners

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NJ Certificate of Authorization No. 24GA28034400

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

> BEDMINSTER **FARMS**

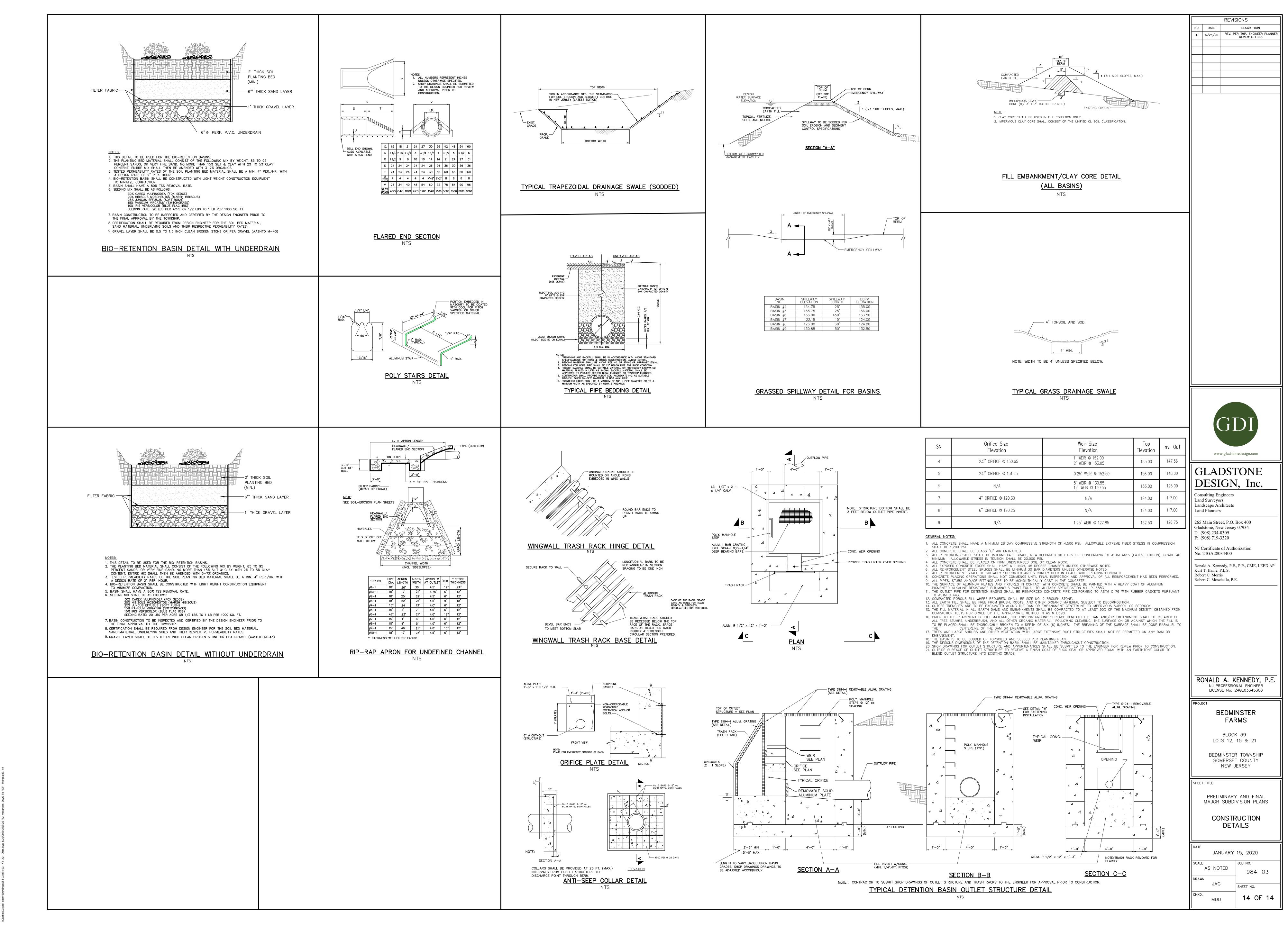
BLOCK 39 LOTS 12, 15 & 21

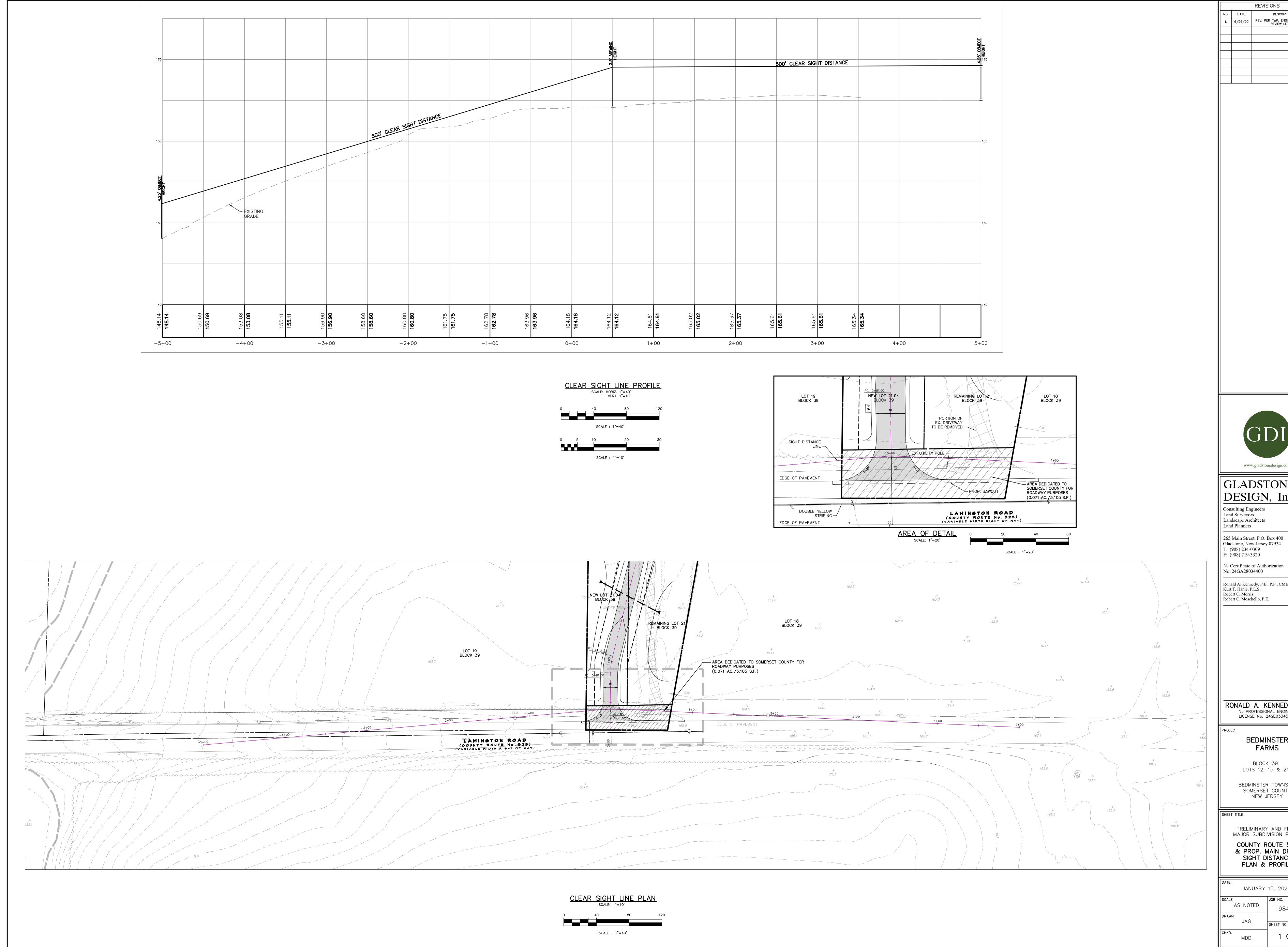
BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

> CONSTRUCTION **DETAILS**

JANUARY 15, 2020 984-03 SHEET NO 13 OF 14 MDD





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

REVISIONS



GLADSTONE DESIGN, Inc.

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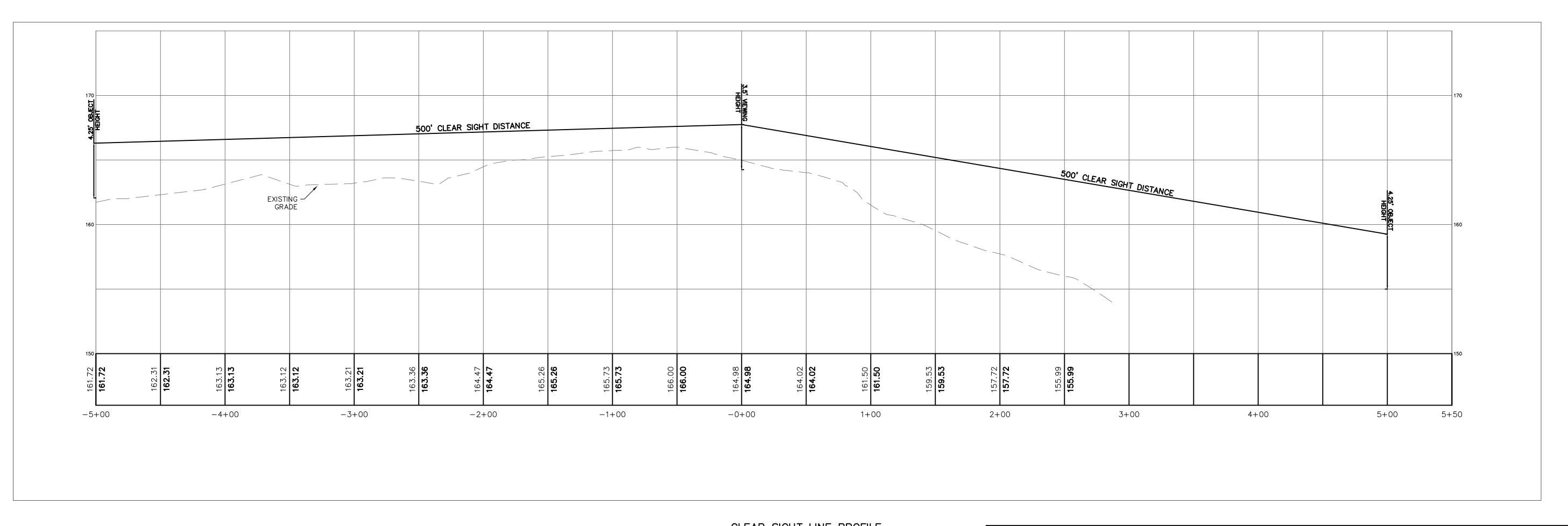
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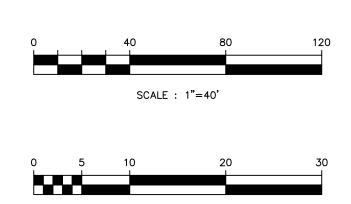
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

COUNTY ROUTE 523 & PROP. MAIN DRIVE SIGHT DISTANCE PLAN & PROFILE

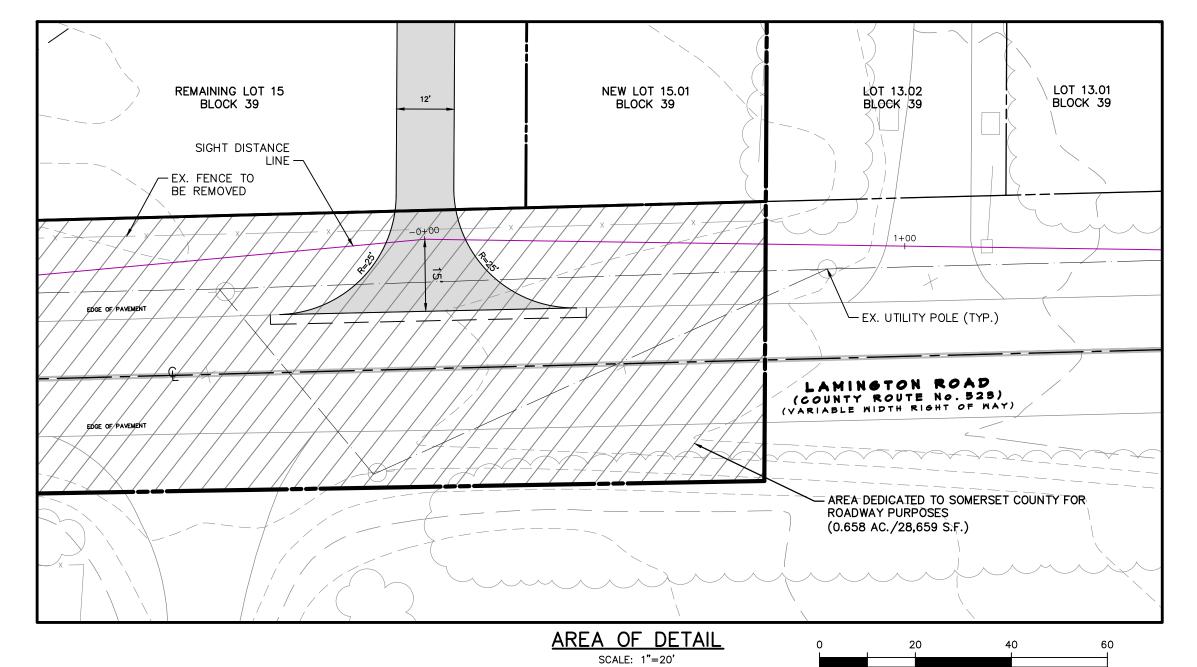
15, 2020
JOB NO.
984-03
SHEET NO.
1 OF 2

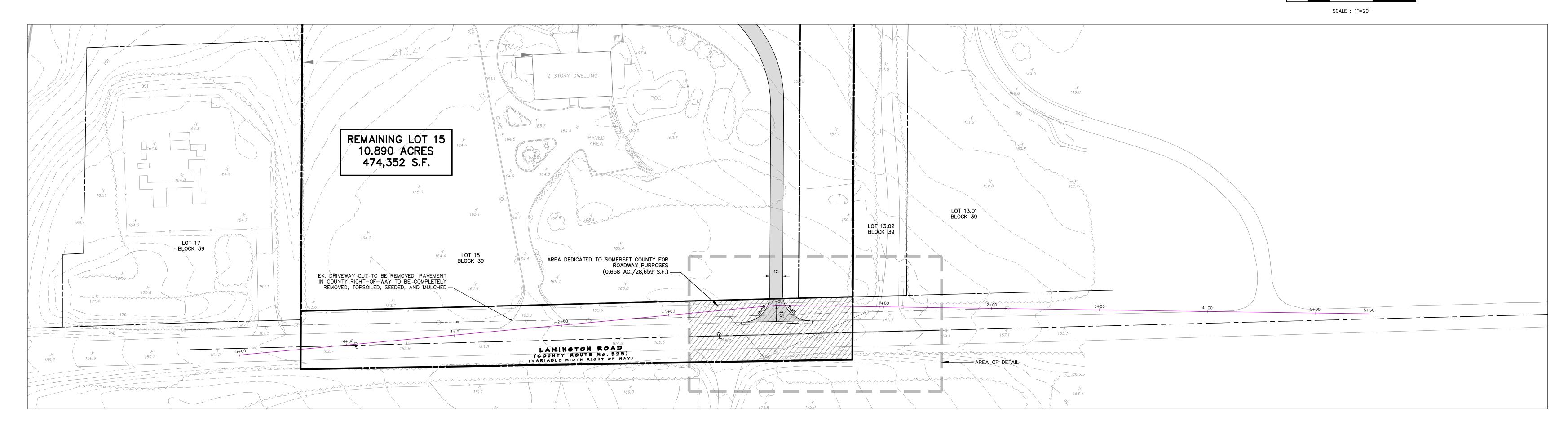




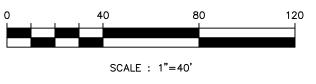


SCALE : 1"=10'





EAR SIGHT LINE PLAN



GDI	
www.gladstonedesign.com	

REVISIONS

NO. DATE

DESCRIPTION

GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

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LICENSE No. 24GE03345300

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. LOT 15 DRIVEWAY SIGHT DISTANCE PLAN & PROFILE

DATE			
	JANUARY	15,	2020
SCALE		JOB	NO.
AS	NOTED		984-03
DRAWN	14.0		
	JAG	SHE	ET NO.
CHKD.	MDD		2 OF 2