

GENERAL NOTES:

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

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

CERTIFICATIONS/APPROVALS

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

DATE _____ BOARD CHAIRMAN

DATE _____ BOARD SECRETARY

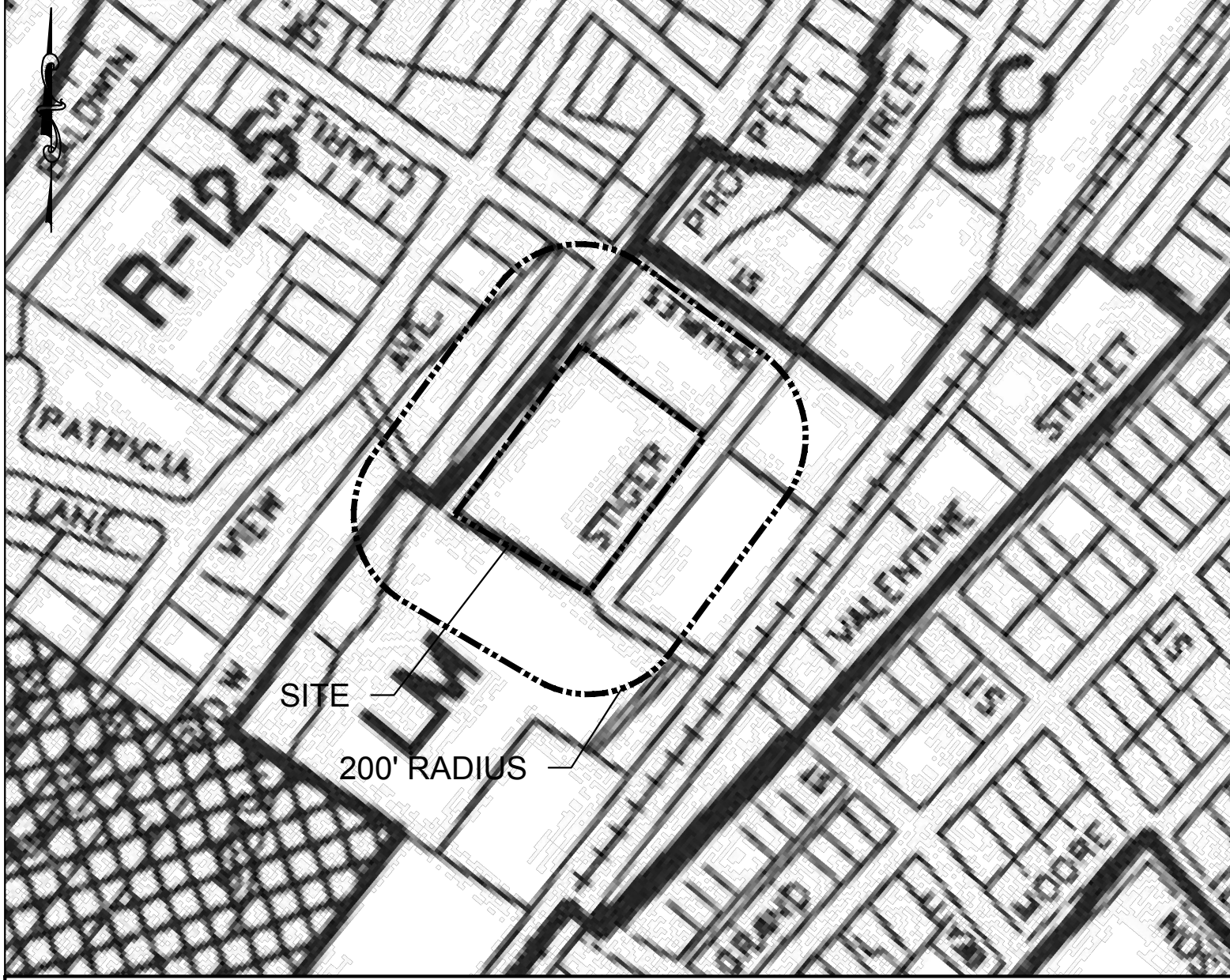
DATE _____ BOARD ENGINEER

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

DATE _____ MIKE TORETTA

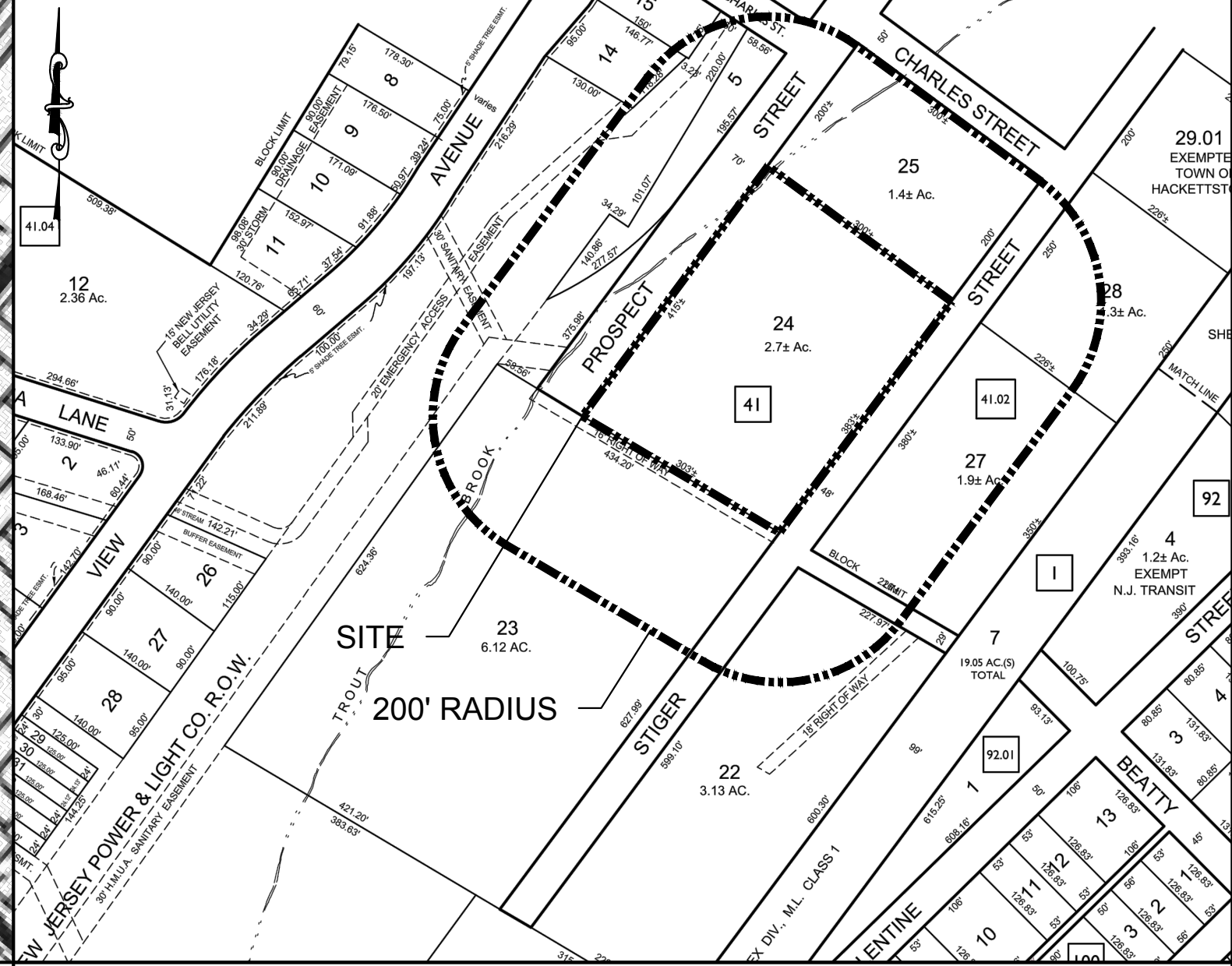
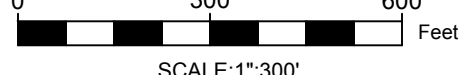
LEGEND

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



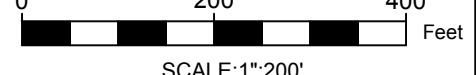
ZONING MAP (LM ZONE)

SCALE:1"=300'



TAX MAP (SHEET 15)

SCALE:1"=200'



TOWN OF HACKETTSTOWN ZONING REQUIREMENTS

ZONING DISTRICT	"LM" LIMITED MANUFACTURING ZONE			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
MIN. LOT AREA (ACRES)	3.0 AC.	2.66 AC.	2.66 AC.	(ENC)
MIN. LOT FRONTAGE (FT)	300 FT	366.97 FT	366.97 FT	-
MIN. LOT WIDTH (FT)	300 FT	373.4 FT	373.4 FT	-
MIN. LOT DEPTH (FT)	300 FT	300 FT	300 FT	-

MIN. BUILDING SETBACKS FOR PRINCIPAL STRUCTURE

FRONT YARD (FT)	50 FT	18.68 FT	18.68 FT	(ENC)
SIDE YARD (FT)	50 FT	22.04 FT	22.04 FT	(ENC)
REAR YARD (FT)	50 FT	219.84 FT	219.84 FT	-

MIN. BUILDING SETBACKS FROM ACCESSORY STRUCTURE

DISTANCE TO SIDE LINE (FT)	25 FT	27.47 FT	27.47 FT	-
DISTANCE TO REAR LINE (FT)	25 FT	160.94 FT	160.94 FT	-
DISTANCE TO OTHER BUILDING (FT)	25 FT	36.74 FT	36.74 FT	-
MAX. PRINCIPAL BUILDING HEIGHT (FT)	45 FT (3 STORIES)	20 FT (1.5 STORIES)	20 FT (1.5 STORIES)	-
MAX. PERCENT OF IMPERVIOUS BUILDING COVERAGE (%)	30%	7.8%	7.8%	-
MAX. PERCENT OF IMPERVIOUS LOT COVERAGE (%)	75%	51.3%	51.0%	-

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

VARIANCES REQUIRED:

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

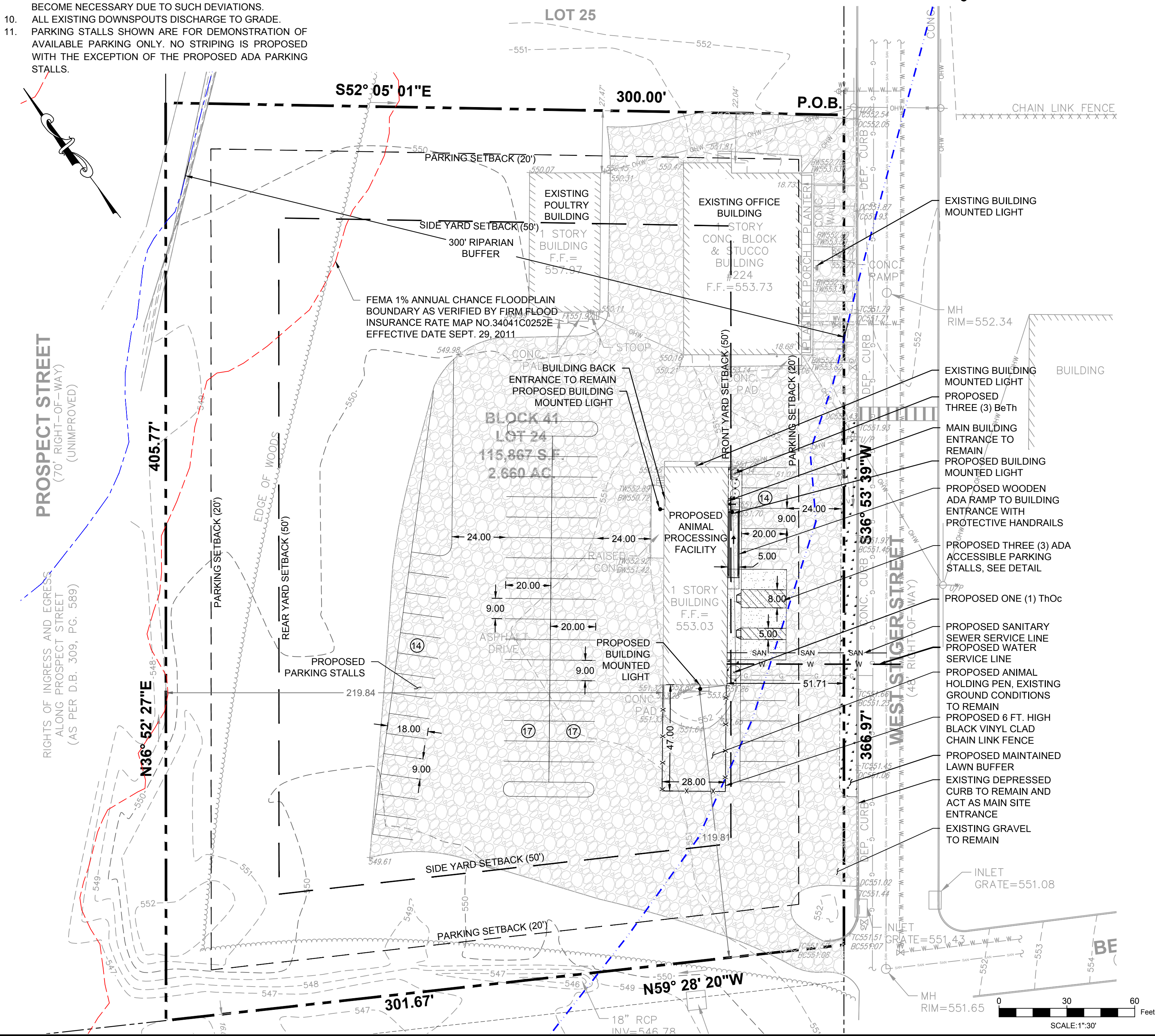
IMPERVIOUS COVERAGE CALCULATIONS

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

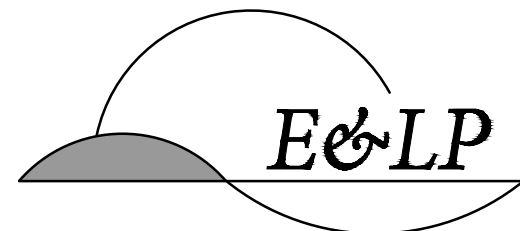
PARKING SCHEDULE

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

* NO PARKING IS REQUIRED FOR THE EXISTING POULTRY BUILDING.



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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. 8/31/2020

NO.	REVISION	BY	DATE
1	COMPLETENESS REVISIONS	KGS	08/05/20

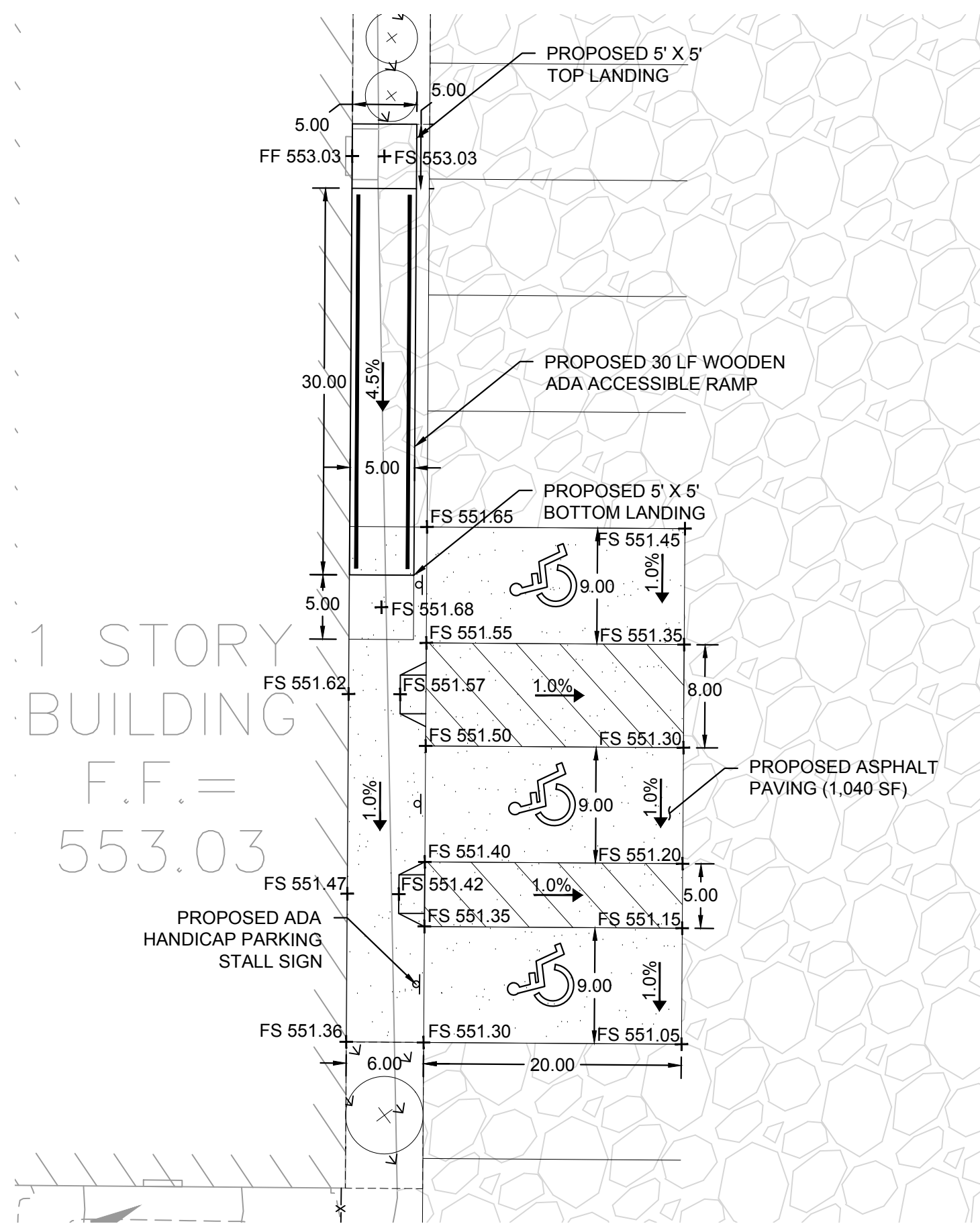
04/13/2020
DATE
JOHN E. HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE04194500

PROJECT:
HACKETTSTOWN FARM AUCTION
224 WEST STIGER STREET
BLOCK 41 LOT 24
TOWN OF HACKETTSTOWN
WARREN COUNTY NEW JERSEY

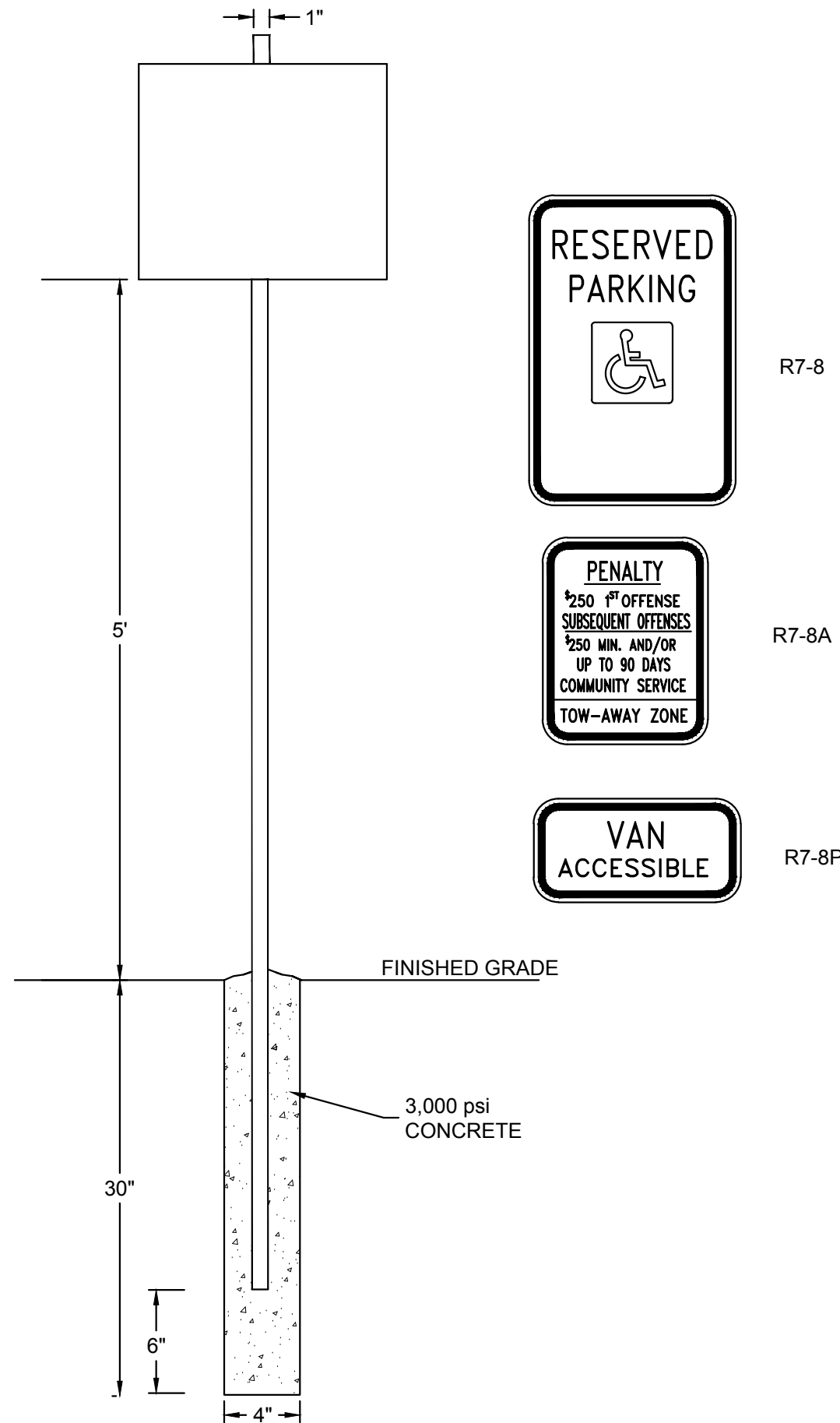
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SITE PLAN

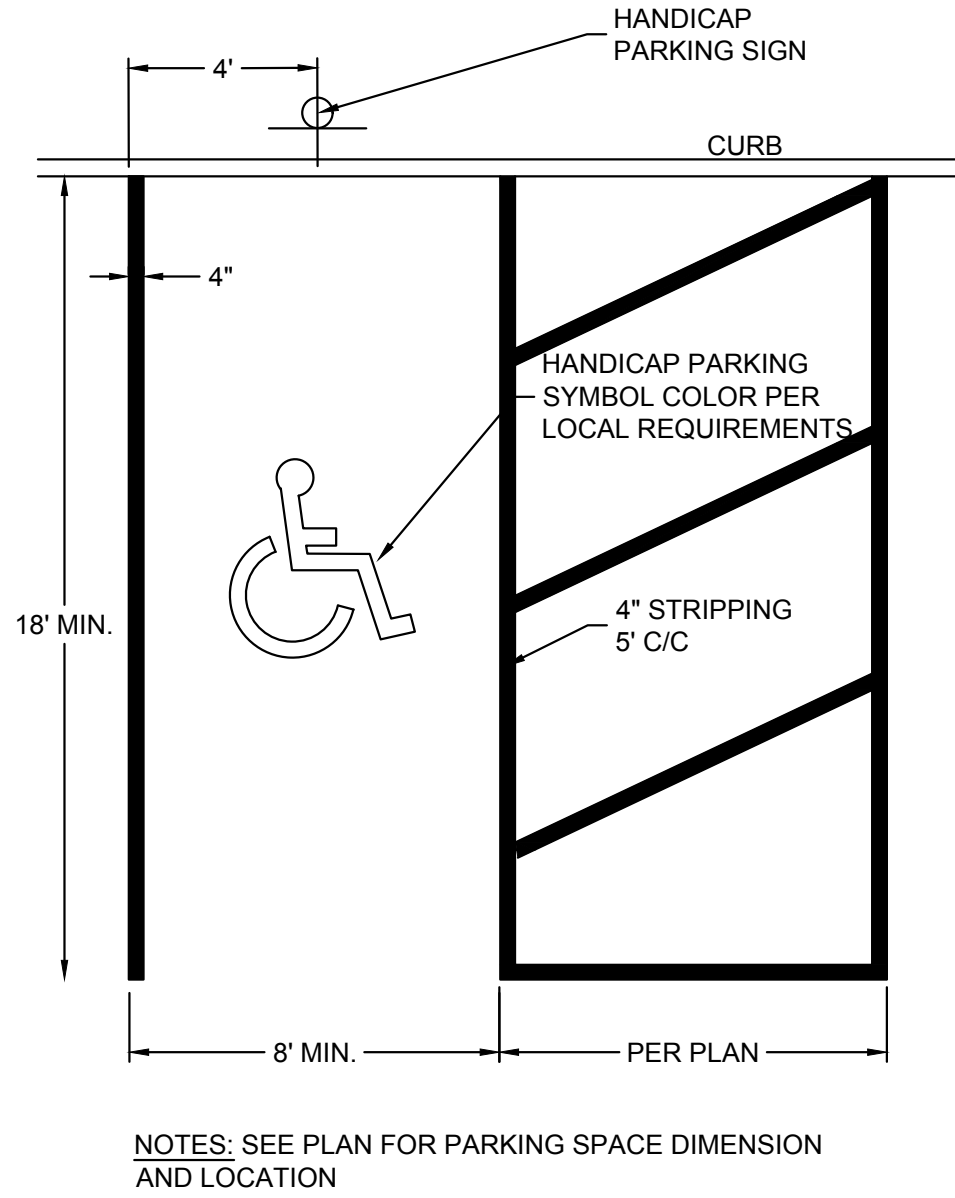
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SCALE:	1"=30'	
DESIGNED:	CMM	
CHECKED:	JH	
FILENAME:	04-SITE.DWG	
DATE:	04/13/2020	



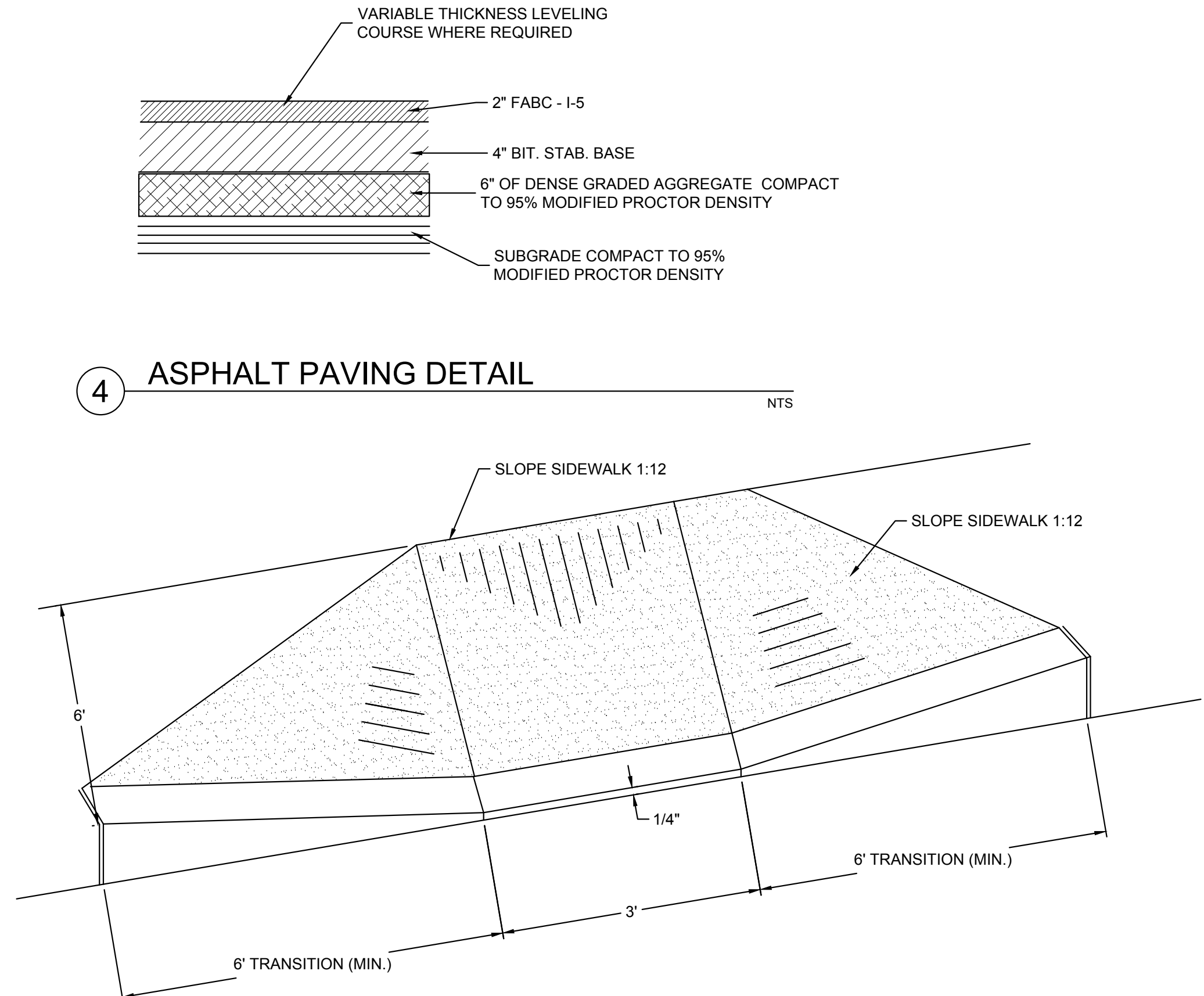
1 ADA ACCESSIBLE ROUTE GRADING DETAIL



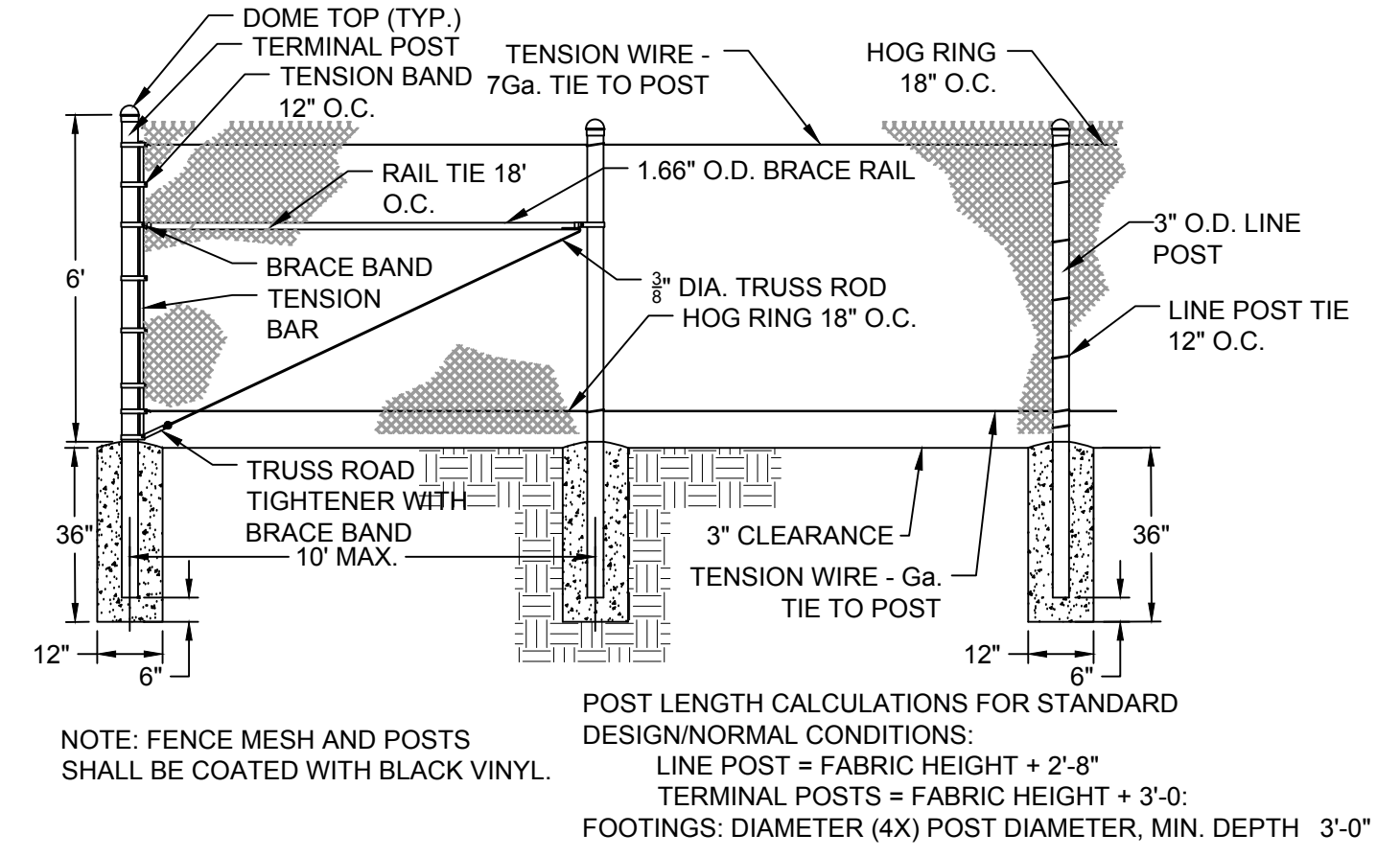
2 ADA HANDICAP SIGN DETAIL



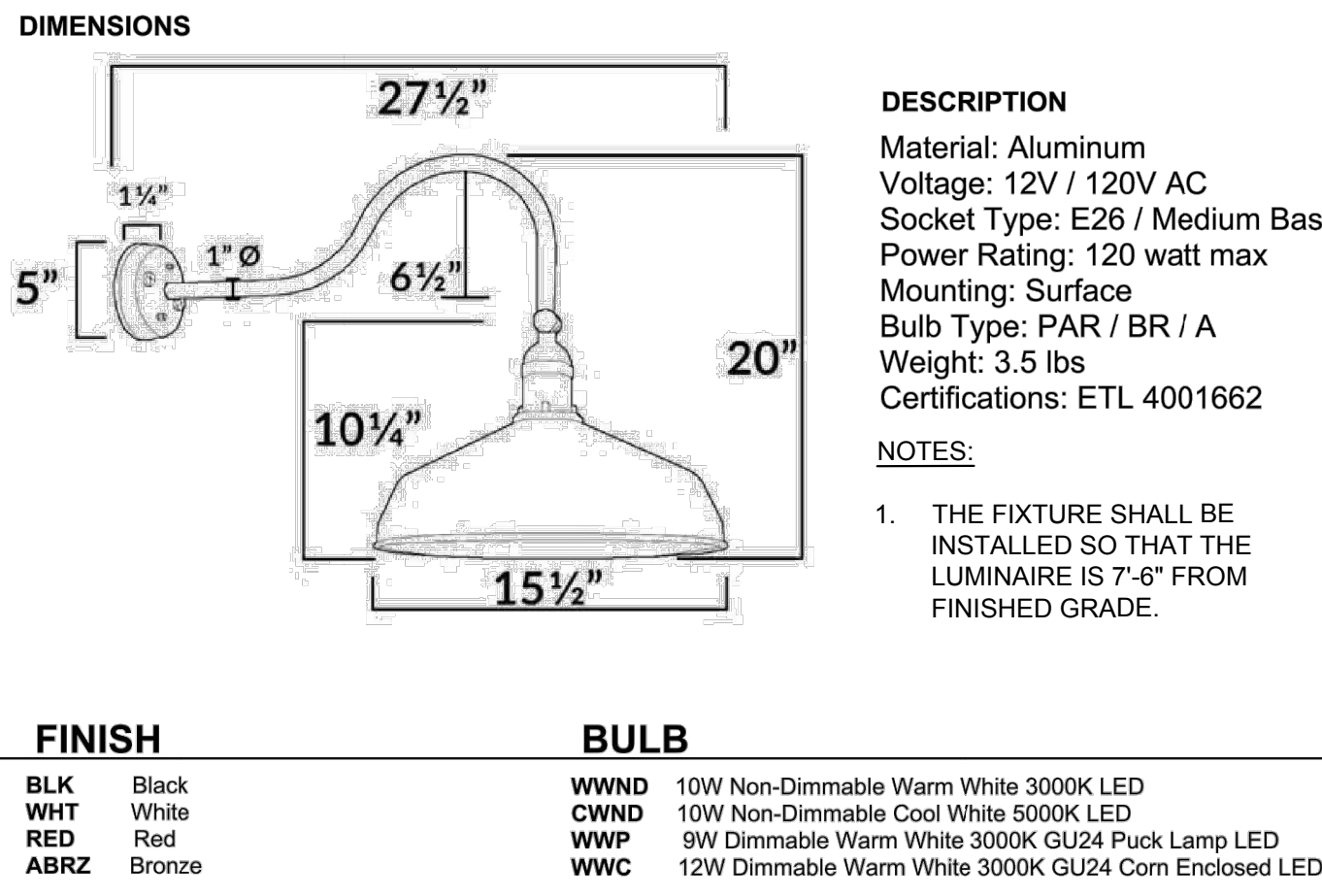
3 ADA HANDICAP STALL STRIPING DETAIL



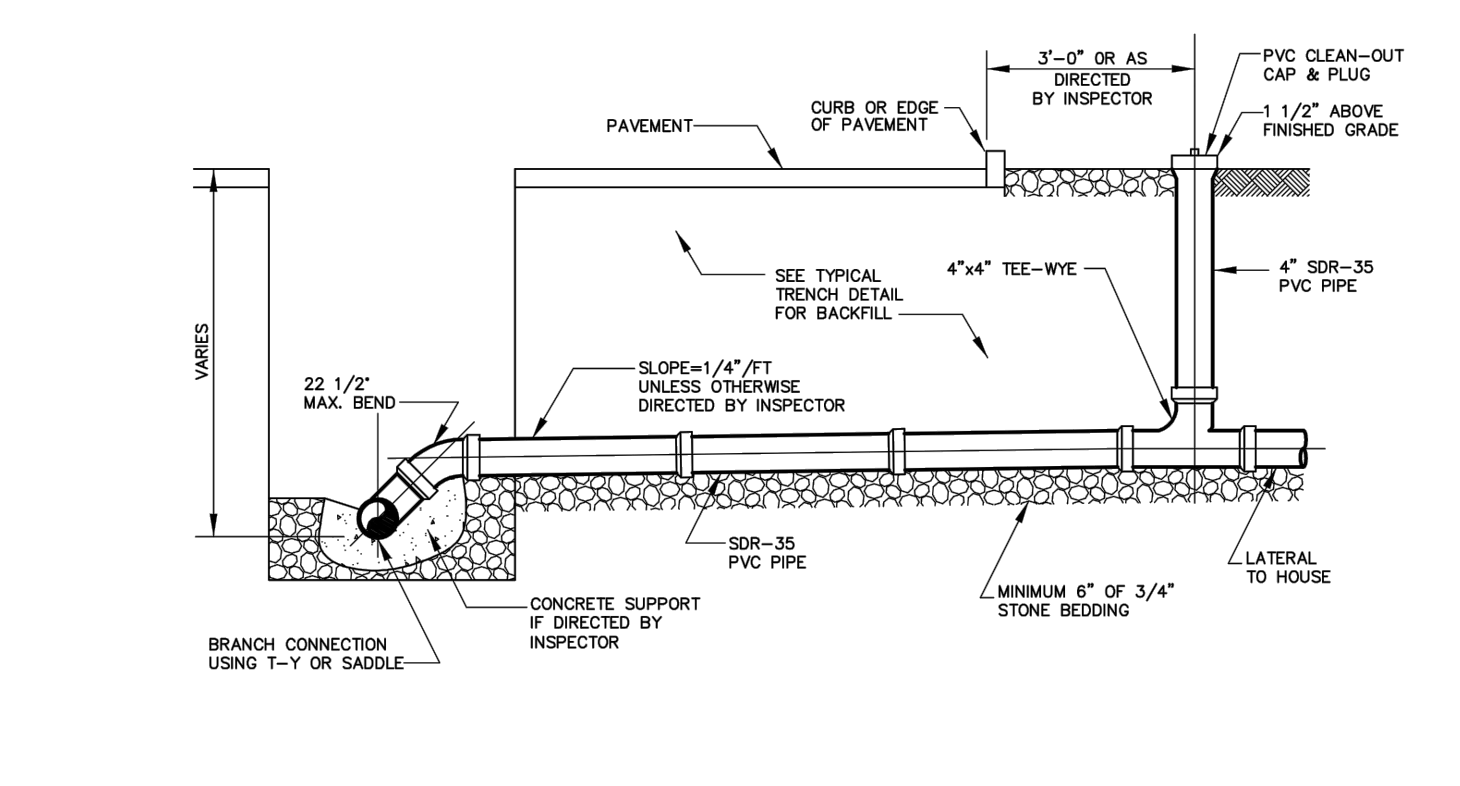
4 ASPHALT PAVING DETAIL



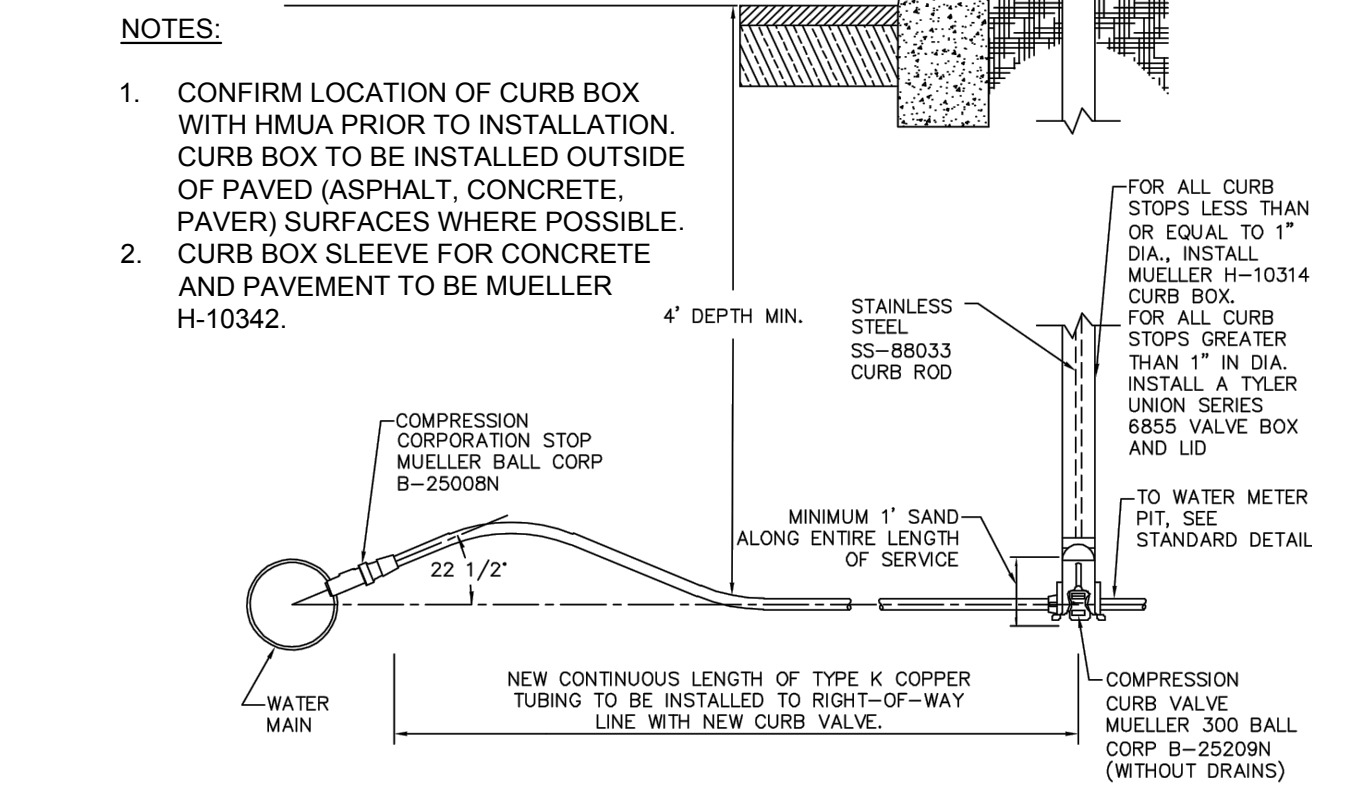
6 6 FT CHAIN LINK FENCE DETAIL



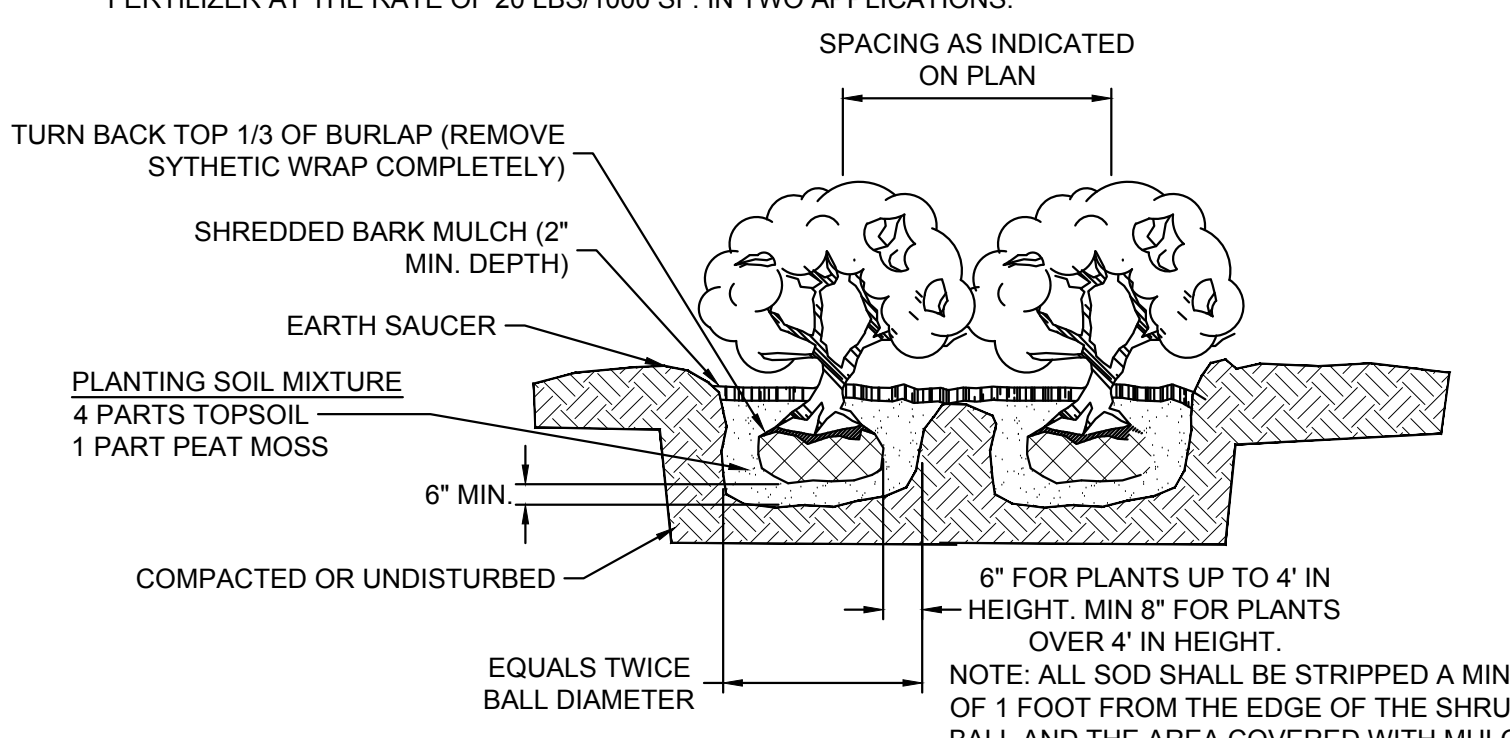
7 BUILDING MOUNTED LIGHT FIXTURE DETAIL



8 HMUA SANITARY SERVICE CONNECTION DETAIL

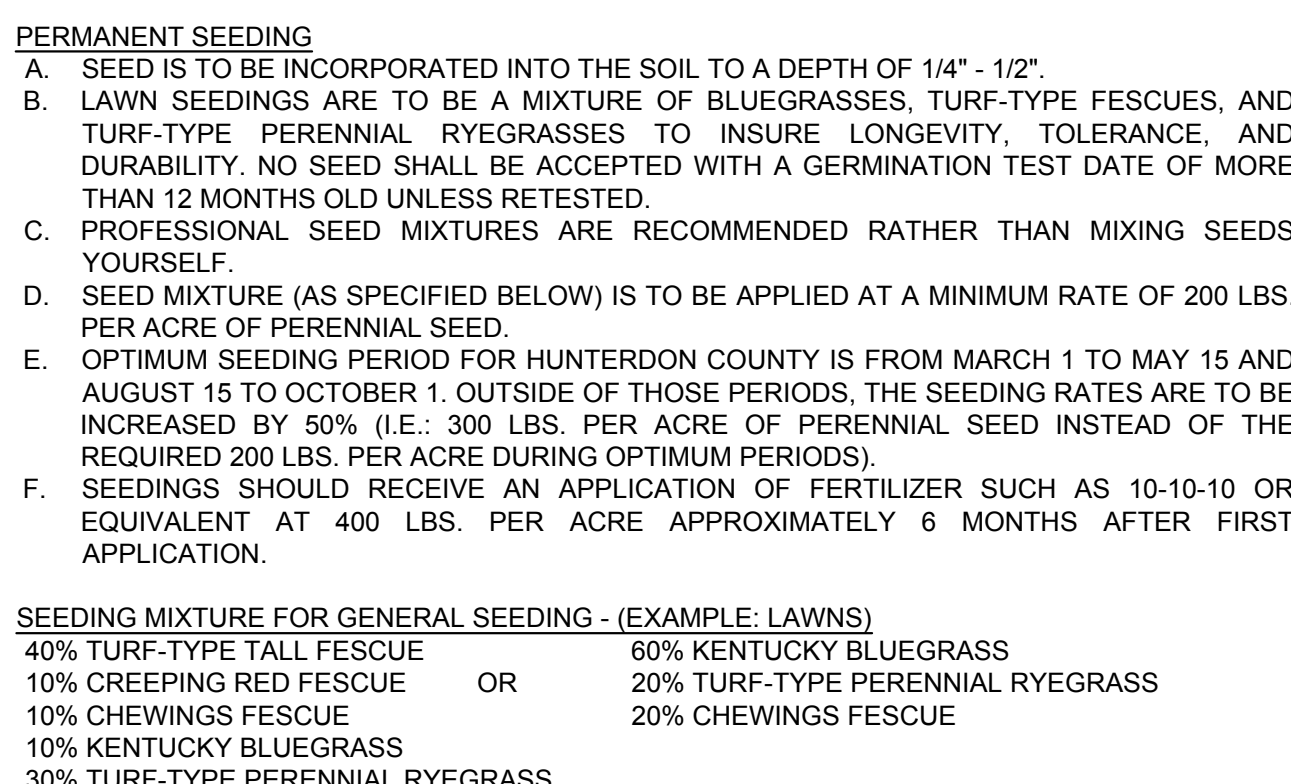
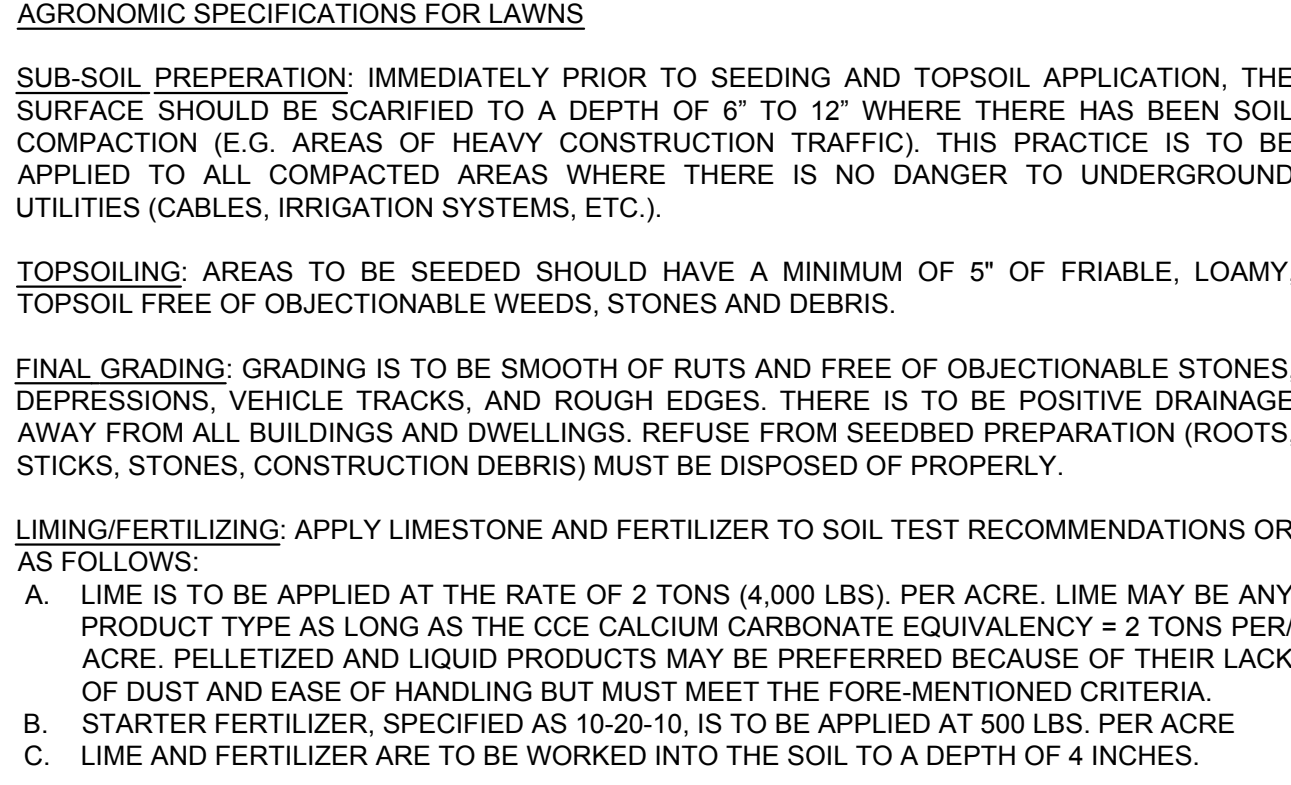


9 HMUA WATER SERVICE CONNECTION DETAIL



10 TYPICAL SHRUB PLANTING DETAIL

5 HANDICAP DEPRESSED RAMP DETAIL



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

11 LANDSCAPING NOTES

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

04/13/2020
DATE

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

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224 WEST STIGER STREET
BLOCK 41 LOT 24
TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

TITLE:

DETAILS

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

DRAWING NO.: 2/2