

**PRELIMINARY/FINAL SITE PLAN
BLOCK 3207 - LOT 7
NO. 152-156 U.S. ROUTE 46
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY**

BRUCE D. SMITH
HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY
P.O. BOX 450
HACKETTSTOWN, NJ 07840

R. ALBANESE
NEW JERSEY NATURAL GAS
1415 WYCKOFF ROAD
WALL, NJ 07719

BRUCE REYNOLDS
COLUMBIA GAS TRANSMISSION CORP
147 POORHOUSE ROAD
DOWNTOWNTOWN, PA 19335-342

N.J. DEPARTMENT OF TRANSPORTATION
1035 PARKWAY DR. ON 600
TRENTON, NJ 08625

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

NEW JERSEY - AMERICAN WATER CO. INC
P.O. BOX 5627
CHERRY HILL, NJ 08034

APPLIED WASTEWATER MANAGEMENT
2 CLERICO LANE
HILLSBOROUGH, NJ 08844

[illegible]



STRUCTURES SHOWN ARE APPROXIMATE
(BASED ON GOOGLE EARTH MAPS)

*** DENOTES VARIANCE REQUIRED

(c) All paved areas, with exception of driveways providing access to public streets, shall be set back a minimum of 15 ft. from all street frontages.

(d) No accessory structure/building shall be located in a front, side or rear yard setback.

(e) The minimum lot frontage shall be the same as lot width except that on curved alignments with an outside radius of less than 500 ft., the lot frontage shall not be less than 75% of required lot width.

		 <div> <h1>Matarazzo Engineering, LLC</h1> <p>engineers surveyors planners</p> <p>575 Route 46 West Fairfield, NJ 07004 Tel (973)808-8779 Fax (973)808-8789</p> <p>Certificate of Authorization 24GA28051000</p> </div>							
		<div>  <div>DATE 8/23/22</div> </div>							
		<div> <div>FRANK MATARAZZO</div> <div>professional engineer & land surveyor NJ Lic No 37513</div> </div>							
		SCALE	DRN BY	CHK BY	FILE NO	DRAWING	SHT	OF	
		AS-NOTED	GSO	FM	121864	121864-SP	1	OF	7
MAY 3, 2023	REVISE LAYOUT								
JANUARY 9, 2023	ADDITIONAL LANDSCAPING REDUCE TANK SIZE								
NOVEMBER 4, 2022	REDUCE PROPOSED PARKING ADD TANKS								
DATE	REVISION								

1. MORRIS COUNTY SOIL CONSERVATION DISTRICT
2. NJDEP FRESHWATER WETLANDS

Subsurface and environmental conditions were not examined as part of this survey.

Wellhead location was not reviewed for contractual obligations or part of this survey.

Flood plain maps were not reviewed or considered as part of this survey.

Subsurface covenants and easements or restrictions either recorded or unrecorded.

No responsibility or liability is assumed by the Surveyor for the use of the survey and the utilities or easements visible on the surface of the lands hereon.

No responsibility or liability is assumed by the Surveyor for the use of the survey for purposes not intended or not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification. Any direct or indirect use of the survey is invalid without the embossed seal of the Surveyor.

MAP REFERENCES

1) MAP ENTITLED "SITE PLAN"
SERVICE FACILITY EXPANSION
J & B TIRE COMPANY
ROUTE 456, BUDD LAKE, N.J.
PREPARED BY COSTIC & ASSOCIATES
DATED 1979

2) MAP ENTITLED "EXISTING CONDITIONS AND PLOT PLAN"
WOHLLEB REALTY LLC
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY
PREPARED BY G.L. WORLEY AND ASSOCIATES LLC
DATED AUG 23, 2007, REV. MAY 9, 2017

3) MAP ENTITLED "STONWALD PARK"
BUDD LAKE, N.J.
MRS. E.C. OPPENHEIM-OWNER
FILED IN THE MORRIS COUNTY CLERKS OFFICE
MARCH 24, 1922 AS MAP NO.582.

VERTICAL DATUM

VERTICAL DATUM SHOWN HEREON IS ON AN
ASSUMED SYSTEM.

Survey Subject To:

- 1) Rights or Claims of Parties in possession of land not shown by public record.
- 2) Easements or claims of easements not shown by public record.
- 3) Subsurface conditions and/or encroachments not disclosed by and instrument of public record.

General Notes:

Except as specifically stated or shown hereon, this PLAT does not purport to reflect any of the following which may be applicable to the subject premises: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts which an accurate and current title search may disclose.

Except as specifically shown or stated hereon, No attempt has been made as part of this PLAT to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

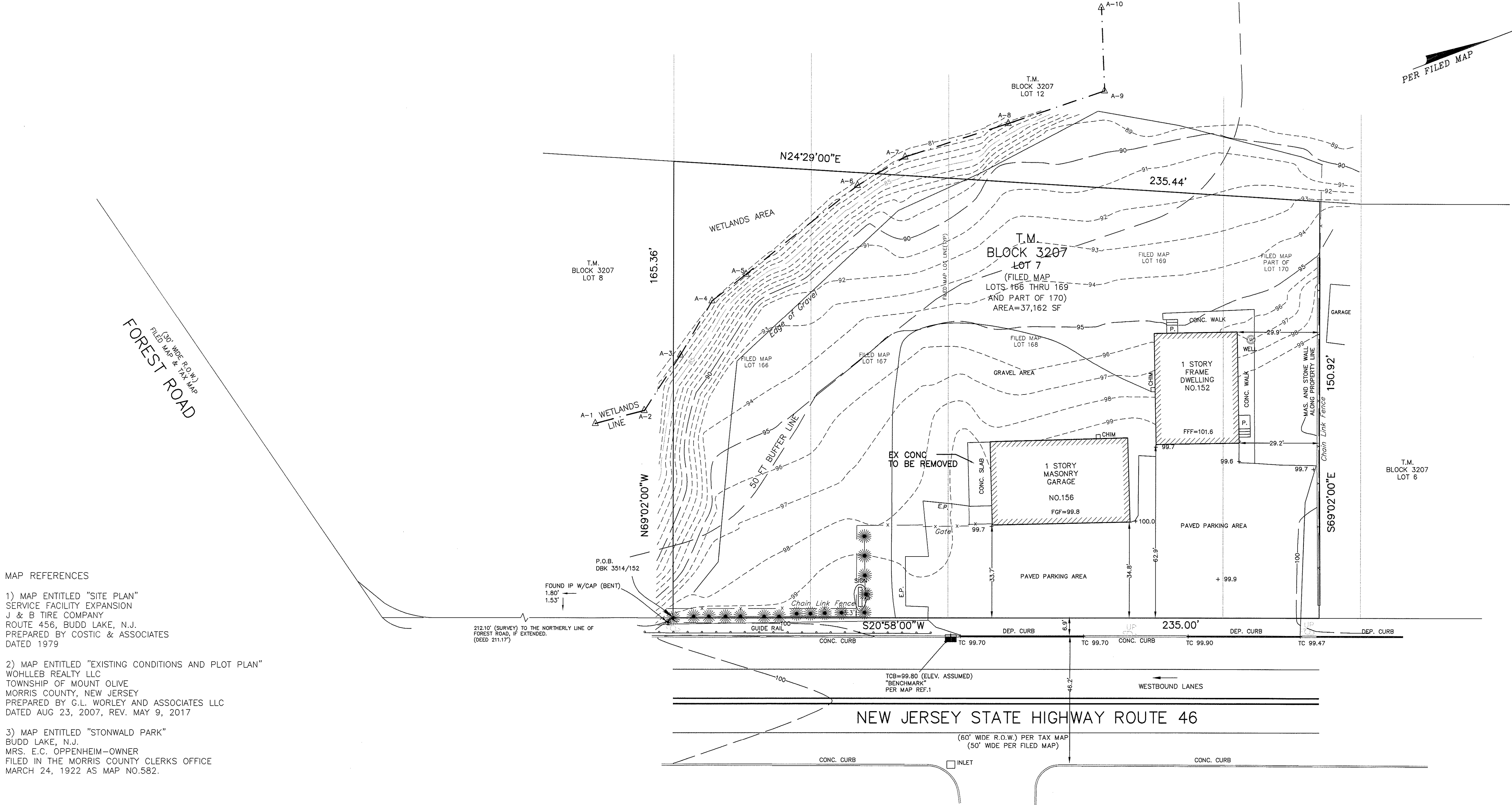
DRAWING DISCLAIMER

This Drawing and all information contained hereon is authorized for use only by the party for whom the work was contracted or to whom it is certified to. This Drawing may not be copied, reused, disclosed, distributed, or relied upon without the express written consent of G.C.Stewart Assoc. If This Drawing does not contain a raised impression seal of the undersigned professional, it is not an authorized document and may have been altered.

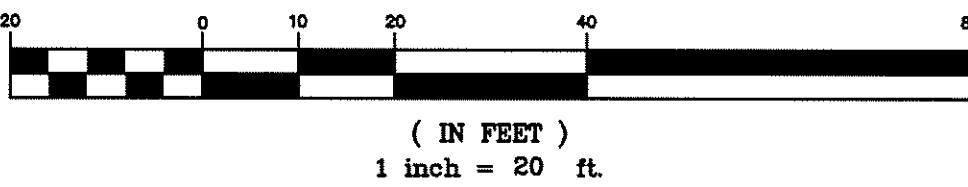
UTILITY NOTE:

The location of existing underground utilities as shown hereon are based on above ground structures, record drawings and actual physical locations provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, the following offices should be contacted for verification of utility type and for field locations: Gas, Telephone, Electric, Water, Sewer, Cable TV, Etc.

-Subsurface and environmental conditions were not examined as part of this survey.
-Wetlands location are not considered part of contractual obligations or part of this survey.
-Flood plain maps were not reviewed or considered as part of this survey.
-Subject to any and all easements or restrictions either recorded or unrecorded.
-No responsibility or liability is assumed by the Surveyor for the location of underground utilities or easements not visible on the surface of the lands hereon.
-No responsibility or liability is assumed by the Surveyor for use of Survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly. This survey is invalid without the embossed seal of the Surveyor.



GRAPHIC SCALE

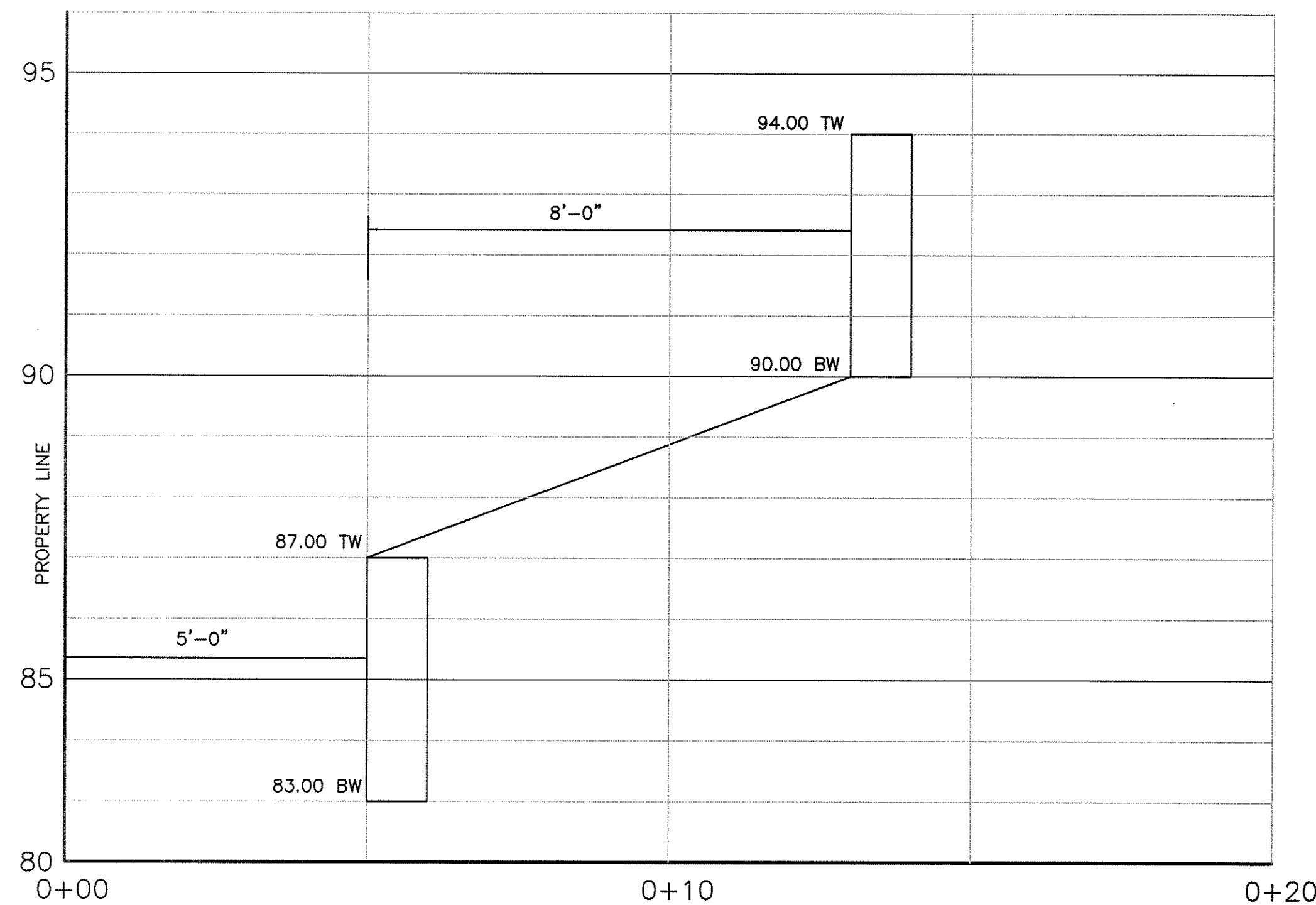
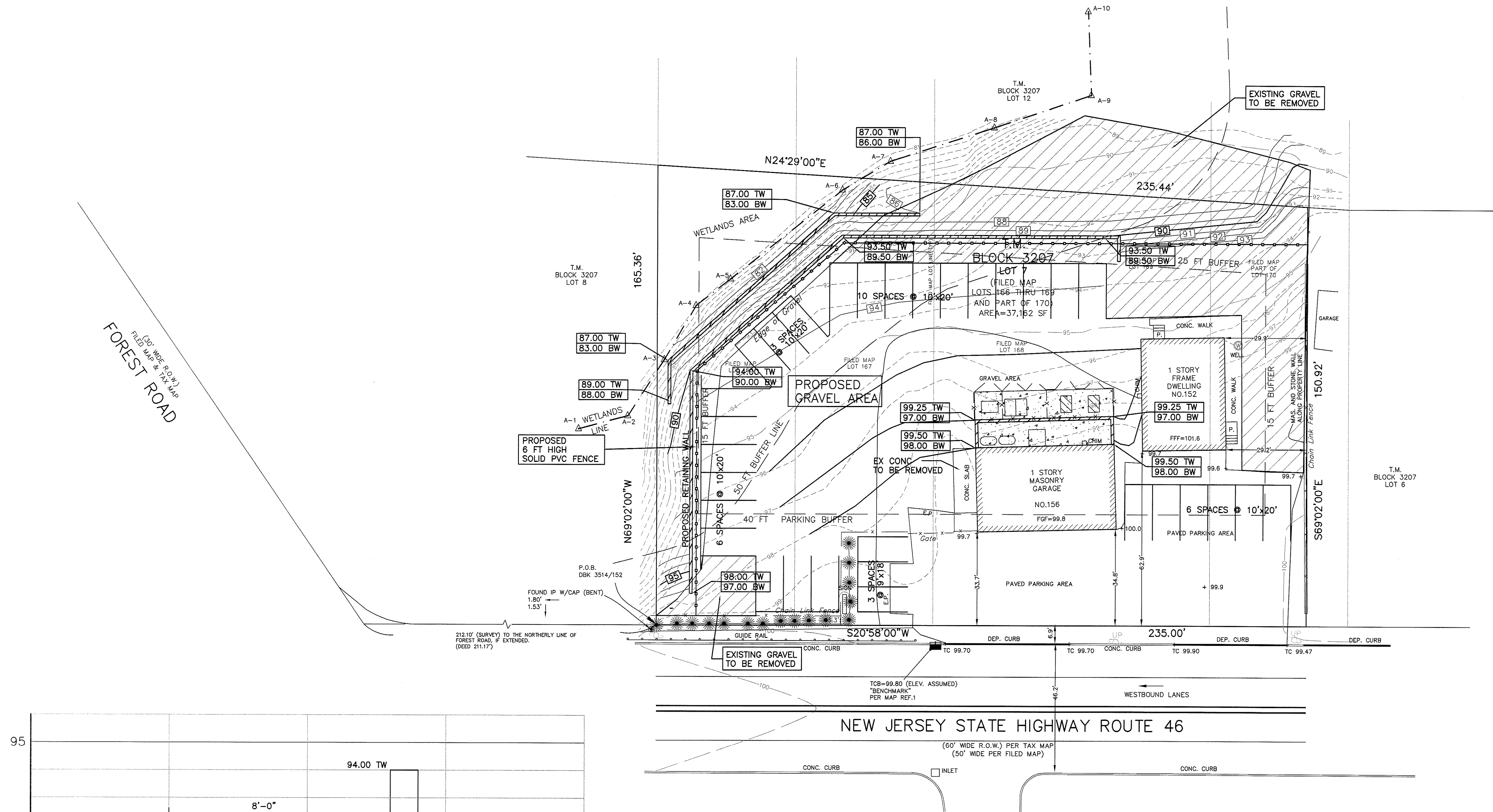


BOUNDARY AND TOPOGRAPHIC SURVEY
BLOCK 3207 LOT 7
NO. 152-156 N.J. STATE HIGHWAY RT.46
(BUDD LAKE SECTION)
TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NJ

Matarazzo Engineering, LLC
engineers surveyors planners
575 Route 46 West Fairfield, NJ 07004
Tel (973)808-8779 Fax (973)808-8789
Certificate of Authorization 24GAZ8051000

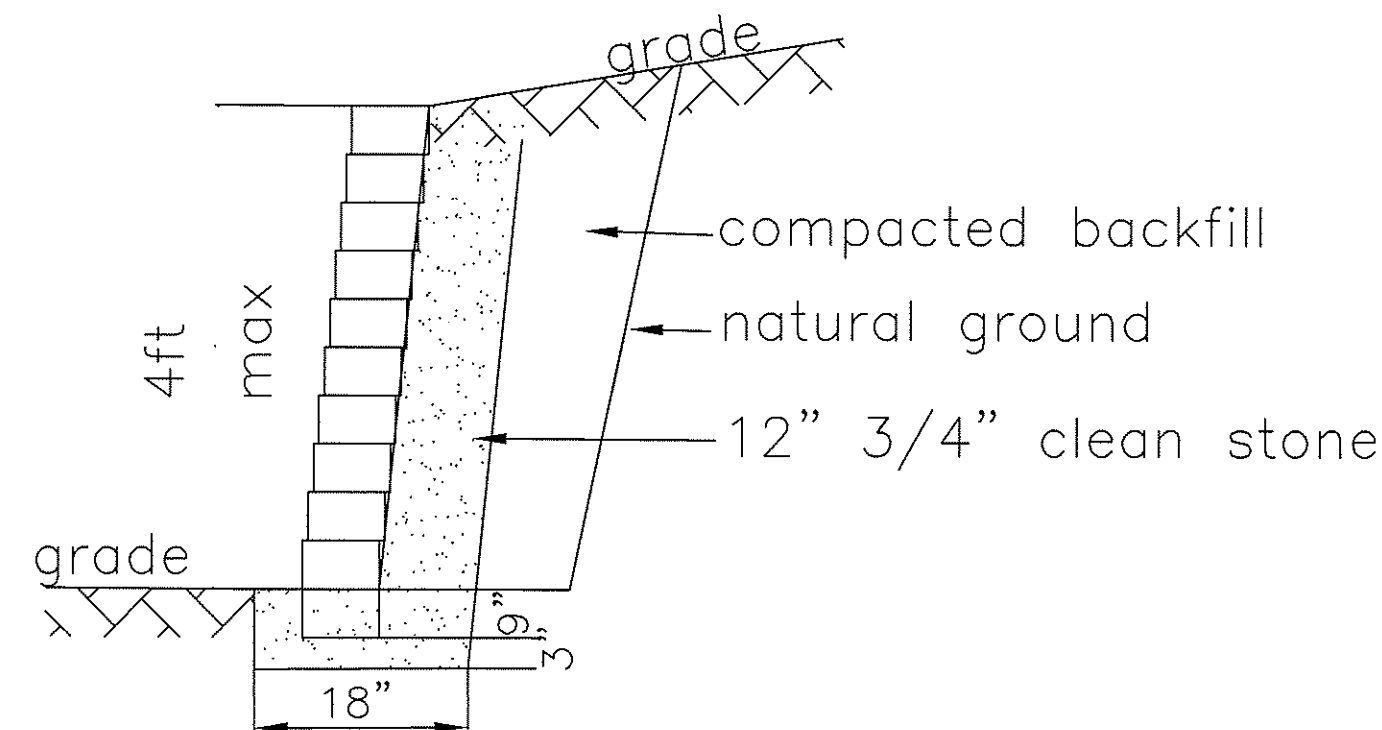
DATE 8/23/22
FRANK MATARAZZO professional engineer & land surveyor NJ Lic No 37513

MAY 3, 2023	REVISE LAYOUT	SCALE	DRN BY	CHK BY	FILE No	DRAWING	SHT	OF
JANUARY 9, 2023	ADDITIONAL LANDSCAPING	1"=20'	GSO	FM	121864	121864-SP	2	2
NOVEMBER 4, 2022	REDUCE PROPOSED PARKING							
DATE	REVISION							

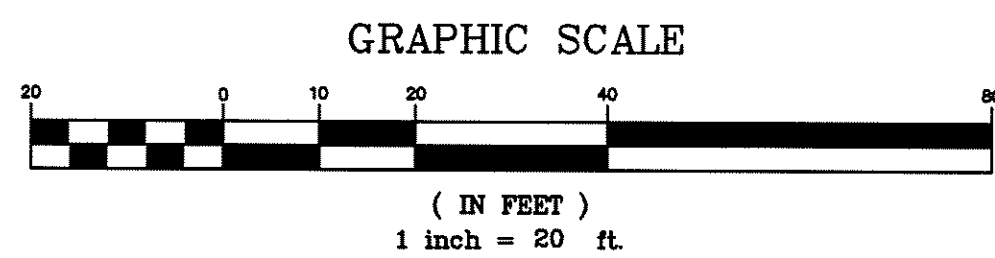


TYPICAL RETAINING WALL -SECTION

SCALE
HORIZ: 1" = 2'
VERT: 1" = 2'



KEYSTONE BLOCK WALL
nts
Installation of wall to be in accordance
with manufacturers specifications



GRADING PLAN

BLOCK 3207 LOT 7

NO. 152-156 N.J. STATE HIGHWAY RT.46

(BUDD LAKE SECTION)

TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NJ

M

E

Matarazzo

Engineering, LLC

engineers

surveyors

planners

575 Route 46 West

Fairfield, NJ 07004

Tel (973)808-8779

Fax (973)808-8789

Certificate of Authorization 24GA28051000

DATE 8/23/22

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SCALE 1"=20'

DRN BY GSO

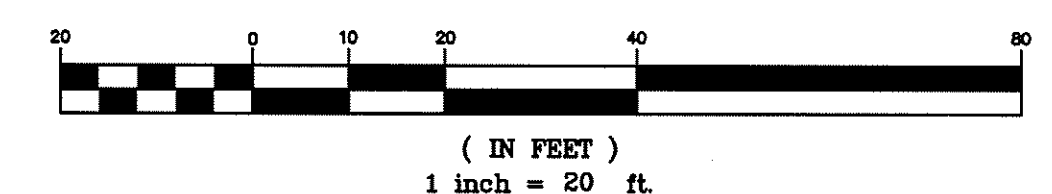
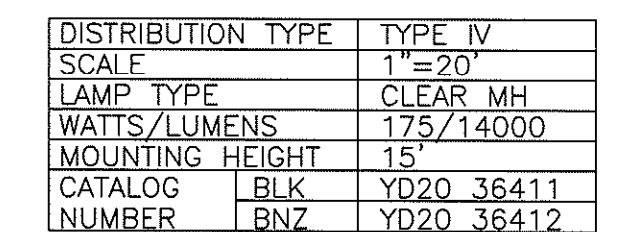
CHK BY FM

FILE No 121864

DRAWING 121864-SP

SHT 4 OF 7

MAY 3, 2023	REVISE LAYOUT
JANUARY 9, 2023	ADDITIONAL LANDSCAPING
NOVEMBER 4, 2022	REDUCE PROPOSED PARKING
DATE	REVISION



LANDSCAPING & LIGHTING PLAN
BLOCK 3207 LOT 7
NO. 152-156 N.J. STATE HIGHWAY RT.46
(BUDD LAKE SECTION)
TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY, NJ

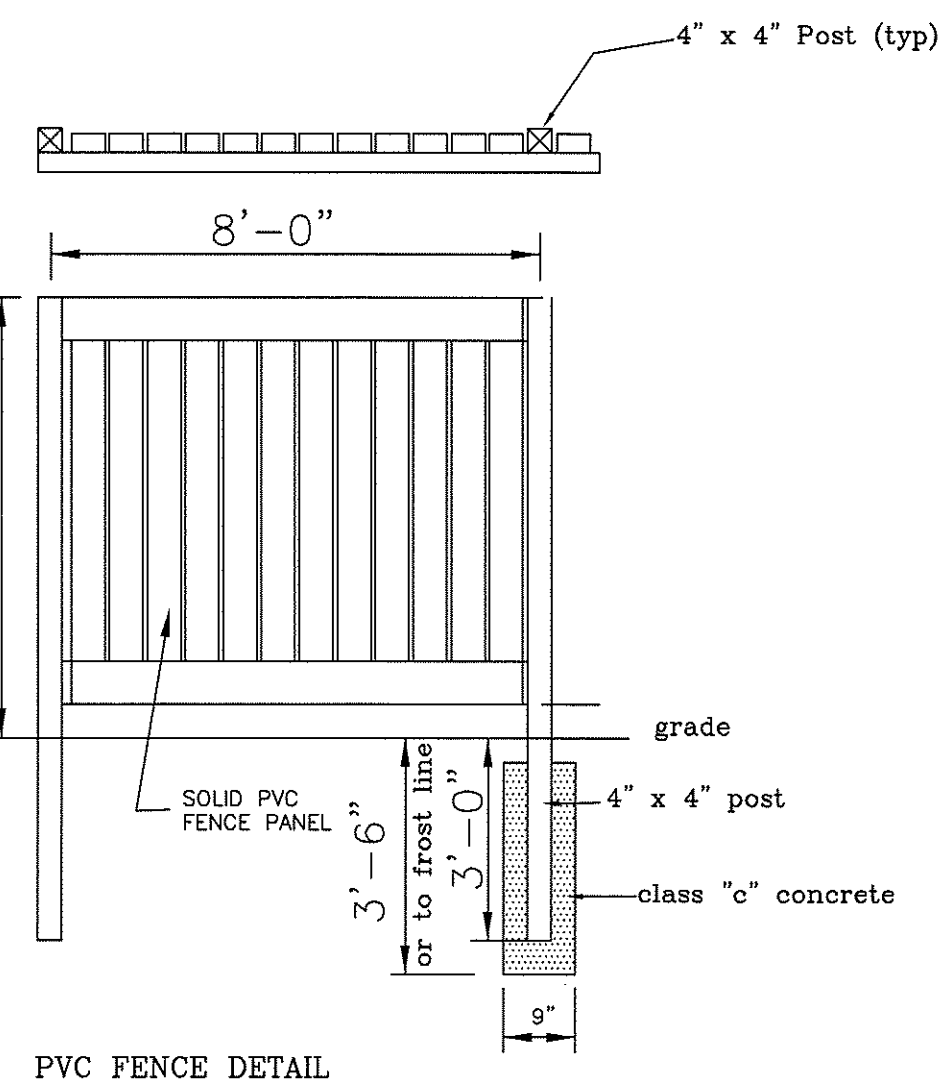


575 Route 46 West Fairfield, NJ 07004
Tel (973)808-8779 Fax (973)808-8789
Certificate of Authorization 24GA28051000

Frank Matarazzo DATE 8/23/22
FRANK MATARAZZO professional engineer & land surveyor NJ Lic No 37513

JANUARY 9, 2023	ADDITIONAL LANDSCAPING REDUCE TANK SIZE
NOVEMBER 4, 2022	REDUCE PROPOSED PARKING ADD TANKS
DATE	REVISION

SCALE 1"=20'	DRN BY GSO	CHK BY FM	FILE No 121864	DRAWING 121864-SP	SHT 5 OF 7
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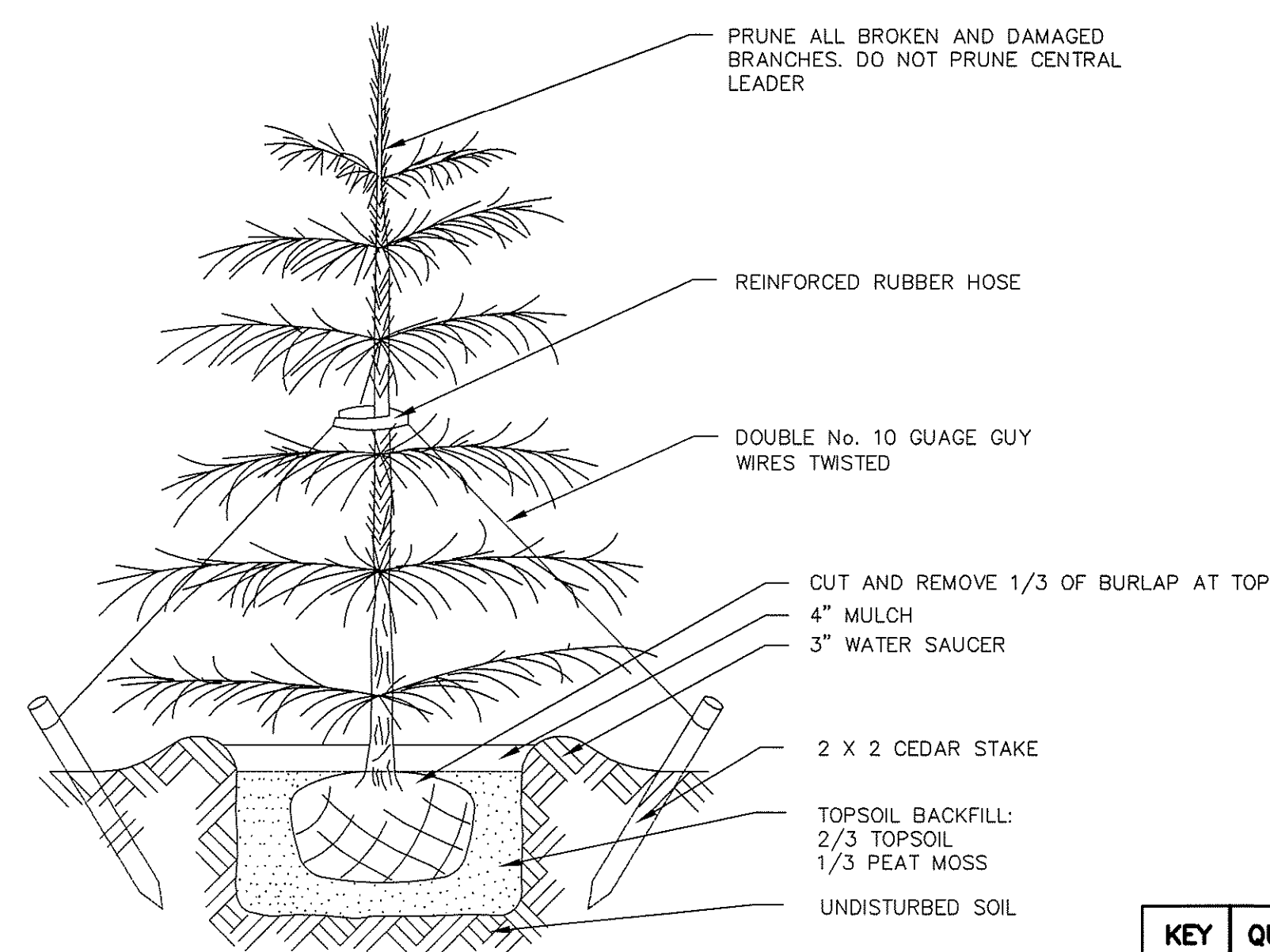


EVERGREEN TREE PLANTING DETAIL

N.T.S.

PLANTING LIST

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
NS	36	NORWAY SPRUCE	PICEA EXCELSA	8 FT. B&B
WS	15	WHITE PINE	PINUS STROBUS	8 FT. B&B



1. All Soil Erosion and Sediment Control Practices will be installed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, and will be in place prior to any major soil disturbance, or in their proper sequence and maintained until permanent protection is established.
2. Any disturbed area that will be left exposed for more than thirty (30) days and not subject to construction traffic shall immediately receive a temporary seeding. If the season prohibits temporary seeding, the disturbed area will be mulched with straw or hay and tacked in accordance with the New Jersey Standards. See Note 21 below.
3. Permanent vegetation is to be established on exposed areas with ten (10) days after final grading. Mulch is to be used for protection until vegetation is established.
4. See Note 22 below.
4. Immediately following initial disturbance or rough grading, all critical areas (steep slopes, sandy soils, wet conditions) subject to erosion will receive a temporary seeding in accordance with Note 21 below.
5. Temporary diversion berms are to be installed on all cleared roadways and easement areas. See the Diversion Detail.
6. Permanent seeding and stabilization is to be in accordance with the "Standards for Permanent Vegetative Cover for Soil Stabilization Cover". Specified rates and locations shall be on the approved Soil Erosion and Sediment Control Plan.
7. The site shall at all times be graded and maintained so that all storm water runoff is diverted to Soil Erosion and Sediment Control facilities.
8. All sedimentation structures (silt fence, inlet filters and sediment basins) will be inspected and maintained daily.
9. Stockpiles must not be located within 50' of a floodplain, slope, drainage facility, or roadway. All stockpile bases shall have a silt fence properly entrenched at the toe of slope.
10. A Stabilized Construction Access will be installed, whenever an earthen road intersects with a construction road. See the Stabilized Construction Access detail and chart for dimensioning.
11. All new roadways will be treated with suitable subbase upon establishment of final grade elevations.
12. Paved roadways must be kept clean at all times.
13. Before discharge points become operational, all storm drainage outlets will be stabilized as required.
14. All sedimenting operations must be directed directly into a sediment filter area. The filter should be composed of a fabric or approved material. See Dewatering detail.
15. All sediment basins will be cleaned when the capacity has been reduced by 50%. A clean out elevation will be identified on the plan and a marker installed at the site.
16. During construction, the contractor will be responsible for the maintenance and upkeep of the drainage structures, vegetation cover and any other measures deemed appropriate by the District. Said responsibility will end when completed work is approved by the Morris County Soil Conservation District.
17. All trees outside the disturbance limit indicated on the plan subject plan or these trees within the disturbance area which are designated to remain after construction are to be protected with tree protection devices. See the Tree Protection detail.
18. The Morris County Soil Conservation District may request additional measures to minimize on site or off site erosion problems during construction.
19. The Morris County Soil Conservation District MUST BE NOTIFIED in writing, at least 72 hours prior to any land disturbance, and a pre-construction meeting held.
20. Contractor to set up a meeting with the inspector for periodic inspection of the Temporary Sediment Basin prior to and during its construction.
21. TOPSOIL STOCKPILE PROTECTIONS
 - a. Apply ground limestone at a rate of 90 lbs per 1000 sq ft.
 - b. Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq ft.
 - c. Apply Perennial Ryegrass seed at 1 lb per 1000 sq ft and Annual Ryegrass at 1 lb per 1000 sq ft.
 - d. Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq ft.
 - e. Apply a liquid mulch binder or tack to straw or hay mulch.
 - f. Properly entrench a silt fence at the bottom of the stockpile
22. TEMPORARY STABILIZATION SPECIFICATIONS
 - a. Apply Ground Limestone at a rate of 90 lbs per 1000 sq ft.
 - b. Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq ft.
 - c. Apply Perennial Ryegrass seed at 1 lb per 1000 sq ft and Annual Ryegrass at 1 lb per 1000 sq ft.
 - d. Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq ft.
 - e. Apply a liquid mulch binder or tack to straw or hay mulch.
23. PERMANENT STABILIZATION SPECIFICATIONS
 - a. Apply topsoil to a depth of 5 inches (unsettled)
 - b. Apply Ground Limestone at a rate of 90 lbs per 1000 sq ft and work four inches into soil.
 - c. Apply fertilizer (10-20-10) at a rate of 11 lbs per 1000 sq ft.
 - d. Apply Hard Fescue seed at 2.7 lbs per 1000 sq ft and Creeping Red Fescue seed at 0.7 lbs per 1000 sq ft and Perennial Ryegrass seed at 0.25 lbs per 1000 sq ft.
 - e. Mulch stockpile with straw or hay at a rate of 90 lbs per 1000 sq ft.
 - f. Apply a liquid mulch binder or tack to straw or hay mulch.

Mulches - See Standard for Stabilization with Mulches Only (page 5-1)
Vegetative Cover - See Standard for Temporary Vegetative Cover (page 7-1), Permanent Vegetative Cover for Soil Stabilization (page 4-1), and Permanent Stabilization with Sod (page 6-1)
Spray On Adhesives - On mineral soils (not effective on muck soils) Keep traffic off these areas.

Sprinkling - Site is sprinkled until the surface is wet.

Calcium Chloride - Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams, or accumulation around plants.

LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADBEDS		
Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 ft	100 ft
2 to 5%	100 ft	200 ft
> 5%	Entire surface stabilized with FABC base course	

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAIN SOILS
0 TO 2%	50 FT.	100 FT.
2% TO 5%	100 FT.	200 FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE	

(IN FEET)
1 inch = 20 ft

SCALE 1"=20'	DRN BY GSO	CHK BY FM	FILE No 121864	DRAWING 121864-SP	SHT <u>6</u> OF <u>7</u>
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MAY 3, 2023	REVISE LAYOUT
JANUARY 9, 2023	ADDITIONAL LANDSCAPING REDUCE TANK SIZE
NOVEMBER 4, 2022	REDUCE PROPOSED PARKIN ADD TANKS
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