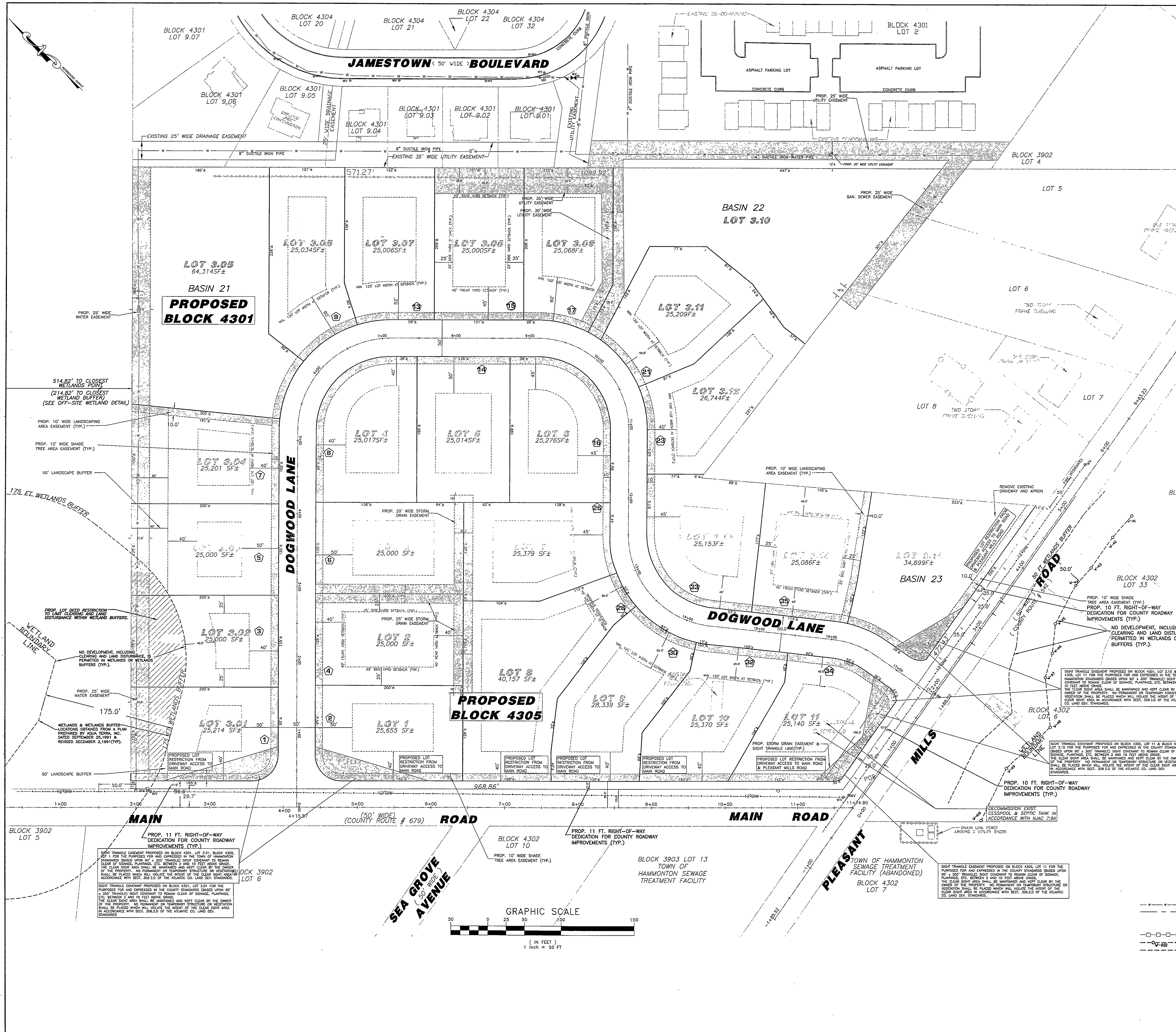

SIGHT TRIANGLE NOTES

1) SIGHT TRIANGLES SHALL BE REQUIRED AT ALL INTERSECTIONS OF STREETS AND STREETS AND DRIVEWAYS IN ADDITION TO THE REQUIRED RIGHT-OF-WAY WIDTH AND DRIVEWAY WIDTH. THE AREA WITHIN SIGHT TRIANGLE EASEMENTS SHALL BE EITHER DEDICATED AS PART OF THE STREET RIGHT-OF-WAY OR MAINTAINED AS PART OF THE LOT ADJOINING THE STREET AND SET ASIDE ON ANY DEVELOPMENT PLAN AS A SIGHT TRIANGLE EASEMENT.

2) WITHIN A SIGHT TRIANGLE, NO GRADING, PLANTING OR STRUCTURES SHALL BE ERECTED OR MAINTAINED MORE THAN 30" ABOVE THE CENTER LINE GRADE OF EITHER INTERSECTING STREET OR DRIVEWAY OR LOWER THAN 8' ABOVE THEIR CENTER LINES, INCLUDING UTILITY POLES BUT EXCLUDING FIRE HYDRANTS, STREET NAME SIGNS AND OFFICIAL TRAFFIC REGULATION SIGNS. WHERE ANY STREET OR DRIVEWAY INTERSECTION INVOLVES EARTH BANKS OR VEGETATION, INCLUDING TREES, THE DEVELOPER SHALL TRIM SUCH VEGETATION AND TREES AS WELL AS ESTABLISH PROPER EXCAVATION AND GRADING TO PROVIDE THE SIGHT TRIANGLE.

SUBDIVISION NOTES

SIGNAGE TO COMPLY WITH M.U.T.C.D.

DEVELOPER SHALL DEPOSIT FUNDS AS REQUIRED PER BUILDING LOT TO THE TOWNSHIP FOR RECREATION IN LIEU OF AN OPEN SPACE/RECREATION PLAN AT TIME FINAL MAP IS SUBMITTED FOR SIGNATURES

ALL STREETS WITHIN THIS PROPOSED SUBDIVISION ARE TO BE CONSTRUCTED WITH CONCRETE VERTICAL CURBING.

PRIOR TO MAKING APPLICATION FOR FINAL APPROVAL, THE APPLICANT WILL REQUEST AND DELINEATE THE PROPOSED BLOCK AND LOT NUMBERS AS PROVIDED BY THE TAX ASSESSOR.

PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED, THE STORM WATER MANAGEMENT, BASIN LANDSCAPING, ROADWAY, TRAFFIC STREET SHADE TREES AND STREET LIGHTS SHOULD BE ALL BE FULLY COMPLETED.

APPLICANT WILL ENTER INTO A HOLD HARMLESS AGREEMENT FOR ALL STORM WATER MANAGEMENT IMPROVEMENTS.

APPLICANT WILL PROVIDE AN AS-BUILT PLAN OF STORM WATER MANAGEMENT FACILITY UPON COMPLETION OF SAID SYSTEM.

PRIOR TO ANY CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN OF THE STORMWATER MANAGEMENT SYSTEM WILL BE PROVIDED ALONG WITH A REPORT FROM THE DESIGN ENGINEER INDICATING THAT THE STORM WATER MANAGEMENT SYSTEM WILL OPERATE AS DESIGNED.

APPLICANT WILL PROVIDE AN AS-BUILT CLEARING PLAN AND SUBSEQUENTLY REVISED GRADING PLAN BASED UPON THE AS-BUILT CLEARING PLAN.

IN ACCORDANCE W/ NJAC 5:21-4.14(b), 7.5 FT PARKING SPACES SHALL BE PROVIDED FOR SINGLE FAMILY DWELLINGS.

SUMMARY

3-PROPOSED BASIN LOT
23-PROPOSED DWELLING LOTS
TOTAL OF 26-PROPOSED LOTS

ZONING SCHEDULE:
ZONE "R-3"

REQUIREMENT:	ORDINANCE: "R-3"	PROPOSED
LOT AREA MINIMUM	25,000 SF	25,000 SF±
LOT WIDTH MINIMUM	120 FT	120 FT*
FRONT SETBACK	60 FT	MIN. 40 FT (SEE PLAN)
SIDE SETBACK	N/A	25 FT
REAR SETBACK	N/A	40 FT
MAX. BUILDING HEIGHT	N/A	< 35 FT
LOT COVERAGE	40%	< 40%

* VARIANCE GRANTED FOR PROPOSED BLOCK 4301, LOT 3.10 & BLOCK 4305, LOT 8 FOR LOT WIDTH/FRONTAGE. PROPOSED BLOCK 4301, LOT 3.10 IS FOR STORMWATER MANAGEMENT BASIN # 22. PROPOSED BLOCK 4305, LOT 8 IS A DOUBLE FRONTING LOT THAT MEETS THE FRONTAGE REQUIRE ON ON THE COUNTY ROADWAY BUT NOT ON THE PROPOSED DOGWOOD LANE. PROPOSED BLOCK 4305, LOT 8 DOGWOOD LANE IS PROVIDED FOR ACCESS AND UTILITY CONNECTIONS.

LEGEND

- EXISTING 12" DUCTILE IRON WATER LINE
- ROADWAY CENTERLINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CHAINLINK FENCE
- WETLANDS BOUNDARY LINE
- 50' WETLANDS BUFFER LINE
- PROPOSED ADDRESS NUMBER

SURVEY REFERENCE:
BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY AS PREPARED BY WARREN H. KNOTT & ASSOC., SIGNED BY WARREN H. KNOTT, JR., PLS 38602, DATED 8/7/03.

OWNERSHIP AND USE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SCHAEFFER & SCHEIDEGG CONSULTING ENGINEERS LLC AND IS NOT TO BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THE SUBJECT ENGINEERING FIRM.
THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN REVISED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

DATE:	BY:	REVISION DESCRIPTION:
3/15/06	DFK	REVISED PER ADAMS REHMANN & HEGGAN LETTER DATED 2/17/06
1/10/06	DFK	PINELANDS & TOWN PERFECTED FINAL
8/29/05	DFK	REVISED AS PER REVIEW LETTER
6/14/05	DFK	SUBMISSION FOR FINAL TOWN APPROVAL
6/1/05	DFK	COUNTY RESUBMISSION
5/17/05	DFK	COUNTY RESUBMISSION
5/11/05	BDJ	PER NJDEP WATER COMMENTS
4/20/05	DFK	COUNTY SUBMISSION
2/18/05	DFK	MUAC RESUBMISSION EDITS
10/27/04	DFK	REVISED FLAG LOT LAYOUT

PRELIMINARY SUBDIVISION PLAN

APPLICANT AND OWNER:
KMD CONSTRUCTION, LLC
1155 SOUTH WHITE HORSE PIKE
HAMMONTON, NJ 08037
PHONE #: (609) 567-0853

PROJECT LOCATION:
BLOCK 4301, LOT 3
TOWN OF HAMMONTON
COUNTY OF ATLANTIC, NEW JERSEY

DAVID S. SCHEIDEGG
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 36675
10/20/03
DATE

THIS PLAN IS NULL AND VOID UNLESS THE RAISED IMPRESSION SEAL OF THE SIGNING ENGINEER IS AFFIXED HERETO

ANDREW F. SCHAEFFER
PROFESSIONAL ENGINEER
N.J. LICENSE NO. 32883
DATE

SCHAEFFER NASSAR SCHEIDEGG
CONSULTING ENGINEERS, LLC
1425 CANTILLON BOULEVARD
MAYS LANDING, NEW JERSEY 08330
(609) 625-7400
CERTIFICATE OF AUTHORIZATION #24GA28103800

CALC. BY	AFS
CHECKED BY	DSS
DRAWN BY	DFK
SCALE	1"=50'
PROJECT NO.	11070
DATE	10-20-03
SHEET	2 of 11