

BEDMINSTER FARMS

BLOCK 39; LOTS 12, 15, 19 & 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 388 FAR HILLS, NJ 07921	39	17	JERSEY CENTRAL P&L/TAX DEPT. PO BOX 4747 CAMDEN, NJ
12	13	JOHNSON, ROBERT WOOD IV 610 FIFTH AVE, 2ND FLOOR NEW YORK, NY 10020	39	18	DAVID, ANN H. 1550 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	14.01	CACCIAMELLI, ANDREA 500 LAMINGTON ROAD BEDMINSTER, NJ 07921	39	20	SLATTERY, MICHAEL R & CHD, HEE J 705 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12	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	14.01	1415 LAMINGTON BEDMINSTER LP PO BOX 110 GLADSTONE, NJ 07934	39	21.01	CHRISTMAN, PAUL & DONNA L. 945 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12	14.01	1415 LAMINGTON BEDMINSTER LP PO BOX 110 GLADSTONE, NJ 07934	39	21.02	FRISER, SANDIE I & URECH, KIMBERLEY AN 475 LARGER CROSS ROAD BEDMINSTER, NJ 07921
12	14.02	GUZZIMANNI, CHRIS & THIA 879 LARGER CROSS ROAD FAR HILLS, NJ 07931	39	21.03	REILLY, THOMAS W & STANLEY, J 505 LARGER CROSS ROAD BEDMINSTER, NJ 07921
39	10	LAMINGTON FARM CLUB LLC R/CONTROLLER 900 LAMINGTON ROAD BEDMINSTER, NJ 07921	39	22	SANDCON ASSOCIATES, LLC 27 E 65TH ST 2A NEW YORK, NY 10065
39	13.01	BRILECNER, RICHARD F & LAURE C PO BOX 388 BEDMINSTER, NJ 07921	39	23	THREE BEARS ASSOC. PO BOX 388 OLDWICK, NJ 08858
39	13.02	TURETSKY, LEON & LARISA 1580 LAMINGTON ROAD BEDMINSTER, NJ 07921			

OTHER:
CABLEVISION (AKA: OPTIMUM BY ALICE)
275 CENTINELA AVE
PRISCATUNY, NJ 08855-8805
(732)981-1312
NJ AMERICAN WATER
1025 LAUREL OAK ROAD
VOORHEES, NJ 08843
(800)272-1325
PUBLIC SERVICE ELECTRIC & GAS COMPANY
80 PARK PLAZA, PO BOX 370
NEWARK, NJ 07102
(908)466-7743
COMCAST (AKA: XFINITY)
800 TALKABOUT
UNION, NJ 07083
(908)266-7712

SOMERSET COUNTY PLANNING BOARD
PT BOX 3000
SOMERVILLE, NJ 08876
ATTN: ROBERT SDK, DIRECTOR
(908)231-7021
VERIZON NEW JERSEY, INC.
6000 HADLEY ROAD
SOUTH PLAINFIELD, NJ 07080
(908)753-0801
JERSEY CENTRAL POWER & LIGHT
6000 HADLEY ROAD
SOUTH PLAINFIELD, NJ 07080
(908)466-7743
BEDMINSTER TOWNSHIP SENIOR UTILITY
1 MILLER LANE
BEDMINSTER, NJ 07921
(908)212-7000

EXISTING ZONING TABULATION

(RURAL RESIDENTIAL ZONE : R-10)

REQUIRED	EXISTING LOT 12	EXISTING LOT 15	EXISTING LOT 19	EXISTING LOT 21
LOT SIZE (CIRCLE)	500 FT.	1,253.4 FT.	511.8 FT.	606.8 FT.
LOT AREA	10 ACRES	68,520 AC.	22,385 AC.	12,300 AC.
LOT FRONTAGE	50 FT.	0 FT.*	512.06 FT.	662.84 FT.
FRONT YARD ¹	200 FT.	N/A	190.1 FT.	N/A
SIDE YARD (EACH)	100 FT.	N/A	197.5 FT.	N/A
SIDE YARD (BOTH)	50% OF LOT WIDTH (L.W.)	N/A	85%*	N/A
REAR YARD	100 FT.	N/A	1,614.5 FT.	897.2 FT.
MAXIMUM F.A.R.	8%	N/A	0.88%	0.78%
LOT COVERAGE	5%	N/A	4.9% (48,074 S.F.)	3.88%
MAX. BUILDING HEIGHT	35' (2 1/2 STY.)	N/A	<35' / 2 STY.	<35' / 2 STY.
DENSITY (UNITS/ACRE)	0.1	N/A	0.045	0.43
ACCESSORY BUILDING MIN. DISTANCE TO:				
SIDE LINE	50 FT.	N/A	N/A	50.2 FT. (SHED)
REAR LINE	50 FT.	N/A	N/A	528.2 FT. (SHED)
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)
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)

1. LOT SIZE IS THE DIAMETER OF THE LARGEST CIRCLE THAT CAN BE INSERTED IN THE LOTS
2. IN NO CASE LESS THAN 3' SETBACK FOR EVERY 1' OF WIDTH OF PRINCIPAL BUILDING FOR LOTS 10 ACRES OR GREATER IN SIZE

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

PROPOSED ZONING TABULATION

(RURAL RESIDENTIAL ZONE : R-10)

	REMAINING LOT 15	NEW LOT 19.01	NEW LOT 19.02	NEW LOT 19.03	NEW LOT 19.04	NEW LOT 19.05	NEW LOT 19.06	NEW LOT 19.07
LOT SIZE (CIRCLE)	461.8 FT.**	>500 FT.	321.18 FT.**	>500 FT.	>500 FT.	>500 FT.	>500 FT.	112.00 FT.**
LOT AREA	10,890 AC	21,788 AC	10,890 AC	21,788 AC	10,890 AC	21,788 AC	10,890 AC	3,945 AC
LOT FRONTAGE	474,352 S.F.	1,036,189 S.F.	428,502 S.F.	1,268,882 S.F.	869,457 S.F.	722,062 S.F.	472,002 S.F.	171,831 S.F.
FRONT YARD ²	462.04 FT.	596.06 FT.	2,410.51 FT.	1,156.19 FT.	81.95 FT.	101.29 FT.	50.02 FT.	N/A
FRONT YARD ²	N/A	N/A	112.20 FT.	N/A	N/A	N/A	N/A	N/A
SIDE YARD (EACH)	N/A	N/A	280 FT.	N/A	N/A	N/A	N/A	N/A
SIDE YARD (BOTH)	N/A	N/A	>50% L.W.	N/A	N/A	N/A	N/A	N/A
REAR YARD	N/A	N/A	121.15 FT.	N/A	N/A	N/A	N/A	N/A
MAXIMUM F.A.R.	N/A	N/A	0.84% (3,678.80 S.F.)	N/A	N/A	N/A	N/A	N/A
LOT COVERAGE	N/A	N/A	4.58% (20,117 S.F.)	N/A	N/A	N/A	N/A	38.67% (66,457 S.F.)
MAX. BUILDING HEIGHT	N/A	N/A	EXISTING, NO CHANGE	N/A	N/A	N/A	N/A	N/A
DENSITY (UNITS/ACRE)	0.1	0.042	0.099	0.034	0.050	0.060	0.092	0
ACCESSORY BUILDING MIN. DISTANCE TO:								
SIDE LINE	N/A	N/A	473.27 FT. (BARN)	N/A	N/A	N/A	N/A	N/A
REAR LINE	N/A	N/A	50.21 (SHED)	N/A	N/A	N/A	N/A	N/A
OTHER BUILDING WITH GROSS FLOOR AREA 1,000 S.F. OR MORE	N/A	N/A	143.11 FT.	N/A	N/A	N/A	N/A	N/A
OTHER BUILDING WITH GROSS FLOOR AREA LESS THAN 1,000 S.F.	N/A	N/A	136.80 FT.	N/A	N/A	N/A	N/A	N/A

1. LOT SIZE IS THE DIAMETER OF THE LARGEST CIRCLE THAT CAN BE INSERTED IN THE LOTS
2. IN NO CASE LESS THAN 3' SETBACK FOR EVERY 1' OF WIDTH OF PRINCIPAL BUILDING FOR LOTS 10 ACRES OR GREATER IN SIZE

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

LOT COVERAGE SUMMARY

	EXISTING LOT 12	EXISTING LOT 15	EXISTING LOT 19	EXISTING LOT 21	REMAINING LOT 15	NEW LOT 19.01	NEW LOT 19.02	NEW LOT 19.03	NEW LOT 19.04	NEW LOT 19.05	NEW LOT 19.06	NEW LOT 19.07
DWELLING	N/A	3,310 S.F.	N/A	3,675 S.F.	N/A	N/A	3,675 S.F.	N/A	N/A	N/A	N/A	N/A
GUEST BUILDING	N/A	N/A	N/A	531 S.F.	N/A	N/A	531 S.F.	N/A	N/A	N/A	N/A	N/A
DRIVEWAY	N/A	35,073 S.F.	N/A	29,900 S.F.	N/A	N/A	10,999 S.F.	N/A	N/A	N/A	N/A	N/A
ACCESSORY BLDGS.	N/A	5,838 S.F.	N/A	1,926 S.F.	N/A	N/A	1,926 S.F.	N/A	N/A	N/A	N/A	N/A
WALKS/PATIOS	N/A	3,420 S.F.	N/A	2,946 S.F.	N/A	N/A	2,946 S.F.	N/A	N/A	N/A	N/A	N/A
PRIVATE ROADWAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	66,457 S.F.
WALLS	N/A	303 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MISCELLANEOUS	N/A	130 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	48,074 S.F.	N/A	38,978 S.F.	N/A	N/A	20,117 S.F.	N/A	N/A	N/A	N/A	66,457 S.F.



ENTIRE SITE AREA IS LOCATED IN THE R-10 ZONE

VICINITY PLAN
SCALE : 1" = 500'

RESOURCE CONSERVATION AREA MAXIMUM TRACT YIELD CALCULATION											
LOT 12			LOT 15			LOT 19			LOT 21		
COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C	COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C	COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C	COLUMN A ACRES	COLUMN B RESOURCE CONSERVATION RATIO	COLUMN C
1. GROSS TRACT AREA	---	---	68.52	---	---	22.39	---	---	12.30	---	---
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	---	---	0.67	---	---
3. ADJUSTED GROSS TRACT AREA	---	---	68.52	---	---	22.39	---	---	11.63	---	---
4. BODIES OF WATER, AREA OF FLOOD PLAINS, WETLANDS, STREAM CORRIDORS	21.36	1	21.36	4.40	1	4.40	3.31	1	4.23	4.23	33.30
5. AREA OF SLOPES 25% AND GREATER BASED ON 10' CONTOUR INTERVALS	0.04	1	0.04	0.00	1	0.00	0.00	1	0.00	0.04	1
6. AREA OF SLOPES GREATER THAN 15% BUT LESS THAN 25% BASED ON 10' CONTOUR INTERVALS	0.19	0.75	0.14	0.11	0.75	0.08	0.00	0.75	0.00	0.45	0.75
7. N/DEP - REQUIRED WETLANDS CATEGORY 1 WATERS	11.06	0.75	8.30	1.86	0.75	1.38	3.31	0.75	2.54	3.96	2.97
8. AREA OF 300' BUFFER TO CATEGORY 1 WATERS	0.00	0.5	0.00	0.00	0.5	0.00	0.00	0.5	0.00	0.00	0.5
9. TOTAL DEDUCTIBLE CONSERVATION AREA	---	---	29.63	---	---	5.87	---	---	5.85	---	---
10. NET SITE AREA ADJUSTED FOR RESOURCE CONSERVATION AREAS	---	---	38.69	---	---	16.51	---	---	5.78	---	---
11. MAXIMUM PERMITTED DENSITY OR FLOOR AREA RATIO	---	---	0.10	---	---	0.10	---	---	0.10	---	---
12. MAXIMUM PERMITTED NUMBER OF PRINCIPAL DWELLING UNITS OR NON-RESIDENTIAL FLOOR AREA	---	---	3.87	---	---	1.65**	---	---	0.58	---	---

* CONSERVATION EASEMENT ON LOT 12 IS A PRIVATE EASEMENT TO THE UPPER RARITAN WATERSHED ASSOCIATION AND IS NOT CALCULATED IN NO. 2 OF THE WORKSHEET
** DESIGN WAIVER GRANTED FOR LOT 15 MAXIMUM TRACT YIELD

VARIANCES GRANTED

1. A VARIANCE HAS BEEN GRANTED 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 HAS BEEN GRANTED FROM SECTION 13-401A.4 FOR MINIMUM FRONT YARD SETBACK WHERE 200' MINIMUM IS REQUIRED AND 92' IS PROPOSED TO THE PRIVATE ROAD RIGHT-OF-WAY ON REMAINING LOT 21.

DESIGN WAIVERS GRANTED

1. A DESIGN WAIVER HAS BEEN GRANTED FROM SECTION 13-526 FOR PROVIDING LOT(S) IN CONFORMANCE WITH THE RESOURCE CONSERVATION CALCULATIONS FOR MAXIMUM TRACT YIELD FOR EXISTING LOT 15.
2. A DESIGN WAIVER HAS BEEN GRANTED FROM SECTION 13-526 FOR PROVIDING LOT(S) IN CONFORMANCE WITH THE RESOURCE CONSERVATION CALCULATIONS FOR MINIMUM LOT AREA FOR REMAINING LOT 21, REMAINING LOT 15 AND NEW LOT 15.01.

BEDMINSTER TOWNSHIP LAND USE BOARD APPROVALS

CHAIR	DATE
SECRETARY	DATE
ENGINEER	DATE

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.

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, 19, 21 BLOCK 39
TOTAL TRACT AREA: 126,330 AC. (5,502,955 S.F.)
TOWNSHIP OF BEDMINSTER
SOMERSET COUNTY, NEW JERSEY
TAX MAP SHEET: 9
ZONE: R-10 (RURAL RESIDENTIAL)

REVISIONS

NO.	DATE	DESCRIPTION
1.	6/29/20	REV. PER TWP. ENGINEER, PLANNER REVIEW LETTERS
2.	8/3/20	REV. LOT CONFIGURATION
3.	8/28/20	AMEND SUBDIVISION APPLICATION
4.	11/19/20	AMEND SUBDIVISION APPLICATION
5.	1/20/21	GENERAL REVISIONS
6.	5/12/21	REV. PER NJDEP COMMENTS
7.	9/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SJUSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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. Hanis, P.L.S.
Robert C. Morris
Robert C. Moschello, P.E.



RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE NO. GE33453

PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15, 19 & 21

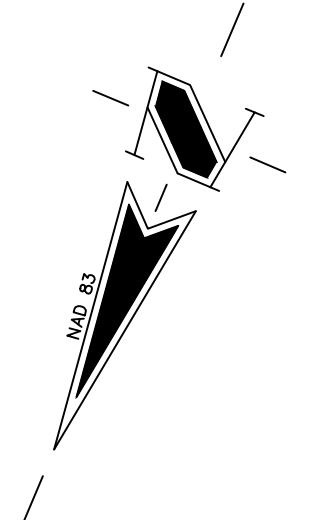
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

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



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NO.	DATE	DESCRIPTION
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5.	1/20/21	GENERAL REVISIONS
6.	5/12/21	REV. PER NJDEP COMMENTS
7.	8/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SUJSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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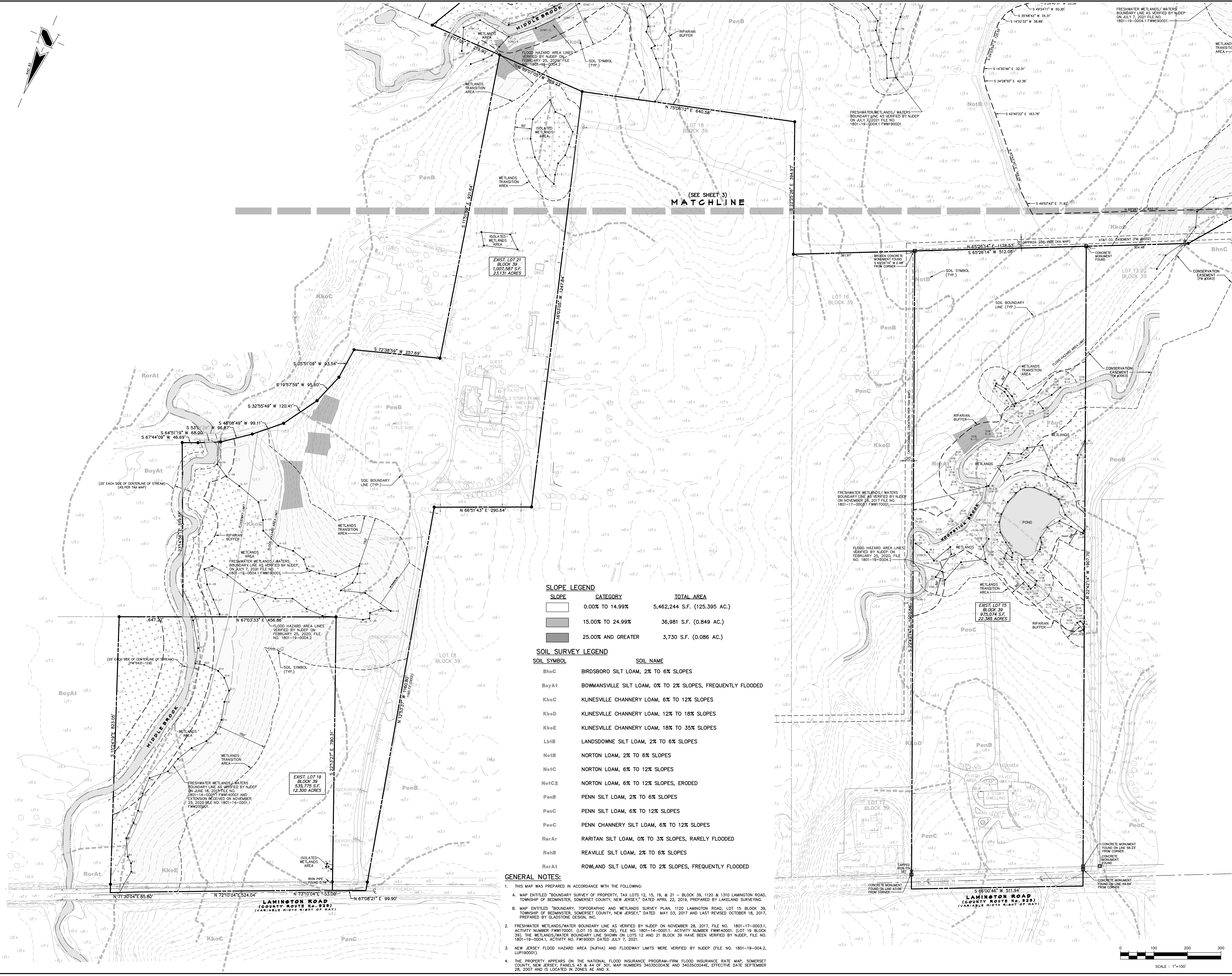


RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE33453

PROJECT
BEDMINSTER FARMS
BLOCK 39
LOTS 12, 15, 19 & 21
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

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

DATE	JANUARY 15, 2020
SCALE	1" = 100'
DRAWN	JAG
CHKD.	MDD
JOB NO.	984-03
SHEET NO.	2 OF 14



SLOPE LEGEND		
SLOPE	CATEGORY	TOTAL AREA
[Symbol]	0.00% TO 14.99%	5,462,244 S.F. (125.395 AC.)
[Symbol]	15.00% TO 24.99%	36,981 S.F. (0.849 AC.)
[Symbol]	25.00% AND GREATER	3,730 S.F. (0.086 AC.)

SOIL SURVEY LEGEND	
SOIL SYMBOL	SOIL NAME
BhnC	BIRDSBORO SILT LOAM, 2% TO 6% SLOPES
BoyAt	BOWMANVILLE SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED
KkoC	KLINESVILLE CHANNERY LOAM, 6% TO 12% SLOPES
KkoD	KLINESVILLE CHANNERY LOAM, 12% TO 18% SLOPES
KkoE	KLINESVILLE CHANNERY LOAM, 18% TO 35% SLOPES
Lb1B	LANDSDOWNE SILT LOAM, 2% TO 6% SLOPES
NotB	NORTON LOAM, 2% TO 6% SLOPES
NotC	NORTON LOAM, 6% TO 12% SLOPES
NotC2	NORTON LOAM, 6% TO 12% SLOPES, ERODED
PenB	PENN SILT LOAM, 2% TO 6% SLOPES
PenC	PENN SILT LOAM, 6% TO 12% SLOPES
PeoC	PENN CHANNERY SILT LOAM, 6% TO 12% SLOPES
RarAr	RARITAN SILT LOAM, 0% TO 3% SLOPES, RARELY FLOODED
RehB	REAVILLE SILT LOAM, 2% TO 6% SLOPES
RorAt	ROWLAND SILT LOAM, 0% TO 2% SLOPES, FREQUENTLY FLOODED

- GENERAL NOTES:
- THIS MAP WAS PREPARED IN ACCORDANCE WITH THE FOLLOWING:
 - MAP ENTITLED "BOUNDARY SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21 - BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAMINGTON SURVEYING.
 - MAP ENTITLED "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY PLAN, 1120 LAMINGTON ROAD, LOT 15 BLOCK 39, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED MAY 03, 2017 AND LAST REVISED OCTOBER 18, 2017, PREPARED BY GLADSTONE DESIGN, INC.
 - FRESHWATER WETLANDS/WATERS BOUNDARY LINE AS VERIFIED BY NJDEP ON NOVEMBER 28, 2017; FILE NO. 1801-17-0003.1, ACTIVITY NUMBER FWH170001; (LOT 15 BLOCK 39); FILE NO. 1801-14-0001.1, ACTIVITY NUMBER FWH140001; (LOT 19 BLOCK 39); THE WETLANDS/WATER BOUNDARY LINE SHOWN ON LOTS 12 AND 21 BLOCK 39 HAVE BEEN VERIFIED BY NJDEP, FILE NO. 1801-19-0004.1, ACTIVITY NO. FWH190001 DATED JULY 7, 2021.
 - NEW JERSEY FLOOD HAZARD AREA (NJFHA) AND FLOODWAY LIMITS WERE VERIFIED BY NJDEP (FILE NO. 1801-19-004.2, LUP190001).
 - THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM-FRM FLOOD INSURANCE RATE MAP, SOMERSET COUNTY, NEW JERSEY, PANELS 43 & 44 OF 301; MAP NUMBERS 34030C0043E AND 34030C0044E, EFFECTIVE DATE SEPTEMBER 28, 2007 AND IS LOCATED IN ZONES AE AND X.

SLOPE LEGEND

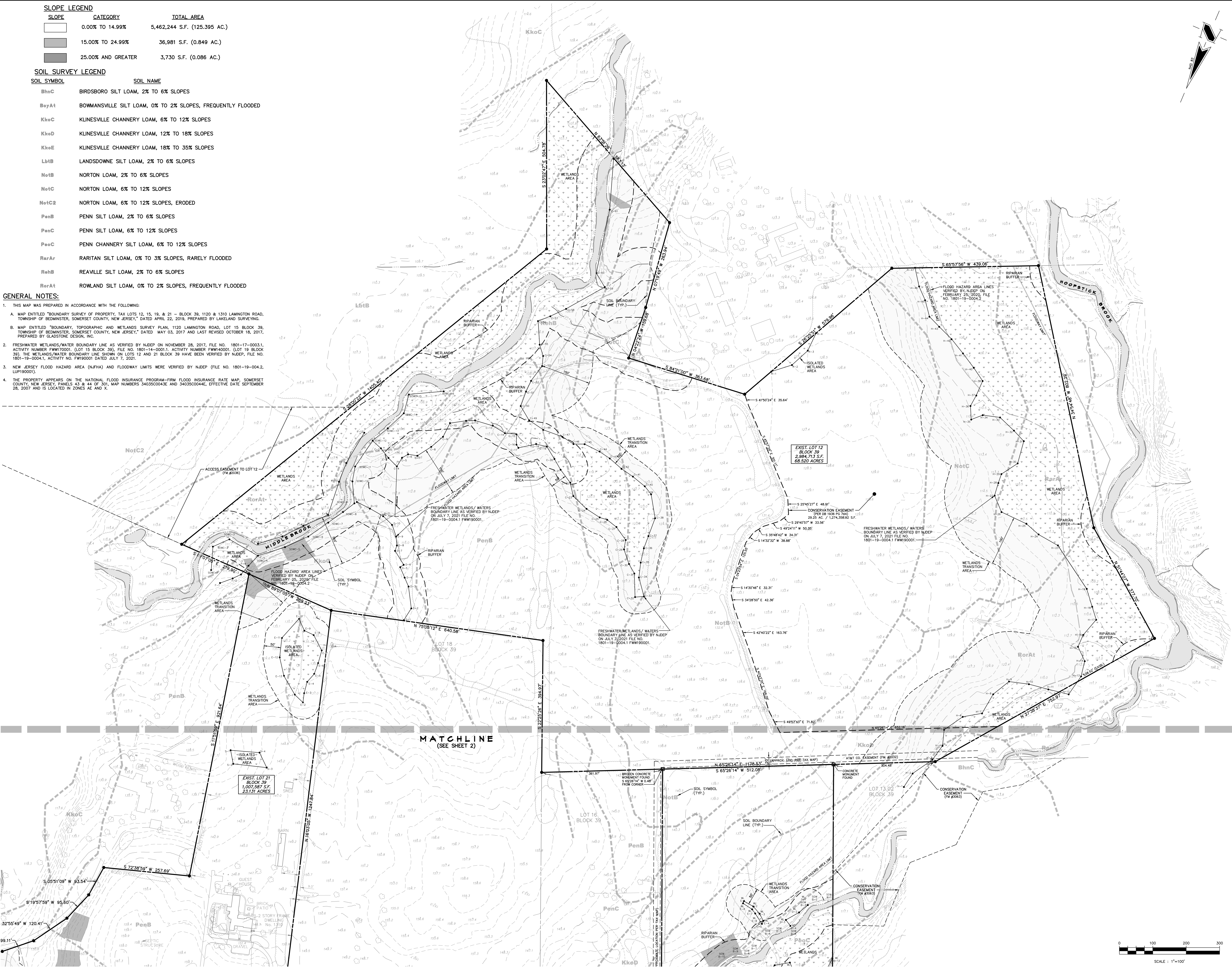
SLOPE	CATEGORY	TOTAL AREA
	0.00% TO 14.99%	5,462,244 S.F. (125.395 AC.)
	15.00% TO 24.99%	36,981 S.F. (0.849 AC.)
	25.00% AND GREATER	3,730 S.F. (0.086 AC.)

SOIL SURVEY LEGEND

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

GENERAL NOTES:

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 - MAP ENTITLED "BOUNDARY SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21 - BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
 - MAP ENTITLED "BOUNDARY, TOPOGRAPHIC AND WETLANDS SURVEY PLAN, 1120 LAMINGTON ROAD, LOT 15 BLOCK 39, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED MAY 03, 2017 AND LAST REVISED OCTOBER 18, 2017, PREPARED BY GLADSTONE DESIGN, INC.
- 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), FILE NO. 1801-14-0001.1, ACTIVITY NUMBER FWW140001. (LOT 19 BLOCK 39), THE WETLANDS/WATER BOUNDARY LINE SHOWN ON LOTS 12 AND 21 BLOCK 39 HAVE BEEN VERIFIED BY NJDEP, FILE NO. 1801-19-0004.1, ACTIVITY NO. FWW190001 DATED JULY 7, 2021.
- NEW JERSEY FLOOD HAZARD AREA (NJFHA) AND FLOODWAY LIMITS WERE VERIFIED BY NJDEP (FILE NO. 1801-19-004.2, LUP190001).
- 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.



REVISIONS

NO.	DATE	DESCRIPTION
1.	6/26/20	REV. PER TWP. ENGINEER/PLANNER REVIEW LETTERS
2.	8/3/20	REV. LOT CONFIGURATION
3.	8/28/20	AMEND SUBDIVISION APPLICATION
4.	11/19/20	AMEND SUBDIVISION APPLICATION
5.	1/20/21	GENERAL REVISIONS
6.	5/12/21	REV. PER NJDEP COMMENTS
7.	9/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SJUSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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NJ Certificate of Authorization
No. 24GA28034400

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



RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE33453

PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15, 19 & 21

BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

EXISTING CONDITIONS
& ENVIRONMENTAL
CONSTRAINTS PLAN

DATE

JANUARY 15, 2020

SCALE

1" = 100'

DRAWN

JAG

CHKD.

MDD

JOB NO.

984-03

SHEET NO.

3 OF 14

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 (19.03) 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. STORMWATER MANAGEMENT FACILITIES TO BE DESIGNED TO MAJOR DESIGN STANDARDS.
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.
6. ALL PROPOSED UTILITIES TO BE CONSTRUCTED BELOW GRADE.
7. THE SEPTIC DISPOSAL SYSTEM FOR REMAINING LOT 21 HAS BEEN CONSTRUCTED PRIOR TO FILING OF FINAL MAP.
8. REMAINING LOT 15 AND LOT 19.01 SUBJECT TO ENHANCED 400' FRONT YARD SETBACK FROM LAMINGTON ROAD.

LEGEND

(TBR) = TO BE REMOVED

REVISIONS		
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7.	9/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SUJSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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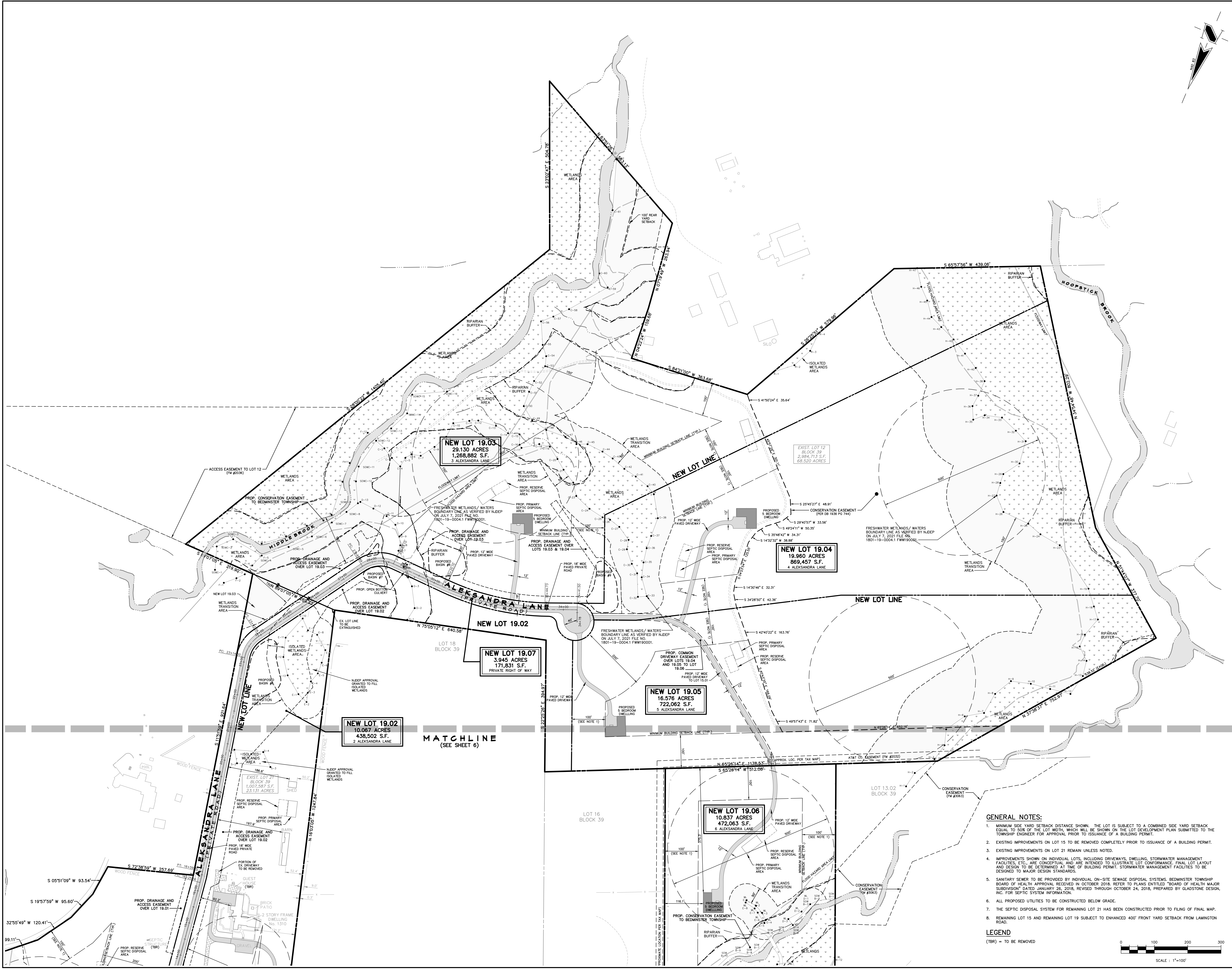
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NJ PROFESSIONAL ENGINEER
LICENSE NO. GE33453

BEDMINSTER FARMS

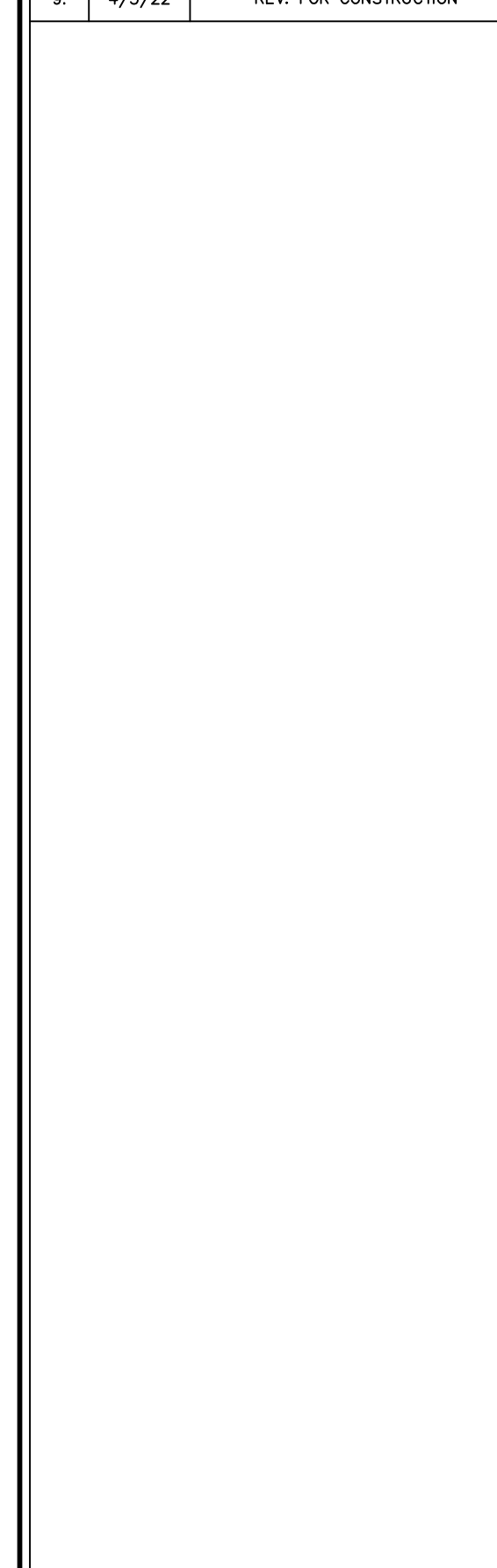
BLOCK 39
LOTS 12, 15, 19 & 21
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SITE DIMENSION PLAN

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



REVISIONS		
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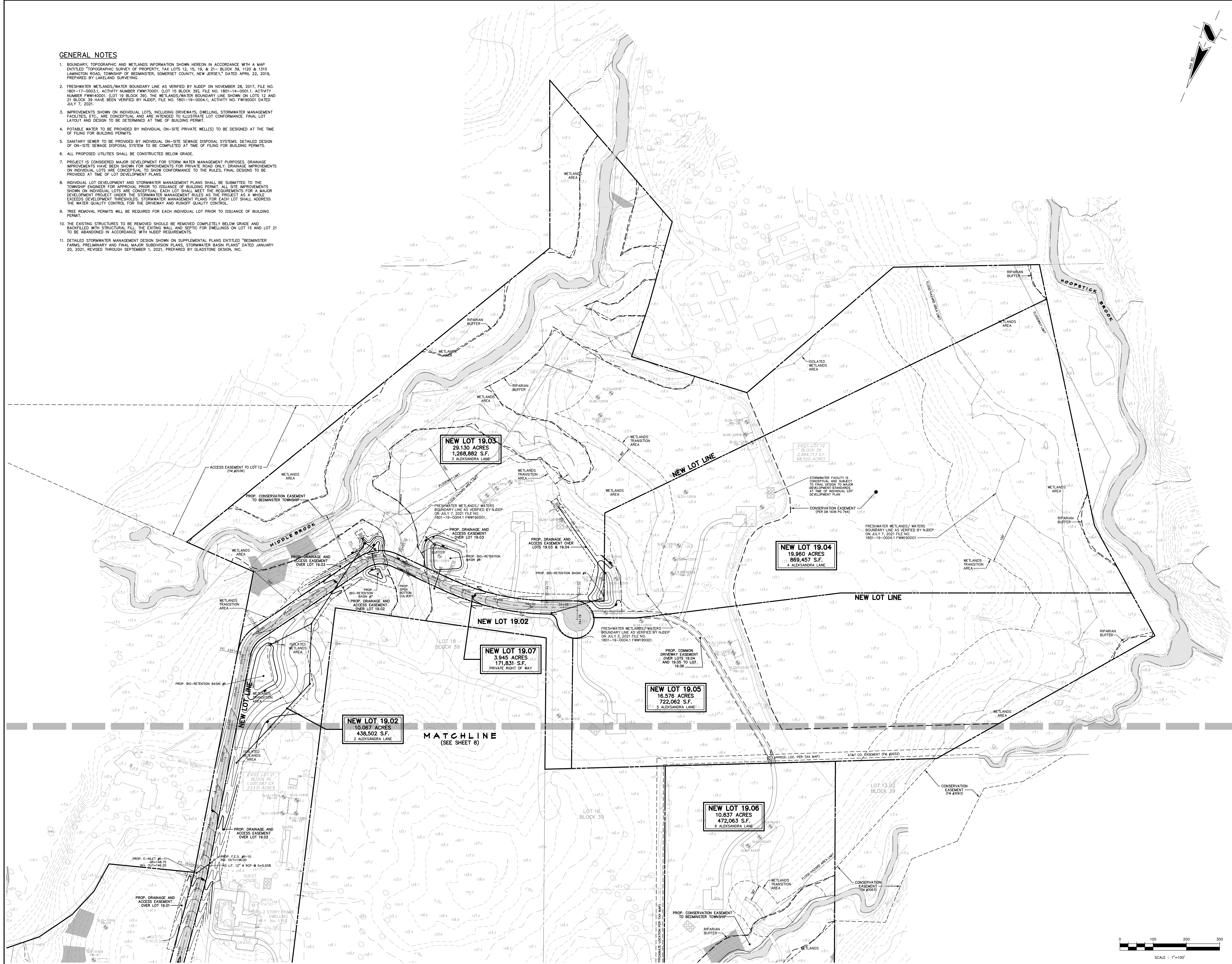
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BEDMINSTER FARMS
BLOCK 39
LOTS 12, 15, 19 & 21
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE	
PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS	
SITE DIMENSION PLAN	
DATE	JANUARY 15, 2020
SCALE	1" = 100'
JOB NO.	984-03
DRAWN	JAG
SHEET NO.	7 OF 14
CHKD.	MDD

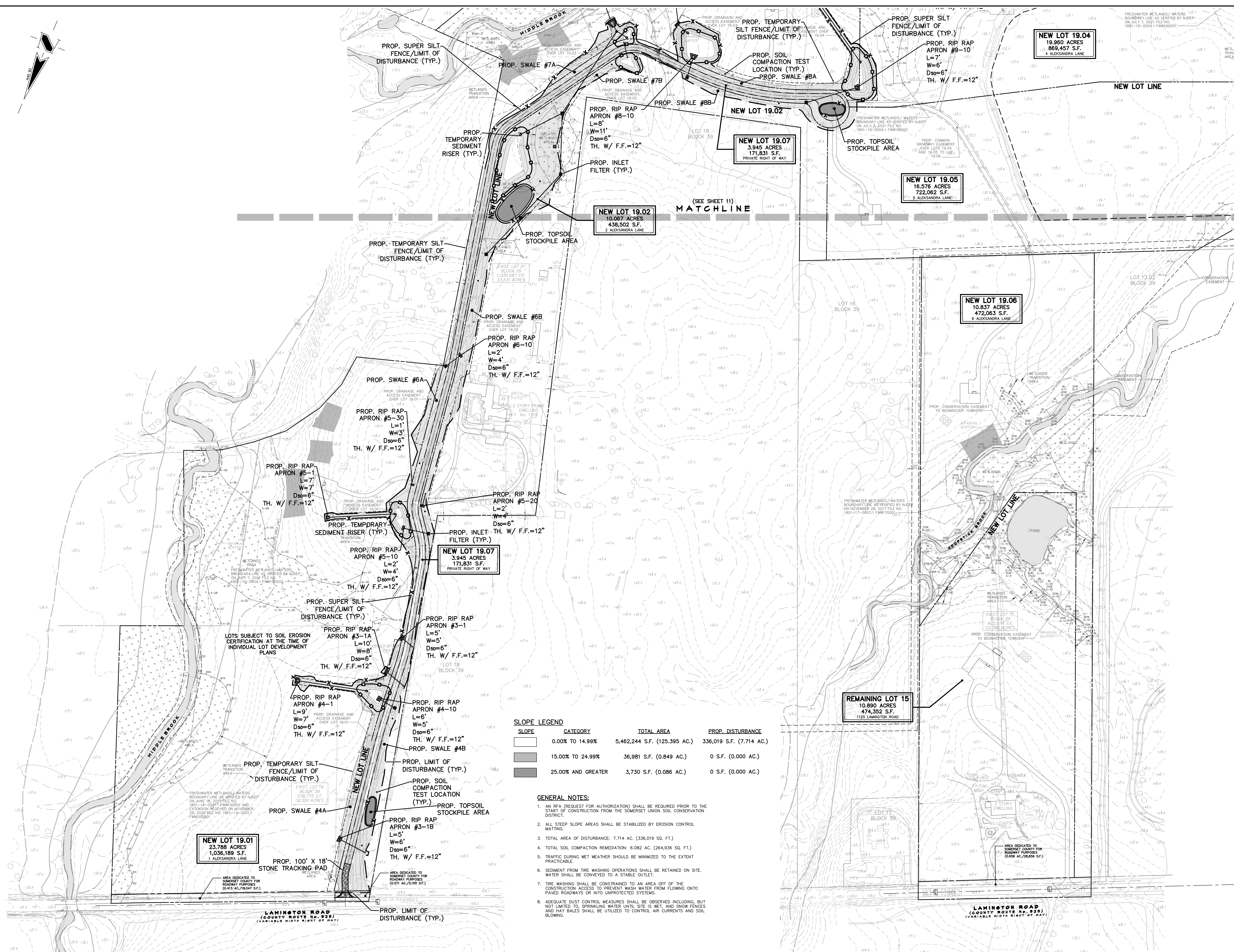
GENERAL NOTES

1. BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21- BLOCK 39, 1120 & 1310 LAININGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND SURVEYING.
2. FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP ON NOVEMBER 28, 2017, FILE NO. 1801-19-0004.1, ACTIVITY NUMBER FW190001. (LOT 15 BLOCK 39), FILE NO. 1801-14-0001.1, ACTIVITY NUMBER FW140001. (LOT 19 BLOCK 39), THE WETLANDS/WATER BOUNDARY LINE SHOWN ON LOTS 12 AND 21 BLOCK 39 HAVE BEEN VERIFIED BY NJDEP, FILE NO. 1801-19-0004.1, ACTIVITY NO. FW190001 DATED JULY 7, 2021.
3. 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.
4. POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S) TO BE DESIGNED AT THE TIME OF FILING FOR BUILDING PERMITS.
5. 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.
6. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.
7. 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.
8. 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.
9. TREE REMOVAL PERMITS WILL BE REQUIRED FOR EACH INDIVIDUAL LOT PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. THE EXISTING STRUCTURES TO BE REMOVED SHOULD BE REMOVED COMPLETELY BELOW GRADE AND BACKFILLED WITH STRUCTURAL FILL. THE EXISTING WALL AND SEPTIC FOR DWELLINGS ON LOT 15 AND LOT 21 TO BE ABANDONED IN ACCORDANCE WITH NJDEP REQUIREMENTS.
11. DETAILED STORMWATER MANAGEMENT DESIGN SHOWN ON SUPPLEMENTAL PLANS ENTITLED "BEDMINSTER FARMS, PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS, STORMWATER BASIN PLANS" DATED JANUARY 20, 2021, REVISED THROUGH SEPTEMBER 1, 2021, PREPARED BY GLADSTONE DESIGN, INC.



REVISIONS		
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2.	8/3/20	REV. LOT CONFIGURATION
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7.	8/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SUJSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION

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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. Hanis, P.L.S. Robert C. Morris Robert C. Moschello, P.E.	
RONALD A. KENNEDY, P.E. NJ PROFESSIONAL ENGINEER LICENSE No. GE33453	
PROJECT BEDMINSTER FARMS BLOCK 39 LOTS 12, 15, 19 & 21 BEDMINSTER TOWNSHIP SOMERSET COUNTY NEW JERSEY	
SHEET TITLE PRELIMINARY AND FINAL MAJOR SUBDIVISION PLANS GRADING, DRAINAGE & UTILITY PLAN	
DATE JANUARY 15, 2020	JOB NO. 984-03
SCALE 1" = 100'	SHEET NO. 9 OF 14
DRAWN JAG	
CHKD. MDD	



THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

REVISIONS

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PROFESSIONAL ENGINEER
STATE OF NEW JERSEY
RONALD A. KENNEDY, P.E.
NJ PROFESSIONAL ENGINEER
LICENSE No. GE33453

PROJECT
BEDMINSTER FARMS
BLOCK 39
LOTS 12, 15, 19 & 21
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'

DRAWN
JAG

CHKD.
MDD

JOB NO.
984-03

SHEET NO.
10 OF 14

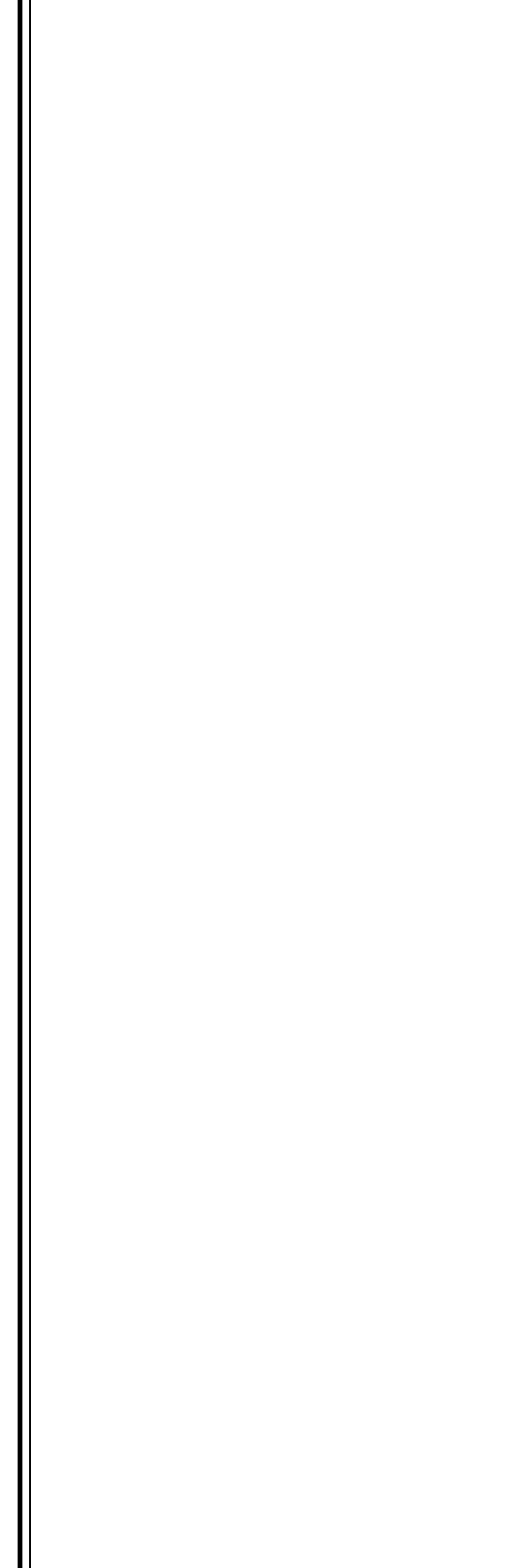
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SCALE: 1"=100'



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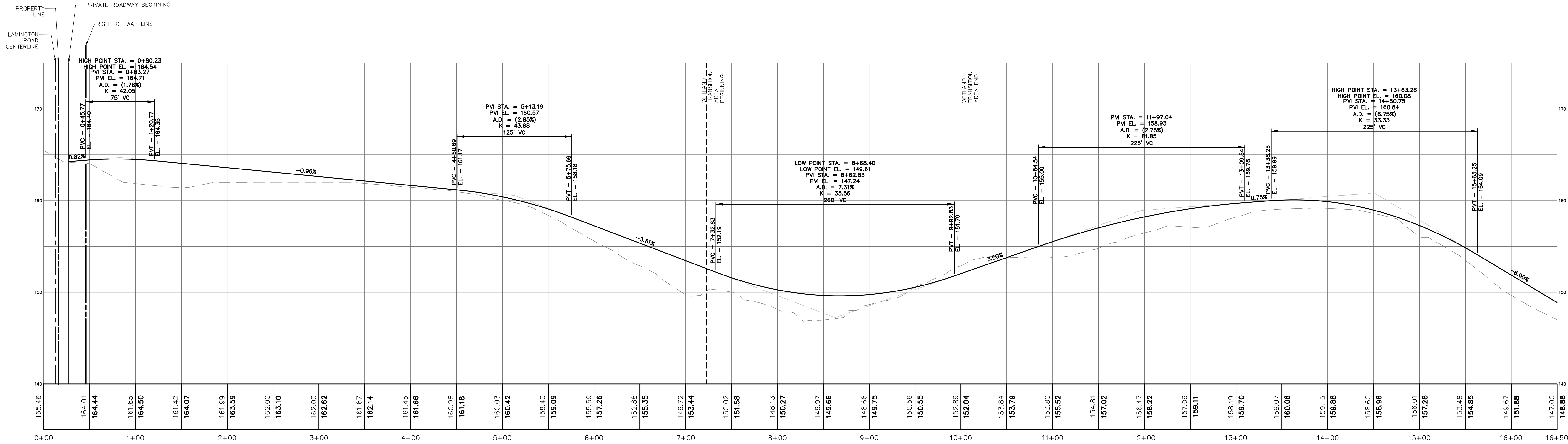


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PROJECT
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SOMERSET COUNTY
NEW JERSEY

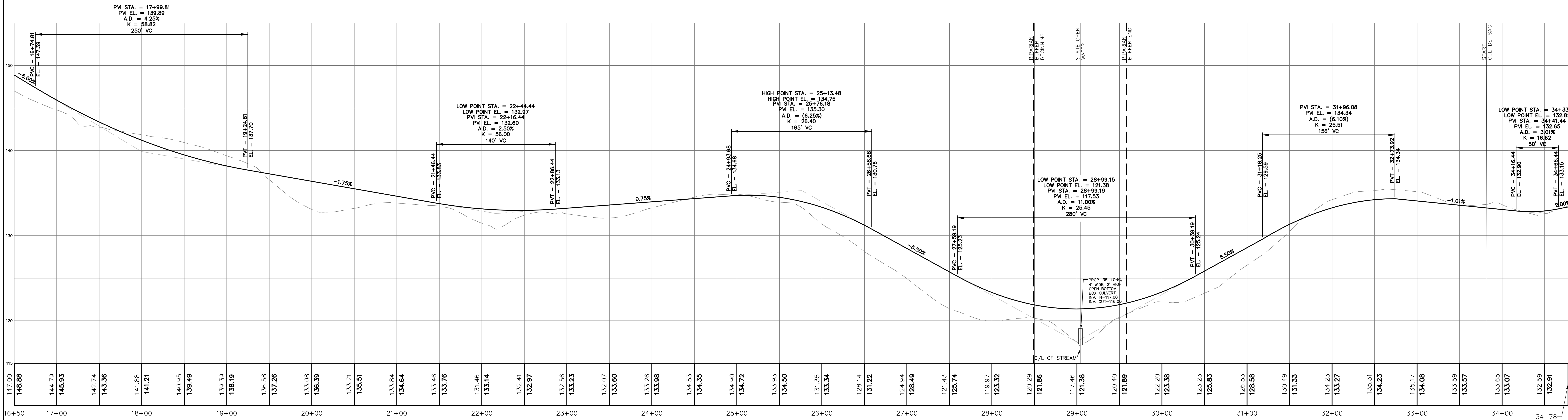
SHEET TITLE
PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS
**SOIL EROSION &
SEDIMENT CONTROL
PLAN**

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



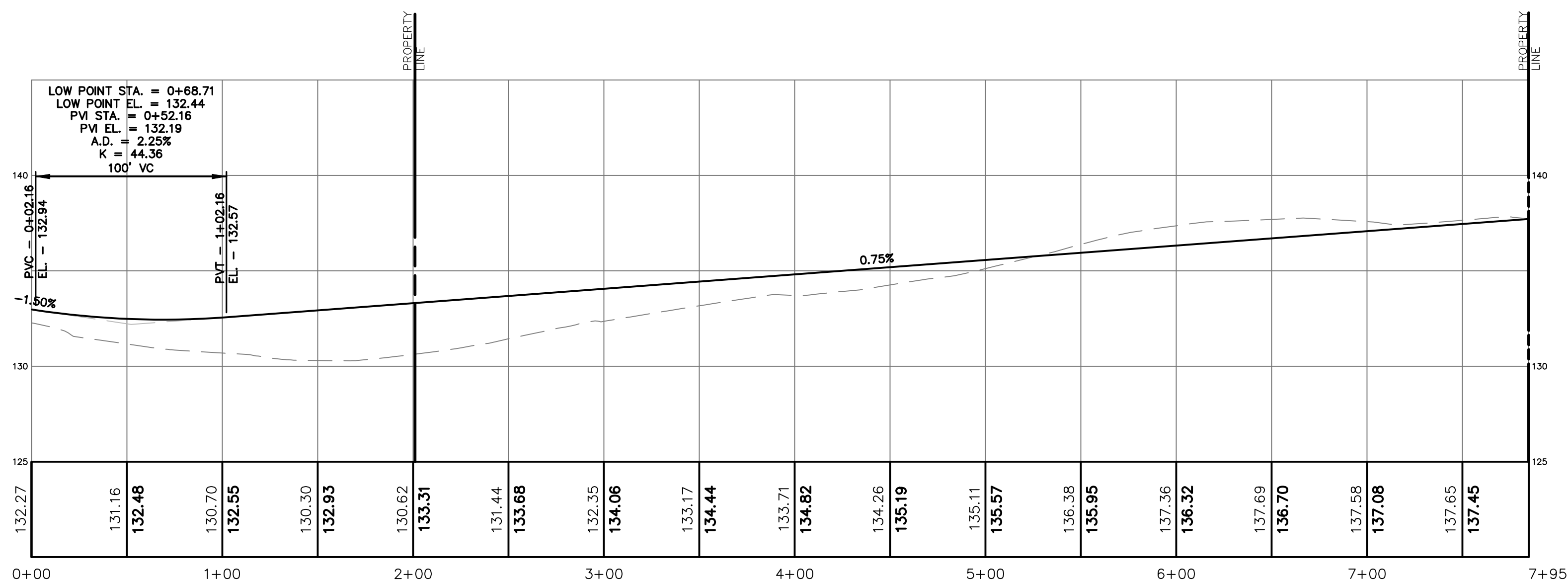
PRIVATE ROADWAY PROFILE (PREFERRED) - STA. 0+00 TO 16+50

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



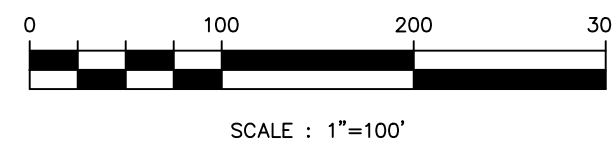
PRIVATE ROADWAY PROFILE (PREFERRED) - STA. 16+50 TO 33+74

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



COMMON DRIVEWAY FOR LOTS 19.04 & 19.05 - STA. 0+00 TO 7+95

SCALE: 1"=50' (HORIZONTAL)



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PROJECT

BEDMINSTER FARMS

BLOCK 39
LOTS 12, 15, 19 & 21

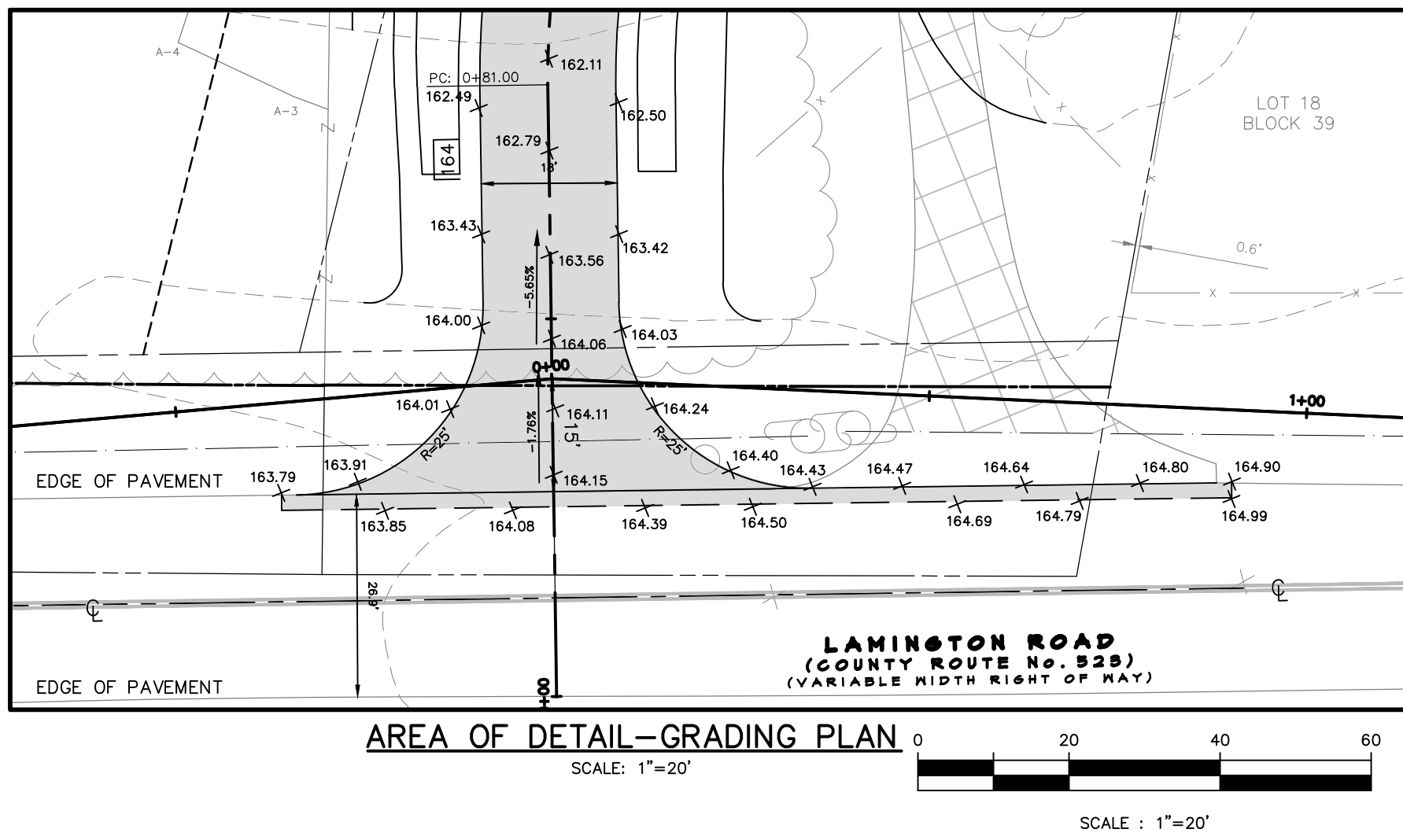
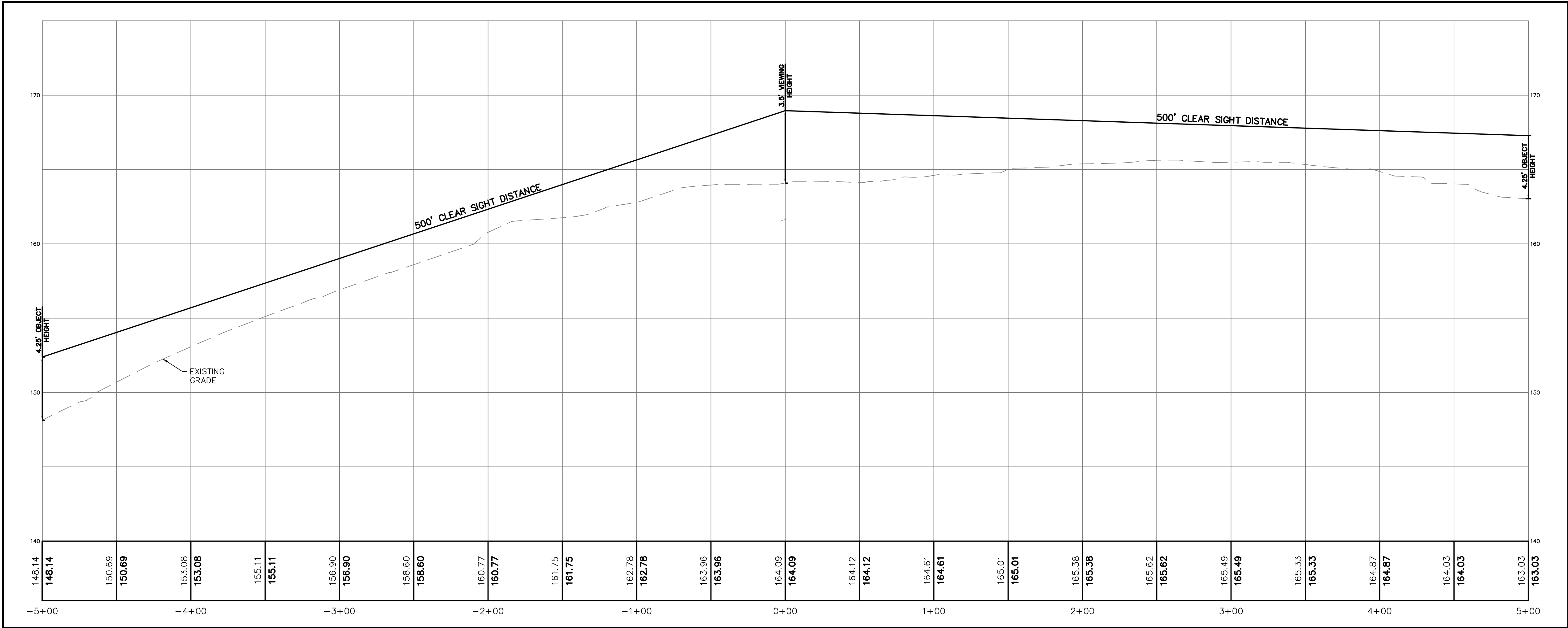
BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

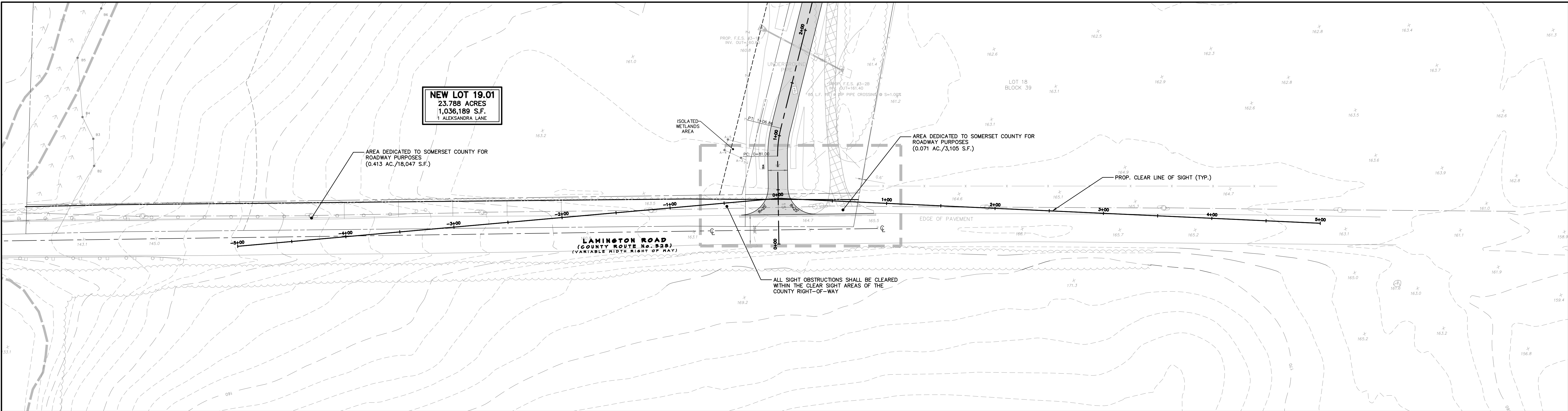
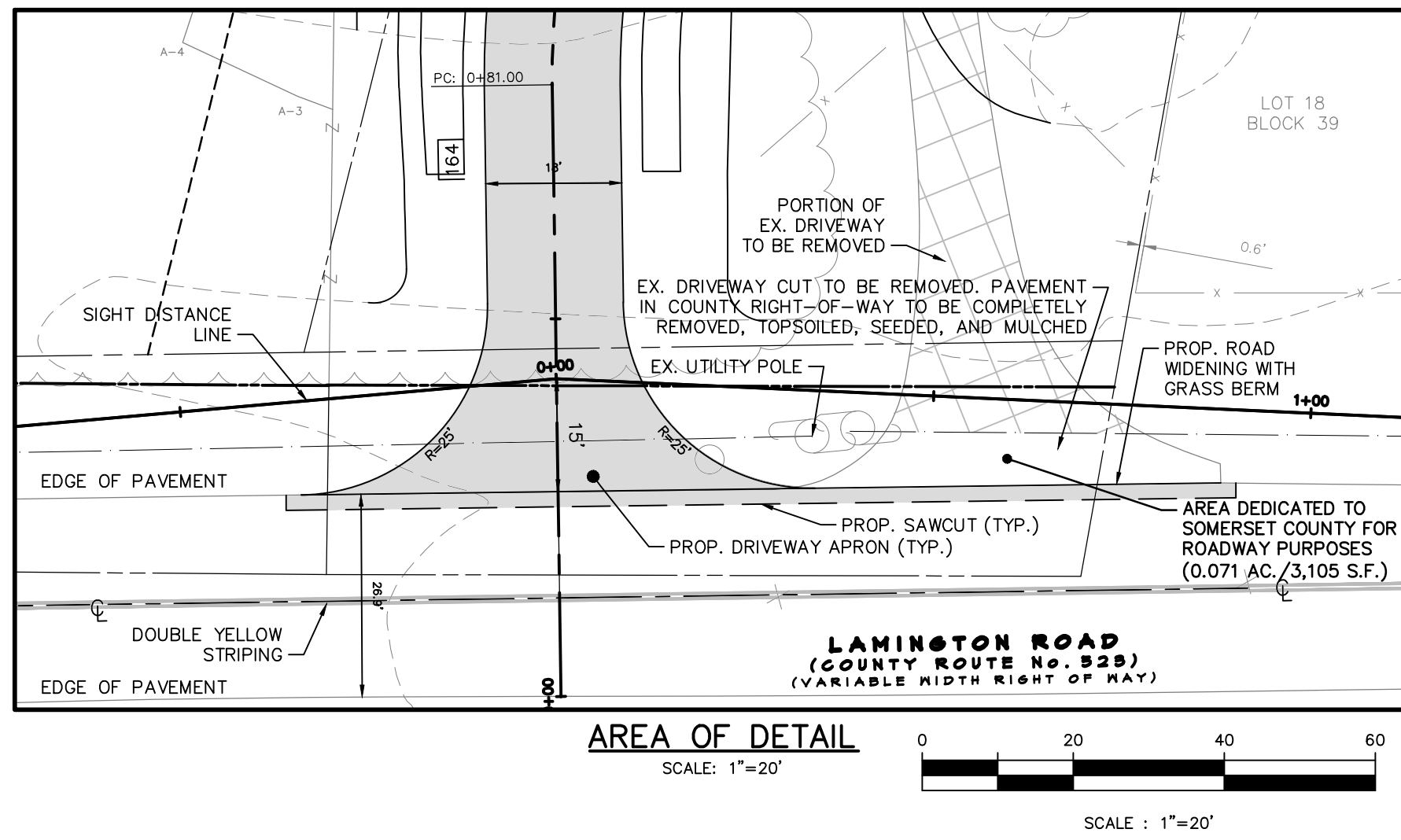
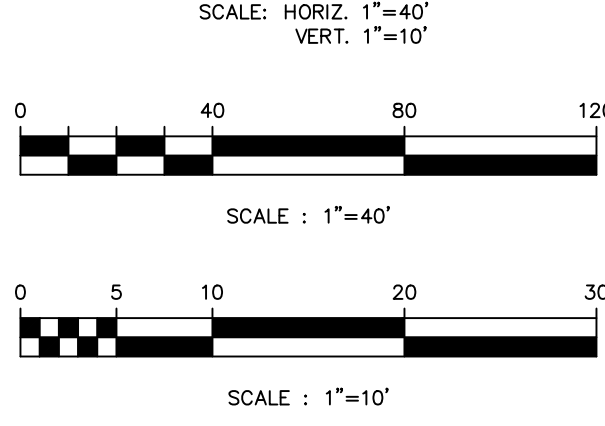
PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

DRIVEWAY PROFILES

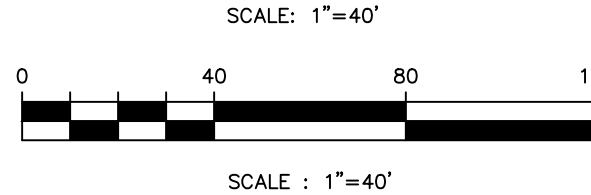
DATE	JANUARY 15, 2020
SCALE	1" = 100'
DRAWN	JAG
CHKD.	MDD
JOB NO. 984-03	
SHEET NO. 12 OF 14	



CLEAR SIGHT LINE PROFILE



CLEAR SIGHT LINE PLAN



REVISIONS		
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6.	5/12/21	REV. PER NJDEP COMMENTS
7.	9/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SUJSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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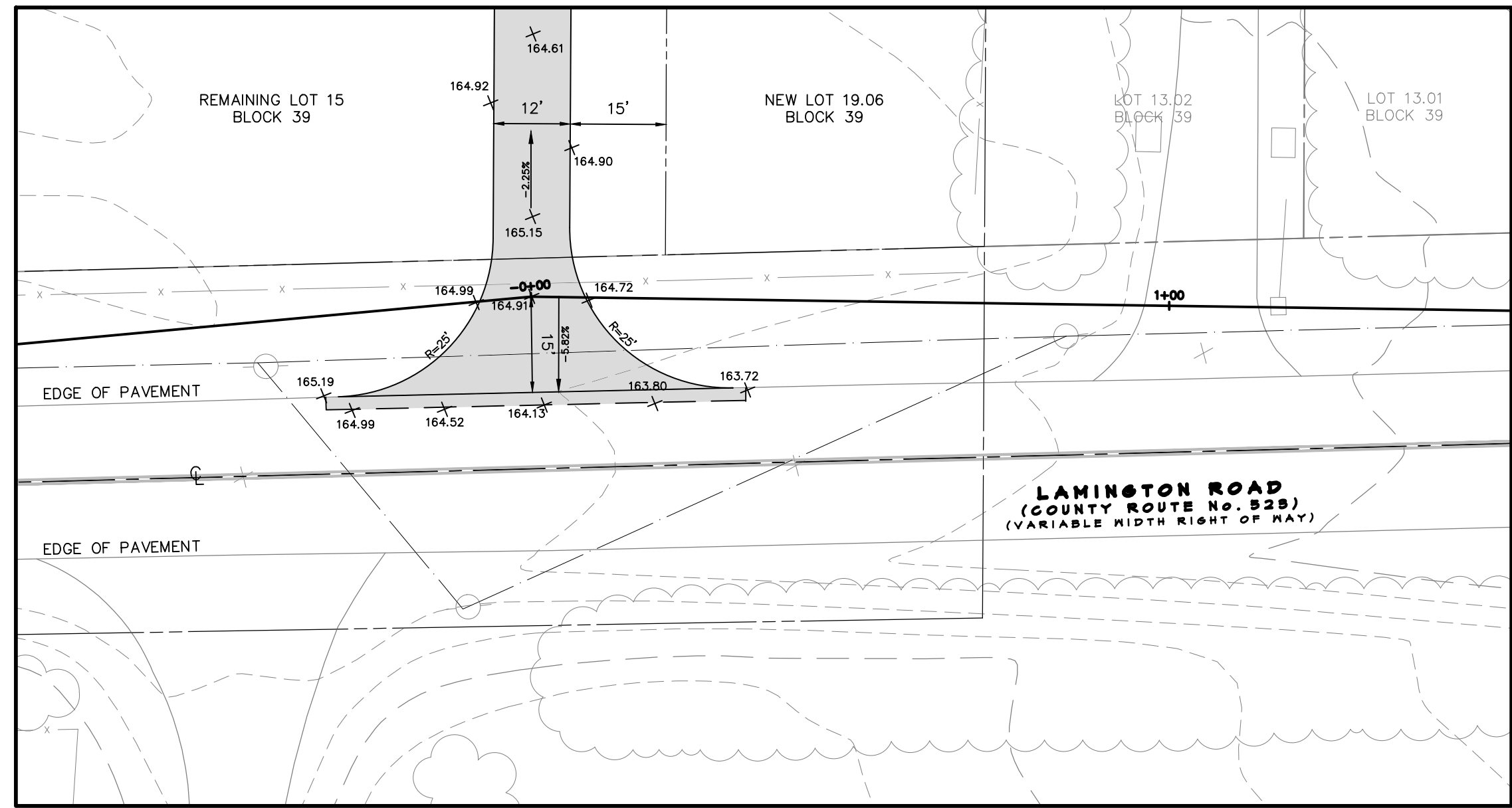
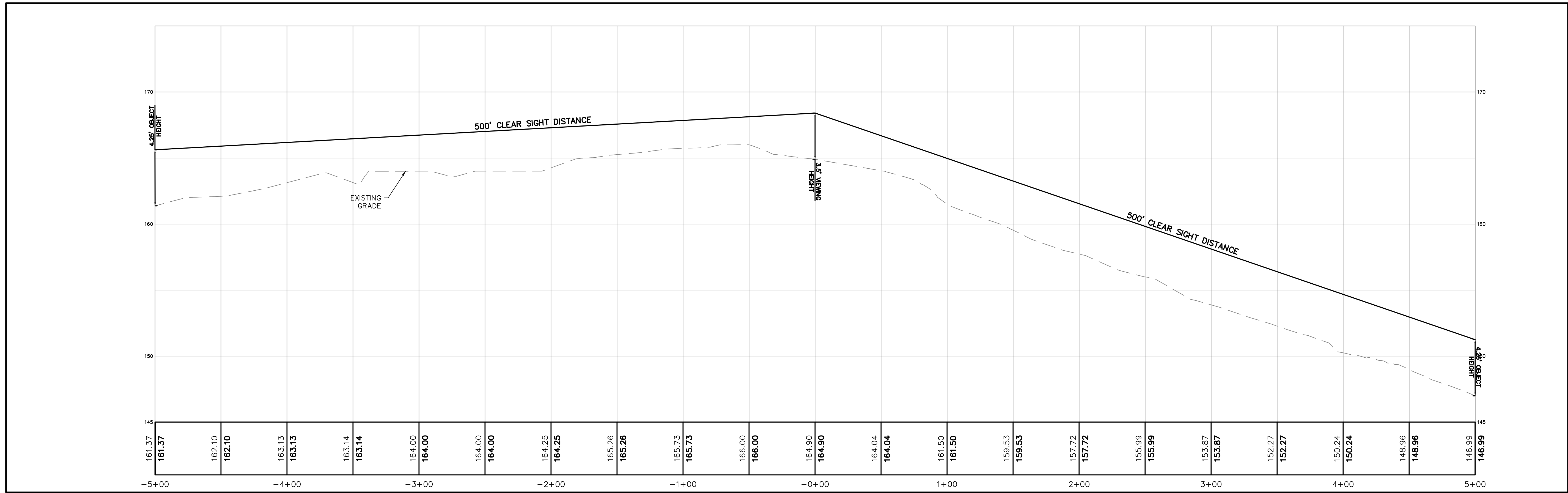


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SOMERSET COUNTY
NEW JERSEY

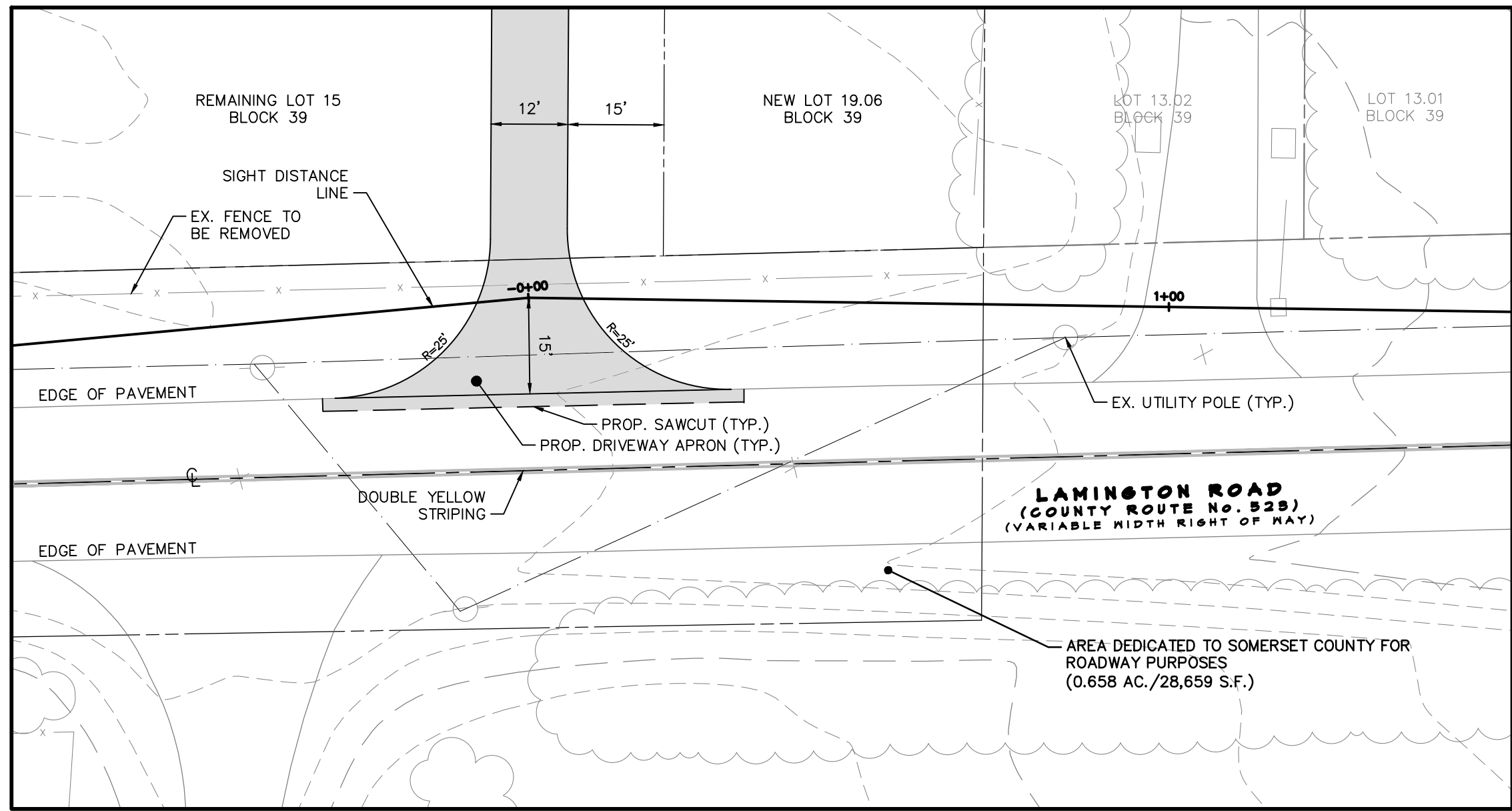
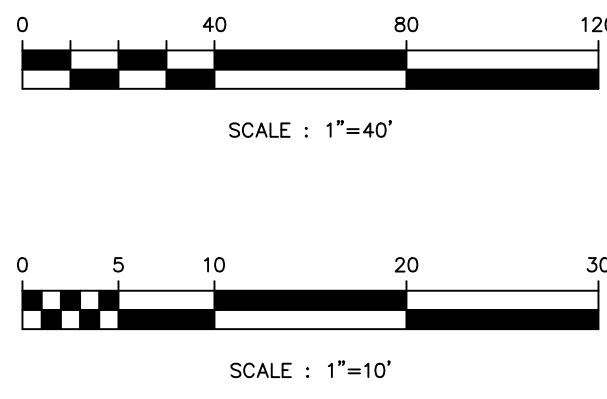
SHEET TITLE
PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS
**COUNTY ROUTE 523
& PROP. MAIN DRIVE
SIGHT DISTANCE
PLAN & PROFILE**

DATE	JANUARY 15, 2020
SCALE	AS NOTED
DRAWN	JAG
CHKD.	MDD
JOB NO.	984-03
SHEET NO.	1 OF 2

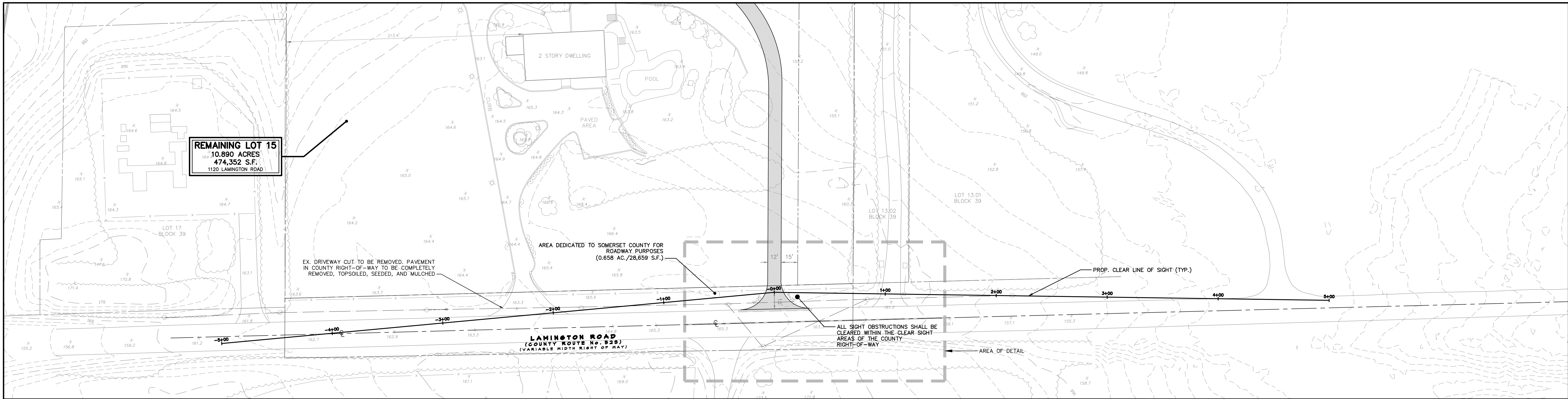


AREA OF DETAIL-GRADING PLAN
SCALE: 1"=20'

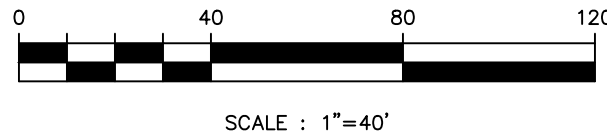
CLEAR SIGHT LINE PROFILE
SCALE: HORIZ. 1"=40'
VERT. 1"=10'



AREA OF DETAIL
SCALE: 1"=20'



CLEAR SIGHT LINE PLAN
SCALE: 1"=40'



REVISIONS		
NO.	DATE	DESCRIPTION
1.	6/26/20	REV. PER TWP. ENGINEER, PLANNER REVIEW LETTERS
2.	8/3/20	REV. LOT CONFIGURATION
3.	8/28/20	AMEND SUBDIVISION APPLICATION
4.	11/19/20	AMEND SUBDIVISION APPLICATION
5.	1/20/21	GENERAL REVISIONS
6.	5/12/21	REV. PER NJDEP COMMENTS
7.	9/1/21	RESOLUTION COMPLIANCE
8.	10/12/21	REV. PER SJUSD COMMENTS
9.	4/5/22	REV. FOR CONSTRUCTION



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BLOCK 39
LOTS 12, 15, 19 & 21

BEDMINSTER TOWNSHIP
SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

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

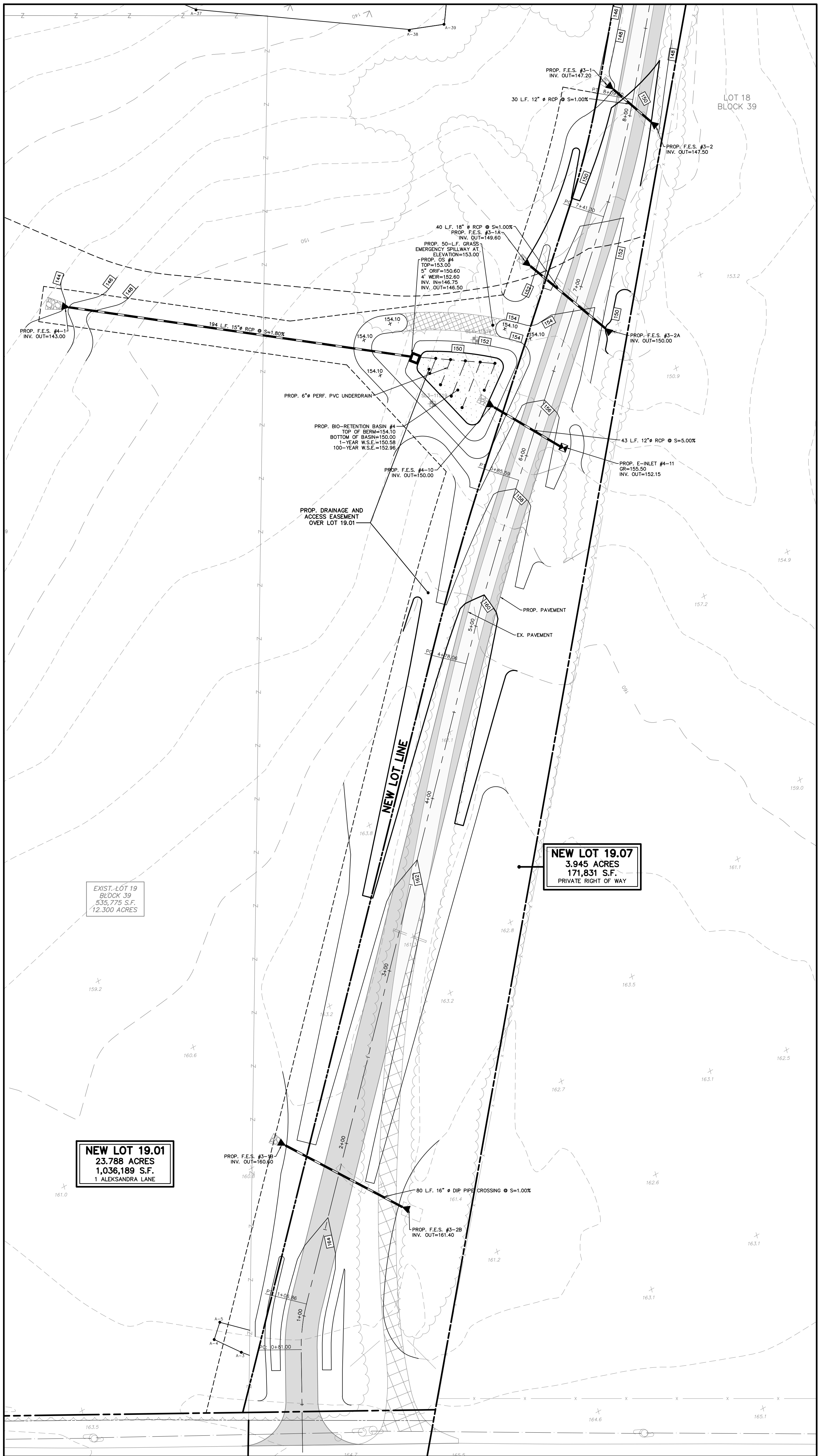
DATE
JANUARY 15, 2020

SCALE
AS NOTED

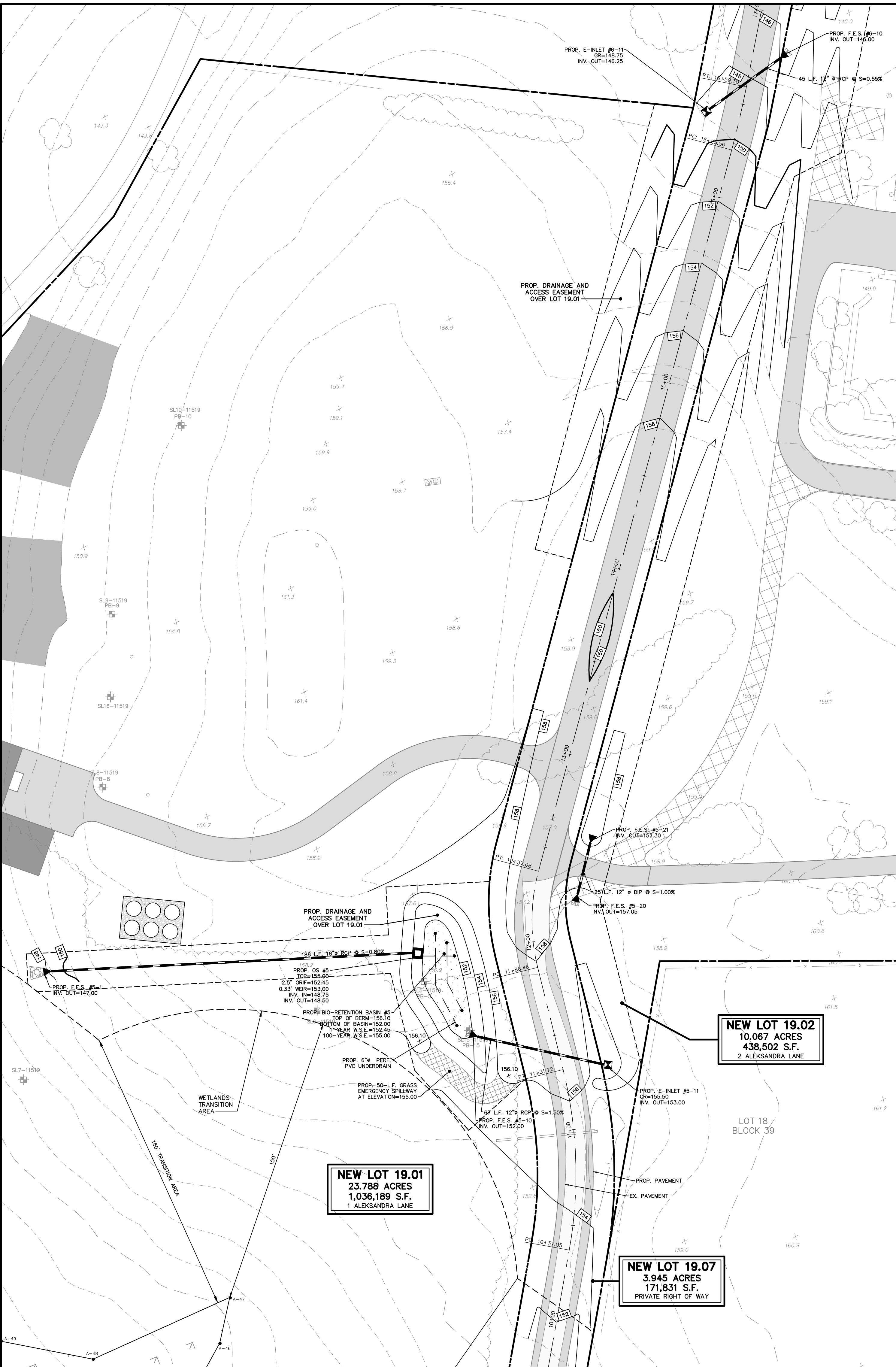
JAG
MDD

CHWD.

2 OF 2



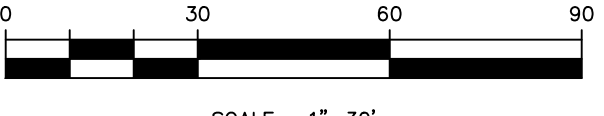
PROPOSED BIO-RETENTION BASIN #4
SCALE: 1" = 30'



PROPOSED BIO-RETENTION BASIN #5
SCALE: 1" = 30'

GENERAL NOTES

- BOUNDARY, TOPOGRAPHIC AND WETLANDS INFORMATION SHOWN HEREON IN ACCORDANCE WITH A MAP ENTITLED 6. "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 12, 15, 19, & 21- BLOCK 39, 1120 & 1310 LAMINGTON ROAD, TOWNSHIP OF BEDMINSTER, SOMERSET COUNTY, NEW JERSEY," DATED APRIL 22, 2019, PREPARED BY LAKELAND 7. SURVEYING.
- FRESHWATER WETLANDS/WATER BOUNDARY LINE AS VERIFIED BY NJDEP ON NOVEMBER 28, 2017, FILE NO. 1801-17-0003.1, ACTIVITY NUMBER FW170001. (LOT 15 BLOCK 39), FILE NO. 1801-14-0001.1, ACTIVITY NUMBER FW140001. (LOT 19 BLOCK 39), THE WETLANDS/WATER BOUNDARY LINE SHOWN ON LOTS 12 AND 21 BLOCK 39 HAVE BEEN VERIFIED BY NJDEP, FILE NO. 1801-19-0004.1, ACTIVITY NO. FW190001 DATED JULY 7, 2021. NEW JERSEY FLOOD HAZARD AREA (N-FHA) AND FLOODWAY LIMITS WERE VERIFIED BY NJDEP (FILE NO. 1801-15-0004.2, LUP190001).
- 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.
- POTABLE WATER TO BE PROVIDED BY INDIVIDUAL ON-SITE PRIVATE WELL(S) TO BE DESIGNED AT THE TIME OF FILING FOR BUILDING PERMITS.
- SANITARY SEWER TO BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS. DETAILED DESIGN OF ON-SITE SEWAGE DISPOSAL SYSTEM TO BE COMPLETED AT TIME OF FILING FOR BUILDING PERMITS.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED BELOW GRADE.
- PROJECT IS CONSIDERED MAJOR DEVELOPMENT FOR STORM WATER MANAGEMENT PURPOSES. DRAINAGE IMPROVEMENTS HAVE BEEN SHOWN FOR IMPROVEMENTS FOR PRIVATE ROAD ONLY. DRAINAGE IMPROVEMENTS ON INDIVIDUAL LOTS ARE CONCEPTUAL TO SHOW CONFORMANCE TO THE RULES, FINAL DESIGNS TO BE PROVIDED AT TIME OF LOT DEVELOPMENT PLANS.
- INDIVIDUAL LOT DEVELOPMENT AND STORMWATER MANAGEMENT PLANS SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT. ALL SITE IMPROVEMENTS SHOWN ON INDIVIDUAL LOTS ARE CONCEPTUAL. EACH LOT SHALL MEET THE REQUIREMENTS FOR A MAJOR DEVELOPMENT PROJECT UNDER THE STORMWATER MANAGEMENT RULES AS THE PROJECT AS A WHOLE EXCEEDS DEVELOPMENT THRESHOLDS. STORMWATER MANAGEMENT PLANS FOR EACH LOT SHALL ADDRESS THE WATER QUALITY CONTROL FOR THE DRIVEWAY AND RUNOFF QUALITY CONTROL.
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REVISIONS		
NO.	DATE	DESCRIPTION
1.	9/7/21	RESOLUTION COMPLIANCE
2.	4/5/22	REV. FOR CONSTRUCTION



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SOMERSET COUNTY
NEW JERSEY

SHEET TITLE

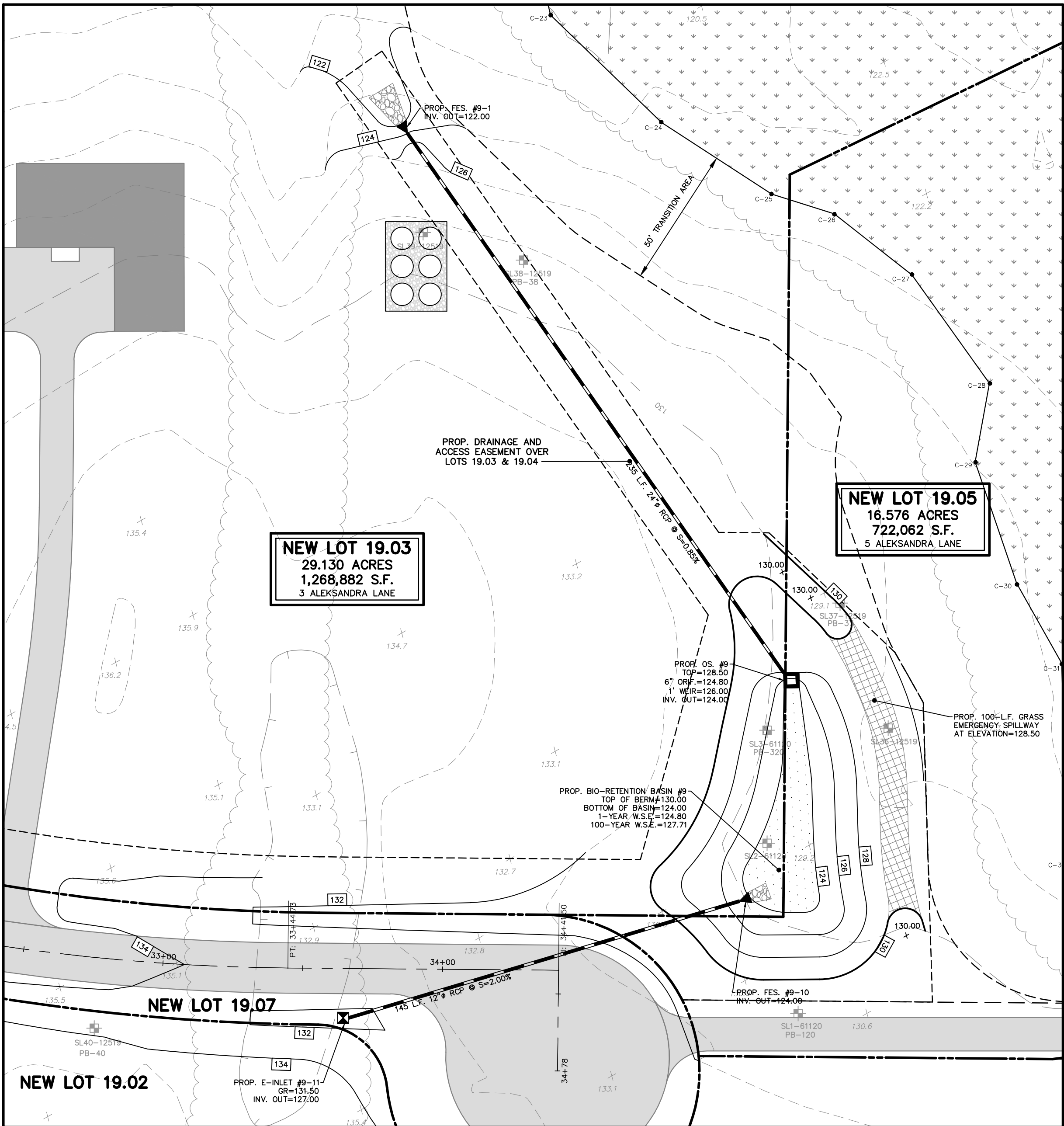
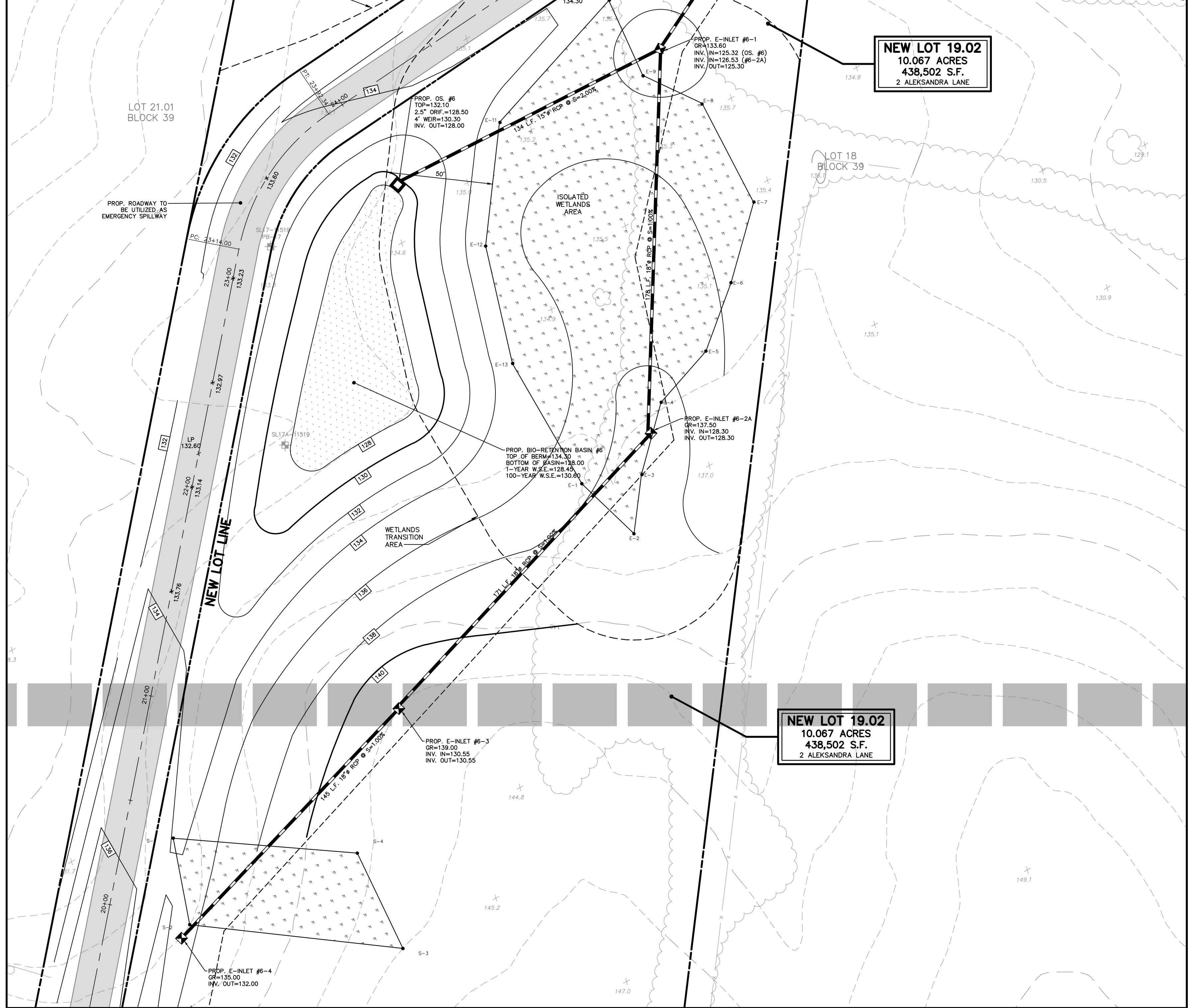
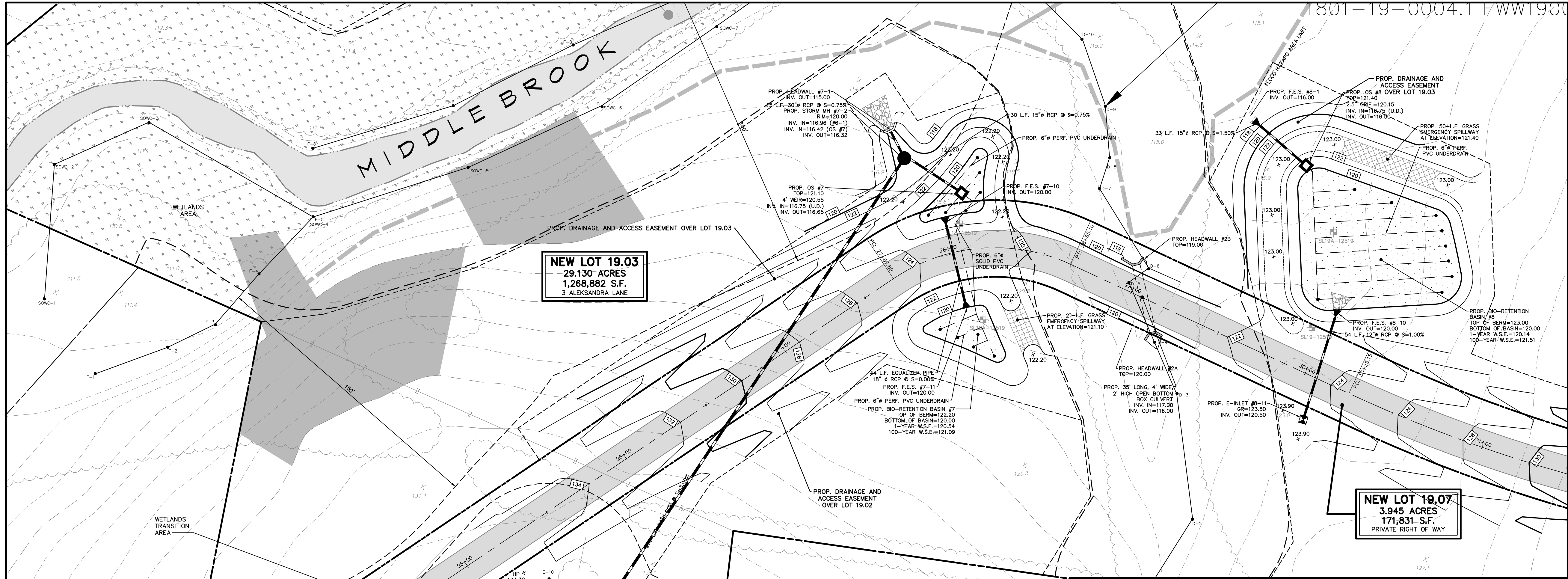
PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

STORMWATER BASIN PLANS

DATE	JANUARY 20, 2021		
SCALE	1" = 30'	JOB NO.	984-03
DRAWN	CR	SHEET NO.	1 OF 2
CHKD.	MDD		

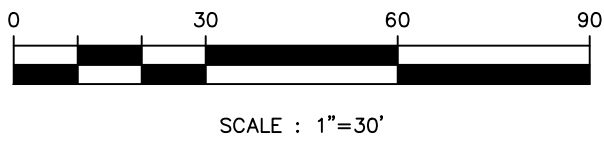
0 30 60 90

SCALE: 1"=30'



PROPOSED BIO-RETENTION BASIN #6, #7 & #8
SCALE: 1" = 30'

PROPOSED BIO-RETENTION BASIN #9
SCALE: 1" = 30'



REVISIONS		
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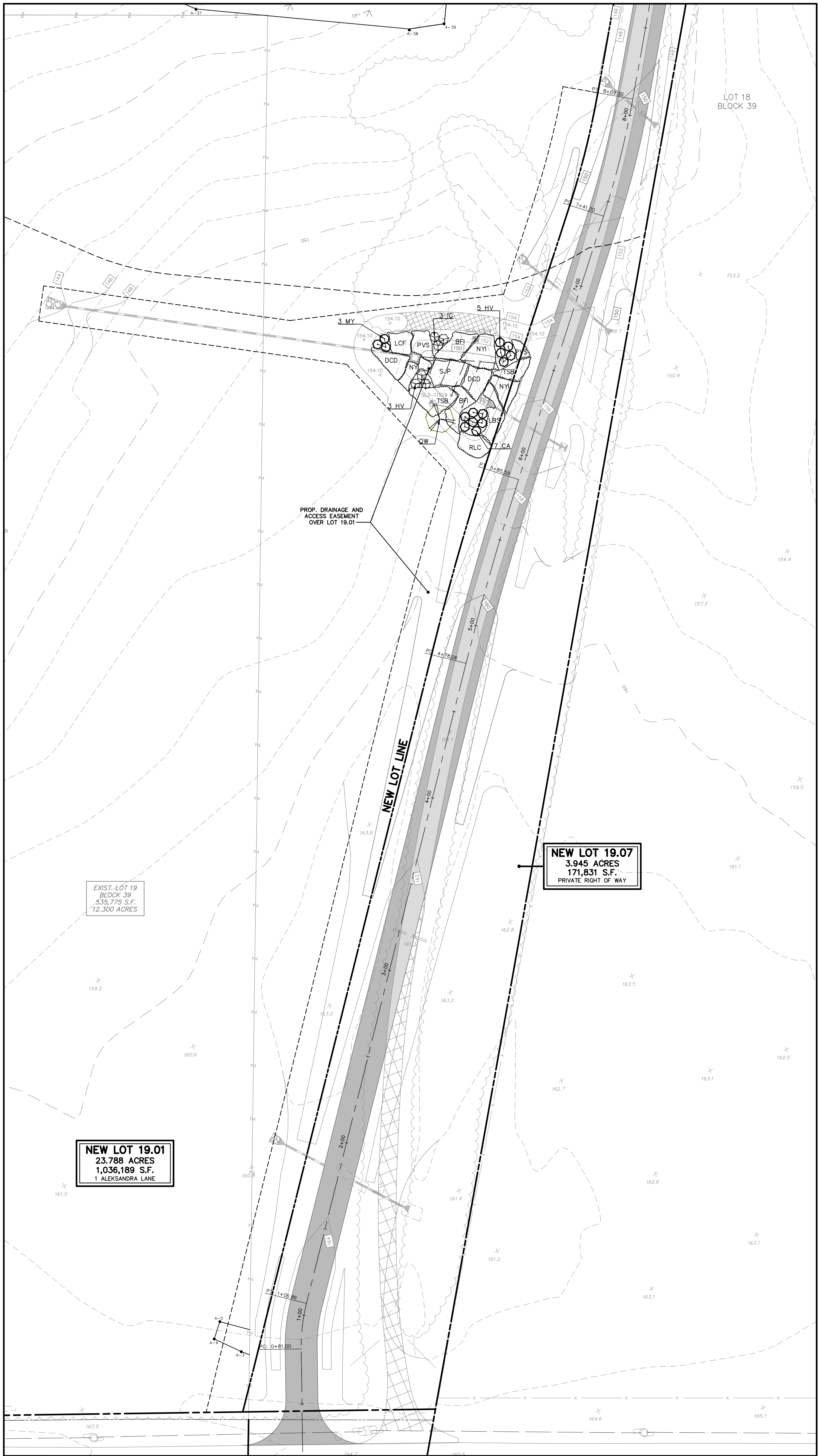
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SHEET TITLE

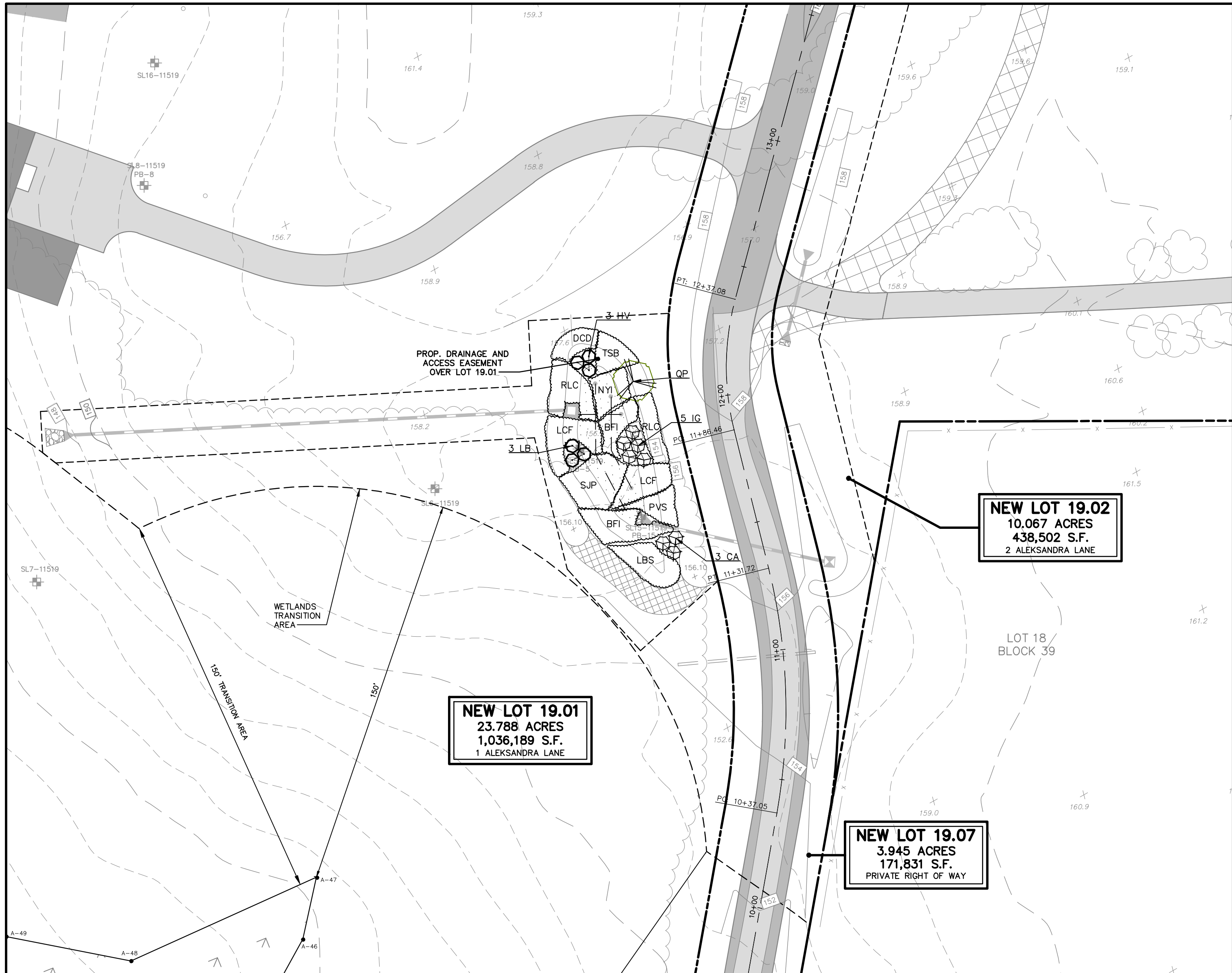
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STORMWATER BASIN PLANS

DATE	JANUARY 20, 2021	
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DRAWN	CR	SHEET NO.
CHKD.	MDD	2 OF 2



PROPOSED BIO-RETENTION BASIN #4
SCALE: 1" = 30'



PROPOSED BIO-RETENTION BASIN #5
SCALE: 1" = 30'

STORMWATER BASIN PLANT SCHEDULE

QTY.	SYM.	BOTANIC NAME	COMMON NAME	SIZE
TREES				
4	BN	BETULA NIGRA	RIVER BIRCH	2 1/2 - 3 CAL.
5	QP	QUERCUS PALUSTRIS	PIN OAK	2 - 3 CAL.
2	QW	QUERCUS PHellos	WILLOW OAK	2 - 3 CAL.
SHRUBS				
35	CA	CULETHRA ALNIFOLIA	SUMMERSWEET	3 CAL.
31	HV	HAMEMELIS VIRGINIANA	WINTER WITCH HAZEL	3 CAL.
23	IS	ILEX GLABRA	WINTERBERRY	3 CAL.
26	LB	LYNDA BENZON	SPICEBUSH	3 CAL.
25	NY	NORELLA PENNSYLVANICA	NORTHERN BAYBERRY	3 CAL.
GRASSES/PERENNIAL				
1,918	LBS	ANDROPOGON GLOMERATUS	LOWLAND BROOM SEDGE	1 CAL.
1,867	DCD	DICANTHRUM GLANDESNIUM	DEERTONGUE	1 CAL.
696	SIP	ESIPATORIUM PURPUREUM	SWEET-SCENTED JOE PYEWED	1 CAL.
1,712	BFI	IRIS VERSICOLOR	BLUE FLAG IRIS	1 CAL.
2,044	LOF	LOBELIA CARDINALIS	CARDINAL FLOWER	1 CAL.
1,324	PVS	PANICUM VIRGATUM	SWITCHGRASS	1 CAL.
1,242	RLC	RUBRODIA LACINIAT	CULLEARY CORNFLOWER	1 CAL.
1,391	SCW	SCRIPUS CYPERINUS	WOOLGRASS	1 CAL.
1,628	TSB	SCRIPUS PONDENS	THREE SQUARE BULBUSH	1 CAL.
1,654	NTI	VERONIA NOVBORACENSIS	NEW YORK IRONWOOD	1 CAL.

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REVISIONS

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GDI

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SHEET TITLE

PRELIMINARY AND FINAL
MAJOR SUBDIVISION PLANS

STORMWATER BASIN
LANDSCAPE PLAN

DATE

JANUARY 15, 2020

SCALE

1" = 30'

JOB NO.

984-03

DRAWN

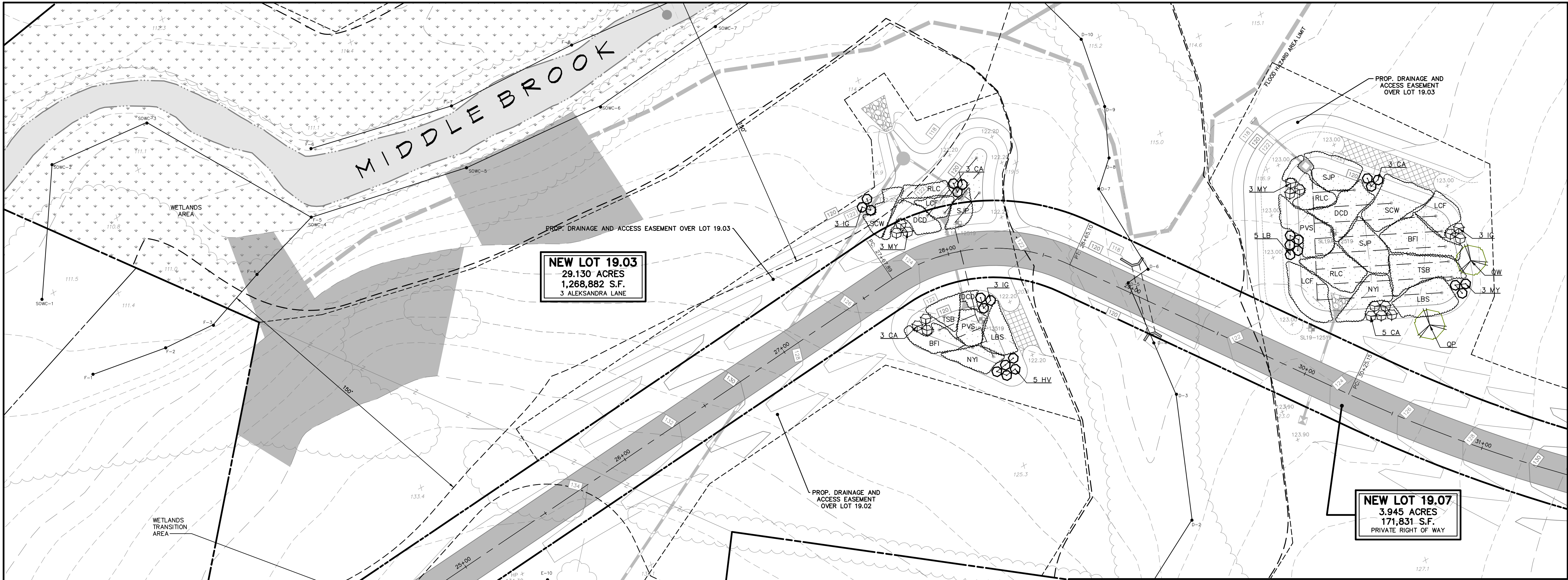
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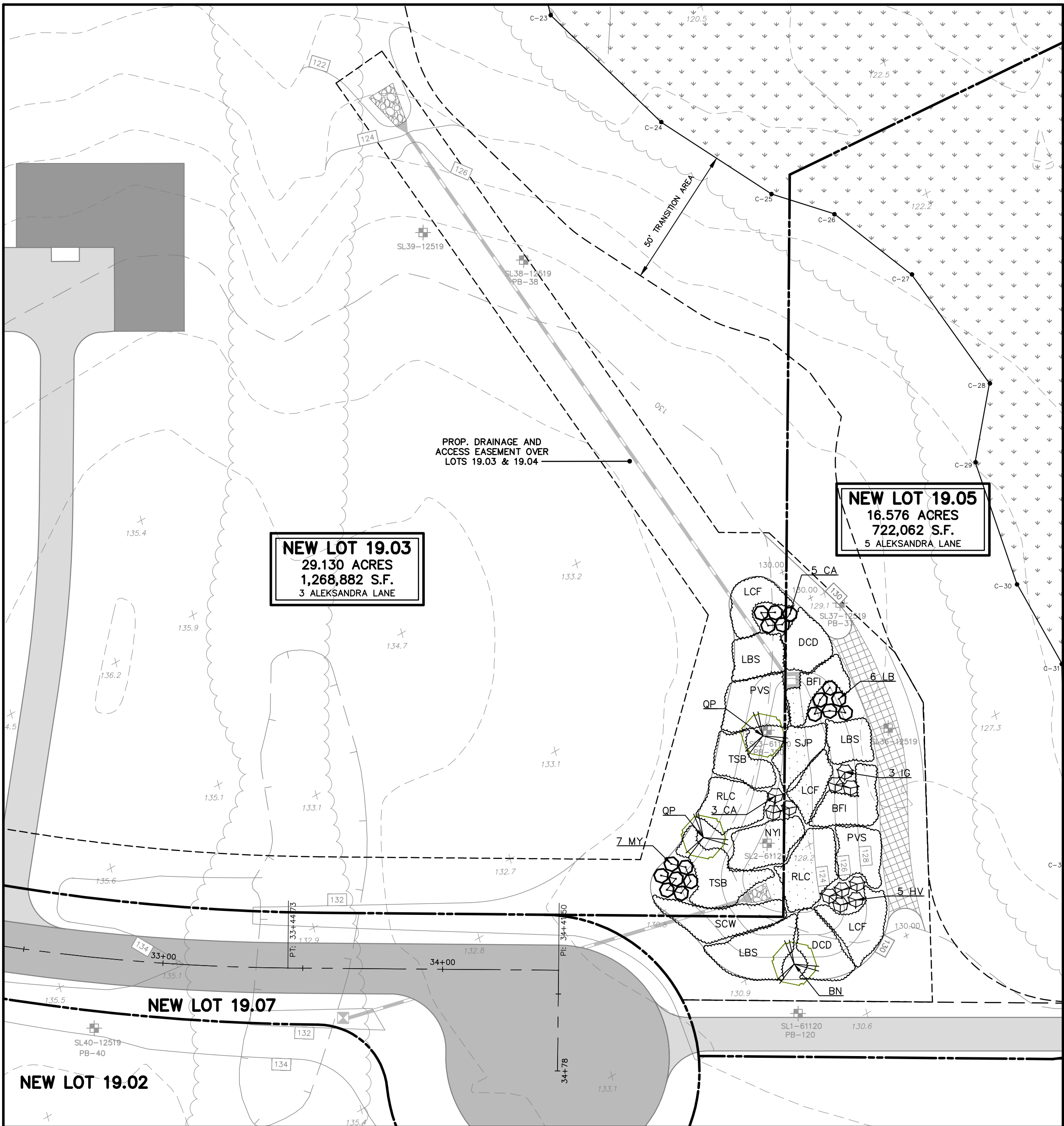
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CHKD.

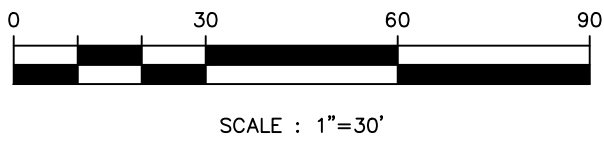
MDD



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SCALE: 1" = 30'



PROPOSED BIO-RETENTION BASIN #9
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