

PRELIMINARY & FINAL SITE PLAN PHASE 3
LOT 85.02, BLOCK 4400
AMENDED PRELIMINARY & FINAL SITE PLAN PHASES 1 & 2
LOT 85, BLOCK 4400
160 GOLD MINE ROAD
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY



KEY MAP
SCALE: 1"= 300'

SHEET INDEX

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3.	PRELIMINARY & FINAL SITE PLAN
4.	PRELIMINARY & FINAL LANDSCAPING PLAN & DETAILS
5.	OUTDOOR STORAGE AREA

OWNER'S CERTIFICATE OF CONCURRENCE WITH PLAN:
"I CERTIFY THAT I AM THE OWNER OF RECORD OF THE SITE HEREON DEPICTED AND THAT I CONCUR WITH THE PLAN."

[Signature]

OWNER HUNKELE EQUITIES LLC
160 GOLD MINE ROAD
MOUNT OLIVE, NJ 07836

ADDRESS *1-9-20*

DATE

TOWNSHIP OF MOUNT OLIVE

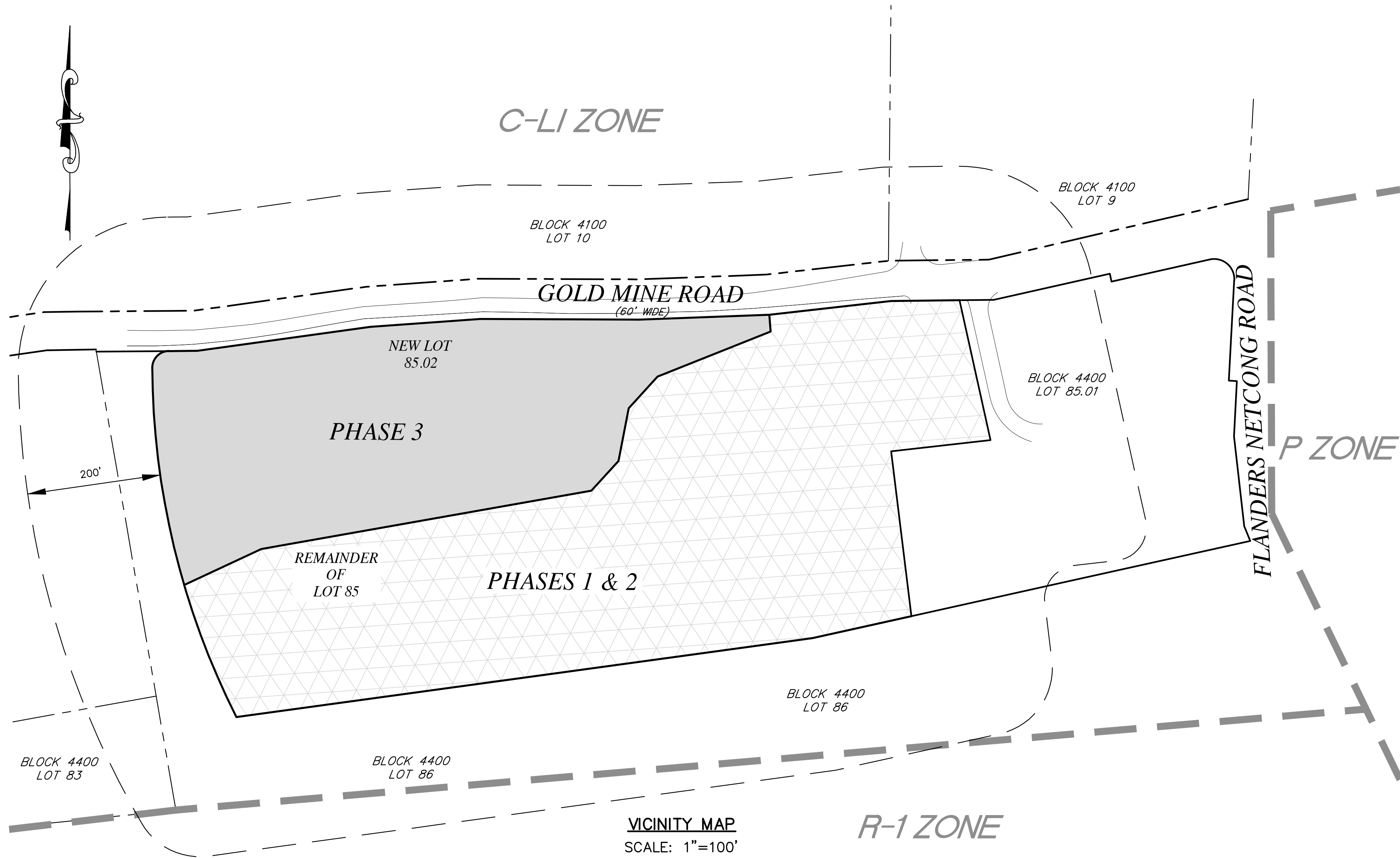
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



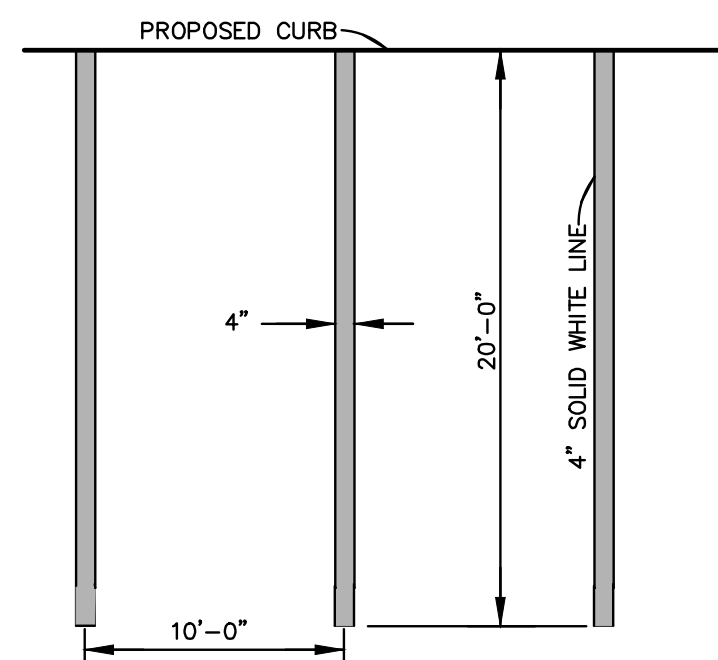
OWNER & APPLICANT:
HUNKELE EQUITIES LLC
160 GOLD MINE ROAD
MOUNT OLIVE, NJ 07836

CPL planning architecture engineering surveying partnership	CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP LLC 95 MATAWAN ROAD SECOND FLOOR MATAWAN, NJ 07747 P. 732-566-0297 www.cplpartnership.com
	<small>CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 246428159000 BOARD OF ARCHITECTS: 21AC000099000</small>
	Job No.: 21001 Date: JANUARY 21, 2021 Revised:

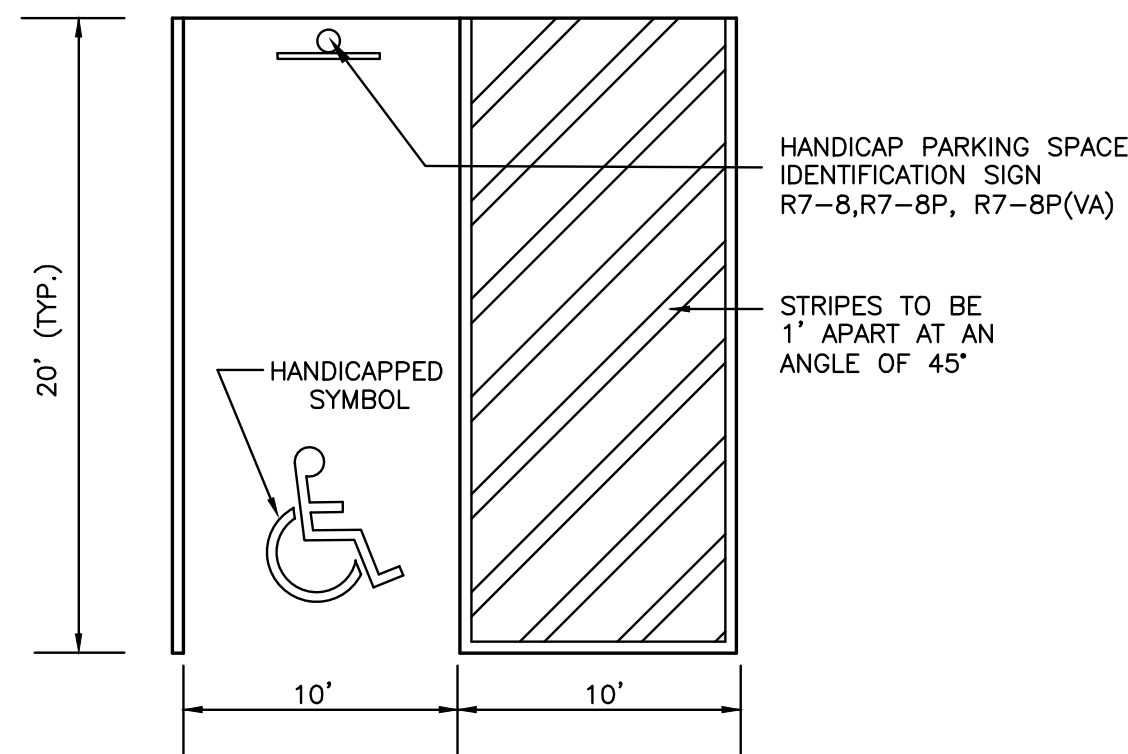
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VICINITY MAP
SCALE: 1"=100'

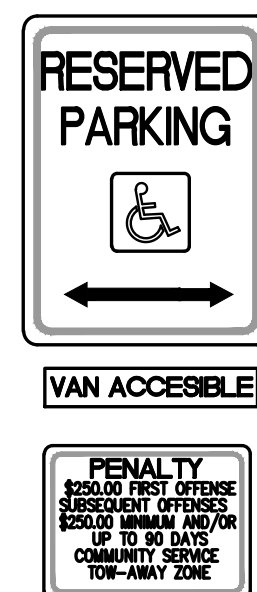


PARKING LOT STRIPING DETAIL
N.T.S. SG-009

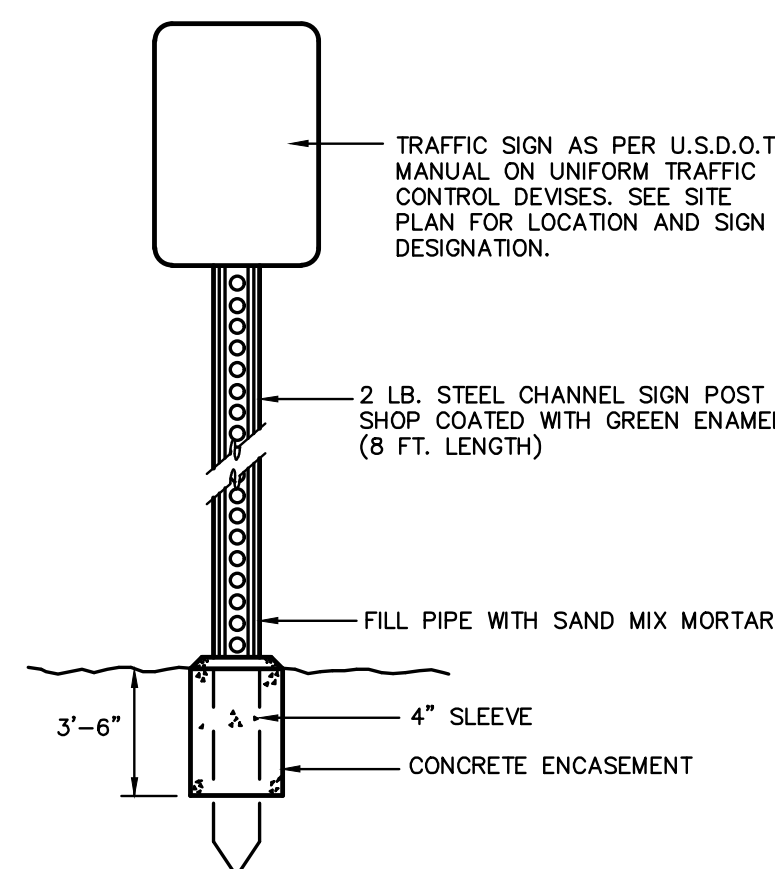


NOTES:
ALL STRIPING TO BE 4" WIDE
TRAFFIC BLUE

HANDICAPPED PARKING SPACES
N.T.S. SG-003a

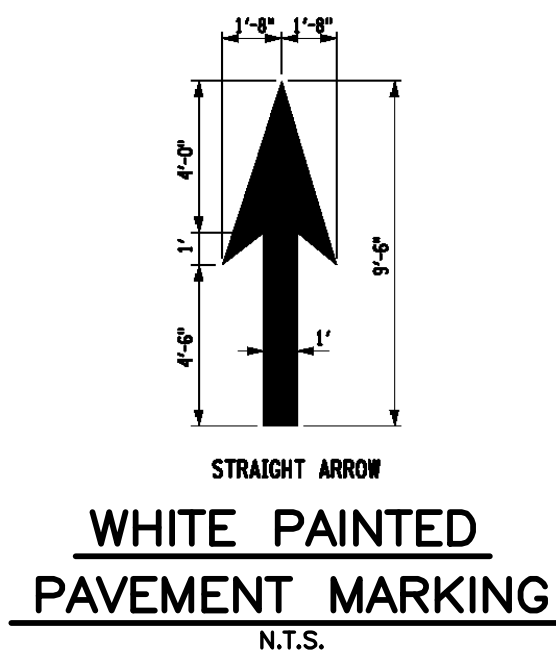
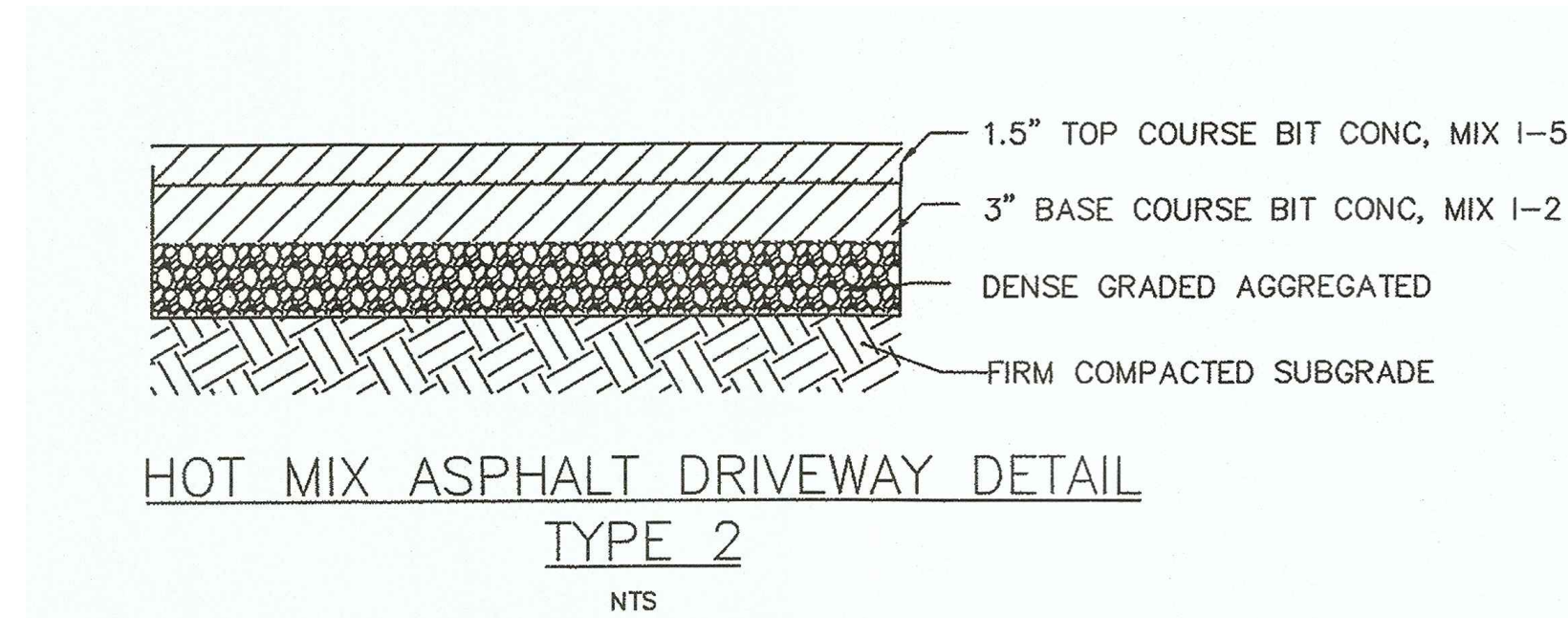


M.U.T.C.D. SIGN NO.
R7-B
R7-8P(VA)
R7-8P
12"X 18"



GENERAL NOTES:
1. ALL SIGNS SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 6 FEET ABOVE THE PAVEMENT OR GROUND.
2. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
3. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

SIGN POST DETAIL
N.T.S. SG-005



PROPERTY OWNERS LIST WITHIN 200'

19010 BLOCK	LOT	TOWNSHIP OF MOUNT OLIVE
4100 10	COMBE FILL CORP. BRUCE D. SCHERLING 17 DONELLAN RD. SCARSDALE, NY 10583-2007	
4100 9.03	WAL-MART RE BUSINESS TRUST P.O. BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	
4400 83	TRI-ST. QUIKRETE C/O KAREN KULP 3480 PIEDMONT RD., STE. 1300 ATLANTA, GA 30305	
4400 84	TRI-ST. QUIKRETE C/O RYAN LLC 228 PEACHTREE ST. NE, #1900 ATLANTA, GA 30303	
4400 85	HUNKLE EQUITIES LLC 160 GOLDMINE RD. UNIT #9 FLANDERS, NJ 07836	
4400 85.01	HUNKLE EQUITIES LLC 160 GOLDMINE RD. UNIT #9 FLANDERS, NJ 07836	
4400 86	MORRIS HUNT COMMUNITY ASSN. INC. 200 VALLEY RD, SUITE 203 MT. ARLINGTON, NJ 07856	
4500 5	MORRIS COUNTY MUNICIPAL UTILITIES AUTHORITY 214A CENTER GROVE RD. RANDOLPH, NJ 07869	
	BRUCE D. SMITH HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY P.O. BOX 450 HACKETTSTOWN, NJ 07840	
	MT. ALBANESE NEW JERSEY NATURAL GAS COMPANY 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 P.O. BOX 450 204 FLANDERS-DRAKESTOWN ROAD MT. OLIVE, NJ 07828	
	N.J. DEPARTMENT OF TRANSPORTATION 1033 PARKWAY DR, CH 600 TRENTON, NJ 08625	
	PUBLIC SERVICE ELECTRIC & GAS MANAGER - CORPORATE PROPERTIES 60 PARK PLAZA, T8B NEWARK, NJ 07102	
	NEW JERSEY AMERICAN WATER CO. INC. P.O. BOX 5627 CHERRY HILL, NJ 08034	
	APPLIED WASTEWATER MANAGEMENT 2 CLERICO LINE HILLSBOROUGH, NJ 08844	

GENERAL NOTES

- OWNER & APPLICANT:
HUNKLE EQUITIES LLC
160 GOLD MINE ROAD - BOX 9
MOUNT OLIVE, N.J. 07836
- BEING KNOWN AS LOTS 85 AND 85.02, BLOCK 4400 AS SHOWN ON SHEET 45 OF THE TAX MAPS OF THE TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY.
- ENTIRE TRACT IS COMPRISED OF 13.54 AC AND IS LOCATED IN C-LI, (COMMERCIAL/LIGHT INDUSTRIAL)
- ZONE REQUIREMENTS FOR THE C-LI ZONE:

	REQUIRED	PROVIDED LOT 85.02
MINIMUM LOT AREA	5 ACRES	5.00 ACRES
MINIMUM LOT WIDTH	250 FT.	641 FT.±
MINIMUM LOT DEPTH	250 FT.	255 FT.±
MINIMUM LOT FRONTAGE	250 FT.	898 FT.±
MAXIMUM LOT COVERAGE	60%	53.44 %
MAXIMUM BUILDING HEIGHT	45 FT.	N.A.
FLOOR AREA RATIO	0.40	N.A.

NOTE:
EXCEPTIONS REQUESTED FROM:
1. SECTION 550-560-NO CURBING PROPOSED
2. SECTION 550-33 LIGHTING OF ENTIRE SITE. ONLY AREA OF DEVELOPMENT IS PROPOSED.
3. SECTION 550-56(c)-PARKING LOT NOT PAVED
- PARKING REQUIREMENTS: PHASE 3
PROPOSED PARKING (10'X20' SPACES*)

	PARKING PROVIDED
	254 SPACES
	TOTAL 254 SPACES
- BOUNDARY INFORMATION SHOWN HEREON OBTAINED FROM A MAP ENTITLED "BOUNDARY/TOPOGRAPHIC SURVEY OF LOT 85, BLOCK 4400, 160 GOLD MINE ROAD, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY" DATED DECEMBER 12, 2015, REVISED TO SEPTEMBER 13, 2016 PREPARED BY CAREAGA ENGINEERING INC AND "MINOR SUBDIVISION, 160 GOLD MINE ROAD, LOTS 85 & 85.02 BLOCK 4400" DATED AUGUST 26, 2019, PREPARED BY CAREAGA ENGINEERING INC.
- TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM ABOVE REFERENCED "BOUNDARY AND TOPOGRAPHIC SURVEY" AND "AS-BUILT SURVEY, LOT 85, BLOCK 4400, 160 GOLD MINE ROAD, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY DATED FEBRUARY 8, 2017, REVISED TO SEPTEMBER 15, 2017. VERTICAL DATUM IS BASED ON NGVD 1929. BENCHMARK IS PK NAIL SET IN PAVEMENT, ELEVATION 1085.22.
- FRESHWATER WETLANDS/WATERS BOUNDARY LINE SHOWN PER N.J.D.E.P. FRESH WATER LETTER OF INTERPRETATION DELINEATED BY WANDER ECOLOGICAL CONSULTANTS FILE NO. 1427-09-0008.1
- ALL CONSTRUCTION SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" DATED 2001, AS SUPPLEMENTED AND SUPPLEMENTAL SPECIFICATIONS PREPARED BY THE CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, L.L.C., WHICH SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE TOWNSHIP OF MOUNT OLIVE.
- EXISTING UTILITIES:
 - OWNER AND CONTRACTOR ARE HEREBY NOTIFIED THAT EXISTING UTILITIES ARE PRESENT IN THE VICINITY OF THE PROJECT. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITIES ALONG THE LINE OF THE PROPOSED WORK THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. CONTRACTORS SHALL NOT PROCEED WITH WORK IN STREETS WHERE UTILITIES HAVE NOT BEEN LOCATED AND MARKED BY UTILITY COMPANIES. CONTRACTOR SHALL CALL 1-800-272-1000 FOR MARK-OUT PRIOR TO COMMENCING WORK.
 - WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, SUCH THAT CONFLICTS MAY BE AVOIDED.
 - A LIST OF SOME OF THE PRINCIPAL UTILITY COMPANIES THAT MAY BE ENCOUNTERED ALONG THE LINE OF CONSTRUCTION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY
 - NEW JERSEY NATURAL GAS COMPANY
 - COLUMBIA GAS TRANSMISSION CORP.
 - WATER & SEWER DEPARTMENT
 - APPLIED WASTEWATER MANAGEMENT
 - PUBLIC SERVICE ELECTRIC AND GAS
 - NEW JERSEY AMERICAN WATER COMPANY
- TRAFFIC CONTROL SIGNS AND MARKINGS AND ON-SITE DIRECTIONAL SIGNS TO BE INSTALLED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS LATEST REVISED.
- ANY SPRINGS OR WATER EMANATING FROM THE GROUND SHALL BE PIPED TO THE NEAREST AVAILABLE STORM WATER OR DRAINAGE DITCH. WATER FROM SUMP PUMPS SHALL BE PIPED TO EXISTING STORM DRAINS OR DRAINAGE DITCHES. WHERE SUCH DO NOT EXIST, NEW DRAINS WILL BE CONSTRUCTED AT SUCH POINTS AS DIRECTED BY THE TOWNSHIP ENGINEER.
- THE DEVELOPER SHALL ENSURE THAT NOT STUMPS, DEAD TREES OR DEBRIS, ARE DEPOSITED ON OR PERMITTED TO REMAIN UPON ANY OF THE LOTS OR PORTIONS OF SAID DEVELOPMENT. NOR SHALL ANY STUMPS, DEAD TREES OR DEBRIS BE DEPOSITED BELOW THE SURFACE OF THE EARTH UNLESS AUTHORIZED BY THE TOWNSHIP ENGINEER.
- IN THE EVENT THAT ANY DRAINAGE PROBLEMS SHALL BE CREATED ON ADJOINING PROPERTIES BY THE DEVELOPMENT OF THIS SITE, CORRECTIVE MEASURES SHALL BE PROVIDED BY THE DEVELOPER AT HIS EXPENSE AT SUCH PLACES AND IN SUCH MANNER AS THE TOWNSHIP ENGINEER MAY DIRECT.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH TITLE 29 OF THE CODE OF FEDERAL REGULATIONS (CFR). PART 1926-SAFETY & HEALTH REGULATION FOR CONSTRUCTION AND ALL OTHER APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES.

DATE	REVISIONS

GREGORY PLOUSSAS PROFESSIONAL ENGINEER PROFESSIONAL PLANNER RICHARD G. RUCHALSKI PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER JOSEPH M. DELUCIA REGISTERED ARCHITECT	MICHAEL PUCCI PROFESSIONAL ENGINEER PROFESSIONAL PLANNER ROBERT S. LARSEN REGISTERED ARCHITECT PROFESSIONAL PLANNER
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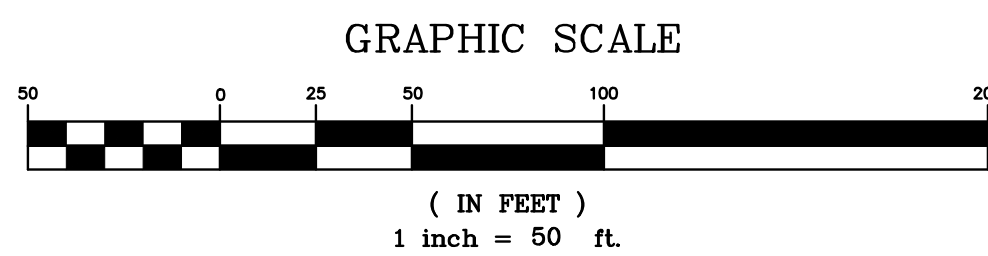
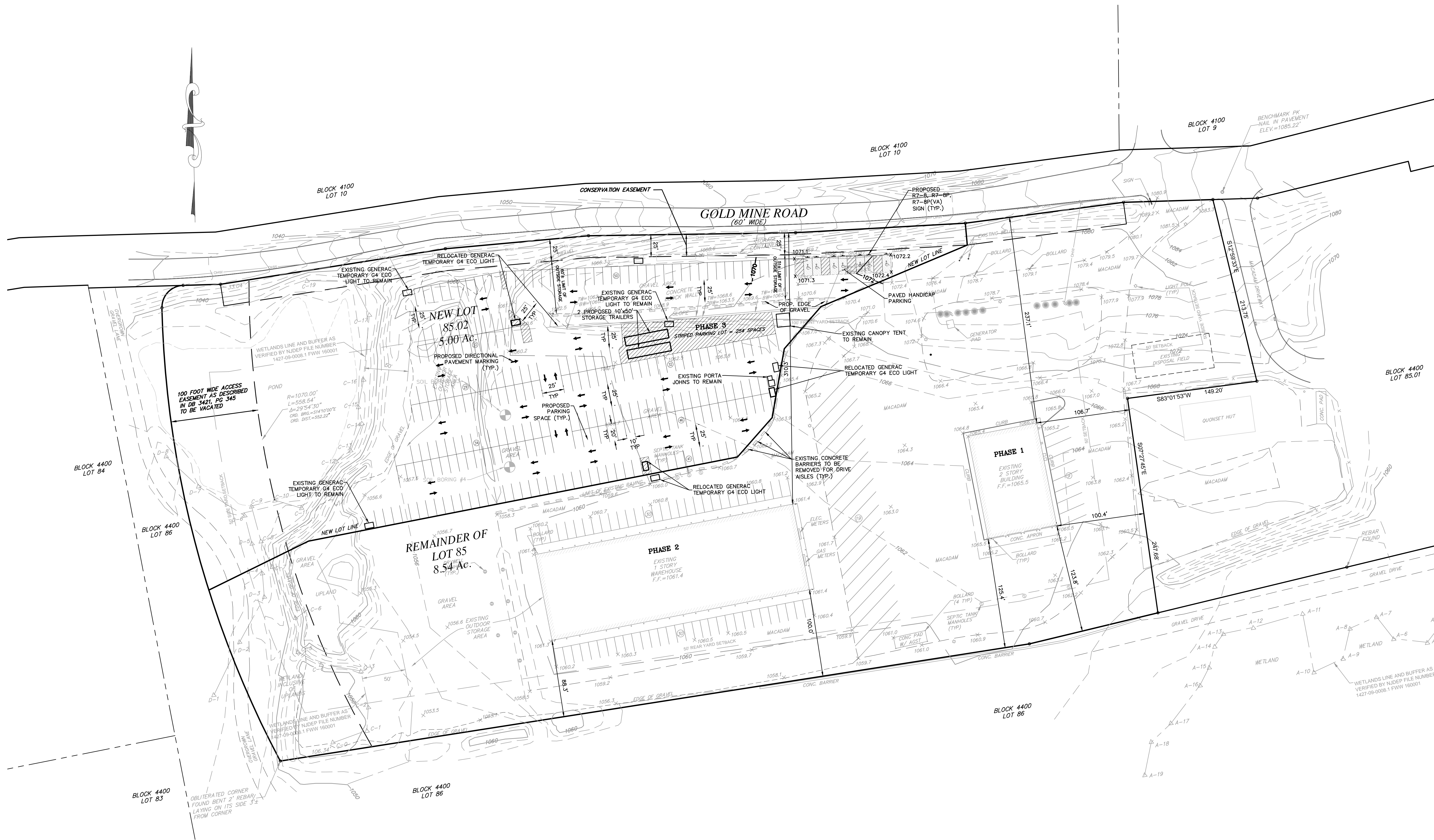
GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER

CPL
partnership
planning
architecture
engineering
surveying

VICINITY MAP, GENERAL NOTES & DETAILS
LOT 85.02, BLOCK 4400
&
LOT 85, BLOCK 4400
160 GOLD MINE ROAD, TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY
CHESTER, PLOUSSAS, LISOWSKY
PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
MATAWAN, NJ 07747
P. 732-566-0297 | www.cplpartnership.com
CERTIFICATES OF AUTHORIZATION - BOARD OF ENGINEERS & LAND SURVEYORS: 246A28159000 | BOARD OF ARCHITECTS: 21AC00069900

FILE NO. 21001
DATE: JAN. 21, 2021
SCALE: 1"=100'
DRAWN BY: JVB
CHECKED BY: GP
DRAWING NO. BM21001
SHEET NO. 2 OF 5

\\PLOT FILES\ENGINEERING\2021\21001\PRE-FINAL SITE\2021-01-21\



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DATE	REVISIONS

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER
JOSEPH M. DELICIA
REGISTERED ARCHITECT

MICHAEL PUCCI
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
NJ LIC NO. 25538
NJ LIC NO. 3235



PRELIMINARY AND FINAL SITE PLAN PHASE 3
LOT 85.02, BLOCK 4400
AMENDED AND PRELIMINARY SITE PLAN PHASES 1 & 2
LOT 85, BLOCK 4400
160 GOLD MINE ROAD, TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY
PARTNERSHIP LLC
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SHEET NO. 3 OF 5

\\PLOT FILES\ENGINEERING\2021\21001\PRE-FINAL SITE\2021-01-21\



LEGEND

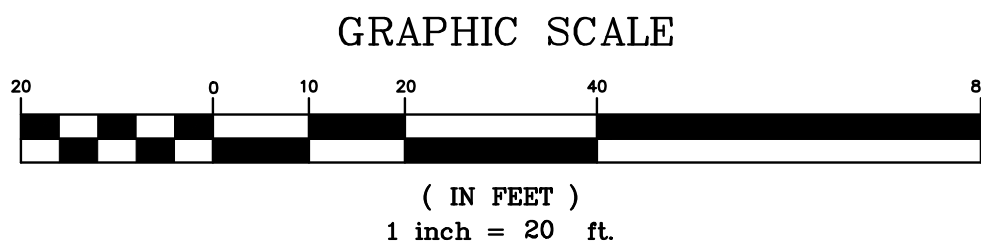
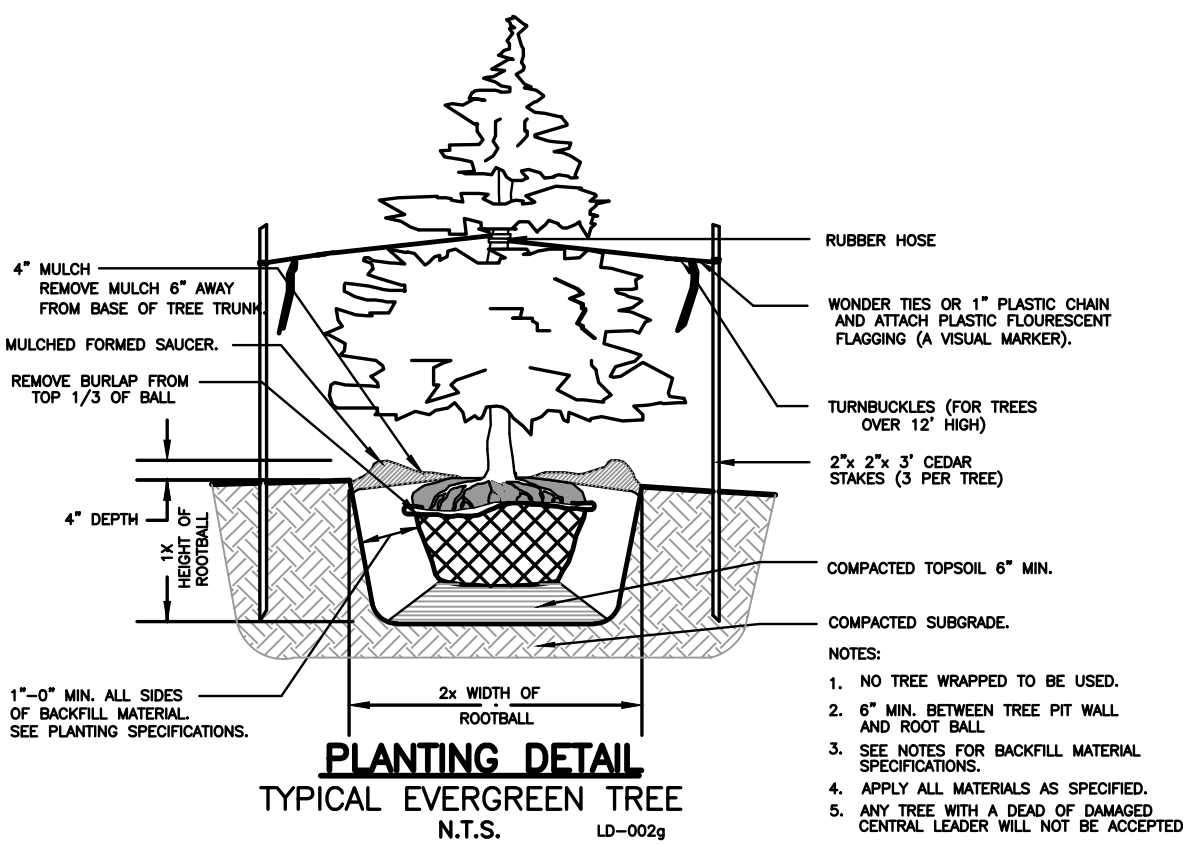
- PROPOSED EVERGREEN TREE
- MULCH PLANTING BED

PLANT LIST

*Quantities will vary due to site-specific conditions and related design considerations. Specific locations and combinations will be decided according to site conditions.

EVERGREEN TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT/ SIZE	CALIPER
CL	29	x Cupressocyparis leylandii	Leyland Cypress	6'-7'	



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PLANTING SPECIFICATIONS

- THE CONTRACTOR SHALL FURNISH, DELIVER AND INSTALL ALL PLANT MATERIAL. THE TERM "PLANT MATERIAL" SHALL MEAN TREES, SHRUBS, GROUND COVER AND OTHER GROWING PLANTS AS SHOWN ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP'S LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ALL PLANTING LOCATIONS AT THE SITE PRIOR TO INSTALLATIONS, INCLUDING RELOCATED EXISTING PLANTS.
- PLANT MATERIAL STANDARDS – ALL PLANTS SHALL BE DENSELY BRANCHED IN THE HABIT TYPICAL FOR THE SPECIES, WITH THE FOLLOWING CHARACTERISTICS (EXCEPT WHERE NOTED OTHERWISE):
 - ALL DECIDUOUS TREES SHALL HAVE A SINGLE LEADER, BRANCHED 7" FROM THE GROUND, WITH NO WEAK BRANCH STRUCTURE.
 - ALL ORNAMENTAL TREES SHALL BE SYMMETRICALLY BRANCHED TO WITHIN 3'-0" FROM THE GROUND.
 - ALL EVERGREEN TREES ARE TO HAVE A SINGLE LEADER, SYMMETRICALLY BRANCHING TO THE GROUND.
 - ALL SHRUBS ARE TO BE SYMMETRICALLY BRANCHED TO THE GROUND.
 - ALL EXISTING TREES AND SHRUBS TO REMAIN OR BE TRANSPLANTED SHALL BE PRUNED TO REMOVE DEAD OR DYING BRANCHES. SHRUBS AND TREES SHALL BE PRUNED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES FOR THE SPECIES OF PLANT BEING PRUNED.
- INSPECTION OF PLANTING BEDS – THE CONTRACTOR SHALL INSPECT ALL PLANTING AREAS BEFORE ANY TOPSOILING OR PLANTING IS BEGUN TO ENSURE ADEQUATE DRAINAGE EXISTS. IF ANY AREAS TO BE LANDSCAPED SHOW EVIDENCE OF POOR DRAINAGE, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY FOR CORRECTIVE ACTION. ANY PLANT MATERIAL THAT DIES DUE TO POOR OR INADEQUATE DRAINAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES, SHRUBS AND GROUND COVER SHALL BE AS SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE DETAILS AND COMMENTS NOTED ON THE DRAWINGS.
- ALL SHRUBS AND GROUND COVER SHALL BE PLACED IN CONTINUOUS BEDS TO BE PREPARED AS FOLLOWS:
 - SOIL THROUGHOUT THE BED IS TO BE AMENDED AS FOR BACKFILL MIX (SEE #8 BELOW) AND ROTOTILLED TO A DEPTH OF 8".
 - "TREFLAN" SHALL BE APPLIED TO ALL PLANTING BEDS ACCORDING TO MANUFACTURER'S RECOMMENDATION (PRIOR TO PLACEMENT OF MULCH). A SECOND APPLICATION OF PRE-EMERGENCE HERBICIDE SHALL BE INCLUDED AS A PART OF THIS WORK.
 - MULCH SHALL BE LAID TO A CONTINUOUS DEPTH OF 4" EXCEPT AT PLANT CROWNS. MULCH SHALL BE REPROCESSSED ERODED OAK BARK.
 - BED LINES SHALL BE SMOOTHLY AND UNIFORMLY DEFINED WITH A GARDEN SPADE.
- IF TOPSOIL FOR PLANTING IS NOT AVAILABLE ON-SITE, BACKFILL MATERIAL SHALL MEET THE REQUIREMENTS DESCRIBED IN SECTION 8.
- BACKFILL MATERIAL FOR BACKFILLING AROUND TREE/SHRUB BALLS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:
 - ORGANIC MATTER CONTENT, NEW JERSEY CERTIFIED ORGANIC COMPOST – 15%
 - pH RANGE – 5.0 TO 6.5
 - CLASSIFICATION – SANDY LOAM OR LOAM
 - AGGREGATE – FREE OF STONES 1/2" OR GREATER
- BACKFILL FOR DECIDUOUS TREES AND SHRUBS SHALL BE COMPRISED OF 1 PART APPROVED TOPSOIL TO 2 PARTS ROTTED LEAF COMPOST / ORGANIC COMPOST.
- BACKFILL FOR EVERGREEN TREES AND SHRUBS SHALL BE COMPRISED OF 1 PART APPROVED TOPSOIL TO 3 PARTS ROTTED LEAF COMPOST / ORGANIC COMPOST.
- WATER HOLDING GEL CAPSULES, EQUAL TO "GELSAPES" BY VITERRA, INC., OR PLANT HEALTH CARE, INC., SHALL BE ADDED TO BACKFILL MIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- COMMERCIAL FERTILIZER (20-10-5) SHALL BE ADDED TO THE BACKFILL MIX IN THE AMOUNT OF 15 lbs. PER CUBIC YARD OF BACKFILL.
 - FOR DECIDUOUS TREES AND SHRUBS: TOPDRESS WITH A HIGH PHOSPHOROUS GRANULAR FERTILIZER, SUCH AS 5-10-5, COMPLETE GARDEN FERTILIZER, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - FOR EVERGREEN TREES AND SHRUBS: TOPDRESS WITH A HIGH NITROGEN GRANULAR FERTILIZER, SUCH AS HOLLYTONE OR APPROVED EQUAL, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL PROPOSED AND RELOCATED PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) CALENDAR YEARS FROM DATE OF COMPLETION OF INSTALLATION AND ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD BY WATERING, FERTILIZING, DISEASE CONTROL, PRUNING, WEEDING, ETC., SO AS TO KEEP THE COMPLETED WORK AND/OR INCOMPLETE WORK IN A HEALTHY, CLEAN AND NEAT CONDITION AT ALL TIMES.
- REVIEW OF THE WORK TO DETERMINE ITS COMPLETION FOR BEGINNING THE TWO-YEAR GUARANTEE PERIOD WILL BE MADE BY THE OWNER AND TOWNSHIP'S LANDSCAPE ARCHITECT UPON WRITTEN NOTICE REQUESTING SUCH REVIEW SUBMITTED BY THE CONTRACTOR AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED DATE.
- AFTER REVIEW, THE CONTRACTOR WILL BE NOTIFIED OF THE DATE THAT THE WORK HAS BEEN APPROVED FOR BEGINNING THE GUARANTEE PERIOD OR PRESENTED WITH A LIST OF DEFICIENCIES TO BE CORRECTED PRIOR TO THE BEGINNING OF THE GUARANTEE PERIOD.
- WITHIN THE GUARANTEE PERIOD, THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY MAINTENANCE PRACTICES BEING FOLLOWED OR OMITTED WHICH WOULD BE DETRIMENTAL TO THE HEALTHY, VIGOROUS GROWING CONDITION OF PLANTS.
- THE CONTRACTOR SHALL GUARANTEE THAT PLANTS SHALL BE IN A VIGOROUS AND THRIVING CONDITION AT THE END OF THE GUARANTEE PERIOD. SHOULD ANY PLANTS APPEAR TO BE IN POOR HEALTH OR LACK NORMAL GROWTH HABIT, THEY SHALL BE REMOVED AT ONCE AND REPLACED IN A MANNER AND TIME AS HEREINBEFORE SPECIFIED.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND TOWNSHIP'S LANDSCAPE ARCHITECT UPON COMPLETION OF GUARANTEE AND REQUEST FULL INSPECTION PRIOR TO FINAL ACCEPTANCE OF WORK.
- THE DEVELOPER SHALL PROVIDE AND LOCATE PLANT MATERIAL AS SPECIFIED AND PERMITTED BY THE APPROPRIATE PUBLIC UTILITY SERVICE TO SCREEN GROUND-MOUNTED MECHANICAL UNITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL TO THE TOWNSHIP'S LANDSCAPE ARCHITECT.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WATER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS FEBRUARY 15 THROUGH MAY 1, AND SEPTEMBER 1 THROUGH OCTOBER 15. PLANTING IS ACCEPTABLE DURING OTHER MONTHS IF WEATHER PERMITS. THE GROUND IS NOT FROZEN AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES OR VARIETY WITHOUT WRITTEN PERMISSION OF THE TOWNSHIP'S LANDSCAPE ARCHITECT OR OTHER OWNER'S AGENT RESPONSIBLE FOR SUCH DUTIES. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF INSTALLATION. REGULAR THOROUGH WATERING SHALL BE PROVIDED TO INSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- THE LOCATIONS OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE TOWNSHIP'S LANDSCAPE ARCHITECT. NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM ANY SIDEWALK, DRIVEWAY, CURB OR UTILITY LOCATIONS UNLESS SPECIFICALLY DIMENSIONED ON THE LANDSCAPE PLAN.
- ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE PLANS. SOD SHALL CONSIST OF A NEW JERSEY CERTIFIED MIXTURE OR AN APPROVED EQUAL. SEED MIXTURE SHALL CONSIST OF THE FOLLOWING:
 - 20% APPROVED VARIETY OF KENTUCKY BLUEGRASS
 - 20% FINE BLADED, TURF TYPE, TALL FESCUE
 - 30% APPROVED VARIETY OF PERENNIAL RYEGRASS
 - 30% CREEPING RED FESCUE
- ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- ROOTS EXPOSED AND/OR DAMAGED DURING GRADING AND CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEARLY INSIDE THE EXPOSED OR DAMAGED AREA, THE CUT SURFACES PAINTED WITH AN APPROVED PAINT AND THE TOPSOIL PLACED OVER THE ROOTS IMMEDIATELY. ANY DAMAGE DONE TO EXISTING TREE CROWN OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY.
- ALL PLANT MATERIALS, PLANTING PRACTICES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH "THE AMERICAN STANDARD FOR NURSERY STOCK" PROMULGATED BY THE AMERICAN ASSOCIATION OF NURSEYMEN STANDARDS.
- ALL TREE STAKES SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
- "PERENNIAL AND GRASSES" PLANTINGS FOR THE BASIN, SWALE AND EMBANKMENT AREAS SHALL BE PLANTED BETWEEN APRIL AND JUNE. WEED CONTROL MUST BE PLANNED AND BUDGETED AT THE BEGINNING OF THE PROJECT FOR THESE PLANTED AREAS. THESE AREAS MUST BE GRUBBED, CLEARED AND APPLIED WITH HERBICIDE TWO WEEKS PRIOR TO PLANTING AND/OR SEEDING. INSTALL A TEMPORARY IRRIGATION SYSTEM / SPRINKLERS FOR A PERIOD OF ONE YEAR AFTER PLANTING TO MAINTAIN A EVENLY, CONSISTENT MOIST SOIL FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.

PRELIMINARY & FINAL LANDSCAPING PLAN & DETAILS

LOT 85.02, BLOCK 4400

160 GOLD MINE ROAD, TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY, NEW JERSEY

CHESTER, PLOUSSAS, LISOWSKY
PARTNERSHIP LLC
95 MATAWAN ROAD | SECOND FLOOR
MATAWAN, NJ 07747

P. 732-566-0297 | www.cplpartnership.com

CERTIFICATES OF AUTHORIZATION: BOARD OF ENGINEERS & LAND SURVEYORS: 246A28155000 | BOARD OF ARCHITECTS: 21AC00699000

FILE NO. 21001

DATE: JAN. 21, 2021

SCALE: 1"=20'

DRAWN BY: JVB

CHECKED BY: GP

DRAWING NO. BM21001

SHEET NO. 4 OF 5

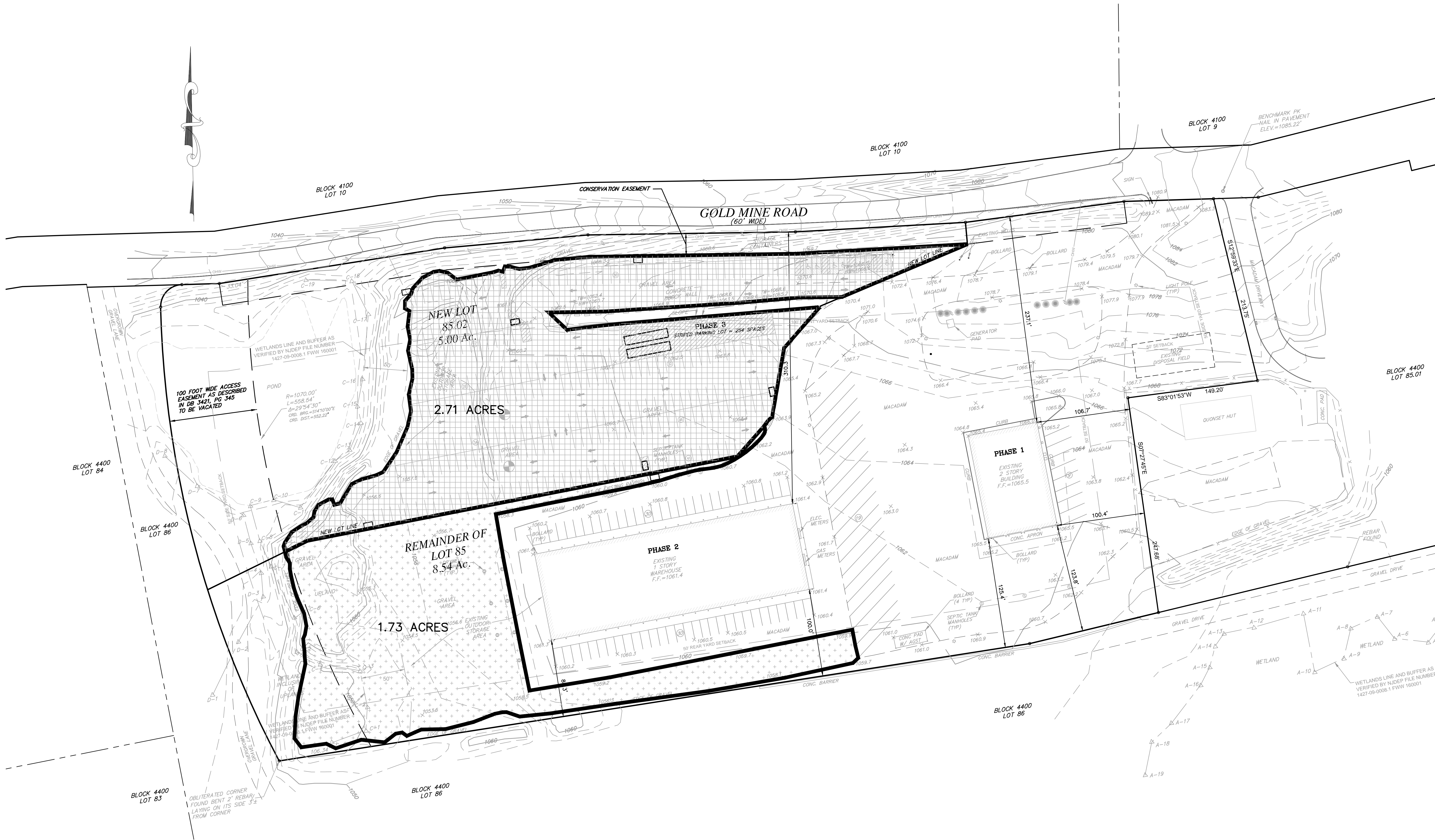


GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER
JOSEPH M. DELLICIA
REGISTERED ARCHITECT

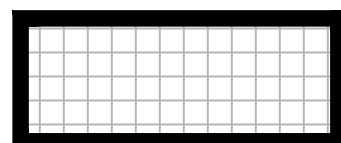
MICHAEL PUCCI
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
NJ LIC NO. 25538
NJ LIC NO. 2155

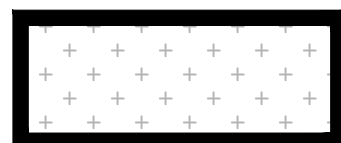
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LEGEND



LOT 85.02 OUTDOOR STORAGE AREA (2.71 ACRES) PHASE 3



LOT 85 OUTDOOR STORAGE AREA (1.73 ACRES) PHASE 2

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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DATE	REVISIONS

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
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CPL
partnership
planning
architecture
engineering
surveying

OUTDOOR STORAGE AREA LOT 85.02, BLOCK 4400

&
LOT 85, BLOCK 4400

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DATE: JAN. 21, 2021
SCALE: 1"=50'
DRAWN BY: JVB
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DRAWING NO. BM21001
SHEET NO. 5 OF 5