

TOWN OF H	ACKELLOLOWN .	ZUNING REQUIR	KEIVIENTS	
ZONING DISTRICT	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 ACCESSO	DRY 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%	-

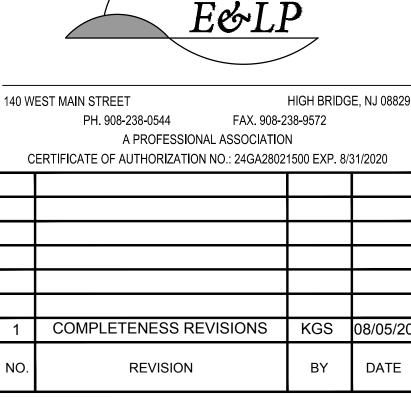
1. TOWN OF HACKETTSTOWN LAND USE ORDINANCE SECTION 408A. CHANGE OF USE FROM OFFICE BUILDINGS TO LIVESTOCK AUCTIONS. LIVESTOCK AUCTIONS ARE WITHIN THE ZONE'S PERMITTED USE PROVIDED THAT NO SLAUGHTERHOUSE OPERATIONS ARE INCLUDED AND

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

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	

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

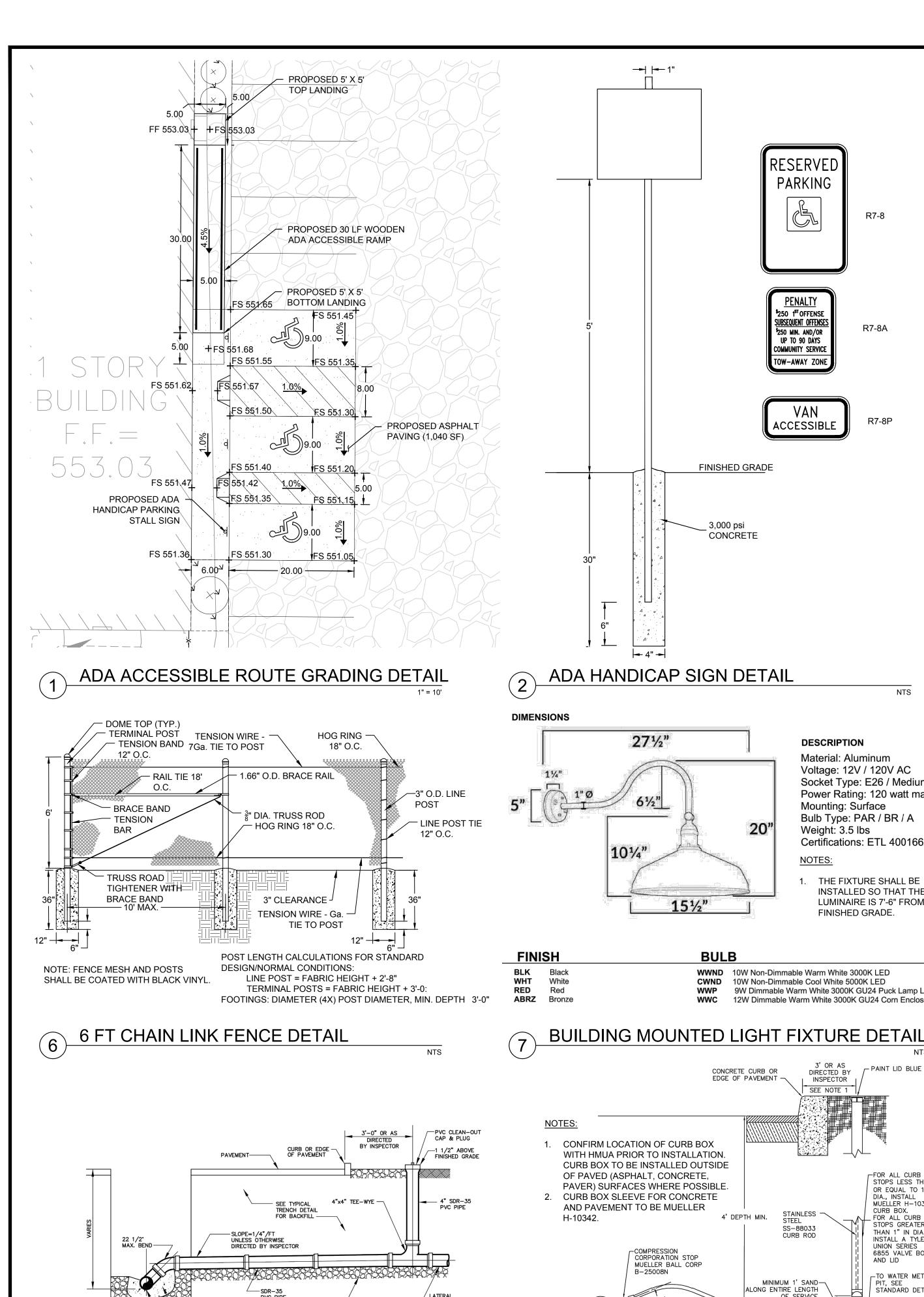
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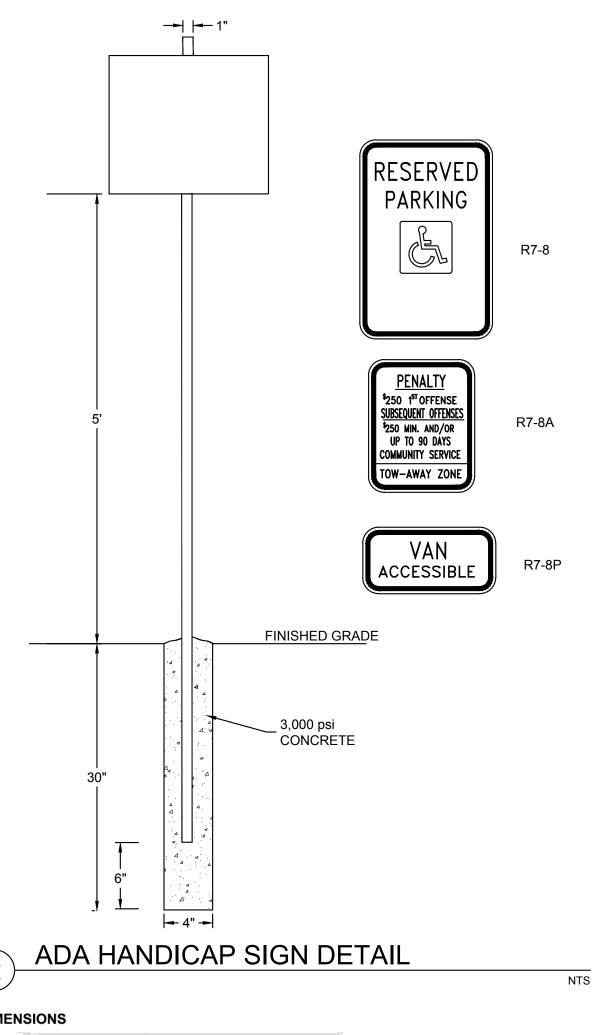
HACKETTSTOWN FARM AUCTION 224 WEST STIGER STREET BLOCK 41 LOT 24 TOWN OF HACKETTSTOWN

WARREN COUNTY NEW JERSEY

SITE PLAN

JOB NO.:	119373	
SCALE:	1"=30'	
DESIGNED:	СММ	
CHECKED:	JH	
FILENAME:	04-SITE.DWG	
DATE:	04/13/2020	





27½"

WITH HMUA PRIOR TO INSTALLATION

OF PAVED (ASPHALT, CONCRETE,

AND PAVEMENT TO BE MUELLER

H-10342.

__WATER

CURB BOX TO BE INSTALLED OUTSIDE

PAVER) SURFACES WHERE POSSIBLE.

-COMPRESSION CORPORATION STOP

MUELLER BALL CORF

B-25008N

15½"

HANDICAP PARKING SIGN HANDICAP PARKING SYMBOL COLOR PER LOCAL REQUIREMENT 4" STRIPPING 5' C/C — PER PLAN — NOTES: SEE PLAN FOR PARKING SPACE DIMENSION

- SLOPE SIDEWALK 1:12 - SLOPE SIDEWALK 1:12 6' TRANSITION (MIN.) 6' TRANSITION (MIN.

ASPHALT PAVING DETAIL

VARIABLE THICKNESS LEVELING

– 2" FABC - I-5

— 4" BIT. STAB. BASE

6" OF DENSE GRADED AGGREGATE COMPACT

TO 95% MODIFIED PROCTOR DENSITY

SUBGRADE COMPACT TO 95% MODIFIED PROCTOR DENSITY

COURSE WHERE REQUIRED

ADA HANDICAP STALL STRIPING DETAIL

PLANTING NOTES:

DESCRIPTION

Material: Aluminum

Mounting: Surface

Weight: 3.5 lbs

9W Dimmable Warm White 3000K GU24 Puck Lamp LED

DIRECTED BY

INSPECTOR

SEE NOTE 1

12W Dimmable Warm White 3000K GU24 Corn Enclosed LED

WWND 10W Non-Dimmable Warm White 3000K LED

STAINLESS STEEL

CURB ROD

MINIMUM 1' SAND-ALONG ENTIRE LENGTH OF SERVICE

CWND 10W Non-Dimmable Cool White 5000K LED

CONCRETE CURB OR

4' DEPTH MIN.

EDGE OF PAVEMENT -

Voltage: 12V / 120V AC

Bulb Type: PAR / BR / A

Power Rating: 120 watt max

Certifications: ETL 4001662

1. THE FIXTURE SHALL BE

FINISHED GRADE.

INSTALLED SO THAT THE

LUMINAIRE IS 7'-6" FROM

PAINT LID BLUE

AND LOCATION

1. ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK AND SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE

2. COORDINATE ALL TREE LOCATIONS WITH SITE LIGHTING AND DRAINAGE STRUCTURES. Socket Type: E26 / Medium Base PLANTINGS TO BE KEPT 8' AWAY FROM ANY DRAINAGE STRUCTURE. DAMAGE TO EXISTING OR NEW WORK BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.

> CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UNDERGROUND UTILITIES AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE SUBMISSION OF BIDS. CONTRACTOR SHALL VERIFY PLANT LIST QUANTITIES INDICATED ON PLANS AND NOTIFY DESIGN

> ENGINEER OF ANY DISCREPANCIES IN QUANTITIES PRIOR TO SUBMISSION OF BIDS. 6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY WITH REGARDS TO THE CARTING, STORING AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AREAS

> 7. PLANT MATERIALS SHALL BE MAINTAINED BEFORE, DURING AND AFTER IN THE BEST HORTICULTURAL CONDITION. CONTRACTOR SHALL PRUNE ALL DEAD OR DISEASED LIMBS, BRANCHES AND CANES FROM EXISTING DECIDUOUS AND CONIFEROUS TREES. METHODS SHALL REFLECT BEST HORTICULTURAL PRACTICES AS OUTLINED IN THE AMERICAN NURSERYMEN ASSOCIATION CERTIFICATION AND STANDARDS LATEST EDITION.

> 8. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH ROOT BALL AND BURLAP INTACT. 9. THE CONTRACTOR SHALL PRUNE ALL NEW MATERIAL REMOVING APPROXIMATELY ONE-THIRD OF THE

> GROWTH AND REMOVE ALL DEAD AND BROKEN CANES AND BRANCHES. GRADE NEW PLANTING AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERN. 10. ALL TOPSOIL SHALL BE PER NJDEP REQUIREMENTS.

11. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS PER THE PLANTING DETAILS.

12. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIALS WITHIN ONE GROWING SEASON FOR PLANT MATERIALS THAT ARE NO LONGER VIABLE

13. ALL PLANT HOLES SHALL BE BACKFILLED WITH A MIXTURE OF 3 PARTS TOPSOIL TO 1 PART PEATMOSS UNLESS SPECIFIED ON PLAN ALL PLANTING BEDS TO BE MULCHED WITH 4 INCHES CLEAN FRESH SHREADED HARDWOOD BARK, FREE OF STICKS, LEAVES AND OTHER FOREIGN MATERIALS. 14. ALL PLANT MATERIAL SHALL CONFORM TO THE HORTICULTURAL STANDARDS AS SET FORTH BY THE AMERICAN NURSERYMEN AND LANDSCAPING ASSOCIATION (ANLA 2000). CONTRACTOR SHALL REMOVE

ALL NON-BIODEGRADABLE ROOT WRAPPING PRIOR TO PLANTING. 15. TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR AREAS OF EQUIPMENT STORAGE EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY AREAS OF SEEDING. PROVIDE TOPSOIL TO 6" DEPTH IN ALL LAWN AREA AND 20" DEPTH IN SHRUB BEDS AND GARDEN.

16. ALL REMAINING DISTURBED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE. SEE SEEDING PREPARATION NOTES. ALL LAWN AREAS TO BE FERTILIZED PRIOR TO FINAL SEEDING WITH A 10-6-4 FERTILIZER AT THE RATE OF 20 LBS/1000 SF. IN TWO APPLICATIONS.

HANDICAP DEPRESSED RAMP DETAIL

AGRONOMIC SPECIFICATIONS FOR LAWNS

<u>SUB-SOIL PREPERATION:</u> 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.).

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

<u>FINAL GRADING</u>: 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.

<u>MING/FERTILIZING</u>: APPLY LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR

LIME IS TO BE APPLIED AT THE RATE OF 2 TONS (4,000 LBS). PER ACRE. LIME MAY BE ANY PRODUCT TYPE AS LONG AS THE CCE CALCIUM CARBONATE EQUIVALENCY = 2 TONS PER/ ACRE. PELLETIZED AND LIQUID PRODUCTS MAY BE PREFERRED BECAUSE OF THEIR LACK OF DUST AND EASE OF HANDLING BUT MUST MEET THE FORE-MENTIONED CRITERIA STARTER FERTILIZER, SPECIFIED AS 10-20-10, IS TO BE APPLIED AT 500 LBS. PER ACRE

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

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

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

PROFESSIONAL SEED MIXTURES ARE RECOMMENDED RATHER THAN MIXING SEEDS YOURSELF.

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

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.

60% KENTUCKY BLUEGRASS

20% CHEWINGS FESCUE

20% TURF-TYPE PERENNIAL RYEGRASS

PLANT SCHEDULE SYMBOL QTY. COMMON NAME **BOTANICAL NAME** SHRUBS

SIZE | SPACING | NOTES ThOc 'EMERAL GREEN' THUJA OCCIDENTALIS 'SMARAGD' | 6-8' TALL | SEE PLAN | B&B ARBORVITAE EMERALD GREEN 'ROSE GLOW' JAPANESE | BERBERIS THUNBERGII F. 18-24" TALL SEE PLAN 3 GAL. **BARBERRY** ATROPURPUREA 'ROSE GLOW'

STOPS LESS THAN OR EQUAL TO 1" DIA., INSTALL MUELLER H-10314 CURB BOX. FOR ALL CURB STOPS GREATER THAN 1" IN DIA. **EARTH SAUCER -**INSTALL A TYLER UNION SERIES 6855 VALVE BOX PLANTING SOIL MIXTURE AND LID 4 PARTS TOPSOIL -1 PART PEAT MOSS _TO WATER METER STANDARD DETAIL 6" MIN. CURB VALVE MUELLER 300 BALL CORP B-25209N (WITHOUT DRAINS)

SPACING AS INDICATED ON PLAN SEEDING MIXTURE FOR GENERAL SEEDING - (EXAMPLE: LAWNS) TURN BACK TOP 1/3 OF BURLAP (REMOVE 40% TURF-TYPE TALL FESCUE SYTHETIC WRAP COMPLETELY) 10% CREEPING RED FESCUE 10% CHEWINGS FESCUE SHREDDED BARK MULCH (2" 10% KENTUCKY BLUEGRASS MIN. DEPTH) 30% TURF-TYPE PERENNIAL RYEGRASS COMPACTED OR UNDISTURBED 6" FOR PLANTS UP TO 4' IN HEIGHT. MIN 8" FOR PLANTS OVER 4' IN HEIGHT. **EQUALS TWICE** NOTE: ALL SOD SHALL BE STRIPPED A MIN BALL DIAMETER OF 1 FOOT FROM THE EDGE OF THE SHRUB BALL AND THE AREA COVERED WITH MULCH

LANDSCAPING NOTES

DETAILS

NTS

04/13/2020

DATE

PROJECT:

119373 **AS SHOWN** CMM 10-DETAIL.DWG 04/13/2020

WARREN COUNTY

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A PROFESSIONAL ASSOCIATION

CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

HACKETTSTOWN FARM AUCTION

224 WEST STIGER STREET

BLOCK 41 LOT 24

TOWN OF HACKETTSTOWN

E&LP

FAX. 908-238-9572

HIGH BRIDGE, NJ 0882

KGS 08/05/2

DATE

BY

JOHN E. HANSEN

PROFESSIONAL ENGINEER

N.J. P.E. NO. 24GE04194500

NEW JERSEY

ENGINEERING & LAND PLANNING ASSOC., INC.

140 WEST MAIN STREET

PH. 908-238-0544

NO CHANGE TO THIS SHEET

REVISION

HMUA SANITARY SERVICE CONNECTION DETAIL
NTS

9 HMUA WATER SERVICE CONNECTION DETAIL
NTS

CONCRETE SUPPORT

NEW CONTINUOUS LENGTH OF TYPE K COPPER

TUBING TO BE INSTALLED TO RIGHT-OF-WAY

LINE WITH NEW CURB VALVE.