

CERTIFICATIONS/APPROVALS

TOWN OF HACKETTSTOWN

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

DATE BOARD CHAIRMAN

DATE BOARD SECRETARY

DATE TOWN 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 LAND USE BOARD OF THE TOWN OF HACKETTSTOWN

DATE WEST END PROPERTIES LLC

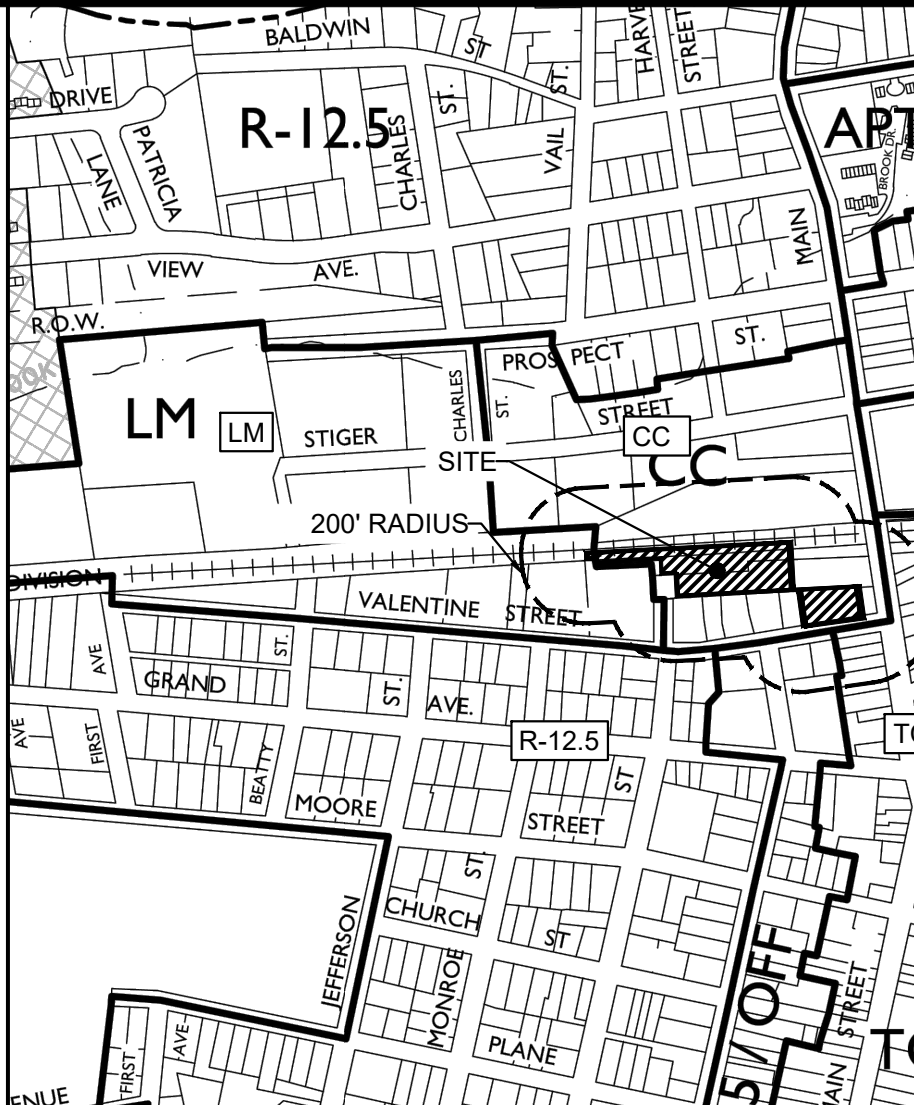
GENERAL NOTES:

- OWNER/APPLICANT:
WEST END PROPERTIES LLC
28 CAMP WASIGAN ROAD
BLAIRSTOWN, NJ 07825
908-651-5452
- BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOTS 3 & 10 SHOWN HEREON WAS TAKEN FROM A SURVEY ENTITLED "SURVEY LOTS 3 & 10, BLOCK 73, TOWN OF HACKETTSTOWN, WARREN COUNTY, NEW JERSEY", PREPARED BY GERALD G. DEGROAT, L.S. LAND SURVEYING & PLANNING, DATED 09/25/2018, LAST REVISED 07/20/2022.
- BOTH PROPERTIES ARE LOCATED IN THE HIGHLANDS PLANNING AREA.
- LOT 3 IS SERVED BY PUBLIC WATER AND PUBLIC SEWER. PROPOSED ADDITION TO BE SERVED THROUGH EXISTING SERVICE CONNECTIONS.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (SEE NOTE 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON USGS DATUM, 1988.
- THE SUBJECT PARCEL, BLOCK 73 LOT 3, CONSISTS OF 19.845 S.F. (0.46 ACRES).
THE SUBJECT PARCEL, BLOCK 73 LOT 10, CONSISTS OF 64,582 S.F. (1.48 ACRES).
- NOTICE TO BE SERVED FROM CERTIFIED LIST OBTAINED FROM THE TOWN OF HACKETTSTOWN.
- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN IS SUBJECT TO A HIGHLANDS MUNICIPAL EXEMPTION APPLICATION REVIEW.
- PRIOR RESOLUTIONS OF APPROVAL:

RESOLUTION #18-04: APPROVAL OF EXTERIOR STORAGE CONTAINER, PARKING SPACE NUMBER VARIANCE, SIGNAGE VARIANCE, OUTDOOR SEATING, PARKING SETBACK VARIANCE, SOLID WASTER ENCLOSURE SETBACK.

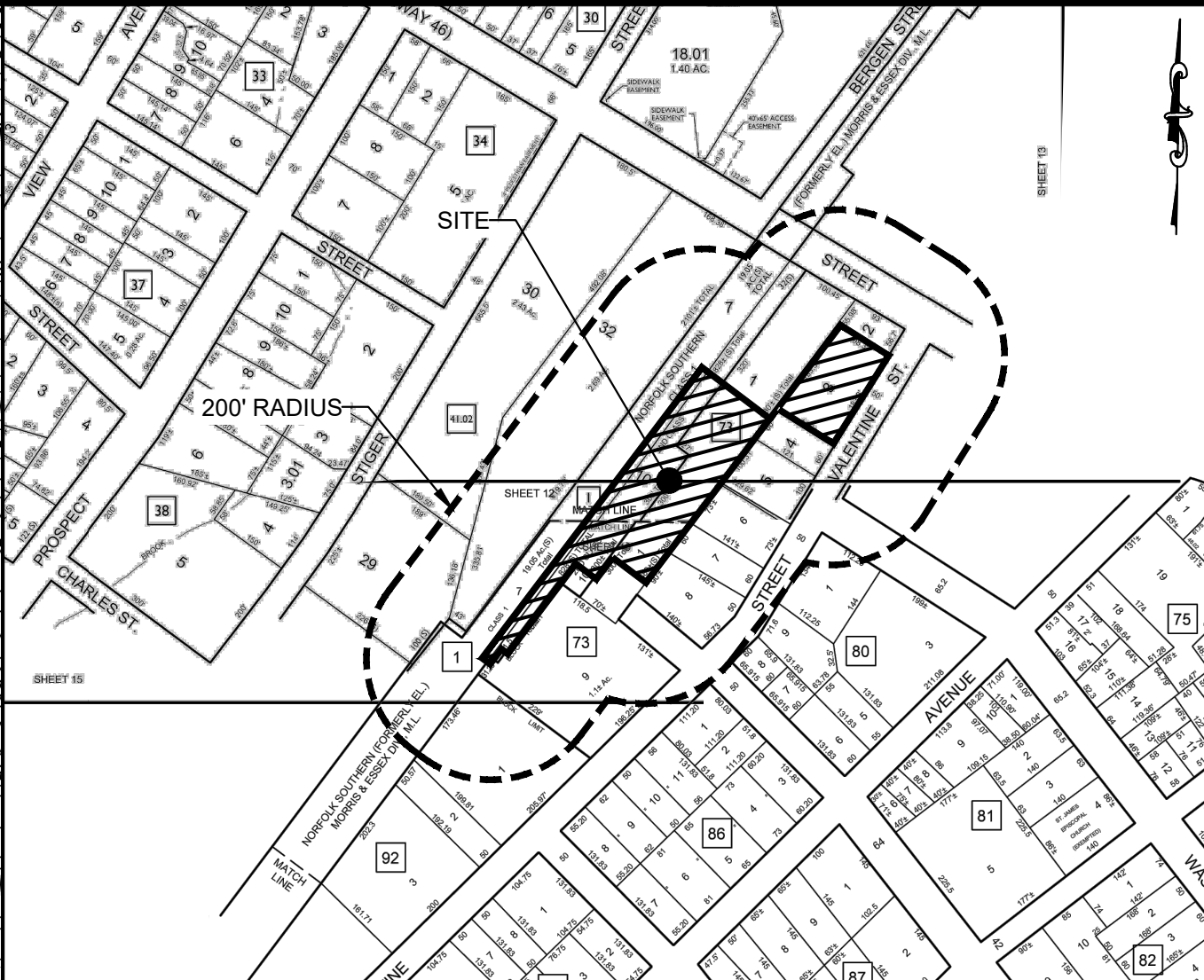
RESOLUTION #19-10R: APPROVAL OF INSTALLATION OF ADDITIONAL OUTDOOR SEATING, ADDITIONAL PARKING SPACE VARIANCE, CONSTRUCTION OF TRASH ENCLOSURE ON LOT 10.

14. ALL EXCESS SOIL EXCAVATED FOR THE CONSTRUCTION OF THE ADDITION TO BE TRUCKED TO AN OFF-SITE LOCATION. ALL SOIL REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS.



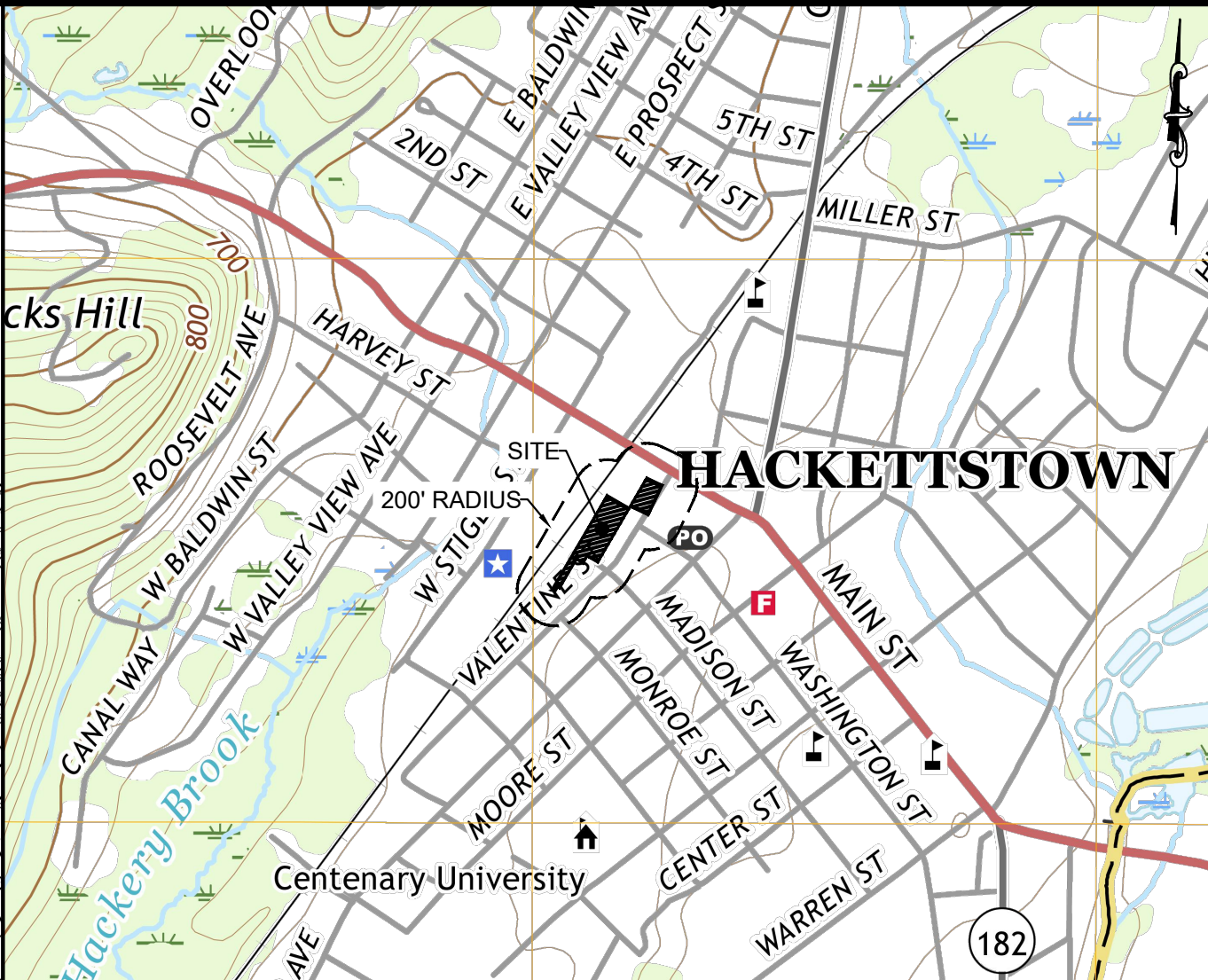
ZONING MAP (DISTRICT CC)

SCALE 1"=600'



TAX MAP SHEETS 12 & 16 (BLOCK 73, LOTS 3 & 10)

SCALE 1"=300'



USGS MAP (HACKETTSTOWN QUAD)

SCALE 1"=1,000'

WARREN COUNTY
APPROVAL BLOCK

PRELIMINARY AND FINAL MAJOR SITE PLAN PHASE I AND PHASE II CZIGMEISTER BREWING



BLOCK 73 LOTS 3 & 10
TOWN OF HACKETTSTOWN, WARREN COUNTY, NJ

PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

200 FT PROPERTY OWNERS' LIST (BLOCK 73, LOTS 3 & 10)			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
1	1	NORFOLK SOUTHERN RAILWAY CO.	RAILROAD
1	7	NORFOLK SOUTHERN RAILWAY CO.	RAILROAD
21	18.01	NJ CVS PHARMACY LLC C/O CVS HEALTH	85 MAIN STREET
21	18.02	JADE HACKETTSTOWN C/O LANDMARK CO	93-95 MAIN STREET
41.02	29	FIRST ENERGY SERVICE CO	211 STIGER STREET
41.02	32	TICKNER, DANIEL & MICHAEL	90 MAIN STREET
59	15	GRATER LLC C/O BLUE RIDGE LUMBER	113-121 LIBERTY STREET
59	19	SHANTIVAN MANAGEMENT LLC	121 MAIN STREET
59	20	SA ME SA MA INC	115-119 MAIN STREET
59	21	HACKETTSTOWN 113 MAIN LLC	113 MAIN STREET
59	22	SA ME SA MA INC	111 MAIN STREET
59	23	ESTATE OF DIECIDUE, AGOSTINO C/O M GENCO	105-107 MAIN STREET
59	24	KEYES, KENNETH W & JUDITH ANN	101 MAIN STREET
59	24.01	KEYES, KENNETH W & JUDITH ANN	103 MAIN STREET
73	1	ALTCAT LLC	100 MAIN STREET
73	2	BIAMONTE, JEFFREY & SANDRA	104 MAIN STREET
73	3	WEST END PROPERTIES LLC	106 VALENTINE STREET
73	4	KNECHEL, RALPH	110 VALENTINE STREET
73	5	BELL ATLANTIC-NEW JERSEY INC	118 VALENTINE STREET
73	6	SIMONSE, T & LEMON, M LIVING TRUST	122 VALENTINE STREET
73	7	124 VALENTINE STREET LLC	124 VALENTINE STREET
73	8	126 VALENTINE STREET LLC	126 VALENTINE STREET
73	9	WATERCRESS CLUB LLC	200 VALENTINE STREET
73	10	WEST END PROPERTIES LLC	98 MAIN STREET
74	1	SERAFIN, SYLWESTER	112 MAIN STREET
74	2	HACKETTSTOWN R E PARTNERSHIP INC	114 MAIN STREET
74	3	FRUTI REALTY LLC	116 MAIN STREET
74	4	FRUTI REALTY LLC	118 MAIN STREET
74	4.01	MARJIEH, NICOLAS	120 MAIN STREET
74	9	UNITED STATES POST OFFICE	120 GRAND AVENUE
74	11	HUDSON CITY C/O M&T BANK	121 WASHINGTON STREET
74	12	SOLANO-ALPIZAR, LUIS	107 VALENTINE STREET
80	1	SAUNDERS, WILLIAM & TRACIE K	122 WASHINGTON STREET
80	3	HUDSON CITY C/O M&T BANK	200 GRAND AVE
80	8	URGUIZA, CLEMENTE	101 MADISON STREET
80	9	RAAB, JESSICA & RENEGAR JR COURTNEY	123 VALENTINE STREET
86	1	ZARPENTINE, CHRISTOPHER & MUKA, S	100 MADISON STREET
92	1	TAITA MANAGEMENT LLC	300 VALENTINE STREET

ADDITIONAL PARTIES TO BE NOTIFIED

PROPERTY OWNER	ADDRESS
HACKETTSTOWN MUNICIPAL UTILITY AUTHORITY	P.O. BOX 450 - HURLEY DRIVE, HACKETTSTOWN, NJ 7840
GPU ENERGY	300 MADISON AVE, MORRISTOWN, NJ 7962
ELIZABETHTOWN GAS CO.	520 GREEN LANE, UNION, NJ 7083
COMCAST CABLEVISION	155 PORT MURRAY ROAD, PORT MURRAY, NJ 7865
VERIZON-NJ, INC.	900 CLINTON AVE - FLOOR 2, IRVINGTON, NJ 7111

PLAN INDEX

SHEET No. TITLE

- COVER SHEET
- DEMOLITION PLAN
- PHASE I SITE PLAN
- PHASE II SITE PLAN
- PHASE I GRADING & DRAINAGE PLAN
- PHASE I LIGHTING & LANDSCAPING PLAN
- SESC DETAILS
- CONSTRUCTION DETAILS

OUTSIDE AGENCY APPROVALS:

- WARREN COUNTY PLANNING BOARD
- UPPER DELAWARE SOIL CONSERVATION DISTRICT LETTER OF NO INTEREST
- NEW JERSEY HIGHLANDS MUNICIPAL EXEMPTION #4
- HACKETTSTOWN MUNICIPAL UTILITIES AUTHORITY

TOWN OF HACKETTSTOWN ZONING REQUIREMENTS			
ITEM	REQUIRED	LOT 3 EXISTING	LOT 3 PROPOSED
ZONING DISTRICT	CC (COMMUNITY COMMERCIAL)		
MIN. LOT AREA (S.F.)	20,000 SF	19,845 SF	19,845 SF
MIN. LOT FRONTAGE (FT)	120 FT	183.30 FT (ENC.)	183.30 FT (ENC.)
MIN. LOT WIDTH (FT)	120 FT	183.30 FT (ENC.)	183.30 FT (ENC.)
MIN. LOT DEPTH (FT)	150 FT	108 FT (ENC.)	108 FT (ENC.)
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE			
FRONT YARD SETBACK (FT)	45 FT	0 FT (ENC.)	14.90 FT (V) (ADDITION)
SIDE YARD SETBACK (FT)	25 FT	1.76 FT (ENC.)	23.90 FT (V) (ADDITION)
REAR YARD SETBACK (FT)	30 FT	1.38 FT (ENC.)	40.80 FT (ADDITION)
BUILDING SETBACKS FOR ACCESSORY STRUCTURE			
SIDE YARD SETBACK (FT)	10 FT	-	-
REAR YARD SETBACK (FT)	15 FT	-	-
OTHER BUILDING (FT)	20 FT	-	-
MAX. LOT COVERAGE (%)	70%	100% (ENC.)	98.47%
MAX. BUILDING HEIGHT (FT/STORY)	35 FT / 2.5 STORIES	21.50 FT / 2 STORIES [1]	22.13 FT / 2 STORIES [2]
MAX. FLOOR AREA RATIO	0.25	0.44 (ENC.)	0.60 (V)

TOWN OF HACKETTSTOWN ZONING REQUIREMENTS			
ITEM	REQUIRED	LOT 10 EXISTING	LOT 10 PROPOSED
ZONING DISTRICT	CC (COMMUNITY COMMERCIAL)		
MIN. LOT AREA (S.F.)	20,000 SF	64,582 SF	64,582 SF
MIN. LOT FRONTAGE (FT)	120 FT	183.30 FT (ENC.)	0 FT (ENC.)
MIN. LOT WIDTH (FT)	120 FT	183.30 FT (ENC.)	149.59 FT
MIN. LOT DEPTH (FT)	150 FT	108 FT (ENC.)	382.02 FT
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE			
FRONT YARD SETBACK (FT)	45 FT	(-)	(-)
SIDE YARD SETBACK (FT)	25 FT	(-)	(-)
REAR YARD SETBACK (FT)	30 FT	(-)	(-)
BUILDING SETBACKS FOR ACCESSORY STRUCTURE			
SIDE YARD SETBACK (FT)	10 FT	(-)	(-)
REAR YARD SETBACK (FT)	15 FT	(-)	(-)
OTHER BUILDING (FT)	20 FT	(-)	(-)
MAX. LOT COVERAGE (%)	70%	75.16% (ENC.)	80.37% (V)
MAX. BUILDING HEIGHT (FT/STORY)	35 FT / 2.5 STORIES	(-)	(-)
MAX. FLOOR AREA RATIO	0.25	(-)	(-)

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

- EXISTING MAX. BUILDING HEIGHT PER ARCHITECTS PLANS.
- PROPOSED MAX. BUILDING HEIGHT CALCULATED PER TOWNSHIP LAND DEVELOPMENT ORDINANCE.

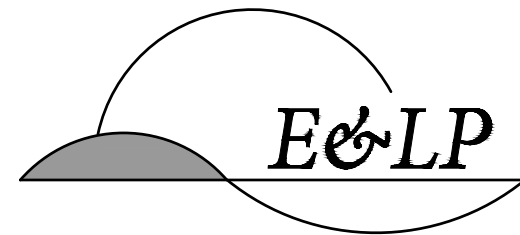
VARIANCES REQUIRED:

- D(1) USE VARIANCE RELIEF REQUIRED FOR PORTIONS OF LOT 3 BEING USED FOR OUTDOOR SEATING AREAS AND FOR PORTIONS OF LOT 10 BEING USED FOR THE OUTDOOR STORAGE OF SHIPPING CONTAINERS PER SECTION 407E4 OF THE TOWN ORDINANCE.
- VARIANCE RELIEF REQUIRED FOR THE MINIMUM OFF-STREET LOADING AS REQUIRED PER 407H1.
- SEE SHEET 3 FOR ALL SIGN VARIANCE RELIEF REQUESTED.

WAIVERS REQUIRED:

- WAIVER REQUIRED FOR THE MINIMUM LEVEL OF ILLUMINATION OF LOT 10 AS REQUIRED PER SECTION 504B.
- WAIVER REQUIRED FOR OFF-STREET PARKING AREA SCREEN PLANTINGS PER 508A1.
- WAIVER REQUIRED FOR OFF-STREET PARKING AREA CURBING OF LOT 10 AS REQUIRED PER SECTION 508C4.
- WAIVER REQUIRED FOR THE PARKING REQUIREMENTS BEING MET OFF-SITE PER SECTION 508E.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

1 PER TOWN COMMENTS AND 1/10/23

NO. REVISION BY DATE

01/10/2023
DATE
JOHN E. HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE04194500

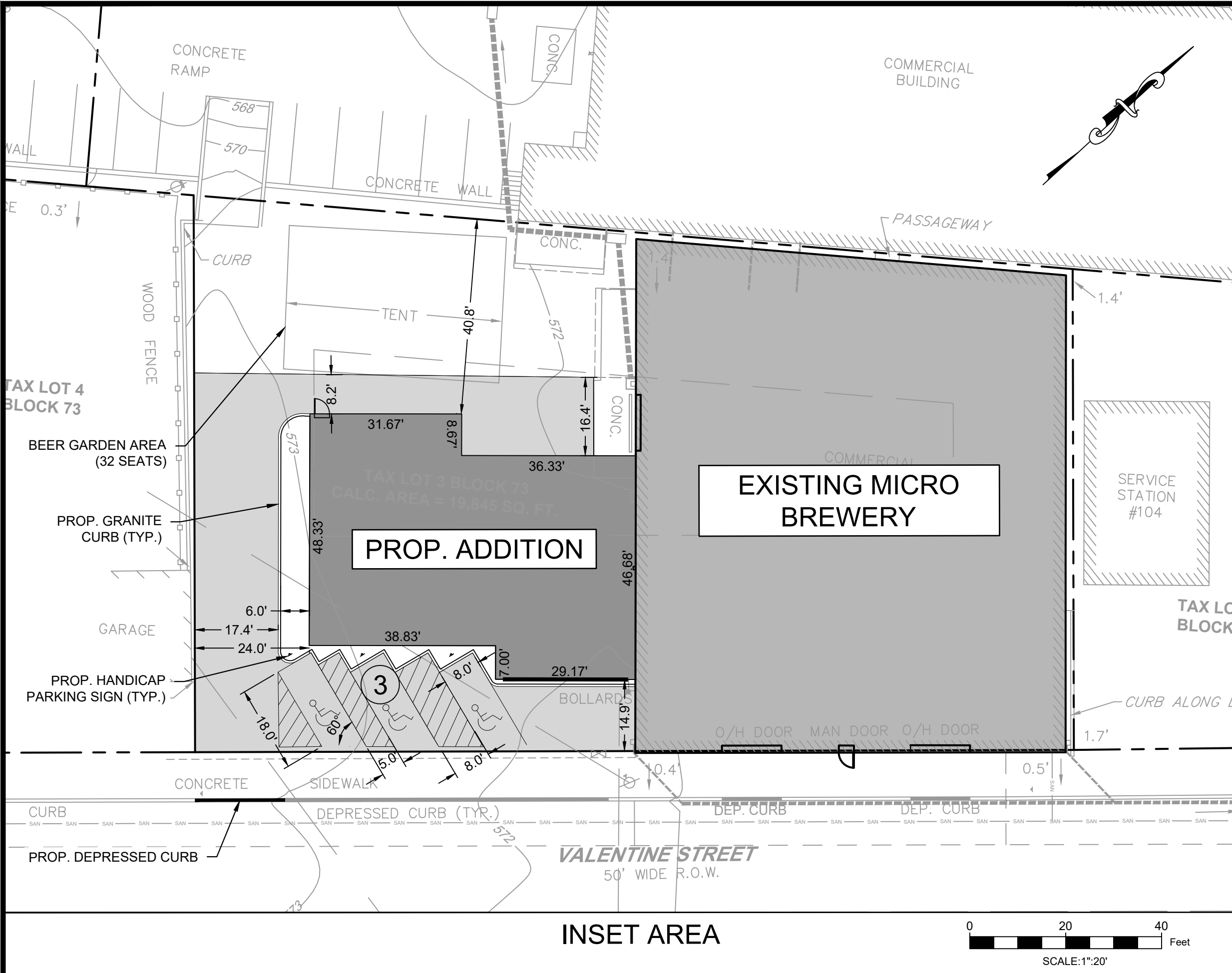
PROJECT:
CZIGMEISTER BREWING
BLOCK 73 LOTS 3 & 10
TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

TITLE:

COVER SHEET

JOB NO.:	0119091	DRAWING NO.:	1 8
SCALE:	N.T.S.		
DESIGNED:	AND		
CHECKED:	ADR		
FILENAME:	01 COVER.DWG		
DATE:	09/08/2022		



PHASE I PARKING SCHEDULE CALCULATIONS ^[1]			
LAND USE	REQUIRED	UNITS	REQUIRED SPACES
RESTAURANTS AND TAVERNS	1 SPACE PER 3 SEATS	225 ^[2]	75 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	3 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	3 SPACES ^[3]
		TOTAL NUMBER OF 'MAKE-READY' SPACES REQUIRED	2 SPACES ^[4]
		TOTAL NUMBER OF 'MAKE-READY' SPACES PROVIDED	2 SPACES
		TOTAL NUMBER OF PARKING SPACES REQUIRED	75 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	75 SPACES ^{[5][6]}

- [1] PARKING CALCULATIONS PER SECTION 407F OF THE TOWNSHIP LAND DEVELOPMENT ORDINANCE.
- [2] THE TOTAL NUMBER OF SEATS REPRESENTS THE SUM OF ALL INTERIOR AND EXTERIOR SEATS.
- [3] INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES.
- [4] PER P.L. 2021, C.171 SECTION D, AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL, EACH APPLICATION INVOLVING A PARKING LOT OR GARAGE NOT COVERED IN SUBSECTION A. OF THIS SECTION, AS APPLICABLE, SHALL INSTALL AT LEAST TWO MAKE-READY PARKING SPACES IF THERE WILL BE 51 TO 75 OFF-STREET PARKING SPACES
- [5] PER P.L. 2021, C. 171 SECTION E, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT.
- [6] 70 OF THE PHYSICAL PARKING SPACES ARE LOCATED ON AN ADJACENT PARCEL (BLOCK 73, LOT 10) WHICH IS OWNED BY THE APPLICANT AND HAS ACCESS RIGHTS THROUGH BLOCK 73, LOT 1 AND MADISON STREET. VARIANCE RELIEF IS REQUIRED FOR PARKING REQUIREMENTS BEING MET OFF-SITE PER SECTION 508E OF THE TOWN ORDINANCE.

IMPERVIOUS COVERAGE CALCULATIONS (LOT 3)				
EXISTING ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
BUILDINGS	8,775 S.F.	44.22 %	11,950 S.F.	60.22 %
PAVEMENT	10,564 S.F.	53.23 %	7,044 S.F.	35.50 %
CONCRETE	506 S.F.	2.55 %	547 S.F.	2.76 %
TOTAL	19,845 S.F.	100.00 %	19,541 S.F.	98.47 %

IMPERVIOUS COVERAGE CALCULATIONS (LOT 10)				
EXISTING ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
PAVEMENT	16,881 S.F.	26.14 %	23,291 S.F.	36.06 %
BROKEN PAVEMENT & GRAVEL	31,617 S.F.	48.96 %	25,491 S.F.	39.47 %
WALLS	41 S.F.	0.06 %	41 S.F.	0.06 %
TOTAL	48,539 S.F.	75.16 %	48,823 S.F.	75.60 %

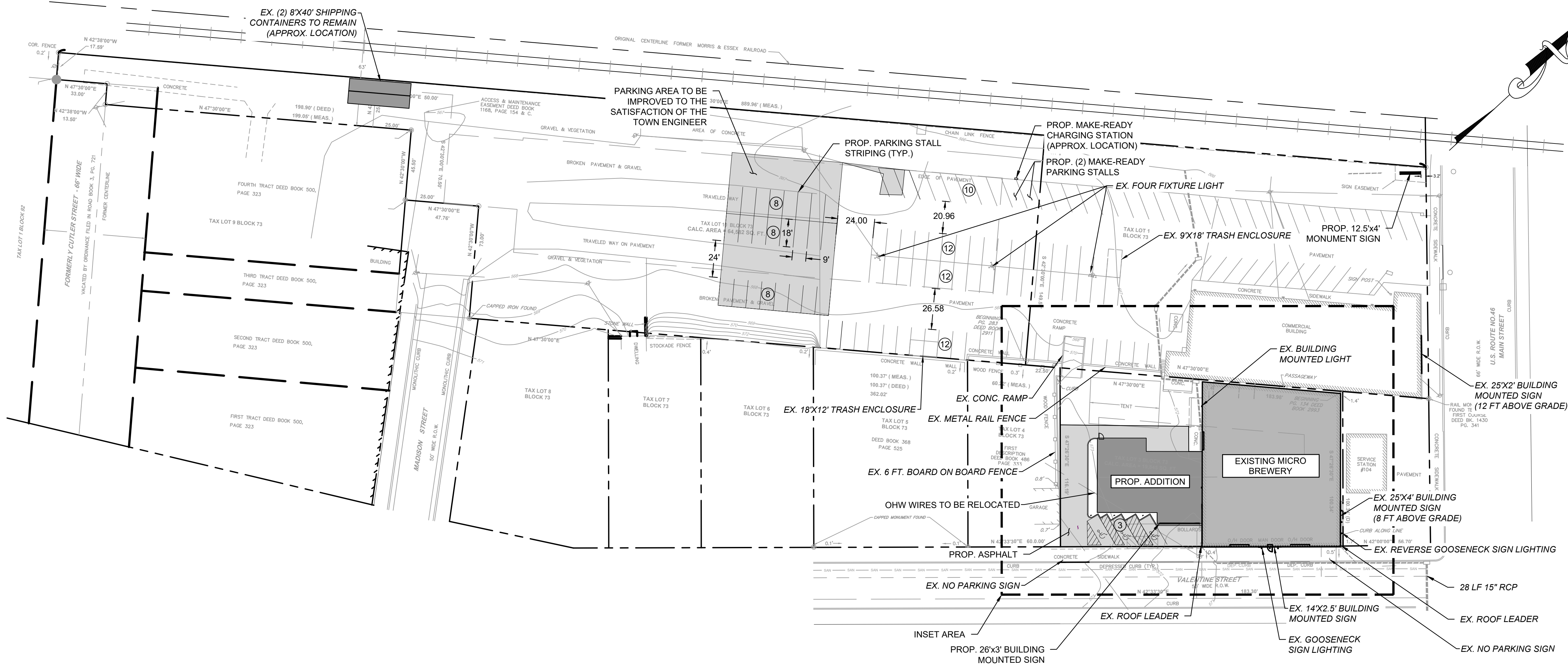
SIGNAGE SCHEDULE (1)							
ITEM	MAX AREA (SF)	LOT 1 EXISTING AREA (SF)	LOT 1 PROPOSED AREA (SF)	LOT 3 EXISTING AREA (SF)	LOT 3 PROPOSED AREA (SF)	MAX HEIGHT (FT)	PROPOSED HEIGHT (FT)
BUILDING MOUNTED SIGN	50	50	50	213 (2)	213 (3)	20	11
FREE STANDING SIGN	50	-	50 (4)	-	-	15	6

- (1) SIGN CALCULATIONS PER SECTION 407G, OF THE LAND DEVELOPMENT CODE.
- (2) EXISTING NONCONFORMING CONDITION FOR THE FOLLOWING FROM 407G1:
- A) NUMBER OF SIGNS (1 PERMITTED, 3 EXISTING)
- (3) EXISTING 26'X3' BUILDING MOUNTED SIGN TO BE RELOCATED TO BUILDING ADDITION.
- (4) VARIANCE RELIEF REQUIRED FOR THE FREE STANDING SIGN LOCATED ON LOT 1 PER SECTION 407G1:
- A) NUMBER OF SIGNS (1 PERMITTED, 1 EXISTING, 2 PROPOSED)
- B) SIGN SET BACK FROM RIGHT OF WAY (25 FT PERMITTED, 3.2 FT PROPOSED)
- (5) VARIANCE RELIEF REQUIRED FOR THE PROPOSED BILLBOARD ADVERTISING USE ON A SEPARATE LOT PER SECTION 407B.

- GENERAL NOTES:
- 70 PARKING SPACES ON LOT 10 TO BE IMPROVED TO THE SATISFACTION OF THE TOWN ENGINEER FOR PHASE I.
 - THE REMAINING PARKING SPACES ON LOT 10 TO BE IMPROVED TO THE SATISFACTION OF THE TOWN ENGINEER IN PHASE II.
 - ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD).
 - LOADING AND UNLOADING IS PROPOSED TO BE PERFORMED IN VALENTINE STREET.
 - FINAL LOCATION OF MAKE-READY PARKING STATION AND SPACES TO BE DETERMINED IN THE FIELD WITH CONSULTATION OF FIELD ENGINEER.

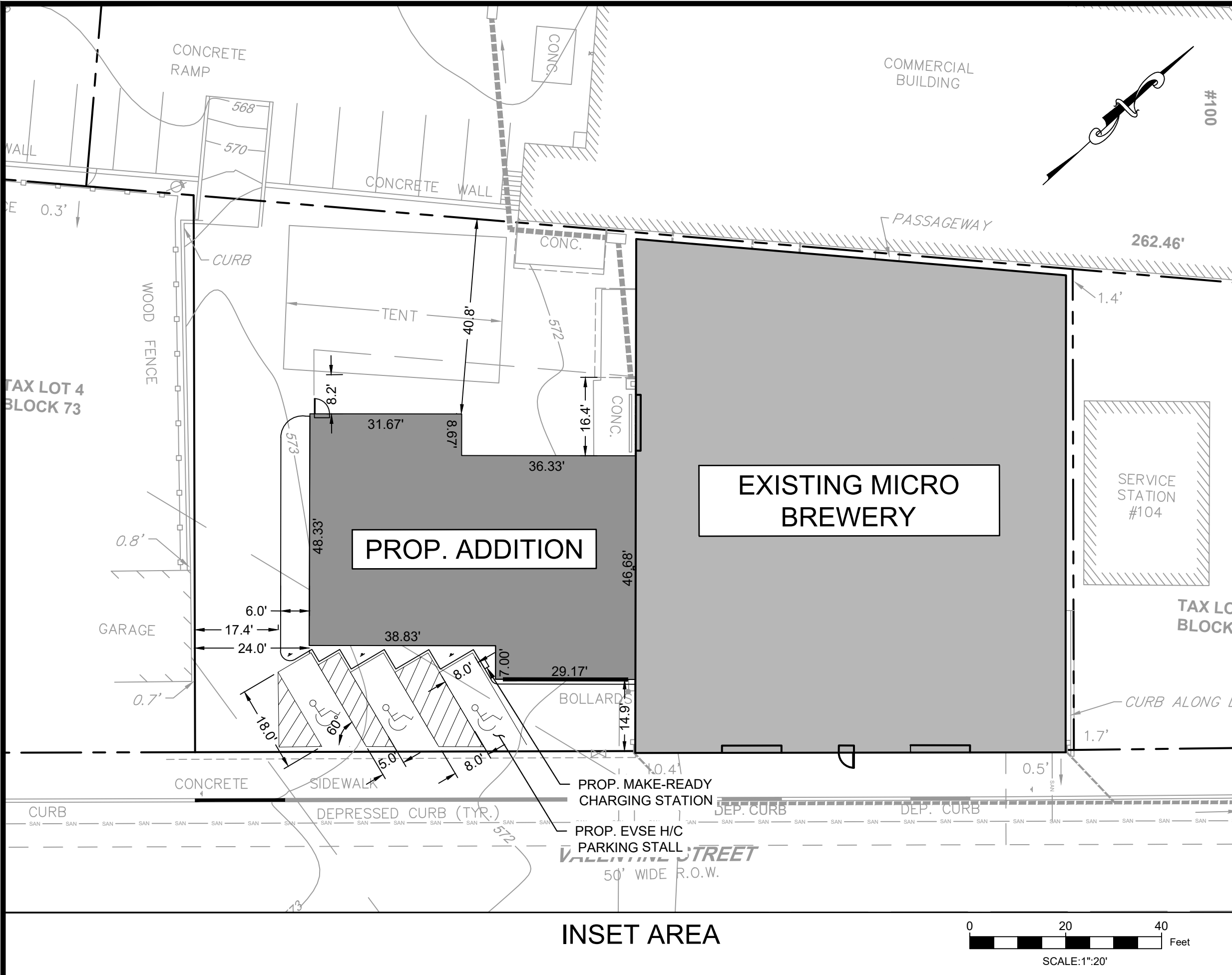
LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED PAVEMENT

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PHASE I SITE PLAN

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829 PH. 908-238-0544 FAX. 908-238-9572 A PROFESSIONAL ASSOCIATION CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022	
1	PER TOWN COMMENTS AND 1/10/23
NO.	REVISION BY DATE
01/10/2023	DATE
PROJECT: CZIGMEISTER BREWING BLOCK 73 LOTS 3 & 10 TOWN OF HACKETTSTOWN	
WARREN COUNTY NEW JERSEY	
TITLE: PHASE I SITE PLAN	
JOB NO.: 0119091	DRAWING NO.: 3
SCALE: AS SHOWN	8
DESIGNED: AND	
CHECKED: ADR	
FILENAME: PHASE I.DWG	
DATE: 09/08/2022	



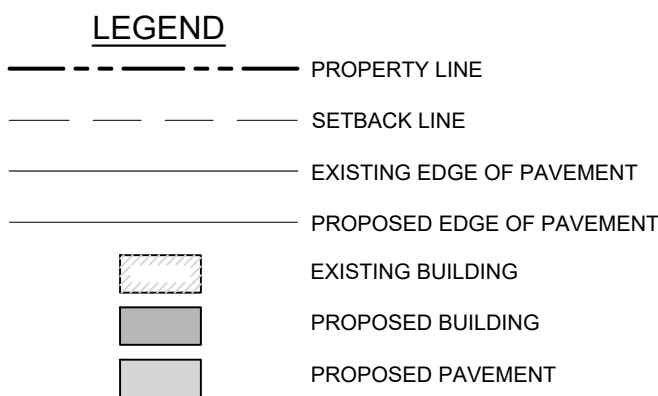
PHASE II PARKING SCHEDULE CALCULATIONS ^[1]			
LAND USE	REQUIRED	UNITS	REQUIRED SPACES
RESTAURANTS AND TAVERNS	1 SPACE PER 3 SEATS	486 ^[2]	162 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	6 SPACES
		TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED	6 SPACES ^[3]
		TOTAL NUMBER OF 'MAKE-READY' SPACES REQUIRED	7 SPACES ^[4]
		TOTAL NUMBER OF 'MAKE-READY' SPACES PROVIDED	7 SPACES
		TOTAL NUMBER OF PARKING SPACES REQUIRED	162 SPACES
		TOTAL NUMBER OF PARKING SPACES PROVIDED	162 SPACES ^{[5][6]}

- [1] PARKING CALCULATIONS PER SECTION 407F OF THE TOWNSHIP LAND DEVELOPMENT ORDINANCE.
- [2] THE TOTAL NUMBER OF SEATS REPRESENTS THE SUM OF ALL INTERIOR AND EXTERIOR SEATS.
- [3] INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES.
- [4] PER P.L. 2021, C.171 SECTION D, AS A CONDITION OF PRELIMINARY SITE PLAN APPROVAL, EACH APPLICATION INVOLVING A PARKING LOT OR GARAGE NOT COVERED IN SUBSECTION A. OF THIS SECTION, AS APPLICABLE, SHALL INSTALL AT LEAST FOUR PERCENT OF THE TOTAL PARKING SPACES AS MAKE-READY PARKING SPACES, AT LEAST FIVE PERCENT OF WHICH SHALL BE ACCESSIBLE FOR PEOPLE WITH DISABILITIES, IF THERE WILL BE MORE THAN 150 OFF-STREET PARKING SPACES
- [5] PER P.L. 2021, C. 171 SECTION E, A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT.
- [6] 152 OF THE PHYSICAL PARKING SPACES ARE LOCATED ON AN ADJACENT PARCEL (BLOCK 73, LOT 10) WHICH IS OWNED BY THE APPLICANT AND HAS ACCESS RIGHTS THROUGH BLOCK 73, LOT 1 AND MADISON STREET. RELIEF IS REQUIRED FOR PARKING REQUIREMENTS BEING MET OFF-SITE.

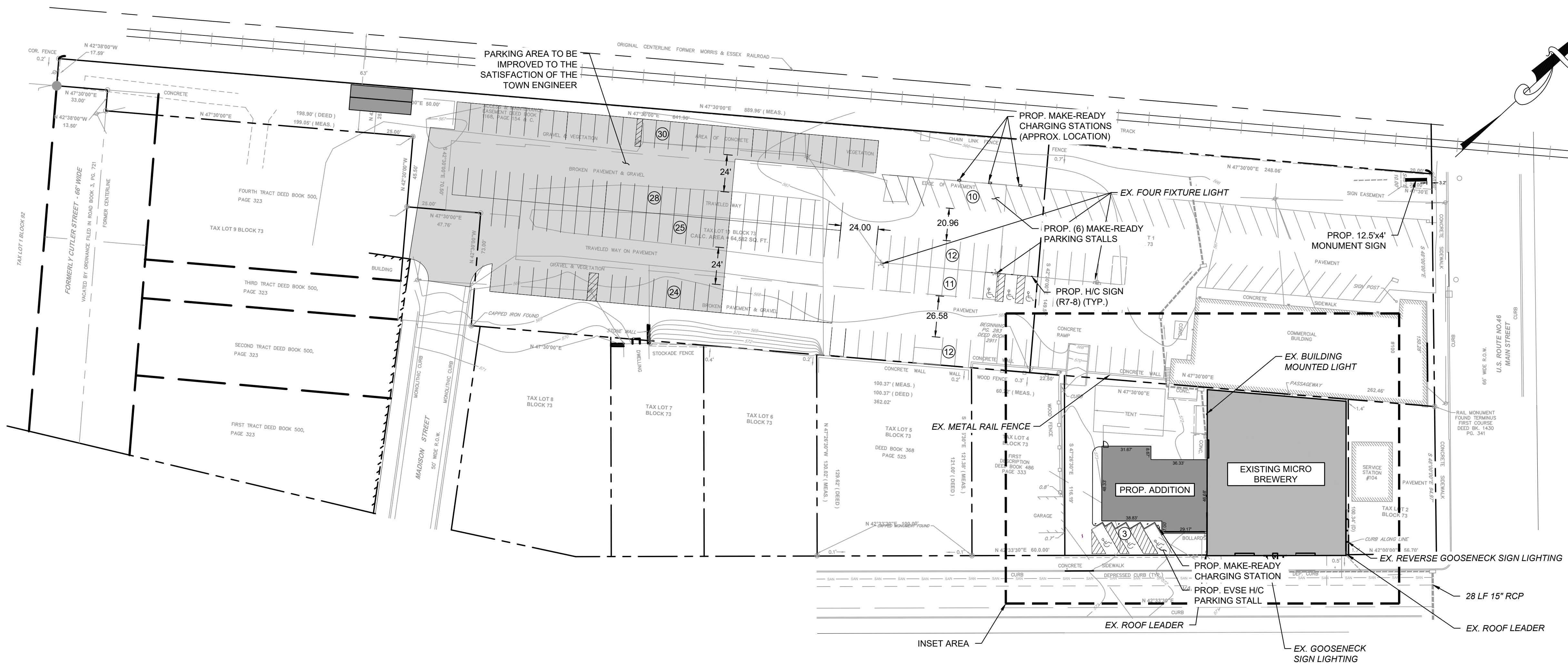
IMPERVIOUS COVERAGE CALCULATIONS (LOT 10) ^[1]				
EXISTING ITEM	EXISTING COVERAGE (S.F.) ^[2]	PERCENTAGE (%)	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
PAVEMENT	23,291 S.F.	36.06 %	46,579 S.F.	72.12 %
BROKEN PAVEMENT & GRAVEL	25,491 S.F.	39.47 %	5,286 S.F.	8.18 %
WALLS	41 S.F.	0.06 %	41 S.F.	0.06 %
TOTAL	48,823 S.F.	75.60 %	51,906 S.F.	80.37 %

- [1] NO CHANGES TO THE IMPERVIOUS COVERAGE IS PROPOSED ON LOT 3 DURING PHASE II IMPROVEMENTS.
- [2] EXISTING COVERAGE REFERS TO THE COVERAGE PROPOSED FOR PHASE I IMPROVEMENTS.
- [3] ADDITIONAL IMPERVIOUS COVERAGE FROM IMPROVEMENTS WITHIN THE MADISON STREET RIGHT-OF-WAY IS EXCLUDED FROM THE IMPERVIOUS COVERAGE CALCULATIONS.

- GENERAL NOTES:
- 83 ADDITIONAL PARKING SPACES ON LOT 10 TO BE IMPROVED TO THE SATISFACTION OF THE TOWN ENGINEER FOR PHASE II.
 - THE APPLICANT IS TO IMPROVE THE TERMINUS OF MADISON STREET TO THE SATISFACTION OF THE TOWN ENGINEER.
 - APPLICANT TO COORDINATE WITH THE OWNER OF BLOCK 73 LOT 1 TO PROVIDE AN ACCESSIBLE ADA ROUTE FROM THE PROPOSED ADA STALLS ON LOT 10 TO THE EXISTING SIDEWALK NEAR THE SOUTH SIDE OF ROUTE 46.
 - THERE IS NO DEDICATED "RETAIL" FRONT AREA PROPOSED WITHIN THE STRUCTURE POST DEVELOPMENT.
 - FINAL LOCATIONS OF MAKE-READY PARKING STATIONS AND SPACES TO BE DETERMINED IN THE FIELD WITH CONSULTATION OF FIELD ENGINEER.

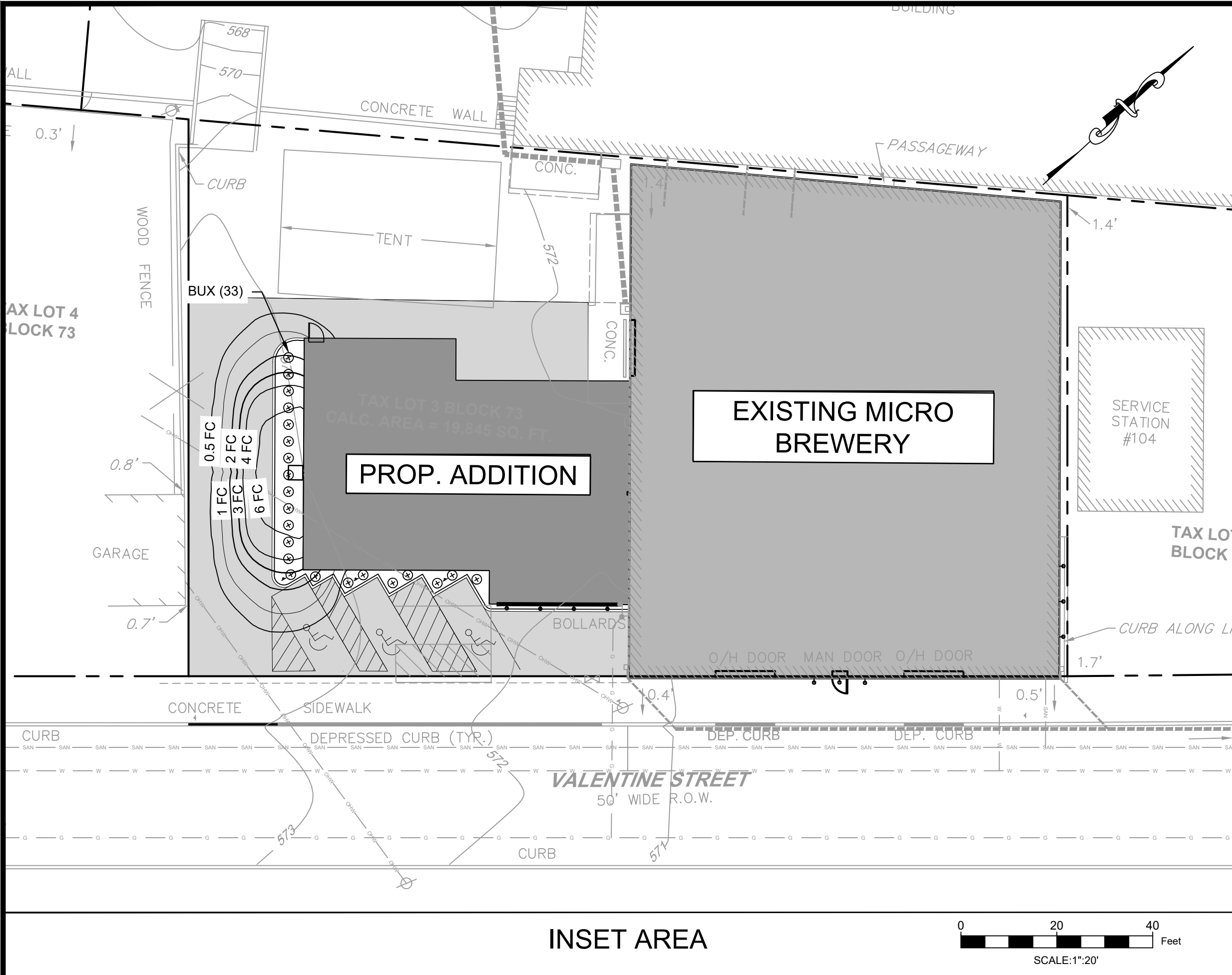


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PHASE II SITE PLAN

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829 PH. 908-238-0544 FAX. 908-238-9572 A PROFESSIONAL ASSOCIATION CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022			
1	PER TOWN COMMENTS	AND	1/10/23
NO.	REVISION	BY	DATE
01/10/2023 DATE		 JOHN E. HANSEN PROFESSIONAL ENGINEER N.J. P.E. NO. 24GE04194500	
PROJECT: CZIGMEISTER BREWING BLOCK 73 LOTS 3 & 10 TOWN OF HACKETTSTOWN			
WARREN COUNTY NEW JERSEY			
TITLE: PHASE II SITE PLAN			
JOB NO.:	0119091	DRAWING NO.:	4 8
SCALE:	AS SHOWN		
DESIGNED:	AND		
CHECKED:	ADR		
FILENAME:	PHASE II.DWG		
DATE:	09/08/2022		



SOIL EROSION & SEDIMENT CONTROL NOTES

1. THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRECONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS AND UTILITY REPRESENTATIVES. IF THE TOWN ENGINEER DOES NOT SCHEDULE A PRE-CONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER / APPLICANT TO SCHEDULE ONE PRIOR TO ANY LAND DISTURBANCE. TWO WEEKS NOTICE MUST BE GIVEN FOR SCHEDULING PRECONSTRUCTION MEETINGS.
2. FAILURE OF THE AFOREMENTIONED PLAN SHALL NOT RELIEVE THE APPLICANT OF ANY OF ITS RESPONSIBILITIES RELEVANT TO THE APPROPRIATE STATUTES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE DISTRICT IN THE EVENT OF ANY UNFORESEEN PROBLEMS INCURRED DURING CONSTRUCTION.
3. ANY CHANGES OF APPROVED PLANS SHALL REQUIRE AN ADDITIONAL SUBMITTAL TO THE DISTRICT INCLUDING APPROPRIATE RE-REVIEW FEES.
4. A 48 HOUR START OF LAND DISTURBANCE NOTIFICATION SHALL BE GIVEN.
5. IN THAT N.J.S.A. 4-24-39 ET SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED PRIOR WITH FOR PERMANENT MEASURES, ALL SITE WORK RELATIVE TO APPROVED PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE. TWO WEEKS NOTICE MUST BE GIVEN TO THE DISTRICT TO SCHEDULE INSPECTION FOR CERTIFICATE OF COMPLIANCE RELEASE.
6. FINAL STABILIZATION OF ALL LAND DISTURBANCES ASSOCIATED WITH UNDERGROUND UTILITIES, IRRESPECTIVE OF PHASING, IS THE ULTIMATE RESPONSIBILITY OF THE OWNER.
7. A CASH BOND OF NOT LESS THAN \$2,500.00 (PER DISTURBED ACRE OR PART THEREOF, OR A LOT) WILL BE POSTED WITH THE UPPER DELAWARE SOIL CONSERVATION DISTRICT DURING THE NON GROWING SEASON (NOVEMBER 15-APRIL 15) IF A CERTIFICATE OF COMPLIANCE IS NEEDED AND SOIL EROSION AND SEDIMENT CONTROL MEASURE FOR PERMANENT STABILIZATION IS NOT COMPLETED.
8. ALL SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
9. NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON APPROVED PLANS ARE INSTALLED.
10. DUST TO BE CONTROLLED WITH WATER, CALCIUM CHLORIDE OR OTHER METHOD APPROVED BY THE SOIL CONSERVATION DISTRICT.
11. TRACKING PAD TO BE KEPT CLEAN AND REPAIRED AS NECESSARY.
12. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, FEBRUARY 2014.
13. ALL DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASONS PREVENT THE ESTABLISHMENT OF A TEMPORARY SEEDING, ALL DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 70-90 LBS. PER 1,000 SQ. FT. ACCORDING TO STATE STANDARDS.
14. A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHERE A CONSTRUCTION ACCESS ROAD INTERSECTS THE PAVED ROADWAY. DIMENSIONS TO BE 100' X 70' X 12" COMPOSED OF CRUSHED STONE 2 1/2" IN DIAMETER. SAID BLANKET WILL BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED IN GOOD ORDER.
15. ALL EXPOSED SURFACES WILL BE TREATED WITH 3" - 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION.
16. TEMPORARY SEEDING:
LIME: AS REQUIRED
FERTILIZER: AS REQUIRED
SEED: 0.9LBS/1,000 SQ. FT. OF ANNUAL RYE
17. TEMPORARY SEEDING:
LIME: AS REQUIRED
FERTILIZER: AS REQUIRED
SEED: 50% KENTUCKY BLUEGRASS
25% RED FESCUE
25% PERRENIAL RYEGRASS

CONSTRUCTION SEQUENCE

- | | |
|--|----------|
| 1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES | 2 DAYS |
| 2. SITE CLEARING & ROUGH GRADING | 4 WEEKS |
| 3. SITE IMPROVEMENTS | 6 MONTHS |
| 4. RESTORE ALL AREAS AS APPROPRIATE COMPLETION OF CONSTRUCTION | 1 WEEK |
| 5. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES. | 1 DAY |

LIMIT OF DISTURBANCE: 39,803 SF (0.91 AC)

TEMPORARY STABILIZATION WITH MULCH ONLY

STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE SPREAD UNIFORMLY AT THE RATE OF 2 TO 2 1/2 TONS PER ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS LIMITED TO PERIODS WHEN VEGETATIVE COVER CANNOT BE ESTABLISHED DUE TO THE SEASON OR OTHER CONDITIONS. MULCH MUST BE ANCHORED IN ACCORDANCE WITH NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. MULCH ALONE CAN ONLY BE USED FOR SHORT PERIOD AND WILL REQUIRE MAINTENANCE AND RENEWAL. OTHER MULCH MATERIALS MAY BE UTILIZED IF APPROVED BY THE DISTRICT.

TEMPORARY SEEDING

TEMPORARY SEEDING IS TO BE USED ON ALL DISTURBED AREAS WHERE PERMANENT STABILIZATION WILL NOT BE ACCOMPLISHED FOR A PERIOD OF UP TO 6 MONTHS.

PRODUCT	RATE	RECOMMENDED OPTIMUM SEEDING DATES
PERENNIAL RYEGRASS	100 LBS./ACRE	3/15-5/15 & 8/15-10/1
SPRING OATS	86 LBS./ACRE	3/15-6/1 & 8/1-10/1
WINTER CEREAL RYE	112 LBS./ACRE	8/1-11/15
WINTER BARLEY	96 LBS./ACRE	8/15-10/1
PEARL MILLET	20 LBS./ACRE	5/15-8/15
GERMAN OR HUNGARIAN MILLET	30 LBS./ACRE	5/15-8/15

STABILIZATION WITH SOD

STABILIZATION WITH SOD IS PERMITTED IN AREAS WHERE MAINTENANCE AND IRRIGATION ARE ADEQUATE TO INSURE PROPER ESTABLISHMENT AND LONGEVITY. SEEDBED PREPARATION IS OT BE CONSISTENT WITH ANY OTHER STABILIZATION REQUIREMENTS. (LIME AND FERTILIZER BAGS ARE TO BE RETAINED FOR DISTRICT INSPECTION). ON SLOPES GREATER THAN 3 TO 1, SOD MUST BE PROPERLY ANCHORED TO THE SLOPE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

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 BLUEGRASS, 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

40% TURF-TYPE TALL FESCUE	60% KENTUCKY BLUEGRASS
10% CREEPING RED FESCUE OR	20% TURF-TYPE PERENNIAL RYEGRASS
10% CHEWINGS FESCUE	20% CHEWINGS FESCUE
10% KENTUCKY BLUEGRASS	
30% TURF-TYPE PERENNIAL RYEGRASS	

SEEDING MIXTURE FOR HIGH TRAFFIC & CRITICAL AREAS

80% TURF-TYPE TALL FESCUE
10% KENTUCKY BLUEGRASS
10% TURF-TYPE PERENNIAL RYEGRASS

OTHER SEED MIXTURES, SUCH AS BLENDED VARIETIES OF PERENNIAL TURF-TYPE RYEGRASS, TURF-TYPE TALL FESCUES, OR BLUEGRASSES MAY ALSO BE ACCEPTABLE IF APPROVED BY THE DISTRICT.

AGRONOMIC SPECIFICATIONS FOR LAWNS AND CONSTRUCTION SITES

GENERAL

- ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED TO BE PERMANENTLY SEEDDED WITHIN 30 DAYS MUST BE TEMPORARILY STABILIZED AS PER SPECIFICATIONS BELOW.
- ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED, ARE TO BE SEEDDED AND MULCHED WITHIN 10 DAYS OF FINAL GRADING.
- STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE APPLIED TO ALL SEEDINGS AT A RATE OF 1-1/2 TO 2 TONS PER ACRE (APPROX. 100 TO 130 BALES PER ACRE).
- MULCH ANCHORING IS REQUIRED AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS IS TO BE DONE USING ONE OF THE METHODS (CRIMPING, LIQUID MULCH BINDERS, NETTINGS, ETC.) IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
- EXISTING WEEDY AND POORLY-VEGETATED AREAS WITH LESS THAN 80 PERCENT PERENNIAL GRASS COVER MUST RECEIVE PERMANENT STABILIZATION (AS SPECIFIED ON BACK).
- ALL BAGS NEED TO BE SAVED FOR LIME, FERTILIZER, SEED, AND LIQUID MULCH BINDER (IF MULCH ANCHORING METHOD). SUCH PROOFS NEED TO BE SUBMITTED TO THE DISTRICT INSPECTOR FOR VERIFICATION OF MATERIALS AND QUANTITIES USED FOR ALL SEEDINGS.
- AN ADDITIONAL FEE OF \$120.00 PER INSPECTION WILL BE ASSESSED TO THOSE SITES WHERE ADDITIONAL INSPECTIONS ARE NECESSITATED AS A RESULT OF NON-COMPLIANCE WITH THE APPROVED PLAN. THIS INCLUDES ADDITIONAL INSPECTIONS PERFORMED AFTER THE FAILURE OF AN INITIAL REPORT OF COMPLIANCE INSPECTION. THE ENTIRE SITE IS INSPECTED AT THE TIME OF A REQUEST FOR REPORT OF COMPLIANCE.

SEED-BED PREPARATION FOR ALL SEEDINGS

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 SEEDDED SHOULD HAVE A MINIMUM OF 5" OF FRIABLE, LOAMY, TOPSOIL FREE OF OBJECTIONABLE WEEDS, STONES, DEBRIS, AND CONTAIN NO TOXIC SUBSTANCES.

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 RATE SHALL BE ESTABLISHED VIA SOIL TESTING. LIME MAY BE ANY PRODUCT AS TONS 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.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES

VEGETATIVE COVER

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

DUST CONTROL MATERIALS			
MATERIAL	WATER	TYPE OF NOZZLE	
APPLY	DILUTION		
GAL/AC			
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 INSTRUCTIONS (PAM) - SPRAY ON BASINS		APPLY ACCORDING TO MANUFACTURERS'S	
POLYACRYLAMIDE COLLOIDS. (PAM) - DRY SPRAY		MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT TP FLOCCULATE AND PRECIPITATE SUSPENDED	
ACIDULATED SOY BEAN 1200 SOAP STICK	NONE	COARSE SPRAY	

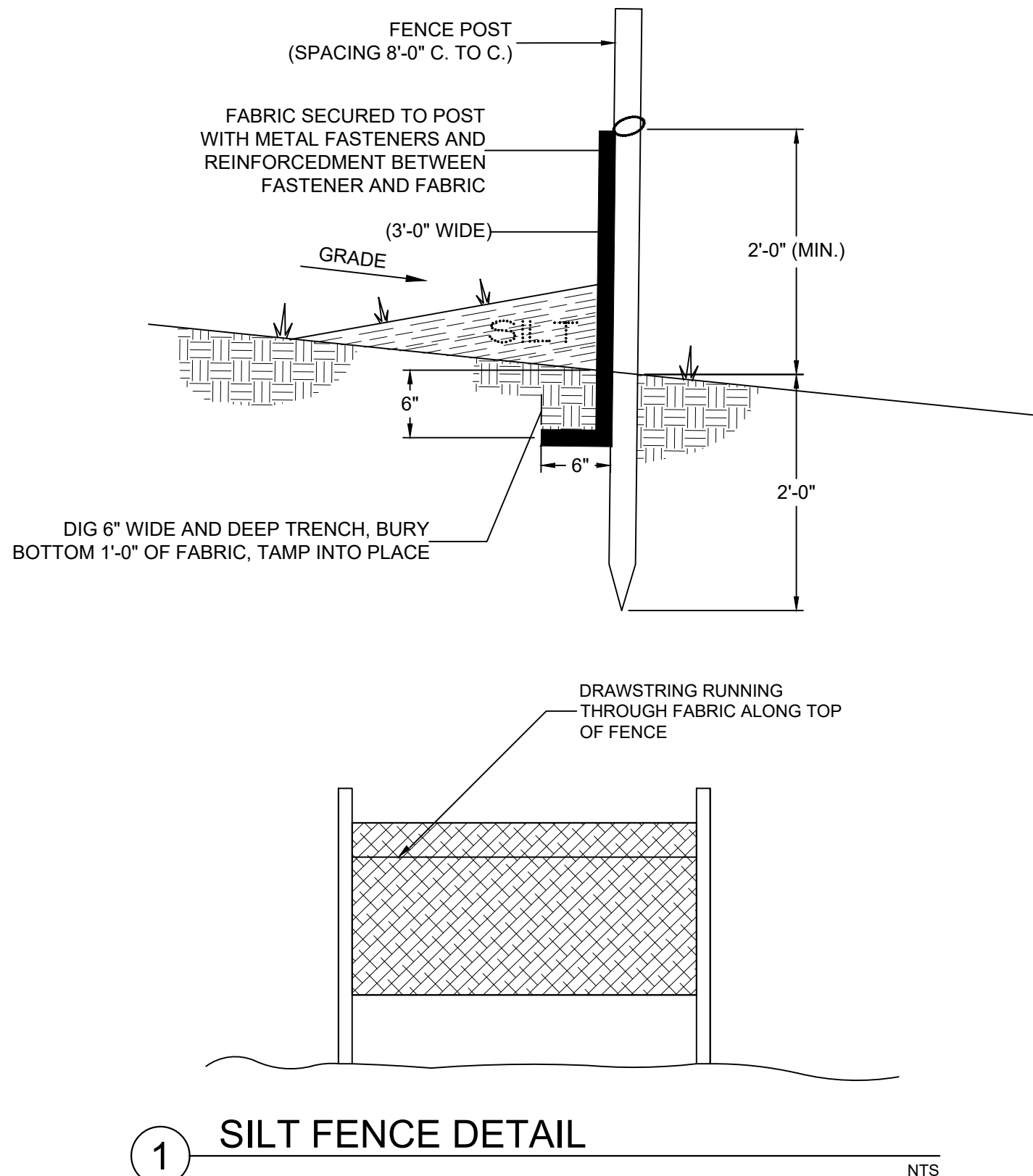
TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 18 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

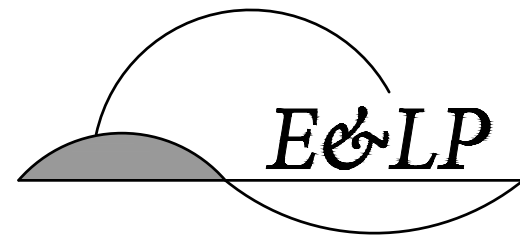
BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF 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.



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

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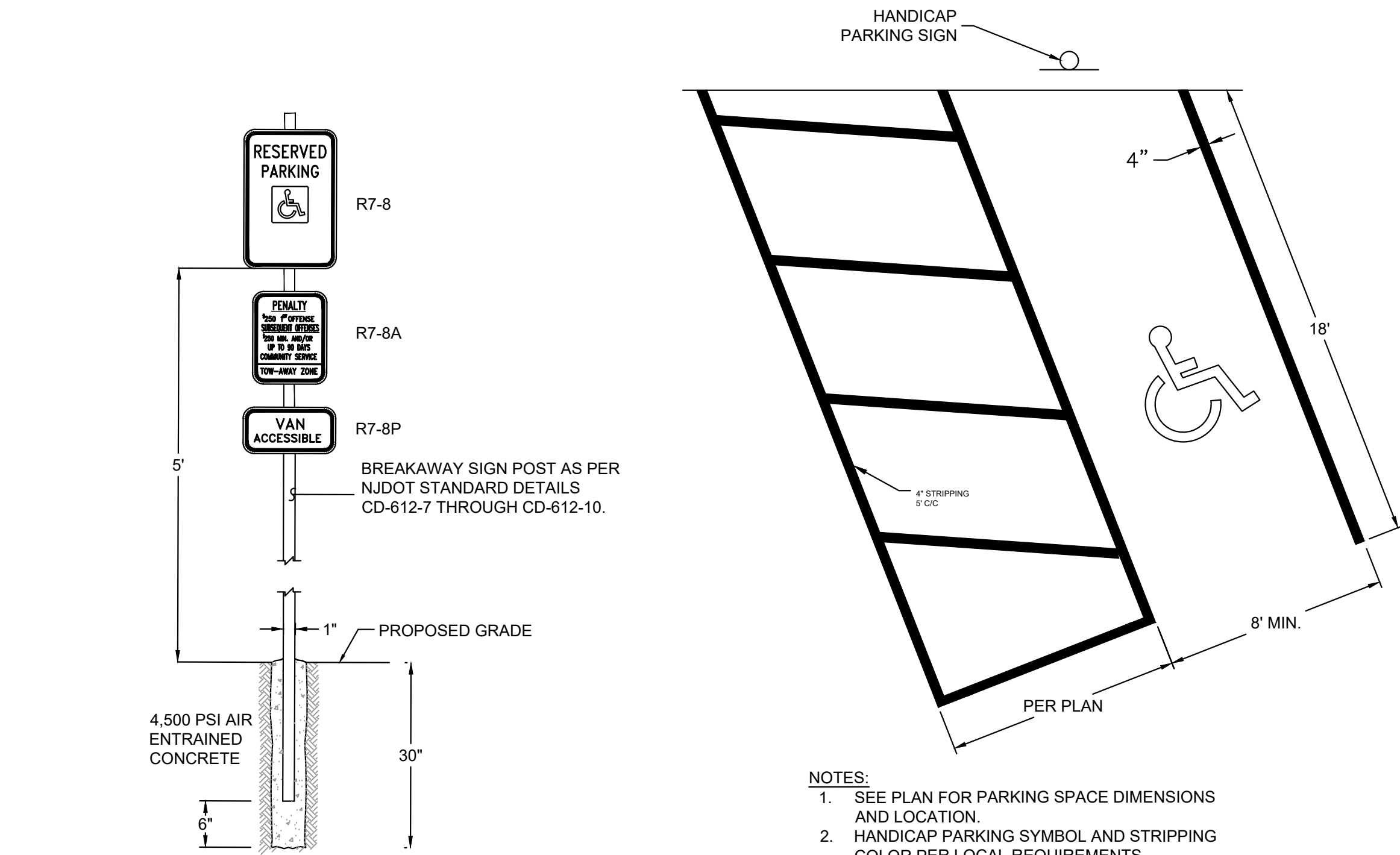
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BLOCK 73 LOTS 3 & 10
TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

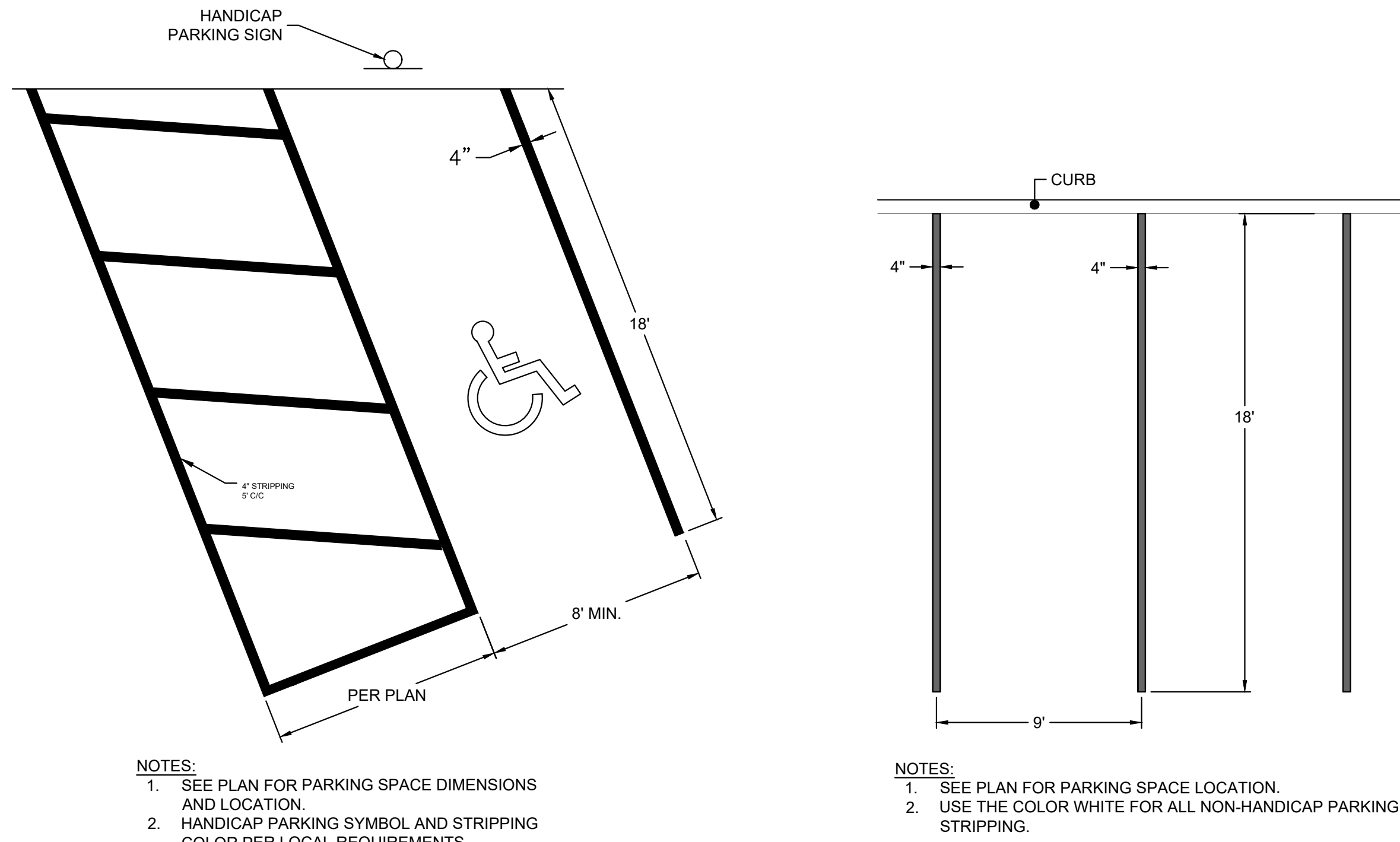
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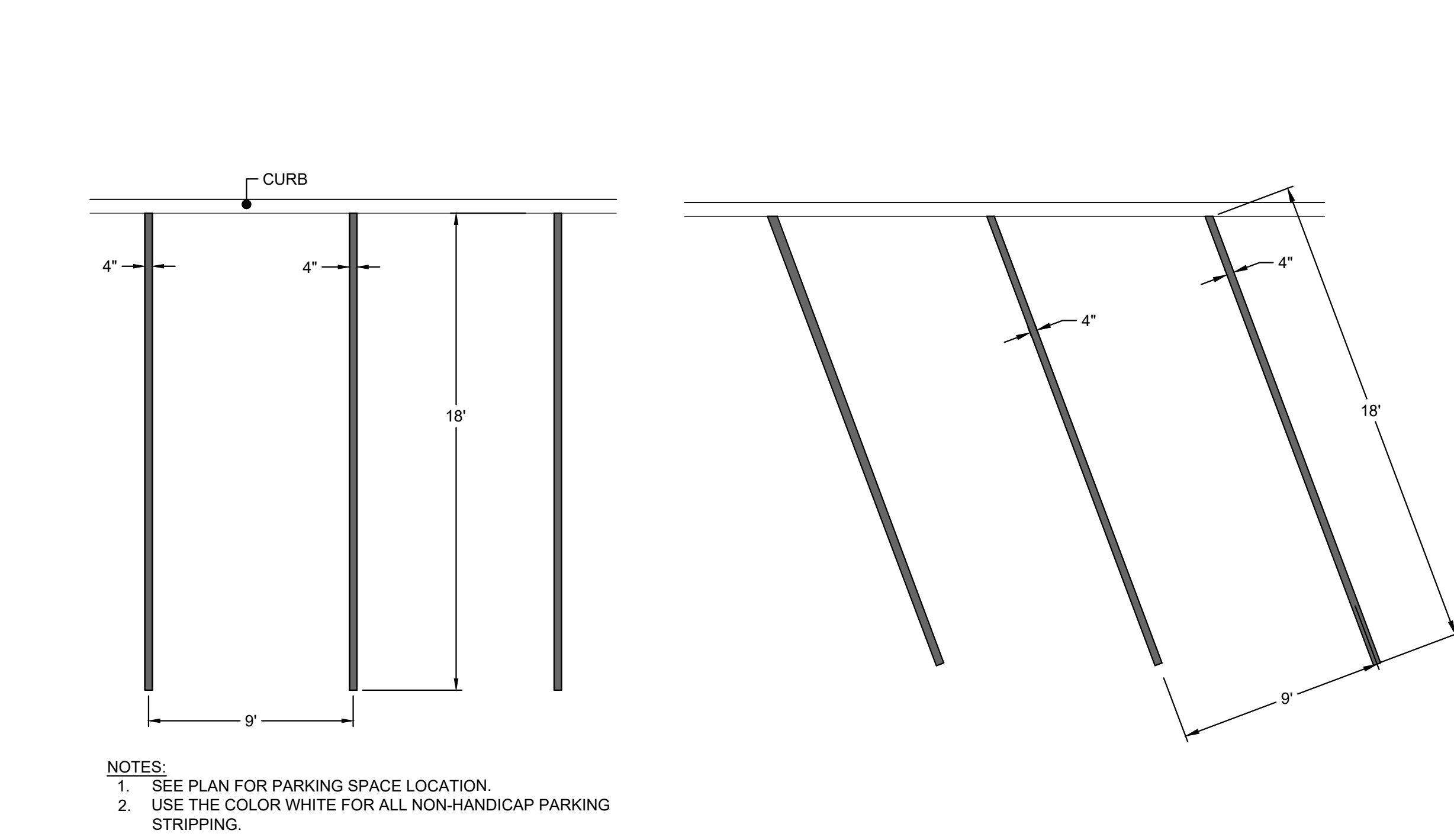
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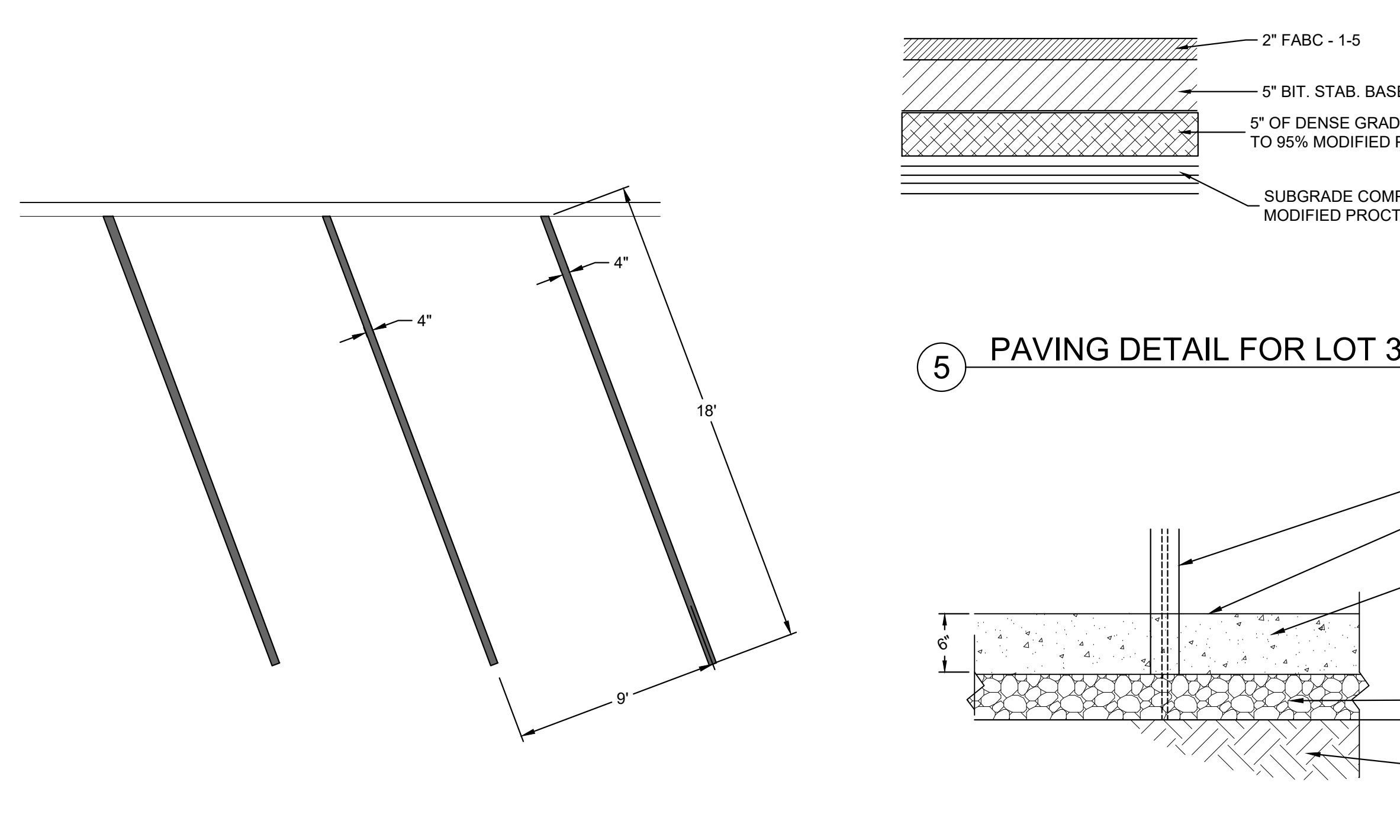
1 HANDICAP PARKING SIGN DETAIL NTS



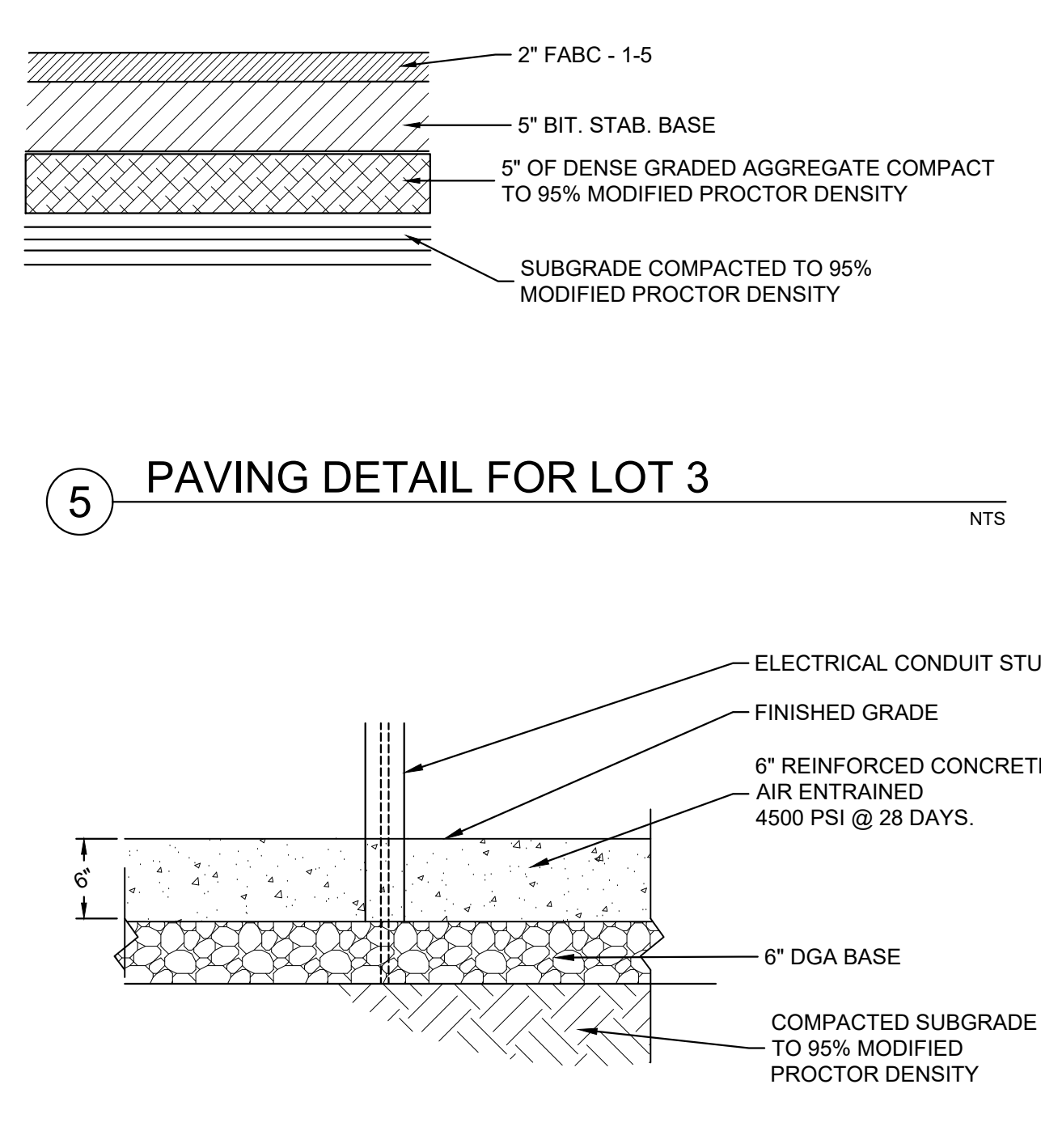
2 ANGLED HANDICAP PARKING STALL NTS



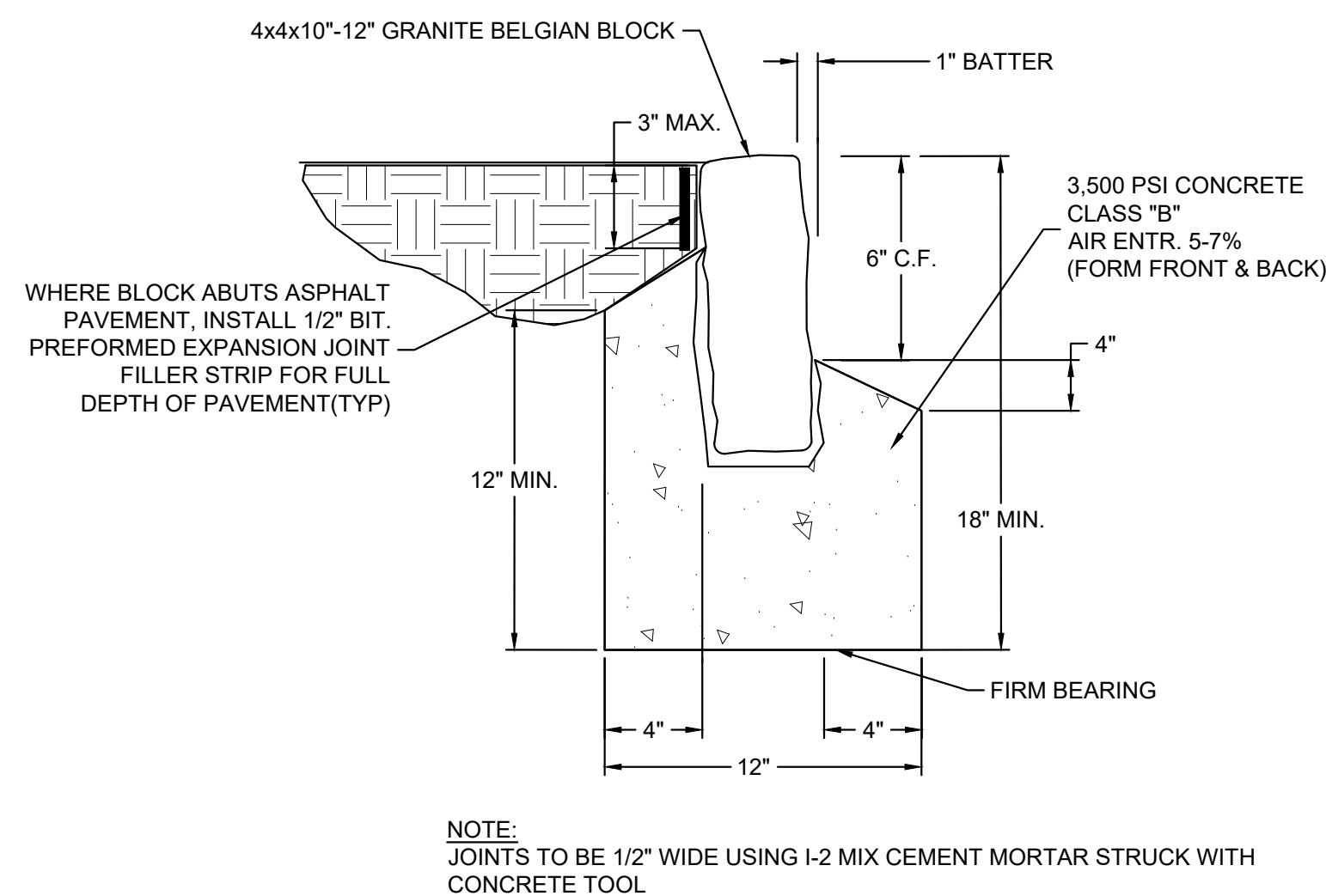
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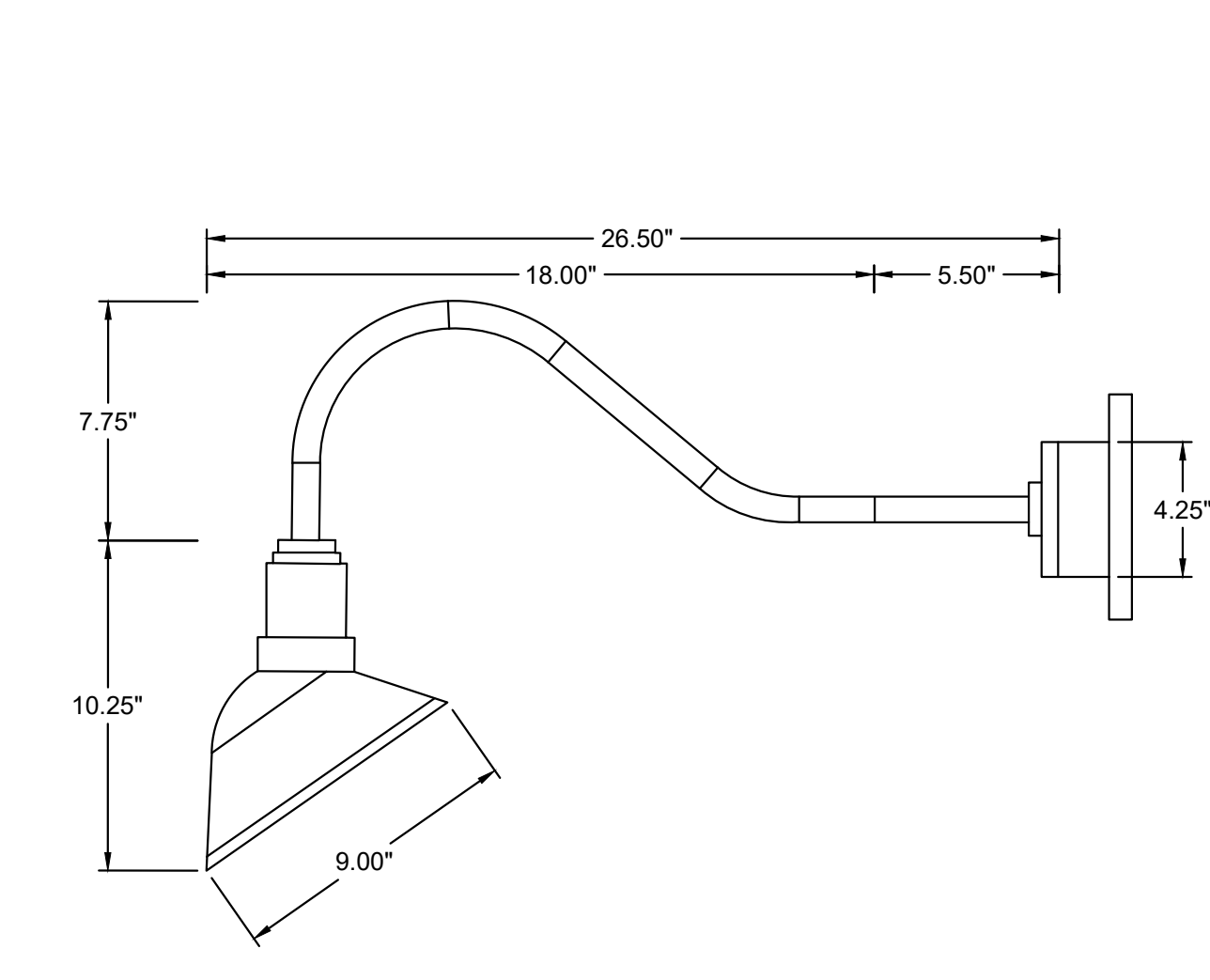
4 ANGLED PARKING STALL DETAIL NTS



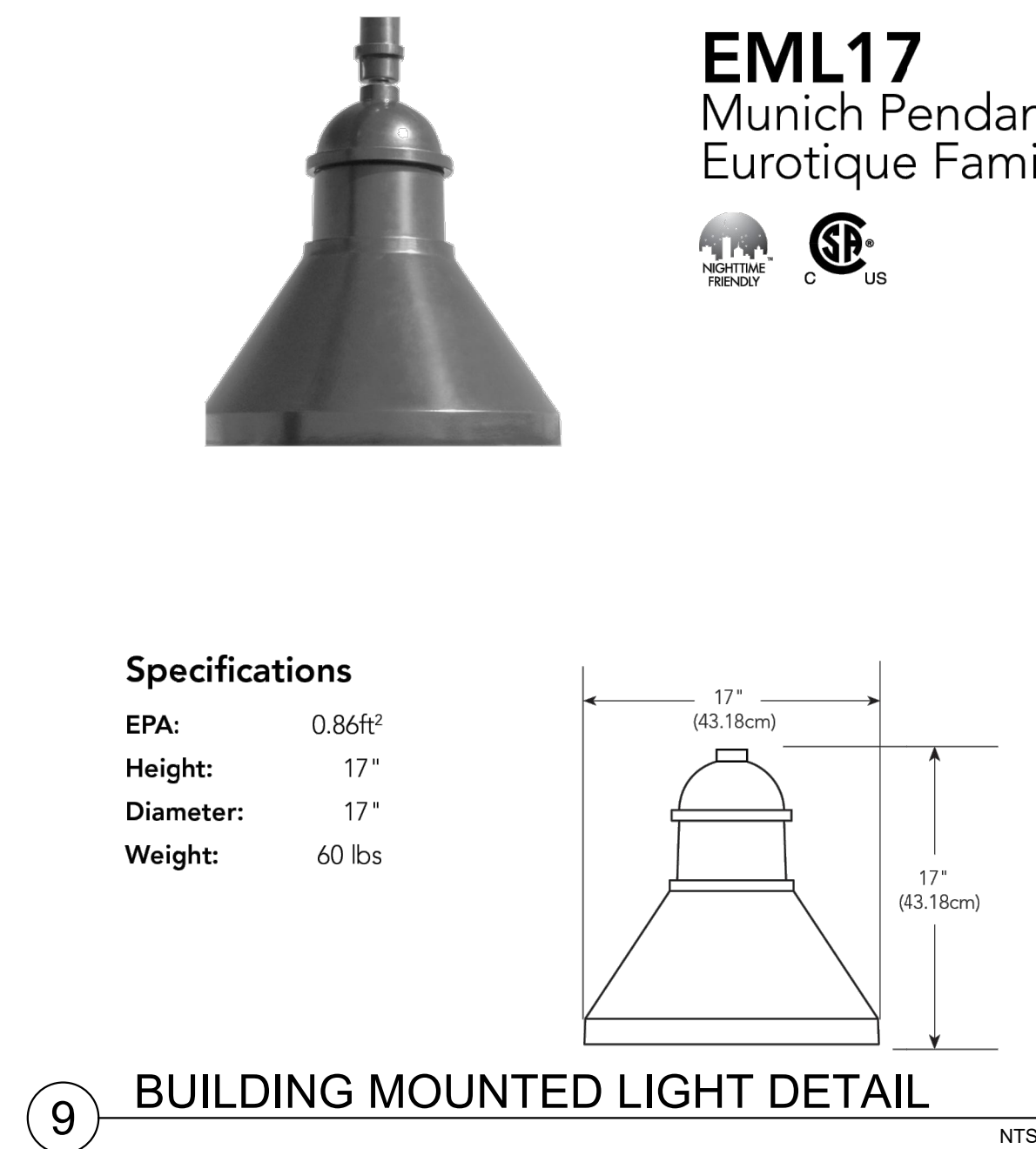
5 PAVING DETAIL FOR LOT 3 NTS



7 GRANITE CURB DETAIL NTS



8 23" GOOSENECK LIGHT DETAIL NTS



9 BUILDING MOUNTED LIGHT DETAIL NTS



10 EXTERIOR GROUND MOUNTED LIGHT NTS



11 BUILDING MOUNTED SIGN DETAIL NTS



12 MONUMENT SIGN DETAIL NTS

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