

GENERAL NOTES:

1. OWNER/APPLICANT:
MIKE TORETTA
LIVESTOCK CO-OP AUCTION
224 WEST STIGER STREET
HACKETTSTOWN, NJ 07840
2. TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC. TITLED, "BOUNDARY SURVEY FOR 224 WEST STIGER STREET BLOCK 41 LOT 24 HACKETTSTOWN, NJ" DATED 12/3/19.
3. THIS PLAN IS NOT TO BE USED AS A SURVEY. REFER TO REFERENCE SOURCES FOR BOUNDARY INFORMATION (NOTE #2 ABOVE).
4. HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON NAD 1983 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
5. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD 1988 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
6. THE SUBJECT PARCEL, BLOCK 41 LOT 24, CONSISTS OF 115,867 S.F. (2.66 ACRES).
7. NOTICE TO BE SERVED FROM CERTIFIED LIST OF PROPERTY OWNERS OBTAINED FROM THE TOWN.
8. SEE ENGINEERING DETAIL SHEET FOR ALL SITE DETAILS AND SUPPORTING NOTES.
9. THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT, CALL 1-800-272-1000. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEVIATIONS OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
10. ALL EXISTING DOWNSPOUTS DISCHARGE TO GRADE.
11. PARKING STALLS SHOWN ARE FOR DEMONSTRATION OF AVAILABLE PARKING ONLY. NO STRIPING IS PROPOSED WITH THE EXCEPTION OF THE PROPOSED ADA PARKING STALLS.

12. THE SUBJECT BUILDING IS CURRENTLY SERVED BY GAS AND ELECTRIC ONLY. PUBLIC WATER AND PUBLIC SEWER CONNECTIONS ARE PROPOSED, SUBJECT TO HMUA REVIEW AND APPROVAL.
13. PROPOSED WATER SERVICE AND SEWER SERVICE CONNECTIONS TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIRED HMUA DETAILS AND SPECIFICATIONS.
14. THE PROPOSED LAND DISTURBANCE FOR THIS PROJECT WILL BE LESS THAN 5,000 SF.
15. THIS PROPERTY IS LOCATED IN THE HIGHLANDS PLANNING AREA.
16. THESE PLANS HAVE BEEN PREPARED FOR THE MUNICIPAL BOARD REVIEW AND OUTSIDE AGENCY REVIEW. THESE PLANS SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS HAVE BEEN OBTAINED AND EACH PLAN SHEET IN THIS SET HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
17. THIS PROPERTY MAY CONTAIN FRESHWATER WETLANDS AND/OR FRESHWATER WETLAND TRANSITION AREAS. THE APPLICANT IS REQUIRED TO OBTAIN ANY AND ALL LAND USE PERMITS FROM NJDEP REQUIRED FOR THE PROJECT PRIOR TO THE START OF ANY SITE CONSTRUCTION.
18. DOMESTIC SOLID WASTE AND RECYCLABLES TO BE STORED INSIDE THE STRUCTURE AND HAULED AWAY BY A PRIVATE HAULER.
19. ANIMAL WASTE WILL BE STORED INSIDE THE STRUCTURE IN A STAINLESS STEEL CONTAINER WITHIN A COOLER. THE ANIMAL WASTE WILL BE HAULED AWAY BY A PRIVATE HAULER AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
20. THERE WILL BE NO ADDITIONAL FREE STANDING OR BUILDING MOUNTED SIGNAGE PROPOSED IN CONNECTION WITH THIS APPLICATION.
21. NO ADDITIONAL IMPERVIOUS COVERAGE IS PROPOSED OUTSIDE THE EXISTING IMPERVIOUS COVERAGE LIMITS.

CERTIFICATIONS/APPROVALS

THIS PLAN IS HEREBY APPROVED BY THE BOARD OF ADJUSTMENTS OF THE TOWN OF HACKETTSTOWN, WARREN COUNTY

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

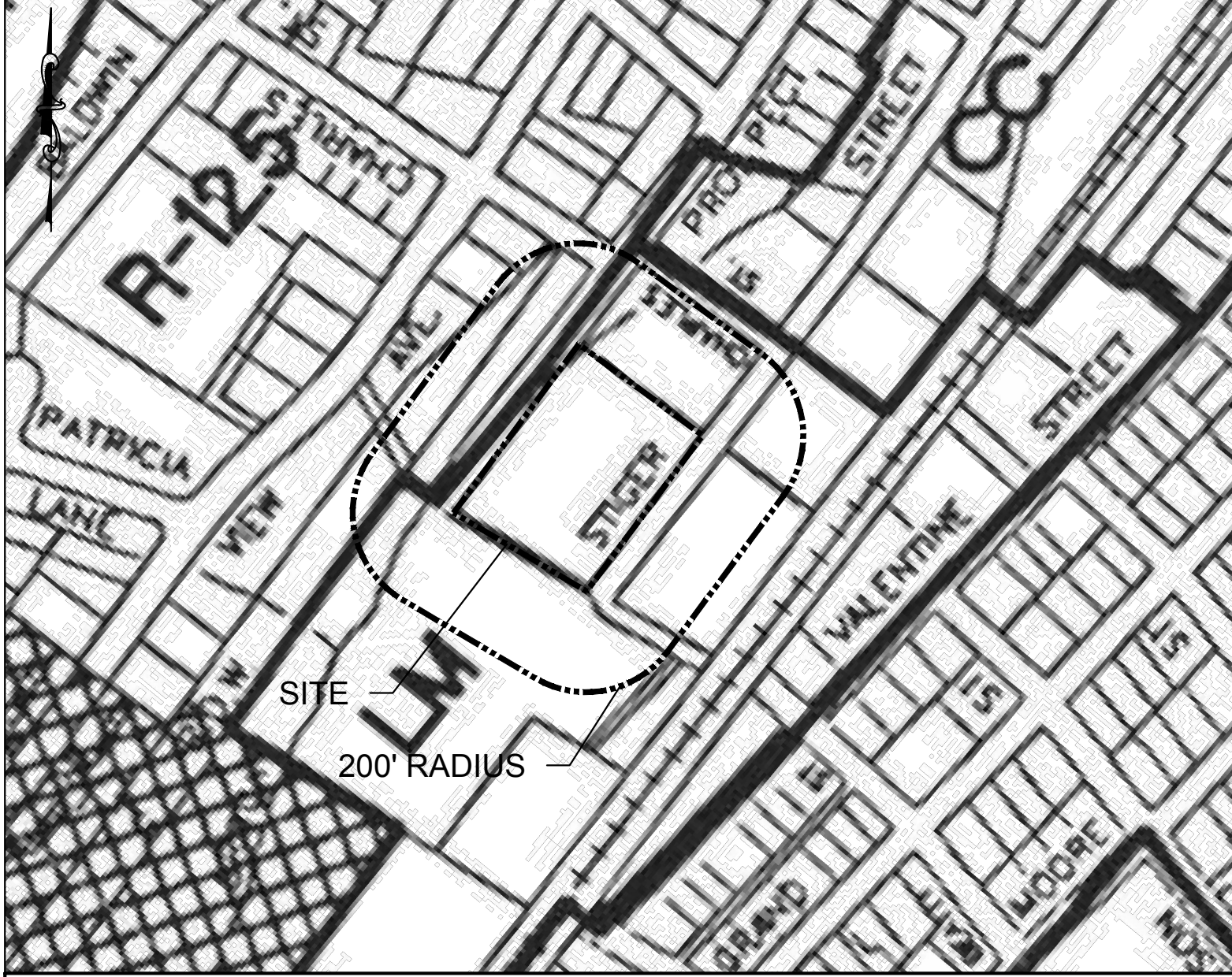
DATE BOARD ENGINEER

I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS MAJOR SITE PLAN WITH THE BOARD OF ADJUSTMENTS OF THE TOWN OF HACKETTSTOWN.

DATE MIKE TORETTA

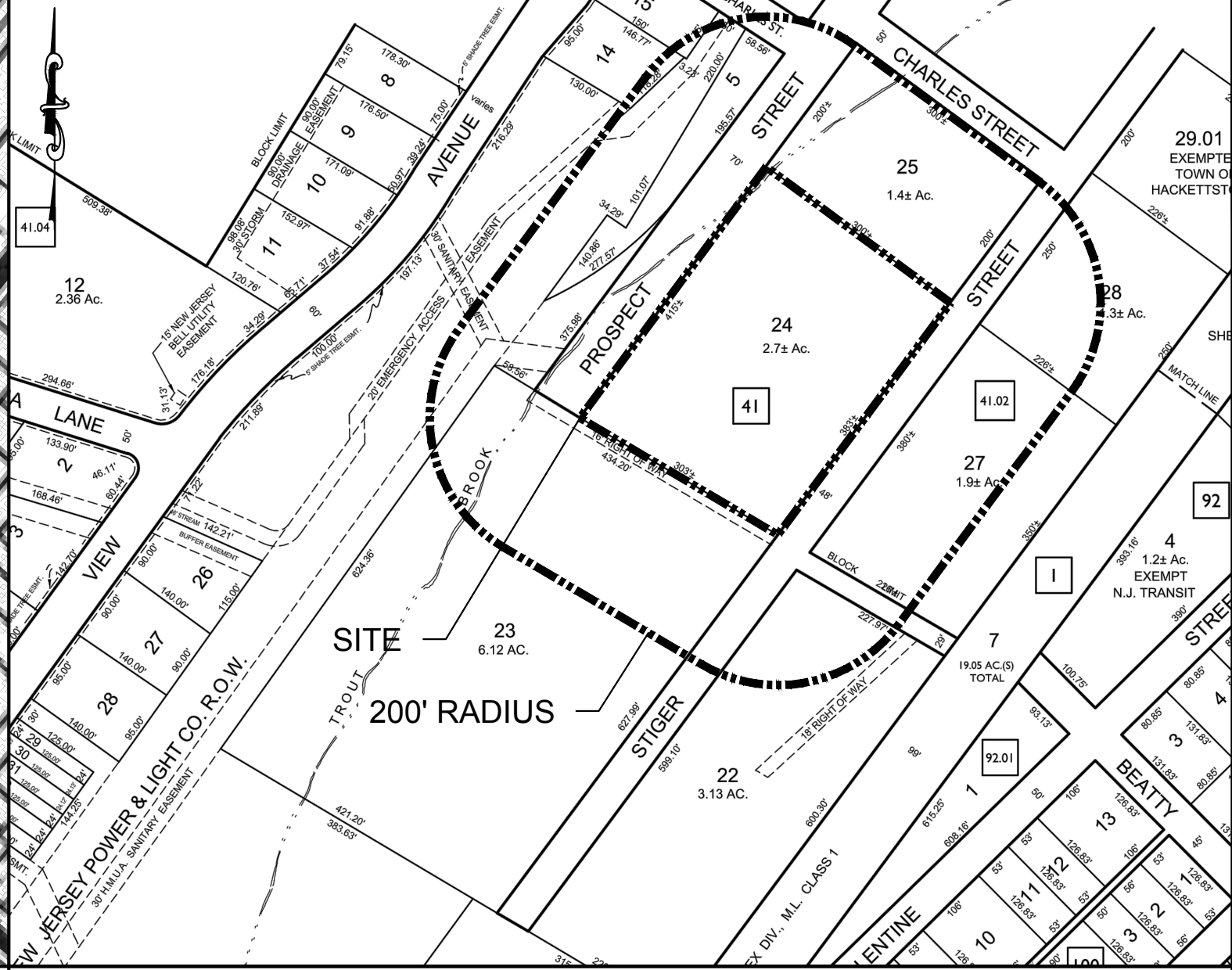
LEGEND

- PROPERTY LINE
- BUILDING SETBACK LIMIT
- PARKING SETBACK LIMIT
- STREAM CENTERLINE
- RIPARIAN BUFFER
- FEMA 1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING GRAVEL TO REMAIN
- EXISTING CURB TO REMAIN
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPE BUFFER AREA
- PROPOSED PLANTING
- PROPOSED FENCE
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING LIGHT FIXTURES



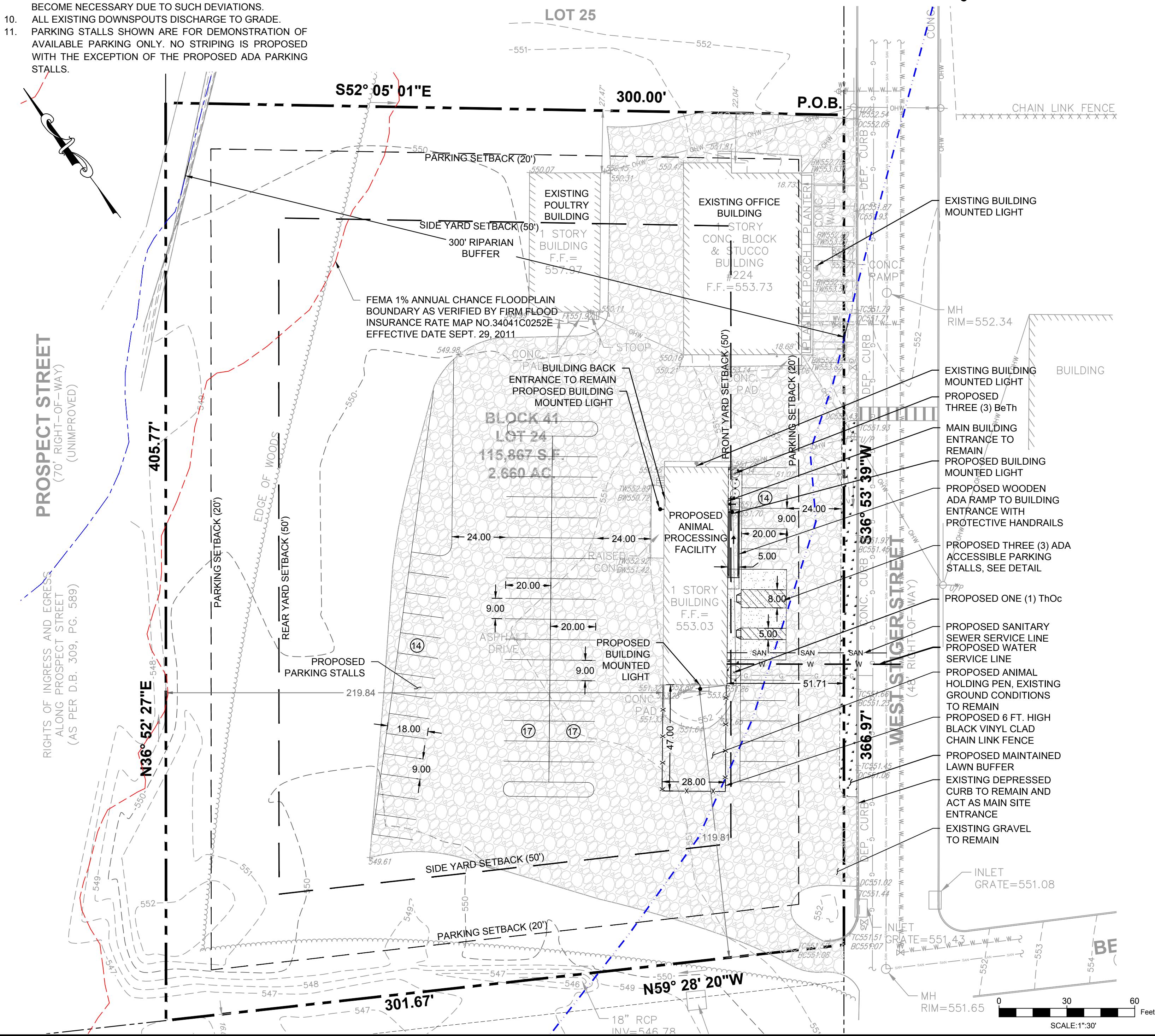
ZONING MAP (LM ZONE)

SCALE: 1"=300'



TAX MAP (SHEET 15)

SCALE: 1"=200'



TOWN OF HACKETTSTOWN ZONING REQUIREMENTS				
ZONING DISTRICT	"LM" LIMITED MANUFACTURING ZONE			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA (ACRES)	3.0 AC.	2.66 AC.	2.66 AC.	(ENC)
MIN. LOT FRONTAGE (FT)	300 FT	366.97 FT	366.97 FT	-
MIN. LOT WIDTH (FT)	300 FT	373.4 FT	373.4 FT	-
MIN. LOT DEPTH (FT)	300 FT	300 FT	300 FT	-
MIN. BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YARD (FT)	50 FT	18.68 FT	18.68 FT	(ENC)
SIDE YARD (FT)	50 FT	22.04 FT	22.04 FT	(ENC)
REAR YARD (FT)	50 FT	219.84 FT	219.84 FT	-
MIN. BUILDING SETBACKS FROM ACCESSORY STRUCTURE				
DISTANCE TO SIDE LINE (FT)	25 FT	27.47 FT	27.47 FT	-
DISTANCE TO REAR LINE (FT)	25 FT	160.94 FT	160.94 FT	-
DISTANCE TO OTHER BUILDING (FT)	25 FT	36.74 FT	36.74 FT	-
MAX. PRINCIPAL BUILDING HEIGHT (FT)	45 FT (3 STORIES)	20 FT (1.5 STORIES)	20 FT (1.5 STORIES)	-
MAX. PERCENT OF IMPERVIOUS BUILDING COVERAGE (%)	30%	7.8%	7.8%	-
MAX. PERCENT OF IMPERVIOUS LOT COVERAGE (%)	75%	51.3%	51.0%	-

- (V) INDICATES THAT A VARIANCE IS REQUIRED
(-) INDICATES NO VARIANCE IS REQUIRED
(ENC) PRE-EXISTING NON-CONFORMING CONDITION

VARIANCES REQUIRED:

1. TOWN OF HACKETTSTOWN LAND USE ORDINANCE SECTION 408A. CHANGE OF USE FROM OFFICE BUILDINGS TO LIVESTOCK AUCTIONS. LIVESTOCK AUCTIONS ARE WITHIN THE ZONE'S PERMITTED USE PROVIDED THAT NO SLAUGHTERHOUSE OPERATIONS ARE INCLUDED AND PROVIDED THAT ANIMALS ARE NOT KEPT ON SITE FOR IN EXCESS OF SEVEN (7) DAYS.
2. TOWN OF HACKETTSTOWN LAND USE ORDINANCE SECTION 408.E.1. "ANY PRINCIPAL BUILDING MAY CONTAIN MORE THAN ONE USE AND/OR ORGANIZATION PROVIDED THAT THE TOTAL BUILDING COVERAGE OF THE COMBINED ACTIVITIES DOES NOT EXCEED THE MAXIMUM COVERAGE SPECIFIED FOR THE DISTRICT. ANY LOT MAY CONTAIN MORE THAN ONE (1) PRINCIPAL BUILDING PROVIDED THAT THE MINIMUM LOT SIZE IS AT LEAST THREE (3) ACRES AND THAT ALL BULK, YARD AND COVERAGE REQUIREMENTS ARE MET."

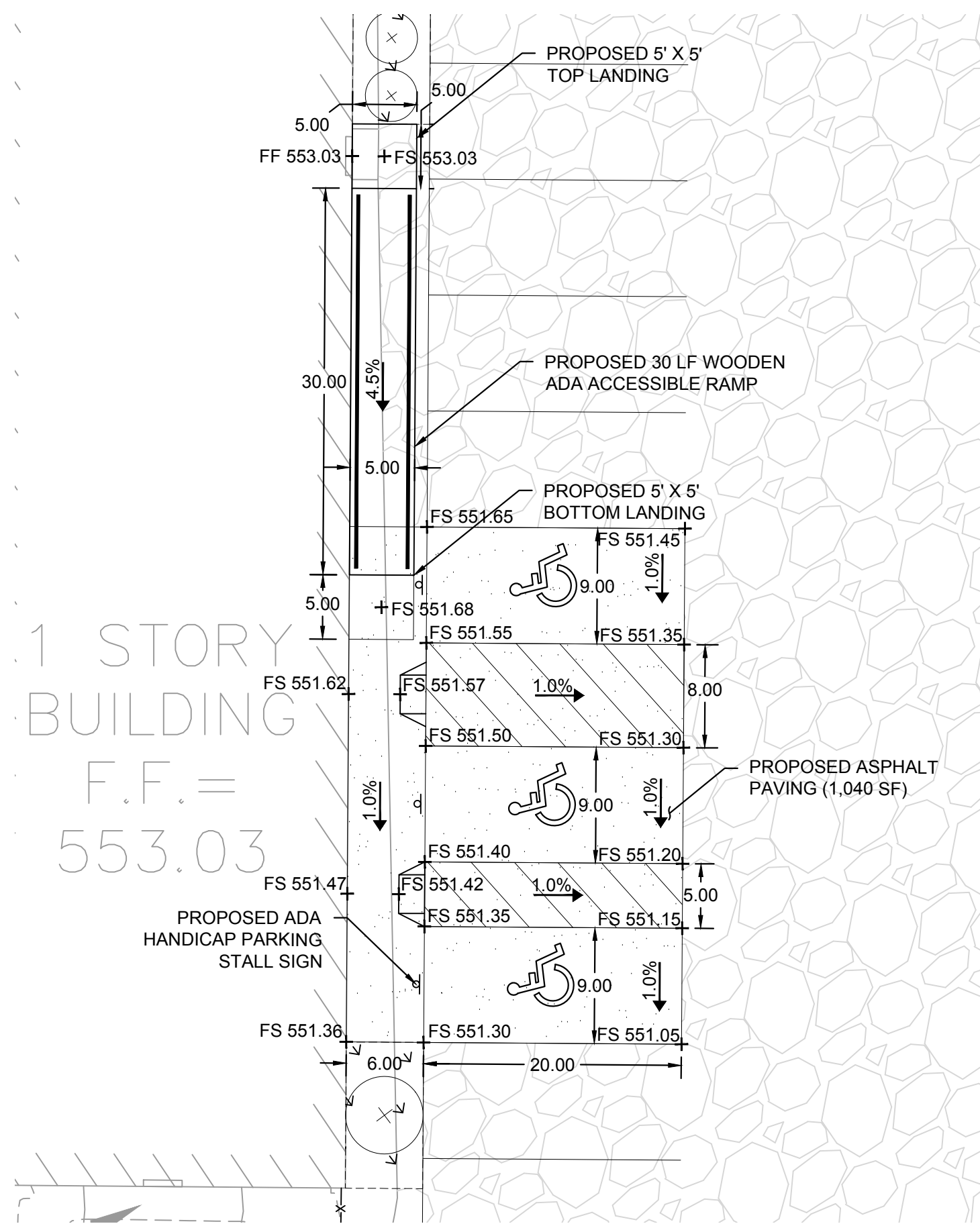
IMPERVIOUS COVERAGE CALCULATIONS				
ITEM	EXISTING COVERAGE	PERCENTAGE (%)	PROPOSED COVERAGE	PERCENTAGE (%)
BUILDINGS	9,064 S.F. (0.21 AC)	7.82%	9,064 S.F. (0.21 AC)	7.82%
GRAVEL	49,804 S.F. (1.14 AC)	43.0%	48,470 S.F. (1.11 AC)	41.8%
CONCRETE	550 S.F. (0.01 AC)	0.47%	550 S.F. (0.01 AC)	0.47%
ASPHALT	N/A	0.00%	1,040 S.F. (0.02 AC)	0.90%
STEPS	26 S.F. (.001 AC)	0.02%	26 S.F. (.001 AC)	0.02%
TOTAL	59,444 S.F. (1.36 AC)	51.3%	59,150 S.F. (1.36 AC)	51.0%

PARKING SCHEDULE				
USE	TOTAL GROSS FLOOR AREA (SF)	REQUIRED SPACES	EXISTING SPACES	PROPOSED SPACES
OFFICE BUILDING #224	4,296 SF	1 SPACE PER 250 SF OF TOTAL GFA = 17 SPACES	8 SPACES	8 SPACES
ANIMAL PROCESSING FACILITY		NO STANDARD		62 SPACES
			TOTAL	70 SPACES

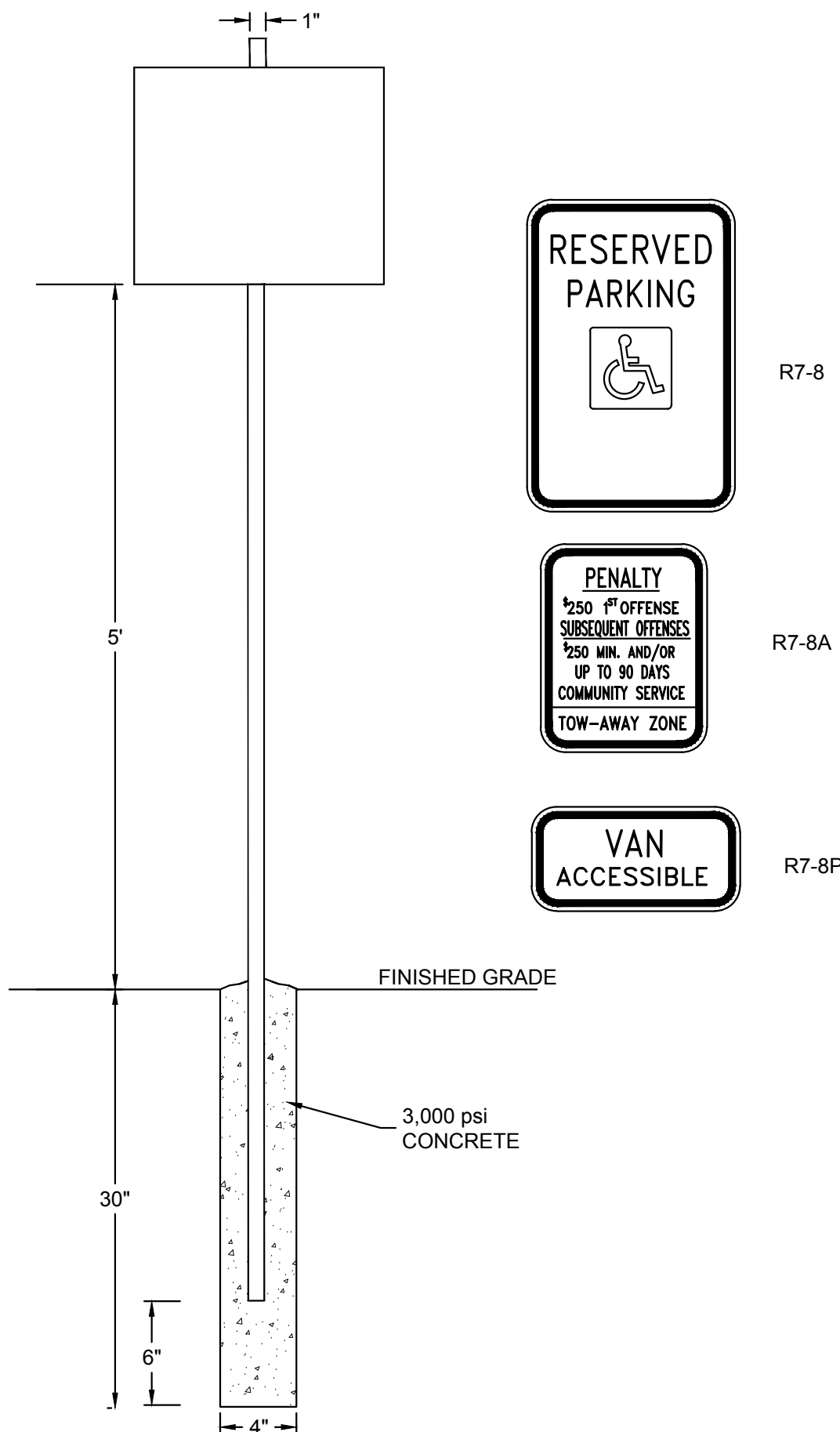
* NO PARKING IS REQUIRED FOR THE EXISTING POULTRY BUILDING.

COPYRIGHT 2020 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

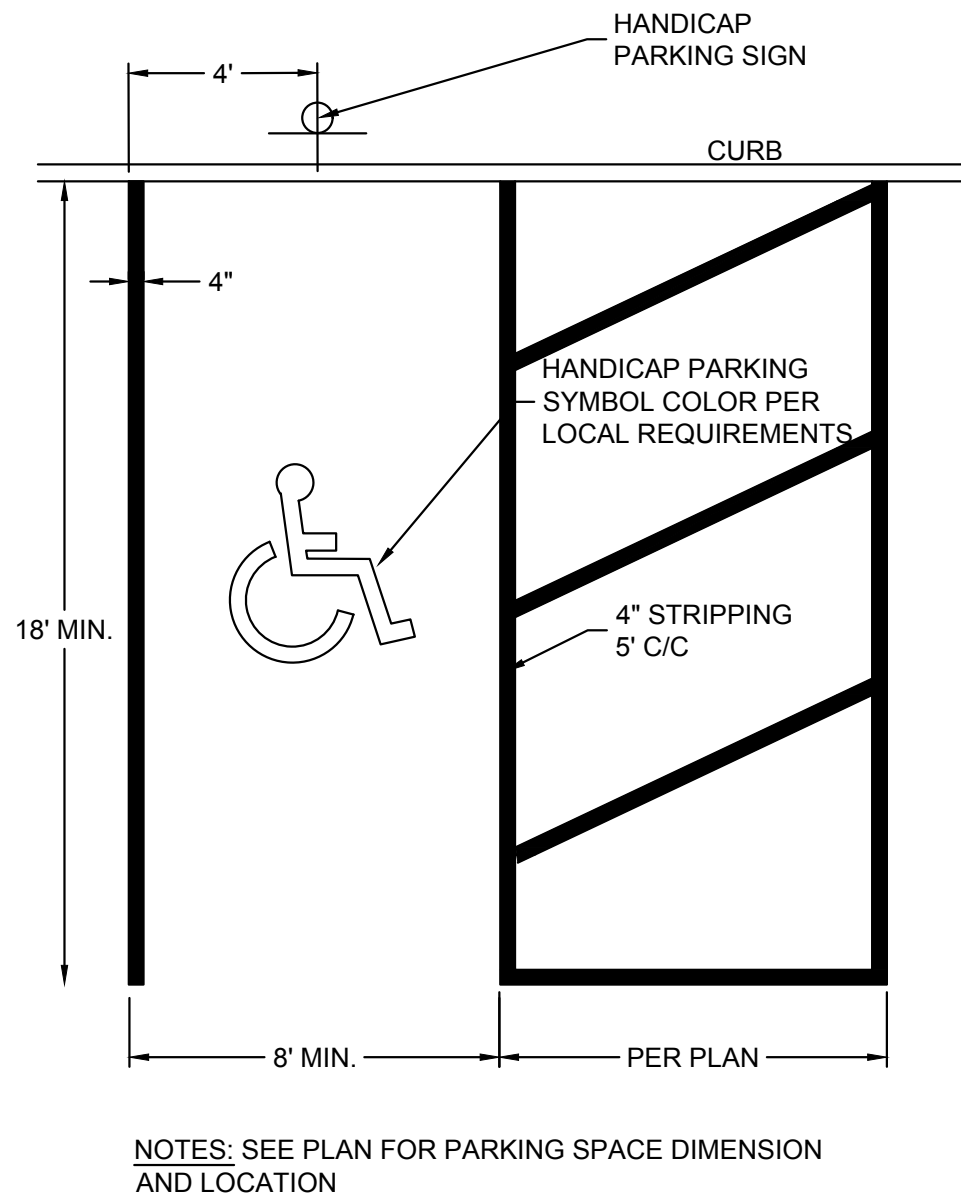
140 WEST MAIN STREET PH. 908-238-0544		HIGH BRIDGE, NJ 08829 FAX. 908-238-9572	
A PROFESSIONAL ASSOCIATION			
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020			
1	COMPLETENESS REVISIONS	KGS	08/05/20
NO.	REVISION	BY	DATE
04/13/2020 DATE		 JOHN E. HANSEN PROFESSIONAL ENGINEER N.J. P.E. NO. 24GE04194500	
PROJECT: HACKETTSTOWN FARM AUCTION 224 WEST STIGER STREET BLOCK 41 LOT 24 TOWN OF HACKETTSTOWN WARREN COUNTY NEW JERSEY			
TITLE: SITE PLAN			
JOB NO.:	119373	DRAWING NO.:	
SCALE:	1"=30'	1 2	
DESIGNED:	CMM		
CHECKED:	JH		
FILENAME:	04-SITE.DWG		
DATE:	04/13/2020		



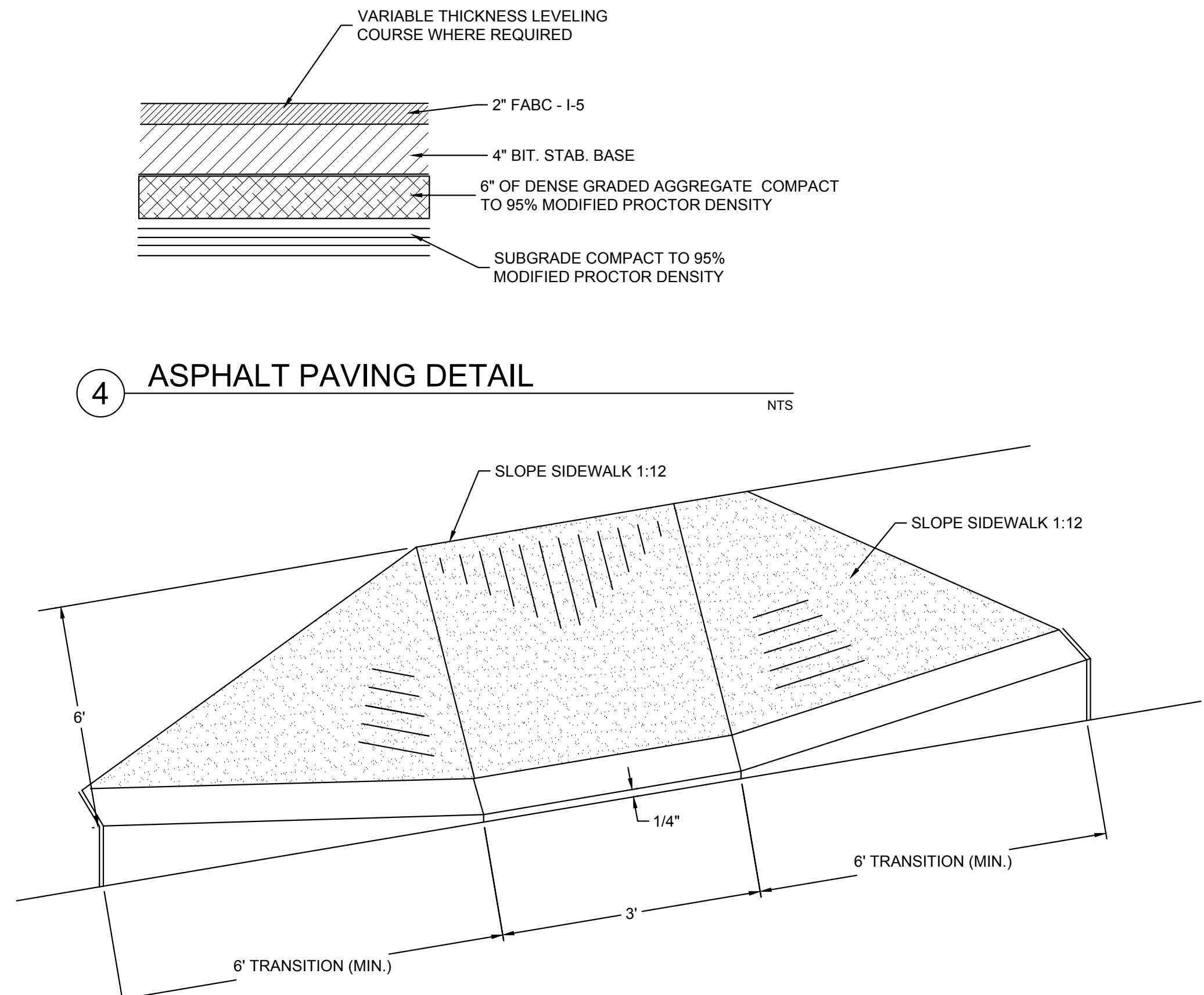
1 ADA ACCESSIBLE ROUTE GRADING DETAIL



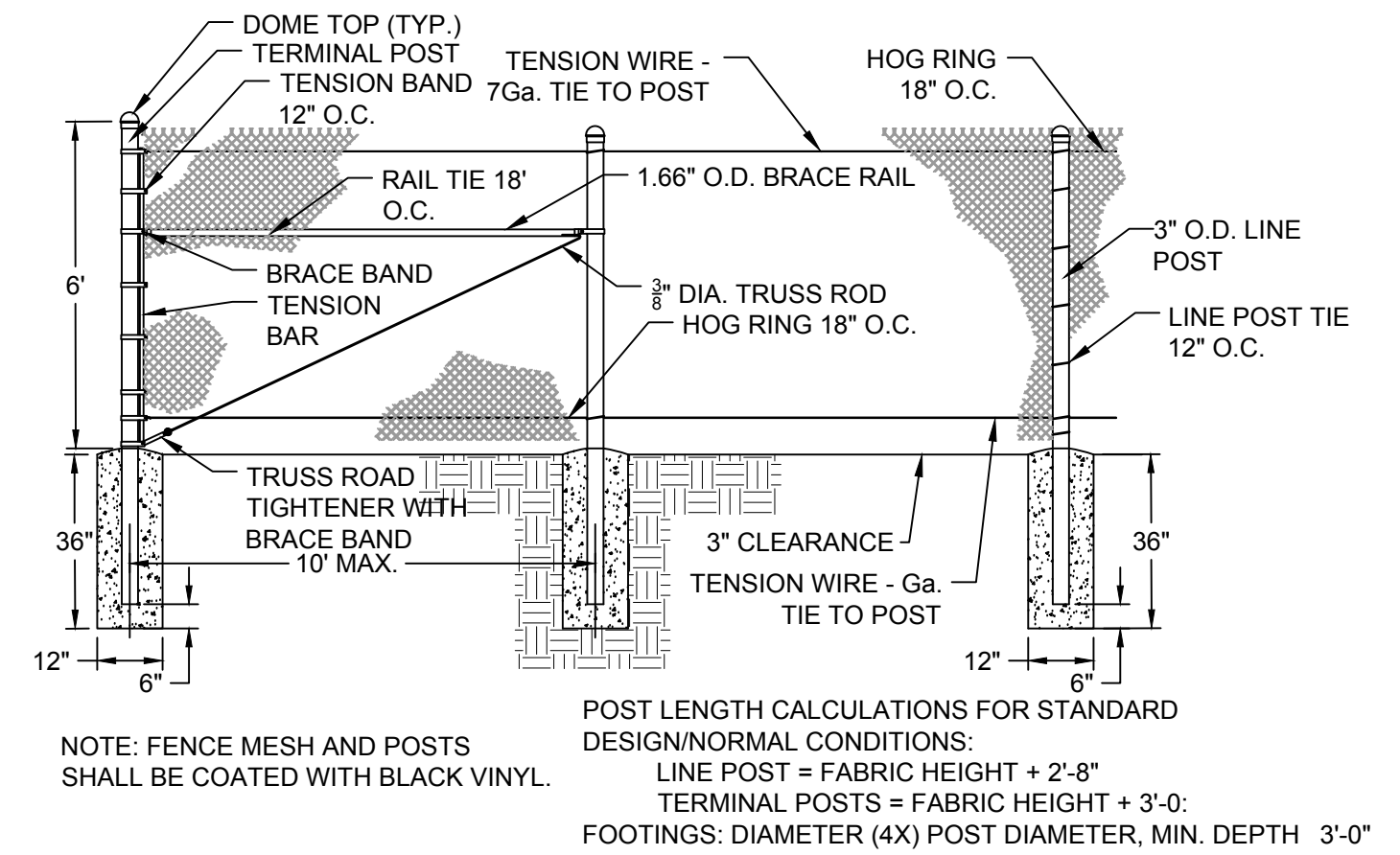
2 ADA HANDICAP SIGN DETAIL



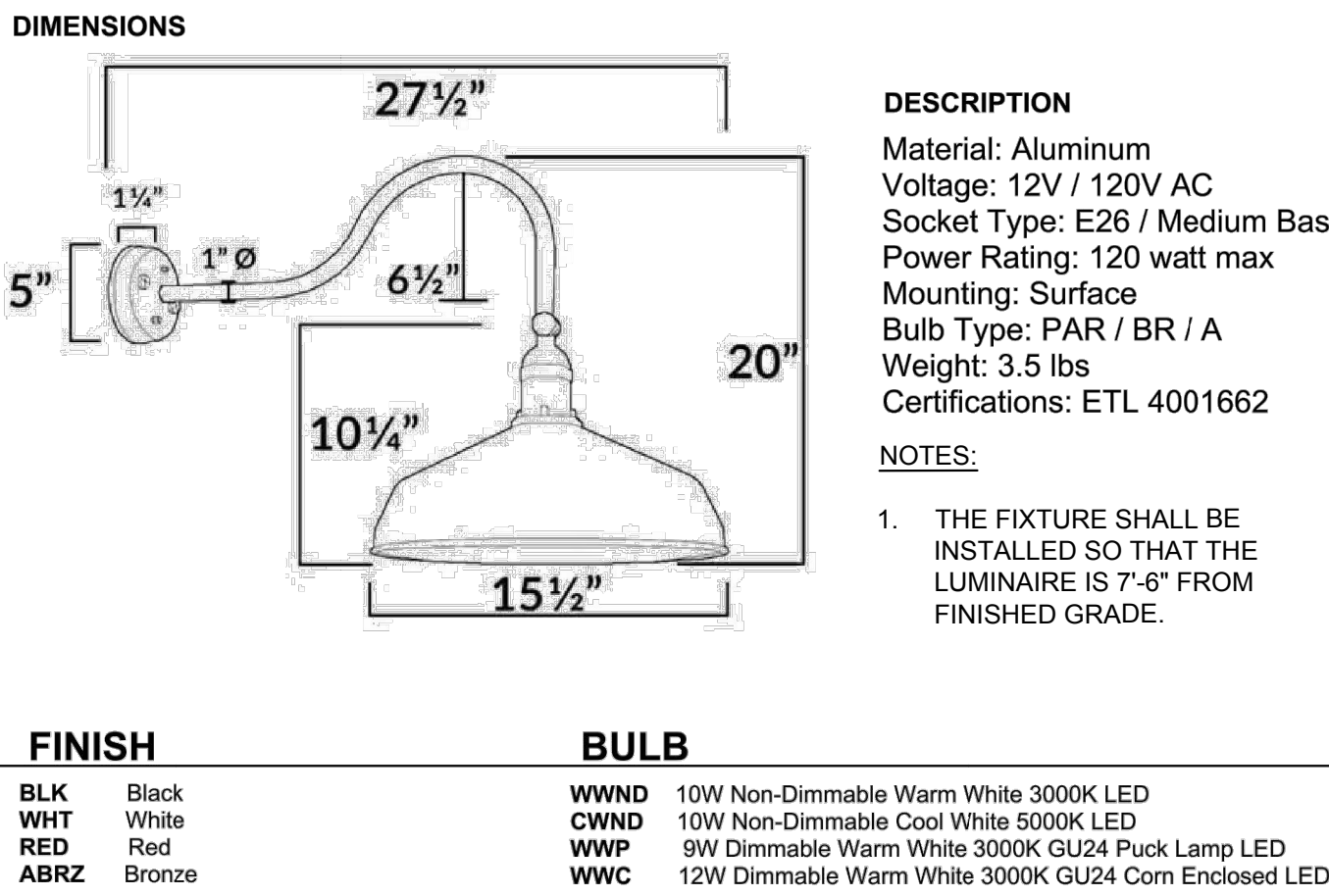
3 ADA HANDICAP STALL STRIPING DETAIL



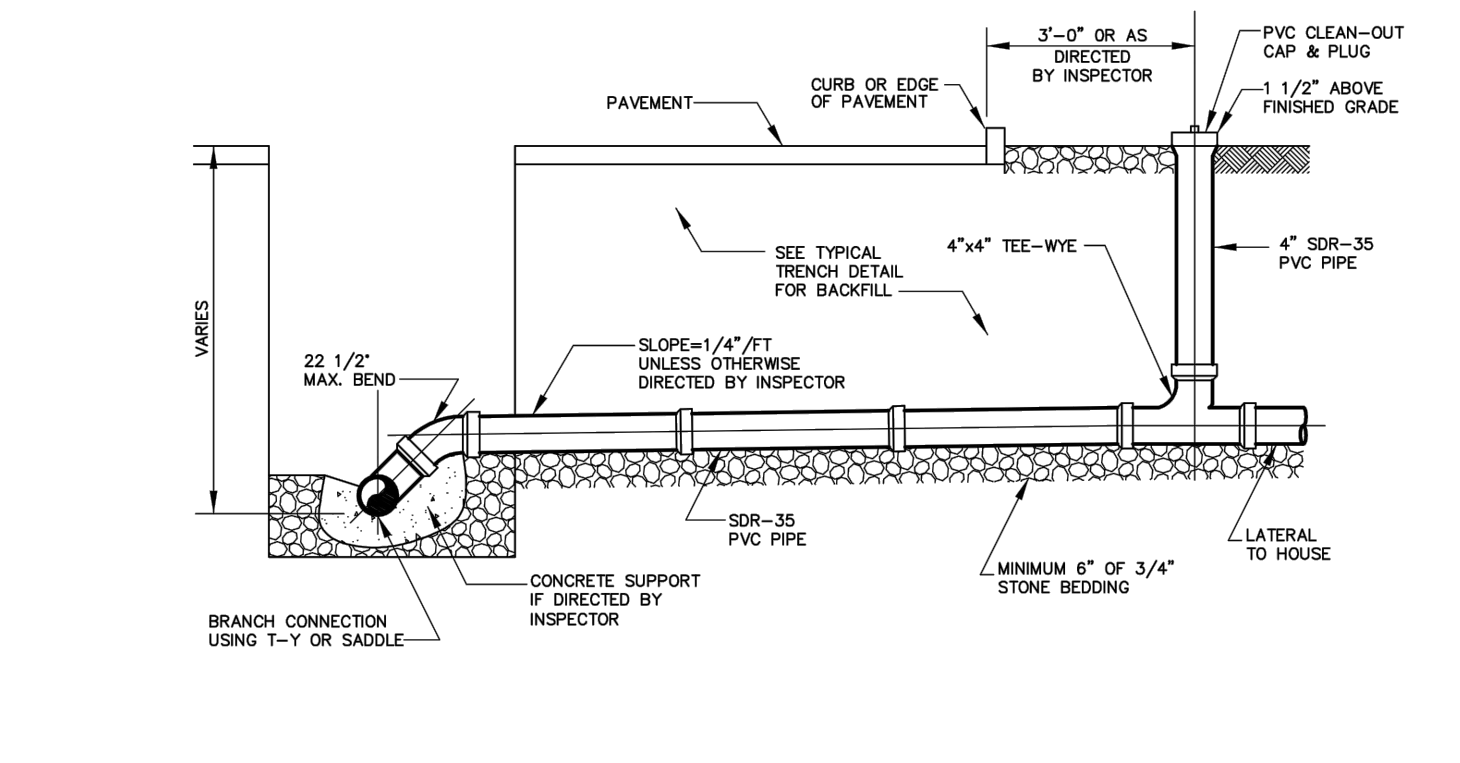
4 ASPHALT PAVING DETAIL



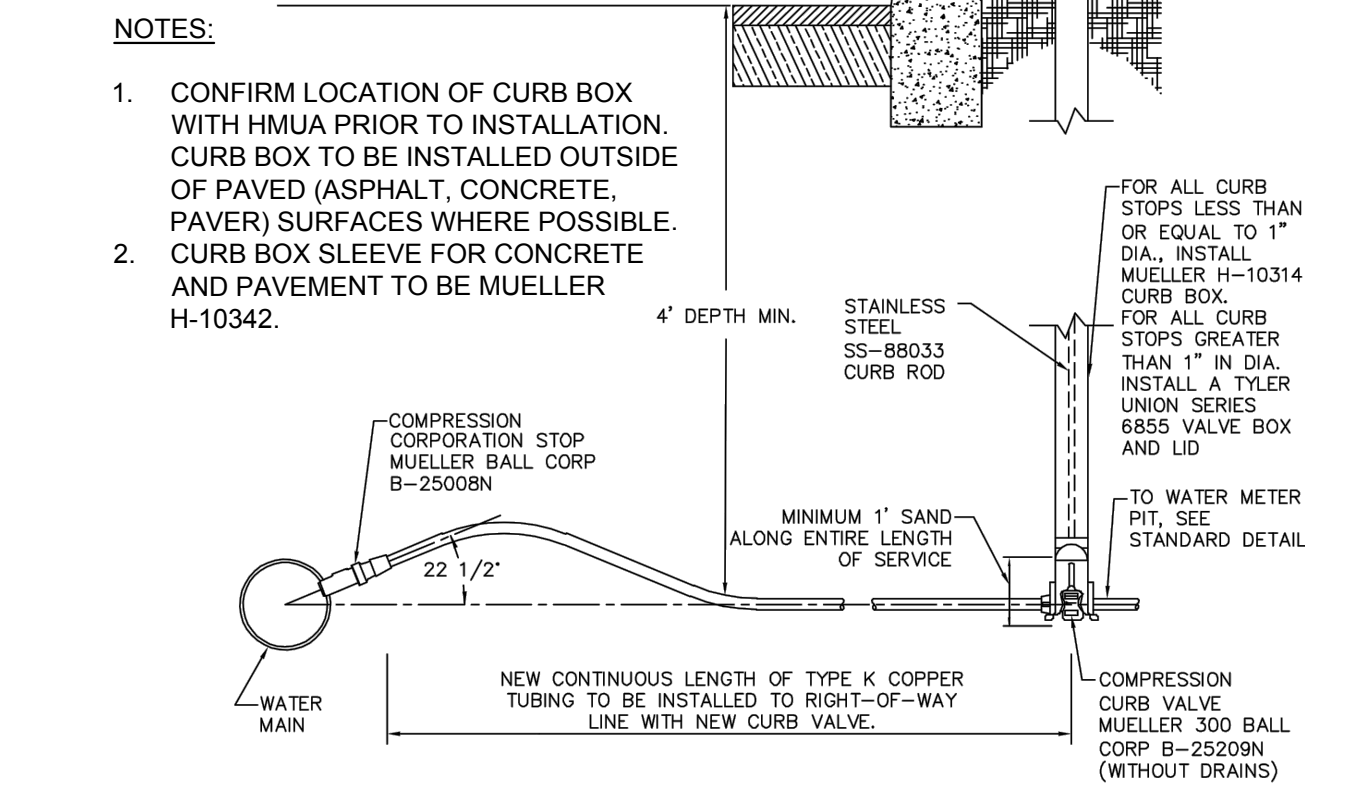
6 6 FT CHAIN LINK FENCE DETAIL



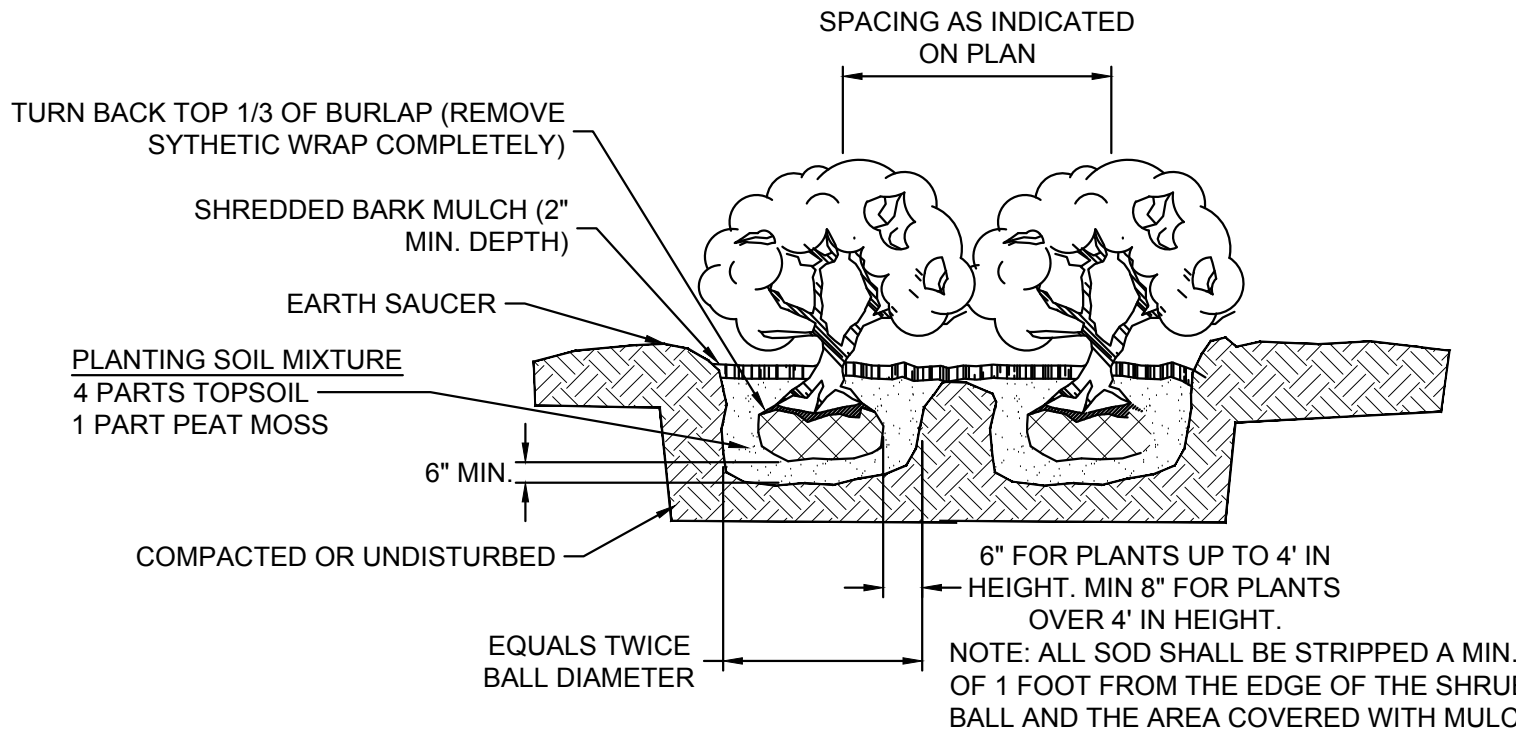
7 BUILDING MOUNTED LIGHT FIXTURE DETAIL



8 HMUA SANITARY SERVICE CONNECTION DETAIL



9 HMUA WATER SERVICE CONNECTION DETAIL



10 TYPICAL SHRUB PLANTING DETAIL

5 HANDICAP DEPRESSED RAMP DETAIL

AGRONOMIC SPECIFICATIONS FOR LAWNS

SUB-SOIL PREPARATION: IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED TO A DEPTH OF 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION (E.G. AREAS OF HEAVY CONSTRUCTION TRAFFIC). THIS PRACTICE IS TO BE APPLIED TO ALL COMPACTED AREAS WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

TOPSOILING: AREAS TO BE SEEDED SHOULD HAVE A MINIMUM OF 5" OF FRIABLE, LOAMY, TOPSOIL FREE OF OBJECTIONABLE WEEDS, STONES AND DEBRIS.

FINAL GRADING: GRADING IS TO BE SMOOTH OF RUTS AND FREE OF OBJECTIONABLE STONES, DEPRESSIONS, VEHICLE TRACKS, AND ROUGH EDGES. THERE IS TO BE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND DWELLINGS. REFUSE FROM SEEDBED PREPARATION (ROOTS, STICKS, STONES, CONSTRUCTION DEBRIS) MUST BE DISPOSED OF PROPERLY.

LIMING/FERTILIZING: APPLY LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS:

A. LIME IS TO BE APPLIED AT THE RATE OF 2 TONS (4,000 LBS.) PER ACRE. LIME MAY BE ANY PRODUCT TYPE AS LONG AS THE CCE CALCIUM CARBONATE EQUIVALENCY = 2 TONS PER ACRE. PELLETIZED AND LIQUID PRODUCTS MAY BE PREFERRED BECAUSE OF THEIR LACK OF DUST AND EASE OF HANDLING BUT MUST MEET THE FORE-MENTIONED CRITERIA.

B. STARTER FERTILIZER, SPECIFIED AS 10-20-10, IS TO BE APPLIED AT 500 LBS. PER ACRE.

C. LIME AND FERTILIZER ARE TO BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES.

PERMANENT SEEDING

A. SEED IS TO BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4" - 1/2".

B. LAWN SEEDINGS ARE TO BE A MIXTURE OF BLUEGRASSES, TURF-TYPE FESCUES, AND TURF-TYPE PERENNIAL RYEGRASSES TO INSURE LONGEVITY, TOLERANCE, AND DURABILITY. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE OF MORE THAN 12 MONTHS OLD UNLESS RETESTED.

C. PROFESSIONAL SEED MIXTURES ARE RECOMMENDED RATHER THAN MIXING SEEDS YOURSELF.

D. SEED MIXTURE (AS SPECIFIED BELOW) IS TO BE APPLIED AT A MINIMUM RATE OF 200 LBS. PER ACRE OF PERENNIAL SEED.

E. OPTIMUM SEEDING PERIOD FOR HUNTERDON COUNTY IS FROM MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 1. OUTSIDE OF THOSE PERIODS, THE SEEDING RATES ARE TO BE INCREASED BY 50% (I.E.: 300 LBS. PER ACRE OF PERENNIAL SEED INSTEAD OF THE REQUIRED 200 LBS. PER ACRE DURING OPTIMUM PERIODS).

F. SEEDINGS SHOULD RECEIVE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 LBS. PER ACRE APPROXIMATELY 6 MONTHS AFTER FIRST APPLICATION.

SEEDING MIXTURE FOR GENERAL SEEDING - (EXAMPLE: LAWNS)

40% TURF-TYPE TALL FESCUE OR 60% KENTUCKY BLUEGRASS

10% CREEPING RED FESCUE OR 20% TURF-TYPE PERENNIAL RYEGRASS

10% CHEWINGS FESCUE OR 20% CHEWINGS FESCUE

10% KENTUCKY BLUEGRASS

30% TURF-TYPE PERENNIAL RYEGRASS

PLANT SCHEDULE						
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
SHRUBS						
ThOc	1	'EMERALD GREEN' ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN	6-8" TALL	SEE PLAN	B&B
BeTh	3	'ROSE GLOW' JAPANESE BARBERRY	BERBERIS THUNBERGII F. ATROPURPUREA 'ROSE GLOW'	18-24" TALL	SEE PLAN	3 GAL.

11 LANDSCAPING NOTES

COPYRIGHT 2020 ENGINEERING & LAND PLANNING ASSOC., INC. ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC. THIS DRAWING IS THE SOLE PROPERTY OF ENGINEERING & LAND PLANNING ASSOC., INC. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF ENGINEERING & LAND PLANNING ASSOC., INC.

E&LP

140 WEST MAIN STREET
PH. 908-238-0544
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

HIGH BRIDGE, NJ 08829
FAX. 908-238-9572

NO.	REVISION	BY	DATE
1	NO CHANGE TO THIS SHEET	KGS	08/05/20

04/13/2020
DATE

JOHN E. HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE04194500

PROJECT:

HACKETTSTOWN FARM AUCTION
224 WEST STIGER STREET
BLOCK 41 LOT 24
TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

TITLE:

DETAILS

JOB NO.: 119373
SCALE: AS SHOWN
DESIGNED: CMM
CHECKED: JH
FILENAME: 10-DETAIL.DWG
DATE: 04/13/2020

DRAWING NO.: 2/2