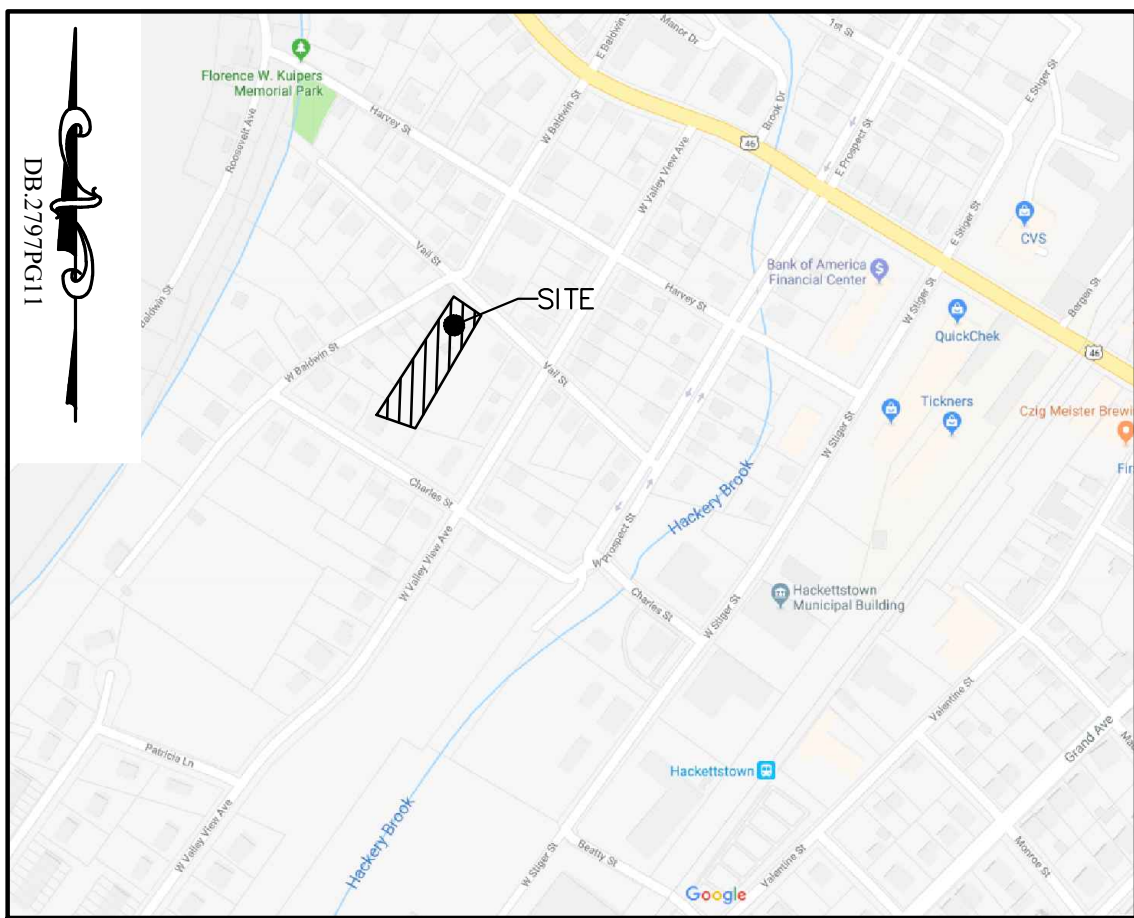


PROPERTY OWNERS & UTILITIES WITHIN 200'-FT OF SUBJECT TRACT			
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
35	6	STERN, WALTER D & DOROTHY S 200 W BALDWIN ST HACKETTSTOWN NJ, 07840	200 W BALDWIN ST
35	6	SHAH, HITESH & GUNMAN 44 LACKWANA AVE DOVERVILLE NJ, 07834	202 W BALDWIN ST
35	7	YEOHANS, RICHARD 310 MAIN ST HACKETTSTOWN NJ, 07840	204 W BALDWIN ST
35	8	KITT, PATRICIA 111 VALE ST HACKETTSTOWN NJ, 07840	111 VAIL ST
35	10.01	DEPUY, DEVIN & LOIS 107 VAIL ST HACKETTSTOWN NJ, 07840	107 VAIL ST
36	1	COURTYARD APTMNTS LLC C/O HEIL, C 499 WASHINGTON ST HACKETTSTOWN NJ, 07840	201 VAIL ST
36	3	JENSEN, CARL E 208 W VALLEY VIEW AVE HACKETTSTOWN NJ, 07840	202 W VALLEY VIEW AVE
36	4	KISHPAUGH, EUGENE C & MARGARET O 204 W VALLEY VIEW AVE HACKETTSTOWN NJ, 07840	204 W VALLEY VIEW AVE
36	5	FEDERAL HOME LOAN MORTGAGE CORP 6000 JONES BRANCH DR MCLEAN VA, 22102	208 W VALLEY VIEW AVE
36	6	LAMBRO, JAMES & ROBYN 208 W VALLEY VIEW AVE HACKETTSTOWN NJ, 07840	208 W VALLEY VIEW AVE
39	4	ZWER, GREGORY P & NANCY M 110 VAIL ST HACKETTSTOWN NJ, 07840	110 VAIL ST
39	5	WEST, ROBERT JR 300 VAIL ST HACKETTSTOWN NJ, 07840	300 W BALDWIN ST
39	6	WASHINGTON, DENISE 304 W BALDWIN ST HACKETTSTOWN NJ, 07840	304 W BALDWIN ST
39	7	LEACH, DAVID 308 W BALDWIN STREET HACKETTSTOWN NJ, 07840	308 W BALDWIN ST
39	8	PHILIP, JAMES & YVONNE 310 W BALDWIN ST HACKETTSTOWN NJ, 07840	310 W BALDWIN ST
39	9	BRYK, SOPHIE 312 W BALDWIN ST HACKETTSTOWN NJ, 07840	312 W BALDWIN ST
40	1	WEST, ROBERT JR 300 VAIL ST HACKETTSTOWN NJ, 07840	200 VAIL ST
40	3	CAMERICA, LUIS MOSES & ROSA V 308 VAIL ST HACKETTSTOWN NJ, 07840	208 VAIL ST
40	4.01	302 WEST VALLEY VIEW AVE LLC PO BOX 222 PORT MURRAY NJ, 07865	302 W VALLEY VIEW AVE
40	4.02	210 VAIL STREET LLC PO BOX 222 PORT MURRAY NJ, 07865	210 VAIL ST
40	5	CUONIELLA, AUDREY & CUONIELLA, ANTH 304 W VALLEY VIEW AVE HACKETTSTOWN NJ, 07840	304 W VALLEY VIEW AVE
40	6	SOTOMAYOR, LOUIS & RENOSO, ARLEEN 101 CHARLES ST HACKETTSTOWN NJ, 07840	101 CHARLES ST
40	7	ALVARADO, CIRINO & ROSEMARIE 315 W BALDWIN ST HACKETTSTOWN NJ, 07840	315 W BALDWIN ST
40	7.01	DORR, COREY A & COURTNEY L 99 CHARLES ST HACKETTSTOWN NJ, 07840	99 CHARLES ST
40	8	MULLO, DAVID & SUSAN 311 W BALDWIN ST HACKETTSTOWN NJ, 07840	311 W BALDWIN ST
40	9	RIVERA, LUIS & MARTHA 307-309 W BALDWIN ST HACKETTSTOWN NJ, 07840	307-309 W BALDWIN ST
40	10	BENSON, JOHN B JR 305 W BALDWIN ST HACKETTSTOWN NJ, 07840	305 W BALDWIN ST
40	10.01	WOLFF, SCOTT C & JEANETTE D 303 W BALDWIN ST HACKETTSTOWN NJ, 07840	303 W BALDWIN ST
41.01	1	WEINER, ANDREWS & DANUTA 300 VAIL ST HACKETTSTOWN NJ, 07840	300 VAIL ST
41.01	2	THE KEVIN J & JOHNN GOULD FAN TRS 302 VAIL ST HACKETTSTOWN NJ, 07840	302 VAIL ST
41.01	3	BEAL, FLOYD AND KATHERINE 304 VAIL ST HACKETTSTOWN NJ, 07840	304 VAIL ST
41.01	4	GUME, WILLIAM G & RENEE BOLDUC 308 VAIL ST HACKETTSTOWN NJ, 07840	308 VAIL ST
41.01	5	FIRST ENERGY SERVICE CO PO BOX 4747 CAMBRIDGE, IL 60022	300 W PROSPECT ST

UTILITIES  
HACKETTSTOWN MUNICIPAL UTILITY AUTHORITY  
PO BOX 480  
HURLEY DR  
HACKETTSTOWN NJ, 07840  
GRI ENERGY  
300 MADISON AVE  
MORRISTOWN, NJ 07962  
ELIZABETHTOWN GAS CO  
RD 2, BOX 373  
EDISON RD  
STEWARTSVILLE, NJ 08866  
COMCAST CABLEVISION  
165 PORT MURRAY RD  
PORT MURRAY, NJ 07865  
VERIZON-NJ, INC  
800 CLINTON AVE  
FLOOR 2  
IRVINGTON, NJ 07111  
ATTN: MIKE DEDIO

1 MINOR SUBDIVISION PLAN  
C-100 SCALE: 1"=30'

NOTE:  
FRONT SETBACK OF  
PROPOSED HOUSE TO  
ALIGN WITH THE EXISTING  
HOUSE ON LOT 2 BLOCK  
40.



2 KEY MAP  
C-100 SCALE: 1"=500'

LOT 2 BLOCK 40 ZONING INFORMATION TABLE <sup>(3)</sup>				
	REQUIRED	EXISTING	REMAINDER	PROPOSED
		LOT 2	LOT 2	LOT 2.01
PRINCIPAL BUILDING MINIMUM				
LOT AREA	12,500 SF	34,248.15 SF	13,479.79 SF	20,768.36 SF
LOT FRONTAGE	60'	99.83'	69.36'	30.47' <sup>(2)</sup>
LOT WIDTH	60'	99.83'	69.36'	30.47' <sup>(2)</sup>
LOT DEPTH	100'	341'	195.26'	341'
SIDE YARD	15' (EACH)	13.49' <sup>(1)</sup>	14.4' <sup>(1)</sup>	15'
FRONT YARD	20'	16.08' <sup>(1)</sup>	16.08' <sup>(1)</sup>	20'
REAR YARD	20'	267.72'	132.23'	94.43'
ACCESSORY BUILDING MINIMUM				
DISTANCE TO SIDE LINE	10'	29.29'	26.74'	10'≤
DISTANCE TO REAR LINE	5'	185.72'	57.6'	5'≤
DISTANCE TO OTHER BUILDING	10'	48.41'	57.31'	10'≤
MAXIMUM				
BUILDING COVERAGE OF PRINCIPAL BUILDING	20%	3%	7.5%	6.6%
LOT COVERAGE	30%	4.4%	14.9%	≤25%
BUILDING HEIGHT	35'	≤35'	≤35'	≤35'
BUILDING STORIES	2½	≤2½	≤2½	≤2½

- EXISTING NONCONFORMITY.
- VARIANCES FOR LOT FRONTAGE AND LOT WIDTH REQUIRED
- LOT AND BLOCK ZONED FOR "R-12.5"
- SETBACK VARIANCE REQUIRED. SETBACK DISTANCE VARIES

#### REFERENCE AND NOTES:

- EXISTING INFORMATION BASED ON FIELD SURVEY PERFORMED BY THE NADER GROUP IN JULY 2018, NAMED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY JOE MESSINA, PLS
- ADDITIONAL FEATURES WITHIN 100' OF THE PROPERTY LINE WERE ADDED USING NEW JERSEY GEOGRAPHIC INFORMATION ORTHOGRAPHIC MAPS.
- ALL UTILITY SERVICES PROPOSED FROM VAIL STREET.
- THERE ARE NO FLOOD PLAINS LOCATED ON THE SUBJECT PROPERTY.
- SINCE LESS THAN 5000 SF OF AREA WILL BE DISTURBED DURING CONSTRUCTION OF THE PROPOSED HOUSE, NO APPLICATION TO THE SOIL CONSERVATION DISTRICT IS REQUIRED.
- THE PROPOSED PROJECT IS NOT CONSIDERED A MAJOR DEVELOPMENT SINCE IT DOES NOT PROPOSE AN ACRE OF DISTURBANCE OR 1/4 ACRE OF ADDITIONAL IMPERVIOUS COVER.
- SINCE THE PROJECT DOES NOT PROPOSE AN ADDITIONAL 1/4 ACRE OF IMPERVIOUS COVER, WATER QUALITY MEASURES ARE NOT REQUIRED.
- PARKING IS PERMITTED ON BOTH SIDES OF VAIL STREET.
- WATER AND SEWER CONNECTIONS TO BE MADE IN ACCORDANCE WITH HMUA REQUIREMENTS
- PRIOR TO ANY CONSTRUCTION BEING PERFORMED ON-SITE, THE APPLICANT SHALL SECURE A GRADING APPROVAL FROM THE MUNICIPAL ENGINEER PURSUANT TO THE PROVISIONS IN SECTION 802B5 OF THE LDO. THE GRADING PLAN SHALL DEPICT THE HOME AND ITS LOCATION WITH RESPECT TO PROPERTY BOUNDARIES, THE FIRST FLOOR AND GARAGE FLOOR ELEVATIONS ON THE DWELLING, THE GRADING IN THE YARD AREAS OUTSIDE THE DWELLING, STORM WATER MANAGEMENT MEASURES PER SECTIONS 502' AND 525 OF THE LDO, THE DRIVEWAY, STREET TREES PER SECTION 506 OF THE LDO, AND ALL TREES IN ACCORDANCE WITH SECTION 506H OF THE LDO, AND ALL APPLICATION CONSTRUCTION DETAILS. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE GRADING PLAN IS REVIEWED AND APPROVED BY THE MUNICIPAL ENGINEER.
- HOUSE LOCATION, HOUSE FOOTPRINT AND DRIVEWAY ALIGNMENT ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE THAT PROPOSED LOT 2.01 CAN MEET BULK ZONING AND PARKING REQUIREMENTS. ACTUAL HOUSE LOCATION, FOOTPRINT, DRIVE ALIGNMENT, AND GRADING IS SUBJECT TO APPROVAL AS DESCRIBED IN NOTE 10 ABOVE.
- ALIGNMENTS OF THE CURBING ALONG VAIL STREET TO BE DETERMINED IN CONSULTATION WITH THE MUNICIPAL ENGINEER PRIOR TO THE PLACEMENT OF FORMS. NO FORMS ARE TO BE PLACED AND NO CONCRETE POURED UNTIL APPROVAL IS GRANTED BY THE MUNICIPAL ENGINEER.

APPROVED BY THE PLANNING BOARD OF  
THE TOWN OF HACKETTSTOWN

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

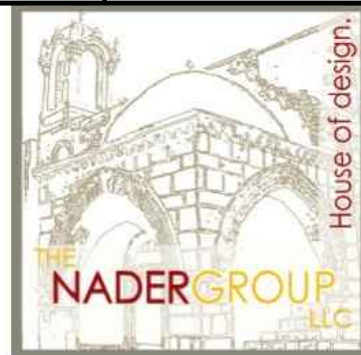
TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER/APPLICANT  
Marsha & Michael Laurano  
204 Vail St. LLC  
226 Mt Bethel Road, Port Murray,  
NJ 07864  
973-879-1867

- LEGEND:
- EXISTING SITE PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED SETBACK LINE
  - PROPOSED LIMITS OF GRAVEL DRIVE
  - LIMITS OF SIDEWALK AND CURB REPLACEMENT/IMPROVEMENTS
  - PROPOSED DRIVEWAY APRON AND DEPRESSED CURB
- Thuja occidentalis 'Emerald' -  
Emerald Arborvitae - SIZE:  
12'-15' - QUANTITY: 51
- Ilex verticillata 'Winter Red' -  
Winterberry - SIZE: 2'-3' -  
QUANTITY: 20

## MINOR SUBDIVISION PLAN

204 VAIL STREET - LOT 2 BLOCK 40  
TOWN OF HACKETTSTOWN  
WARREN COUNTY NEW JERSEY



THE NADER GROUP, LLC  
Engineers, Surveyors & Designers  
111 Mill Street  
Hackettstown, NJ 07840  
p:908.850.3500 | f:908.441.5803  
e: wassim.nader@thenadergroup.com  
www.naderhouseofdesign.com

JOSEPH MESSINA, P.L.S.

N.J. PROFESSIONAL  
SURVEYOR LICENSE  
No. 24GS03836300  
ALL WORK PREPARED BY THIS FIRM MUST BE REVIEWED AND APPROVED BY A PROFESSIONAL TO BE AN AUTHORIZED ORIGINAL.

DRW BY: M. CORRENTE

CHK BY: P. COUVRETTE

SCALE: AS NOTED

DATE: MARCH 01, 2019

JOB No. 18TNG013

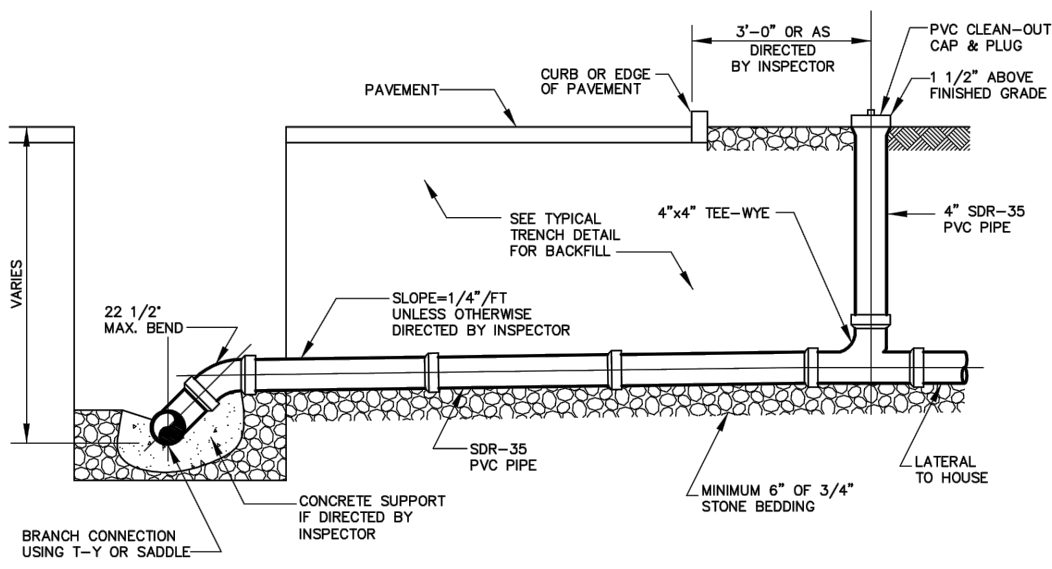
No.	DATE	REVISION
3	10/8/19	EDITS BASED ON RESOLUTION
2	6/11/19	FLAG LOT REVISION
1	5/15/19	COMPLETENESS REVIEW COMMENTS

MINOR  
SUBDIVISION  
PLAN

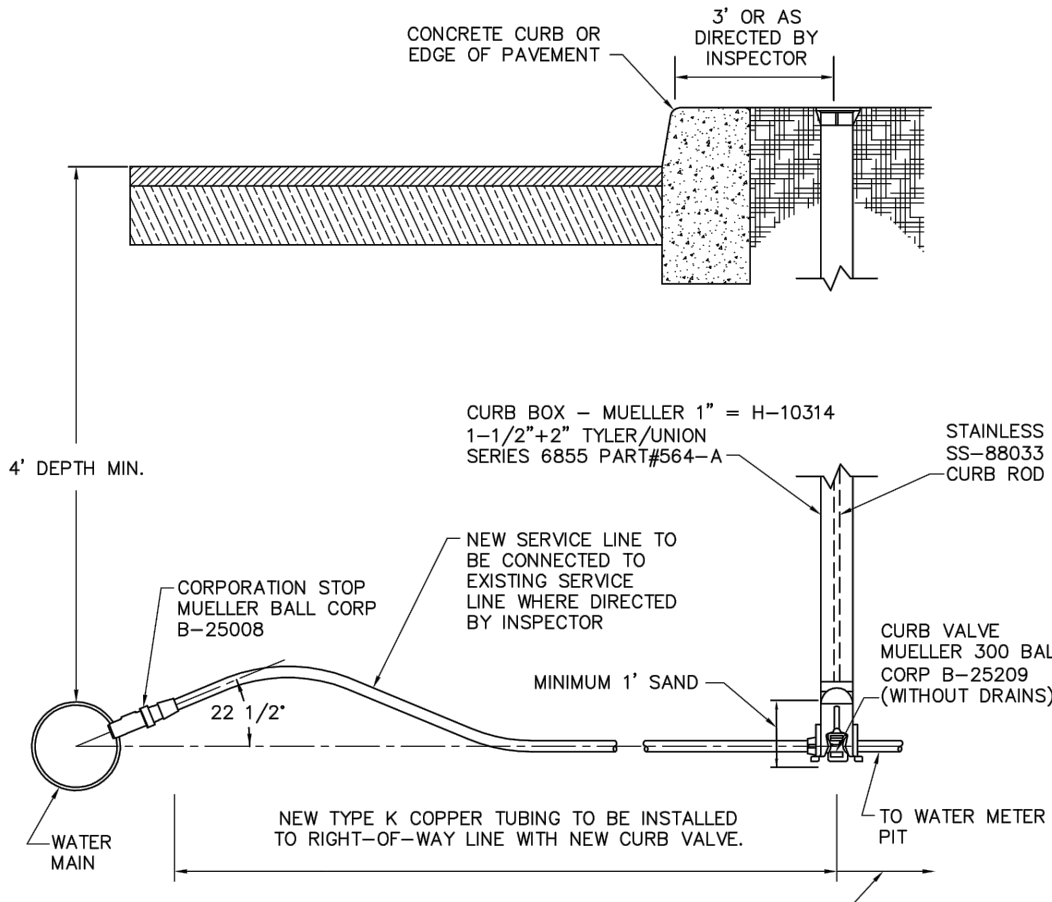
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C-100



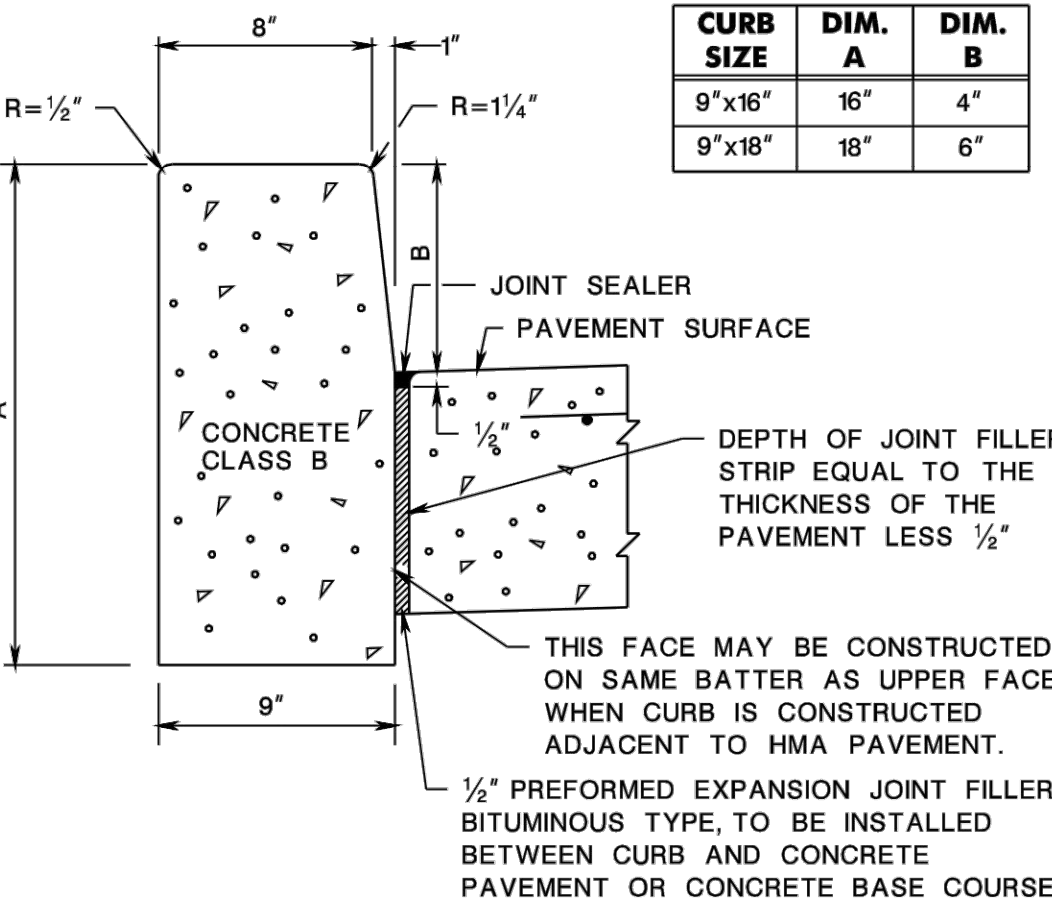


TYPICAL HOUSE CONNECTION DETAIL  
 NOT TO SCALE

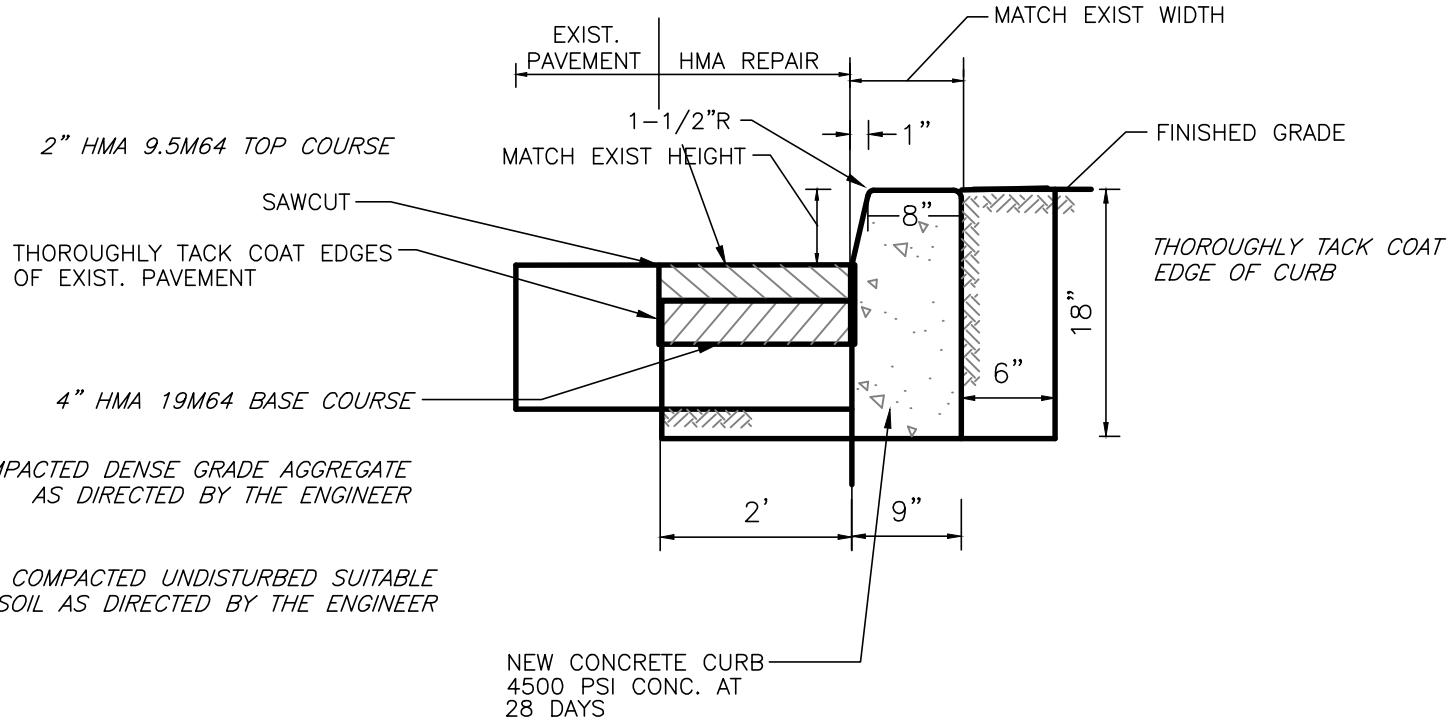


TYPICAL SERVICE CONNECTION DETAIL  
 N.T.S.

NOTE:  
 CURB BOX SLEEVE FOR CONCRETE AND PAVEMENT  
 TO BE MUELLER H-10342

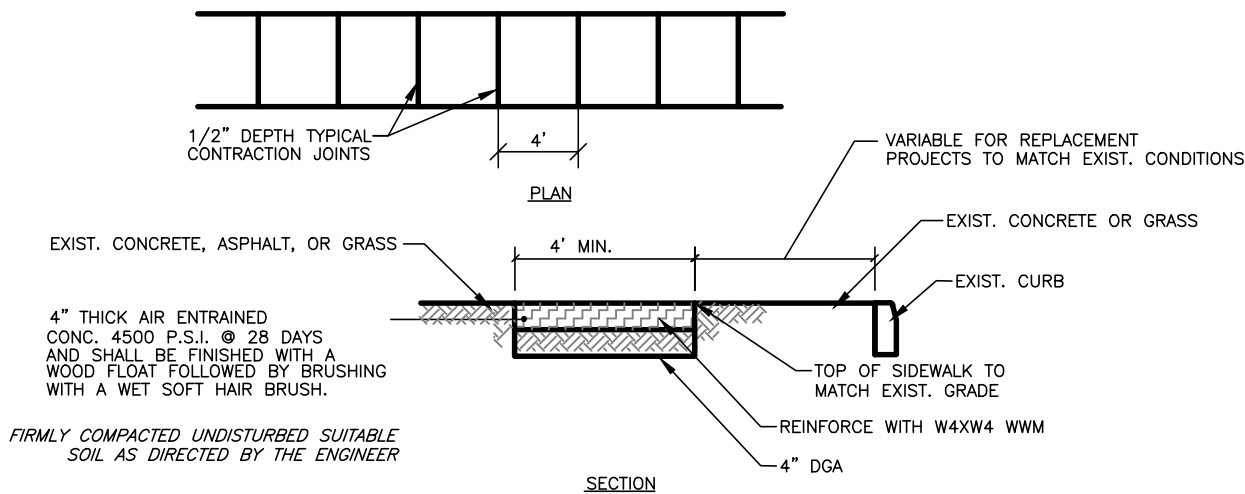


CONCRETE CURB DETAIL  
 NOT TO SCALE

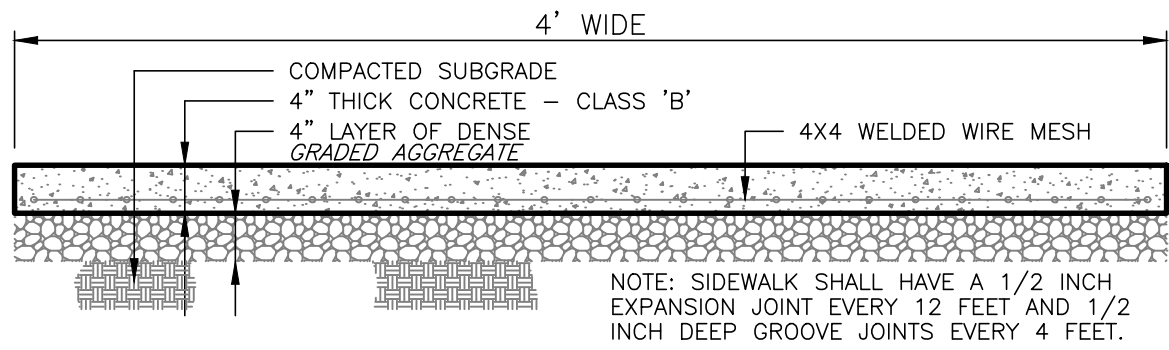


CURB REPLACEMENT  
 NOT TO SCALE

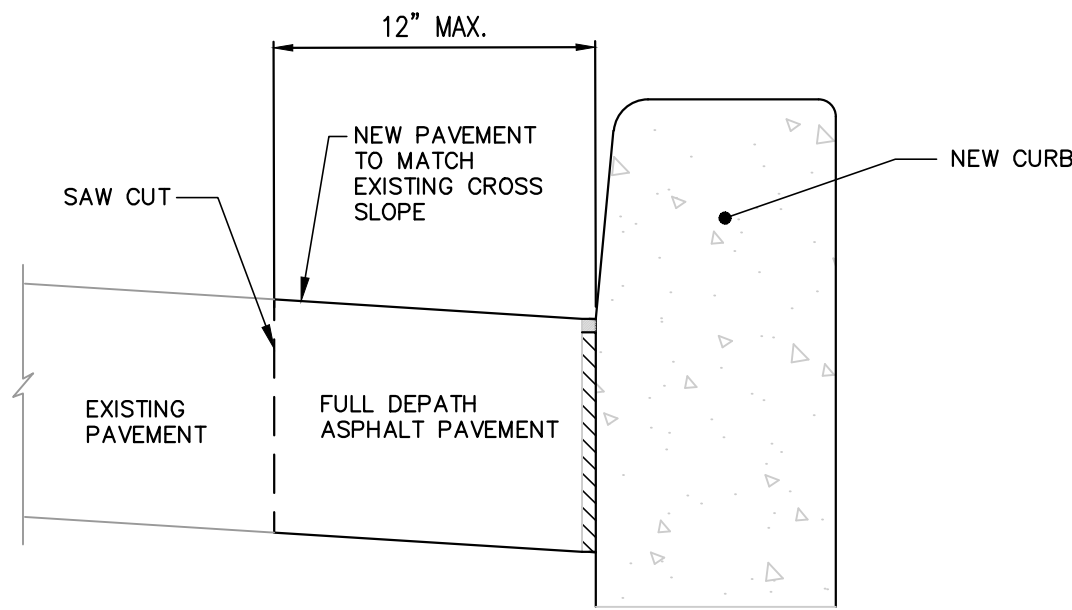
- NOTES:
- ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR UNSUITABLE SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO POURING.
  - EXPANSION JOINTS SHALL BE PROVIDED AT EQUAL DISTANCES OF NO MORE THAN 12' AND AT ALL STORM SEWER INLETS. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER 1/2" THICK NON-EXTRUDABLE BITUMASTIC MATERIAL CONFORMING TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE JOINT SHALL BE RECESSED 1/4" FROM THE TOP AND FRONT OF THE CONCRETE CURB.
  - EXPANSION JOINTS SHALL BE PROVIDED WHERE PROPOSED CONCRETE CURB MEETS EXISTING CURB.
  - PROP. 2" H.M.A. MIX 1-5, 4" H.M.A. MIX 1-2, 6" DGA TO BE CONSTRUCTED & INCLUDED IN UNIT PRICE OF CURB
  - AS REQUIRED, CURB & GUTTER SHALL BE REMOVED & REPLACED WITH CURB ONLY. ALL EXCAVATION AND DISPOSAL OF EXIST. MATERIALS TO BE INCLUDED IN UNIT PRICE BID FOR CURB. ADDITIONALLY, UNIT PRICE BID FOR CURB. ADDITIONALLY, UNIT PRICE FOR CURB TO INCLUDE 4" H.M.A & 6" DGA, TYPICAL.



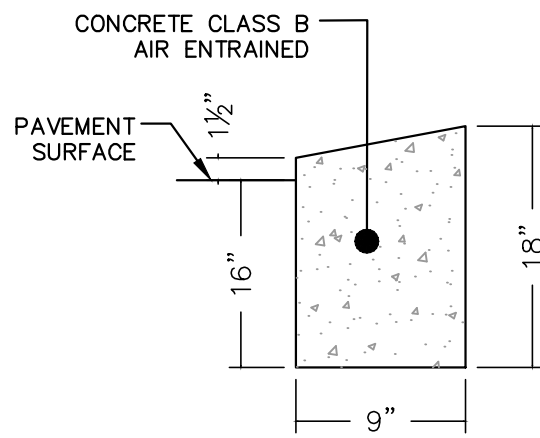
SIDEWALK REPLACEMENT DETAIL  
 NOT TO SCALE



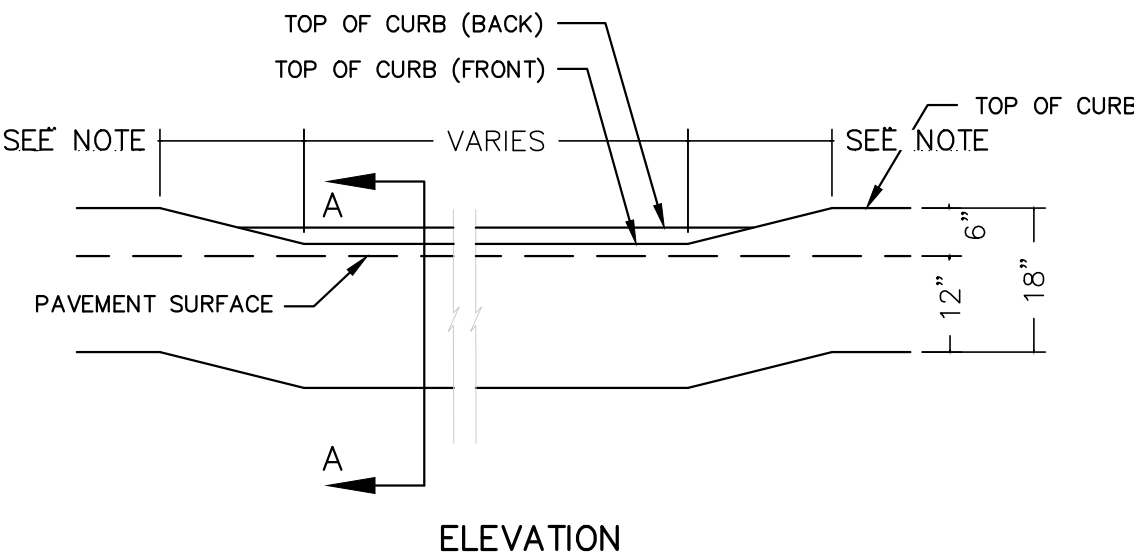
CONCRETE SIDEWALK DETAIL  
 (NTS)



PAVEMENT REPAIR DETAIL  
 NOT TO SCALE

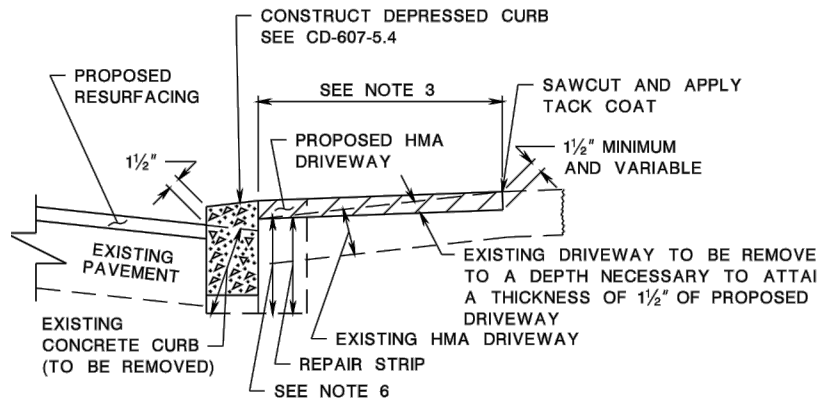


SECTION A-A

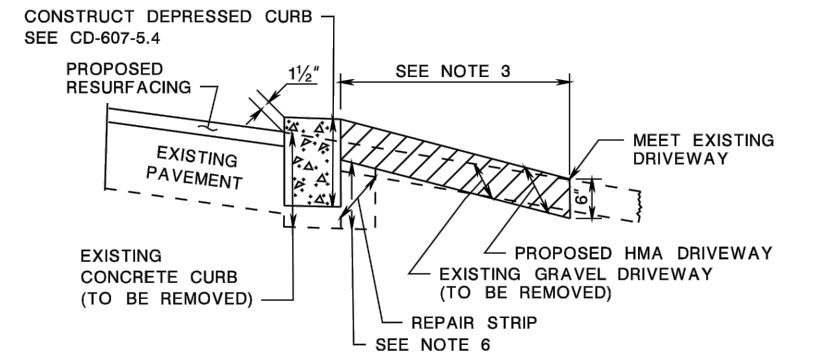


DEPRESSED CURB DETAIL  
 NOT TO SCALE

NOTE:  
 SIDEWALK TO BE RAMPED AT A SLOPE NOT GREATER THAN 1:12 AT THE APPROACHES TO EACH DRIVEWAY OPENING FOR HANDICAP ACCESSIBILITY PURPOSES

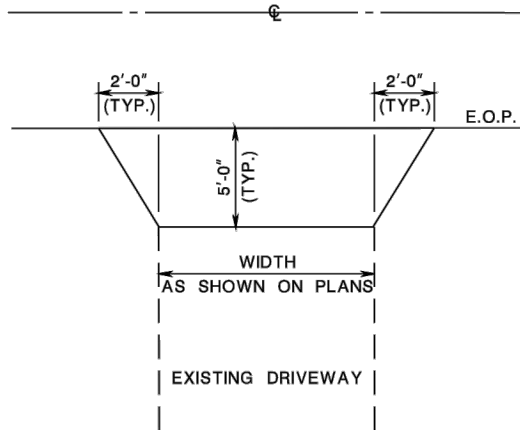


TYPE A  
 RESURFACING OF EXISTING HMA DRIVEWAY  
 (WITH DEPRESSED CURB)



TYPE C  
 CONSTRUCTION OF HMA DRIVEWAY  
 OR CONVERSION OF EXISTING GRAVEL DRIVEWAY  
 (WITH DEPRESSED CURB)

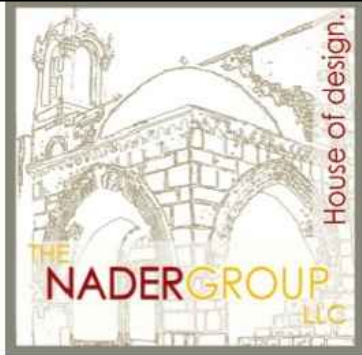
- GENERAL NOTES:
- ALL MATERIAL, REPAIR STRIPS, AND EXCAVATION FOR DRIVEWAY CONSTRUCTION TO BE INCLUDED IN THE BID PRICE FOR HMA DRIVEWAY, CONCRETE DRIVEWAY, OR CONCRETE CURB.
  - USE HMA SURFACE COURSE FOR HMA DRIVEWAY.
  - CONSTRUCT 5 FEET LONG DRIVEWAY UNLESS OTHERWISE SHOWN ON PLANS OR AS DIRECTED.
  - MAINTAIN EXISTING DIRECTION OF FLOW ON DRIVEWAY.
  - USE DENSE GRADED AGGREGATE BASE COURSE TO PROVIDE TEMPORARY ACCESS DURING DRIVEWAY CONSTRUCTION.
  - DENSE GRADED AGGREGATE BASE COURSE.
  - WHERE SIDEWALK CROSSES DRIVEWAY PROVIDE A 2% MAXIMUM SIDEWALK CROSS SLOPE WITHIN DRIVEWAY AREA.



TYPICAL DRIVEWAY TREATMENT  
 PLAN VIEW

## MINOR SUBDIVISION PLAN

204 VAIL STREET - LOT 2 BLOCK 40  
 TOWN OF HACKETTSTOWN  
 WARREN COUNTY NEW JERSEY



THE NADER GROUP, LLC  
 Engineers, Surveyors & Designers

111 Mill Street  
 Hackettstown, NJ 07840

p.908.850.3500 | f.908.441.5803  
 e. wassim.nader@thenadergroup.com

www.naderhouseofdesign.com

WASSIM Y. NADER, PE

WASSIM Y. NADER, P.E.  
 N.J. PROFESSIONAL  
 ENGINEER LICENSE  
 No. 24GE033665000  
 CAUTION: THIS DOCUMENT MUST  
 CONTAIN A RAISED IMPRESSION SEAL  
 OF THE PROFESSIONAL TO BE AN  
 AUTHORIZED ORIGINAL

DRW BY: M. CORRENTE

CHK BY: P. COUVRETTE

SCALE: AS NOTED

DATE: NOVEMBER 11, 2018

JOB No. 18TNGO13

3	10/8/19	EDITS BASED ON RESOLUTION
2	6/11/19	FLAG LOT REVISION
1	5/15/19	COMPLETENESS REVIEW COMMENTS
No.	DATE	REVISION

DETAILS

DRAWING No.

C-101