

PRELIMINARY & FINAL SITE PLAN (USE VARIANCE)

LIST OF PROPERTY OWNERS WITHIN 200'

TOWNSHIP OF MOUNT OLIVE:

BLOCK 4200, LOT 12
CHARTERS, CLARA M
46 OLD LEDGEWOOD RD
FLANDERS, NJ 07836

BLOCK 4200, LOT 13
DAVID HUNTER LLC
349 MT HERMON RD
HOPE, NJ 07840

BLOCK 4200, LOT 14
MOONEY, JOHN K/CHRISTINE M
54 OLD LEDGEWOOD RD
FLANDERS, NJ 07836

BLOCK 4200, LOT 16
SPEICHER, MICHAEL
62 OLD LEDGEWOOD RD
FLANDERS, NJ 07836

BLOCK 4200, LOT 16.03
OLD LEDGEWOOD PROPERTIES LLC
62 OLD LEDGEWOOD RD
FLANDERS, NJ 07869

BLOCK 4200, LOT 20
SPEICHER, MICHAEL W
55 NAUGHTRIGHT RD
LONG VALLEY, NJ 07856

BLOCK 4300, LOT 1
305 MANHATTAN LIMITED LIABILITY COM
45 LEWIS AVE
JERSEY CITY, NJ 07306

BLOCK 4300, LOT 2
305 MANHATTAN LLC
45 LEWIS AVE
JERSEY CITY, NJ 07306

BLOCK 4300, LOT 3
MOONEY, GEORGE H & GRACE
47 OLD LEDGEWOOD ROAD
FLANDERS, NJ 07836

BLOCK 4300, LOT 5
BEST, CLAIRE M
43 OLD LEDGEWOOD RD
FLANDERS, NJ 07836

TOWNSHIP OF ROXBURY:
BLOCK 9303, LOT 1
SPEICHER, MICHAEL W
55 NAUGHTRIGHT RD
LONG VALLEY, NJ 07856

UTILITIES:

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
1470 POORHOUSE ROAD
DOWNTOWN, PA 19335-342

MT OLIVE TOWNSHIP-
WATER & SEWER DEPARTMENT
PO BOX 450
204 FLANDERS-DRAKESTOWN ROAD
MT OLIVE, NJ 07828

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

PUBLIC SERVICE ELECTRIC & GAS
COMPANY
MANAGER - CORPORATE PROPERTIES
80 PARK PLAZA, 76B
NEWARK, NJ 07102

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

APPLIED WASTEWATER MANAGEMENT
2 CLERICO LANE
HILLSBOROUGH, NJ 08844

AT&T PROPERTY TAX DEPARTMENT
ATTN: MS. PAT BERGEN
PO BOX 7207
BEDMINSTER, NJ 07921

CABLEVISION OF MORRIS
ATTN: BRUCE HICKSON OR JOHN
BARTELS
683 ROUTE 10 E
RANDOLPH, NJ 07869

JCP&L

ATTN: WICKI THIEL
14 RICHBOYNTON RD
DOVER, NJ 07801

MORRIS COUNTY MUNICIPAL UTILITIES
AUTHORITY
ATTN: ANTHONY MILONAS
2144 CENTER GROVE ROAD
RANDOLPH, NJ 07869

MUSCONETCONG SEWERAGE AUTHORITY
ATTN: JAMES SCHILLING
110 CONTINENTAL DR
BUDD LAKE, NJ 07828

NJ NATURAL GAS CO
ATTN: MATTHEW PUZIO
1415 WYCKOFF RD
PO BOX 1464
WALL, NJ 07719

AMERICAN WATER
ATTN: TAX DEPARTMENT
PO BOX 2738
CAMDEN, NJ 08101

TOWNSHIP OF ROXBURY
WATER & SEWER DEPT.
C/O ENGINEERING DEPT
1715 ROUTE 46
LEDGEWOOD, NJ 07852

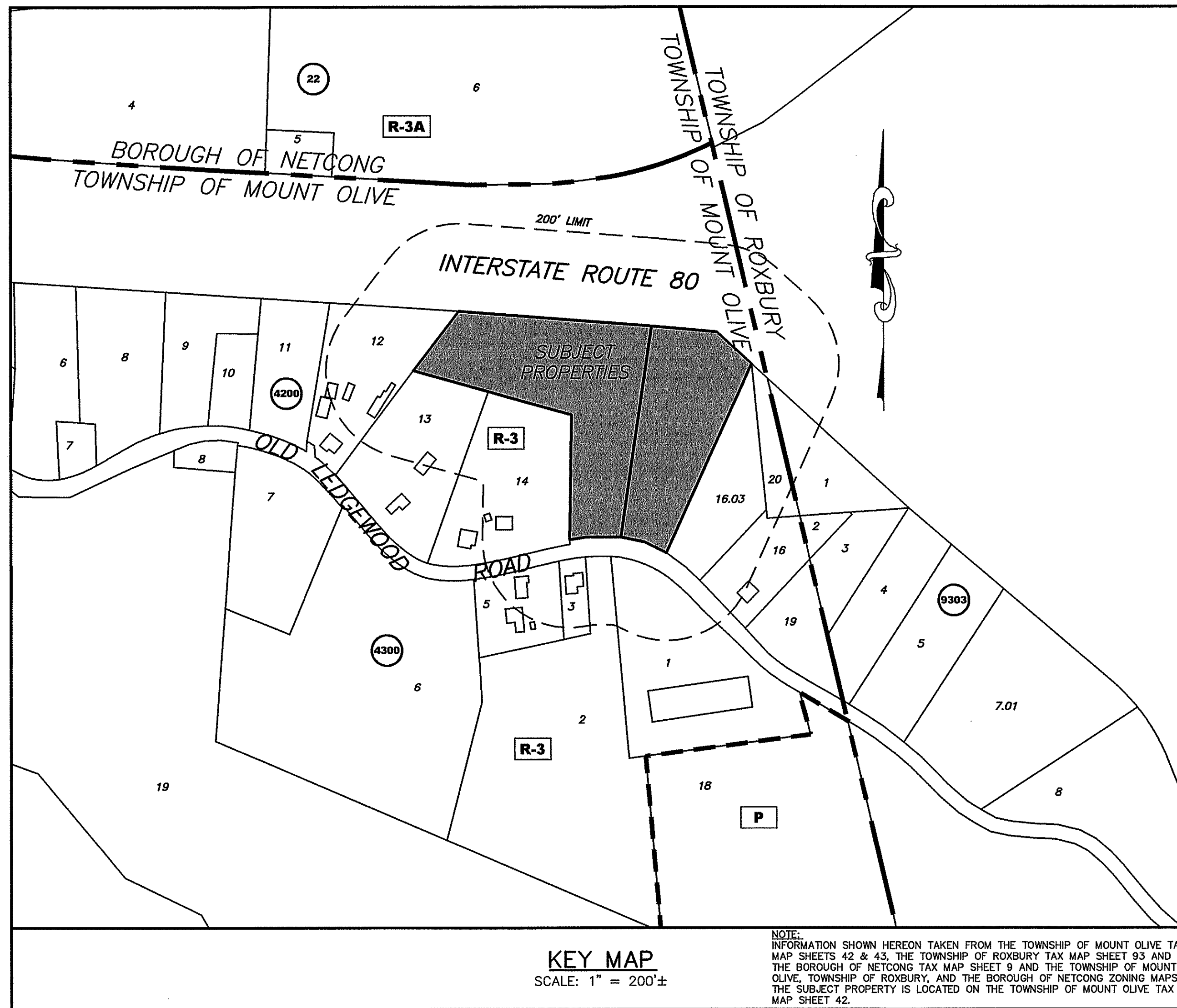
VERIZON COMMUNICATIONS
ATTN: RICHARD FLINT
280 W MT PLEASANT AVE
LIVINGSTON, NJ 07039

MORRIS COUNTY PLANNING BOARD
PO BOX 900
MORRISTOWN, NJ 07963-900

NJ DEPT. OF TRANSPORTATION
200 STERIL CT
MT. ARLINGTON, NJ 07856

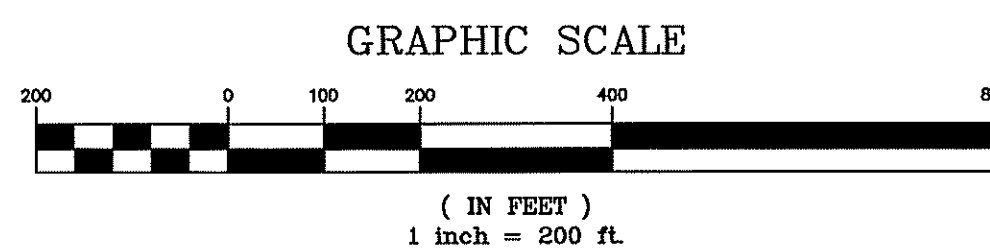
NJDEP, DIVISION OF LAND
USE REGULATIONS MCS01-02A
PO BOX 420, TRENTON, NJ
08625-0420

BLOCK 4200, LOTS 16.01 & 16.02 56-58 OLD LEDGEWOOD ROAD TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY - NEW JERSEY



KEY MAP

SCALE: 1" = 200'



IMPERVIOUS COVERAGE BREAKDOWN

EXISTING CONDITIONS	0 SF
NO IMPROVEMENTS LOCATED ON SITE	
PROPOSED CONDITIONS	
BUILDING	4,956 SF
WALKS/STEPS/ENTRANCES	254 SF
DRIVEWAY	8,485 SF
TOTAL	13,695 SF

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & TREE REMOVAL PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITY PLAN
5	SEWAGE DISPOSAL SYSTEM DESIGN PLAN
6	LIGHTING AND LANDSCAPING PLAN
7	SOIL EROSION AND SEDIMENT CONTROL PLAN
8	DETAILS

02-18-22	UPDATED OWNER AND APPLICANT INFORMATION
DATE	REVISION

DYKSTRA WALKER
DESIGN GROUP
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849
PHONE (973) 663-6540 - FAX (973) 663-0042
WWW.DYKSTRAWALKER.COM

THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 246E03788100

TITLESHEET

PRELIMINARY AND FINAL SITE PLAN
SD VENTURES 2021, LLC
BLOCK 4200, LOTS 16.01 & 16.02
56-58 OLD LEDGEWOOD ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 200'
JOB NO.: 21054
DRAWN BY: KLA
CHECKED BY: TFG
DATE: 09/17/2021
SHEET NO. <u>1</u> OF <u>8</u>

NOTES AND REFERENCES:

- OWNER / APPLICANT: SD VENTURES 2021, LLC
19 SCHOOLHOUSE ROAD
OAK RIDGE, NJ 07438
OWNER'S SIGNATURE: *Thomas F. Graham*
- THESE PLANS HAVE BEEN PREPARED FOR SITE PLAN APPROVAL FOR PROPERTY KNOWN AS BLOCK 4200, LOTS 16.01 AND 16.02, LOCATED IN THE TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY. THIS APPLICATION IS FOR A USE VARIANCE APPROVAL TO ALLOW FOR THE DEVELOPMENT OF A WAREHOUSE/OFFICE SPACE BUILDING ON SITE.
- THE SUBJECT PROPERTY IS 5.06 ACRES IN SIZE AND LOCATED ENTIRELY WITHIN THE RESIDENTIAL (R-3) ZONE DISTRICT OF THE TOWNSHIP OF MOUNT OLIVE. THE PROPERTY HAS FRONTAGE ALONG OLD LEDGEWOOD ROAD.
- BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM MAP TITLED "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY PLAN, BLOCK 4200, LOTS 16.01 & 16.02, OLD LEDGEWOOD ROAD, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY," PREPARED BY DYKSTRA WALKER DESIGN GROUP AND DATED 04/22/2021, AND LAST REVISED 02/11/2022.
- UNDERGROUND UTILITIES SERVING THE SUBJECT PROPERTY ARE SHOWN BASED UPON SURFACE EVIDENCE AND AVAILABLE RECORD DOCUMENTS. THE LACK OF UNDERGROUND UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OR ABSENCE OF SAME. THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF SAME AND A FIELD MARKOUT OF ALL UTILITIES PRIOR TO CONSTRUCTION. FIELD MARKOUT CAN BE REQUESTED BY CALLING 1-800-242-1000.
- THERE ARE FRESHWATER WETLANDS LOCATED ON SITE. FRESHWATER WETLANDS SHOW BASED ON MINOR SUBDIVISION PREPARED BY WEISSMAN ENG. CO. BUFFER LIMITS SHOWN BASED ON DB 20857/395-LOT 16.01, DB 20857/357-LOT 16.02, AND DB 20857/384-LOT 16.03. NO DEVELOPMENT IS PROPOSED WITHIN ANY FRESHWATER WETLANDS AND/OR TRANSITION AREAS.
- THERE ARE NO STREAMS, CANALS, OR WATER BODIES LOCATED ON-SITE PER NJGEOWEB ([HTTP://WWW.NJ.GOV/DEP/GIS/GEOWEB SPLASH.HTM](http://www.nj.gov/dep/gis/geoweb splash.htm)).
- THE SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 9A - STANDARDS FOR INDIVIDUAL SUBSURFACE DISPOSAL SYSTEMS (N.J.A.C. 7:9A) AND LOCAL REQUIREMENTS.
- INERT/NON-BIODEGRADABLE SUBSTANCES OR MATERIALS CONTAINING TOXIC SUBSTANCES SHALL NOT BE DISPOSED OF IN THE SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- GARBAGE GRINDER UNITS SHALL NOT BE INSTALLED IN THE BUILDING.
- THE EXISTING SOILS IN THE VICINITY OF THE SITE INCLUDE THE RkgBc, RobCb, RocB, AND UR SOIL GROUPS PER THE USDA WEB SOIL SURVEY. THE SOIL SURVEY MAP CAN BE REVIEWED AND IS SHOWN ON THIS PLAN.
- DESIGN CALCULATIONS:
VOLUME OF SANITARY SEWAGE = 3,066 SF OFFICE USE x 0.125 CPD/EMPLOYEE = 384
SEPTIC TANK CAPACITY = 384 GPD x 1.5 = 576 GALLONS (REQUIRED) 1,000 GALLONS (PROVIDED)
DISPOSAL BED (TYPE OF INSTALLATION) = CONVENTIONAL
MINIMUM SIZE = 384 GPD x 1.61 (K4) = 619 SF (SIZE PROVIDED = 720 SF)
- HOURS OF OPERATION ARE FROM 7:00 AM TO 5:00 PM. MAXIMUM NUMBER OF EMPLOYEES ON SITE IS 6.
- THE ADMINISTRATIVE AUTHORITY AND THE DESIGN ENGINEER (IF REQUIRED) SHALL PERFORM INSPECTIONS DURING CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM. IF THE ADMINISTRATIVE AUTHORITY REQUIRES THE DESIGN ENGINEER TO PERFORM INSPECTIONS, TESTING, ETC. OR PREPARE AS-BUILT PLANS AND CERTIFICATIONS, THE FEES FOR THESE SERVICES SHALL BE PAID BY THE APPLICANT.
- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH THE TOWNSHIP OF MOUNT OLIVE AND OTHER APPLICABLE REQUIREMENTS.
- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY REQUIRED DESIGN ADJUSTMENTS AND UTILITY RELOCATIONS.
- SOIL TESTING PERFORMED BY DYKSTRA WALKER DESIGN GROUP ON 04/7/2021 AND TEST PIT #1 - #4 WERE WITNESSED BY THE MOUNT OLIVE HEALTH DEPARTMENT.
- ALL TREES WITHIN 10 FEET OF THE PROPOSED DISPOSAL BED TO BE REMOVED.
- ALL SPOILS NOT DISPOSED OF ON SITE ARE TO BE SENT TO AN APPROVED FACILITY AND RECEIPTS OF DISPOSAL PROVIDED.
- LIST OF VARIANCES:
20.1. 550-101.G(1) - PROPOSED USE IS NOT A PERMITTED, ACCESSORY, OR CONDITIONAL USE ALLOWED IN THE R-3 ZONE.
20.2. 550-95.D(8) - TO ALLOW A SIGN FOR INDUSTRIAL OR COMMERCIAL USE IN THE R-3 ZONE.
20.3. 550-56.K(1) - NO OFF-STREET LOADING AND MANEUVERING AREAS SHALL BE LOCATED IN ANY FRONT YARD WHILE THE PROPOSED LOADING AREA IS LOCATED IN THE FRONT YARD SETBACK.
20.4. 550-56.K(7) - FOR USES OTHER THAN RETAIL SALES OR RESIDENTIAL USES, NO PARKING SHALL BE LOCATED WITHIN THE PERMITTED FRONT YARD SETBACK PURSUANT TO THE APPLICABLE ZONE WHILE THE PARKING FOR THIS PROPOSED INDUSTRIAL/COMMERCIAL USE IS LOCATED IN THE FRONT YARD SETBACK.
- WAIVERS REQUESTED:
400-29: USE VARIANCE/SITE PLAN CHECKLIST:
21.1. 400-29G - EXISTING TOPOGRAPHY DOES NOT EXTEND 50 FEET PAST THE TRACTS BOUNDARIES AS IT IS NOT RELEVANT TO THE SITE PLAN.
21.2. 400-29H(1) - THERE ARE NO EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.
21.3. 400-29H(2) - THERE IS NO ANTICIPATED FUTURE EXPANSION ON THE SUBJECT PROPERTY.
21.4. 400-29H(3) - THERE ARE NO ACCELERATION/DECELERATION LANES PROPOSED WITH THIS APPLICATION.
21.5. 400-29H(4) - THERE IS NO TRAFFIC CHANNELIZATION PROPOSED WITH THIS APPLICATION.
21.6. 400-29H(5) - THERE ARE NO FIRE LANES PROPOSED WITH THIS APPLICATION.
21.7. 400-29H(6) - NO CROSS SECTIONS ARE PROVIDED WITH THIS APPLICATION.
21.8. 400-29H(7) - THERE IS NO ANTICIPATED FUTURE EXPANSION ON THE SUBJECT PROPERTY.
21.9. 400-29H(8) - THERE IS NO OPEN SPACE PROPOSED WITH THIS APPLICATION.
21.10. 400-29H(9) - THERE IS NO COMMON PROPERTY ASSOCIATED WITH THIS APPLICATION.
21.11. 400-29H(10) - THERE ARE NO PROPOSED FIRE HYDRANTS WITH THIS APPLICATION.
21.12. 400-29H(11) - THERE ARE NO SEWERAGE OR WATER LINE CONNECTIONS TO BE MADE WITH THIS APPLICATION.
21.13. 400-29H(12) - THERE ARE NO EASEMENTS REQUIRED ON THE TRACT ACROSS OR ADJACENT TO THE SUBJECT PROPERTY.
21.14. 400-29H(13) - THERE ARE NO EASEMENTS REQUIRED ON THE TRACT ACROSS OR ADJACENT TO THE SUBJECT PROPERTY.
550-29: SITE PLAN CHECKLIST:
21.15. 550-29G - EXISTING TOPOGRAPHY DOES NOT EXTEND 50 FEET PAST THE TRACTS BOUNDARIES AS IT IS NOT RELEVANT TO THE SITE PLAN.
21.16. 550-29H(1) - THERE ARE NO EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.
21.17. 550-29H(2) - THERE IS NO ANTICIPATED FUTURE EXPANSION ON THE SUBJECT PROPERTY.
21.18. 550-29H(3) - THERE ARE NO ACCELERATION/DECELERATION LANES PROPOSED WITH THIS APPLICATION.
21.19. 550-29H(4) - THERE IS NO TRAFFIC CHANNELIZATION PROPOSED WITH THIS APPLICATION.
21.20. 550-29H(5) - THERE ARE NO FIRE LANES PROPOSED WITH THIS APPLICATION.
21.21. 550-29H(6) - NO CROSS SECTIONS ARE PROVIDED WITH THIS APPLICATION.
21.22. 550-29H(7) - THERE IS NO ANTICIPATED FUTURE EXPANSION ON THE SUBJECT PROPERTY.
21.23. 550-29H(8) - THERE IS NO OPEN SPACE PROPOSED WITH THIS APPLICATION.
21.24. 550-29H(9) - THERE IS NO COMMON PROPERTY ASSOCIATED WITH THIS APPLICATION.
21.25. 550-29H(10) - THERE ARE NO PROPOSED FIRE HYDRANTS WITH THIS APPLICATION.
21.26. 550-29H(11) - THERE ARE NO SEWERAGE OR WATER LINE CONNECTIONS TO BE MADE WITH THIS APPLICATION.
21.27. 550-29H(12) - THERE ARE NO EASEMENTS REQUIRED ON THE TRACT ACROSS OR ADJACENT TO THE SUBJECT PROPERTY.
21.28. 550-29H(13) - THERE ARE NO EASEMENTS REQUIRED ON THE TRACT ACROSS OR ADJACENT TO THE SUBJECT PROPERTY.

TOWNSHIP OF MOUNT OLIVE ZONING REQUIREMENTS

R-3 (RESIDENTIAL) ZONE DISTRICT				
ITEM	REQUIRED	EXISTING LOT 16.01	EXISTING LOT 16.02	PROPOSED LOTS 16.01 & 16.02
MINIMUM LOT AREA (1)	43,560 SF	131,734 SF	88,859 SF	220,593 SF
MINIMUM LOT WIDTH	80 FT	123.2 FT	122.5 FT	245.7 FT
MINIMUM LOT FRONTAGE	80 FT	118.1 FT	111.2 FT	229.3
MINIMUM FRONT YARD SETBACK	40 FT	N/A	N/A	42.3 FT
MINIMUM SIDE YARD SETBACK (SINGLE)	20 FT	N/A	N/A	21.6 FT
MINIMUM REAR YARD SETBACK	40 FT	N/A	N/A	35.6 FT
MAXIMUM BUILDING COVERAGE	20%	0%	0%	2.2% (4,956 SF) (2)
MAXIMUM LOT COVERAGE	30%	0%	0%	6.2% (13,695 SF) (2)
MAXIMUM BUILDING HEIGHT	35 FT	N/A	N/A	38.4 FT (3)

- (1) DETACHED DWELLINGS WITH NO SEWER.
(2) SEE IMPERVIOUS COVERAGE BREAKDOWN.
(3) SEE GRADING AND UTILITY PLAN FOR BUILDING HEIGHT CALCULATIONS.

PLANNING BOARD APPROVAL

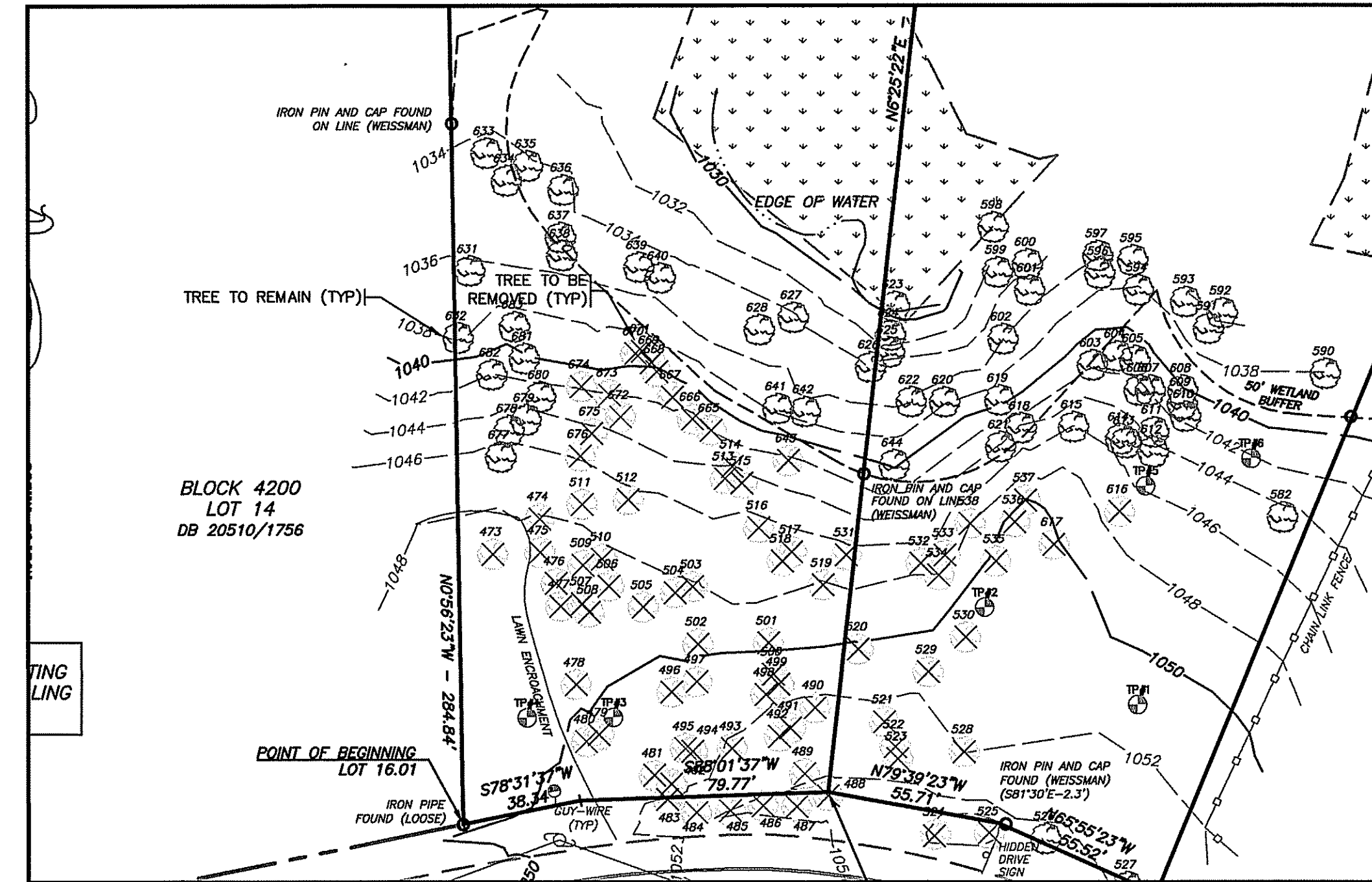
APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP OF MOUNT OLIVE,
MORRIS COUNTY, NEW JERSEY

PLANNING BOARD CHAIRPERSON DATE

PLANNING BOARD SECRETARY DATE

TOWNSHIP ENGINEER DATE

J:\dykstra\proj\21\21054.dwg SITE PLAN PRELIMINARY AND FINAL SITE PLAN 21054.dwg 02/18/22 11:46:36AM klerem Layout EXISTING CONDITIONS PLAN

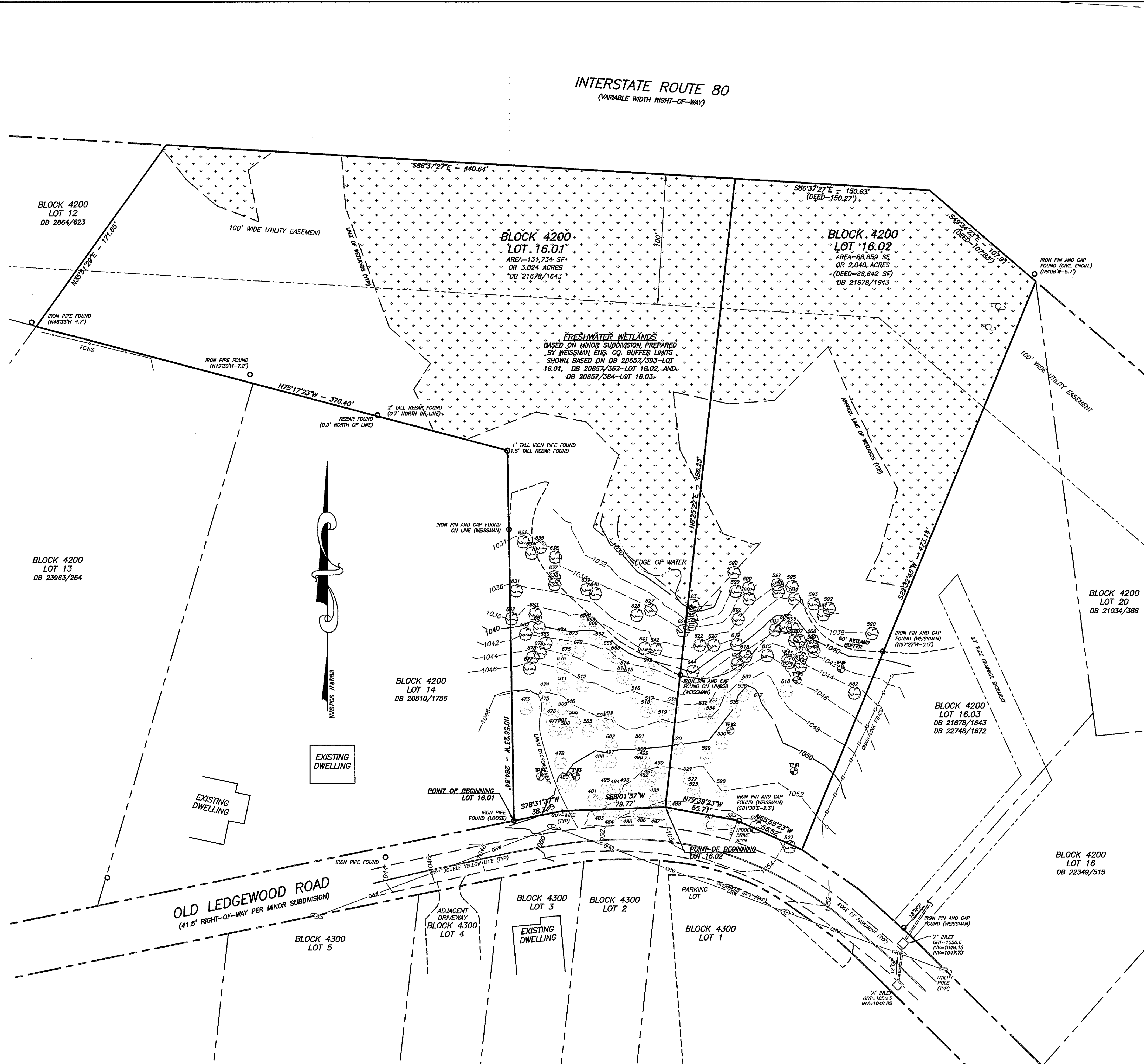
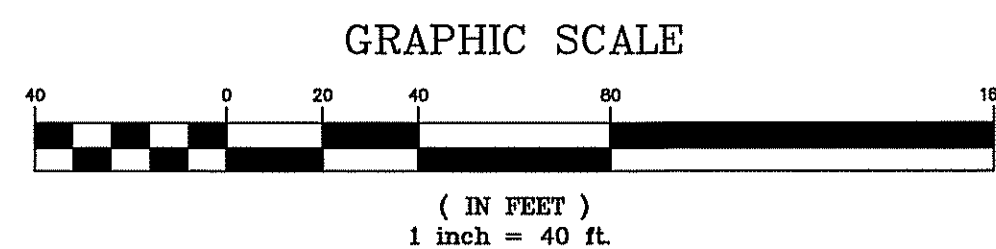


TREE REMOVAL PLAN

SCALE: 1" = 40'

NUMBER	TREE SIZE/TYPE
473	14" MAPLE
474	6" MAPLE
475	6" MAPLE
476	10" MAPLE
477	8" MAPLE
478	12" MAPLE
479	12" MAPLE
480	12" MAPLE
481	8" MAPLE
482	10" MAPLE
483	6" MAPLE
484	20" OAK
485	8" OAK
486	26" OAK
487	24" OAK
488	8" MAPLE
489	6" MAPLE
490	6" MAPLE
491	10" MAPLE
492	10" MAPLE
493	6" MAPLE
494	8" MAPLE
495	8" MAPLE
496	10" MAPLE
497	26" OAK
498	8" MAPLE
499	14" CHERRY
500	6" MAPLE
501	8" MAPLE
502	8" MAPLE
503	8" MAPLE
504	8" MAPLE
505	8" MAPLE
506	6" CHERRY
507	6" MAPLE
508	8" MAPLE
509	28" OAK
510	28" OAK
511	16" MAPLE
512	12" MAPLE
513	6" MAPLE
514	14" MAPLE
515	18" MAPLE
516	14" OAK TRIPLE
517	12" OAK
518	12" OAK
519	12" MAPLE
520	8" MAPLE
521	8" MAPLE
522	6" MAPLE
523	8" MAPLE
524	28" OAK
525	26" OAK
526	10" OAK
527	4" OAK DOUBLE
528	8" MAPLE
529	8" MAPLE
530	28" OAK
531	8" MAPLE
532	8" MAPLE DOUBLE
533	14" OAK
534	6" MAPLE
535	8" MAPLE DOUBLE
536	12" MAPLE DOUBLE
537	20" OAK
538	12" MAPLE
539	14" MAPLE
540	10" OAK
541	14" BEECH
542	16" BEECH

NUMBER	TREE SIZE/TYPE
592	16" BEECH
593	12" BEECH
594	12" BEECH
595	8" BEECH
596	14" BEECH
597	12" BEECH
598	12" OAK
599	10" OAK TRIPLE
600	10" BEECH
601	6" OAK
602	12" BEECH
603	10" BEECH
604	8" MAPLE
605	12" MAPLE
606	12" BEECH
607	6" MAPLE
608	6" BEECH
609	16" BEECH
610	16" BEECH
611	26" OAK
612	14" CHERRY
613	6" MAPLE
614	6" BEECH
615	10" MAPLE
616	6" MAPLE
617	8" MAPLE DOUBLE
618	24" OAK
619	8" BEECH
620	12" BEECH
621	6" BEECH
622	6" BEECH
623	6" MAPLE
624	32" OAK
625	36" OAK
626	6" MAPLE
627	24" MAPLE
628	6" MAPLE
631	6" MAPLE
632	24" APPLE
633	8" MAPLE
634	8" MAPLE
635	12" MAPLE
636	30" MAPLE
637	8" BEECH
638	6" BEECH
639	6" MAPLE
640	20" MAPLE
641	8" BEECH
642	6" OAK
643	6" MAPLE
644	12" BEECH
645	6" MAPLE
646	6" MAPLE
647	8" MAPLE
648	12" MAPLE
649	10" MAPLE
650	10" MAPLE
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668	12" MAPLE
669	8" MAPLE
670	10" MAPLE
671	6" MAPLE
672	10" MAPLE
673	10" MAPLE
674	10" MAPLE
675	14" MAPLE
676	6" MAPLE
677	6" MAPLE
678	6" MAPLE
679	8" CHERRY
680	12" MAPLE
681	6" MAPLE
682	24" MAPLE
683	6" MAPLE



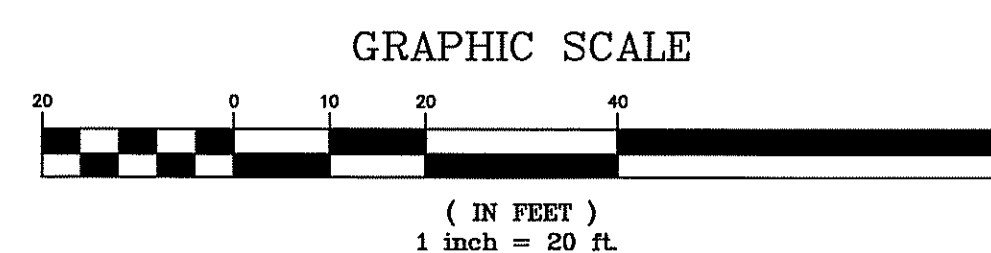
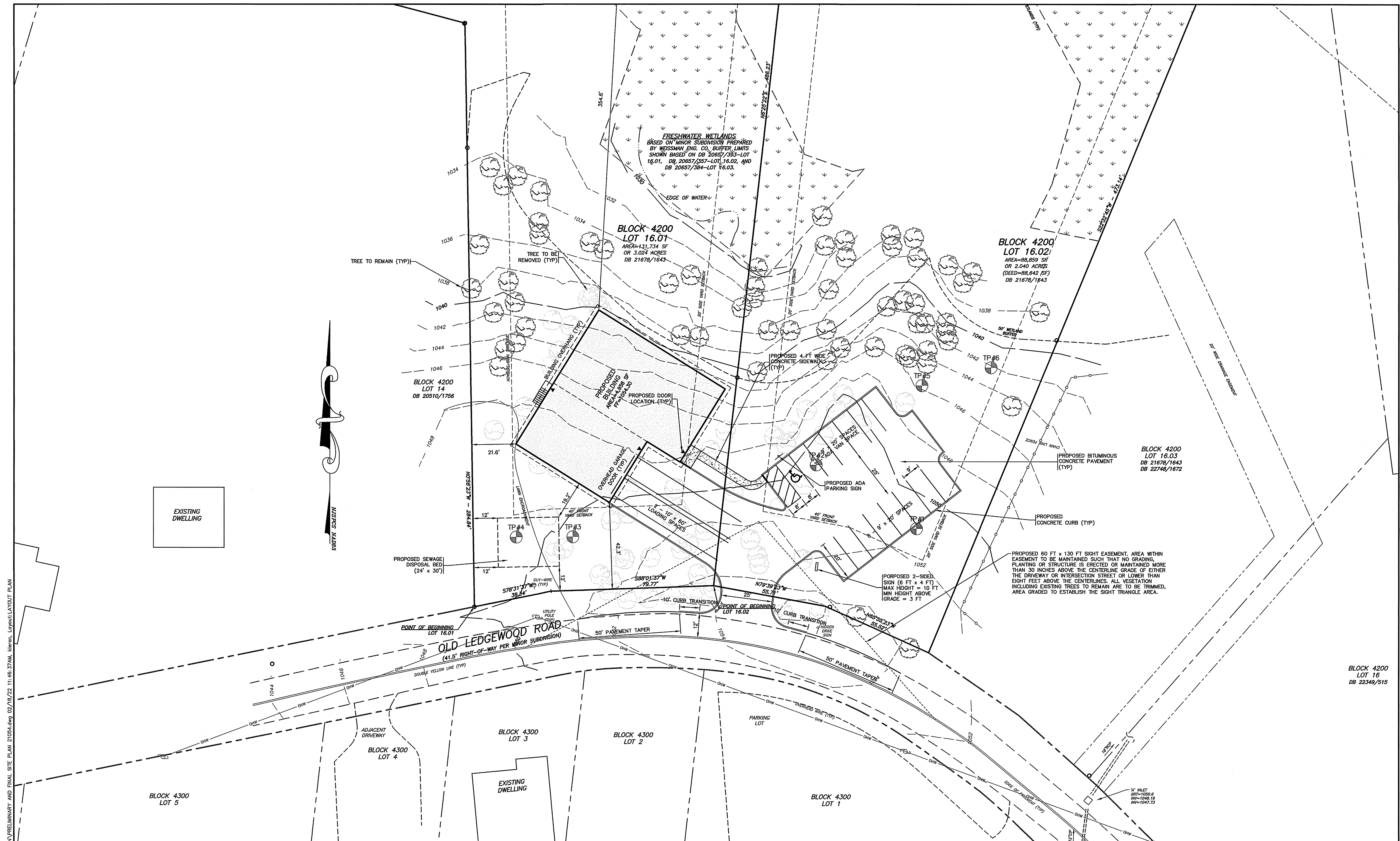
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THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

EXISTING CONDITIONS & TREE REMOVAL PLAN

PRELIMINARY AND FINAL SITE PLAN
SD VENTURES 2021, LLC
BLOCK 4200, LOTS 16.01 & 16.02
56-58 OLD LEDGEWOOD ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 40'
JOB NO.: 21054
DRAWN BY: KLA
CHECKED BY: TFG
DATE: 09/17/2021
SHEET NO. 2 OF 8

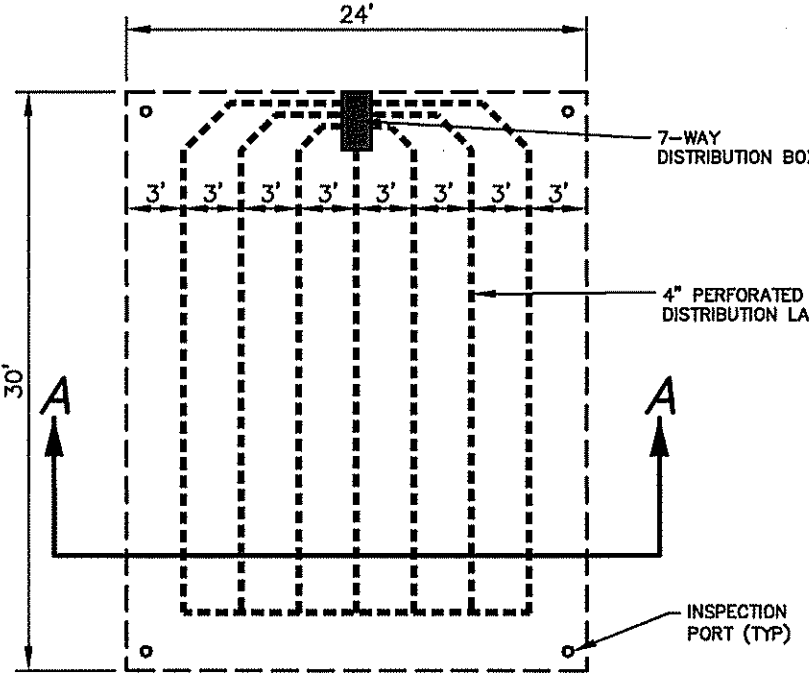
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NOTES AND REFERENCES:

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- GARBAGE GRINDER UNITS SHALL NOT BE INSTALLED IN THE BUILDING.
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MINIMUM SIZE = 304 GPD x 1.01 (K4) = 619 SF (SIZE PROVIDED = 720 SF)
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- ALL UTILITY LOCATIONS, GRADES, ELEVATIONS, INVERTS, ETC. SHALL BE CONFIRMED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE ANY REQUIRED DESIGN ADJUSTMENTS AND UTILITY RELOCATIONS.
- SOIL TESTING PERFORMED BY DYKSTRA WALKER DESIGN GROUP ON 04/17/2021 AND TEST PIT #1 - #4 WERE WITNESSED BY THE MOUNT OLIVE HEALTH DEPARTMENT.

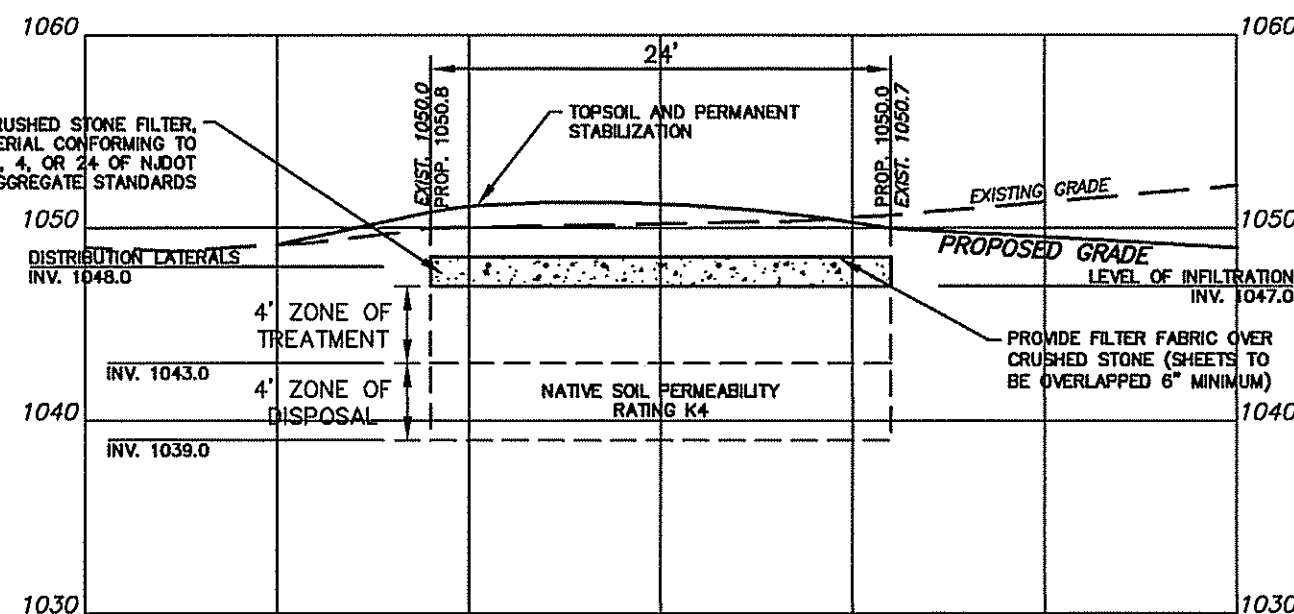
SOIL TESTING RESULTS:	
TEST PIT #1:	
0' - 10"	10YR2/2 TOPSOIL
10' - 32"	10YR5/6 SILTY LOAM, 5% GRAVEL, BLOCKY, FRIABLE, NO MOTTLING
32' - 60"	10YR5/3 SANDY LOAM, 5% GRAVEL, 5% COBBLES, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
60' - 120"	10YR4/4 LOAM, 5% GRAVEL, 5% COBBLES, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 120"	
DEPTH TO LEDGE >120"	
ROOTS @ 48"	
BEDROCK @ 72"	
SOIL PERMEABILITY CLASS RATING: K4	
TEST PIT #2:	
0' - 10"	10YR2/2 TOPSOIL
10' - 38"	7.5 YR5/8 SILTY LOAM, 5% GRAVEL, BLOCKY, FRIABLE, NO MOTTLING
38' - 115"	10YR5/5 SANDY LOAM, 5% GRAVEL, 5% COBBLES, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 115"	
ROOTS @ 55"	
TEST PIT #3:	
0' - 8"	10YR 2/2 TOPSOIL
8' - 30"	10YR4/6 SILTY LOAM, 5% GRAVEL, 10% COBBLES, BLOCKY, FRIABLE, NO MOTTLING
30' - 120"	10YR5/3 SANDY LOAM, 5% GRAVEL, 5% COBBLES, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 120"	
ROOTS @ 24"	
SOIL PERMEABILITY CLASS RATING: K4	
TEST PIT #4:	
0' - 8"	10YR2/2 TOPSOIL
8' - 50"	10YR6/6 SILTY LOAM, 5% GRAVEL, BLOCKY, FRIABLE, NO MOTTLING
50' - 115"	10YR6/4 SANDY LOAM, 5% GRAVEL, 5% COBBLE, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 120"	
ROOTS @ 30"	
TEST PIT #5:	
0' - 8"	10YR2/2 TOPSOIL
8' - 50"	10YR4/6 LOAM, 5% GRAVEL, BLOCKY, FRIABLE, NO MOTTLING
50' - 120"	10YR6/4 SANDY LOAM, 5% GRAVEL, 10% COBBLE, 10% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 120"	
ROOTS @ 24"	
SOIL PERMEABILITY CLASS RATING: K4	
TEST PIT #6:	
0' - 8"	10YR2/2 TOPSOIL
8' - 50"	10YR5/6 LOAM, FILL, STONE, 15% GRAVE, 15% COBBLE, 15% STONE, BLOCKY, FRIABLE, NO MOTTLING
50' - 120"	10YR6/4 SANDY LOAM, 5% GRAVE, 5% COBBLES, 5% STONE, BLOCKY, FRIABLE, NO MOTTLING
TOTAL DEPTH 120"	
ROOTS @ 12"	

- ALL TREES WITHIN 10 FEET OF THE PROPOSED DISPOSAL BED TO BE REMOVED.
- ALL SPOILS NOT DISPOSED OF ON SITE ARE TO BE SENT TO AN APPROVED FACILITY AND RECEIPTS OF DISPOSAL PROVIDED.



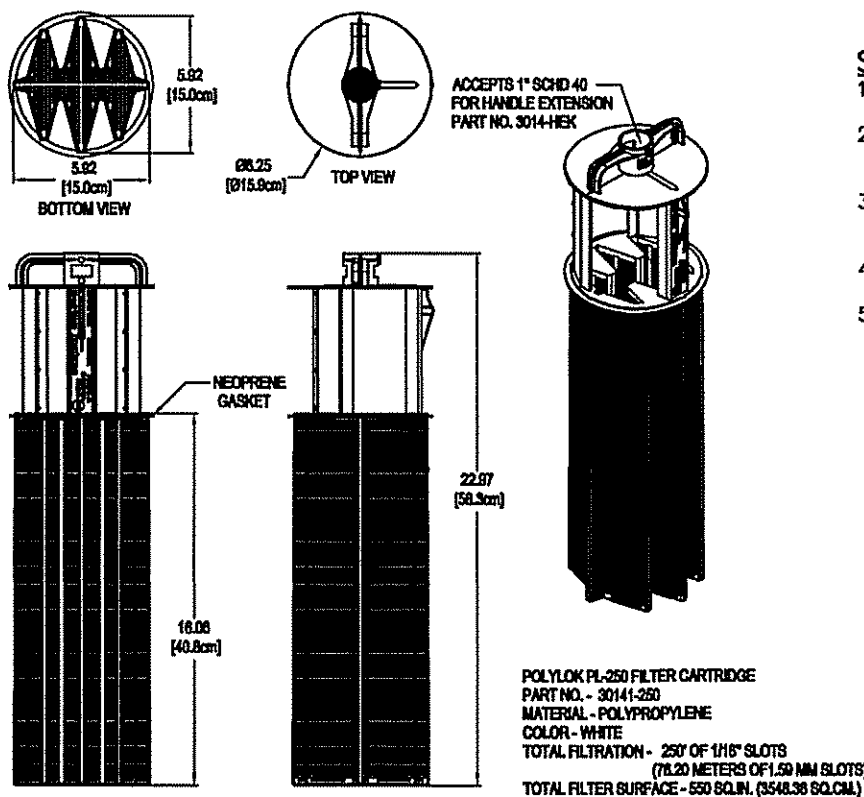
PROPOSED SUBSURFACE SEWAGE DISPOSAL BED

SCALE: 1" = 10'



PROPOSED SUBSURFACE SEWAGE DISPOSAL BED (SECTION A-A VIEW)

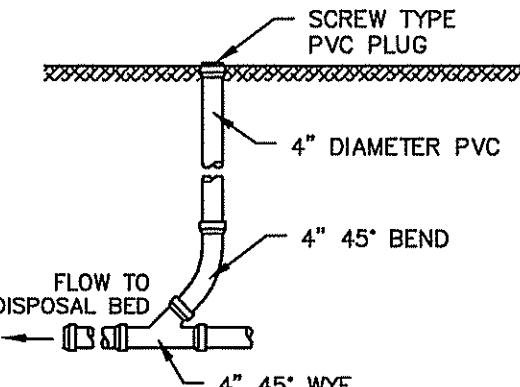
SCALE: 1" = 10'



*PROVIDE T-HANDLE FOR EASY REMOVAL AND CLEANING

6" POLYLOK EFFLUENT FILTER

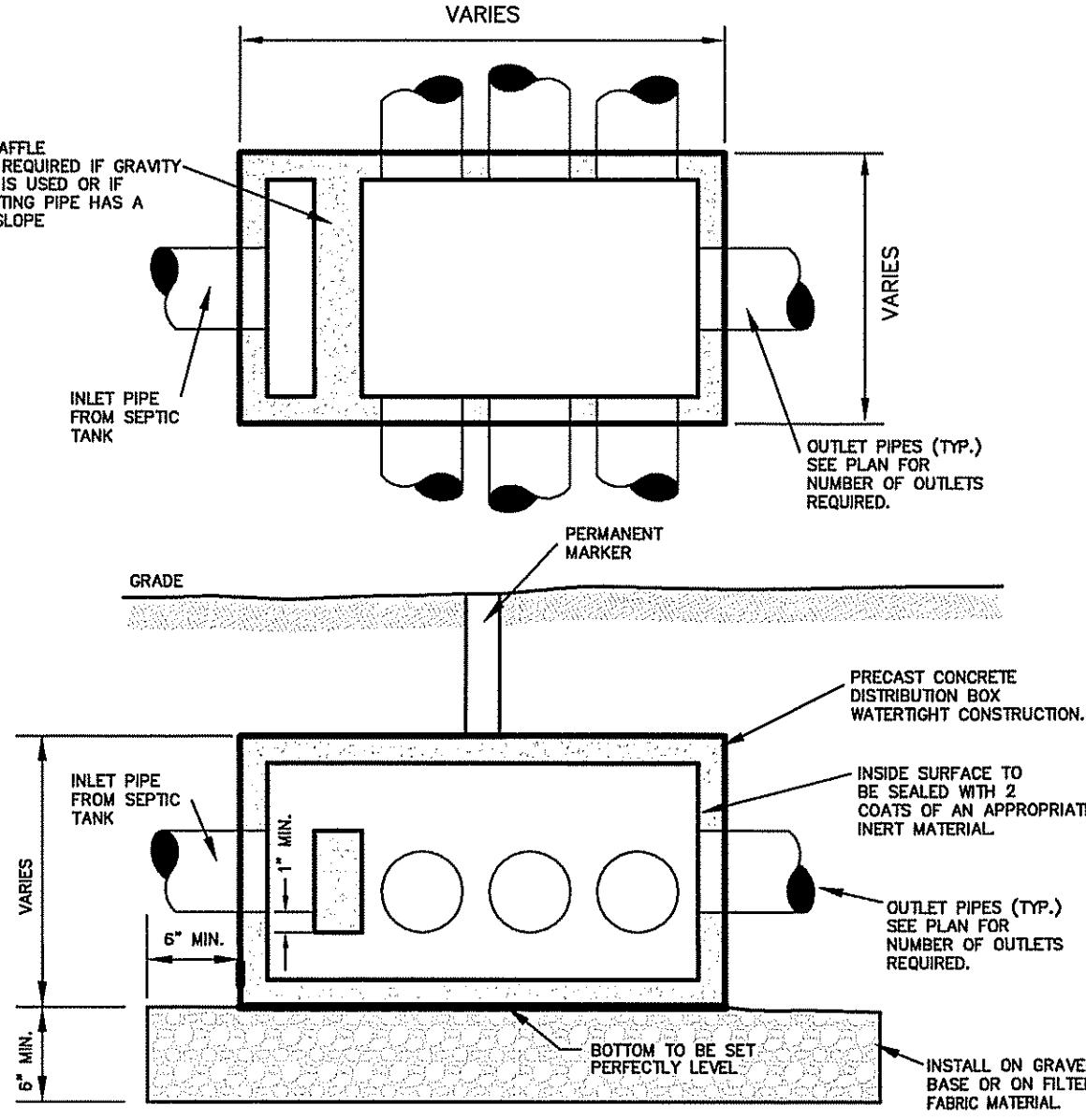
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- NOTES:
- ALL COUPLINGS, PLUGS, PIPES, AND CAPS TO BE STANDARD FOR THE TYPE PF PIPE USED. INSTALLATION ARE TO BE WATERTIGHT.
 - CLEANOUTS AS SHOWN ARE REQUIRED ON ALL HOUSE CONNECTIONS.
 - HOUSE CONNECTIONS ARE TO BE 4" C.I.P., OR P.V.C. (P.V.C. SHALL NOT BE USED WITH LESS THAN 3' OF COVER.)
 - BEDDING BENEATH BASE OF DEEP HOUSE CONNECTIONS SHALL BE EQUAL TO THAT PROVIDED FOR THE REMAINDER OF THE SEWER MAIN.

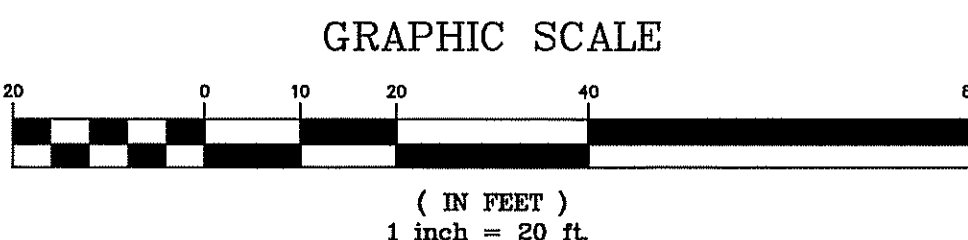
CLEANOUT DETAIL

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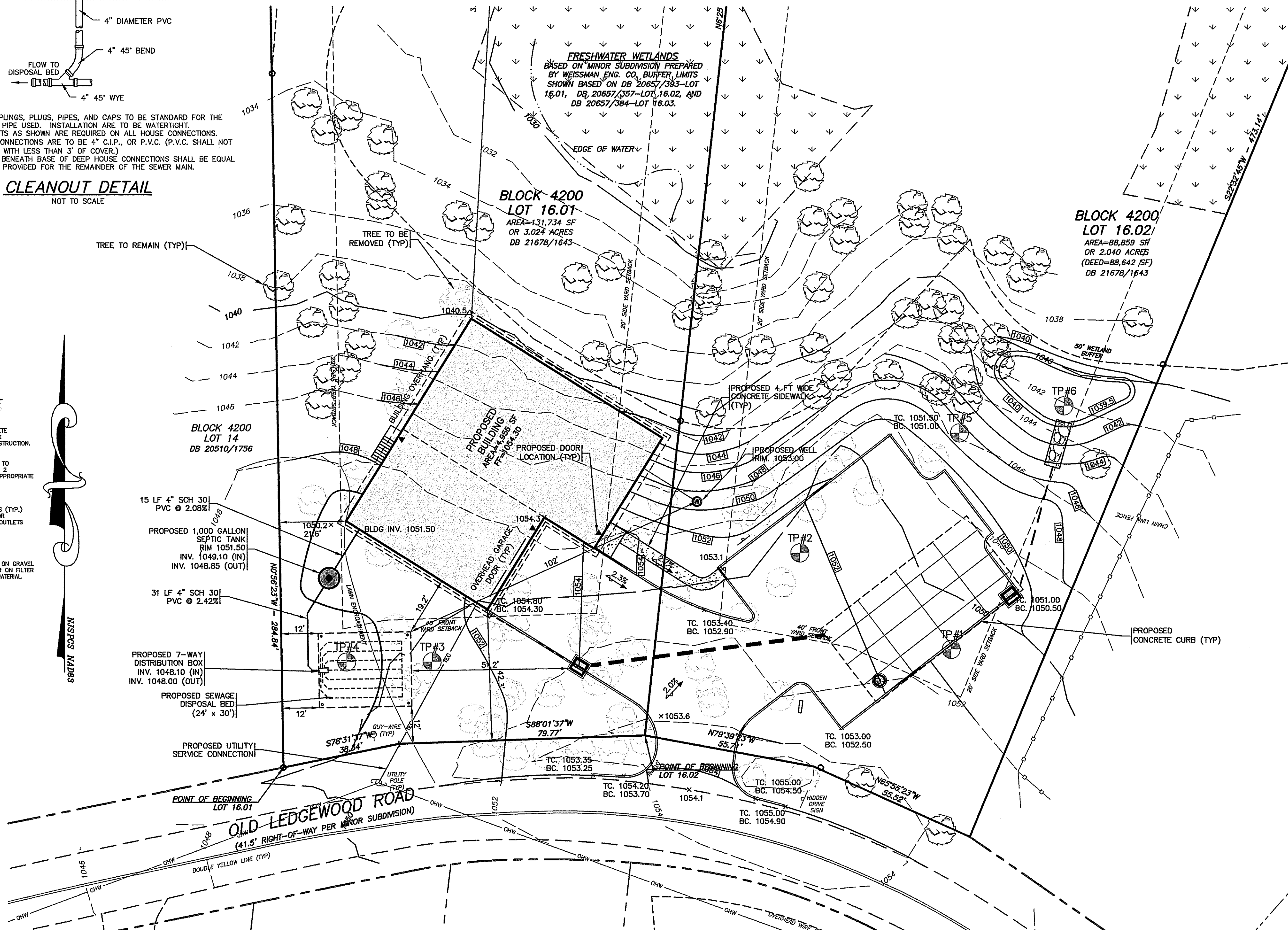


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PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

SEWAGE DISPOSAL SYSTEM DESIGN PLAN

PRELIMINARY AND FINAL SITE PLAN
SD VENTURES 2021, LLC
BLOCK 4200, LOTS 16.01 & 16.02
56-58 OLD LEDGEWOOD ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY

SCALE: 1" = 20'
JOB NO.: 21054
DRAWN BY: KLA
CHECKED BY: TFG
DATE: 09/17/2021
SHEET NO. 5 of 8

LIGHTING NOTES

1. ALL AREA LIGHTING SHALL PROVIDE FOR LIGHTS FOCUSED DOWNWARD, TRANSLUCENT FIXTURES AND SHIELDING OR OTHER SUCH LIGHT ORIENTATION AND SHIELDING TO PREVENT LIGHT SPILLAGE OFF OF THE SITE.
2. THE POLE MOUNTED LIGHT FIXTURES TO BE LED AND MOUNTED 16 FEET IN HEIGHT.
3. THE BUILDING MOUNTED LIGHT FIXTURES TO BE LED AND MOUNTED 12 FEET IN HEIGHT.
4. LIGHTING TO BE TIME CLOCK OPERATED FROM DUSK TO A TIME AGREED UPON BY THE BOARD.
5. WIRING FOR SITE LIGHTS SHALL BE RUN IN UNDERGROUND 1" MIN. DIAMETER PVC CONDUIT AND AT LEAST 18" BELOW GRADE EXCEPT WHERE IT CROSSES A DRIVE AISLE WHERE IT SHALL BE 24" MINIMUM.
6. ALL SITE ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL UNDERGROUND FACILITIES IN SUCH A MANNER THAT THEY DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES.
8. ALL WIRING AND CONDUIT REQUIRED TO PROVIDE ELECTRIC SERVICE TO PROPOSED FIXTURES SHALL BE INCLUDED IN LIGHTING BID. CONTRACTOR SHALL COORDINATE THE LAYOUT AND ELECTRICAL SERVICE TO THE PROPOSED FIXTURES WITH THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
9. ALL LIGHT POLES AND FIXTURES SHALL BE BLACK.
10. THESE CALCULATIONS WERE MADE USING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, USING ACCEPTED LIGHT LOSS FACTORS (LLF).

LANDSCAPING GENERAL NOTES




1. ALL VEGETATION SHOWN IS AT SEMI-MATURE GROWTH.
2. EXISTING PREDOMINANT VEGETATION TO BE PRESERVED WHERE PROPOSED SITE GRADING ALLOWS.
3. A PROTECTION SNOW FENCE BARRIER SHALL BE PLACED AT THE ONSET OF CONSTRUCTION TO PROPERLY PROTECT EXISTING VEGETATION. SEE DETAIL FOR SPECIFICATIONS. FENCE SHALL BE PLACED AT THE TREE DRIP LINE OR 15 FEET OFF TRUNK, WHICHEVER IS GREATER.
4. EXISTING WOODED AREAS TO REMAIN ARE TO BE SELECTIVELY THINNED, PRUNED, FERTILIZED AND PROTECTED AGAINST INSECT INFESTATION.
5. FOR SEEDING SPECIFICATIONS SEE SEEDING SCHEDULE.
6. APPROPRIATE WEED PREVENTION BARRIER TO BE UTILIZED IN SHRUB AREAS (NOT GROUND COVER AREAS) TO REDUCE MAINTENANCE PRACTICES. FOUR MILLIMETER PERFORATED BLACK PLASTIC OR FIBERGLASS WEED MAT TO BE UTILIZED PER MANUFACTURER'S SPECIFICATIONS.
7. ALL PLANTING BEDS TO BE MULCHED WITH 3" LAYER OF CLEAN HARDWOOD CHIPS OR 3" LAYER PEAT MOSS IN GROUND COVER AREAS.
8. EXACT PLANTING LOCATIONS MAY BE MODIFIED TO ADDRESS SITE CONDITIONS. PLANTING MODIFICATIONS TO BE PERFORMED UNDERPLAN PREPARERS DIRECTION.
9. DUE TO POSSIBLE LIMITED PLANT AVAILABILITY, PLANT MATERIAL OF SIMILAR CHARACTER MAY BE SUBSTITUTED UPON TOWNSHIP ENGINEERS APPROVAL.
10. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND PLANTED IN CONFORMANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL PLANT MATERIALS TO BE GUARANTEED BY THE APPLICANT FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITIONS. NECESSARY WATERING AND OTHER MAINTENANCE DURING THE GUARANTEE PERIOD IS THE RESPONSIBILITY OF THE APPLICANT.
12. SLOPED AREAS TO BE STABILIZED WITH CROWN VETCH (BEFORE 5/1 OR FROM 8/1 TO 9/1) IN A SEED MIXTURE OF:
- KY-31 TALL FESCUE 03/8# PER 1000SF
CROWN VETCH 01/4# PER 1000SF
CREEPING FESCUE 01/4# PER 1000SF
CHEWING RED FESCUE 01/4# PER 1000SF
13. PROPOSED WEBSITE TOLERANT SEED MIXTURE TO BE PLANTED AT A RATE OF 100# PER ACRE FROM 4/1 TO 5/1 OR 8/16 TO 10/15. SEED MIXTURE TO CONSIST OF:
- 55% TALL FESCUE
20% KENTUCKY BLUEGRASS
15% PERENNIAL RYE
5% ALSIKE CLOVER
5% POA TRIVIALIS
14. THE PLANTING OPERATION INCLUDES ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, SHIPPING, INCIDENTALS AND CLEAN UP BY THE CONTRACTOR FOR THE INSTALLATION OF THE ENTIRE LANDSCAPE PLAN.
15. FALL PLANTING HAZARDS:
IT IS VERY RISKY TO TRANSPLANT THE FOLLOWING LIST OF TREES BARE ROOT OR B&B IN THE FALL:
- ACER RUBRUM & VARIETIES
BETULA VARIETIES
CARPINUS VARIETIES
CORNUS FLORIDA & VARIETIES
PLATANUS ACERIFOLIA
PRUNUS- ALL STONE FRUITS
PYRUS- ALL PEARS
QUERUS- ALL OAKS
CRATEGUS VARIETIES
HALESIA
KOELREUTERIA
LIQUIDAMBAR STYRACIFLUA
LIRIODENDRON TULIPIFERA
SALIX-WEERING VARS
STYRAX JAPONICA
TILIA TOMENTOSA
ZELKOVA VARIETIES

THE CONTRACTOR ASSUMES RESPONSIBILITY FOR PLANT SURVIVAL OF THESE MATERIALS IF MOVED DURING THE SEASON.




SEEDING SCHEDULE

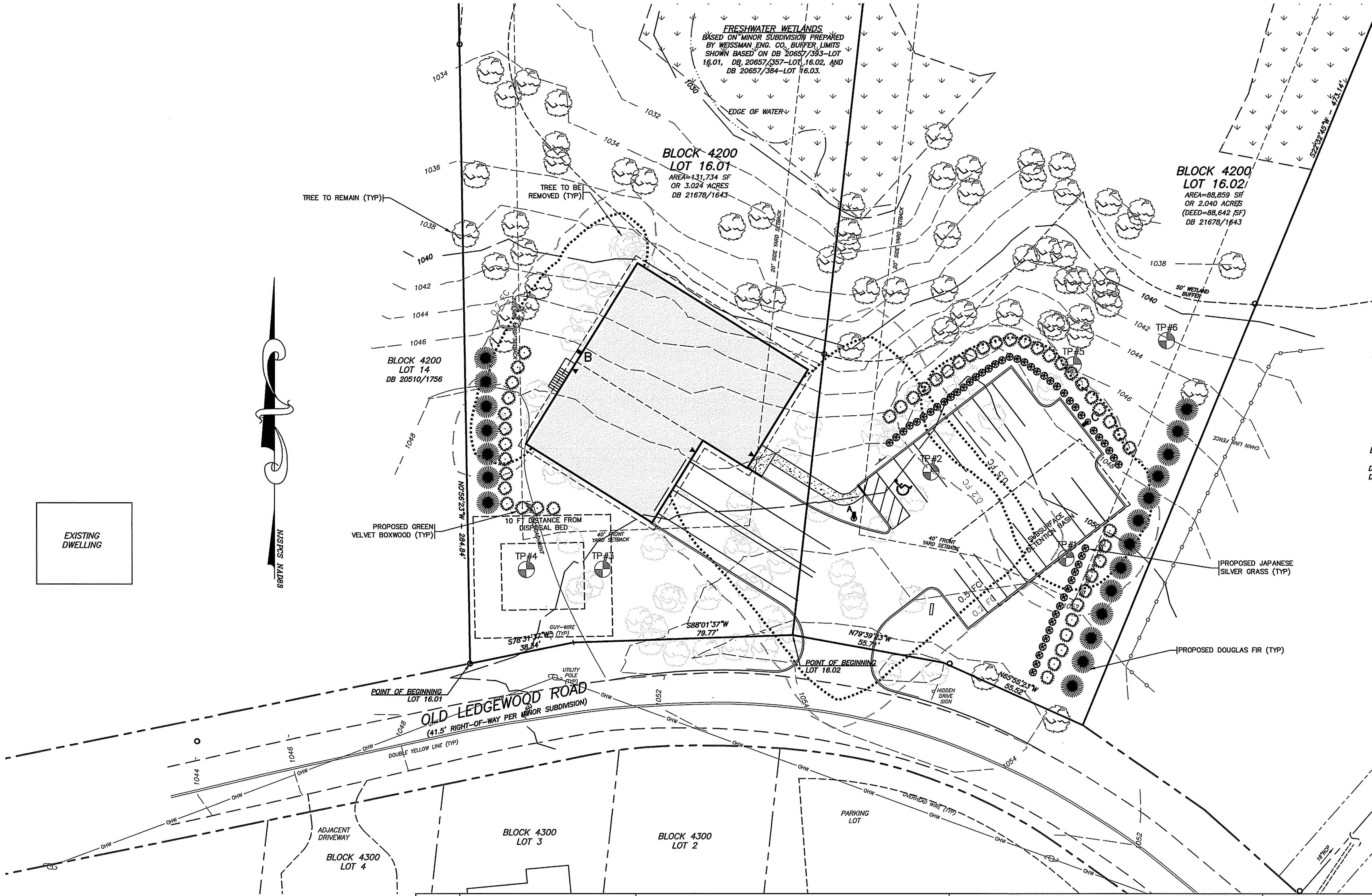
1. TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 S.F. OR PEARL MILLET APPLIED AT A RATE OF 0.5 LBS. PER 1,000 S.F.. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEM OCCURS, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE 6.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 15 AND NOVEMBER 1:
- | TYPE P GRASS SEED MIXTURE | | | |
|-----------------------------|-----------------------|-----------------------|----------------------|
| | MIN. PURITY (PERCENT) | MIN. GERMIN (PERCENT) | % OF TOTAL (PERCENT) |
| NASSAU KENTUCKY BLUE GRASS | 98 | 90 | 30 |
| FALCON TALL FESCUES | 98 | 90 | 25 |
| PAUMotu PERENNIAL RYE GRASS | 98 | 90 | 20 |
| REBEL TALL FESCUES | 99 | 90 | 25 |
| CROWN VETCH SEED | 98 | 90 | 0 |
3. PERMANENT SEEDING TO BE APPLIED BY HYDROSEEDING AT A RATE OF 100 LBS. PER ACRE. SLOPED AREAS TO BE COVERED WITH MULCH AS INDICATED IN NOTE 6.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-20 APPLIED AT A RATE OF 2.3 LBS. PER 1,000 S.F., OR AS DETERMINED BY SOIL TEST. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 18 LBS. PER 1,000 S.F.. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 29 LBS. PER 1,000 S.F..
5. IF SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 6.
6. ALL SEEDING AREAS SHALL BE MULCHED. MULCH SHALL CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBRE MULCH BINDER, LIQUID MULCH BINDER, OR AN APPROVED EQUAL AT A RATE OF 10 LBS. PER 1000 SF.

LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LLF	MOUNTING HEIGHT	DESCRIPTION
 A	1	SINGLE	0.95	16 FT	L&I INDUSTRIES - MRI-LED-65L-SIL-SW-30-80CRI POLE MOUNTED
 B	1	SINGLE	0.95	12 FT	L&I INDUSTRIES - MRI-LED-65L-SIL-2-30-80CRI-BLDG MOUNTED
 C	1	SINGLE	0.95	16 FT	L&I INDUSTRIES - MRI-LED-65L-SIL-FT-30-80CRI-HL POLE MOUNTED

PLANT SCHEDULE

GRASSES							
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	ROOT	SPACING	NO.
 MSV	Miscanthus sinensis 'Variegatus'	'Variegated Japanese Silver Grass'	3 Gal.	5' - 6'	#3 cal	as shown	52
SHRUBS							
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	ROOT	SPACING	NO.
 Boxwood	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" - 30"	4' - 5'	#3 cal	as shown	46
TREES							
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	MATURE SIZE	ROOT	SPACING	NO.
 Douglas Fir	Pseudotsuga Menziesii	Douglas Fir	7 - 8 FT	100' - 120'	B&B	as shown	21



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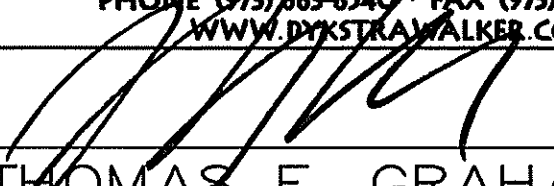
02-18-22

UPDATED OWNER AND APPLICANT INFORMATION

DATE


REVISION

DYKSTRA WALKER
DESIGN GROUP
PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
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LIGHTING & LANDSCAPING PLAN

PRELIMINARY AND FINAL SITE PLAN
SD VENTURES 2021, LLC
BLOCK 4200, LOTS 16.01 & 16.02
56-58 OLD LEDGEWOOD ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY



SCALE: 1" = 20'
JOB NO.: 21054
DRAWN BY: KLA
CHECKED BY: TFG
DATE: 09/17/2021
SHEET NO. 6 of 8

MORRIS COUNTY SOIL CONSERVATION DISTRICT

SOIL EROSION AND SEDIMENT CONTROL NOTES:

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 AREAS 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 WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. 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 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 STORMWATER 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 SHALL 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 PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
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 Dewatering OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE 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 ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEMED 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 SUBJECT PLAN OR THOSE 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 MUST BE HELD.
20. CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.

21. TOPSOIL STOCKPILE PROTECTION

- 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.

STANDARD FOR DUST CONTROL

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTIONS.

WATER QUALITY ENHANCEMENT

SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1, AND PERMANENT STABILIZATION WITH SOD, PG. 6-1.

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 1-1.		
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE, WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

- a) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
 - b) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
 - c) 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.

*NOTE: 72 HOURS PRIOR TO ANY SOIL DISTURBANCE, NOTICE IN WRITING, SHALL BE GIVEN TO THE MORRIS COUNTY SOIL CONSERVATION DISTRICT AND A PRE-CONSTRUCTION MEETING HELD.

SEQUENCE OF CONSTRUCTION

- 1) INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, ETC AS NOTED ON PLAN. DURATION = 1 DAY.
- 2) CLEAR AND GRUB PROPERTY. DURATION = 10 DAYS.
- 3) STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND STOCKPILES, PERFORM TEMPORARY STABILIZATION OF STOCKPILES. DURATION = 5 DAYS.
- 4) CONSTRUCT SITE IMPROVEMENTS. DURATION = 150 DAYS.
- 5) INSTALL PERMANENT STABILIZATION. DURATION = 5 DAYS.
- 6) REMOVE TEMPORARY SOIL EROSION MEASURES AFTER PERMANENT STABILIZATION IS ESTABLISHED AND APPROVED BY SOIL CONSERVATION DISTRICT. DURATION = 4 DAYS.

TOTAL DURATION = 175 DAYS.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

A. SOIL COMPACTION TESTING REQUIREMENTS

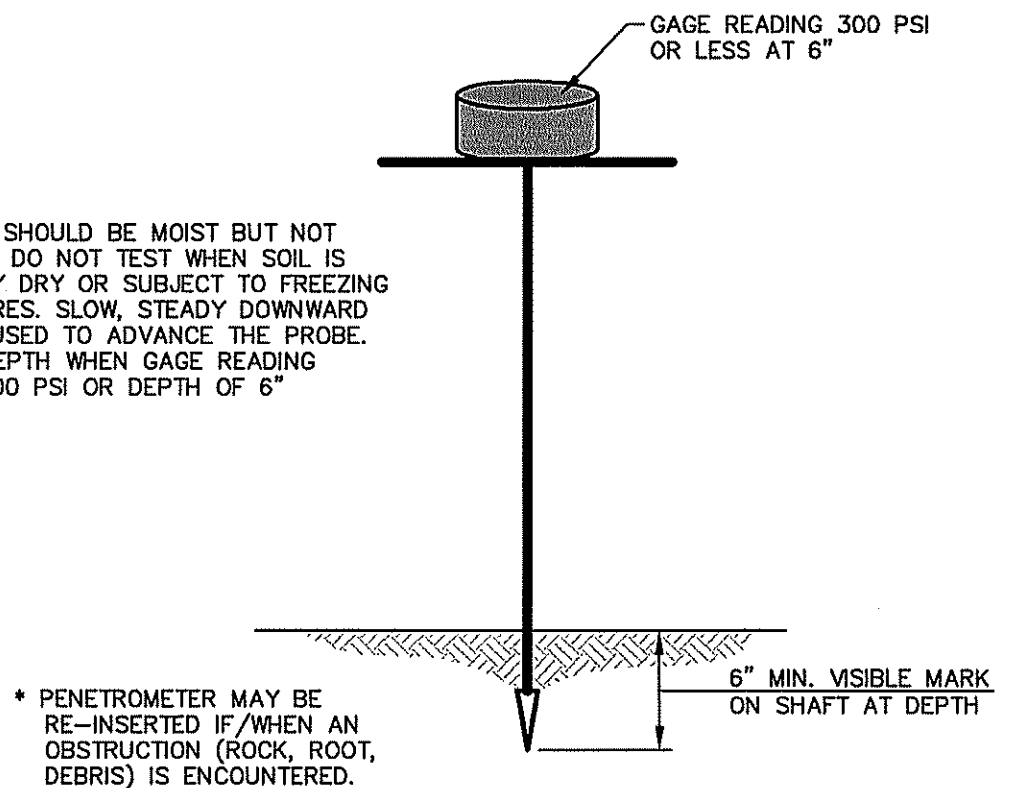
1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION 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 MITIGATION VERIFICATION 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 INDICATES 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.

B. COMPACTION TESTING METHODS

1. PROBING WIRE TEST (SEE DETAIL)
2. HAND-HELD PENETROMETER TEST (SEE DETAIL)
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
5. 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.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARD FOR LAND GRADINGS" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. 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.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. 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.



HANDHELD SOIL PENETROMETER TEST

NOT TO SCALE

NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE. MEASURE DEPTH WHEN GAGE READING REACHES 300 PSI OR DEPTH OF 6"

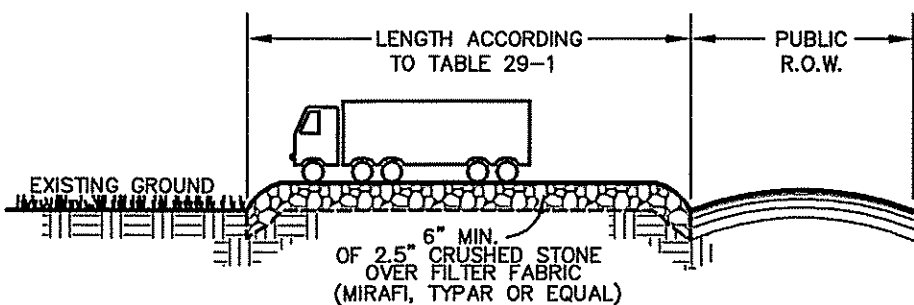
* WIRE MAY BE RE-INSERTED IF WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS) IS ENCOUNTERED.

PROBING WIRE TEST

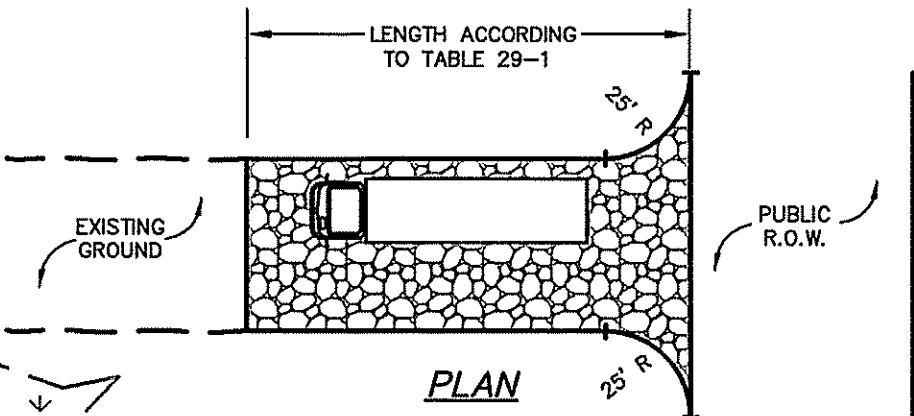
15.5 GA. STEEL WIRE (SURVEY FLAG)

NOT TO SCALE

PERCENTAGE SLOPE OF ROADWAY	LENGTH REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0-2%	50 FT	100 FT
2-5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH F.A.S.C. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING BODY.	



SECTION



STABILIZED

RECONSTRUCTION ENTRANCE

NOT TO SCALE

RECOMMENDED SOIL COMPACTION TEST LOCATION (TYP)

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD, P. 1-1.		
POLYACRYLAMIDE (PAM) - DRY SPREAD			
ADJULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE, WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WATES, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOIL COMPACTION LEGEND



SOIL COMPACTION TESTING AREAS



RECOMMENDED SOIL COMPACTION TESTING LOCATION (APPROX. 1/0.5 ACRE)

SEDIMENT FILTER FENCE

NOT TO SCALE

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

02-18-22	UPDATED OWNER AND APPLICANT INFORMATION
DATE	REVISION

DYKSTRA WALKER
DESIGN GROUP, P.A.

PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS
21 BOWLING GREEN PARKWAY, SUITE 204 - LAKE HOPATCONG, NJ 07849
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THOMAS F. GRAHAM, P.E.
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100

SOIL EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY AND FINAL SITE PLAN
SD VENTURES 2021, LLC
BLOCK 4200, LOTS 16.01 & 16.02
56-58 OLD LEDGEWOOD ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY

DW

SCALE: 1" = 20'

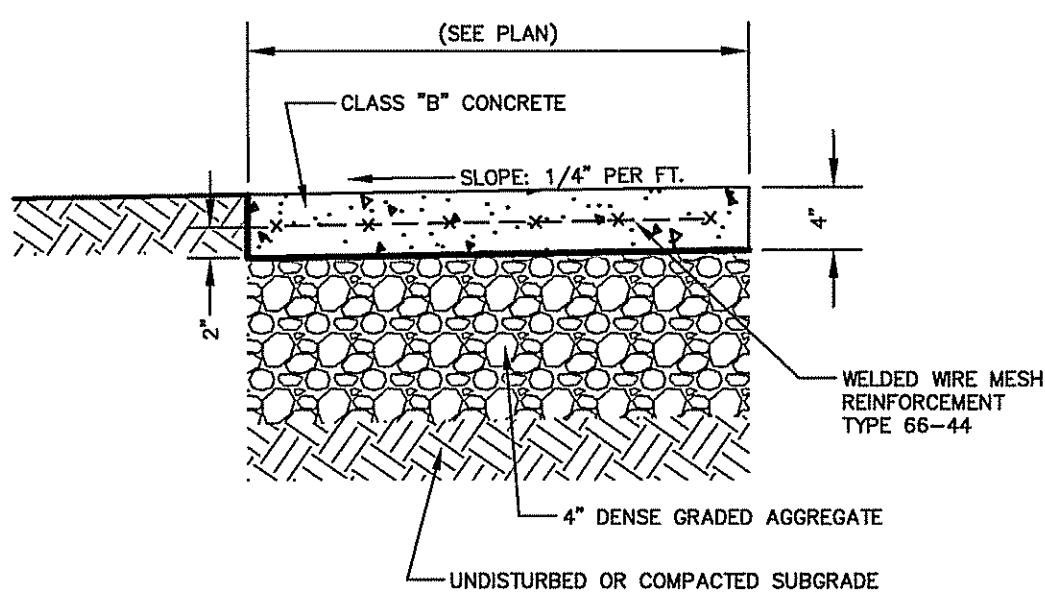
JOB NO.: 21054

DRAWN BY: KLA

CHECKED BY: TFG

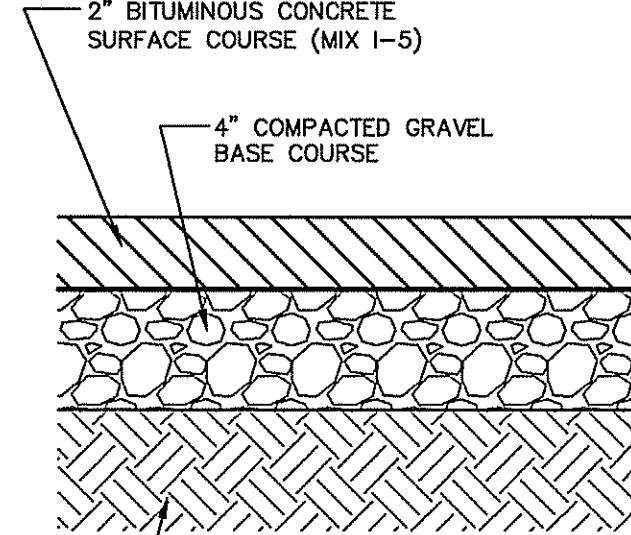
DATE: 09/17/2021

SHEET NO. 7 of 8



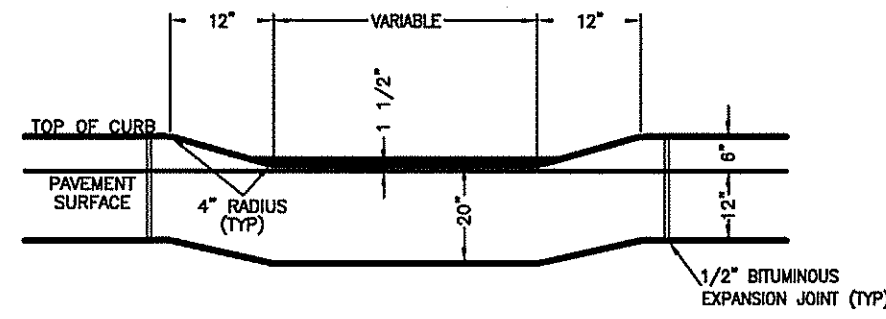
- NOTES:
1. CURB AND SIDEWALK CONCRETE TO BE N.J.D.O.T. CLASS "B" AIR-ENRICHED.
 2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 16'-0" MAX. INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.

CONCRETE SIDEWALK
NOT TO SCALE

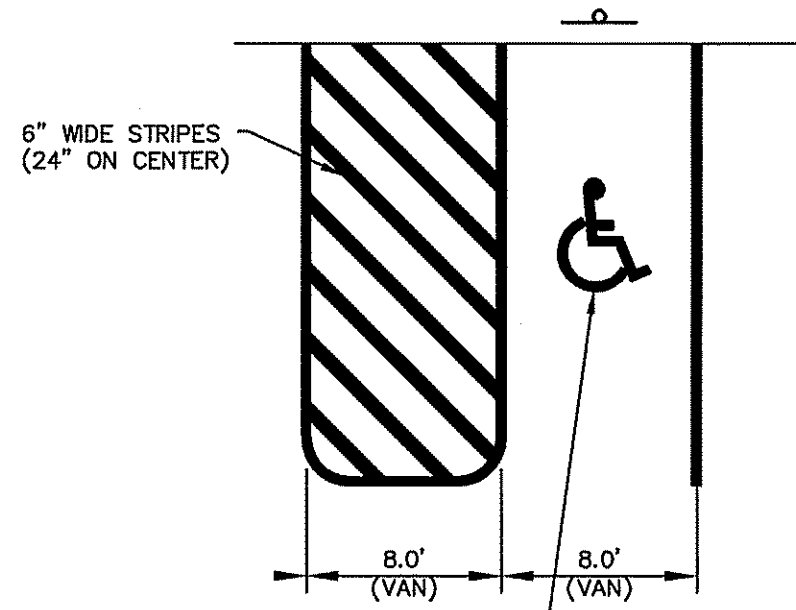


COMPACTED SUBGRADE TO 95% DENSITY- CONTRACTOR SHALL VERIFY THAT SUBGRADE IS SUFFICIENTLY FIRM TO SUPPORT ANTICIPATED TRAFFIC LOADS. IF SOIL IS CLAY, CLAY LOAM, SILT OR SIMILAR SOIL TYPE, ENGINEER SHALL BE CONSULTED FOR POSSIBLE INCREASE IN PAVEMENT THICKNESS.

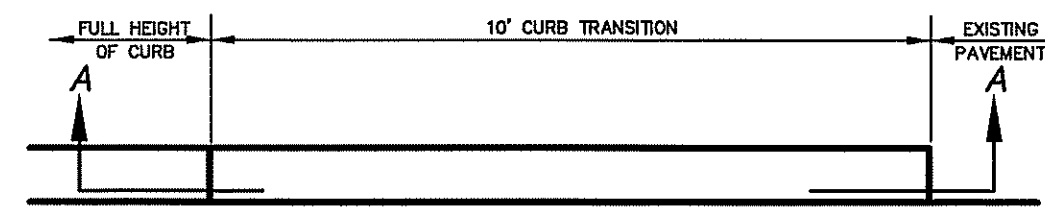
DRIVEWAY PAVEMENT SECTION
N.T.S.



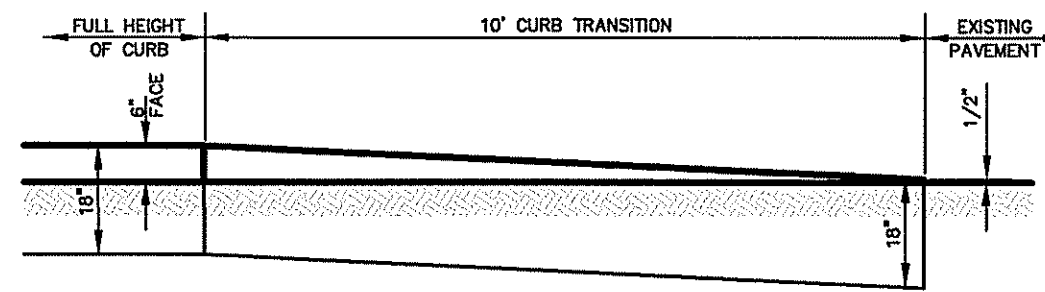
DEPRESSED CURB
NOT TO SCALE



ADA PARKING STALL STRIPING (NJ)
NOT TO SCALE



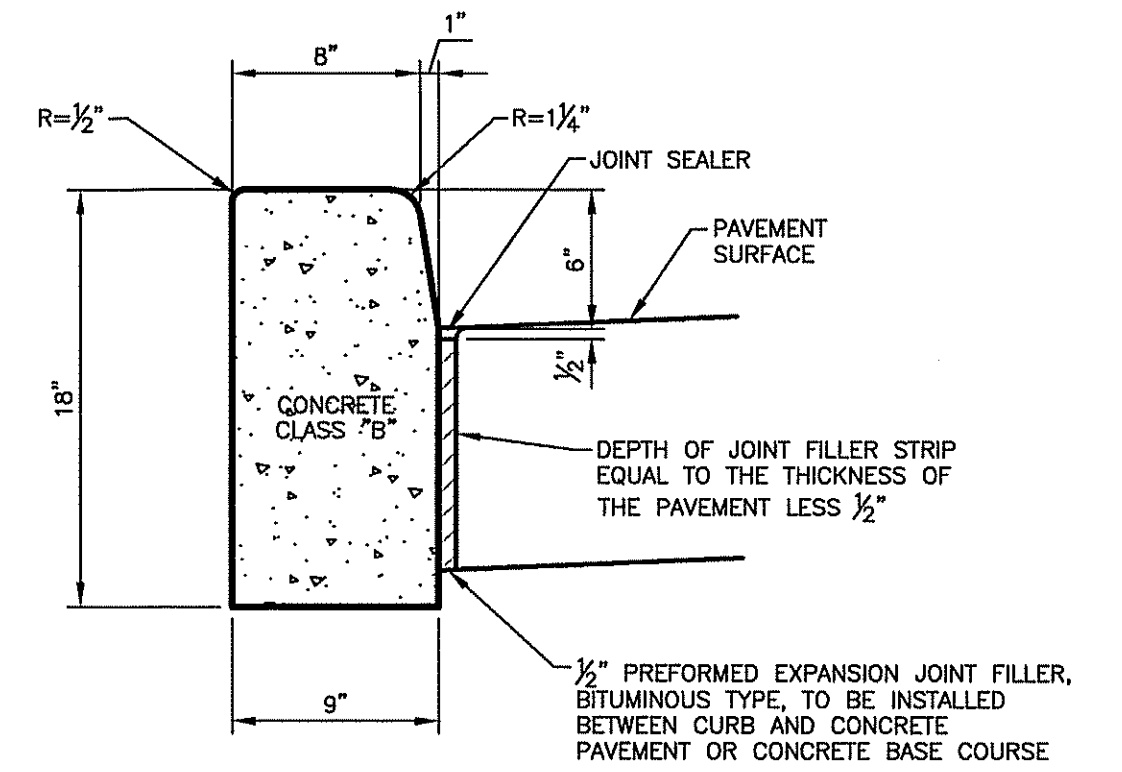
PLAN VIEW



SECTION A-A

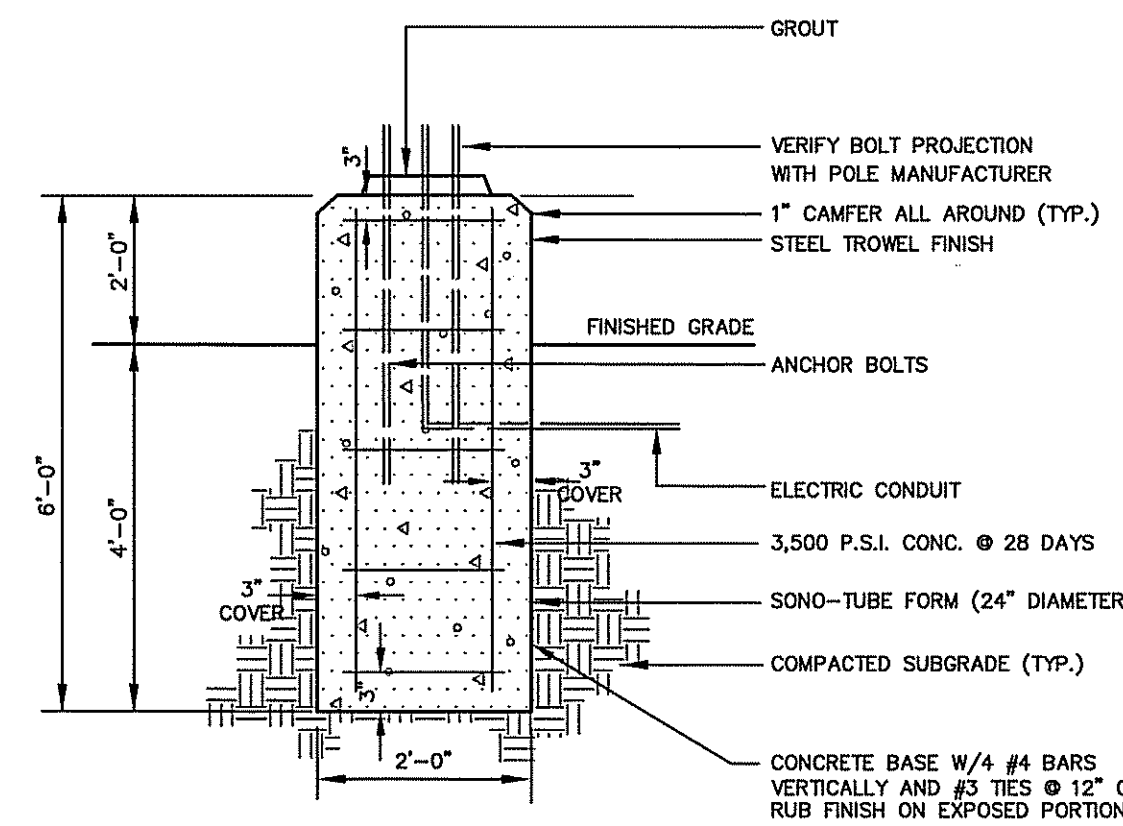
TRANSITIONS TO BE PROVIDED AT ALL BEGINNING OR END CURB LOCATIONS (AS SHOWN ON THESE PLANS)

CURB TRANSITION
NOT TO SCALE



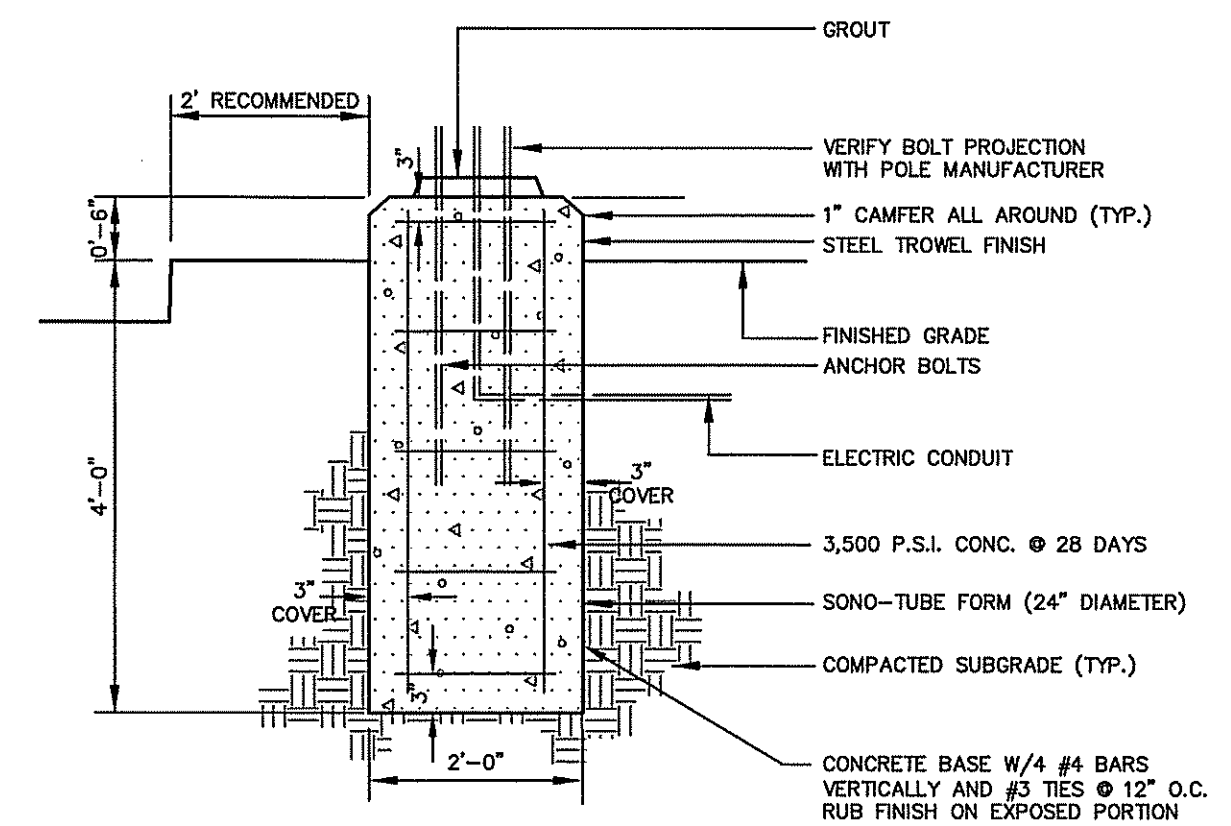
- NOTES:
1. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" ON CENTER AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.
 2. EXPANSION JOINTS THRU AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.
 3. OMIT LONGITUDINAL EXPANSION JOINT FOR ASPHALT PAVEMENT.

9" X 18" CONCRETE VERTICAL CURB
NOT TO SCALE



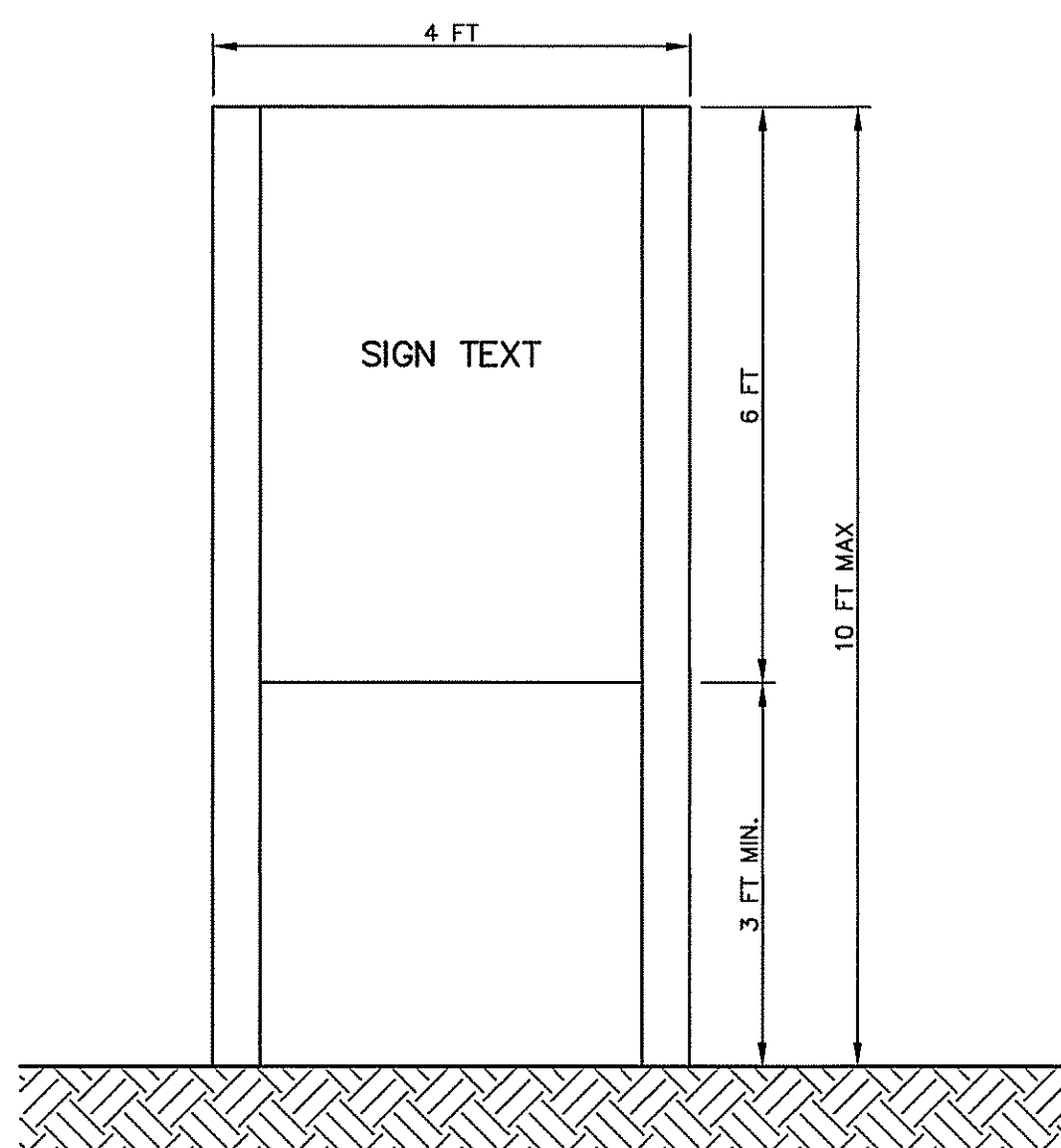
ABOVE GRADE BASE
(FOR LIGHT FIXTURES WITHIN TWO (2) FEET OF A CURB AT A PARKING SPACE ONLY)

NOTE: CONFIRM DESIGN OF LOT LIGHT BASE WITH STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER, TO INSURE DIAMETER AND DEPTH OF BASE ARE SUITABLE FOR EXISTING SOIL CONDITIONS, WIND LOADS, FROST PROTECTION, ETC.

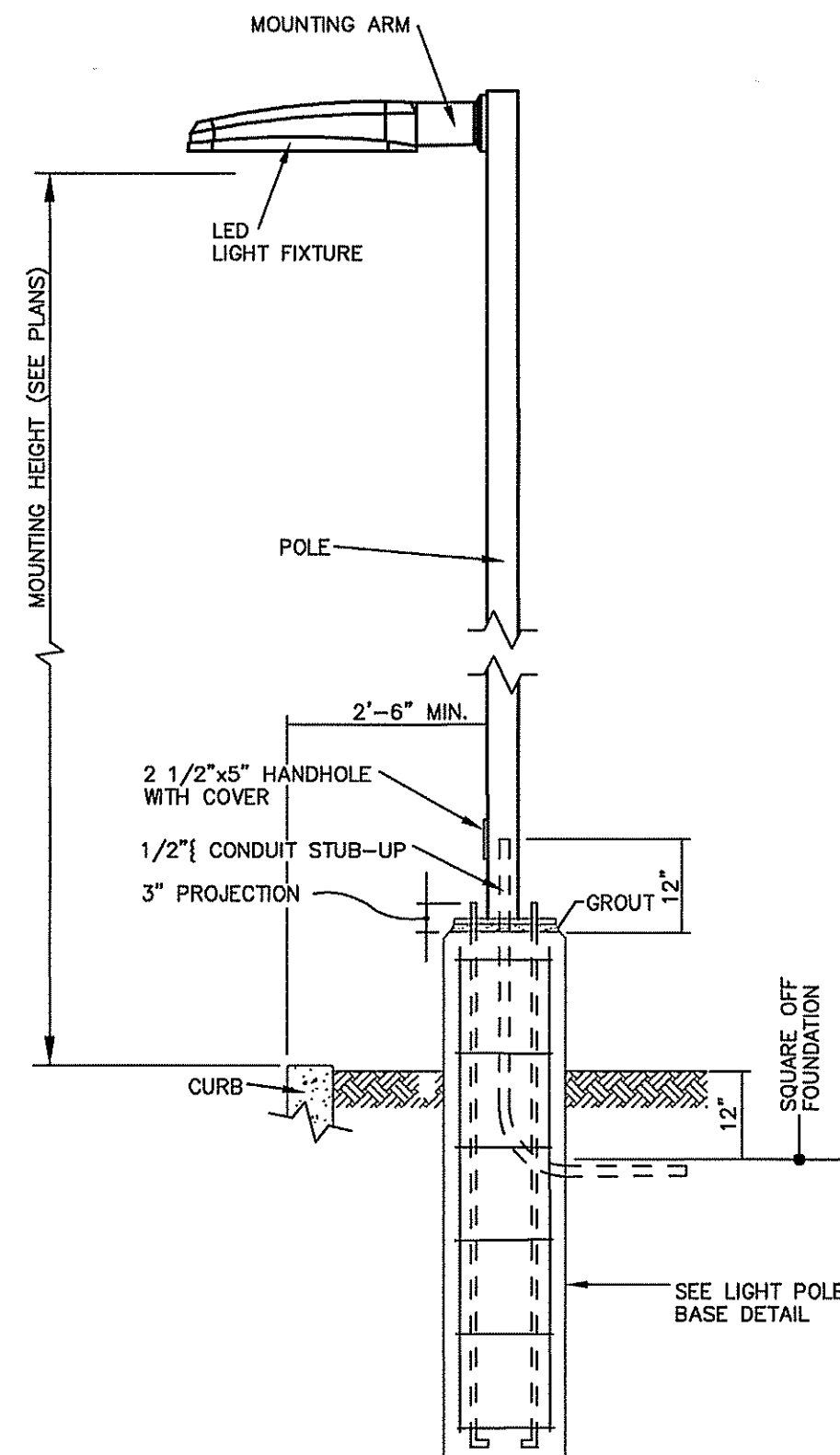


AT GRADE BASE

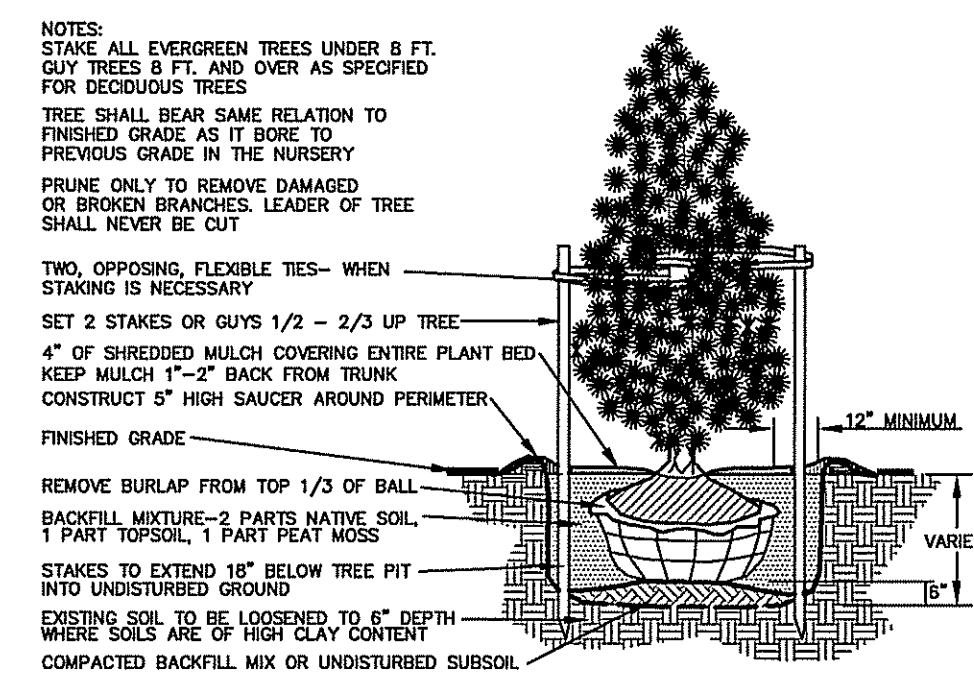
POLE MOUNTED LIGHT POLE BASE DETAILS
NOT TO SCALE



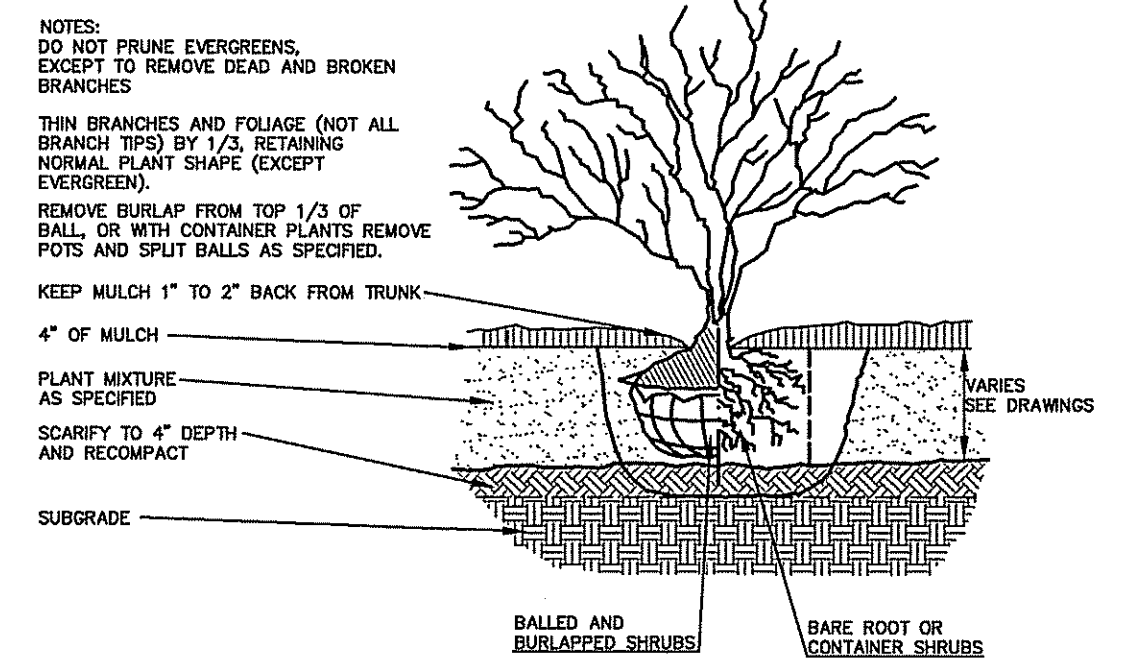
PROPOSED TWO-SIDED SITE SIGN
SCALE: NTS



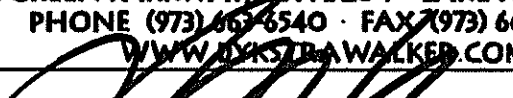
TYPICAL POLE-MOUNTED LIGHT FIXTURE DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

		<div>DYKSTRA WALKER DESIGN DW GROUP PA</div> <div>PROFESSIONAL ENGINEERS, PLANNERS & SURVEYORS</div> <div>21 BOWLING GREEN PARKWAY, SUITE 304 · LAKE HOPATCONG, NJ 07849</div> <div>PHONE (973) 663-6540 · FAX (973) 663-0042</div> <div>WWW.DYKSTRAWALKER.COM</div> <div></div> <div>THOMAS F. GRAHAM, P.E.</div> <div>PROFESSIONAL ENGINEER, N.J. LIC. NO. 24GE03788100</div>	DETAILS		<div>DW</div>
			PRELIMINARY AND FINAL SITE PLAN	SCALE: AS NOTED	
			SD VENTURES 2021, LLC	JOB NO.: 21054	
			BLOCK 4200, LOTS 16.01 & 16.02	DRAWN BY: KLA	
			56-58 OLD LEDGEWOOD ROAD	CHECKED BY: TFG	
			TOWNSHIP OF MOUNT OLIVE	DATE: 09/17/2021	
02-18-22	UPDATED OWNER AND APPLICANT INFORMATION	MORRIS COUNTY	NEW JERSEY	SHEET NO. 8 OF 8	
DATE	REVISION				