PRELIMINARY AND FINAL MAJOR SITE PLAN

OWNER / APPLICANT

400 STEPS, LLC 3499 ROUTE 9 NORTH, SUITE 1-E FREEHOLD, NJ 07728 PRESIDENT: MICHAEL MCCLOSKEY SECRETARY:

PROJECT CONSULTANTS:

SITE ENGINEER:

ACT ENGINEERS INC. SBE 1 WASHINGTON BOULEVARD SUITE 3 ROBBINSVILLE, NJ 08691

PROJECT ARCHITECT

L & M DESIGN LLC ARCHITECTURE PLANNING URBAN DESIGN PO BOX 155 RADNOR, PA 19087-1055

PROJECT ATTORNEY

SONNENBLICK PARKER & SELVERS, P.C. FREEHOLD EXECUTIVE CENTER 4400 U.S. HIGHWAY 9 SOUTH FREEHOLD, NJ 07728

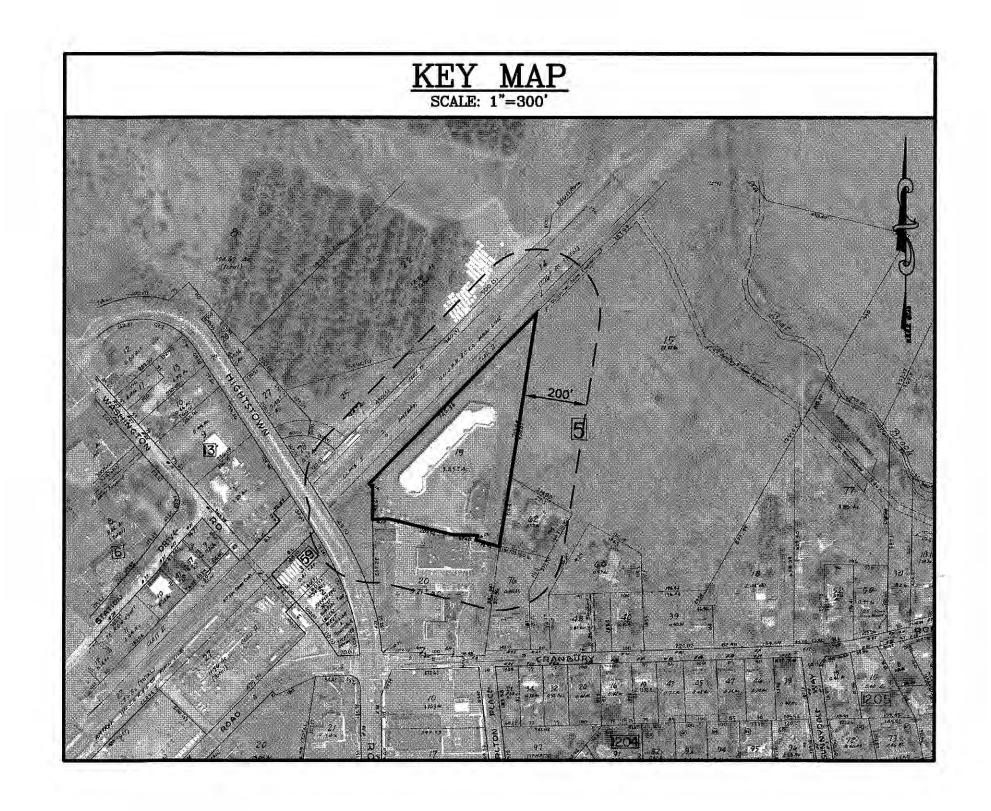
TRAFFIC ENGINEER McDONOUGH & REA ASSOCIATES, INC. 1431 LAKEWOOD ROAD MANASQUAN, NJ 08736

YOU'RE GOING TO DIG, BLAST OR DRI IT'S THE LAW! Dig Safely

400 STEPS BLOCK 5, LOT 19

WEST WINDSOR TOWNSHIP MERCER COUNTY, NEW JERSEY

TAX MAP SHEET 9.02



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| | SITE PLAN OF: 400 STEPS | |
|----|---|--|
| | BLOCK:5 LOTS: | 19 ZONE: <u>RP-12</u> |
| | DATE: 12/4/20 | |
| | APPLICANT: 400 STEPS, LLC | |
| | ADDRESS: 3499 RT. 9 NOR | TH, SUITE 1E, FREEHOLD, NJ 07728 |
| 2. | I CONSENT TO THE FILING OF THIS | SITE PLAN WITH THE TOWNSHIP PLANNING BOARD OF WEST WINDSO |
| | OWNER: | DATE: |
| 3. | I HEREBY CERTIFY THAT A BOND HAWITH ALL APPLICABALE CODES AND | AS BEEN POSTED FOR ALL REQUIRED IMPROVEMENTS IN COMPLIANCE ORDINANCES. |
| | TOWNSHIP CLERK: | DATE: |
| | BUILDING PERMIT ISSUED: | DATE: |
| 4. | VERIFICATION THAT PAYMENT OF MU | NCIPAL TAXES OR ASSESSMENTS IS CURRENT. |
| | TOWNSHIP CLERK: | DATE: |
| 5. | APPROVED BY THE PLANNING BOAR | D. APPROVAL DATES: |
| | CHAIRMAN: | DATE: |
| | SECRETARY: | DATE: |
| | | |
| 6. | APPROVED BY THE HEALTH OFFICER | |

ROBERT E. KORKUCH



COVER SHEET 400 STEPS

ACT ENGINEERS, INC. 1 OF 17

NEW JERSEY

LOT 19 BLOCK 5 SITUATED IN

MERCER COUNTY

LEGEND **EXISTING** PROPOSED PROPERTY LINE ____ ADJACENT PROPERTY LINE The second secon R.O.W. LINE EASEMENT LINE _____ CENTER LINE MYYYYYN. $\sim\sim\sim$ TREE LINE EDGE OF PAVEMENT LINE CONCRETE CURB FENCE LINE Comment of the commen —x—x—x—x— ELECTRIC LINE ——— E ——— GAS LINE morrowski programme to secondaria () morrowski programme to morrowski programme to the contract of the contra _____ G ____ WATER LINE The second of the second secon TELEPHONE LINE _____T____ OVERHEAD WIRES ——— OHW ——— The fraction of the control of the c STORM SEWER LINE SANITARY SEWER LINE The second secon _____s ____ many management of the same of _ _ _ -101- _ _ CONTOUR LINE Ormania Danima Santa San GUIDE RAIL 0 0 0 0 0 0 0 MONUMENT FND. IRON PIPE FND. CAPPED PIN FND. IRON PIN FND. P.K. FND. STONE FND CAPPED PIN SET P.K. SET UTILITY POLE UTILITY POLE W/LIGHT LIGHT POLE FIRE HYDRANT WATER VALVE GAS VALVE CURB INLET CATCH BASIN STORM MANHOLE SANITARY MANHOLE WATER MANHOLE TELEPHONE MANHOLE MANHOLE (UNKNOWN TYPE) LAWN HYDRANT CLEANOUT FLAG POLE ● FP MAILBOX XA 100 WETLANDS FLAG XA 100 4 TREE BUSH CONCRETE DRAINAGE FLOW \Rightarrow DOOR LOCATION

ZONING AND DESIGN STANDARDS RP 12 REDEVELOPMENT DISTRICT REQUIRED PROPOSED REQUIREMENTS FRONT SETBACK(MIN) 10 FT N/A REAR SETBACK (MIN) 5 FT 5 FT 5 FT SIDE SETBACK (MIN) 7.48 FT BUILDING SPACING (MIN) 30 FT 30 FT 69% IMPERVIOUS COVERAGE (MAX) 80% BUILDING HEIGHT (MAX) 4 STY/80 FT 4 STORY/60 FT NUMBER OF DWELLING UNITS (MAX.) 144 AFFORDABLE UNITS (MIN) 20%

LANDSCAPE NOTES

ALIGNMENT.

PLANT INSTALLATION

INSTALLATION OF NEW MATERIAL.

AND SURVIVAL OF ALL PLANTS.

PRIOR TO LAWN INSTALLATION.

UTILITIES AND DRAINAGE.

FROM THE BACK OF CURB.

WITHIN THE FIRST YEAR.

LAWN AREAS DURING THE CONTRACT PERIOD.

SHOWN ON PLANS.

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED: INCLUDING ALL

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND

3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH

4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED

5. INSOFAR AS IT IS PRACTICAL, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF

6. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING

7. THE LANDSCAPE AND LIGHTING PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSES

8. ALL UTILITIES, CONDUITS ETC. INSIDE OF CURBING/EDGING LINE SHALL BE PLACED AS

9. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES OR

10. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED AND PLANTED IN

HABITS: WELL DEVELOPED BRANCHES, DENSELY FOLIATED VIGOROUS ROOT SYSTEMS

DELIVERY, IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT

SHRUBS NOT PLANTED FROM DRYING. PLANTS SHALL NOT REMAIN UNPLANTED FOR

SEASON WHEN WATER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH

THROUGH MAY 1, AND SEPTEMBER 1 THROUGH NOVEMBER 1. PLANTING IS ACCEPTABLE AT OTHER TIMES IF WEATHER PERMITS, THE GROUND IS NOT FROZEN

ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC

PROJECT SUPERVISOR OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO

TO NOT INTERFERE WITH EXISTING ROOT SYSTEMS OF PLANT MATERIALS AND/OR

VARIETY WITHOUT WRITTEN PERMISSION OF THE TOWNSHIP LANDSCAPE ARCHITECT OR

OTHER TOWNSHIP OFFICIAL RESPONSIBLE FOR SUCH DUTIES. WRITTEN PROOF OF

CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED

TWO TO THREE TREE STAKES PER TREE AS NOTED ON THE PLANS. INSTALL ALL

PLANT MATERIAL ON UNDISTURBED GRADE, PROVIDE BURLAP WRAPPING WITH A 50%

OVERLAP. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD OF A ROOT BALL.

REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH

MATERIALS, ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE PLANS. SEED MIXTURE SHALL BE AS LISTED IN THE SEEDING

SCHEDULE. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, AND FERTILIZED

AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. ALL FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. ALL TREES TO REMAIN SHALL BE IDENTIFIED

IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, GRADING OR CLEARING.

14. CONTRACTOR SHALL USE EXTREME CARE WHEN INSTALLING LANDSCAPING AROUND

15. ALL PLANTINGS IN PARKING LOT ISLANDS SHALL BE SET BACK A MINIMUM OF 2 FEET

16. ALL PLANT GROUPINGS SHALL BE PLANTED IN A CONTINUOUS MULCHED BED AS

17. CONTRACTOR IS TO PROVIDE IRRIGATION AND MAINTENANCE OF LANDSCAPING AND

18. THE CONTRACTOR SHALL GUARANTEE THE HEALTH OF ALL NEW PLANTINGS FOR A

PERIOD OF ONE (1) YEAR COMMENCING FROM THE DATE OF INSTALLATION. ALL DEAD,

DYING OR DISEASED PLANTINGS SHALL BE REPLACED AT NO COST TO THE OWNER

11. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION.

12. SUBSEQUENT TO FINE GRADING AND REMOVAL OF DELETERIOUS AND UNACCEPTABLE

13. ALL EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED

WHERE A WIRE BASKET IS PRESENT, REMOVE ENTIRE WIRE BASKET.

TO THE TREE AT TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-STEMMED TREES. PROVIDE

LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OR

ACCEPTED LOCAL PRACTICE. PLANTING SEASONS ARE DEFINED AS MARCH 15

LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.

AND BE FREE FROM DEFECTS AND INJURIES.

DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.

LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.

PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.

CERTIFIED 200' RADIUS OWNERS LIST CERTIFIED LIST AS PROVIDED BY WEST WINDSOR TOWNSHIP DATED 4/14/20. BLOCK LOT BLOCK LOT OWNER: 8.05 SRI INTERNATIONAL NJ DE & ET AL, JOHN FITCH PLAZA 333 RAVENSWOOD AVE. - TAXES MENLO PARK, CA 94025 TRENTON, NJ 08625 ELLSWORTH REALTY ASSOC. LLC. 4 COVENTRY FARM LANE PRINCETON, NJ 08540 ELLSWORTH REALTY ASSOC. LLC. 4 COVENTRY FARM LANE PRINCETON, NJ 08540 STEVEN SHU & LISA MAO TRUSTEES 29 CRANBURY ROAD PRINCETON JUNCTION, NJ 08550 20.02 ELLSWORTH REALTY ASSOCIATES, LLC 4 COVENTRY FARM LANE PRINCETON, NJ 08540 20.01 WONG CHANG REALTY INC./JEM 33 CRANBURY ROAD WEST WINDSOR, NJ 08550 WEST WINDSOR TOWNSHIP 59 PO BOX 38 WEST WINDSOR, NJ 08550 AMTRAK REAL ESTATE DEPT. 59 30TH ST. STAT FL 5S, BOX 25 PHILADELPHIA, PA 19104 NATIONAL RAILROAD PASSENGER CORP. 400 N. CAPITAL ST. NW WASHINGTON DC, 20001 NATIONAL RAILROAD PASSENGER CORP. 400 N. CAPITAL ST. NW WASHINGTON DC, 20001 11 WASHINGTON RD. LLC BOX 125 PRINCETON, NJ 08542 GARY ERCOLE & LUIGI CARNEVALE 5 FARMINGTON COURT PRINCETON JUNCTION, NJ 08550

SITE USE

115 MARKET VALUE UNITS

THE APPLICANT PROPOSES A RESIDENTIAL DEVELOPMENT CONSISTING OF:

29 AFFORDABLE UNITS

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRATE AND INVERT ELEVATION OF ALL EXISTING UTILITY AND DRAINAGE STRUCTURES.

DRAINAGE AND UTILITY NOTES

MANUFACTURERS RECOMMENDED PROCEDURES.

- 2. POLYVINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND
- 3. ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS III UNLESS OTHERWISE NOTED. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
- 4. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294. TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL B WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE O POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ATERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.
- 5. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OF RODDING TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DUCTILE IRON STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER
- 6. THIS PLAN DETAILS UTILITY EXTENSIONS UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS FOR EXACT LOCATIONS WHERE UTILITIES ARE TO EXIT/ENTER THE BUILDING. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- 7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION.
- B. ALL PROPOSED STORM AND SANITARY CONVEYANCE PIPING SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- 9. SEWERS CONVEYING SANITARY FLOW OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET OF EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BI LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE
- 10. SANITARY SEWERS SHALL BE INSTALLED A MINIMUM OF 3 FEET BELOW PROPOSED GRADE. THE MINIMUM BURIAL DEPTH OF THREE FEET IS TO TOP OF PIPE.
- 11. ANY WORK INVOLVING THE ABANDONMENT, REMOVAL OR RELOCATION OF ANY UTILITY COMPANY FACILITIES REQUIRED AS PART OF THE WORK SHOWN HEREIN SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY OWNING OR OPERATING SUCH UTILITY OR UTILITIES.
- 12. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES'
- 13. A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER CROSSINGS WITH CONCRETE ENCASEMENT.
- 14. THE PROPOSED DOMESTIC AND FIRE WATER LINE SIZES SHALL BE VERIFIED WITH THE PLUMBING PLANS AND PLUMBING ENGINEER.
- 15. MINIMUM COVER ON ALL WATER PIPES SHALL BE 42" TO TOP OF PIPE.
- 16. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- 17. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE
- 18. PIPE TRENCH DETAILS SHOWN HEREIN ARE INTENDED TO SHOW MINIMUM DIMENSIONS AND DESIGN INTENT. IN ALL CASES. THE CONTRACTOR SHALL EMPLOY SHEETING, BRACING AND STABILIZATION OF THE TRENCH EXCAVATION IN ACCORDANCE WITH OSHA OR OTHER APPLICABLE STANDARDS. EXISTING UTILITY VALVE COVERS, FRAMES, GRATES, ETC., (IF ANY) WHICH ARE AFFECTED BY CONSTRUCTION SHOWN HEREON SHALL BE RE-SET TO PROPOSED FINISHED GRADE AS REQUIRED.
- 19. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN.
- 20. THE CONTRACTOR SHALL SUBMIT FOR AND OBTAIN ALL REQUIRED CONSTRUCTION AND ROAD OPENING PERMITS.
- 21. ALL EXISTING AND PROPOSED STORM WATER MANAGEMENT ELEMENTS INCLUDING DETENTION/RETENTION BASINS, PIPES, INLETS/CATCH BASINS, AND MANHOLES SHALL BE CLEANED AND REPAIRED AS NECESSARY AFTER STABILIZATION OF ALL DISTURBED AREAS AND PRIOR TO TURNING THE SITE OVER TO THE OWNER. PARTIAL OCCUPATION OF ANY BUILDINGS OR PORTIONS OF THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
- 22. ALL STORM DRAINAGE AND SANITARY SEWER FACILITIES SHALL BE INSTALLED BEGINNING FROM THE LOWEST POINT AND WORKING UPHILL.
- 23. COVER AND CLEARANCE REQUIREMENTS FOR ALL PIPING SHALL BE VERIFIED PRIOR TO AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 24. ROOF DRAIN SIZES AND LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS. ANY REVISIONS SHALL BE APPROVED BY THE SITE ENGINEER PRIOR TO
- 25. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. ALL INVERT ELEVATIONS ARE AT THE INSIDE FACE OF THE STRUCTURE WALL.
- 26. ALL ABANDONED PIPES AND STRUCTURES ARE TO BE REMOVED AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 27. CONTRACTOR TO USE EXTREME CARE OF EXISTING PLANT MATERIAL DURING CONSTRUCTION AND INSTALLATION OF UTILITIES.

GRADING NOTES

- PROPOSED CONTOURS AND SPOT ELEVATIONS ON THE PLANS INDICATE FINISHED GRADE, UNLESS
- 2. "TC" INDICATES TOP OF CURB ELEVATION AT THE BACK OF CURB AND "G" INDICATES THE TOP OF PAVEMENT / GUTTER ELEVATION AT THE FACE OF CURB.
- 3. THE SUITABILITY OF EXCAVATED MATERIAL FOR FILL OR BACKFILL SHALL BE DETERMINED BY THE
- THE CONTRACTOR SHALL REMOVE ALL EXCESS, UNSUITABLE, OR CONTAMINATED SOILS, VEGETATION,
- AND DEBRIS AND DISPOSE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 5. ALL LANDSCAPED ISLANDS SHALL BE CROWNED/BERMED AT A SLOPE OF 2.5% IN ALL DIRECTIONS

GENERAL NOTES

- 1. IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
- 2. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH

DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

- 3. ALL CONTRACTORS ARE REQUIRED TO NOTIFY ENGINEER (ACT) IMMEDIATELY (AND PRIOR TO CONSTRUCTION OR ORDERING OF ANY MATERIALS) OF ANY PLAN/SPECIFICATION DISCREPANCIES, LAYOUT/ELEVATION DISCREPANCIES, CONFLICTS, APPARENT ERRORS, OMISSIONS OR OF ANY OTHER INFORMATION CONTAINED HEREIN WHICH THE CONTRACTOR FEELS IS UNCLEAR AS TO INTENT. ENGINEER WILL PROVIDE CLARIFICATION AND, IF NECESSARY, CORRECTIONS AS REQUIRED FOR PERFORMANCE OF CONTRACTOR'S WORK.
- 4. UNDERGROUND ENCROACHMENTS, IF ANY HAVE NOT BEEN SHOWN.
- 5. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM MARK-OUTS PRESENT AT THE TIME OF SURVEY AND ANY UTILITIES READILY VISIBLE AT THE GROUND SURFACE. NO STATEMENT IS BEING MADE OR IMPLIED HEREON NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE AS TO THE ACCURACY AND\OR COMPLETENESS OF SAID MARK-OUTS.
- 6. ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL SITE SAFETY METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- 7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CURRENT RULES AND REGULATIONS.
- 8. ALL CONSTRUCTION SHOWN HEREIN SHALL BE IN ACCORDANCE WITH THE PLANS AND DETAILS AS SHOWN, MUNICIPAL DETAILS AND STANDARDS AS APPLICABLE AND THE NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, IN
- 9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, TO PROTECT PEDESTRIANS AND TO DIRECT VEHICULAR TRAFFIC. ALL SUCH TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 10. ALL EXISTING PAVEMENT WHICH IS TO BE DISTURBED BY CUTTING / TRENCHING FOR UTILITY PIPING OR PAVEMENT SUBJECT TO WIDENING AS PART OF THE PROPOSED IMPROVEMENTS SHALL BE SAW CUT OR MILLED TO PROVIDE A CLEAN EDGE.
- 11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT CURBS, SIDEWALKS, MAILBOXES, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER.
- 12. EASEMENTS (IF ANY) SHOWN HEREIN ARE FOR THE USE, ACCESS AND MAINTENANCE OF FEATURES AND FACILITIES WITHIN THE EASEMENT. NO STORAGE OF MATERIALS, RE-GRADING, OR CONSTRUCTION OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF THE ENTITY CONTROLLING SUCH
- 13. UNLESS STIPULATED OTHERWISE ALL PROPOSED SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D., (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- 14. CONTRACTOR PROPOSED SUBSTITUTIONS TO SPECIFIED MATERIALS MAY BE ALLOWED ONLY WHERE NOTED AS "OR EQUAL", IF APPROVED BY THE DESIGN ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR REQUESTING SUCH SUBSTITUTION TO SUPPLY SHOP DRAWINGS, MATERIAL PRODUCT DATA SHEETS OR MANUFACTURER CUT SHEETS FOR ANY OR ALL PROPOSED SUBSTITUTIONS
- 15. THE MUNICIPAL ENGINEER AND REGIONAL SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING AT LEAST 72 HOURS BEFORE ANY LAND DISTURBANCE.
- 16. ALL SIDEWALK SHALL HAVE POSITIVE PITCH. HOWEVER, NO SIDEWALK LONGITUDINAL SLOPE SHALL BE GREATER THAN 20:1 (5%). NO SIDEWALK CROSS SLOPE SHALL BE GREATER
- 17. SIDEWALKS, CURB, AND PAVEMENTS SHALL BE CONSTRUCTED ON MATERIAL FREE OF ORGANICS, STONES LARGER THAN 2-1/2", AND OTHER UNSUITABLE MATERIALS. SHOULD SUBSURFACE MATERIAL BE UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH APPROVED FILL MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PARKING AND PAVING NOTES

- 1. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE
- 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 3. ALL SPOT GRADES IN PAVED AREAS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 4. IN ADA ACCESSIBLE PARKING STALLS THE SLOPE SHALL NOT EXCEED 2.0% IN ANY
- 5. CONNECTION OF NEW CURB TO EXISTING CURB SHALL BE MADE AT AN EXISTING JOINT.
- 6. ALL CURBING IS TO BE 6" FACE UNLESS OTHERWISE NOTED. CURBS AT ACCESSIBLE RAMPS ARE TO BE INSTALLED FLUSH WITH THE PAVEMENT SURFACE.

PARKING CRITERIA

REQUIRED

PROVIDED

1.12 SPACES/UNIT 1 SPACE/UNIT = 144 SPACES

155 SPACES PARKING SPACES REQUIRED: 138 SPACES

6 SPACES 6 SPACES ADA SPACES REQUIRED: 161 SPACES 144 SPACES

UTILITY COMPANIES & AGENCIES

COMCAST SUPERVISOR-MONMOUTH CLUSTER

RESIDENTIAL:

751 BRICK BLVD.

BRICK, NJ 08723

NJ AMERICAN WATER COMPANY, INC. GIS SUPERVISOR 1 WATER STREET CAMDEN, NJ 08102-1658

MERCER COUNTY DEPT. OF TRANSPORTATION 640 S. BROAD ST., ADMIN BLDG. ROOM 301 TRENTON, NJ 08650

PUBLIC SERVICE ELECTRIC AND GAS COMPANY MANAGER-CORPORATE PROPERTIES

80 PARK PLAZA, T6B NEWARK, NJ 07102

VERIZON-NJ C/O WIRELINE ENGINEERING 999 W. MAIN ST. FLR 2

FREEHOLD, NJ 07728

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WASHINGTON BOULEVARD SUITE 3 ROBBINSVILLE, NJ 08691 Voice (609) 918-0200 ENGINEERS, INC

NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

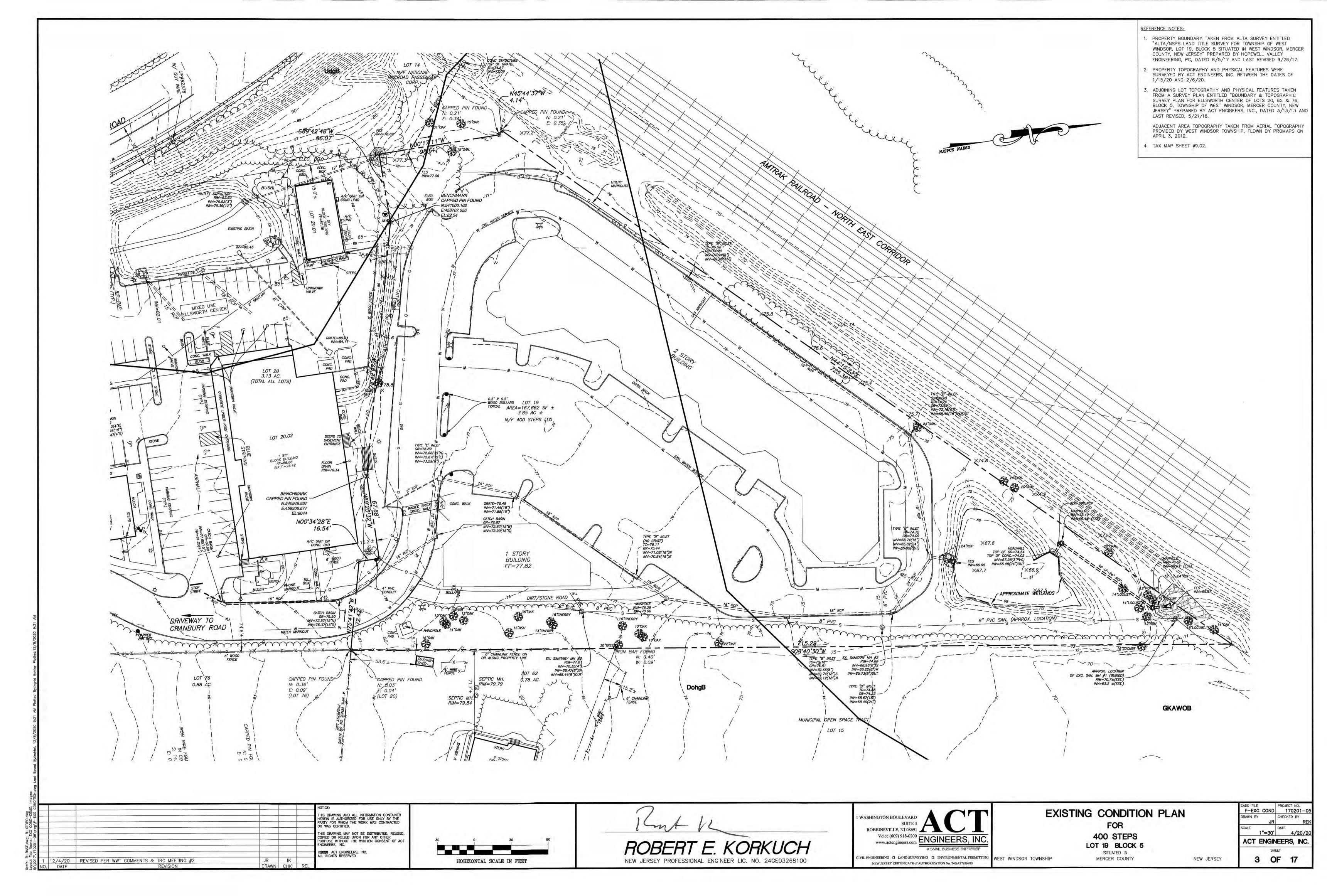
CIVIL ENGINEERING D LAND SURVEYING D ENVIRONMENTAL PERMITTING WEST WINDSOR TOWNSHIP

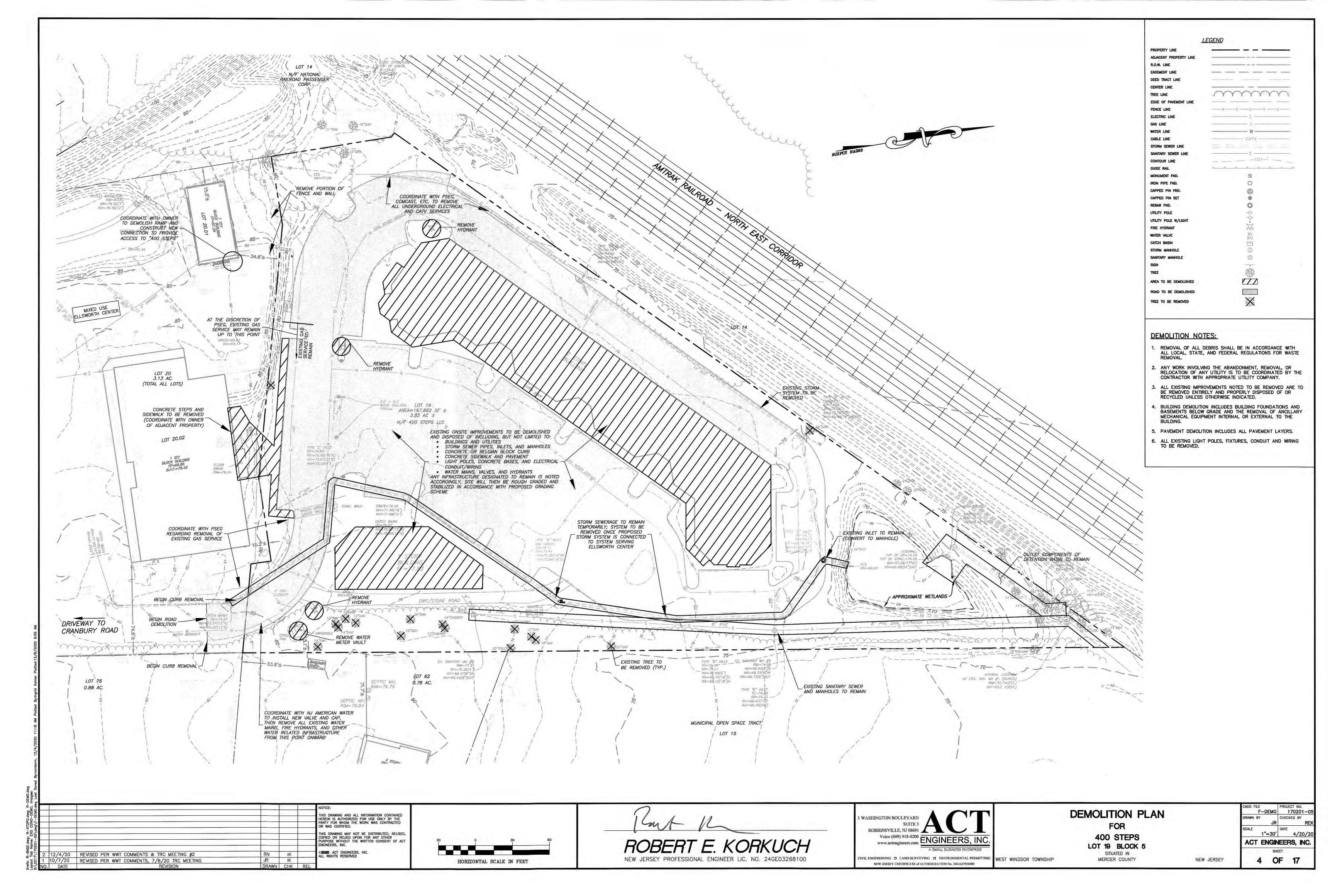
INFORMATION SHEET FOR 400 STEPS LOT 19 BLOCK 5 SITUATED IN

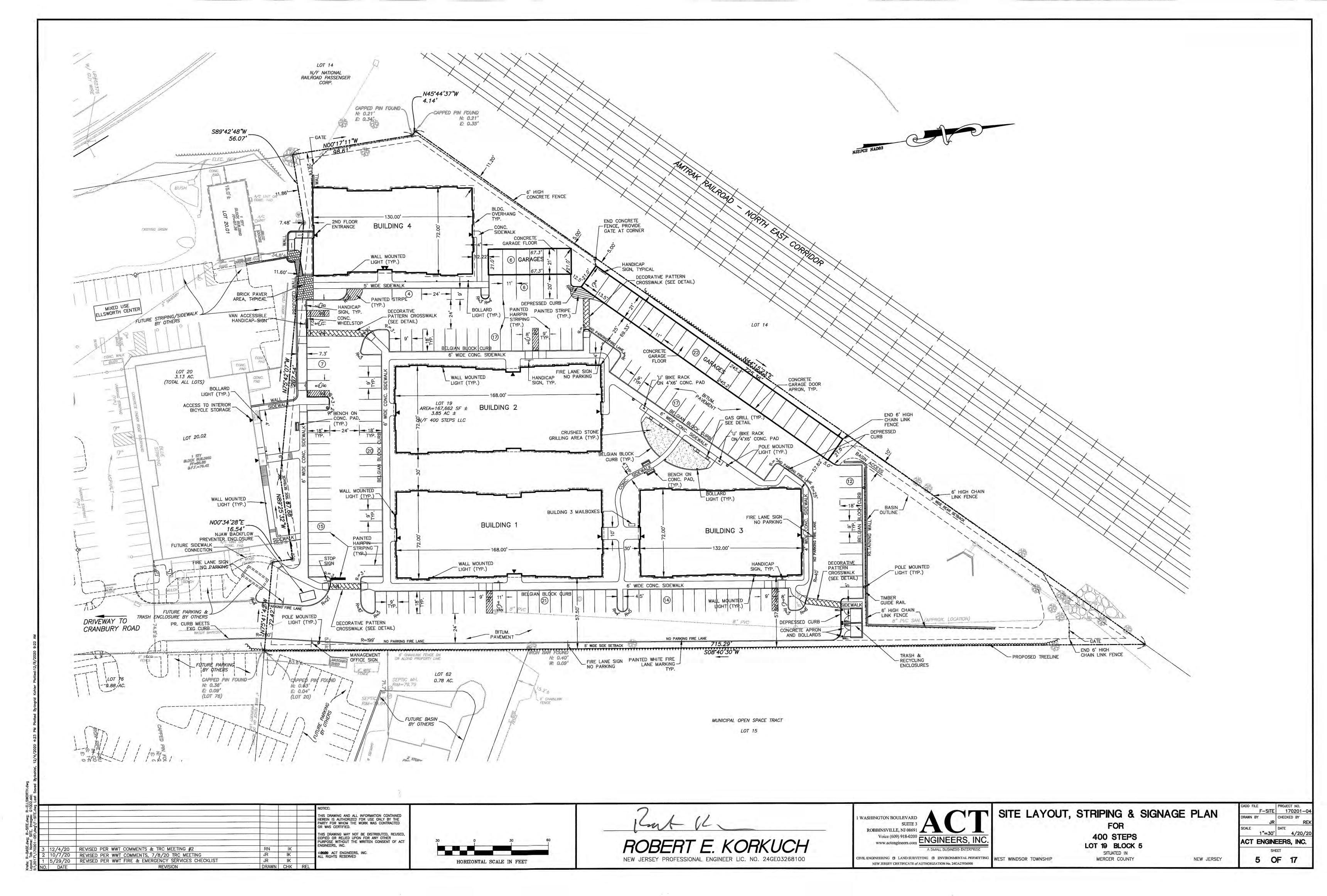
MERCER COUNTY

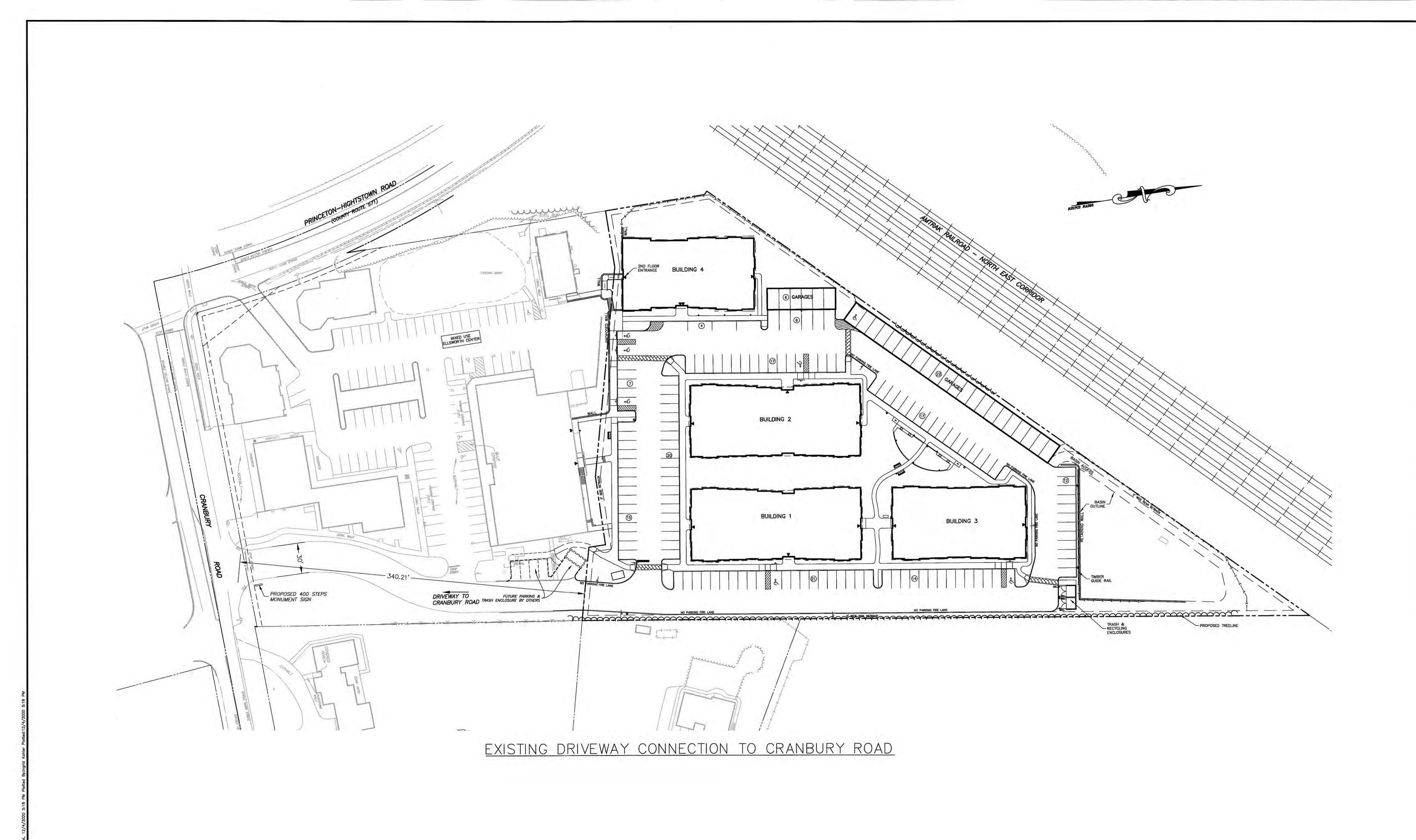
F-INFO 170201-0 AWN BY CHECKED BY N.T.S. 4/20/2 ACT ENGINEERS, INC. 2 OF 17 **NEW JERSEY**

PROJECT NO.









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REVISED TO ADD PROPOSED MONUMENT SIGN LOCATION

HORIZONTAL SCALE IN FEET



Voice (609) 918-0200 ENGINEERS, INC. CIVIL ENGINEERING

LAND SURVEYING

ENVIRONMENTAL PERMITTING

NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

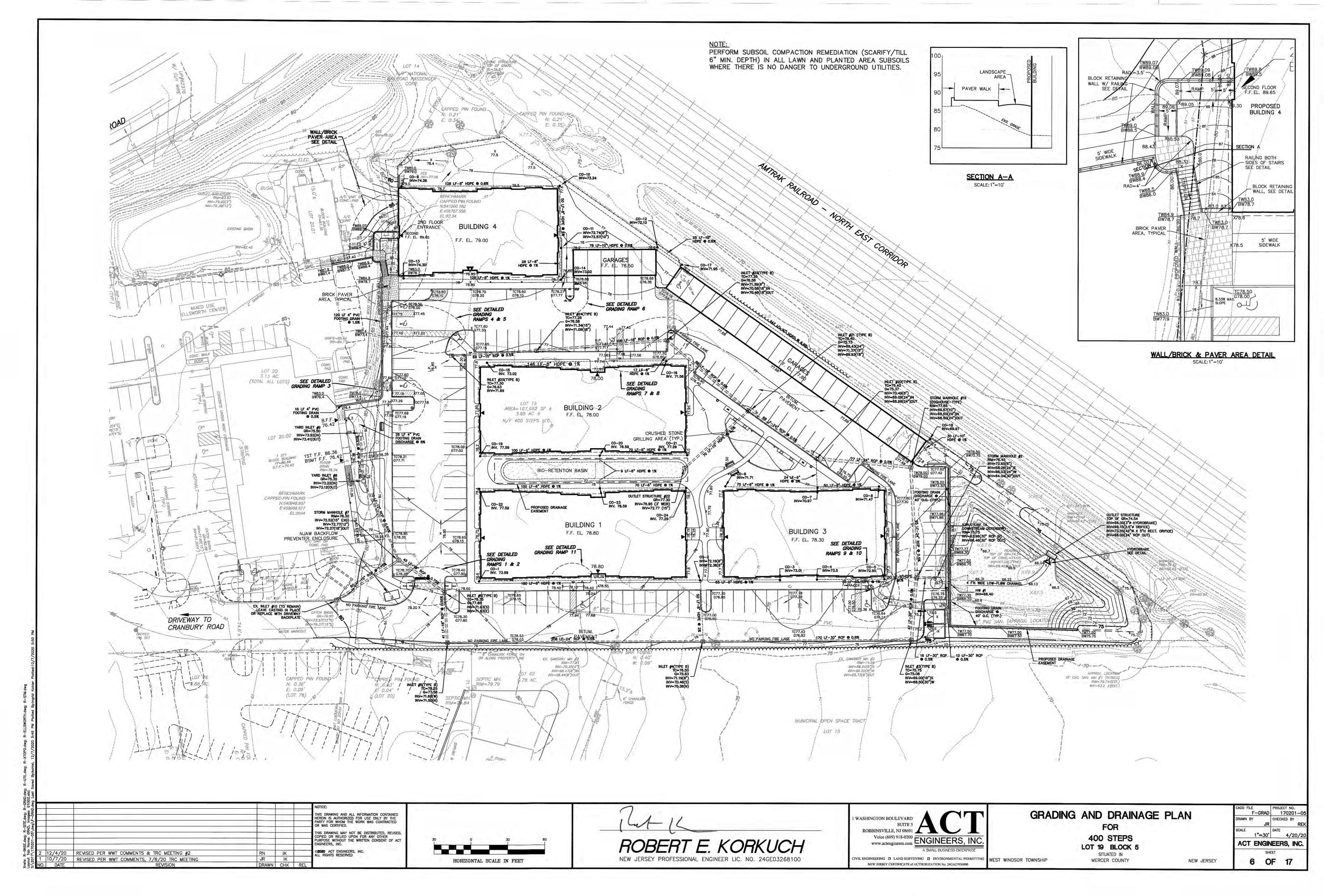
EXISTING DRIVEWAY CONNECTION PLAN FOR

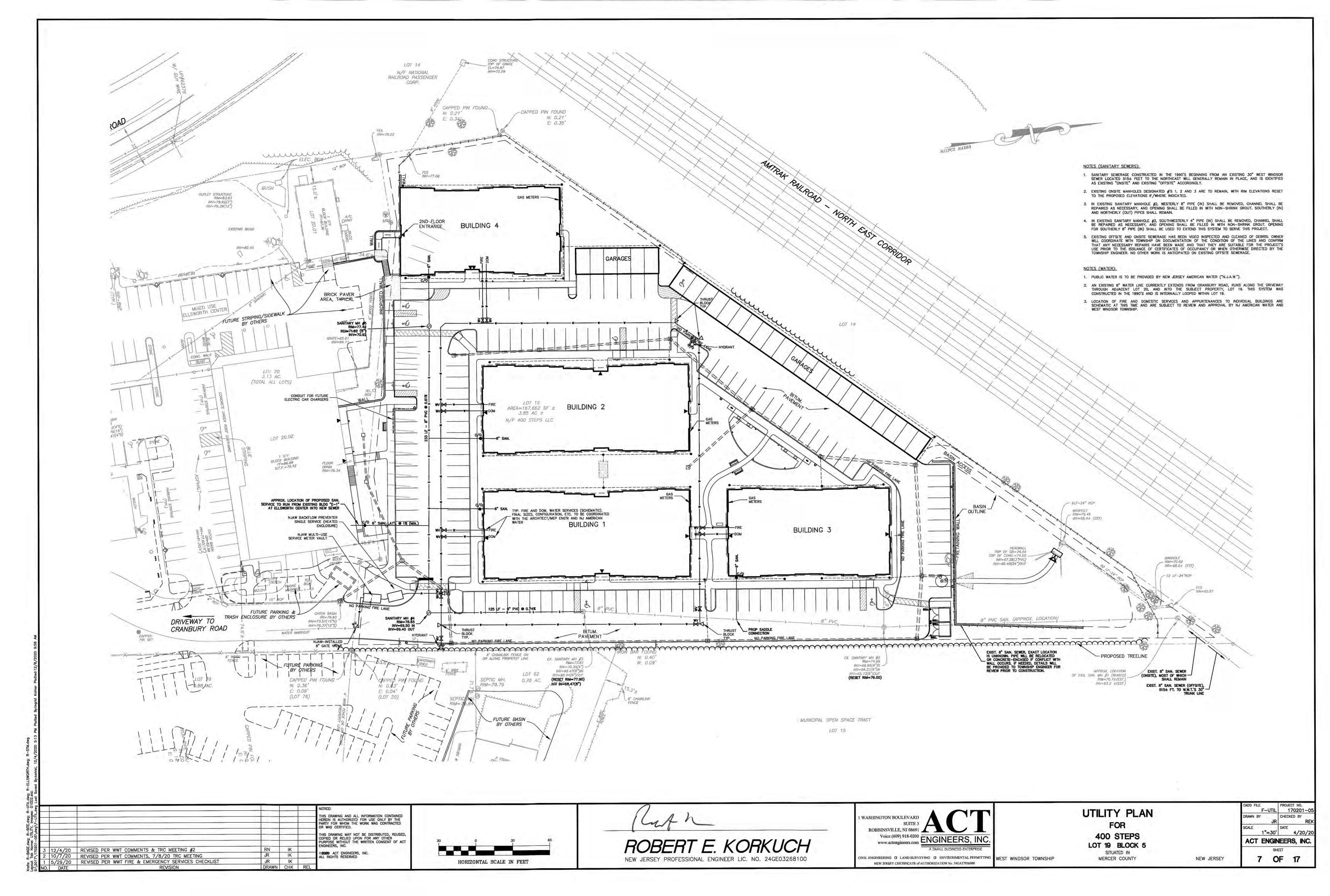
400 STEPS LOT 19 BLOCK 5

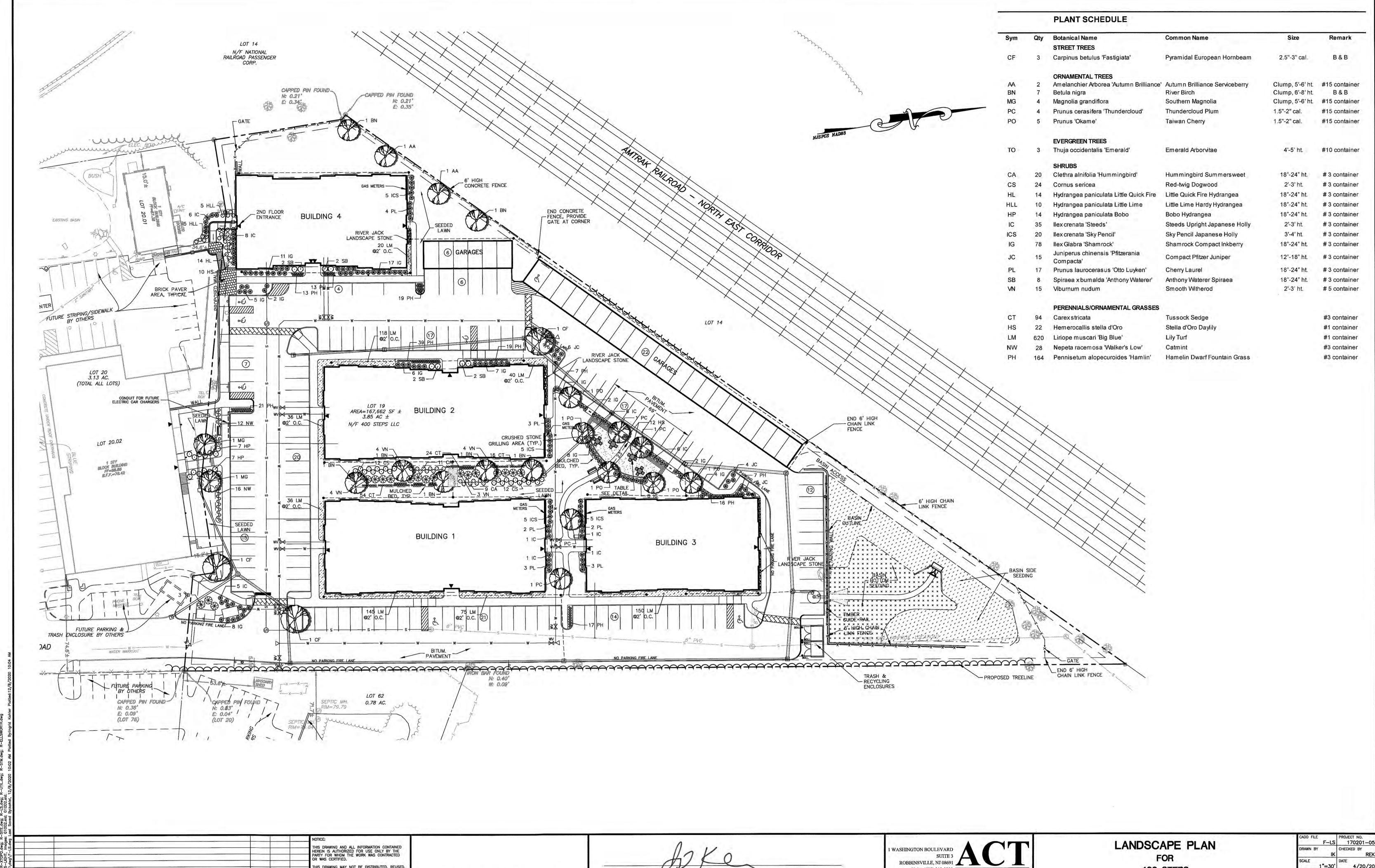
NEW JERSEY

SITUATED IN MERCER COUNTY WEST WINDSOR TOWNSHIP

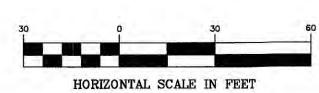
1"=40' DATE 10/7/20 ACT ENGINEERS, INC. 5A OF 17







12/4/20 REVISED PER WWT COMMENTS & TRC MEETING #2 O REVISED PER WWT COMMENTS, 7/8/20 TRC MEETING REVISED PER WWT FIRE & EMERGENCY SERVICES CHECKLIST REVISION



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Voice (609) 918-0200 ENGINEERS, INC

WEST WINDSOR TOWNSHIP

TVIL ENGINEERING 🗖 LAND SURVEYING 📮 ENVIRONMENTAL PERMITTIN

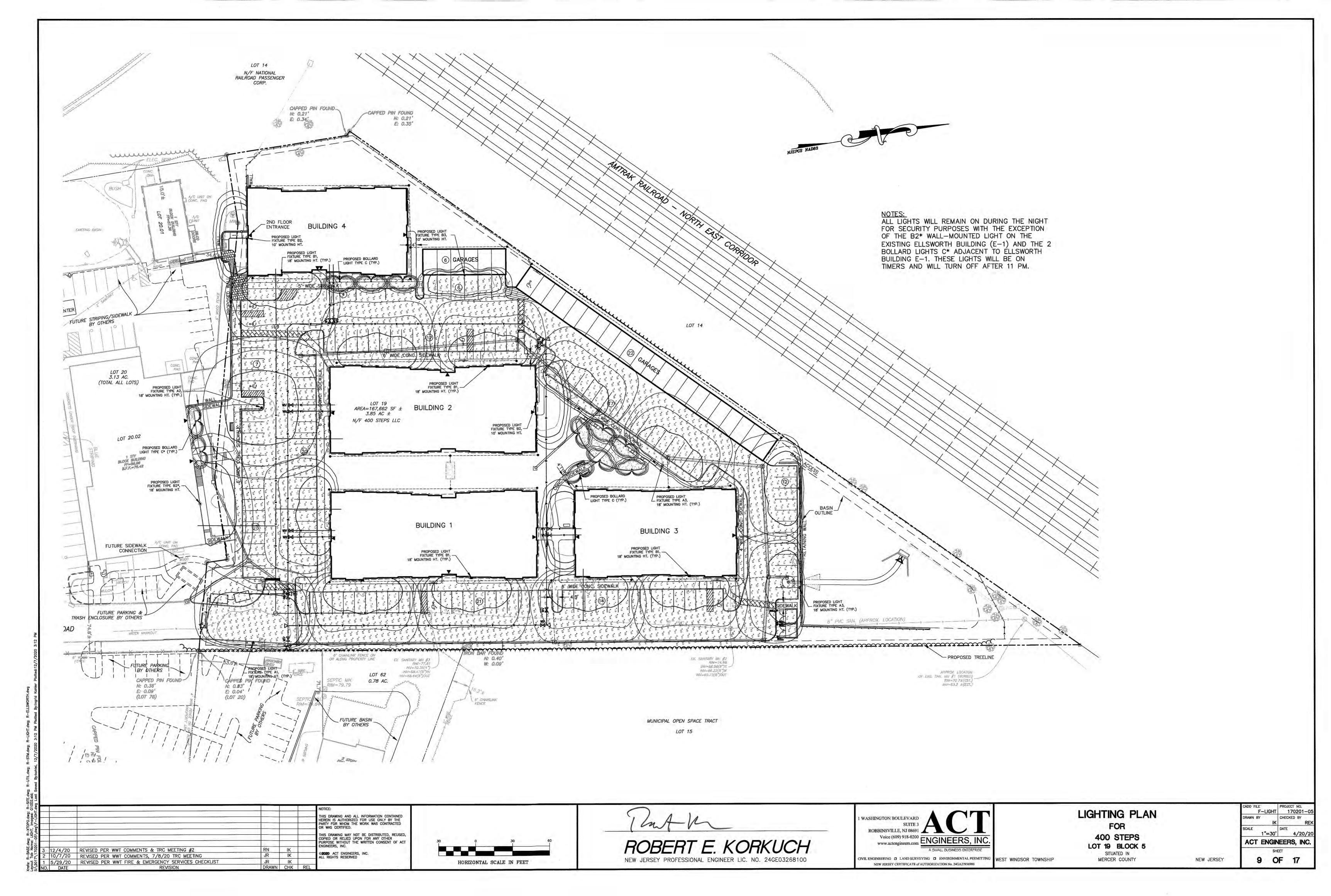
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

400 STEPS LOT 19 BLOCK 5 SITUATED IN

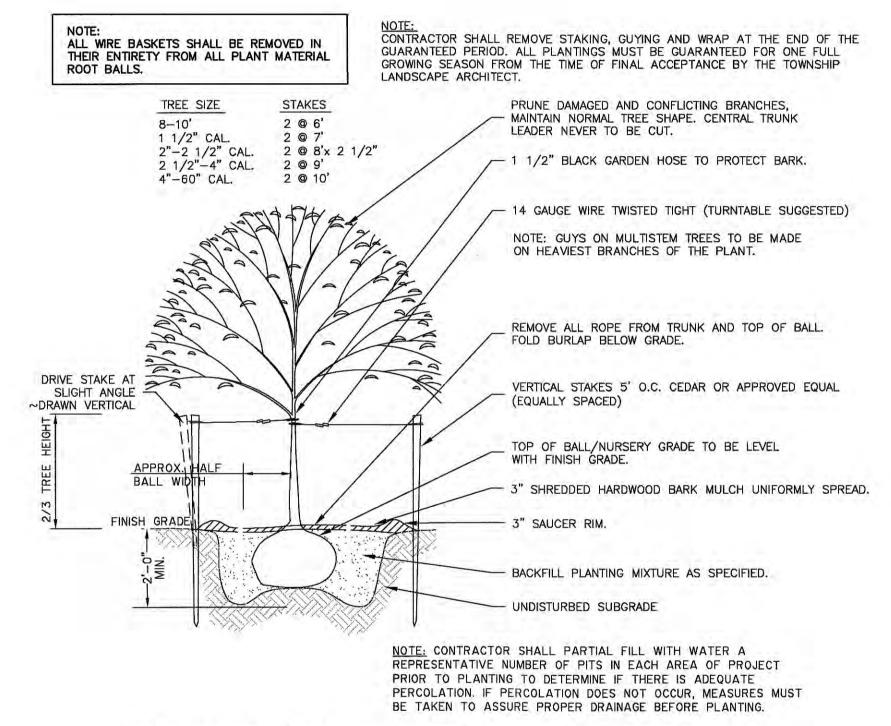
MERCER COUNTY

1"=30" ACT ENGINEERS, INC. 8 OF 17

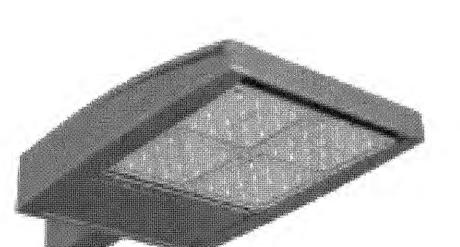
NEW JERSEY



TREE PLANTING DETAIL— EVERGREEN & ORNAMENTAL TREES SCALE: NO SCALE



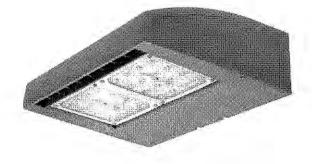
SHADE TREE (STREET TREE) PLANTING DETAIL



FIXTURES A1, A2, A3
EATON STREETWORKS GALLEON AREA LED
OR APPROVED EQUAL, MOUNTING HEIGHT 18'

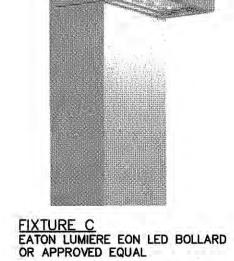
POLE MOUNTED LED FIXTURE

SCALE: NO SCALE

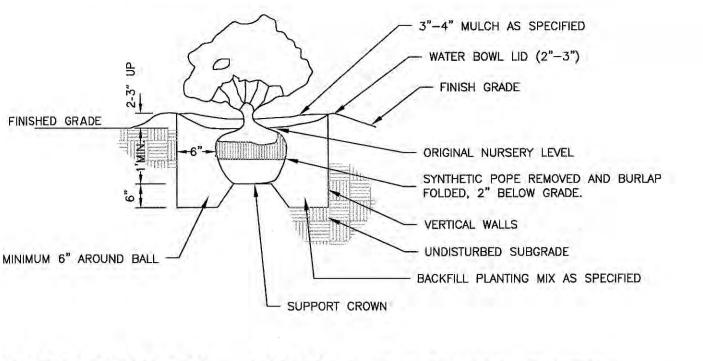


FIXTURES B1, B2, B3
EATON MCGRAW-EDISON GALLEON
WALL LED OR APPROVED EQUAL,
MOUNTING HEIGHT 18', 10'

WALL MOUNTED FIXTURE
SCALE: NO SCALE

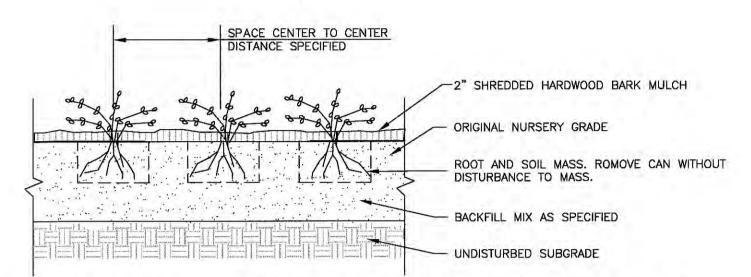


LIGHTED BOLLARD
SCALE: NO SCALE



PLANTING DETAIL- SHRUBS (B & B CANNED PLANTS)

SCALE: NO SCALE



PLANTING DETAIL GROUND COVER IN PLANTING BED

LIGHTING FIXTURE

AND POLE FINISH TO BE DARK BRONZE.

NOTE: *CONCRETE BASE AND

FOOTING DETAIL HAS

BEEN PROVIDED FOR

DIMENSIONS SHOULD

THE MANUFACTURER

SOIL TEST RESULTS.

TOP OF CONCRETE BASE TO

BE 36" ABOVE PAVEMENT FOR POLES LOCATED WITHIN

REVIEW PURPOSES

ONLY. DETAIL AND

BE REVIEWED WITH

AFTER ACQUIRING

*REFER TO MANUFACTURERS RECOMMENDATION FOR CONDUIT OPENING. ANCHOR BOLT CIRCLE

SIZE ETC.

SCALE: NO SCALE

PARKING LOT LIGHTING STATISTICS

AVERAGE I.O FC
MAX II.2 FC
MIN 0.2 FC
MAX/MIN 20.0:I
AVERAGE/MIN 5.0:I

TYPE A1, A2, A3 —— LED FIXTURES

EATON STREETWORKS

45° CHAMFER ----

FIN. GRADE -

LIGHT POLE AND BASE DETAIL

EATON SSA SQUARE STRAIGHT-

ALUMINUM POLE

18' HEIGHT SSA4T18W

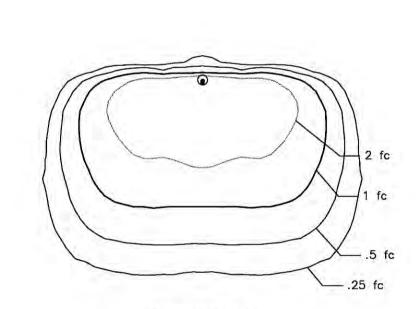
PVC CONDUIT

REINFORCED

CONCRETE BASE

NOTE:
ALL PROPOSED FIXTURES ARE FULLY SHIELDED,
AS DEMONSTRATED BY THE BUG RATING IN THE
ADJACENT LUMINAIRE SCHEDULE. WITH AN
UPLIGHT OF ZERO (UO), NO LIGHT IS BEING
EMITTED ABOVE 90 DEGREES.

(REMOVE CAN)



LUMINAIRE SCHEDULE

Label Qty

Catalog Number

AN-AF-02-LED-U-SL4-HSS

AN-AF-02-LED-U-5WQ

AN-AF-01-LED-U-SL4-HSS

GWC-AF-01-LED-E1-SL4

4 GWC-AF-01-LED-E1-T3

1 GWC-AF-01-LED-E1-SL2

T2-DIM10-BK

303-B1-LEDB2-4000-UNIV-

Description

OPTICS

GALLEON AREA AND ROADWAY

LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16

LEDS EACH AND TYPE IV SPILL

HOUSE SIDE SHIELD

LIGHT ELIMINATOR OPTICS WITH

GALLEON AREA AND ROADWAY

1050mA LIGHTSQUARES WITH 16

LUMINAIRE (2) 70 CRI, 4000K,

LEDS EACH AND TYPE V WIDE

GALLEON AREA AND ROADWAY

LUMINAIRE (1) 70 CRI, 4000K,

LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH

GALLEON WALL LUMINAIRE (1)

LIGHTSOLIARES WITH 16 LEDS

EACH AND TYPE IV SPILL LIGHT

GALLEON WALL LUMINAIRE (1)

GALLEON WALL LUMINAIRE (1)

(14) 4000K CCT, 75 CRI LEDS

70 CRI, 4000K, 615mA

ELIMINATOR OPTICS

EATON LUMIERE EON

LIGHTSQUARE WITH 16 LEDS EACH AND TYPE II SPILL LIGHT

70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE III OPTICS

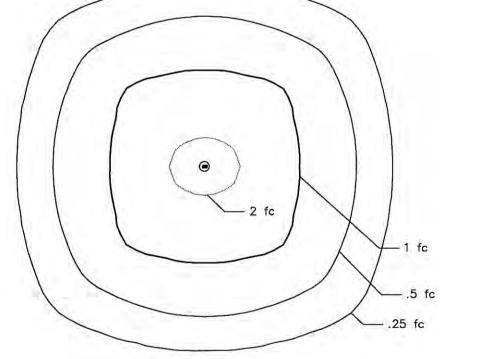
70 CRI, 4000K, 1050mA

ELIMINATOR OPTICS

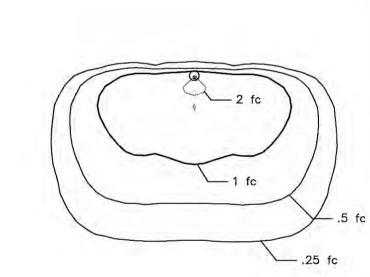
HOUSE SIDE SHIELD

1050mA LIGHTSQUARE WITH 16

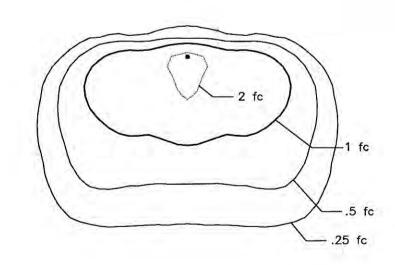
FIXTURE A1
EATON STREETWORKS GALLEON LED
(2 16 LED LIGHTSQUARES)
POLE-MOUNTED LUMINAIRE TYPE IV
WITH HOUSE SIDE SHIELD
18' FIXTURE MOUNTING HEIGHT



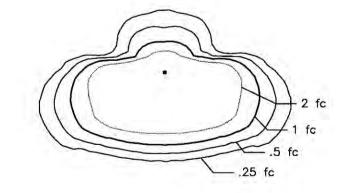
FIXTURE A2
EATON STREETWORKS GALLEON LED
(2 16 LED LIGHTSQUARES)
POLE-MOUNTED LUMINAIRE TYPE V
18' FIXTURE MOUNTING HEIGHT



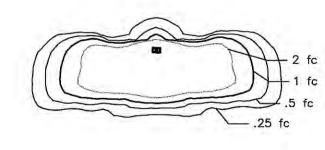
FIXTURE A3
EATON STREETWORKS GALLEON LED
(1 16 LED LIGHTSQUARE)
POLE-MOUNTED LUMINAIRE TYPE IV
WITH HOUSE SIDE SHIELD
18' FIXTURE MOUNTING HEIGHT



FIXTURE B1
EATON STREETWORKS GALLEON LED
WALL-MOUNTED LUMINAIRE
TYPE IV (1 16 LED LIGHTSQUARES)
SPILL LIGHT ELIMINATOR OPTICS
18' FIXTURE MOUNTING HEIGHT



FIXTURE B2
EATON STREETWORKS GALLEON LED
POLE-MOUNTED LUMINAIRE
TYPE III (1 16 LED LIGHTSQUARE)
10', 18' FIXTURE MOUNTING HEIGHT



File

AN-AF-02-LED-U-5WQ.IES

GWC-AF-01-LED-E1-T3.IES

303-B1-LEDB2-4000-UNIV-

T2-DIM10-BK.IES

AN-AF-01-LED-U-SL4-HSS.IES Absolute 0.85

GWC-AF-01-LED-E1-SL4.IES Absolute 0.85

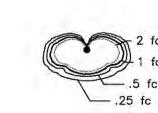
GWC-AF-01-LED-E1-SL2.IES Absolute 0.85

LED AN-AF-02-LED-U-SL4-HSS.IES

Lamp

FIXTURE B3
EATON STREETWORKS GALLEON LED
WALL-MOUNTED LUMINAIRE TYPE II

(1 16 LED LIGHTSQUARE)
SPILL LIGHT ELIMINATOR OPTICS
10' FIXTURE MOUNTING HEIGHT



Watts BUG Rating

113.0 B1-U0-G3

113.0 B4-U0-G2

59.0

59.0

59.0

59.0

15.5

B1-U0-G2

B1-U0-G3

B1-U0-G2

B1-U0-G2

B1-U0-G2

Lumens LLF

Absolute 0.85

Absolute 0.85

Absolute 0.85

Absolute 0.85

FIXTURE C
EATON LUMIERE EON LED
BOLLARD LUMINAIRE
TYPE 2 OPTICS
3.5' FIXTURE HEIGHT

PHOTOMETRICS

WEST WINDSOR TOWNSHIP

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|----------------|--|----------|----------|-----|--|
| /4/20 25/20 | REVISED PER WWT COMMENTS & TRC MEETING #2 REVISED PER WWT COMMENTS, 7/8/20 TRC MEETING | IK JR | RK IK | | ©2020 ACT ENGINEERS, INC. ALL RIGHTS RESERVED |
| DATE | PEVISION | DRAWN | CHK | DEI | |

ROBERT E. KORKUCH
NEW JERSEY PROFESSIONAL ENGINEER LIC. NO. 24GE03268100

1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691
Voice (609) 918-0200
www.actengineers.com

A SMALL BUSINESS ENTERPRISE

VIL ENGINEERING

LAND SURVEYING

ENVIRONMENTAL PERMITTING

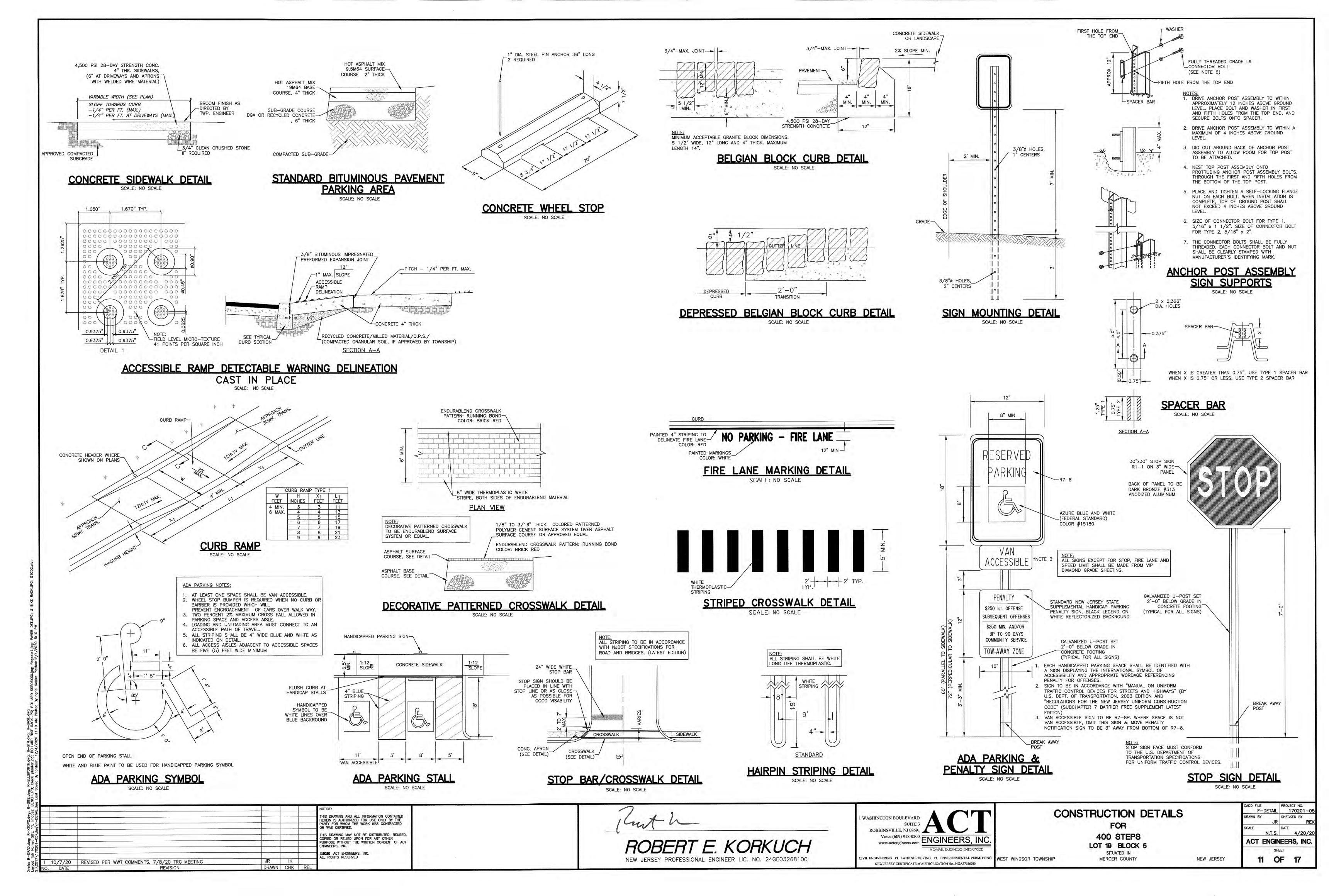
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

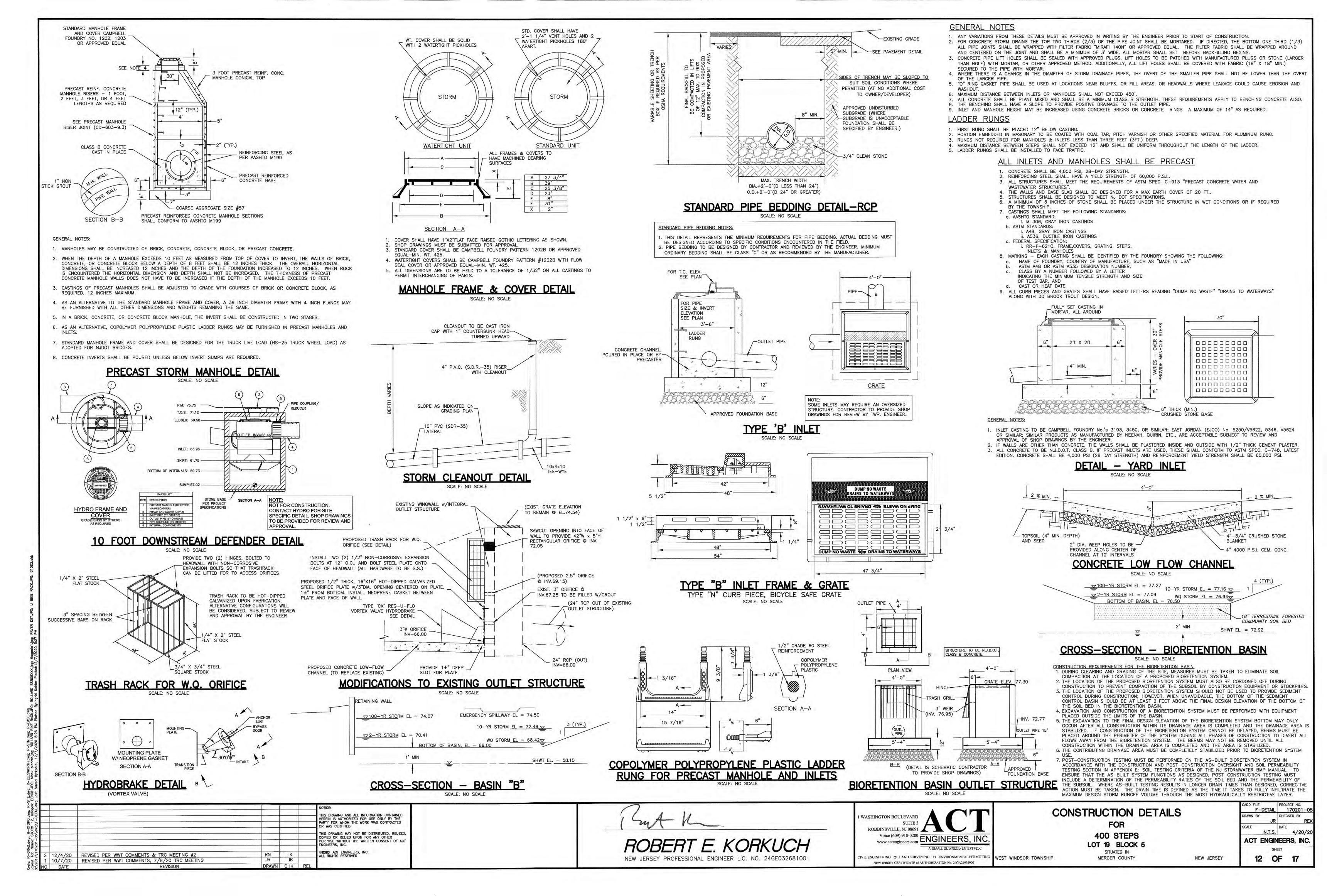
LANDSCAPE AND LIGHTING NOTES & DETAILS FOR

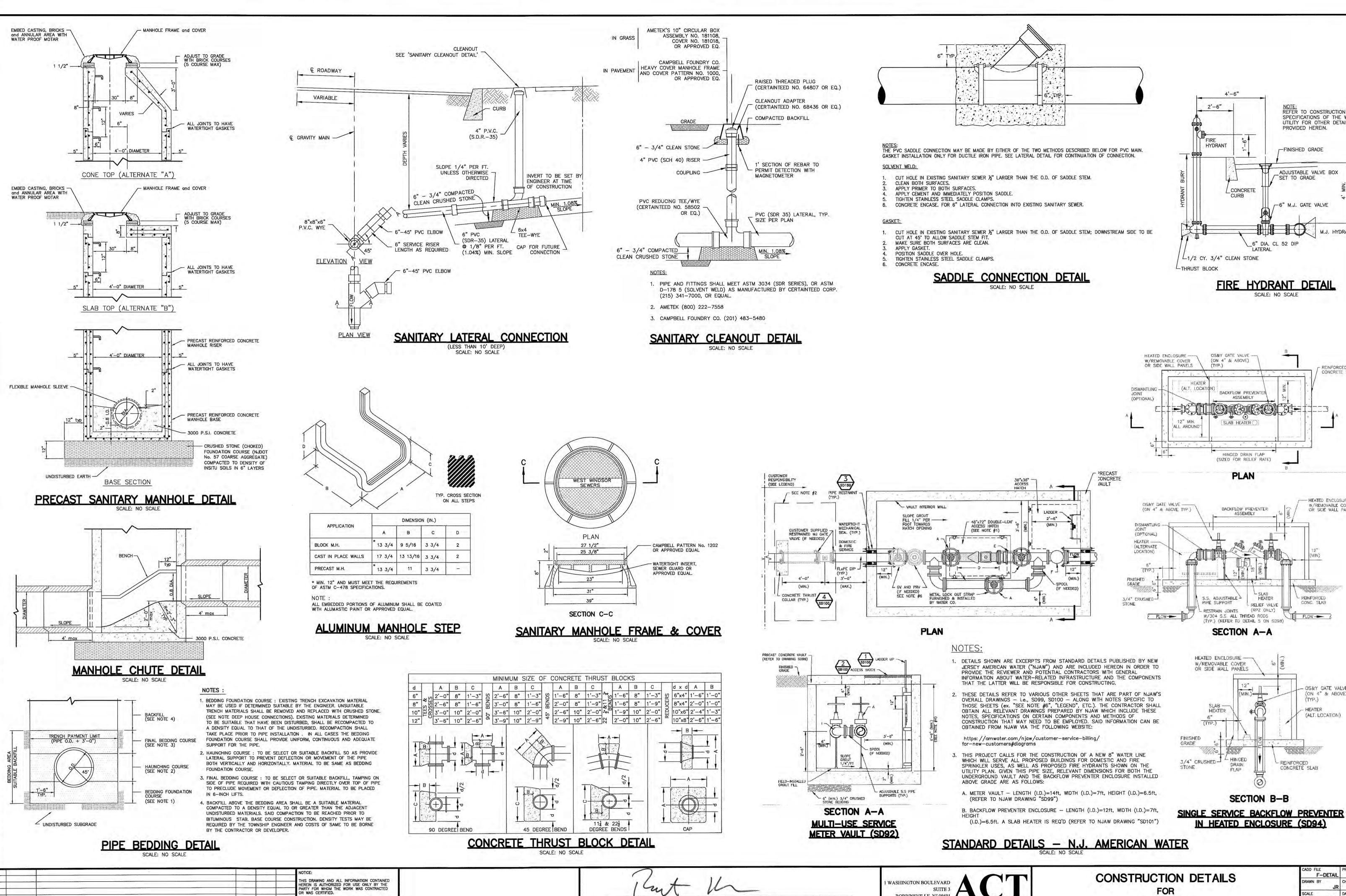
400 STEPS
LOT 19 BLOCK 5
SITUATED IN
MERCER COUNTY

OCK 5
IN
JNTY NEW JERSEY

F-LS-LIGHT DET 170201-05
DRAWN BY CHECKED BY REPORT OF 170201-05
CHECKED BY REPORT OF 170201-







ROBERT E. KORKUCH

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12/4/20 REVISED PER WWT COMMENTS & TRC MEETING #2
10/7/20 REVISED PER WWT COMMENTS, 7/8/20 TRC MEETING

CHECKED BY FOR DATE N.T.S. 4/20/20 Voice (609) 918-0200 ENGINEERS, INC 400 STEPS ACT ENGINEERS, INC. LOT 19 BLOCK 5 SITUATED IN 13 OF 17 VIL ENGINEERING

LAND SURVEYING

ENVIRONMENTAL PERMITTING **NEW JERSEY** WEST WINDSOR TOWNSHIP MERCER COUNTY NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

NOTE: REFER TO CONSTRUCTION

PROVIDED HEREIN.

FINISHED GRADE

SET TO GRADE

-6" M.J. GATE VALVE

ADJUSTABLE VALVE BOX

SPECIFICATIONS OF THE WATER

UTILITY FOR OTHER DETAILS NOT

REINFORCED

- HEATED ENCLOSURE

- REINFORCED

- OS&Y GATE VALVE

(ON 4" & ABOVE)

(ALT. LOCATION)

F-DETAIL 170201-0

(TYP.)

HEATER

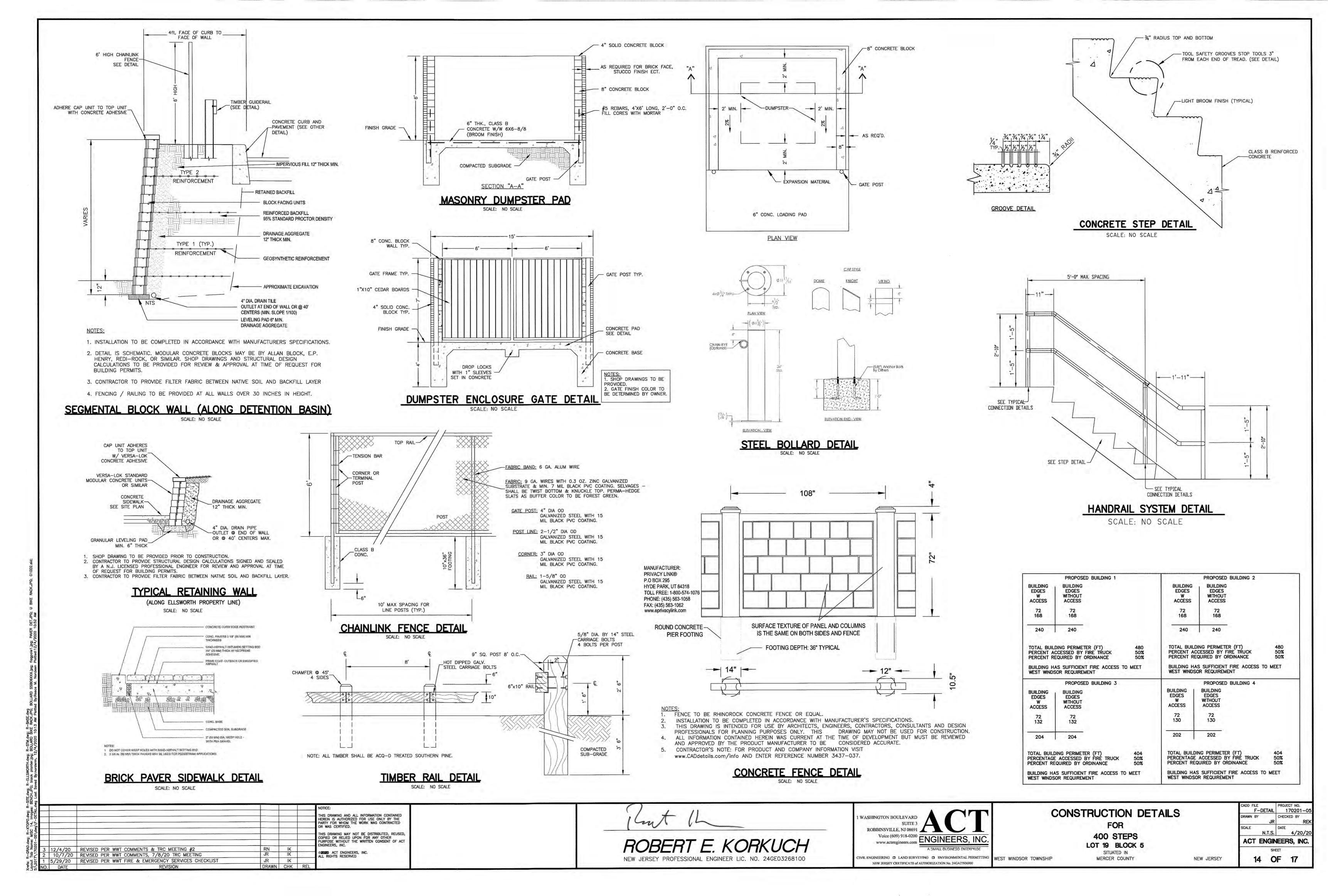
REINFORCED

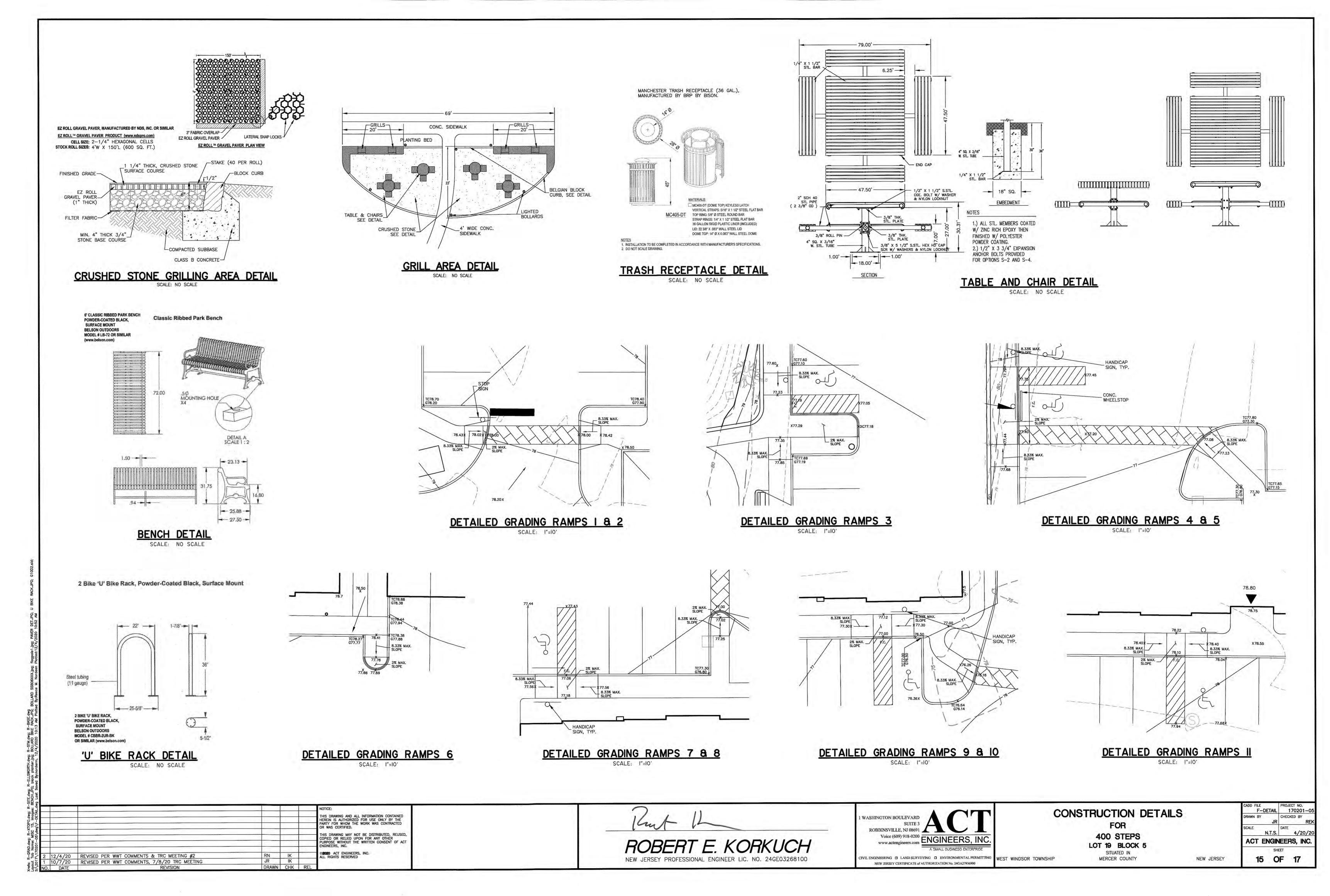
CONCRETE SLAB

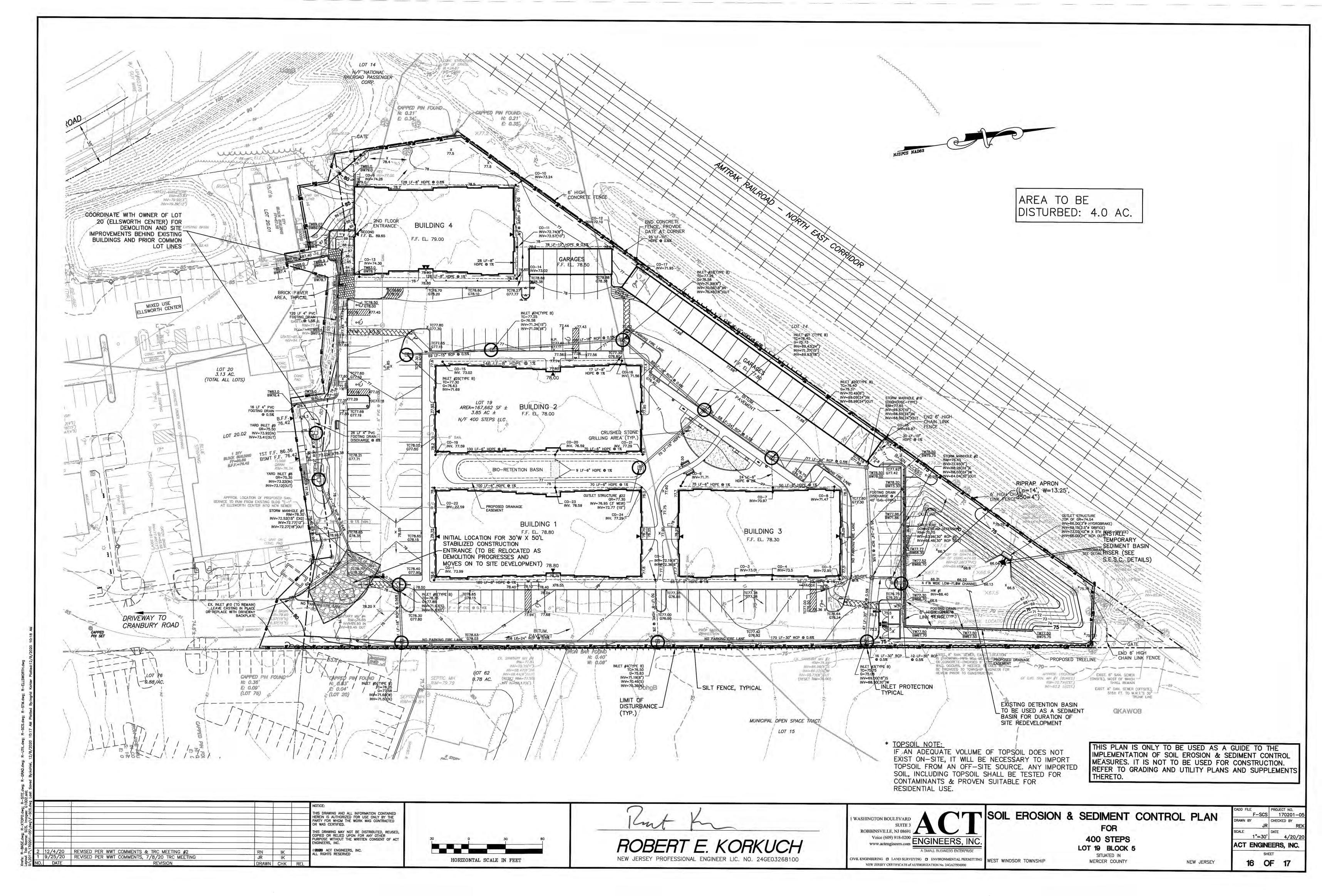
FLOW-

W/REMOVABLE COVER OR SIDE WALL PANELS

CONCRETE SLAB







1. SITE PREPARATION

A. THE AREA TO BE TOPSOILED SHALL BE SHAPED AND DRESSED. THE TOPSOIL SHALL BE SPREAD IN A UNIFORM LAYER THAT WILL PRODUCE THE PRESCRIBED COMPACTED THICKNESS. B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR

SEEDBED PREPARATION AND SEEDING C. INSTALL NEEDED EROSION CONTROL PRACTICES AND FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS AND

TOPSOIL SHALL NOT CONTAIN STONES, LUMPS, ROOTS, OR SIMILAR OBJECTS LARGER THAN TWO (2) INCHES IN ANY DIMENSION AND SHALL HAVE NO LESS THAN A 5.8 PH VALUE. WHEN TOPSOIL HAS LESS THAN A 5.8 PH VALUE, IT SHALL BE INCREASED BY APPLYING PULVERIZED LIMESTONE AT A RATE NECESSARY TO ATTAIN A 6.5 PH VALUE (SEE STANDARD BELOW)

FERTILIZER

FERTILIZER FOR ESTABLISHING TURF SHALL HAVE A COMMERCIAL DESIGNATION OF 10-20-10 OR ANY 1-2-1 RATIO FERTILIZER CONTAINING A MINIMUM OF 5 PERCENT (%) NITROGEN, 10 PERCENT (%) AVAILABLE PHOSPHORIC ACID AND 5 PERCENT (%) SOLUBLE POTASH.

PULVERIZED LIMESTONE SHALL BE COMPOSED OF NO LESS THAN 85 PERCENT (%) CALCIUM AND MAGNESIUM CARBONATES EQUIVALENT TO NO LESS THAN 40 PERCENT (%) CALCIUM AND MAGNESIUM OXIDES.

STRAW SHALL BE STALKS OF OATS, WHEAT, RYE, OR BARLEY RELATIVELY FREE FROM SEEDS, NOXIOUS WEEDS AND OTHER FOREIGN MATERIAL.

NORMAL MIX (3/1-4/30 & 8/15-11/15)

| NORMAL MIX (3/1- | 4/30 & 8/15-11/15) | SHADY MIX (3/1-4/30 | & 8/15-11/15) |
|--|--|---|--|
| SEED MIXTURE | PERCENT OF TOTAL WEIGHT OF MIXTURE | SEED MIXTURE | PERCENT OF TOTAL WEIGHT OF MIXTURE |
| PERENNIAL RYEGRASS KENTUCKY BLUEGRASS TURFTYPE TALL FESCUE | 20 10 70 | CREEPING RED RESCUE CHEWINGS FESCUE PERENNIAL RYEGRASS TALL FESCUE | 30 20 30 20 |

SEEDING RATE: 200 LBS./ACRE.

*DACIN CIDE CEED MIV (3/1 5/15 9/15 10/15) *DACIN DOTTON CEED MIV (3/1 5/15 9/15 10/15)

| *RAZIN ZIDE ZEED WIX (3/1-2/ | 13, 8/13-10/13/ | *BASIN BUTTOM SEED MIX (3/1-5/15, 8/15-10/ | | |
|------------------------------|-----------------|--|--------------|--|
| | Percent of | | Percent of | |
| Seed | Total Weight | | Total Weight | |
| <u>Mixture</u> | of Mixture | <u>Mixture</u> | of Mixture | |
| COMMON NAME | | COMMON NAME | | |
| Lurid Sedge | 10% | Deertongue | 20% | |
| Fox Sedge | 10% | Alkaligrass | 20% | |
| Tussock Sedge | 10% | Virginia Wildrye 'Madison' | 18% | |
| Soft Rush | 10% | Creeping Bentgrass | 15% | |
| Blue Flag | 5% | Fowl Bluegrass | 15% | |
| Swamp Rose-Mallow | 5% | Fox Sedge | 10% | |
| Cardinal Flower | 10% | Blunt Broom Sedge | 1% | |
| Wool Grass | 10% | Soft Rush | 1% | |
| Green Bulrush | 10% | | | |
| Blue Vervain | 10% | SEEDING RATE: 40 LBS/ACRE | * | |
| NY Ironweed | 10% | ###################################### | | |

SEEDING RATE: 100 LBS/ACRE

* Seed mixes shall be reviewed with Mercer County SCD prior to seeding. Basin should not be moved less than 6 inches.

7. TEMPORARY SEEDING RATES AND DATES

| SPECIES SPECIES | PER 1000 FT. S.F. | OPTIMUM SEEDING DATE 1 | OPT. SEED DEPTH (INCHES) 2 |
|--------------------|-------------------|------------------------|-------------------------------|
| PERENNIAL RYEGRASS | 1.0 | 3/1-5/15 OR 8/15-10/1 | 0.5 |
| OATS | 2.0 | 3/1-5/15 OR 8/15-10/1 | 1.0 |
| BARLEY | 2.2 | 3/1-5/15 OR 8/15-10/1 | 1.0 |
| | | | |

1. MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED. TWICE THE DEPTH FOR SANDY SOILS.

SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE OF 2 TONS/ACRE UNLESS SOIL TESTING INDICATES OTHERWISE. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES. TABLE 7-1 IS A GENERAL GUIDELINE FOR LIMESTONE APPLICATION.

| SOIL TEXTURE | TONS/ACRE | LBS./100 SQ. FT. |
|--|-----------|------------------|
| CLAY, CLAY LOAM, AND HIGH ORGANIC SOIL | .3 | 135 |
| SANDY LOAM, LOAM, SILT LOAM | 2 | 90 |
| LOAMY SAND, SAND | 1 | 45 |

PULVERIZED DOLOMITIC LIMESTONE IS PREFERRED FOR MOST SOILS SOUTH OF THE NEW BRUNSWICK-TRENTON LINE.

- B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
- C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACT D. REMOVE FROM THE SURFACE ALL STONES 2" OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER
- UNUSABLE MATERIAL. E. THE AREA MUST BE RETILLED AS ABOVE.

SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE SEEDBED PREPARATION. THE ADDED SOIL SHALL BE LIMED AS ABOVE.

SEQUENCE OF CONSTRUCTION:

- NOTIFY MERCER COUNTY SOIL CONSERVATION DISTRICT 48 (FORTY-EIGHT) HOURS PRIOR TO ANY LAND-DISTURBING ACTIVITY (SEE S.E.S.C. NOTES FOR CONTACT INFORMATION). 2. (SITE IS CURRENTLY DEVELOPED/ ABANDONED, AND IS MOSTLY PAVED). INSTALL SILT FENCING, GENERALLY ALONG
- LIMITS OF DISTURBANCE OR AS OTHERWISE SHOWN ON S.E.S.C. PLAN. INSTALL THE TEMPORARY RISER INSIDE EXISTING STORMWATER DETENTION BASIN WHICH WILL SERVE FOR SEDIMEN' CONTROL PURPOSES FOR DURATION OF PROJECT. BEGIN SITE DEMOLITION OF BUILDINGS, REMOVING AND DISPOSING OF MATERIALS IN ACCORDANCE WITH LOCAL AND
- STATE REGULATIONS. ONCE BUILDINGS ARE SUBSTANTIALLY DEMOLISHED, REMOVE PAVEMENT AT FIRST 50ft OF DRIVEWAY INTO PROPERTY AND INSTALL STABILIZED CONSTRUCTION ENTRANCE. 6. CONTINUE WITH SITE DEMOLITION - i.e., REMOVE CONCRETE SIDEWALKS AND APRONS, BITUMINOUS PAVEMENT,
- EXCAVATE AND DISPOSE OF PIPING ASSOCIATED WITH STORMWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS (COORDINATE WITH NJ AMERICAN WATER BEFOREHAND), AND LEAVE PORTION OF STORM SYSTEM IN PLACE THAT CURRENTLY SERVES ADJACENT FILSWORTH CENTER UNTIL NEW STORM SYSTEM IS CONSTRUCTED AS ALL EXISTING INFRASTRUCTURE DESIGNATED FOR DEMOLITION IS REMOVED AND DISPOSED OF, ROUGH GRADE SITE TO CONFORM WITH PROPOSED GRADING SCHEME AND STABILIZE IN ACCORDANCE WITH TEMPORARY SEEDING

STANDARDS, CONSTRUCT BIORETENTION BASIN ONCE PARKING DEMOLITION IS COMPLETED. BEGIN CONSTRUCTION OF

- EXTEND SANITARY SEWER, CONSTRUCT STORM SEWER AND WATER DISTRIBUTION SYSTEM AS PER GRADING AND
- UTILITY PLANS CONTINUE WITH CONSTRUCTION OF BUILDINGS, BEGIN CONSTRUCTION OF CURBING AND RETAINING WALL ALONG
- DETENTION BASIN. COORDINATE WITH RESPECTIVE UTILITY COMPANIES TO INSTALL REMAINING UNDERGROUND SERVICES - i.e., ELECTRIC, CATY, TELEPHONE, GAS - ALONG WITH CONDUITS AND CONCRETE BASES FOR SITE LIGHTING, AND PLACE BITUMINOUS BASE COURSE.
- 10. PERFORM SUBSOIL COMPACTION REMEDIATION (SCARIFY/TILL 6" MIN. DEPTH) IN ALL LAWN AND PLANTED AREA SUBSOILS WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES.
- INSTALL STREET SIGNAGE, SITE LIGHTING, DUMPSTER ENCLOSURE, CONCRETE SIDEWALK AND APRONS. FINISH GRADE FUTURE LAWN AREAS, INSTALL TREES AND SHRUBS IN ACCORDANCE WITH LANDSCAPING PLAN, PLACE TOPSOIL, SEED & STABILIZE LAWN AREAS ACCORDINGLY. 12. CONTINUE AND FINISH CONSTRUCTION OF BUILDINGS. PLACE BITUMINOUS SURFACE COURSE AND STRIPE PARKING
- AREAS, INSTALL ANY REMAINING IMPROVEMENTS i.e. FENCING, RECREATIONAL AMENITIES, ETC. 13. CONTACT MERCER S.C.D. TO REQUEST FINAL INSPECTION, REMOVE ACCUMULATED SEDIMENT FROM BASIN, DISMANTLE TEMPORARY RISER AND INSTALL NEW ORIFICE OPENINGS IN OUTLET STRUCTURE, TRASH RACKS, ETC. FINISH GRADE BASIN FLOOR AND SLOPES, THEN SEED & STABILIZE.

REVISED PER WWT COMMENTS, 7/8/20 TRC MEETING

STANDARD FOR TOPSOIL

DEFINITION

TOPSOILING ENTAILS THE DISTRIBUTION OF SUITABLE QUALITY SOIL ON AREAS TO BE VEGETATED.

TO IMPROVE THE SOIL MEDIUM FOR PLANT ESTABLISHMENT AND MAINTENANCE.

WHERE APPLICABLE TOPSOIL SHOULD BE USED WHERE SOILS ARE: SANDS, GRAVELY SOILS, CLAYS, SILTY CLAYS, VERY SHALLOW OR WHERE THEY ARE EXTREMELY ACID (LESS THAN 4.0) OR SALTY (CONDUCTIVITY GREATER THAN 1.0 MILLIMHOS PER CENTIMETER); OR WHERE TOPSOIL IS AVAILABLE ON SITE AND ASSURANCE OF IMPROVED VEGETATIVE GROWTH IS DESIRED.

METHOD AND MATERIALS

I. MATERIALS

- 1. TOPSOIL SHOULD BE FRIABLE AND LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE THAT MAY BE HARMFUL TO PLANT GROWTH. A PH RANGE OF 5.0-7.5 IS ACCEPTABLE. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIMHOS PER CENTIMETER). TOPSOIL HAULED IN FROM OFF SITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
- 2. IMPORTED SOIL, INCLUDING TOPSOIL SHALL BE TESTED FOR CONTAMINANTS & PROVEN SUITABLE FOR RESIDENTIAL USE.

II. STRIPPING AND STOCKPILING

- A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
- B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO 6.5. IN LIEU OF SOIL TESTS, SEE LIME RATE GUIDE IN SEEDBED PREPARATION FOR PERMANENT VEGETATIVE COVER, PAGE 3.2.1.
- D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
- E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
- F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE 3.1 OR 3.2. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.

III. SITE PREPARATION

- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE
- B. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENTS AND LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL PH TO 6.5 AND INCORPORATE INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
- C. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED TO PROVIDE A GOOD BOND WITH THE TOPSOIL.
- D. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 4.2 THROUGH 4.16.

IV. APPLYING TOPSOIL

- A. TOPSOIL SHOULD BE HANDLED ONLY WHEN ITS IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
- B. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS RECOMMENDED, SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE

V. MULCHING MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. (THE EXISTENCE OF SATISFACTORY PERMANENT VEGETATION AT THE TIME OF PROJECT OR UNIT COMPLETION SHALL BE DEEMED AS COMPLIANCE WITH THIS MULCH REQUIREMENTS.

- A. MULCH MATERIAL SHOULD BE UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT A RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION MUST BE DOUBLED THE LOWER RATE. MULCH CHOPPER-BLOWER MUST NOT CRIND THE MATERIAL
- SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS, WITHIN EACH SECTION.

MULCH ANCHORING SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE

LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPE, AND COST.

PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKE MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH, SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND A SQUARE PATTERN. SECURE TWINE NETTING AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

MULCH NETTINGS — STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

CRIMPER (MULCH ANCHORING TOOL) - A TRACTOR DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC-HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPE. STRAW MULCH RATE MUST BE 3 TONS PER ACRES. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

LIQUID MULCH-BINDER - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES.

APPLICATION SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN

B. USE ONE OF THE FOLLOWING:

- 1. EMULSIFIED ASPHALT (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, AND CRS-2). APPLY 0.04 GAL./SQ./YD. OR 194 GAL./ACRE ON FLAT SLOPES LESS THAN 8 FEET HIGH. ON SLOPES 8 FEET OR MORE HIGH, USE 0.075 GAL./SY. YD. OR 363 GAL./ACRE.
- 2. SYNTHETIC OR ORGANIC BINDERS BINDERS SUCH AS CURASOL, DCA-70, PETRO-SET, AND TERRA-TRACK MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIAL
- NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF
- WOOD FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL,

DUST CONTROL

ANY OF THE FOLLOWING MAY BE USED:

- A. SPRINKLING SITE IS SPRINKLED UNTIL SURFACE IS WET.
- B. MULCHING ON SITE WHERE DIFFICULT TO VEGETATE.
- C. CALCIUM CHLORIDE SPREAD AT RATE THAT WILL KEEP SOIL MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

STREET CLEANING

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SWEEP STREET OF SEDIMENT AFTER EACH WORK DAY.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

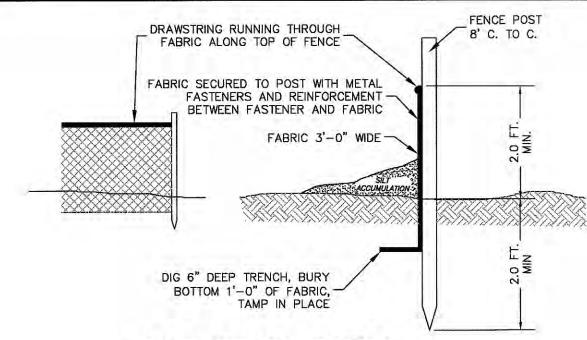
- 1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, FAXED OR EMAILED
 - MCSCD, 590 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690 PHONE: (609)586-9603 FAX: (609)586-1117 EMAIL: PAULS1MERCER@AOL.COM
- 2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NJPDES CONSTRUCTION ACTIVITY STORMWATER 5G3 PERMIT (NJG0088323) VIA THE NJDEP ONLINE PERMITTING SYSTEM (WWW.NJ.GOV/DEP/ONLINE) AND TO MAINTAIN THE ASSOCIATED BEST MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ONSITE AT ALL TIMES, THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. THE ONLINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SCD CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
- THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP. 4. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING
- AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION & SEDIMENT CONTROL
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE
- MAINTAINED ON SITE AT ALL TIMES. 6. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, OR IN THEIR PROPER SEQUENCE AS OUTLINED WITHIN THE SEQUENCE OF CONSTRUCTION ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL
- PLAN, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ. IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE
- FOLLOWED. 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A 11/2" TO 21/2" CLEAN STONE TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS IMMEDIATELY AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT. THE WIDTH SHALL SPAN THE FULL WIDTH OF EGRESS, AND LENGTH SHALL BE 50 FT. OF MORE, DEPENDING ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. THIS SHALL INCLUDE INDIVIDUAL LOT ACCESS POINTS WITHIN RESIDENTIAL SUBDIVISIONS. IF THE EGRESS IS TO A COUNTY ROAD. THEN A 20 FT. LONG PAVED TRANSITION SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING, PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO DETENTION BASINS, SWALES AND THE SEQUENCE OF
- CONSTRUCTION HAVE BEEN MET. 10. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION ACTIVITY WILL IMMEDIATELY RECEIVE TEMPORARY STABILIZATION. IF THE SEASON PREVENTS ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS. SLOPED AREAS IN EXCESS OF 3H: 1V SHALL BE PROVIDED WITH EROSION CONTROL BLANKETS, CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES, ROADWAY EMBANKMENTS, ENVIRONMENTALLY SENSITIVE AREAS) WILL RECEIVE TEMPORARY STABILIZATION IMMEDIATELY AFTER INITIAL DISTURBANCE OR ROUGH GRADING
- ANY STEEP SLOPES (I.E. SLOPES GREATER THAN 3:1) RECEIVING PIPELINE OR UTILITY INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION
- PROCEEDS 12. PERMANENT VEGETATION SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING AND TOPSOILING. ALL AGRONOMIC REQUIREMENTS CONTAINED WITHIN THE STANDARDS AND ON THE CERTIFIED PLAN SHALL BE EMPLOYED. MULCH WITH BINDER, IN ACCORDANCE WITH THE STANDARDS, SHALL BE USED ON ALL SEEDED AREAS, SAVE ALL TAGS AND/OR BAGS USED FOR SEED, LIME AND FERTILIZER AND PROVIDE THEM TO THE DISTRICT INSPECTOR TO VERIFY THAT MIXTURES AND RATES
- MEET THE STANDARDS. 13. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, THEN NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- 14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION MAY OCCUR WITHIN HAUL ROUTES, STAGING AREAS AND OTHER PROJECT AREAS. IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING, COMPACTED SURFACES SHOULD BE SCARIFIED 6" TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). 15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG
- SOIL STABILIZATION. 16. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS. ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD AND BE COVERED WITH A MINIMUM OF 12"OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO TOPSOIL APPLICATION AND SEEDBED PREPARATION. IF THE AREA IS TO RECEIVE TREE OR SHRUB PLANTINGS, OR IS LOCATED ON A SLOPE, THEN THE AREA SHALL BE COVERED WITH A MINIMUM OF 24" OF

WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR

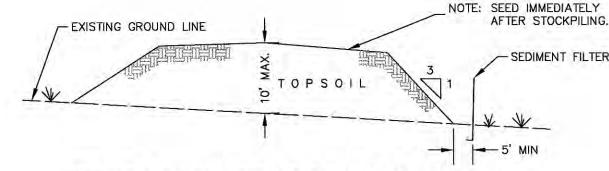
- SOIL HAVING A pH OF 5 OR MORE. 17. MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE, CONDITIONAL ROC'S ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING SEASON IMMEDIATELY FOLLOWING THE CONDITIONAL ROC, OR THE COMPLETION OF WORK IN
- 18. HYDROSEEDING IS A TWO-STEP PROCESS. THE FIRST STEP INCLUDES SEED, FERTILIZER, LIME, ETC., ALONG WITH MINIMAL AMOUNTS OF MULCH TO PROMOTE CONSISTENCY, GOOD SEED-TO-SOIL CONTACT, AND GIVE A VISUAL INDICATION OF COVERAGE. UPON COMPLETION OF THE SEEDING OPERATION, HYDROMULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 1500 LBS. PER ACRE IN SECOND STEP. THE USE OF HYDRO-MULCH, AS OPPOSED TO STRAW, IS LIMITED TO OPTIMUM SEEDING DATES AS LISTED IN THE STANDARDS. THE USE
- OF HYDROMULCH ON SLOPED AREAS IS DISCOURAGED. 19. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF THE CONSTRUCTION PROJECT. ALL SEDIMENT WASHED, DROPPED, TRACKED OR SPILLED ONTO PAVED SURFACES SHALL BE IMMEDIATELY REMOVED.
- 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION, AND FOR EMPLOYING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT. 21. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO
- THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 22. ALL DETENTION / RETENTION BASINS MUST BE FULLY CONSTRUCTED (INCLUSIVE OF ALL STRUCTURAL COMPONENTS AND LINERS) AND PERMANENTLY STABILIZED PRIOR TO PAVING OR PRIOR TO THE ADDITION OF ANY IMPERVIOUS SURFACES. PERMANENT STABILIZATION INCLUDES, BUT MAY NOT BE LIMITED TO: TOPSOIL, SEED, STRAW MULCH AND BINDERS OR EROSION CONTROL BLANKETS ON ALL SEEDING, ALL AGRONOMIC REQUIREMENTS AS SPECIFIED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INSTALLATION OF THE OUTFLOW CONTROL STRUCTURES AND DISCHARGE STORM DRAINAGE PIPING, LOW

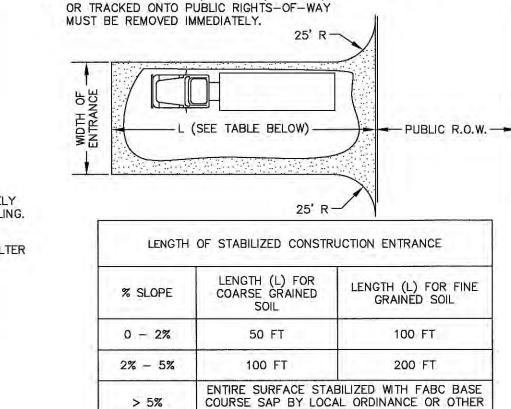
FLOW CHANNELS, CONDUIT OUTLET PROTECTION, EMERGENCY SPILLWAYS, AND LAP RING

- 23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4" CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN
- INSTALLED. TEMPORARY SOIL RIDING SURFACES ARE PROHIBITED. 24. ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET FILTER IN ACCORDANCE WITH THE STANDARD FOR DEWATERING OR AS DEPICTED ON THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN. DISCHARGE LOCATIONS FOR THE DEWATERING OPERATION MUST CONTAIN PERENNIAL VEGETATION OR
- SIMILAR STABLE SURFACE. 25. ALL SWALES OR CHANNELS THAT WILL RECEIVE RUNOFF FROM PAVED SURFACES MUST BE PERMANENTLY STABILIZED PRIOR TO THE INSTALLATION OF PAVEMENT. IF THE SEASON PROHIBITS THE ESTABLISHMENT OF PERMANENT STABILIZATION, THE SWALES OR CHANNELS
- MAY BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE STANDARDS. 26. NJSA 4: 24-39 ET SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY BE ISSUED BY THE MUNICIPALITY BEFORE THE PROVISIONS OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN SATISFIED. THEREFORE, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS MUST BE COMPLETED BEFORE THE DISTRICT ISSUES A REPORT OF COMPLIANCE OR CONDITIONAL REPORT OF COMPLIANCE, WHICH MUST BE FORWARDED TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY, RESPECTIVELY.



SILT FENCE DETAIL





GOVERNING BODY.

1 1/2" - 4" DIA. STONE

REQUIRED BY THE DISTRICT AS CONDITIONS DEMAND. R.O.W.

-FILTER FABRIC

ADDITIONAL LENGTH OR TOP DRESSING MAY BE

ALL SEDIMENT SPILLED, DROPPED, WASHED

GROUND

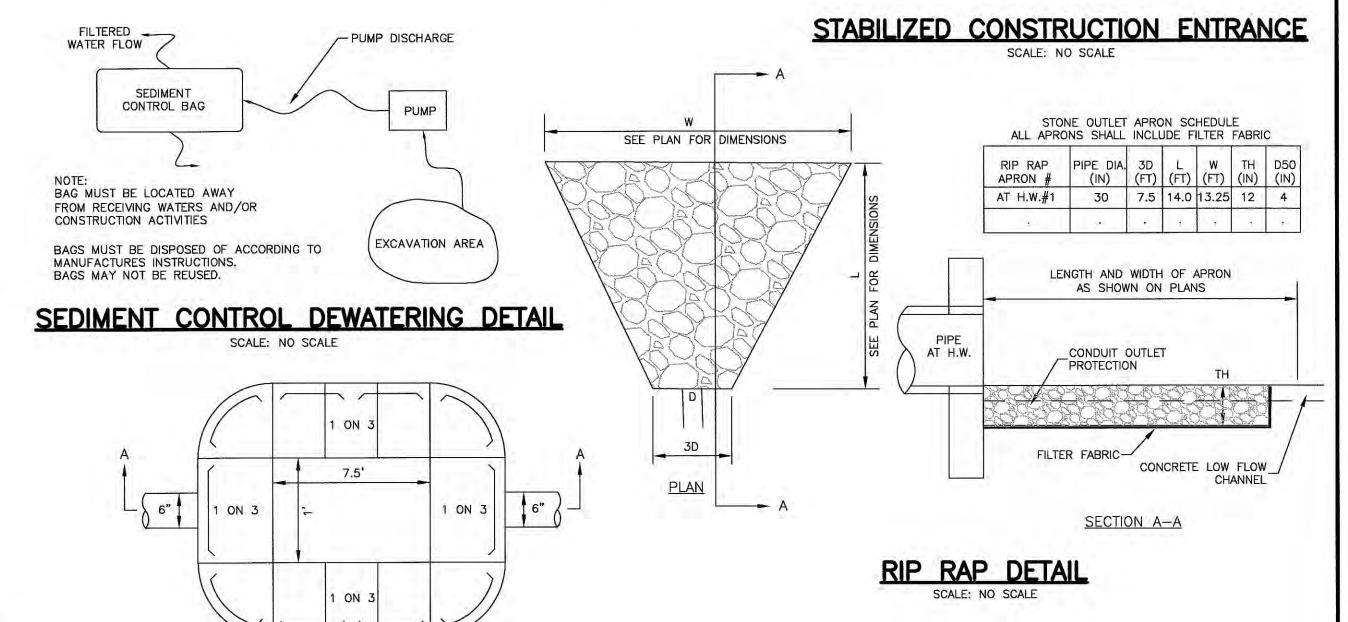
PUBLIC R.O.W. --

PROVIDE APPROPRIATE

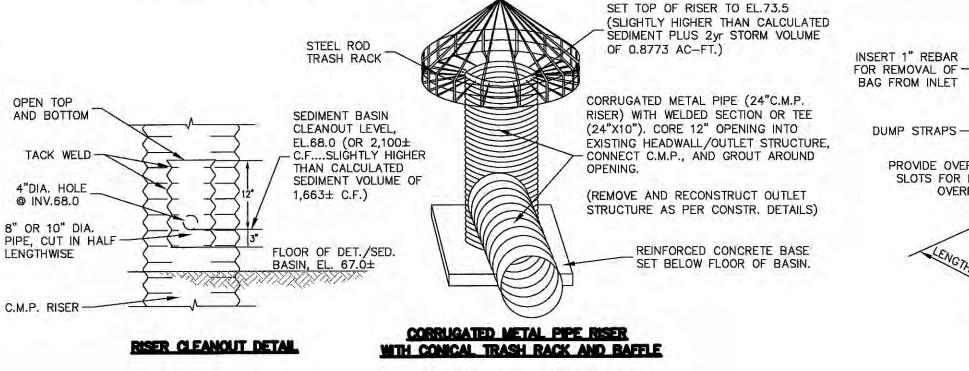
TRANSITION BETWEEN

ENTRANCE AND PUBLIC

STABILIZED CONSTRUCTION



<u>PLAN</u> - LUMBER RESTRAIN INSERT 1" REBAR (1/4" NYLON ROPE, FOR REMOVAL OF -2" FLAT WASHERS) BAG FROM INLET DUMP STRAPS (2 EACH) INLET FILTER BAG-SCOUR HOLE DEPTH D = 1' RIP-RAP D50 SIZE = 4"SECTION A-A RIP-RAP THICKNESS = 8" INSTALLATION DETAIL BAG DETAIL PREFORMED SCOUR HOLE INLET GRATE



TEMPORARY SEDIMENT BASIN RISER

NOTE: "SILTSACK" OR APPROVED EQUAL STORM SEWER INLET PROTECTION INLET PROTECTION DETAIL

PROVIDE OVERFLOW

SLOTS FOR FLOOD -

OVERFLOWS

ROBERT E. KORKUCH



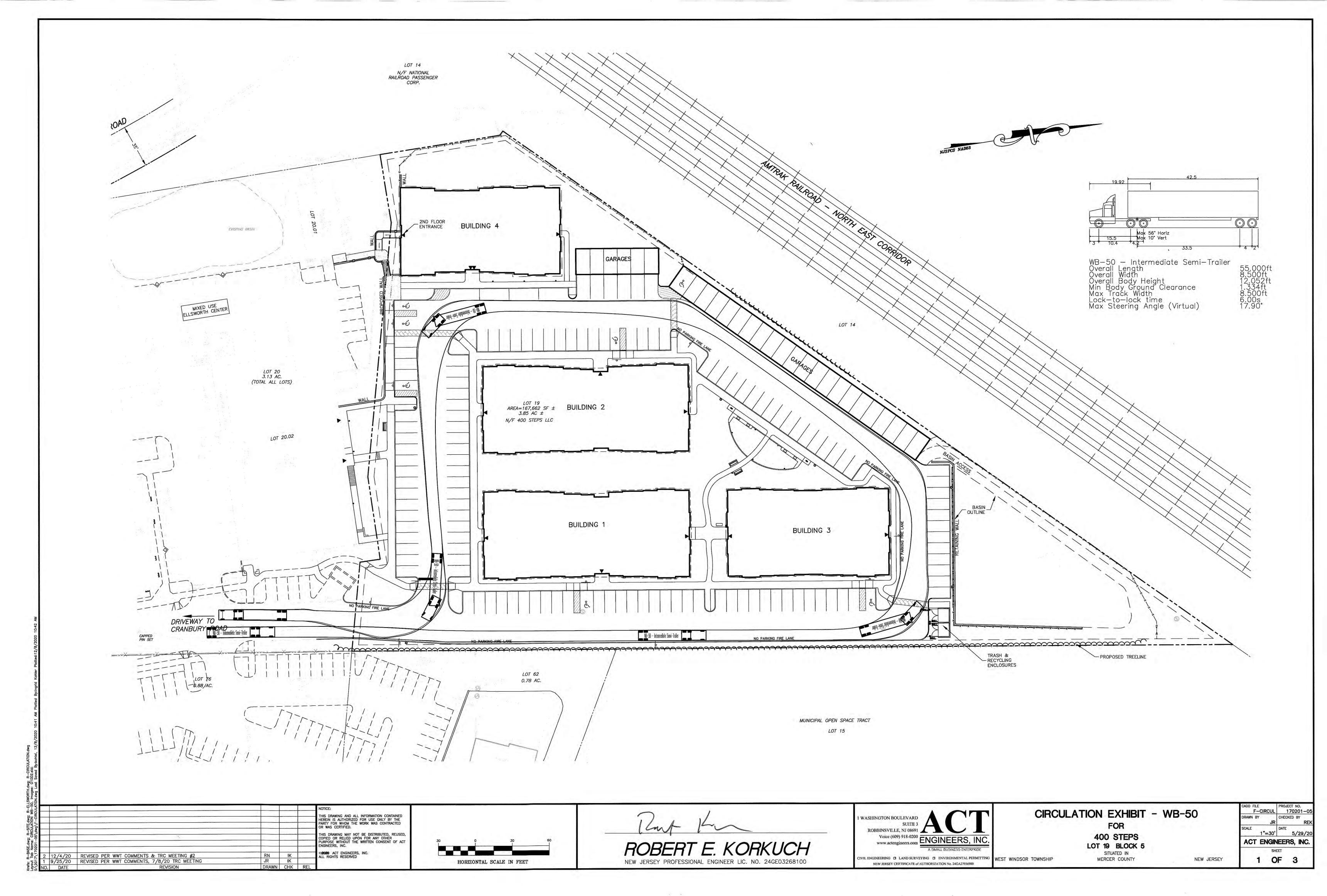
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

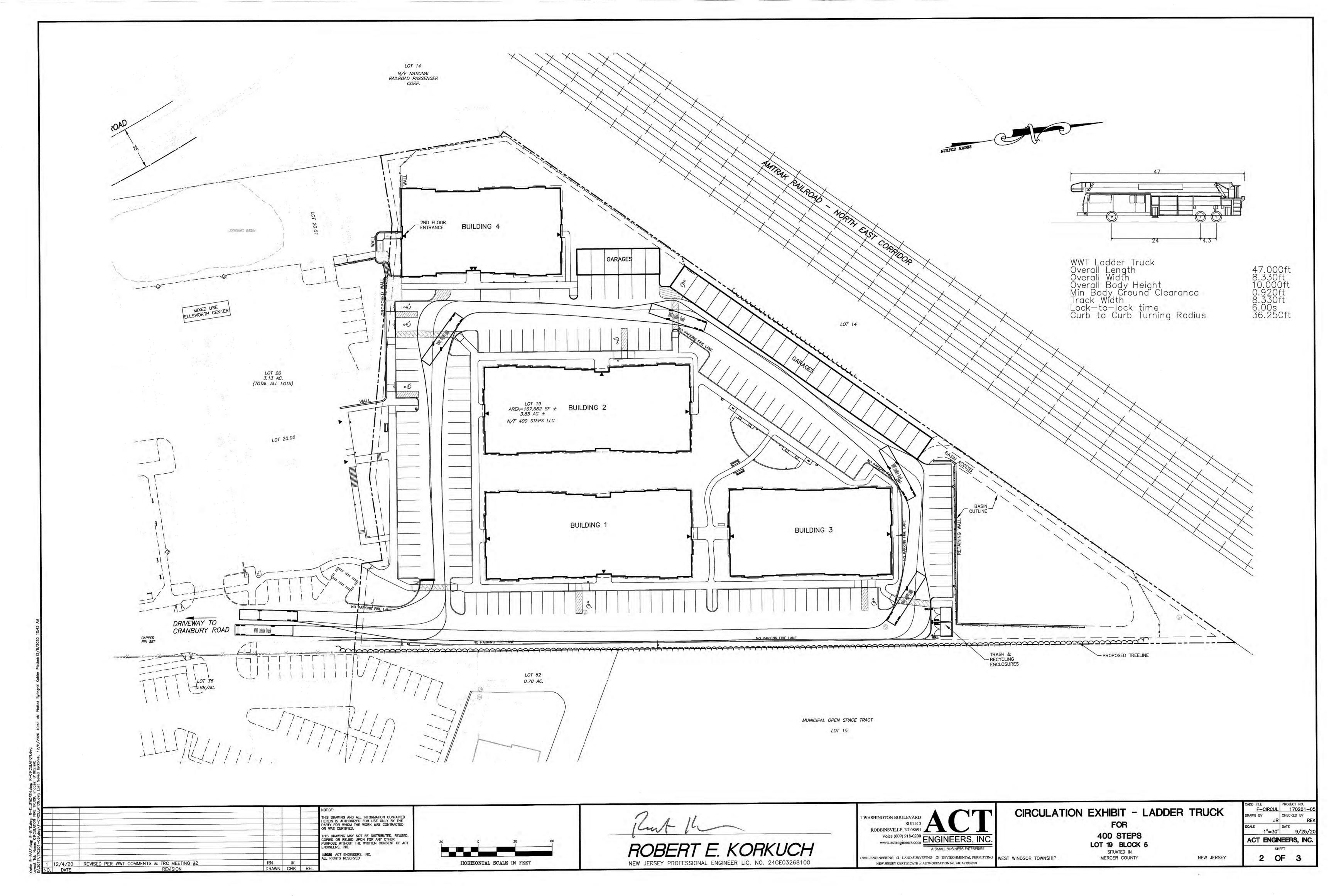
SOIL EROSION NOTES AND DETAILS

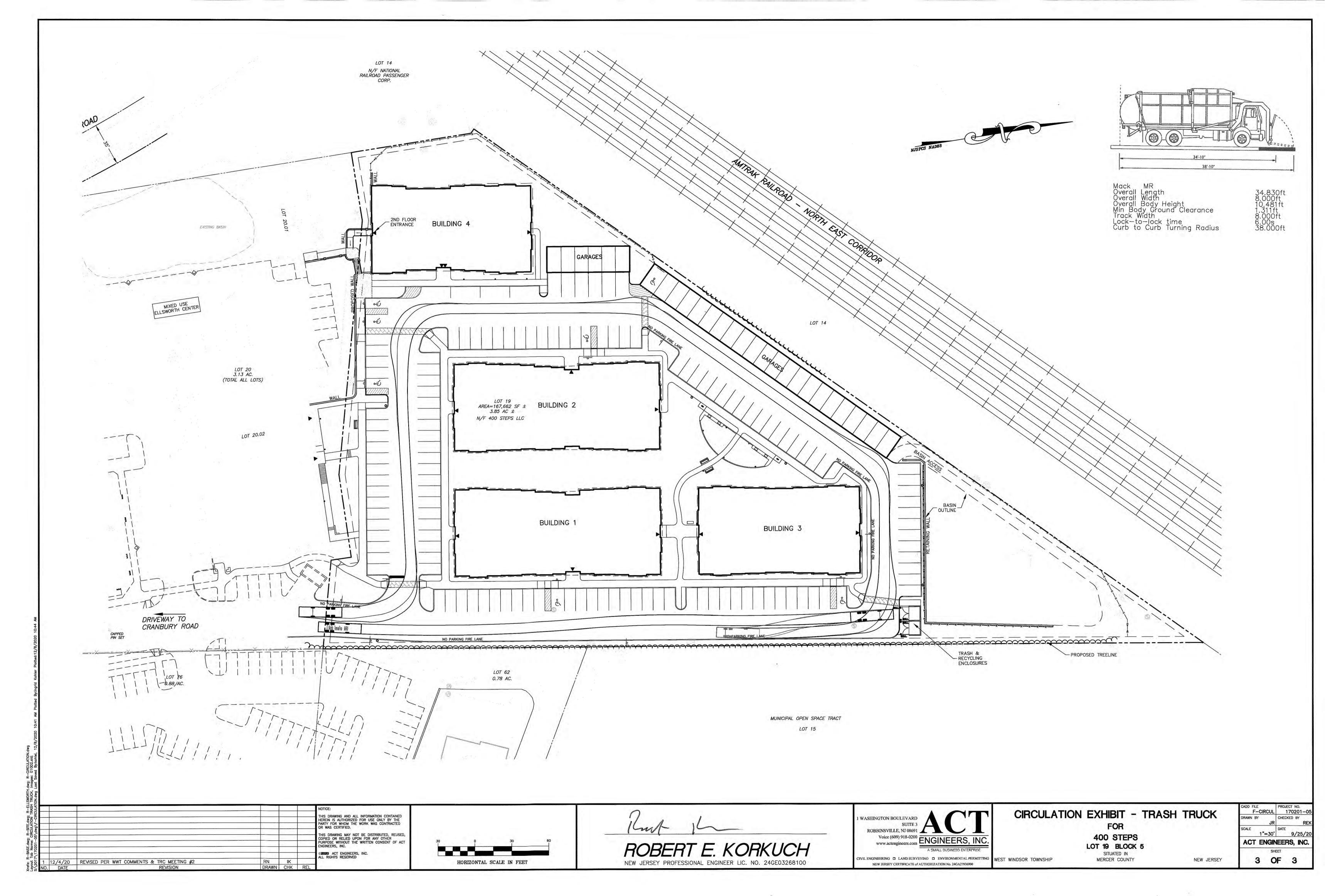
400 STEPS LOT 19 BLOCK 5 SITUATED IN MERCER COUNTY

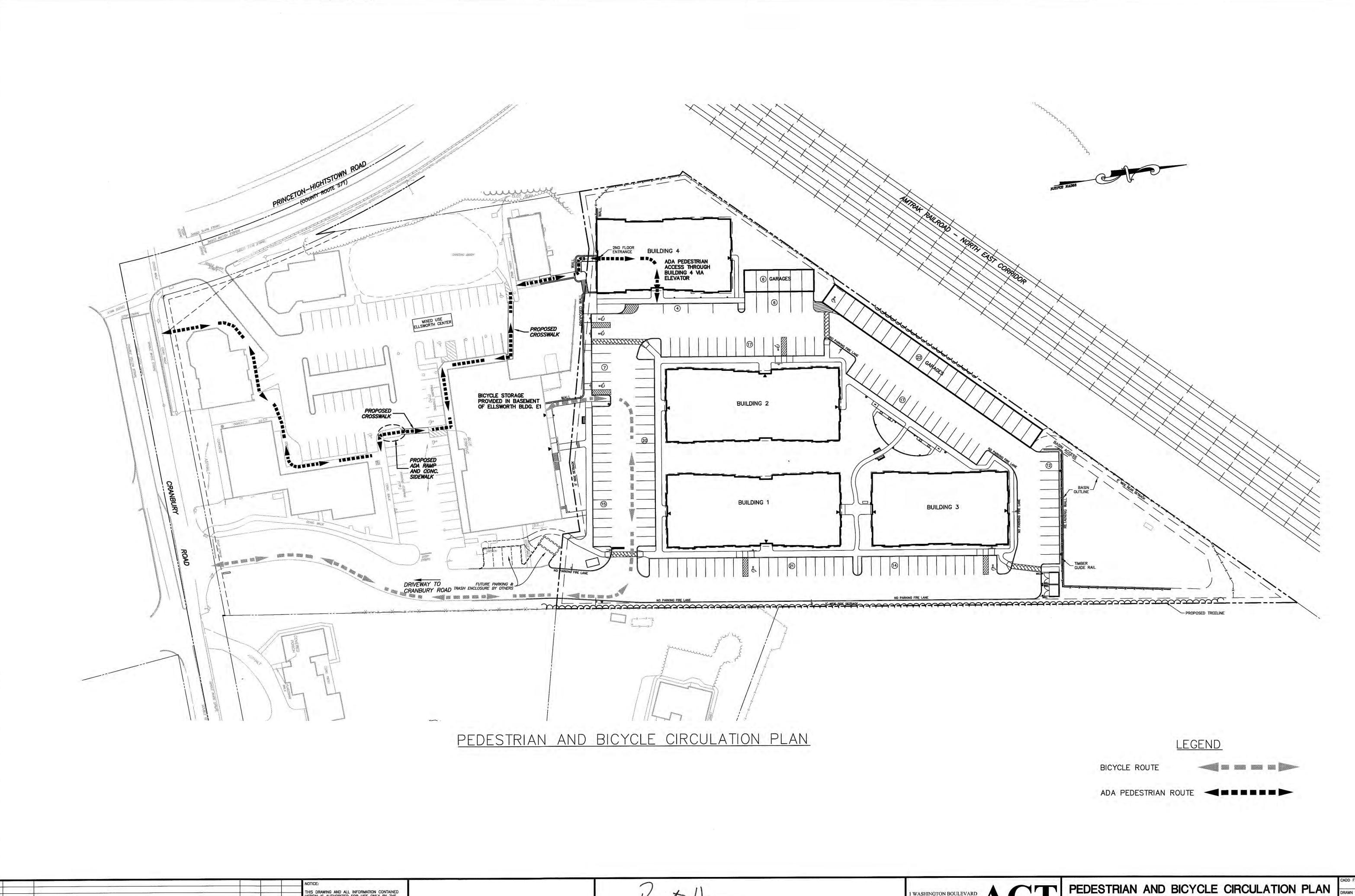
F-SCS DET 170201-0 CHECKED BY ACT ENGINEERS, INC OF 17 **NEW JERSEY**

- CURB OPENING

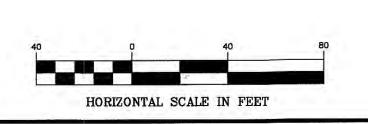








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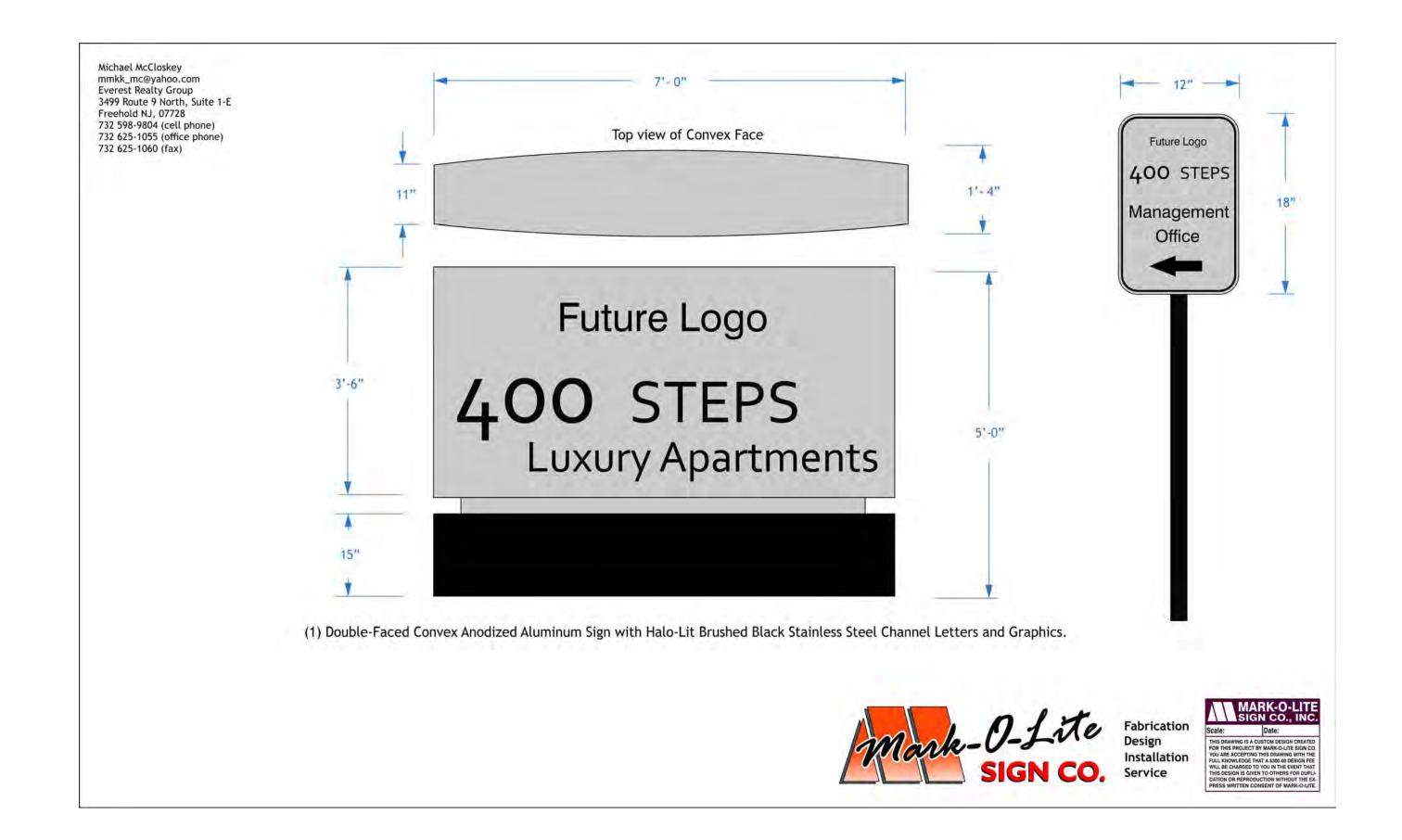
WASHINGTON BOULEVARD Voice (609) 918-0200 ENGINEERS, INC.

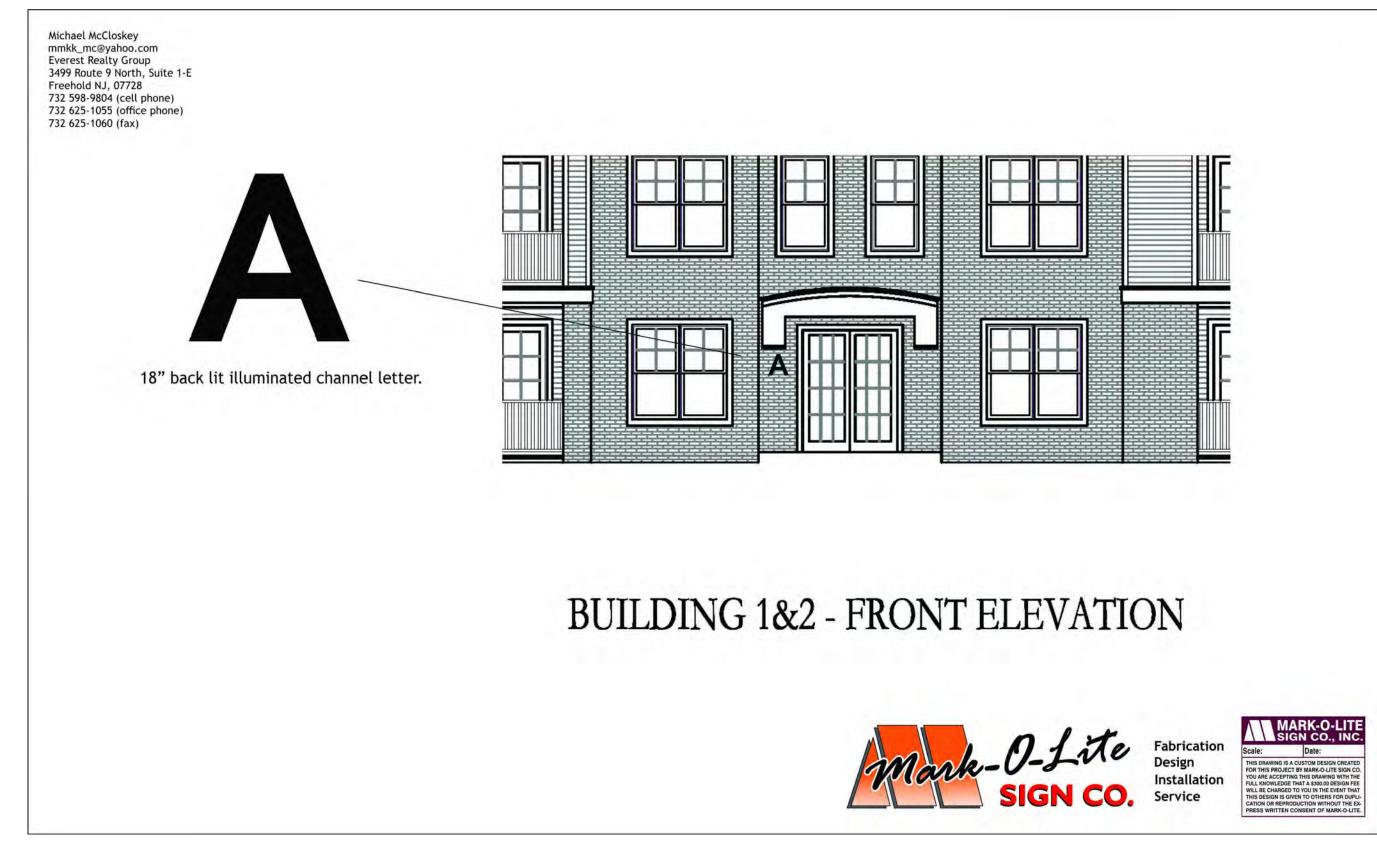
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

FOR

400 STEPS LOT 19 BLOCK 5 SITUATED IN MERCER COUNTY CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL PERMITTING WEST WINDSOR TOWNSHIP

ACT ENGINEERS, INC. OF 1 NEW JERSEY





NOTICE:

NOTICE:

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1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691
Voice (609) 918-0200
www.actengineers.com

ENGINEERS, INC.

A SMALL BUSINESS ENTERPRISE

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL PERMITTING
WEST WINDSOR TOWNSHIP

NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

FOR
400 STEPS
LOT 19 BLOCK 5
SITUATED IN

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170201-04
DRAWN BY
IK
SCALE
NTS
DATE
NTS
12/4/20
ACT ENGINEERS, INC.
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1 OF 1

SOR TOWNSHIP MERCER COUNTY

NEW JERSEY