

# PRELIMINARY AND FINAL MAJOR SITE PLANS

# WRIGHT PROPERTIES, LLC

BLOCK 5401, LOT 29  
193 ROUTE 206  
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY

## DRAWING INDEX

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## PROPERTY OWNERS WITHIN TWO HUNDRED FEET

BLOCK	LOT	LOCATION	OWNER
4600	16	3 MAIN RD	MONTELEONE, SALVATORE & CHARLOTTE 3 MAIN RD FLANDERS, NJ 07836
4600	22	7 MAIN RD	GEISE, MICHELLE 7 MAIN RD FLANDERS, NJ 07836
4600	23	11 MAIN RD	HUMMERS, JOHNMARY JANE 11 MAIN RD FLANDERS, NJ 07836
4600	24	2 NORTH RD	DARVESH, SOOFIYAN 2 NORTH RD FLANDERS, NJ 07836
5300	12	194 ROUTE 206	HSC FLANDERS LLC 805 TRIONE AVE DAPHNE, AL 36526
5300	13	196 ROUTE 206	MT OLIVE BUSINESS ENTERPRISES LLC 196 ROUTE 206 FLANDERS, NJ 07836
5401	1	191 ROUTE 206	191 MAIN STREET ASSOCIATES, LLC 21 JILL TER SUCCASUNNA, NJ 07876
5401	2	4 MAIN RD	BEIL, SCOTT & WAGNER, ERIN 4 MAIN RD FLANDERS, NJ 07836
5401	2.01	8 MAIN RD	WRIGHT PROPERTIES LLC 193 ROUTE 206 FLANDERS, NJ 07836
5401	3	10 MAIN RD	MARTINO, MICHAEL 10 MAIN RD FLANDERS, NJ 07836
5401	4	12 MAIN RD	DAVIS, JOHN A JR 223 FLANDERS NETCONG RD FLANDERS, NJ 07836
5401	5	14 MAIN RD	TOWNSLEY, DAVIDMARY LYNN 14 MAIN RD FLANDERS, NJ 07836
5401	27	195 ROUTE 206	DAVIS, JOHN ALBERT SR 4 RIVER DR HACKETTSTOWN, NJ 07840

## PUBLIC UTILITIES

BRUCE D. SMITH  
HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY  
PO 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 07836

N.J. DEPARTMENT OF TRANSPORTATION  
1035 PARKWAY DR CN 800  
TRENTON, NJ 08625

PUBLIC SERVICE ELECTRIC & GAS COMPANY  
MANAGER-CORPORATE PROPERTIES  
80 PARK PLAZA, T68  
NEWARK, NJ 07102

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

APPLIED WASTEWATER MANAGEMENT  
2 CLERICO LANE,  
HILLSBOROUGH, NJ 08844



**VICINITY MAP**  
SOURCE: NJGIN.NJ.GOV ORTHOMAGERY TILE 2020

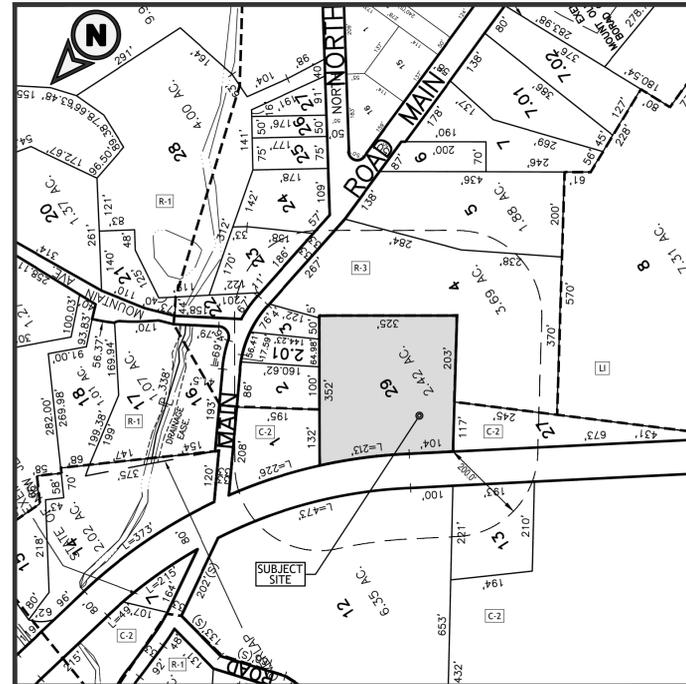
## ZONING TABULATION

ZONING DISTRICT: C-2				
	REQUIRED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT AREA	2 AC.	2.423 AC.	2.423 AC.	COMPLIES
MINIMUM LOT WIDTH	200 FT.	318.2 FT.	318.2 FT.	COMPLIES
MINIMUM LOT DEPTH	250 FT.	326.6 FT.	326.6 FT.	COMPLIES
MINIMUM FRONT YARD	90 FT.	105.1 FT.	70.5 FT. (V)	VARIANCE REQ.
MINIMUM SIDE YARD	60 FT.	12.2 FT.	61.9 FT.	COMPLIES
MINIMUM REAR YARD	50 FT.	183.1 FT.	182.1 FT.	COMPLIES
MAXIMUM BUILDING COVERAGE %	20%	4.3%	9.4%	COMPLIES
MAXIMUM LOT COVERAGE %	60%	26.7%	33.0%	COMPLIES
MAXIMUM BUILDING HEIGHT	30 FT.	< 30 FT.	< 30 FT.	COMPLIES
MAXIMUM FLOOR AREA RATIO	0.30	=0.057	0.094	COMPLIES

(V) VARIANCE REQUIRED  
TOTAL INCREASE IN IMPERVIOUS AREA = 6,543 S.F.

## ADDITIONAL CRITERIA DESIGN:

SECTION	DESCRIPTION
550-103 A (5)(B)	A MINIMUM FRONT YARD SETBACK OF 90 FEET IS REQUIRED; WHEREAS A FRONT YARD SETBACK OF 70.5 FT. IS PROPOSED.



**TAX AND ZONING MAP**  
SOURCE: TOWNSHIP OF MOUNT OLIVE TAX MAP #46.02, 50, 53.01, 54.01, 55 AND ZONING MAP - TOWNSHIP OF MOUNT OLIVE

## FLOOR AREA TABULATION

EXISTING FLOOR AREA		PROPOSED FLOOR AREA	
DWELLING UNIT 1	=1,673 S.F.	BUILDING	9,955 S.F.
DWELLING UNIT 2	=1,164 S.F.	TOTAL	9,955 S.F.
DWELLING UNIT 3	=1,096 S.F.		
DWELLING UNIT 4	=2,096 S.F.		
TOTAL	=6,029 S.F.	(9,955 S.F./105,539.5 S.F. = 0.094)	

(6,029 S.F./105,539.5 S.F.) = ±0.057

## COVERAGE TABULATION

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
DWELLING UNIT 1	1,210 S.F.	BUILDING	9,955 S.F.
DWELLING UNIT 2	1,164 S.F.	TOTAL	9,955 S.F.
DWELLING UNIT 3	1,096 S.F.		
DWELLING UNIT 4	1,047 S.F.	(9,955 S.F./105,539.5 S.F. = 0.094) 9.4%	
TOTAL	4,517 S.F.		

(4,517 S.F./105,539.5 S.F. = 0.043) = 4.3%

EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE	
BUILDINGS	4,517 S.F.	BUILDINGS/OVERHANGS	12,810 S.F.
PARKING/PAVEMENT	21,928 S.F.	PARKING/PAVEMENT	21,540 S.F.
CONC. DRIVE, PADS, WALKS	1,779 S.F.	CONC. DRIVE, PADS, WALKS	477 S.F.
TOTAL	28,224 S.F.	TOTAL	34,847 S.F.

(28,224 S.F./105,539.5 S.F. = 0.267) 26.7%

## PARKING TABULATION

PARKING REQUIREMENTS:  
MOTOR VEHICLE SALES: 1 PER 300 SQUARE FEET OF SHOWROOM AND SALES OFFICE

PROPOSED PARKING REQUIREMENT/COMPLIANCE:  
MOTOR VEHICLE SALES: 9,955 S.F. / 300 S.F. = 34 SPACES

TOTAL PHYSICAL PARKING SPACES PROVIDED *	44 SPACES
INCLUDES 1 EV & 2 ADA PARKING SPACES	
EV PARKING SPACE X2 BONUS (1 SPACE)	1 SPACE
TOTAL PARKING PROVIDED (WITH EV CREDIT)	45 SPACES (2 ADA)

\* 20 SPACES DEDICATED FOR EMPLOYEES AND CUSTOMERS

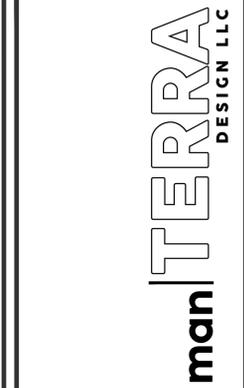
## GENERAL NOTES

- LOCATION: BLOCK 5401, LOT 29  
193 NUSH ROUTE 206  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY  
TAX MAP SHEET #53.02
- OWNER: WRIGHT PROPERTIES, LLC  
193 ROUTE 206  
FLANDERS, NJ 07836
- TOTAL LOT AREA: 105,539.5 S.F. (2.423 ACRES)
- ZONE DISTRICT: C-2 ZONE (COMMERCIAL)
- EXISTING USE: MEDICAL/PROFESSIONAL OFFICES
- PROPOSED USE: AUTOMOTIVE SALES
- INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 2.01 AND 29 - BLOCK 5401, 8 MAIN ROAD AND 193 ROUTE 206, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY", DATED DECEMBER 21, 2021, AS PREPARED BY LAKELAND SURVEYING.
- THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY, PANEL NUMBER 340530088, EFFECTIVE DATE MAY 15, 1985 AND WITHIN ZONE C (AREA OF MINIMAL FLOODING).
- BUILDING FOOTPRINT AND DOOR LOCATIONS TRANSFERRED FROM A PLAN ENTITLED "193 ROUTE 206, FLANDERS, NJ 07836", DATED MAY 3, 2022, LAST REVISED MAY 9, 2023, AS PREPARED BY PPB INC.
- THIS APPLICATION WILL NOT CREATE EXTENSIVE GLARE, VIBRATION, HEAT, ODOR, AIR/WATER POLLUTION, AND/OR SAFETY HAZARDS TO THE NEIGHBORS OR SURROUNDING AREAS.

## TOWNSHIP OF MOUNT OLIVE PLANNING BOARD

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
CITY ENGINEER	DATE

revisions



## WRIGHT PROPERTIES, LLC

BLOCK 5401, LOT 29  
193 ROUTE 206  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY

## COVER SHEET

GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER 47552



drawn by	sp	date	06.09.2023
checked by	jam	scale	as shown

po box 275  
somerville, nj 08876  
908.800.5500  
manterradesign.com  
certificate of authorization: 24GA28327100



GENERAL NOTES

1. INFORMATION SHOWN TRANSFERRED FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY TAX LOTS 201 AND 29 - BLOCK 5401, 8 MAIN ROAD AND 193 ROUTE 206, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY", DATED DECEMBER 21, 2021, AS PREPARED BY LAKELAND SURVEYING.
2. THE PROPERTY APPEARS ON THE NATIONAL FLOOD INSURANCE PROGRAM - FIRM FLOOD INSURANCE RATE MAP, TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY, NEW JERSEY, PANEL NUMBER 340530008, EFFECTIVE DATE MAY 15, 1985 AND WITHIN ZONE C (AREA OF MINIMAL FLOODING).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. THEIR ACCURACY OR COMPLETENESS ARE NOT GUARANTEED BY THE ENGINEER. MARK OUTS FROM UTILITY COMPANIES AND FIELD CONFIRMATION BY CONTRACTOR MUST BE MADE PRIOR TO CONSTRUCTION SO THAT DISTURBANCE AND/OR DISRUPTION TO THESE UTILITIES MAY BE AVOIDED.

manTERRA DESIGN LLC

WRIGHT PROPERTIES, LLC

BLOCK 5401, LOT 29  
193 ROUTE 206  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY

PRELIMINARY AND FINAL SITE PLAN

EXISTING CONDITIONS & REMOVALS PLAN

GIOVANNI MANILIO, PE  
NEW JERSEY PROFESSIONAL ENGINEER 47552

manTERRA DESIGN LLC

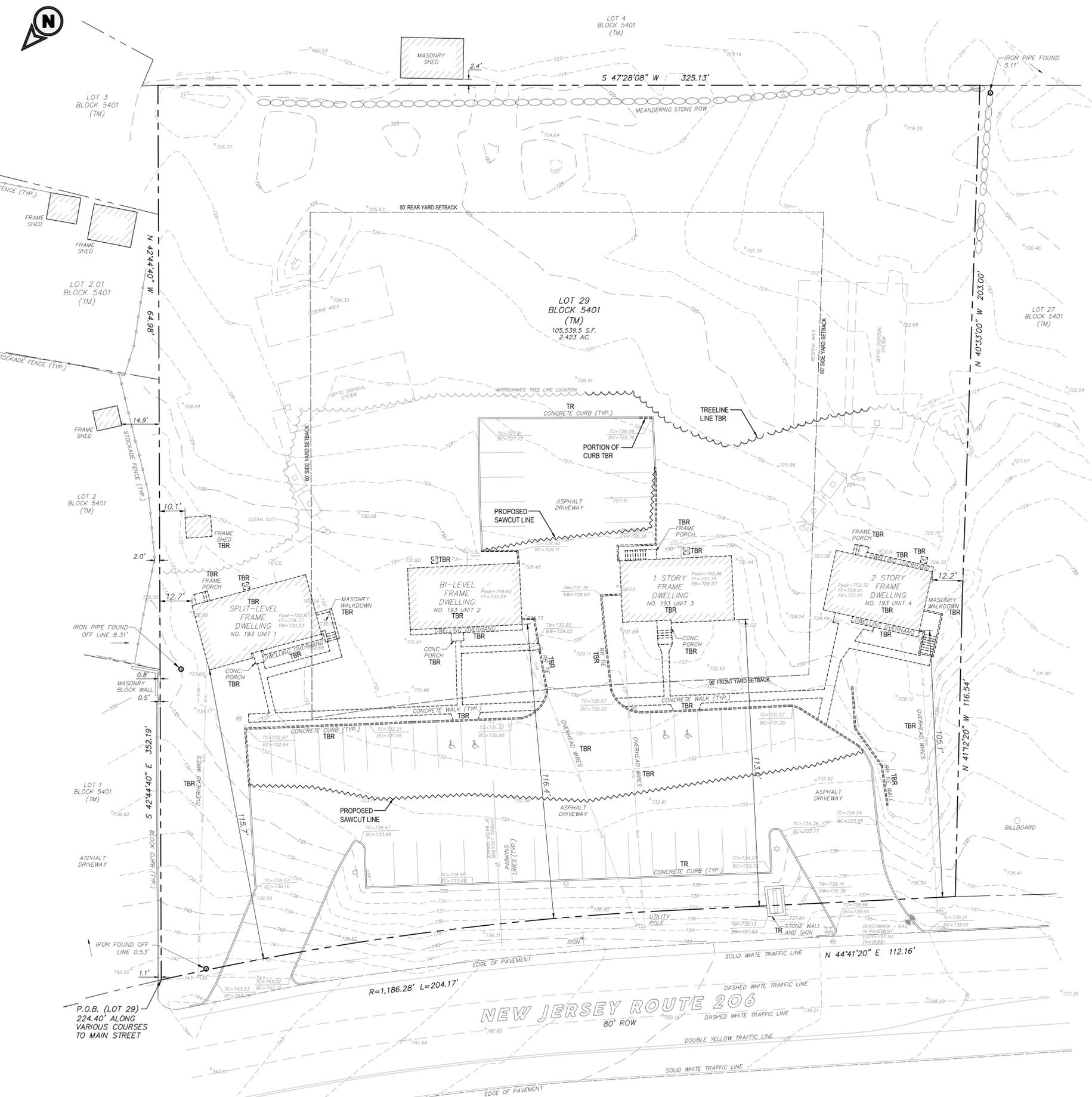
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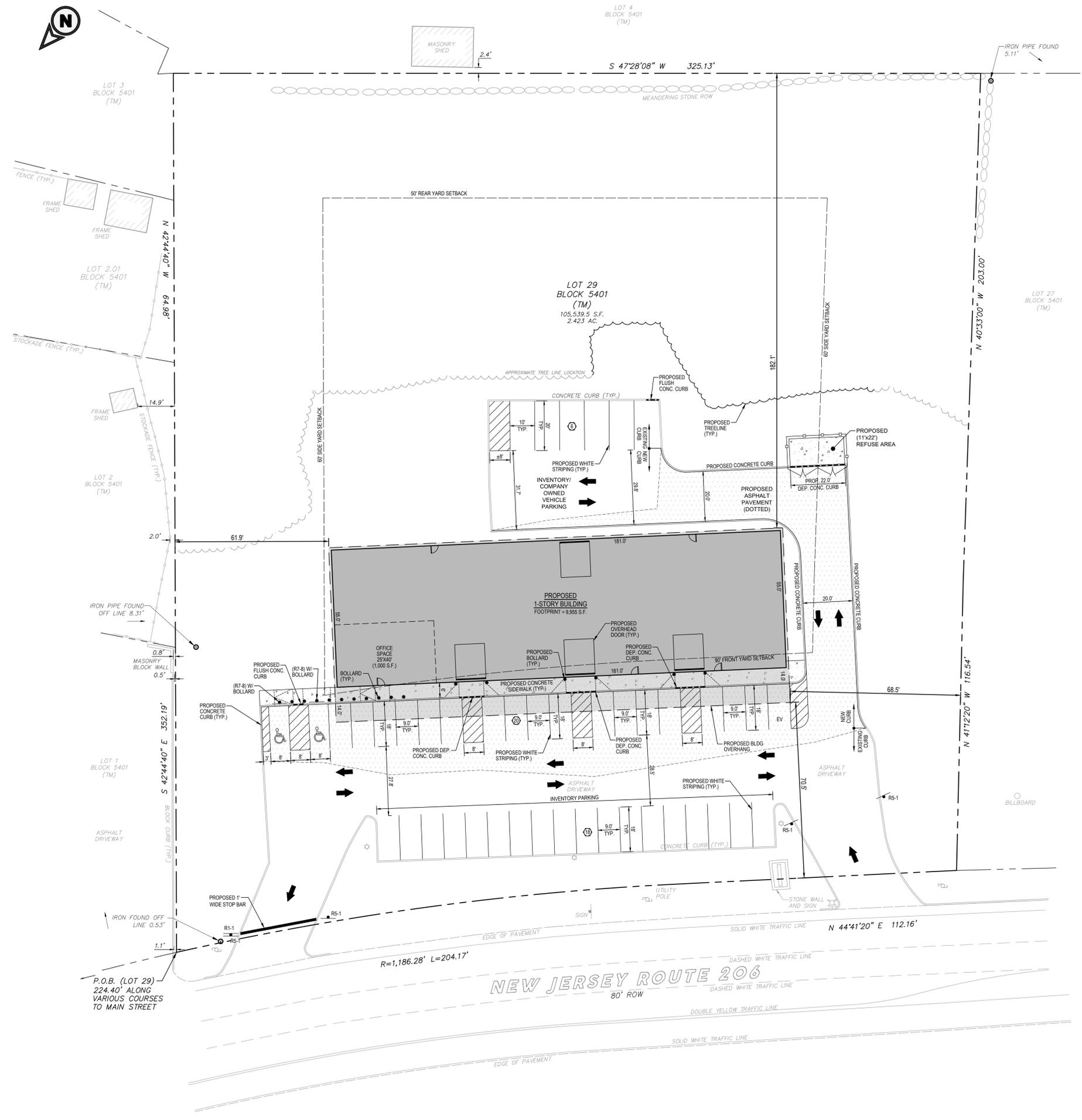
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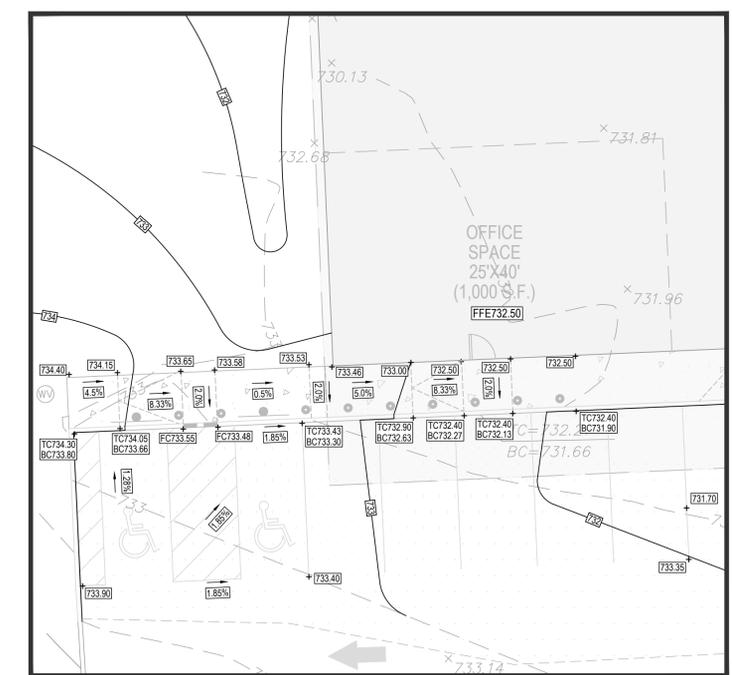
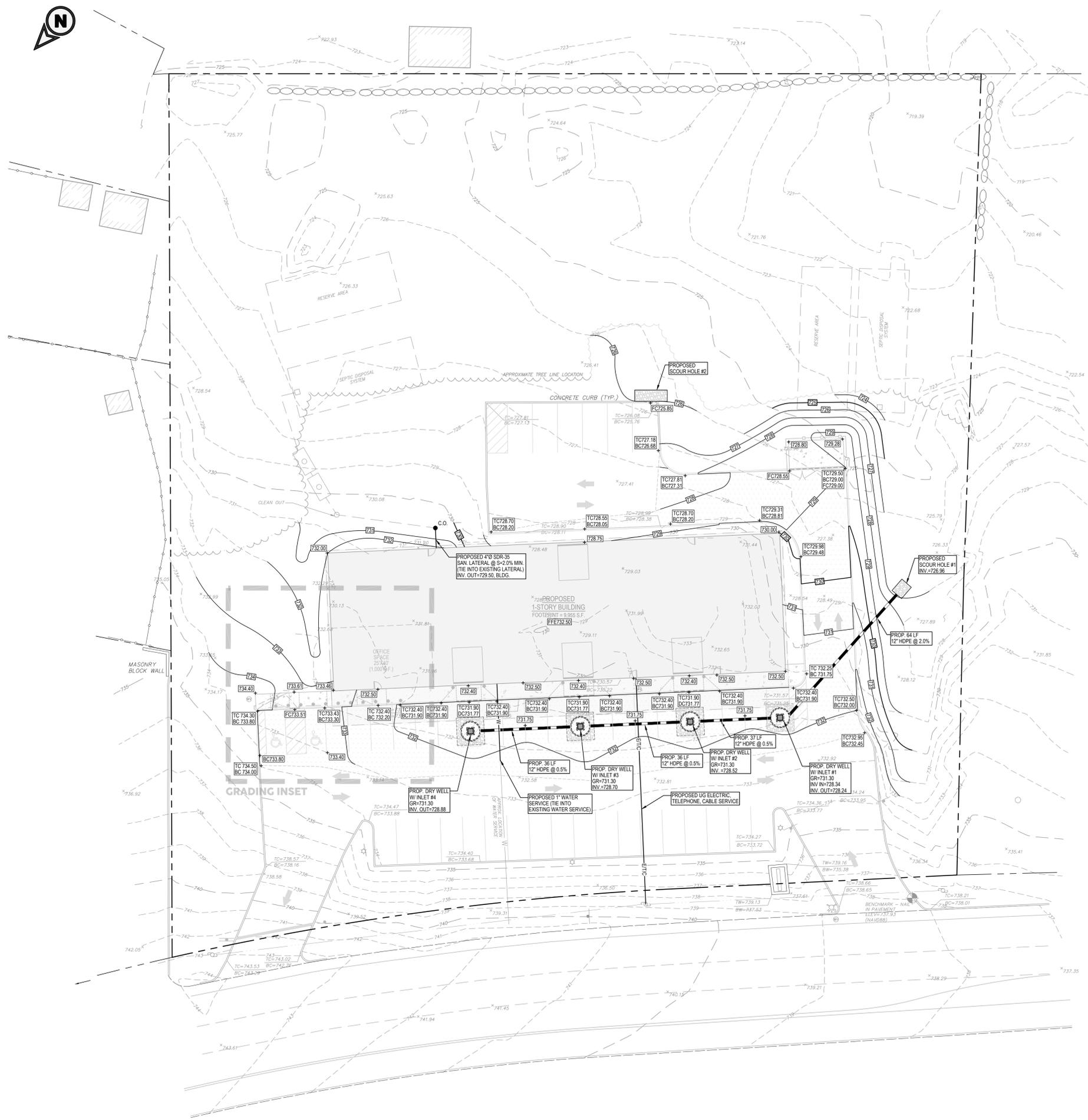
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GRADING INSET



WRIGHT PROPERTIES, LLC

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TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY

PRELIMINARY AND FINAL SITE PLAN

GRADING, DRAINAGE & UTILITY PLAN

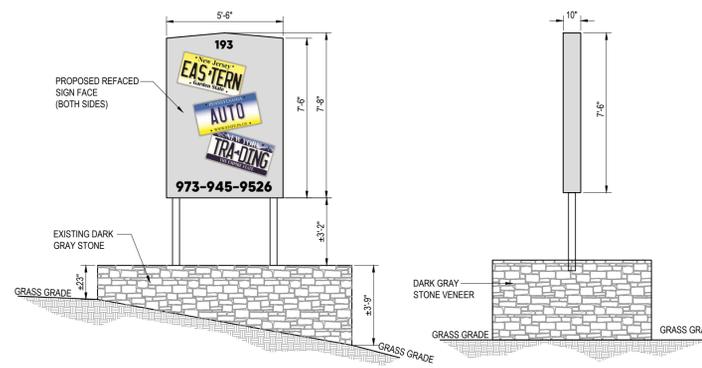
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# EASTERN AUTO TRADING

- NOTES:
- FINAL SIGN DESIGN SHALL BE SUBMITTED TO ZONING OFFICIAL PRIOR TO CONSTRUCTION.
  - SIGN TO BE NON-ILLUMINATED.

## PROPOSED WALL SIGN DETAIL (SIGN #1)

SCALE: NTS



- NOTES:
- FINAL SIGN DESIGN SHALL BE SUBMITTED TO ZONING OFFICIAL PRIOR TO CONSTRUCTION.
  - SIGN TO BE DOUBLE SIDED AND INTERNALLY ILLUMINATED.

## EXISTING MODIFIED FREESTANDING SIGN DETAIL (SIGN #2)

SCALE: NTS

SIGN CONFORMANCE	
SECTION 550-95 SIGNS (2) COMMERCIAL USES	
(a) [1] A COMMERCIAL ESTABLISHMENT, INCLUDING GASOLINE SERVICE STATIONS AND PUBLIC GARAGES, LOCATED WITHIN THE C-1, C-2, C-U AND OR ZONE DISTRICTS, MAY HAVE ONE FREESTANDING SIGN WITH A SIGN AREA NOT TO EXCEED 80 SQUARE FEET. ANY FREESTANDING SIGN SHALL BE LOCATED A MINIMUM DISTANCE OF 10 FEET FROM THE RIGHT-OF-WAY LINE AND SHALL NOT BE LOCATED WITHIN A SIGHT TRIANGLE. THE MAXIMUM HEIGHT OF A FREESTANDING SIGN SHALL NOT EXCEED 15 FEET, INCLUSIVE OF STRUCTURAL BASE OR PYLON STRUCTURE.	SIGN AREA OF EXISTING FREESTANDING SIGN IS 42 S.F./SIDE SIGN HEIGHT IS APPROXIMATELY 14.6 FEET, INCLUDING WALL BASE. EXISTING SIGN IS PRE-EXISTING, NONCONFORMING AS A MINIMUM DISTANCE OF 0 FEET IS EXISTING FROM THE RIGHT-OF-WAY LINE.
(b) EACH BUSINESS LOCATED WITHIN THE C-1, C-2, C-U, OR CR-3, PB, PC-2 AND AR ZONE DISTRICTS MAY HAVE ONE OR MORE WALL SIGNS, PROVIDED THAT THE AGGREGATE TOTAL OF THESE SIGNS DOES NOT EXCEED 5% OF THE AREA OF THAT PORTION OF THE FACE THE BUILDING OR BUILDINGS USED IN SUCH BUSINESS AT THE LOCATION IN QUESTION. THE FACE BEING THE FRONT SIDE OF THE PLACE OF BUSINESS AND THE AREA TO INCLUDE THE WINDOW AND DOOR AREA, PROVIDED THAT ALL SIGNS SHALL ADVERTISE ONLY THE BUSINESS CARRIED ON OR THE PRODUCTS MADE OR SOLD ON THE PREMISES, OR BOTH.	SIGN AREA OF 75 S.F. IS PROPOSED (2.9% OF BUILDING FACE) 75 S.F. / 2,560 S.F. = 0.029, 2.9%

- LIGHTING NOTES:**
- ALL LIGHTING SHALL BE PER BELOW SCHEDULE OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE BOARD ENGINEER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
  - SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO ORDERING.
  - LIGHTING SHALL BE EXTINGUISHED BY 10:00 PM, WITH THE EXCEPTION OF SECURITY LIGHTING, DENOTED WITH A DIAMOND.
  - ALL POLE MOUNTED LIGHTING SHALL BE EQUIPPED WITH HOUSE-SIDE SHIELDS.

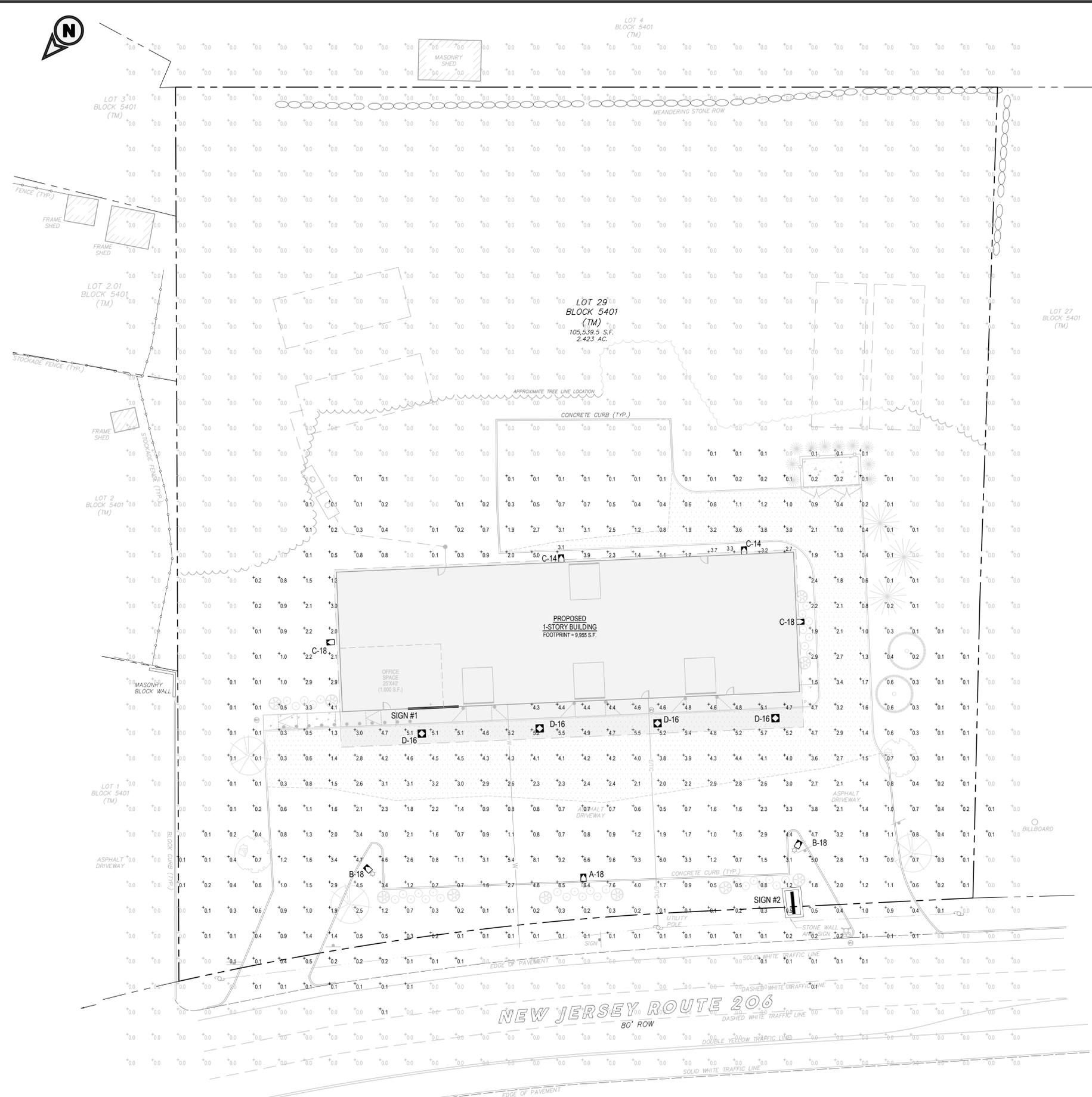


## LIGHTING SCHEDULE

TYP	DESCRIPTION	ARRANGEMENT	LUM. WATTS	LLF	HEIGHT	QTY
A	VISIONAIRE VMX-II-T4-48LC-5-4K-UNV-AM-BZ-CLS	POLE MOUNTED	78	0.95	18 FT.	1
B	VISIONAIRE VMX-II-T4-48LC-5-4K-UNV-AM-BZ-CLS	POLE MOUNTED	78	0.95	18 FT.	2
C	VISIONAIRE VMS-I-T4-48LC-3-4K-UNV-VM-BZ	BUILDING MOUNTED	52	0.95	VARIES	4
D	VISIONAIRE PSG-I-T1-48LC-5-4K-UNV-CM-BZ	CEILING MOUNTED	78	0.95	16 FT.	4

## LIGHTING CONFORMANCE - § 550-53

DESCRIPTION	REQ./PERMITTED	PROPOSED	CONFORMANCE
LIGHT SPILLAGE	0.0 FC	0.1 FC @ SIDE LINE 0.9 FC @ R.O.W.	NO, WAIVER REQ.
MINIMUM ILLUMINATION	0.3 FC	0.0 FC	NO, WAIVER REQ.
MAXIMUM AVERAGE ILLUMINATION	0.5 FC	0.7 FC	NO, WAIVER REQ.
MAXIMUM LIGHT SOURCE HEIGHT	18 FT.	18 FT. MAX.	YES
MAXIMUM LIGHT RADIATED ABOVE HORIZONTAL PLANE	7.5%	0%	YES



manTERRA DESIGN LLC

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MORRIS COUNTY, NEW JERSEY

PRELIMINARY AND FINAL SITE PLAN  
**LIGHTING & SIGNAGE PLAN**

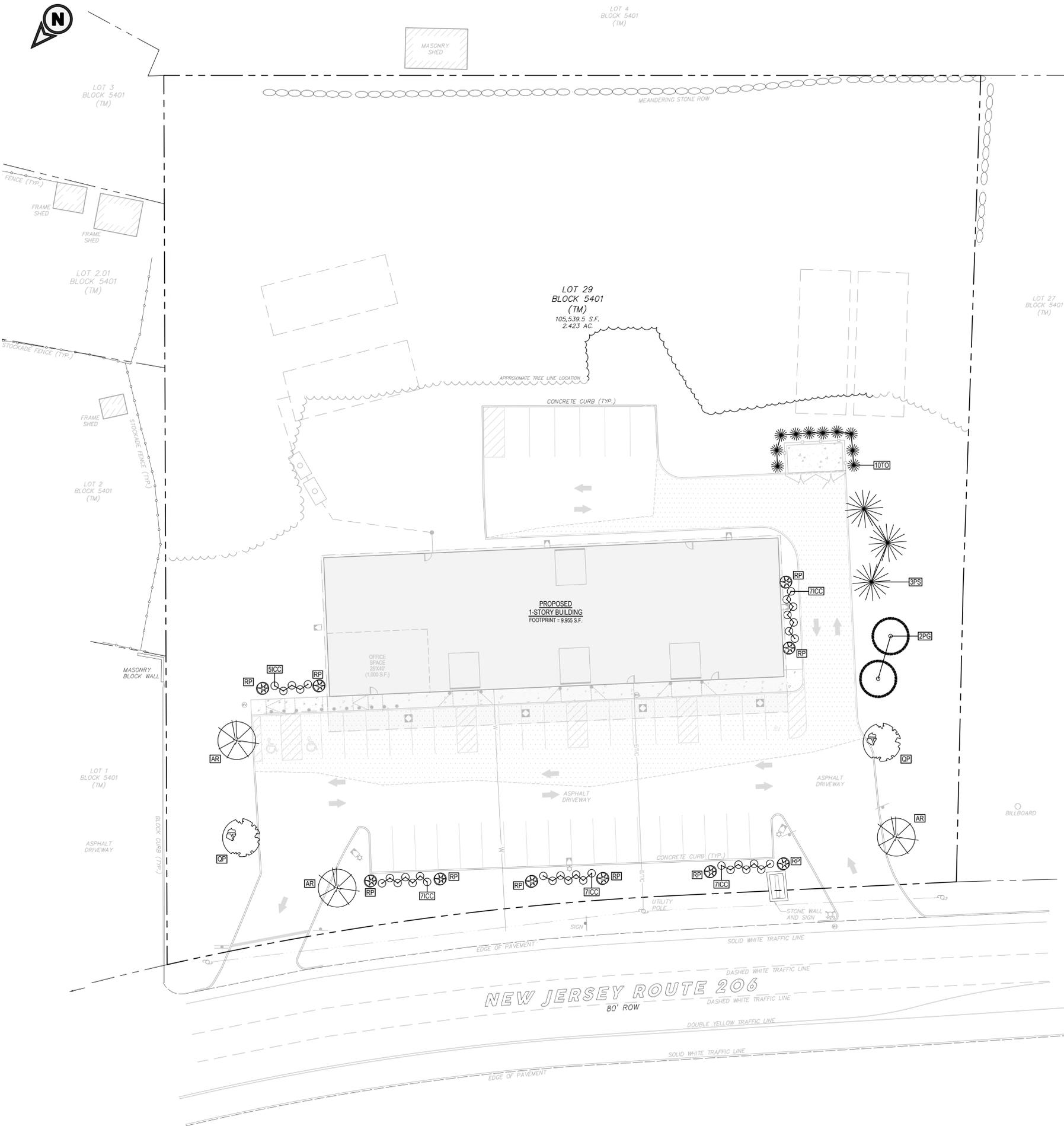
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**PLANTING NOTES**

- NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE UNLESS AUTHORIZED BY THE DESIGN ENGINEER AND APPROVED BY THE TOWNSHIP AND REGULATORY AGENCIES.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" MINIMUM.
- ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEEDED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: SCS SEED MIX #14 (TALL TURF FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SOIL EROSION AND SEDIMENT CONTROL SHEETS FOR SEEDING SPECIFICATIONS.
- TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL RE-GRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL RE-GRADED TURF AREAS SHALL BE COVERED BY A SIX (6") INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL, MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE MUDOT SPECIFICATIONS, AND CERTIFIED AS FREE OF ANY TOXINS SHALL BE PROVIDED TO RESULT IN A SIX (6") MINIMUM THICKNESS.
- LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF 3 FEET HORIZONTAL TO 1 FOOT VERTICAL.
- UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, WINDBURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 IN. WHICH HAVE NOT COMPLETELY CALLED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED.
- ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE AT ALL TIMES.

**PLANTING SCHEDULE**

TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
AR	3	<i>Crateagus x Lavallei</i>	LAVELLE HAWTHORNE	2 1/2" CAL.	B & B
PG	2	<i>Picea Glauca</i>	WHITE SPRUCE	6' - 8' TALL	B & B
PS	3	<i>Pinus Strobus</i>	EASTERN WHITE PINE	6' - 8' TALL	B & B
TO	10	<i>Thuja Occidentalis 'Emerald Green'</i>	EMERALD GREEN ARBORVITAE	5' - 6' TALL	B & B
OP	2	<i>Quercus Palustris</i>	PIN OAK	2 1/2" CAL.	B & B

SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
ICC	33	<i>Ilex Crenata 'Compacta'</i>	COMPACT JAPANESE HOLLY	30" TO 36"	B & B
RP	10	<i>Rhododendron P.J.M.</i>	P.J.M. RHODODENDRON	30" TO 36"	B & B

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PRELIMINARY AND FINAL SITE PLAN  
**LANDSCAPING PLAN**

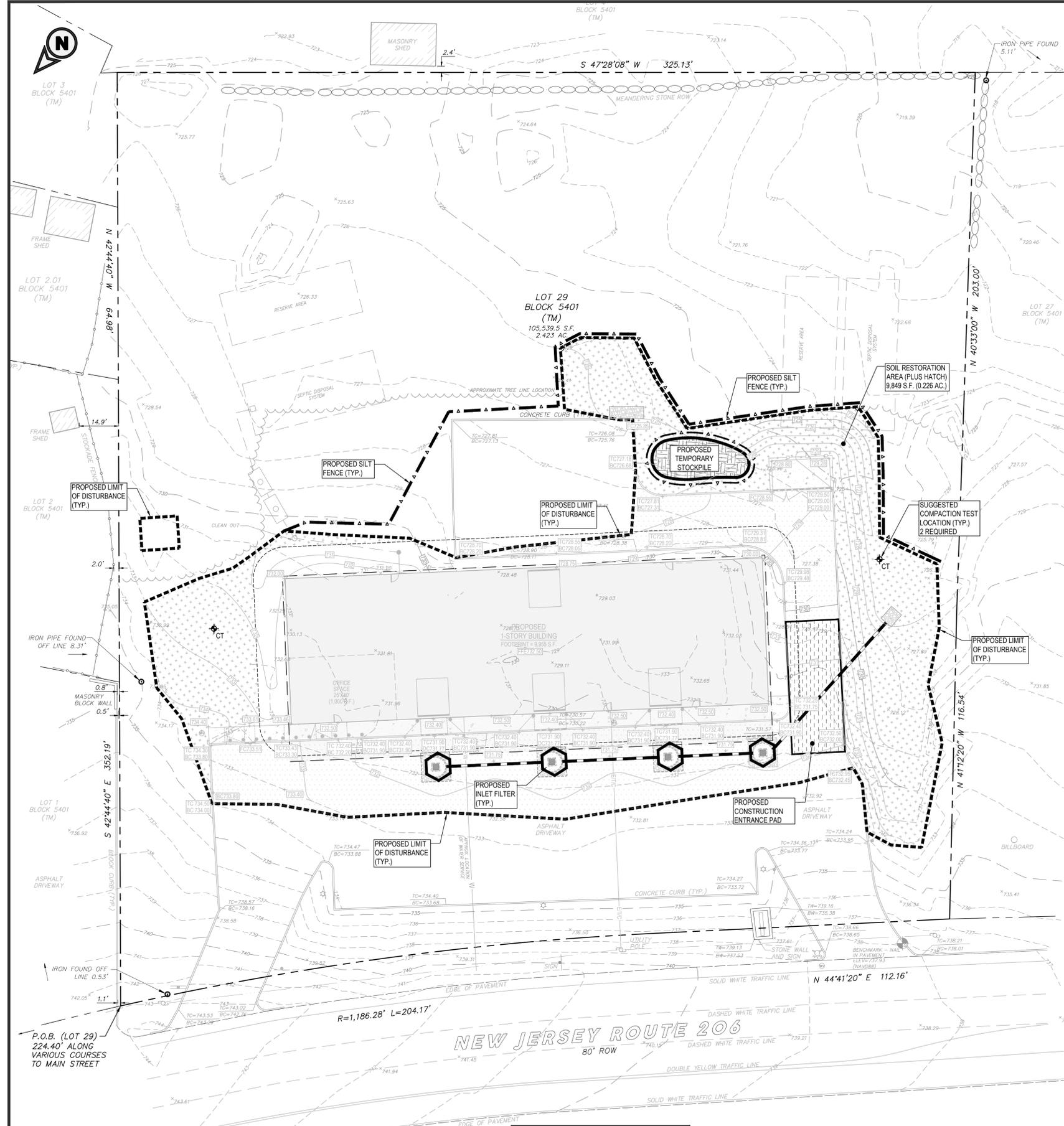
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**SITE INFORMATION**  
 BLOCK 5401, LOTS 29  
 193 ROUTE 206  
 TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY  
 TOTAL LOT AREA = 105,539.5 S.F. (2.423 AC.)  
 DISTURBANCE = 33,982 S.F. (0.780 AC.)  
 RESTORATION = 9,715 S.F. (0.223 AC.)

**MORRIS SOIL CONSERVATION DISTRICT**  
 30 SCHUYLER PLACE  
 MORRISTOWN, NJ 07960  
 PHONE: 973-285-2953  
 FAX: 973-285-8345

**APPLICANT**  
 WRIGHT PROPERTIES, LLC  
 193 ROUTE 206  
 FLANDERS, NJ 07836

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

- 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.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN FOURTEEN (14) 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 22 BELOW.
- 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 23 BELOW.
- 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 22 BELOW.
- TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
- 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.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
- STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOOD PLAN, SLOPE, DRAINAGE FACILITY, OR ROADWAY. ALL STOCKPILE BASES SHALL HAVE A SILT FENCE PROPERLY EXTENDED AT THE TOE OF SLOPE.
- A STABILIZED CONSTRUCTION ACCESS ROAD WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAILS AND CHART FOR DIMENSIONS.
- ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUB BASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AS REQUIRED.
- ALL DETERIORATING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DETERIORATING DETAIL.
- ALL SEDIMENT BASIN 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.
- DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND KEEP OF DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE TOWNSHIP ENGINEER.
- ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH AREA DESIGNATED TO REMAIN AFTER CONSTRUCTION AREA TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.
- CONTRACTOR TO SET UP A MEETING WITH THE INSPECTOR FOR PERIODIC INSPECTIONS OF THE TEMPORARY SEDIMENT BASIN PRIOR TO AND DURING ITS CONSTRUCTION.
- STOCKPILE PROTECTION**  
 a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT.  
 b) APPLY FERTILIZER (10-20-10) AT RATE OF 11 LBS. PER 1,000 SQ. FT.  
 c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1,000 SQ. FT.  
 d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.  
 e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.  
 f) PROPERTY ENTRANCE A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
- TEMPORARY STABILIZATION SPECIFICATIONS**  
 a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT.  
 b) APPLY FERTILIZER (10-20-10) AT RATE OF 11 LBS. PER 1,000 SQ. FT.  
 c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1,000 SQ. FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1,000 SQ. FT.  
 d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.  
 e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
- PERMANENT STABILIZATION SPECIFICATIONS**  
 a) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)  
 b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1,000 SQ. FT. AND WORK FOUR INCHES INTO SOIL.  
 c) APPLY FERTILIZER (10-20-10) AT RATE OF 11 LBS. PER 1,000 SQ. FT.  
 d) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1,000 SQ. FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1,000 SQ. FT. AND PERENNIAL RYEGRASS SEED AT 0.2 LBS. PER 1,000 SQ. FT.  
 e) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1,000 SQ. FT.  
 f) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

**DUST CONTROL NOTES**

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:  
 MULCHES - SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1)  
 VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER (PG. 8), AND PERMANENT STABILIZATION WITH SOIL (PG. 9-1)  
 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	12:1	FINE SPRAY	750
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 (PG. 26-1)		
ACIDULATED SOY BEAN SPOCK STICK	NONE	COARSE SPRAY	1200

- TILAGE** - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGUN FLOWING ON WINDWARD SIDE OF 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, BURAP FENCES, CRATE WALLS, BALES OF HAY, AND SMALLER MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
- CALCIUM CHLORIDE** - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS.
- STONE** - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

**SOIL DE-COMPACTION AND TESTING REQUIREMENTS**

- A. SOIL COMPACTION TESTING REQUIREMENTS**
- 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 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
  - AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
  - 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 REMEDIATION 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.
  - 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 (EXCLUDING EXISTING 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 ENGINEER.
- B. COMPACTION TESTING METHODS**
- PROBING WIRE TEST (SEE DETAIL)
  - HAND-HELD PENETROMETER TEST (SEE DETAIL)
  - TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
  - NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- 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.
- SOIL COMPACTION TESTING IS NOT REQUIRED IF WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE @ MINIMUM DEPTH) OR SIMILAR IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
- C. PROCEDURES FOR SOIL COMPACTION MITIGATION**
- PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE @ MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.) IN THE ALTERNATE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

**STANDARD FOR PERMANENT VEGETATIVE COVER**

- SITE PREPARATION**
  - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, AND MULCH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
  - IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.
  - TOPSOIL SHOULD BE HANDED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 4 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE MIXED WITH ORGANIC MATTER AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.
  - INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION STRUCTURES, SEDIMENT BASINS, AND WATERWAYS.
- SEEDBED PREPARATION**
  - UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO FERTILIZER WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS CO-OPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY). FERTILIZER SHALL BE APPLIED AT THE RATE OF 50 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH SOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
  - WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL COURSE, CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
  - HIGH ACID PRODUCING SOILS HAVING A PH OF 4 OR LESS OR CONTAINING RIN SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH-ACID PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.
- SEEDING**

PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL:

SITE CONTAINS SOIL FAB FRESH/OLD SANDY/LOAM, 2 TO 5 PERCENT SLOPES AND CLASSIFIED AS "WELL DRAINED" AS PER NJ WEB SOIL SURVEY USDA

PLANTING MIXTURE TO BE USED: MIX-10 (RESIDENTIAL/COMMERCIAL USE)  
 TALL FESCUE (TURF-TYPE) @ 265 LB/AC  
 PERENNIAL RYEGRASS @ 20 LB/AC  
 OR  
 WHITE CLOVER @ 5 LB/AC (WHITE CLOVER CAN BE EXCLUDED ON LAWN SITES)

SITE IS LOCATED WITHIN USDA PLANT HARDINESS ZONE 6B. PLANTING DATES:  
 OPTIMAL DATE: 381 TO 438  
 ACCEPTABLE DATE: 501 TO 914 (\*\*)  
 ACCEPTABLE DATE: 815 TO 1015 (\*\*)

(\*\*) SUMMER SEEDINGS SHOULD ONLY BE CONDUCTED WHEN THE SITE IS IRRIGATED. MIXES INCLUDING WHITE CLOVER REQUIRE THAT AT LEAST SIX WEEKS OF GROWING SEASON REMAIN AFTER SEEDING TO ENSURE ESTABLISHMENT BEFORE FREEZING CONDITIONS.
- MULCHING**

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

  - STRAW OR HAY UNMULCHED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRUMPER IS USED INSTEAD OF A LIQUID MULCH BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS TONS PER ACRE. MULCH CRUMPER/LOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
  - APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE MULCH TO 10-15 POUNDS WITH EACH SECTION.
  - ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.
    - PEG AND TWINE: DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
    - MULCH NETTINGS - STAKE RUMEX, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED.
    - CRUMPER (MULCH ANCHORING TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMETIME LIKE A DISC HARROW, IS DESIGNED TO PUSH OR CUT SOME OF THE BROADCASTED FIBER MULCH TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR. WHICH MUST BE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
  - LIQUID MULCH BINDERS - MAY BE USED TO ANCHOR SALT HAY OR STRAW MULCH.
    - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY WASH THE MULCH IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
    - USE ONE OF THE FOLLOWING:
      - ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL, AND WHEN APPLIED TO SOIL SURFACE UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGIC EFFECT OR IMPIDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      - SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPENSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

**SEQUENCE OF CONSTRUCTION:**

NOTIFY THE SOIL CONSERVATION DISTRICT WITH WRITTEN NOTIFICATION 48 HOURS PRIOR TO ANY LAND DISTURBANCE.	2 DAYS
INSTALL SILT FENCE AS DEPICED ON SOIL EROSION AND SEDIMENT CONTROL PLAN.	2 DAYS
INSTALL STONE TRACKING PAD AS DEPICED ON SOIL EROSION AND SEDIMENT CONTROL PLAN.	1 DAY
CLEAR SITE AND STRIP TOPSOIL AND STORE FOR FUTURE USE.	2 WEEKS
ROUGH GRADE AREAS FOR PROPOSED IMPROVEMENTS.	1 MONTH
STABILIZE ALL CRITICAL AREAS SUBJECT TO EROSION.	ONGOING
INSTALL PROPOSED UTILITIES	2 WEEKS
CONSTRUCT BUILDING, SITE IMPROVEMENTS, CURBING AND BASE	10 MONTHS
FINE GRADE, PLACE TOPSOIL, INSTALL LANDSCAPE PLANTINGS, SEED, AND MULCH IN ACCORDANCE WITH PERMANENT SEEDING AND MULCH ANCHORING STANDARDS.	2 WEEKS
AFTER LANDSCAPE STABILIZATION, REMOVE ALL SILT FENCING.	3 DAYS
INSTALL PAVEMENT AND STRIPE PARKING AND DRIVEWAY AREAS.	1 WEEK
TOTAL DURATION	± 12 MONTHS

**WRIGHT PROPERTIES, LLC**  
 BLOCK 5401, LOT 29  
 193 ROUTE 206  
 TOWNSHIP OF MOUNT OLIVE  
 MORRIS COUNTY, NEW JERSEY

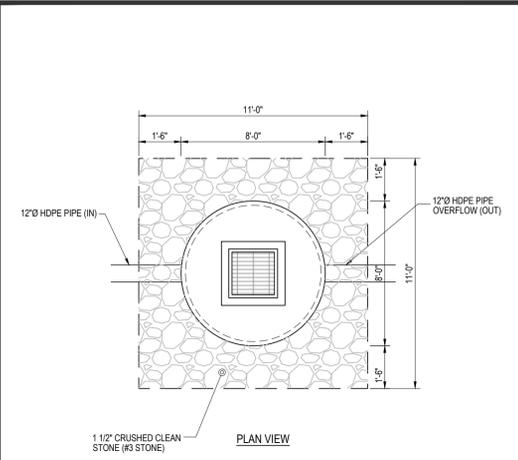
**PRELIMINARY AND FINAL SITE PLAN  
 SOIL EROSION  
 SEDIMENT  
 CONTROL &  
 NOTES**

**GIOVANNI MANLIO, PE**  
 NEW JERSEY PROFESSIONAL ENGINEER #7522

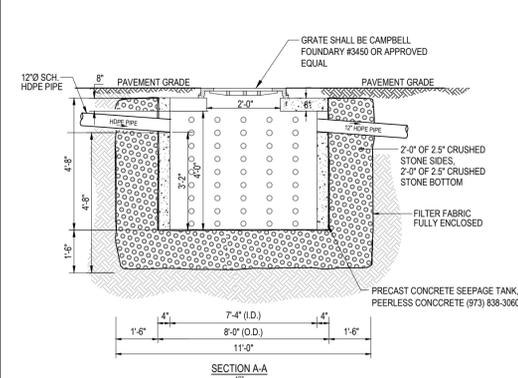
**manTERRA DESIGN LLC**

drawn by sp date 06.09.2023  
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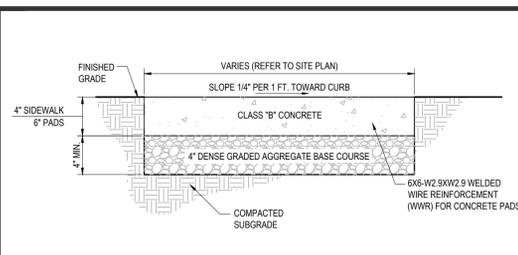
po box 275  
 somerville, nj 08876  
 908.800.5500  
 manterraesign.com  
 certificate of authorization: 24GA2632710



**DRYWELL & GRATE DETAIL** SCALE: NTS



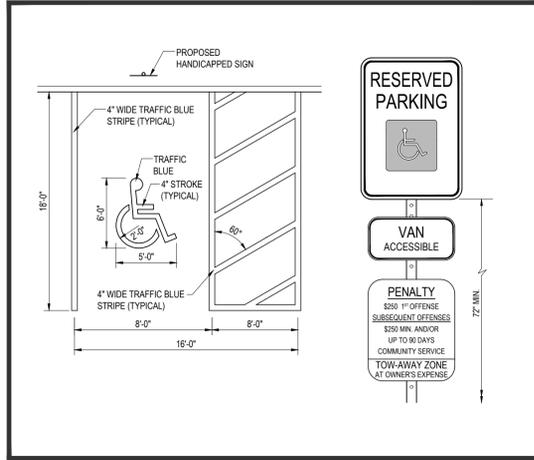
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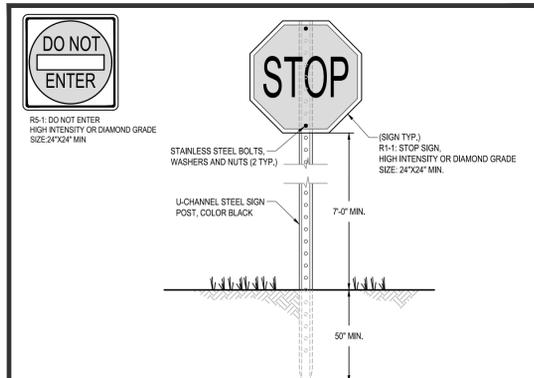
**CONCRETE SIDEWALK & PAD DETAIL** SCALE: NTS



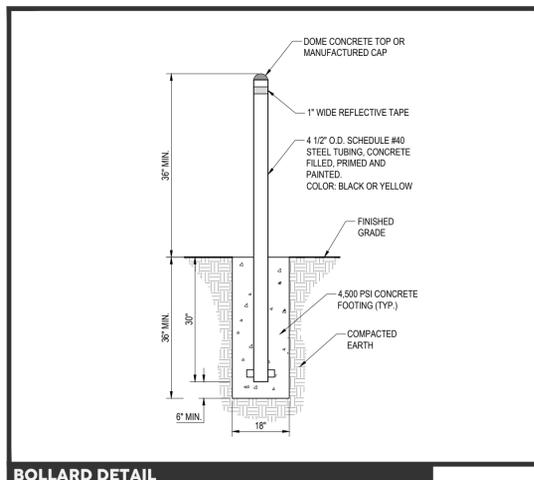
**FULL HEIGHT ON-SITE CONCRETE CURB DETAIL** SCALE: NTS



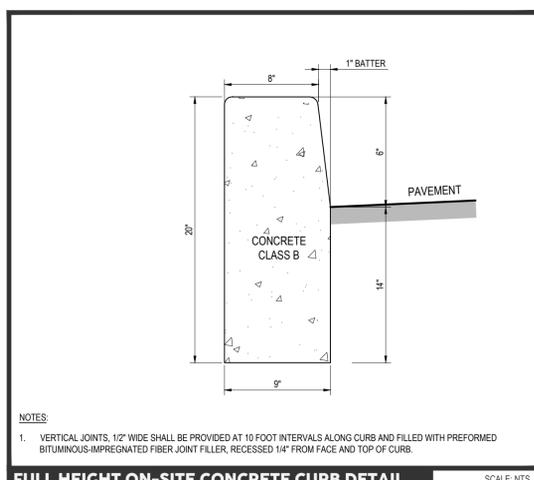
**HANDICAP PARKING AND SIGN DETAIL** SCALE: NTS



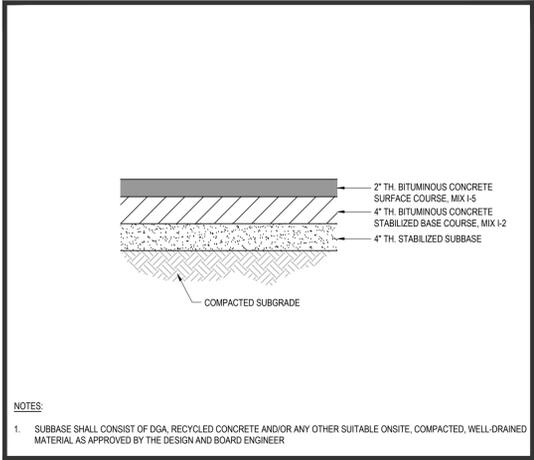
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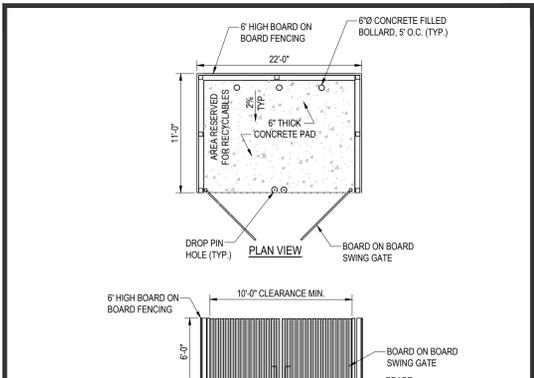
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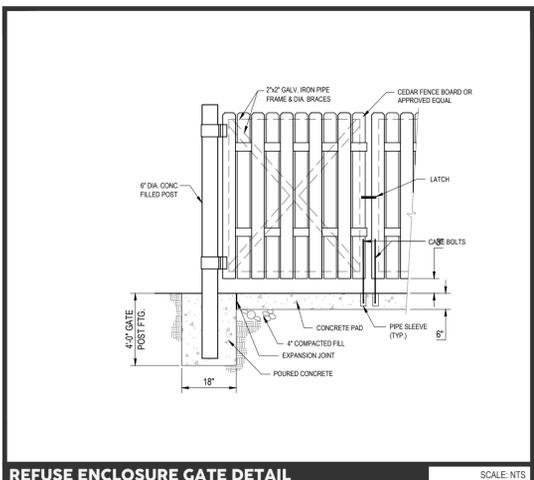
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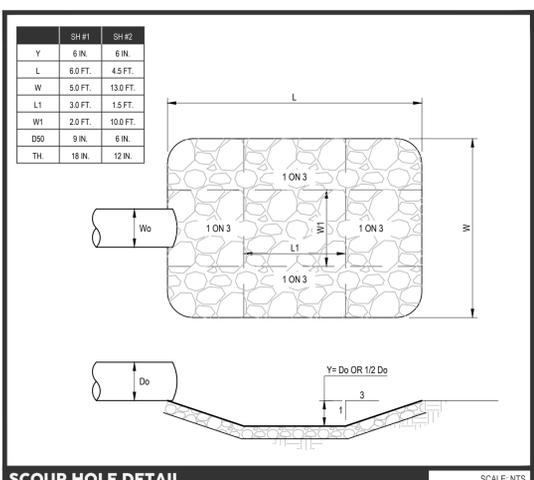
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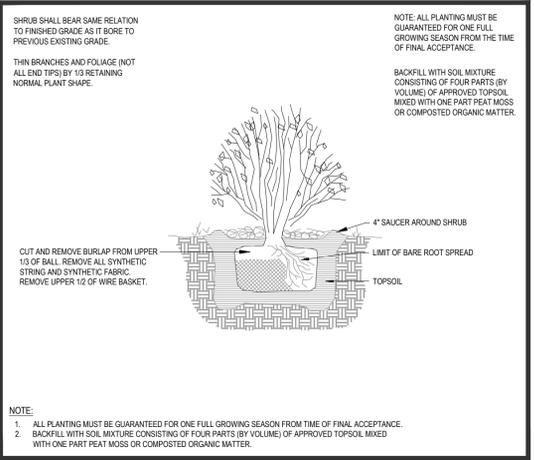
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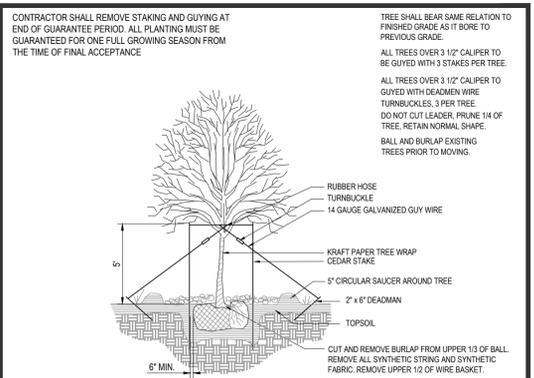
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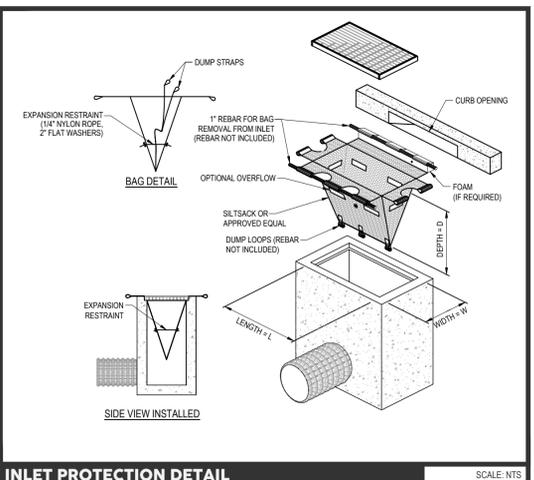
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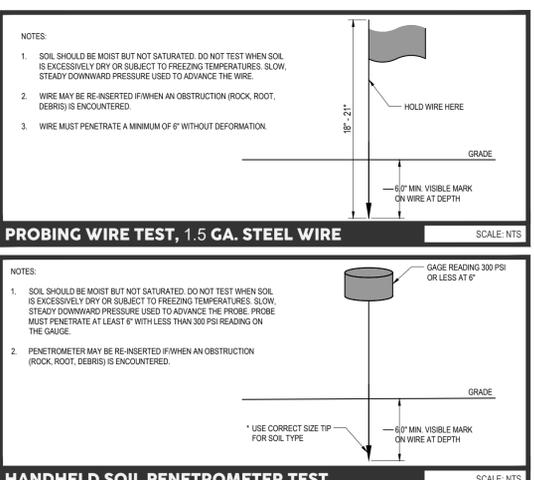
**SHRUB PLANTING DETAIL** SCALE: NTS



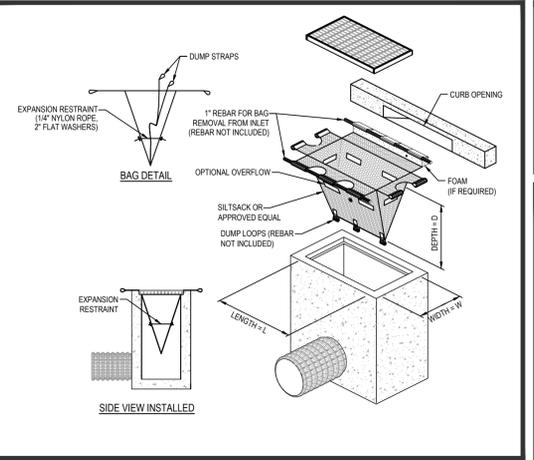
**TREE PLANTING DETAIL** SCALE: NTS



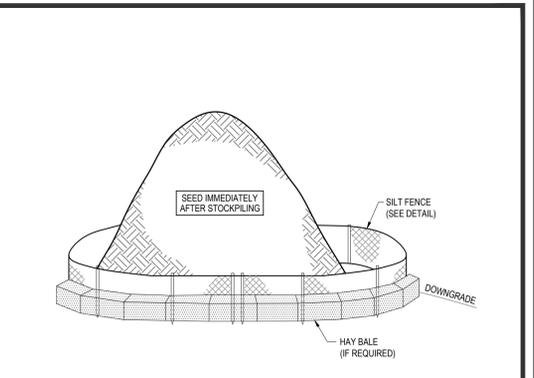
**INLET PROTECTION DETAIL** SCALE: NTS



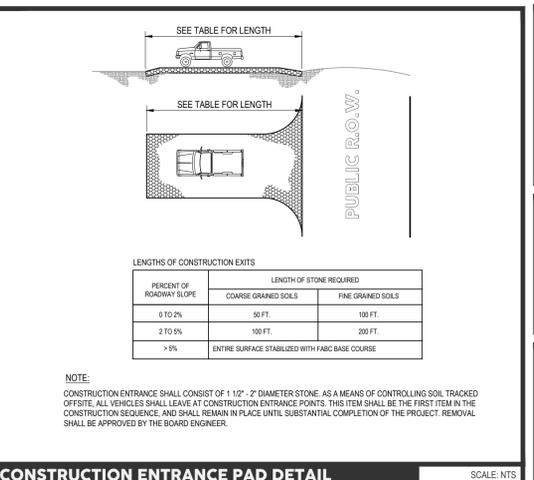
**HANDHELD SOIL PENETROMETER TEST** SCALE: NTS



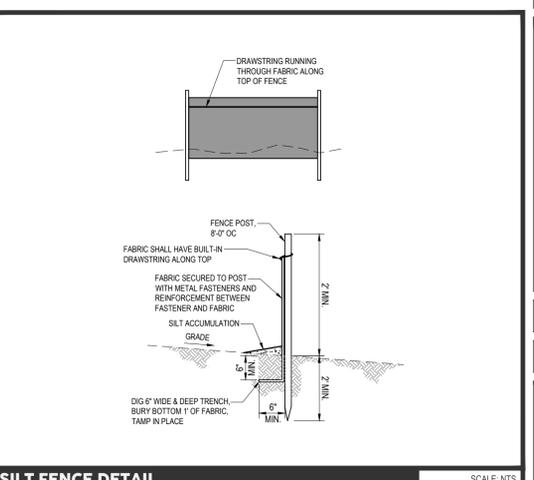
**INLET FILTER DETAIL** SCALE: NTS



**TOPSOIL STOCKPILE DETAIL** SCALE: NTS



**CONSTRUCTION ENTRANCE PAD DETAIL** SCALE: NTS



**SILT FENCE DETAIL** SCALE: NTS

revisions

**manTERRA** DESIGN LLC

**WRIGHT PROPERTIES, LLC**  
BLOCK 5401, LOT 29  
193 ROUTE 206  
TOWNSHIP OF MOUNT OLIVE  
MORRIS COUNTY, NEW JERSEY

**PRELIMINARY AND FINAL SITE PLANS**  
**CONSTRUCTION DETAILS**

**GIOVANNI MANILIO, PE**  
NEW JERSEY PROFESSIONAL ENGINEER 47522

**manTERRA** DESIGN LLC

drawn by **sp** date **06.09.2023**

checked by **jam** scale **as shown**

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certificate of authorization: 24GA26327100

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