BEDMINSTER FARMS

BLOCK 39; LOTS 12, 15 & 21

TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET

BEDMINSTER TOWNSHIP

BLOCK	LOT	OWNER	BLOCK	LOT	OWNER
12	12	CHRISTMAN, P ROGER II & ELLEN N PO BOX 568 FAR HILLS, NJ 07921	39	17	JERSEY CENTRAL P&L/TAX DEPT. PO BOX 4747 OAKBROOK, IL
12	13	JOHNSON, ROBERT WOOD IV 610 FIFTH AVE, 2ND FLOOR NEW YORK, NY 10020	39	18	DAVID, ANN H. 1250 LAMINGTON ROAD BEDMINSTER, NJ 07921
12	13.03	JOHNSON, ROBERT WOOD IV 610 FIFTH AVE, 2ND FLOOR NEW YORK, NY 10020	39	19	1310 LAMINGTON ROAD LLC 222 RIDGEDALE AVE CEDAR KNOLLS, NJ 07927
12 C01A	14.01	CACCIARELLI, ANDREA 550 LAMINGTON ROAD BEDMINSTER, NJ 07921	39	20	SLATTERY, MICHAEL R & CHOI, HEE J 705 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12 C01B	14.01	1415 LAMINGTON BEDMINSTER LP PO BOX 110 GLADSTONE, NJ 07934	39	20.01	ILLUZZI, MICHELE J PO BOX 7002 BEDMINSTER, NJ 07921
12 C01C	14.01	1415 LAMINGTON BEDMINSTER LP PO BOX 110 GLADSTONE, NJ 07934	39	21.01	CHRISTMAN, PAUL & DONNA L. 545 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12 C01D	14.01	1415 LAMINGTON BEDMINSTER LP PO BOX 110 GLADSTONE, NJ 07934	39	21.02	PRISER, SANDEE I & URECH, KIMBERLEY AN 475 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12	14.02	GITZELMANN, CHRIS & TIMEA 875 LARGER CROSS ROAD FAR HILLS, NJ 07931	39	21.03	REILLY, THOMAS M & STANLEY, J 505 LARGER CROSS ROAD BEDMINSTER, NJ 07921
39	10	LAMINGTON FARM CLUB LLC %CONTROLLER 900 LAMINGTON ROAD BEDMINSTER, NJ 07921	39	22	SANDODON ASSOCIATES, LLC 27 E 65TH ST #2A NEW YORK, NY 10065
39	13.01	BRUECKNER, RICHARD F & LAURIE C PO BOX 1015 BEDMINSTER, NJ 07921	39	23	THREE BEARS ASSOC. PO BOX 386 OLDWICK, NJ 08858
39	13.02	TURETSKY, LEON & LARISA 1080 LAMINGTON ROAD BEDMINSTER, NJ 07921			

OTHER

CABLEVISION (AKA: OPTIMUM BY ALTICE)
275 CENTENNIAL AVE
PISCATAWAY, NJ 08855-6805

NJ AMERICAN WATER
1025 LAUREL OAK ROAD
VOORHEES, NJ 08043

PUBLIC SERVICE ELECTRIC & GAS COMPANY
80 PARK PLAZA, PO BOX 570
NEWARK, NJ 07102

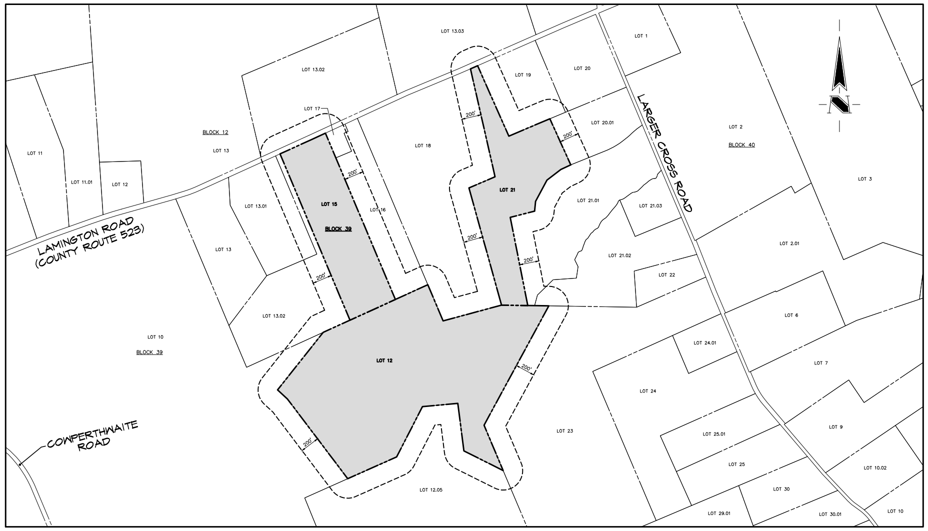
COMCAST (AKA: XFINITY)
800 RAHWAY AVENUE
UNION, NJ 07083

SOMERSET COUNTY PLANNING BOARD
PO BOX 3000
SOMERVILLE, NJ 08876
ATTN: ROBERT BZIK, DIRECTOR

VERIZON NEW JERSEY, INC.
6000 HADLEY ROAD
SOUTH PLAINFIELD, NJ 07080

JERSEY CENTRAL POWER & LIGHT
300 MADISON AVENUE
MORRISTOWN, NJ 07960

BEDMINSTER TOWNSHIP SEWER UTILITY
1 MILLER LANE
BEDMINSTER, NJ 07921



ENTIRE SITE AREA IS LOCATED IN THE R-10 ZONE

VICINITY PLAN
SCALE : 1" = 500'

0 500 1000 1500
GRAPHIC SCALE

INDEX OF SUBDIVISION PLAN DRAWINGS

SHEET NO.	TITLE
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11 OF 14	SOIL EROSION, SEDIMENT CONTROL PLAN
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13 OF 14	CONSTRUCTION DETAILS
14 OF 14	CONSTRUCTION DETAILS

SUPPLEMENTAL DRAWINGS

SHEET NO.	TITLE
1 OF 3	SITE DIMENSION PLAN (CONVENTIONAL LAYOUT)
2 OF 3	SITE DIMENSION PLAN (CONVENTIONAL LAYOUT)
3 OF 3	DRIVEWAY PROFILES (CONVENTIONAL LAYOUT)
1 OF 2	COUNTY ROUTE 523 & PROP. MAIN DRIVE SIGHT DISTANCE PLAN AND PROFILE
2 OF 2	COUNTY ROUTE 523 & PROP. LOT 15 DRIVEWAY SIGHT DISTANCE PLAN AND PROFILE

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 TWO (2) LOT SUBDIVISION ON LOT 15.
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 COUNTY, NEW JERSEY," DATED JANUARY XX, 2020, PREPARED BY GLADSTONE DESIGN, INC.
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 SHOWN ON LOTS 12 AND 21 BLOCK 39 IS SUBJECT TO AN NJDEP LETTER OF INTERPRETATION. (SEE MAP IN NOTE 6A)
4. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM-FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANELS 43 & 44 OF 301, MAP NUMBERS 34035C0043E AND 34035C0044E, EFFECTIVE DATE SEPTEMBER 28, 2007 AND IS LOCATED IN ZONES AE AND X.
5. SUBJECT SITE IS LOCATED WITHIN THE R-10 RESIDENTIAL DISTRICT AS PER THE TOWNSHIP OF BEDMINSTER ZONING MAPS.
6. THE EXISTING TRACT CONSISTS OF 114.036 ACRES.
7. HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
8. 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 IS PENDING FOR SEPTIC DISPOSAL FIELD LOCATIONS. 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 AND RUNOFF QUALITY CONTROL. GROUNDWATER RECHARGE WILL BE PROVIDED FOR THE WHOLE DEVELOPMENT THROUGH THE PRIVATE ROAD STORMWATER IMPROVEMENTS.
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, 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 (2) 2' GRADED SHOULDERS AND REQUIRED HORIZONTAL AND VERTICAL GEOMETRY.

DESIGN WAIVERS REQUESTED

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, AND NEW LOT 12.07.

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 EXISTING AND PROPOSED ON REMAINING LOT 21.
3. A VARIANCE IS REQUESTED FROM SECTION 13-401A.4 FOR MAXIMUM LOT COVERAGE WHERE 5% MAXIMUM IS ALLOWED AND 12.0% IS PROPOSED ON REMAINING LOT 21.
4. A VARIANCE IS REQUESTED FROM SECTION 13-401A.4 FOR MINIMUM FRONT YARD SETBACK WHERE 200' MINIMUM IS REQUIRED AND LESS THAN 200' BUT GREATER THAN 100' IS PROPOSED ON LOT 21.04.

ZONING TABULATION
(RURAL RESIDENTIAL ZONE : R-10)

	REQUIRED	EXISTING LOT 12	EXISTING LOT 15	EXISTING LOT 21	REMAINING LOT 12	NEW LOT 12.06	NEW 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
LOT SIZE (CIRCLE)	500 FT.	1,253.4 FT.	511.8 FT.	606.8 FT.	671.0 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.
LOT AREA	10 ACRES	68.520 AC. 2,984,713 S.F.	22.385 AC. 975,074 S.F.	23.131 AC. 1,007,587 S.F.	12.325 AC. 536,850 S.F.	12.796 AC. 557,401 S.F.	14.872 AC. 647,822 S.F.	15.603 AC. 679,678 S.F.	12.924 AC. 562,962 S.F.	10.890 AC 474,352 S.F.	10.837 AC 472,063 S.F.	12.582 AC. 548,087 S.F.	10.478 AC. 456,395 S.F.
LOT FRONTAGE	50 FT.	0 FT.*	512.06 FT.	105.06 FT.	771.2 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.
FRONT YARD	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.	92 FT.**	>100 FT.**
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.	286.6 FT.	>100 FT.
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.	121.2 FT.	>100 FT.
MAXIMUM F.A.R.	8%	N/A	0.68%	0.78%	<8% (42,948 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.)
LOT COVERAGE	5%	N/A	4.9% (48,074 S.F.)	3.88%	<5% (26,842 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.)	12.0%** (65,766 S.F.)	<5% (22,820 S.F.)
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.)	<35' (2 1/2 STY.)	<35' (2 1/2 STY.)
DENSITY (UNITS/ACRE)	0.1	N/A	0.045	0.43	0.081	0.078	0.067	0.064	0.077	0.091	0.092	0.079	0.095
ACCESSORY BUILDING MIN. DISTANCE TO:													
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	471.6 FT. (BARN)	N/A
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	50.2 FT. (SHED)	N/A
OTHER BUILDING WITH GROSS FLOOR AREA 1,000 S.F. OR MORE	50 FT.	N/A	N/A	5.8 FT.* (GUEST HOUSE TO MAIN DWELLING)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.8 FT.* (GUEST HOUSE TO MAIN DWELLING)	N/A
OTHER BUILDING WITH GROSS FLOOR AREA LESS THAN 1,000 S.F.	15 FT.	N/A	N/A	144.6 FT. (BARN TO GUEST HOUSE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	144.6 FT. (BARN TO GUEST HOUSE)	N/A

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

LOT COVERAGE SUMMARY

	EXISTING LOT 12	EXISTING LOT 15	EXISTING LOT 21	REMAINING LOT 12	NEW LOT 12.06	NEW 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
DWELLING	N/A	3,310 S.F.	3,675 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,675 S.F.	N/A
GUEST BUILDING	N/A	N/A	531 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	531 S.F.	N/A
DRIVEWAY	N/A	35,073 S.F.	29,900 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12,858 S.F.	N/A
ACCESSORY BLDGS.	N/A	5,838 S.F.	1,926 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,926 S.F.	N/A
WALKS/PATIOS	N/A	3,420 S.F.	2,946 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,946 S.F.	N/A
PRIVATE ROADWAY	N/A	N/A	N/A	13,055 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.
WALLS	N/A	303 S.F.	80 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	80 S.F.	N/A
MISCELLANEOUS	N/A	130 S.F.	59 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	59 S.F.	N/A
TOTAL	N/A	48,074 S.F.	39,117 S.F.	13,055 S.F.	9,100 S.F.	N/A	5,836 S.F.	6,278 S.F.	N/A	N/A	65,766 S.F.	2,538 S.F.

RESOURCE CONSERVATION AREA
MAXIMUM TRACT YIELD CALCULATION

	LOT 12			LOT 21		
	COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C ACRES	COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C ACRES
1. GROSS TRACT AREA	---	---	23.13	---	---	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	---	---	0.00
3. ADJUSTED GROSS TRACT AREA	---	---	23.13	---	---	68.52
4. BODIES OF WATER, AREA OF FLOOD PLAINS, WETLANDS, STREAM CORRIDORS	3.77	1	3.77	13.95	1	13.95
5. AREA OF SLOPES 25% AND GREATER BASED ON 10' CONTOUR INTERVALS	0.00	1	0.00	0.02	1	0.02
6. AREA OF SLOPES GREATER THAN 15% BUT LESS THAN 25% BASED ON 10' CONTOUR INTERVALS	0.44	0.75	0.33	0.2	0.75	0.15
7. NJDEP – REQUIRED WETLANDS TRANSITION AREAS	2.29	0.75	1.72	5.20	0.75	3.90
8. AREA OF 300' BUFFER TO CATEGORY 1 WATERS	0.00	0.5	0.00	0.00	0.5	0.00
9. TOTAL DEDUCTIBLE RESOURCE CONSERVATION AREA	---	---	5.83	---	---	18.02
10. NET SITE AREA ADJUSTED FOR RESOURCE CONSERVATION AREAS	---	---	17.30	---	---	50.51
11. MAXIMUM PERMITTED DENSITY OR FLOOR AREA RATIO	---	---	0.10	---	---	0.10
12. MAXIMUM PERMITTED NUMBER OF PRINCIPAL DWELLING UNITS OR NON-RESIDENTIAL FLOOR AREA	---	---	1.73	---	---	5.05

OWNER/APPLICANT:
BEDMINSTER FARMS
C/O JIM DOWNS & LARRY PARAGANO
222 RIDGEDALE AVENUE, 2ND FLOOR
CEDAR KNOLLS, NJ 07927
(973) 455-1057

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
ZONE: R-10 (RURAL RESIDENTIAL)

SOMERSET COUNTY
ACCEPTANCE STAMP

THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

BEDMINSTER TOWNSHIP LAND USE BOARD APPROVALS

CHAIR ______ DATE ______

SECRETARY ______ DATE ______

ENGINEER ______ DATE ______

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

www.gladstonedesign.com

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. 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.

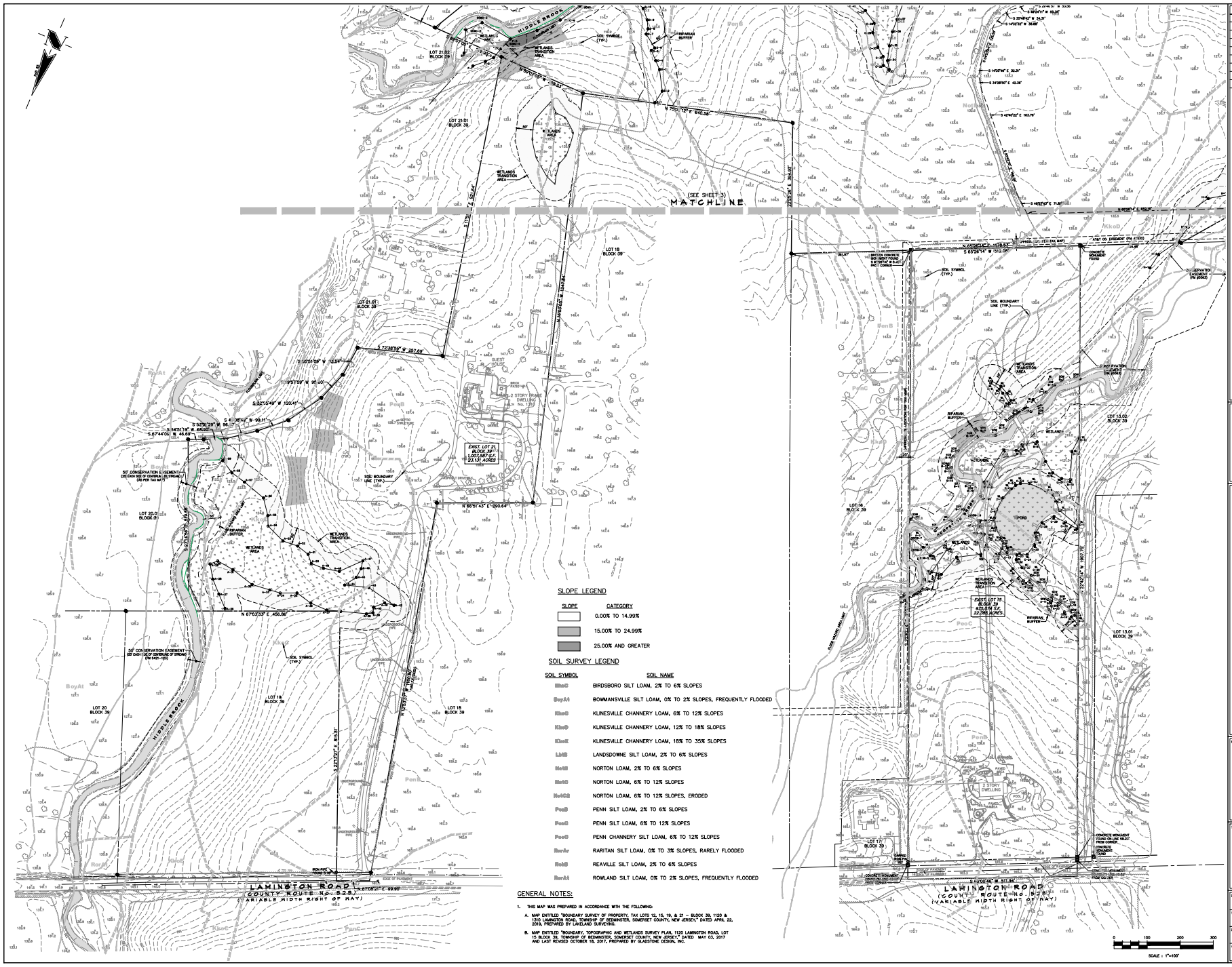
RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. 24GE03345300

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

SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS
PROJECT DATA/ VICINITY PLAN

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

\\gladstonedesign.local\Cad_Dept1\Drawings\984-03\984-03 - 1 - Cvr.dwg, 1/21/2020 2:18:03 PM, public, DWG To PDF - Overwrite.pc3, 1:1



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
BirsC	BIRDSBORO SILT LOAM, 2% TO 6% SLOPES
BoyAt	BOWMANSVILLE SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED
KlneC	KLINESVILLE CHANNERY LOAM, 6% TO 12% SLOPES
KlneD	KLINESVILLE CHANNERY LOAM, 12% TO 18% SLOPES
KlneE	KLINESVILLE CHANNERY LOAM, 18% TO 35% SLOPES
LdhB	LANDSDOWNE SILT LOAM, 2% TO 6% SLOPES
NorB	NORTON LOAM, 2% TO 6% SLOPES
NorC	NORTON LOAM, 6% TO 12% SLOPES
NorC2	NORTON LOAM, 6% TO 12% SLOPES, ERODED
PenB	PENN SILT LOAM, 2% TO 6% SLOPES
PenC	PENN SILT LOAM, 6% TO 12% SLOPES
PeeC	PENN CHANNERY SILT LOAM, 6% TO 12% SLOPES
RarAr	RARITAN SILT LOAM, 0% TO 3% SLOPES, RARELY FLOODED
RolB	REAVILLE SILT LOAM, 2% TO 6% SLOPES
RowAt	ROWLAND SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED

GENERAL NOTES:

1. THIS MAP WAS 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, 2016, 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.

REVISIONS		
NO.	DATE	DESCRIPTION

www.gladstonedesign.com

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

365 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
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. Hunie, P.L.S.
Robert C. Morris
Robert C. Morchello, 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'	JOB NO. 984–03
DRAWN JAG	SHEET NO.
CHKD. MDD	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
BirC	BIRDSBORO SILT LOAM, 2% TO 6% SLOPES
BoyA1	BOWMANSVILLE SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED
KlnC	KLINESVILLE CHANNERY LOAM, 6% TO 12% SLOPES
KlnD	KLINESVILLE CHANNERY LOAM, 12% TO 18% SLOPES
KlnE	KLINESVILLE CHANNERY LOAM, 18% TO 35% SLOPES
LbB	LANDSDOWNE SILT LOAM, 2% TO 6% SLOPES
NorB	NORTON LOAM, 2% TO 6% SLOPES
NorC	NORTON LOAM, 6% TO 12% SLOPES
NorD2	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
RarAr	RARITAN SILT LOAM, 0% TO 3% SLOPES, RARELY FLOODED
RelB	REAVILLE SILT LOAM, 2% TO 6% SLOPES
RorA1	ROWLAND SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED

GENERAL NOTES:

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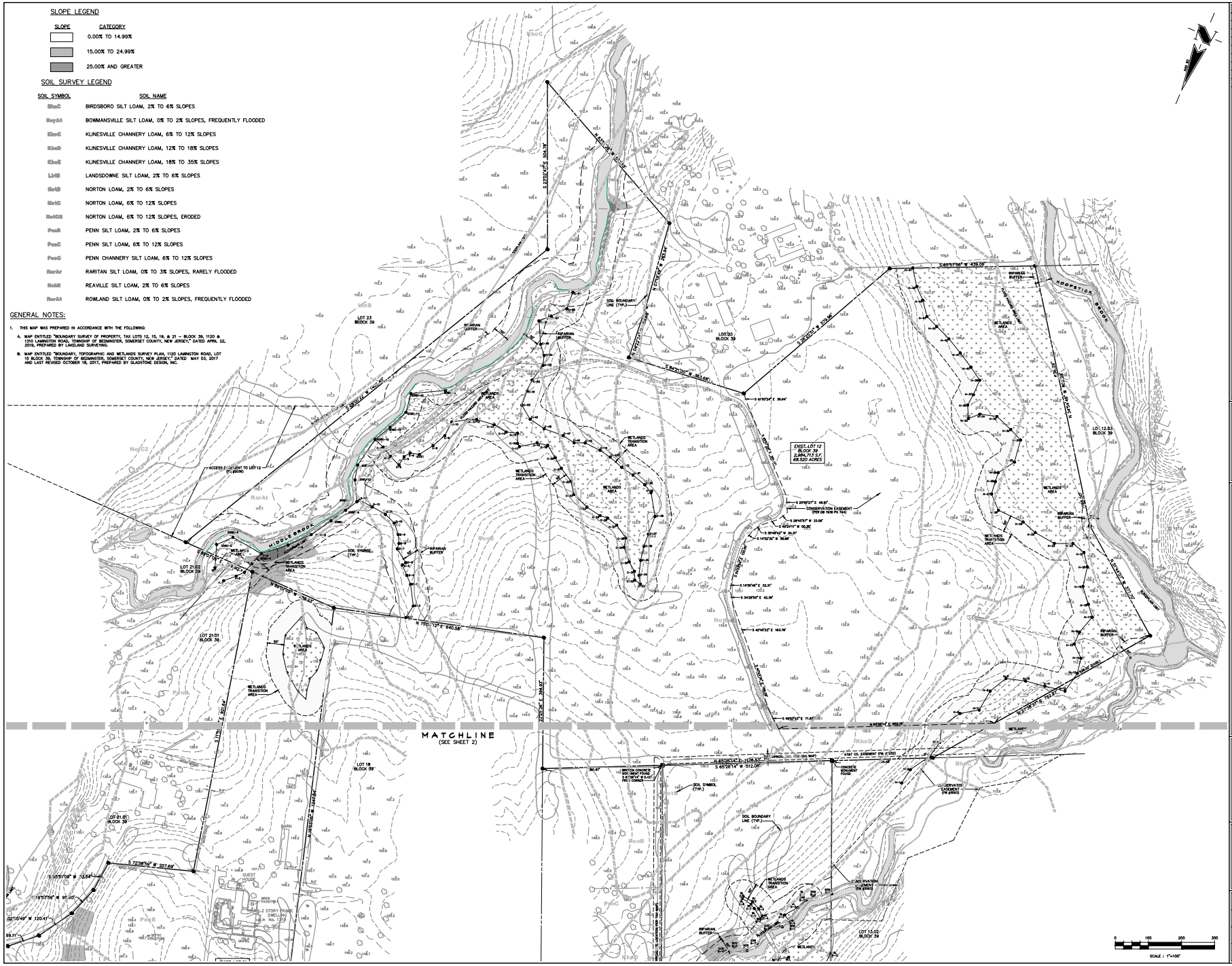

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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

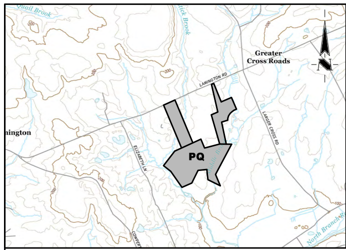
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

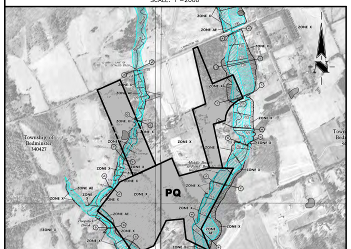
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

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	



VICINITY MAP
USGS QUADRANGLE – GLADSTONE, NJ
SCALE: 1"=2000'



FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 34035C0037E & 34035C0041E
SCALE: 1"=1000'

ZONING REQUIREMENTS: R–10 ZONE

	MINIMUM REQUIRED
LOT SIZE [1]	500'
LOT AREA	10 ACRES
LOT FRONTAGE	50'
FRONT YARD [2]	200'
SIDE YARD (EACH)	100'
SIDE YARD (BOTH)	50% OF LOT WIDTH
REAR YARD	100'
MAXIMUM FLOOR AREA RATIO	8%
LOT COVERAGE	5%
DENSITY (UNITS/ACRE)	0.1
MAXIMUM BUILDING HEIGHT	35.00' (2 1/2 STORIES)
ACCESSORY BUILDING MINIMUM DISTANCE TO:	
SIDE LINE	50'
REAR LINE	50'
OTHER BUILDING WITH GROSS FLOOR AREA 1000 S.F. OR MORE	50'
OTHER BUILDING WITH GROSS FLOOR AREA LESS THAN 1000 S.F.	15'

NOTES:

[1] LOT SIZE IS THE DIAMETER OF THE LARGEST CIRCLE THAT CAN BE INSCRIBED WITHIN THE LOTS

[2] IN NO CASE LESS THAN 3' SETBACK FOR EVERY 1' OF WIDTH OF PRINCIPAL BUILDING

GENERAL NOTES

1. OWNER/APPLICANT (LOTS 12 & 21): 1310 LAMINGTON ROAD LLC. 222 RIDGEDALE AVE., SUITE 200, CEDAR KNOLLS, NJ 07927 (973) 455–1057
   OWNER/APPLICANT (LOT 15): 1120 LAMINGTON ROAD LLC. 222 RIDGEDALE AVE., SUITE 200, CEDAR KNOLLS, NJ 07927 (973) 455–1057
2. PREMISES KNOWN AS TAX LOTS 12, 15 and 21 BLOCK 39 AS SHOWN ON THE TOWNSHIP OF BEDMINSTER TAX MAP SHEET 9.
3. TOTAL NUMBER LOTS: 9 LOTS (3 REMAINING / 6 PROPOSED)
4. AREA TABULATION:
   AREA OF ENTIRE TRACT: 114.036 ACRES / 4,967,374 SQUARE FEET
   AREA DEDICATED TO SOMERSET COUNTY FOR ROADWAY PURPOSES: 0.729 ACRES / 31,764 SQUARE FEET
5. ZONING DISTRICT: R–10 RURAL RESIDENTIAL (SEE ZONING REQUIREMENTS)
6. THIS MAP WAS 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.
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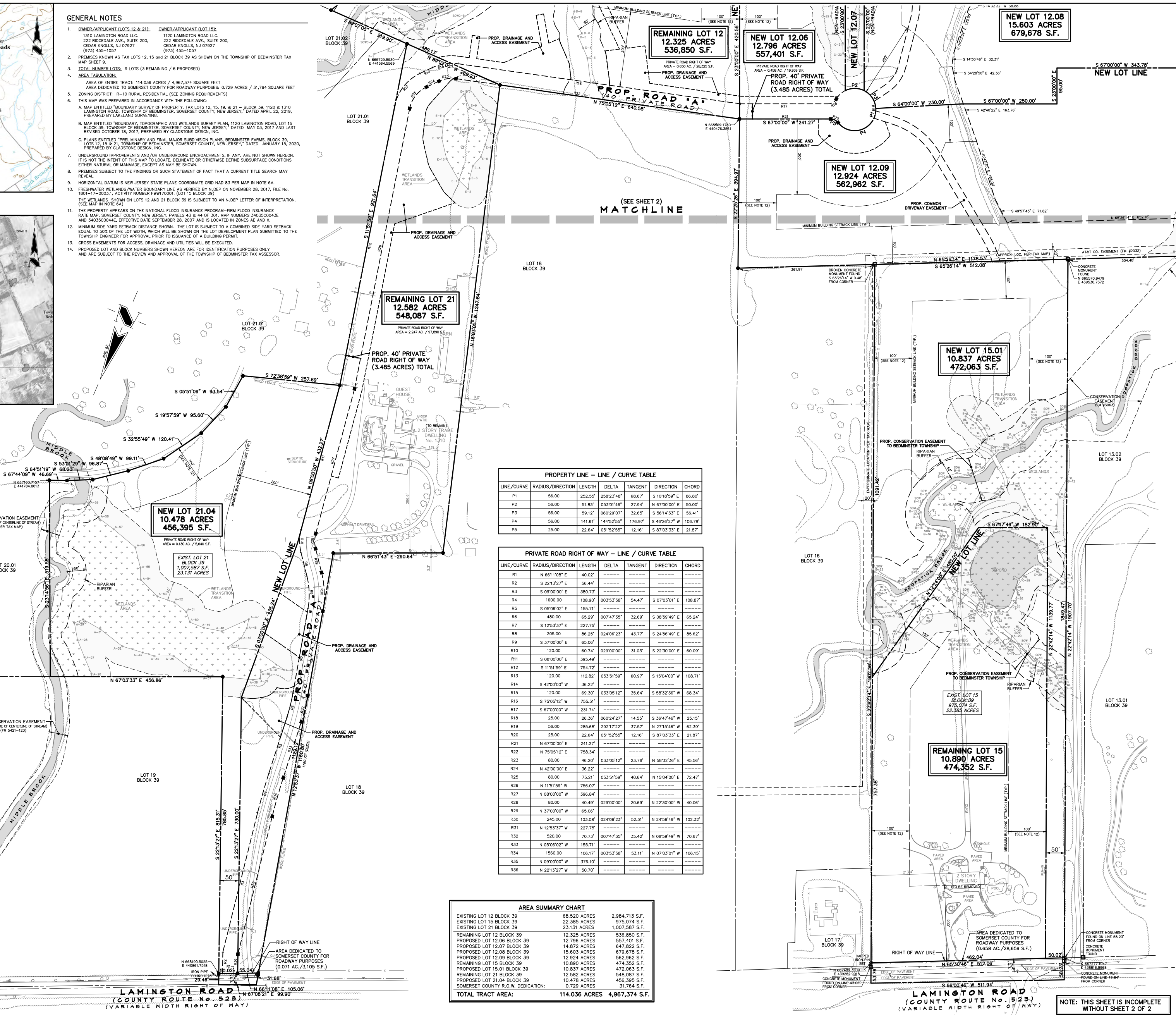
   C. PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS, BEDMINSTER FARMS, BLOCK 39, LOTS 12, 15 & 21, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED JANUARY 15, 2020, PREPARED BY GLADSTONE DESIGN, INC.
7. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON. IT IS NOT THE INTENT OF THIS MAP TO LOCATE, DELINEATE OR OTHERWISE DEFINE SUBSURFACE CONDITIONS EITHER NATURAL OR MANMADE, EXCEPT AS MAY BE SHOWN.
8. PREMISES SUBJECT TO THE FINDINGS OR SUCH STATEMENT OF FACT THAT A CURRENT TITLE SEARCH MAY REVEAL.
9. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE GRID NAD 83 PER MAP IN NOTE 6A.
10. 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 SHOWN ON LOTS 12 AND 21 BLOCK 39 IS SUBJECT TO AN NJDEP LETTER OF INTERPRETATION. (SEE MAP IN NOTE 6A)
11. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM–FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANELS 43 & 44 OF 301, MAP NUMBERS 34035C0043E AND 34035C0044E, EFFECTIVE DATE SEPTEMBER 28, 2007 AND IS LOCATED IN ZONES AE AND X.
12. 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.
13. CROSS EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES WILL BE EXECUTED.
14. PROPOSED LOT AND BLOCK NUMBERS SHOWN HEREON ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP OF BEDMINSTER TAX ASSESSOR.



PROPERTY LINE – LINE / CURVE TABLE

LINE/CURVE	RADIUS/DIRECTION	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
P1	56.00	252.55'	258°23'48"	68.67'	S 10°18'59" E	86.80'
P2	56.00	51.83'	053°01'46"	27.94'	N 67°00'00" E	50.00'
P3	56.00	59.12'	060°29'07"	32.65'	S 56°14'33" E	56.41'
P4	56.00	141.61'	144°52'55"	176.97'	S 46°26'27" W	106.78'
P5	25.00	22.64'	051°52'55"	12.16'	S 87°03'33" E	21.87'

PRIVATE ROAD RIGHT OF WAY – LINE / CURVE TABLE

LINE/CURVE	RADIUS/DIRECTION	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
R1	N 66°11'08" E	40.02'	-----	-----	-----	-----
R2	S 22°13'27" E	56.44'	-----	-----	-----	-----
R3	S 09°00'00" E	380.73'	-----	-----	-----	-----
R4	1600.00	108.90'	003°53'58"	54.47'	S 07°03'01" E	108.87'
R5	S 05°06'02" E	155.71'	-----	-----	-----	-----
R6	480.00	65.29'	007°47'35"	32.69'	S 08°59'49" E	65.24'
R7	S 12°53'37" E	227.75'	-----	-----	-----	-----
R8	205.00	86.25'	024°06'23"	43.77'	S 24°56'49" E	85.62'
R9	S 37°00'00" E	65.06'	-----	-----	-----	-----
R10	120.00	60.74'	029°00'00"	31.03'	S 22°30'00" E	60.09'
R11	S 08°00'00" E	395.49'	-----	-----	-----	-----
R12	S 11°51'59" E	754.72'	-----	-----	-----	-----
R13	120.00	112.82'	053°51'59"	60.97'	S 15°04'00" W	108.71'
R14	S 42°00'00" W	36.22'	-----	-----	-----	-----
R15	120.00	69.30'	033°05'12"	35.64'	S 58°32'36" W	68.34'
R16	S 75°05'12" W	755.51'	-----	-----	-----	-----
R17	S 67°00'00" W	231.74'	-----	-----	-----	-----
R18	25.00	26.36'	060°24'27"	14.55'	S 36°47'46" W	25.15'
R19	56.00	285.68'	292°17'22"	37.57'	N 27°15'46" W	62.39'
R20	25.00	22.64'	051°52'55"	12.16'	S 87°03'33" E	21.87'
R21	N 67°00'00" E	241.27'	-----	-----	-----	-----
R22	N 75°05'12" E	758.34'	-----	-----	-----	-----
R23	80.00	46.20'	033°05'12"	23.76'	N 58°32'36" E	45.56'
R24	N 42°00'00" E	36.22'	-----	-----	-----	-----
R25	80.00	75.21'	053°51'59"	40.64'	N 15°04'00" E	72.47'
R26	N 11°51'59" W	756.07'	-----	-----	-----	-----
R27	N 08°00'00" W	396.84'	-----	-----	-----	-----
R28	80.00	40.49'	029°00'00"	20.69'	N 22°30'00" W	40.06'
R29	N 37°00'00" W	65.06'	-----	-----	-----	-----
R30	245.00	103.08'	024°06'23"	52.31'	N 24°56'49" W	102.32'
R31	N 12°53'37" W	227.75'	-----	-----	-----	-----
R32	520.00	70.73'	007°47'35"	35.42'	N 08°59'49" W	70.67'
R33	N 05°06'02" W	155.71'	-----	-----	-----	-----
R34	1560.00	106.17'	003°53'58"	53.11'	N 07°03'01" W	106.15'
R35	N 09°00'00" W	376.10'	-----	-----	-----	-----
R36	N 22°13'27" W	50.70'	-----	-----	-----	-----

AREA SUMMARY CHART

EXISTING LOT 12 BLOCK 39	68.520 ACRES	2,984,713 S.F.
EXISTING LOT 15 BLOCK 39	22.385 ACRES	975,074 S.F.
EXISTING LOT 21 BLOCK 39	23.131 ACRES	1,007,587 S.F.
REMAINING LOT 12 BLOCK 39	12.325 ACRES	536,850 S.F.
PROPOSED LOT 12.06 BLOCK 39	12.796 ACRES	557,401 S.F.
PROPOSED LOT 12.07 BLOCK 39	14.872 ACRES	647,822 S.F.
PROPOSED LOT 12.08 BLOCK 39	15.603 ACRES	679,678 S.F.
PROPOSED LOT 12.09 BLOCK 39	12.924 ACRES	562,962 S.F.
REMAINING LOT 15 BLOCK 39	10.890 ACRES	474,352 S.F.
PROPOSED LOT 15.01 BLOCK 39	10.837 ACRES	472,063 S.F.
REMAINING LOT 21 BLOCK 39	12.582 ACRES	548,087 S.F.
PROPOSED LOT 21.04 BLOCK 39	10.478 ACRES	456,395 S.F.
SOMERSET COUNTY R.O.W. DEDICATION:	0.729 ACRES	31,764 S.F.
TOTAL TRACT AREA:	**114.036 ACRES**	**4,967,374 S.F.**

NOTE: THIS SHEET IS INCOMPLETE WITHOUT SHEET 2 OF 2

LEGEND
- ● REBAR W/CAP SET BY LAKELAND SURVEYING
- ■ CONCRETE MONUMENT TO BE SET (20 TOTAL)

SCALE : 1"=100'

THIS PLAT COMPLIES WITH REVISED NEW JERSEY STATUTES 40:27–1 THROUGH 40:27–6.13

SOMERSET COUNTY PLANNING BOARD — DATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED HEREON AND APPROVE THE SUBDIVISION AND FILING OF SAME.

1310 LAMINGTON ROAD, LLC (LOTS 12 & 21) — DATE

NOTARY PUBLIC — DATE

1120 LAMINGTON ROAD, LLC (LOT 15) — DATE

NOTARY PUBLIC — DATE

WE HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF SOMERSET COUNTY BY THE TOWNSHIP OF BEDMINSTER. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE THE ______ DAY OF ______.

CAROL GUTTSCHALL, CHAIRMAN OF LAND USE BOARD — DATE

JANINE PELEON, SECRETARY OF LAND USE BOARD — DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D–1 et seq.) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

JUDY SULLIVAN, MUNICIPAL CLERK — DATE

I CERTIFY THAT ALL STREETS, AVENUES, ROADS, LANES OR ALLEYS SHOWN HEREON HAVE BEEN APPROVED BY THE PROPER AUTHORITY OF THE TOWNSHIP OF BEDMINSTER.

JUDY SULLIVAN, MUNICIPAL CLERK — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

PAUL W. FERRIERO, P.E., NJ PROFESSIONAL ENGINEER, LICENSE No. 24GE03297800, MUNICIPAL ENGINEER — DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED APRIL 22, 2019, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

JEFFREY S. GRUNN, PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 24GS04339900, LAKELAND SURVEYING, 117 HIBERNIA AVENUE, ROCKAWAY, NJ 07866, (973) 625–5670 — DATE

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."

KURT T. HANIE, P.L.S., PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 24GS04037600 — DATE

REVISIONS

NO.	DATE	DESCRIPTION

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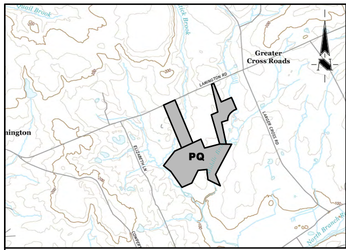
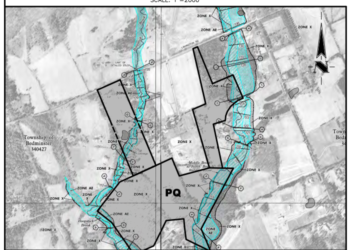
PROJECT
BEDMINSTER FARMS
BLOCK 39
LOTS 12, 15 & 21
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

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

DATE: JANUARY 15, 2020	
SCALE: 1" = 100'	JOB NO.: 984–03
DRAWN: JAG	
CHKD.: KTH	SHEET NO.: 1 OF 2



VICINITY MAP
USGS QUADRANGLE – GLADSTONE, NJ
SCALE: 1"=2000'



FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 34035C0037E & 34035C0041E
SCALE: 1"=1000'

GENERAL NOTES

1. OWNER/APPLICANT (LOTS 12 & 21): 1310 LAMINGTON ROAD LLC. 222 RIDGEDALE AVE., SUITE 200, CEDAR KNOLLS, NJ 07927 (973) 455-1057
   OWNER/APPLICANT (LOT 15): 1120 LAMINGTON ROAD LLC. 222 RIDGEDALE AVE., SUITE 200, CEDAR KNOLLS, NJ 07927 (973) 455-1057
2. PREMISES KNOWN AS TAX LOTS 12, 15 and 21 BLOCK 39 AS SHOWN ON THE TOWNSHIP OF BEDMINSTER TAX MAP SHEET 9.
3. TOTAL NUMBER LOTS: 9 LOTS (3 REMAINING / 6 PROPOSED)
4. AREA TABULATION:
   AREA OF ENTIRE TRACT: 114.036 ACRES / 4,967,374 SQUARE FEET
   AREA DEDICATED TO SOMERSET COUNTY FOR ROADWAY PURPOSES: 0.729 ACRES / 31,764 SQUARE FEET
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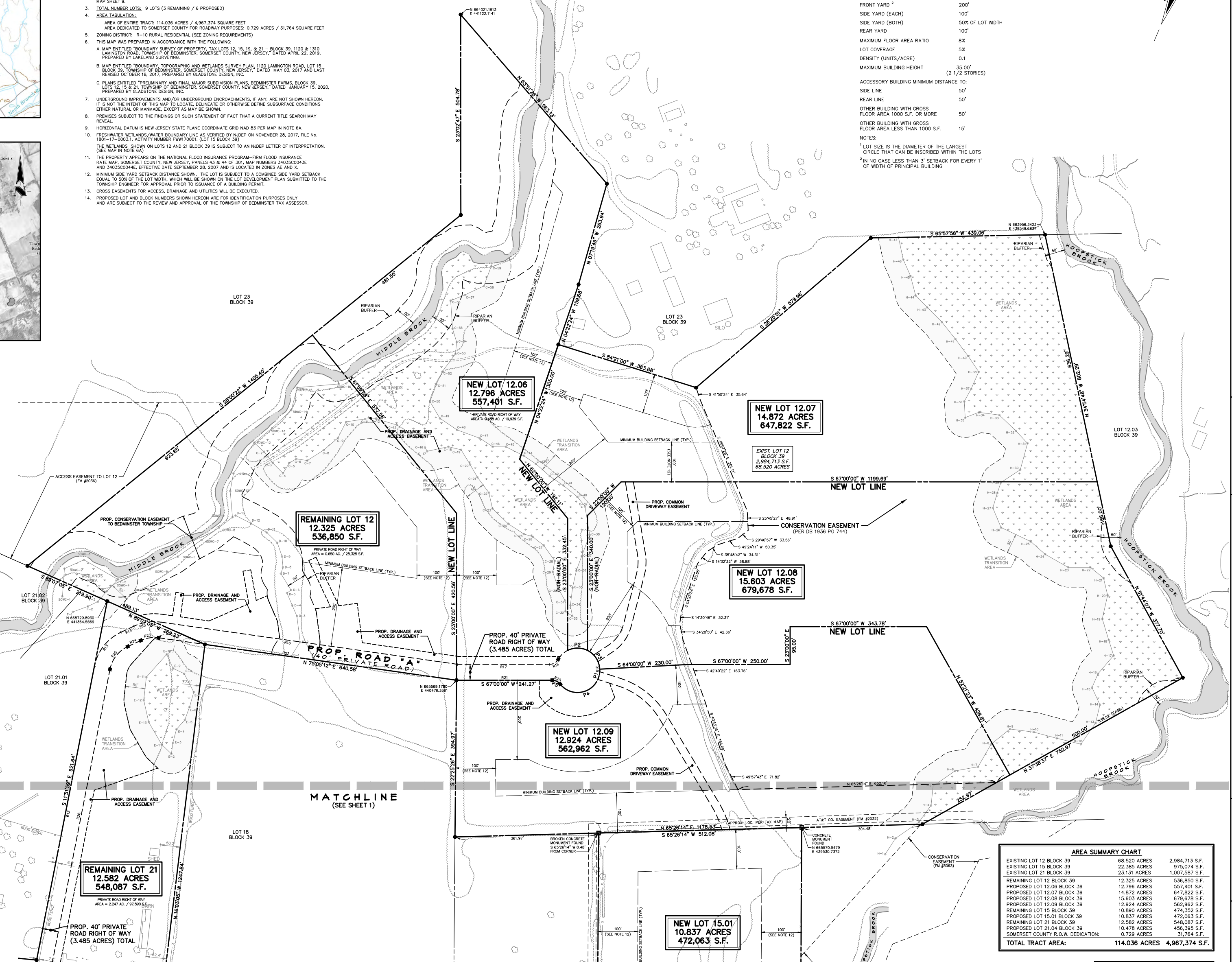
   C. PLANS ENTITLED "PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS, BEDMINSTER FARMS, BLOCK 39, LOTS 12, 15 & 21, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED JANUARY 15, 2020, PREPARED BY GLADSTONE DESIGN, INC.
7. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON. IT IS NOT THE INTENT OF THIS MAP TO LOCATE, DELINEATE OR OTHERWISE DEFINE SUBSURFACE CONDITIONS EITHER NATURAL OR MANMADE, EXCEPT AS MAY BE SHOWN.
8. PREMISES SUBJECT TO THE FINDINGS OR SUCH STATEMENT OF FACT THAT A CURRENT TITLE SEARCH MAY REVEAL.
9. HORIZONTAL DATUM IS NEW JERSEY STATE PLANE COORDINATE GRID NAD 83 PER MAP IN NOTE 6A.
10. 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 SHOWN ON LOTS 12 AND 21 BLOCK 39 IS SUBJECT TO AN NJDEP LETTER OF INTERPRETATION. (SEE MAP IN NOTE 6A)
11. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM–FIRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANELS 43 & 44 OF 301, MAP NUMBERS 34035C0043E AND 34035C0044E, EFFECTIVE DATE SEPTEMBER 28, 2007 AND IS LOCATED IN ZONES AE AND X.
12. 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.
13. CROSS EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES WILL BE EXECUTED.
14. PROPOSED LOT AND BLOCK NUMBERS SHOWN HEREON ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP OF BEDMINSTER TAX ASSESSOR.

ZONING REQUIREMENTS: R-10 ZONE

	MINIMUM REQUIRED
LOT SIZE [1]	500'
LOT AREA	10 ACRES
LOT FRONTAGE	50'
FRONT YARD [2]	200'
SIDE YARD (EACH)	100'
SIDE YARD (BOTH)	50% OF LOT WIDTH
REAR YARD	100'
MAXIMUM FLOOR AREA RATIO	8%
LOT COVERAGE	5%
DENSITY (UNITS/ACRE)	0.1
MAXIMUM BUILDING HEIGHT	35.00' (2 1/2 STORIES)
ACCESSORY BUILDING MINIMUM DISTANCE TO:	
SIDE LINE	50'
REAR LINE	50'
OTHER BUILDING WITH GROSS FLOOR AREA 1000 S.F. OR MORE	50'
OTHER BUILDING WITH GROSS FLOOR AREA LESS THAN 1000 S.F.	15'

NOTES:
[1] LOT SIZE IS THE DIAMETER OF THE LARGEST CIRCLE THAT CAN BE INSCRIBED WITHIN THE LOTS
[2] IN NO CASE LESS THAN 3' SETBACK FOR EVERY 1' OF WIDTH OF PRINCIPAL BUILDING



PROPERTY LINE – LINE / CURVE TABLE						
LINE/CURVE	RADIUS/DIRECTION	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
P1	56.00	252.55'	258°23'48"	68.67'	S 10°18'59" E	86.80'
P2	56.00	51.83'	053°01'46"	27.94'	N 67°00'00" E	50.00'
P3	56.00	59.12'	060°29'07"	32.65'	S 56°14'33" E	56.41'
P4	56.00	141.61'	144°52'55"	176.97'	S 46°26'27" W	106.78'
P5	25.00	22.64'	051°52'55"	12.16'	S 87°03'33" E	21.87'

PRIVATE ROAD RIGHT OF WAY – LINE / CURVE TABLE						
LINE/CURVE	RADIUS/DIRECTION	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
R1	N 66°11'08" E	40.02'	-----	-----	-----	-----
R2	S 22°13'27" E	56.44'	-----	-----	-----	-----
R3	S 09°00'00" E	380.73'	-----	-----	-----	-----
R4	1600.00	108.90'	003°53'58"	54.47'	S 07°03'01" E	108.87'
R5	S 05°06'02" E	155.71'	-----	-----	-----	-----
R6	480.00	65.29'	007°47'35"	32.69'	S 08°59'49" E	65.24'
R7	S 12°53'37" E	227.75'	-----	-----	-----	-----
R8	205.00	86.25'	024°06'23"	43.77'	S 24°56'49" E	85.62'
R9	S 37°00'00" E	65.06'	-----	-----	-----	-----
R10	120.00	60.74'	029°00'00"	31.03'	S 22°30'00" E	60.09'
R11	S 08°00'00" E	395.49'	-----	-----	-----	-----
R12	S 11°51'59" E	754.72'	-----	-----	-----	-----
R13	120.00	112.82'	053°51'59"	60.97'	S 15°04'00" W	108.71'
R14	S 42°00'00" W	36.22'	-----	-----	-----	-----
R15	120.00	69.30'	033°05'12"	35.64'	S 58°32'36" W	68.34'
R16	S 75°05'12" W	755.51'	-----	-----	-----	-----
R17	S 67°00'00" W	231.74'	-----	-----	-----	-----
R18	25.00	26.36'	060°24'27"	14.55'	S 36°47'46" W	25.15'
R19	56.00	285.68'	292°17'22"	37.57'	N 27°15'46" W	62.39'
R20	25.00	22.64'	051°52'55"	12.16'	S 87°03'33" E	21.87'
R21	N 67°00'00" E	241.27'	-----	-----	-----	-----
R22	N 75°05'12" E	758.34'	-----	-----	-----	-----
R23	80.00	46.20'	033°05'12"	23.76'	N 58°32'36" E	45.56'
R24	N 42°00'00" E	36.22'	-----	-----	-----	-----
R25	80.00	75.21'	053°51'59"	40.64'	N 15°04'00" E	72.47'
R26	N 11°51'59" W	756.07'	-----	-----	-----	-----
R27	N 08°00'00" W	396.84'	-----	-----	-----	-----
R28	80.00	40.49'	029°00'00"	20.69'	N 22°30'00" W	40.06'
R29	N 37°00'00" W	65.06'	-----	-----	-----	-----
R30	245.00	103.08'	024°06'23"	52.31'	N 24°56'49" W	102.32'
R31	N 12°53'37" W	227.75'	-----	-----	-----	-----
R32	520.00	70.73'	007°47'35"	35.42'	N 08°59'49" W	70.67'
R33	N 05°06'02" W	155.71'	-----	-----	-----	-----
R34	1560.00	106.17'	003°53'58"	53.11'	N 07°03'01" W	106.15'
R35	N 09°00'00" W	376.10'	-----	-----	-----	-----
R36	N 22°13'27" W	50.70'	-----	-----	-----	-----

AREA SUMMARY CHART

EXISTING LOT 12 BLOCK 39	68.520 ACRES	2,984,713 S.F.
EXISTING LOT 15 BLOCK 39	22.385 ACRES	975,074 S.F.
EXISTING LOT 21 BLOCK 39	23.131 ACRES	1,007,587 S.F.
REMAINING LOT 12 BLOCK 39	12.325 ACRES	536,850 S.F.
PROPOSED LOT 12.06 BLOCK 39	12.796 ACRES	557,401 S.F.
PROPOSED LOT 12.07 BLOCK 39	14.872 ACRES	647,822 S.F.
PROPOSED LOT 12.08 BLOCK 39	15.603 ACRES	679,678 S.F.
PROPOSED LOT 12.09 BLOCK 39	12.924 ACRES	562,962 S.F.
REMAINING LOT 15 BLOCK 39	10.890 ACRES	474,352 S.F.
PROPOSED LOT 15.01 BLOCK 39	10.837 ACRES	472,063 S.F.
REMAINING LOT 21 BLOCK 39	12.582 ACRES	548,087 S.F.
PROPOSED LOT 21.04 BLOCK 39	10.478 ACRES	456,395 S.F.
SOMERSET COUNTY R.O.W. DEDICATION:	0.729 ACRES	31,764 S.F.
TOTAL TRACT AREA:	**114.036 ACRES**	**4,967,374 S.F.**

NOTE: THIS SHEET IS INCOMPLETE WITHOUT SHEET 1 OF 2

LEGEND

- ● REBAR W/CAP SET BY LAKELAND SURVEYING
- ■ CONCRETE MONUMENT TO BE SET (20 TOTAL)

0 100 200 300
SCALE : 1"=100'

THIS PLAT COMPLIES WITH REVISED NEW JERSEY STATUTES 40:27-1 THROUGH 40:27-6.13

SOMERSET COUNTY PLANNING BOARD — DATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD HOLDERS OF TITLE TO THE LANDS DELINEATED HEREON AND APPROVE THE SUBDIVISION AND FILING OF SAME.

1310 LAMINGTON ROAD, LLC (LOTS 12 & 21) — DATE

NOTARY PUBLIC — DATE

1120 LAMINGTON ROAD, LLC (LOT 15) — DATE

NOTARY PUBLIC — DATE

WE HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF SOMERSET COUNTY BY THE TOWNSHIP OF BEDMINSTER. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH SAID COUNTY CLERK ON OR BEFORE THE ____ DAY OF ____.

CAROL GUTTSCHALL, CHAIRMAN OF LAND USE BOARD — DATE

JANINE PELEON, SECRETARY OF LAND USE BOARD — DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, c.291 (C.40:55D-1 et seq.) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

JUDY SULLIVAN, MUNICIPAL CLERK — DATE

I CERTIFY THAT ALL STREETS, AVENUES, ROADS, LANES OR ALLEYS SHOWN HEREON HAVE BEEN APPROVED BY THE PROPER AUTHORITY OF THE TOWNSHIP OF BEDMINSTER.

JUDY SULLIVAN, MUNICIPAL CLERK — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

PAUL W. FERRIERO, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. 24GE03297800
MUNICIPAL ENGINEER — DATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED APRIL 22, 2019, HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

JEFFREY S. GRUNN
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 24GS04339900
LAKELAND SURVEYING
117 HIBERNIA AVENUE
ROCKAWAY, NJ 07866
(973) 625-5670 — DATE

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."

KURT T. HANIE, P.L.S.
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE No. 24GS04037600 — DATE

REVISIONS

NO.	DATE	DESCRIPTION

www.gladstonedesign.com

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

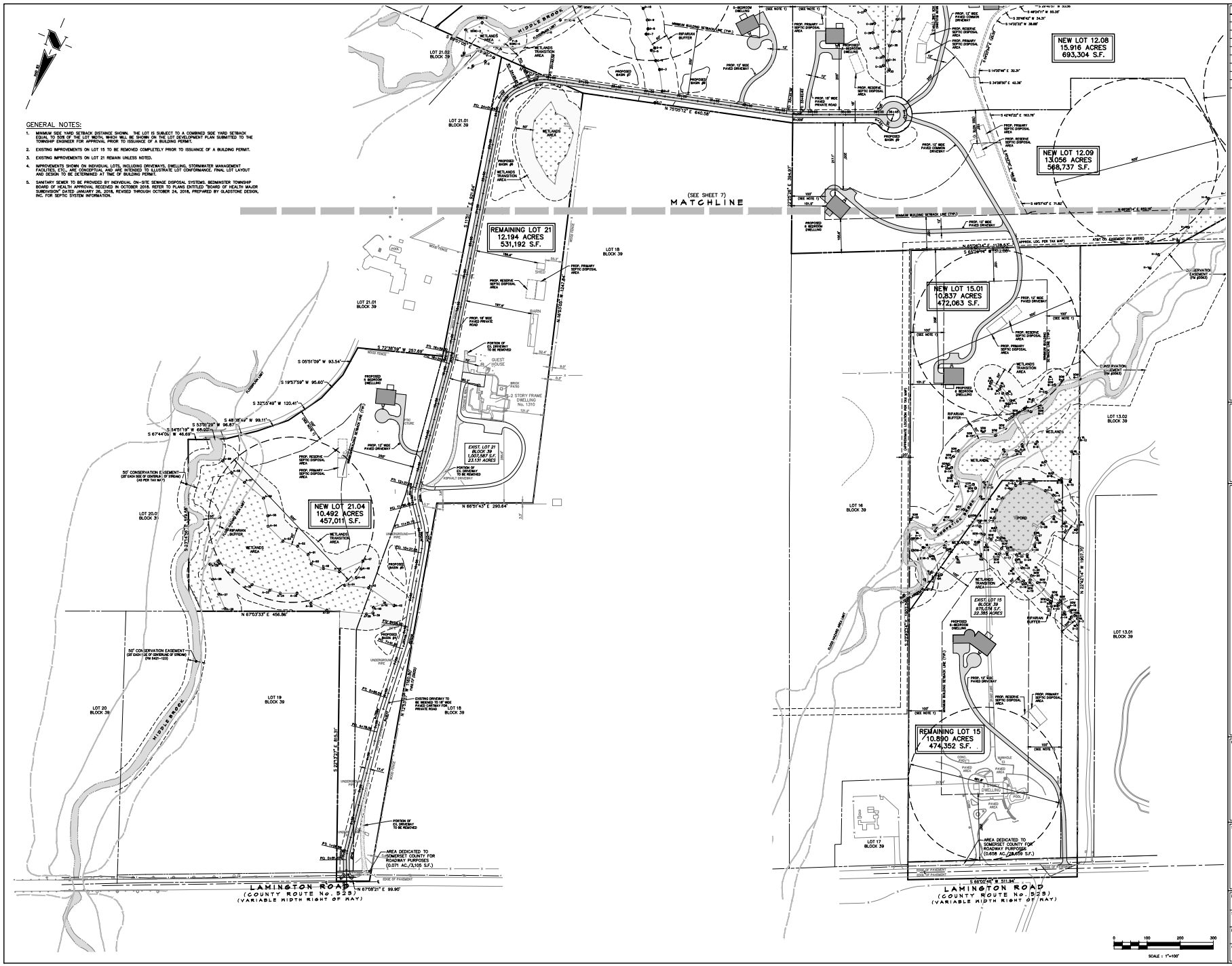
KURT T. HANIE, P.L.S.
NJ PROFESSIONAL LAND SURVEYOR
LICENSE No. 24GS04037600

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

SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAT

DATE	JANUARY 15, 2020
SCALE	1" = 100'
JOB NO.	984-03
DRAWN	JAG
CHKD.	KTH
SHEET NO.	2 OF 2



GENERAL NOTES:

1. 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.
2. EXISTING IMPROVEMENTS ON LOT 15 TO BE REMOVED COMPLETELY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. EXISTING IMPROVEMENTS ON LOT 21 REMAIN UNLESS NOTED.
4. 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.
5. 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 THROUGH OCTOBER 24, 2018, PREPARED BY GLADSTONE DESIGN, INC. FOR SEPTIC SYSTEM INFORMATION.

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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

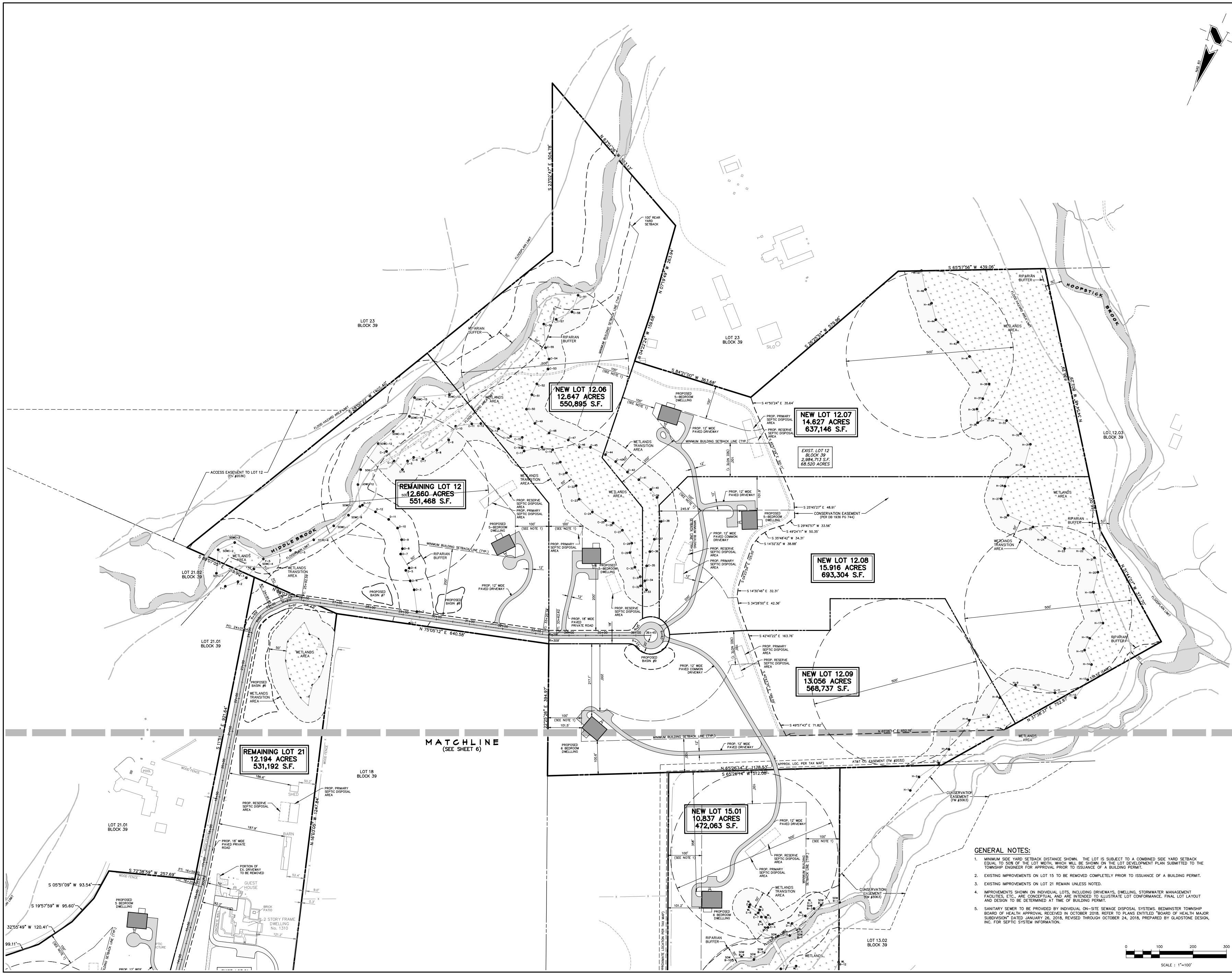
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

SITE DIMENSION PLAN
(PREFERRED LAYOUT)

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



GENERAL NOTES:

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2. EXISTING IMPROVEMENTS ON LOT 15 TO BE REMOVED COMPLETELY PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. EXISTING IMPROVEMENTS ON LOT 21 REMAIN UNLESS NOTED.
4. 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.
5. 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 THROUGH OCTOBER 24, 2018, PREPARED BY GLADSTONE DESIGN, INC. FOR SEPTIC SYSTEM INFORMATION.

SCALE : 1"=100'

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LOTS 12, 15 & 21
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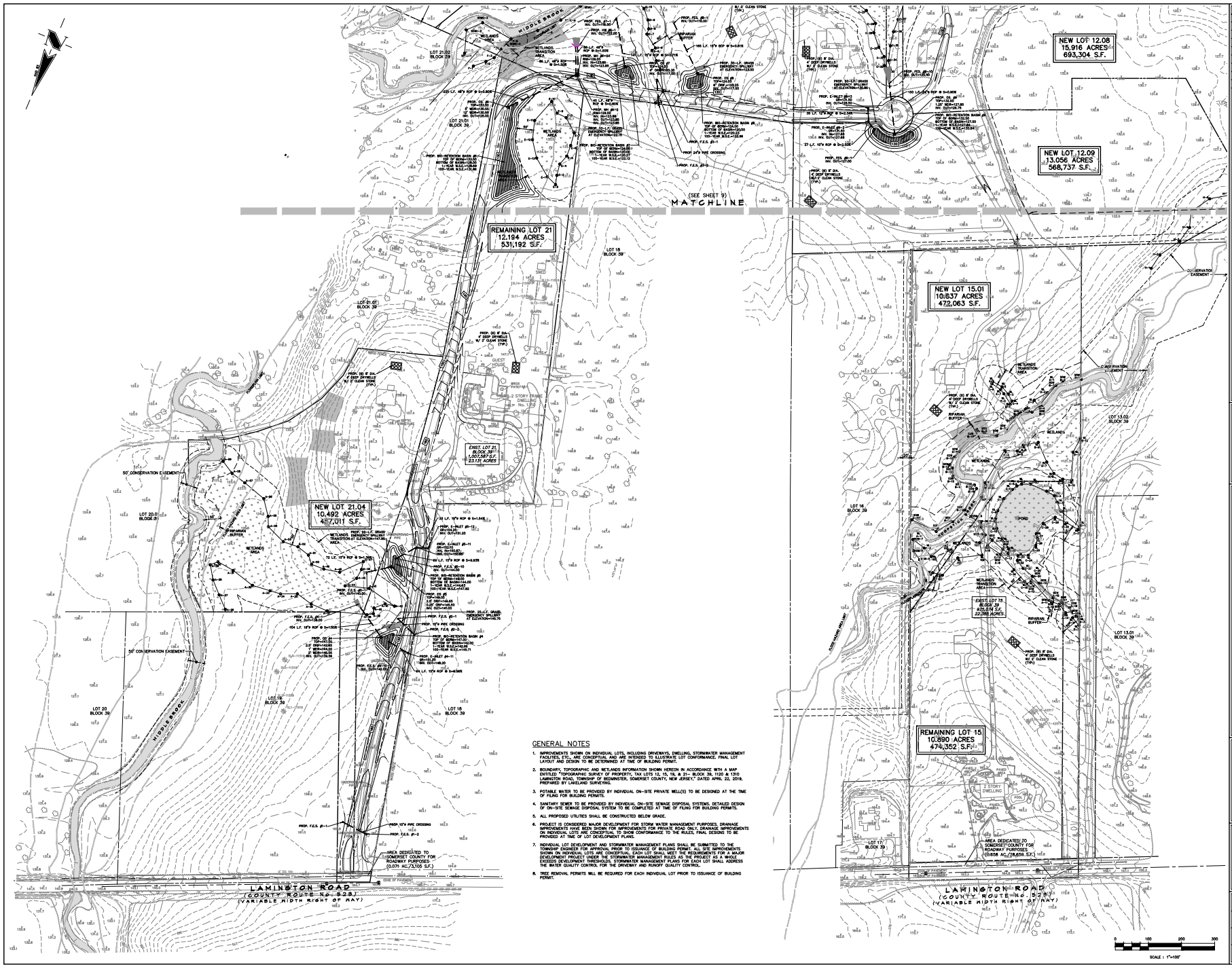
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS
SITE DIMENSION PLAN
(PREFERRED LAYOUT)

DATE	JANUARY 15, 2020
SCALE 1" = 100'	JOB NO. 984-03
DRAWN JAG	SHEET NO.
CHKD. MDD	7 OF 14



GENERAL NOTES

1. 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.
2. BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 12, 15, 18, & 21– BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
3. POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S) TO BE DESIGNED AT THE TIME OF FILING FOR BUILDING PERMITS.
4. 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.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.
6. 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.
7. 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 IS CONSIDERED A MINOR DEVELOPMENT OR MAJOR DEVELOPMENT UNDER THE STORMWATER MANAGEMENT RULES AS THE PROJECT IS A WHOLE EXCEEDS DEVELOPMENT THRESHOLDS. STORMWATER MANAGEMENT PLANS FOR EACH LOT SHALL ADDRESS THE WATER QUALITY CONTROL FOR THE DRIVEWAY AND RUNOFF QUALITY CONTROL.
8. TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT.

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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.
CHKD. MDD	8 OF 14

GENERAL NOTES

1. 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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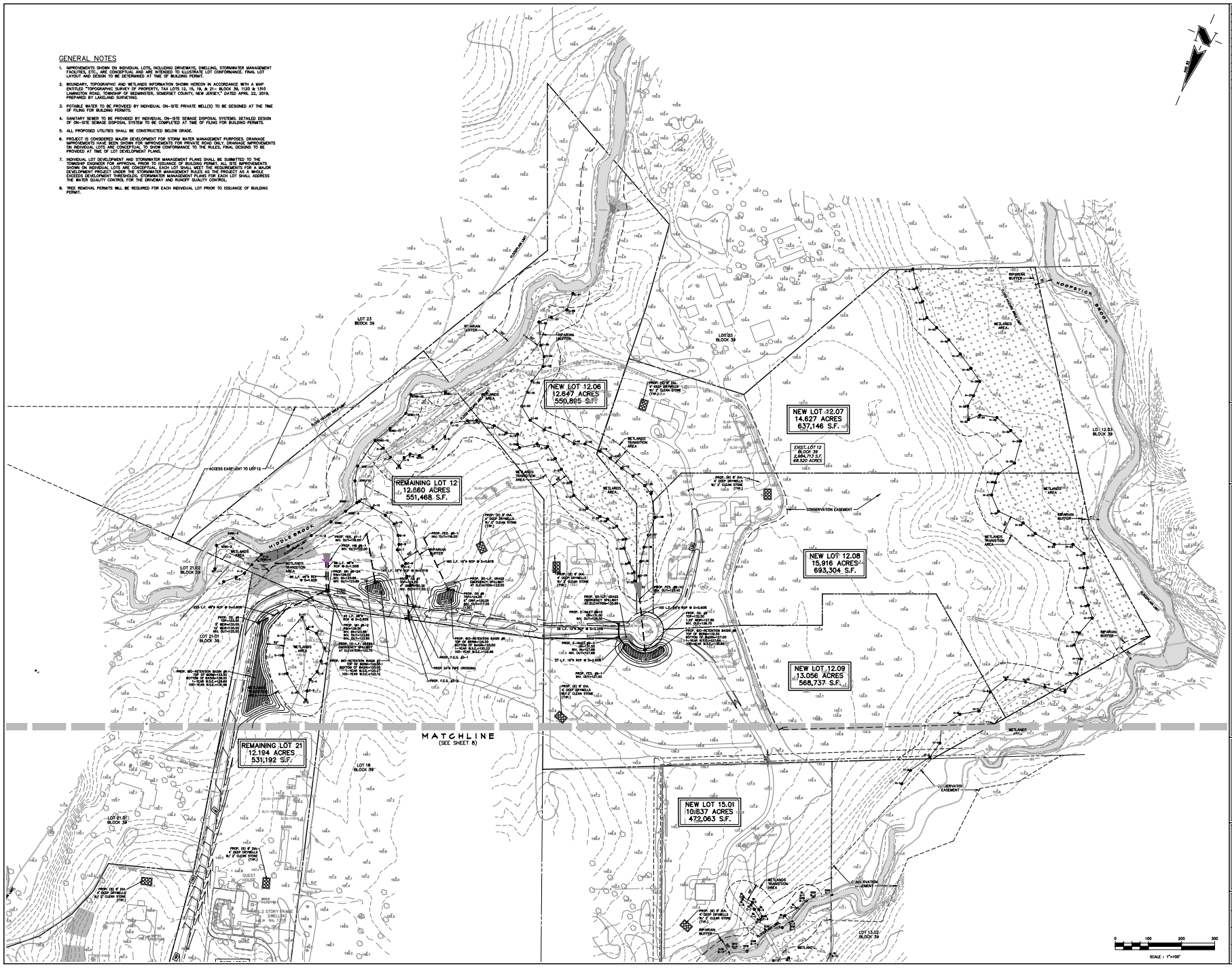
3. POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S) TO BE DESIGNED AT THE TIME OF FILING FOR BUILDING PERMITS.
4. SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. DETAILED DESIGN OF ON-SITE SEWAGE DISPOSAL SYSTEM TO BE COMPLETED AT TIME OF FILING FOR BUILDING PERMITS.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.
6. 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.
7. 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.
8. TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT.



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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

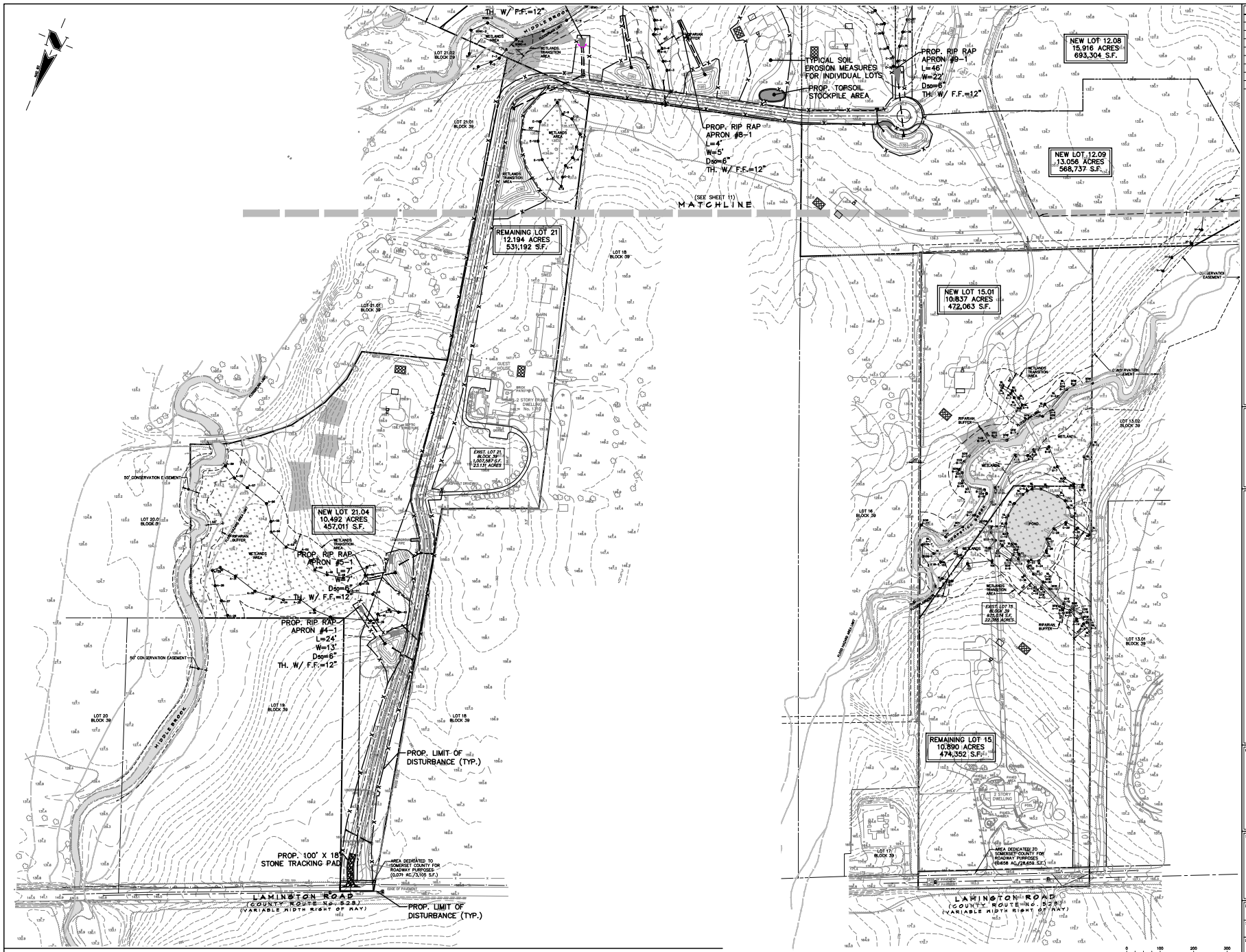
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

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.	9 OF 14
CHKD.	MDD



THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

REVISIONS		
NO.	DATE	DESCRIPTION

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GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

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NJ Certificate of Authorization
No. 24GA28034400

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PROJECT

BEDMINSTER FARMS

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SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

SOIL EROSION & SEDIMENT CONTROL PLAN

DATE	JANUARY 15, 2020
SCALE 1" = 100'	JOB NO. 984-03
DRAWN JAG	SHEET NO.
CHKD. MDD	10 OF 14

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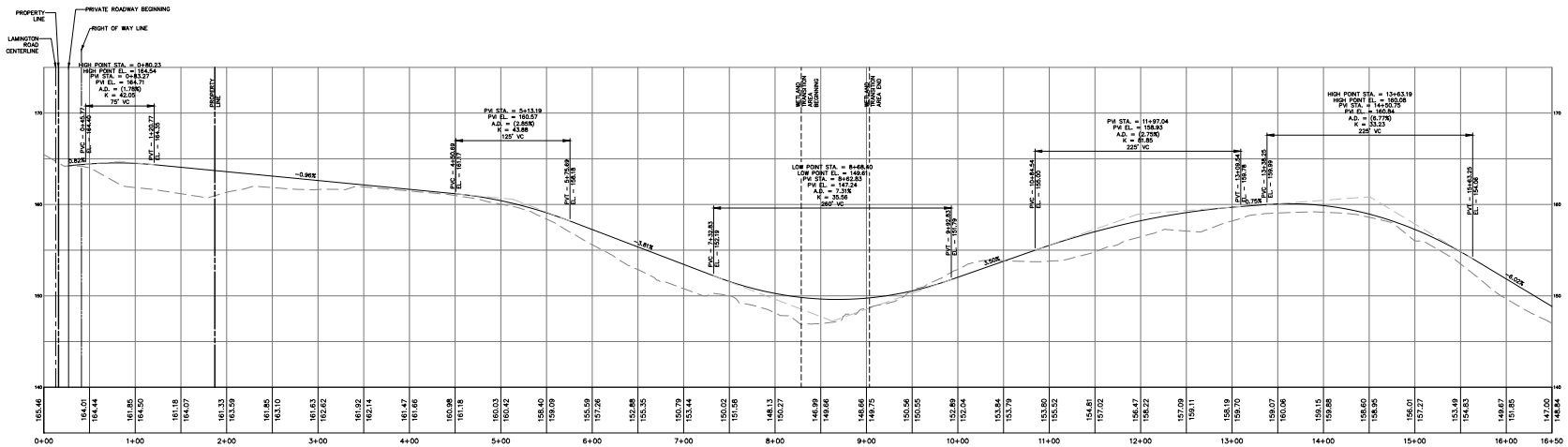
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

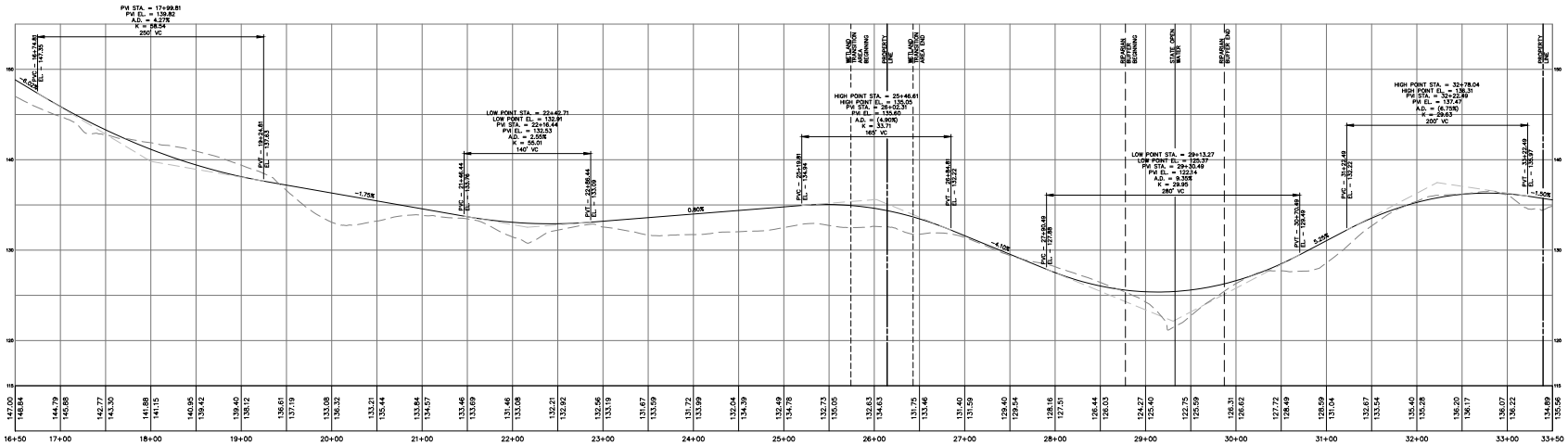
SOIL EROSION &
SEDIMENT CONTROL
PLAN

DATE	JANUARY 15, 2020
SCALE 1" = 100'	JOB NO. 984-03
DRAWN JAG	SHEET NO.
CHKD. MDD	11 OF 14



PRIVATE ROADWAY PROFILE (PREFERRED) – STA. 0+00 TO 16+50

SCALE: 1"=50' (HORIZONTAL)
1"=10' (VERTICAL)



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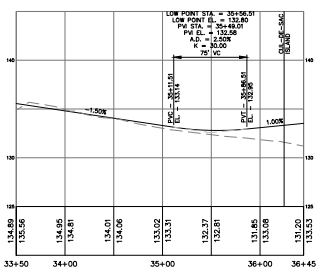

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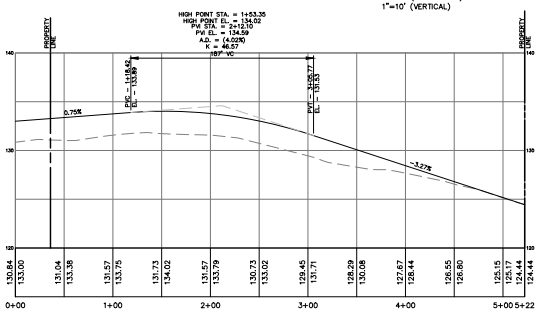
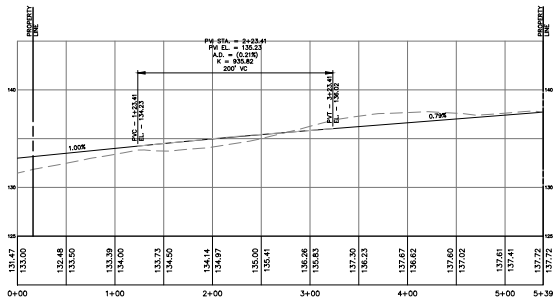


COMMON DRIVEWAY FOR LOTS 12.06 & 12.07 – STA. 0+00 TO 5+22

SCALE: 1"=50' (HORIZONTAL)



COMMON DRIVEWAY FOR LOTS 12.09 & 15.01 – STA. 0+00 TO 5+39

SCALE: 1"=50' (HORIZONTAL)

SCALE : 1"=100'

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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	SHEET NO. 12 OF 14
CHKD. MDD	

SEQUENCE OF CONSTRUCTION FOR SITE IMPROVEMENTS

1. NOTIFY SOMERSET UNION SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 48 HOURS PRIOR TO ANY LAND DISTURBANCE.
2. CONTRACTOR TO INSTALL SILT FENCE AT LOCATIONS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLANS. CONTRACTOR TO INSTALL ALL OTHER SOIL EROSION MEASURES AS SHOWN ON THE PLANS. (1 WEEK)
3. CONTRACTOR TO INSTALL ORANGE SNOW/CONSTRUCTION FENCING AT LOCATIONS SHOWN ON SOIL EROSION AND SEDIMENT CONTROL PLANS FOR INFILTRATION BASIN PROTECTION. ORANGE SNOW FENCING TO BE INSTALLED AROUND THE DRIP LINES OF ALL TREES THAT ARE TO BE PROTECTED AROUND THE PERIMETER OF THE PROJECT DISTURBANCE. (2 DAYS)
4. CONTRACTOR TO STRIP TOPSOIL ONLY IN THE AREAS FOR THE STORMWATER BASINS. ONCE THE TOPSOIL IS STRIPED IN THE STORMWATER BASIN AREAS.
5. THE STORMWATER BASINS ARE TO BE CONSTRUCTED PRIOR TO THE CLEARING OF ANY CEDAR TREES. THE INFILTRATION BASINS SHALL ONLY BE CONSTRUCTED TO BASIN BOTTOM GRADE AT THIS TIME, NO SOIL PLANTING BED SHALL BE INSTALLED FOR INFILTRATION TO PREVENT SEDIMENT FROM CLOGGING THE LAYER. BASIN SIDE SLOPES SHALL BE PERMANENTLY SEEDED PER THE LANDSCAPING PLAN'S SPECIFICATIONS', BASIN BOTTOM SHALL BE TEMPORARILY SEEDED TO ESTABLISH VEGETATION DURING CONSTRUCTION. THE CONSTRUCTION FENCING SHALL BE RE-ESTABLISHED AROUND THE STORMWATER BASIN ONCE CONSTRUCTED. (4 WEEKS)
6. CONTRACTOR TO ROUGH GRADE PRIVATE ROAD AND BASE COAT PAVEMENT. (3 WEEKS)
7. CONTRACTOR TO INSTALL FINAL LANDSCAPING PER PLANS. (1 MONTH)
8. CONTRACTOR TO INSTALL SOIL PLANTING BED IN INFILTRATION BASINS. FINAL SEEDING AND LANDSCAPING OF DETENTION BASINS SHALL BE INSTALLED. (1 WEEK)
9. CONTRACTOR SCARIFY/TILL UPPER 6" OF LAND WITHIN LIMIT OF DISTURBANCE (1 WEEK.)
10. CONTRACTOR TO REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES ONCE THE GROUND COVER HAS BEEN RESTORED TO PRE-CONSTRUCTION CONDITIONS. (1 WEEK)

PLANTING NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEAN UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
5. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF TWO (2) GROWING SEASONS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
7. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN THREE EQUALLY SPACED VERTICAL LOCATIONS.
9. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR EQUAL.
10. PLANT MATERIAL SHALL BE PLANTED THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTORS SHALL PROTECT MATERIAL NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
11. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
12. ALL PLANTS SHALL BE PLANTED IN BACKFILL MIX THAT IS THOROUGHLY TAMPED AND WATERED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED.
13. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS NOT TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPTEMBER 15 THROUGH NOVEMBER 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS, THE GROUND IS NOT FROZEN, AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
15. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PIT.
16. ALL INJURED ROOTS ONE INCH DIAMETER AND GREATER, SHALL BE PRUNED TO MAKE CLEAN ENDS PRIOR TO PLANTING. PRUNE ONLY DEAD BRANCHES. MAIN LEADER OF TREES MUST NOT BE CUT BACK.
17. NO TREE WITH A CUT OR DAMAGED CENTRAL LEADER SHALL BE ACCEPTED.
18. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS. NO MORE THAN 1/3 OF THE PLANTS GROWTH SHALL BE PRUNED.
19. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. TREES THREE (3) INCHES AND OVER IN CALIPER SHALL BE GUYED, UNLESS OTHERWISE NOTED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
20. ALL PLANTING BEDS SHALL RECEIVE THREE (3) INCHES OF SHREDDED HARDWOOD BARK MULCH TREATED WITH A PRE-EMERGENT HERBICIDE.
21. TOPSOIL MIXTURE FOR BACKFILLING PLANTED AREAS SHALL CONSIST OF TWO PARTS BY VOLUME LOAMY TOPSOIL THOROUGHLY MIXED WITH ONE PART PEAT MOSS OR MANURE.
22. ALL TREES AND SHRUBS SHALL RECEIVE SPRING AND FALL DEEP ROOT FERTILIZATION FOR THE FIRST TWO GROWING SEASONS AFTER TRANSPLANT WITH A PRODUCT CONTAINING MYCORRHIZAL FUNGI. APPLY PRODUCT AS PER MANUFACTURERS SPECIFICATIONS.
23. ALL PROPOSED PLANT MATERIAL AND INSTALLATION IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT.
24. THE TOWNSHIP ENGINEER OR LANDSCAPE ARCHITECT SHOULD REVIEW PLANT SUBSTITUTIONS FOR APPROVAL PRIOR TO INSTALLATION. SHRUBS LOCATED WITHIN A PARKING AREA SHALL BE TRIMMED TO PROVIDE A MAXIMUM HEIGHT OF 36".
25. ALL TREES TO HAVE A WATER SAUCER SIX (6) INCHES HEIGHT ADDED DURING PLANTING TO INSURE WATER CONSERVATION AND TO CONCENTRATE MOISTURE TO THE ROOTBALL.
26. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
27. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
28. QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE. PLAN SHALL GOVERN

TREE AND LAWN PROTECTION DURING CONSTRUCTION:

1. ALL TRENCHING WITHIN THE DRIPLINE OF TREES TO BE SAVED SHALL BE DONE BY HAND OR BY A HYDRAULIC BORING MACHINE.
2. ALL ROOTS ABOVE 1" DIAMETER THAT ARE SEVERED SHALL BE CLEAN CUT WITH HAND PRUNERS OR HAND SAW PRIOR TO BACKFILLING. NO ROOT ENDS SHALL BE LEFT JAGGED OR TORN.
3. BACKFILLING AROUND ROOTS SHALL BE DONE AS SOON AS POSSIBLE AFTER DAMAGE; DELAY IN COVERING SEVERED ROOTS WILL RESULT IN DEHYDRATION AND PHYSICAL DAMAGE TO ROOTS. IF NECESSARY TO LEAVE TRENCH OPEN FOR AN EXTENDED PERIOD OF TIME, ANY ROOTS LARGER THAN 1" IN DIAMETER SHALL BE COVERED WITH MOISTENED BURLAP AND/OR MULCH AND KEPT MOIST UNTIL BACKFILLED.
4. THERE IS TO BE ABSOLUTELY NO STOCKPILING OF MATERIALS WITHIN THE ROOTZONE OF TREES TO BE SAVED.
5. THERE SHALL BE ABSOLUTELY NO MACHINERY OPERATED OR STORED WITHIN THE DRIPLINE OF TREES TO BE SAVED.
6. THERE SHALL BE NO CONSTRUCTION MATERIAL OR DEBRIS LEANING AGAINST OR TOUCHING THE TRUNK OF TREES TO BE SAVED.
7. CARE SHALL BE EXERCISED SO THAT NO SPILLS OF ANY TYPE OF LIQUID, ESPECIALLY GASOLINE, PAINTS OR OIL REACH WITHIN THE ROOTZONE OF TREES TO BE SAVED.
8. CARE SHALL BE EXERCISED SO THAT OVERHEAD BRANCHES ARE NOT DAMAGED.
9. DAMAGED TREE PROTECTION MATERIALS SHALL BE REPAIRED IMMEDIATELY.
10. IF TREE TRUNKS, BRANCHES OR ROOTS ARE WOUNDED, IMMEDIATELY NOTIFY THE PROJECT MANAGER AND TREAT THEM IF APPROPRIATE.

POST-CONSTRUCTION

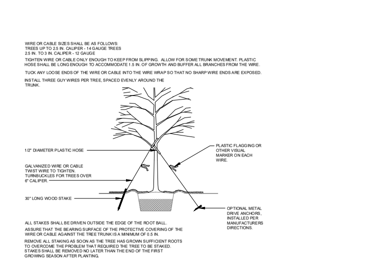
1. NO TREE PROTECTION MATERIAL IS TO BE REMOVED UNTIL ALL WORK IS COMPLETE.
2. USE CAUTION WHEN REMOVING ALL TREE PROTECTION MATERIAL.
3. CHECK TREES FOR ANY DAMAGE AND IF ANY IS FOUND, NOTIFY THE PROJECT MANAGER.
4. EXISTING PLANT MATERIAL INDICATED TO REMAIN AND BE PROTECTED THAT ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND BE OF THE SAME SIZE AND VARIETY OF THOSE DESTROYED OR DAMAGED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING LAWN AREAS THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THESE LAWN AREAS.

SEEDING NOTES:

1. LIMESTONE SHALL BE APPLIED AT THE RATE OF 150 LBS. PER 1000 S.F. TO THE AREA TO BE SEEDED.
2. FERTILIZER SHALL BE APPLIED AT THE RATE OF 20 LBS. PER 1000 S.F. TO THE AREA TO BE SEEDED.
3. THE AREAS TO BE SEEDED SHALL THEN BE RAKED, DISKED, HARROWED, OR OTHERWISE WORKED TO INCORPORATE THE LIMESTONE AND FERTILIZER INTO THE UPPER THREE INCHES OF SOIL AND TO REMOVE STONES, ROOTS, DEBRIS AND OTHER UNSUITABLE MATERIAL AND TO FORM AN EVEN SURFACE TO THE SPECIFIED CONTOUR.
4. THE SEED MIXTURE SHALL BE SOWN AT THE RATE SPECIFIED.
5. THE SEEDED AREAS SHALL BE MULCHED WITH HAY OR SALT HAY, UNIFORMLY SPREAD IN A LAYER 1 TO 1 1/2 INCHES THICK, LOOSE MEASUREMENT. THE RATE SHALL BE GENERALLY BLOWN ON IN ITS NATURAL LENGTH. CHOPPED HAY SHALL NOT BE USED. NO SEEDED AREAS SHALL REMAIN UNMULCHED LONGER THAN 7 DAYS.
6. ALL MULCH SHALL BE BOUND AND ANCHORED IN PLACE WITH LIQUID MULCH BINDER TO MINIMIZE LOSS BY WIND OR WATER. THE LIQUID MULCH BINDER SHALL BE APPLIED AS FOLLOWS: ONE APPLICATION OF LIQUID WOOD FIBER OR PAPER FIBER MULCH APPLIED AT THE RATE OF 2000 LBS. PER ACRE APPLIED WITH A HYDROSEEDER IN A UNIFORM MANNER OVER THE HAY MULCH.
7. SIX (6) MONTHS AFTER THE INITIAL APPLICATION OF LIME AND FERTILIZER, THE CONTRACTOR WILL BE REQUIRED TO PLACE A TOP DRESSING ON ALL SEEDED AREAS, CONSISTING OF 10-20-10 COMMERCIAL FERTILIZER APPLIED AT A RATE OF 14 LBS. PER 1000 S.F.

GUIDELINES FOR PLANTING IN FORESTED AREAS:

1. CONTRACTOR SHALL SELECT PLANTING LOCATIONS IN THE GENERAL AREAS INDICATED ON THE PLAN THAT HAVE CLEAR UNDERSTORIES AND ARE SUFFICIENTLY FAR AWAY FROM LARGE TREES TO MINIMIZE DAMAGE TO THEIR TRUNKS.
2. CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEMS OF EXISTING TREES. ANY ROOTS OVER ½" IN DIAMETER DAMAGED WHILE PREPARING PLANTING HOLES SHALL BE PRUNED CLEANLY.
3. TREES SHALL BE BROUGHT IN ON A BALL CART.
4. PLANTING HOLES SHALL BE HAND DUG.
5. CONTRACTOR SHALL ADHERE TO ALL OTHER GENERAL PLANTING NOTES CONTAINED IN THIS DOCUMENT.



DECIDUOUS TREE STAKING -3 INCH CAL. OR LARGER
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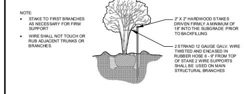

MULTI-TRUNK TREE STAKING
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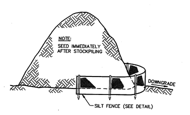
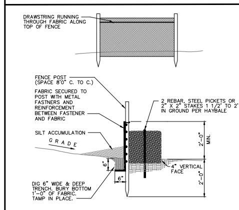


TEMPORARY TOPSOIL STOCKPILE DETAIL
NTS



SILT FENCE DETAIL
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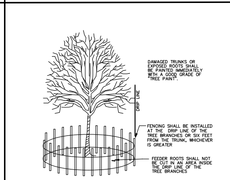

TREE PROTECTION DETAIL
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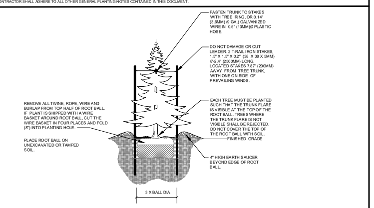
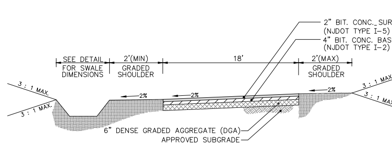
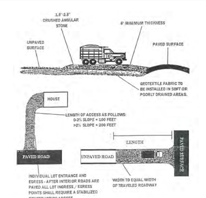


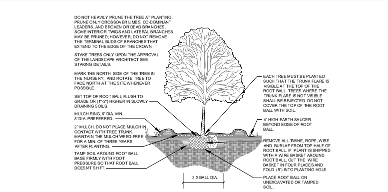
CONIFEROUS TREE PLANTING & STAKING
NTS



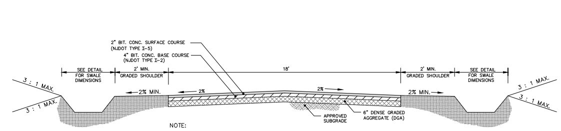
PROPOSED PRIVATE ROAD TYPICAL SUPER-ELEVATED CARTWAY SECTION
NTS



STONE TRACKING FILTER
NTS



TREE PLANTING - B&B TREES
NTS



NOTE:
1. ALL FILL, BACKFILL, AND DGA SHOULD BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ASTM D1557 TEST PROCEDURE AT THE TIME OF COMPACTION.
2. SUB BASE PREPARATION SHALL INCLUDE PERFORMING A PROOF ROLL THAT IS WITNESSED BY GEOTECHNICAL ENGINEER PRIOR TO PAVING.
3. THE CONTRACTOR SHALL CONSULT WITH THE GEOTECHNICAL ENGINEER PRIOR TO PAVING AS IT RELATES TO WEATHER CONDITIONS.

PROPOSED PRIVATE ROAD TYPICAL CROWNED CARTWAY SECTION
NTS

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4. IN THE EVENT THAT TESTING INDICATED COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

NOTE: 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.

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.

PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE 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.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
2. 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.
3. 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 STANDARDS.
4. 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.
5. 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 INSTALLED WITHIN 15 DAYS OR PRELIMINARY GRADING.
7. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: 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.
8. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THE 3:1)
9. TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'X30'X6" PAD OF 1 ½" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
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.
11. 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.
14. THE SOMERSET-UNION SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
15. MULCHING TO THE NJ STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
16. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION PROJECT.
17. 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 AS, OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE NJ STANDARDS.
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:
 - 21.1. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
 - 21.2. ALL STOCKPILED SOIL SHALL BE GRADED TO BE FREELY DRAINING.
 - 21.3. 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.
24. SITE PREPARATION:
 - 24.1. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE.
25. SOIL MANAGEMENT AND PREPARATION:
 - 25.1. 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.
 - 25.2. 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.
 - 25.3. 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.
 - 25.4. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION SHALL BE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
 - 25.5. ACCEPTABLE SOIL TESTING MEASURES AS OUTLINED BY STANDARDS FOR SOIL EROSION & SEDIMENT CONTROL IN NEW JERSEY:
   - 25.5.1. PROBING WIRE TEST METHOD
   - 25.5.2. HANDHELD SOIL PENETROMETER TEST METHOD
   - 25.5.3. TUBE BULK DENSITY TEST METHOD
   - 25.5.4. NUCLEAR 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)
 - 25.6. 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.
26. TOPSOILING:
 - 26.1. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY.
 - 26.2. A UNIFORM APPLICATON 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 SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC., SOILS WITH A pH OF 4.0 OR LESS CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A pH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL.
 - 26.3. 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 APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.
27. PERMANENT SEEDING:
 - 27.1. SEED, FERTILIZE, AND LIME ALL SCALPED AREAS IMMEDIATELY AFTER FINISHED GRADING IS COMPLETED. LIME AND FERTILIZER RECOMMENDATIONS ARE ACCORDING TO RESULTS OF SOIL TESTS OR AS FOLLOWS:

 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.
 C. SEED ARE TO BE INCORPORATED INTO THE SOIL ¼" – ½" BY RAKING OR DRAGGING.
 D. 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.
 E. 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 CONTAINING APPROXIMATELY:
 54% KENTUCKY FESCUE
 17% KENTUCKY BLUEGRASS
 20% CREEPING RED FESCUE
 5% RED TOP
 3% INERT
FOR CRITICAL AREAS, SUCH AS ROAD AND DRIVEWAY CUTS AND FILLS ON SLOPES NOT GOING TO BE MOWED:
 50 LBS. KENTUCKY 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.
 - 15.1. 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 TURNS.
 - 15.2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
 - 15.3. 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 REQUIRED.
 - 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. USE ONE OF THE FOLLOWING:
     - 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.
     - 15.4.2.2. 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 RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

 NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

16. SODDING STANDARDS
 - 16.1. METHODS AND MATERIALS
   - 16.1.1. SOD SHALL BE "CERTIFIED SOD" OR OTHER HIGH QUALITY CULTIVATED SOD, FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES. 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 TO GROWTH).
   - 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.
 - 16.2. SOIL PREPARATION
   - 16.2.1. APPLY GROUND LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS:
     LIMESTONE – 2 TONS/ACRE
     FERTILIZER – 500 LBS./ACRE 10-20-10 OR EQUIVALENT
   - 16.2.2. WORK LIME AND FERTILIZER 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.
   - 16.2.3. 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.
   - 16.2.4. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE.
 - 16.2. SOD PLACEMENT
   - 16.2.1. 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.
   - 16.2.2. 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 ROOTS.
   - 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).
   - 16.2.5. IMMEDIATELY FOLLOWING INSTALLATION, SOD SHOULD BE WATERED UNTIL MOISTURE PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 1 INCH. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
   - 16.2.6. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK.

REVISIONS		
NO.	DATE	DESCRIPTION

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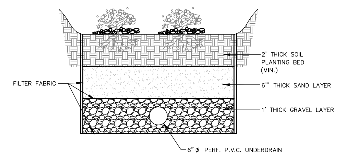
PROJECT
BEDMINSTER FARMS
BLOCK 39
LOTS 12, 15 & 21
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS
CONSTRUCTION DETAILS

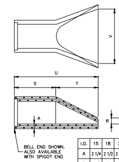
DATE	JANUARY 15, 2020	
SCALE	AS NOTED	JOB NO. 984-03
DRAWN	JAG	SHEET NO.
CHKD.	MDD	13 OF 14



NOTES:
1. THIS DETAIL TO BE USED FOR THE BIO-RETENTION BASINS.
2. THE PLANTING BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX BY WEIGHT, 85 TO 95 PERCENT SANDS, OR VERY FINE SAND. NO MORE THAN 15% SILT & CLAY WITH 2% TO 5% CLAY CONTENT. ENTIRE MIX SHALL THEN BE AMENDED WITH 3-7% ORGANICS.
3. TESTED PERMEABILITY RATES OF THE SOIL PLANTING BED MATERIAL SHALL BE A MIN. 4" PER./HR. WITH A DESIGN RATE OF 2" PER. HOUR.
4. BIO-RETENTION BASIN SHALL BE CONSTRUCTED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT TO MINIMIZE COMPACTION.
5. BASIN SHALL HAVE A 80% TSS REMOVAL RATE.
6. SEEDING MIX SHALL BE AS FOLLOWS:
   30% CAREX VULPINOIDEA (FOX SEDGE)
   20% HIBISCUS MOSCHEUTOS (MARSH HIBISCUS)
   25% JUNCUS EFFUSUS (SOFT RUSH)
   15% PANICUM VIRGATUM (SWITCHGRASS)
   10% IRIS VERSICOLOR (BLUE FLAG IRIS)
   SEEDING RATE: 20 LBS PER ACRE OR 1/2 LBS TO 1 LB PER 1000 SQ. FT.
7. BASIN CONSTRUCTION TO BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO THE FINAL APPROVAL BY THE TOWNSHIP.
8. CERTIFICATION SHALL BE REQUIRED FROM DESIGN ENGINEER FOR THE SOIL BED MATERIAL, SAND MATERIAL, UNDERLYING SOILS AND THEIR RESPECTIVE PERMEABILITY RATES.
9. GRAVEL LAYER SHALL BE 0.5 TO 1.5 INCH CLEAN BROKEN STONE OR PEA GRAVEL (AASHTO M-43)

BIO-RETENTION BASIN DETAIL WITH UNDERDRAIN

NTS

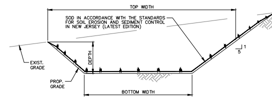


NOTES:
1. ALL NUMBERS REPRESENT INCHES UNLESS OTHERWISE SPECIFIED.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

I.D.	15	18	21	24	27	30	36	42	48	54	60
A	2 1/4	2 1/2	2 3/4	3	3 1/4	3 1/2	4	4 1/2	5	5 1/2	6
R	7 1/2	9	9	10	10	14	14	21	24	27	31
S	24	24	24	24	24	26	26	36	30	36	36
T	24	24	24	24	24	30	36	60	66	60	60
U (FEET)	4	4	4	4	4	4'-8"	5'-2"	8	8	8	8
V	28	34	40	48	54	60	72	78	84	90	96
WT./FT. (POUNDS)	480	640	860	920	1200	1540	2100	5500	6500	8200	9300

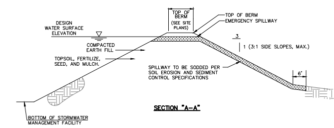
FLARED END SECTION

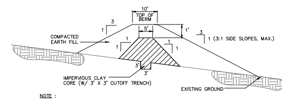
NTS



TYPICAL TRAPEZOIDAL DRAINAGE SWALE (SODDED)

NTS

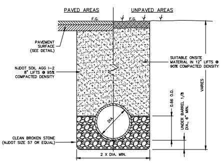




NOTE :
1. CLAY CORE SHALL BE USED IN FILL CONDITION ONLY.
2. IMPERVIOUS CLAY CORE SHALL CONSIST OF THE UNIFIED CL SOIL CLASSIFICATION.

FILL EMBANKMENT/CLAY CORE DETAIL (ALL BASINS)

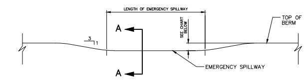
NTS



NOTES:
1. TRENCHING AND BACKFILL SHALL BE IN ACCORDANCE WITH NJDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. BEDDING MATERIAL SHALL BE NJDOT SIZE NO. 57 STONE OR APPROVED EQUAL.
3. BEDDING FOR HDPE PIPE SHALL BE 12" BELOW PIPE FOR ROCK CONDITION.
4. TRENCH BACKFILL SHALL BE SUITABLE MATERIAL OR PREVIOUSLY EXCAVATED MATERIAL PLACED IN LIFTS AS SHOWN. BACKFILL MATERIAL SHALL BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER OR TOWNSHIP ENGINEER.
5. CONTRACTOR SHALL PROVIDE NJDOT SOIL AGGREGATE I-2 AS SUITABLE BACKFILL WHEN ON-SITE MATERIAL IS NOT AVAILABLE.
6. TRENCHING LIMITS SHALL BE A MINIMUM OF 18" + PIPE DIAMETER OR TO A MINIMUM WIDTH AS SPECIFIED BY OSHA STANDARDS.

TYPICAL PIPE BEDDING DETAIL

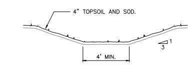
NTS



BASIN NO.	SPILLWAY ELEVATION	SPILLWAY LENGTH	BERM ELEVATION
BASIN #4	145.75	25'	147.00
BASIN #5	147.95	25'	149.00
BASIN #6	133.00	450'	133.50
BASIN #7	122.15	10'	124.00
BASIN #8	123.00	30'	124.00
BASIN #9	130.85	50'	132.50

GRASSED SPILLWAY DETAIL FOR BASINS

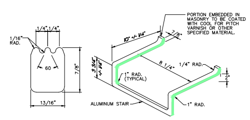
NTS



NOTE: WIDTH TO BE 4' UNLESS SPECIFIED BELOW.

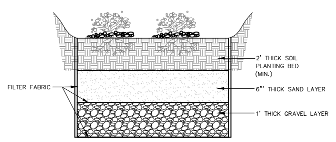
TYPICAL GRASS DRAINAGE SWALE

NTS



POLY STAIRS DETAIL

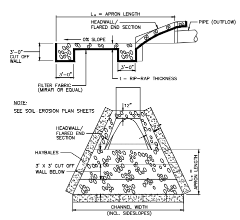
NTS



NOTES:
1. THIS DETAIL TO BE USED FOR THE BIO-RETENTION BASINS.
2. THE PLANTING BED MATERIAL SHALL CONSIST OF THE FOLLOWING MIX BY WEIGHT, 85 TO 95 PERCENT SANDS, OR VERY FINE SAND. NO MORE THAN 15% SILT & CLAY WITH 2% TO 5% CLAY CONTENT. ENTIRE MIX SHALL THEN BE AMENDED WITH 3-7% ORGANICS.
3. TESTED PERMEABILITY RATES OF THE SOIL PLANTING BED MATERIAL SHALL BE A MIN. 4" PER./HR. WITH A DESIGN RATE OF 2" PER. HOUR.
4. BIO-RETENTION BASIN SHALL BE CONSTRUCTED WITH LIGHT WEIGHT CONSTRUCTION EQUIPMENT TO MINIMIZE COMPACTION.
5. BASIN SHALL HAVE A 80% TSS REMOVAL RATE.
6. SEEDING MIX SHALL BE AS FOLLOWS:
   30% CAREX VULPINOIDEA (FOX SEDGE)
   20% HIBISCUS MOSCHEUTOS (MARSH HIBISCUS)
   25% JUNCUS EFFUSUS (SOFT RUSH)
   15% PANICUM VIRGATUM (SWITCHGRASS)
   10% IRIS VERSICOLOR (BLUE FLAG IRIS)
   SEEDING RATE: 20 LBS PER ACRE OR 1/2 LBS TO 1 LB PER 1000 SQ. FT.
7. BASIN CONSTRUCTION TO BE INSPECTED AND CERTIFIED BY THE DESIGN ENGINEER PRIOR TO THE FINAL APPROVAL BY THE TOWNSHIP.
8. CERTIFICATION SHALL BE REQUIRED FROM DESIGN ENGINEER FOR THE SOIL BED MATERIAL, SAND MATERIAL, UNDERLYING SOILS AND THEIR RESPECTIVE PERMEABILITY RATES.
9. GRAVEL LAYER SHALL BE 0.5 TO 1.5 INCH CLEAN BROKEN STONE OR PEA GRAVEL (AASHTO M-43)

BIO-RETENTION BASIN DETAIL WITHOUT UNDERDRAIN

NTS



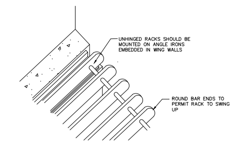
NOTE:
SEE SOIL-EROSION PLAN SHEETS

STRUCT.	PIPE DIA.	APRON LENGTH	APRON WIDTH	APRON W. AT OUTLET	D50	* STONE THICKNESS
#1-1	18"	26'	30'	4.5'	12"	24"
#1A-1	15"	17'	21'	3.75'	6"	12"
#2-1	18"	25'	29'	4.5'	6"	12"
#3-1	18"	22'	26'	4.5'	9"	18"
#4-1	15"	24	13'	4.0'	6"	12"
#5-1	15"	7'	7'	4.0'	6"	12"
#6-1	48"	23'	21'	4.0'	12"	12"
#7-1	15"	1'	4'	4.0'	6"	12"
#8-1	15"	4'	5'	4.0'	6"	12"
#9-1	15"	46'	21'	4.0'	15"	12"
#10-1	18"	19'	23'	4.5'	6"	12"

* THICKNESS WITH FILTER FABRIC

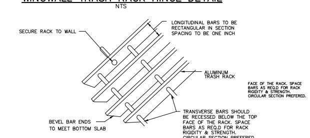
RIP-RAP APRON FOR UNDEFINED CHANNEL

NTS



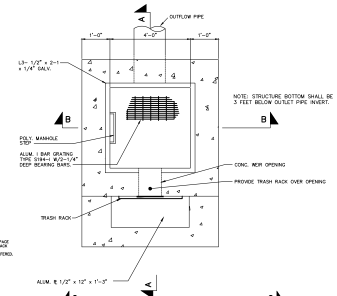
WINGWALL TRASH RACK HINGE DETAIL

NTS



WINGWALL TRASH RACK BASE DETAIL

NTS

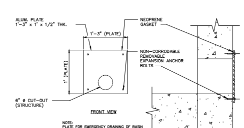


PLAN

NTS

SN	Orifice Size Elevation	Weir Size Elevation	Top Elevation	Inv. Out
4	2.5" ORIFICE @ 142.65	1' WEIR @ 144.00 2' WEIR @ 145.05	147.00	139.56
5	2.5" ORIFICE @ 144.65	0.25' WEIR @ 145.50	149.00	141.00
6	N/A	5' WEIR @ 129.20 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

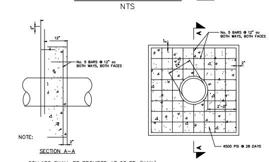
GENERAL NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. ALLOWABLE EXTREME FIBER STRESS IN COMPRESSION SHALL BE 1,200 PSI.
2. ALL CONCRETE SHALL BE CLASS "B" AIR ENTRAINED.
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW DEFORMED BILLET-STEEL CONFORMING TO ASTM A615 (LATEST EDITION), GRADE 40 MINIMUM. ALLOWABLE STRESS IN TENSION SHALL BE 20,000 PSI.
4. ALL CONCRETE SHALL BE PLACED ON FIRM UNDISTURBED SOIL OR CLEAN ROCK.
5. ALL EXPOSED CONCRETE EDGES SHALL HAVE A 1 INCH, 45 DEGREE CHAMBER UNLESS OTHERWISE NOTED.
6. ALL REINFORCEMENT STEEL SPLICES SHALL BE MINIMUM 30 BAR DIAMETERS UNLESS OTHERWISE NOTED.
7. ALL REINFORCEMENT SHALL BE SUITABLY SUPPORTED AND SECURELY HELD IN PLACE WHILE PLACING CONCRETE.
8. CONCRETE PLACING OPERATIONS SHALL NOT COMMENCE UNTIL FINAL INSPECTION AND APPROVAL OF ALL REINFORCEMENT HAS BEEN PERFORMED.
9. ALL PIPES, STUBS AND/OR FITTINGS ARE TO BE MONOLITHICALLY CAST IN THE CONCRETE.
10. THE SURFACE OF ALUMINUM PLATES AND FIXTURES IN CONTACT WITH CONCRETE SHALL BE PAINTED WITH A HEAVY COAT OF ALUMINUM PIGMENTED ALKALINE RESISTANCE BITUMINOUS PAINT EQUAL TO MILITARY SPECIFICATION MIL-P-6883.
11. THE OUTLET PIPE FOR DETENTION BASINS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C 76 WITH RUBBER GASKETS PURSUANT TO ASTM C 443.
12. COMPACTED POROUS FILL WHERE REQUIRED, SHALL BE SIZE NO. 2 BROKEN STONE.
13. ALL EARTH FILL SHALL BE FREE FROM BRUSH, ROOTS, AND OTHER ORGANIC MATERIAL SUBJECT TO DECOMPOSITION.
14. CUTOFF TRENCHES ARE TO BE EXCAVATED ALONG THE DAM OR EMBANKMENT CENTERLINE TO IMPERVIOUS SUBSOIL OR BEDROCK.
15. 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 D698.
16. PRIOR TO THE PLACEMENT OF FILL MATERIAL, THE EXISTING GROUND SURFACE BENEATH THE DAM AND/OR EMBANKMENT SHALL BE CLEARED OF ALL TREE STUMPS, UNDERBRUSH, 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.
17. TREES AND LARGE SHRUBS AND OTHER VEGETATION WITH LARGE EXTENSIVE ROOT STRUCTURES SHALL NOT BE PERMITTED ON ANY DAM OR EMBANKMENT.
18. THE BASIN IS TO BE SODDED OR TOPSOILED AND SEEDED PER PLANTING PLAN.
19. THE DESIGNS DIMENSIONS OF THE DETENTION BASIN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
20. SHOP DRAWINGS FOR OUTLET STRUCTURE AND APPURTENANCES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
21. OUTSIDE SURFACE OF OUTLET STRUCTURE TO RECEIVE A FINISH COAT OF EUCO SEAL OR APPROVED EQUAL WITH AN EARTHTONE COLOR TO BLEND OUTLET STRUCTURE INTO EXISTING GRADE.



NOTE:
PLATE FOR EMERGENCY DRAINING OF BASIN

ORIFICE PLATE DETAIL

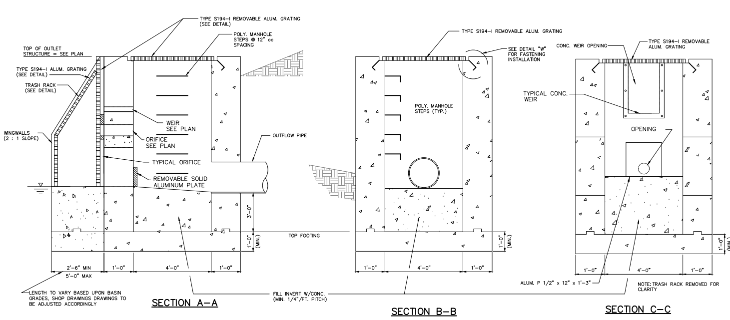
NTS



NOTE:
COLLARS SHALL BE PROVIDED AT 23 FT. (MAX.) INTERVALS FROM OUTLET STRUCTURE TO DISCHARGE POINT THROUGH BERM.

ANTI-SEEP COLLAR DETAIL

NTS



NOTE : CONTRACTOR TO SUBMIT SHOP DRAWINGS OF OUTLET STRUCTURE AND TRASH RACKS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

TYPICAL DETENTION BASIN OUTLET STRUCTURE DETAIL

NTS

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NO.	DATE	DESCRIPTION

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Robert C. Morris
Robert C. Moschello, P.E.

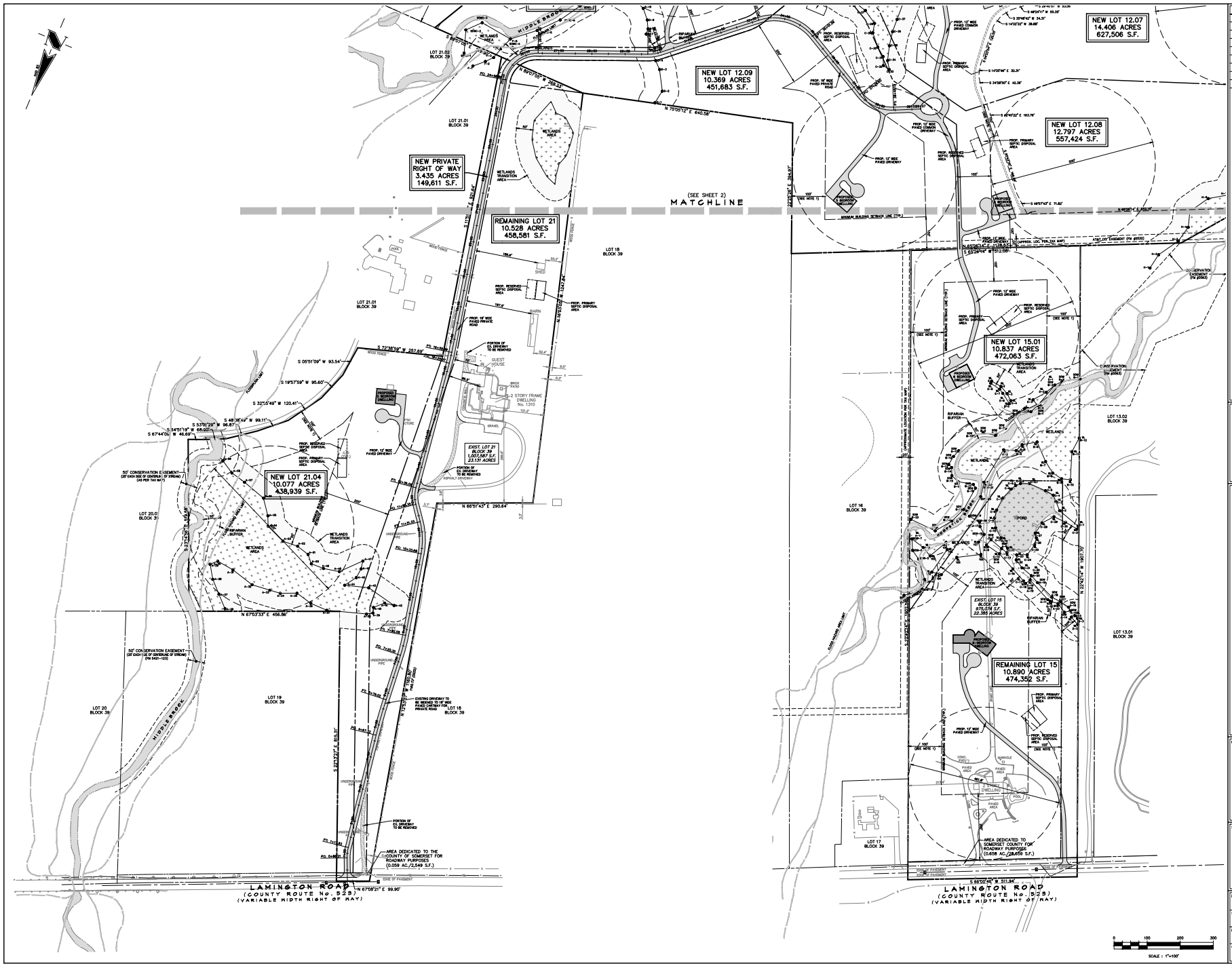
RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. 24GE03345300

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

SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS
CONSTRUCTION DETAILS

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

\\Cadfiles03\cad_dept1\Drawings\984-03\984-03 - X1_X2 - Dets.dwg, 1/21/2020 2:21:48 PM, public, DWG To PDF - Overwrite.pc3, 1:1



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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

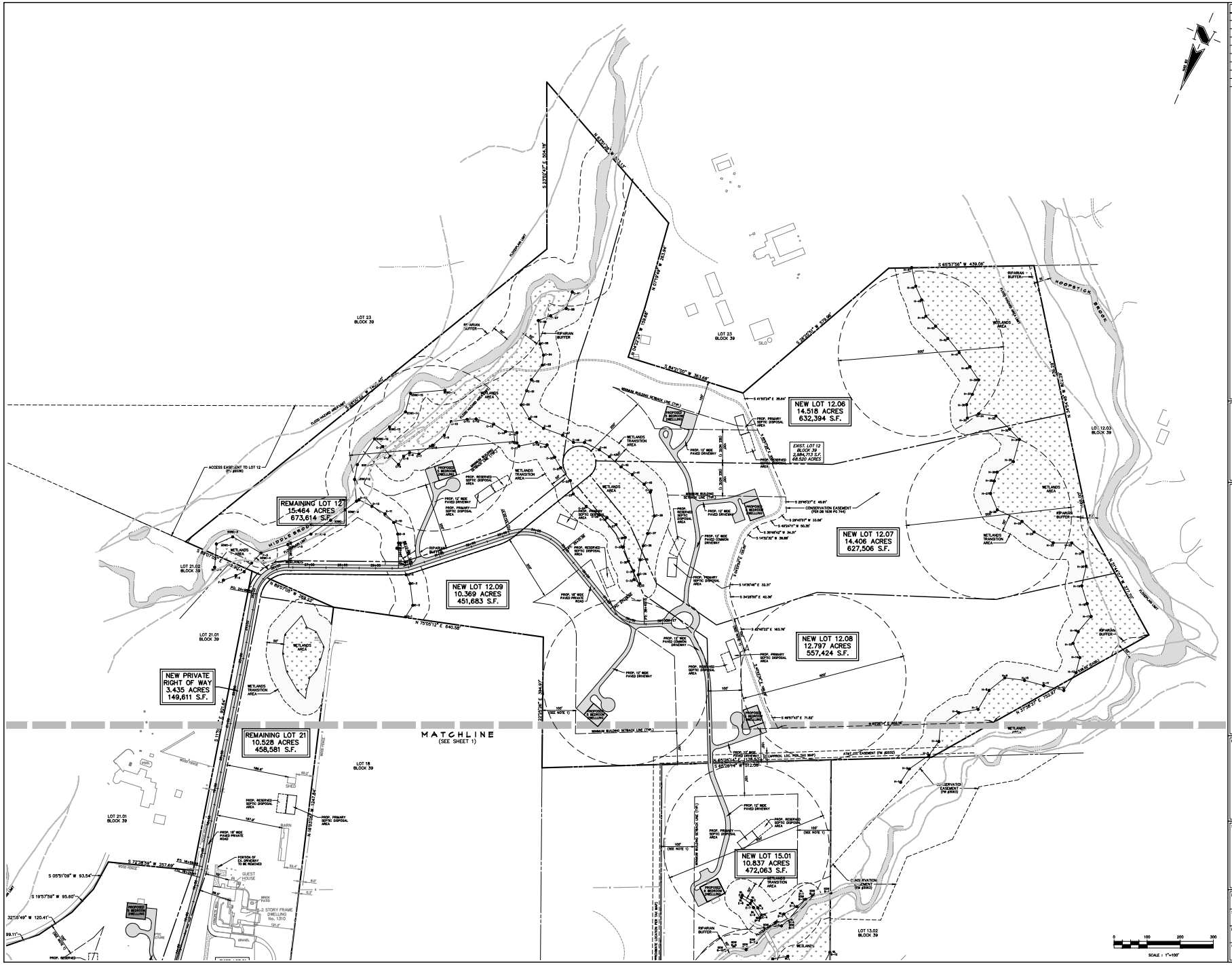
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

SITE DIMENSION PLAN
(CONVENTIONAL LAYOUT)

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



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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

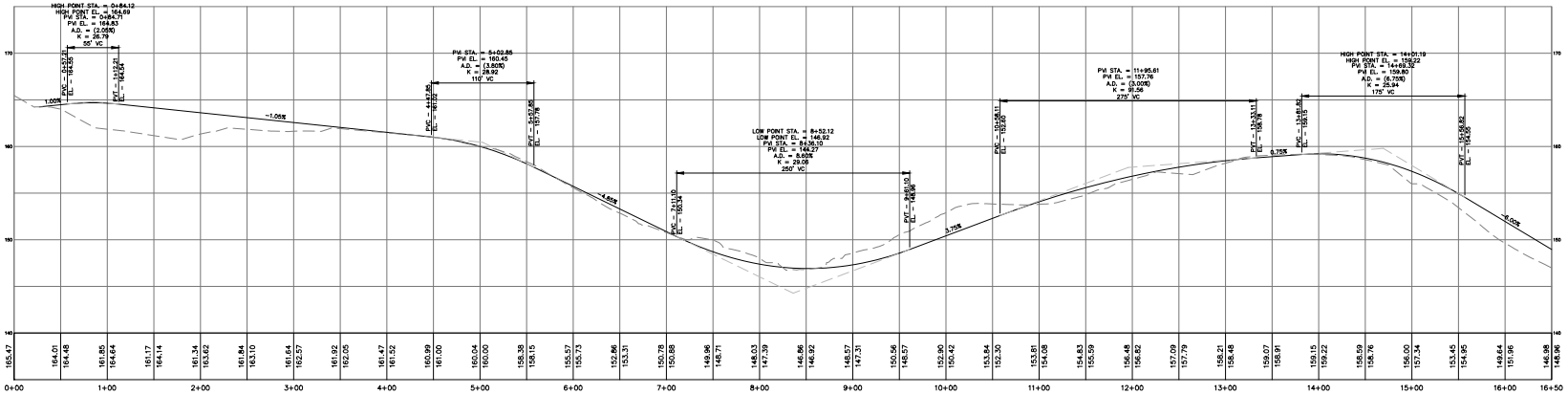
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

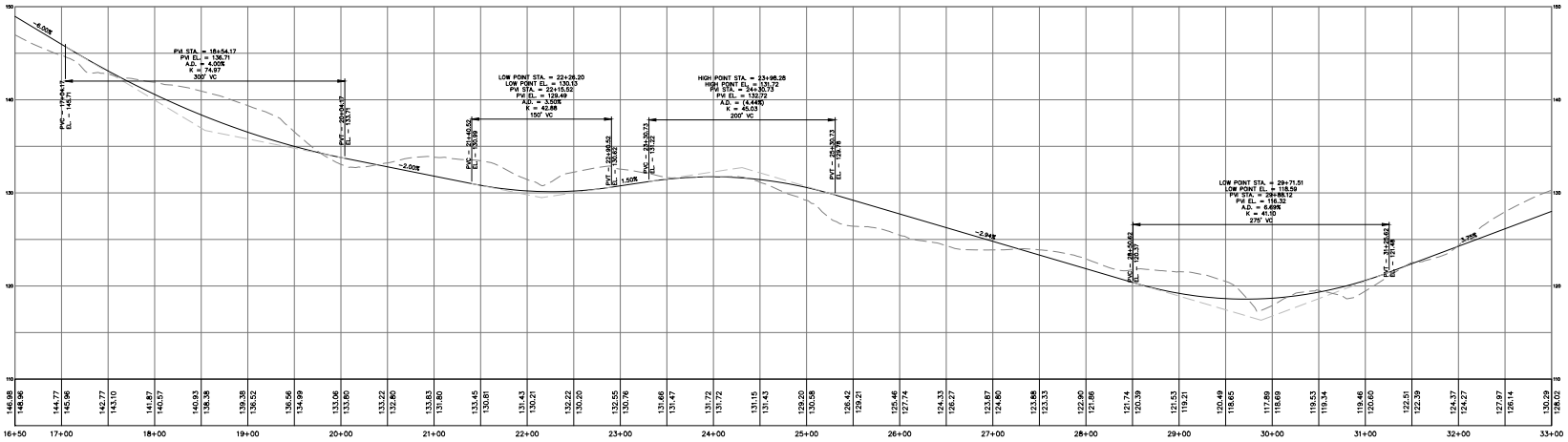
SITE DIMENSION PLAN
(CONVENTIONAL LAYOUT)

DATE	JANUARY 15, 2020
SCALE 1" = 100'	JOB NO. 984-03
DRAWN JAG	SHEET NO. 2 OF 3
CHKD. MDD	



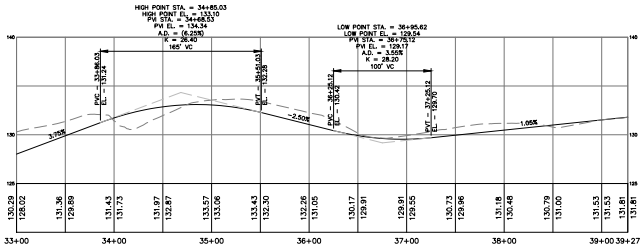
PRIVATE ROADWAY PROFILE (CONVENTIONAL) – STA. 0+00 TO 16+50

SCALE: 1"=50' (HORIZONTAL)
1"=10' (VERTICAL)



PRIVATE ROADWAY PROFILE (CONVENTIONAL) – STA. 16+50 TO 33+00

SCALE: 1"=50' (HORIZONTAL)
1"=10' (VERTICAL)



PRIVATE ROADWAY PROFILE (CONVENTIONAL) – STA. 33+00 TO 39+27

SCALE: 1"=50' (HORIZONTAL)

0 100 200 300

SCALE : 1"=100'

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NO.	DATE	DESCRIPTION

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BLOCK 39
LOTS 12, 15 & 21

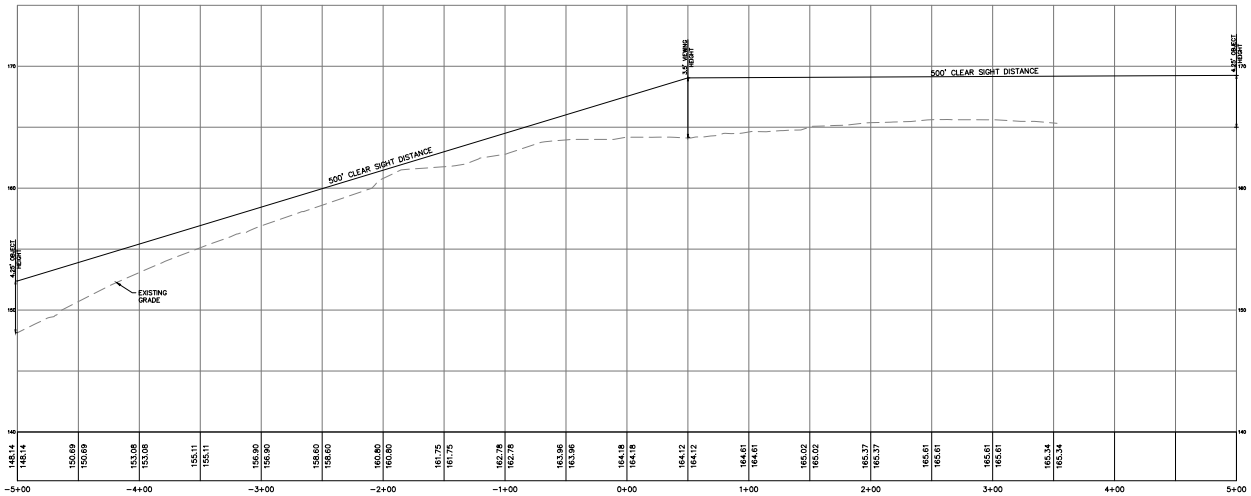
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

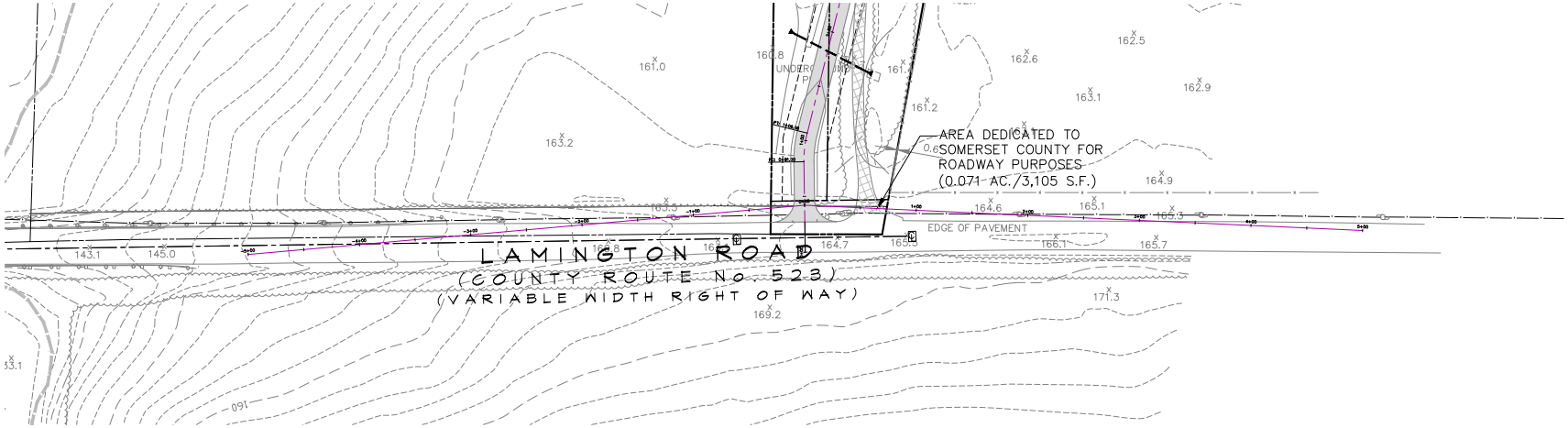
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

DRIVEWAY PROFILES
(CONVENTIONAL LAYOUT)

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



CLEAR SIGHT LINE PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=10'



CLEAR SIGHT LINE PLAN
SCALE: 1"=40'

0 40 80 120
SCALE : 1"=40'

REVISIONS		
NO.	DATE	DESCRIPTION

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Robert C. Moschello, P.E.

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

PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15 & 21

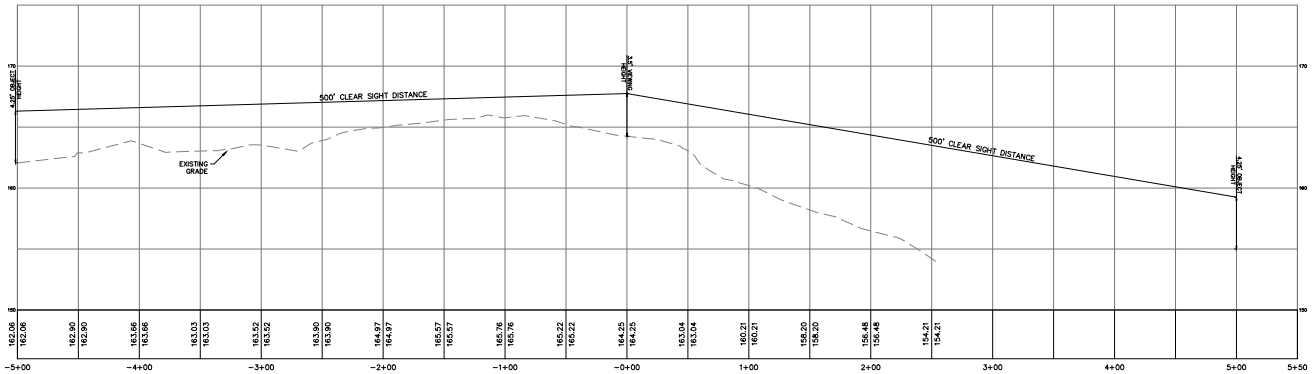
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

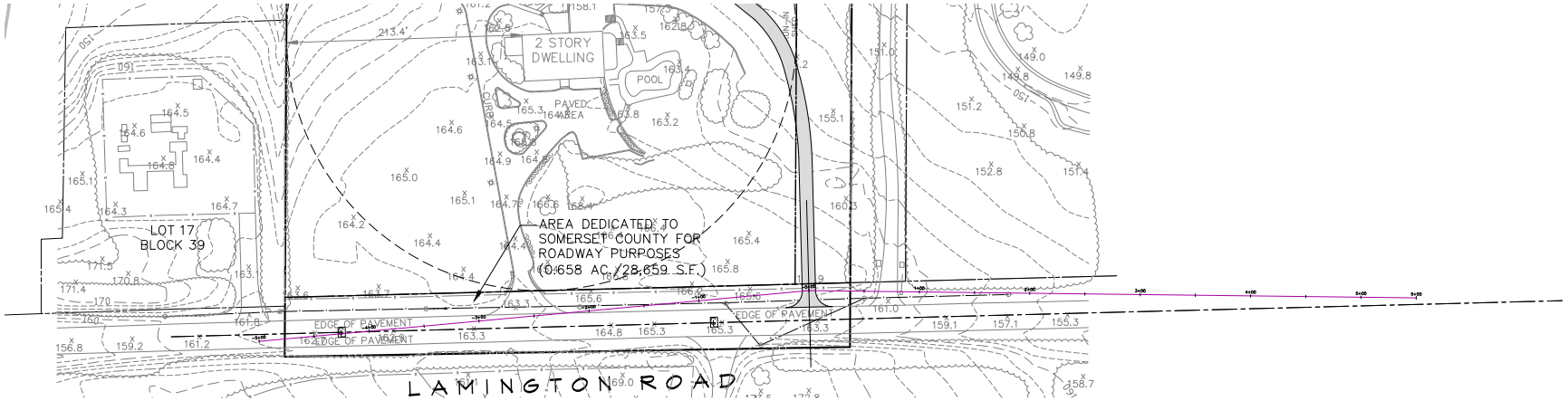
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

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

DATE JANUARY 15, 2020	
SCALE 1" = 40'	JOB NO. 984-03
DRAWN JAG	SHEET NO.
CHKD. MDD	1 OF 2



CLEAR SIGHT LINE PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=10'



CLEAR SIGHT LINE PLAN
SCALE: 1"=40'

0 40 80 120
SCALE : 1"=40'

REVISIONS		
NO.	DATE	DESCRIPTION

www.gladstonedesign.com

GLADSTONE DESIGN, Inc.

Consulting Engineers
Land Surveyors
Landscape Architects
Land Planners

265 Main Street, P.O. Box 400
Gladstone, New Jersey 07934
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NJ Certificate of Authorization
No. 24GA28034400

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BEDMINSTER FARMS

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SHEET TITLE
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS

COUNTY ROUTE 523 & PROP. LOT 15 DRIVEWAY SIGHT DISTANCE PLAN & PROFILE

DATE	JANUARY 15, 2020
SCALE 1" = 40'	JOB NO. 984-03
DRAWN JAG	SHEET NO. 2 OF 2
CHKD. MDD	