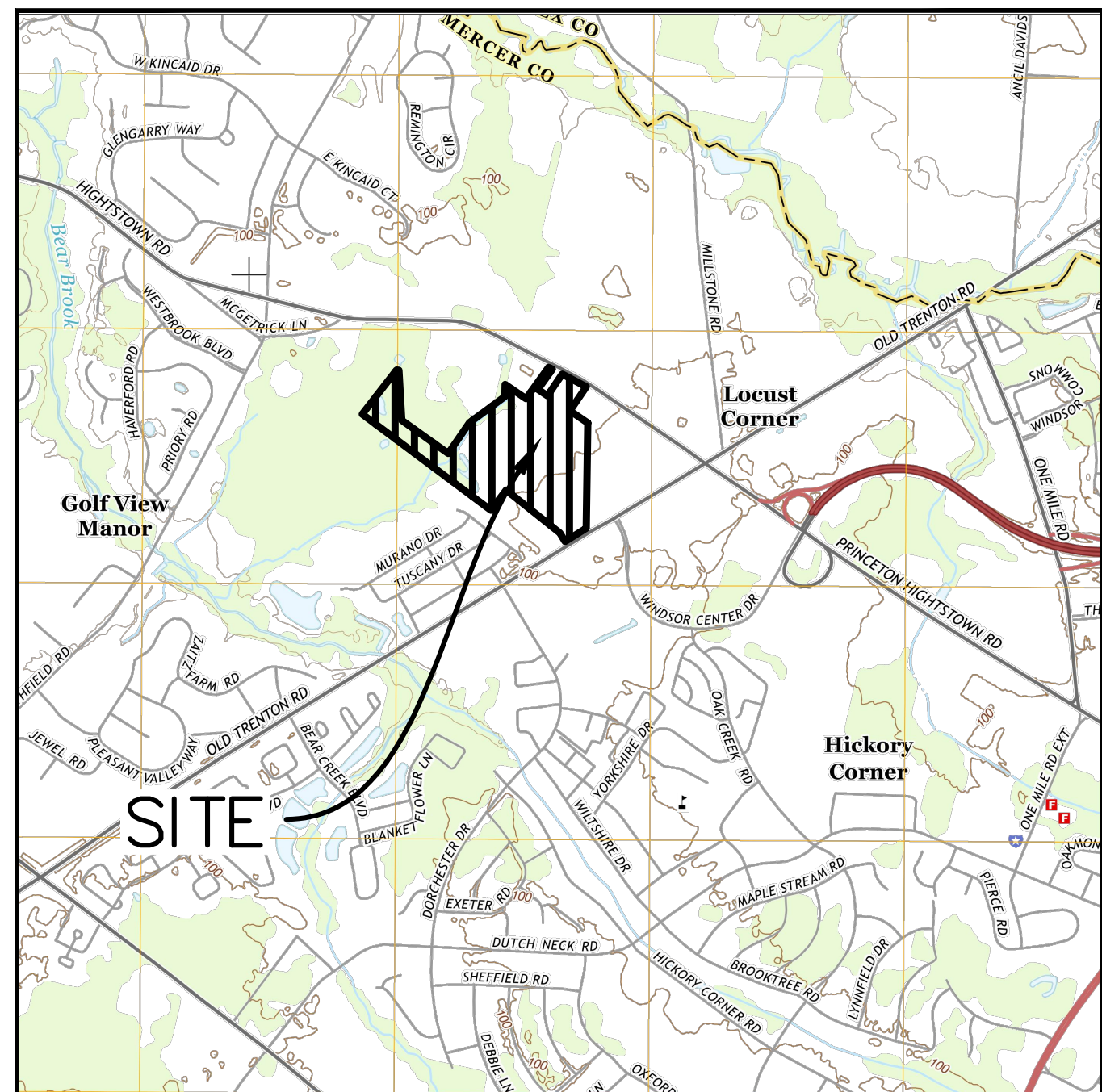


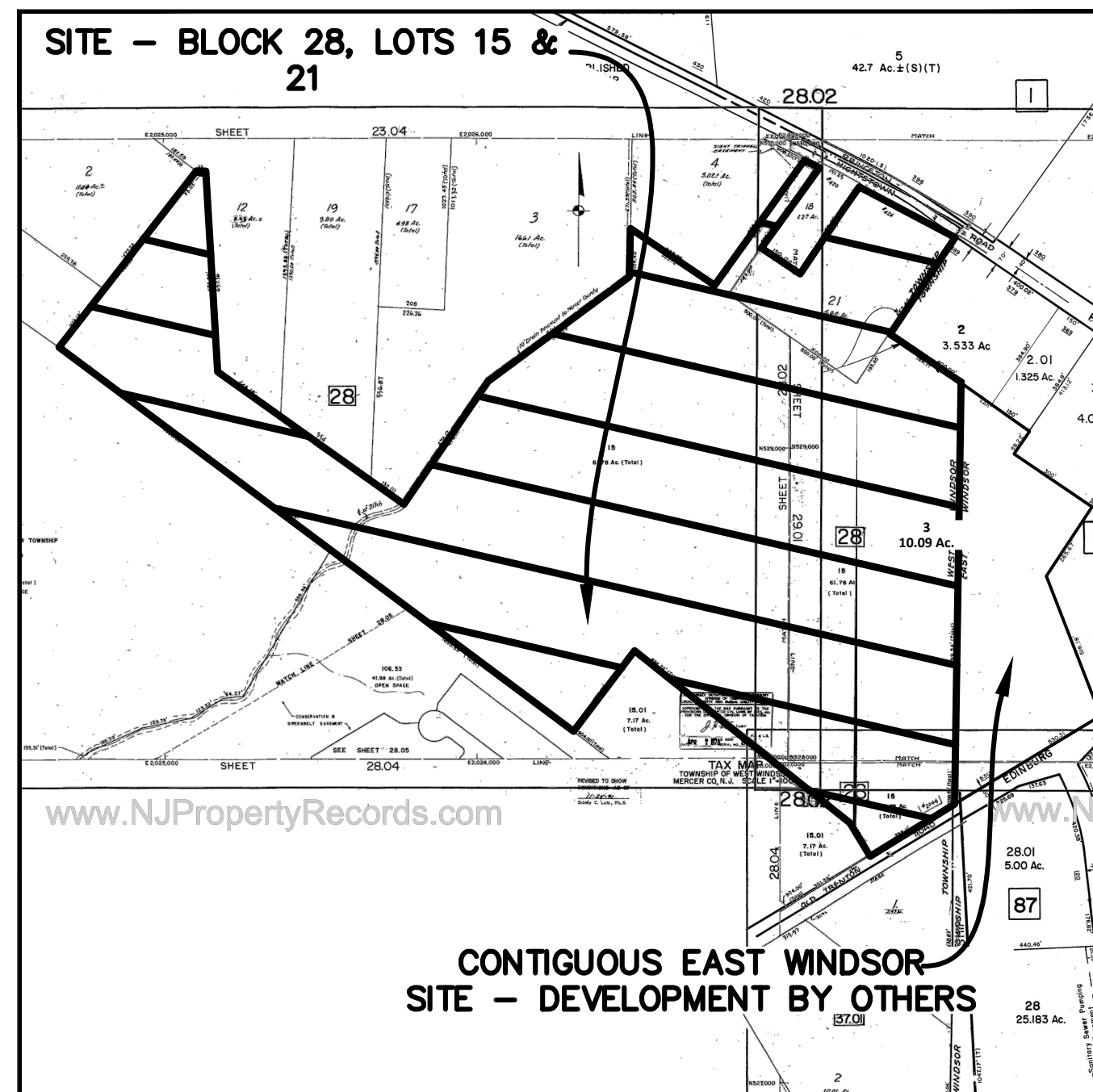
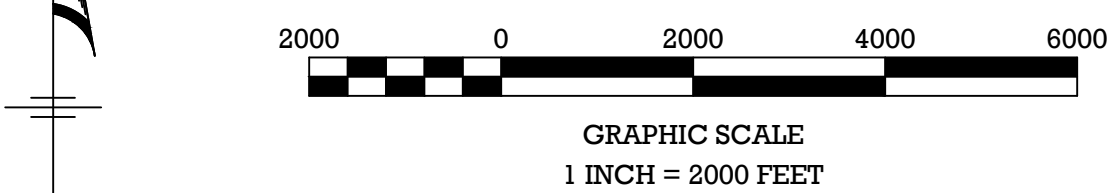
PROPERTY OWNERS WITHIN 200'

Table listing property owners within a 200-foot radius of the site. Columns include Block, Lot, Owner, and address details.

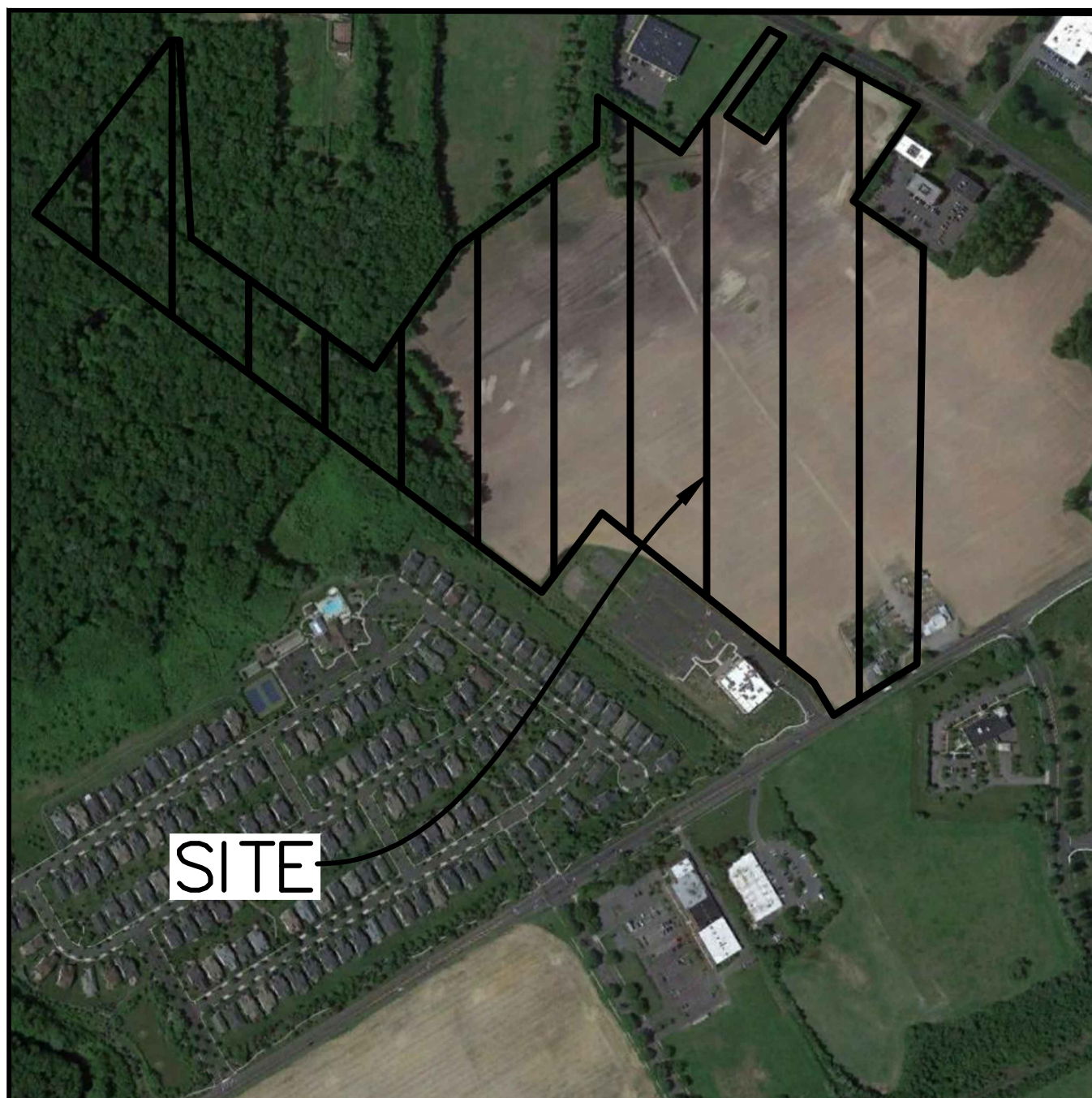
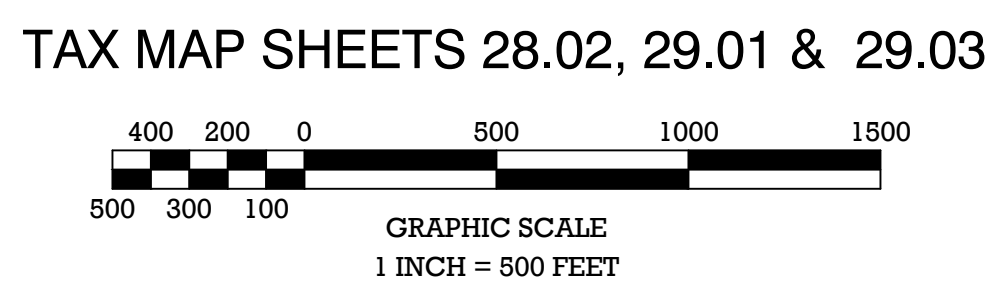
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION HERITAGE AT WEST WINDSOR BLOCK 28, LOTS 15 & 21 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY



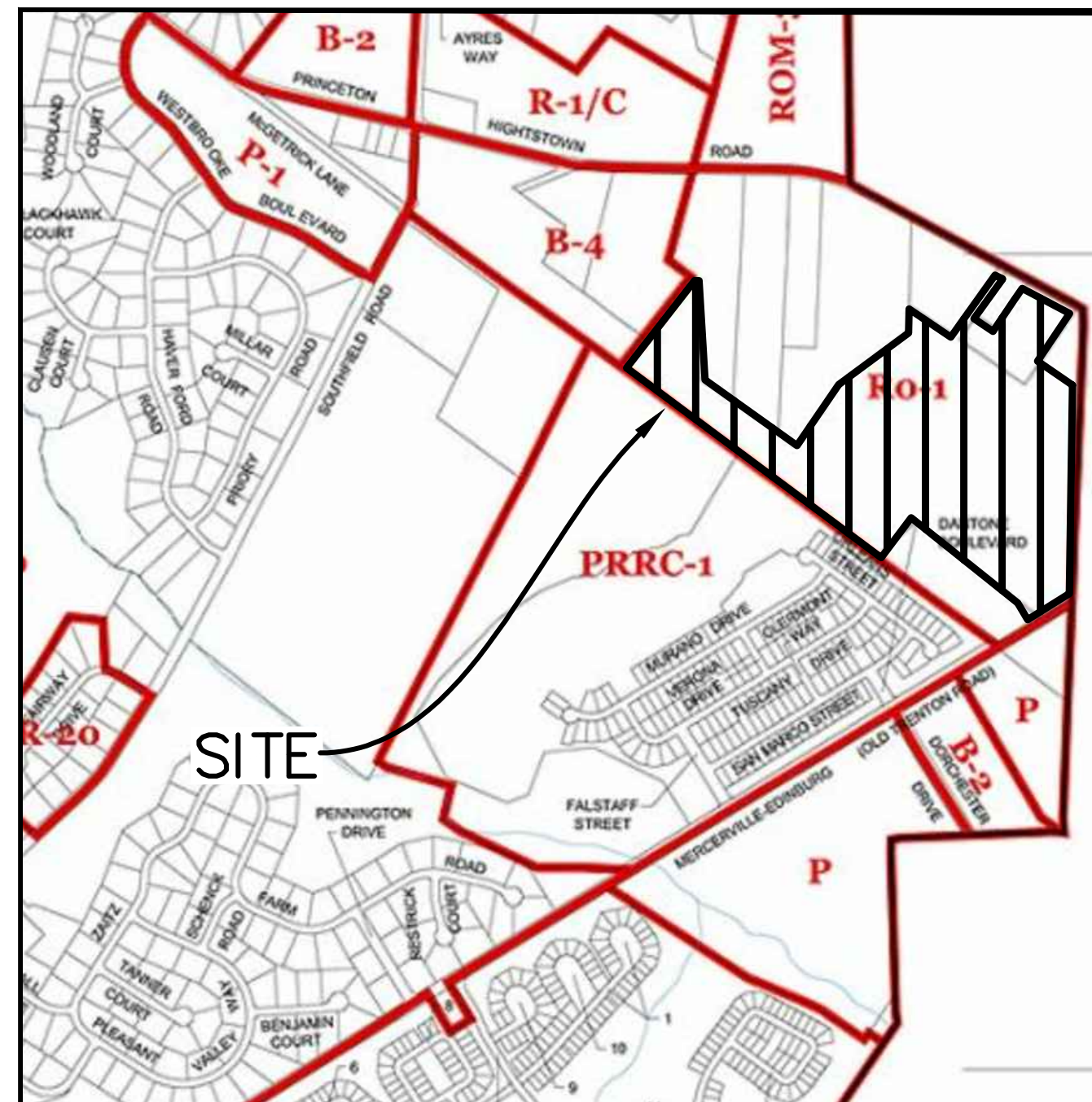
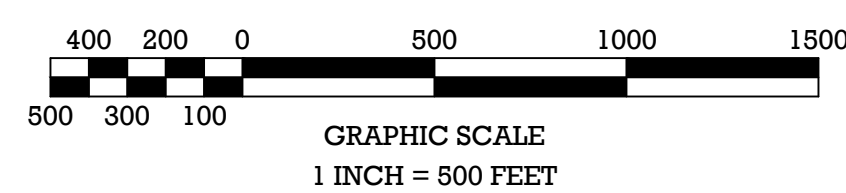
LOCATIONAL KEY MAP HIGHTSTOWN QUADRANGLE



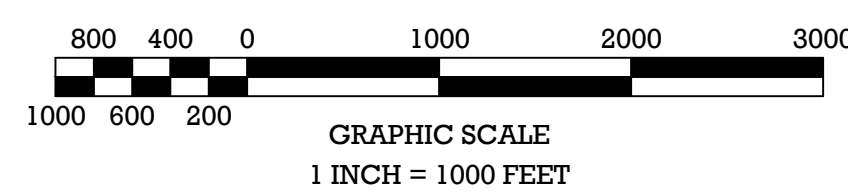
TAX MAP DIAGRAM



AERIAL MAP



ZONING MAP



UTILITY CONTACTS

Contact information for utility providers including AT&T, NJDOT, NJDEP, NJP&M, Princeton Gas, Verizon, and other local services.

Table with columns for PROJECT NAME, ZONE, PROPOSED USE, and detailed zoning criteria and standards.

Table titled 'Building Layout' showing setbacks and standards for various building types.

Notes regarding the design standards and reference documents.

Table titled 'Heritage at West Windsor - Unit Type & Quantity Breakdown' listing building types A-F and their respective unit counts.

Table titled 'UNIT & PARKING TABLE' showing unit types, units, spaces required, and spaces proposed.

General Notes regarding unit types, parking, and design standards.

Table titled 'RECREATION & OPEN SPACE CHART' showing required and proposed recreation elements.

General Notes

- General Notes detailing project information, boundaries, site coordinates, FEMA Flood Insurance Rate Map, wetlands, and construction requirements.

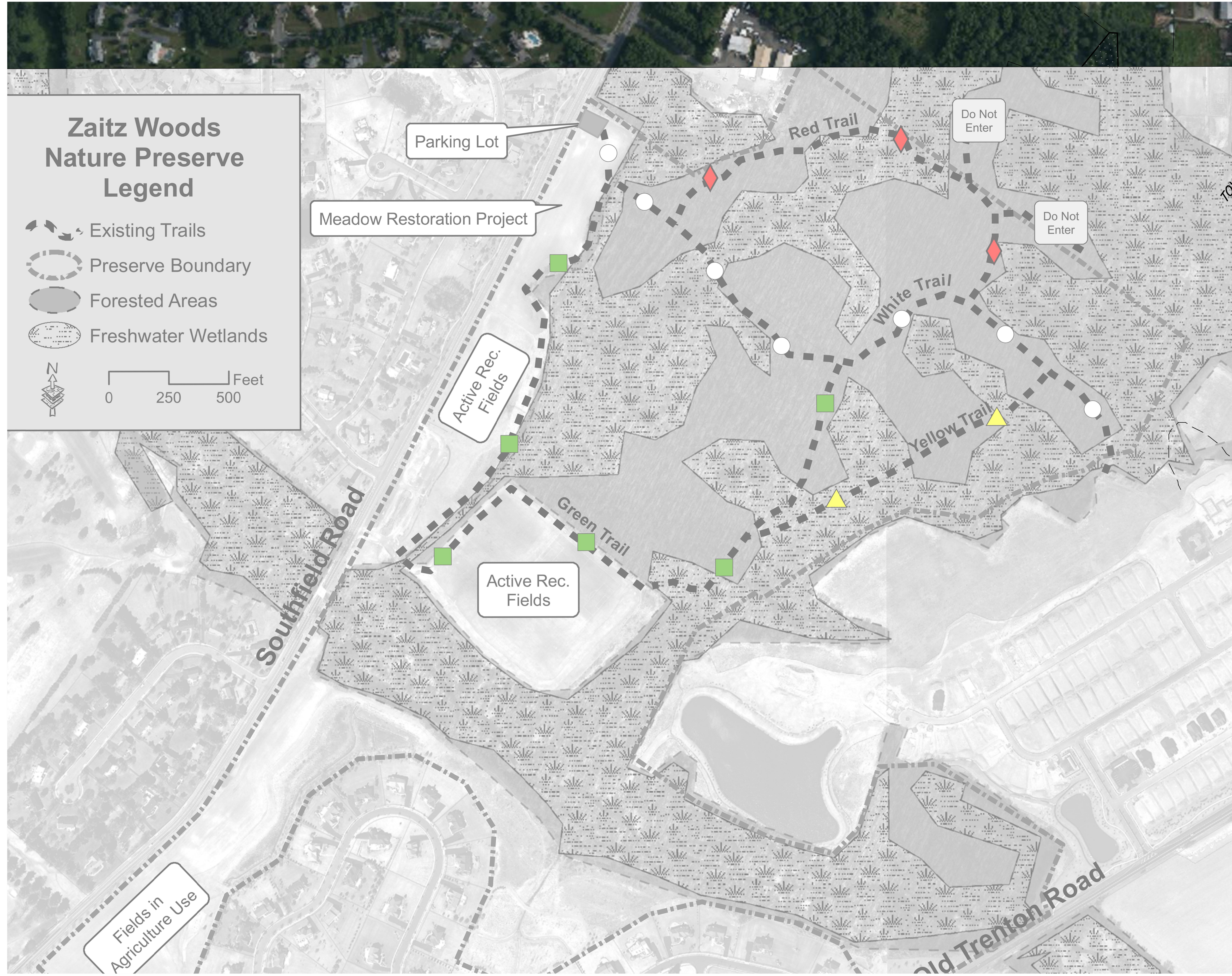
SHEET INDEX

Table showing the sheet index with columns for No., Description, and Revision Date.

Professional Engineer stamp for William J. Parkhill II, P.E., including project title, date (08/31/20), and various checkboxes for review stages.

Zaitz Woods Nature Preserve Legend

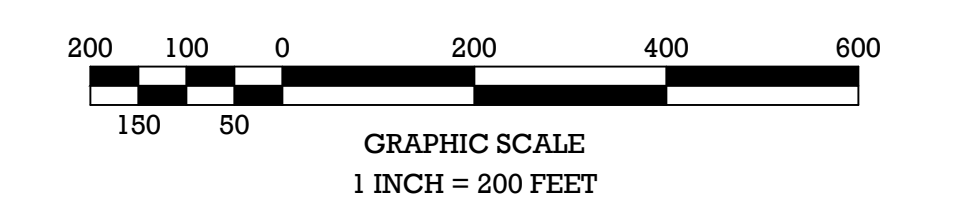
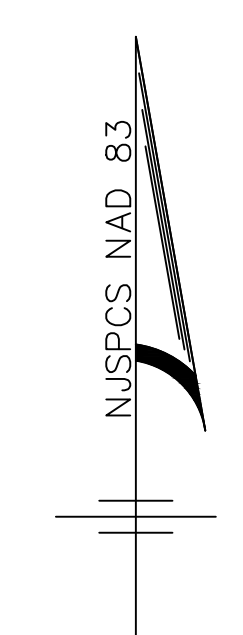
- Existing Trails
- Preserve Boundary
- Forested Areas
- Freshwater Wetlands



Fields in Agriculture Use

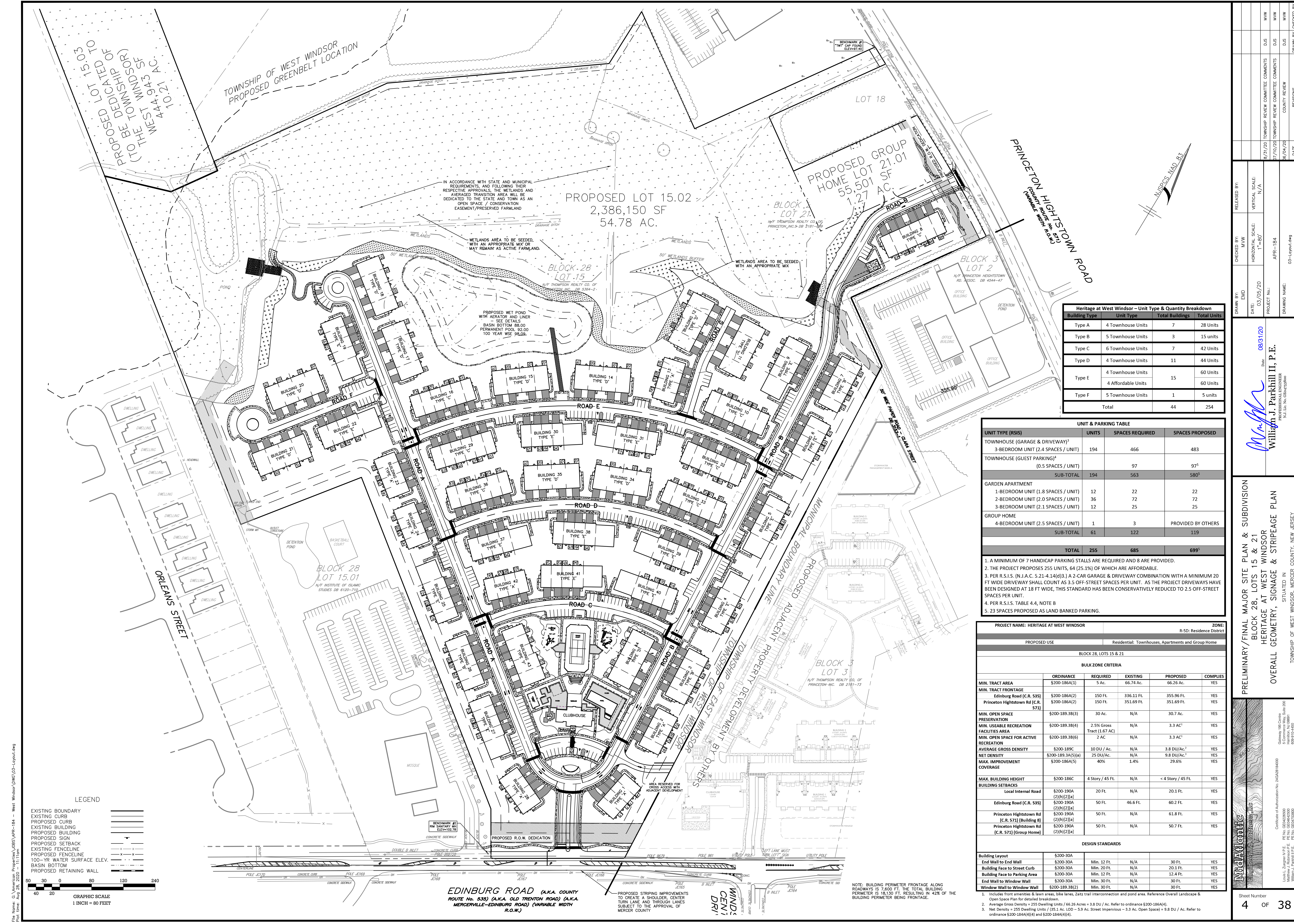
TOWNSHIP OF WEST WINDSOR PROPOSED GREENBELT LOCATION

- ### LEGEND
- PROJECT BOUNDARY
 - EXISTING BUILDING
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER CLEANOUT
 - EXISTING STORM SEWER LINE
 - EXISTING TYPE 'A' INLET
 - EXISTING TYPE 'A' INLET
 - EXISTING TYPE 'B' INLET
 - EXISTING TYPE 'E' INLET
 - EXISTING MANHOLE/STORM GRATE
 - EXISTING DOWNSPOUT
 - EXISTING WATER LINE
 - EXISTING WATER VALVE
 - EXISTING SPRINKLER BOX
 - EXISTING WATER METER PIT
 - EXISTING FIRE HYDRANT
 - EXISTING FIRE DEPARTMENT CONNECTION
 - EXISTING GAS LINE
 - EXISTING GAS VALVE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UTILITY POLE
 - EXISTING UTILITY POLE W/ LIGHT
 - EXISTING FENCELINE
 - EXISTING LIGHT POLE
 - EXISTING SIGNAGE



File Name: C:\American Properties\JOBS\APR-184 - West Windsor\DWG\02-Existing.dwg
Plot Date: Jul 10, 2020 - 10:34am

<p>PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR OVERALL EXISTING CONDITIONS PLAN</p> <p style="text-align: right; font-size: small;">SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY</p>	<p>William J. Parkhill II, P.E. PROFESSIONAL ENGINEER No. 141761666/32896</p>	<p>DATE: 03/05/20 PROJECT No.: APR-184 DRAWING NAME: 02-Existing.dwg</p>	<p>RELEASED BY: MVW HORIZONTAL SCALE: N/A VERTICAL SCALE: N/A</p>	<p>DATE: 07/10/20 DRAWN BY: [Signature]</p>	<p>DATE: [] DRAWN BY: [] CHECKED BY: [] DATE: [] DRAWN BY: [] CHECKED BY: []</p>
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IN ACCORDANCE WITH STATE AND MUNICIPAL REQUIREMENTS, AND FOLLOWING THEIR RESPECTIVE APPROVALS, THE WETLANDS AND AVERAGED TRANSITION AREA WILL BE DEDICATED TO THE STATE AND TOWN AS AN OPEN SPACE / CONSERVATION EASEMENT/PRESERVED FARMLAND

WETLANDS AREA TO BE SEED, WITH AN APPROPRIATE MIX OR MAY REMAIN AS ACTIVE FARMLAND.

PROPOSED WET POND WITH AERATOR AND LINER. SEE DETAILS. BASIN BOTTOM 88.00 PERMANENT POOL 92.00 100 YEAR WSE 98.00.

PROPOSED GROUP HOME LOT 21.01
55,501 SF
1.27 AC.

PROPOSED LOT 15.02
2,386,150 SF
54.78 AC.

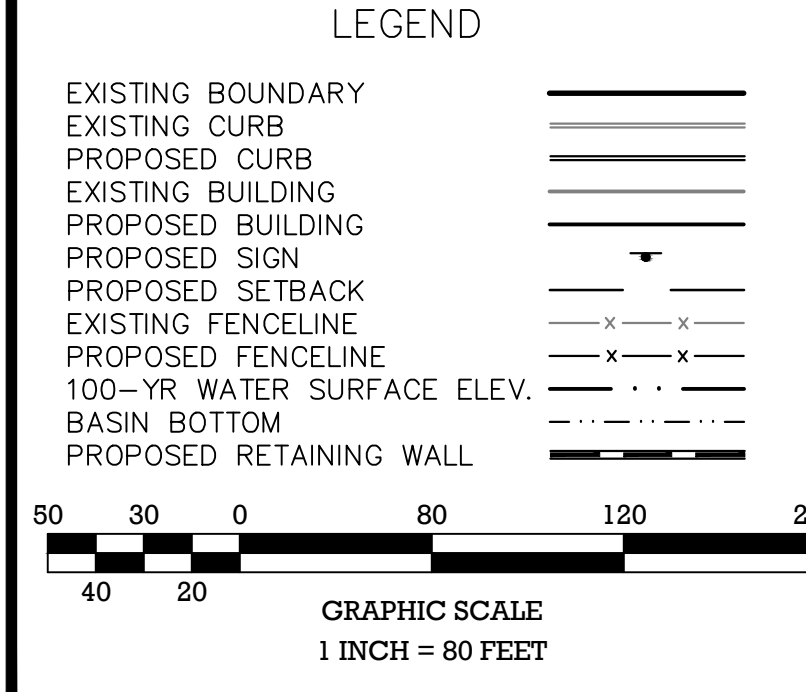
Heritage at West Windsor - Unit Type & Quantity Breakdown			
Building Type	Unit Type	Total Buildings	Total Units
Type A	4 Townhouse Units	7	28 Units
Type B	5 Townhouse Units	3	15 units
Type C	6 Townhouse Units	7	42 Units
Type D	4 Townhouse Units	11	44 Units
Type E	4 Townhouse Units	15	60 Units
	4 Affordable Units		60 Units
Type F	5 Townhouse Units	1	5 units
Total		44	254

UNIT & PARKING TABLE			
UNIT TYPE (RSIS)	UNITS	SPACES REQUIRED	SPACES PROPOSED
TOWNHOUSE (GARAGE & DRIVEWAY) ¹			
3-BEDROOM UNIT (2.4 SPACES / UNIT)	194	466	483
TOWNHOUSE (GUEST PARKING) ²			
(0.5 SPACES / UNIT)	97		97 ³
SUB-TOTAL	194	563	580 ³
GARDEN APARTMENT			
1-BEDROOM UNIT (1.8 SPACES / UNIT)	12	22	22
2-BEDROOM UNIT (2.0 SPACES / UNIT)	36	72	72
3-BEDROOM UNIT (2.1 SPACES / UNIT)	12	25	25
GROUP HOME			
4-BEDROOM UNIT (2.5 SPACES / UNIT)	1	3	PROVIDED BY OTHERS
SUB-TOTAL	61	122	119
TOTAL	255	685	699⁴

1. A MINIMUM OF 7 HANDICAP PARKING STALLS ARE REQUIRED AND 8 ARE PROVIDED.
2. THE PROJECT PROPOSES 255 UNITS, 64 (25.1%) OF WHICH ARE AFFORDABLE.
3. PER R.S.I.S. (N.J.A.C. 5.21-4.14(d)3.) A 2-CAR GARAGE & DRIVEWAY COMBINATION WITH A MINIMUM 20 FT WIDE DRIVEWAY SHALL COUNT AS 3.5 OFF-STREET SPACES PER UNIT. AS THE PROJECT DRIVEWAYS HAVE BEEN DESIGNED AT 18 FT WIDE, THIS STANDARD HAS BEEN CONSERVATIVELY REDUCED TO 2.5 OFF-STREET SPACES PER UNIT.
4. PER R.S.I.S. TABLE 4.4, NOTE B
5. 23 SPACES PROPOSED AS LAND BANKED PARKING.

PROJECT NAME: HERITAGE AT WEST WINDSOR		ZONE: R-5D: Residence District				
PROPOSED USE: Residential: Townhouses, Apartments and Group Home						
BLOCK 28, LOTS 15 & 21						
BULK ZONE CRITERIA						
MIN. TRACT AREA	\$200-186A(1)	5 Ac.	66.74 Ac.	66.26 Ac.	YES	
MIN. TRACT FRONTAGE	Edinburg Road [C.R. 535]	\$200-186A(2)	150 Ft.	336.11 Ft.	351.69 Ft.	YES
	Princeton Hightstown Rd [C.R. 571]	\$200-186A(2)	150 Ft.	351.69 Ft.	351.69 Ft.	YES
MIN. OPEN SPACE PRESERVATION	\$200-189.3B(3)	30 Ac.	N/A	30.7 Ac.	YES	
MIN. USEABLE RECREATION FACILITIES AREA	\$200-189.3B(4)	2.5% Gross Tract (1.67 Ac)	N/A	3.3 AC ¹	YES	
MIN. OPEN SPACE FOR ACTIVE RECREATION	\$200-189.3B(6)	2 AC	N/A	3.3 AC ¹	YES	
AVERAGE GROSS DENSITY	\$200-189C	10 DU / Ac.	N/A	3.8 DU/Ac. ²	YES	
NET DENSITY	\$200-189.3A(5)(a)	25 DU/Ac.	N/A	9.8 DU/Ac. ³	YES	
MAX. IMPROVEMENT COVERAGE	\$200-186A(5)	40%	1.4%	29.6%	YES	
MAX. BUILDING HEIGHT	\$200-186C	4 Story / 45 Ft.	N/A	< 4 Story / 45 Ft.	YES	
BUILDING SETBACKS						
Local Internal Road	\$200-190A (2)(h)(2)(a)	20 Ft.	N/A	20.1 Ft.	YES	
Edinburg Road [C.R. 535]	\$200-190A (2)(h)(2)(a)	50 Ft.	46.6 Ft.	60.2 Ft.	YES	
Princeton Hightstown Rd [C.R. 571] (Building 8)	\$200-190A (2)(h)(2)(a)	50 Ft.	N/A	61.8 Ft.	YES	
Princeton Hightstown Rd [C.R. 571] (Group Home)	\$200-190A (2)(h)(2)(a)	50 Ft.	N/A	50.7 Ft.	YES	
DESIGN STANDARDS						
Building Layout	\$200-30A					
End Wall to End Wall	\$200-30A	Min. 12 Ft.	N/A	30 Ft.	YES	
Building Face to Street Curb	\$200-30A	Min. 20 Ft.	N/A	20.1 Ft.	YES	
End Wall to Window Wall	\$200-30A	Min. 12 Ft.	N/A	12.4 Ft.	YES	
Window Wall to Window Wall	\$200-30A	Min. 30 Ft.	N/A	30 Ft.	YES	
Window Wall to Window Wall	\$200-189.3B(2)	Min. 30 Ft.	N/A	30 Ft.	YES	

1. Includes front amenities & lawn areas, bike lanes, Zalk trail interconnection and pond area. Reference Overall Landscape & Open Space Plan for detailed breakdown.
2. Average Gross Density = 255 Dwelling Units / 66.26 Acres = 3.8 DU / Ac. Refer to ordinance \$200-186A(4).
3. Net Density = 255 Dwelling Units / (35.1 Ac. LDD + 5.9 Ac. Street Impervious + 3.3 Ac. Open Space) = 9.8 DU / Ac. Refer to ordinance \$200-184A(4)(4) and \$200-184A(4)(4).



EDINBURG ROAD (A.K.A. COUNTY ROUTE No. 535) (A.K.A. OLD TRENTON ROAD) (A.K.A. MERCERVILLE-EDINBURG ROAD) (VARIABLE WIDTH R.O.W.)

PROPOSED STRIPING IMPROVEMENTS TO CREATE A SHOULDER, CENTER TURN LANE AND THROUGH LANES SUBJECT TO THE APPROVAL OF MERCER COUNTY

NOTE: BUILDING PERIMETER FRONTAGE ALONG ROADWAYS IS 7,600 FT. THE TOTAL BUILDING PERIMETER IS 18,150 FT. RESULTING IN 4.2% OF THE BUILDING PERIMETER BEING FRONTAGE.

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Plot Time: Aug 28, 2020 - 11:11am

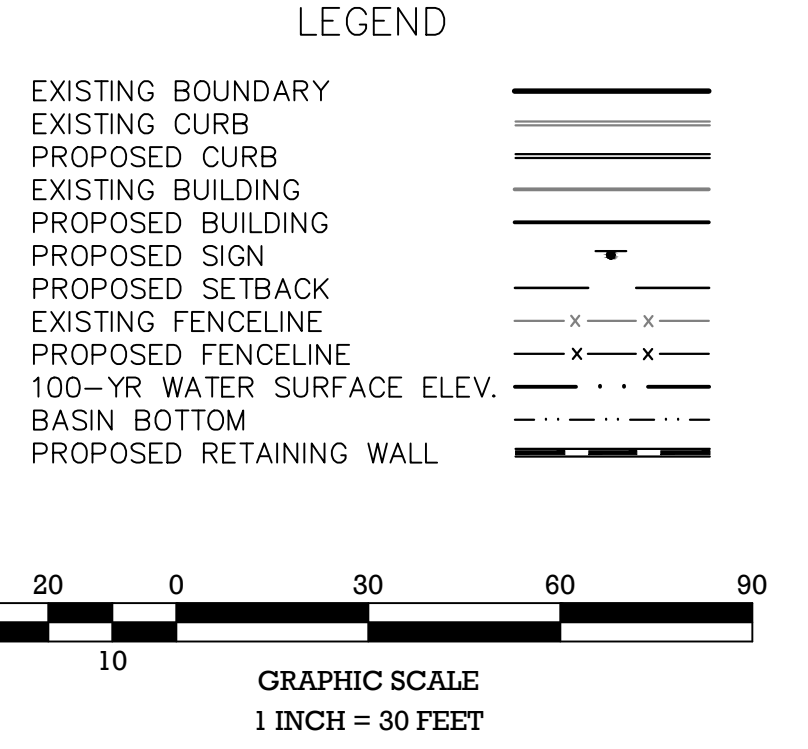
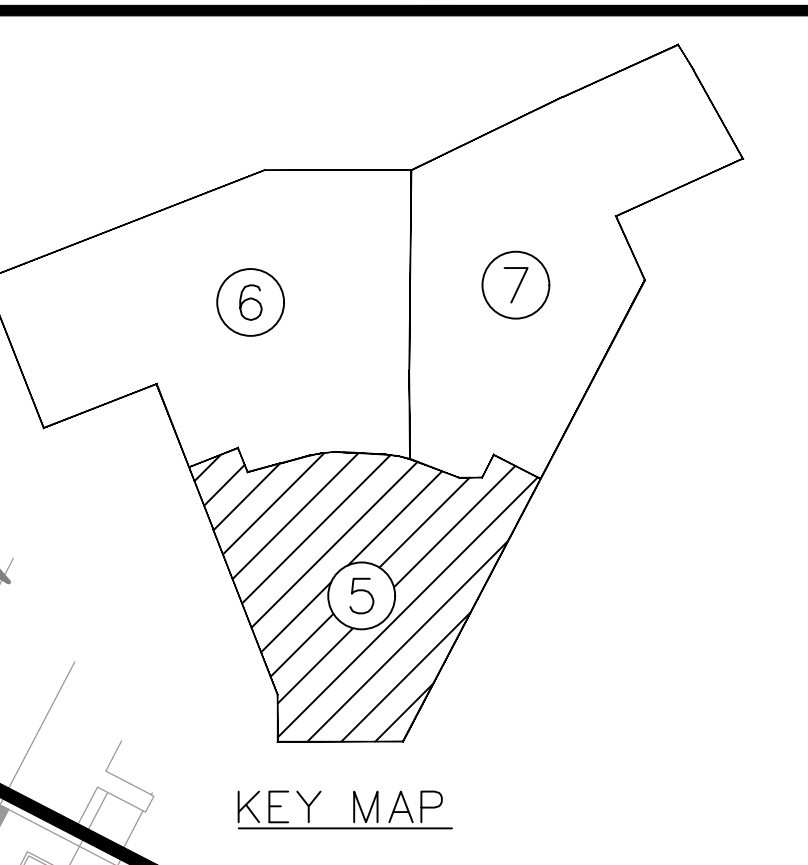
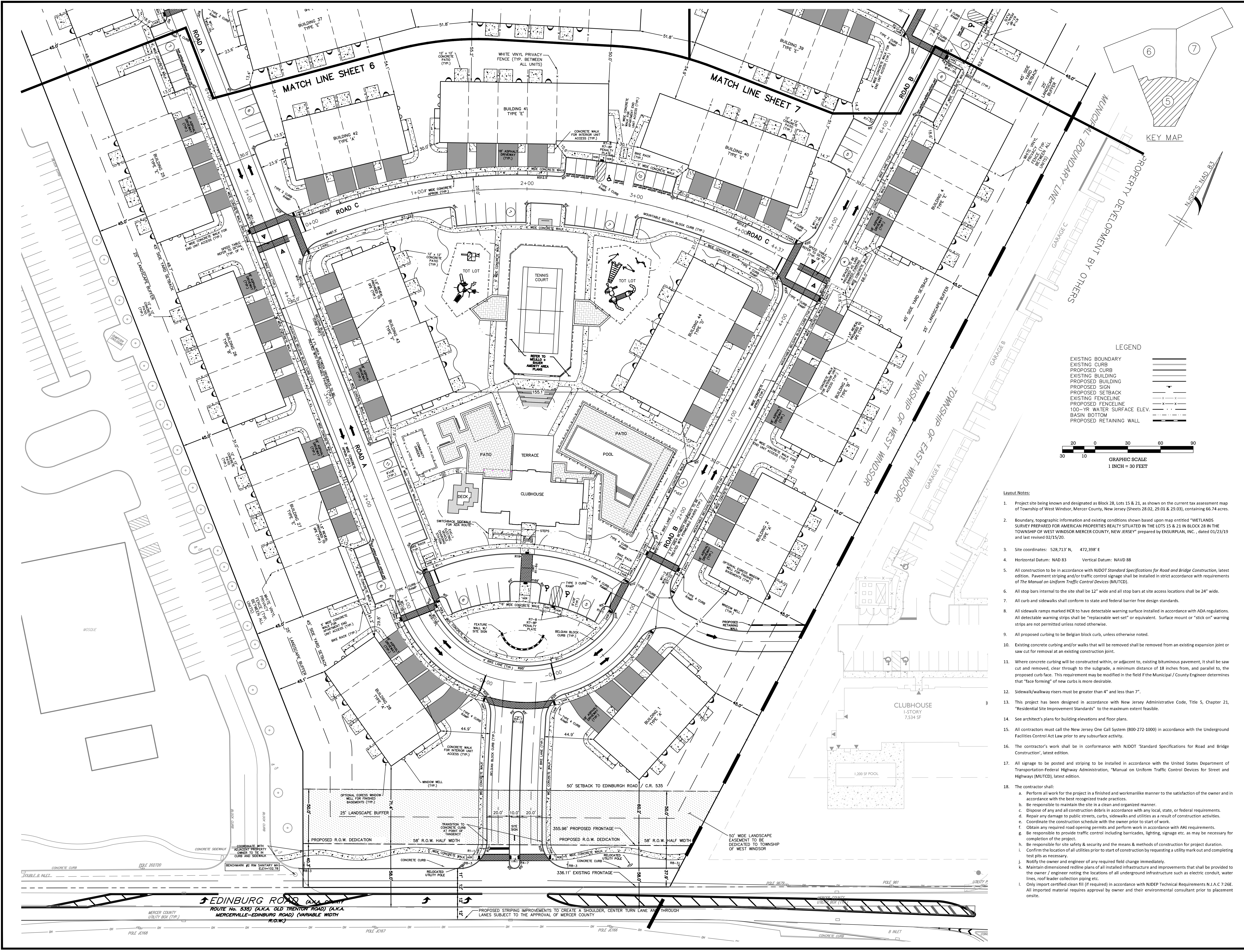
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Professional Engineer
William J. Parkhill II, P.E.
No. 00000000000000000000

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
OVERALL GEOMETRY, SIGNAGE & STRIPEAGE PLAN
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
4 OF 38

File Name: G:\American Properties\JOBS\APR-184 - West Windsor\DWG\03-Layout.dwg
Plot Time: Aug 28, 2020 - 11:11am



- Layout Notes:**
- Project site being known and designated as Block 28, Lots 15 & 21, as shown on the current tax assessment map of Township of West Windsor, Mercer County, New Jersey (Sheets 28.02, 29.01 & 29.03), containing 66.74 acres.
 - Boundary, topographic information and existing conditions shown based upon map entitled "WETLANDS SURVEY PREPARED FOR AMERICAN PROPERTIES REALTY SITUATED IN THE LOTS 15 & 21 IN BLOCK 28 IN THE TOWNSHIP OF WEST WINDSOR MERCER COUNTY, NEW JERSEY" prepared by ENSURPLAN, INC., dated 01/23/19 and last revised 02/15/20.
 - Site coordinates: 528,713' N, 472,398' E
 - Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
 - All construction to be in accordance with NDOT Standard Specifications for Road and Bridge Construction, latest edition. Pavement striping and/or traffic control signage shall be installed in strict accordance with requirements of The Manual on Uniform Traffic Control Devices (MUTCD).
 - All stop bars internal to the site shall be 12" wide and all stop bars at site access locations shall be 24" wide.
 - All curb and sidewalks shall conform to state and federal barrier free design standards.
 - All sidewalk ramps marked HCR to have detectable warning surface installed in accordance with ADA regulations. All detectable warning strips shall be "replaceable wet set" or equivalent. Surface mount or "stick on" warning strips are not permitted unless noted otherwise.
 - All proposed curbing to be Belgian block curbs, unless otherwise noted.
 - Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
 - Where concrete curbing will be constructed within, or adjacent to, existing bituminous pavement, it shall be saw cut and removed, clear through to the subgrade, a minimum distance of 18 inches from, and parallel to, the proposed curb face. This requirement may be modified in the field if the Municipal / County Engineer determines that "face forming" of new curbs is more desirable.
 - Sidewalk/walkway risers must be greater than 4" and less than 7".
 - This project has been designed in accordance with New Jersey Administrative Code, Title 5, Chapter 21, "Residential Site Improvement Standards" to the maximum extent feasible.
 - See architect's plans for building elevations and floor plans.
 - All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
 - The contractor's work shall be in conformance with NDOT "Standard Specifications for Road and Bridge Construction", latest edition.
 - All signage to be posted and striping to be installed in accordance with the United States Department of Transportation-Federal Highway Administration, "Manual on Uniform Traffic Control Devices for Street and Highways (MUTCD), latest edition.
 - The contractor shall:
 - Perform all work for the project in a finished and workmanlike manner to the satisfaction of the owner and in accordance with the best recognized trade practices.
 - Be responsible to maintain the site in a clean and organized manner.
 - Dispose of any and all construction debris in accordance with any local, state, or federal requirements.
 - Repair any damage to public streets, curbs, sidewalks and utilities as a result of construction activities.
 - Coordinate the construction schedule with the owner prior to start of work.
 - Obtain any required road opening permits and perform work in accordance with AHJ requirements.
 - Be responsible to provide traffic control including barricades, lighting, signage etc. as may be necessary for completion of the project.
 - Be responsible for site safety & security and the means & methods of construction for project duration.
 - Confirm the location of all utilities prior to start of construction by requesting a utility mark out and completing test pits as necessary.
 - Notify the owner and engineer of any required field change immediately.
 - Maintain dimensioned redline plans of all installed infrastructure and improvements that shall be provided to the owner / engineer noting the locations of all underground infrastructure such as electric conduit, water lines, roof leader collection piping etc.
 - Only import certified clean fill (if required) in accordance with NJDEP Technical Requirements N.J.A.C.7-26E. All imported material requires approval by owner and their environmental consultant prior to placement onsite.

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CHECKED BY:	END	HORIZONTAL SCALE:	1"=30'
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PROJECT No.:	8/21/20 TOWNSHIP REVIEW COMMITTEE COMMENTS	DUS	DUS
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DATE:		REVISIONS:	

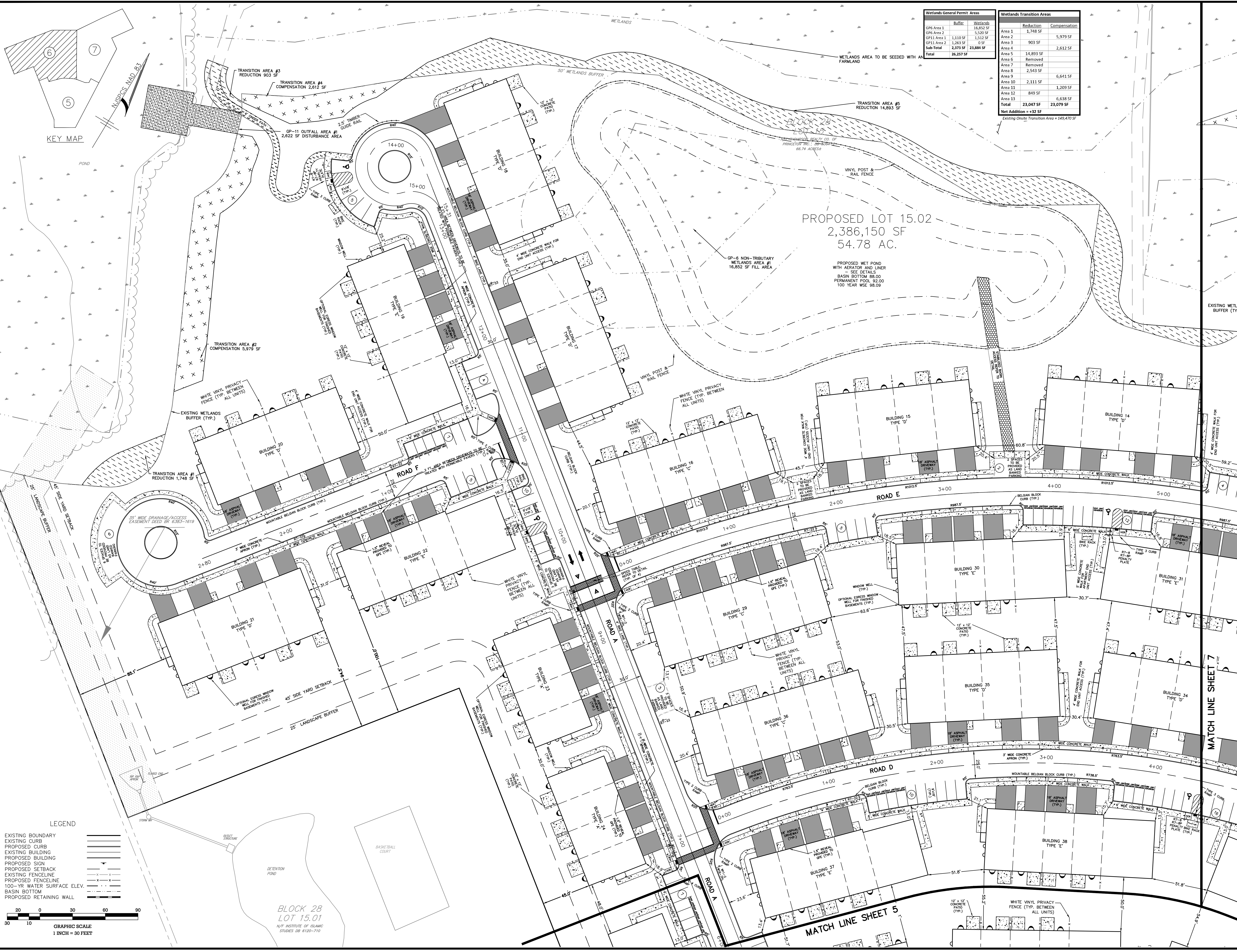
Drawn By: William J. Parkhill II, P.E.
Professional Engineer
No. 001066338

08/31/20

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITANCE AT WEST WINDSOR
LAYOUT PLAN
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
5 OF 38

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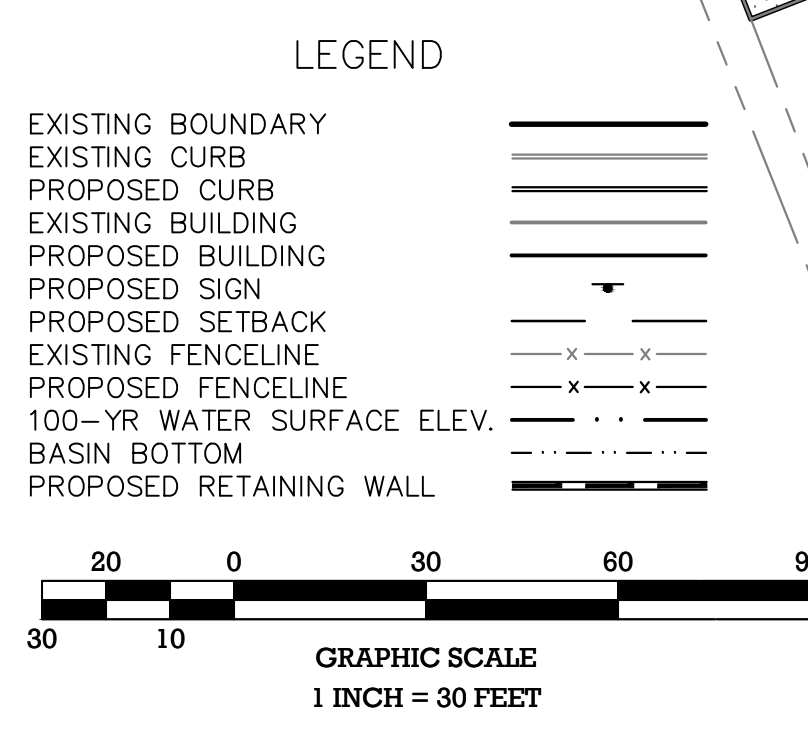
Wetlands General Permit Areas		Wetlands Transition Areas	
Buffer	Wetlands	Reduction	Compensation
GP6 Area 1	16,852 SF	Area 1	1,748 SF
GP6 Area 2	5,520 SF	Area 2	5,979 SF
GP11 Area 1	1,110 SF	Area 3	903 SF
GP11 Area 2	1,263 SF	Area 4	0 SF
Sub-Total	23,745 SF	Area 5	14,893 SF
Total	26,257 SF	Area 6	Removed
		Area 7	Removed
		Area 8	2,543 SF
		Area 9	6,641 SF
		Area 10	2,111 SF
		Area 11	1,209 SF
		Area 12	849 SF
		Area 13	6,638 SF
		Total	33,047 SF
		Net Addition	+432 SF

Existing Onsite Transition Area = 148,470 SF

KEY MAP

PROPOSED LOT 15.02
 2,386,150 SF
 54.78 AC.

PROPOSED WET POND
 WITH AERATOR AND LINER
 SEE DETAILS
 BASIN BOTTOM 88.00
 PERMANENT POOL 92.00
 100 YEAR WSE 98.09



BLOCK 28
 LOT 15.01
 N/E INSTITUTE OF ISLAMIC
 STUDIES DB 6120-710

MATCH LINE SHEET 7

MATCH LINE SHEET 5

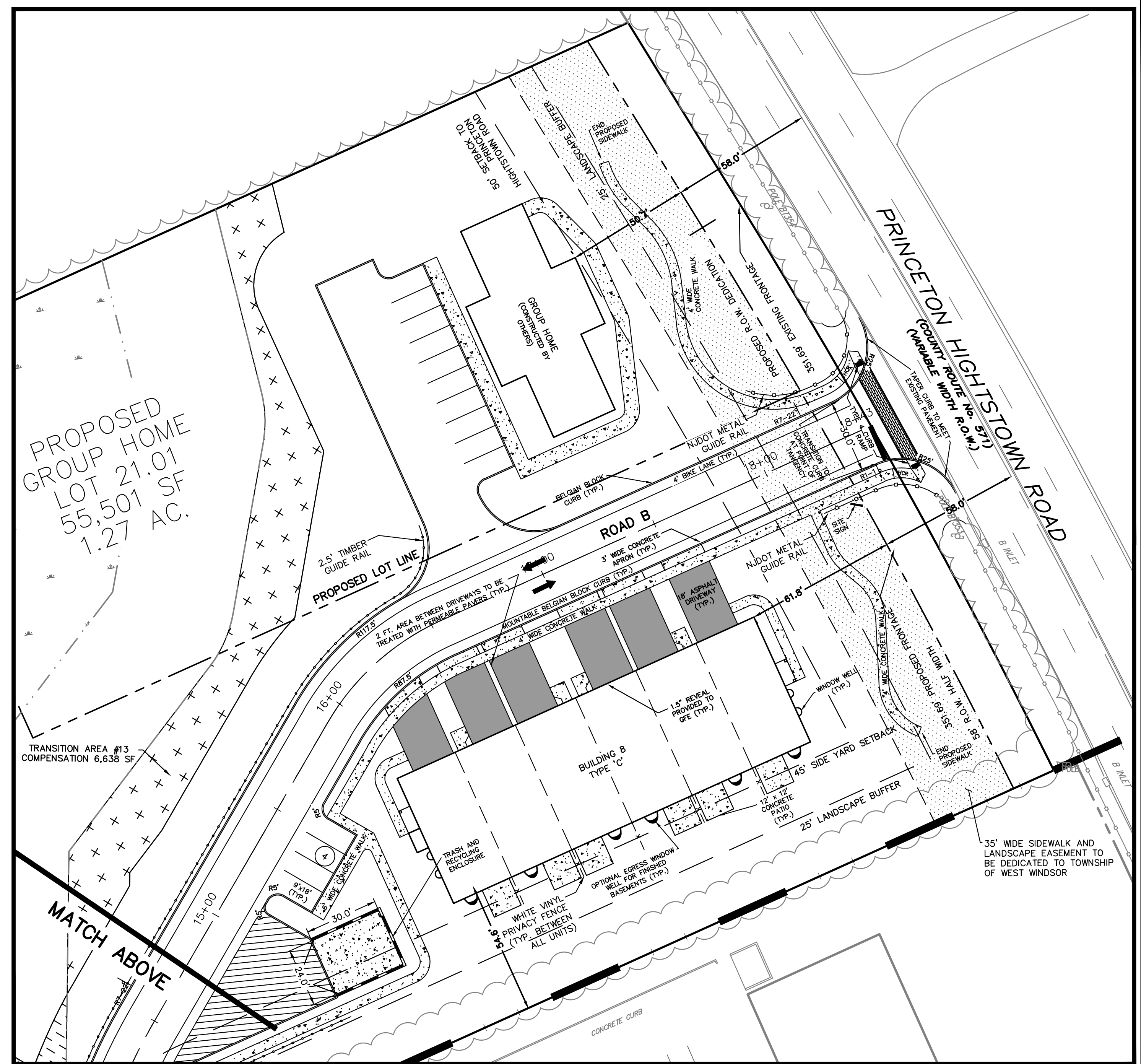
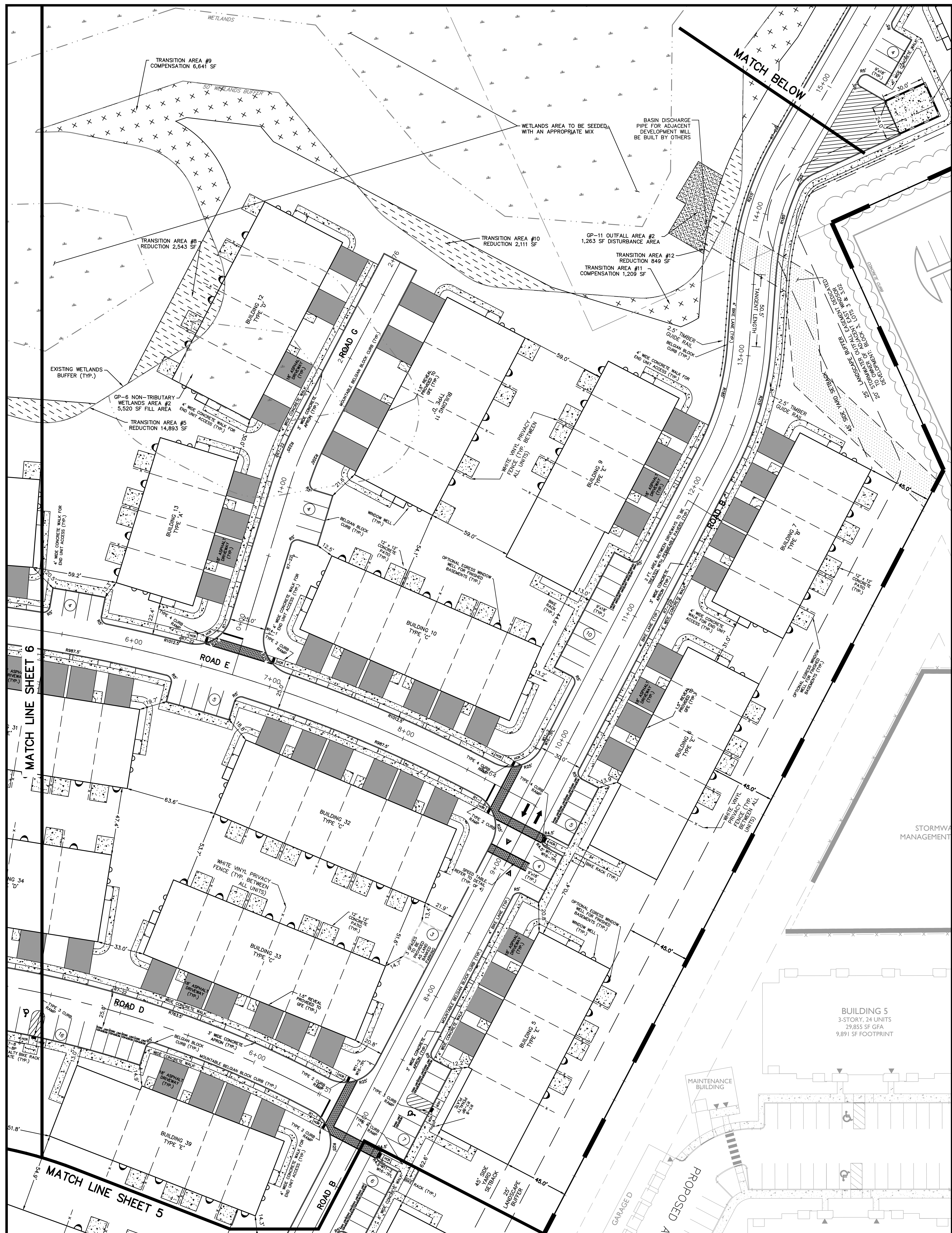
PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 LAYOUT PLAN
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Checked By: MWW
 Date: 08/31/20
 Released By: MWW
 Vertical Scale: N/A
 Horizontal Scale: 1" = 30'

Project No.: APR-184
 Date: 03/05/20
 Drawn By: MWW
 Date: 03-10-20
 Checked By: MWW
 Date: 03-10-20

Professional Engineer
 William J. Parkhill II, P.E.
 No. 141,761, 0609-03896

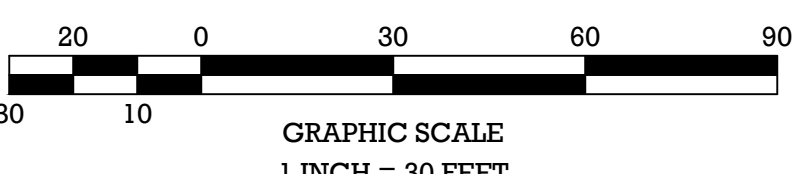
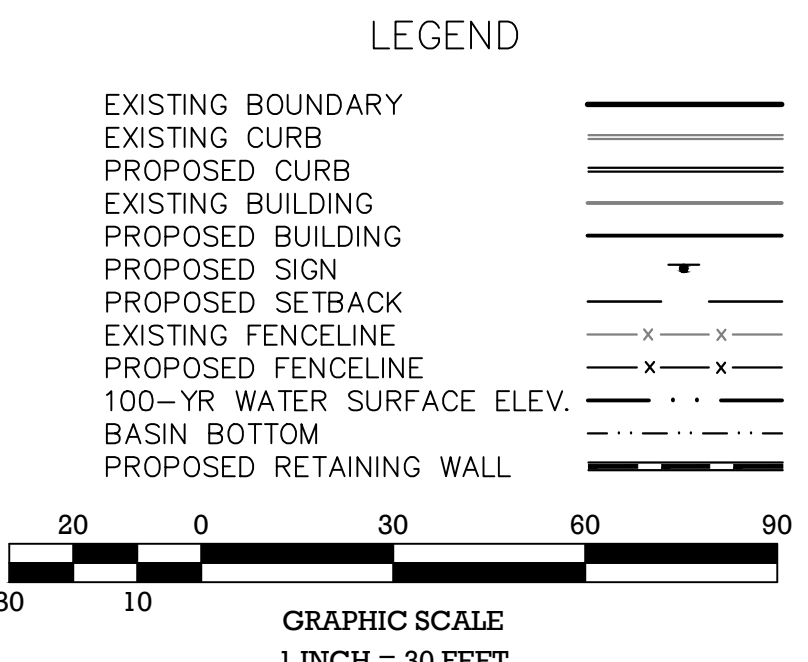
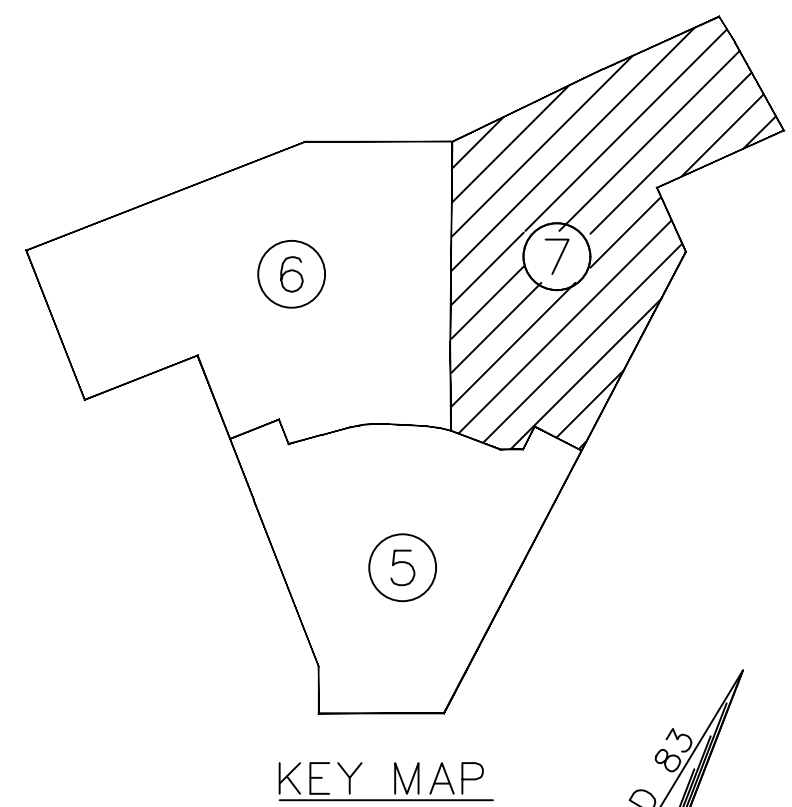
Sheet Number
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Area	Reduction	Compensation
Area 1	1,748 SF	5,979 SF
Area 2	903 SF	2,632 SF
Area 3	14,893 SF	2,632 SF
Area 4	Removed	
Area 5	Removed	
Area 6	Removed	
Area 7	Removed	
Area 8	2,543 SF	6,641 SF
Area 9	2,111 SF	1,209 SF
Area 10	849 SF	6,638 SF
Area 11	Removed	
Area 12	Removed	
Area 13	23,047 SF	23,079 SF
Total	+32 SF	23,079 SF

Existing Disturbance Transition Area = 148,470 SF

Area	Buffer	Wetlands
GP1 Area 1		16,852 SF
GP1 Area 2		5,320 SF
GP11 Area 1	1,110 SF	1,512 SF
GP11 Area 2		0 SF
Sub-Total	2,379 SF	23,884 SF
Total	26,257 SF	

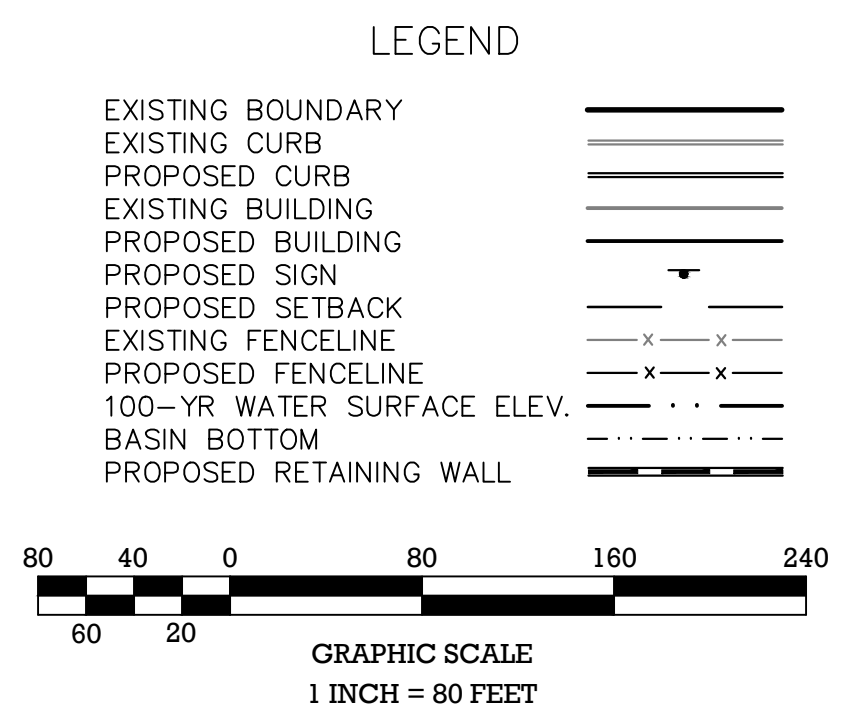


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DATE:	03/05/20	TOWNSHIP REVIEW COMMITTEE COMMENTS:	DUS
PROJECT No.:	APR-184	DRAWING NAME:	03-Layout.dwg
DRAWING No.:	03-Layout.dwg	DATE:	03/05/20

08/31/20
 Date
William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 141,766, 06/29/2009

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 LAYOUT PLAN
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
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<p>PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR ZAITZ TRAIL SYSTEM CONNECTIVITY EXHIBIT</p> <p>SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY</p>	<p> William J. Parkhill II, P.E. PROFESSIONAL ENGINEER No. 06166733898 </p>	<p> RELEASED BY: CHECKED BY: MWW DRAWN BY: EMD DATE: 03/05/20 PROJECT No.: APR-184 DRAWING NAME: 03A-Trail Exhibit.dwg </p>	<p> VERTICAL SCALE: N/A HORIZONTAL SCALE: 1"=80' TOWNSHIP REVIEW COMMITTEE COMMENTS: DUS TOWNSHIP REVIEW COMMITTEE COMMENTS: MWW DATE: 8/21/20 DATE: 7/10/20 REVISIONS: </p>
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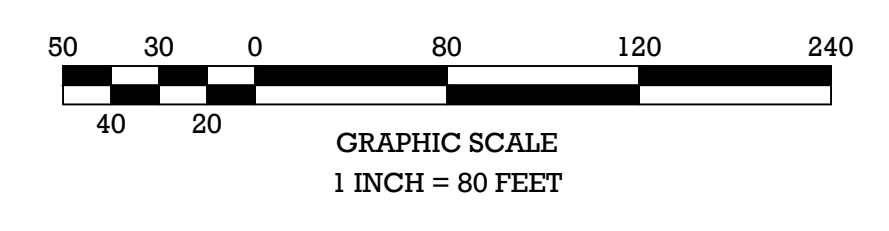
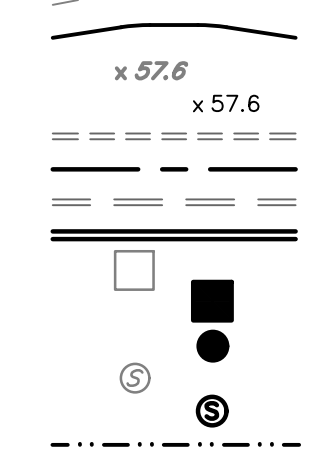
EDINBURG ROAD (A.K.A. COUNTY ROUTE No. 538) (A.K.A. OLD TRENTON ROAD) (A.K.A. MERCERVILLE-EDINBURG ROAD) (VARIABLE WIDTH R.O.W.)

WINDSOR CENTER DRIVE

- Grading Notes**
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
 - All curbs shall be depressed at crosswalks and conform to applicable state and federal barrier free design standards.
 - ADA designated units are to conform to the accessibility standards set forth in the Americans with Disabilities Act.
 - All walkways to have a maximum cross slope of 2% and running slope of 5% unless otherwise noted.
 - Sidewalk/walkway risers must be greater than 4" and less than 7". Tread depth to be 11" min.
 - All proposed curbing shall have a 6" reveal, unless otherwise stated.
 - All grading within grassed areas to be a minimum of 2% and a maximum of 3:1 slope unless otherwise noted.
 - All grading in pavement areas shall be greater than 1% unless otherwise noted.
 - Positive drainage to be maintained from all buildings in accordance with applicable regulations and building code.
 - Floor elevations, adjacent grade, doorway locations and elevations shall be confirmed with architectural plans prior to construction by the contractor.
 - All grassed areas to have a minimum of 4" clean top soil, when sod is being installed, or 6" clean top soil for seeding applications.
 - All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
 - Soil compaction to be per architectural requirements based on slab and footing design. 95% minimum compaction required per modified proctor moisture density test procedure ASTM D1557.
 - The fill material, both imported and excavated on site, shall be tested for contaminants and proven to be suitable for residential use.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- 100-YR WATER SURFACE ELEV.

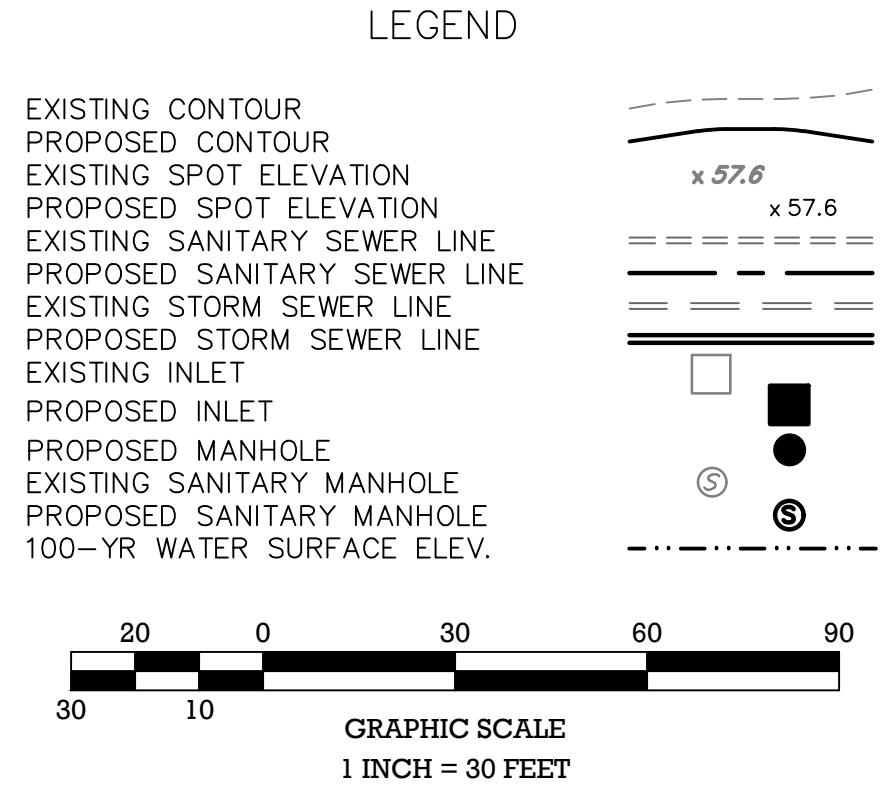
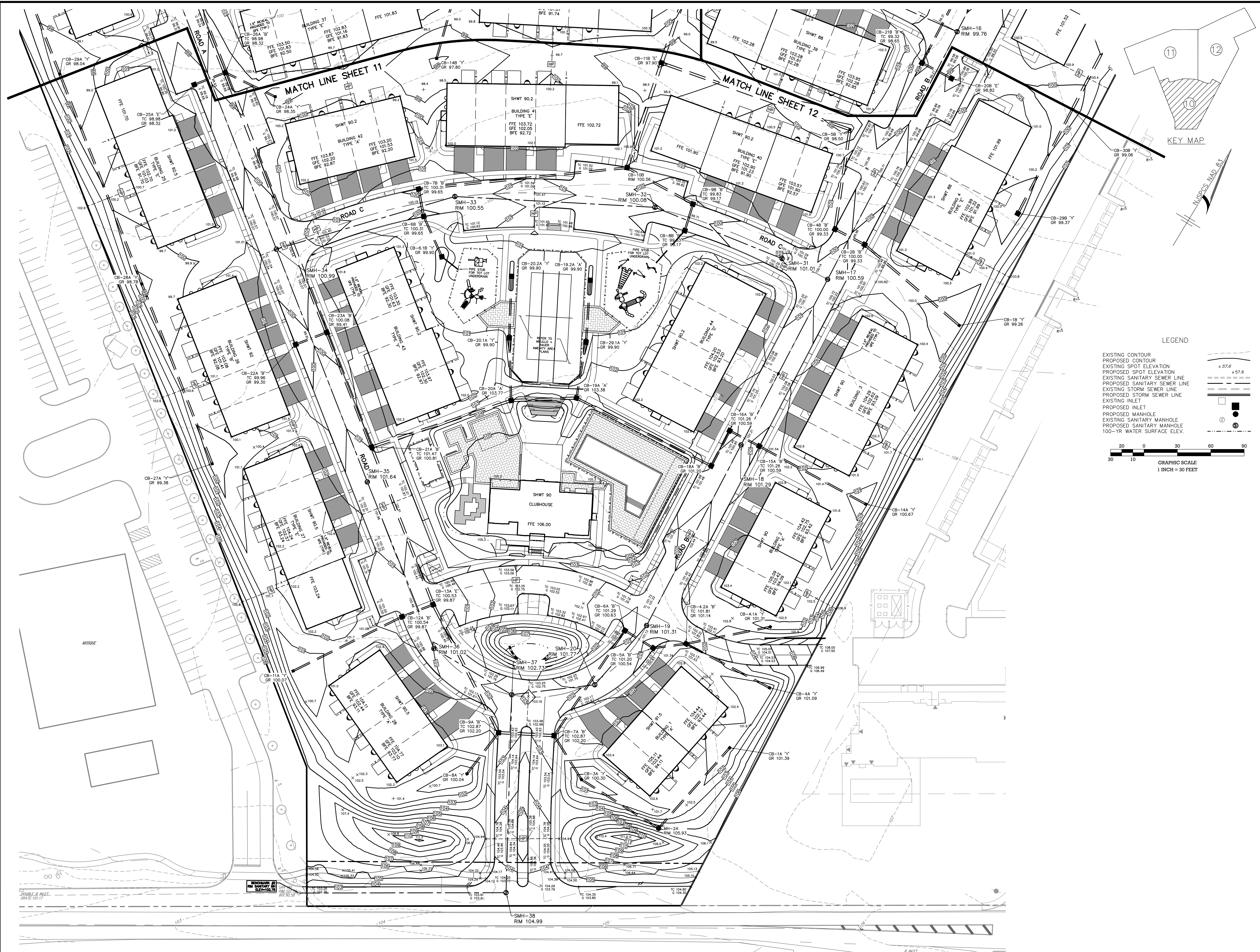


<p>PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR OVERALL GRADING PLAN</p> <p>SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY</p>	<p>Released By: M/W Checked By: M/W Date: 03/05/20 Project No.: APR-184 Drawing Name: 04-Grading.dwg</p>	<p>Vertical Scale: N/A Horizontal Scale: 1"=80' Township Review Committee Comments: 8/21/20 Date: 8/21/20 Township Review Committee Comments: 8/21/20 Date: 8/21/20 Township Review Committee Comments: 8/21/20 Date: 8/21/20</p>	<p>Drawn By: M/W Checked By: M/W Date: 08/31/20 Project No.: APR-184 Drawing Name: 04-Grading.dwg</p>
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William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 000000000

MidAtlantic
 DESIGN ENGINEERING ARCHITECTURE PLANNING

Sheet Number **9** OF **38**



PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR GRADING PLAN SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY	RELEASED BY: EMD	CHECKED BY: MWW	DATE: 03/05/20	PROJECT NO.:# APR-184	DRAWING NAME: 04-Grading.dwg	REVISIONS DATE: _____ EMD: _____ MWW: _____ CHECKED BY: _____
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William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 000060580

MtdAtlantic

Blair H. Ziegler, P.E., P. G. S.
 S. Christopher C. Ruff, P.E., P. G. S.
 S. Christopher C. Ruff, P.E., P. G. S.

Professional Engineer License No. 000060580

Professional Engineer License No. 000060580

Professional Engineer License No. 000060580

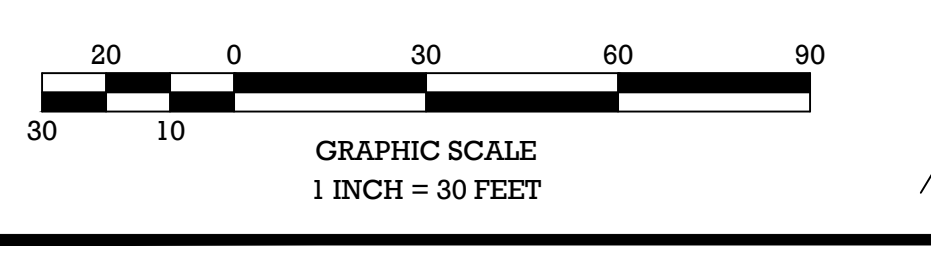


KEY MAP

POUND

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- 100-YR WATER SURFACE ELEV.



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PROJECT NO.:	APR-184	TOWNSHIP REVIEW COMMITTEE COMMENTS:	
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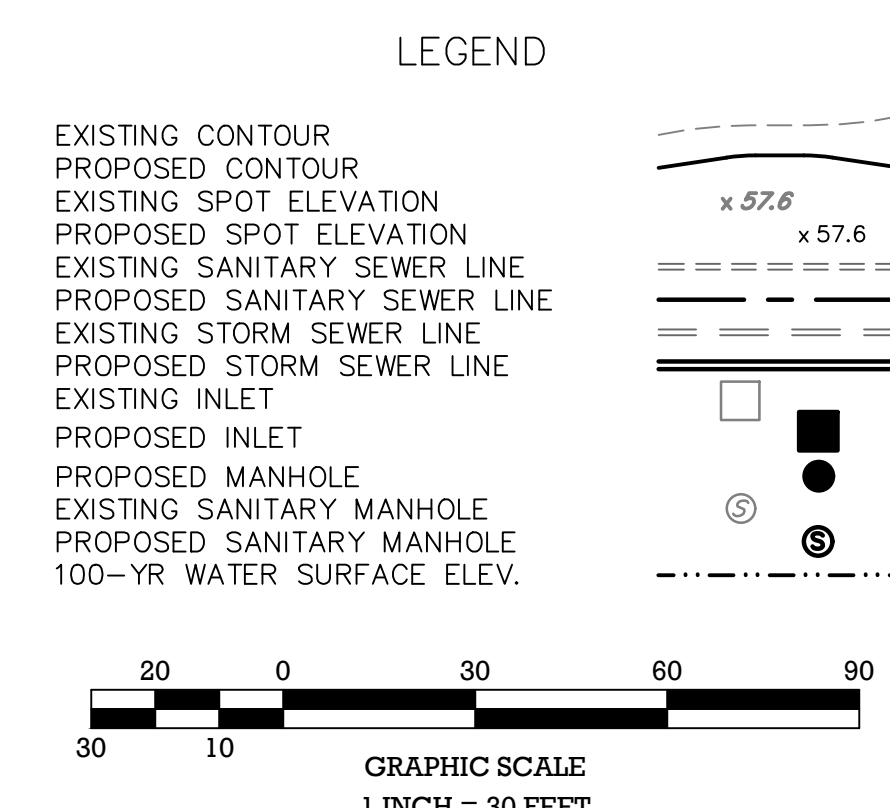
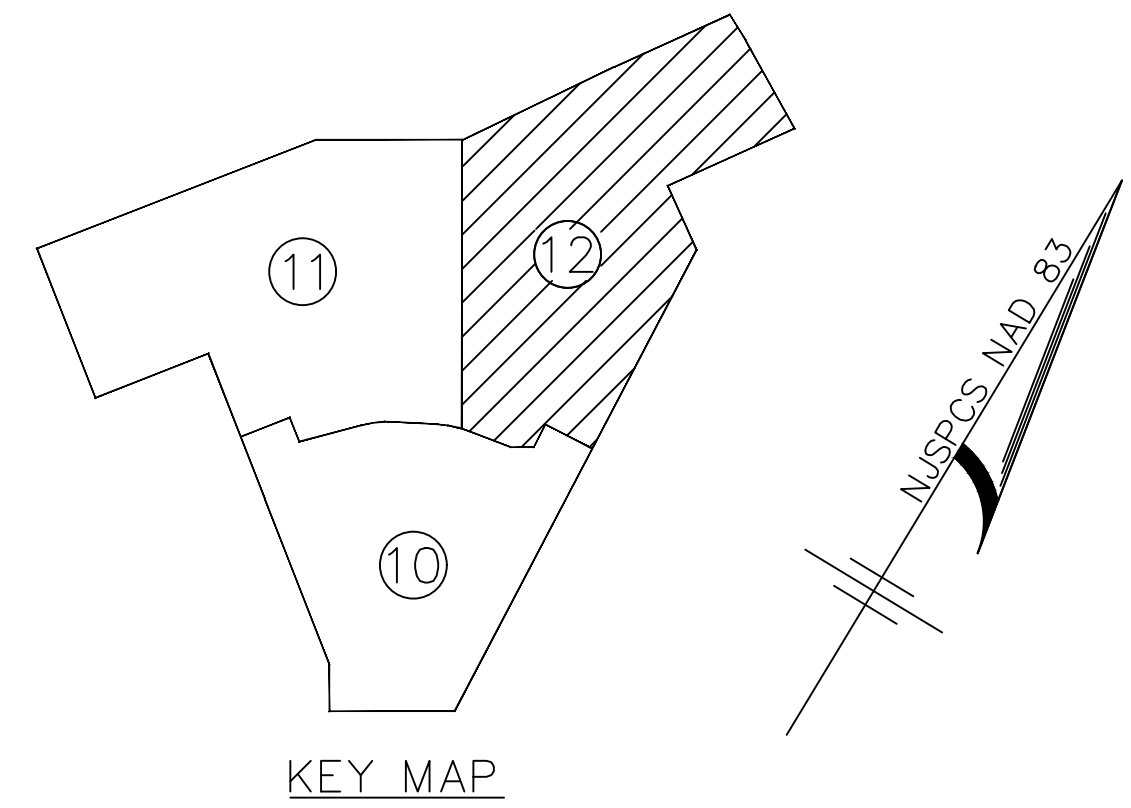
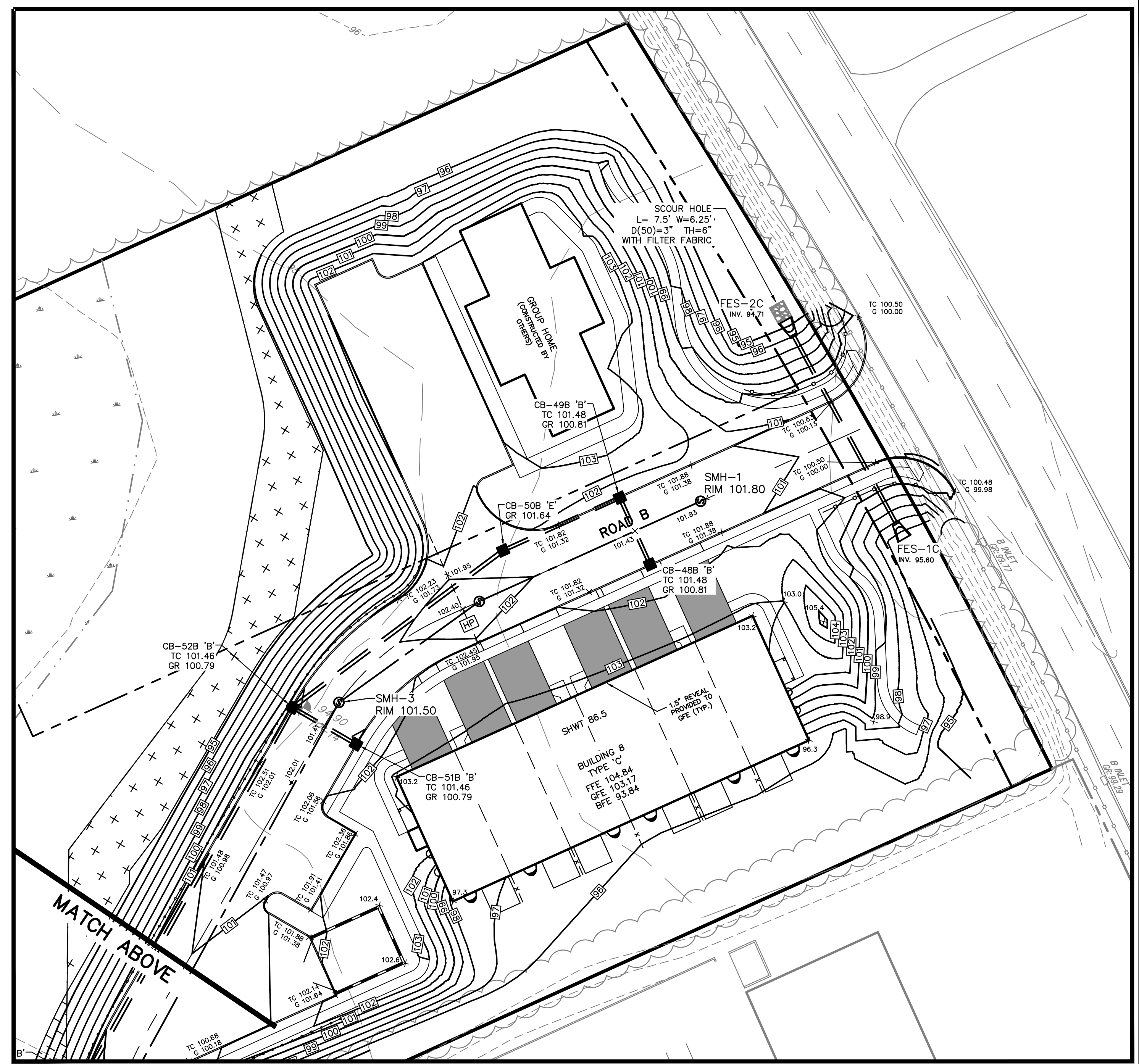
08/31/20
 William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 000000000

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
 SITUATED IN
 GRADING PLAN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Match Line SHEET 10

Match Line SHEET 12

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PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

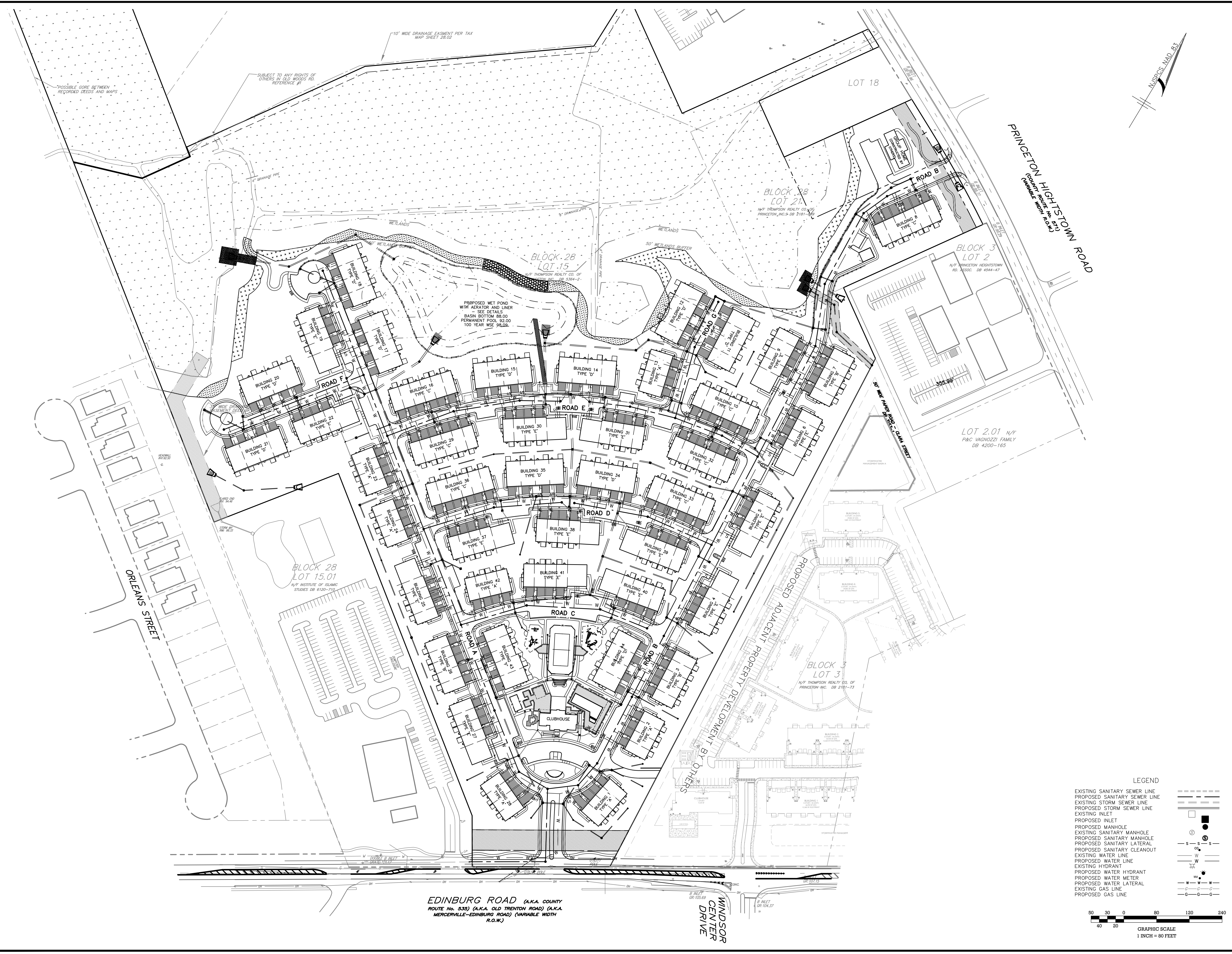
Professional Engineer
 William J. Parkhill II, P.E.
 No. 16-16-000003896

DATE: 08/31/20
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REVISIONS
 DATE COMMENTS
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RELEASED BY: MWW
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Sheet Number
 12 OF 38

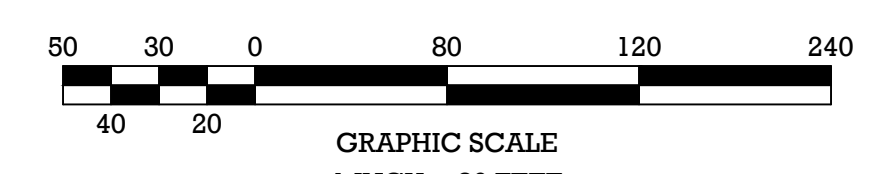


EDINBURG ROAD (AKA COUNTY ROUTE No. 538)
 (AKA OLD TRENTON ROAD)
 (MERCERVILLE-EDINBURG ROAD) (VARIABLE WIDTH R.O.W.)

WINDSOR CENTER DRIVE

LEGEND

- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INLET
- PROPOSED INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY CLEANOUT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING HYDRANT
- PROPOSED WATER HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER LATERAL
- EXISTING GAS LINE
- PROPOSED GAS LINE



PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
OVERALL UTILITY PLAN
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

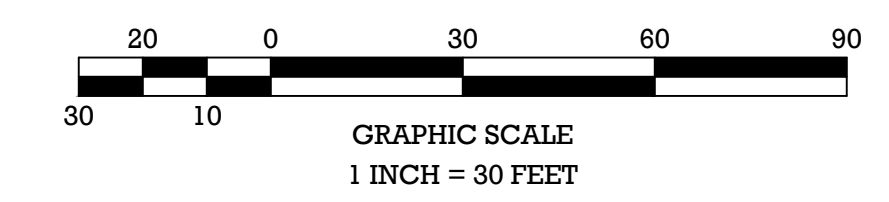
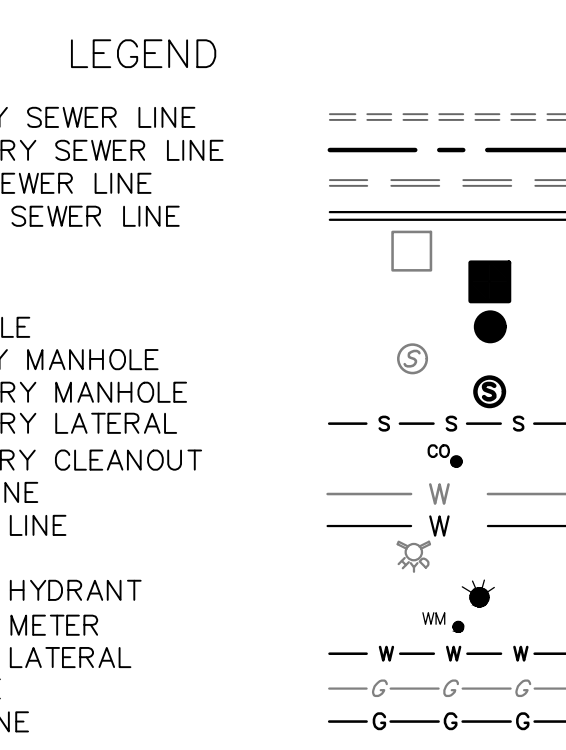
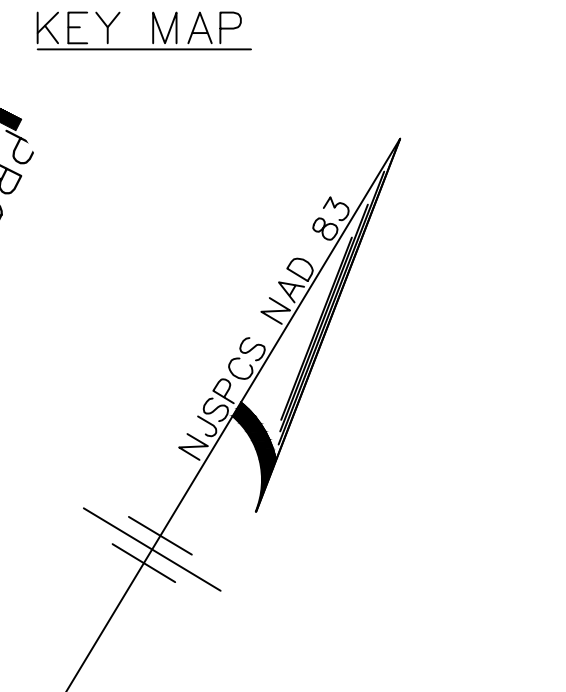
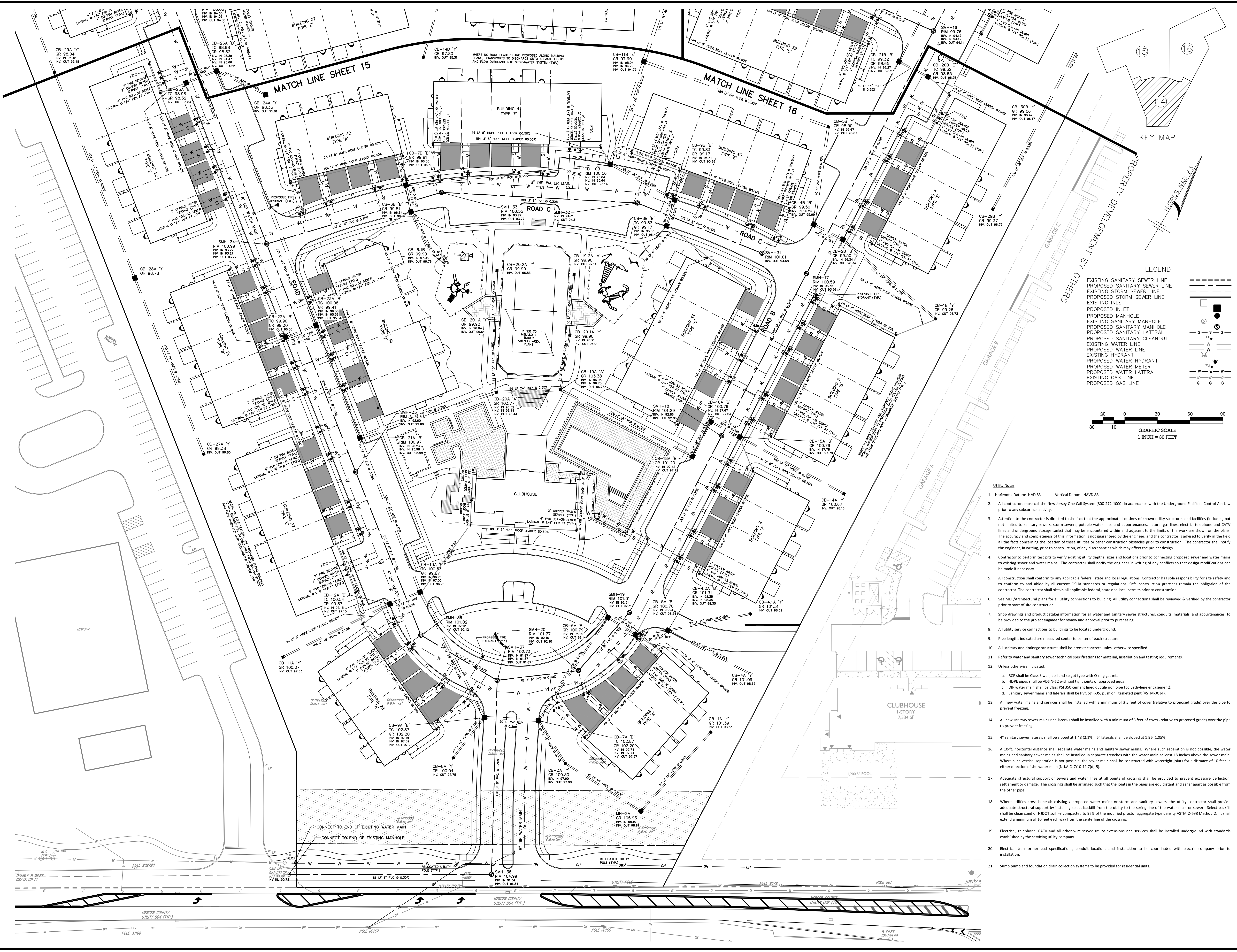
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 PROFESSIONAL ENGINEER
 No. 44,766, 66983-23896

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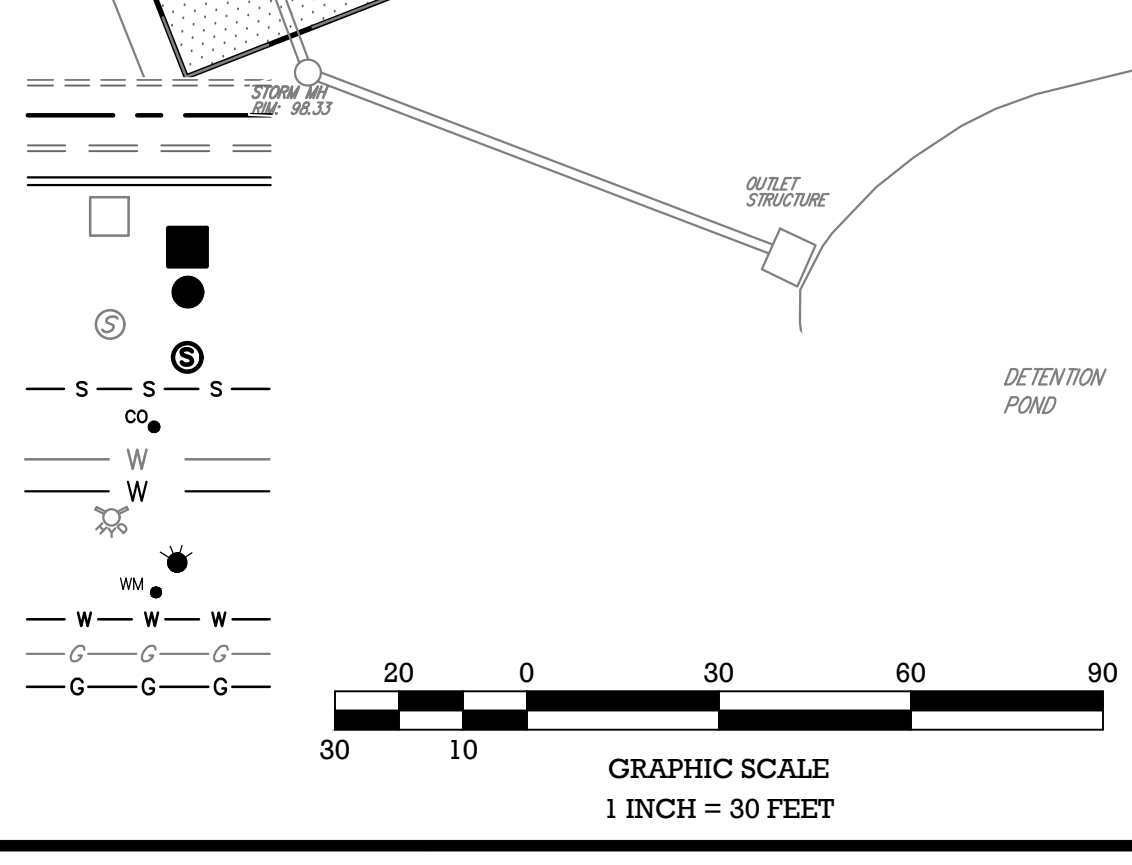
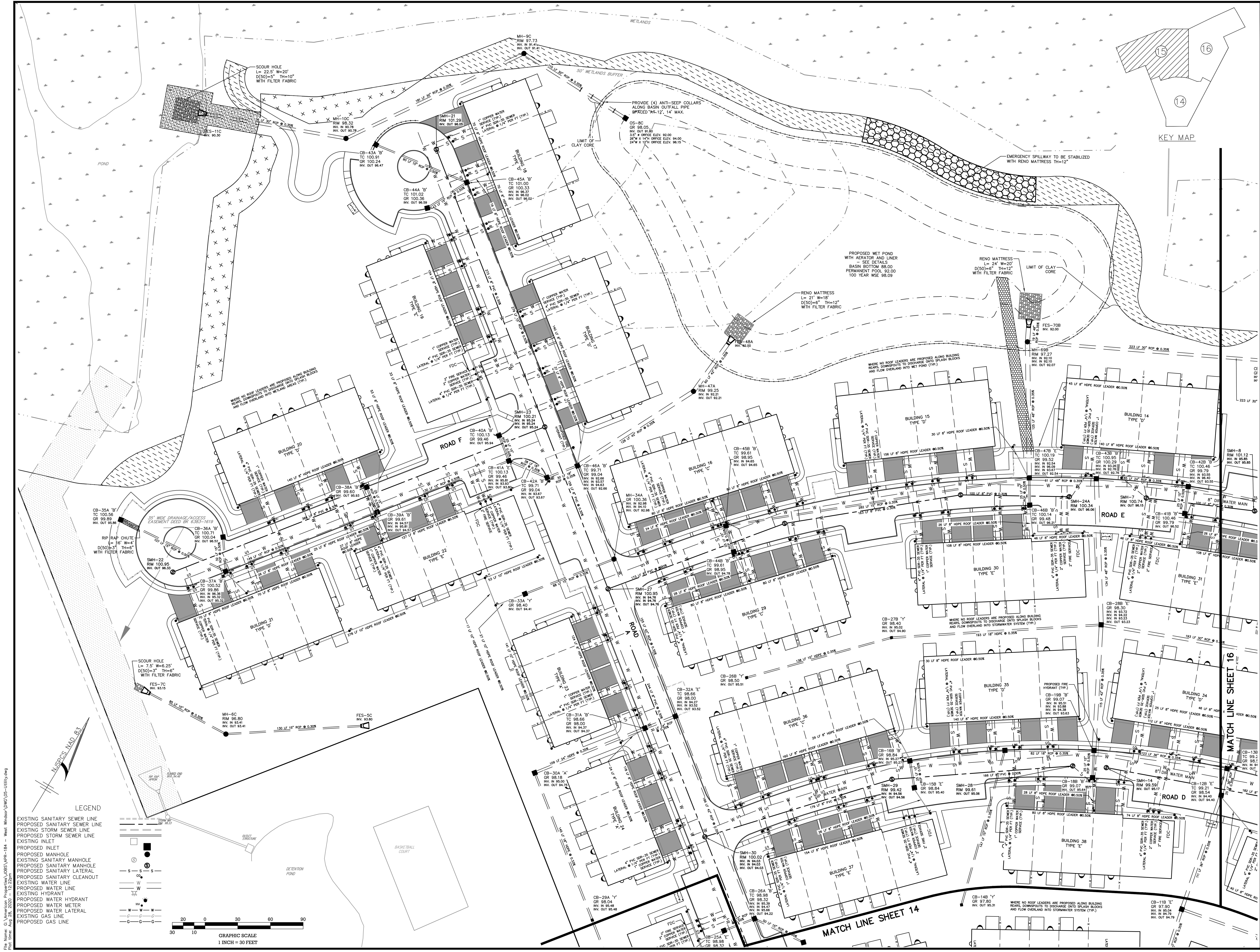
Sheet Number
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Utility Notes

- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
- All contractors must call the New Jersey One Call System (800-272-1000) in accordance with the Underground Facilities Control Act Law prior to any subsurface activity.
- Attention to the contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
- Contractor to perform test pits to verify existing utility depths, sizes and locations prior to connecting proposed sewer and water mains to existing sewer and water mains. The contractor shall notify the engineer in writing of any conflicts so that design modifications can be made if necessary.
- All construction shall conform to any applicable federal, state and local regulations. Contractor has sole responsibility for site safety and to conform to and abide by all current OSHA standards or regulations. Safe construction practices remain the obligation of the contractor. The contractor shall obtain all applicable federal, state and local permits prior to construction.
- See MEP/Architectural plans for all utility connections to building. All utility connections shall be reviewed & verified by the contractor prior to start of site construction.
- Shop drawings and product catalog information for all water and sanitary sewer structures, conduits, materials, and appurtenances, to be provided to the project engineer for review and approval prior to purchasing.
- All utility service connections to buildings to be located underground.
- Pipe lengths indicated are measured center to center of each structure.
- All sanitary and drainage structures shall be precast concrete unless otherwise specified.
- Refer to water and sanitary sewer technical specifications for material, installation and testing requirements.
- Unless otherwise indicated:
 - RCP shall be Class 3 wall, bell and spigot type with D-ring gaskets.
 - RCP pipes shall be ADS N 12 with soil tight joints or approved equal.
 - DIP water main shall be Class PSI 350 cement lined ductile iron pipe (polyethylene encasement).
 - Sanitary sewer mains and laterals shall be PVC SDR-35, push on, gasketed joint (ASTM-3034).
- All new water mains and services shall be installed with a minimum of 3.5 feet of cover (relative to proposed grade) over the pipe to prevent freezing.
- All new sanitary sewer mains and laterals shall be installed with a minimum of 3 feet of cover (relative to proposed grade) over the pipe to prevent freezing.
- 4" sanitary sewer laterals shall be sloped at 1:48 (2.1%). 6" laterals shall be sloped at 1:96 (1.05%).
- A 10-ft. horizontal distance shall separate water mains and sanitary sewer mains. Where such separation is not possible, the water mains and sanitary sewer mains shall be installed in separate trenches with the water main at least 18 inches above the sewer main. Where such vertical separation is not possible, the sewer main shall be constructed with watertight joints for a distance of 10 feet in either direction of the water main (N.J.A.C. 7:10-11.7(a)-5).
- Adequate structural support of sewers and water lines at all points of crossing shall be provided to prevent excessive deflection, settlement or damage. The crossings shall be arranged such that the joints in the pipes are equidistant and as far apart as possible from the other pipe.
- Where utilities cross beneath existing / proposed water mains or storm and sanitary sewers, the utility contractor shall provide adequate structural support by installing select backfill from the utility to the spring line of the water main or sewer. Select backfill shall be clean sand or NIDOT soil I-9 compared to 95% of the modified proctor aggregate type density ASTM D-698 Method D. It shall extend a minimum of 10 feet each way from the centerline of the crossing.
- Electrical, telephone, CATV and all other wire-served utility extensions and services shall be installed underground with standards established by the servicing utility company.
- Electrical transformer pad specifications, conduit locations and installation to be coordinated with electric company prior to installation.
- Sump pump and foundation drain collection systems to be provided for residential units.

<p>PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR UTILITY PLAN</p>	<p>08/31/20</p> <p><i>William J. Parkhill II, P.E.</i> PROFESSIONAL ENGINEER No. 161,766,668-33889</p>	<p>08/26/20</p> <p>APR-184</p> <p>05-UTILITY.dwg</p>	<p>RELEASER BY: MWW</p> <p>CHECKED BY: MWW</p> <p>DATE: 03/05/20</p> <p>PROJECT No.: 08/26/20</p> <p>DRAWING NAME: 05-UTILITY.dwg</p>	<p>VERTICAL SCALE: N/A</p> <p>HORIZONTAL SCALE: 1"=30'</p>	<p>9/21/20 TOWNSHIP REVIEW COMMITTEE COMMENTS</p> <p>9/10/20 TOWNSHIP REVIEW COMMITTEE COMMENTS</p> <p>8/6/20/20 REVISE SEWER AND WATER PER CLIENT</p>	<p>DUS</p> <p>DUS</p> <p>DUS</p>	<p>MWW</p> <p>MWW</p> <p>MWW</p>	<p>DRAWN BY: CHECKED BY:</p> <p>REVISIONS:</p>
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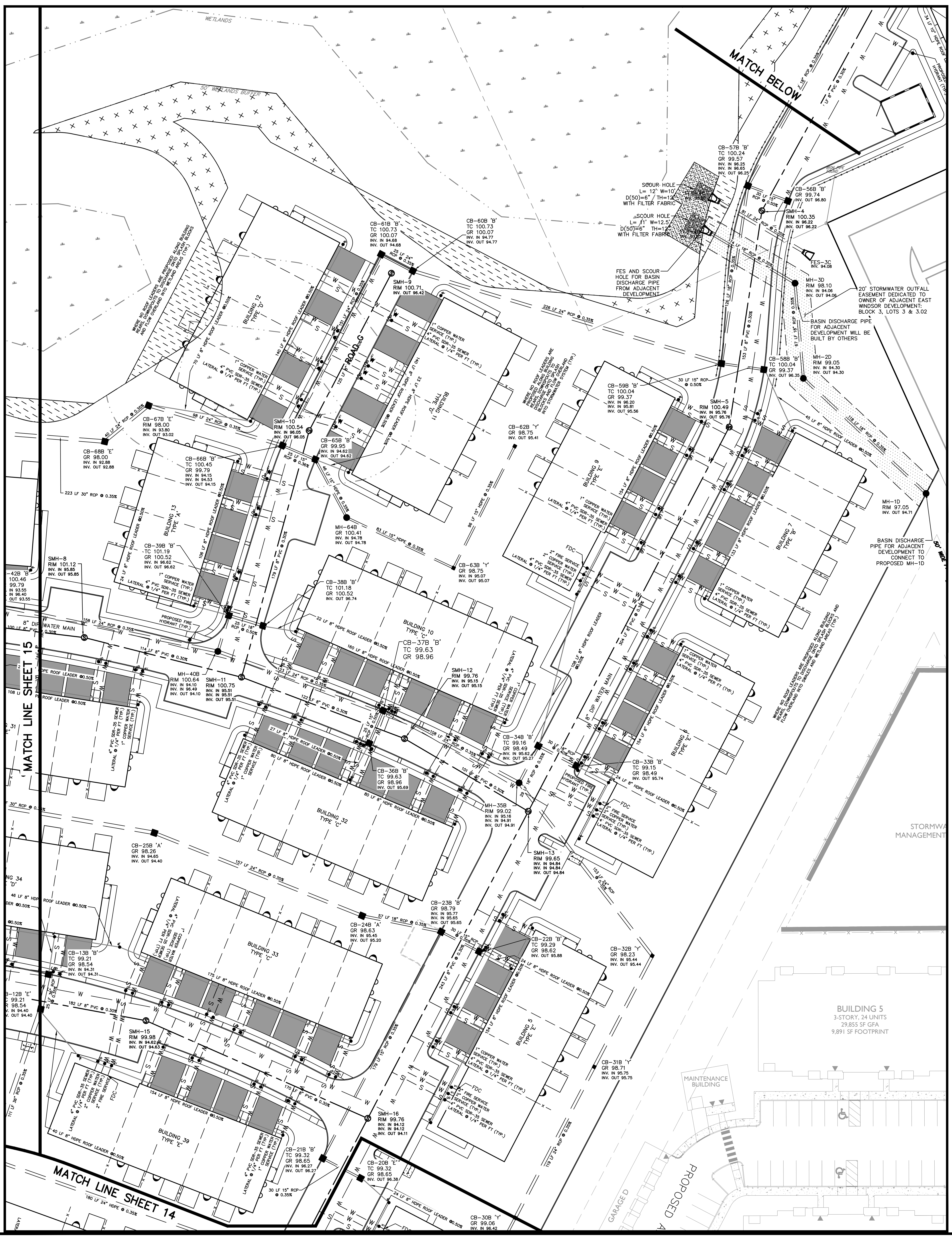
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BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
UTILITY PLAN

SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
No. 36766 (06/09/2008)

08/31/20

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15 OF 38



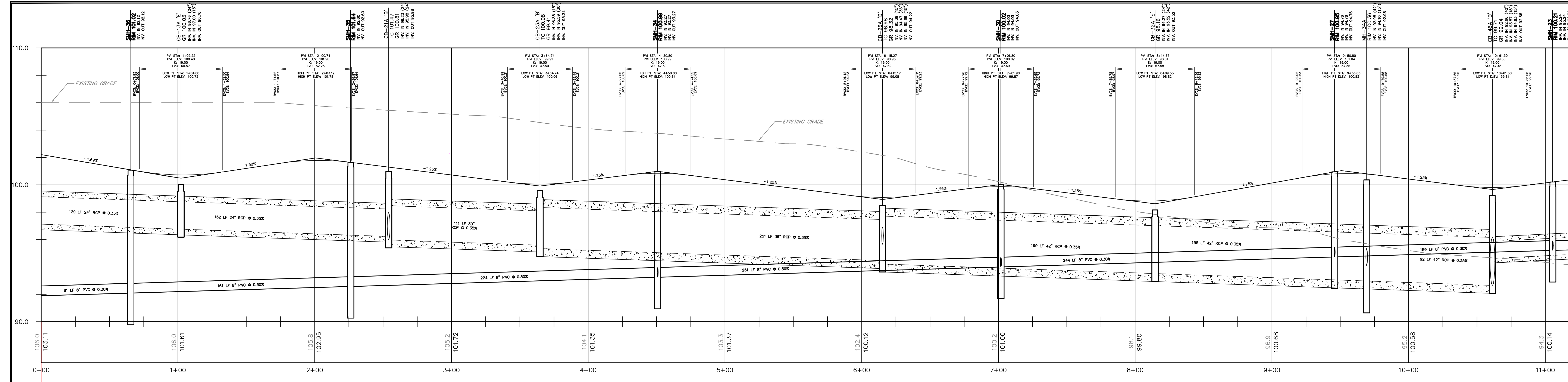
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PROJECT No.:	APR-184	REVISIONS:	DUS DUS MMW MMW
DRAWING NAME:	05-UTILITY.dwg	REVISIONS:	DUS DUS MMW MMW

08/31/20
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 PROFESSIONAL ENGINEER
 No. 141,761,000033080

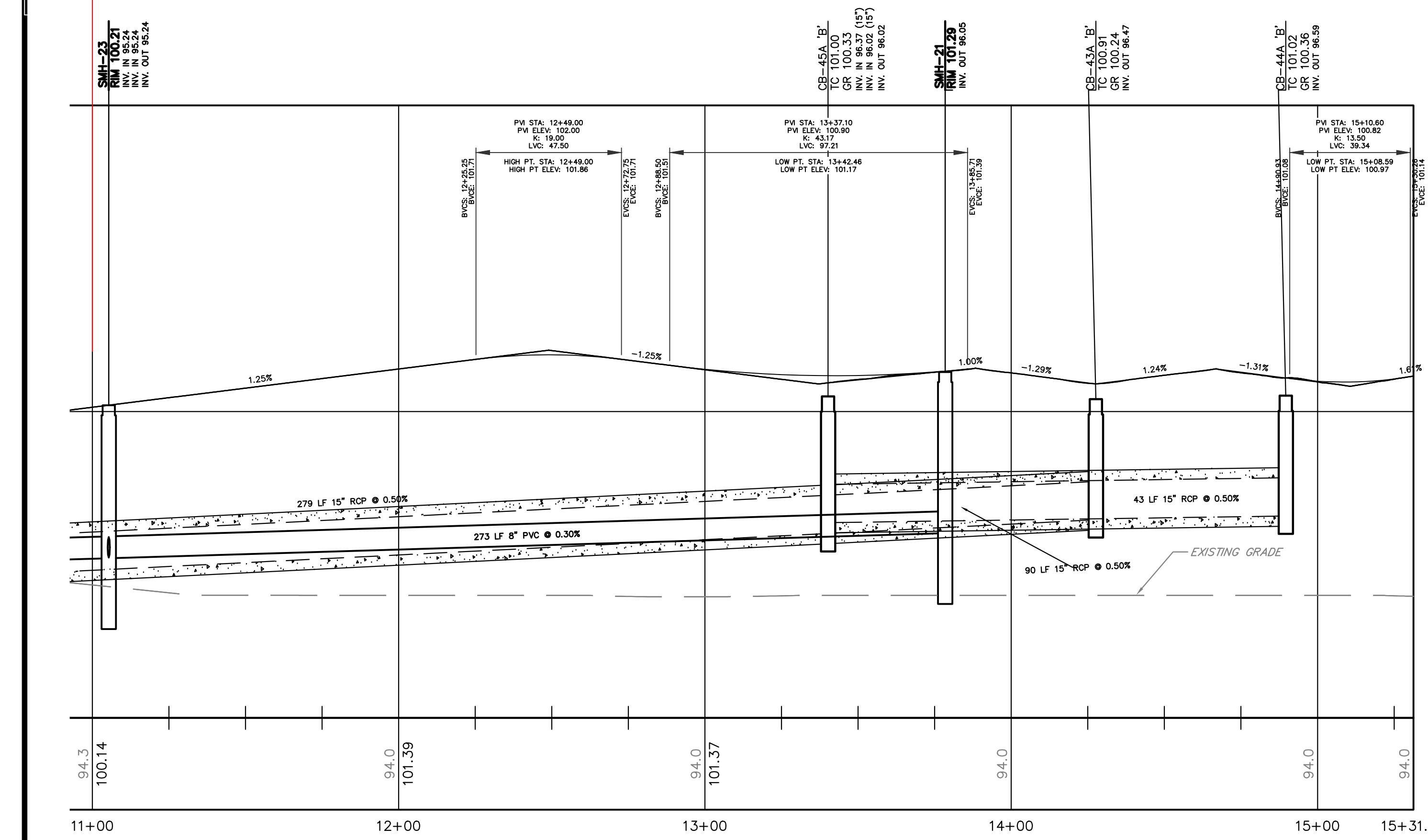
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 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 UTILITY PLAN
 SITUATED IN
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Sheet Number
 16 OF 38

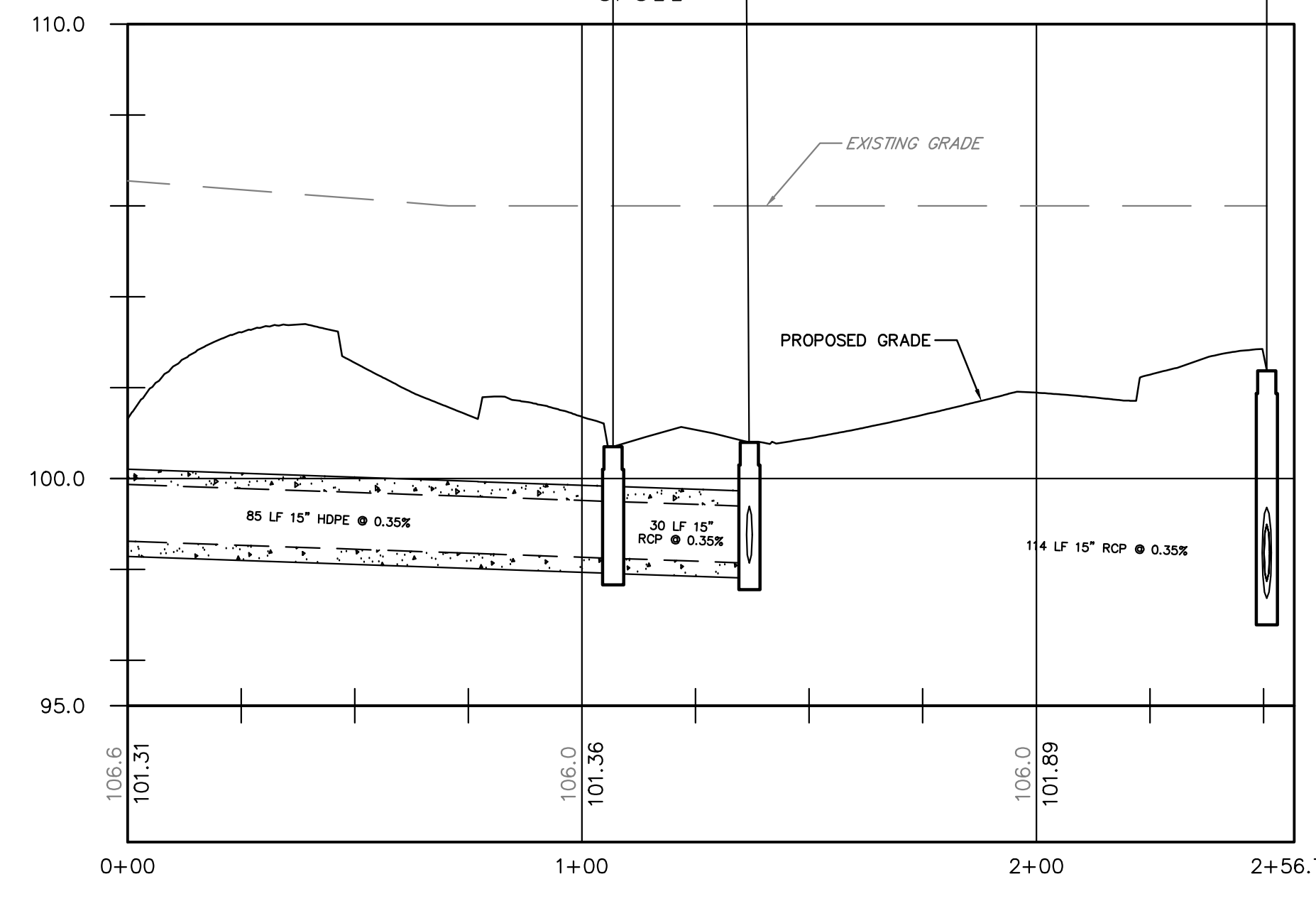
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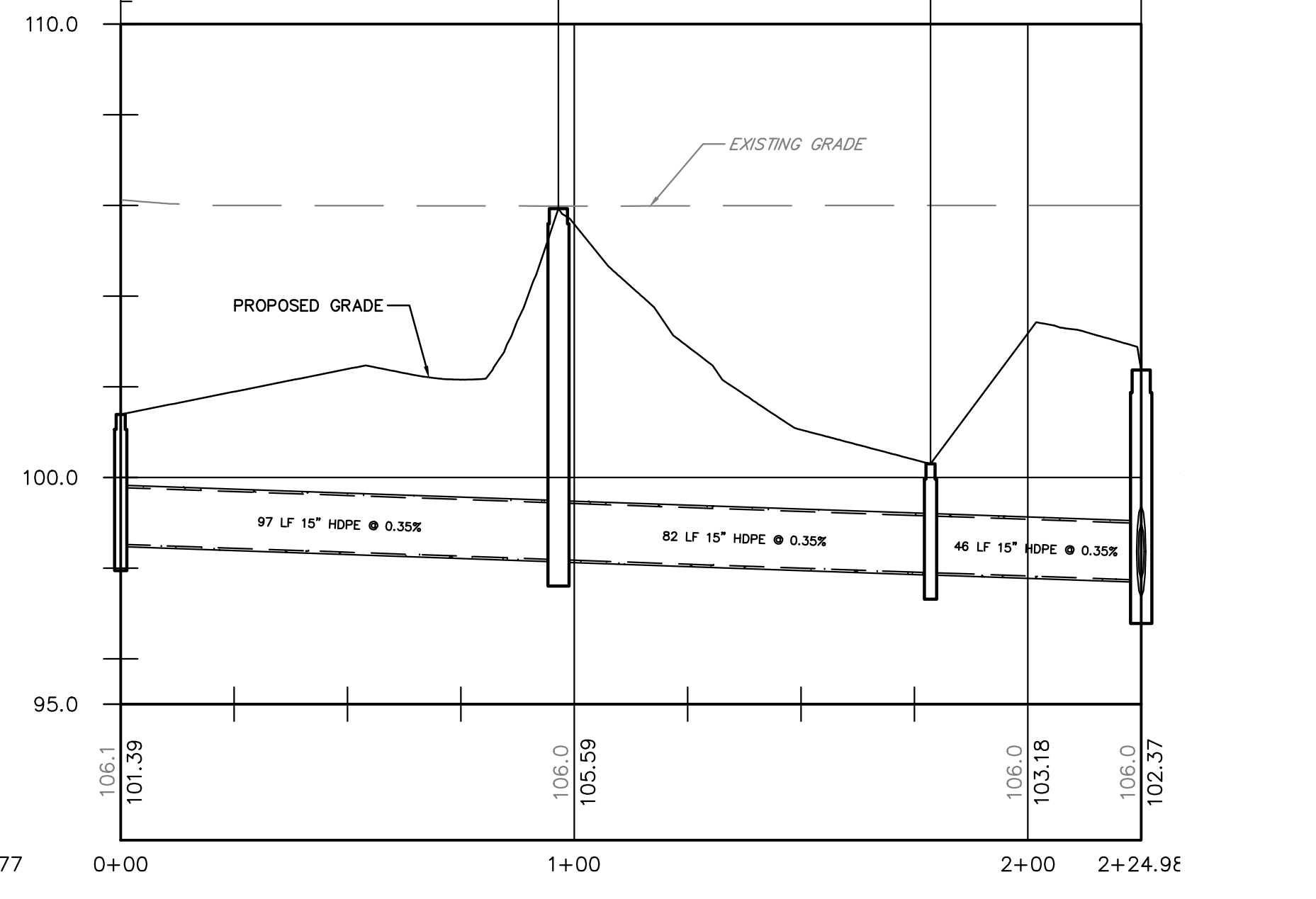
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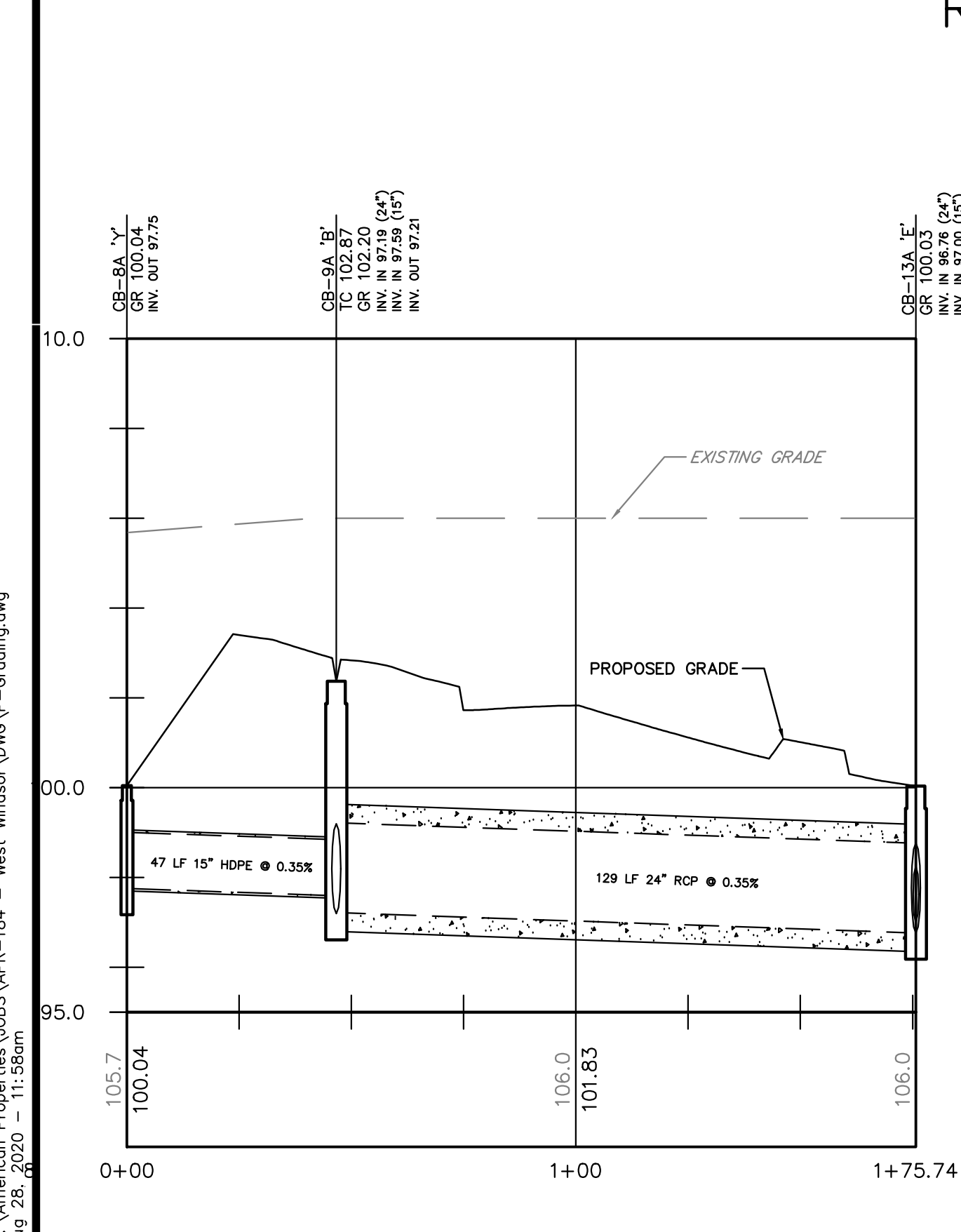
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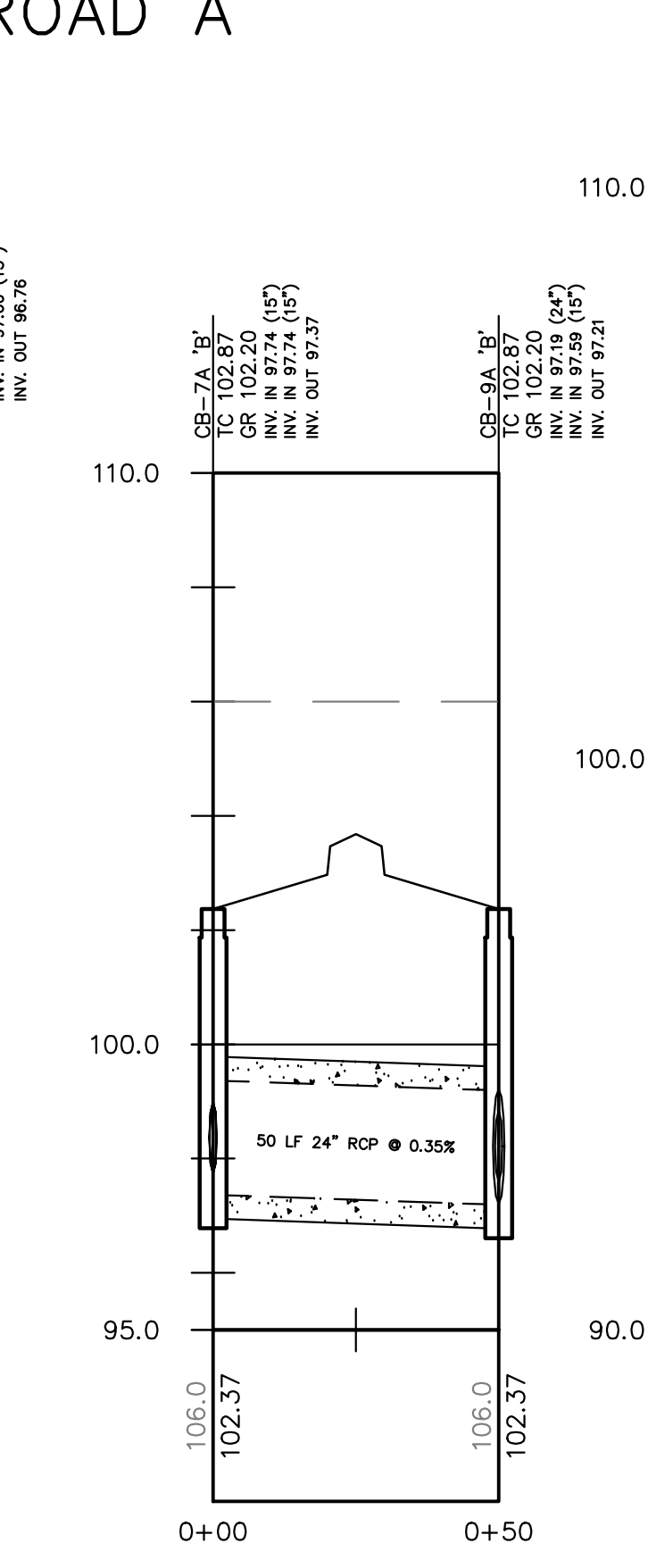
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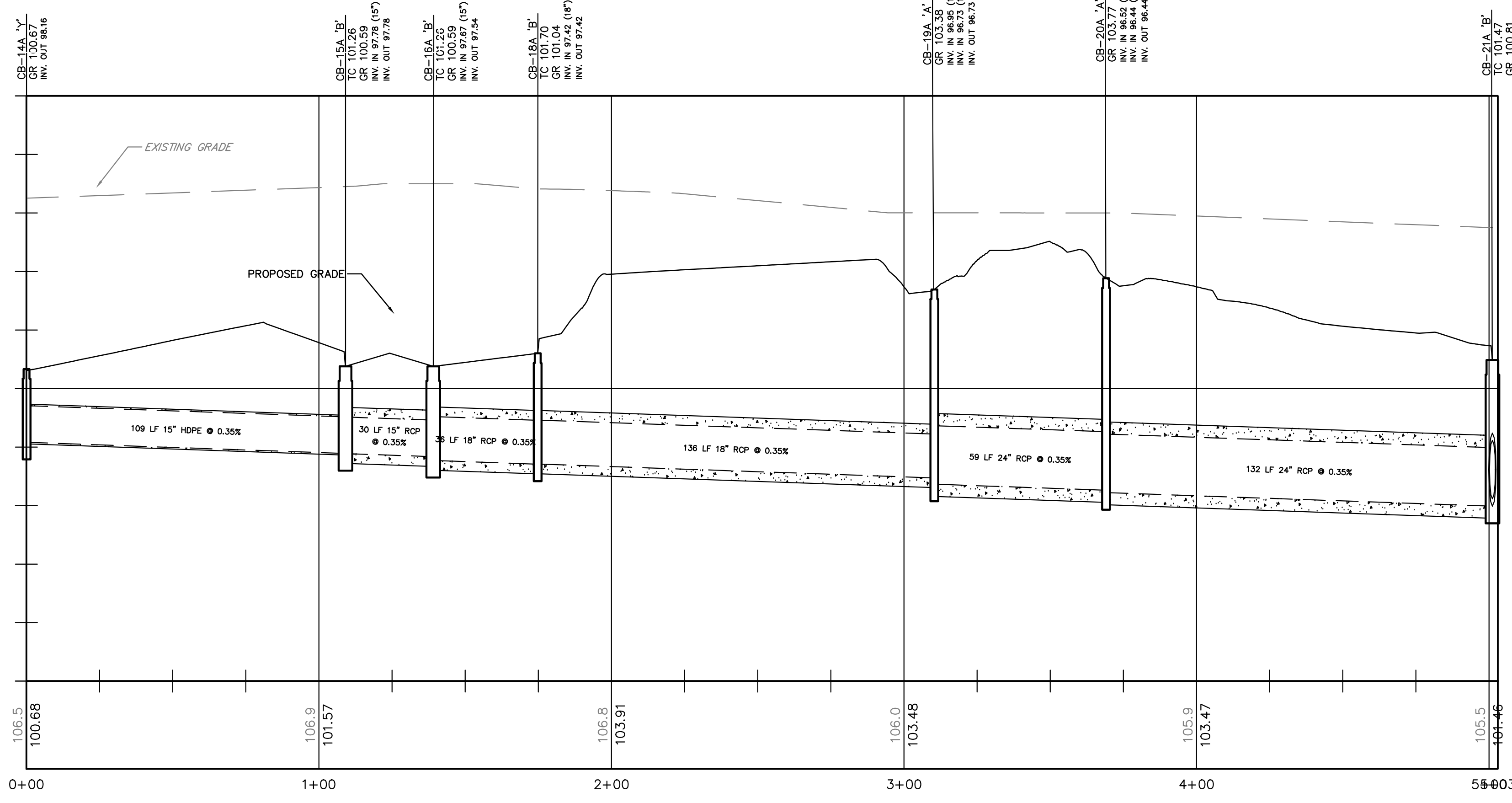
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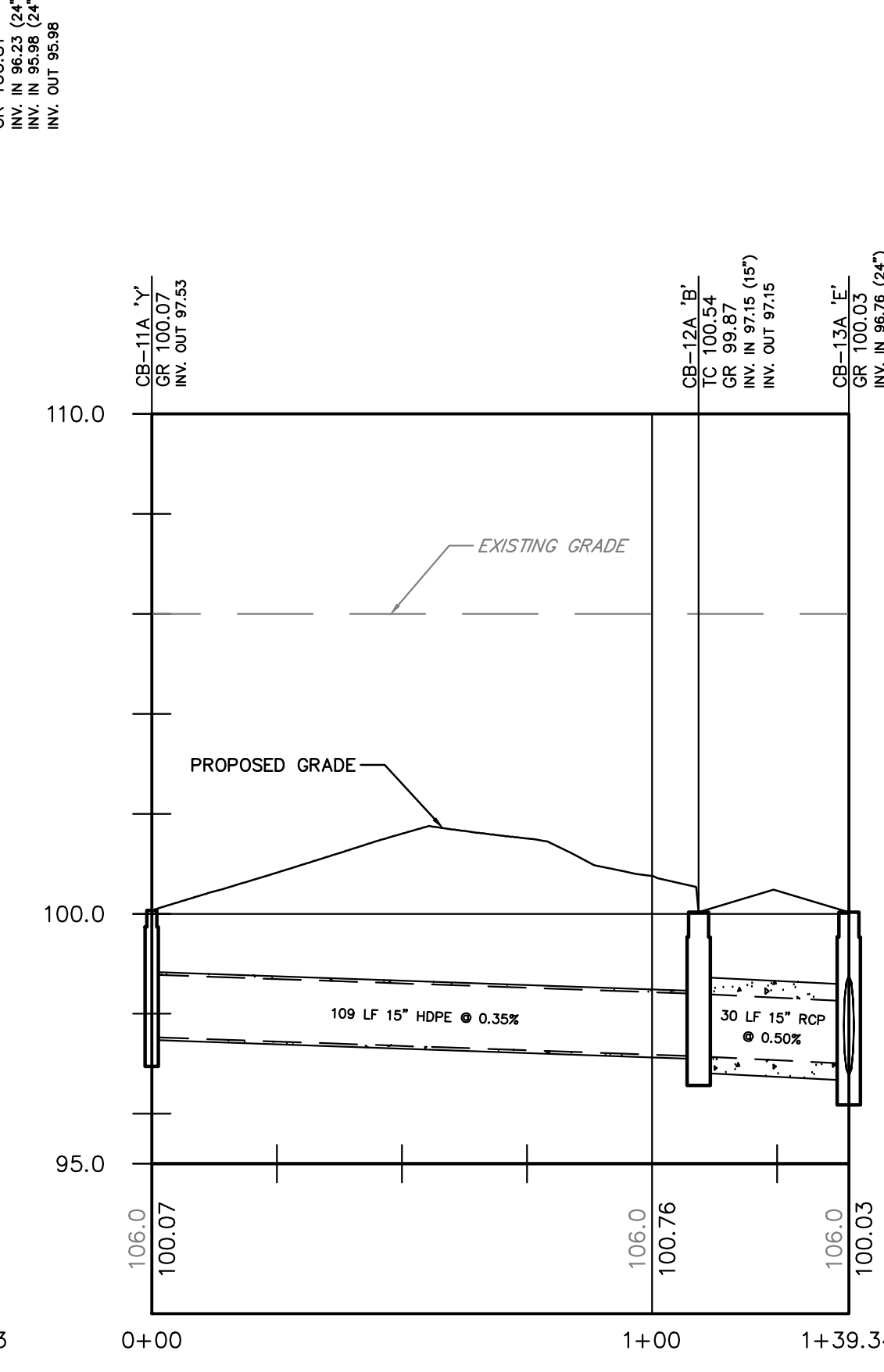
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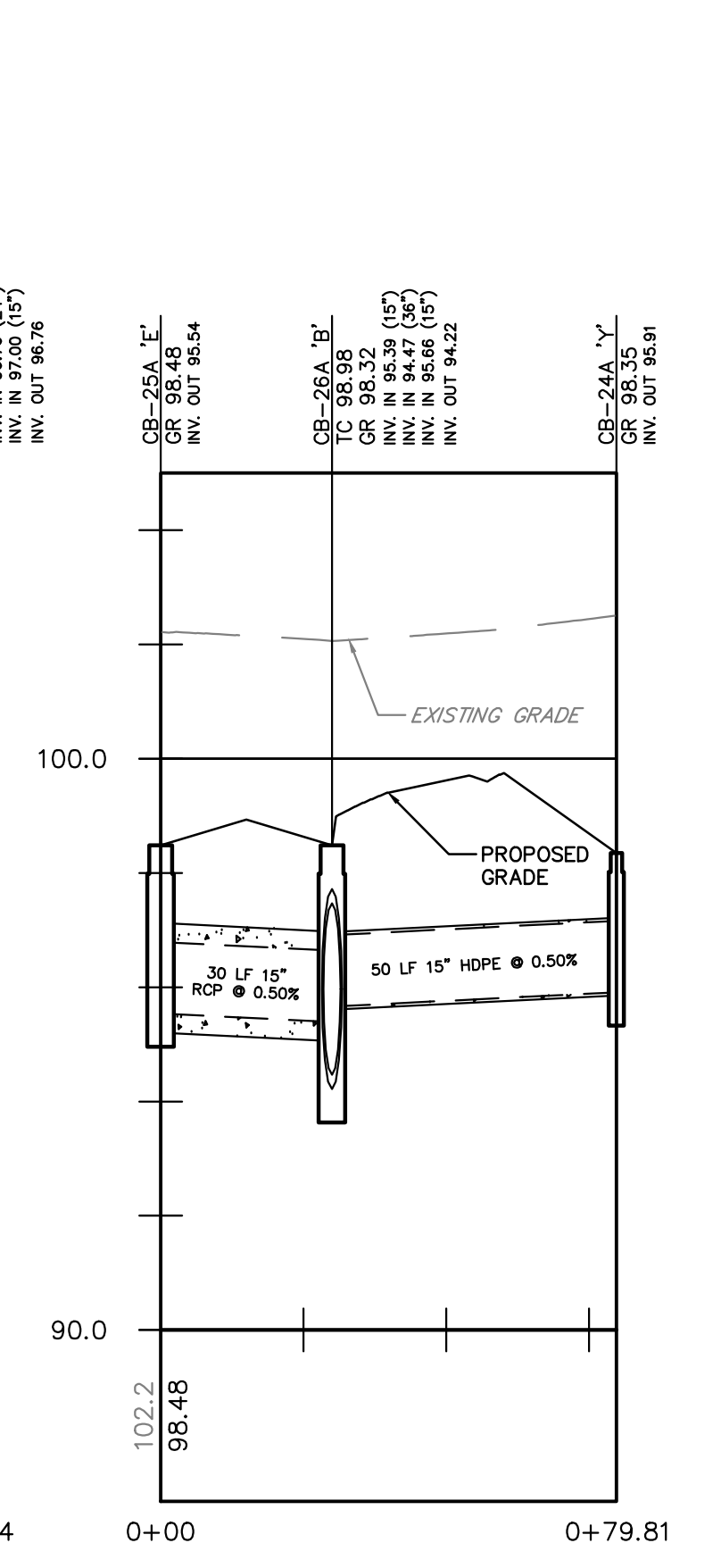
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CB-14A to CB-21A



CB-11A to CB-13A

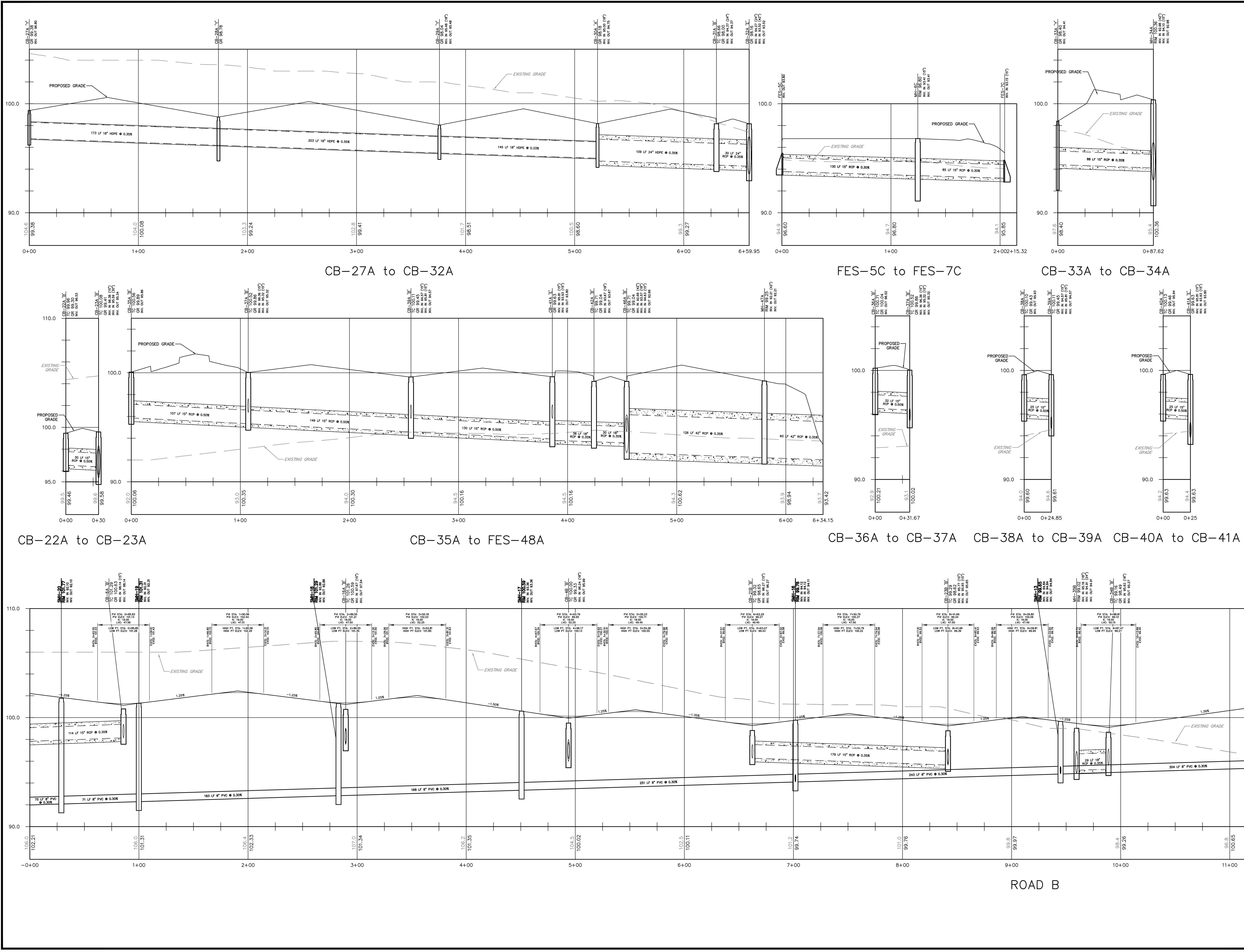


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DATE:		REVISIONS:	

William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 64,761, 6/26/2009

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY



CB-27A to CB-32A

FES-5C to FES-7C

CB-33A to CB-34A

CB-22A to CB-23A

CB-35A to FES-48A

CB-36A to CB-37A

CB-38A to CB-39A

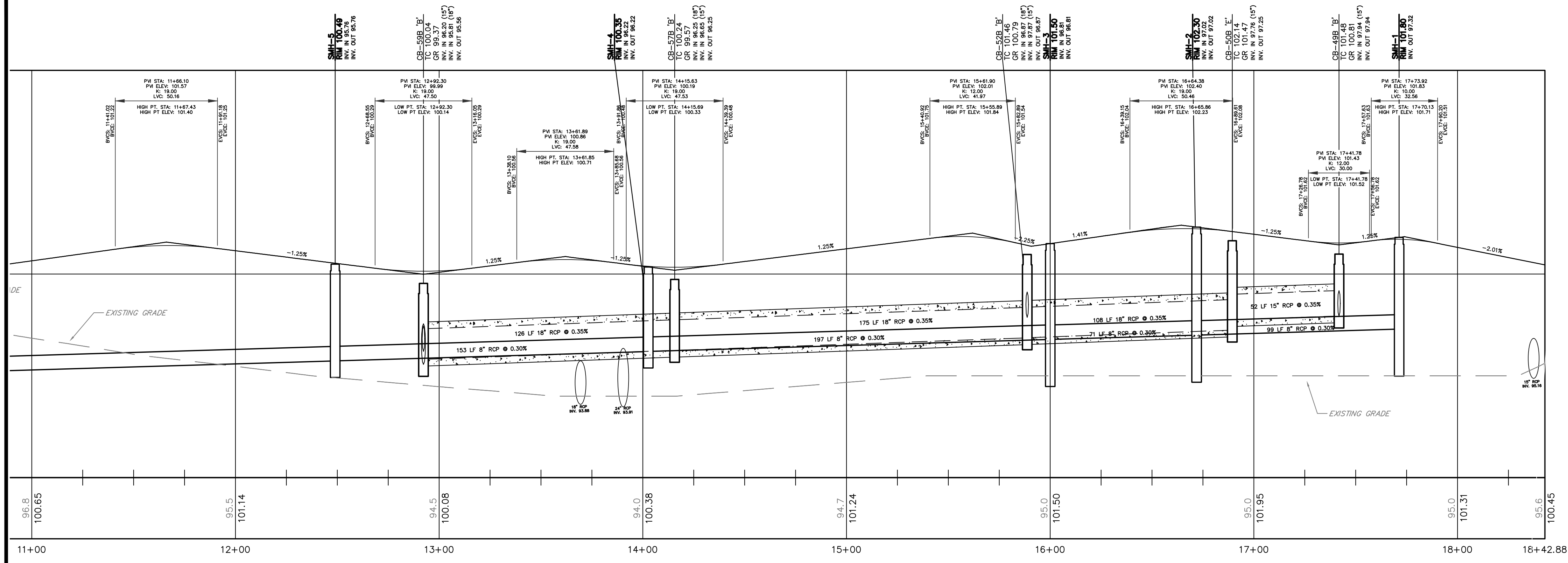
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ROAD B

<p>PROFESSIONAL ENGINEER No. 141,761, 06/09/2004</p> <p>William J. Parkhill II, P.E.</p> <p>DATE: 08/31/20</p>	<p>PROJECT No.: APR-184</p> <p>DATE: 8/21/20</p> <p>TOWNSHIP REVIEW COMMITTEE COMMENTS: 8/21/20</p> <p>TOWNSHIP REVIEW COMMITTEE COMMENTS: 8/21/20</p>	<p>RELEASED BY: MWW</p> <p>CHECKED BY: MWW</p> <p>DATE: 03/05/20</p> <p>PROJECT No.: APR-184</p> <p>DATE: 8/21/20</p> <p>TOWNSHIP REVIEW COMMITTEE COMMENTS: 8/21/20</p> <p>TOWNSHIP REVIEW COMMITTEE COMMENTS: 8/21/20</p>	<p>REVISIONS</p> <p>DATE</p> <p>DESCRIPTION</p>
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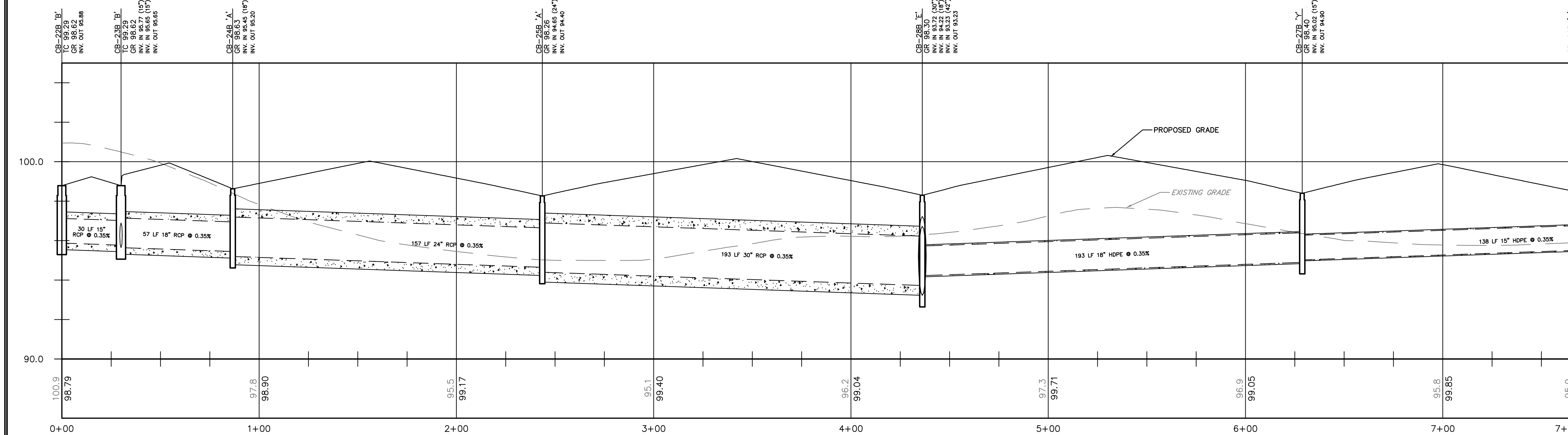
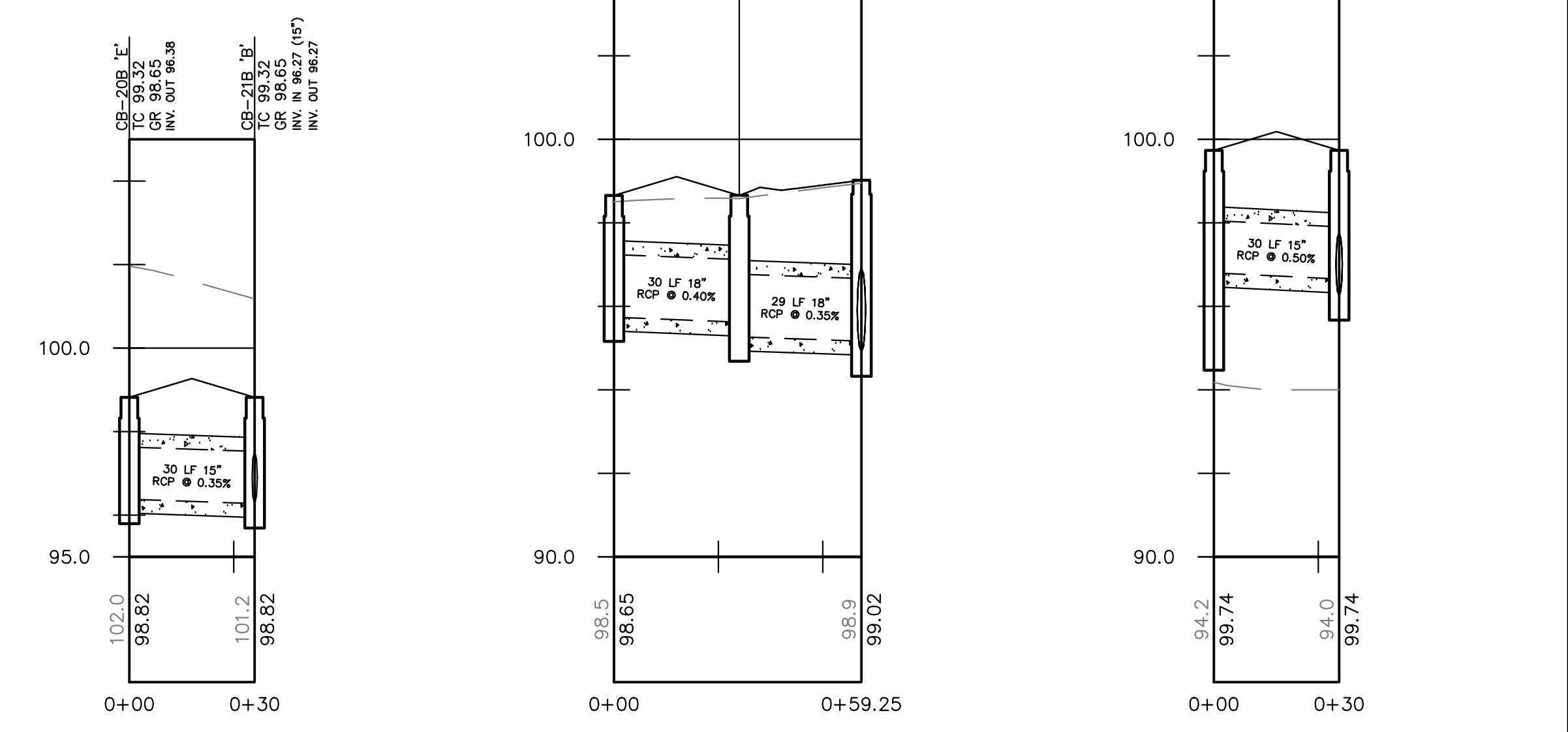
PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
 18 OF 38

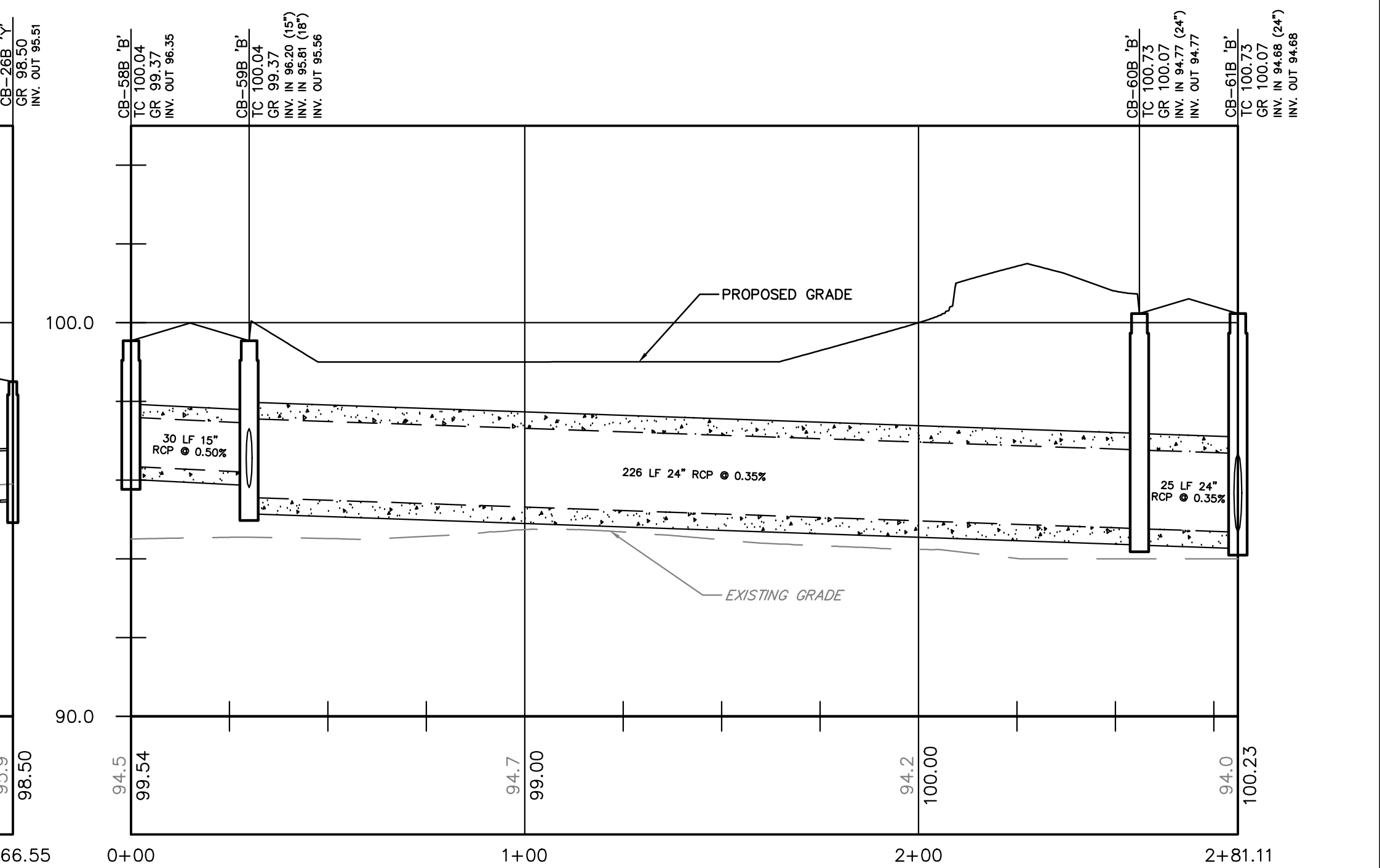


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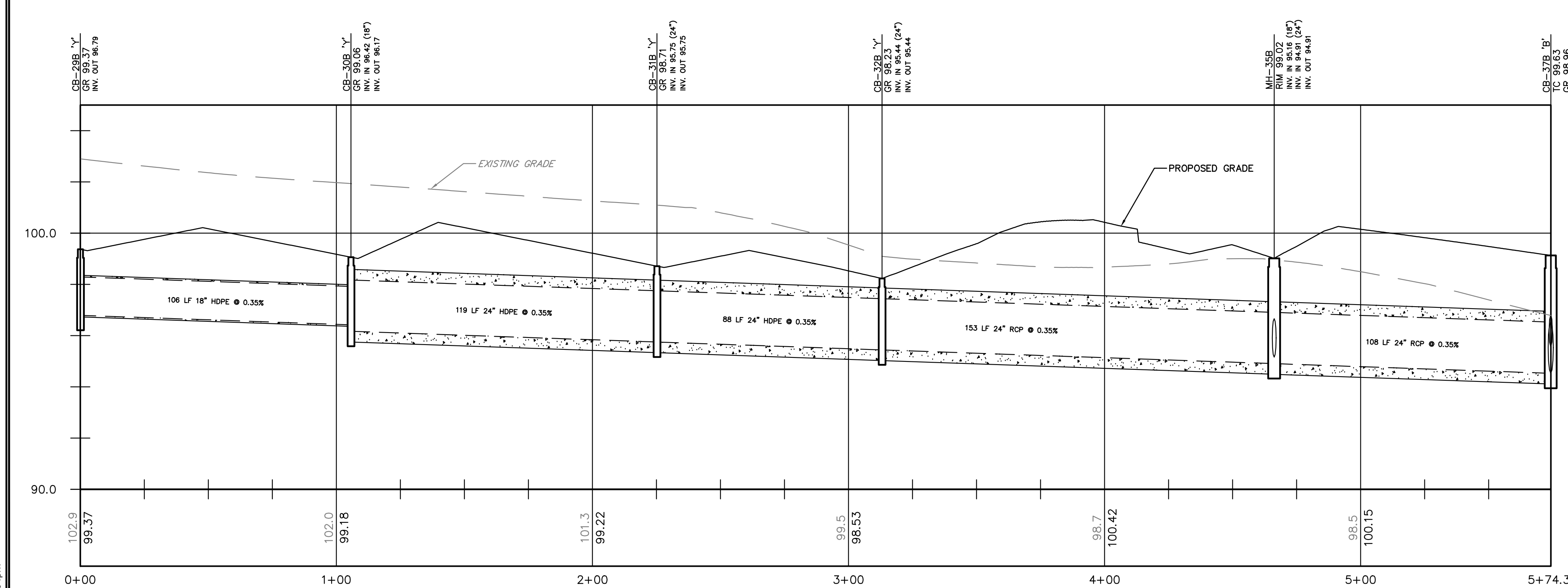
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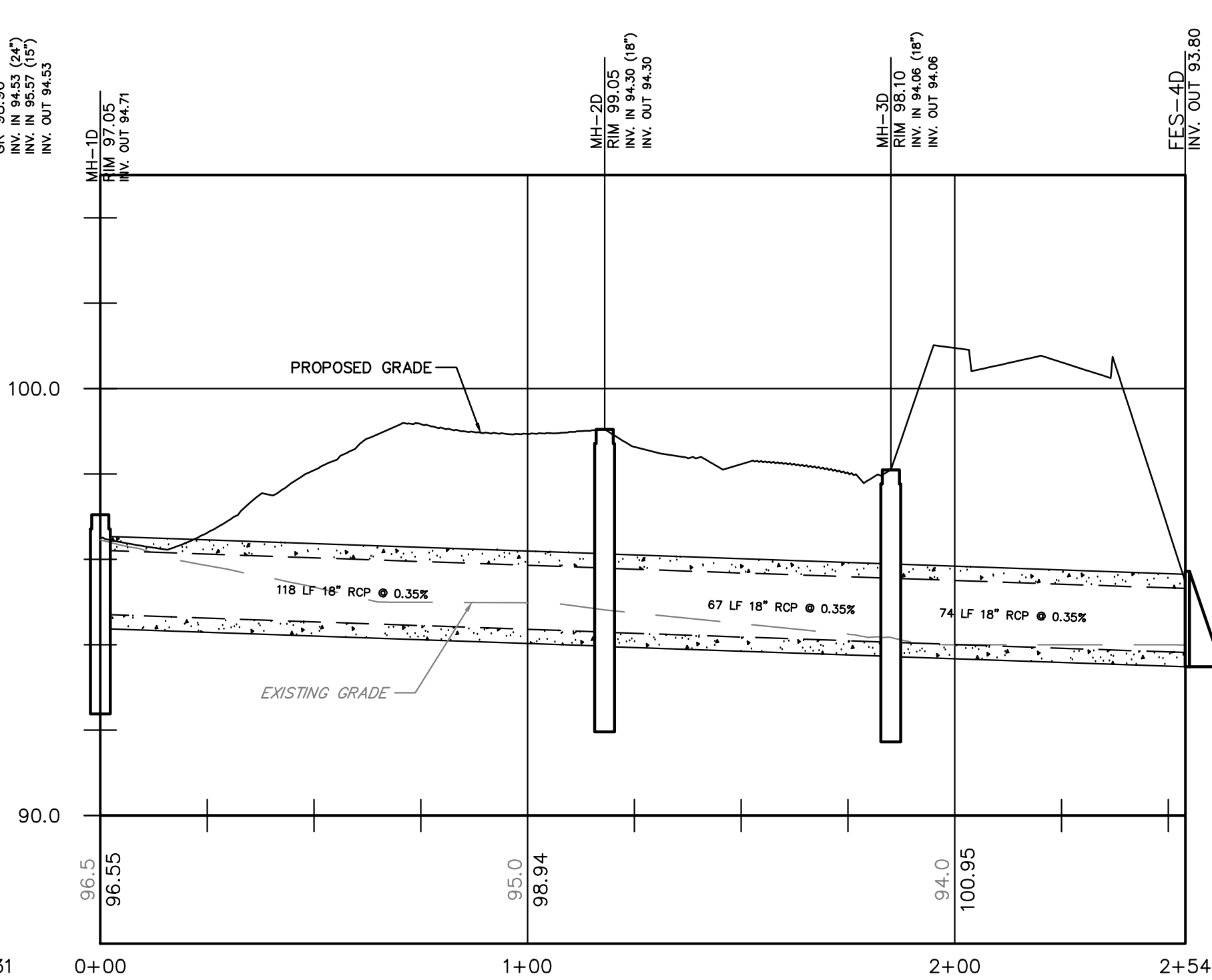
CB-22B to CB-26B



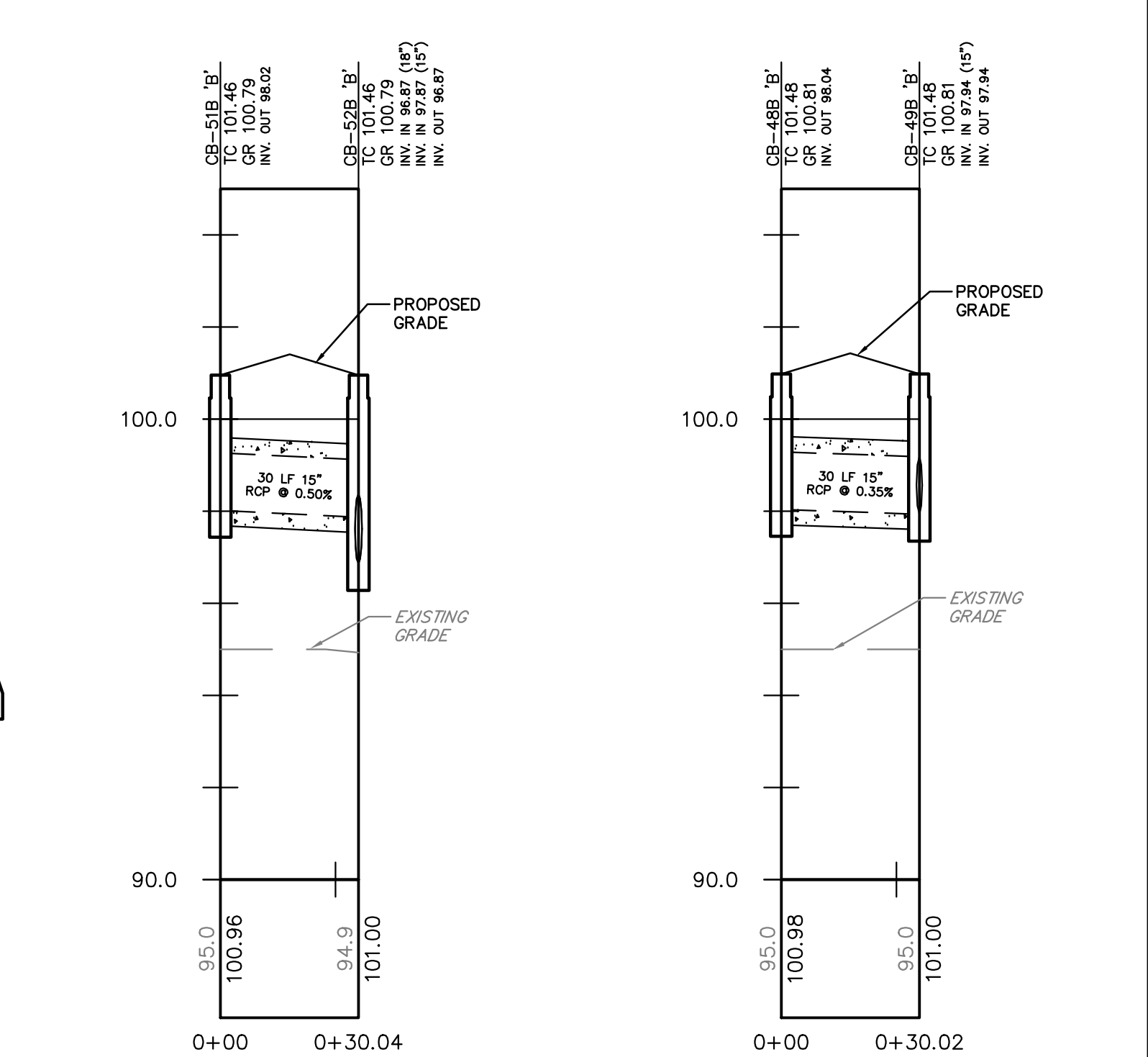
CB-58B to CB-61B



CB-29B to CB-37B



MH-1D to FES-4D

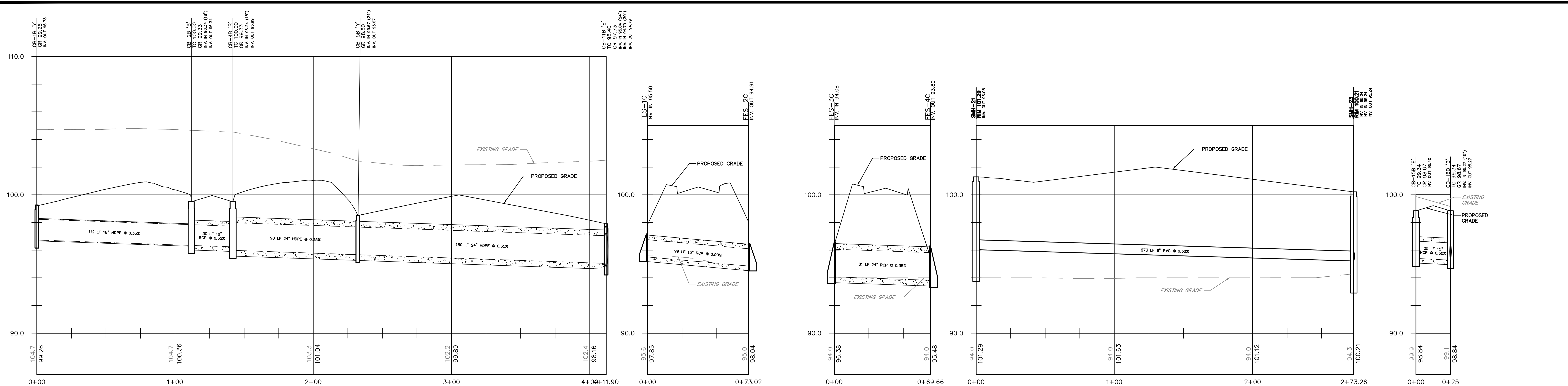


CB-51B to CB-52B CB-48B to CB-49B

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PROJECT No.: APR-184	TOWNSHIP REVIEW COMMITTEE COMMENTS:	DATE:
DRAWING NAME: P-Grading.dwg	TOWNSHIP REVIEW COMMITTEE COMMENTS:	DATE:
	REVISIONS:	DATE:

08/31/20
 William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 141,761 (06/26/2006)

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 SITUATED IN
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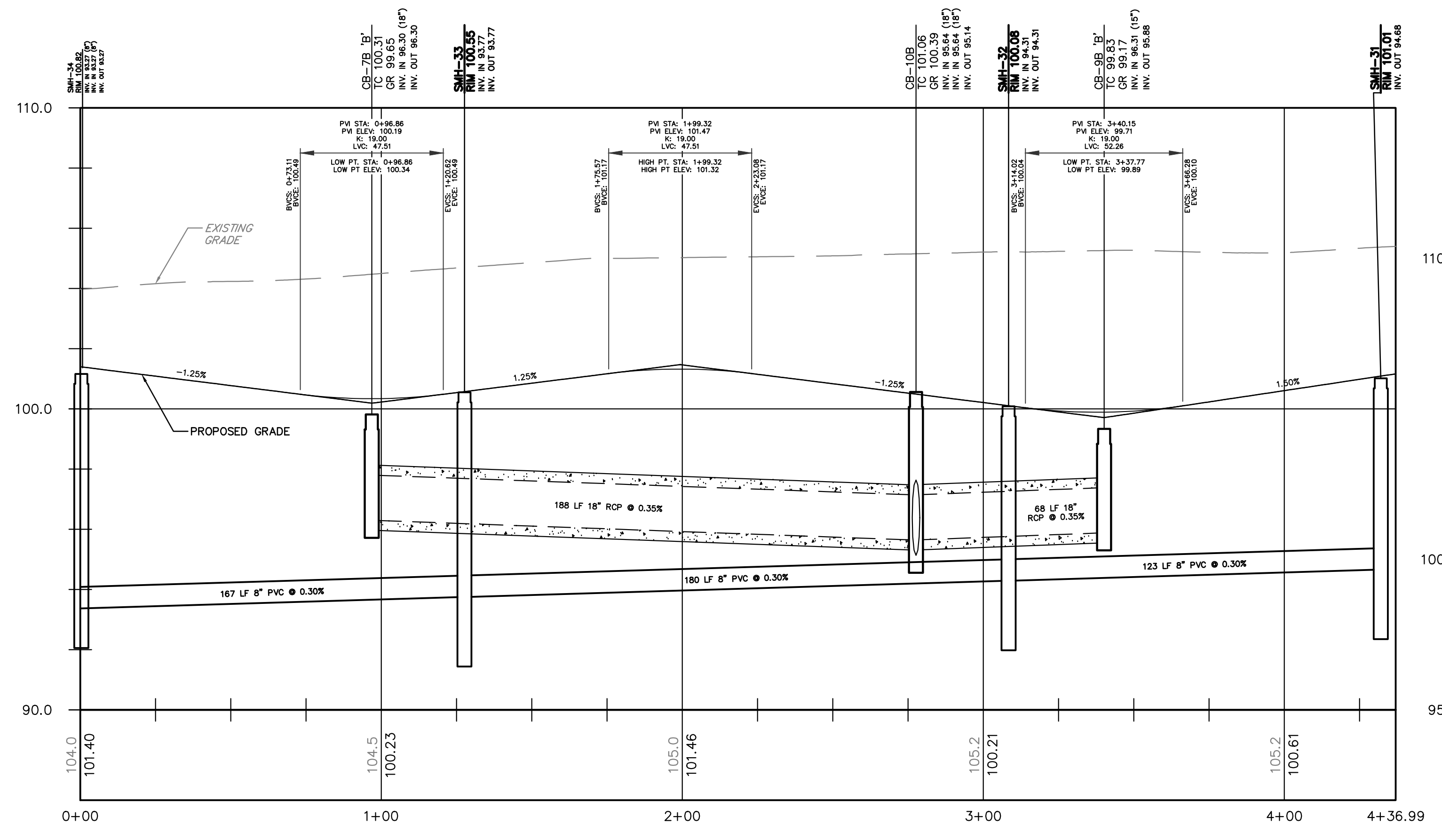
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FES-1C to FES-2C

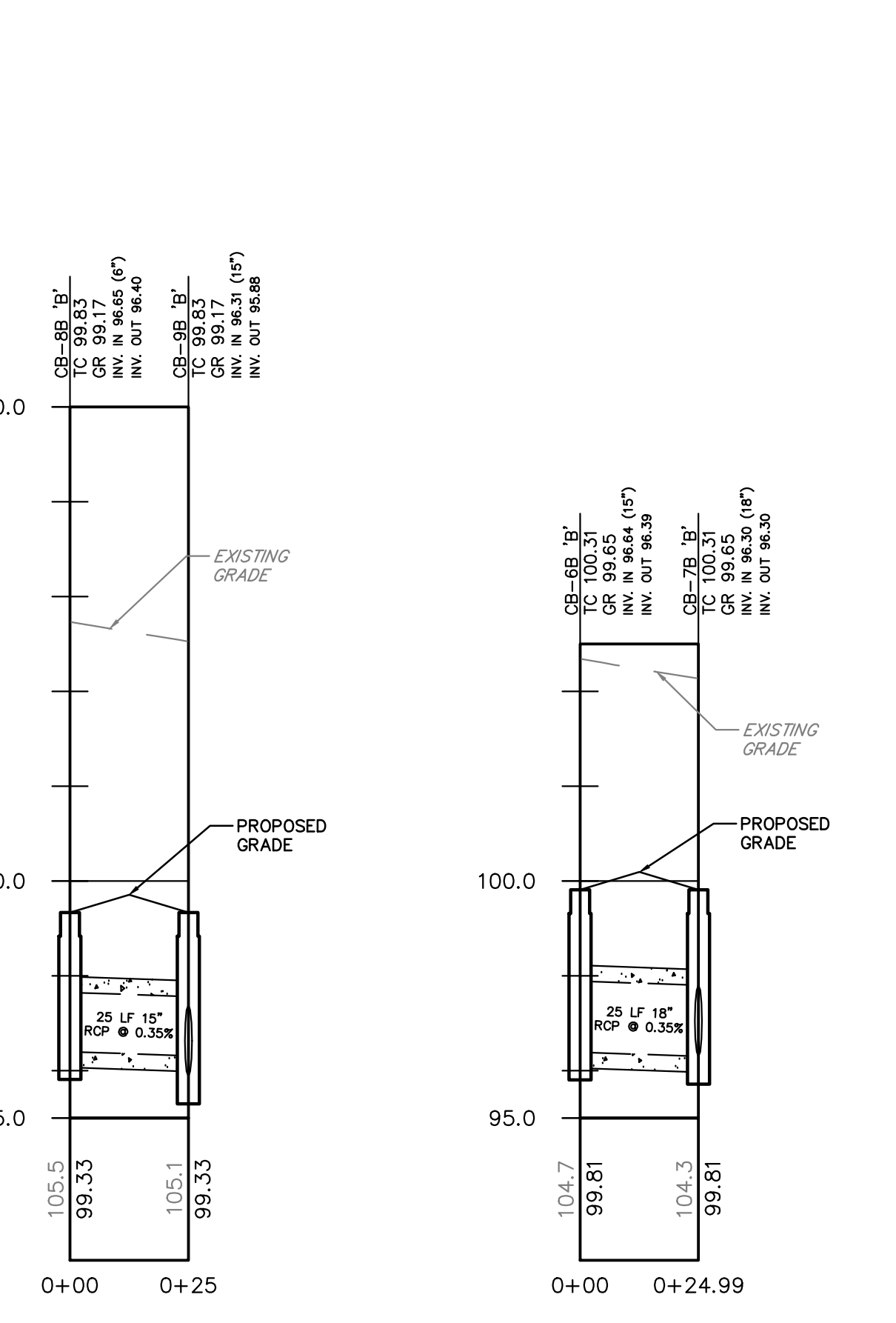
FES-3C to FES-4C

SMH-21 to SMH-23

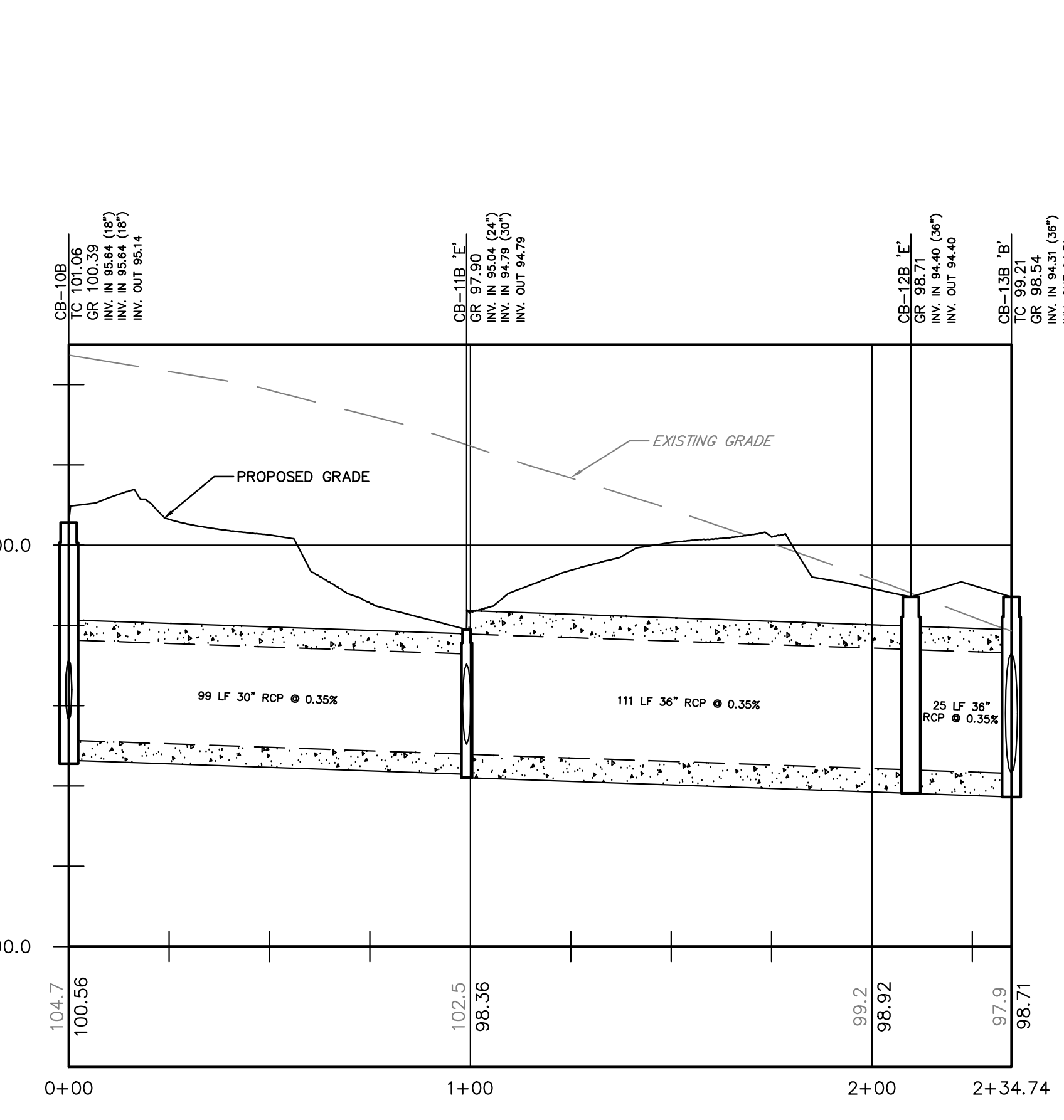
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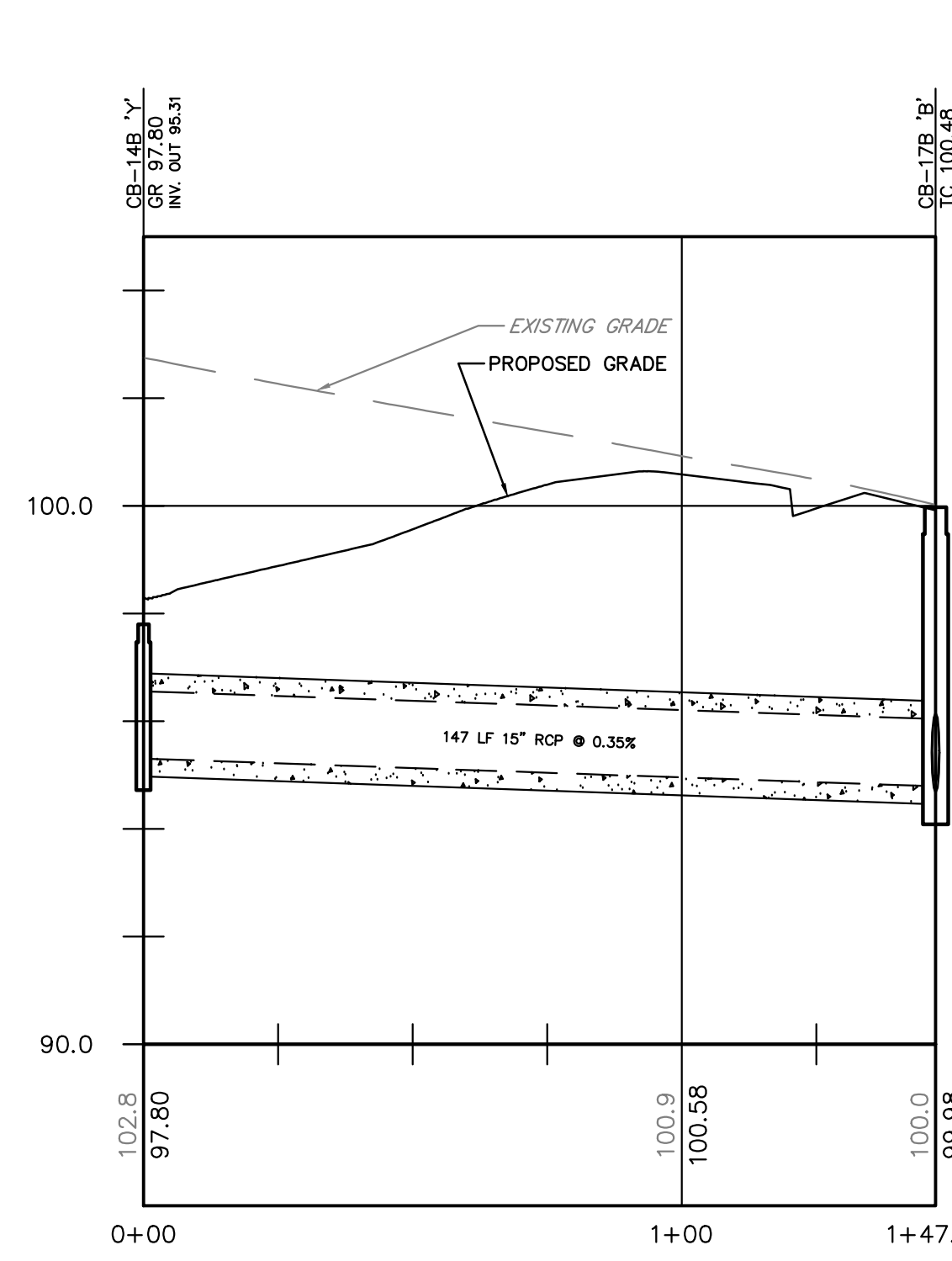
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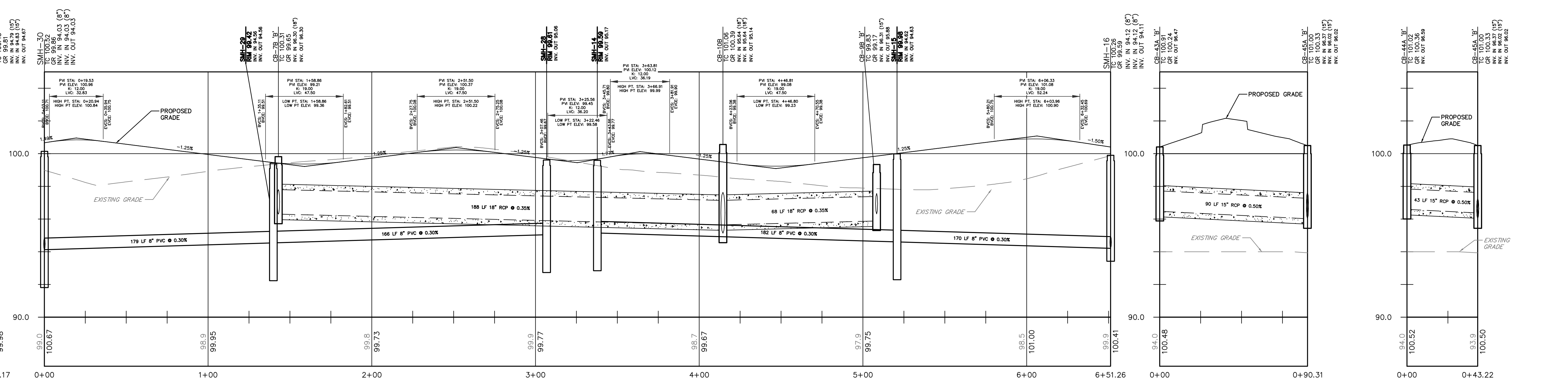
CB-8B to CB-9B CB-6B to CB-7B



CB-10B to CB-13B



CB-14B to CB-17B



ROAD D

CB-43A to CB-45A CB-44A to CB-45A

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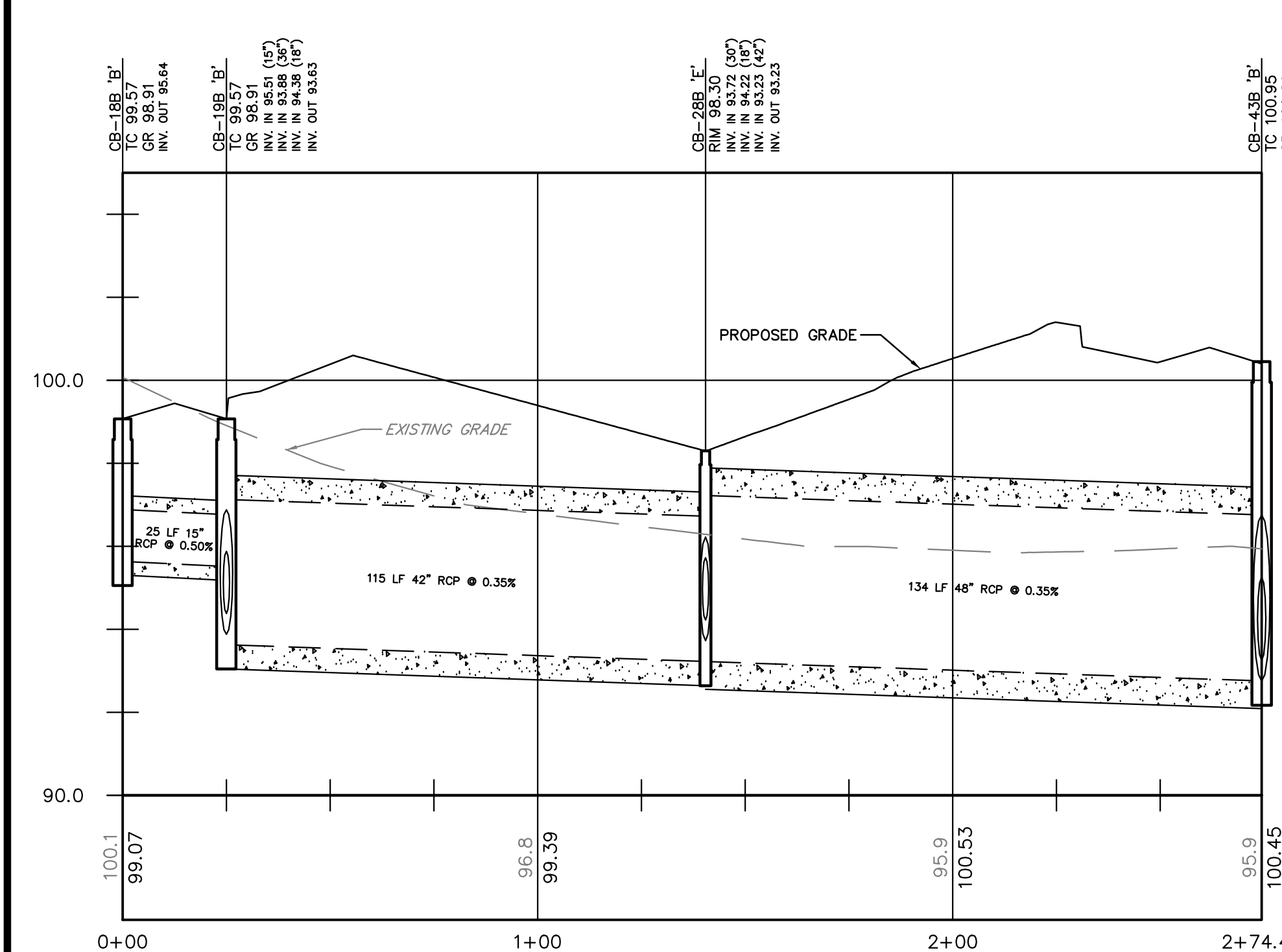
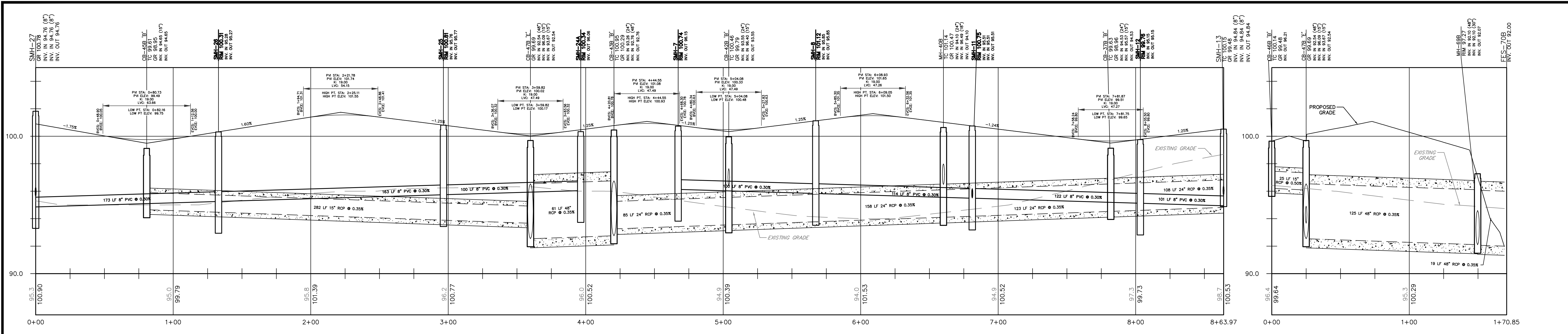
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Professional Engineer
William J. Parkhill II, P.E.
 No. 44766 (06/03/2006)

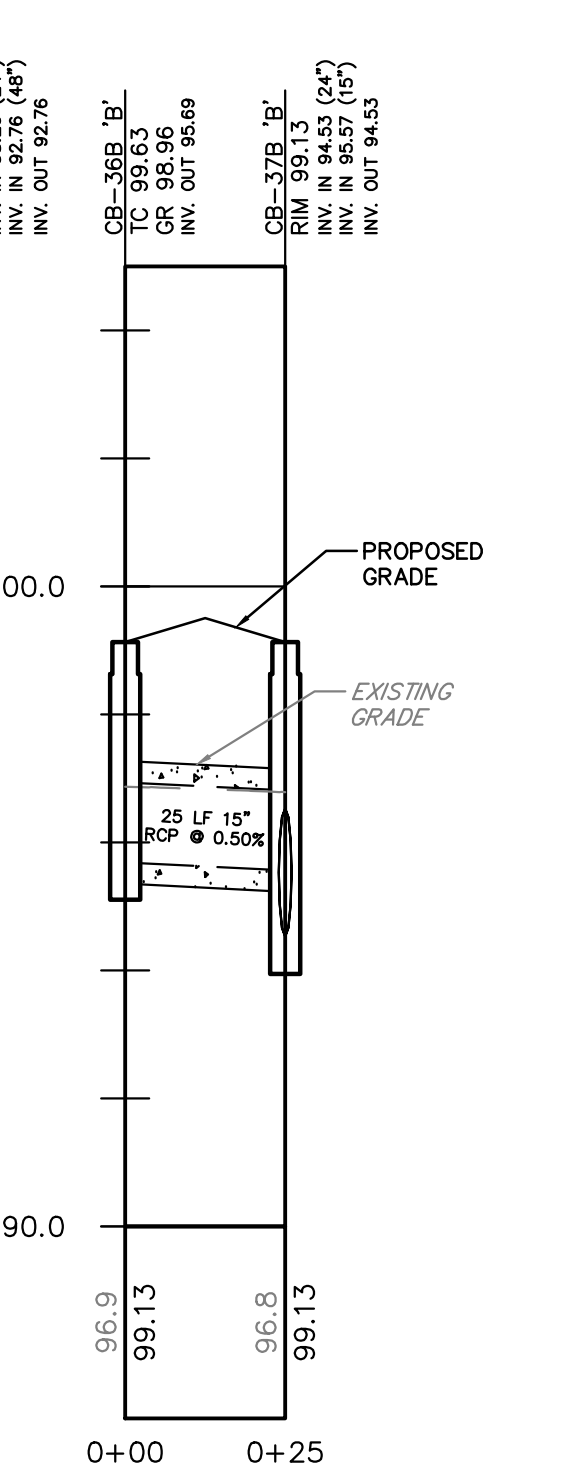
PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
20 OF **38**

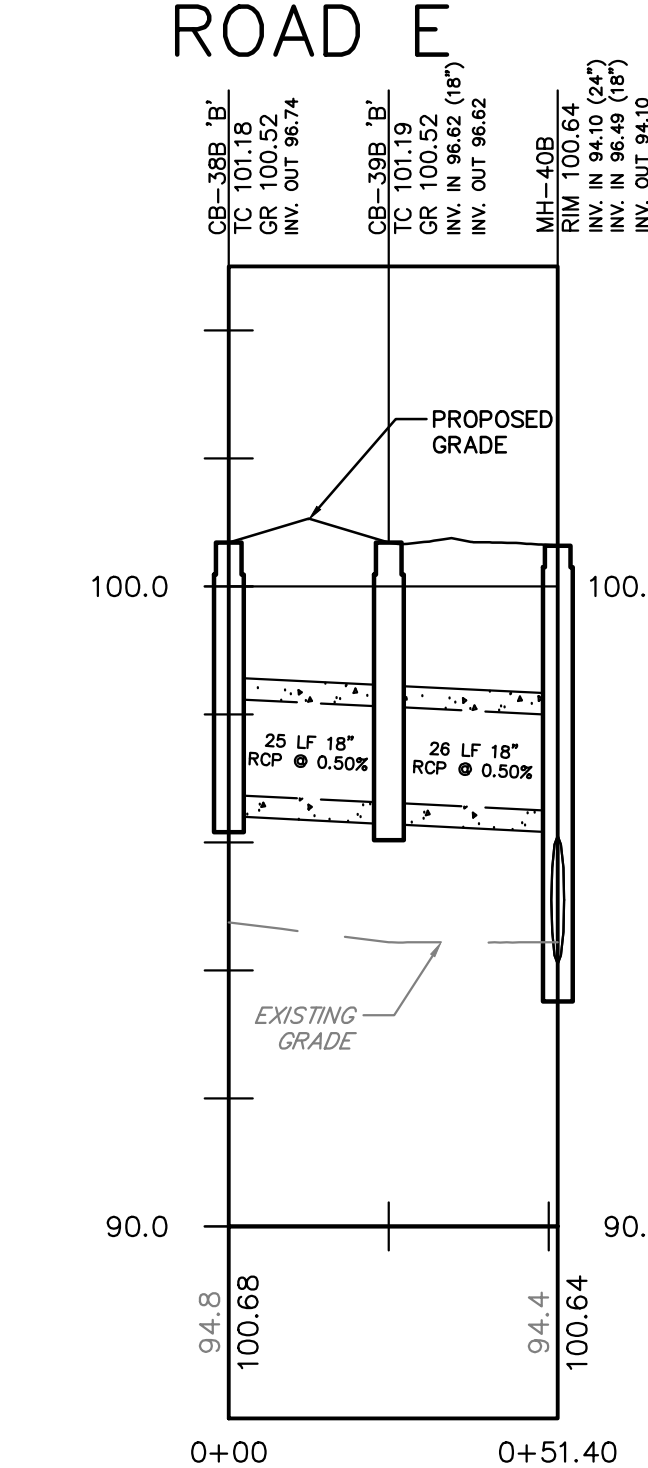
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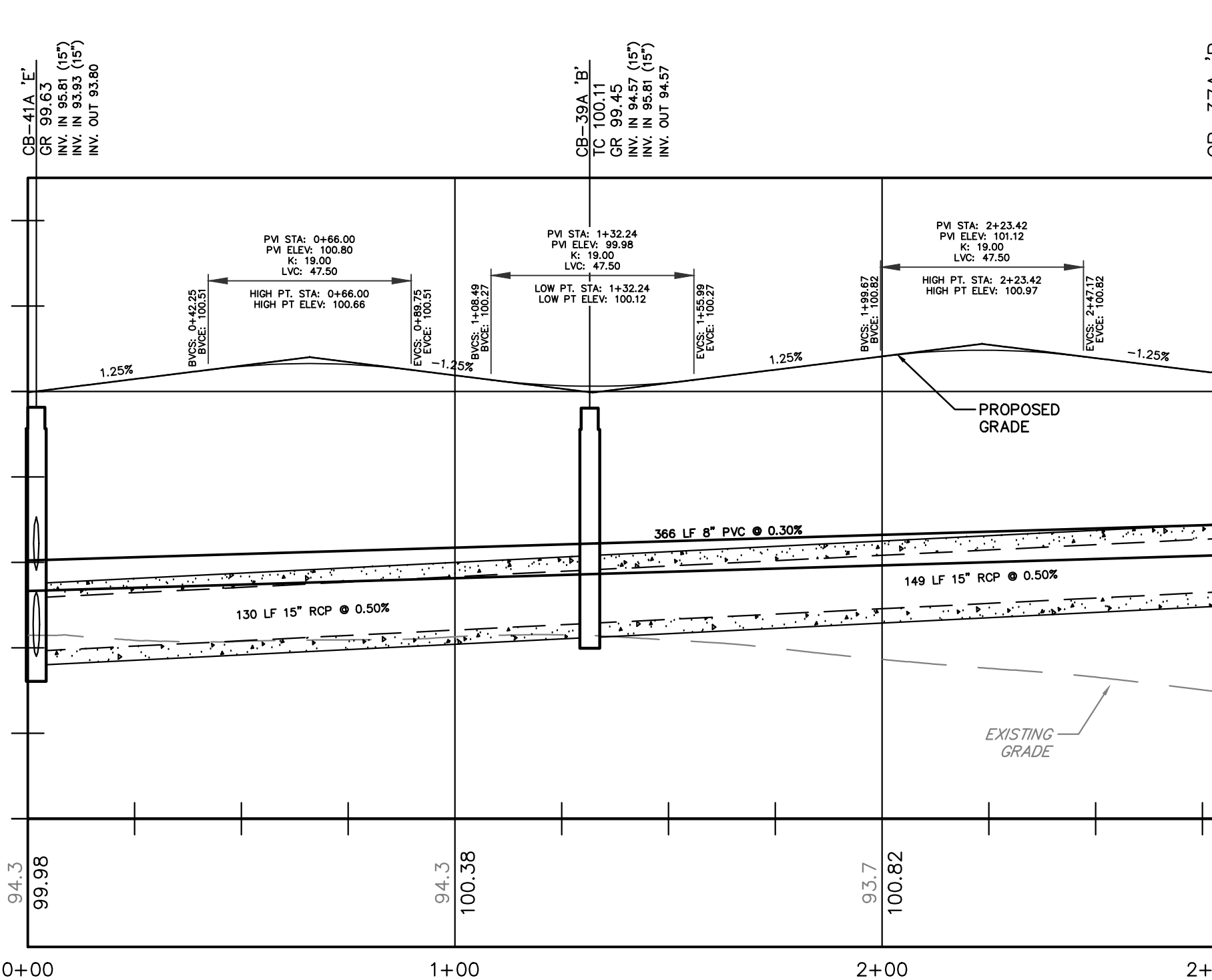
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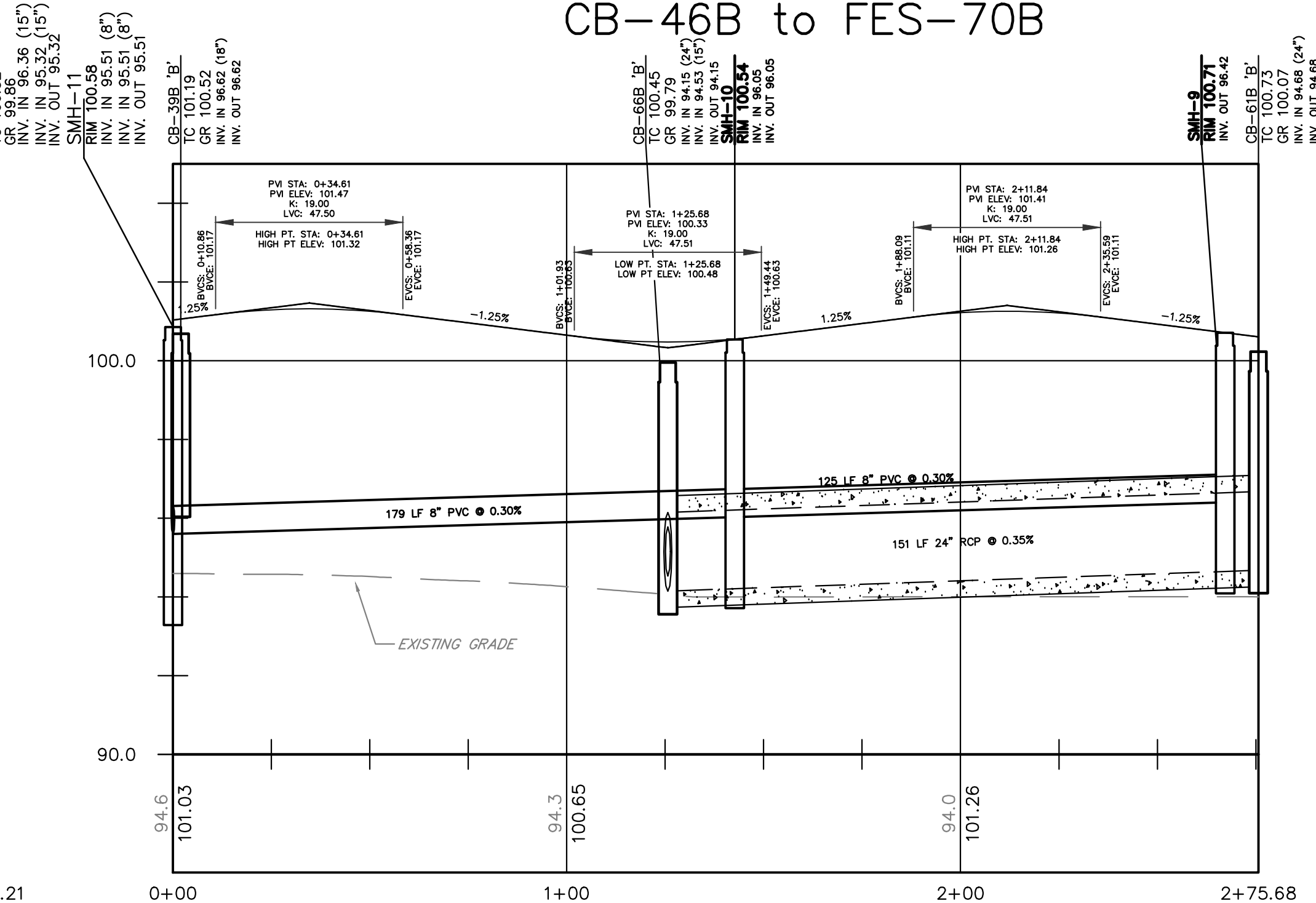
CB-36B to MH-37B



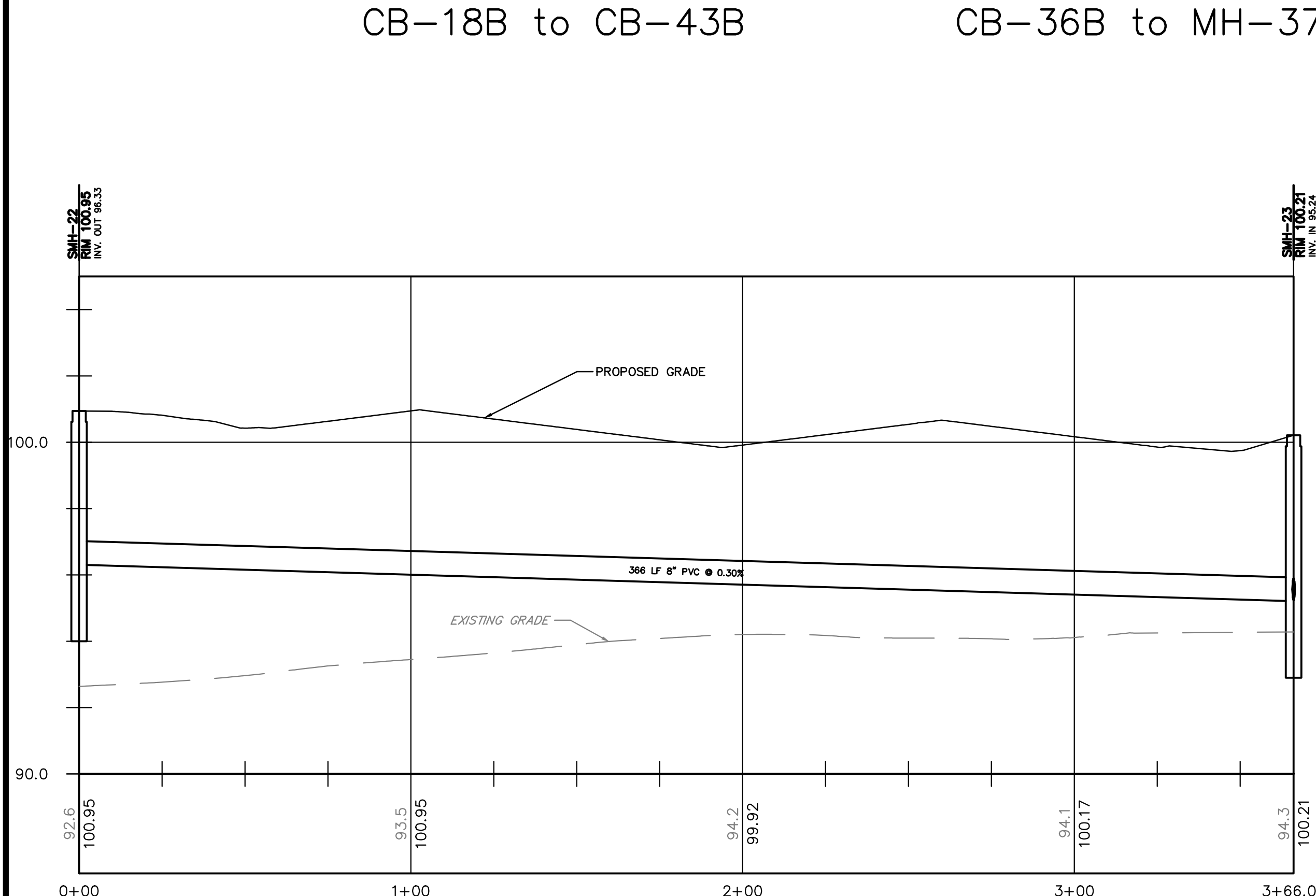
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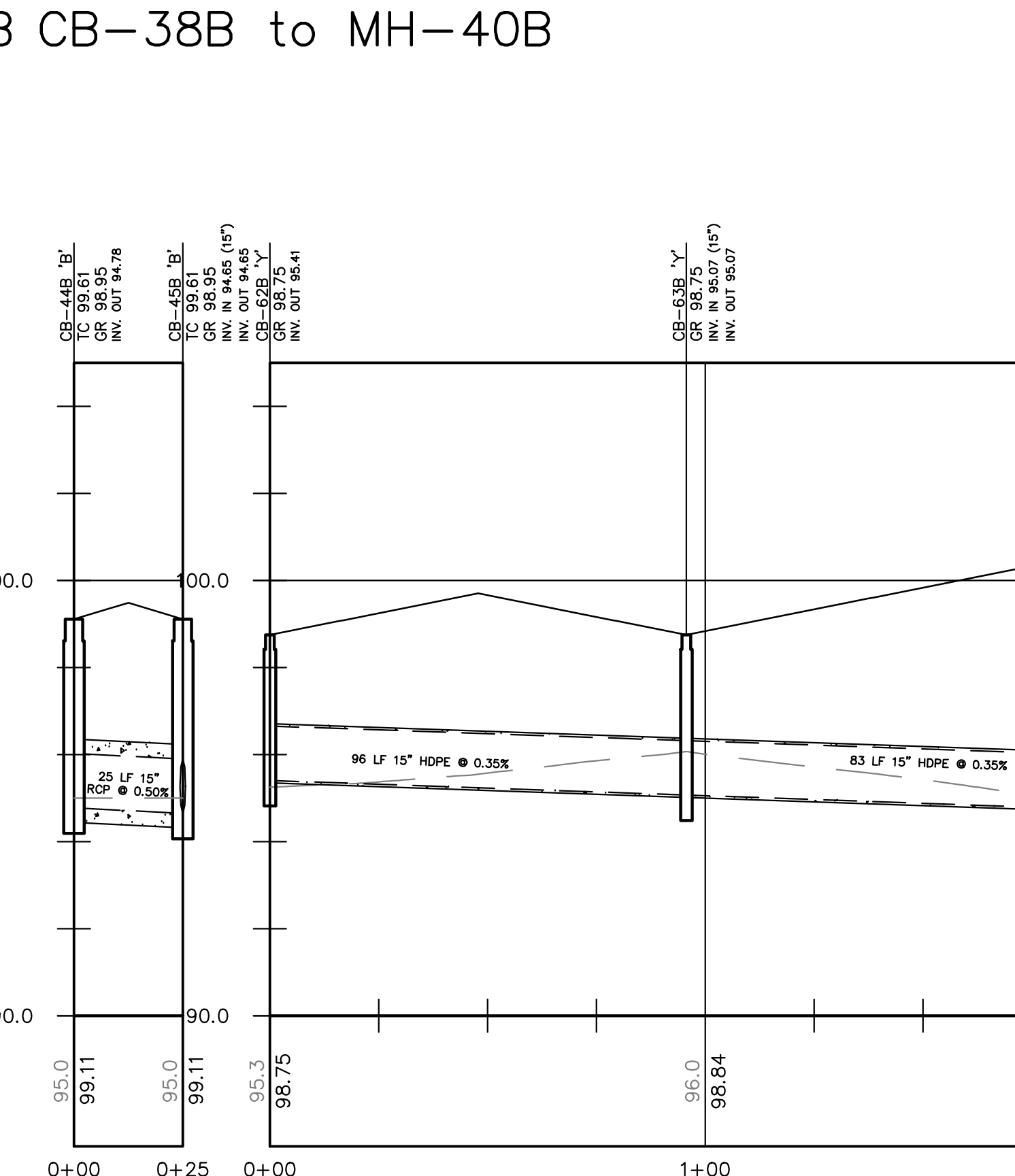
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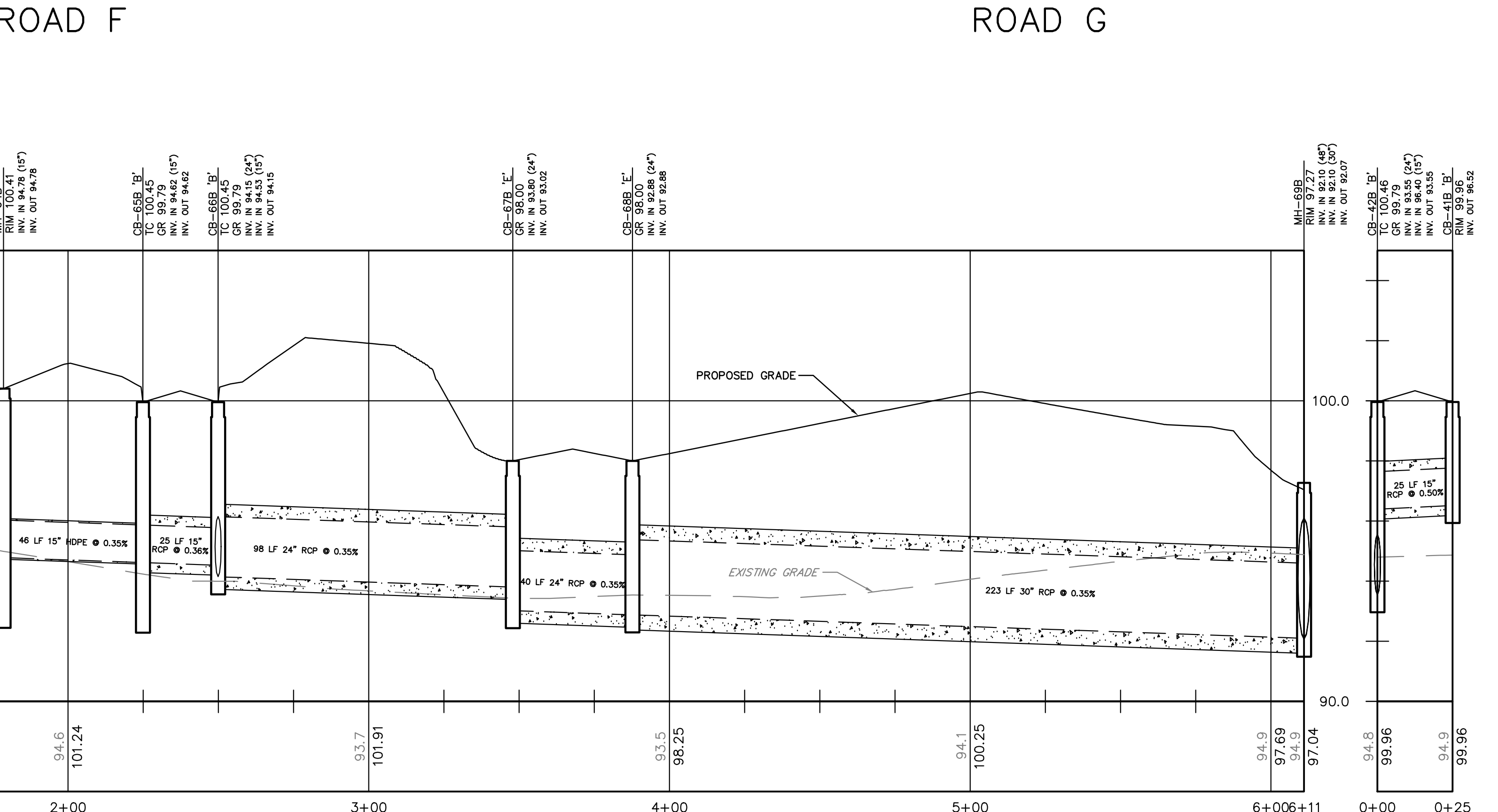
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SMH-22 to SMH-23

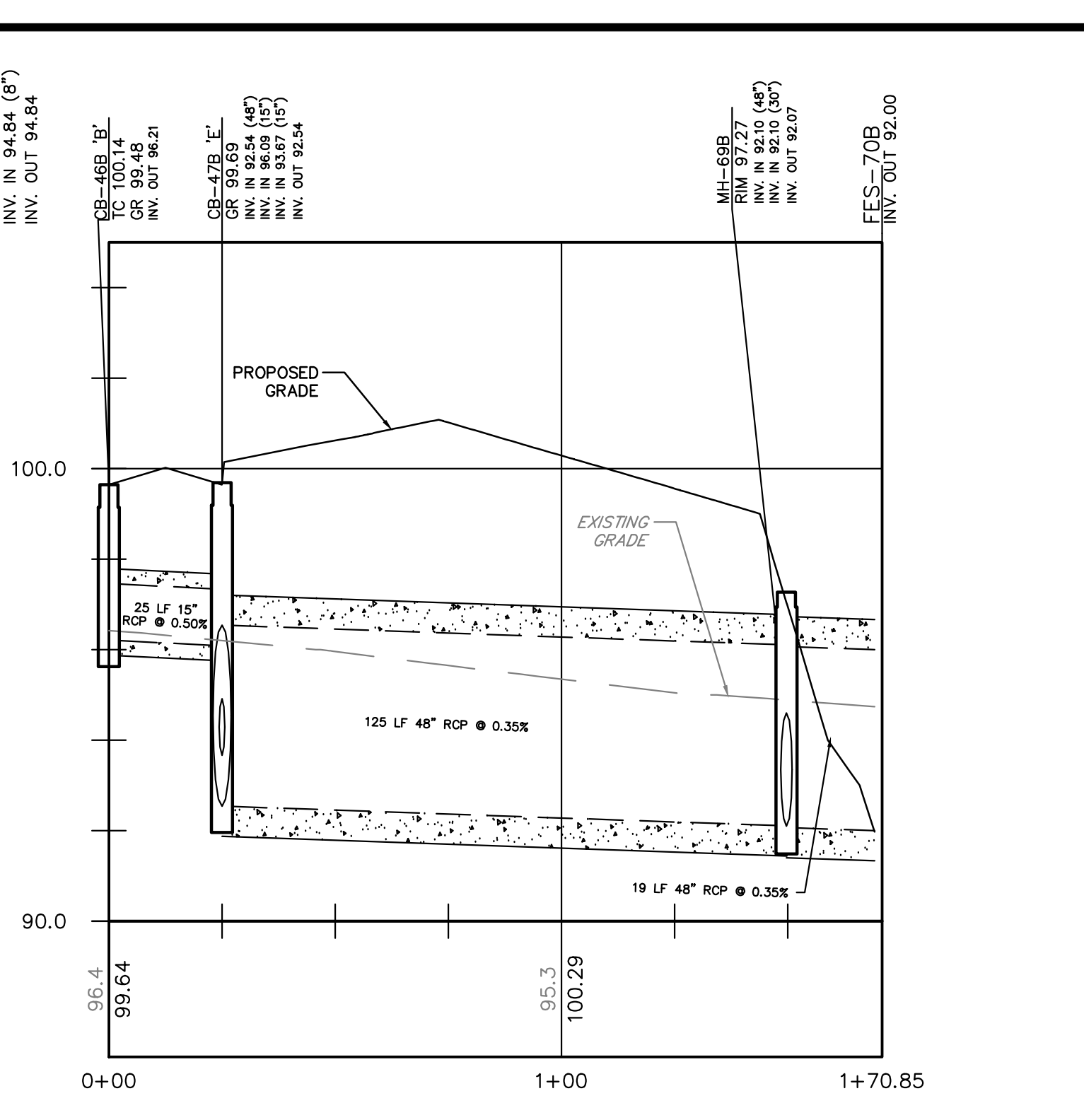


CB-44B to CB-45B



CB-62B to MH-69B

CB-41B to MH-



CB-46B to FES-70B

William J. Parkhill II, P.E. PROFESSIONAL ENGINEER No. 00136363	PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY	RELEASED BY: MWW CHECKED BY: END DATE: 03/05/20 HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: N/A PROJECT No.: APR-184 DRAWING NAME: P-Grading.dwg REVISIONS DATE END MWW MWW DRAWN BY: CHECKED BY:
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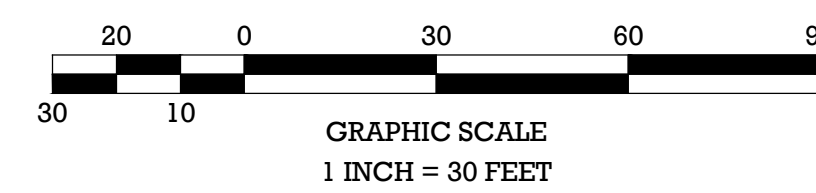
Certificate of Authorization No. 24G0208180000
 License No. 08A026000
 Matthew J. Ziegler V.P.E. PE No. 08A046000
 William J. Parkhill II, P.E. PE No. 08A015000

PLANT SCHEDULE PATHWAY LANDSCAPING

DECIDUOUS TREES ARRS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	18	<i>Acer rubrum</i>	Red Sunset Maple	3-31/2" cal.	B&B	

LEGEND

EXISTING BOUNDARY	--- ---
EXISTING CURB	---
EXISTING BUILDING	▒
PROPOSED BUILDING	▒
PROPOSED SIGN	---
PROPOSED SETBACK	---
EXISTING FENCELINE	-.-.-
PROPOSED FENCELINE	---
100-YR WATER SURFACE ELEV.	---
PROPOSED RETAINING WALL	---
BASIN BOTTOM	---



Planting Notes

- The contractor shall furnish and plant all plants shown on the drawings, as specified, and in quantities indicated on the plant list.
- All plants shall be nursery grown.
- All plants shall be in accordance with the "American Standard for Nursery Stock", latest edition.
- All plants shall be hardy under climatic conditions similar to those in the locality of the project.
- All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease and insect pests, eggs or larvae. They shall have healthy, well developed root systems.
- Substitutions: When plants of a specified kind or size are not available within a reasonable distance, substitutions may be made upon request by the contractor, if approved by the owner or his representative.
- Measurements: Dimensions of trees and shrubs shall conform to the "American Standard for Nursery Stock", latest edition.
- Size: All plants shall conform to the measurements specified on the plant list, unless authorized in writing by the owner or his representative.
- Balled and burl wrapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
- Root balls of all plants shall be adequately protected at all times from the sun and drying winds or frost.
- Owner or his representative shall be notified prior to beginning planting operations.
- Plants with broken root balls or excessive damage to the crown shall be replaced prior to planting.
- All trees shall be staked and guyed according to the details on the plans. In parking lot areas and planting areas adjacent to walkways vertical tree stakes shall be used in accordance with standard nursery practice.
- All trees shall be wrapped immediately after they are planted. Approved tree wrap shall be installed according to the details on the plans.
- Each tree and shrub shall be pruned in accordance with the ANSI standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly branched branches shall be removed. Cuts over 1" (one inch) in diameter shall be painted with an approved tree paint.
- Mulch: Immediately after planting operations are completed all trees and shrub planting pits shall be covered with a four inch (4 inch) layer of sorco or other material approved by the owner or his representative. The limit of this mulch for deciduous trees and single evergreen trees shall be the area of the pit; for evergreen tree clusters, a mulch bed shall be created.
- Trees in leaf when planted shall be treated with anti-desiccant such as Wilt-Proof.
- Planting soil of 50% top soil and 50% peat moss shall be mixed with existing soil at a rate of 1/3 planting soil and 2/3 existing soil.
- Newly installed plant material shall be watered at the time of installation. Regular watering shall be provided to ensure the establishment growth and survival of plants.
- Guarantee: All plant material shall be guaranteed by the contractor for twenty-four (24) months from the date of final approval by the township, except as otherwise stated in the township ordinance. The owner shall be responsible for maintenance unless otherwise agreed with contractor. It shall be the contractor's responsibility to monitor the project during the guarantee and notify the owner if problems develop with the plant material. Any material that is 25% dead or more shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died back, or there is 25% of the crown dead.
- All planting shall be at the locations indicated on the drawings. The contractor shall be responsible for planting at the correct grades, alignment, and to the indicated layout of planting beds.
- All deciduous trees to be incorporated into planting bed (mulch) or have 7' radius mulch ring.
- Irrigation to be provided for the proposed development by a certified irrigation designer. The system is to be a design built system and specifications shall be provided to the board of professional for review prior to installation.
- All ground vegetation within a right triangle cannot exceed a height of 30" and all trees within a right triangle must be limbed to a height of at least 7'.
- All trees over roadways shall be trimmed to a minimum height of 12' over the roadway grade to ensure proper clearance for emergency vehicle access.

PROJECT NAME: HERITAGE AT WEST WINDSOR				RECREATION & OPEN SPACE CHART	
RECREATION ELEMENT	UNDERLYING ORDINANCE	REQUIRED	R-50 ZONING AMENDMENT	REQUIRED	PROPOSED
MINI USABLE RECREATION FACILITIES	\$200-36(C)(7)	15% of tract	\$200-385.38(4)	2.5% Gross tract (1.67 Ac.)	3.3 Ac.
PLAYGROUND SIZING	\$200-36(C)(4)(i) \$200-36(C)(3)(E)	2,000 Pop. - 3.5 Ac. 1 lot for each 400 persons	\$200-385.38(5) & Up to 5,000 S.F. (for older children)	Min. 2,000 S.F. for toddlers & up to 5,000 S.F. (for older children)	Agres 2-12 = 2,139 S.F. Ages 5-12 = 3,768 S.F. Total Playground = 4,907 S.F.
PLAY LOT ELEMENTS	\$200-36(C)(3)(E)	Spring, 100 play elements, benches	N/A	N/A	Two play structures w/ various elements, one 6-swing swingset, benches, slides
TENNIS COURT SWIMMING POOL	\$200-36(C)(3)(H) \$200-36(C)(3)(G)	1 for 100 dwelling units >200 dwelling units = 1,900 S.F.	\$200-385.38(5) \$200-385.38(5)	One Court	One Court
COMMUNITY BUILDING	\$200-36(C)(3)(F)	Required if over 150 dwelling units	\$200-385.38(5)	Not required	One 4,657 S.F. Clubhouse
BENCHES					Provided in amenity area
PICNIC / GAME TABLES					Provided in amenity area
BQ/GRILLS					Provided in amenity area
TRASH RECEPTACLES					Provided in amenity area
COGNOLATE COURT					Provided in amenity area

PLANT SCHEDULE OVERALL OPEN SPACE AND STREET TREE PLANTING

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	19	<i>Cornus sericea</i>	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
	8	<i>Myrica pensylvanica</i>	Northern Bayberry	3-4" ht.	B&B	
	43	<i>Spiraea japonica</i>	"Anthony Waterer"	24-30"	B&B	
	8	<i>Syringa vulgaris</i>	Miss Kim Lilac	18-24" HT.	B&B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	13	<i>Acer rubrum</i>	Red Sunset Maple	3-31/2" cal.	B&B	
	4	<i>Betula nigra</i>	River Birch	3-31/2" cal.	B&B	
	2	<i>Carpinus betulus</i>	Pyramidal European Hornbeam	36"	B&B	
	2	<i>Cercis canadensis</i>	Eastern Redbud	3-31/2" cal.	B&B	
	22	<i>Gleditsia triacanthos</i>	Halka Thornless Honey Locust	3-31/2" cal.	B&B	
	28	<i>Liquidambar styraciflua</i>	Cherokee Sweet Gum	3-31/2" cal.	B&B	
	54	<i>Tilia cordata</i>	'Greenspire'	3-31/2" cal.	B&B	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	6	<i>Buxus microphylla</i>	'Winter Gem'	18-24" HT.	B&B	
	4	<i>Buxus microphylla</i>	'Green Gem'	12-15" ht.	B&B	
	22	<i>Ilex cornuta</i>	'Green Lustre'	36"	B&B	
	24	<i>Ilex glabra</i>	'Compacta'	36-42"	B&B	
	9	<i>Rhododendron catawbiense</i>	'English Roseum'	24-30"	B&B	
	7	<i>Rhododendron catawbiense</i>	'Roseum Elegans'	24-30"	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	8	<i>Blue x massense</i>	'Blue Maid' TM	6-7' HT.	B&B	
	8	<i>Pinus strobus</i>	'Fastigiata'	7-8' HT.	B&B	
	11	<i>Pinus thunbergii</i>	Japanese Black Pine	7-8' HT.	B&B	
	14	<i>Pseudotsuga menziesii</i>	Douglas Fir	7-8' HT.	B&B	
	5	<i>Pseudotsuga menziesii</i>	Japanease Fir	8-10' HT.	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	24	<i>Abelia x grandiflora</i>	'Edward Goucher'	24-30"	B&B	
	4	<i>Azalea Encore</i>	'Autumn Moonlight' TM	36"	B&B	
	12	<i>Hydrangea macrophylla</i>	'Twist-n-Shout'	18-24" HT.	B&B	
	10	<i>Kalmia latifolia</i>	Little Linda	18-24" HT.	B&B	
	6	<i>Viburnum plicatum</i>	'Shasta'	24-30"	B&B	Mature ht. of 10'
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	12	<i>Amelanchier laevis</i>	'Snowcloud'	2-21/2" cal.	B&B	
	6	<i>Cornus florida</i>	'Cherokee Chief'	2-21/2" cal.	B&B	Drought Tolerant Plant
	19	<i>Cornus florida</i>	'Rainbow'	2-21/2" cal.	B&B	
	6	<i>Cornus kousa</i>	'Cherokee Princess'	2-21/2" cal.	B&B	
	2	<i>Cornus kousa</i>	'Radiant Rose'	2-21/2" cal.	B&B	
	16	<i>Lagerstroemia indica</i>	'Centennial Spirit'	7-8" HT.	B&B	
	8	<i>Lagerstroemia indica</i>	'Muskogee'	21/2-3" cal.	B&B	
	3	<i>Lagerstroemia indica</i>	'Tuscarora'	2-21/2" cal.	B&B	
	51	<i>Prunus cerasifera</i>	'Thundercloud'	7-8" HT.	B&B	Drought tolerant plant
	7	<i>Pyrus calleryana</i>	'Chanticleer'	21/2-3" cal.	B&B	
	15	<i>Stewartia koreanus</i>	Korean Stewartia	2-21/2" cal.	B&B	
	4	<i>Syringa japonicus</i>	Japanese Snowbell- single leader	21/2-3" cal.	B&B	
	3	<i>Syringa reticulata</i>	Ivory Silk Japanese Tree Lilac	2-21/2" cal.	B&B	
	7	<i>Syringa reticulata</i>	Ivory Silk Japanese Tree Lilac	21/2-3" cal.	B&B	Mature ht. of 15-20'
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	3	<i>Cornus kousa</i>	'Milky Way'	8-10" HT.	B&B	
	12	<i>Lagerstroemia indica</i>	'Basham's Party Pink'	7-8" HT.	B&B	
	3	<i>Sophora japonica</i>	'Pendula'	2-21/2" cal.	B&B	
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	49	<i>Hemerocallis</i>	'Stella D'Oro'	1 gal.	Pot	Mature ht. 3-4'
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	10	<i>Acer rubrum</i>	'October Glory' TM	3-31/2" cal.	B&B	Mature ht. 40-50 ft.
	26	<i>Acer rubrum</i>	'Red Sunset'	3-31/2" cal.	B&B	Mature ht. = 50 ft.
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	1	<i>Houstonia</i>	'Night Before Christmas'	1 gal.	Pot	
	40	<i>Pennisetum alopecuroides</i>	'Hameln'	1 gal.	Pot	

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
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HERITAGE AT WEST WINDSOR
OVERALL LANDSCAPE & RECREATION PLAN
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

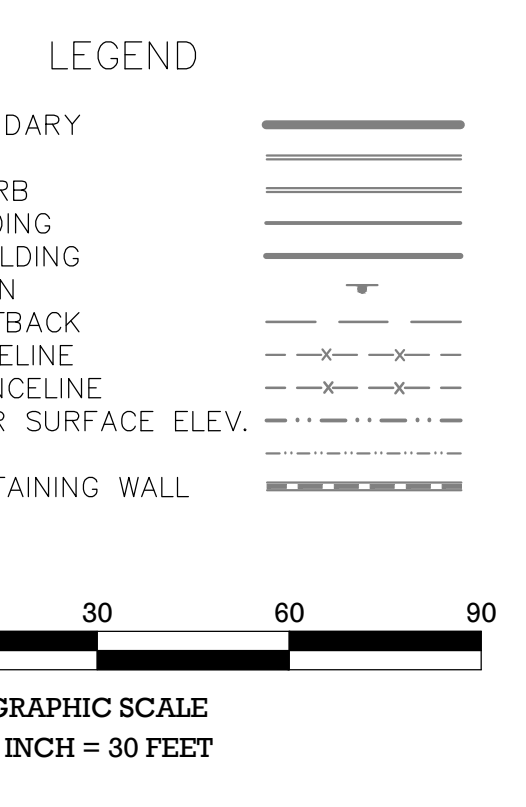
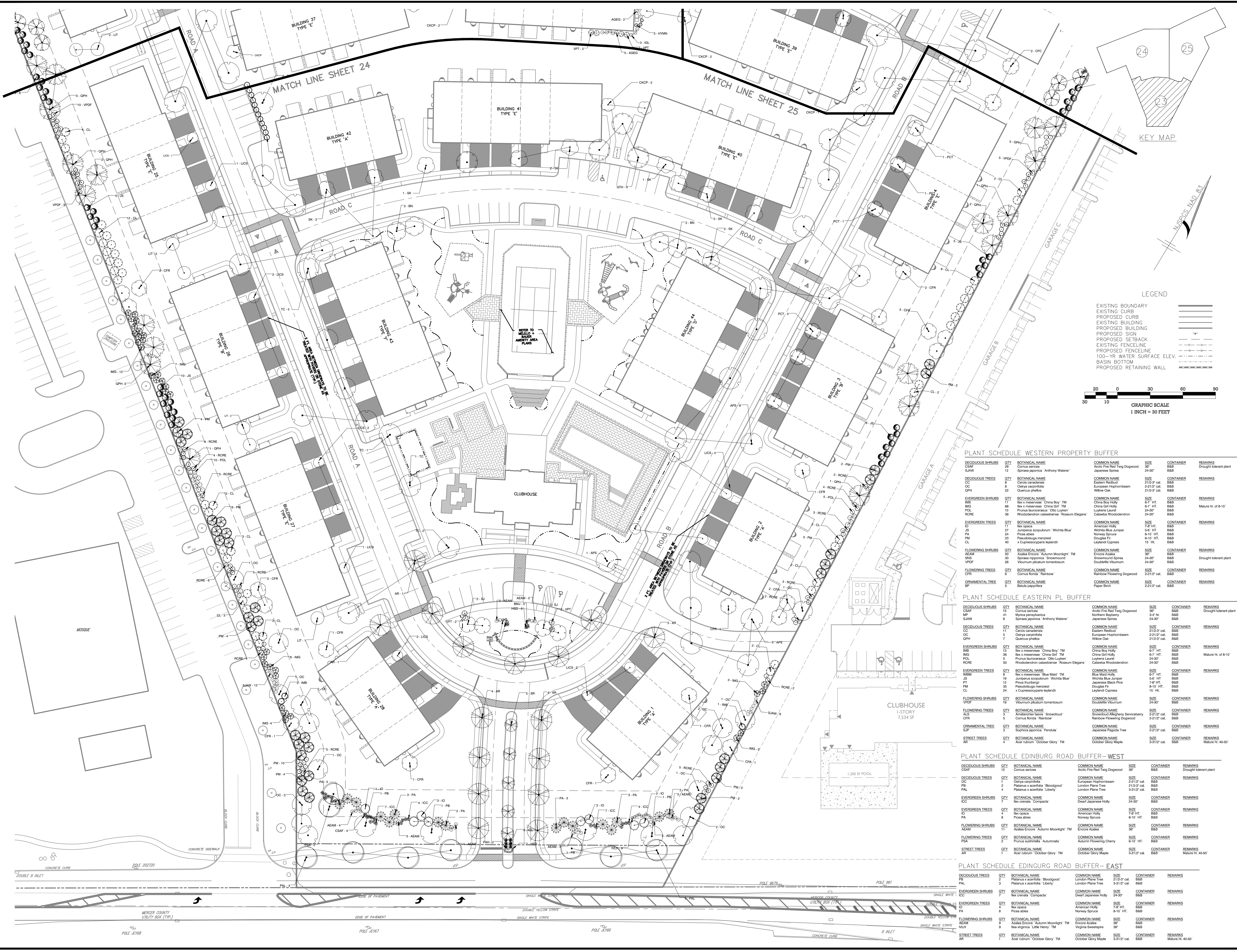
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CHECKED BY: MWW
DATE: 03/05/20
PROJECT No.: APR-184
DRAWING NAME: 08-Landscape.dwg

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HORIZONTAL SCALE: 1"=30'

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9/10/20 TOWNSHIP REVIEW COMMITTEE COMMENTS
DATE
REVISONS
DRAWN BY
CHECKED BY

PE No: CE06000000
Matter: NJ 08991
Certificate of Authorization No. 24G089 93000
LARRY L. STEINHAUSER, P.E., PE No: CE06000000
Matter: NJ 08991
PE No: CE06000000

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PLANT SCHEDULE WESTERN PROPERTY BUFFER

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
12	Cornus sericea	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
12	Spiraea japonica 'Anthony Waterer'	Japanese Spiraea	24-30"	B&B	
8	Ostrya caroliniana	Eastern Hophornbeam	2-2 1/2' cal.	B&B	
8	Ostrya caroliniana	European Hophornbeam	2-2 1/2' cal.	B&B	
22	Quercus prinus	White Oak	21-30" cal.	B&B	
11	Ilex opaca	American Holly	7-8" HT.	B&B	
11	Ilex x meserveae 'China Boy' TM	China Boy Holly	6-7" HT.	B&B	
68	Ilex x meserveae 'China Girl' TM	China Girl Holly	6-7" HT.	B&B	Mature ht. of 8-10'
10	Prunus laurocerasus 'Obi-Luxen'	Luxens Laurel	24-30"	B&B	
36	Photodendron catalpaense 'Roseum Elegans'	Catawba Rhododendron	24-30"	B&B	
11	Ilex opaca	American Holly	7-8" HT.	B&B	
27	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	5-6" HT.	B&B	
24	Picea abies	Norway Spruce	8-10' HT.	B&B	
23	Pseudotsuga menziesii	Douglas Fir	8-10' HT.	B&B	
40	Cupressocypripis leylandii	Leyland Cypress	15' HT.	B&B	
50	Asalea Encore 'Autumn Moonlight' TM	Encore Azalea	36"	B&B	
36	Spiraea japonica 'Snowbound'	Snowbound Spiraea	24-30"	B&B	Drought tolerant plant
26	Viburnum plicatum tomentosum	Doublefile Viburnum	24-30"	B&B	
6	Cornus florida 'Rainbow'	Rainbow Flowering Dogwood	2-2 1/2' cal.	B&B	
5	Betula papyrifera	Paper Birch	2-2 1/2' cal.	B&B	

PLANT SCHEDULE EASTERN PL BUFFER

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
15	Cornus sericea	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
4	Northern Bayberry	Northern Bayberry	3-4" HT.	B&B	
4	Spiraea japonica 'Anthony Waterer'	Japanese Spiraea	24-30"	B&B	
11	Ostrya caroliniana	Eastern Hophornbeam	2-2 1/2' cal.	B&B	
5	Ostrya caroliniana	European Hophornbeam	2-2 1/2' cal.	B&B	
7	Quercus prinus	White Oak	21-30" cal.	B&B	
13	Ilex opaca	American Holly	7-8" HT.	B&B	
13	Ilex x meserveae 'China Boy' TM	China Boy Holly	6-7" HT.	B&B	
36	Ilex x meserveae 'China Girl' TM	China Girl Holly	6-7" HT.	B&B	Mature ht. of 8-10'
10	Prunus laurocerasus 'Obi-Luxen'	Luxens Laurel	24-30"	B&B	
36	Photodendron catalpaense 'Roseum Elegans'	Catawba Rhododendron	24-30"	B&B	
8	Ilex x meserveae 'Blue Maid' TM	Blue Maid Holly	7-8" HT.	B&B	
19	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	5-6" HT.	B&B	
12	Picea abies	Norway Spruce	7-8" HT.	B&B	
35	Pseudotsuga menziesii	Douglas Fir	8-10' HT.	B&B	
24	Cupressocypripis leylandii	Leyland Cypress	15' HT.	B&B	
19	Viburnum plicatum tomentosum	Doublefile Viburnum	24-30"	B&B	
3	Amelanchier lancea 'Snowbound'	Snowbound Magnolia	2-2 1/2' cal.	B&B	
5	Cornus florida 'Rainbow'	Rainbow Flowering Dogwood	2-2 1/2' cal.	B&B	
1	Sophora japonica 'Pendula'	Japanese Pagoda Tree	2-2 1/2' cal.	B&B	
4	Acer rubrum 'October Glory' TM	October Glory Maple	3-3 1/2' cal.	B&B	Mature ht. 40-50'

PLANT SCHEDULE EDINBURG ROAD BUFFER - WEST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
12	Cornus sericea	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
2	Ostrya caroliniana	Eastern Hophornbeam	2-2 1/2' cal.	B&B	
2	Platanus x acerifolia 'Bloodgood'	London Plane Tree	21-2-3' cal.	B&B	
1	Platanus x acerifolia 'Liberty'	London Plane Tree	3-3 1/2' cal.	B&B	
4	Ilex crenata 'Compacta'	Dwarf Japanese Holly	24-30"	B&B	
4	Ilex opaca	American Holly	7-8" HT.	B&B	
8	Picea abies	Norway Spruce	8-10' HT.	B&B	
11	Asalea Encore 'Autumn Moonlight' TM	Encore Azalea	36"	B&B	
2	Prunus subhirtella 'Autumnalis'	Autumn Flowering Cherry	8-10' HT.	B&B	
4	Acer rubrum 'October Glory' TM	October Glory Maple	3-3 1/2' cal.	B&B	Mature ht. 40-50'

PLANT SCHEDULE EDINGURG ROAD BUFFER - EAST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
2	Platanus x acerifolia 'Bloodgood'	London Plane Tree	21-2-3' cal.	B&B	
1	Platanus x acerifolia 'Liberty'	London Plane Tree	3-3 1/2' cal.	B&B	
7	Ilex crenata 'Compacta'	Dwarf Japanese Holly	24-30"	B&B	
4	Ilex opaca	American Holly	7-8" HT.	B&B	
8	Picea abies	Norway Spruce	8-10' HT.	B&B	
9	Asalea Encore 'Autumn Moonlight' TM	Encore Azalea	36"	B&B	
9	Ilex virginica 'Lime Light' TM	Virginia Greenleaf	36"	B&B	
1	Acer rubrum 'October Glory' TM	October Glory Maple	3-3 1/2' cal.	B&B	Mature ht. 40-50'

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 DATE: 8/21/20
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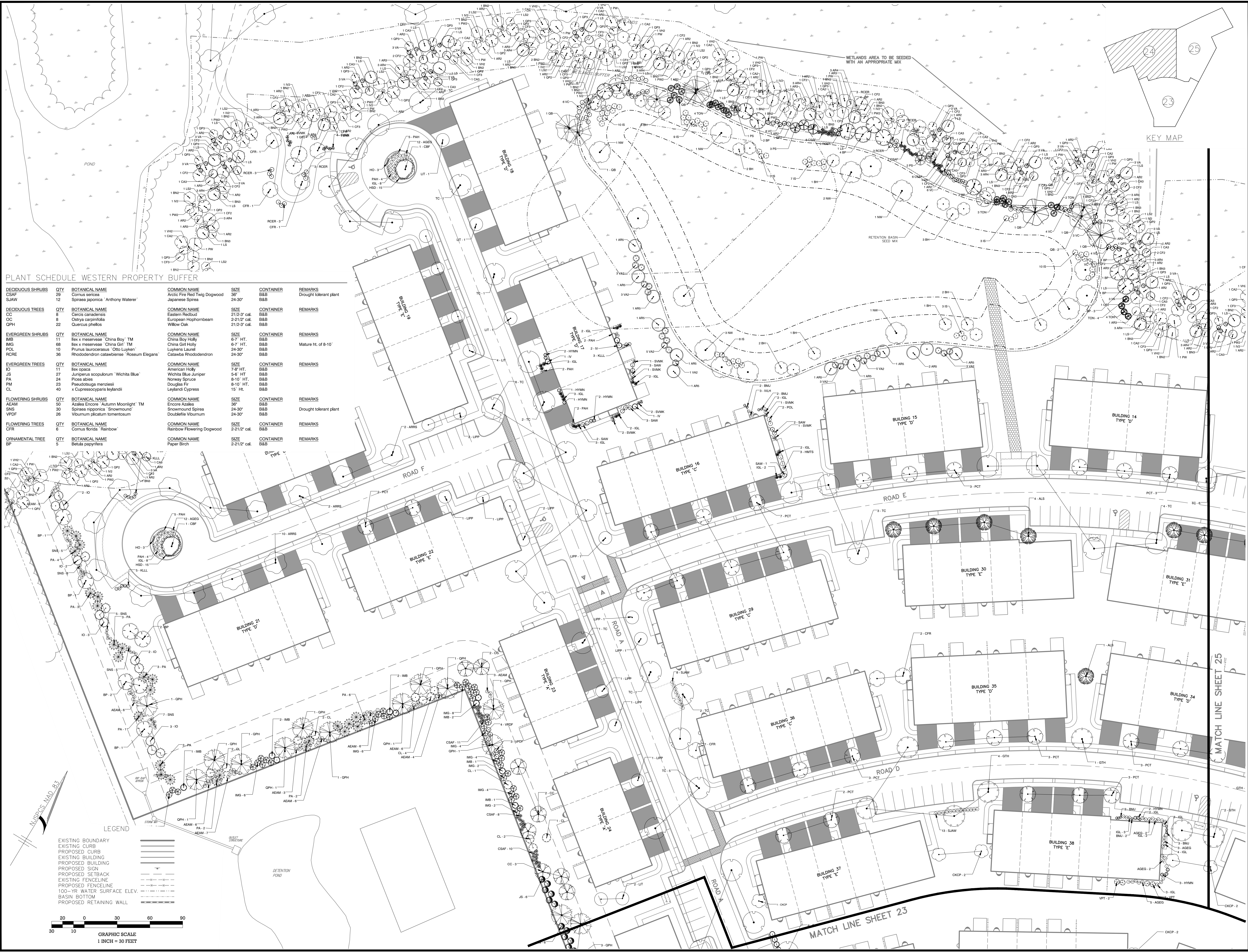
08/31/20
 Date
 L. Steinhauser, L.L.A.
 LICENSED LANDSCAPE ARCHITECT
 NJ Lic. No. 240200040

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 LANDSCAPE PLAN
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Certificate of Authorization No. 240408180000
 L. L. Steinhauser, L.L.A.
 PE No. 06A0206500
 Matthew J. Brennan P.E.
 PE No. 06A0465000
 William J. Pappalardo P.E.
 PE No. 06A0465000

Sheet Number
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PLANT SCHEDULE WESTERN PROPERTY BUFFER

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
29	<i>Cornus sericea</i>	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
12	<i>Spiraea japonica</i> 'Anthony Waterer'	Japanese Spiraea	24-30"	B&B	
DECIDUOUS TREES					
8	<i>Cercis canadensis</i>	Eastern Redbud	21/2-3' cal.	B&B	
2	<i>Quercus prinus</i>	European Hopbloom	21/2-3' cal.	B&B	
2	<i>Quercus phellos</i>	Willow Oak	21/2-3' cal.	B&B	
EVERGREEN SHRUBS					
11	<i>Ilex x meserveae</i> 'China Boy' TM	China Boy Holly	6-7' HT.	B&B	
88	<i>Ilex x meserveae</i> 'China Girl' TM	China Girl Holly	6-7' HT.	B&B	Mature ht. of 8-10'
10	<i>Prunus leucocarpa</i> 'Otto Luyken'	Luxurians Laurel	24-30"	B&B	
36	<i>Rhododendron catawbiense</i> 'Roseum Elegans'	Catawba Rhododendron	24-30"	B&B	
EVERGREEN TREES					
11	<i>Ilex opaca</i>	American Holly	7-8' HT.	B&B	
27	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	5-6' HT.	B&B	
24	<i>Pinus strobus</i>	Norway Spruce	8-10' HT.	B&B	
23	<i>Pseudotsuga menziesii</i>	Douglas Fir	8-10' HT.	B&B	
40	<i>Cupressocyparis leylandii</i>	Leyland Cypress	15' HT.	B&B	
FLOWERING SHRUBS					
50	<i>Azalea Encore</i> 'Autumn Moonlight' TM	Encore Azalea	36"	B&B	Drought tolerant plant
30	<i>Spiraea japonica</i> 'Snowmound'	Snowmound Spiraea	24-30"	B&B	
26	<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	24-30"	B&B	
FLOWERING TREES					
6	<i>Cornus florida</i> 'Rainbow'	Rainbow Flowering Dogwood	2-21/2' cal.	B&B	
ORNAMENTAL TREE					
5	<i>Betula papyrifera</i>	Paper Birch	2-21/2' cal.	B&B	



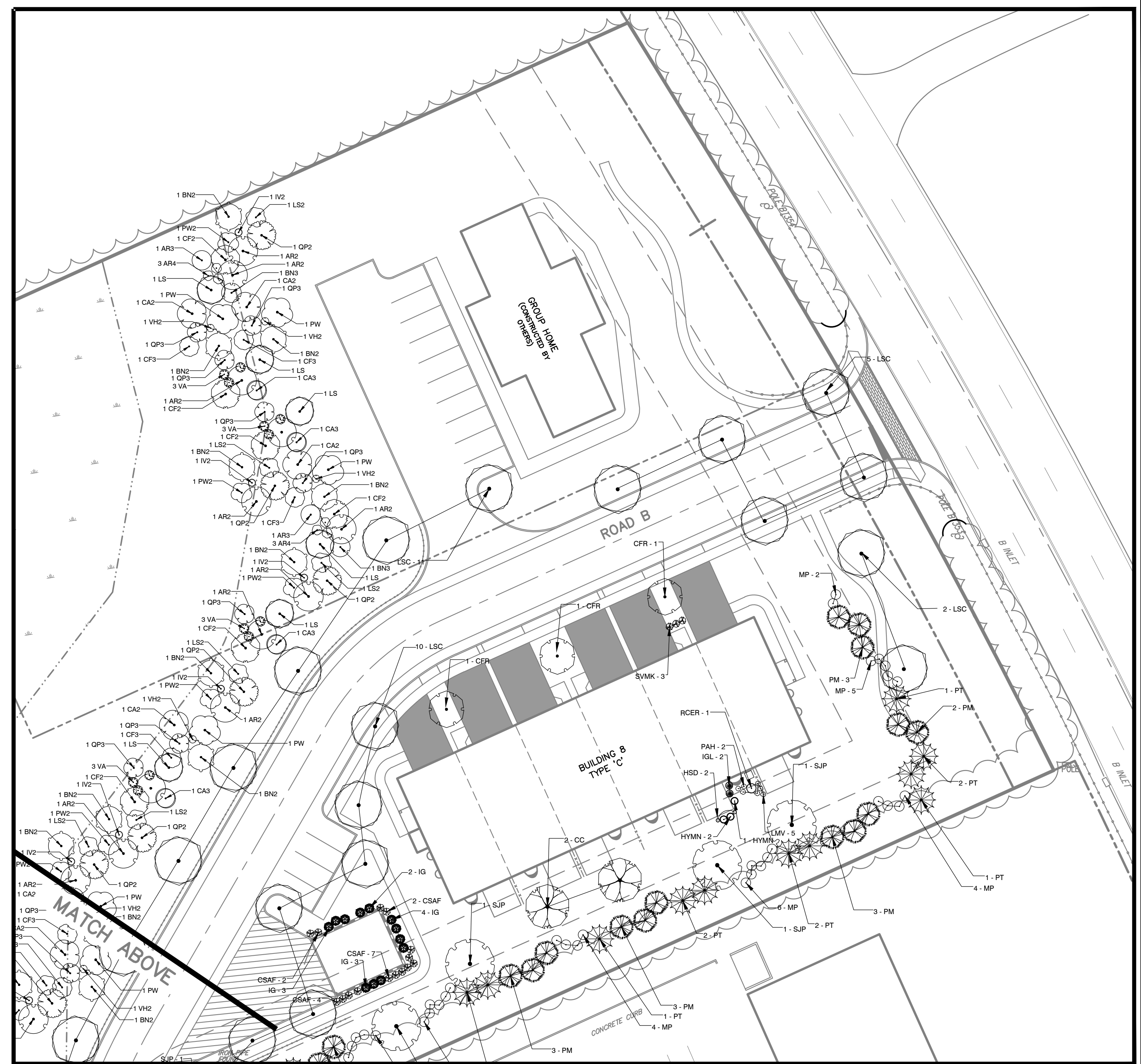
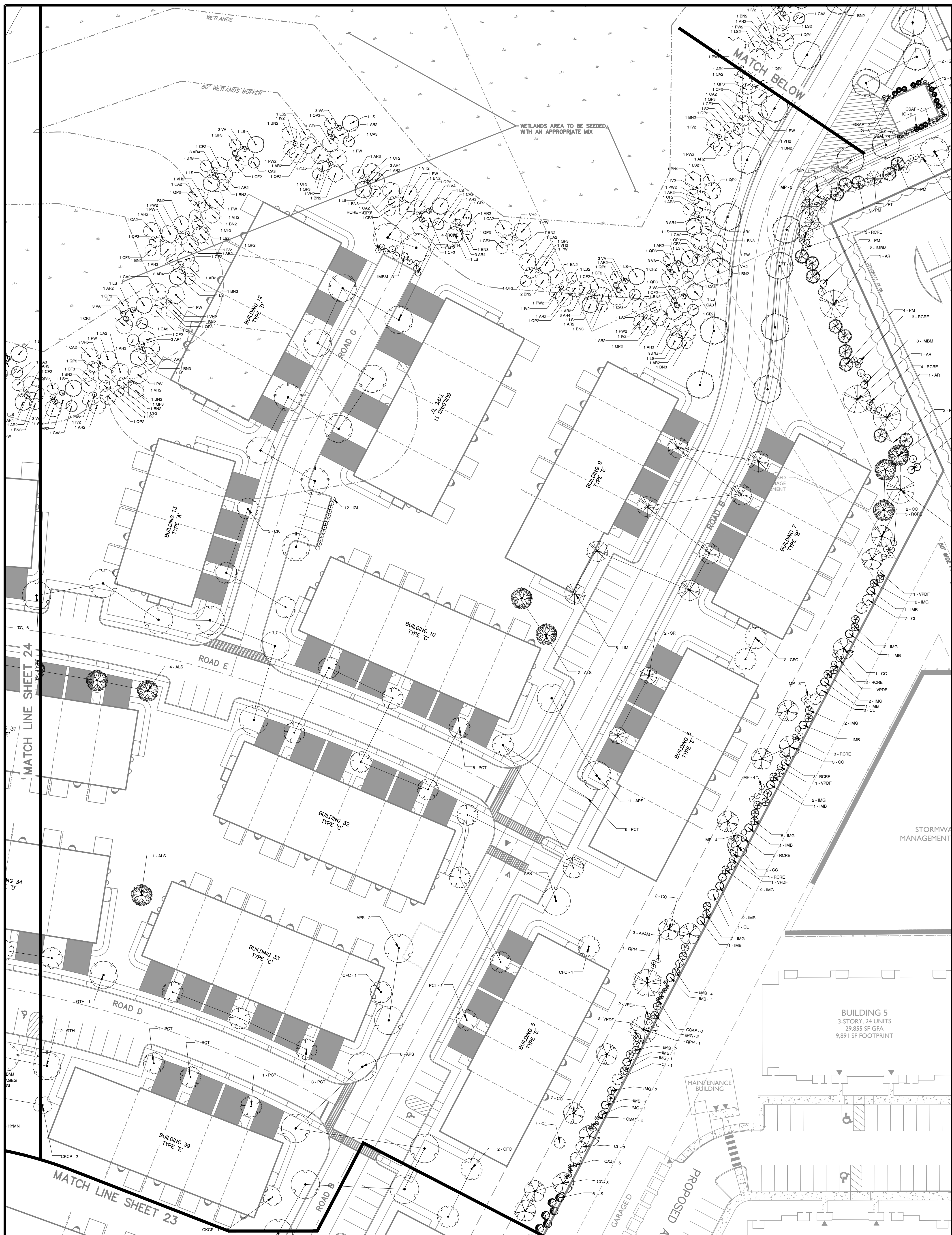
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08/31/20
Date
Peggy L. Steinhauer, L.L.A.
LICENSED LANDSCAPE ARCHITECT
NJ Lic. No. 000000000000

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
LANDSCAPE PLAN
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

MidAtlantic
DESIGN/ENGINEERING/PLANNING
1000 WEST WINDSOR AVENUE, SUITE 200
WEST WINDSOR, NJ 08861
TEL: 908.261.8000
FAX: 908.261.8000

Sheet Number
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PLANT SCHEDULE EASTERN PL BUFFER

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CSAF	15	Cornus sericea	Arctic Fire Red Twig Dogwood	36"	B&B	Drought tolerant plant
MP	41	Myrica pennsylvanica	Northern Bayberry	3-4' HT.	B&B	
SAW	6	Spiraea japonica 'Anthony Waterer'	Japanese Spiraea	24-30"	B&B	

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CC	11	Cercis canadensis	Eastern Redbud	21/2-3' cal.	B&B	
OC	5	Ostrya carpinifolia	European Hophornbeam	2-21/2' cal.	B&B	
GPH	7	Quercus phellos	Willow Oak	21/2-3' cal.	B&B	

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
IMG	13	Ilex x meserveae 'China Boy' TM	China Boy Holly	6-7' HT.	B&B	
IMG	36	Ilex x meserveae 'China Girl' TM	China Girl Holly	6-7' HT.	B&B	Mature ht. of 8'-10'
POL	5	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	24-30"	B&B	
RCRE	50	Rhododendron catawbiense 'Roseum Elegans'	Catawba Rhododendron	24-30"	B&B	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
IMBM	8	Ilex x meserveae 'Blue Maid' TM	Blue Maid Holly	6-7' HT.	B&B	
JS	19	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	9-6' HT.	B&B	
PT	12	Pinus thunbergii	Japanese Black Pine	7-8' HT.	B&B	
PM	35	Podocarpus neriifolia	Douglas Fir	6-10' HT.	B&B	
CL	24	Cupressus leylandii	Leyland Cypress	15' HT.	B&B	

FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
VPDF	19	Viburnum bicolor tomentosum	Doublefile Viburnum	24-30"	B&B	

FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ALS	3	Amelanchier laevis 'Snowcloud'	Snowcloud Allegheny Serviceberry	2-21/2' cal.	B&B	
CFR	3	Cornus florida 'Rainbow'	Rainbow Flowering Dogwood	2-21/2' cal.	B&B	

ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SJP	3	Sophora japonica 'Pendula'	Japanese Pagoda Tree	2-21/2' cal.	B&B	

STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AR	4	Acer rubrum 'October Glory' TM	October Glory Maple	3-31/2' cal.	B&B	Mature ht. 40-50'

PLANT SCHEDULE RETENTION BASIN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
PS	6	Prunus x species	Flowering Cherry	6-7' HT.	B&B		

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
ARS	12	Amelanchier canadensis 'Robin Hill'	Canadian Serviceberry	B & B	2.5' Cal		
BH	16	Betula nigra 'Heritage'	Heritage River Birch	B & B		8'-10' HT.	
NW	15	Nyssa sylvatica 'Wildfire'	Black Gum	B & B	2.5' Cal		
QB	5	Quercus bicolor	Swamp White Oak	21/2-3' cal.	B&B		

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TON	16	Thuja occidentalis 'Nigra'	Nigra Cedar	6-7' HT.	B&B		

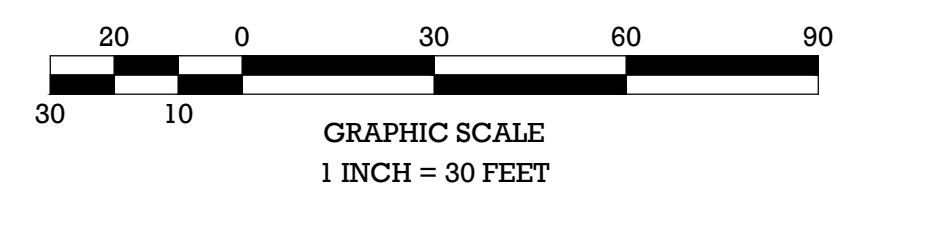
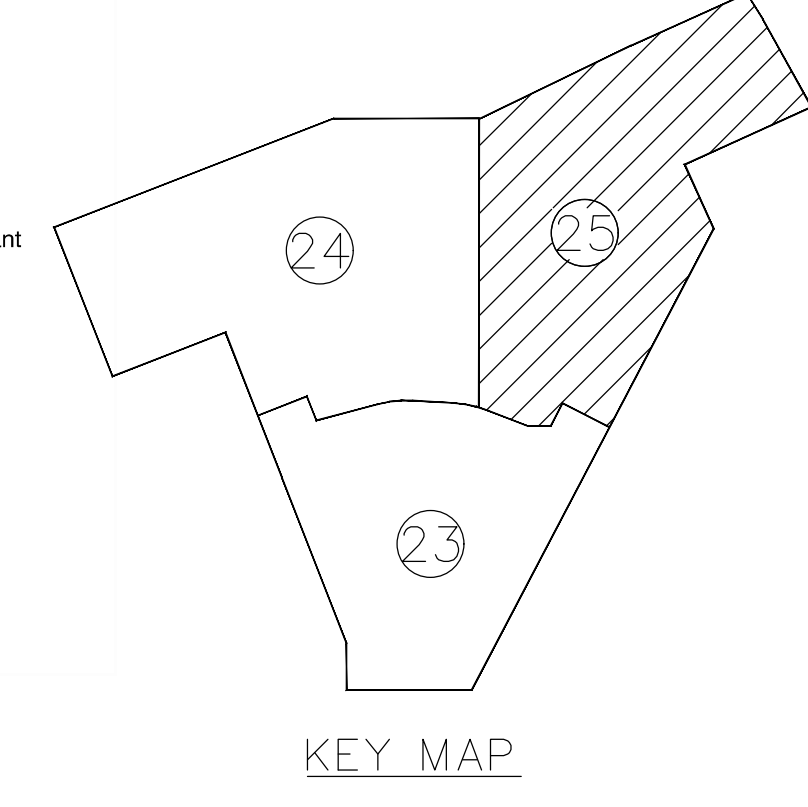
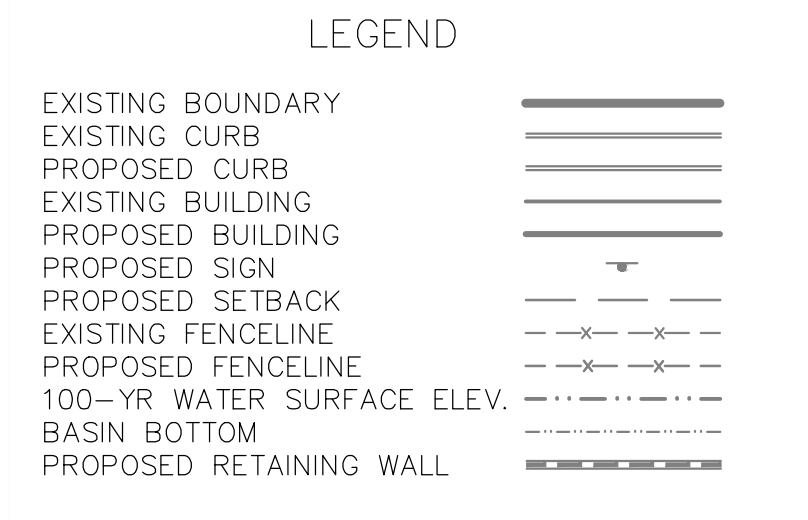
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
CSAF	21	Cornus sericea	Arctic Fire Red Twig Dogwood	36"	B&B		Drought tolerant plant

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
RCRE	6	Rhododendron catawbiense 'English Roseum'	English Roseum Rhododendron	24-30"	B&B		

FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
VC	35	Viburnum catesbeii	Fragrant Viburnum	18-24" HT.	B&B		

ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
BP	14	Betula papyrifera	Paper Birch	2-21/2' cal.	B&B		

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
IS	64	Ilex verticillata 'Sparganberry'	Winterberry	2'-2.5' HT.		
VA2	23	Viburnum rhytidophyllum 'Alleghany'	Leatherleaf Viburnum	B & B	3'-4' HT.	

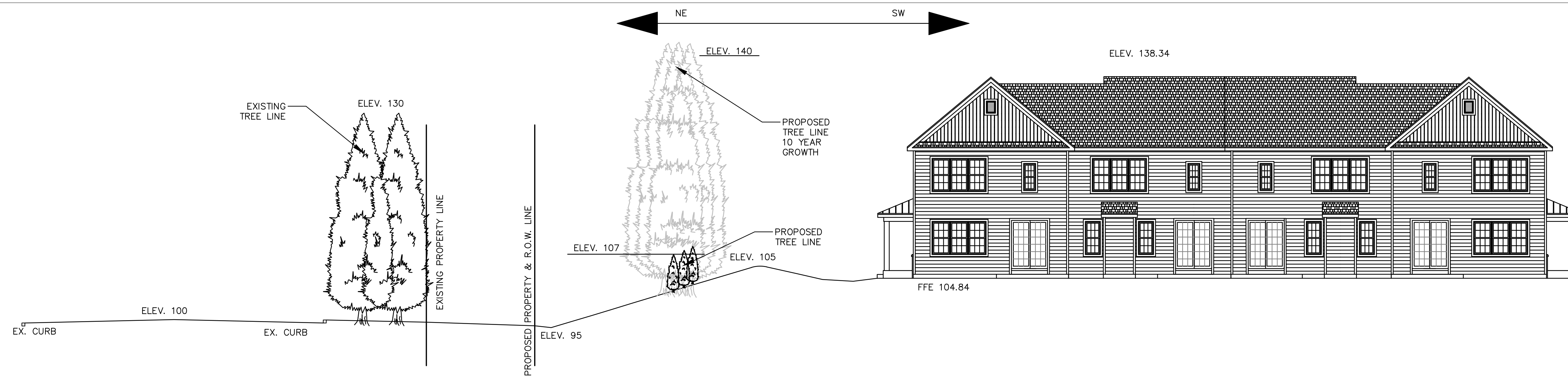


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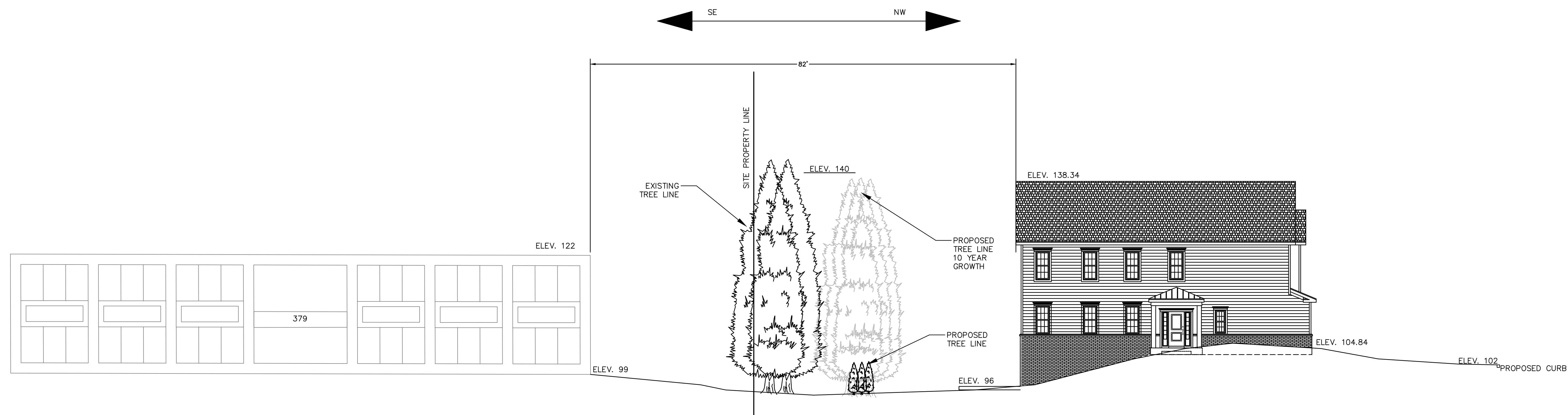
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 L. Steinhauser, L.L.A.
 LICENSED LANDSCAPE ARCHITECT
 NJ Lic. No. 340000040

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 LANDSCAPE PLAN
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

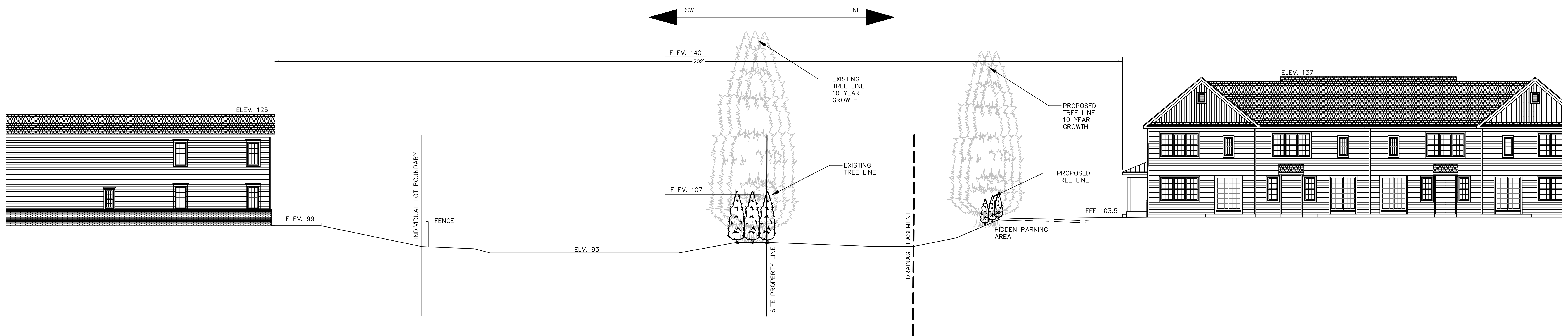
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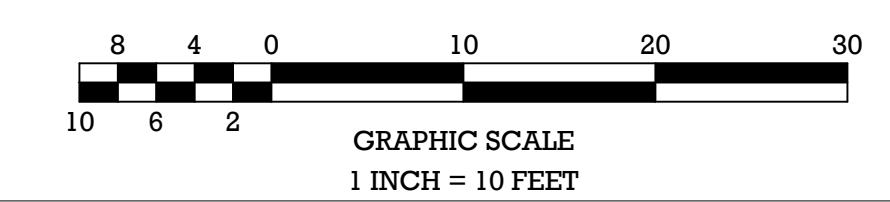
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1" = 10'



NORTHEAST PROPERTY BUFFER CROSS SECTION
1" = 10'



NORTHWEST PROPERTY BUFFER CROSS SECTION
1" = 10'



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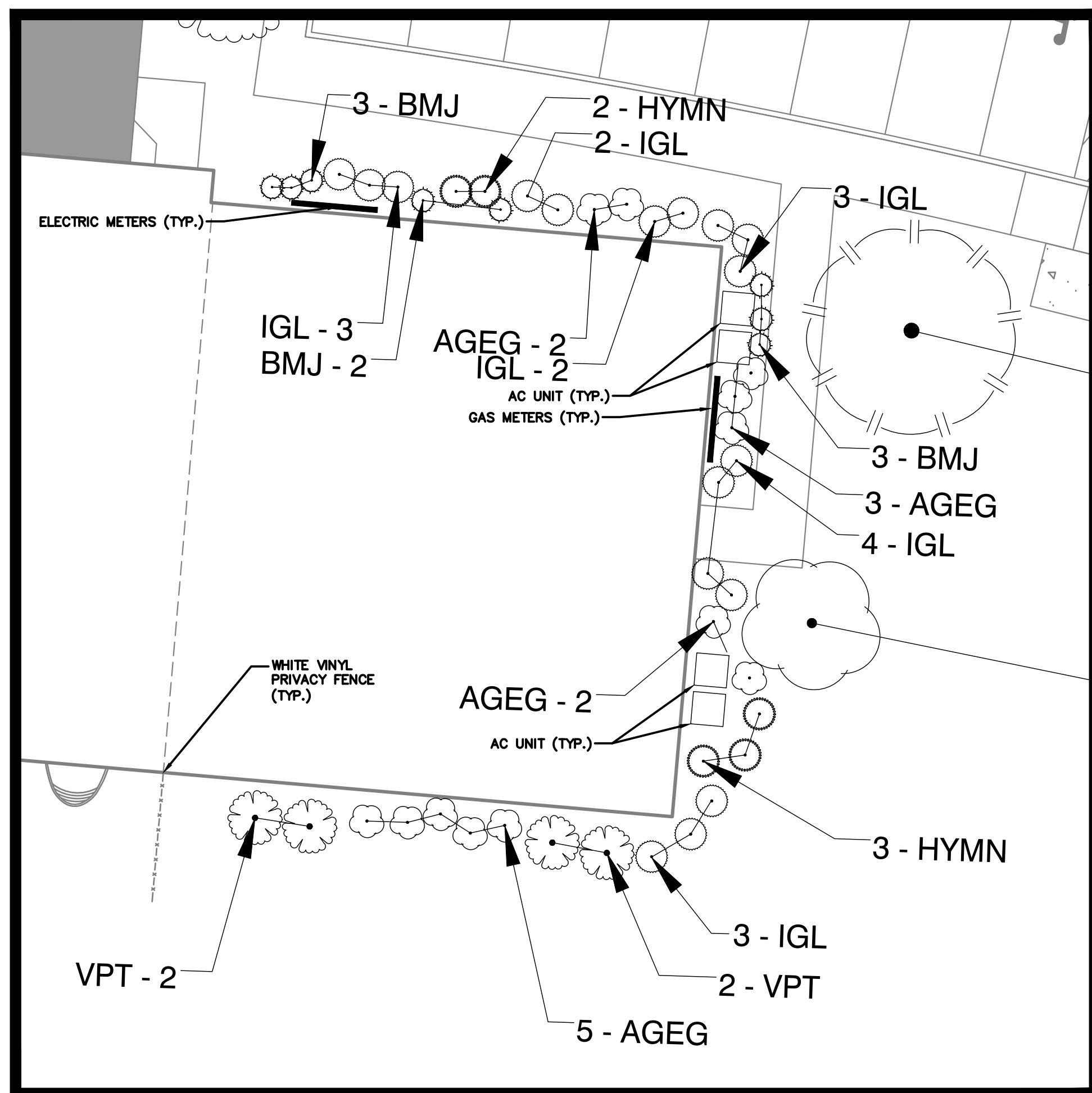
William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
No. 141,761, 06/29/2009

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
SEPARATION PROFILES
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

MidAtlantic
ENGINEERING ARCHITECTURE PLANNING
1000 West Windsor Road, Suite 200
West Windsor, NJ 08861
609-251-4242

Certificate of Authorization No. 240209180000
Louis J. Ziegler V.P.E. PE No. 082029500
Matthew J. Riverson P.E. PE No. 0820462000
William J. Parkhill II P.E. PE No. 0820185000

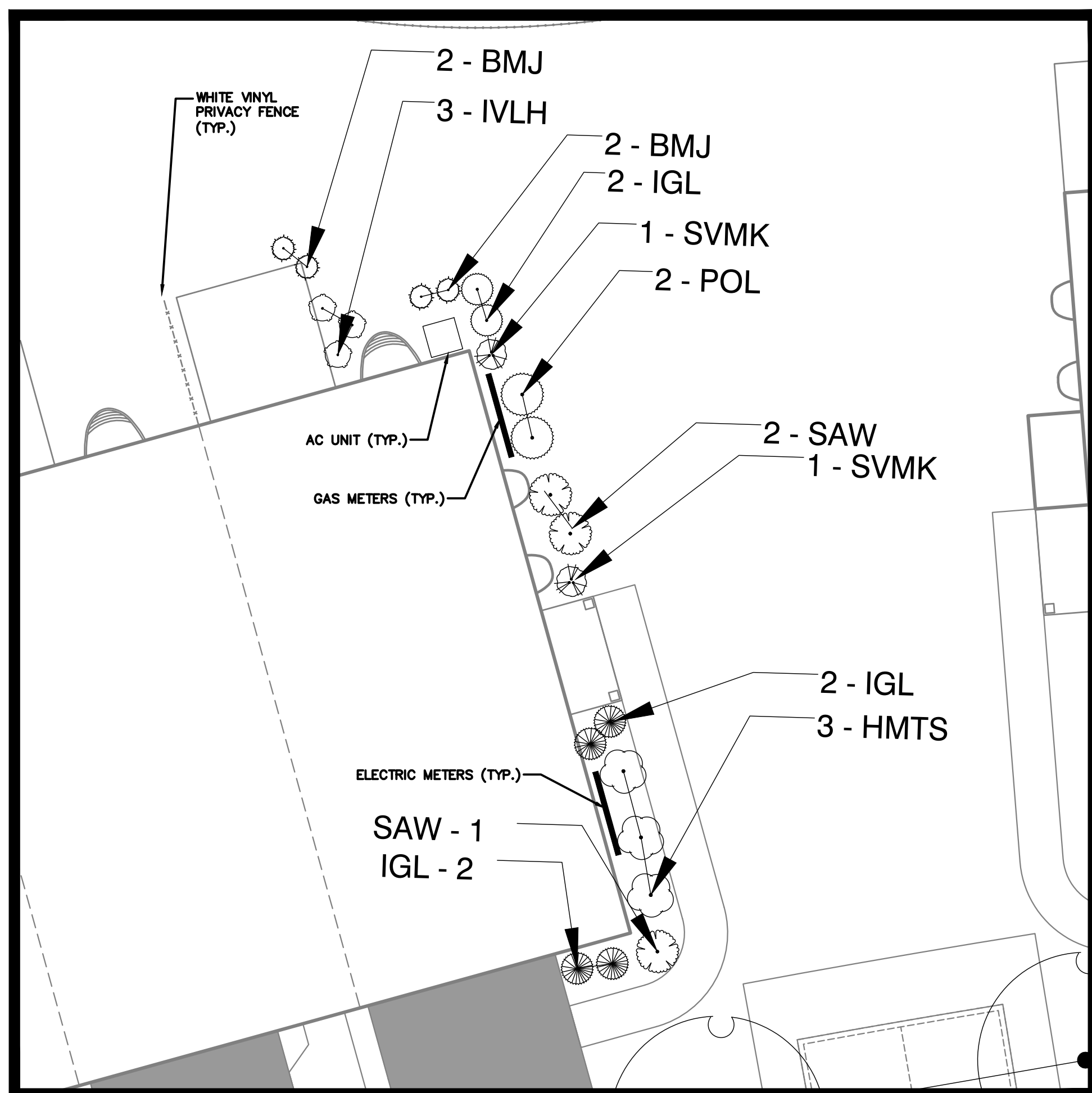
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TYPICAL (OF 15) 4-UNIT FLAT FOUNDATION PLANTINGS
1" = 10'

PLANT SCHEDULE TYPICAL END UNIT FLATS

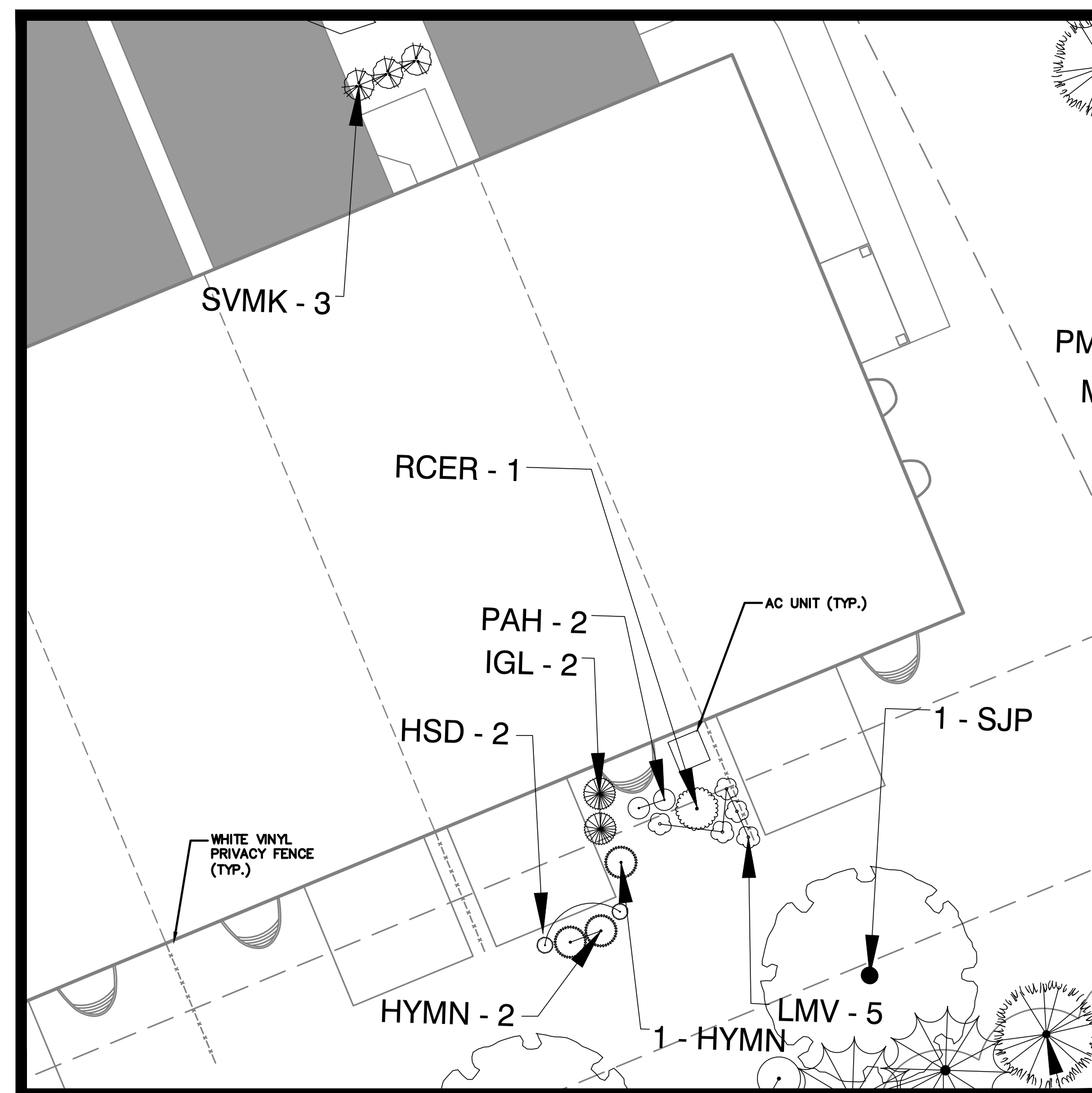
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HYMN	5	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	18-24" HT.	B&B	Mature ht. 4-6'
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BMJ	8	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	18-24" HT.	B&B	
IGL	17	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	36"	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AGEG	12	Abelia x grandiflora 'Edward Goucher'	Glossy Abelia	24-30"	B&B	
VPT	4	Viburnum plicatum tomentosum 'Shasta'	Shasta Japanese Snowball	24-30"	B&B	Mature ht. of 10'



TYPICAL OF BUILDINGS A, B, C, E END UNIT FOUNDATION PLANTINGS
1" = 10'

PLANT SCHEDULE TYPICAL END UNIT PLANTING

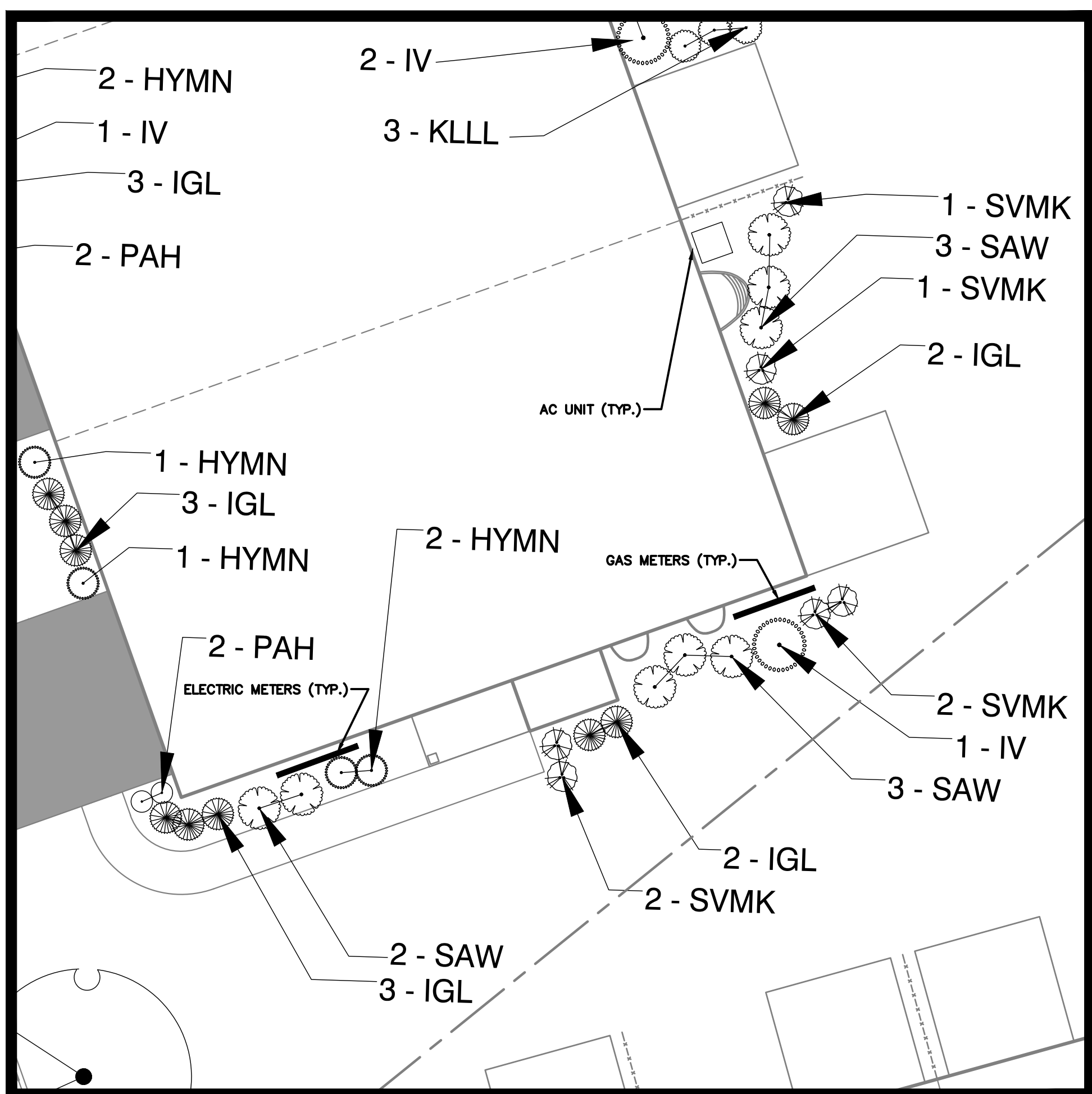
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SVMK	2	Syringa vulgaris	Miss Kim Lilac	18-24" HT.	B&B	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BMJ	4	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	18-24" HT.	B&B	
IGL	6	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	36"	B&B	
POL	2	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	24-30"	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HMTS	3	Hydrangea macrophylla 'Twist-o-Shout'	Twist-o-Shout Hydrangea	18-24" HT.	B&B	
IVLH	3	Itea virginica 'Little Henry, TM'	Virginia Sweetspire	30"	B&B	
SAW	3	Spiraea x bumalda Anthony Waterer	Anthony Waterer Spirea	30"	B&B	Mature ht. of 2-3'



TYPICAL OF BUILDINGS A, B, C, E INTERIOR UNIT FOUNDATION PLANTINGS
1" = 10'

PLANT SCHEDULE TYPICAL INTERIOR LOT PLANTING

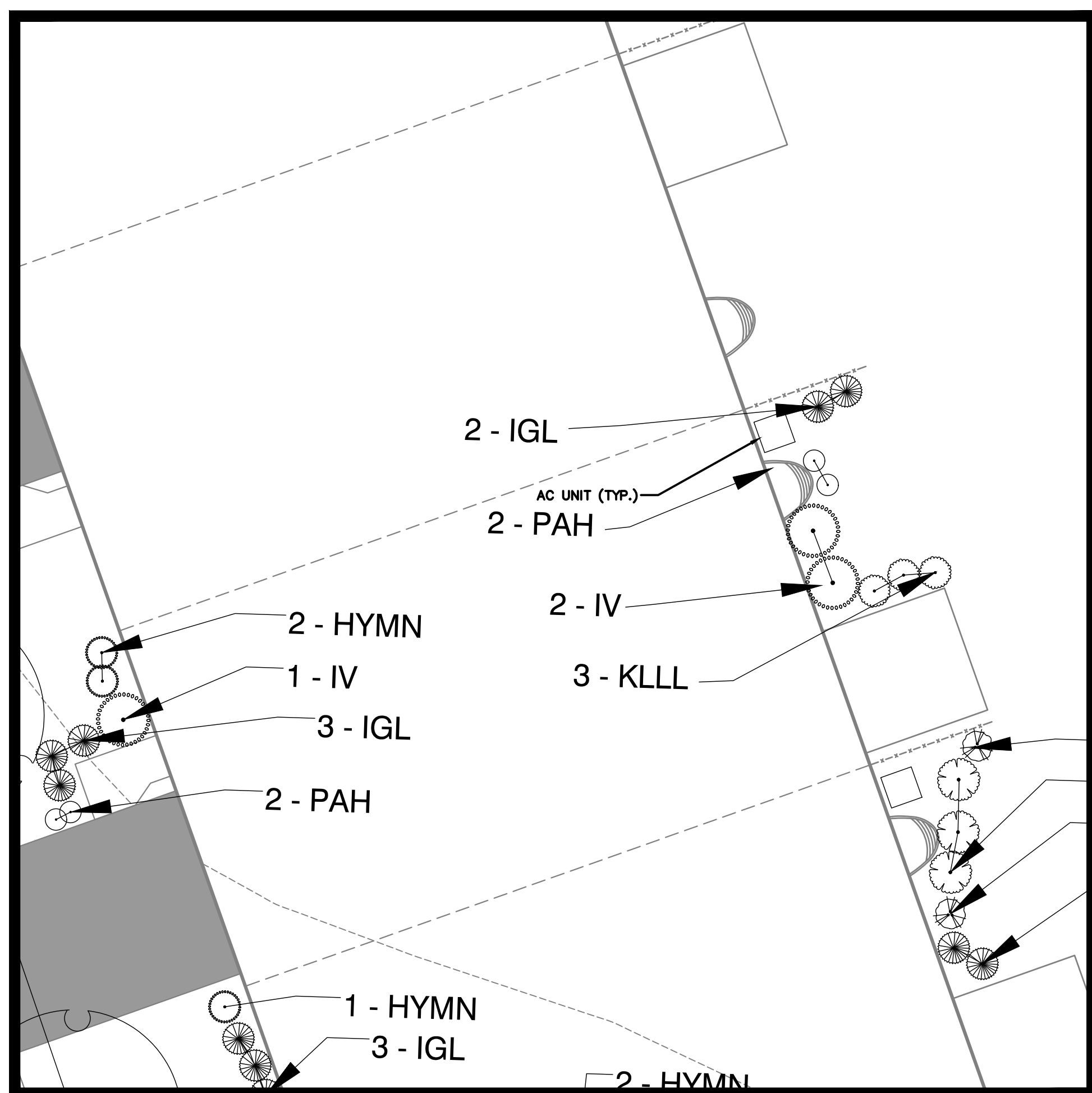
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HYMN	3	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	18-24" HT.	B&B	Mature ht. 4-6'
SVMK	3	Syringa vulgaris	Miss Kim Lilac	18-24" HT.	B&B	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
IGL	2	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	36"	B&B	
RCER	1	Rhododendron catawbiense 'English Roseum'	English Roseum Rhododendron	24-30"	B&B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
RCFR	1	Cornus florida 'Rainbow'	Rainbow Flowering Dogwood	2-2 1/2' cal.	Pot	
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HSD	2	Hemerocallis 'Stella D'Oro'	Stella O'oro Daylily	1 gal.	Pot	
LMV	5	Liriope muscari 'Variegata'	Variegated Liriope	6" pot	Pot	Mature ht. 3-4'



TYPICAL OF BUILDING D END UNIT FOUNDATION PLANTINGS
1" = 10'

PLANT SCHEDULE TYPICAL END UNIT PLANTING-BUILDING D

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HYMN	4	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	18-24" HT.	B&B	Mature ht. 4-6'
IV	1	Ilex verticillata 'Red Sprite'	Winterberry Holly - dwarf	3-4" ht.	B&B	Provide 1 male pollinator such as Jim Dandy.
SVMK	6	Syringa vulgaris	Miss Kim Lilac	18-24" HT.	B&B	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
IGL	10	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	36"	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SAW	8	Spiraea x bumalda Anthony Waterer	Anthony Waterer Spirea	30"	B&B	Mature ht. of 2-3'
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
PAH	2	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	1 gal.	Pot	



TYPICAL OF BUILDING D INTERIOR UNIT FOUNDATION PLANTINGS
1" = 10'

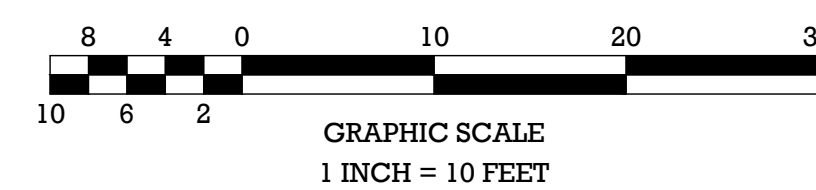
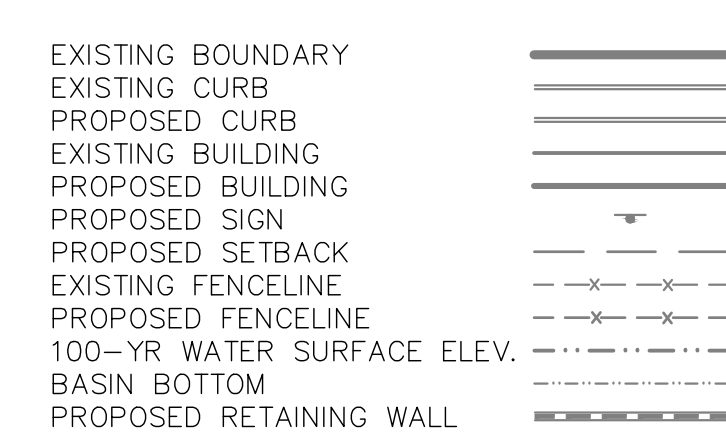
PLANT SCHEDULE TYPICAL INTERIOR UNIT PLANTING-BUILDING D

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HYMN	2	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	18-24" HT.	B&B	Mature ht. 4-6'
IV	3	Ilex verticillata 'Red Sprite'	Winterberry Holly - dwarf	3-4" ht.	B&B	Provide 1 male pollinator such as Jim Dandy.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
IGL	5	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	36"	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
KLLL	3	Kalmia latifolia 'Little Linda'	Miniature Pink Mountain Laurel	18-24" HT.	B&B	
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
PAH	4	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	1 gal.	Pot	

PLANT_SCHEDULE_REFORESTATION

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	REMARKS
AR2	94	Acer rubrum	Red Maple	B & B	1.5'-2.0' CAL	6'-8" HT.	
AR3	31	Acer rubrum	Red Maple	CONT.		6'-8" HT.	
BN2	62	Betula nigra	River Birch	B & B	1.5'-2.0' CAL	6'-8" HT.	
BN3	31	Betula nigra	River Birch	CONT.		6'-8" HT.	
CA2	31	Carpinus caroliniana	American Hornbeam	B & B	1.5'-2.0' CAL	6'-8" HT.	
CA3	32	Carpinus caroliniana	American Hornbeam	CONT.		6'-8" HT.	
CF2	63	Cornus florida	Eastern Dogwood	B & B	1.5'-2.0' CAL	6'-8" HT.	
CF3	31	Cornus florida	Eastern Dogwood	CONT.		6'-8" HT.	
LS	63	Liquidambar styraciflua	American Sweet Gum	B & B	1.5'-2.0' CAL	6'-8" HT.	
LS2	31	Liquidambar styraciflua	American Sweet Gum	CONT.		6'-8" HT.	
PW	31	Prunus serotina	Wild Black Cherry	B & B	1.5'-2.0' CAL	6'-8" HT.	
PW2	31	Prunus serotina	Wild Black Cherry	CONT.		6'-8" HT.	
QP2	31	Quercus palustris	Pin Oak	B & B	1.5'-2.0' CAL	6'-8" HT.	
QP3	63	Quercus palustris	Pin Oak	CONT.		6'-8" HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	
AR4	33	Aronia arbutifolia	Red Chokeberry	Cont.	18'-24" HT.		
IV2	31	Itea virginica	Virginia Sweetspire	Cont.	18'-24" HT.		
VH2	31	Vaccinium corymbosum	Highbush Blueberry	Cont.	18'-24" HT.		
VA	96	Viburnum dentatum	Arrowwood Viburnum	Cont.	18'-24" HT.		

LEGEND



PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 FOUNDATION PLANTINGS
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Checked By: MVM
 Date: 03/05/20
 Project No.: APR-184
 Drawing Name: 06-Landscape.dwg
 Drawn By: [Name]
 Date: [Date]
 Revisions: [Table]
 Date: [Date]
 Checked By: [Name]

07/10/20
 Date
 L. Steinhauser, L.L.A.
 LICENSED LANDSCAPE ARCHITECT
 No. 14130-Subcontractor

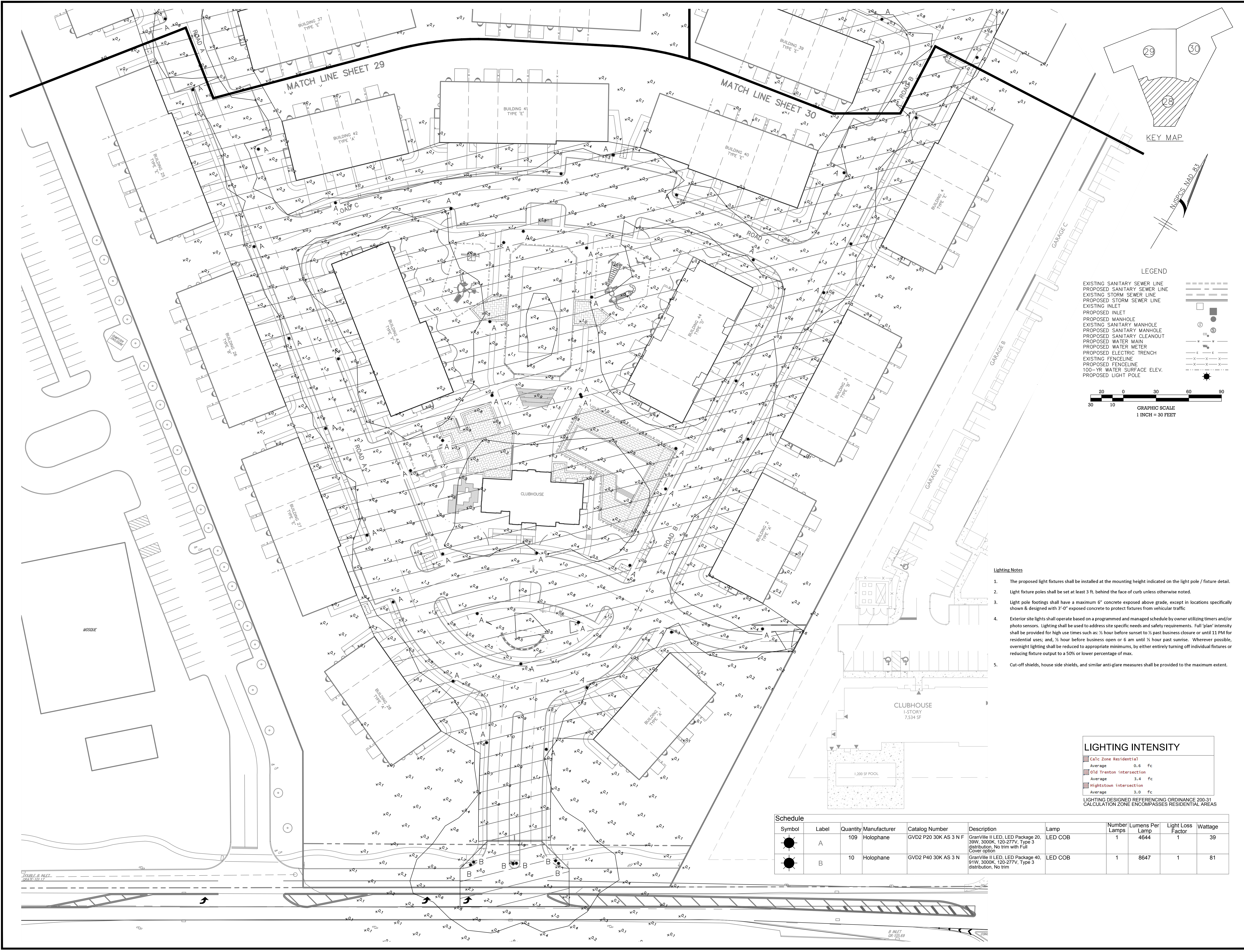
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 Matthew J. Fogarty P.E.
 License No. 061466000
 061466000

Certificate of Authorization No. 246028 18000
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Sheet Number
 27 OF 38

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 Plot Time: Jul 10, 2020 - 11:11 AM

File Name: C:\americor\Properties\JOBS\APR-184 - West Windsor\DWG\07-Lighting.dwg
 Plot Time: Aug 28, 2020 - 11:28am



LEGEND

- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INLET
- PROPOSED INLET
- PROPOSED MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER MAIN
- PROPOSED WATER METER
- PROPOSED ELECTRIC TRENCH
- EXISTING FENCELINE
- PROPOSED FENCELINE
- 100-YR WATER SURFACE ELEV.
- PROPOSED LIGHT POLE

GRAPHIC SCALE
1 INCH = 30 FEET

20 30 60 90
30 10

- Lighting Notes**
- The proposed light fixtures shall be installed at the mounting height indicated on the light pole / fixture detail.
 - Light fixture poles shall be set at least 3 ft. behind the face of curb unless otherwise noted.
 - Light pole footings shall have a maximum 6" concrete exposed above grade, except in locations specifically shown & designed with 3'-0" exposed concrete to protect fixtures from vehicular traffic.
 - Exterior site lights shall operate based on a programmed and managed schedule by owner utilizing timers and/or photo sensors. Lighting shall be used to address site specific needs and safety requirements. Full "plan" intensity shall be provided for high use times such as: 1/2 hour before sunset to 1/2 past business closure or until 11 PM for residential uses; and, 1/2 hour before business open or 6 am until 1/2 hour past sunrise. Whenever possible, overnight lighting shall be reduced to appropriate minimums, by either entirely turning off individual fixtures or reducing fixture output to a 50% or lower percentage of max.
 - Cut-off shields, house side shields, and similar anti-glare measures shall be provided to the maximum extent.

LIGHTING INTENSITY

Calc Zone Residential	Average	0.6 fc
Old Trenton intersection	Average	3.4 fc
Hightstown intersection	Average	3.0 fc

LIGHTING DESIGNED REFERENCING ORDINANCE 200-31
 CALCULATION ZONE ENCOMPASSES RESIDENTIAL AREAS

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☀	A	109	Holophane	GVD2 P20 30K AS 3 N F	GranVille II LED, LED Package 20, 39W, 3000K, 120-277V, Type 3 distribution, No trim with Full Cover option	LED COB	1	4644	1	39
☀	B	10	Holophane	GVD2 P40 30K AS 3 N	GranVille II LED, LED Package 40, 91W, 3000K, 120-277V, Type 3 distribution, No trim	LED COB	1	8647	1	81

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
LIGHTING PLAN

SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Released By: MWW
 Checked By: MWW
 Date: 03/05/20
 Project No.: APR-184
 Drawing Name: 07-Lighting.dwg

Drawn By: EMD
 Date: 03/05/20
 Project No.: APR-184
 Drawing Name: 07-Lighting.dwg

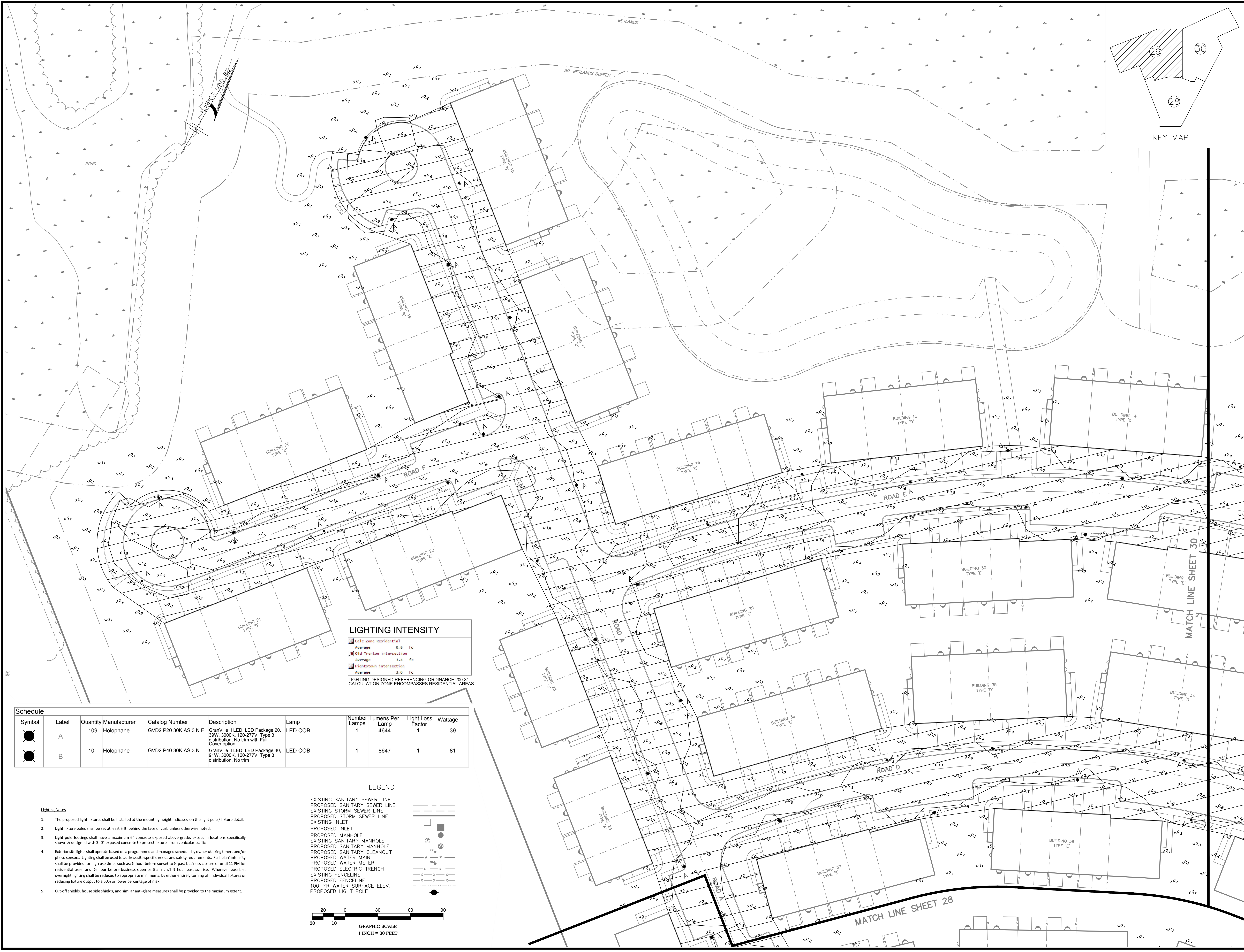
8/21/20 TOWNSHIP REVIEW COMMITTEE COMMENTS
 9/17/20 TOWNSHIP REVIEW COMMITTEE COMMENTS
 DATE
 REVISIONS
 DRAWN BY
 CHECKED BY

Professional Engineer
 William J. Parkhill II, P.E.
 No. 141,766,626-33896

08/31/20

Sheet Number
28 OF **38**

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Plot Time: Aug 28, 2020, 11:30am



LIGHTING INTENSITY

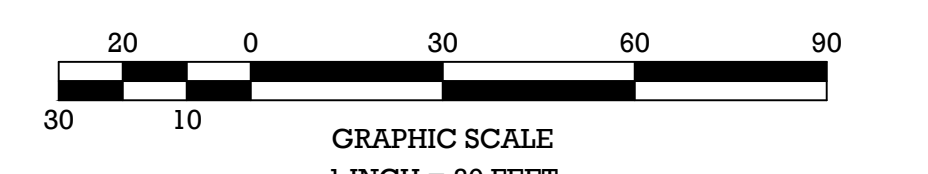
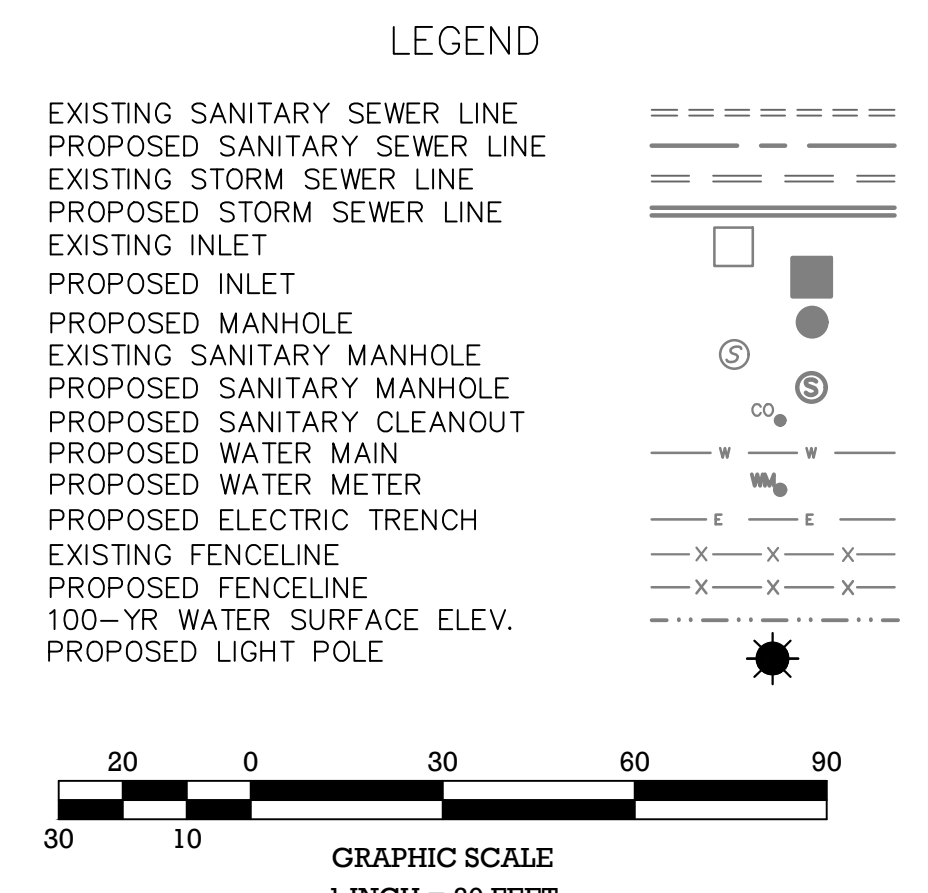
Calc Zone Residential	Average	0.4 fc
Old Trenton Intersection	Average	3.4 fc
Hightstown Intersection	Average	3.0 fc

LIGHTING DESIGNED REFERRING ORDINANCE 200-31
CALCULATION ZONE ENCOMPASSES RESIDENTIAL AREAS

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	A	109	Holophane	GVD2 P20 30K AS 3 N F	GranVite II LED, LED Package 20, 30W, 3000K, 120-277V, Type 3 distribution. No trim with Full Cover option	LED COB	1	4644	1	39
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- Lighting Notes**
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 - Light fixture poles shall be set at least 3 ft. behind the face of curb unless otherwise noted.
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 - Cut-off shields, house side shields, and similar anti-glare measures shall be provided to the maximum extent.



RELEASED BY:	MMW	VERTICAL SCALE:	N/A
CHECKED BY:	MMW	HORIZONTAL SCALE:	1" = 30'
DATE:	03/05/20	PROJECT No.:	APR-184
PROJECT No.:	APR-184	DATE:	08/31/20
DRAWN BY:	EMD	DATE:	03/05/20
DESIGNED BY:	EMD	DATE:	03/05/20
CHECKED BY:	MMW	DATE:	03/05/20
DATE:	03/05/20	PROJECT No.:	APR-184
PROJECT No.:	APR-184	DATE:	08/31/20
DATE:	08/31/20	PROJECT No.:	APR-184
PROJECT No.:	APR-184	DATE:	08/31/20
DATE:	08/31/20	PROJECT No.:	APR-184

William J. Parkhill II, P.E.
PROFESSIONAL ENGINEER
No. 001066388

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
LIGHTING PLAN

SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
29 OF **38**

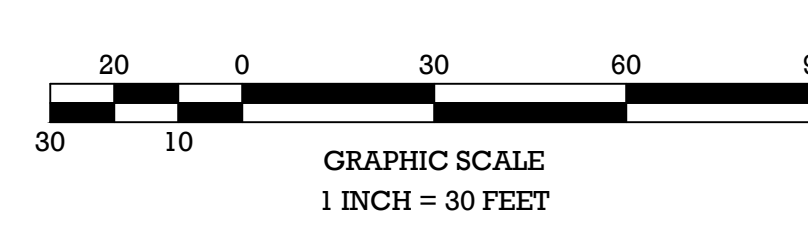
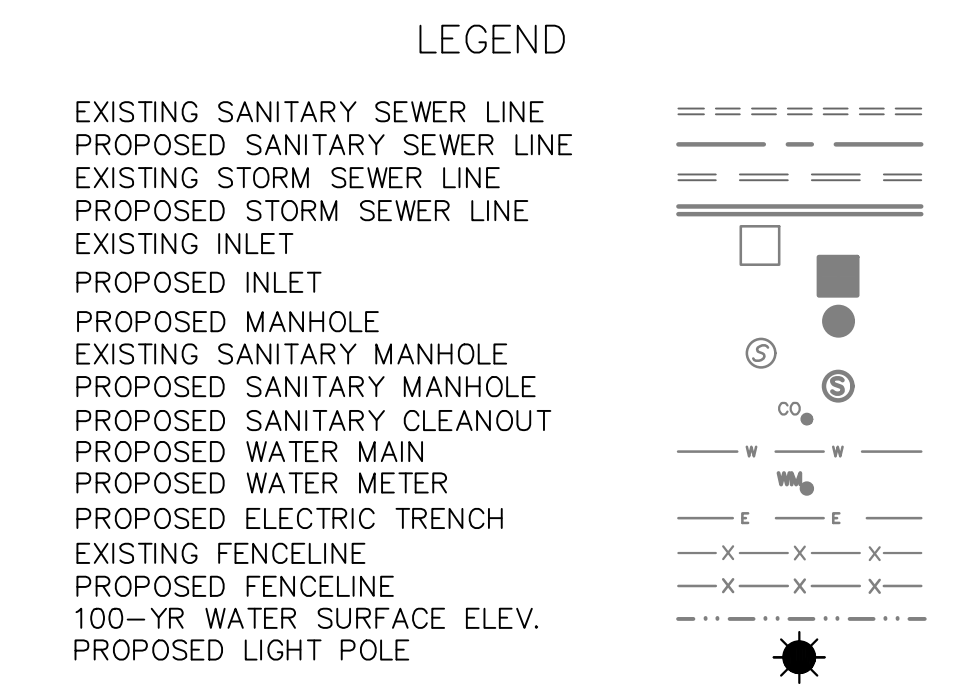
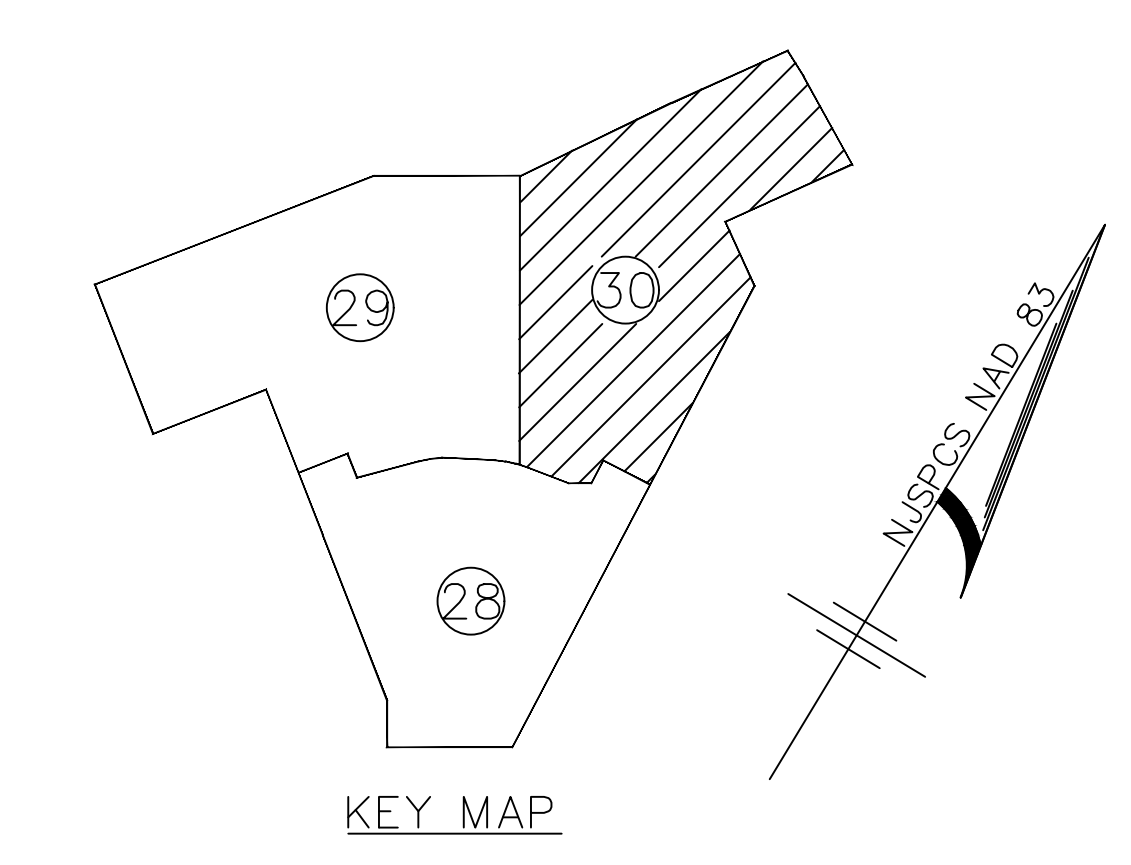


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☀️	A	109	Holophane	GVD2 P20 30K AS 3 N F	Granville II LED, LED Package 20, 39W, 3000K, 120-277V, Type 3 distribution, No trim with Full Cover option	LED COB	1	4644	1	39
☀️	B	10	Holophane	GVD2 P40 30K AS 3 N	Granville II LED, LED Package 40, 91W, 3000K, 120-277V, Type 3 distribution, No trim	LED COB	1	8647	1	81

LIGHTING INTENSITY	
Calc Zone Residential	Average 0.6 fc
Old Trenton intersection	Average 3.4 fc
Hightstown intersection	Average 3.0 fc

LIGHTING DESIGNED REFERENCING ORDINANCE 200-31
CALCULATION ZONE ENCOMPASSES RESIDENTIAL AREAS

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 - Cut-off shields, house side shields, and similar anti glare measures shall be provided to the maximum extent.



File Name: C:\americor\Properties\OBS\APR-184 - West Windsor\DWG\07-Lighting.dwg
 Plot Time: Aug 28, 2020 - 11:31am

DATE	PROJECT No.:	DRAWING NAME:	REVISIONS	DRAWN BY:	CHECKED BY:	RELEASED BY:
03/05/20	APR-184	07-Lighting.dwg		MMW	MMW	MMW
08/31/20						
8/21/20						
7/10/20						

William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 147,166,626932898
 Date: 08/31/20

**PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 LIGHTING PLAN**
 SITUATED IN
 TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Sheet Number
30 OF **38**

Professional Engineer
 License No. 147,166,626932898
 State of New Jersey
 William J. Parkhill II, P.E.

Maximum weight - 47 lbs
Maximum effective projected area - 1.38 sq. ft.

ORDERING INFORMATION:

HOUSING: GRANVILLE CLASSIC STANDARD

LED PERFORMANCE: PHOSPHOR COATED POLYIMIDE SUBSTRATE, HIGH EFFICIENCY, LONG LIFE, TEMPERATURE STABLE, POWER FACTOR > 0.95, DIMMING CAPABLE, CRI > 90, DIMMING CAPABLE FOR USE WITH 0-10V TRIAC DIMMING, DIMMING RANGE 0-100% (0.5V ON/OFF), DIMMING FREQUENCY: 1-10K HZ, DIMMING CONTROL: PHOTOCENTRIC

DRIVER: PHOSPHOR COATED POLYIMIDE SUBSTRATE, HIGH EFFICIENCY, LONG LIFE, TEMPERATURE STABLE, POWER FACTOR > 0.95, DIMMING CAPABLE, CRI > 90, DIMMING CAPABLE FOR USE WITH 0-10V TRIAC DIMMING, DIMMING RANGE 0-100% (0.5V ON/OFF), DIMMING FREQUENCY: 1-10K HZ, DIMMING CONTROL: PHOTOCENTRIC

OPTIONS: CONTROL OPTIONS: NONE, DIMMING, DIMMING RANGE: 0-100% (0.5V ON/OFF), DIMMING FREQUENCY: 1-10K HZ, DIMMING CONTROL: PHOTOCENTRIC

ACCESSORIES: DECORATIVE BAND: INSERT FROM FINISH FOR ALL, FOR EXAMPLE, GRANVILLE (BLACK)

NOTES ARE LOCATED ON PAGE 3

Mark Appropriate Box for Trim Option

Housing: No Cover (A), Cover (C), Fluted (F), Leaf (L), Simple (S)

Cover: No Cover (A), Mayfield Cover (M), Full Cover (F)

Ribs & Bands: Ribs and Band (B), Ribs, Band, and Mayfield Cover (B & M), Ribs, Band, and Full Cover (B & F)

Finial: None (N), Ball (B), Clear (C), Eagle (E), Flower (F), Paw (P), Cross (R), Standard (S), Roman Cross (T)

Specifications
The Granville II LED Standard is designed for use with traditional applications fitting a 3" tenon or 7" crown post. The traditional acorn shaped luminaire, while reminiscent of the 1920's, contains a precision optical system that maximizes post spacings while maintaining uniform illumination.

ORDERING INFORMATION:

17" - 17" High, 10" Dia. (17-17-10)
18" - 18" High, 10" Dia. (18-18-10)
19" - 19" High, 10" Dia. (19-19-10)
20" - 20" High, 10" Dia. (20-20-10)

21" - 21" High, 10" Dia. (21-21-10)
22" - 22" High, 10" Dia. (22-22-10)

23" - 23" High, 10" Dia. (23-23-10)
24" - 24" High, 10" Dia. (24-24-10)
25" - 25" High, 10" Dia. (25-25-10)

26" - 26" High, 10" Dia. (26-26-10)
27" - 27" High, 10" Dia. (27-27-10)
28" - 28" High, 10" Dia. (28-28-10)
29" - 29" High, 10" Dia. (29-29-10)
30" - 30" High, 10" Dia. (30-30-10)

WADSWORTH Aluminum Pole
Architectural Outdoor

ORDERING INFORMATION:

Code	Material	Height	Shaft Style
WD	Aluminum	13	FSJ
A	Aluminum	13	FSJ
B	Aluminum	13	FSJ
C	Aluminum	13	FSJ
D	Aluminum	13	FSJ
E	Aluminum	13	FSJ
F	Aluminum	13	FSJ
G	Aluminum	13	FSJ
H	Aluminum	13	FSJ
I	Aluminum	13	FSJ
J	Aluminum	13	FSJ
K	Aluminum	13	FSJ
L	Aluminum	13	FSJ
M	Aluminum	13	FSJ
N	Aluminum	13	FSJ
O	Aluminum	13	FSJ
P	Aluminum	13	FSJ
Q	Aluminum	13	FSJ
R	Aluminum	13	FSJ
S	Aluminum	13	FSJ
T	Aluminum	13	FSJ

DESCRIPTION:
The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

INSTALLATION:
The post shall be installed in a hole with a 17" or 19" diameter hole. The shaft diameter shall be "XX". At the top of the post, an integral tenon with a hemispherical base shall be provided for luminaire mounting.

LIGHT FIXTURE DETAIL

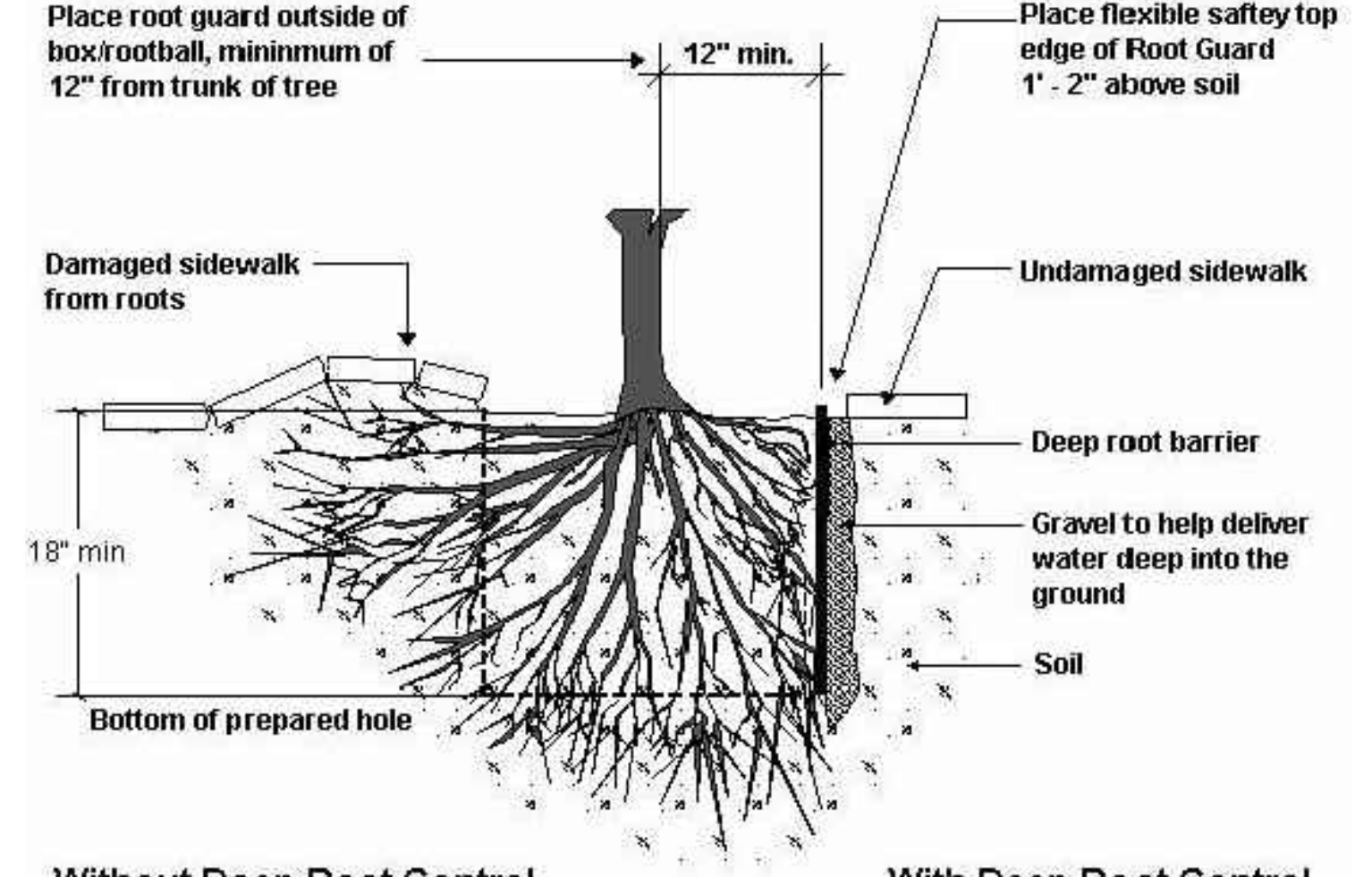
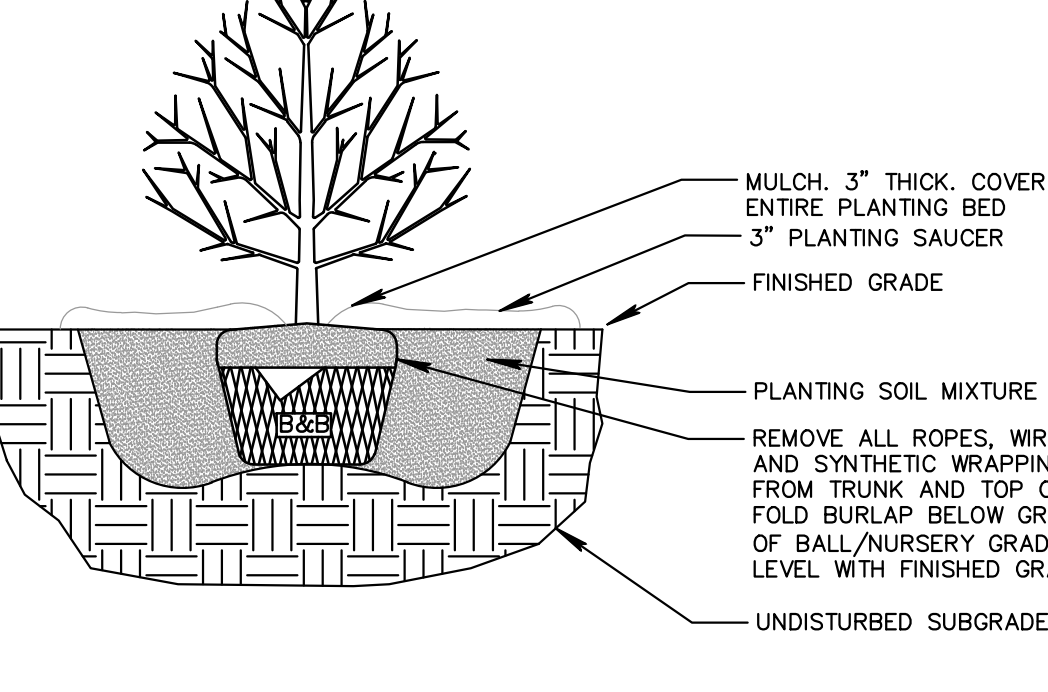
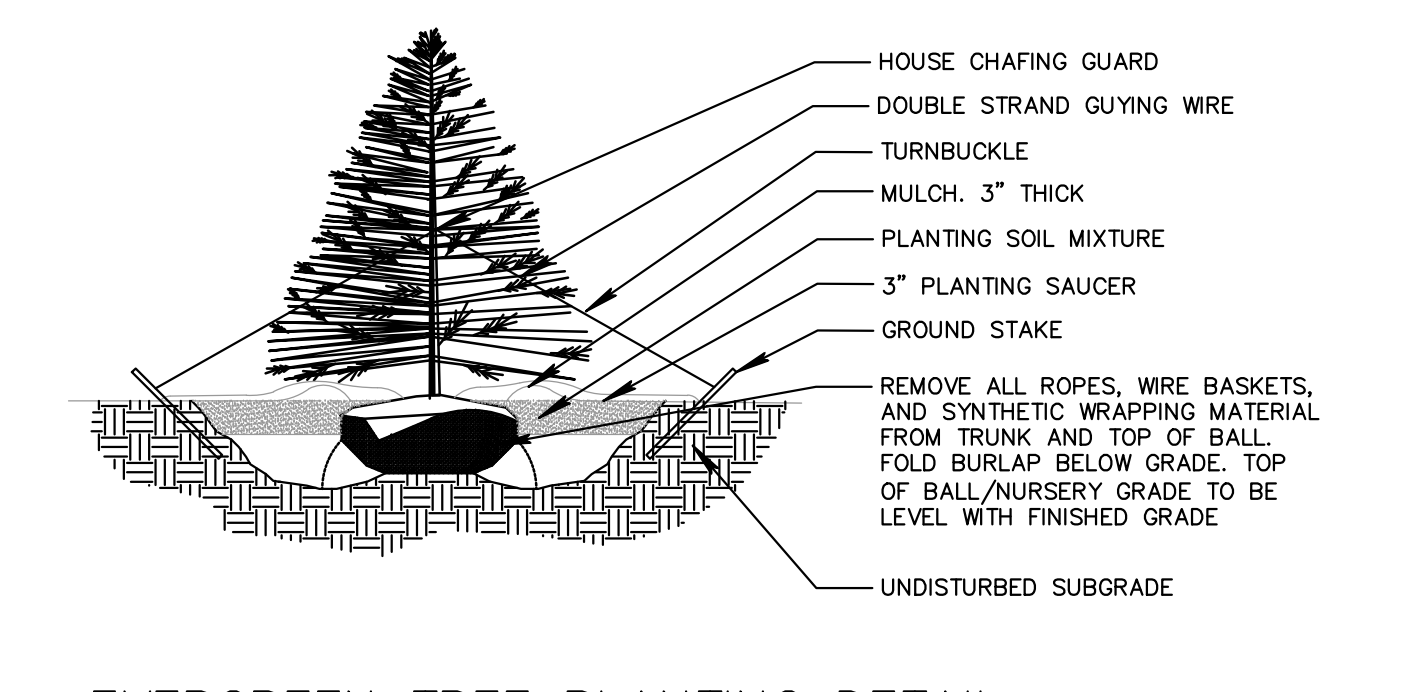
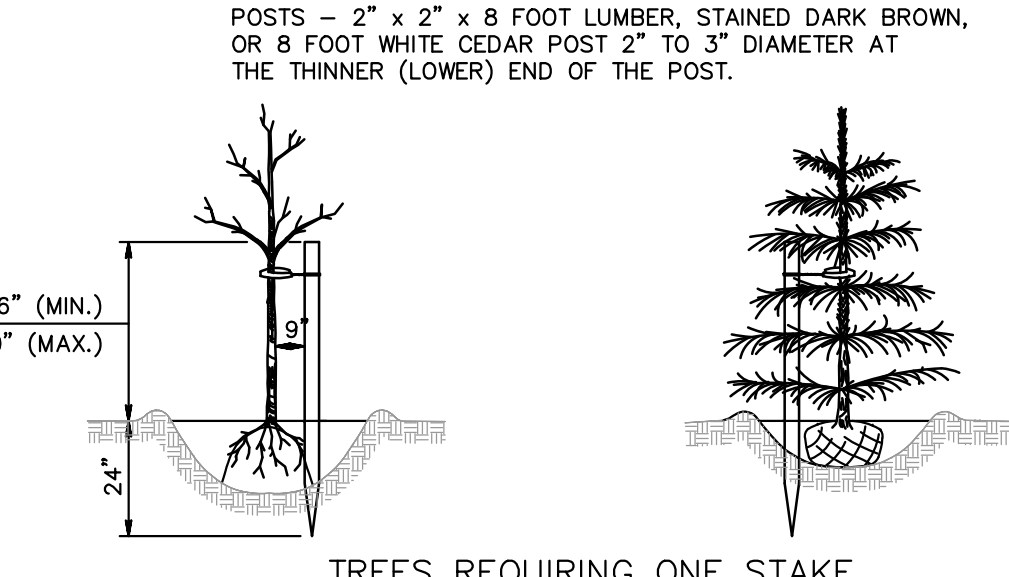
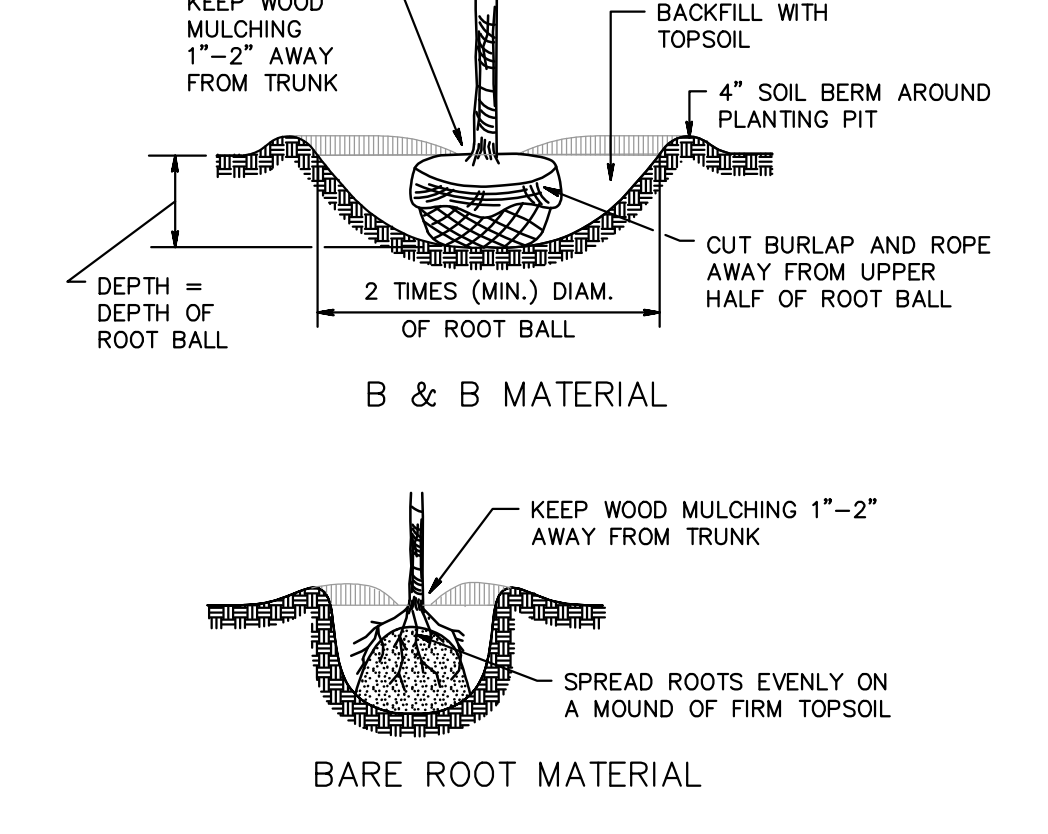
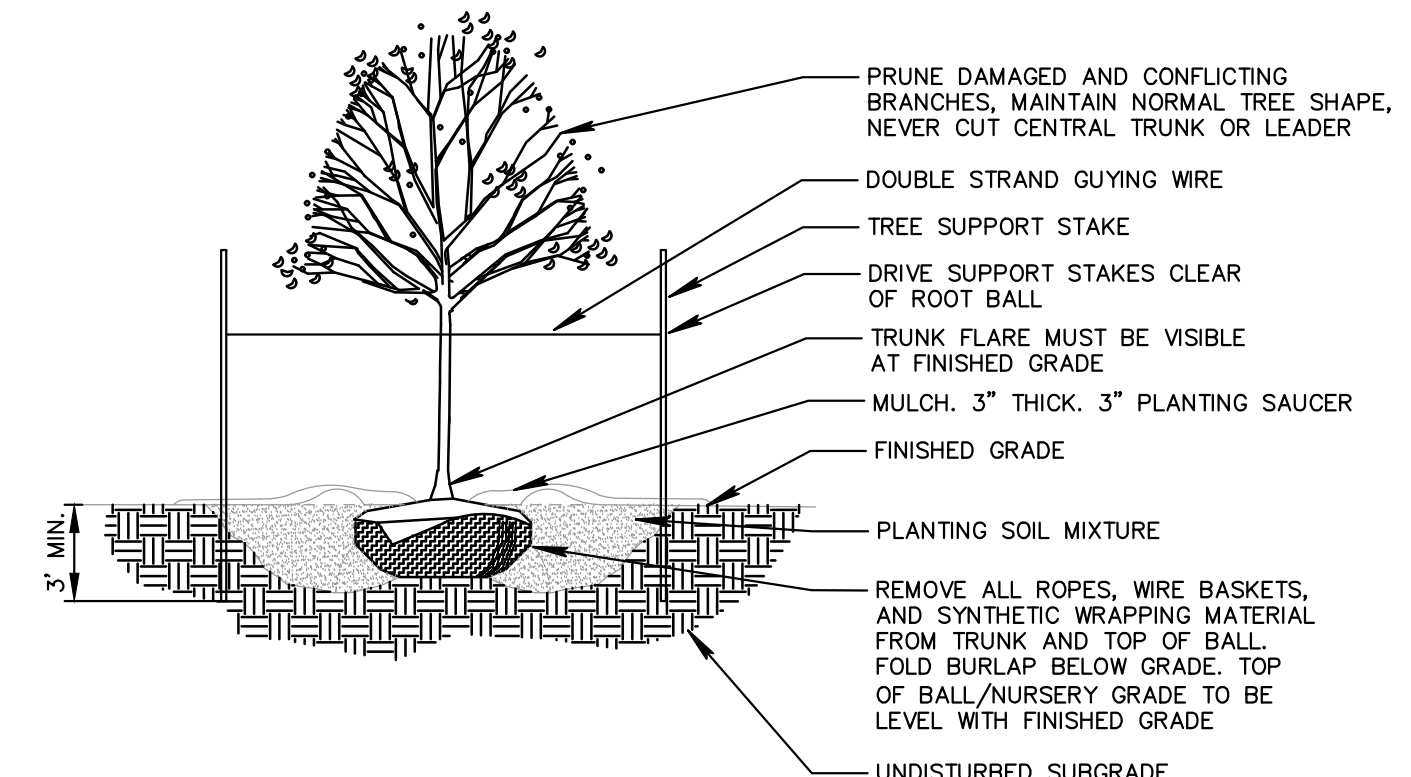
MOUNTING HEIGHT 15'
OR APPROVED EQUAL
NOT TO SCALE

LIGHT POLE DETAIL

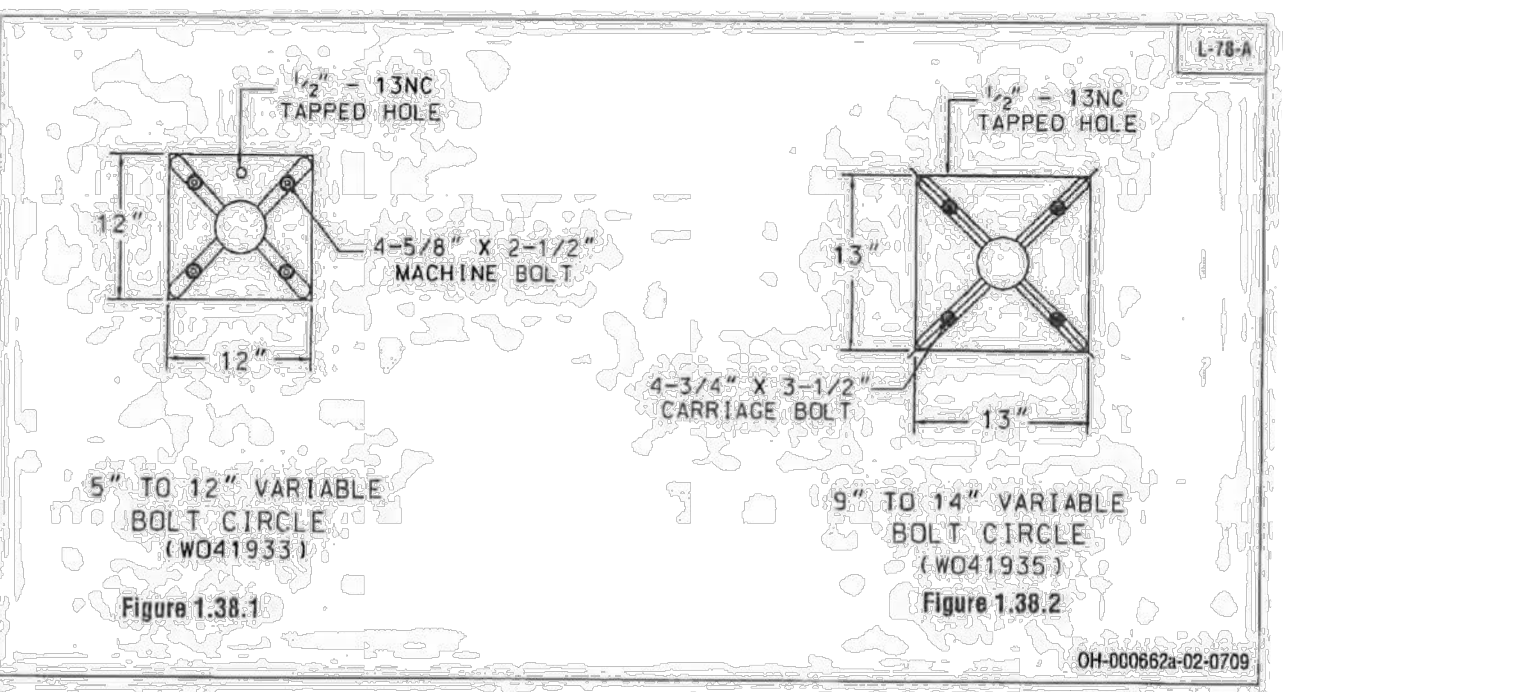
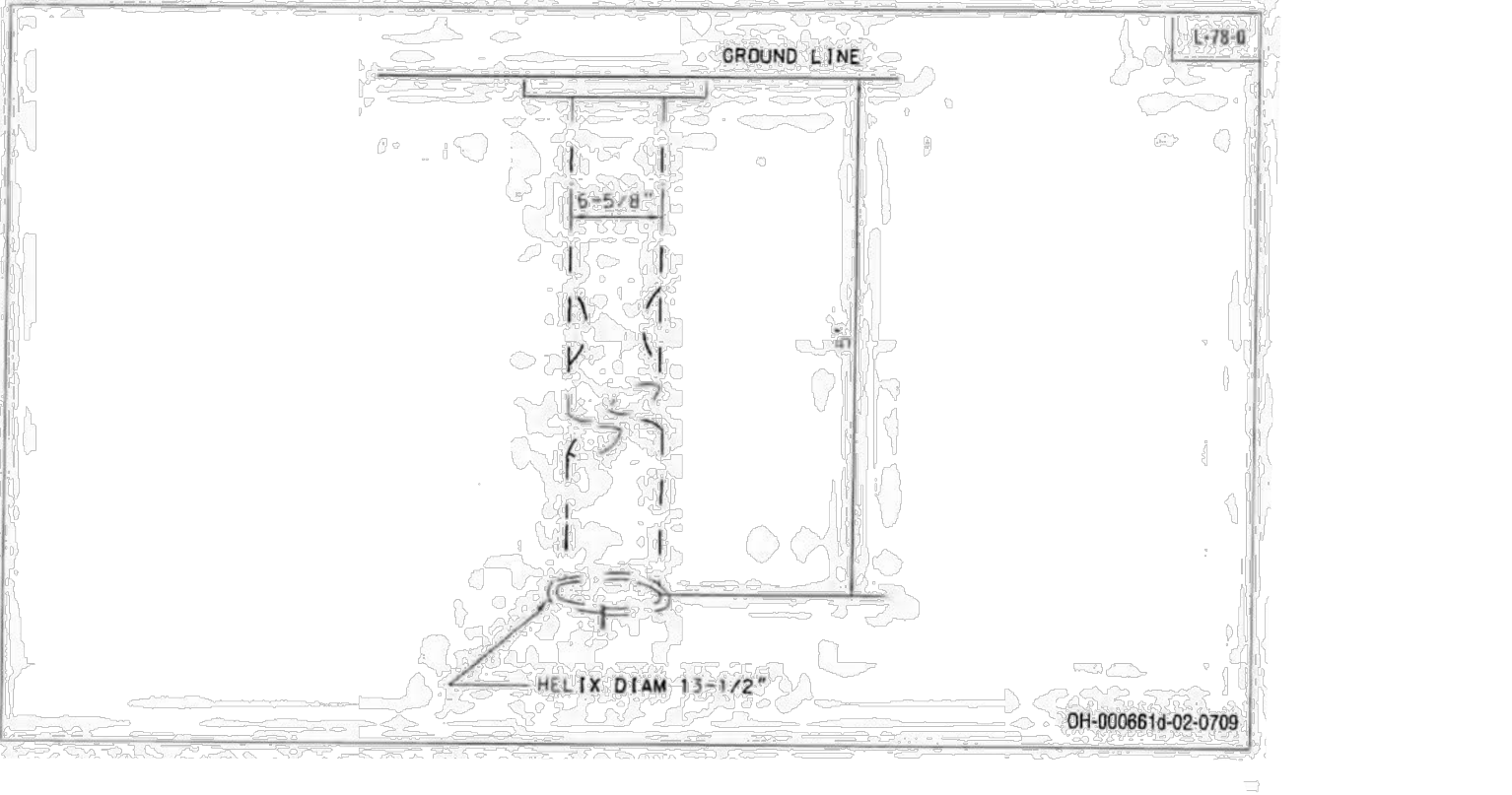
OR APPROVED EQUAL
NOT TO SCALE

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number/Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
A		109	Holophane	GVD2 P20 30K AS 3 N F	Granville II LED, LED Package 20, 30W, 3000K, 120-277V, Type 3 distribution, No trim with Full Cover option	LED COB	1	4644	1	39
B		10	Holophane	GVD2 P40 30K AS 3 N	Granville II LED, LED Package 40, 91W, 3000K, 120-277V, Type 3 distribution, No trim	LED COB	1	8647	1	81



NOTES:
1. OR APPROVED EQUAL
2. ROOT BARRIERS MUST BE PROVIDED FOR TREES TO BE PLANTED WITHIN 6 FT OF AN IMPERVIOUS SURFACE (SIDEWALK, DRIVEWAY, ROAD, ETC.).

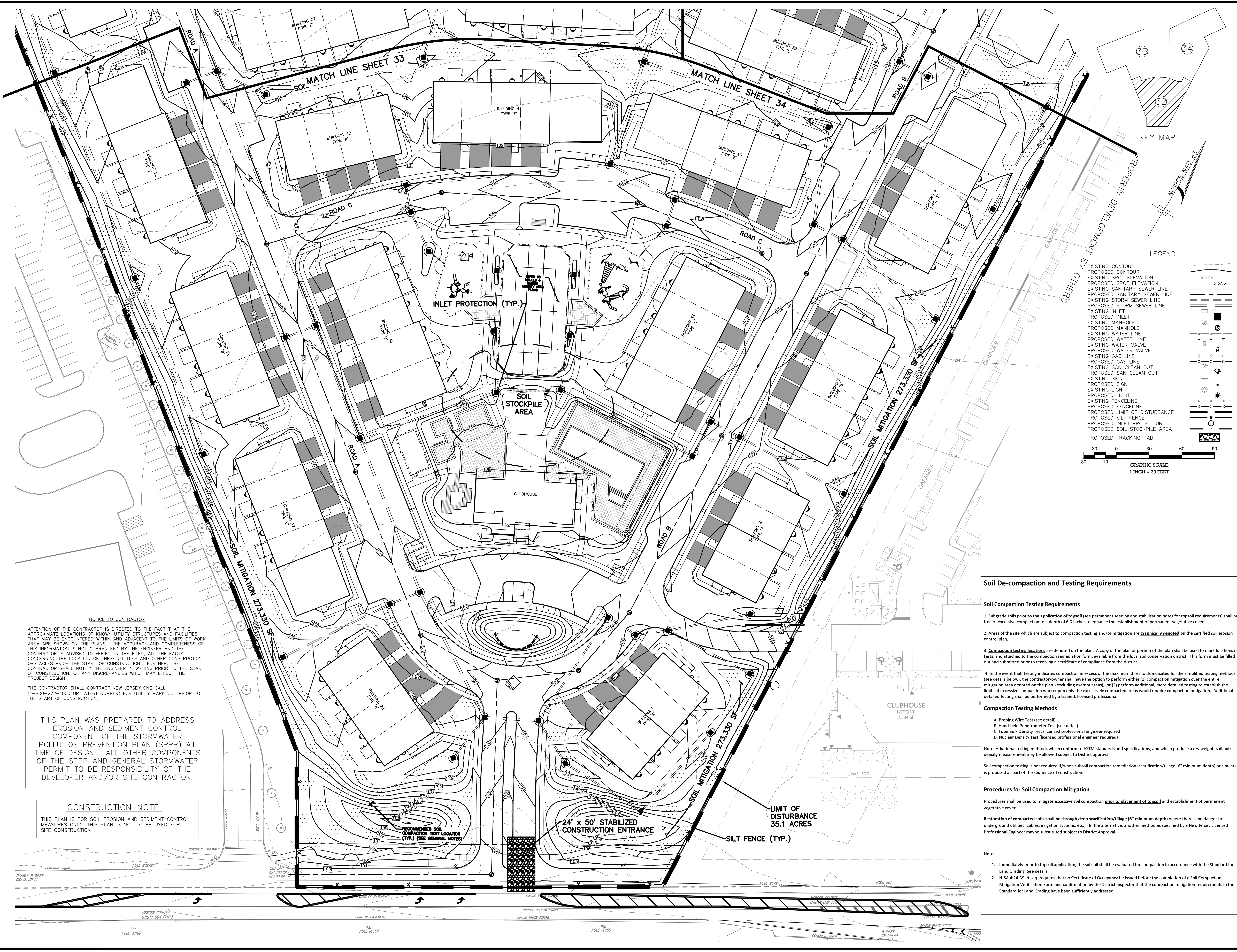


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CHECKED BY: MWF
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HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
PROJECT No.: APR-184
DRAWING NAME: 09-DWG-09.dwg

William J. Parkhill II, P.E.
DATE: 08/31/20
PROFESSIONAL ENGINEER
No. 024616650808

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
LANDSCAPE & LIGHTING DETAILS
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Scale of Autograph No. 242028180000
PE No. 062426500
Professional Engineer
Matthew J. Reinherz P.E. PE No. 062426500
William J. Parkhill II, P.E. PE No. 024616650808



NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTRACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION.

THIS PLAN WAS PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.

CONSTRUCTION NOTE

THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

Soil De-compaction and Testing Requirements

Soil Compaction Testing Requirements

- 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.
- Areas of the site which are subject to compaction testing and/or mitigation are graphically denoted on the certified soil erosion control plan.
- 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 tests, 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.
- In the event that testing indicates compaction in excess of the maximum thresholds 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)
- B. Hand-held Penetrometer Test (see detail)
- 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.

Notes:

- Immediately prior to topsoil application, the subsoil shall be evaluated for compaction in accordance with the Standard for Land Grading. See details.
- NISA 4-24-39 et seq. requires that no Certificate of Occupancy be issued before the completion of a Soil Compaction Mitigation Verification Form and confirmation by the District Inspector that the compaction mitigation requirements in the Standard for Land Grading have been sufficiently addressed.

LEGEND

[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	PROPOSED SANITARY SEWER LINE
[Symbol]	EXISTING STORM SEWER LINE
[Symbol]	PROPOSED STORM SEWER LINE
[Symbol]	EXISTING INLET
[Symbol]	PROPOSED INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	PROPOSED MANHOLE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED WATER VALVE
[Symbol]	EXISTING GAS LINE
[Symbol]	PROPOSED GAS LINE
[Symbol]	EXISTING SAN CLEAN OUT
[Symbol]	PROPOSED SAN CLEAN OUT
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING LIGHT
[Symbol]	PROPOSED LIGHT
[Symbol]	EXISTING FENCELINE
[Symbol]	PROPOSED FENCELINE
[Symbol]	PROPOSED LIMIT OF DISTURBANCE
[Symbol]	PROPOSED SILT FENCE
[Symbol]	PROPOSED INLET PROTECTION
[Symbol]	PROPOSED SOIL STOCKPILE AREA
[Symbol]	PROPOSED TRACKING PAD

GRAPHIC SCALE
1 INCH = 30 FEET

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PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION BLOCK 28, LOTS 15 & 21 HERITAGE AT WEST WINDSOR SOIL EROSION & SEDIMENT CONTROL PLAN	DATE: 08/31/20 PROFESSIONAL ENGINEER No. 14-0000000000000000	WINDSOR HERITAGE DESIGNED BY: MWW DRAWN BY: MWW		
SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY		Certificate of Authorization No. 24G02818000 PE No. 06A020600 Matthew J. Parkhill II, P.E. Matthew J. Parkhill II, P.E. No. 06A020600		
Sheet Number 32 OF 38				

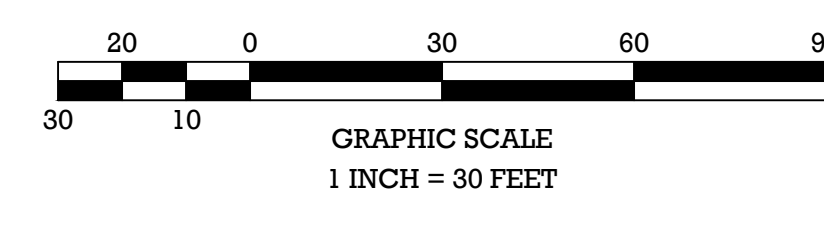


NOTICE TO CONTRACTOR
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THE CONTRACTOR SHALL CONTRACT NEW JERSEY ONE CALL (1-800-272-1000, OR LATEST NUMBER) FOR UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION.

THIS PLAN WAS PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.

CONSTRUCTION NOTE
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LEGEND

(Solid line)	EXISTING CONTOUR
(Dashed line)	PROPOSED CONTOUR
(Dotted line)	EXISTING SPOT ELEVATION
(Dotted line with center mark)	PROPOSED SPOT ELEVATION
(Line with 'S')	EXISTING SANITARY SEWER LINE
(Line with 'P')	PROPOSED SANITARY SEWER LINE
(Line with 'ST')	EXISTING STORM SEWER LINE
(Line with 'PT')	PROPOSED STORM SEWER LINE
(Line with 'I')	EXISTING INLET
(Line with 'PI')	PROPOSED INLET
(Circle with 'M')	EXISTING MANHOLE
(Circle with 'PM')	PROPOSED MANHOLE
(Line with 'W')	EXISTING WATER LINE
(Line with 'PW')	PROPOSED WATER LINE
(Line with 'V')	EXISTING WATER VALVE
(Line with 'PV')	PROPOSED WATER VALVE
(Line with 'G')	EXISTING GAS LINE
(Line with 'PG')	PROPOSED GAS LINE
(Line with 'SC')	EXISTING SAN CLEAN OUT
(Line with 'PSC')	PROPOSED SAN CLEAN OUT
(Star symbol)	EXISTING SIGN
(Star symbol)	PROPOSED SIGN
(Circle with 'L')	EXISTING LIGHT
(Circle with 'PL')	PROPOSED LIGHT
(Line with 'F')	EXISTING FENCELINE
(Line with 'PF')	PROPOSED FENCELINE
(Line with 'LD')	PROPOSED LIMIT OF DISTURBANCE
(Line with 'SIF')	PROPOSED SILT FENCE
(Line with 'PIP')	PROPOSED INLET PROTECTION
(Line with 'SIA')	PROPOSED SOIL STOCKPILE AREA
(Line with 'TP')	PROPOSED TRACKING PAD

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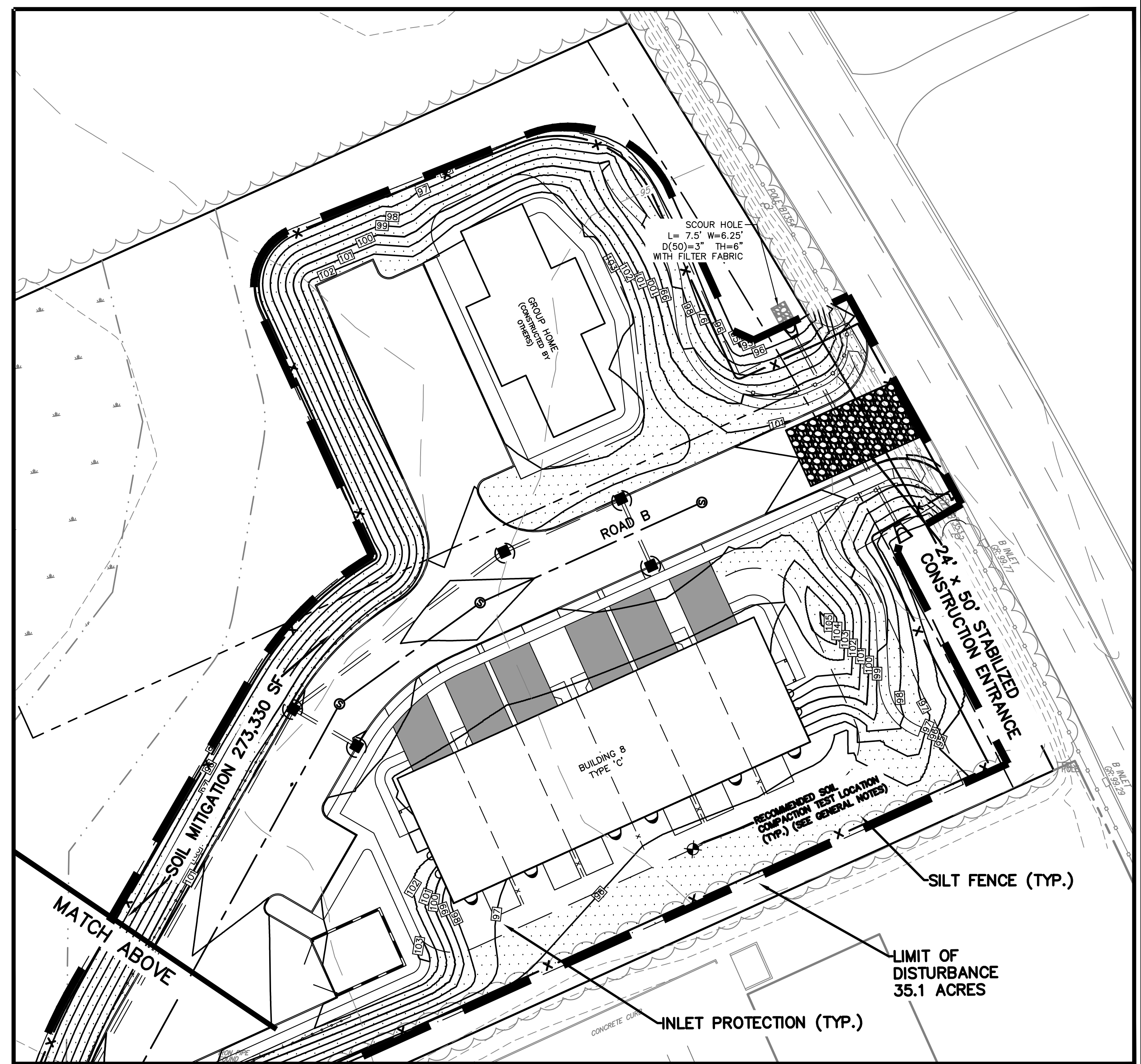
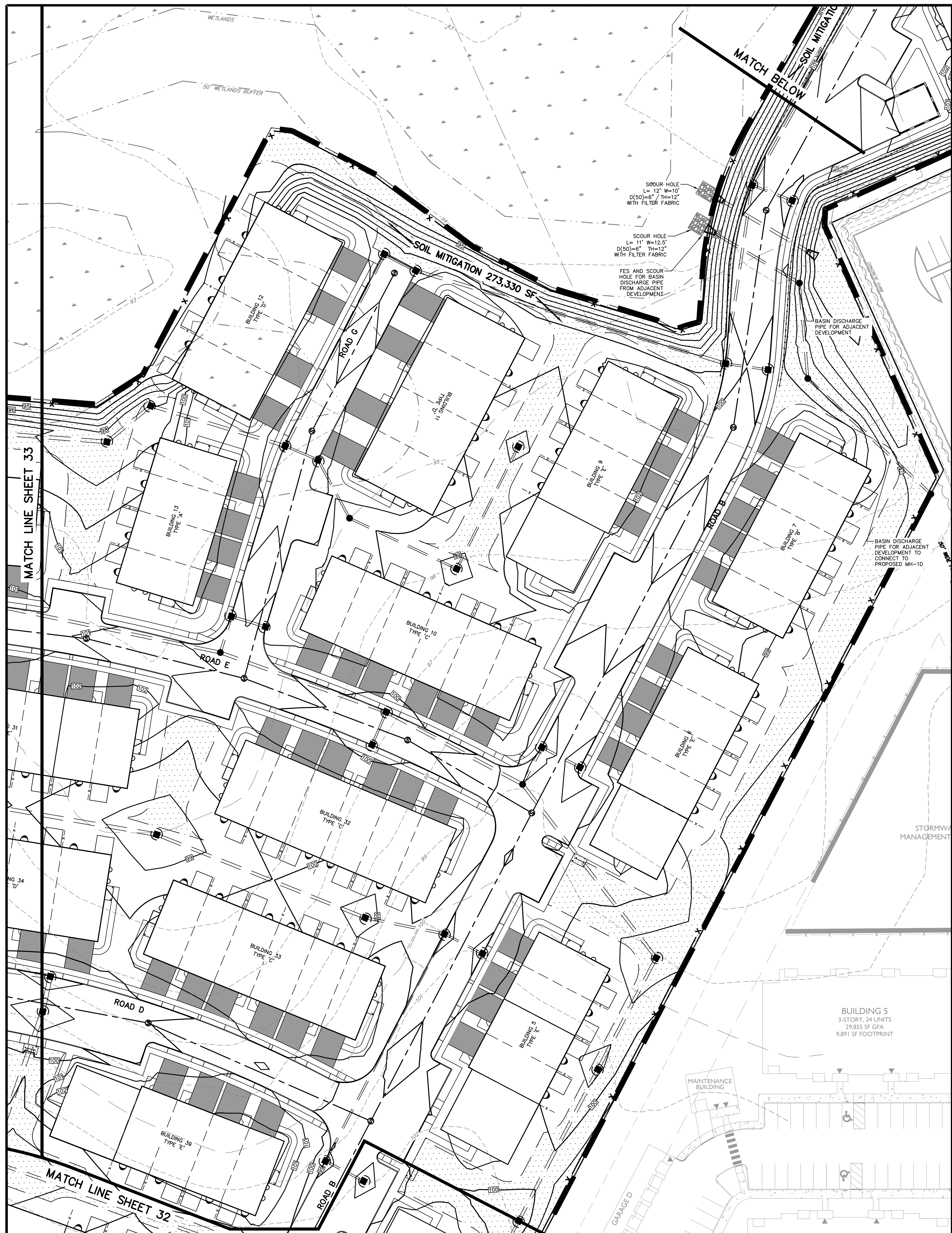
PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
 BLOCK 28, LOTS 15 & 21
 HERITAGE AT WEST WINDSOR
 SOIL EROSION & SEDIMENT CONTROL PLAN
 SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 34766 (06/28/2006)

Madanti
 ENGINEERING & ARCHITECTURE, LLC
 1000 N. ZEPHYRUS AVE.
 WEST WINDSOR, NJ 08086
 TEL: 609.251.1000
 FAX: 609.251.1001
 WWW.MADANTI.COM

Sheet Number: **33** OF **38**

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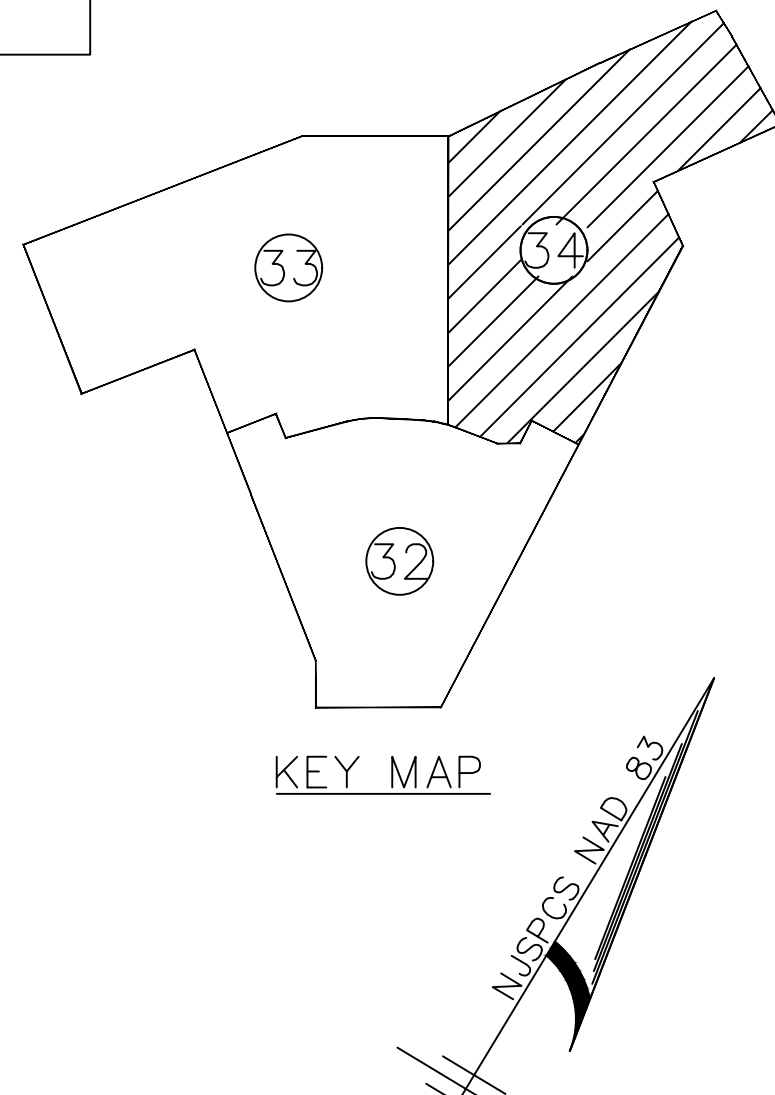


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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INLET
- PROPOSED INLET
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SAN CLEAN OUT
- PROPOSED SAN CLEAN OUT
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING FENCELINE
- PROPOSED FENCELINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
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- PROPOSED TRACKING PAD

GRAPHIC SCALE
 1 INCH = 30 FEET

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 SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

William J. Parkhill II, P.E.
 PROFESSIONAL ENGINEER
 No. 08-06633898

DATE: 08/31/20

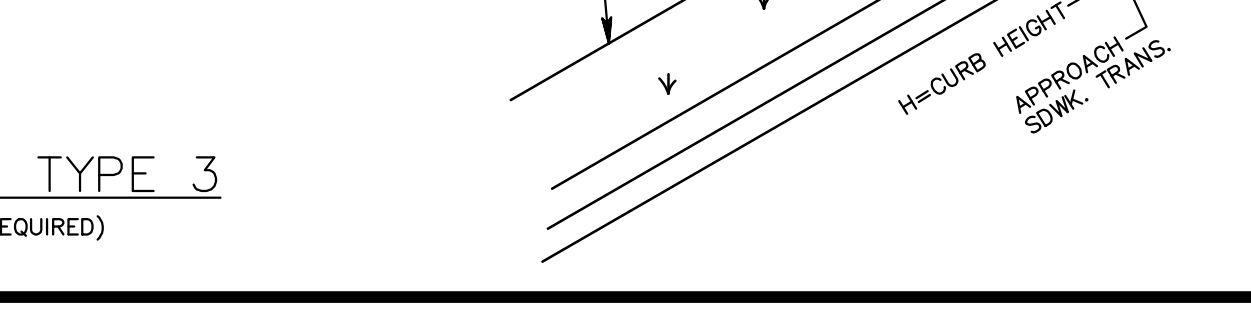
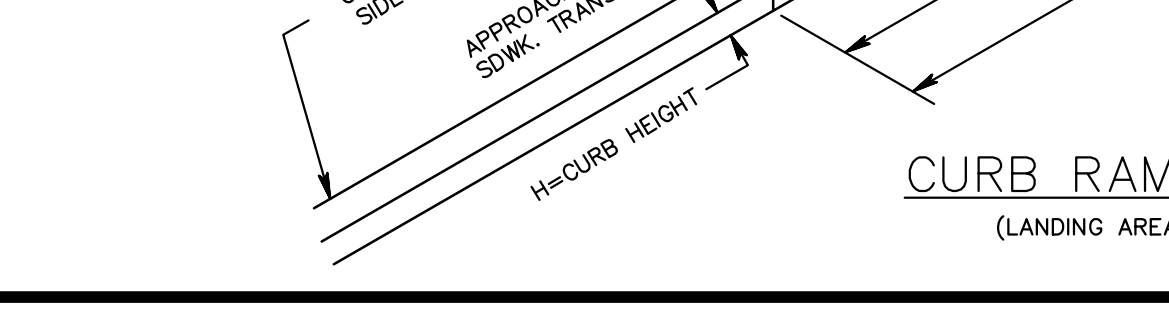
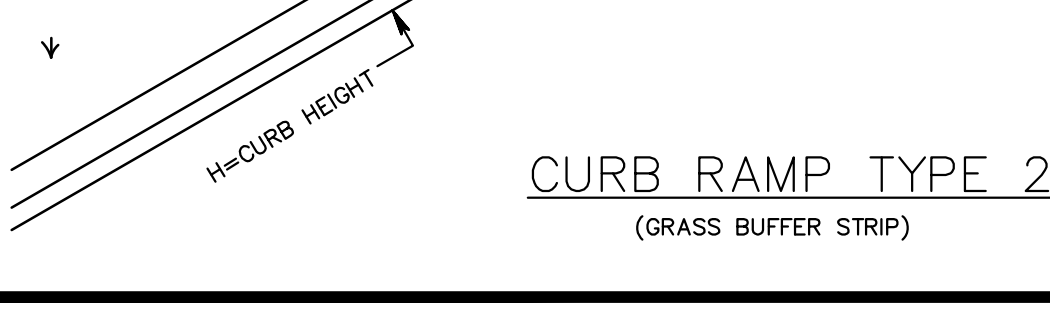
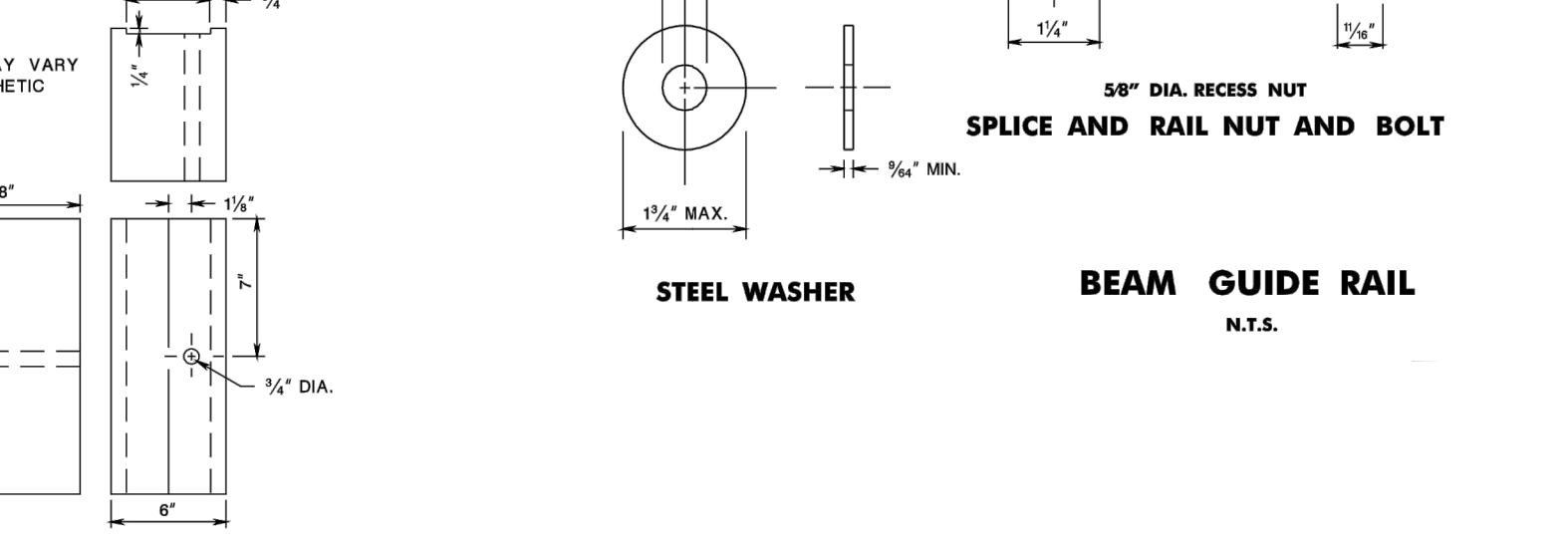
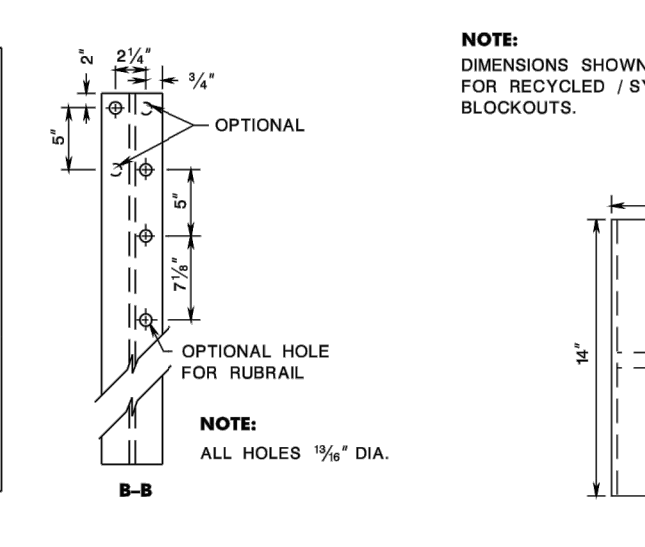
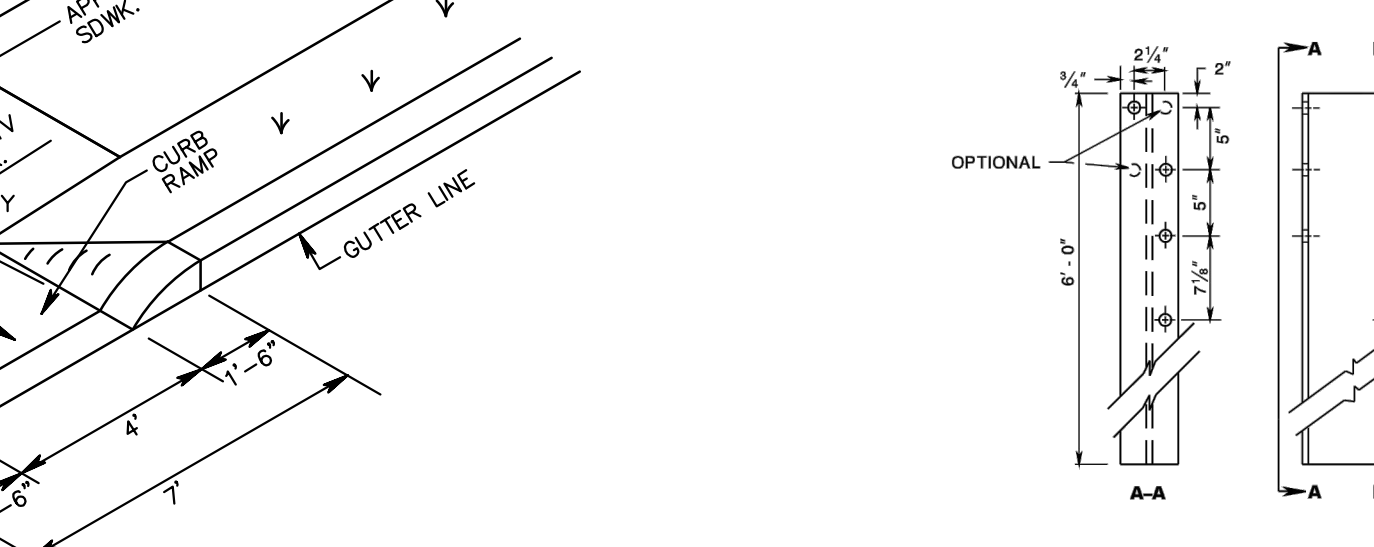
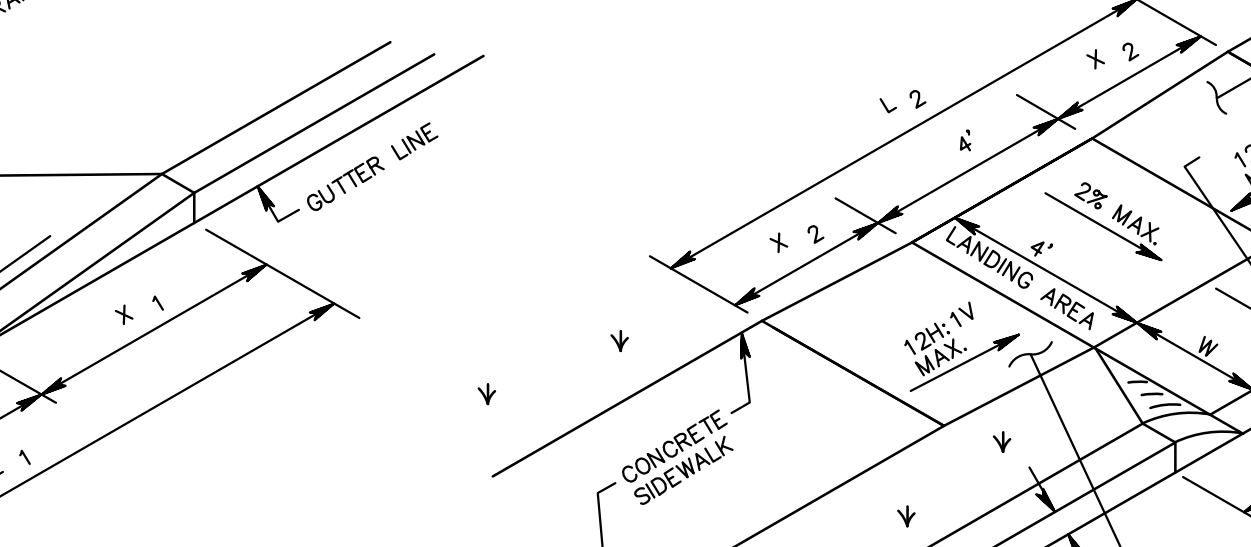
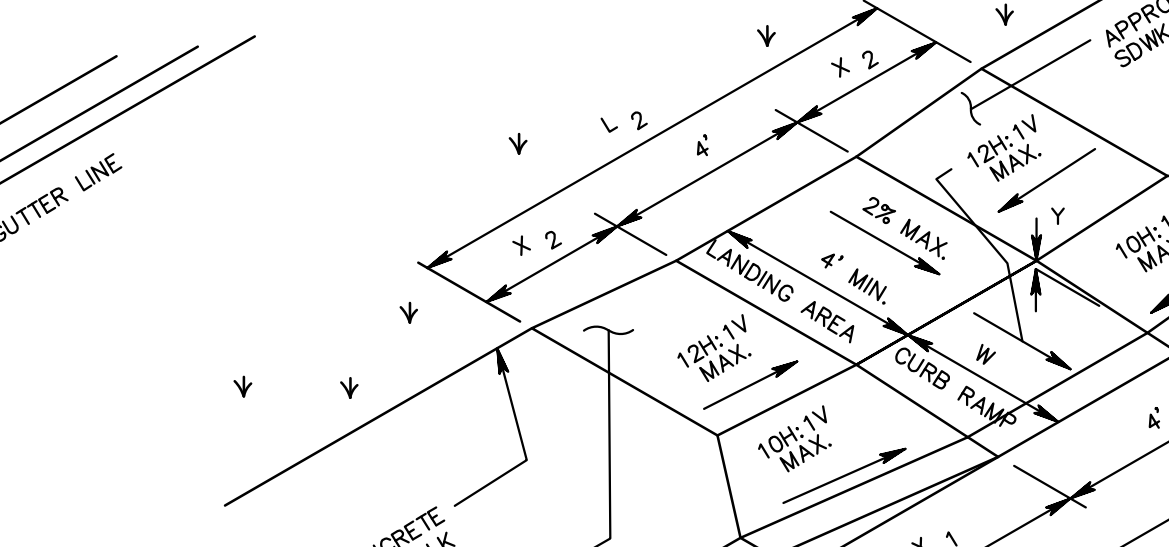
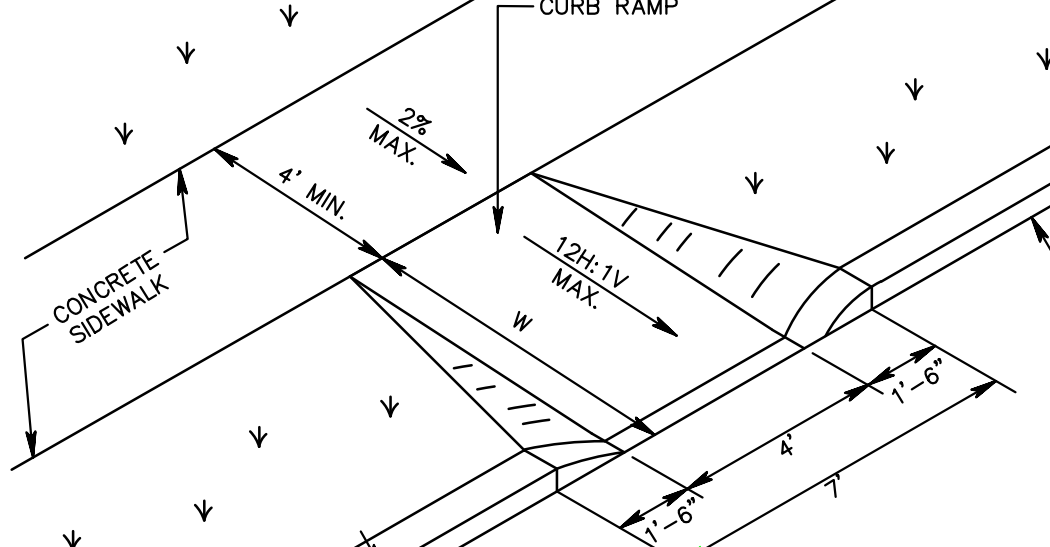
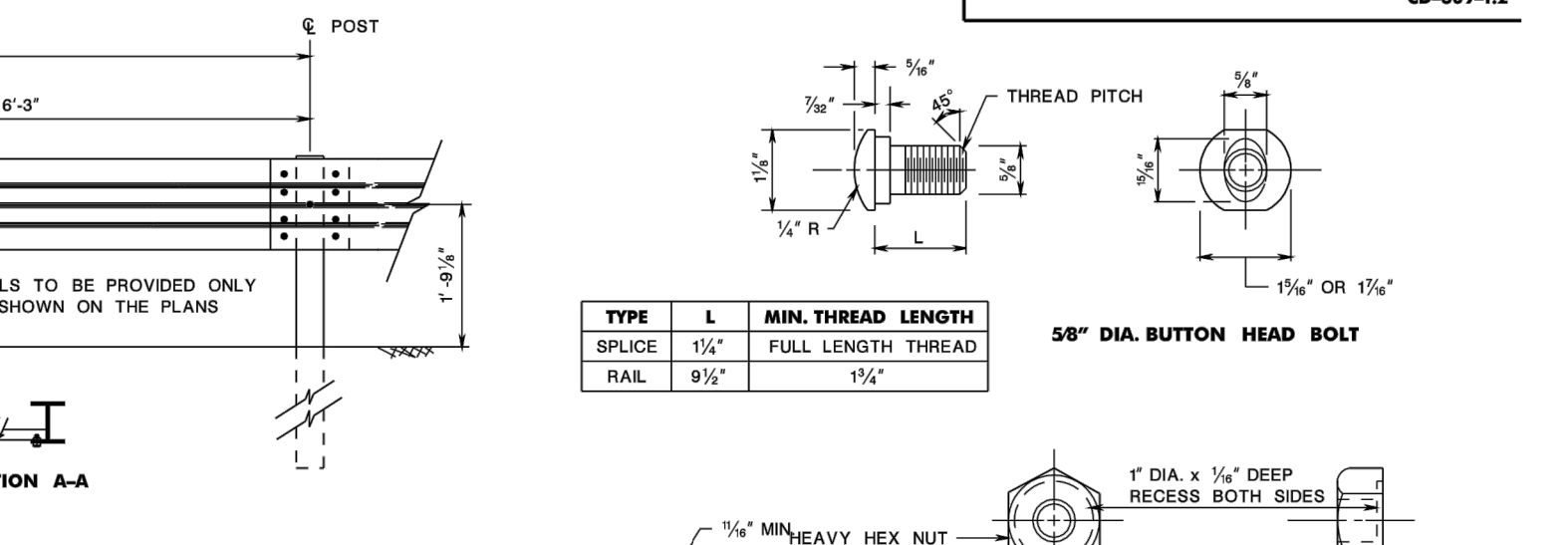
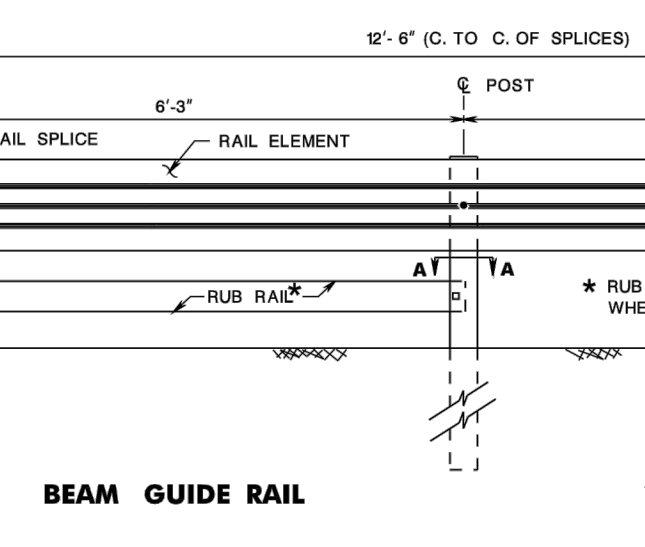
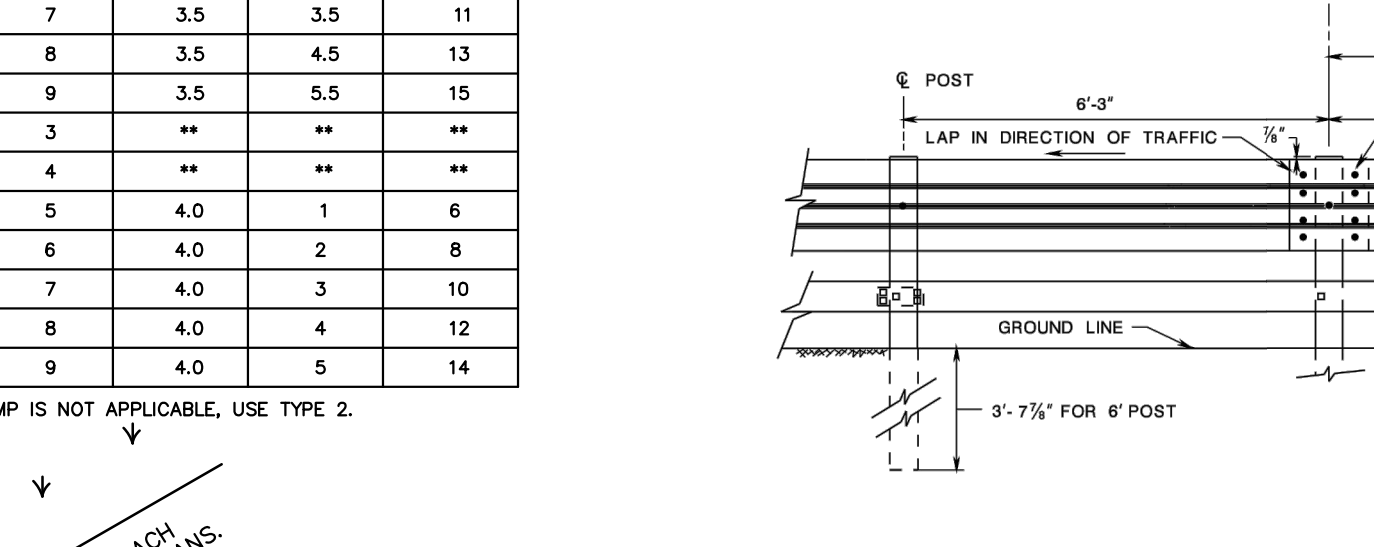
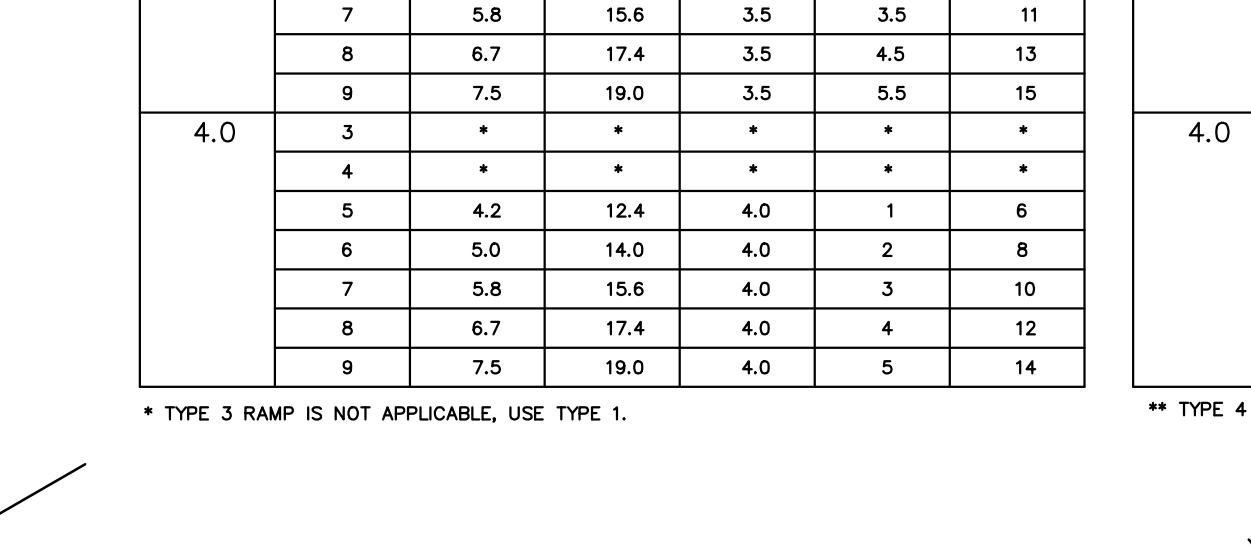
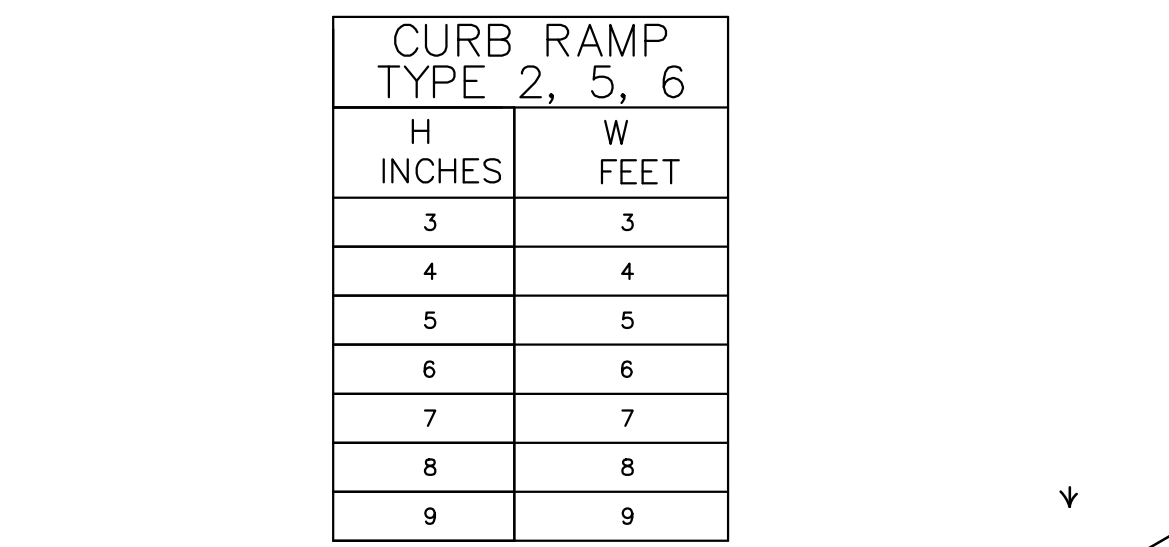
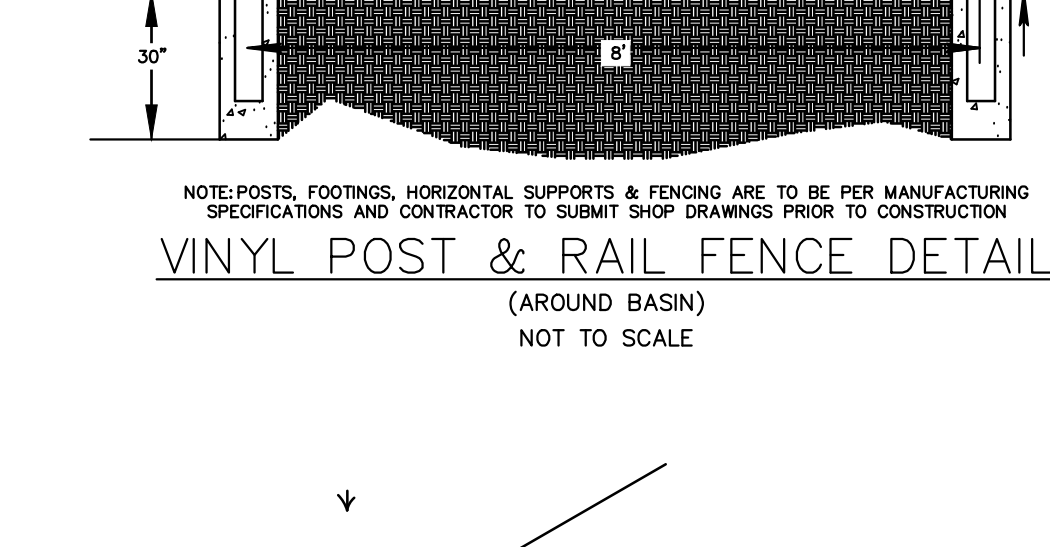
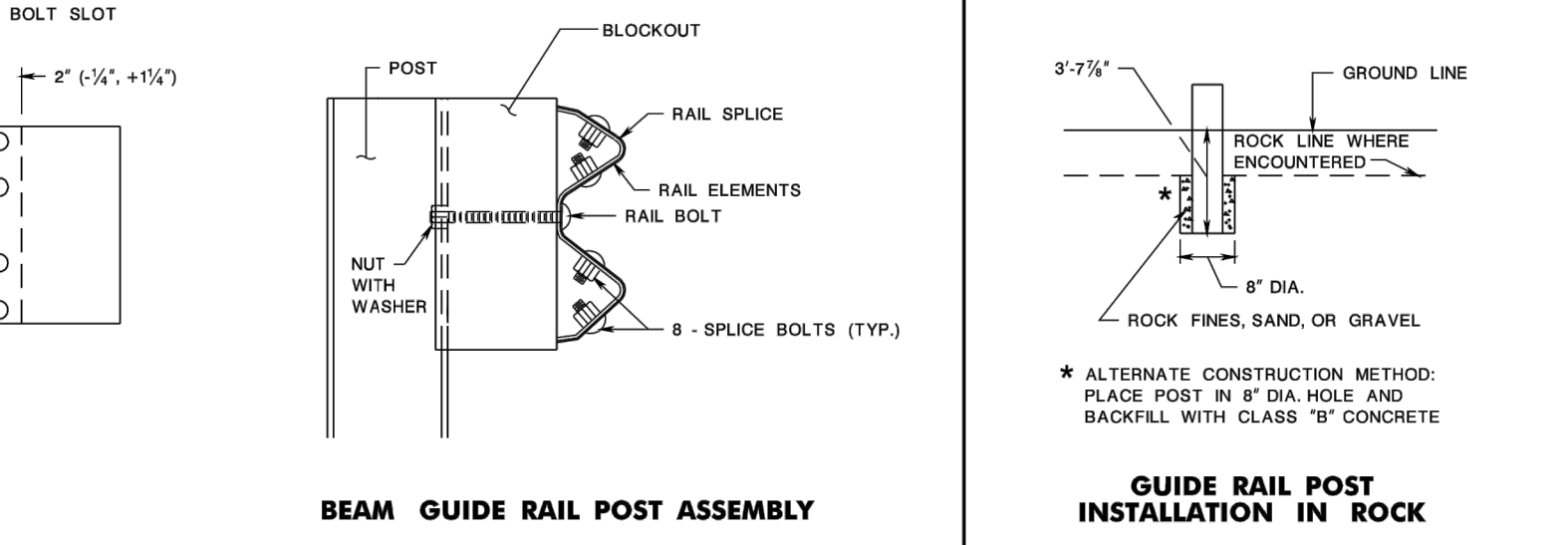
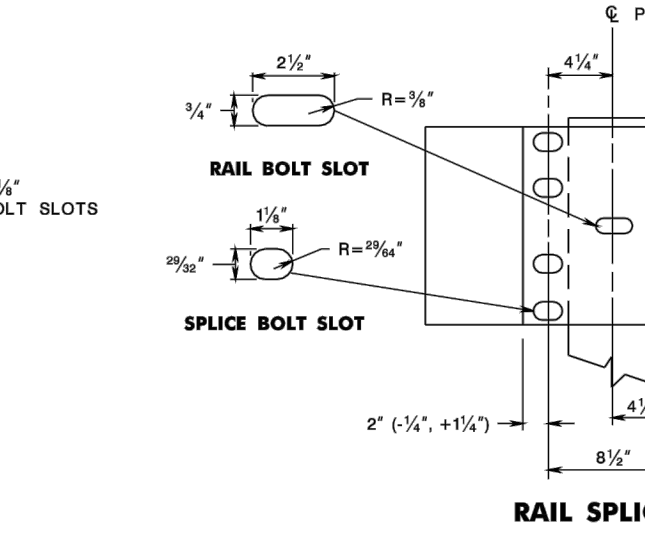
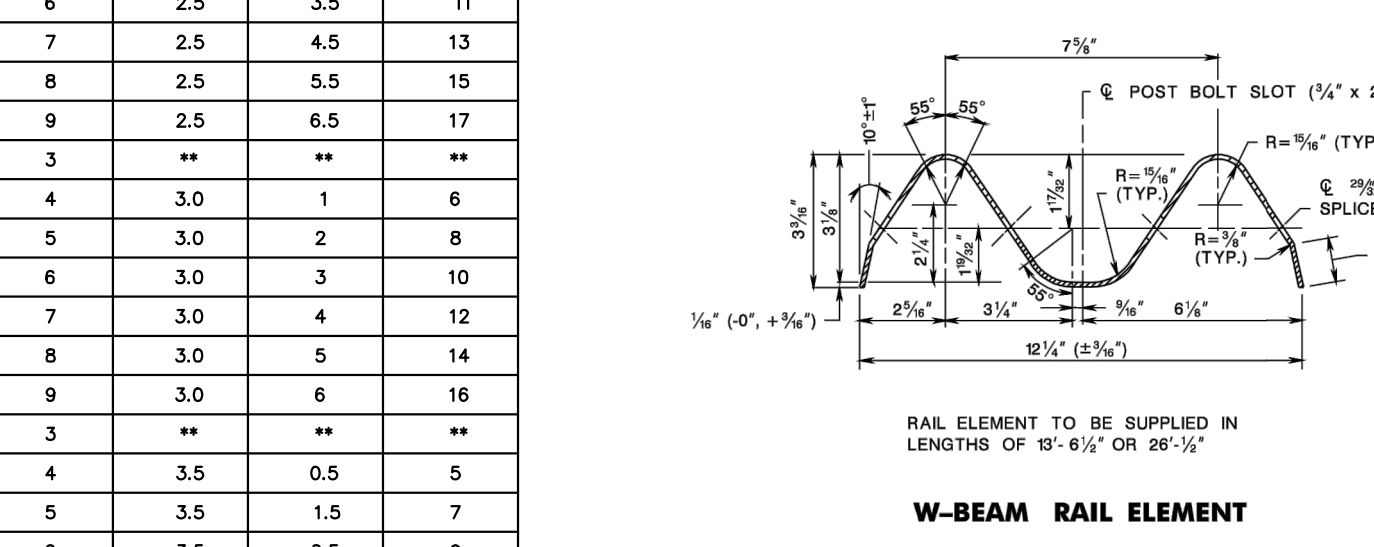
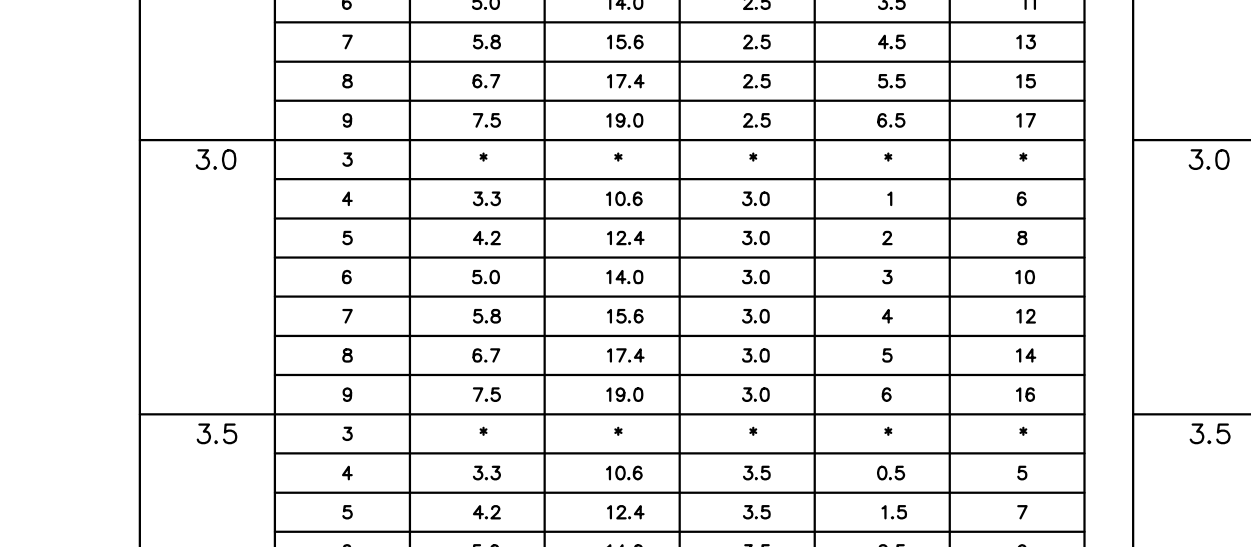
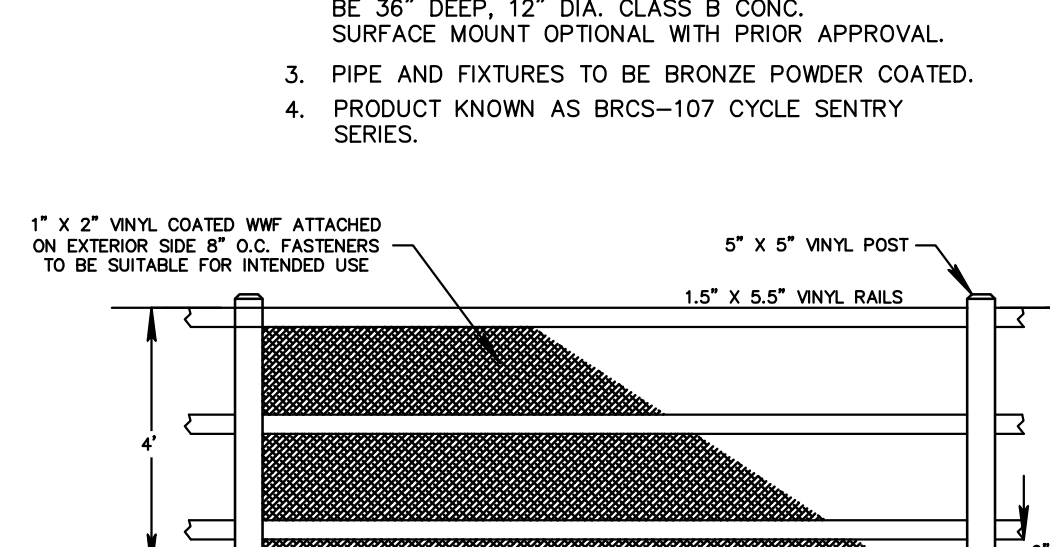
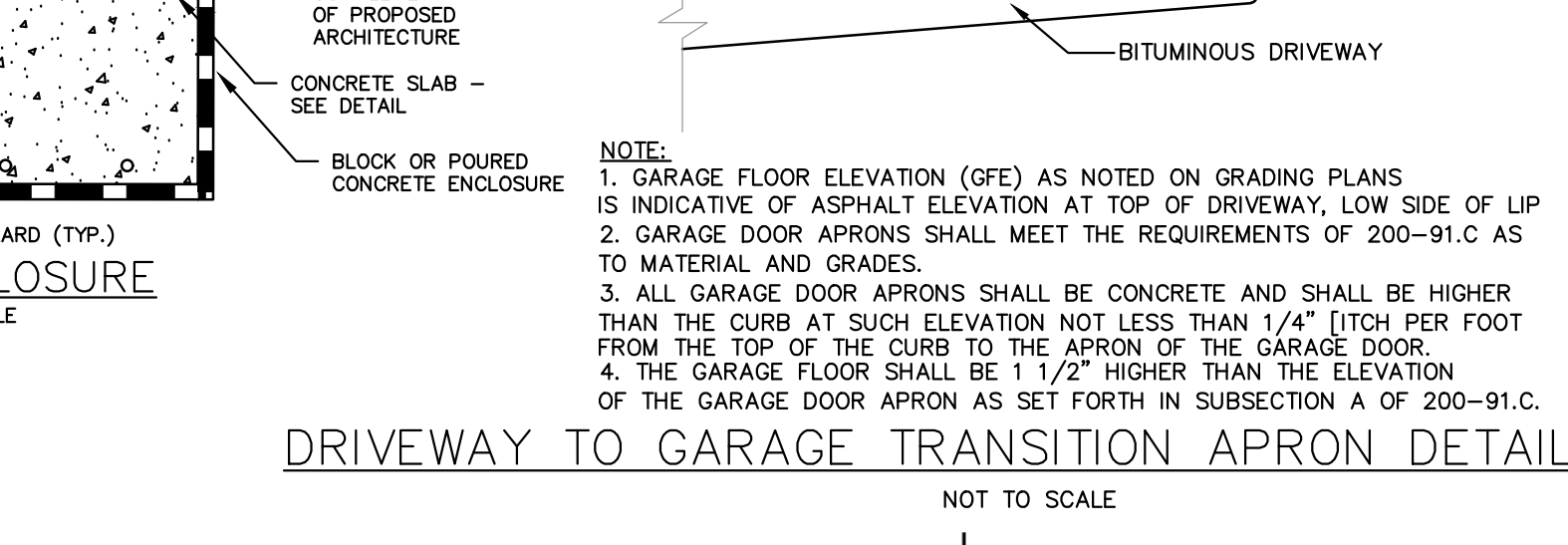
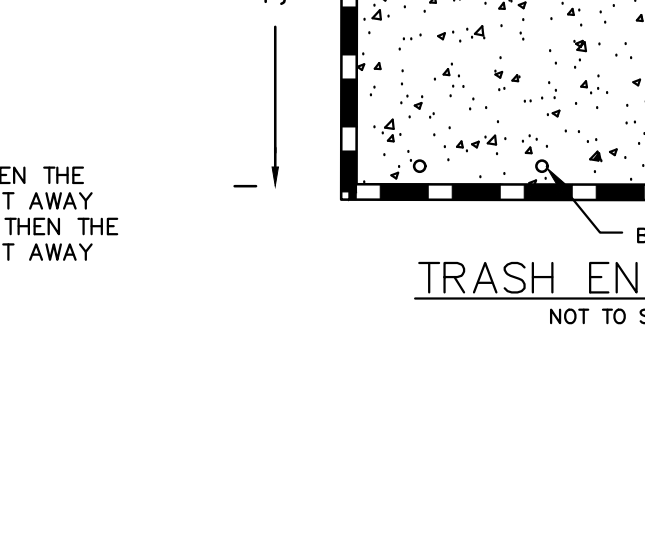
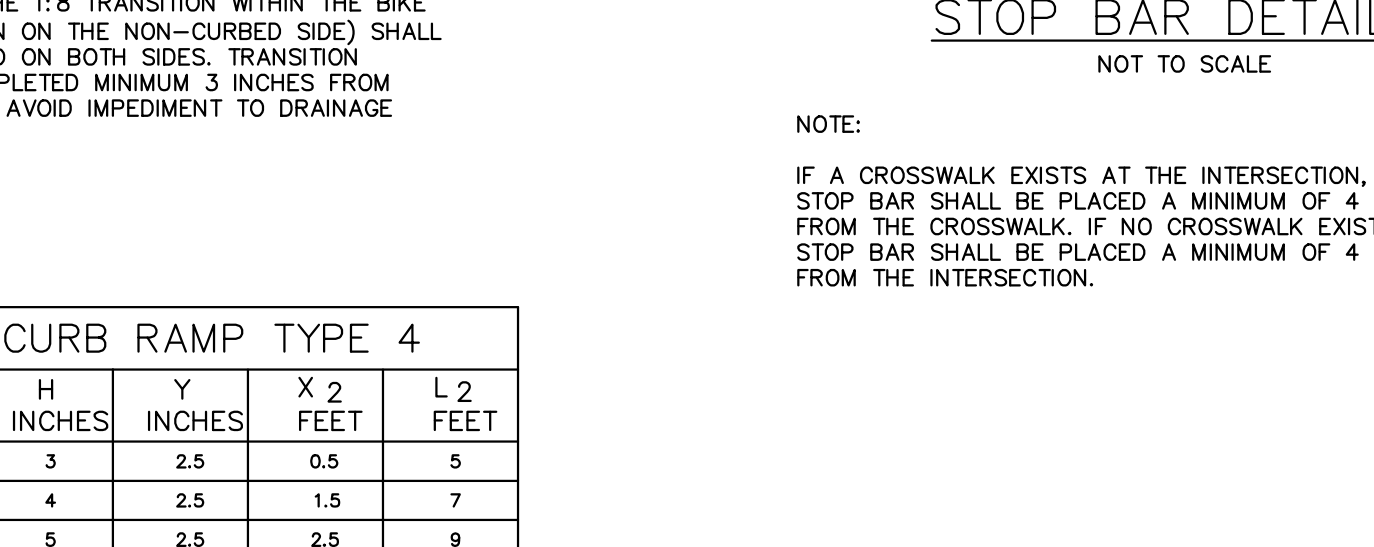
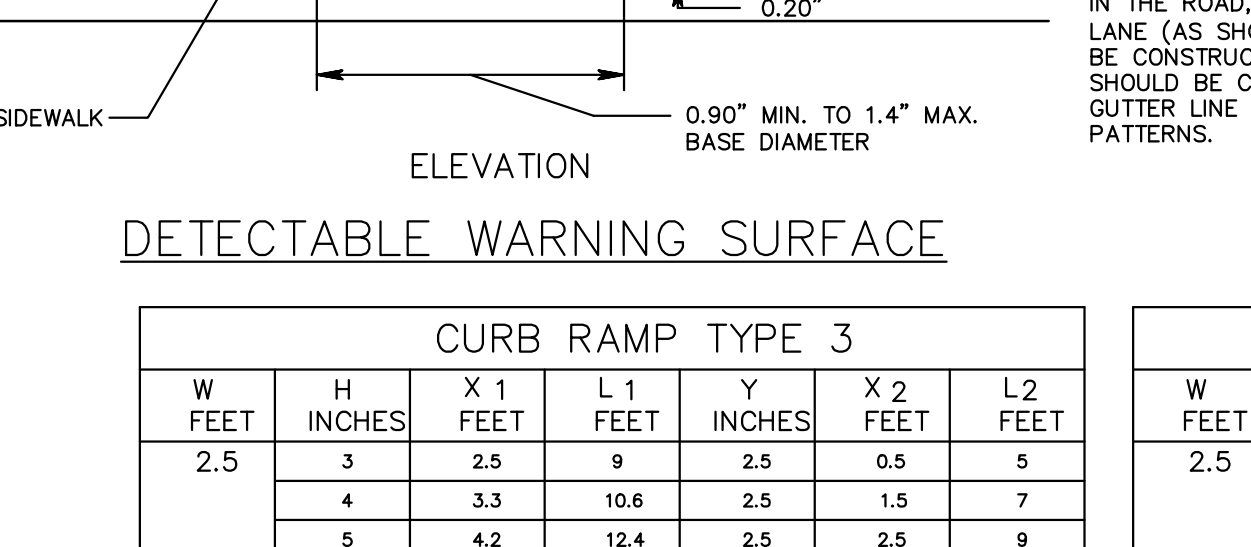
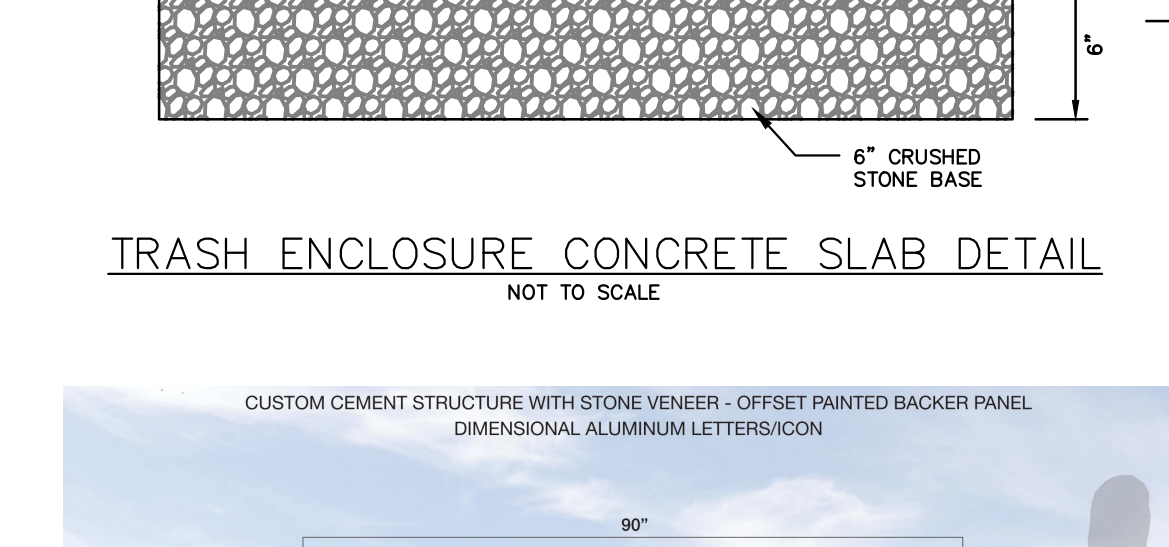
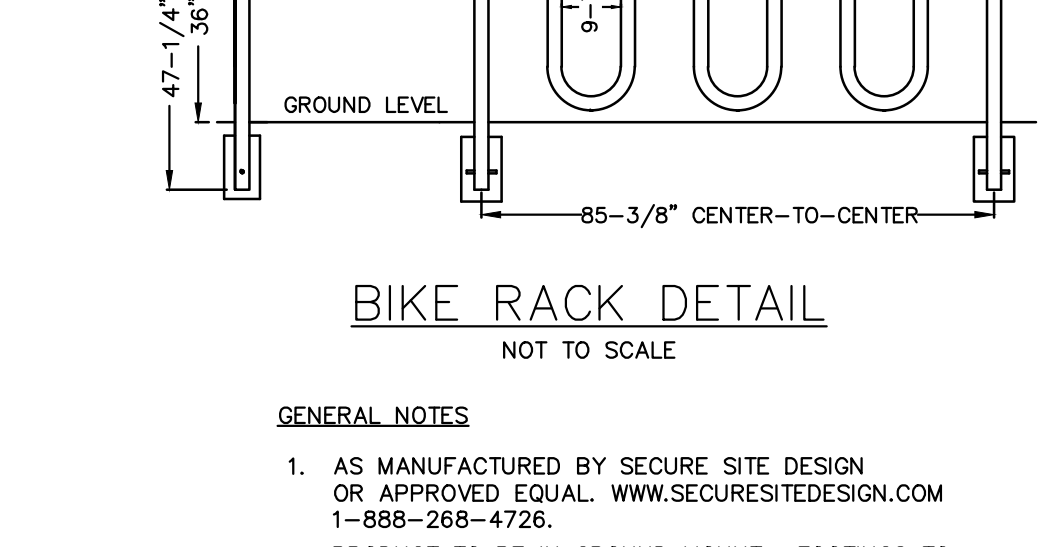
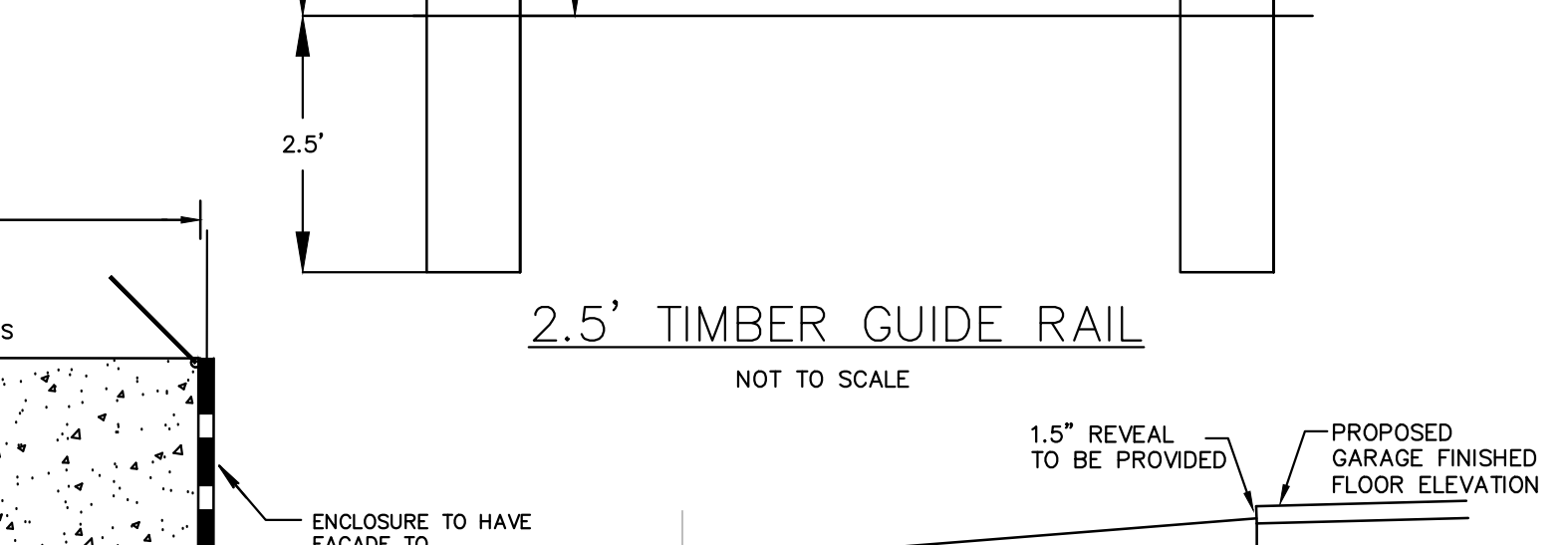
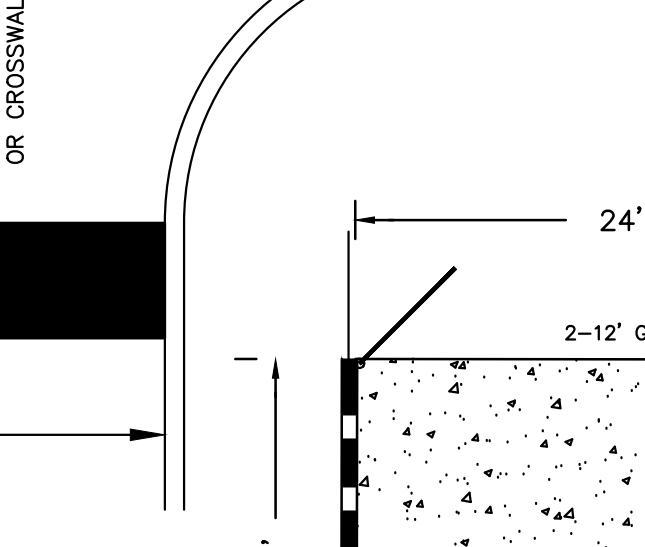
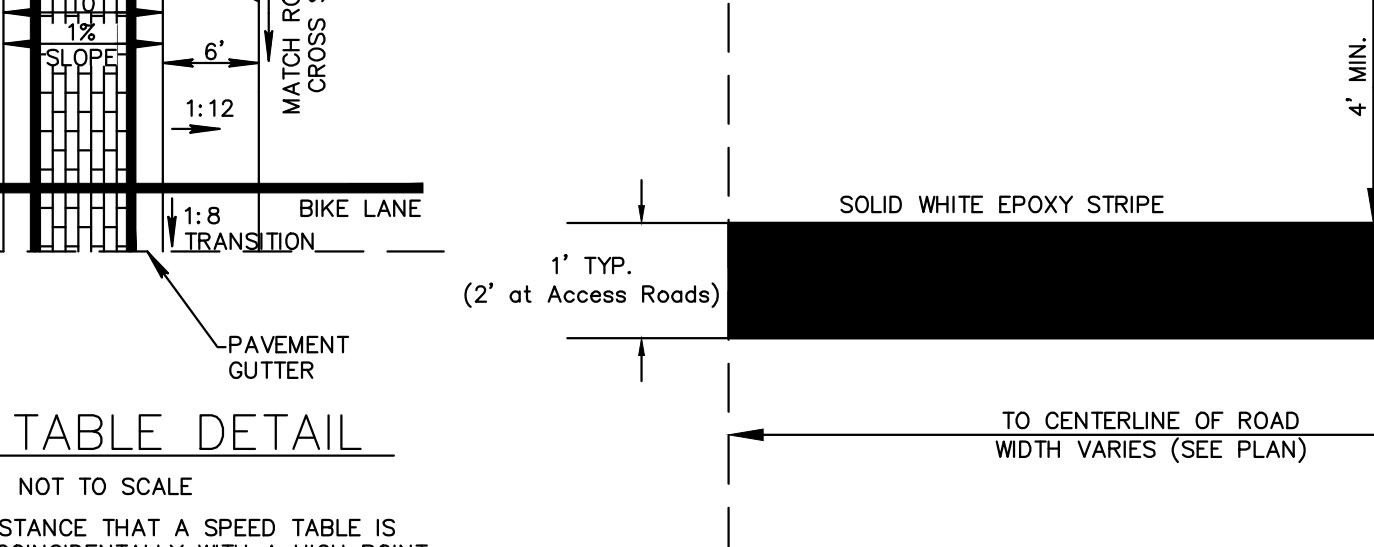
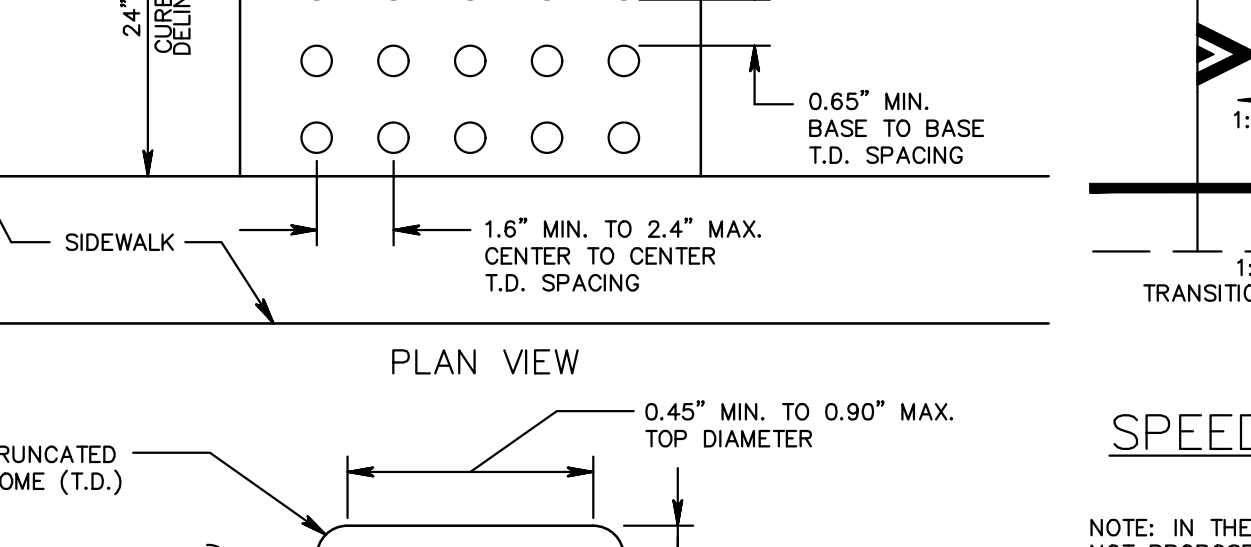
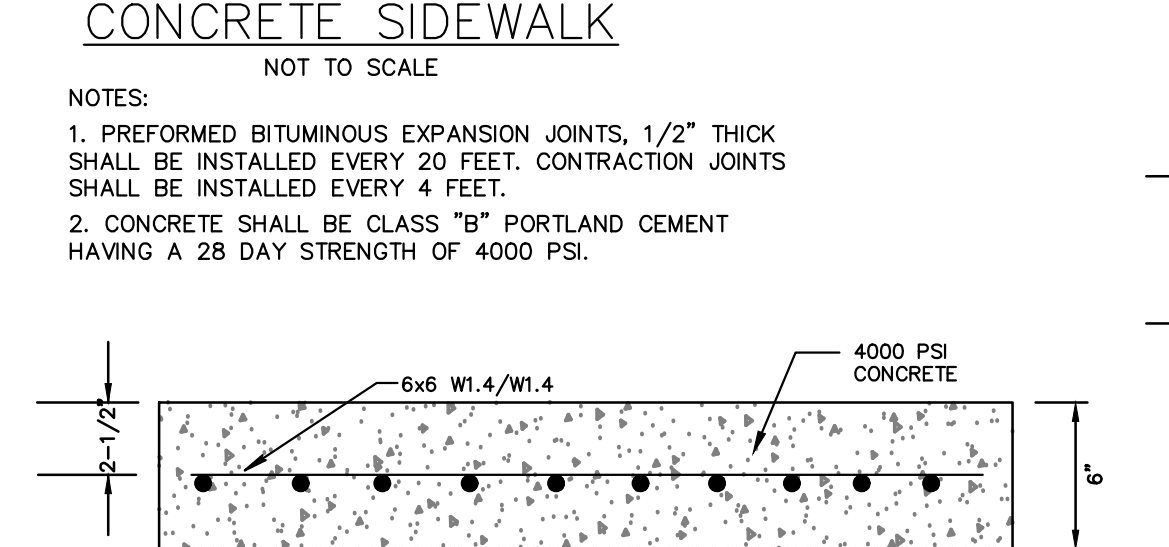
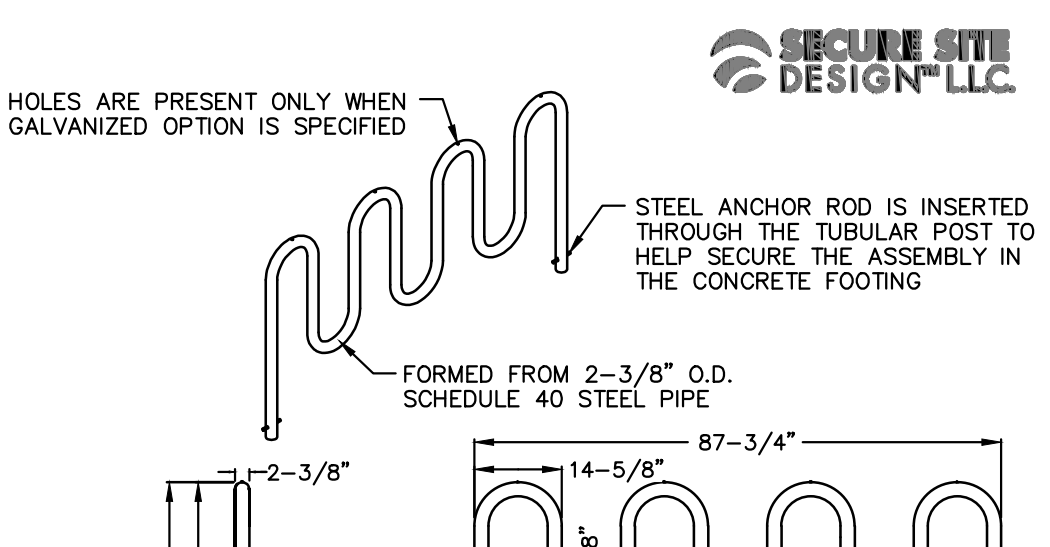
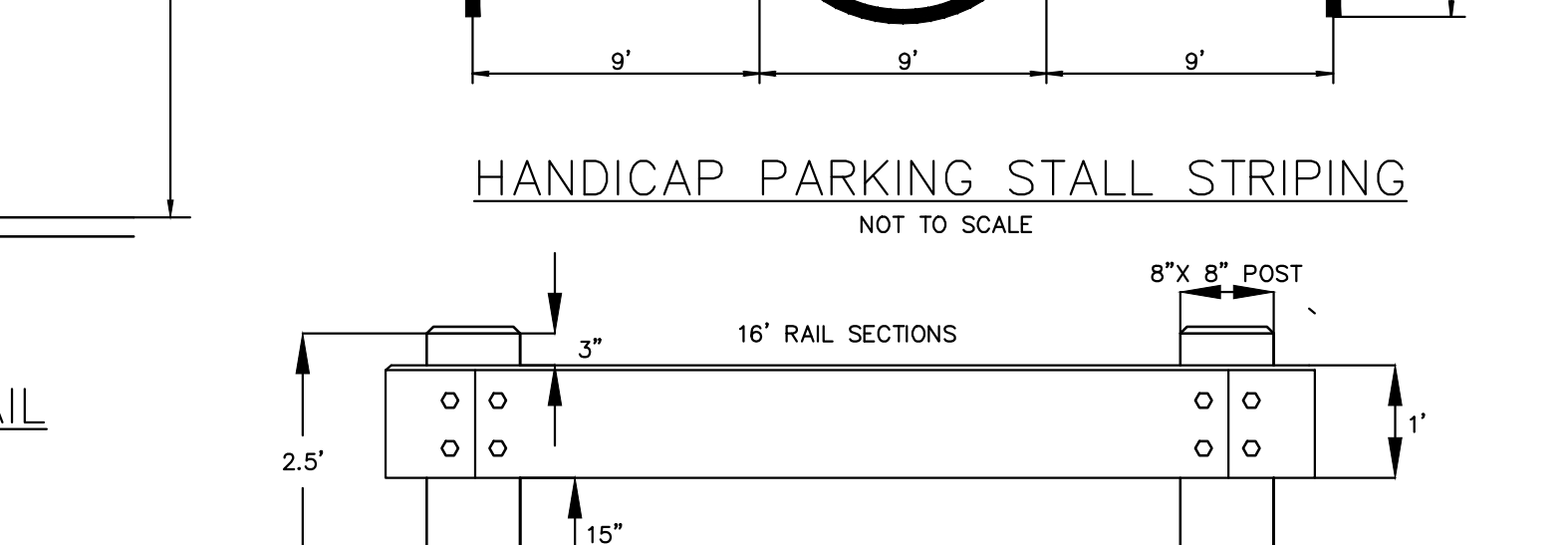
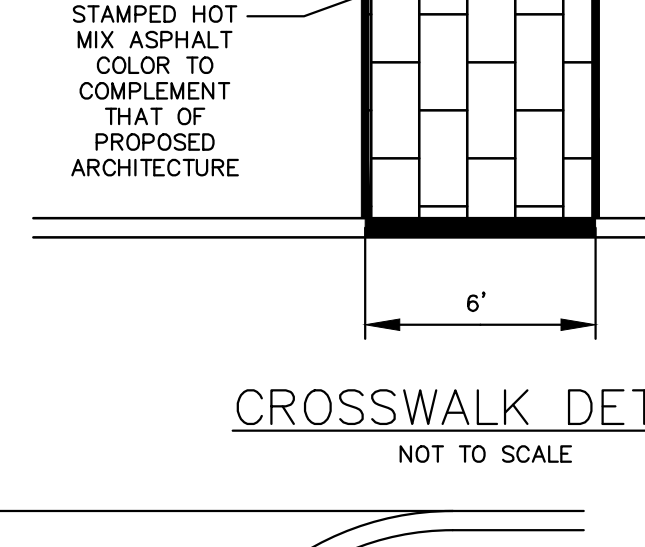
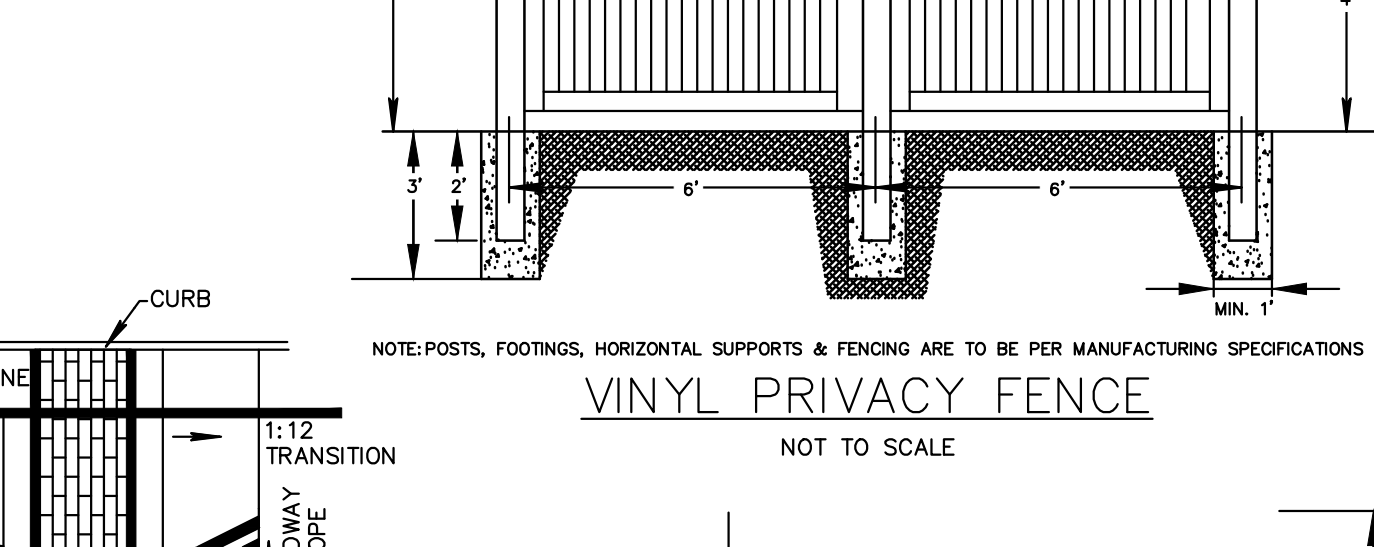
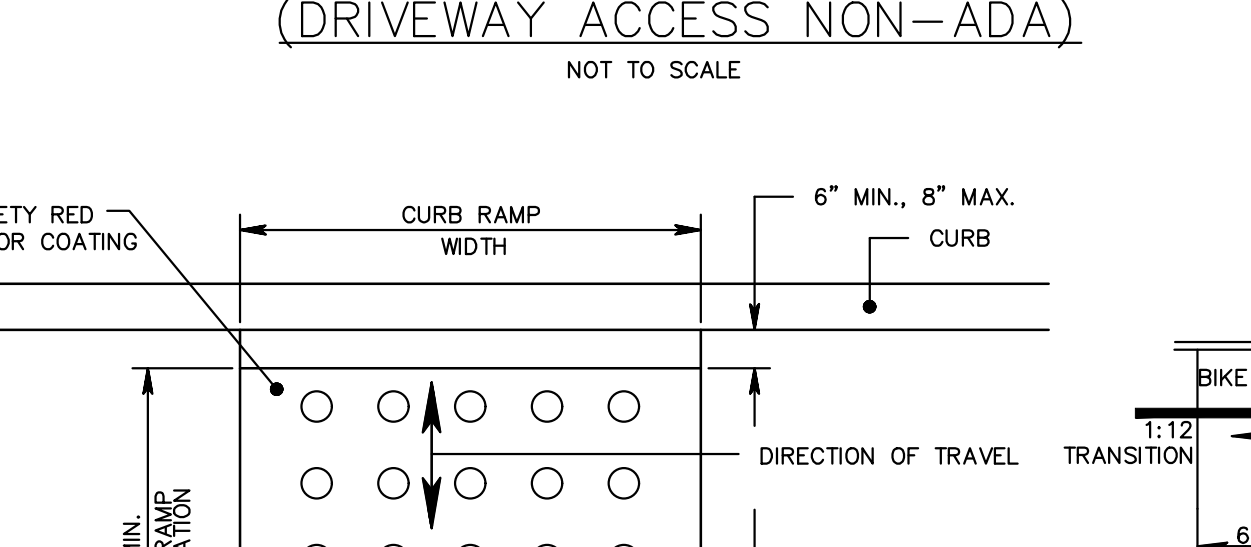
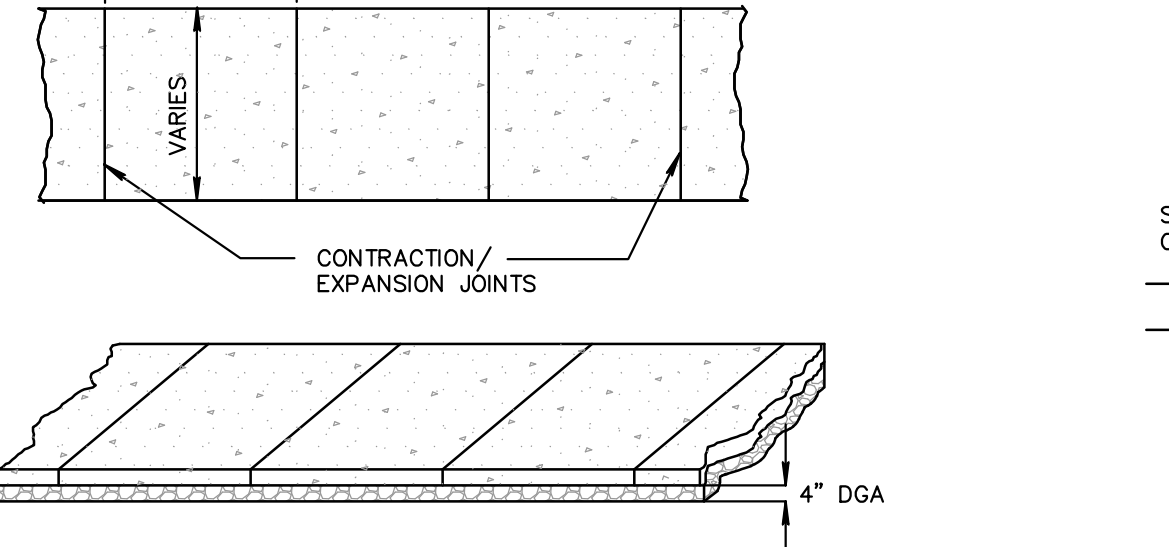
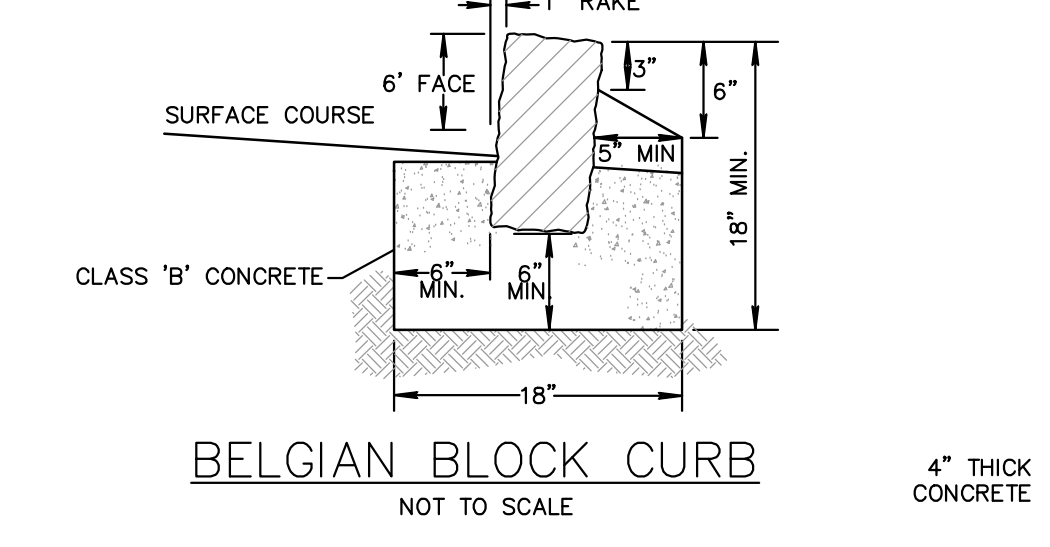
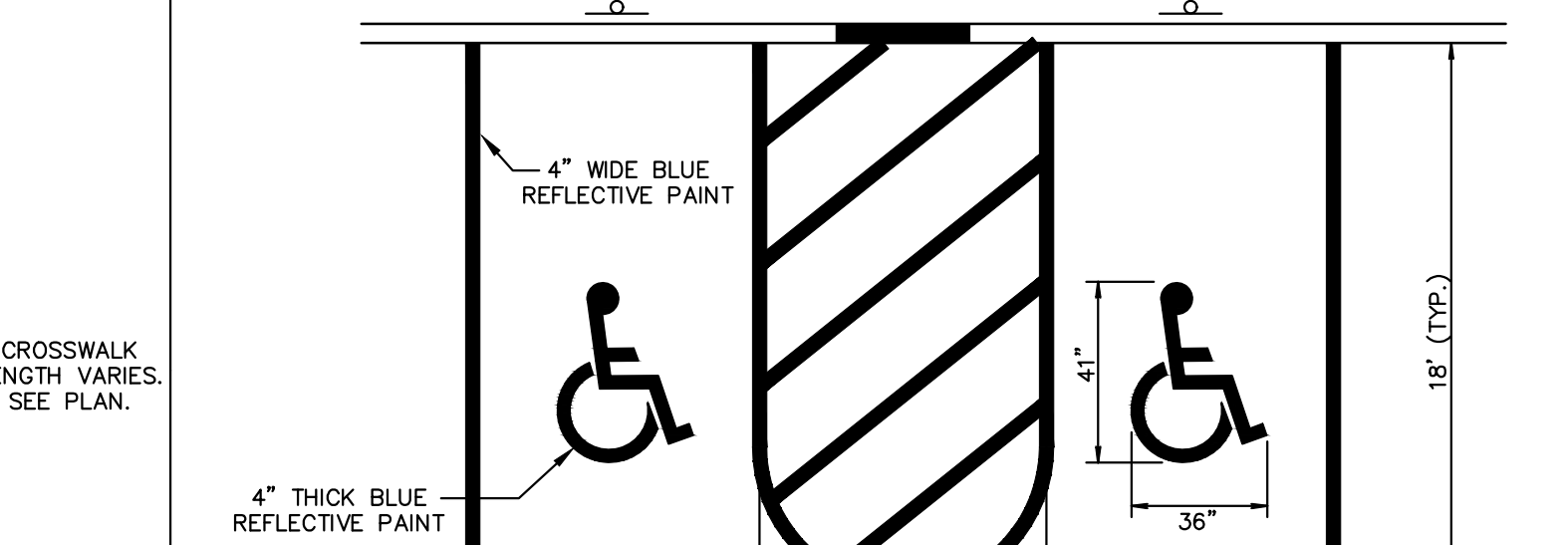
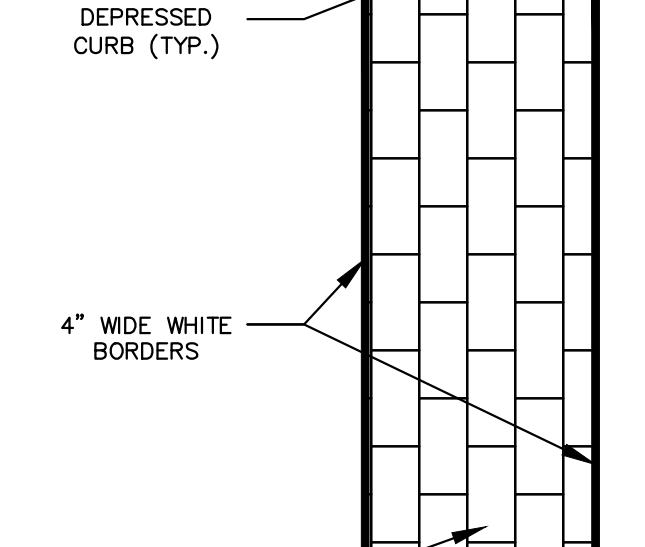
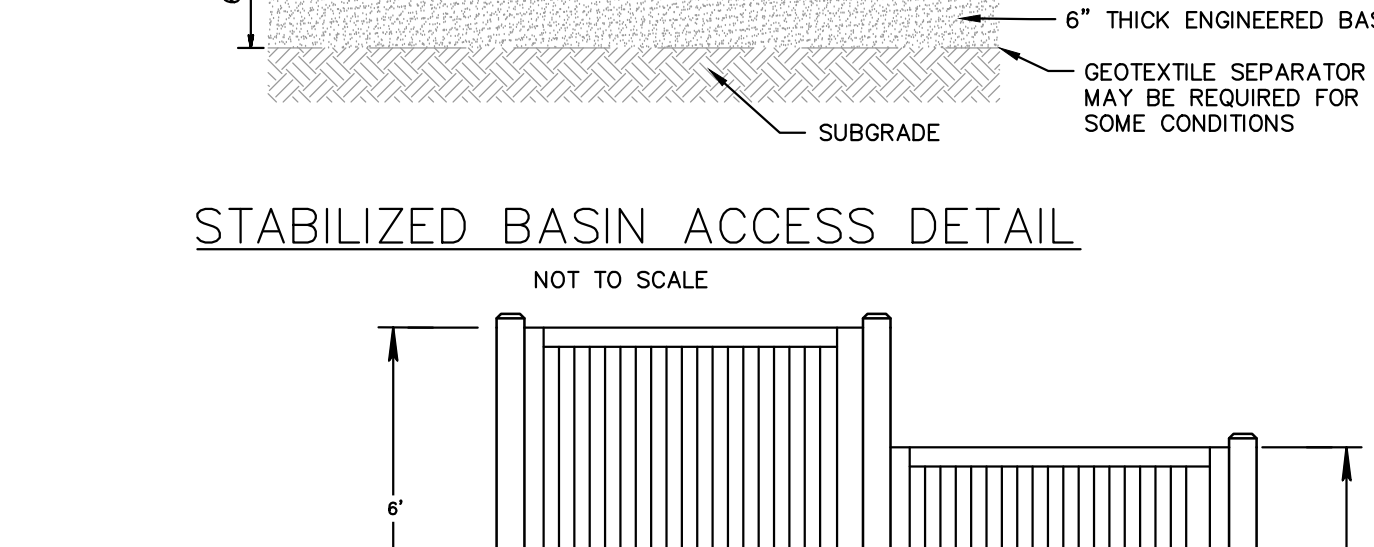
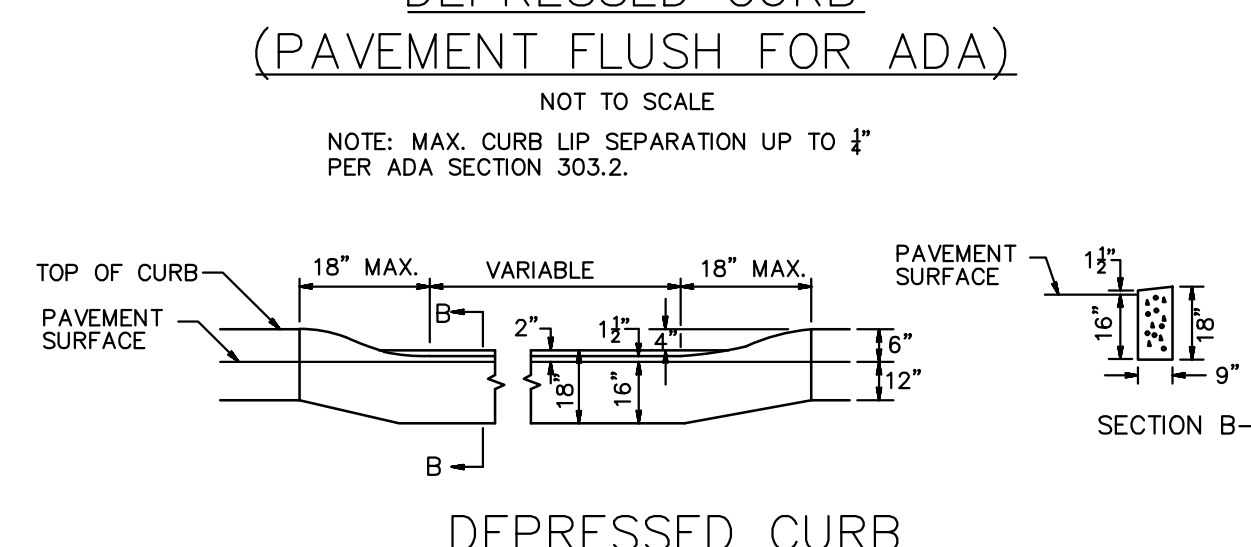
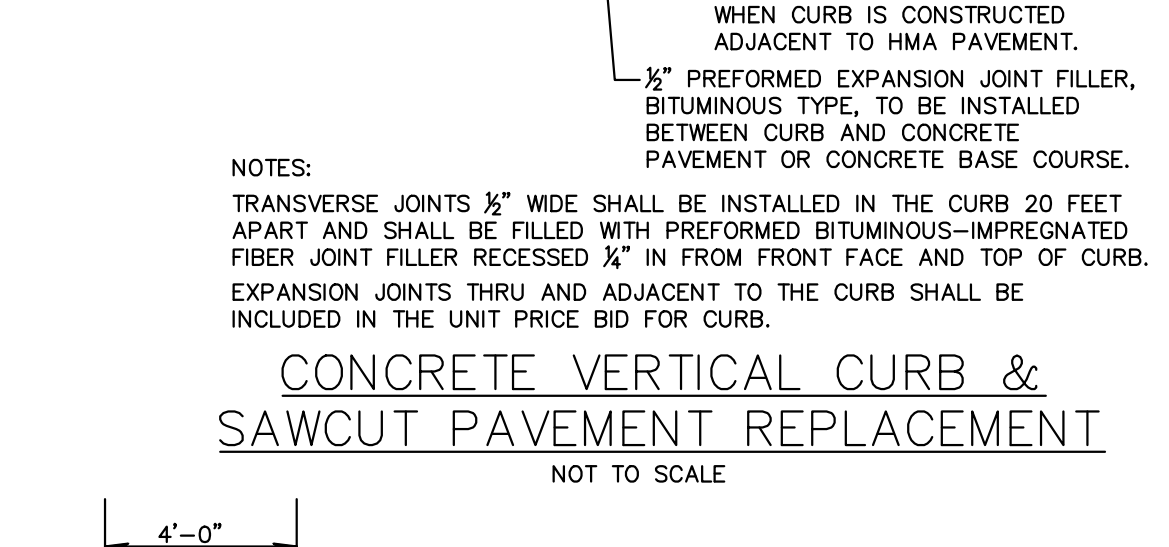
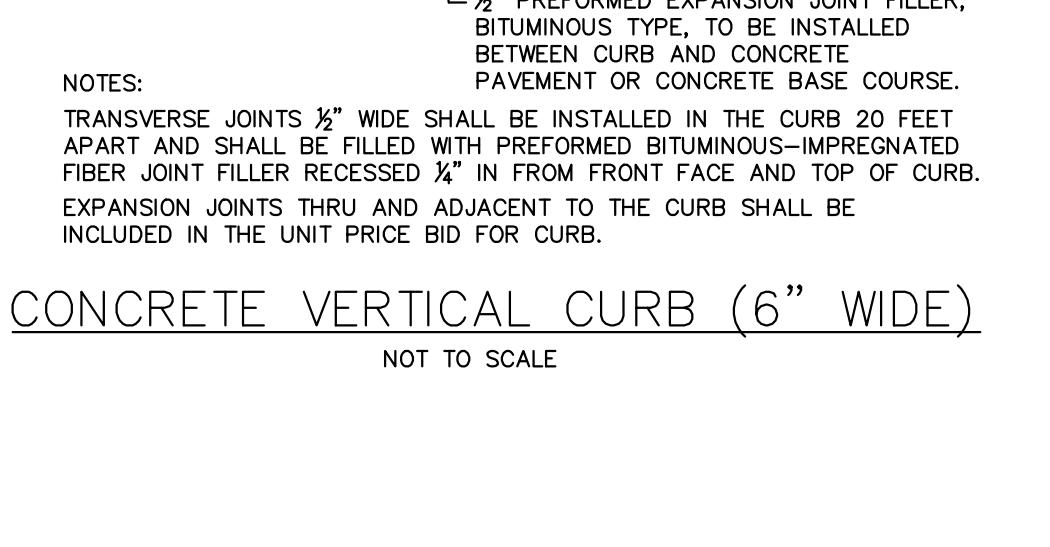
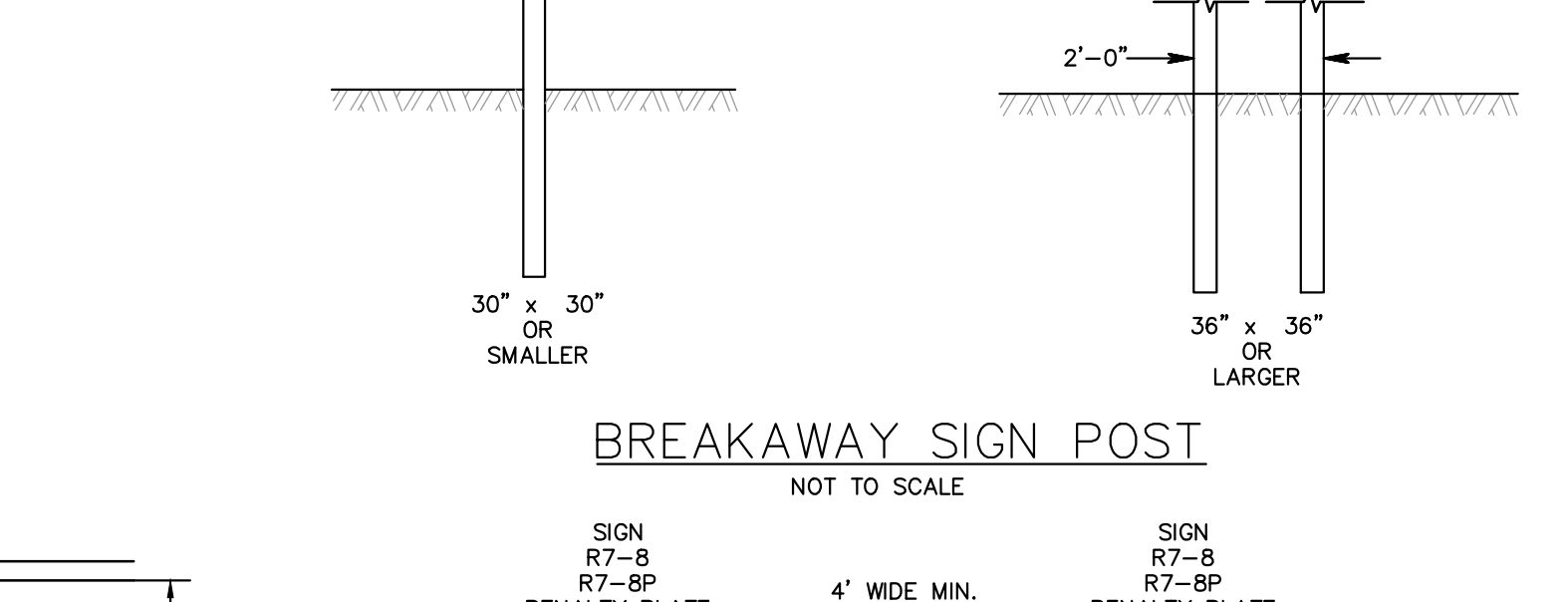
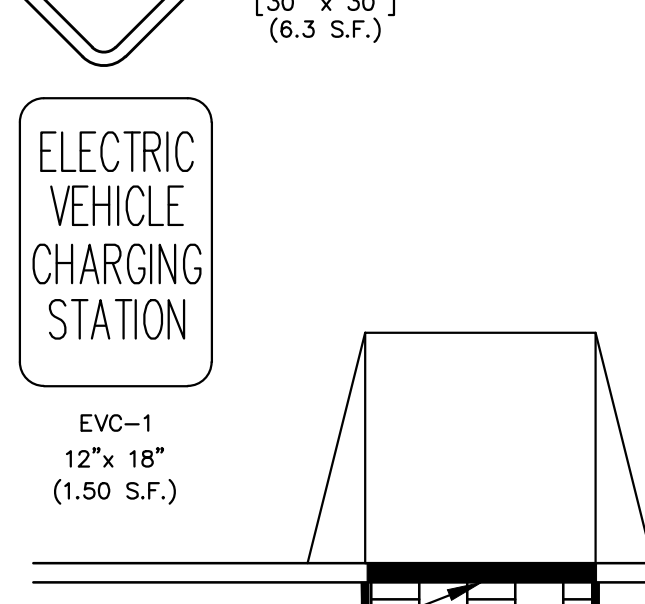
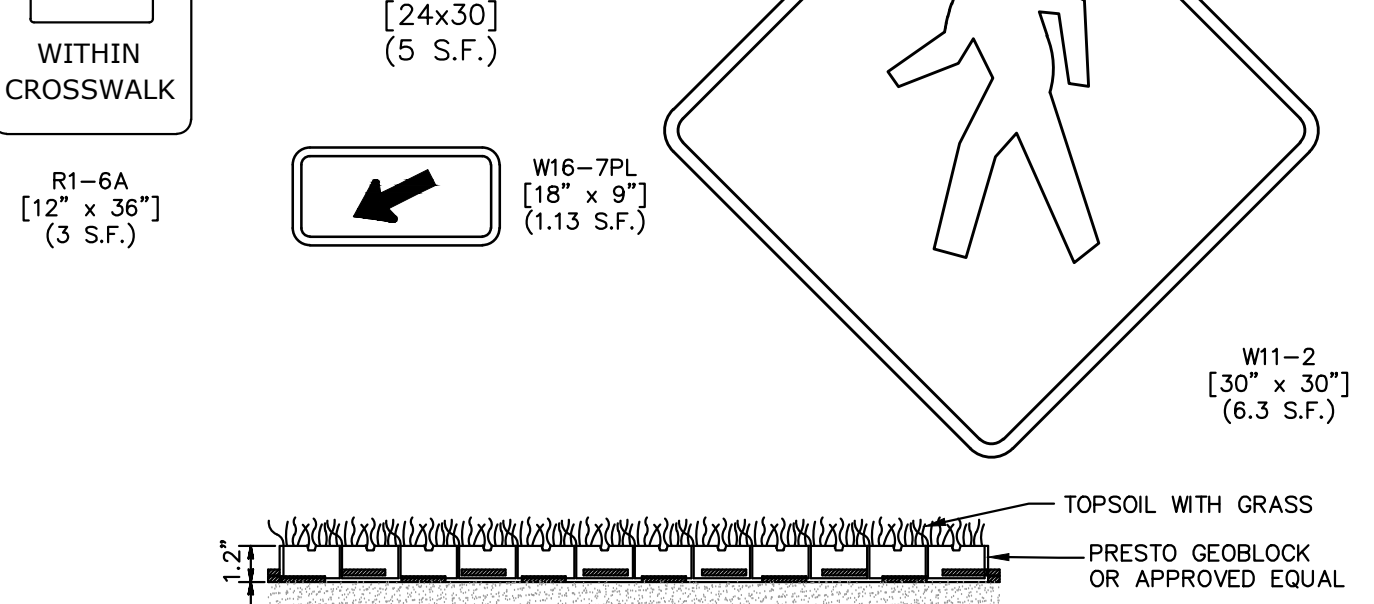
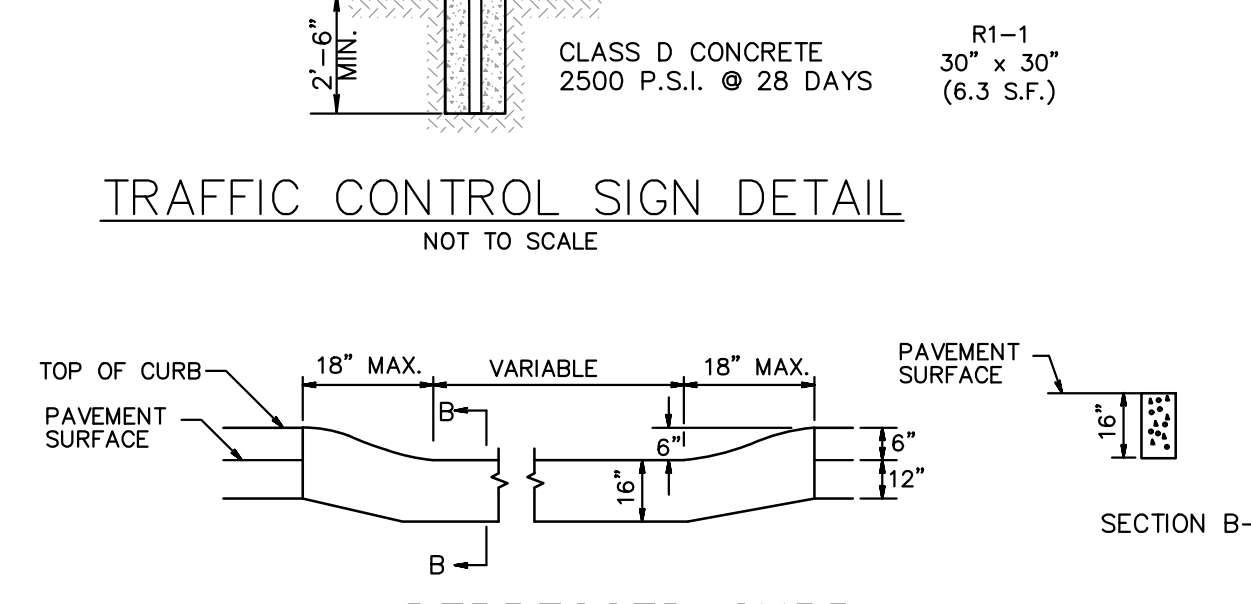
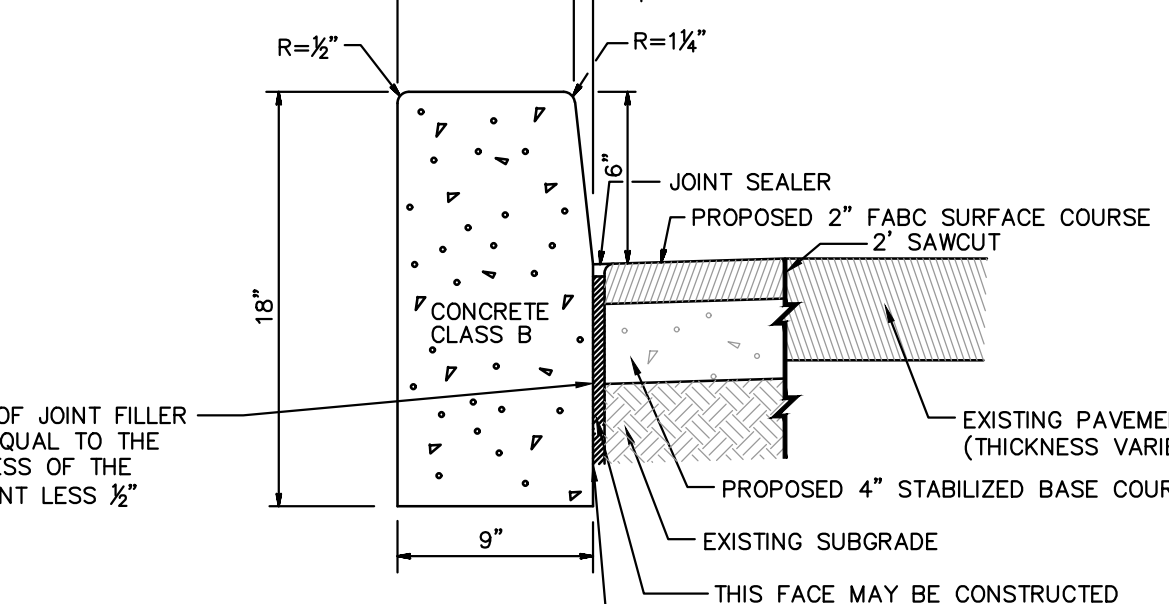
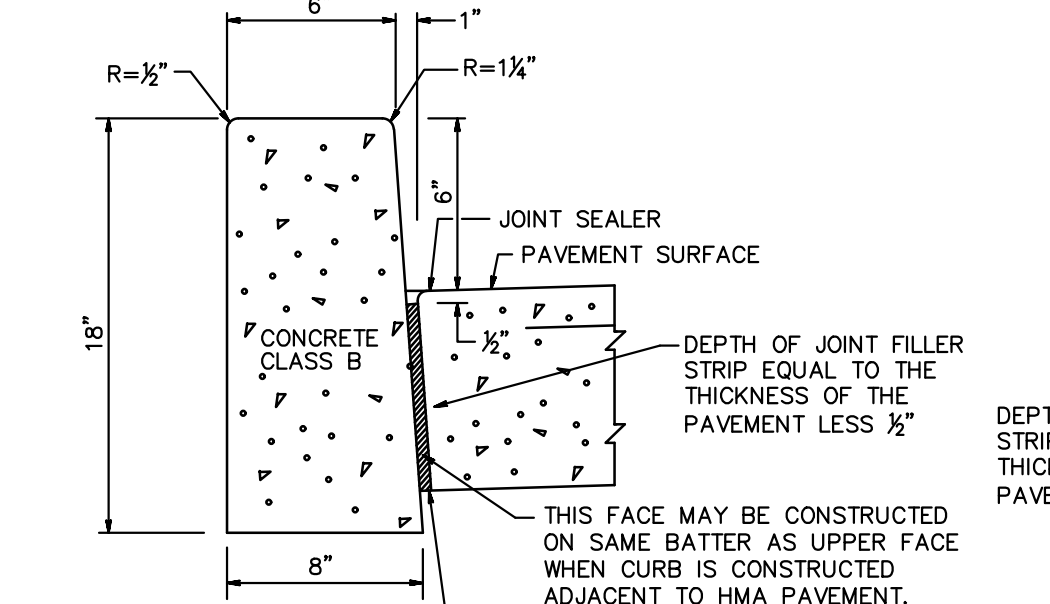
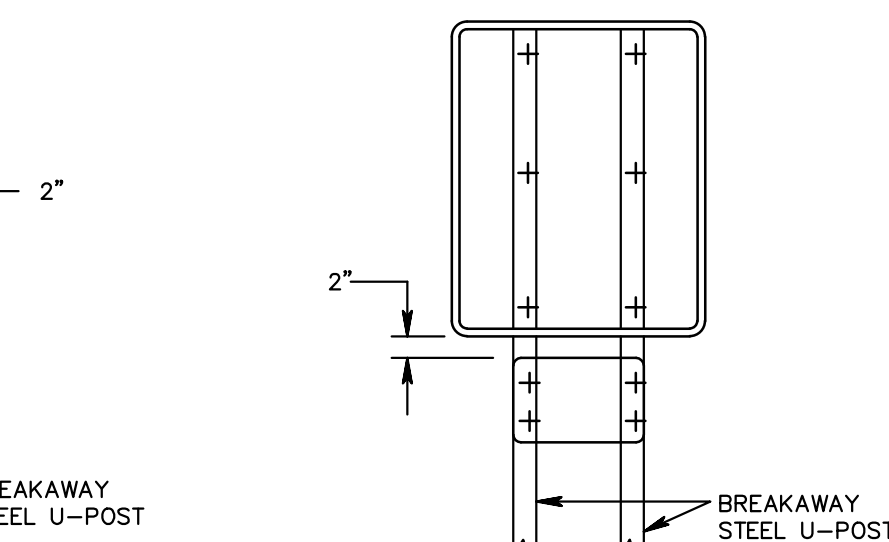
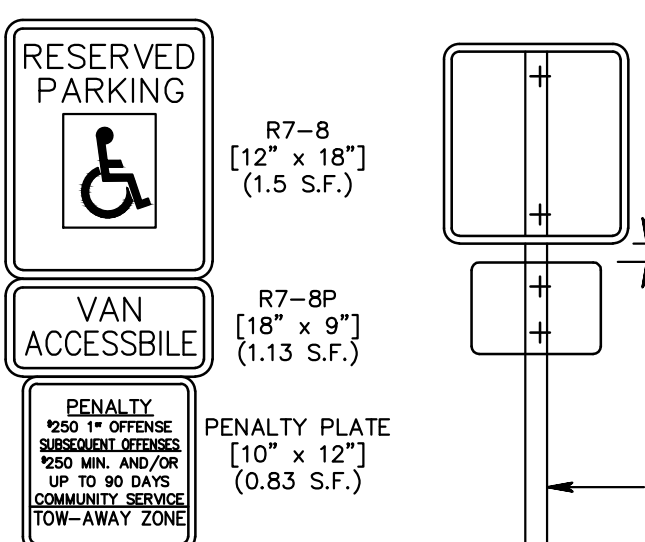
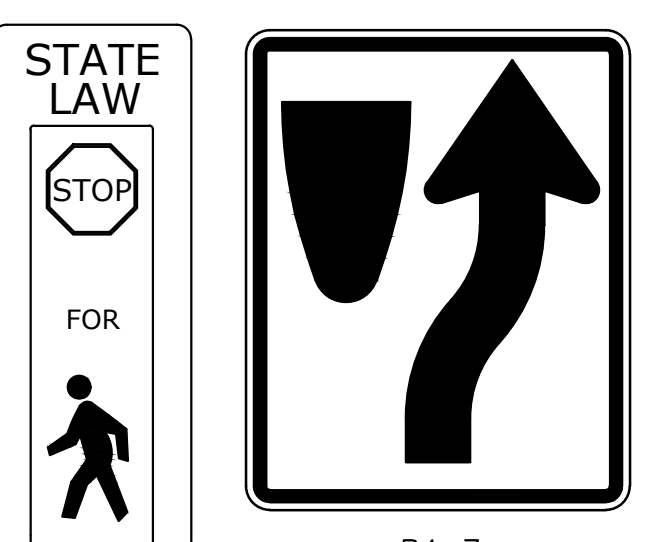
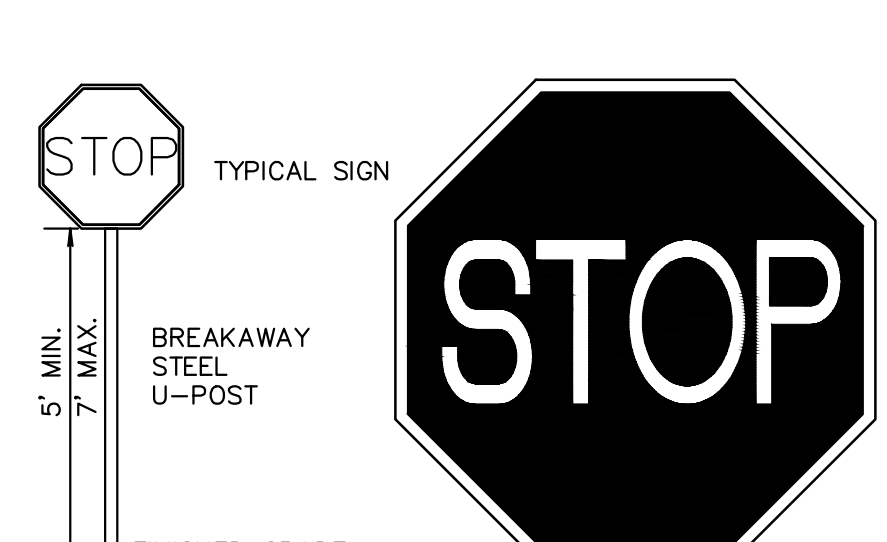
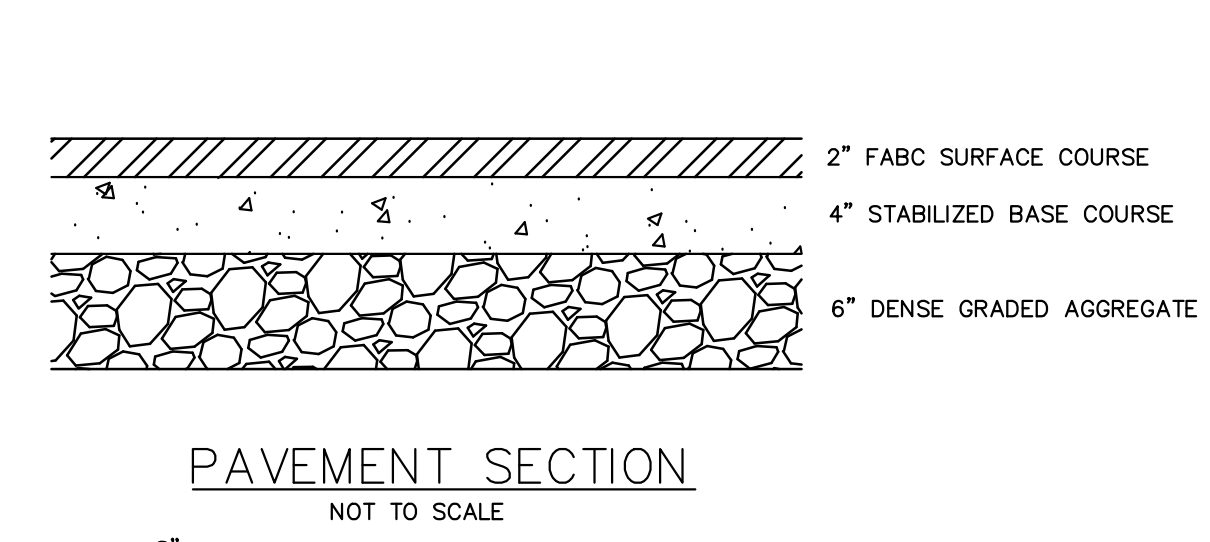
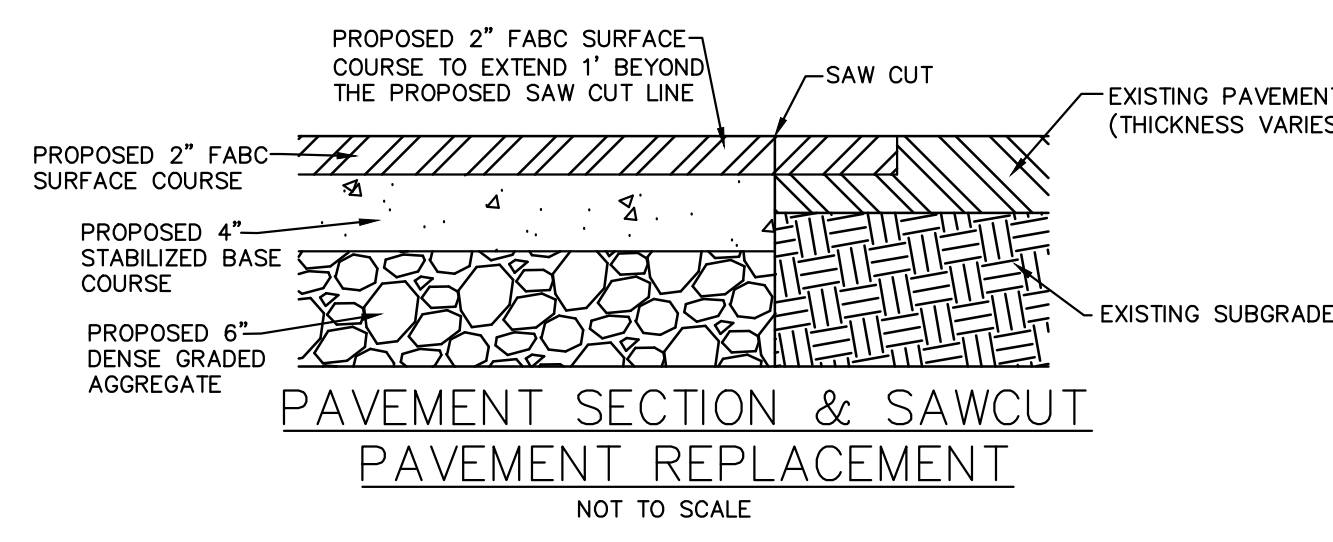
REVISIONS	DATE	BY	REVISIONS

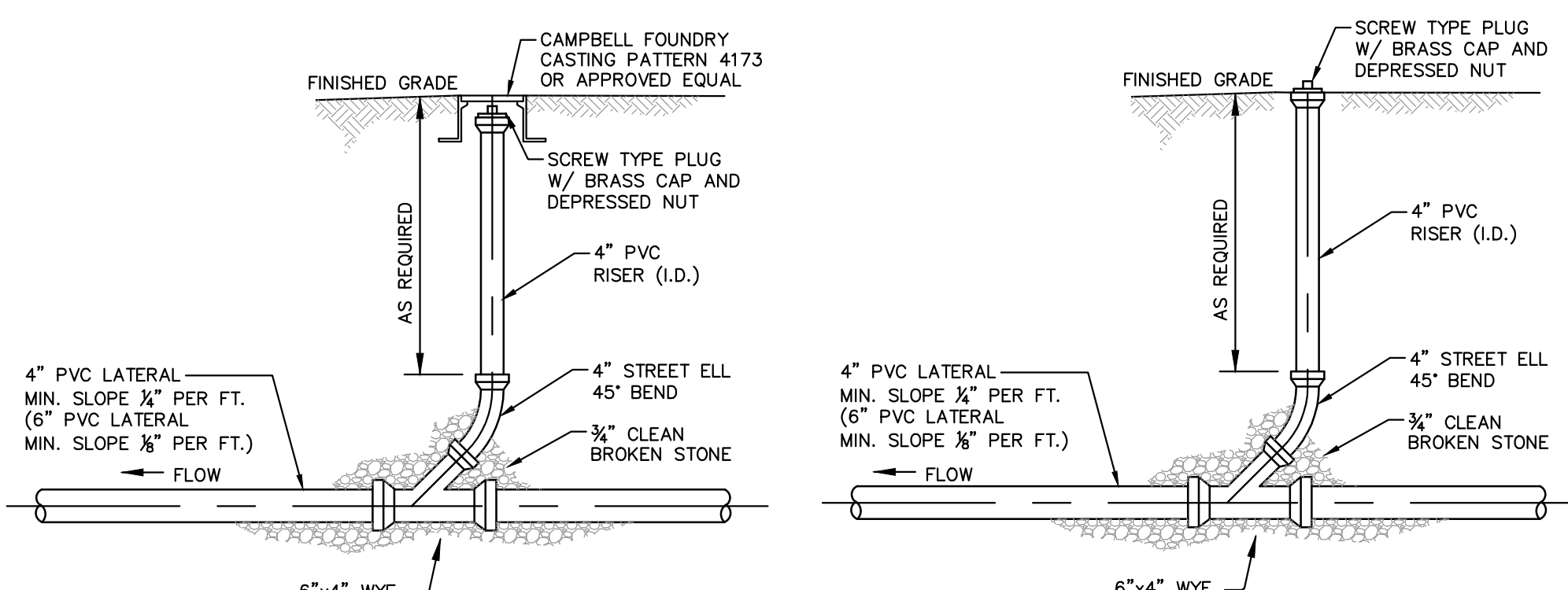
RELEASED BY: MWW
 CHECKED BY: MWW
 DRAWN BY: END
 DATE: 03/05/20
 PROJECT No.: APR-184
 DRAWING NAME: 08-SECC.dwg

VERTICAL SCALE: N/A
 HORIZONTAL SCALE: 1"=30'

TOWNSHIP REVIEW COMMITTEE COMMENTS: DIS
 COUNTY REVIEW COMMITTEE COMMENTS: DIS
 DATE: 8/21/20
 TOWNSHIP REVIEW COMMITTEE COMMENTS: MWW
 COUNTY REVIEW COMMITTEE COMMENTS: MWW

Sheet Number
34 OF **38**

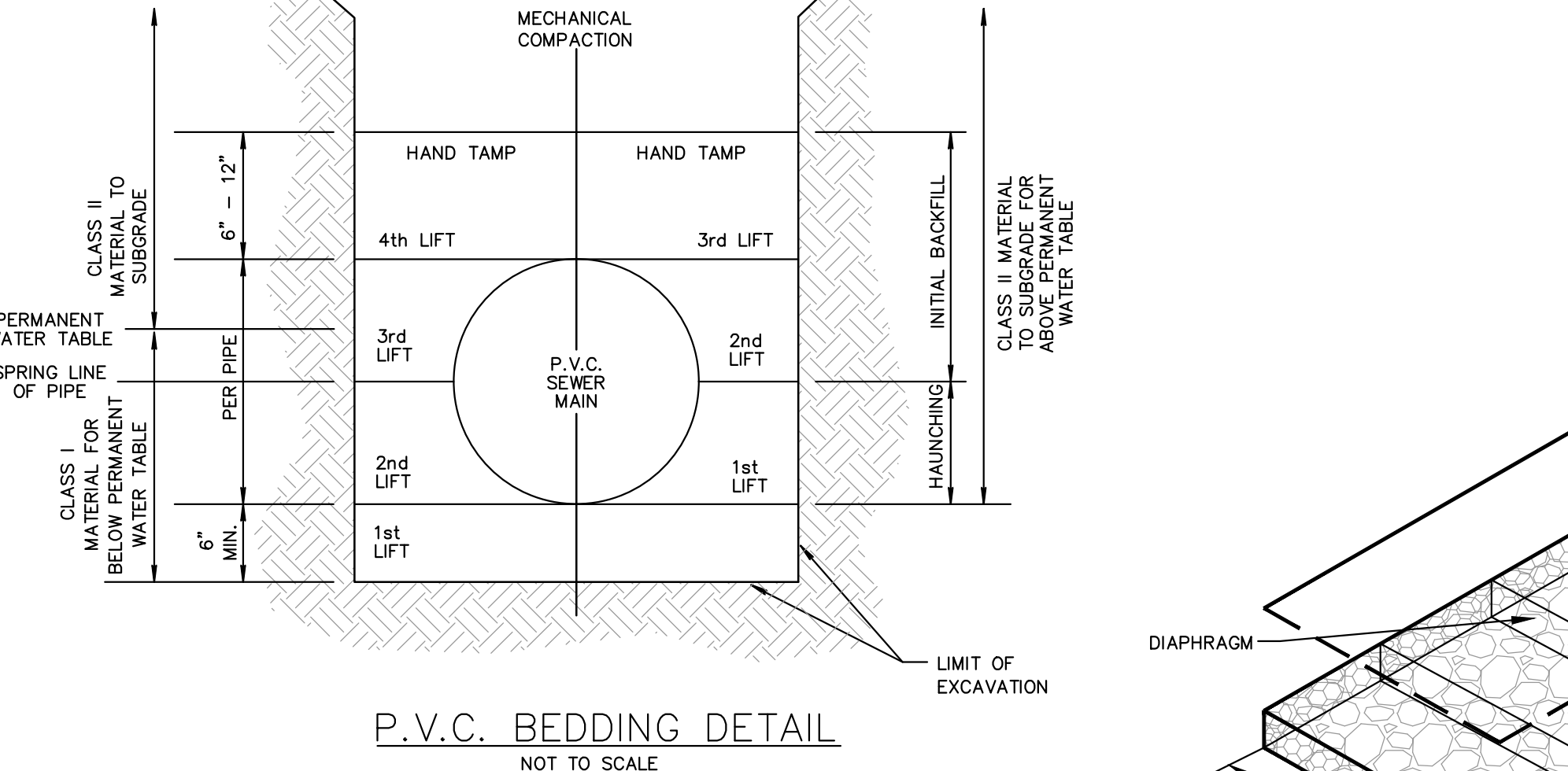




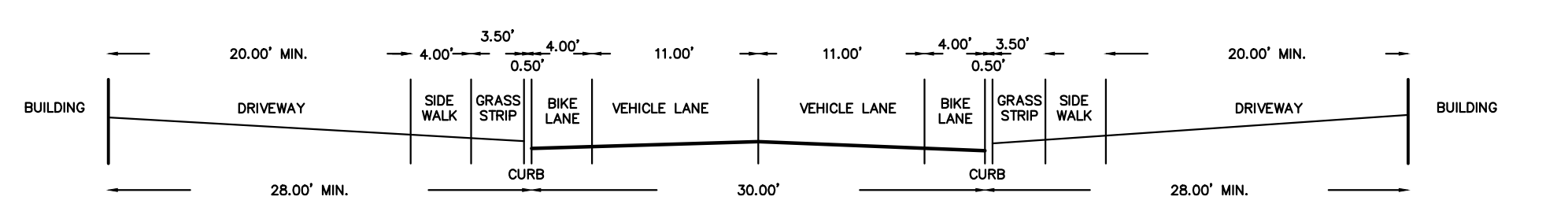
STANDARD CLEANOUT DETAIL W/ CASTING NOT TO SCALE

STANDARD CLEANOUT DETAIL NOT TO SCALE

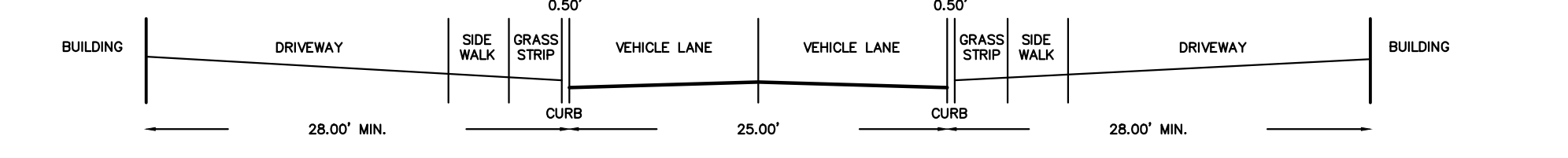
NOTE: CLASS I MATERIAL - 3/4" CLEAN CRUSHED STONE CLASS II MATERIAL - COARSE SAND AND GRAVEL



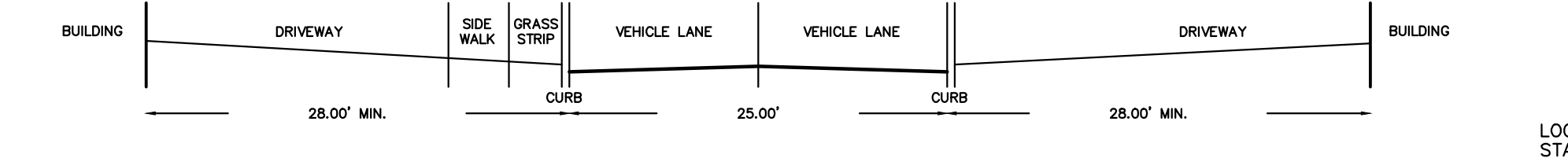
P.V.C. BEDDING DETAIL NOT TO SCALE



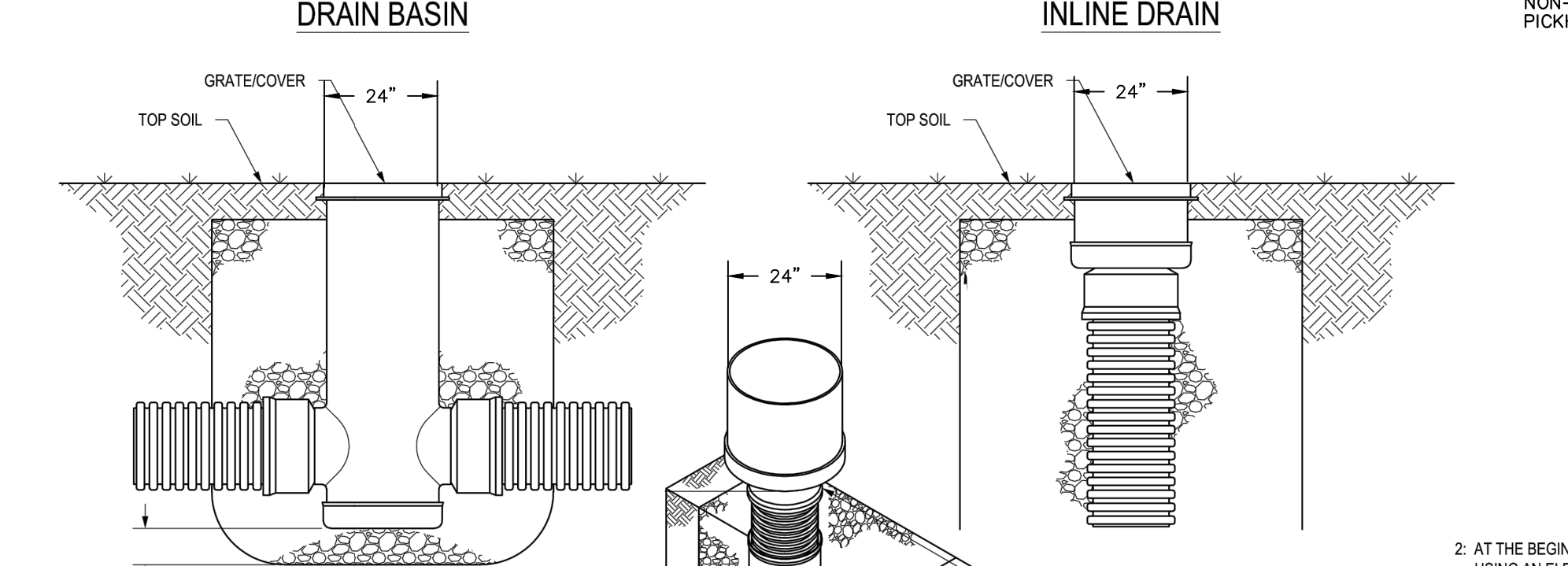
CROSS SECTION ALONG ROADS A & B SCALE 1"=10'



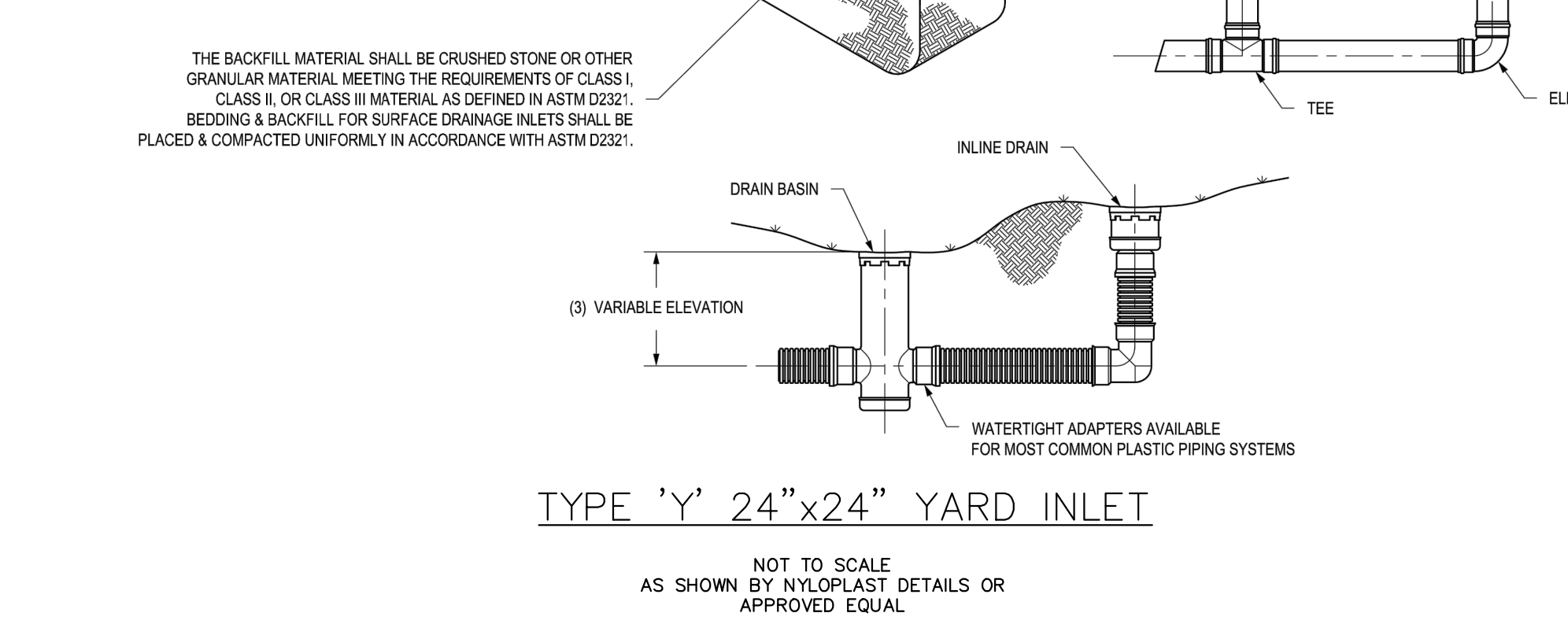
CROSS SECTION ALONG ROADS C, D, E & F SCALE 1"=10'



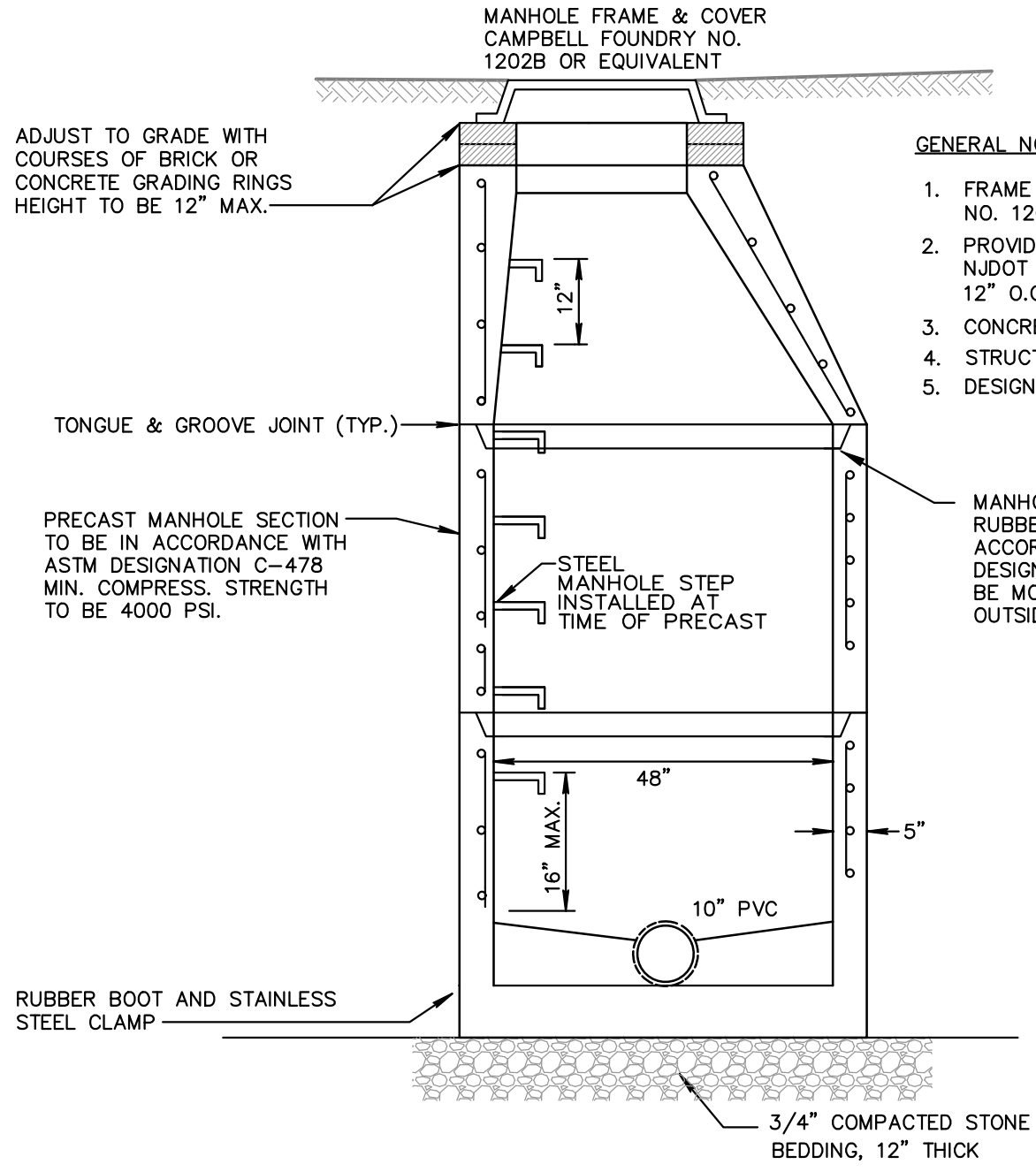
CROSS SECTION ALONG ROAD G SCALE 1"=10'



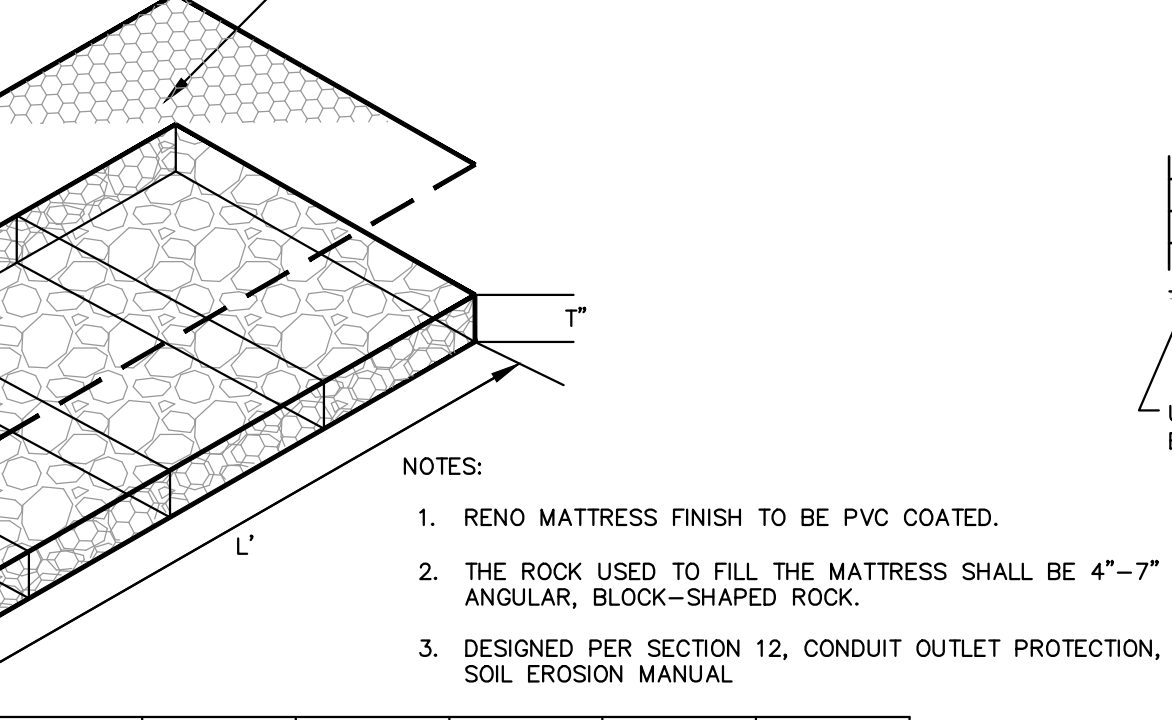
TYPE 'Y' 24"x24" YARD INLET



AFFORDABLE UNIT PARKING STRIPING NOT TO SCALE



SANITARY PRECAST CONCRETE MANHOLE NOT TO SCALE



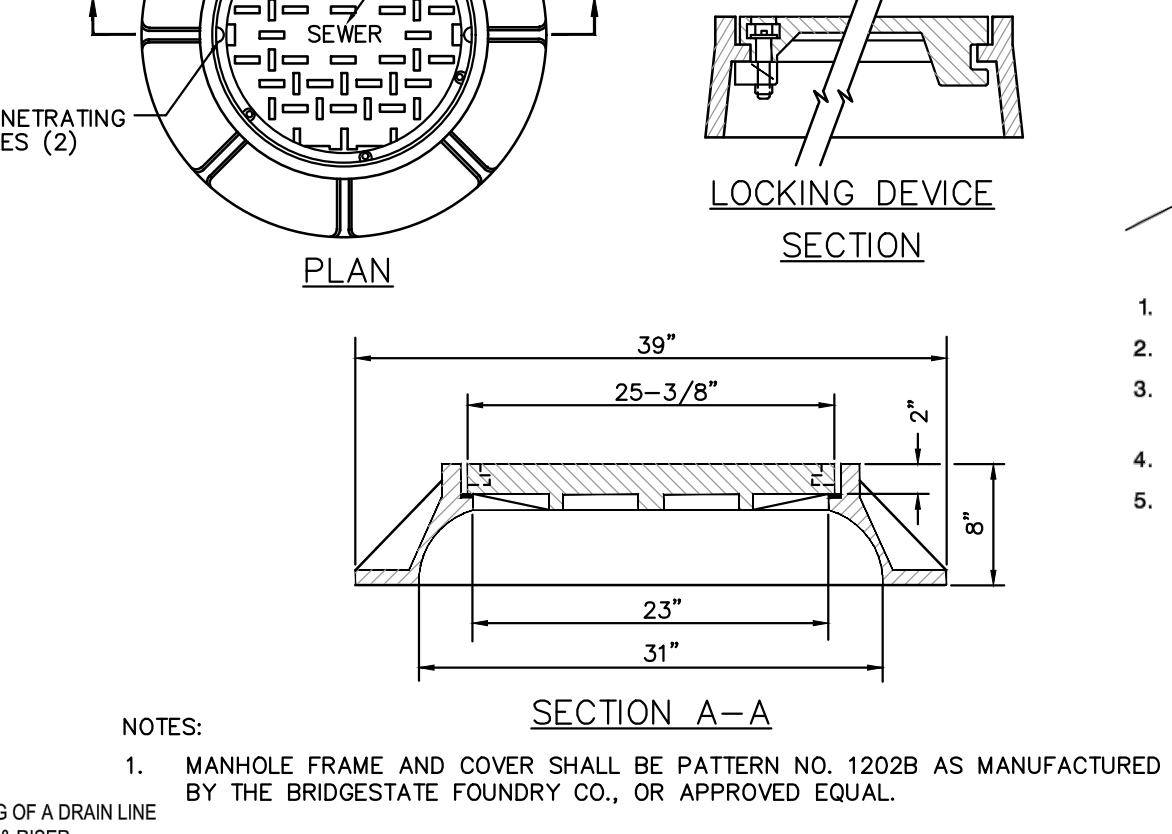
RENO MATTRESS DETAIL NOT TO SCALE

	D _o	Q25	L	W	d50
FES-48A	48" RCP	40.63 CFS	21 FT.	18 FT.	450 # 6" THICK
FES-70B	60" RCP	50.79 CFS	24 FT.	20 FT.	450 # 6" THICK

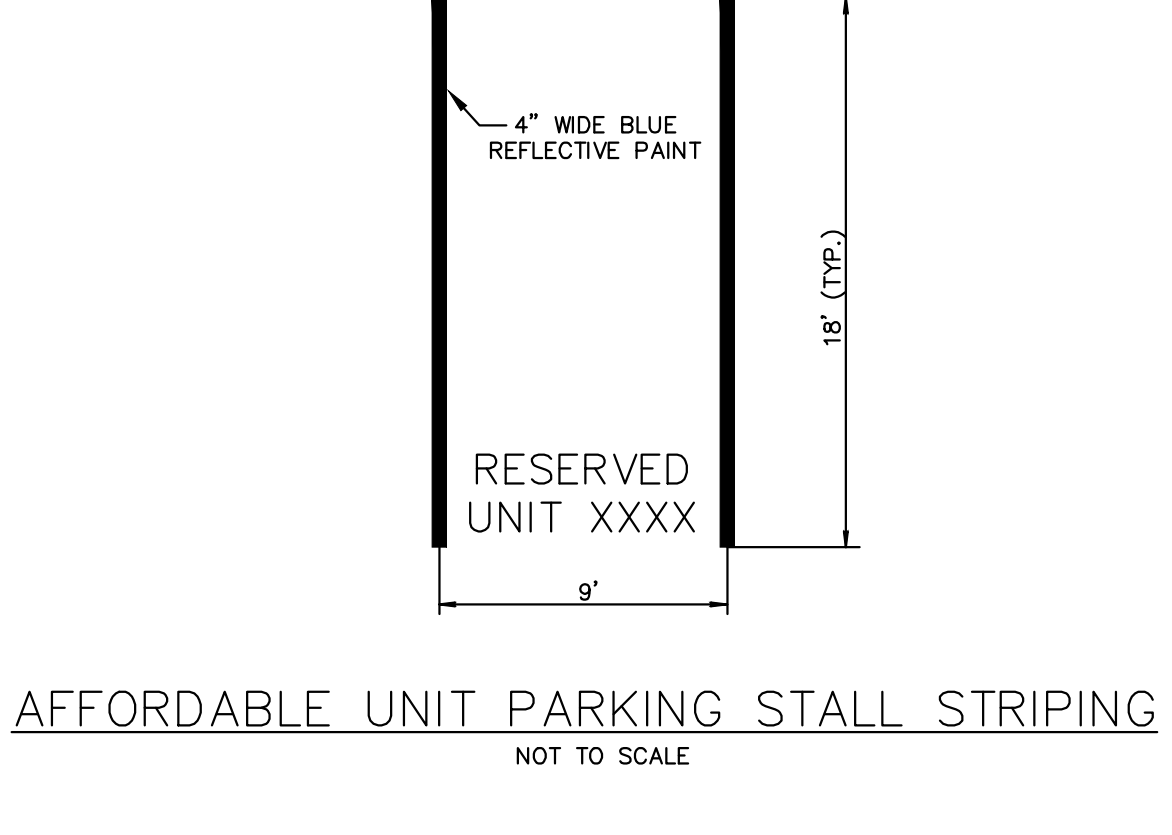
RENO MATTRESS DETAIL NOT TO SCALE



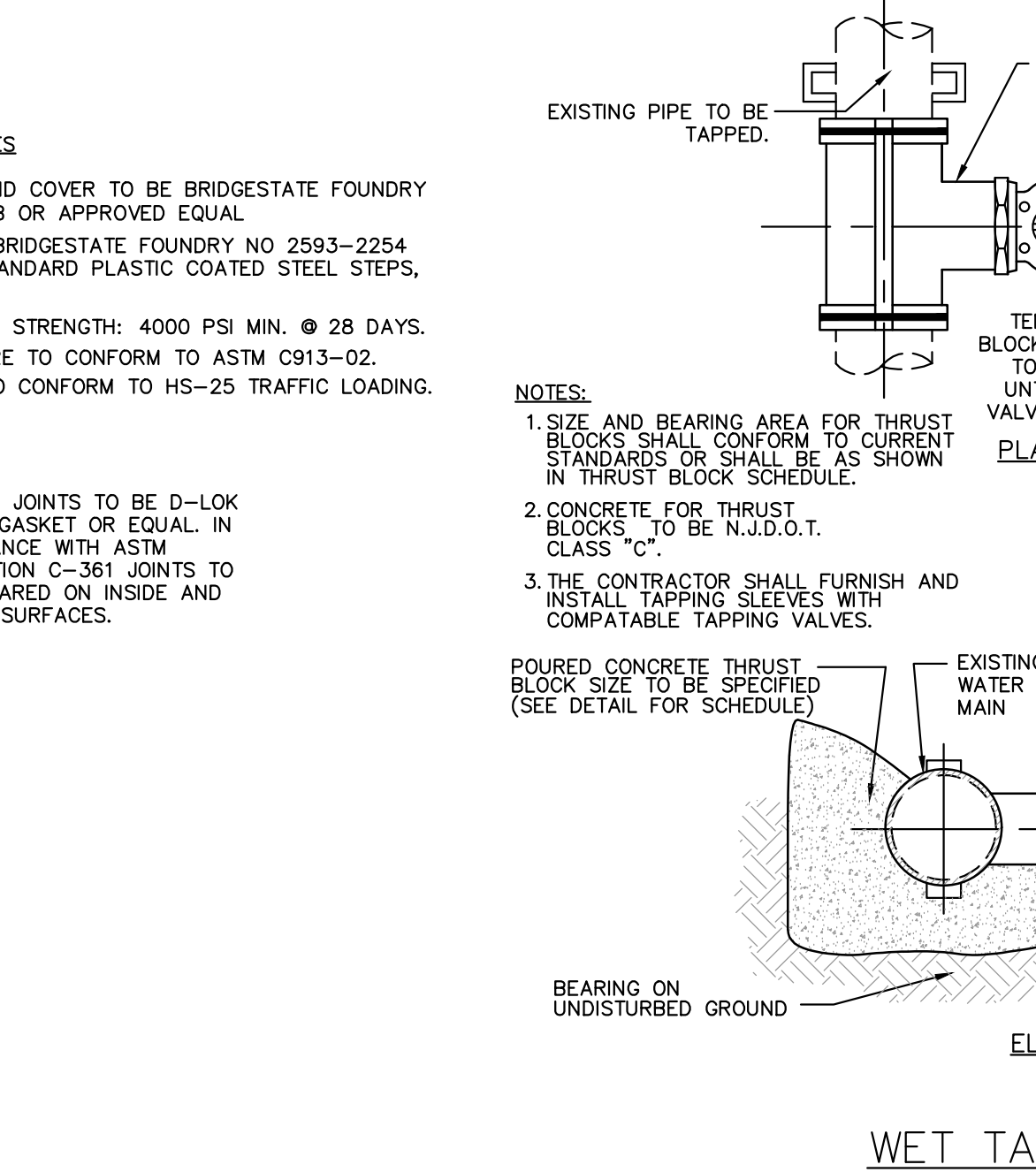
AERATOR DETAIL NOT TO SCALE



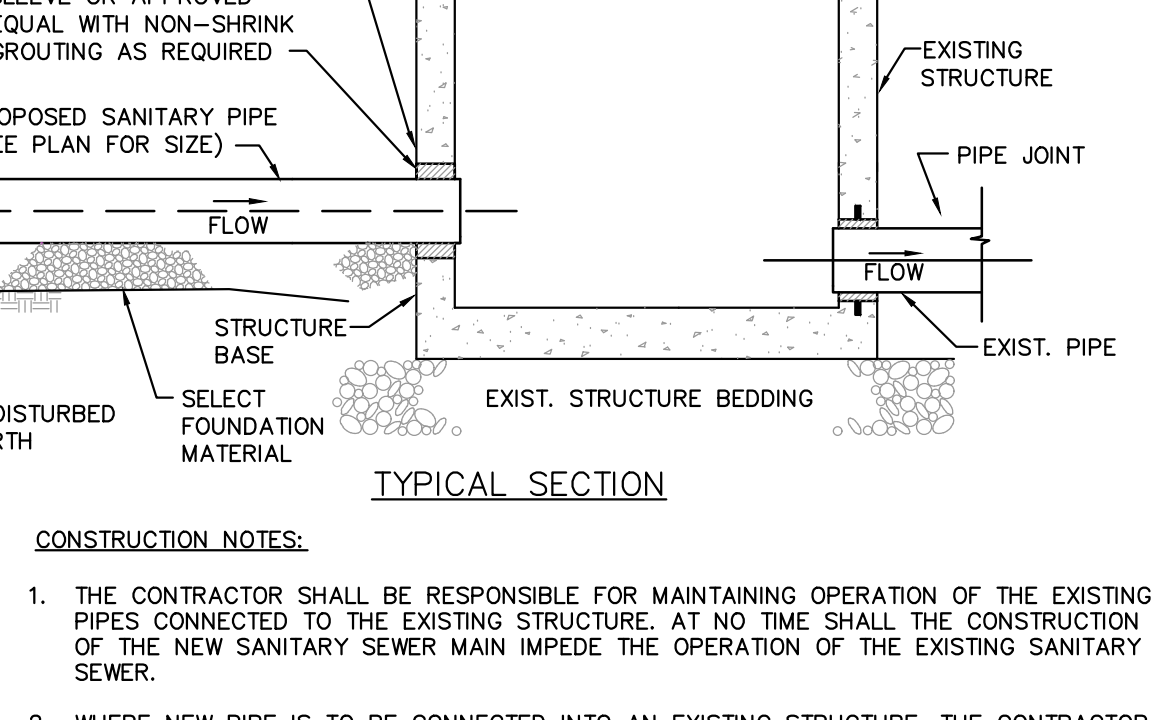
SANITARY MANHOLE FRAME & COVER NOT TO SCALE



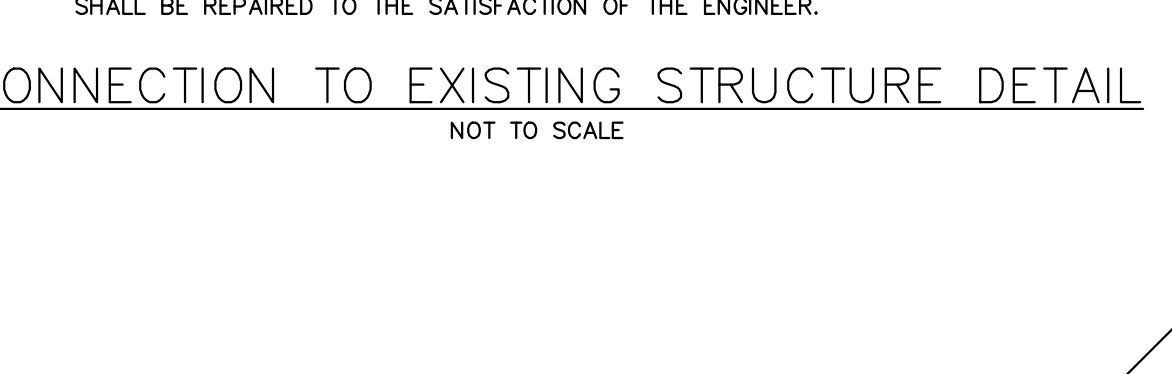
RESERVED UNIT XXXX NOT TO SCALE



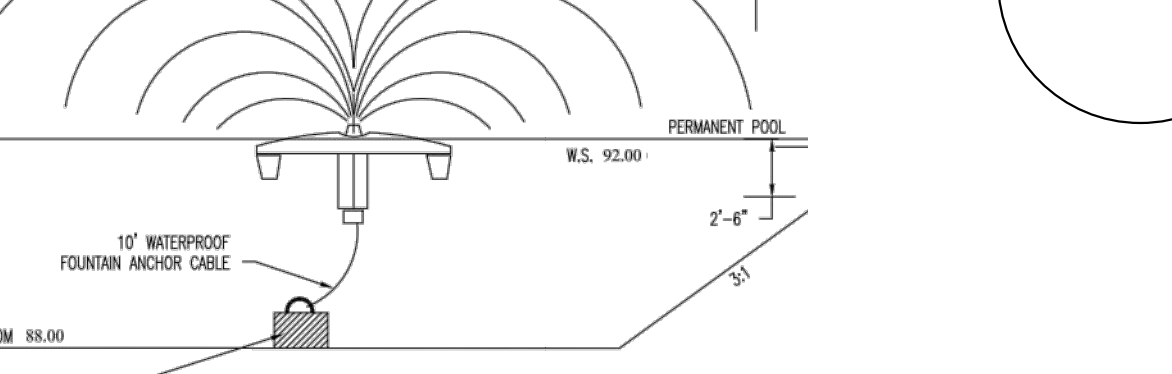
WET TAP ASSEMBLY NOT TO SCALE



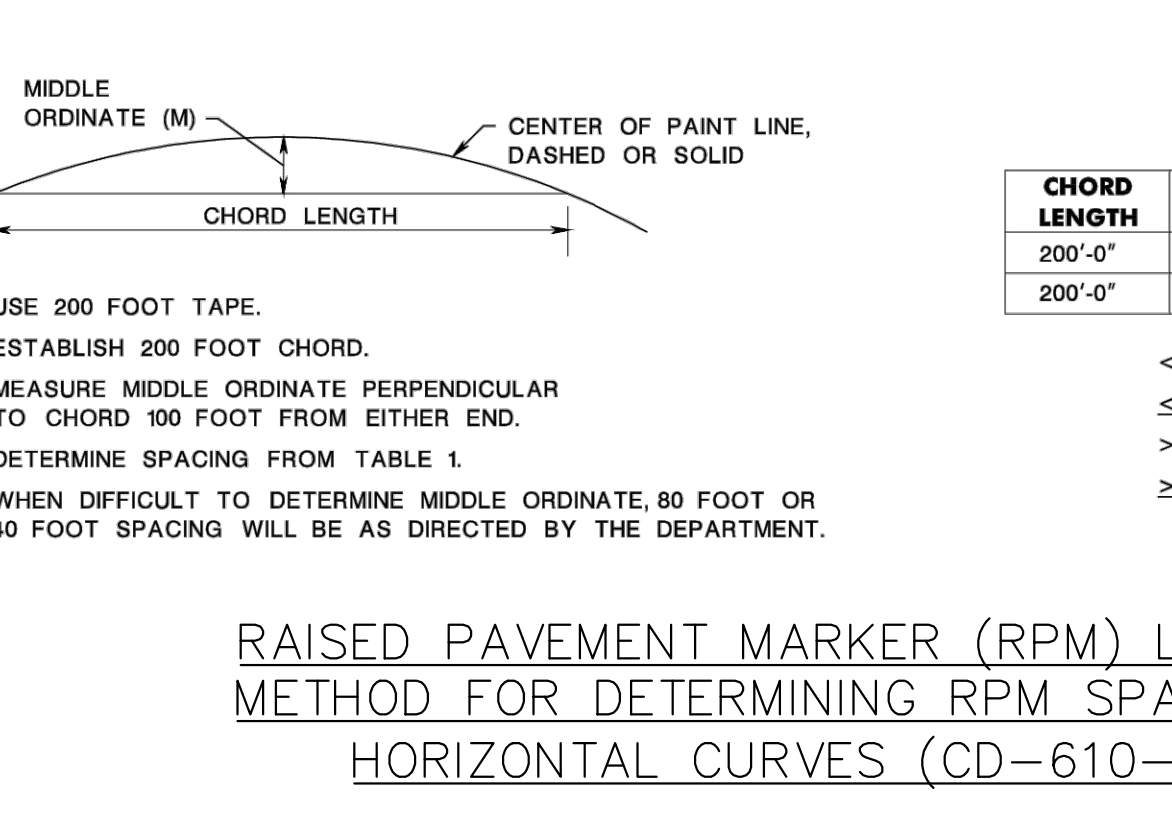
TYPICAL INSTALLATION OF 4"-12" SERVICES NOT TO SCALE



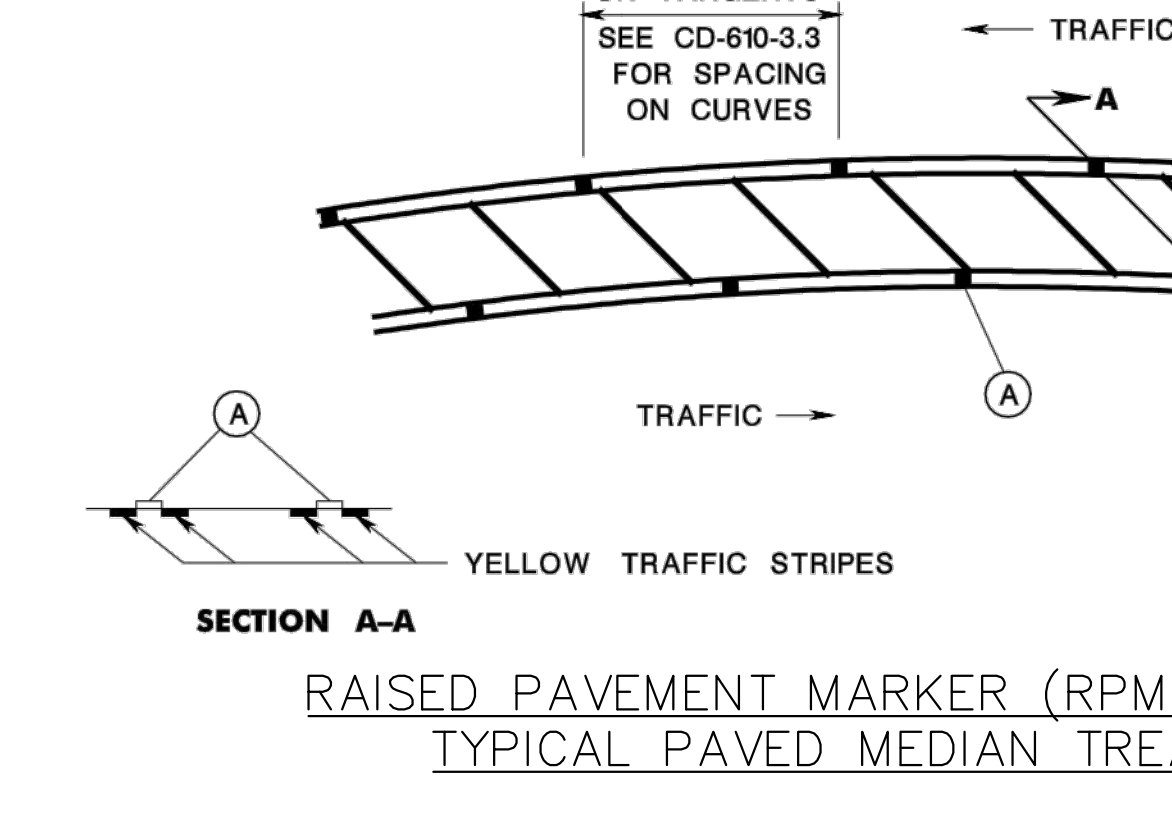
WATER SERVICE CONNECTION NOT TO SCALE



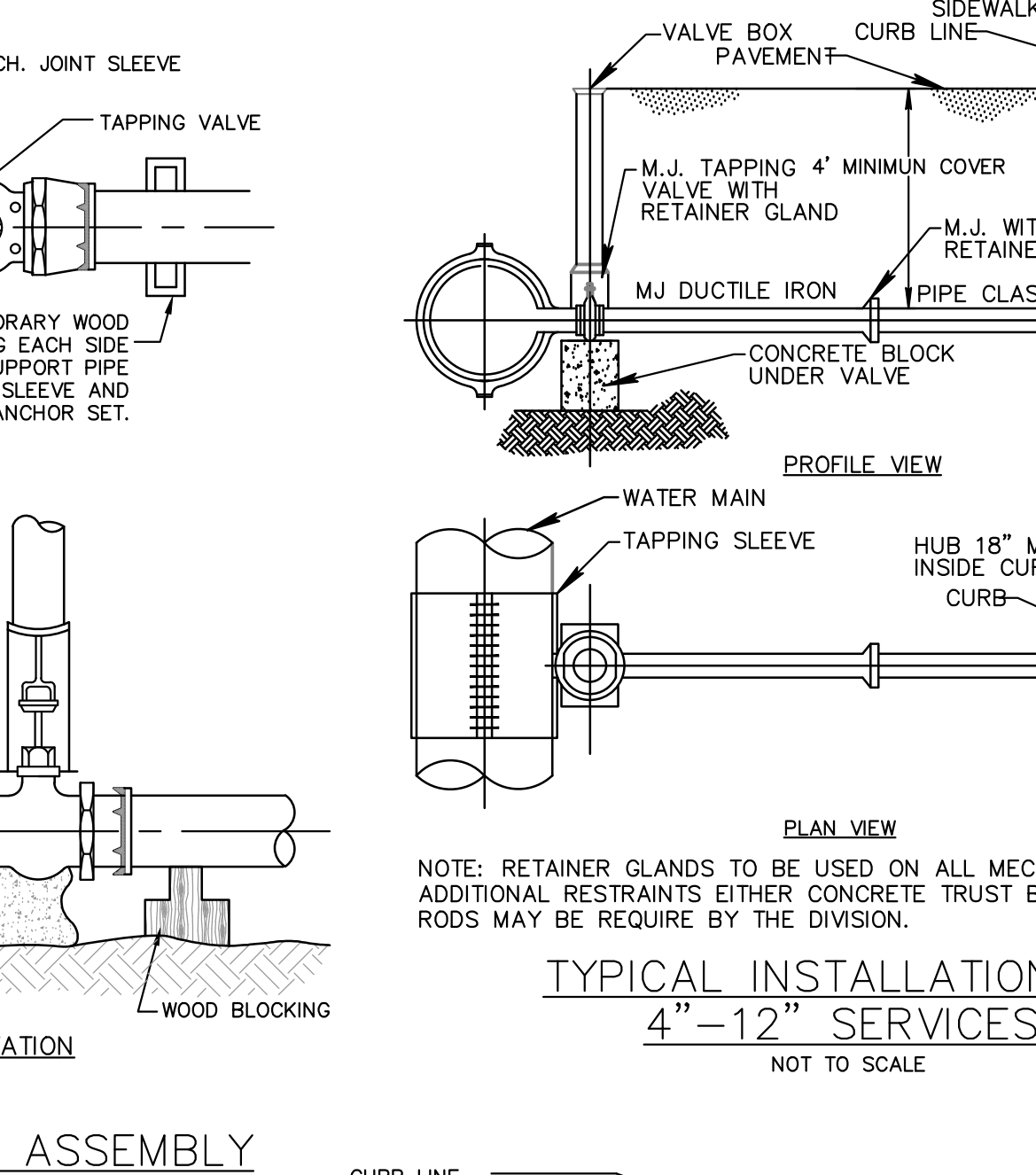
ANTI-SEEP COLLAR NOT TO SCALE



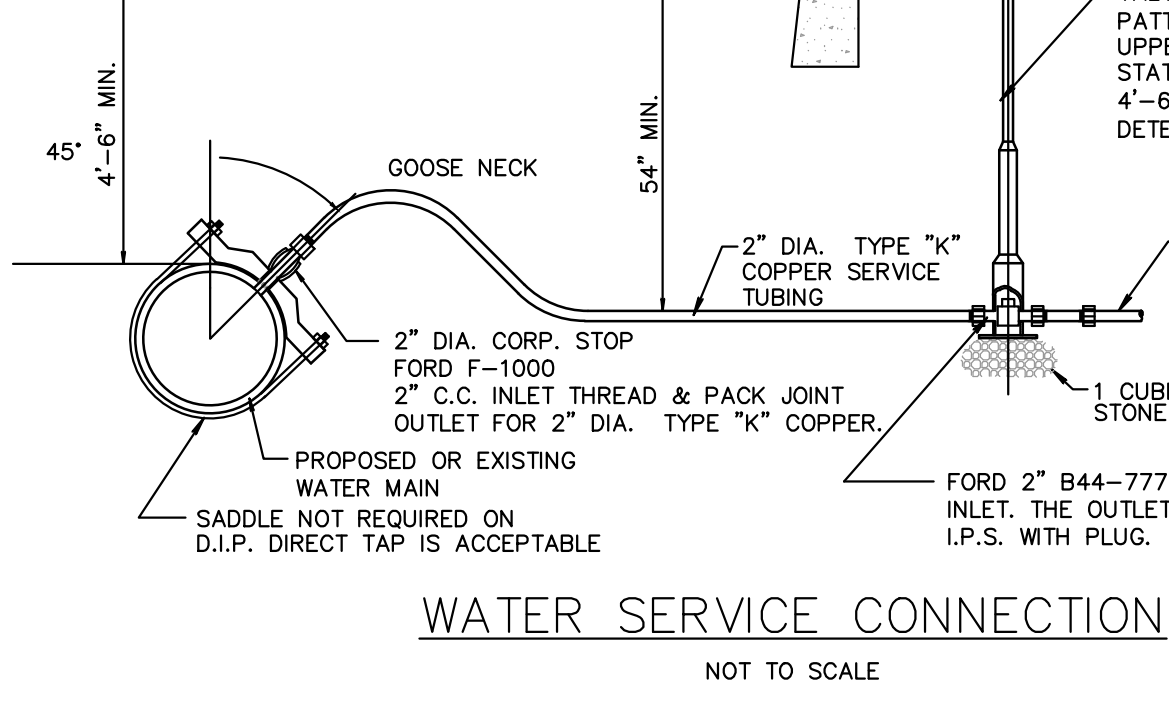
CONNECTION TO EXISTING STRUCTURE DETAIL NOT TO SCALE



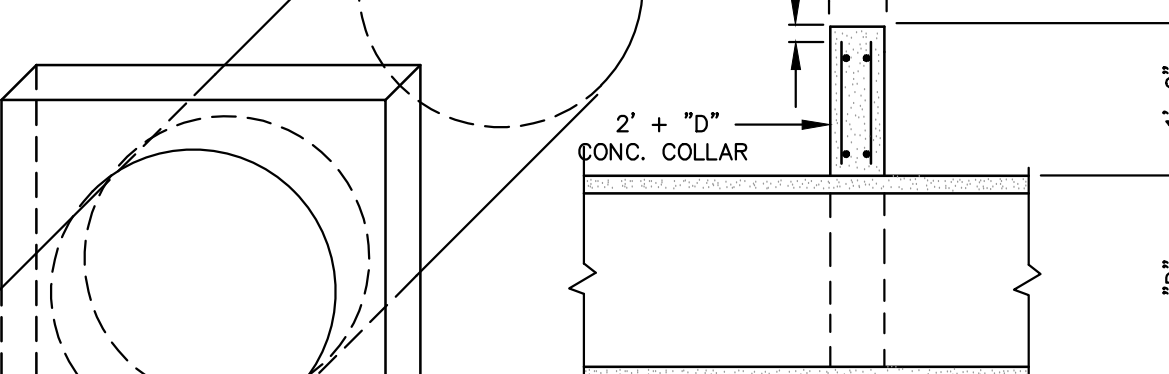
RAISED PAVEMENT MARKER (RPM) LOCATION METHOD FOR DETERMINING RPM SPACING ON HORIZONTAL CURVES (CD-610-3.3)



FIRE HYDRANT NOT TO SCALE



THRUST BLOCK NOT TO SCALE



WATER MAIN - SANITARY SEWER CROSSING NOT TO SCALE

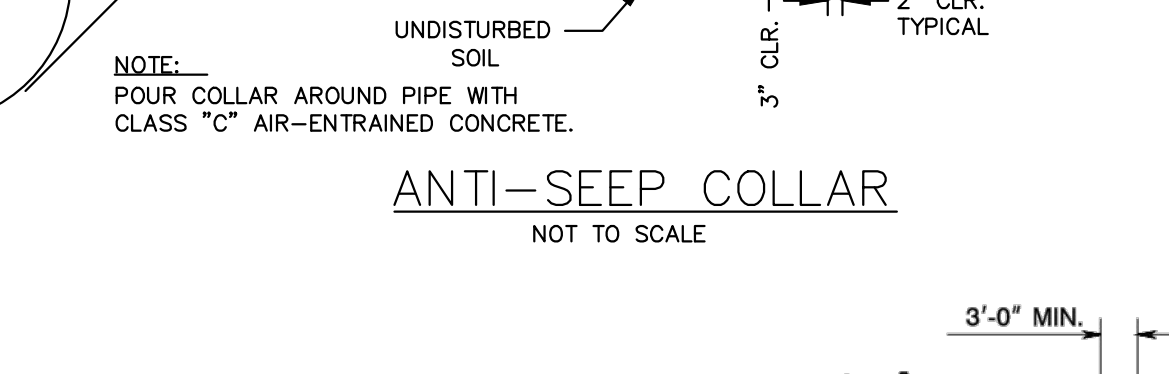
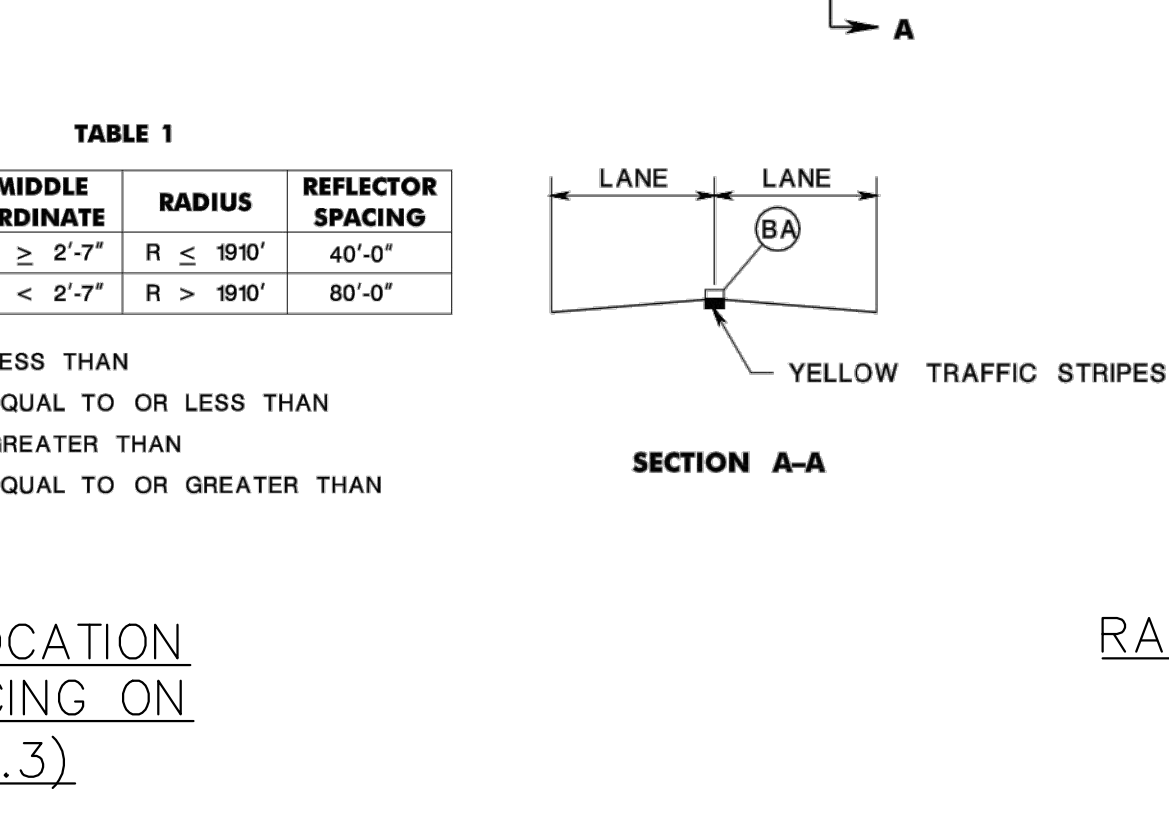
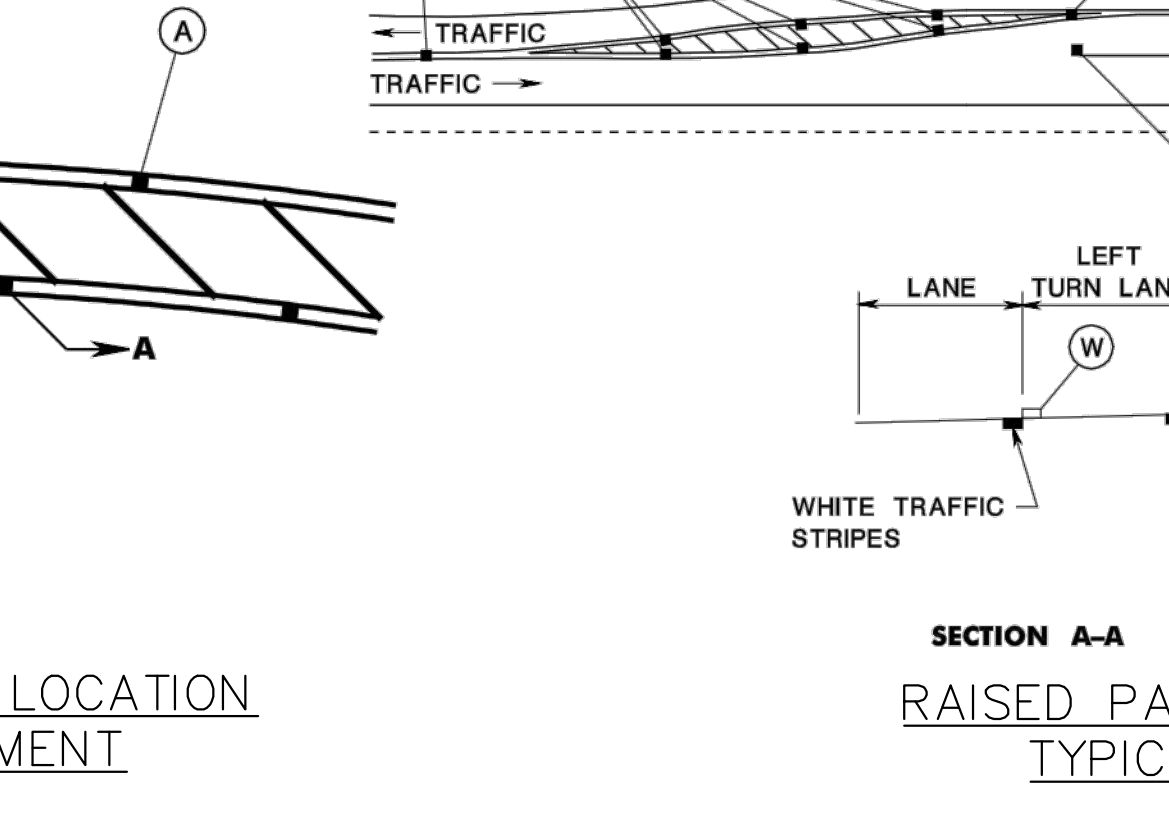


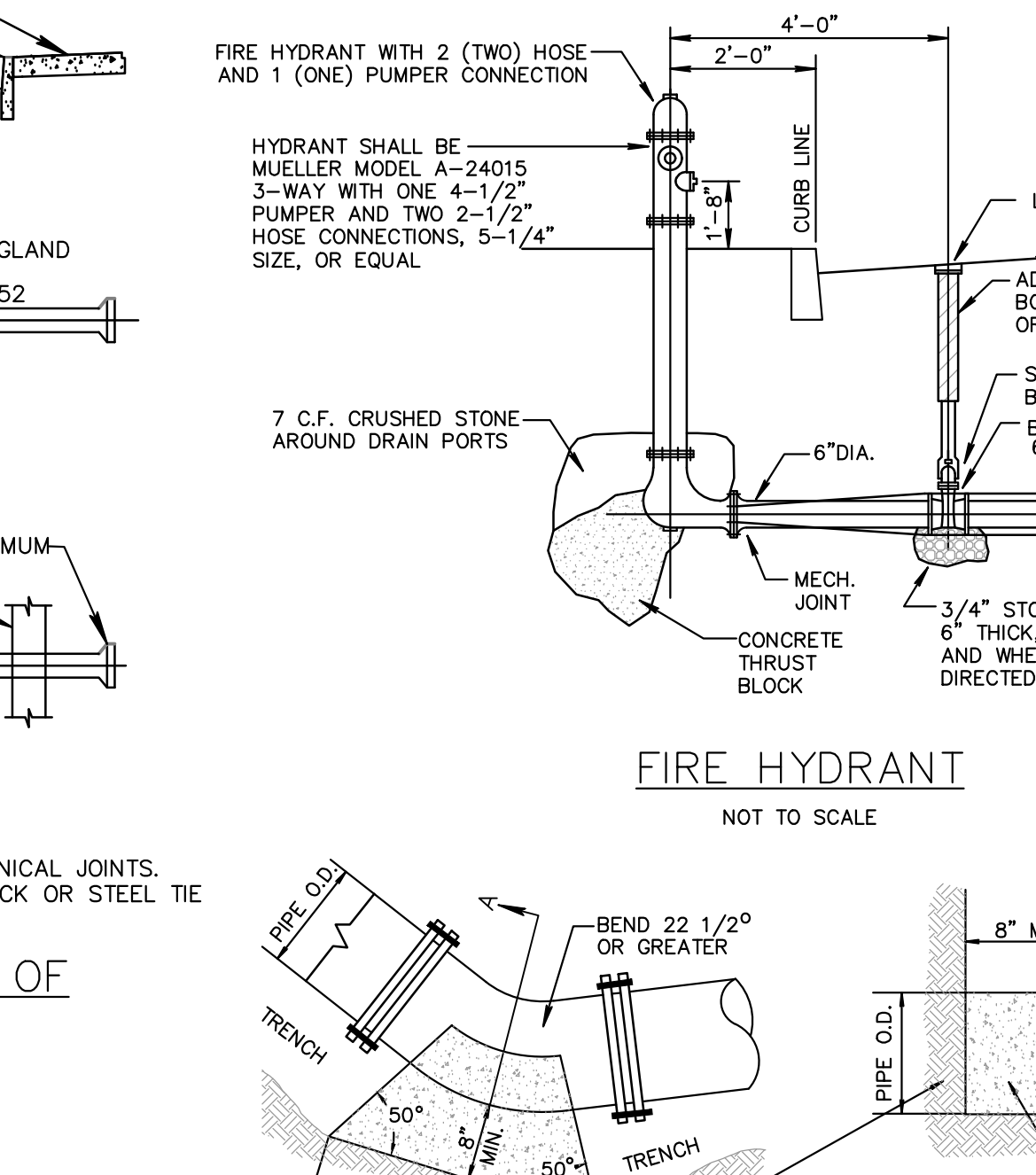
TABLE 1



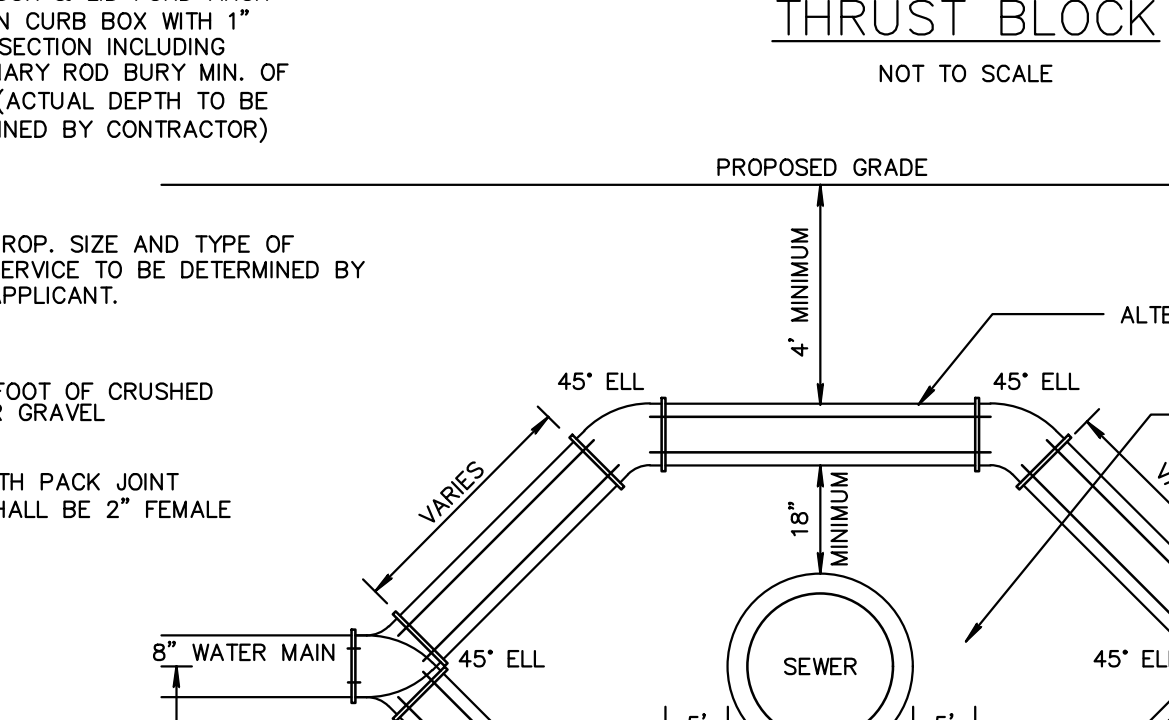
RAISED PAVEMENT MARKER (RPM) LOCATION TYPICAL PAVED MEDIAN TREATMENT



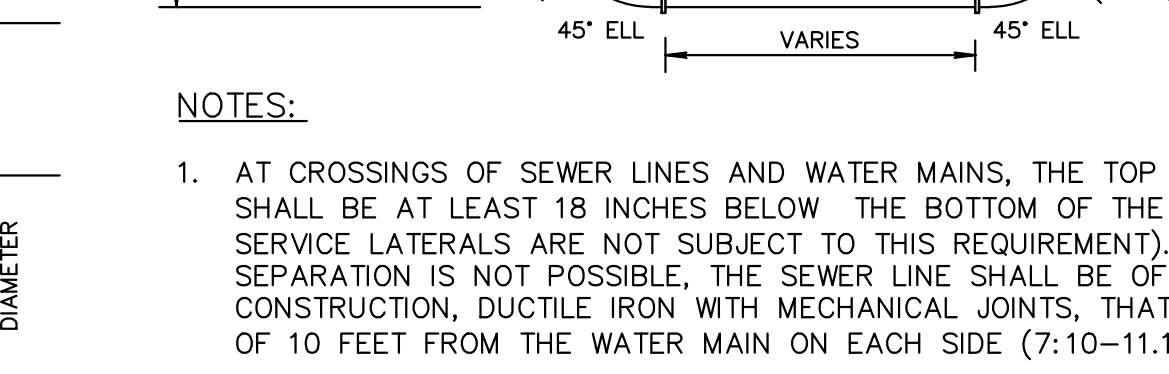
RAISED PAVEMENT MARKER (RPM) LOCATION TYPICAL LEFT TURN LANE SECTION



FIRE HYDRANT NOT TO SCALE



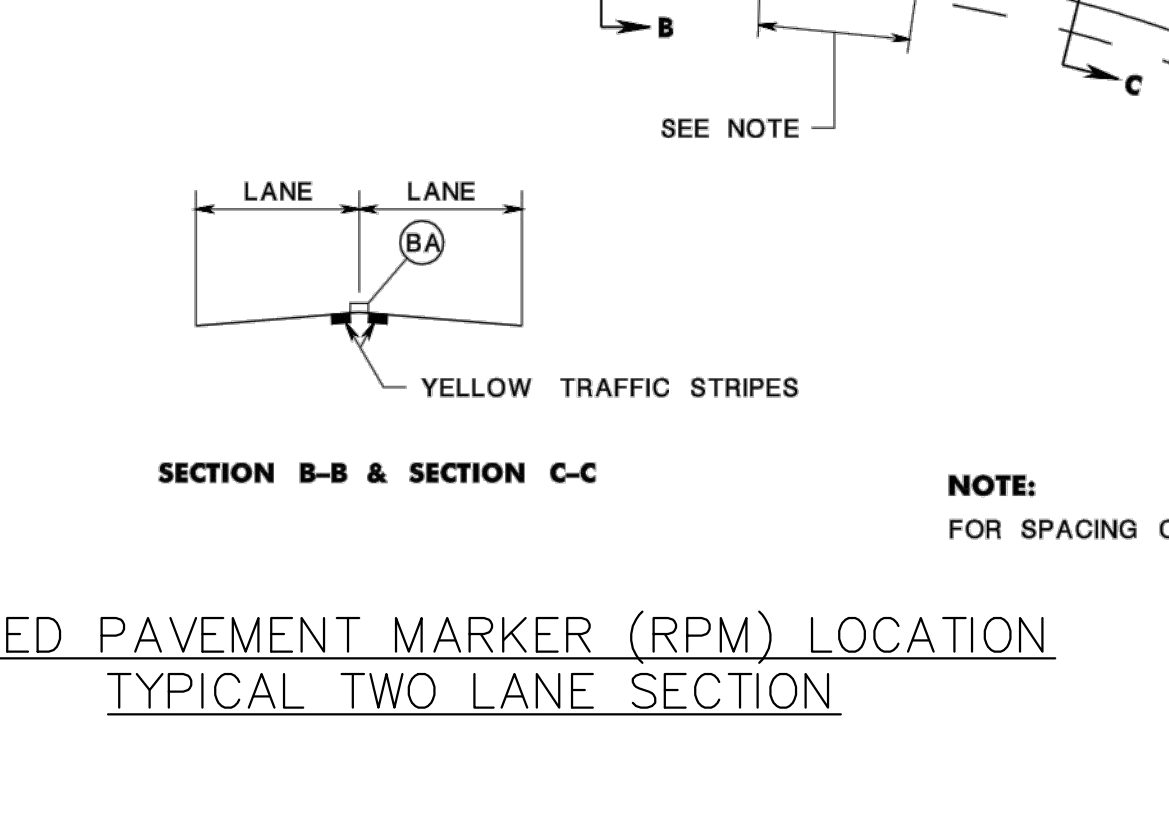
THRUST BLOCK NOT TO SCALE



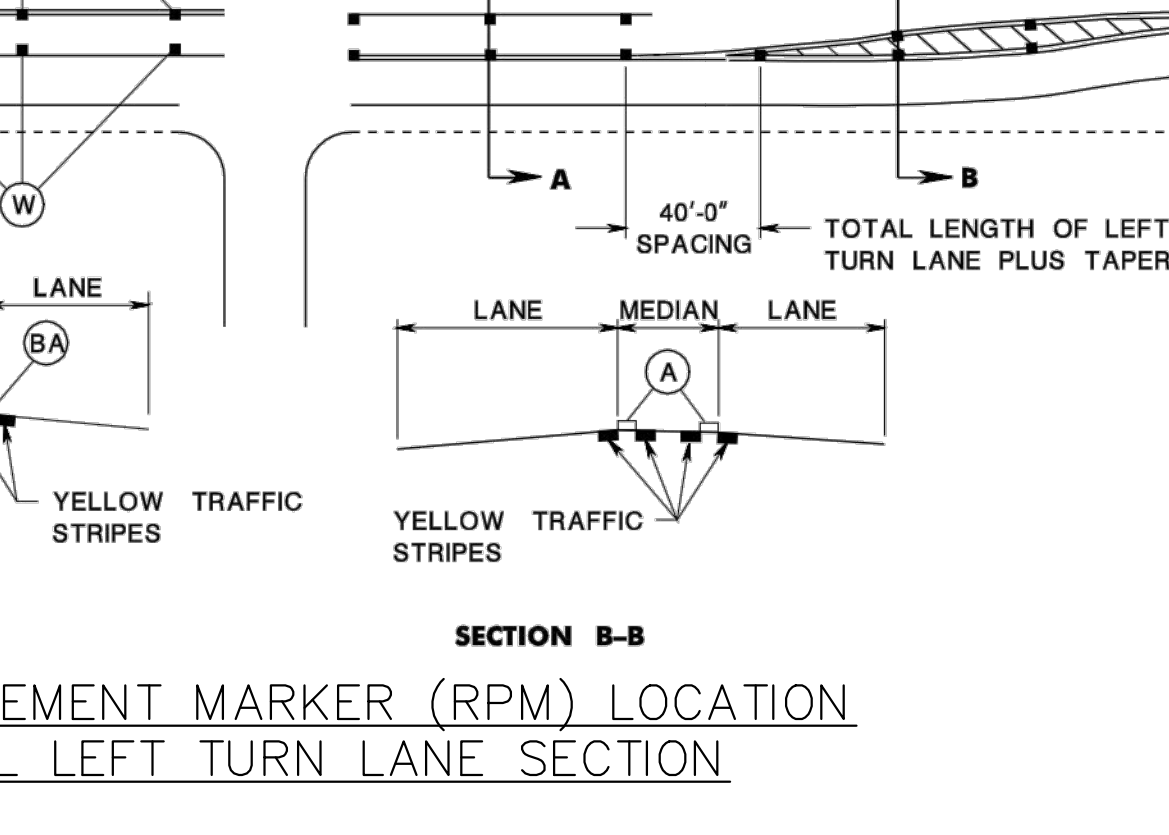
WATER MAIN - SANITARY SEWER CROSSING NOT TO SCALE



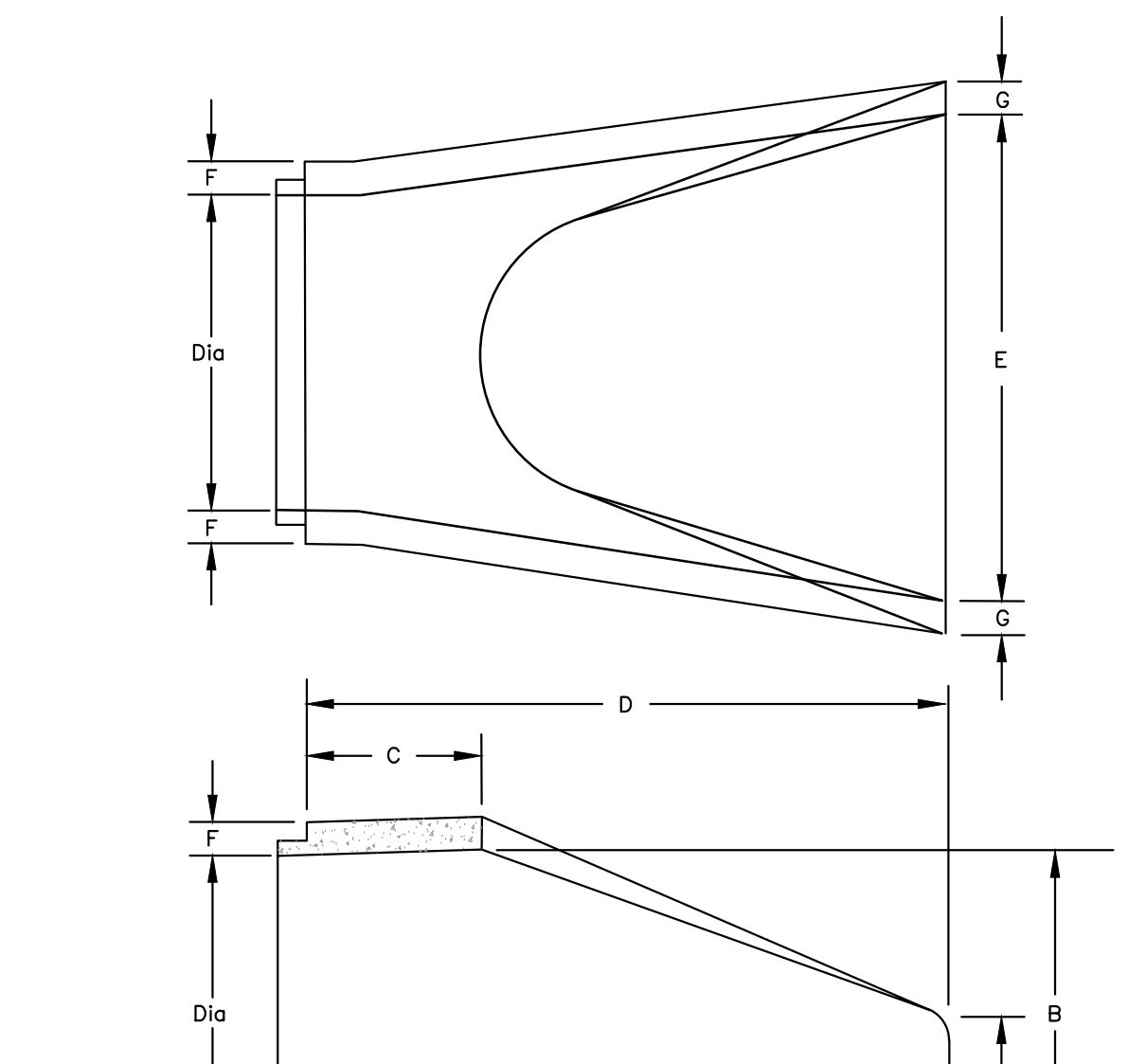
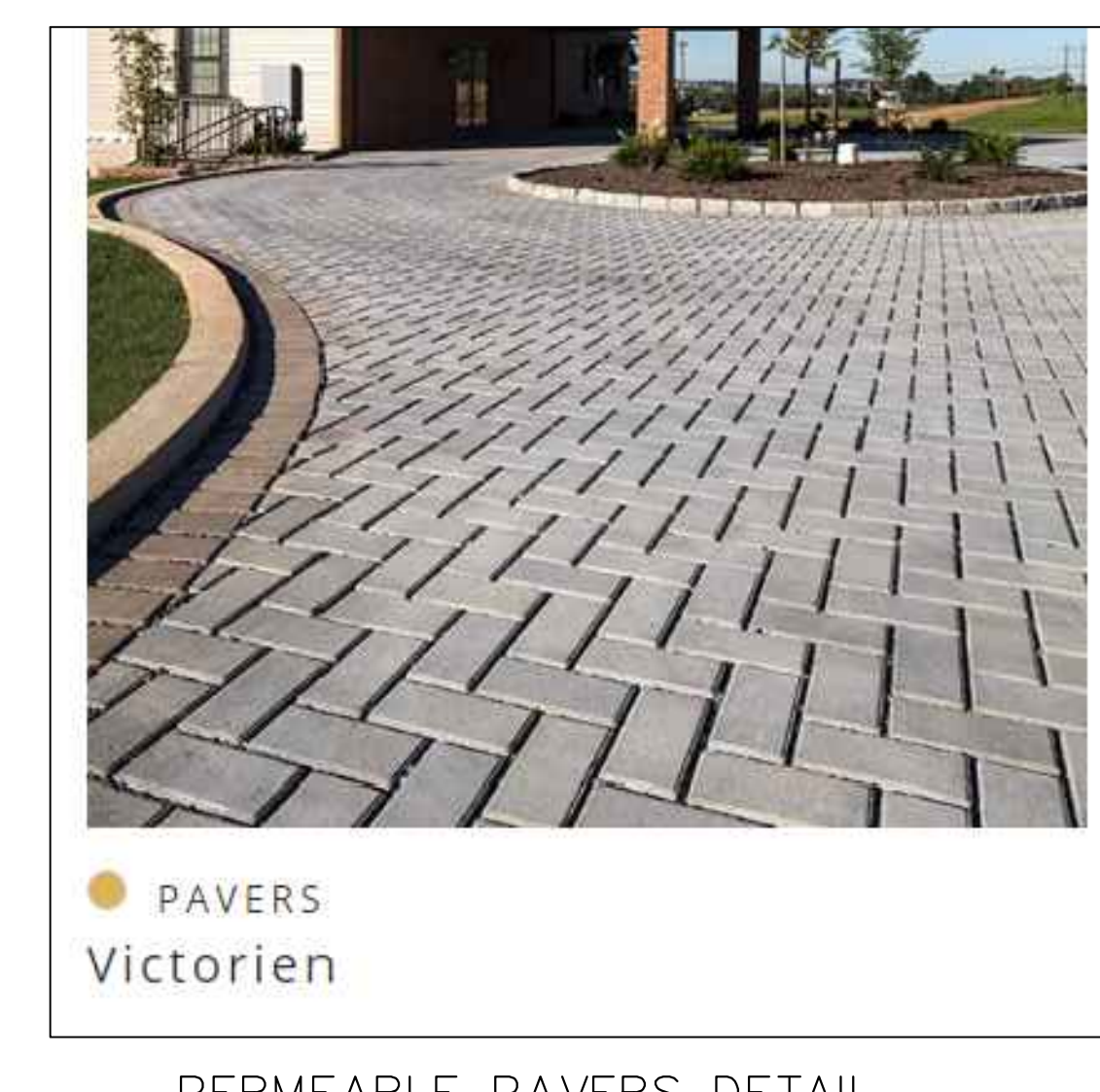
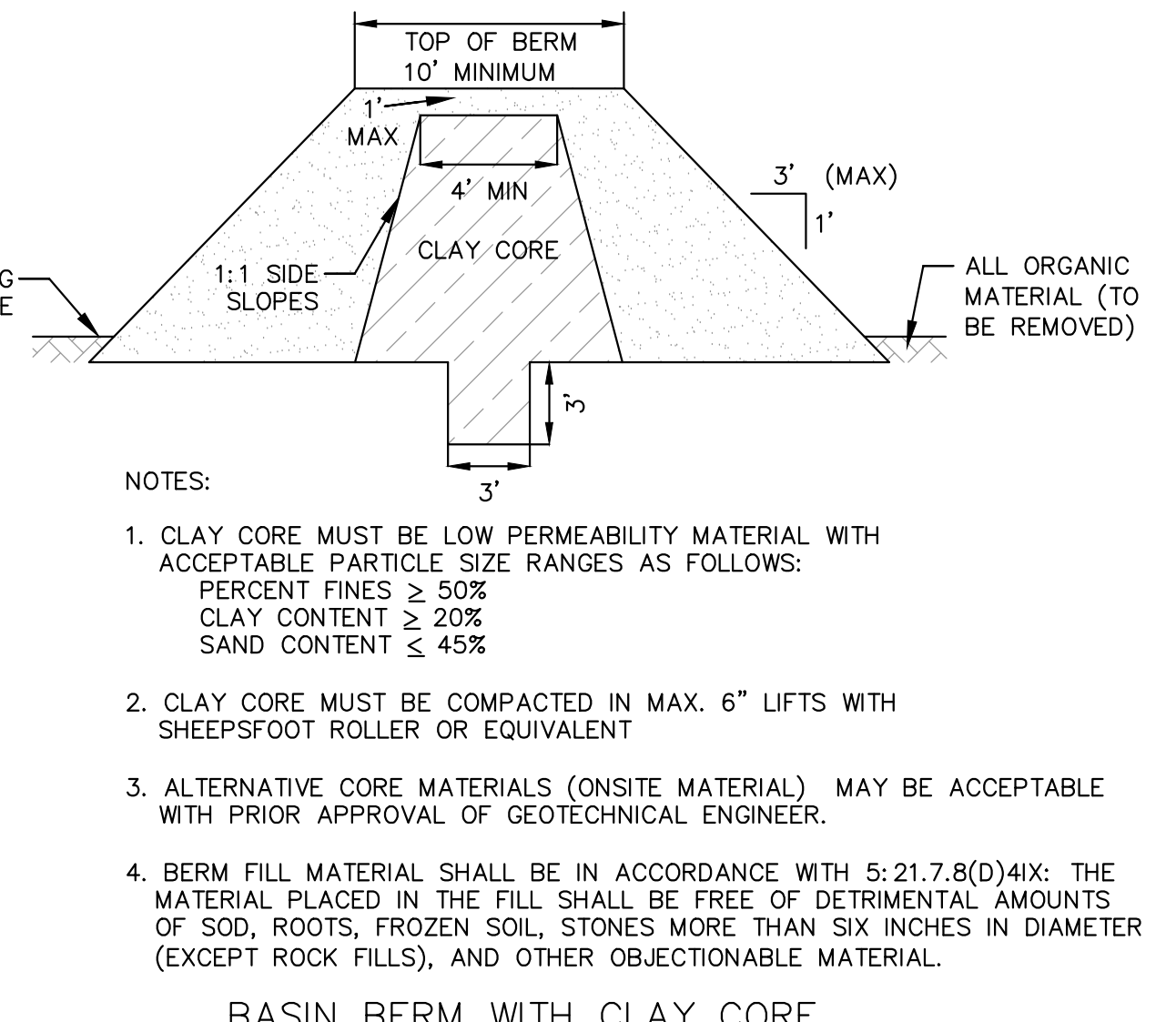
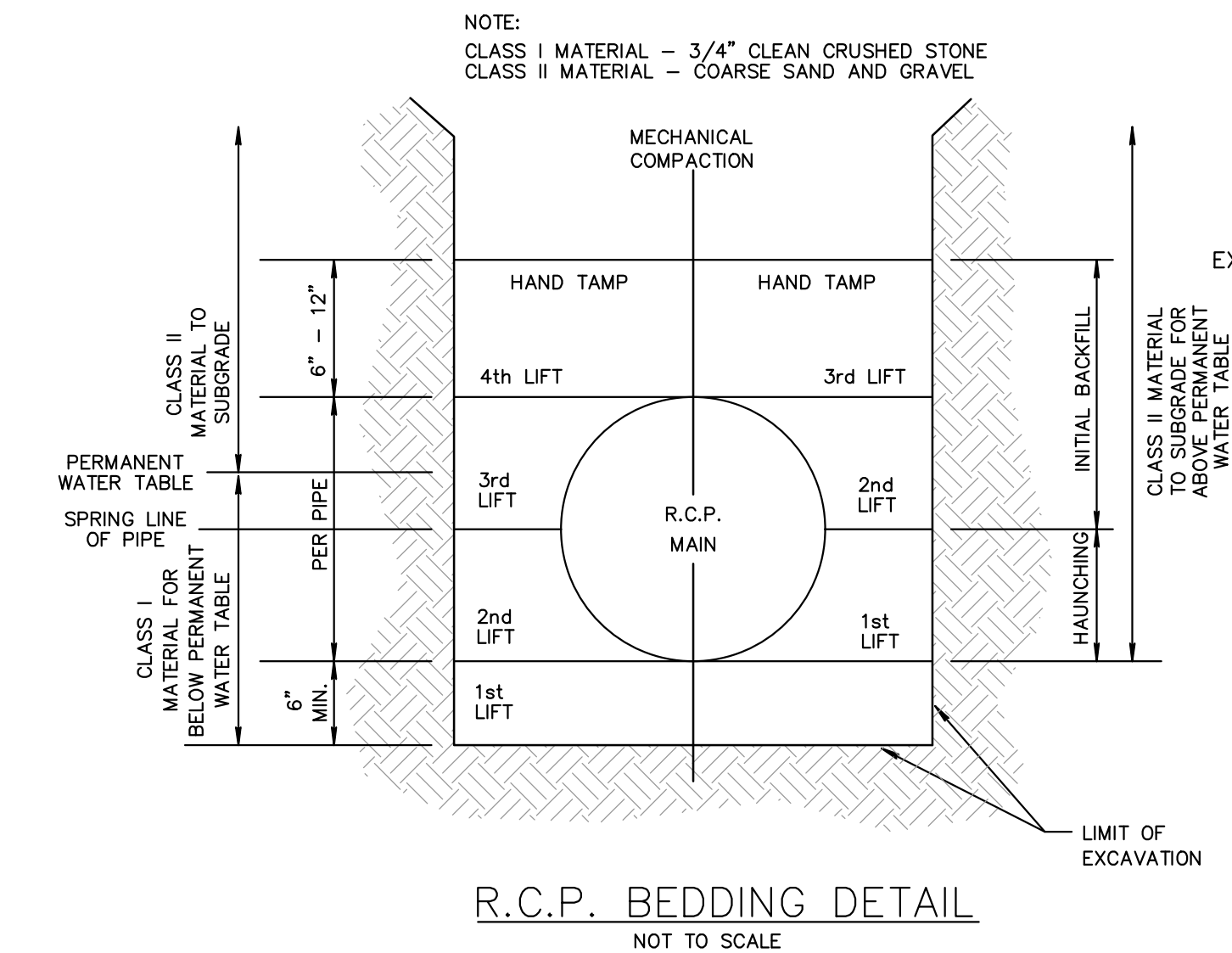
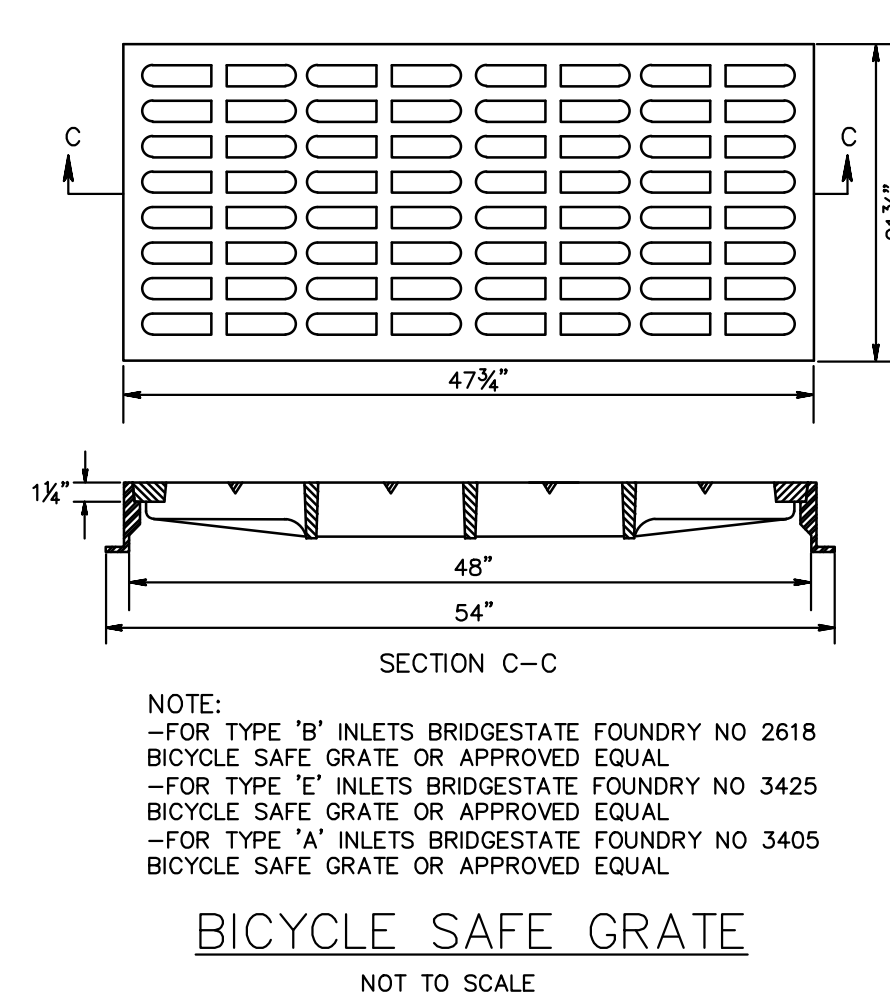
TABLE 1



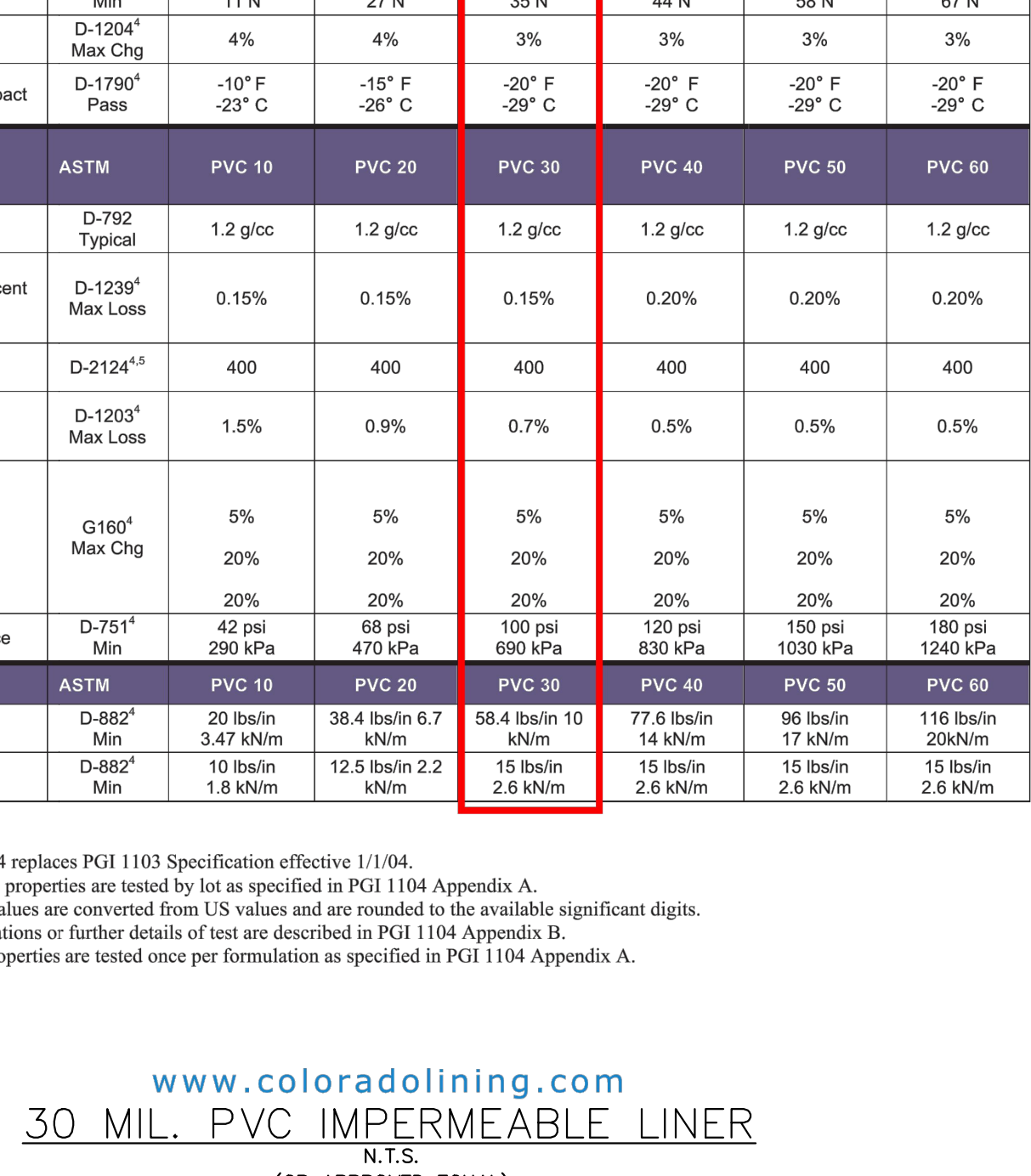
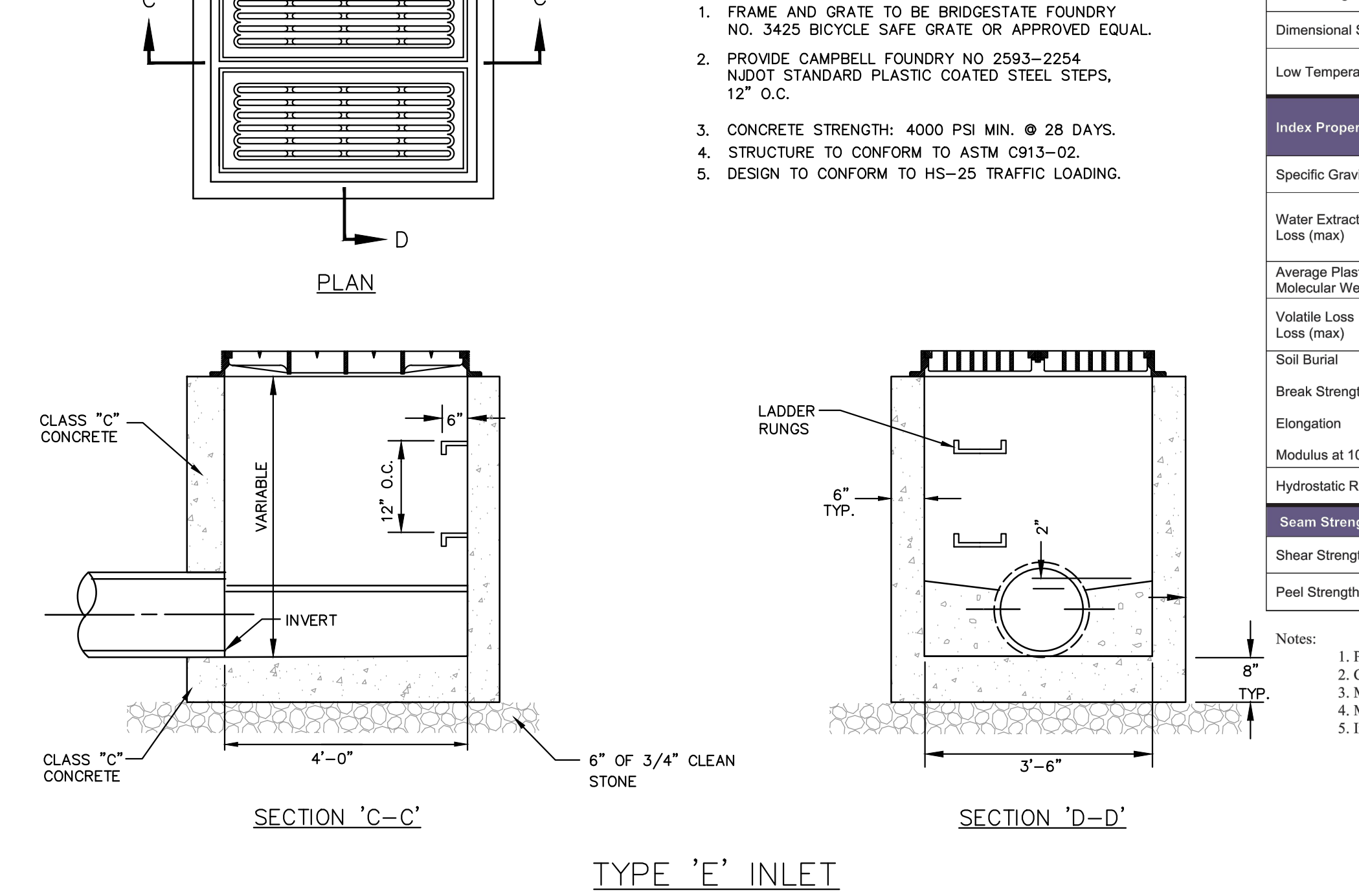
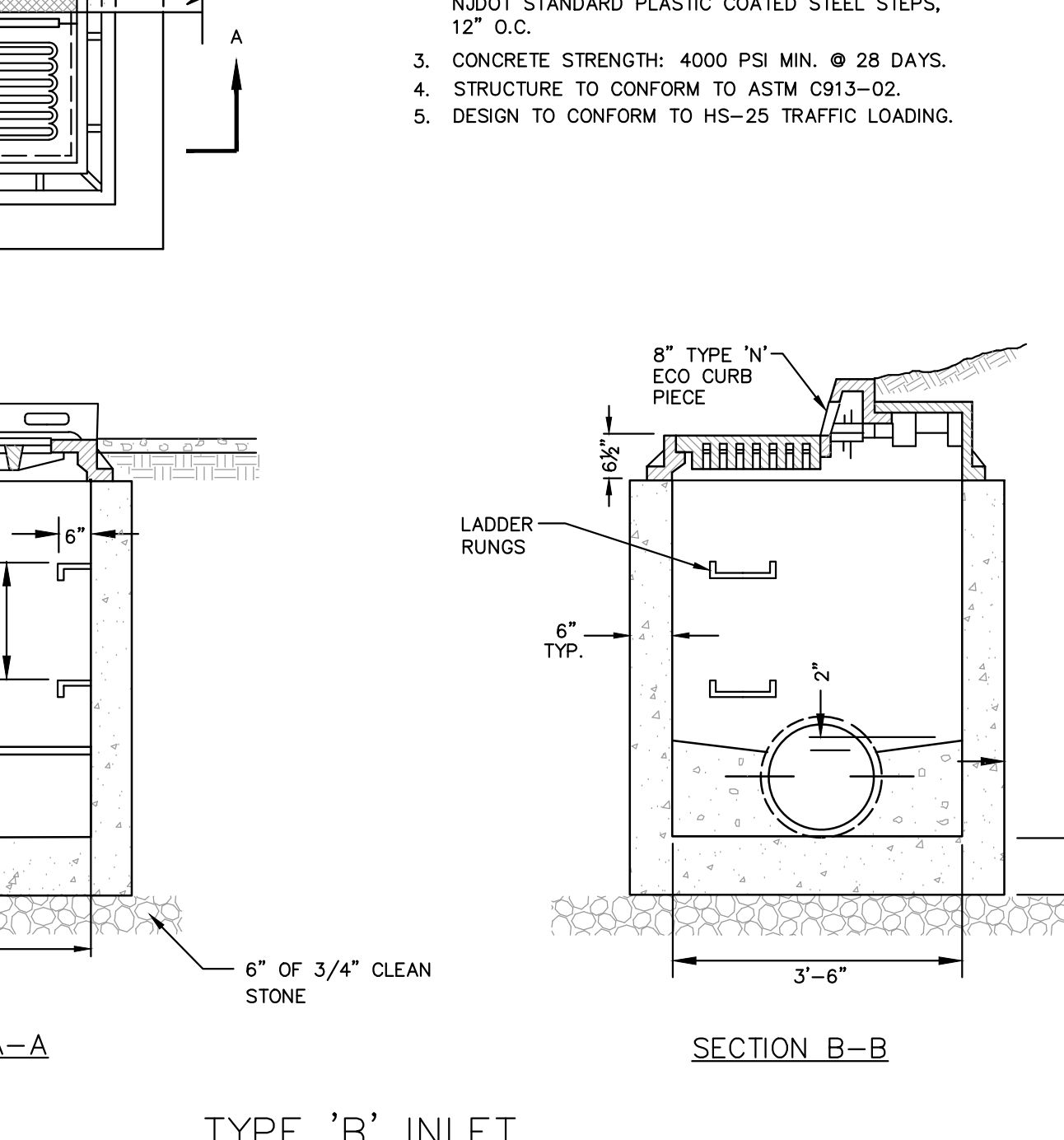
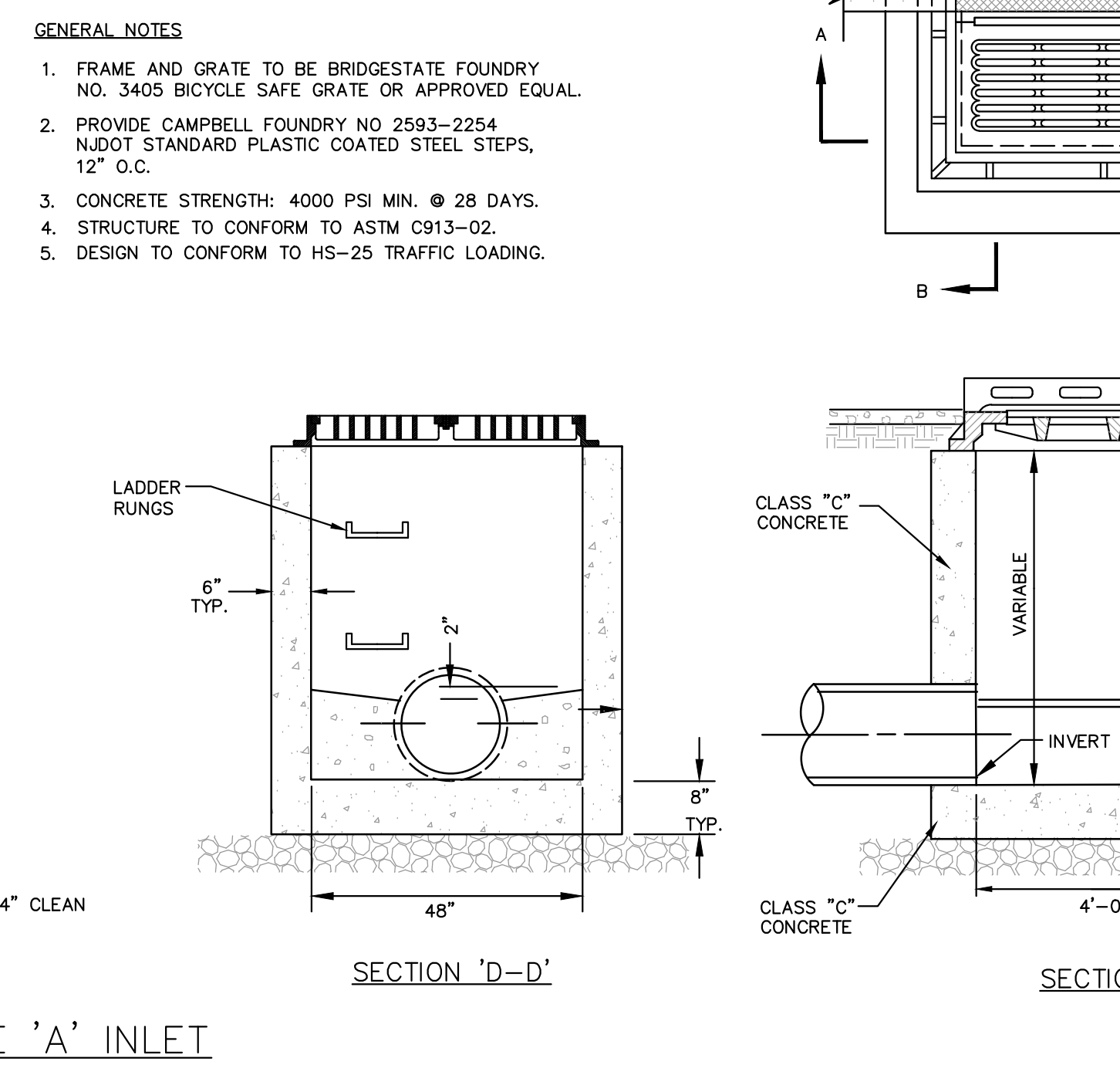
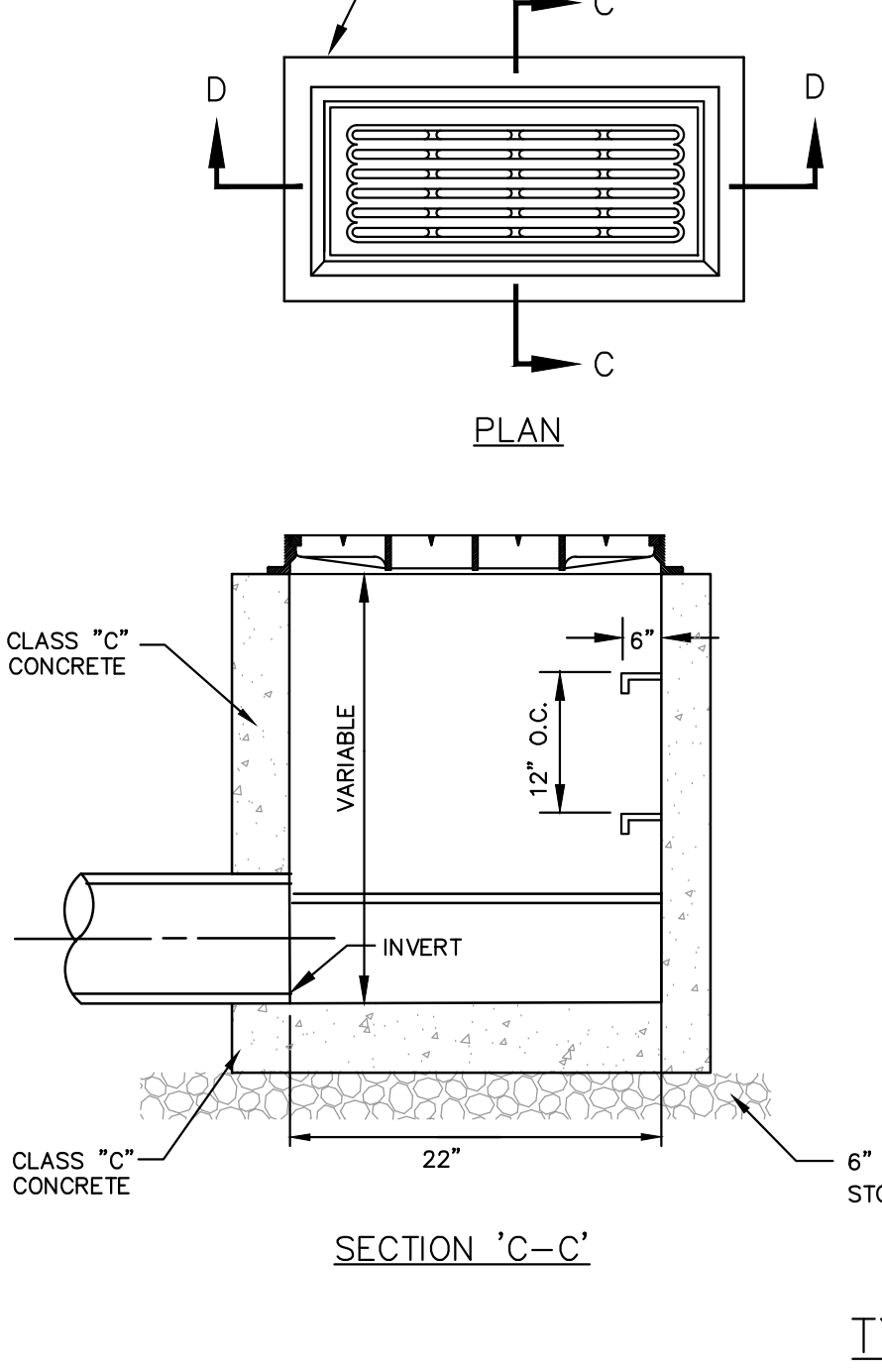
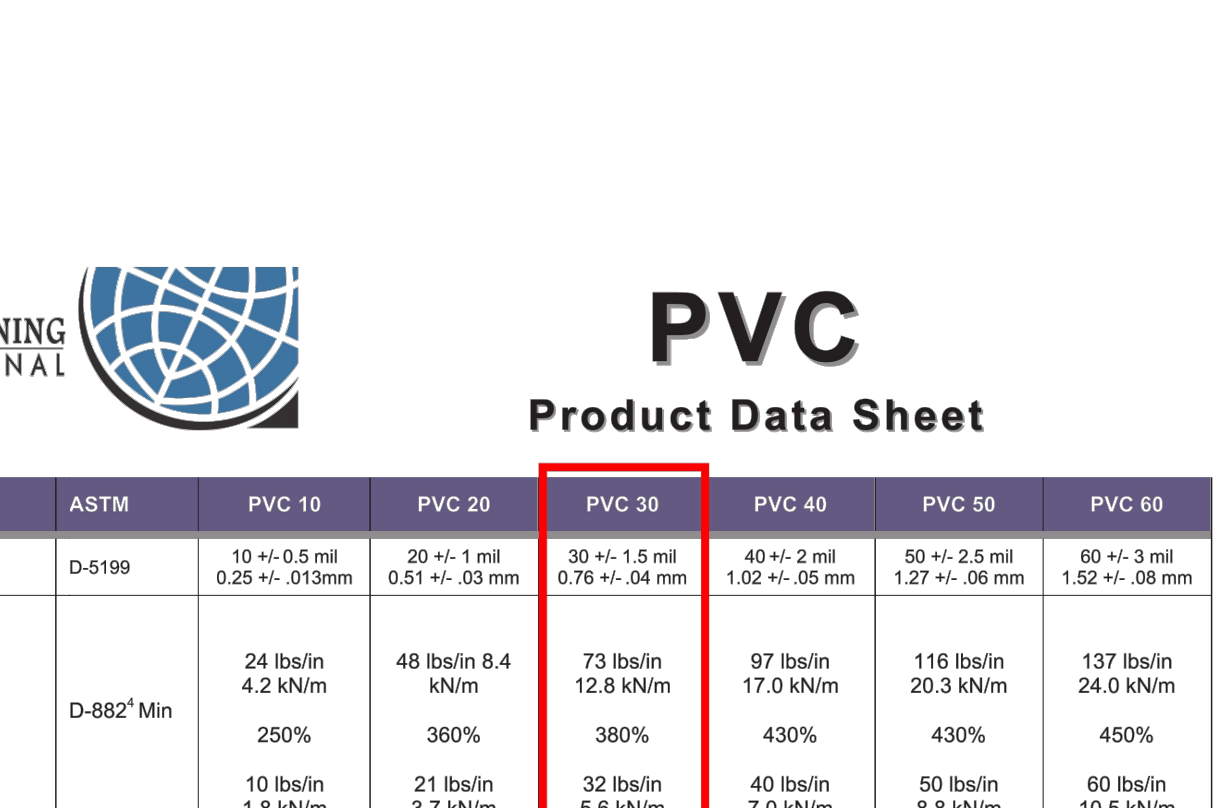
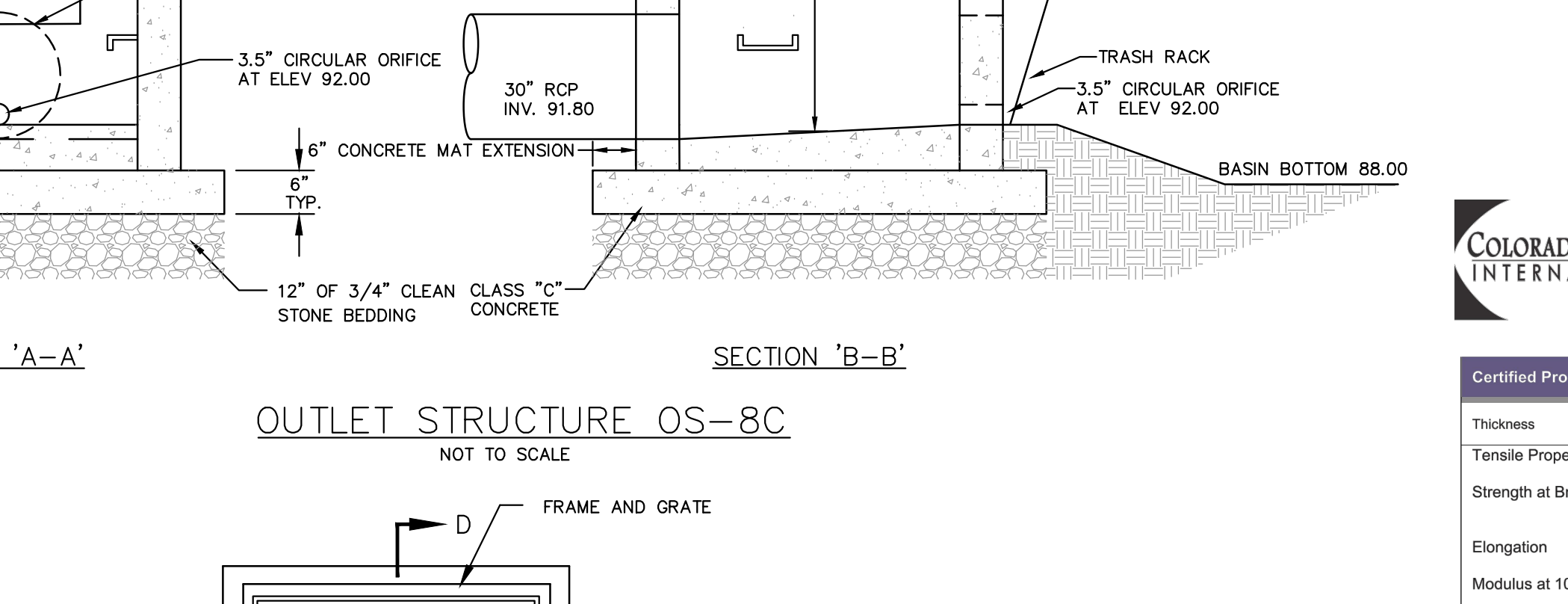
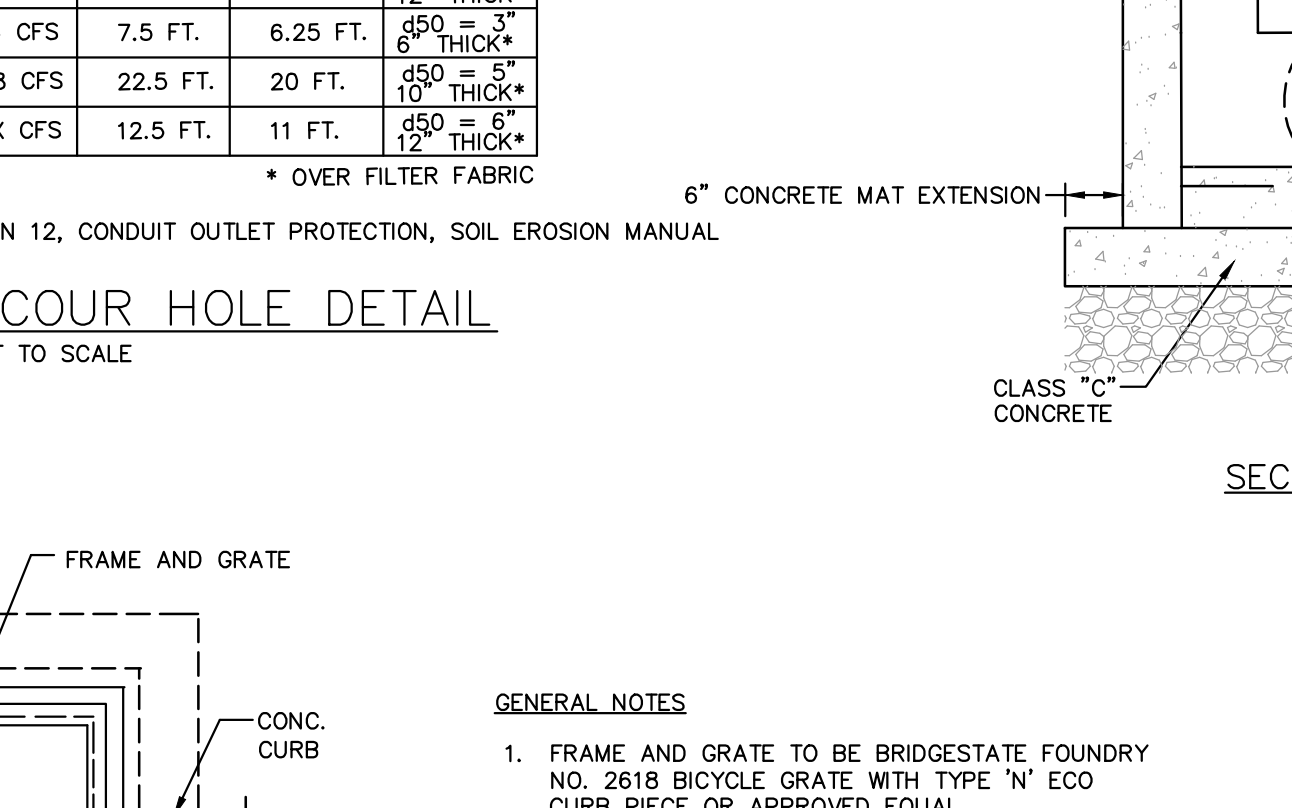
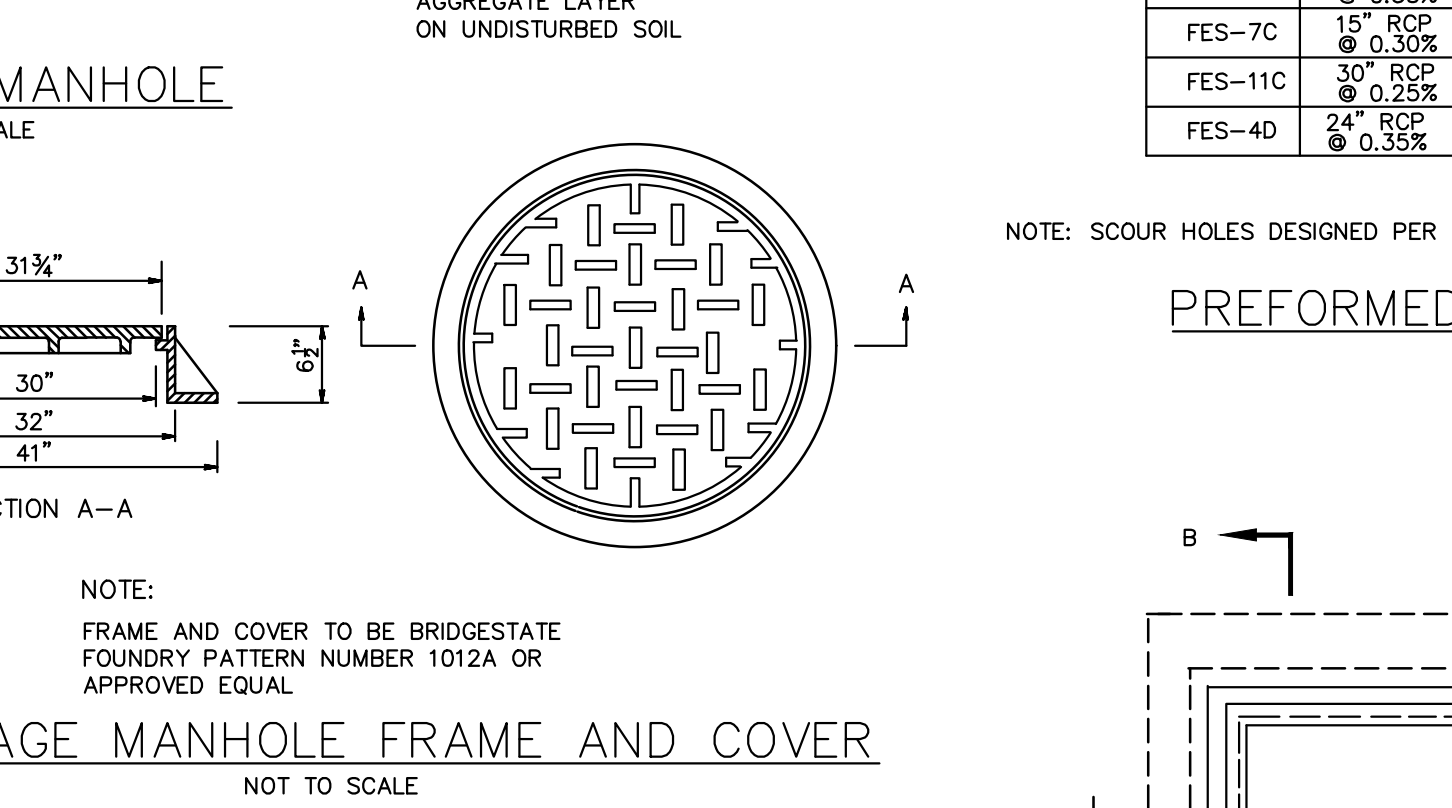
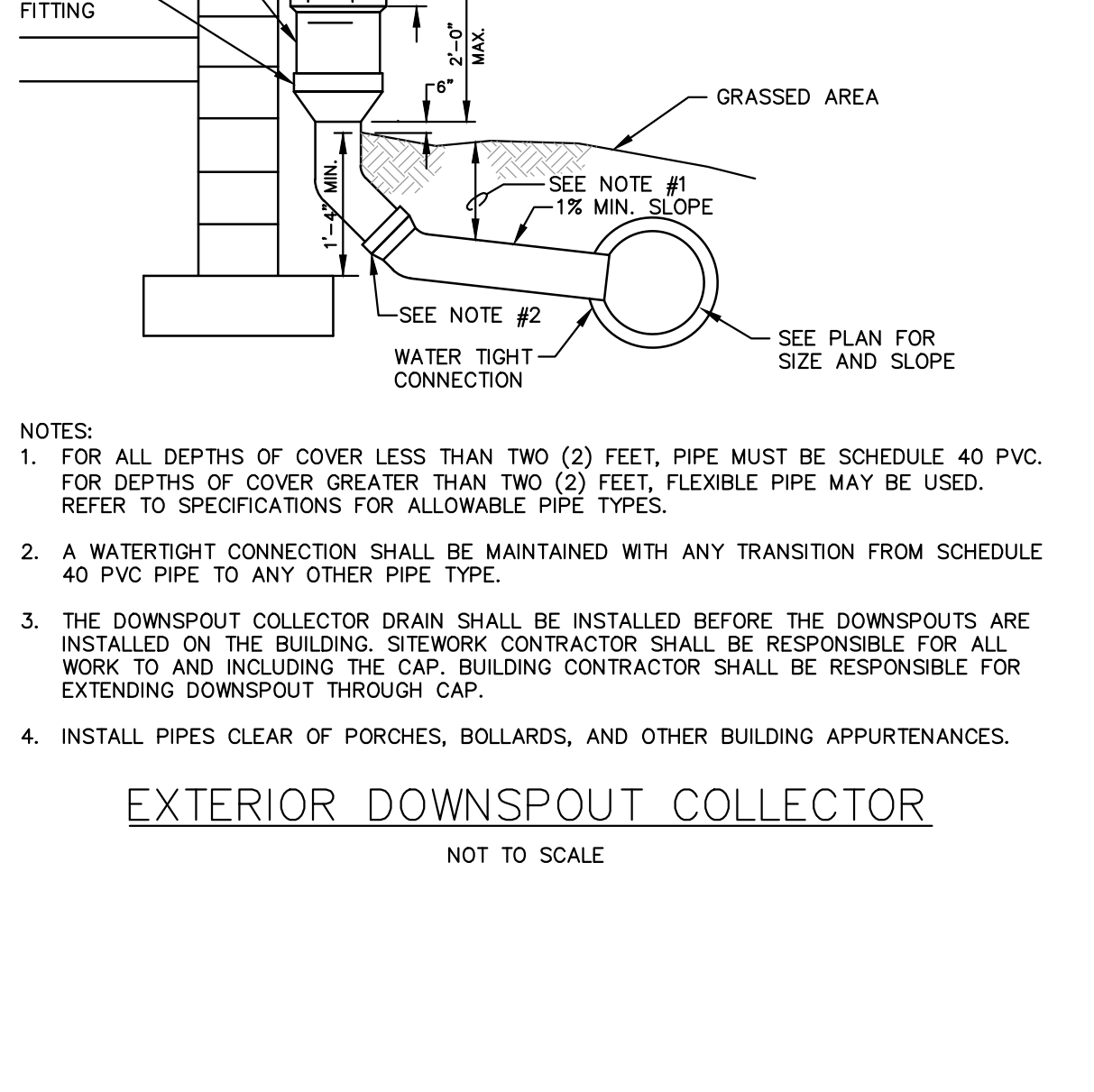
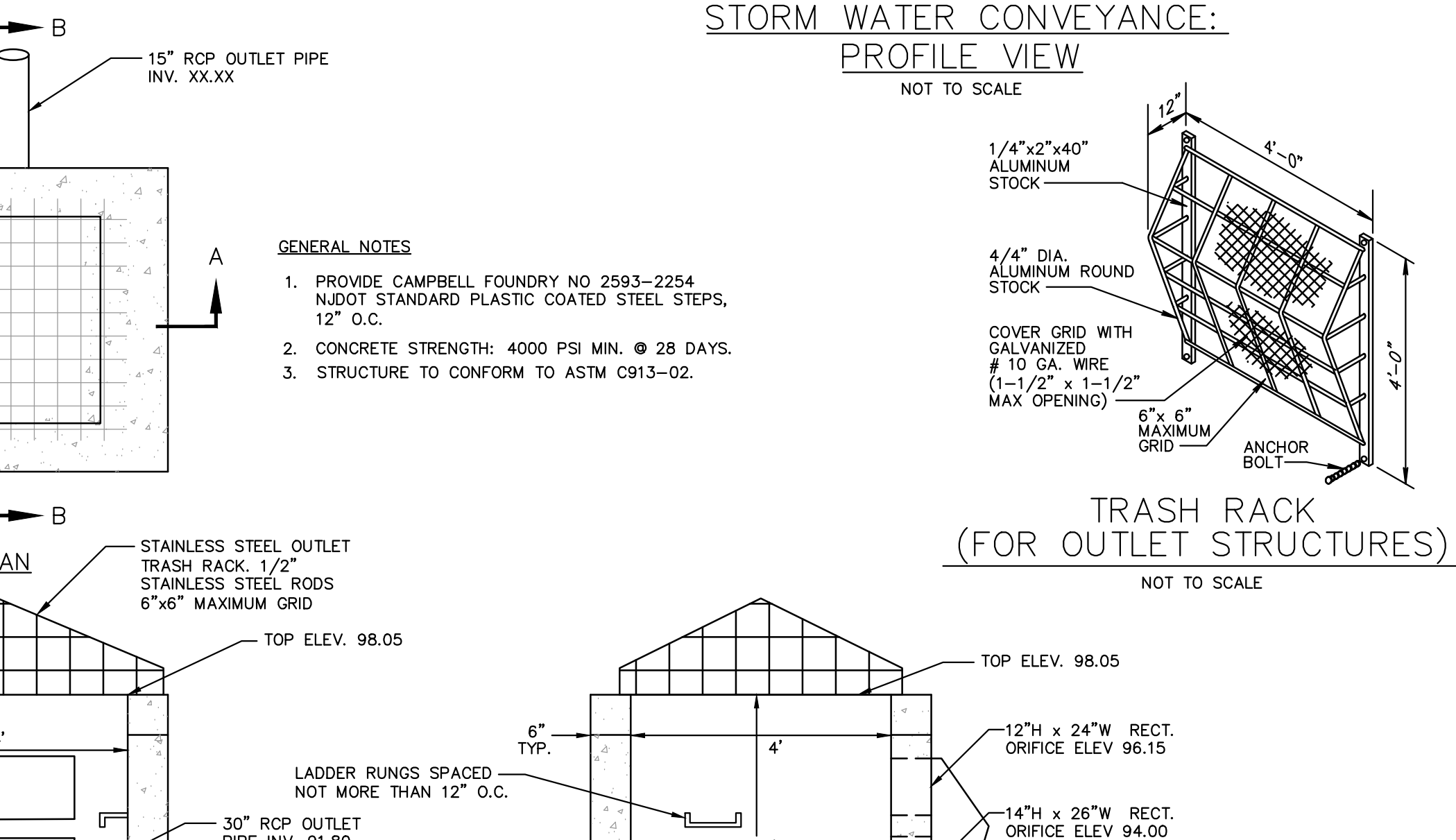
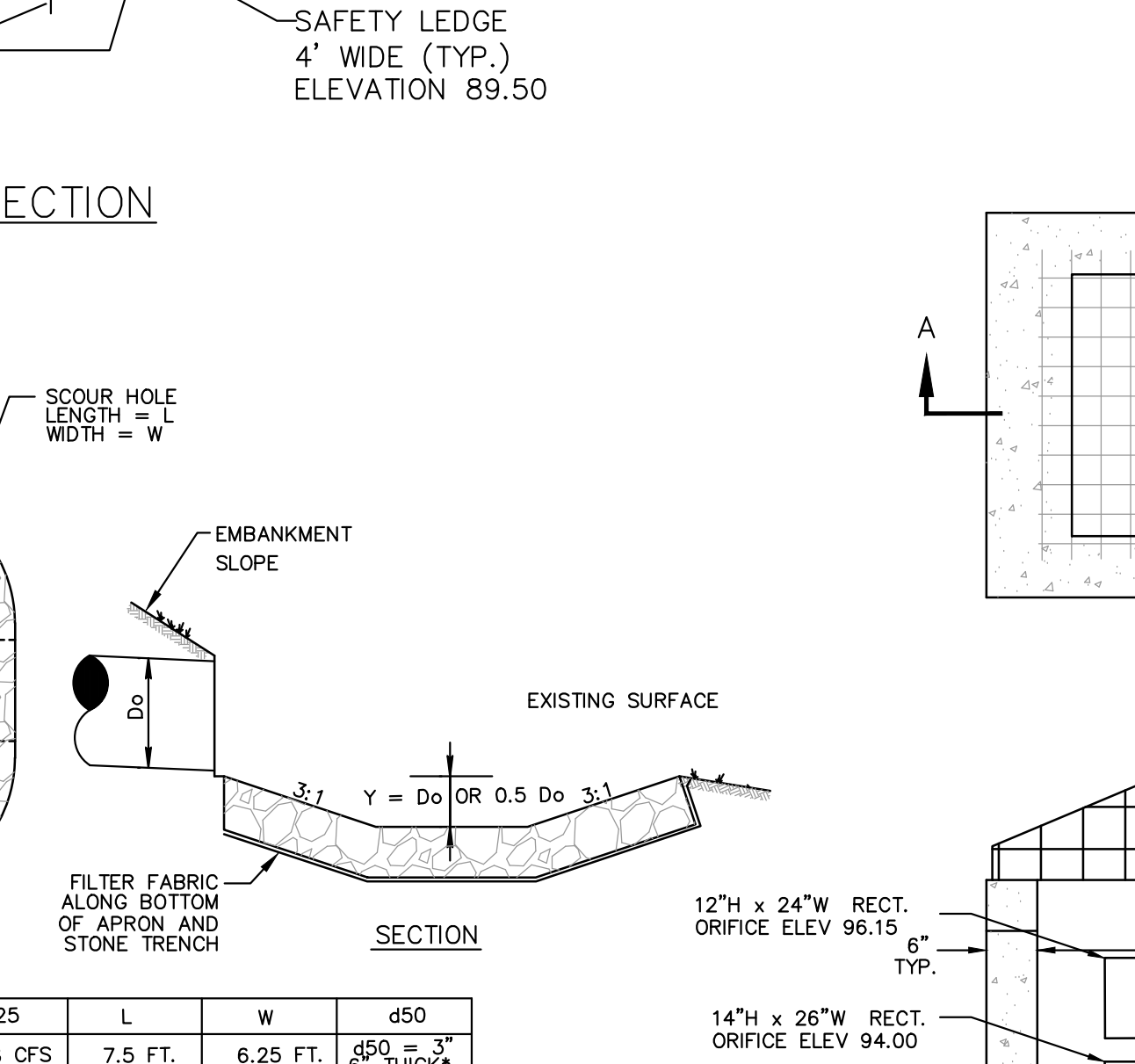
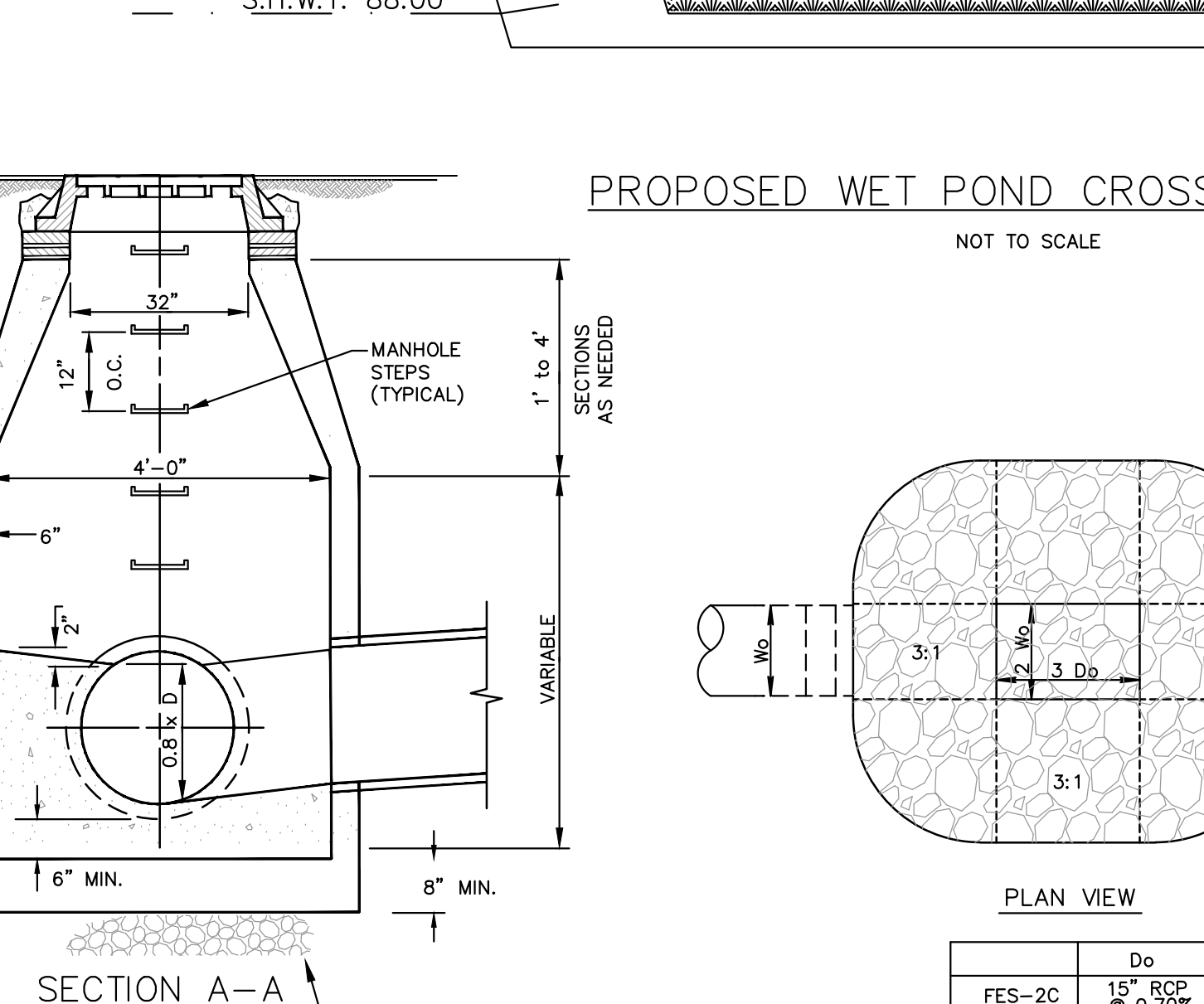
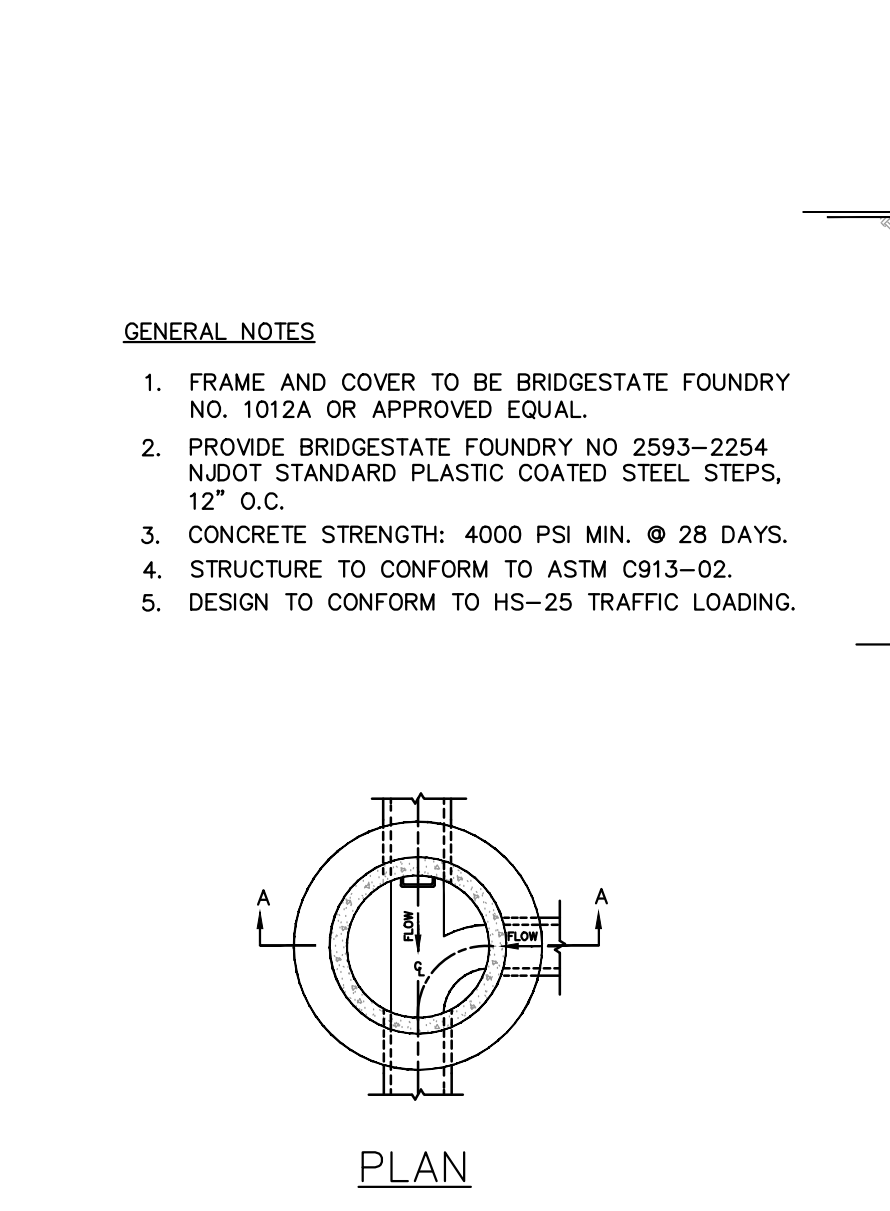
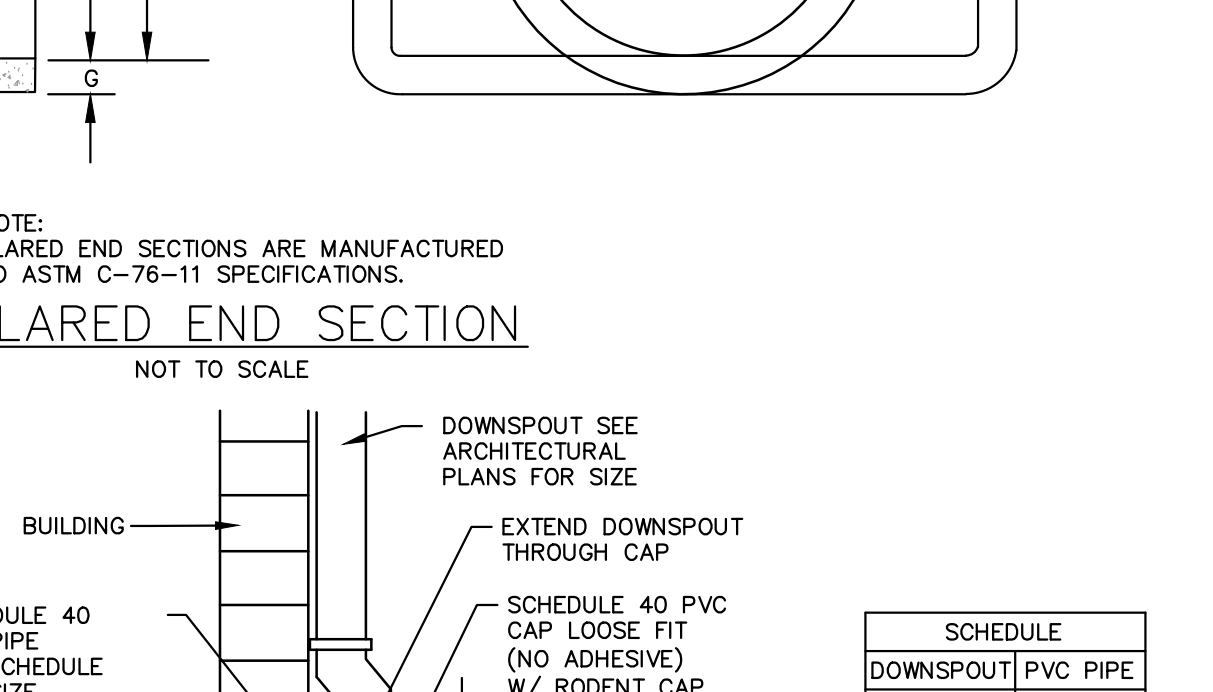
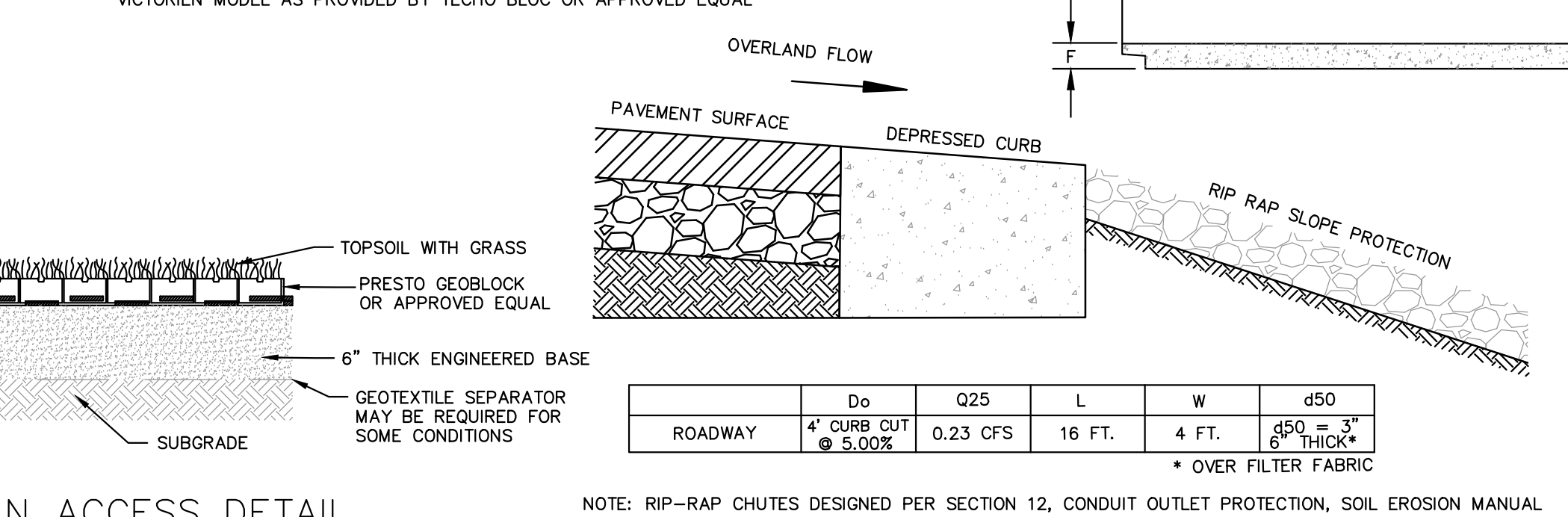
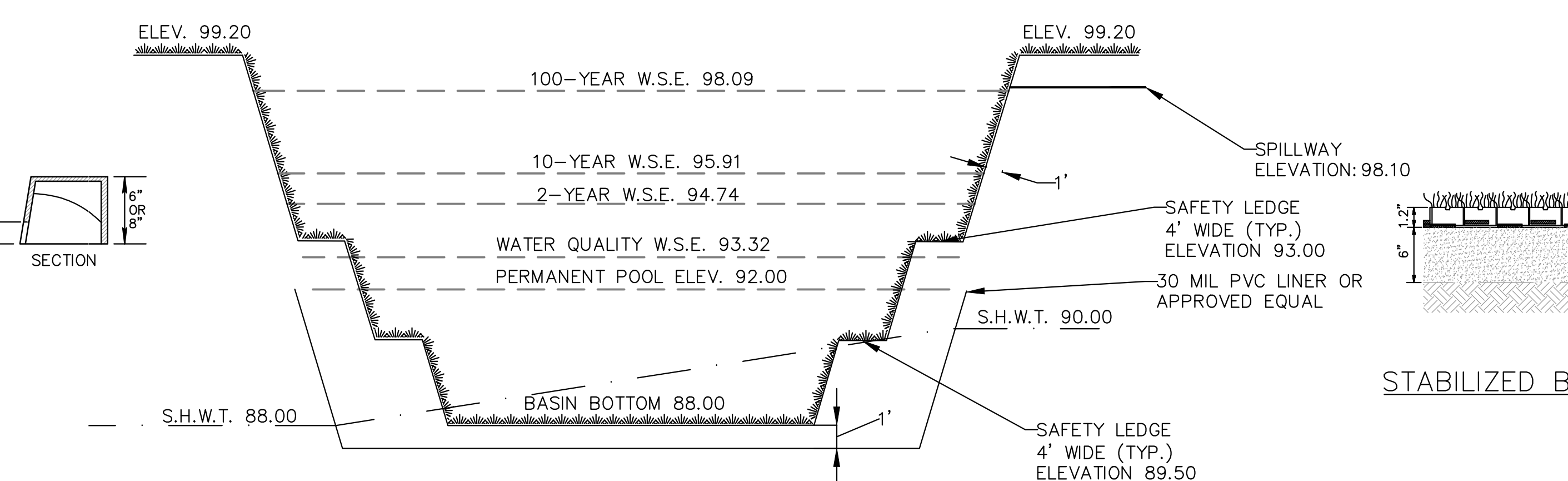
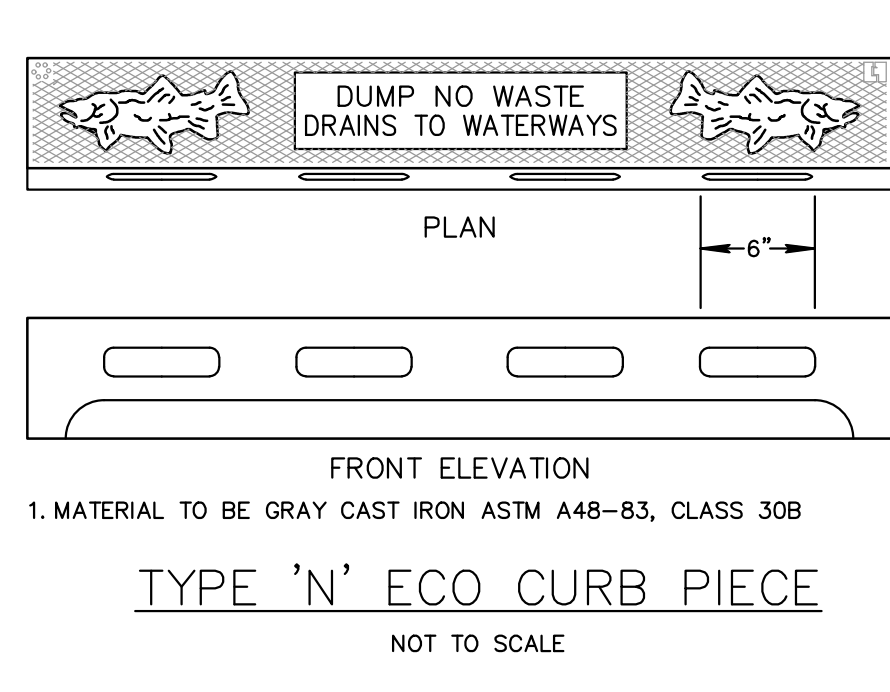
RAISED PAVEMENT MARKER (RPM) LOCATION TYPICAL PAVED MEDIAN TREATMENT



RAISED PAVEMENT MARKER (RPM) LOCATION TYPICAL LEFT TURN LANE SECTION



Dia	A	B	C	D	E	F	G
12"	4"	13"	45 3/8"	69 3/8"	24"	4 3/8"	4 3/8"
15"	6"	16"	42 1/2"	69 1/2"	30"	4 1/8"	4 1/8"
18"	9"	19"	42"	69"	36"	4 1/2"	4 1/2"
24"	9 1/2"	25"	43 1/2"	69"	48"	4 1/2"	4 1/2"
30"	14"	31"	19"	72"	60"	3 1/2"	3 1/2"
36"	17"	37"	34 1/2"	96"	72"	4"	4"
42"	22"	43"	32 1/2"	96"	78"	4 1/2"	4 1/2"
48"	24"	49"	23 1/2"	96"	84"	5"	5"



PVC Product Data Sheet

Certified Properties	ASTM	PVC 10	PVC 20	PVC 30	PVC 40	PVC 50	PVC 60
Thickness	D-5199	10 +/- 0.5 mil 0.25 +/- 0.13mm	20 +/- 1 mil 0.51 +/- 0.25mm	30 +/- 1.5 mil 0.81 +/- 0.38mm	40 +/- 2 mil 1.02 +/- 0.51mm	50 +/- 2.5 mil 1.27 +/- 0.64mm	60 +/- 3 mil 1.52 +/- 0.89mm
Tensile Properties ¹							
Strength at Break		24 lb/in 4.2 kN/m	48 lb/in 8.4 kN/m	73 lb/in 12.8 kN/m	97 lb/in 17.0 kN/m	116 lb/in 20.3 kN/m	137 lb/in 24.0 kN/m
Elongation	D-882 ²	250%	360%	380%	430%	430%	450%
Modulus at 100%		10 lb/in 1.8 kN/m	21 lb/in 3.7 kN/m	32 lb/in 5.6 kN/m	40 lb/in 7.0 kN/m	50 lb/in 8.8 kN/m	60 lb/in 10.5 kN/m
Tear Strength	D-1004 ³ D-1204 ⁴ Max Chg	2.5 lbs 11 N	6 lbs 27 N	8 lbs 35 N	10 lbs 44 N	13 lbs 58 N	15 lbs 67 N
Dimensional Stability	D-1204 ⁴	4%	4%	3%	3%	3%	3%
Low Temperature Impact	D-1799 ⁵ Pass	-10° F -23° C	-15° F -26° C	-20° F -29° C	-20° F -29° C	-20° F -29° C	-20° F -29° C
Index Properties	ASTM	PVC 10	PVC 20	PVC 30	PVC 40	PVC 50	PVC 60
Specific Gravity	D-792 Typical	1.2 g/cc	1.2 g/cc	1.2 g/cc	1.2 g/cc	1.2 g/cc	1.2 g/cc
Water Extraction Percent Loss (max)	D-1239 ⁶ Max Loss	0.15%	0.15%	0.15%	0.20%	0.20%	0.20%
Average Plasticizer Molecular Weight	D-2124 ⁴	400	400	400	400	400	400
Volatile Loss Percent Loss (max)	D-1203 ⁶ Max Loss	1.5%	0.9%	0.7%	0.5%	0.5%	0.5%
Soil Bural							
Break Strength	G166 ⁷ Max Chg	5%	5%	5%	5%	5%	5%
Elongation		20%	20%	20%	20%	20%	20%
Modulus at 100%		20%	20%	20%	20%	20%	20%
Hydrostatic Resistance	D-751 ⁸ Min	42 psi 290 kPa	68 psi 470 kPa	100 psi 690 kPa	120 psi 830 kPa	150 psi 1030 kPa	180 psi 1240 kPa
Seam Strengths	ASTM	PVC 10	PVC 20	PVC 30	PVC 40	PVC 50	PVC 60
Shear Strengths	D-882 ² Min	20 lb/in 3.47 kN/m	20 lb/in 3.47 kN/m	20 lb/in 3.47 kN/m	20 lb/in 3.47 kN/m	20 lb/in 3.47 kN/m	20 lb/in 3.47 kN/m
Peel Strengths	D-882 ² Min	10 lb/in 1.8 kN/m	12.5 lb/in 2.2 kN/m	15 lb/in 2.6 kN/m	15 lb/in 2.6 kN/m	15 lb/in 2.6 kN/m	15 lb/in 2.6 kN/m

Notes:
1. PGI 1104 replaces PGI 1103 Specification effective 1/1/04.
2. Certified properties are tested by lot as specified in PGI 1104 Appendix A.
3. Metric values are converted from US values and are rounded to the available significant digits.
4. Modifications or further details of test are described in PGI 1104 Appendix B.
5. Index properties are tested once per formulation as specified in PGI 1104 Appendix A.