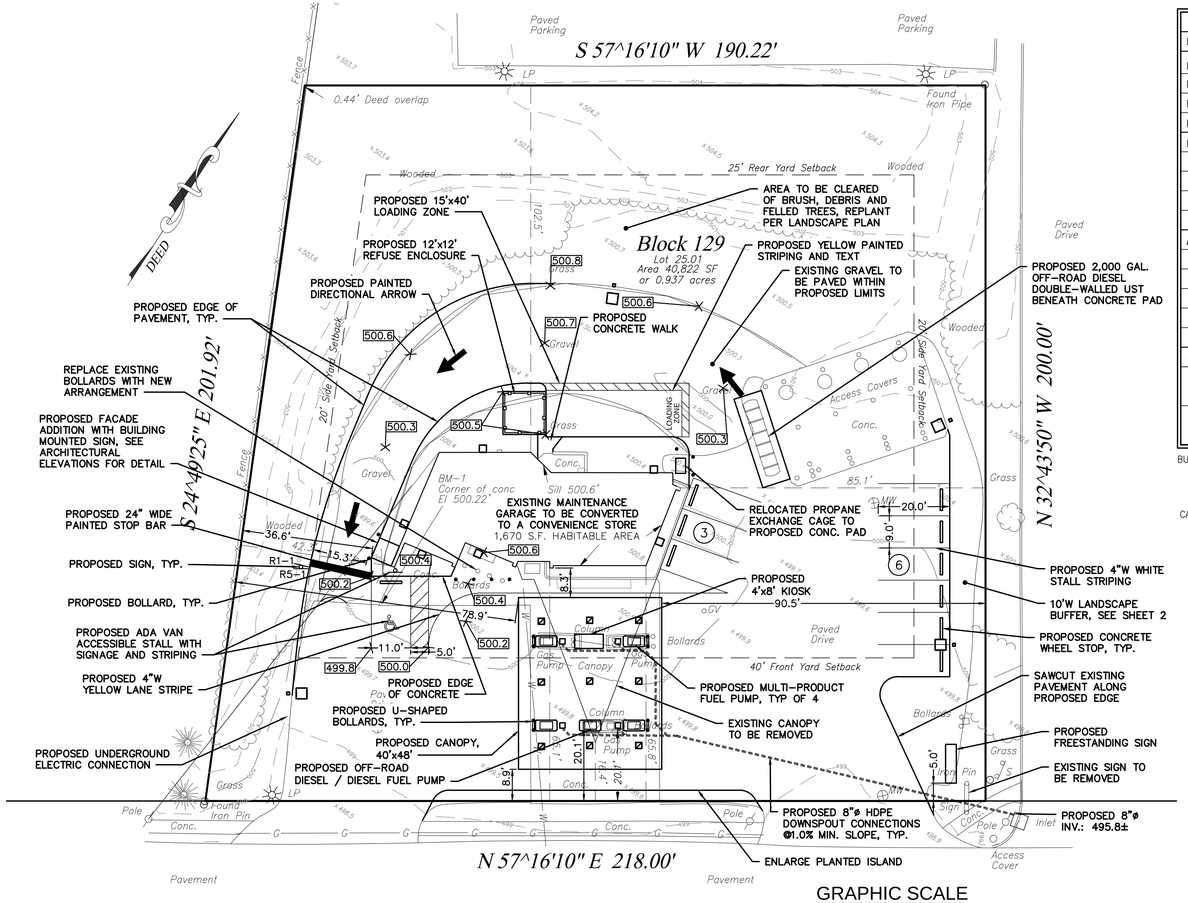
PROPERTY OWNERS WITHIN 200'

PROPERTY OWNER & ADDRESS	BLOCK	LOT
RHY ASSOCIATES % H STRULOWITZ 121 CENTER GROVE RD, RANDOLPH, NJ 07869	19	1
AMERACE CORPORATION ESNA DRIVE, HACKETTSTOWN, NJ 07840	19	2
MINEBROOK GOLF, LLC 1245 E WARNER RD, STE 202, GILBERT, AZ 60611	3	21
ROCCO, JOHN F JR & DEBORAH T 498 SCHOOLEYS MTN RD, HACKETTSTOWN, NJ 07840	3	20
CHI, CHING HWA 14 YORKSHIRE DR, HACKETTSTOWN, NJ 07840	129	22
GALLO, GAETANO B 9 ROUTE 57, HACKETTSTOWN, NJ 07840	129	23
SALANN PROPERTIES, LLC 163 E MAIN ST #308, LITTLE FALLS, NJ 07424	129	25
ATLANTIS REAL ESTATE, LLC 555 S COLUMBUS AVE, STE 201, MT VERNON, NY 10550	129	25.01
JANE PAFTINOS, LLC 505 WASHINGTON ST, HACKETTSTOWN, NJ 07840	129	26
PAFTINOS PROPERTIES, LLC 58 BISSELL ROAD, LEBANON, NJ 08830	132	7
C & K PROPERTIES, LLC 16 ROUTE 57, HACKETTSTOWN, NJ 07840	132	8
BAYRAM, MUNTEHA C/O NURS, LLC 14 ROUTE 57, HACKETTSTOWN, NJ 07840	132	9
NEW JERSEY DOT 1035 PARKWAY AVE, TRENTON, NJ 08625	132	10
NEW JERSEY NATURAL GAS CO. RIGHT OF WAY REPRESENTATIVE PO BOX 1464, WALL, NJ 07719		
HIGHLANDS COUNCIL 100 NORTH ROAD CHESTER, NJ 07930		
NEW JERSEY POWER & LIGHT T/O/B/A GPU ENERGY PO BOX 16001, READING, PA 19640		
COLUMBIA GAS TRANSMISSION CORP. ATTN: LAND AGENT 4800 FREEMANSBURG AVE, EASTON, PA 18045		
MORRIS COUNTY PLANNING BOARD 30 SCHUYLER PLANE MORRISTOWN, NJ 07960		
TOWN OF HACKETTSTOWN WARREN COUNTY		
HACKETTSTOWN MUNICIPAL UTILITY AUTHORITY PO BOX 450 HURLEY DRIVE, HACKETTSTOWN, NJ 07840		
GPU ENERGY 300 MADISON AVE MORRISTOWN, NJ 07962		
ELIZABETHTOWN GAS CO. RD 2, BOX 373 EDISON ROAD, STEWARTSVILLE, NJ 08886		
COMCAST CABLEVISION 155 PORT MURRAY RD PORT MURRAY, NJ 07865		
VERIZON-NJ, INC ATTN: MIKE DEDIO, FLOOR 2 900 CLINTON AVE, IRVINGTON, NJ 07111		

TOWN OF HACKETTSTOWN 200' LIST DATED MAY 20, 2020
WASHINGTON TOWNSHIP 200' LIST DATED JUNE 11, 2020



GRAPHIC SCALE

0 20' 40' 60'
SCALE: 1"=20'

NJ State Route 57

66' Wide ROW

HC - HIGHWAY COMMERCIAL ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	15,000 S.F.	40,822 S.F.	40,822 S.F.	NO
LOT FRONTAGE	100'	218.0'	218.0'	NO
LOT WIDTH	100'	212.4'	212.4'	NO
LOT DEPTH	120'	200.0'	200.0'	NO
PRINCIPAL BUILDING				
FRONT YARD	40'	16.4'	65.1'	NO
SIDE YARD (EACH)	20'	42.3'/85.1'	36.6'/85.1'	NO
REAR YARD	25'	102.5'	102.5'	NO
MAX. BUILDING HEIGHT	35'	13.5'±	16.5'	NO
ACCESSORY STRUCTURE (CANOPY)				
FRONT YARD	NOT PERMITTED	–	8.9'	YES
SIDE YARD (EACH)	10'	–	78.9'/90.5'	NO
REAR YARD	15'	–	143.1'	NO
SEPARATION TO BUILDING	20'	–	8.3'	YES
MAX. HEIGHT	–	–	19.9'	NO
MAXIMUM COVERAGE				
FLOOR AREA RATIO	0.25 10,206 S.F.	0.04 1,670 S.F.	0.04 1,880 S.F.	NO
LOT COVERAGE	70% 28,575 S.F.	56.0% 22,842 S.F.	53.5% 21,825 S.F.	NO

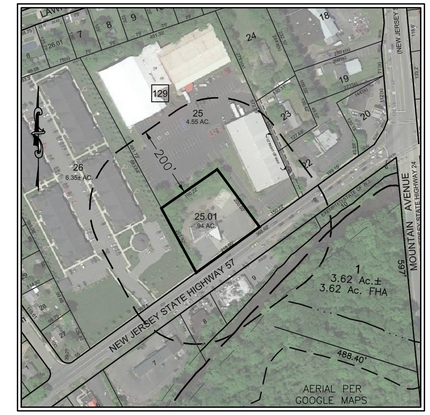
BUILDING HEIGHT CALCULATION:
MEAN GRADE ALONG SIDES = (500.3 + 500.4 + 500.4 + 500.8)/4 = 500.5
HIGHEST PORTION OF BUILDING = 500.3 + 16.7' = 517.0
BUILDING HEIGHT = 517.0 – 500.5 = 16.5'

CANOPY HEIGHT CALCULATION:
MEAN GRADE ALONG SIDES = (500.3 + 500.3 + 499.5 + 499.7)/4 = 500.0
HIGHEST PORTION OF CANOPY = 500.3 + 19.6' = 519.9
CANOPY HEIGHT = 519.9 – 500.0 = 19.9'

IMPERVIOUS COVERAGE

ITEM	EXISTING	PROPOSED
BUILDING	1,880 S.F./4.6%	1,916 S.F./4.7%
PARKING/DRIVEWAYS*	19,861 S.F./48.7%	17,535 S.F./43.0%
CANOPY	1,022 S.F./2.5%	1,920 S.F./4.7%
WALKS/MISC.	79 S.F./0.2%	454 S.F./1.1%
TOTAL	22,842 S.F./56.0%	21,825 S.F./53.5%

*INCLUDES GRAVEL, PAVEMENT AND CONCRETE



TAX MAP

WASHINGTON TAX MAP SHEET #7
HACKETTSTOWN TAX MAP SHEETS #26 & #27
(SCALE: 1" = 200')

PARKING REQUIREMENTS

SECTION 407.F.1

REQUIRED: 1 STALL PER 175 S.F. OF RETAIL
@ 1,670 S.F. = 9.54 STALLS OR 10 STALLS

10 TOTAL STALLS PROVIDED

DRAINAGE NOTES:

THE PROJECT DISTURBS LESS THAN 1 ACRE AND REDUCES OVERALL IMPERVIOUS COVERAGE AND IS THEREFORE, NOT A MAJOR DEVELOPMENT.

THE PROJECT MAINTAINS PRE-EXISTING RUNOFF PATTERNS AND REDUCES RUNOFF, THEREFORE NOT STORMWATER MANAGEMENT IS PROPOSED.

CONDITIONAL USE ANALYSIS

SECTION 601.C

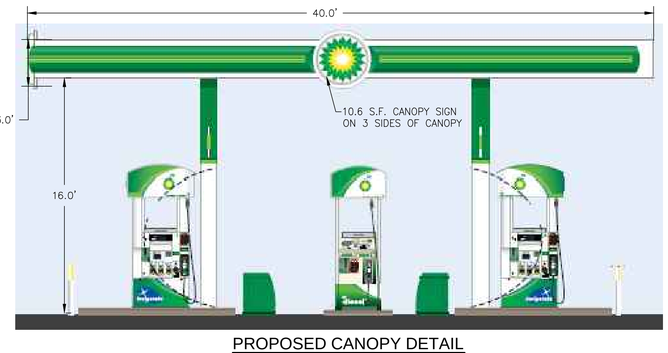
1. THE SERVICE STATION IS NOT LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY FIRE HOUSE, SCHOOL, PLAYGROUND, CHURCH, HOSPITAL, PUBLIC BUILDING OR INSTITUTION. COMPLIES
2. ALL APPLIANCES, PITS, STORAGE AREAS AND TRASH FACILITIES SHALL BE LOCATED INDOORS.
   NOT COMPLIANT: TRASH ENCLOSURE LOCATED BEHIND THE BUILDING. ADDITIONAL TRASH CANS LOCATED ADJACENT FUEL PUMPS.
   FUEL DISPENSERS SHALL BE LOCATED 30' FROM THE R.O.W.: NOT COMPLIANT: 20.1' PROVIDED.
3. NO JUNKED MOTOR VEHICLES OR PARTS THEREOF ARE LOCATED ON SITE. COMPLIES
4. 20% OF FRONT YARD TO BE LANDSCAPED. COMPLIES: 20.4% PROVIDED
5. FIVE PARKING STALLS SHALL BE PROVIDED FOR THE FIRST WORK BAY AND THREE ADDITIONAL STALLS FOR EACH ADDITIONAL WORK BAY. NOT APPLICABLE / COMPLIES
6. SIGNAGE. NOT COMPLIANT: SEE SIGNAGE REQUIREMENTS
7. GENERAL COMPLIANCE WITH BULK REQUIREMENTS. NOT COMPLIANT: CANOPY SETBACK 8.9'.

GENERAL NOTES:

1. THIS DESIGN WAS PREPARED IN ACCORDANCE WITH EXISTING STATE AND LOCAL REGULATIONS.
2. THIS DESIGN IS BASED ON CONDITIONS WHICH WERE PRESENT AT THE TIME OF SITE EVALUATION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIFFERING OR UNFORESEEN SITE CONDITIONS. THESE CONDITIONS MAY NECESSITATE REVISIONS TO THE DESIGN ANY SUCH CHANGES REQUIRED BY THE ENGINEER OR REGULATORS MAY BE SUBJECT TO ADDITIONAL COSTS AT THE OWNER'S EXPENSE.
3. NO CHANGES SHALL BE MADE TO THIS DESIGN WITHOUT THE WRITTEN PERMISSION FROM A LICENSED PROFESSIONAL ENGINEER AND THE REGULATORY AUTHORITIES.
4. STATE PLANE COORDINATES (NAD-1983) HAVE BEEN OBTAINED BY MEANS OF GLOBAL POSITIONING SYSTEM (G.P.S.).

SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL AT 1-800-272-1000 BEFORE PERFORMING ANY EXCAVATION WORK.
4. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
5. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
6. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.



PROPOSED CANOPY DETAIL

NOT TO SCALE

SIGNAGE REQUIREMENTS

SECTION 601.C.6

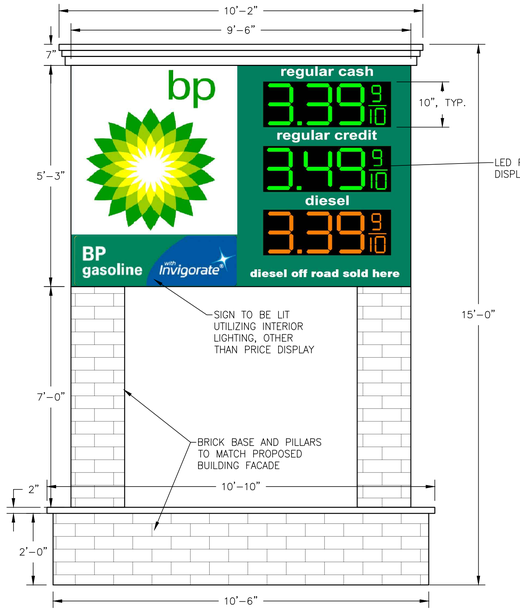
TOTAL SIGNS: 1 PERMITTED, 5 PROPOSED

FREESTANDING SIGN:
- SIGN AREA: LESS OF 5% BUILDING FACADE OR 50 S.F.
  - PERMITTED AREA: 30 S.F.
  - EXISTING SIGN TO BE REMOVED: 63 S.F. ±
  - PROPOSED AREA: 49.9 S.F. (VARIANCE REQ'D)
- SIGN SETBACK:
  - PERMITTED: 25'
  - EXISTING SIGN TO BE REMOVED: 0'
  - PROPOSED SETBACK: 5.0' (VARIANCE REQ'D)
- SIGN HEIGHT:
  - PERMITTED: 15'
  - PROPOSED: 15'

BUILDING SIGNS:
- BUILDING MOUNTED
  - PERMITTED AREA: 30 S.F.
  - PROPOSED AREA: 20 S.F.

CANOPY SIGNS (EAST AND WEST)
- AREA: 10.6 S.F.(VARIANCE REQUIRED)

CANOPY SIGN (SOUTH)
- AREA: 10.6 S.F.(VARIANCE REQUIRED)



PROPOSED FREESTANDING SIGN DETAIL

NOT TO SCALE

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

DARBIN STATE UNDERGROUND LOCATION
800 - 272 - 1000
STOP - CALL BEFORE YOU DIG

WHAT YOU DON'T KNOW CAN HURT YOU.
IT IS A VIOLATION OF NEW JERSEY STATUTE FOR ANY PERSON, INCLUDING AN OWNER, CONTRACTOR, DESIGNER, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

REFERENCES

SURVEY OF PROPERTY PREPARED BY:
ARTHUR SCHAPPELL JR. NJ PLS LIC. 31279;
DATED NOVEMBER 15, 2019

FACADE AND INTERIOR RENOVATIONS
PREPARED BY: GMG ARCHITECTURE
DATED FEBRUARY 5, 2020

APPLICANT:

PK PETROLEUM ONE, LLC
273 REICHELT RD, APT C
NEW MILFORD, NJ 07646

OWNER:

ATLANTIS REAL ESTATE LLC
555 S COLUMBUS AVE, STE 201
MT VERNON, NY 10550

SITE PLAN APPROVED AT A REGULAR MEETING OF THE HACKETTSTOWN LAND USE BOARD ON _____.

CHAIRMAN OF THE BOARD DATE

SECRETARY OF THE BOARD DATE

TOWN ENGINEER DATE

REV	COMMENT	DATE
3	REVISED PER BOARD ENGINEER REPORT DATED NOVEMBER 18, 2020 AND LAND USE BOARD MEETING OF NOVEMBER 24, 2020	12/01/2020
2	UPDATED CONDITIONAL USE ANALYSIS	10/28/2020
1	REVISED PER COMPLETENESS REVIEW DATED SEPTEMBER 14, 2020	10/02/2020

LEGEND:
- 705 EXISTING MAJOR CONTOURS
- 703 EXISTING MINOR CONTOURS
- 705 PROPOSED MAJOR CONTOURS
- 703 PROPOSED MINOR CONTOURS
- PROPOSED ROCK WALL
- EXISTING ROCK WALL
- EXISTING TREE LINE
- EXISTING TREE TO BE REMOVED

TITLE: LAYOUT AND DIMENSIONING PLAN

APPLICANT: PK PETROLEUM ONE, LLC

PROJECT: PRELIMINARY AND FINAL MAJOR SITE PLAN
17 ROUTE 57
TOWN OF HACKETTSTOWN
BLOCK 129, LOT 25.01
WARREN COUNTY NEW JERSEY

DRAWN BY: TCV
SCALE: SEE SCALE
DATE: 06/24/2020
PROJECT NO.: 2700.19
SHEET NO.: 1 OF 4

J.R. HOUSER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04747700
NEW YORK LICENSE NO. 090129
PENNSYLVANIA LICENSE NO. PE079324

HOUSER Engineering, LLC
1141 Greenwood Lake Tpke. Ringwood, NJ 07456
Tel: 973-728-2945 / Fax: 973-506-1524
www.housereng.com
NJ CERT. OF AUTH. NO.: 24GA28163600

T.C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05185800

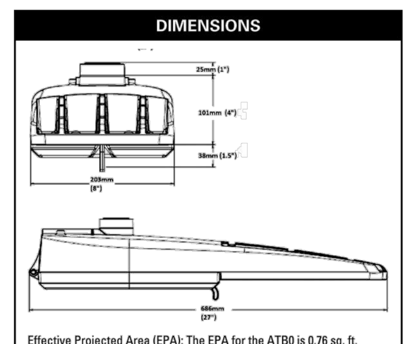
Autobahn Series ATB0
Roadway Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

PRODUCT OVERVIEW

Applications:
- Roadways
- Off ramps
- Residential streets
- Parking lots

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft. Approx. Wt. = 14 lbs.

Features:

OPTICAL

Same Light: Performance is comparable to 70-250W HPS roadway luminaires.

White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 7 (per ASTM D1654) after over 5000 hours exposure to salt fog chamber (operated per ASTM B117).

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 7 pin receptacle optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life) Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Color temperatures of ≤ 3000K must be specified for International Dark-Sky Association certification.

Rated for -40°C to 40°C ambient
CSA Certified to U.S. and Canadian standards
Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

AEL American Electric Lighting

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

HLWPC2
Wallpack® Full Cutoff LED

Mechanical
- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical
- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz,
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

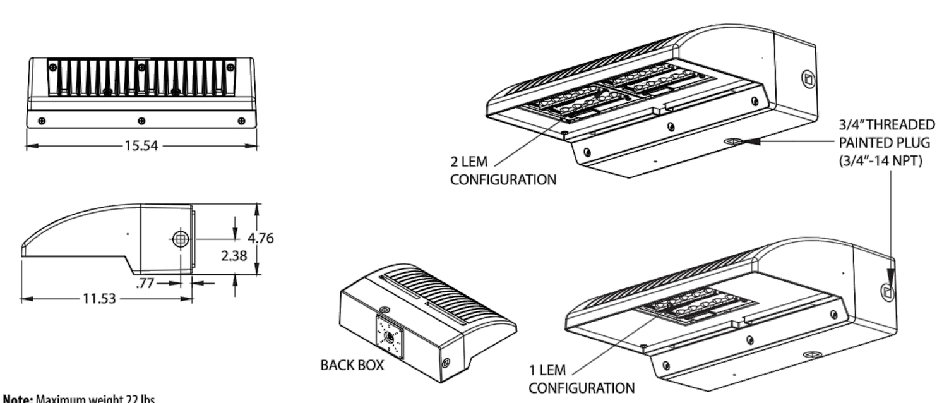
Optical
- Light engine housing is IP66 rated
- Acrylic optical system
  - Type V: E (entry), M (medium), R (rectangle) & W (wide)
  - Asymmetric

Controls
- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

Certification and Standards
- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

Lighting Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
◩	A	9	Lithonia Lighting	VRR LED 1L FHL WHITE FINISH	VANDAL RESISTANT RECESSED LED FIXTURE, FLAT GLASS LENS, 4000K	4652	0.36	26.5
□	C	6	Holophane	HLWPC2 P10 30K AS T4M WHITE FINISH	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type IV Medium	2858	0.95	28
□	D	3	American Electric Lighting	ATB0 30BLEDE10 MVOLT R4 3K HSS WHITE FINISH	ATB0 SERIES LED 1000MA TYPE 4 3000K CCT HSS	9443	0.96	105
□	E	1	American Electric Lighting	ATB0 30BLEDE10 MVOLT R3 3K HSS WHITE FINISH	ATB0 SERIES LED 1000MA TYPE 3 3000K CCT HSS	10111	0.96	105

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CAN BE YOUR INSURANCE POLICY

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1-800-272-1000
STOP - CALL BEFORE YOU DIG!

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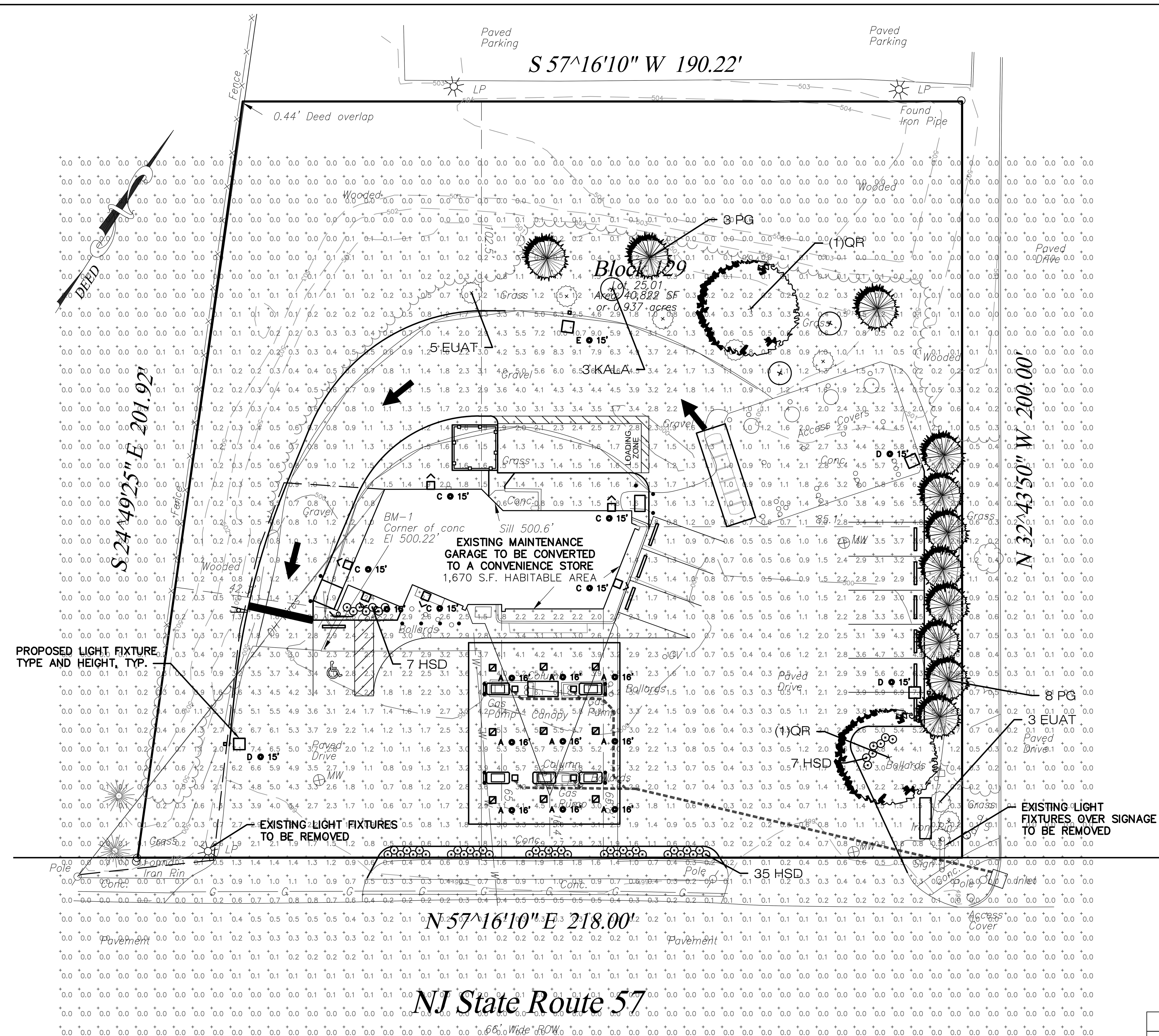


GRAPHIC SCALE
0 20' 40' 60'
SCALE: 1"=20'

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

Rough Service LED Recessed Fixture

VRR LED

FEATURES & SPECIFICATIONS

INTENDED USE — General illumination for rough service (vandal-resistant) applications. Ideal for interior or exterior applications where safety and security are a concern such as retail, under canopies, gas stations and bank drive thru's. **Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.**

CONSTRUCTION — Housing: 16-gauge cold-rolled steel.

Door: 16-gauge cold-rolled steel door, secured by either stainless steel tamper-resistant Torx® T-20 or standard stainless steel slotted hex-head screws (four of each included).

Finish: Post-painted after fabrication in white polyester powder coat for high reflectance, durability and corrosion resistance.

OPTICS — Multiple lens options available. Choose from .125" polycarbonate, white or clear, or flat and drop dish glass lenses. For maximum lumens use the less lens option.

ELECTRICAL — Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (50,000 hrs at 25°C, L70). Class 2 electronic driver has a power factor >90%, THD <20%. 0 to 10V dimming standard. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION — Separate yoke mounting frame provided with adjustable brackets for use with C-channel bar hangers, which are not included.

LISTINGS — CSA certified to UL and C-UL standards. Luminaire is rated for wet locations in covered-ceiling applications and IP65 rated for glass lens and less lens options only. Rated for 25°C ambient temperatures.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

For installed Rough Service Product(s), Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand breakage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), notwithstanding the vandalism exclusion set forth at www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

All dimensions are shown in inches (centimeters) unless otherwise noted.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** VRR LED 3L CP 120

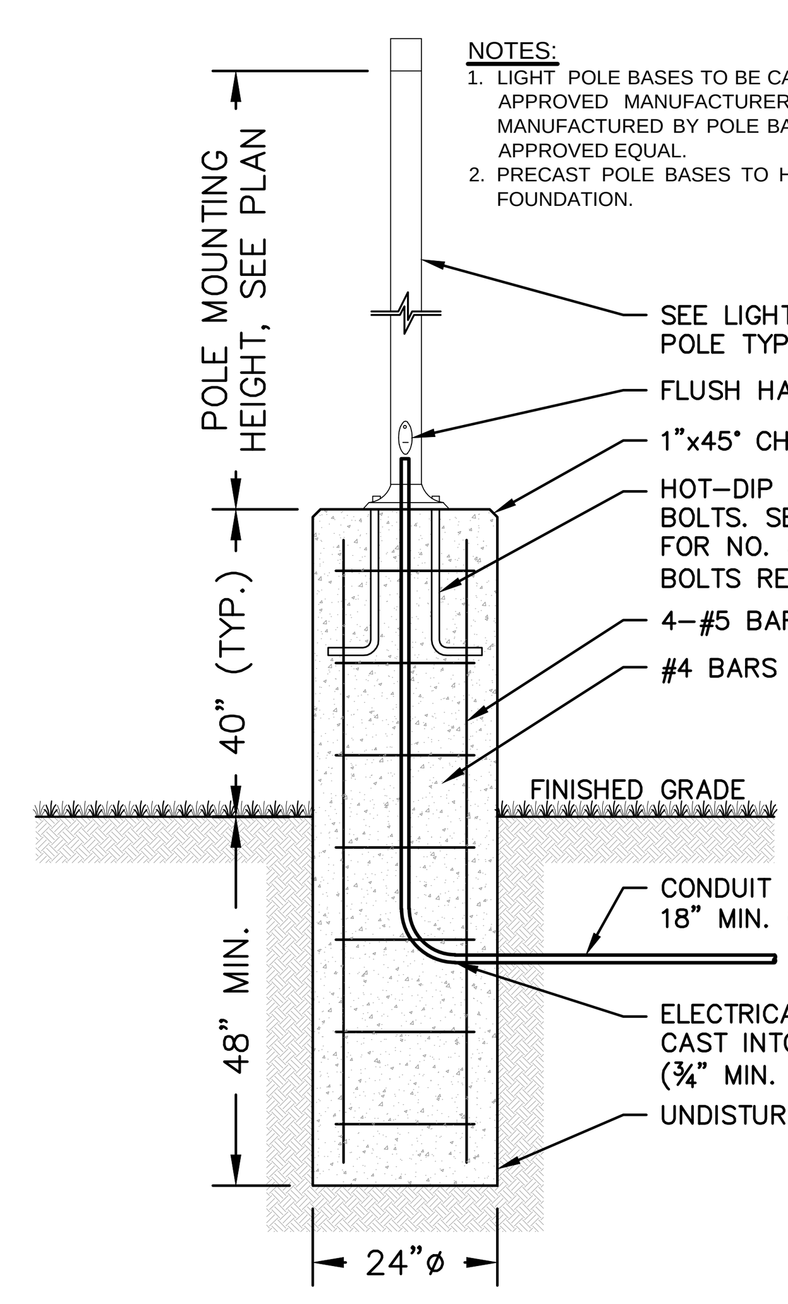
Series	Lumens/Color temperature[1]	Lens	Voltage[3]	Options
VRR LED	1L 1500 lumens; 3L 3000 lumens; 4L 4000 lumens; (blank) 4000K, 70 CRI; 50 5000K, 70 CRI	CPP Clear prismatic polycarbonate; WPP White prismatic polycarbonate; DHL Drop Holophane® glass[2]; FHL Flat Holophane® glass[2]; L/LENS Less lens	120 120V; 277 277V	ALDF Aluminum door frame; BSL722 Bodine® emergency LED battery pack for 0°C and up[4]; BSL722C Bodine® emergency LED battery pack for -20°C and up[4]; DIM Pre-wired for 0-10V low voltage dimming (100%-10%); L/SP Less surge protector; SF Single fuse[3]

Accessories: Order as separate catalog number.

RK1 T20BIT	Hex-base driver bit, Torx T20, for tamper-resistant screws with center reject pin.
RK1 T20DRV	Torx T20 screwdriver for use with tamper-resistant screws with center reject pin.
PF	Plaster frame; provides a clean edge for ceiling openings.
VRRGA	2' X 2' NEMA G grid adapter, textured white

Notes
1 The CCT value provided is of lamp source and actual CCT will vary upon levels.
2 Glass lenses must also order ALDF option.
3 Must specify voltage.
4 Available with 1L an 3L only.

INDUSTRIAL VRR LED



NOTES:
1. LIGHT POLE BASES TO BE CAST ONSITE OR PRECAST BY AN APPROVED MANUFACTURER. PRECAST UNITS TO BE AS MANUFACTURED BY POLE BASE, CHARLEVOIX, MI 49720 OR APPROVED EQUAL.
2. PRECAST POLE BASES TO HAVE 6"x36"Ø CRUSHED STONE FOUNDATION.

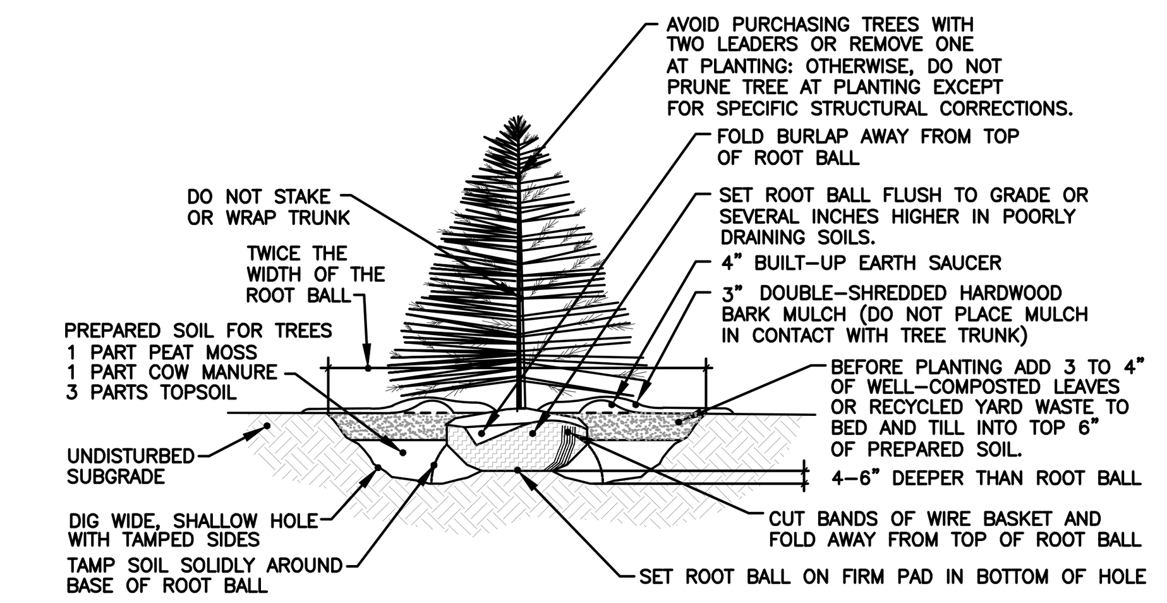
POLE AND BASE DETAIL
SCALE: N.T.S.

LANDSCAPE REQUIREMENTS
SECTION 601.C.6

REQUIRED: 20% FRONT YARD AREA TO BE LANDSCAPED
0.20 (13,944 S.F.) = 2,789 S.F.

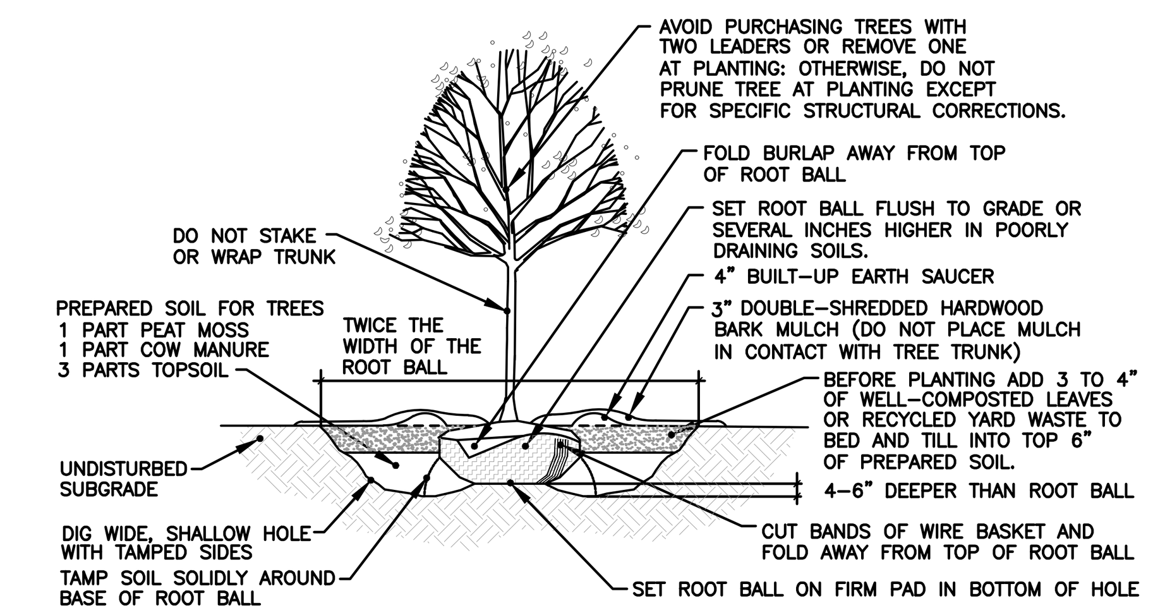
PROPOSED: 2,844 S.F. LANDSCAPED WITHIN FRONT YARD

PLANTING NOTES:
1. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE KEPT ¾" BELOW TOP OF PAVEMENTS AND CURBS.
2. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
3. TOPSOIL SHALL BE SANDY LOAM; FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, ph 6.0 TO 6.5, SEE SPECIFICATION.
4. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND /OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE. WIRE BASKETS TO BE REMOVED.
5. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
6. ANY PLANT DEAD OR DETERMINED TO BE DAMAGED BEYOND REPAIR BY ACCEPTED STANDARDS AND THE LANDSCAPE ARCHITECT WITHIN ONE YEAR OF INSTALLATION SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
7. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
8. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
9. PLANT PERENNIALS AND GROUND COVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
10. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT.
11. PLANT PITS SHALL BE 24" WIDER AND 6" DEEPER THAN THE ROOT BALL. ALL EXISTING SOIL SHALL BE REMOVED AND BACK FILLED WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOPSOIL. ONE 3-YEAR EASY GROW FERTILIZER PACKET (OR EQUAL) SHALL BE ADDED PER 1" OF TREE CALIPER OR PER 12" HEIGHT OF SHRUB.
12. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN.
13. ALL PLANT BEDS ARE TO BE SEPARATED FROM LAWN AREA WITH A 3" DEEP 'V' TRENCH.
14. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES TO THE GREATEST EXTENT POSSIBLE
15. ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
16. CONTRACTOR SHALL CALL FOR UTILITY MARKOUTS PRIOR TO ANY PLANT INSTALLATION.



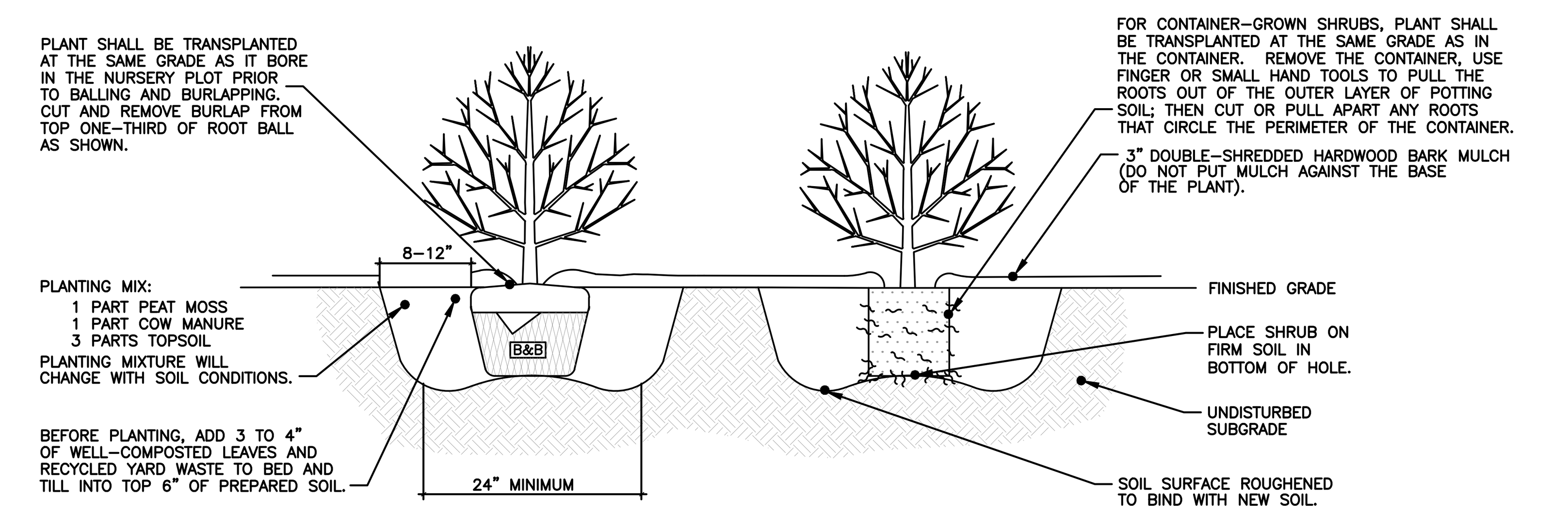
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

SHRUB PLANTING DETAIL
SCALE: N.T.S.

PLANT LIST:

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	SPACING	COMMENTS
			TREES				
QR	2	QUERCUS RUBRA	RED OAK	B&B	3 1/2" - 4" CAL		SYMMETRICAL, LEADER INTACT, FULL, BRANCHING AT 7' ABOVE FINISHED GRADE
PA	11	PICEA GLAUCA	WHITE SPRUCE	B&B	6'-7' HT		DENSE, FULL TO GROUND, WELL ESTABLISHED
			SHRUBS				
EUAT	8	EUONYMUS ATROPURPUREUS	BURNINGBUSH EUONYMUS	#5 CONT.	18"-24" HT	36" O.C.	WELL ESTABLISHED, FULL
KALA	3	KALMIA LATIFOLIA	MOUNTAIN LAUREL	#3 CONT.	18"-24" HT	48" O.C.	WELL ESTABLISHED, FULL
			PERENNIALS / GROUND COVER / ORNAMENTAL GRASSES				
HSD	49	HEMEROCALLIS 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY	#2 CONT.		24" O.C.	WELL ESTABLISHED, FULL

REV	COMMENT	DATE
3	REVISED PER BOARD ENGINEER REPORT DATED NOVEMBER 18, 2020 AND LAND USE BOARD MEETING OF NOVEMBER 24, 2020	12/01/2020
2	UPDATED CONDITIONAL USE ANALYSIS (NO CHANGE THIS SHEET)	10/28/2020
1	REVISED PER COMPLETENESS REVIEW DATED SEPTEMBER 14, 2020	10/02/2020

LEGEND:
- 705 EXISTING MAJOR CONTOURS
- 703 EXISTING MINOR CONTOURS
- 705 PROPOSED MAJOR CONTOURS
- 703 PROPOSED MINOR CONTOURS
- PROPOSED ROCK WALL
- EXISTING ROCK WALL
- EXISTING TREE LINE
- EXISTING TREE TO BE REMOVED

TITLE:
LANDSCAPING AND LIGHTING PLAN

APPLICANT:
PK PETROLEUM ONE, LLC

PROJECT:
PRELIMINARY AND FINAL MAJOR SITE PLAN
17 ROUTE 57
TOWN OF HACKETTSTOWN
BLOCK 129, LOT 25.01
WARREN COUNTY NEW JERSEY

DRAWN BY: TCV
SCALE: SEE SCALE
DATE: 06/24/2020
PROJECT NO.: 2700.19
SHEET NO.: 2 OF 4

J.R. HOUSER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04747700
NEW YORK LICENSE NO. 090129
PENNSYLVANIA LICENSE NO. PE079324

HOUSER Engineering, LLC
1141 Greenwood Lake Tpke. Ringwood, NJ 07456
Tel: 973-728-2945 / Fax: 973-506-1524
www.housereng.com
NJ CERT. OF AUTH. NO.: 24GA28163600

T.C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05185800

CORRECT PROTECTION

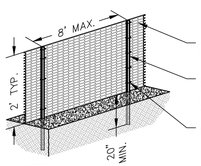
INCORRECT PROTECTION

TREE PROTECTION NOTES:

1. EXISTING TREES WITHIN THE LIMIT OF DISTURBANCE TO BE PROTECTED WITH TREE PROTECTION FENCING. IF NO TREES ARE LOCATED WITHIN THE LIMIT OF DISTURBANCE, NO TREE PROTECTION IS REQUIRED.
2. EXISTING TREES WITH LOW HANGING BRANCHES SHALL BE FENCED WITHIN THE AREA CIRCUMSCRIBED BY THE DRIP LINE OF THE TREE. FENCES SHALL BE 48" HIGH SNAP FENCE MOUNTED ON STD. STEEL POSTS W/ MAX SPACING.
3. EXISTING ROOT SYSTEMS SHALL NOT BE CUT OR DISTURBED WITHIN THE FENCED AREA CIRCUMSCRIBED BY THE DRIP LINE OF THE TREE.
4. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING THE CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE BY THE USE OF SNOW FENCE. TREATMENT OF DAMAGED AREAS SHALL BE DICTATED THE NATURE OF THE INJURY. THE TREATMENT TECHNIQUE USED SHALL BE DETERMINED BY THE TOWNSHIP TREE WARDEN.
5. TREES SHALL NOT BE USED FOR ROPING, CABLES, SIGNS, FENCING OR LIGHTING. NAILS AND SPIKES SHALL NOT BE DRIVEN INTO TREES.

TREE PROTECTION DETAIL

SCALE: N.T.S.



48" ORANGE SAFETY FENCE SEE NOTES.

STAKES: 72" T-POST OR APPROVED EQUAL, DRIVEN 2'-0" MIN. BELOW GRADE.

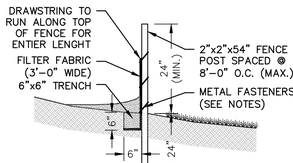
WIRE OR ZIP TIES TO SECURE SAFETY FENCE TO POST AS REQUIRED

NOTES:

1. CONSTRUCTION FENCE TO BE INSTALLED ON ALL UP HILL LIMITS OF DISTURBANCE AND AROUND ANY SENSITIVE AREAS TO BE PROTECTED DURING CONSTRUCTION.
2. CONSTRUCTION FENCING TO BE ORANGE , POLYETHYLENE OR POLYPROPYLENE AND SHALL BE HIGHLY VISIBLE. THE FENCE MATERIAL SHALL HAVE A ULTRAVIOLET COATING.
3. FENCING MUST REMAIN IN PLACE AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION; AND CHANGES TO THE PROTECTIVE FENCING MUST BE APPROVED.

CONSTRUCTION FENCE

SCALE: N.T.S.

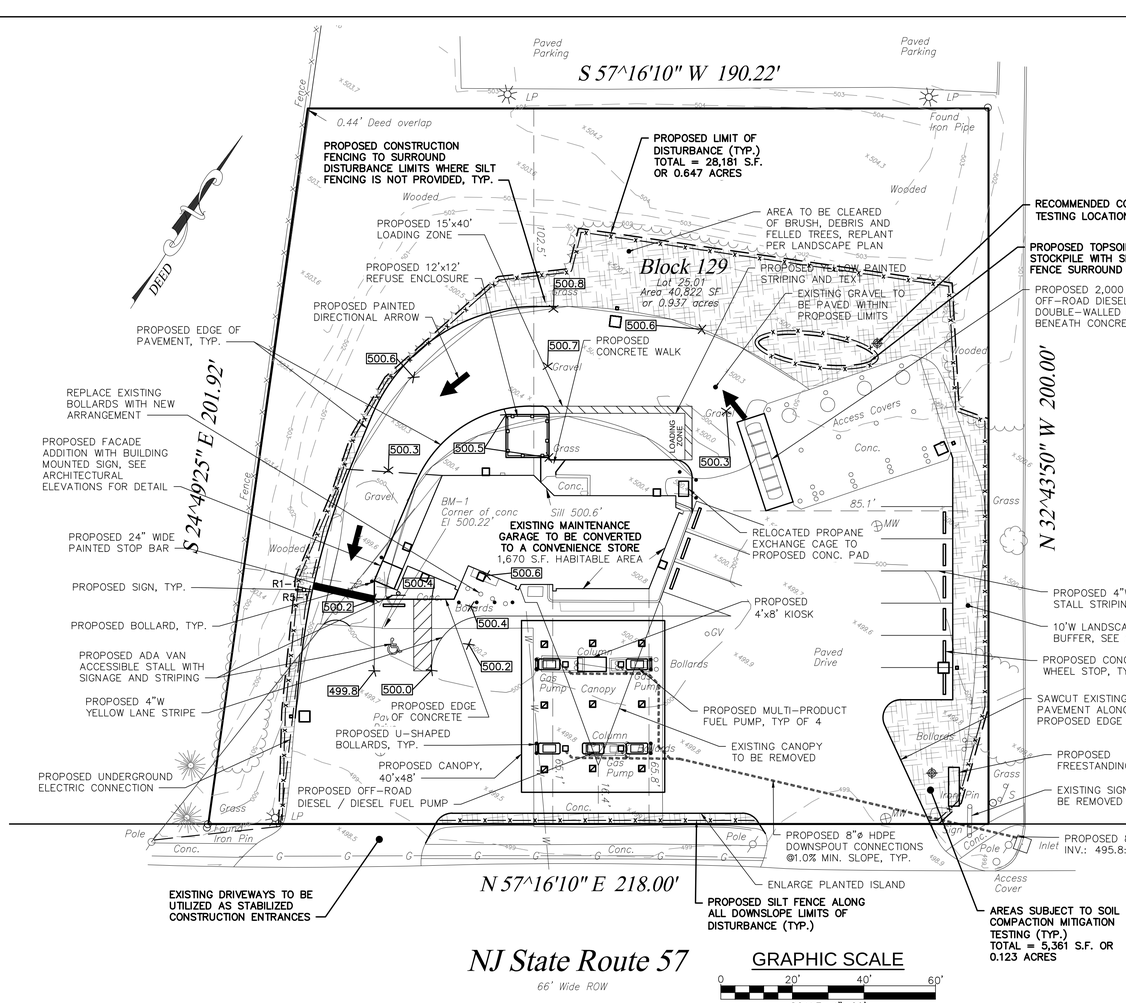


NOTES:

1. FILTER FABRIC TO BE MIRAFI 100X OR APPROVED EQUAL.
2. BURY BOTTOM 12" OF FILTER FABRIC IN 6"x6" TRENCH AND STAMP IN PLACE.
3. SECURE FILTER FABRIC TO POSTS WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FABRIC AND FASTENER.
4. ENDS OF INDIVIDUAL ROLLS OF FILTER FABRIC TO BE WRAPPED AROUND A COMMON POST TWICE AND SECURELY FASTENED.
5. FOR HEAVY DUTY SILT FENCE, INSTALL WIRE MESH (14 GA W/ 4" OPENINGS) BEHIND FILTER FABRIC. SECURE WITH WIRE TIES OR STAPLES.

SILT FENCE DETAIL

SCALE: N.T.S.



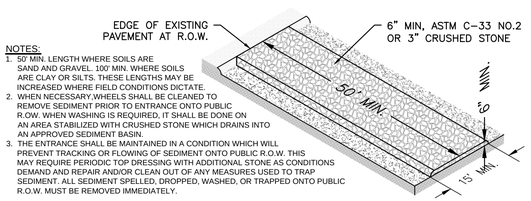
NJ State Route 57

66' Wide ROW

GRAPHIC SCALE

0 20' 40' 60'

SCALE: 1"=20'

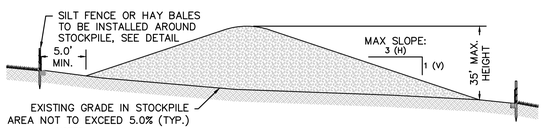


NOTES:

1. 50' MIN. LENGTH WHERE SOILS ARE SAND AND GRAVEL. 100' MIN. WHERE SOILS ARE CLAY OR SILTS. THESE LENGTHS MAY BE INCREASED WHERE FIELD CONDITIONS DICTATE.
2. WHEN NECESSARY,WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPELLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.



NOTES:

1. STOCKPILES SHALL BE SITUATED IN AREAS WHERE EXISTING GRADE IS LESS THAN 5%, SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE. SOIL STOCKPILES IN LOCATIONS OTHER THAN THOSE SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
2. ONCE SHAPED, STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE NOTES).

SOIL STOCKPILE DETAIL

SCALE: N.T.S.

SOIL DE-COMPACTION TESTING REQUIREMENTS:

SOIL COMPACTION TESTING REQUIREMENTS:

1. 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 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
3. **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 TEST, 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.
4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLD 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 DENOTED ON THE PLAN (EXCLUDING EXEMPT 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.

COMPACTION TESTING METHODS:

A. PROBING WIRE TEST (SEE DETAIL BELOW)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL BELOW)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. 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 (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

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.

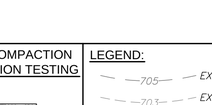
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION / TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.

PROBING WIRE TEST - 15.5 GA STEEL WIRE (SURVEY FLAG):

NOTES:

1. SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.
2. WIRE MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS, ETC.) IS ENCOUNTERED.

HANDHELD SOIL PENETROMETER TEST:



NOTES:

1. SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAUGE.
2. PENETROMETER MAY BE RE-INSERTED IF/WHEN AN OBSTRUCTION (ROCK, ROOT, DEBRIS, ETC.) IS ENCOUNTERED.

SOIL COMPACTION MITIGATION EXCEPTIONS:

DUE TO USE OR SETTING, CERTAIN DISTURBED AREAS WILL NOT REQUIRE COMPACTION REMEDIATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. WITHIN 20 FEET OF BUILDING FOUNDATIONS WITH BASEMENTS, 12 FEET FROM SLAB OR CRAWL SPACE CONSTRUCTION.
2. WHERE SOILS OR GRAVEL SURFACES WILL BE REQUIRED TO SUPPORT POST-CONSTRUCTION VEHICULAR TRAFFIC LOADS SUCH AS ROADS, PARKING LOTS AND DRIVEWAYS (INCLUDING GRAVEL SURFACES), BICYCLE PATHS OR PEDESTRIAN WALKWAYS (SIDEWALKS ETC).
3. AIRPORTS, RAILWAYS OR OTHER TRANSPORTATION FACILITIES.
4. AREAS REQUIRING INDUSTRY OR GOVERNMENT SPECIFIED SOIL DESIGNS, INCLUDING GOLF COURSES, LANDFILLS, WETLAND RESTORATION, SEPTIC DISPOSAL FIELDS, WETLINED PONDS, ETC.
5. AREAS GOVERNED OR REGULATED BY OTHER LOCAL, STATE OR FEDERAL REGULATIONS WHICH DICTATE SOIL CONDITIONS.
6. BROWNFIELDS (CAPPED USES), URBAN REDEVELOPMENT AREAS (AS DEFINED BY THE STANDARDS AS PREVIOUSLY DEVELOPED PORTIONS OF AREAS: A.) DELINEATED ON THE STATE PLAN POLICY MAP (SPPM) AS THE METROPOLITAN PLANNING AREA (PA1), DESIGNATED CENTERS, CORES OR NODES; B.) DESIGNATED AS CAFRA CENTERS, CORES OR NODES; C.) DESIGNATED AS URBAN ENTERPRISE ZONES; AND D.) DESIGNATED AS URBAN COORDINATING COUNCIL EMPOWERMENT NEIGHBORHOODS.), IN-FILL AREAS, RECYCLING YARDS, JUNK YARDS, AND QUARRIES.
7. SLOPES DETERMINED TO BE INAPPROPRIATE FOR SAFE OPERATION OF EQUIPMENT.
8. PORTIONS OF A SITE WHERE NO HEAVY EQUIPMENT TRAVEL OR OTHER DISTURBANCE HAS TAKE PLACE.
9. AREAS RECEIVING TEMPORARY VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARD.
10. WHERE THE AREA AVAILABLE FOR REMEDIATION PRACTICES IS 500 SQUARE FEET OR LESS IN SIZE.
11. LOCATIONS CONTAINING SHALLOW (CLOSE TO THE SURFACE) BEDROCK CONDITIONS.

WARREN COUNTY SOIL CONSERVATION DISTRICT NOTES:

1. THE DISTRICT SHALL BE REPRESENTED AT THE PROJECT PRECONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEER, CONTRACTORS, AND UTILITY REPRESENTATIVES. IF THE TOWNSHIP ENGINEER DOES NOT SCHEDULE A PRECONSTRUCTION MEETING, IT IS THE RESPONSIBILITY OF THE OWNER/APPLICANT TO SCHEDULE ONE BEFORE 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 EVEN 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 LAND DISTURBANCE NOTIFICATION SHALL BE GIVEN.
5. IN THAT N.J.A.S.A. 4:24-39 ET SEQ REQUIRES THAT NOT CERTIFICATES OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR THE PERMANENT MEASURES. ALL SITE WORK RELATIVE TO APPROVED PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS WILL BE COMPLETED BEFORE THE DISTRICT ISSUES A CERTIFICATE OF COMPLIANCE. TWO WEEKS NOTICE MUST BE GIVEN TO THE DISTRICT TO SCHEDULE INSPECTION FOR CERTIFICATE OF COMPLIANCE RELEASE.
6. FINAL STABILIZATION OF ALL 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, (PER DISTURBED ACRE OR PART THEREOF, OR A LOT) WILL BE POSTED WITH THE WARREN COUNTY 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 MEASURES FOR PERMANENT STABILIZATION ARE NOT COMPLETED.
8. SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
9. NO BUILDING PERMITS WILL BE RELEASED UNTIL ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN 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 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, FEBRUARY 2014.
13. SEE DETAILS SHEETS FOR ADDITIONAL SOIL AND SEDIMENT CONTROL DETAILS.

DUST CONTROL NOTES:

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY, THE FOLLOWING METHODS SHALL BE EMPLOYED AS REQUIRED TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

DUST CONTROL WITH MULCHES 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 PERIODS AND WILL REQUIRE MAINTENANCE AND RENEWAL. OTHER MULCH MATERIALS MAY BE UTILIZED IF APPROVED BY THE DISTRICT

DUST CONTROL WITH VEGETATIVE COVER:

SEE STABILIZATION NOTES FOR TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION CONTROL PROCEDURES.

DUST CONTROL WITH SPRAY ON ADHESIVES:

TO BE USED ON MINERAL SOILS AS THEY ARE NOT EFFECTIVE ON MUCK SOILS. TRAFFIC TO BE KEPT OFF THESE AREAS.

MATERIAL:	WATER DILUTION:	NOZZLE TYPE:	APPLY GALLONS/ACRE
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 (PAM)-SPRAY	FOR POLYACRYLAMIDE (PAM) SPRAY OR DRY APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS.		
POLYACRYLAMIDE (PAM)-DRY			
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

OTHER DUST CONTROL MEASURES:

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 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, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE: SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO BE FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OF 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.

STABILIZATION NOTES:

TOPSOIL STOCKPILE PROTECTION:

A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
B) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT., AND ANNUAL RYEGRASS AT 1LB. PER 1000 SQ. FT.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
E) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH
F) PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE

TEMPORARY STABILIZATION SPECIFICATIONS:

A) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ. FT.
B) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ. FT.
C) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ. FT., AND ANNUAL RYEGRASS 1LB. PER 1000 SQ. FT.
D) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 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 1000 SQ. FT., AND WORK FOUR INCHES INTO SOIL
C) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LB. PER 1000 SQ. FT.
D) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ. FT., CREEPING RED FESCUE SEED AT 0.7LBS. PER 1000 SQ. FT., AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ. FT.
E) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT.
F) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH

MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY PROHIBITS EXCAVATION, BLASTING, OR BLASTING WITHIN 400 FEET OF ANY GAS STRUCTURE OR THE EARTH'S SURFACE, ANYWHERE IN THE STATE.

REFERENCES

SURVEY OF PROPERTY PREPARED BY: ARTHUR SCHAPPELL JR. NJ PLS LIC. 31279; DATED NOVEMBER 15, 2019

FACADE AND INTERIOR RENOVATIONS PREPARED BY: GMG ARCHITECTURE DATED FEBRUARY 5, 2020

PROJECTED CONSTRUCTION SEQUENCE

INSTALL TERMPORARY SEDIMENT CONTROL MEASURES: CONSTRUCTION ENTRANCE & SILT FENCE	2 DAYS
DEMOLITION AND SITE PREPARATION	5 DAYS
INSTALL UNDERGROUND FUEL TANK	10 DAYS
CONSTRUCT CANOPY AND DISPENSERS	20 DAYS
CONSTRUCT SITE IMPROVEMENTS (PAVEMENT, LANDSCAPING, ETC.)	20 DAYS
CONDUCT SOIL COMPACTION TESTING AND REMEDIATE SUBSOIL (SCARIFICATION/TILLAGE TO A MINIMUM DEPTH OF 6") AS NECESSARY.	1 DAY
UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE).	1 DAY
PERMANENT STABILIZATION	5 DAYS
REMOVE TEMPORARY STABILIZATION	1 DAY
TOTAL	65 DAYS

REV	COMMENT	DATE
3	REVISED PER BOARD ENGINEER REPORT DATED NOVEMBER 18, 2020 AND LAND USE BOARD MEETING OF NOVEMBER 24, 2020	12/01/2020
2	UPDATED CONDITIONAL USE ANALYSIS (NO CHANGE THIS SHEET)	10/28/2020
1	REVISED PER COMPLETENESS REVIEW DATED SEPTEMBER 14, 2020	10/02/2020

SOIL COMPACTION MITIGATION TESTING

SOIL COMPACTION TESTING AREAS

RECOMMENDED COMPACTION TESTING LOCATIONS (TYP.)

LEGEND:

- 705 — EXISTING MAJOR CONTOURS
- 703 — EXISTING MINOR CONTOURS
- 705 — PROPOSED MAJOR CONTOURS
- 703 — PROPOSED MINOR CONTOURS
- PROPOSED ROCK WALL
- EXISTING ROCK WALL
- EXISTING TREE LINE
- EXISTING TREE TO BE REMOVED

TITLE: SOIL EROSION AND SEDIMENT CONTROL PLAN

APPLICANT: PK PETROLEUM ONE, LLC

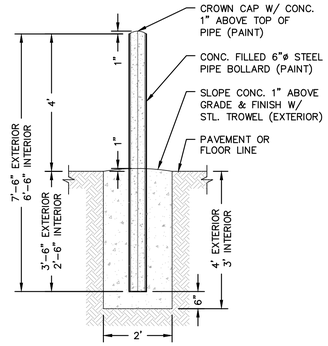
PROJECT: PRELIMINARY AND FINAL MAJOR SITE PLAN
17 ROUTE 57
TOWN OF HACKETTSTOWN
BLOCK 129, LOT 25.01
WARREN COUNTY NEW JERSEY

DRAWN BY: TCV
SCALE: SEE SCALE
DATE: 06/24/2020
PROJECT NO.: 2700.19
SHEET NO.: 3 OF 4

J.R. HOUSER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE04747700
NEW YORK LICENSE NO. 090129
PENNSYLVANIA LICENSE NO. PE079324

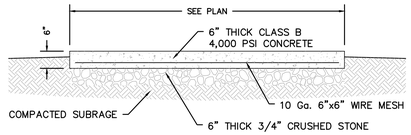
HOUSER Engineering,LLC
1141 Greenwood Lake Tpke. Ringwood, NJ 07456
Tel: 973-728-2945 / Fax: 973-506-1524
www.housereng.com
NJ CERT. OF AUTH. NO.: 24GA28163600

T.C. VANDERVALK
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05185800



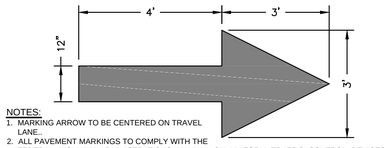
CONCRETE BOLLARD DETAIL

SCALE: N.T.S.



CONCRETE EQUIPMENT PAD

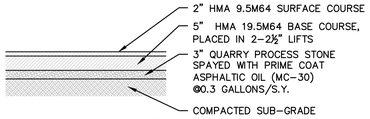
SCALE: N.T.S.



NOTES:
1. MARKING ARROW TO BE CENTERED ON TRAVEL LANE.
2. ALL PAVEMENT MARKINGS TO COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL DOT STANDARDS.
3. ALL PAVEMENT MARKINGS TO BE SOLID, WHITE, PERMANENT, THERMOPLASTIC OR EPOXY RESIN, UNLESS OTHERWISE SPECIFIED BY LOCAL ORDINANCE.
4. ALL PAVEMENT MARKING STENCILS SHALL BE APPROVED BY THE ENGINEER BEFORE USE.

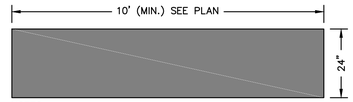
ARROW DIRECTIONAL MARKERS DETAIL

SCALE: N.T.S.



PAVING DETAIL

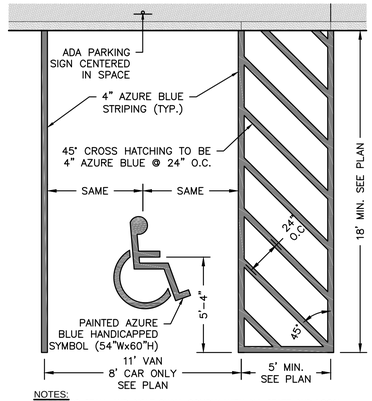
SCALE: N.T.S



NOTES:
1. STOP BARS SHALL BE SOLID, WHITE AND EXTENDING ACROSS ALL APPROACH LANES.
2. STOP BARS SHALL BE PERMANENT, THERMOPLASTIC OR EPOXY RESIN UNLESS OTHERWISE SPECIFIED BY LOCAL ORDINANCE.

24" STOP BAR

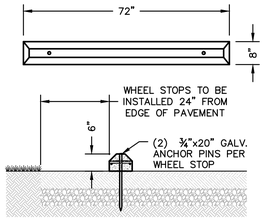
SCALE: N.T.S.



NOTES:
1. PARKING STALL AND AISLE SHALL COMPLY WITH ALL STATE AND LOCAL BARRIER FREE CODE REQUIREMENTS.
2. PARKING SPACE AND ACCESS AISLE SHALL HAVE A SURFACE SLOPE NOT STEEPER THAN 2% (1:48)
3. A MINIMUM ACCESSIBLE ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A BOLLARD SHALL BE PROVIDED TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
4. VAN STALLS TO BE 8' WIDE IF ADJACENT TO 8' WIDE AISLE.
5. ALL STENCILS SHALL BE APPROVED BY THE ENGINEER BEFORE USE.

ADA STALL STRIPING DETAIL

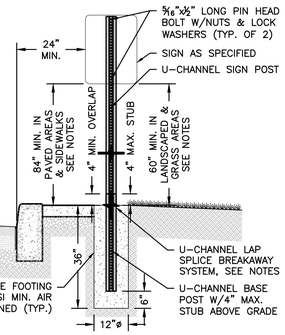
SCALE: N.T.S.



NOTE:
WHEEL STOPS TO BE PRECAST CONCRETE AND REINFORCED AS REQUIRED.

WHEEL STOP

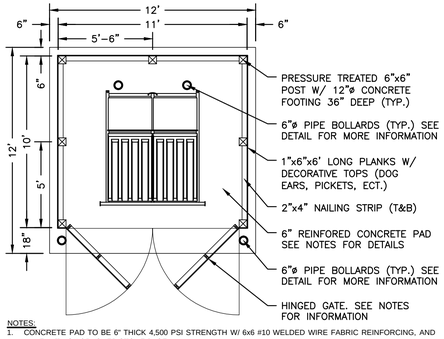
SCALE: NOT TO SCALE



NOTES:
1. ALL SIGNS SHALL CONFORM TO THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD), AND ANY APPLICABLE MUNICIPAL AND STATE SPECIFICATIONS FOR COLOR, DESIGN, AND WORDING.
2. ALL SIGNS TO BE INSTALLED WITH A U-CHANNEL LAP SPLICE BREAKAWAY SYSTEM, AS MANUFACTURED BY NUCOR STEEL MARION, INC. OF MARION OH, OR APPROVED EQUAL.
3. ALL SIGNS TO BE A MINIMUM OF 24" CLEAR OF EDGE OR ROADWAY, OR CURB LINE, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. ALL SIGNS MOUNTED WITHIN OR NEAR PAVED AREAS, SIDEWALKS, MEDIAN ISLANDS OR PEDESTRIAN TRAFFICKED AREAS ARE TO BE MOUNTED A MINIMUM OF 84" ABOVE FINISHED GRADE. SIGNS IN ALL OTHER AREAS TO BE MOUNTED A MINIMUM OF 60" ABOVE FINISHED GRADE.

SIGN POST & FOOTING DETAIL

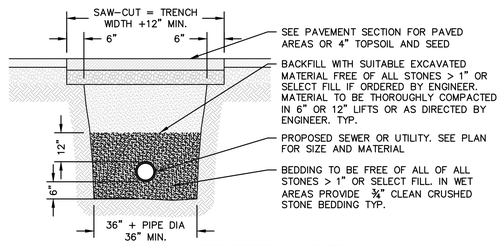
SCALE: N.T.S.



NOTES:
1. CONCRETE PAD TO BE 6" THICK 4,500 PSI STRENGTH W/ 6x6 #10 WELDED WIRE FABRIC REINFORCING, AND HAVE 4" THICK CRUSHED STONE BASE.
2. EXTERIOR TO BE SOLID AND UNIFORMLY PAINTED IN NATURAL WOOD OR OTHER COLOR APPROVED BY THE ENGINEER, NO MORE THAN 6' IN HEIGHT.
3. HINGED GATE TO BE SIMILAR IN APPEARANCE TO THE REST OF THE ENCLOSURE, AND PROVIDE WAYS TO KEEP THE GATE SECURED IN THE OPEN AND CLOSED POSITIONS.

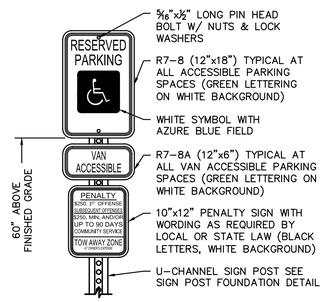
DUMPSTER ENCLOSURE DETAIL

SCALE: NOT TO SCALE



UTILITY PIPE TRENCH DETAIL

SCALE: N.T.S.



ADA - VAN ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.

R5-1
30"x30"

R1-1
24"x24"

MUTCD SIGN DETAILS

NOT TO SCALE

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