

SITE NOTES

APPLICANT: 6 BARTLEY ROAD LLC 227 ROUTE 206 FLANDERS, NJ 07836

OWNER: 6 BARTLEY ROAD LLC 227 ROUTE 206 FLANDERS, NJ 07836

EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY OF BLOCK: 6900, LOT: 19, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY BY DYKSTRA ASSOCIATES, PC, DATED 8-16-2012.

AREA AND BULK REQUIREMENTS

CR-3 ZONE	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	1.0 ACRE	1.987 ACRES	NO CHANGE
MIN LOT WIDTH	200 FT.	±227 FT.	NO CHANGE
MIN LOT DEPTH	150 FT.	±328 FT.	NO CHANGE
MIN. FRONT YARD	75 FT.	91.2 FT.	NO CHANGE
MIN. SIDE YARD	25 FT.	39.6 FT.	NO CHANGE
MIN. REAR YARD	20 FT.	62.7 FT.	NO CHANGE
MAX BUILDING COVERAGE	30%	8.3%	NO CHANGE
MAX IMPERVIOUS COVERAGE	55%	45.7%	41.4%
MAX BLDG. HEIGHT	30 FT.	±20 FT.	NO CHANGE

PARKING REQUIREMENTS

PRIOR APPROVED RESOLUTION: 22 SPACES REQUIRED INCLUDING 2 H.C. SPACES FOR 99 STUDENTS AND 20 TOTAL EMPLOYEES (14 ON-SITE AT ANY ONE TIME) IN EXISTING DAYCARE SPACE.

PROPOSED THIS PROJECT: USE OF OFFICE AND WAREHOUSE IN REMAINING PORTION OF THE EXISTING BUILDING.

TOTAL AREA: 4,620 SQ FT GROSS + 1,180 SQ FT MEZZANINE OF THE 4,620 SQ FT - 3,390 IS WAREHOUSE, AND 1,230 IS OFFICE

TOTAL OFFICE = 1,230 SQ FT WAREHOUSE = 1 SPACE PER 5,000 SQ FT = 1 SPACE

OFFICE = 4.5 SPACES PER 1,000 SQ FT = 5.5 SPACES TOTAL REQUIRED FOR THIS SPACE = 7 SPACES

31 TOTAL PARKING SPACES PROVIDED

SIGNAGE REQUIREMENTS

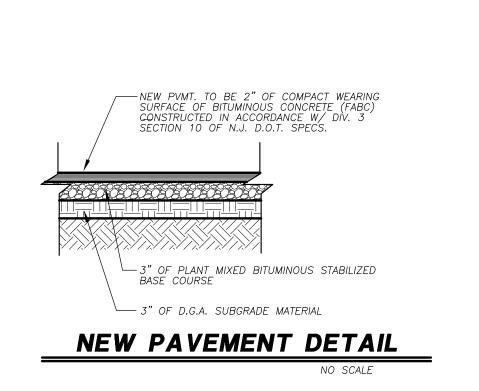
FREESTANDING SIGN - ONE PERMITTED (EXISTING SIGN SIZE TO REMAIN) WALL SIGNS - UP TO 5% OF THE FACADE AREA PERMITTED, NO NUMBER LIMIT

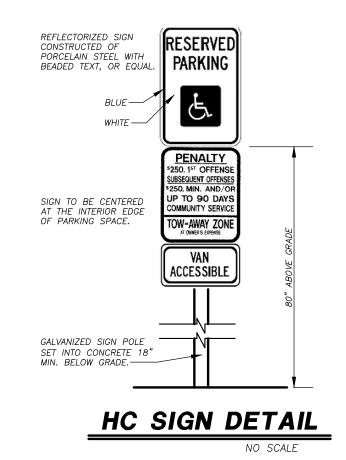
TOWNSHIP CERTIFICATIONS

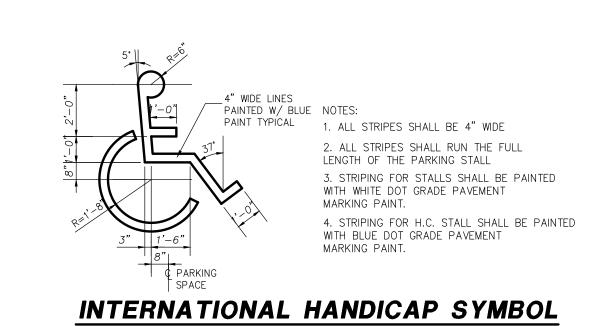
APPROVED BY THE PLANNING BOARD OF MOUNT OLIVE, MORRIS CO., NJ

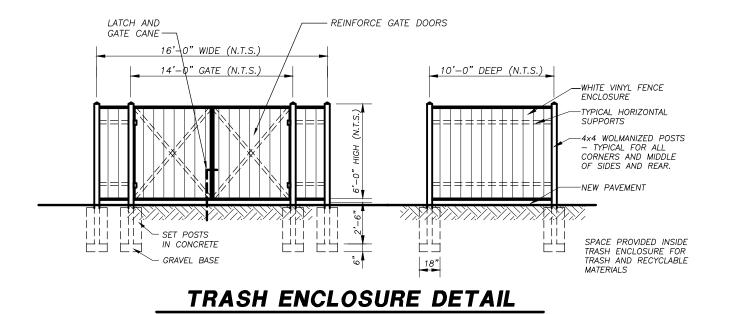
BOARD CHAIRPERSON DATE DATE

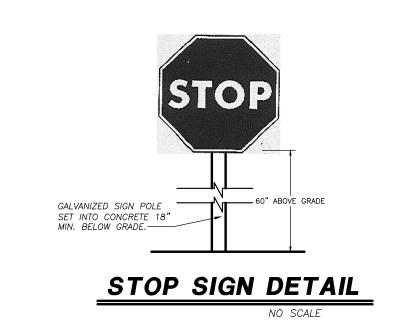
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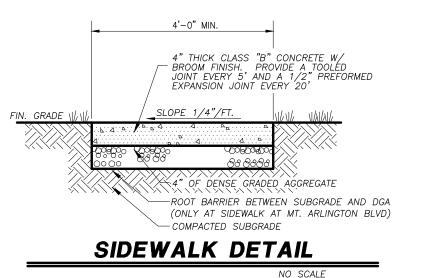


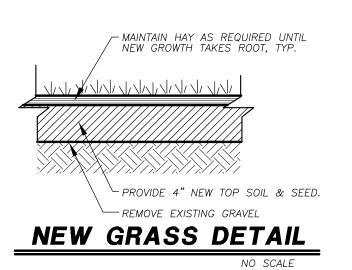


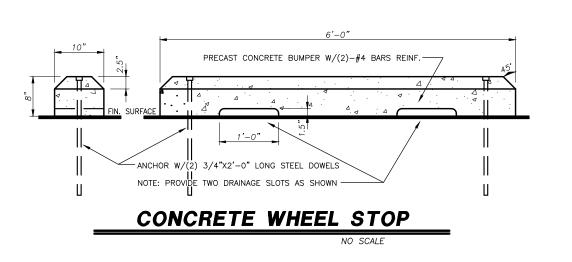


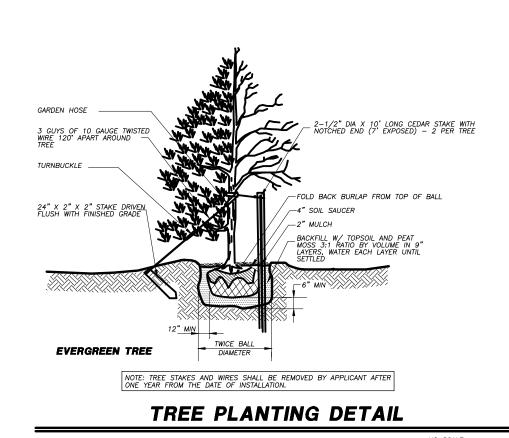












PLANTING NOTES

APPLY FERTILIZER 10-20-10 AT A RATE OF 14 LBS./1000 SQ. FT. LIMESTONE AT A RATE OF 90 LBS./1000 SQ. FT. SLOW RELEASE NITROGEN 38-0-0 AT A RATE OF 7 LBS./1000 SQ. FT. WORK FERTILIZER AND LIMESTONE INTO SOIL TO A DEPTH OF 4". SEED IS TO BE UNIFORMLY SPREAD AND THE SEED BED IS TO BE FIRMED AFTER SEEDING WITH A HAND ROLLER OF 150-200 LBS.

SEED MIXTURE FOR LAWN AREAS:
PERENNIAL RYEGRASS AT A RATE OF 1/2 LB. PER 1000 S.F.
CHEWINGS RED FESCUE AT A RATE OF 3/8 LB. PER 1000 S.F.
CREEPING RED FESCUE AT A RATE OF 3/8 LB. PER 1000 S.F.
KENTUCKY BLUEGRASS AT A RATE OF 3/8 LB. PER 1000 S.F. MULCH OVER SEEDED AREAS IS TO BE UNROTTED SALT HAY OR SMALL GRAIN STRAW AND SPREAD UNIFORMLY OVER THE SEED BED AT A RATE OF 90 LBS./1000 SQ. FT. TO ACHIEVE A COVERAGE OF BETWEEN 75% AND 95%. MULCH IS TO BE ANCHORED WITH A LIQUID MULCH BINDER WITH HEAVIER APPLICATIONS AT THE EDGES, IN VALLEYS AND AT CORPORATE AND AT CORPORT OF THE ANGLE OF THE OWNER AND AT CORPORT OF THE OWNER AND ATTEMPT OWNER AND ATTEMPT OF THE OWNER AND ATT AT CRESTS OF BANKS. ALL OTHER AREAS TO BE UNIFORM IN APPEARANCE.

PLANT MATERIAL:

ALL PLANT MATERIAL TO BE NURSERY GROWN, TO CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO THE TYPE AND SIZE, AND TO BE HANDLED BY EXPERIENCED PERSONNEL IN WAYS WHICH WILL NOT INJURE THEIR HEALTH. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF TWO YEARS TO REPLACE DEAD OR DYING PLANTS.

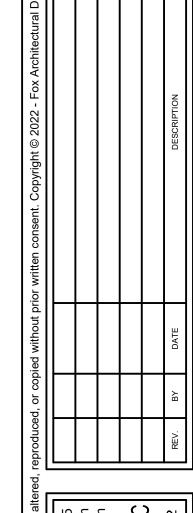
PLANT MATERIALS SHALL BE OF THE SPECIFIED SPECIES AND VARIETY UNLESS OTHERWISE DIRECTED IN WRITING. ALL PLANTS, WHETHER BALLED AND BURLAPPED OR CONTAINER, SHALL HAVE ROOT BALLS THAT ARE NOT CRACKED OR BROKEN. PLANT MATERIALS THAT ARE STORED ON—SITE FOR LONGER THAN THREE DAYS SHALL HAVE THE ROOT BALLS PROTECTED BY WET MOSS OR OTHER SUITABLE MATERIAL AND KEPT WELL WATERED. WELL WATERED. PLANT MATERIALS SHALL BE THOROUGHLY WATERED FOLLOWING PLANTING. 5–10–5 SLOW RELEASE FERTILIZER SHALL BE MIXED THOROUGHLY WITH THE BACKFILL MIX AT A RATE OF 8 OZ. PER A 2" TO 2-1/2" LAYER HARDWOOD CHIP MULCH SHALL BE PLACED IN ALL PLANTING BEDS, SHRUB AND CONIFER MASSES, AND TREE PITS. (TREES CLEARED IN THE CONSTRUCTION AREA ARE TO BE CHIPPED AND STOCKPIED ON—SITE FOR PURPOSES OF MULCHING. PIECES LARGER THAN 3" AND ALL DEBRIS ARE TO BE DISCARDED.) GRANULAR PRE—EMERGENCE HERBICIDE SHALL BE APPLIED UNDER MULCH PER MANUFACTURER'S DIRECTIONS. EACH TREE SILL BE STAKED APPROXIMATELY 5' FROM THE GROUND WITH 2 STAKES 2" x 2" x 8' LONG. TREES WILL BE WIRED TO STAKES PASSING THROUGH A RUBBER HOSE WHERE WIRE ATTACHED TO TREE. ALL TREES TO HAVE STRAIGHT TRUNKS, BE WELL BRANCHED WITH A GOOD ROOT SYSTEM. BACKFILL SHALL CONSIST OF 50% HUMUS FOR EACH TREE. NO SOIL IS TO BE PILED AROUND THE BASE OF TREES ABOVE NORMAL GROUND LEVEL. ALL PLANTING, SEEDING, AND MULCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER. PAVED SURFACES ARE TO BE KEPT BROOM CLEAN AND ALL DEBRIS GENERATED BY THIS WORK IS TO BE PROMPTLY REMOVED BY CONTRACTOR.

PLANT SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	SIZE AT MATURITY	CHARACTERISTICS	QUAN
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6 FT. TO 7 FT.	20 FT. TO 30 FT.	BUFFER EVERGREEN TREE	4
***	PS	PINUS STROBUS	WHITE PINE	6 FT. TO 7 FT.	50 FT. TO 80 FT.	BUFFER EVERGREEN TREE	4

TREE REPLACEMENT NOTES

REPLACEMENT TREES AS PER SECTION 400-75.I.(b).[2] REQUIRES FOUR REPLACEMENT TREES PER EACH 11"-18" CALIPER TREE REMOVED TWO 11"-18" CALIPER TREES ARE TO BE REMOVED ADJACENT TO THE DRIVEWAY ACCESS ON BARTLEY CHESTER ROAD THEREFORE A TOTAL OF EIGHT REPLACEMENT TREES ARE REQUIRED. THE EASTERN RED CEDAR AND WHITE PINE TREES ARE THE REPLACEMENTS.



SITE PLAN DETA

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6 BARTLEY ROAD L

7-CHESTER ROAD -- BLOCK
JUNT OLIVE

MORRIS

