# PRELIMINARY & FINAL SITE PLAN

## FOR COMMUNITY CENTER AND POOL REHABILITATION

PREPARED FOR

# KRIEGMAN AND SMITH, INC.

## (PROPERTY MANAGERS FOR OWNERS)

LOT 1, BLOCK 64

TOWNSHIP OF EAST WINDSOR

MERCER COUNTY, NEW JERSEY




KEY MAP — SCALE: 1" = 500'

MAP REFERENCES: NJGIN IMAGERY WAREHOUSE DATED 2020

## SITE DATA CHART

| | | | |
|---|---|---|---|
| OWNER: | WYNBROOK WEST ASSOCIATES, LLC<br>400 DUTCH NECK ROAD<br>EAST WINDSOR, NEW JERSEY 08520 | APPLICANT: | KRIEGMAN AND SMITH, INC. (PROPERTY MANAGERS)<br>101 EISENHOWER PKWY<br>ROSELAND, NEW JERSEY 07068 |
| PROPERTY: | 400 DUTCH NECK ROAD<br>EAST WINDSOR, NEW JERSEY 08520<br>LOT 1, BLOCK 64<br>LOT AREA: 623,250.3 SF / 14.3± ACRES | | |
| ZONE: | R-M - MULTIFAMILY RESIDENTIAL | | |
| EXISTING USE: | MULTIFAMILY RESIDENTIAL | PROPOSED USE: | MULTIFAMILY RESIDENTIAL |

### SCHEDULE OF DISTRICT REGULATIONS

| DESCRIPTION | REQUIRED | EXISTING | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| MIN. LOT AREA | 5 ACRES | 14.3 ACRES | NO CHANGE | YES |
| MIN. LOT WIDTH | 300 FT | 567.4 FT | NO CHANGE | YES |
| PRINCIPAL BUILDING YARDS | | | | |
| FRONT YARD SETBACK | 75 FT | 33.9 FT | NO CHANGE | ENC |
| SIDE YARDS SETBACK (1) | 75 FT | - | - | - |
| BOTH SIDE YARDS SETBACK (1) | - | - | - | - |
| REAR YARD SETBACK (1) | 75 FT | - | - | - |
| MAXIMUM ALLOWABLE | | | | |
| BUILDING COVERAGE | 20% | 18.6% | 19.2% | YES |
| IMPROVEMENT COVERAGE | 40% | 49.9% | 51.1% | NO (V) |
| BUILDING HEIGHT (FT/STORIES) | 35 / 2.5 | 2 STORIES | 22.4 FT / 1 STY (COMMUNITY CENTER) | YES |
| FLOOR AREA RATIO * | 0.30 | 0.32 | NO CHANGE | ENC |
| GROSS RESIDENTIAL DENSITY | 10 UNITS/ACRE | 15.1 UNITS/ACRE | NO CHANGE | ENC |
| PRINCIPAL BUILDING PER LOT | 1 | 15 | NO CHANGE | ENC |
| ACCESSORY BUILDING SETBACKS FROM | | | | |
| STREET LINE | 100 FT | 257.3 FT | 195.7 FT | YES |
| SIDE LINE (1) | 50 FT | - | - | - |
| REAR LINE (1) | 50 FT | - | - | - |
| PRINCIPAL BUILDING | 25 FT | 40.6 FT | 30.3 FT | YES |
| PARKING REQUIREMENTS | | | | |
| PARKING STALL REQUIREMENT | 432 | 423 | 423 | ENC |
| GARAGE PARKING SPACES | 216 | 0 | NO CHANGE | ENC |

(V) VARIANCE REQUIRED

(1) PROPERTY IS CONSIDERED A THROUGH LOT; THUS, THERE ARE NO SIDE AND REAR YARDS.

* FLOOR AREA RATIO WAS CALCULATED UTILIZING THE BUILDING FOOTPRINT AS SHOWN ON THE SURVEY PROVIDED AND MULTIPLYING BY TWO (FOR THE TWO-STORY STRUCTURES)

PARKING REQUIREMENTS – 8:20-11B.9: PARKING, LOADING AND CIRCULATION:
PER NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS ("RSIS") N.J.A.C. 5:21
1-- AND 2-BEDROOM UNITS FOR ALL UNITS: 2.0 X 216 UNITS = 432 PARKING SPACES REQUIRED

EXISTING SPACES: 423 PARKING SPACES
TOTAL SPACES PROPOSED: 423 PARKING SPACES (EV CREDIT APPLIED)

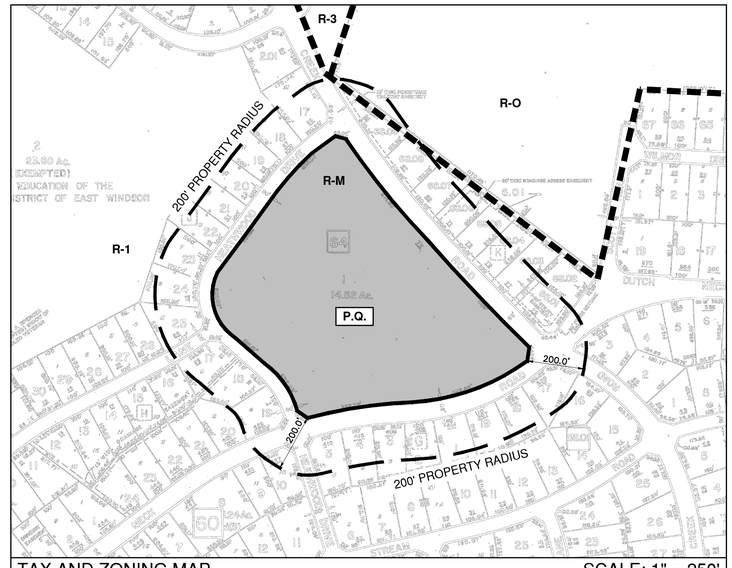
GARAGE PARKING SPACES PER DWELLING UNIT REQUIRED: 216
TOTAL EXISTING GARAGE SPACES: 0 (NO CHANGE)

ADA REQUIREMENTS:
PER ADA STANDARDS FOR ACCESSIBLE DESIGN, ACCESSIBLE SPACES REQUIRED:

26 TO 50 TOTAL SPACES = 2 ACCESSIBLE PARKING SPACES REQUIRED (FOR PARKING BAY AFFECTED BY NEW BUILD)

EXISTING: 0 ADA PARKING SPACES

PROPOSED: 2 ADA PARKING SPACES




TAX AND ZONING MAP — SCALE: 1" = 250'

MAP REFERENCES: ZONING INFORMATION DERIVED FROM TOWNSHIP OF EAST WINDSOR MOST RECENTLY DATED 02/03/17.
TAX MAP INFORMATION DERIVED FROM TOWNSHIP OF EAST WINDSOR SHEET NO. 3 MOST RECENTLY DATED 01/03/14.

### EXISTING FLOOR AREA CALCULATIONS

| BUILDING | FOOTPRINT (SF) | GFA (SF) | FAR |
|---|---|---|---|
| A | 7,240 | 14480 | 0.32 |
| B | 7,275 | 14550 | |
| C | 7,292 | 14584 | |
| D | 7,248 | 14496 | |
| E | 7,263 | 14526 | |
| F | 7,284 | 14568 | |
| G | 6,547 | 13094 | |
| H | 5,072 | 10144 | |
| I | 5,296 | 10592 | |
| J | 7,262 | 14524 | |
| K | 5,587 | 11174 | |
| L | 7,277 | 14554 | |
| M | 5,464 | 10928 | |
| N | 5,623 | 11246 | |
| O | 6,078 | 12156 | |
| SHED | 378 | 378 | |
| BATH HOUSE | 459 | 459 | |
| TOTAL | 98645 | 196453 | |

### PROPOSED FLOOR AREA CALCULATIONS

| BUILDING | FOOTPRINT (SF) | GFA (SF) | FAR |
|---|---|---|---|
| A | 7,240 | 14480 | 0.32 |
| B | 7,275 | 14550 | |
| C | 7,292 | 14584 | |
| D | 7,248 | 14496 | |
| E | 7,263 | 14526 | |
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| J | 7,262 | 14524 | |
| K | 5,587 | 11174 | |
| L | 7,277 | 14554 | |
| M | 5,464 | 10928 | |
| N | 5,623 | 11246 | |
| O | 6,078 | 12156 | |
| COMMUNITY CENTER | 4020 | 4020 | |
| TOTAL | 101828 | 199636 | |

### EXISTING IMPROVEMENT COVERAGE CALCULATIONS

| DESCRIPTION | ENTIRE SITE |
|---|---|
| BUILDINGS * | 115,303 SF |
| PARKING LOT AND DRIVEWAYS | 154,665 SF |
| WALKWAYS AND STAIRS | 35,719 SF |
| IN-GROUND POOL | 2,191 SF |
| POOL DECK | 1,974 SF |
| POOL HOUSE | 459 SF |
| POOL EQUIPMENT | 77 SF |
| SHED | 378 SF |
| TOTAL: | 310,766 SF |
| CALCULATION: | 310,766 SF / 623,250.3 SF |
| PERCENTAGE: | 49.9% |

* INCLUDES PLATFORMS

### PROPOSED IMPROVEMENT COVERAGE CALCULATIONS

| DESCRIPTION | ENTIRE SITE |
|---|---|
| BUILDINGS * | 115,303 SF |
| PARKING LOT AND DRIVEWAYS | 154,665 SF |
| WALKWAYS AND STAIRS | 35,130 SF |
| NEW IN-GROUND POOL | 1,890 SF |
| NEW CONCRETE POOL DECK | 4,230 SF |
| NEW POOL EQUIPMENT | 100 SF |
| NEW WALKWAY | 1,967 SF |
| NEW COMMUNITY CENTER | 4,020 SF |
| NEW PATIO | 990 SF |
| NEW EXTERIOR SHOWER | 16 SF |
| TOTAL: | 318,311 SF |
| CALCULATION: | 318,311 SF / 623,250.3 SF |
| PERCENTAGE: | 51.1% |

LIST OF APPROVALS REQUIRED:

1. TOWNSHIP OF EAST WINDSOR PLANNING BOARD
2. SOIL EROSION AND SEDIMENT CONTROL (MCSCD)

### LIST OF DRAWINGS

| SHEET NO. | NAME | PREPARED BY |
|---|---|---|
| SP-1 | TITLE SHEET | PETRY ENGINEERING |
| SP-2 | EXISTING CONDITIONS AND DEMOLITION PLAN | PETRY ENGINEERING |
| SP-3.1 | OVERALL LAYOUT PLAN | PETRY ENGINEERING |
| SP-3.2 | DETAILED LAYOUT PLAN | PETRY ENGINEERING |
| SP-4.1 | GRADING AND DRAINAGE PLAN | PETRY ENGINEERING |
| SP-4.2 | UTILITY PLAN | PETRY ENGINEERING |
| SP-5 | LIGHTING PLAN | PETRY ENGINEERING |
| SP-6 | LANDSCAPE PLAN | PETRY ENGINEERING |
| SP-7.1 | SOIL EROSION AND SEDIMENT CONTROL PLAN | PETRY ENGINEERING |
| SP-7.2 | SOIL EROSION AND SEDIMENT CONTROL DETAILS | PETRY ENGINEERING |
| SP-8 | GENERAL NOTES | PETRY ENGINEERING |
| SP-9 | CONSTRUCTION DETAILS | PETRY ENGINEERING |
| SP-10 | CONSTRUCTION DETAILS | PETRY ENGINEERING |
| A-101 | COMMUNITY CENTER FLOOR PLAN | J. MICHAEL PETRY, AIA |
| A-201 | ELEVATIONS | J. MICHAEL PETRY, AIA |
| 1 OF 1 | BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY | GEORGE J. ANDERSON, LLC |

APPROVALS
TOWNSHIP OF EAST WINDSOR
APPROVED AS A SITE PLAN BY THE TOWNSHIP OF EAST WINDSOR PLANNING BOARD ON

DATE

PLANNING BOARD CHAIRPERSON — DATE

PLANNING BOARD SECRETARY — DATE

TOWNSHIP ENGINEER — DATE


PETRY ENGINEERING, LLC
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185 PASSAIC AVENUE • FAIRFIELD, NEW JERSEY • 07004
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PETRYENGINEERING.COM


| REV | DESCRIPTION | DATE |
|---|---|---|

SCALE AS NOTED

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DRAFTED BY: LCD


PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026



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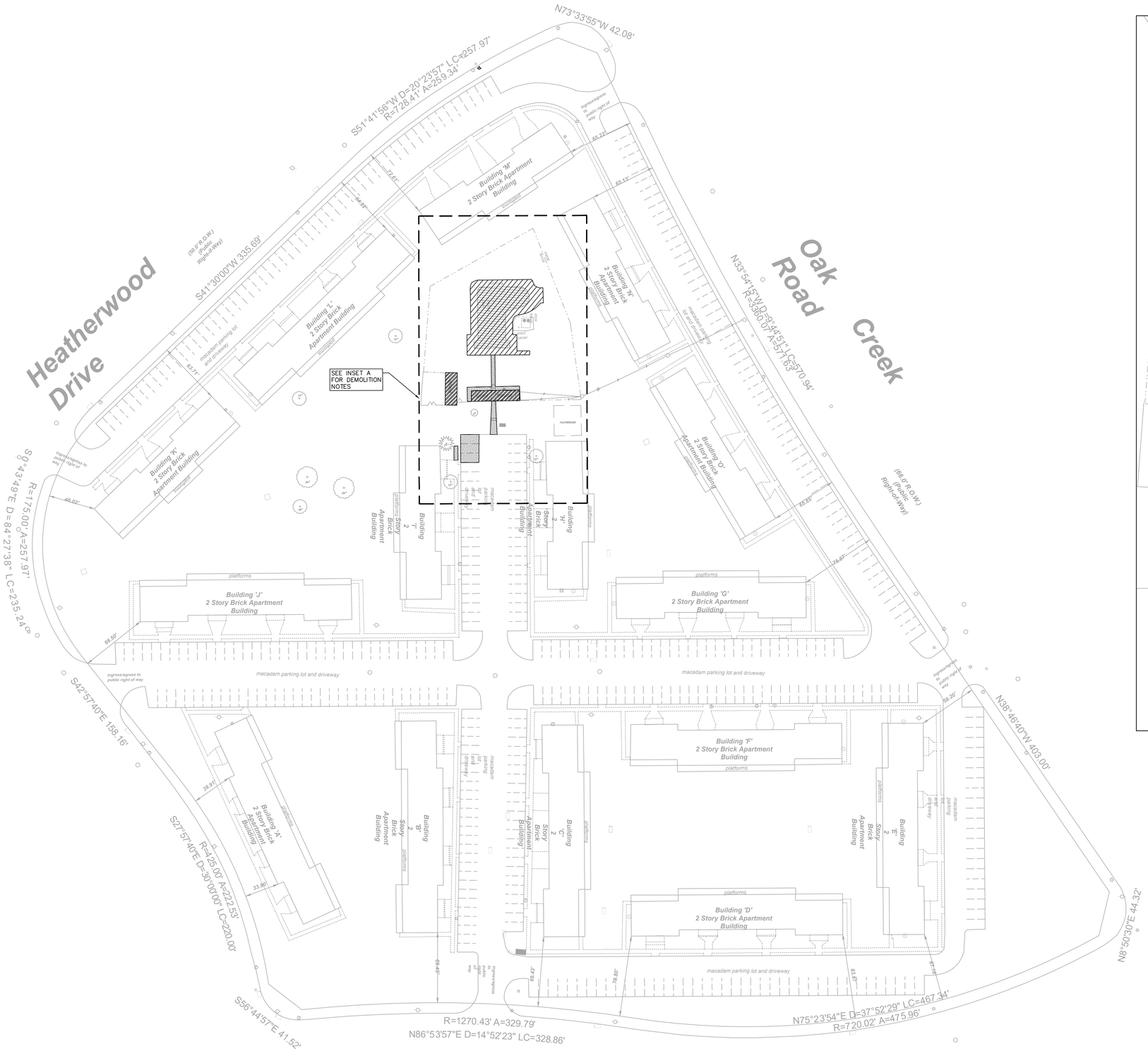

PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

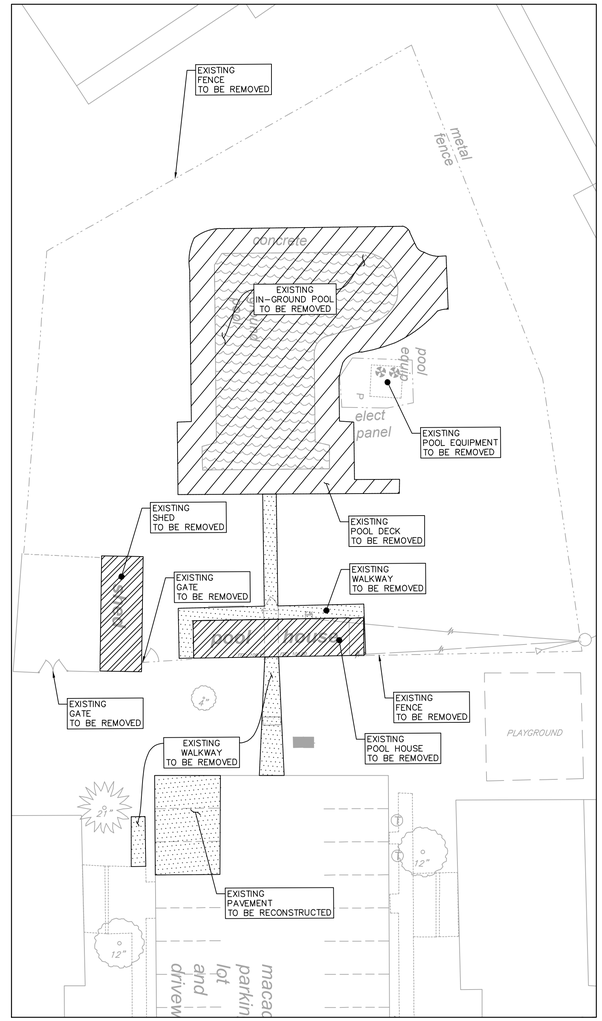
TITLE:

TITLE SHEET

PROJECT #: 23-190

SHEET: SP-1




**INSET A**
SCALE: 1" = 20'

REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.


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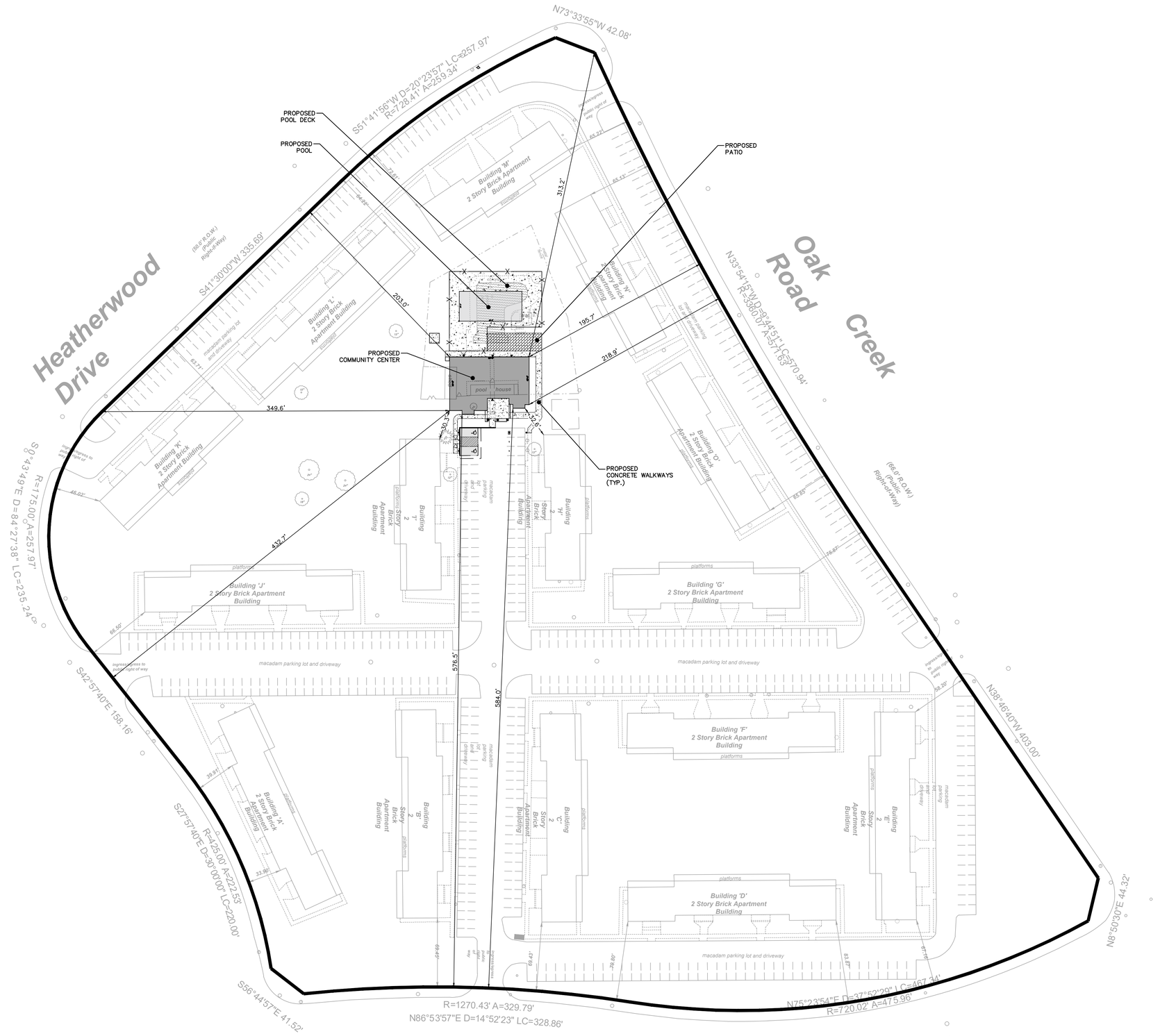
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400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT #: 23-190

SHEET: SP-2




REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.


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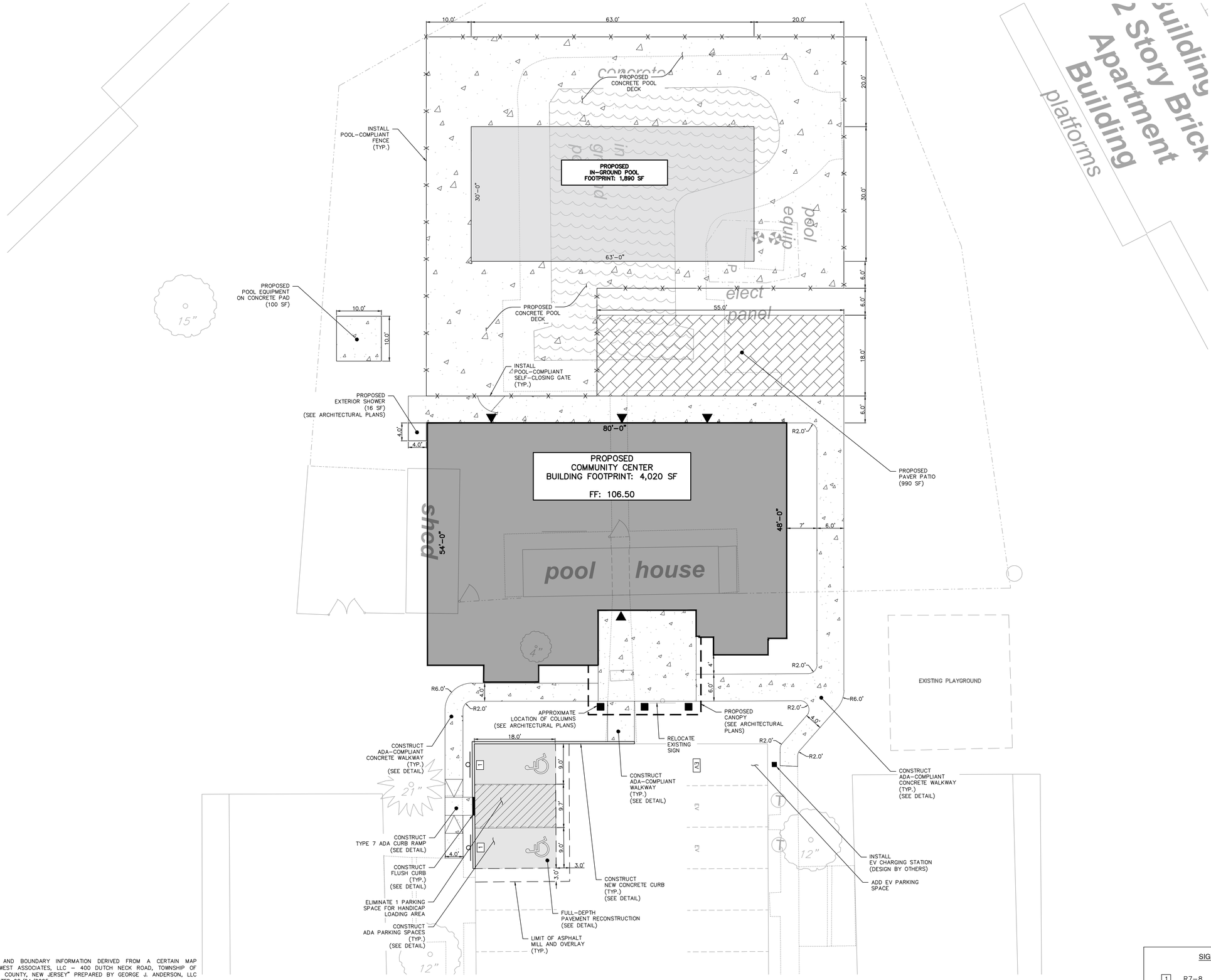
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KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# OVERALL LAYOUT PLAN

PROJECT #: 23-190

SHEET: SP-3.1




REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026. VERTICAL DATUM IS NAVD '88.

SIGN LEGEND

| | | |
|---|---|---|
| 1 | R7-8 | ADA PARKING |

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400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# DETAILED LAYOUT PLAN

PROJECT #: 23-190

SHEET: SP-3.2

EAST WINDSOR STORMWATER REQUIREMENT ORDINANCE NO. 2022-01:

'MAJOR DEVELOPMENT' MEANS AN INDIVIDUAL 'DEVELOPMENT,' AS WELL AS MULTIPLE DEVELOPMENTS THAT INDIVIDUALLY OR COLLECTIVELY RESULT IN:

1. THE DISTURBANCE OF ONE OR MORE ACRES OF LAND SINCE FEBRUARY 2, 2004;
2. THE CREATION OF ONE-QUARTER ACRE OR MORE OF 'REGULATED IMPERVIOUS SURFACE' SINCE FEBRUARY 2, 2004;
3. THE CREATION OF ONE-QUARTER ACRE OR MORE OF 'REGULATED MOTOR VEHICLE SURFACE' SINCE MARCH 2, 2021; AND,
4. A COMBINATION OF 2 AND 3 ABOVE THAT TOTALS AN AREA OF ONE-QUARTER ACRE OR MORE.

THE SAME SURFACE SHALL NOT BE COUNTED TWICE WHEN DETERMINING IF THE COMBINATION AREA EQUALS ONE-QUARTER ACRE OR MORE. MAJOR DEVELOPMENT INCLUDES ALL DEVELOPMENTS THAT ARE PART OF A COMMON PLAN OF DEVELOPMENT OR SALE (FOR EXAMPLE, PHASED RESIDENTIAL DEVELOPMENT) THAT COLLECTIVELY OR INDIVIDUALLY MEET ANY ONE OR MORE OF PARAGRAPHS 1, 2, 3, OR 4 ABOVE. PROJECTS UNDERTAKEN BY ANY GOVERNMENT AGENCY THAT OTHERWISE MEET THE DEFINITION OF 'MAJOR DEVELOPMENT' BUT WHICH DO NOT REQUIRE APPROVAL UNDER THE MUNICIPAL LAND USE LAW, N.J.S.A. 40:55D-1 ET SEQ., ARE ALSO CONSIDERED 'MAJOR DEVELOPMENT.

NET IMPERVIOUS AREA = PROPOSED IMPERVIOUS SURFACE – EXISTING IMPERVIOUS SURFACE
= 318,311 – 310,766
= 7,545 SF

THERE IS AN INCREASE OF 7,545 SF (0.17 ACRES) OF IMPERVIOUS COVERAGE WHICH IS LESS THAN ONE-QUARTER ACRE. THEREFORE, THIS DEVELOPMENT DOES NOT CLASSIFY AS A MAJOR DEVELOPMENT.

REQUIRED STORAGE:

7,545 SF X 2 GAL/SF X (1 CF / 7.481 GAL) = 2,018 CF

PROPOSED STORAGE:

SEEPAGE PIT VOLUME ($V_P$):
$V_P = A * H = PI * (3.00\ FT)^2 * (4.83\ FT) = 136\ CF$

STONE VOIDS VOLUME ($V_S$):
$V_S = [(L * W * H) - (VOLUME\ OF\ SEEPAGE\ PIT)] * (40\%)$
$V_S = [(9.5\ FT\ X\ 9.5\ FT\ X\ 5.83\ FT) - (136\ FT^3)] * (0.4) = 156\ CF$

STORAGE PROVIDED ($V_T$) = $V_P + V_S$
= 136 CF + 156 CF = 292 CF

8 SEEPAGE PITS X 292 CF = 2,336 CF

THEREFORE, THE PROPOSED STORAGE IS 2,336 CF WHICH EXCEEDS THE STORAGE REQUIRED.

DRAIN TIME CALCULATION:

DEPTH OF SEEPAGE PIT: 6 FT = 72 INCHES

MAXIMUM TIME TO DRAIN: 72 HOURS

MINIMUM DESIGN RATE = 72 INCHES / 72 HOURS = 1.0 IN/HR

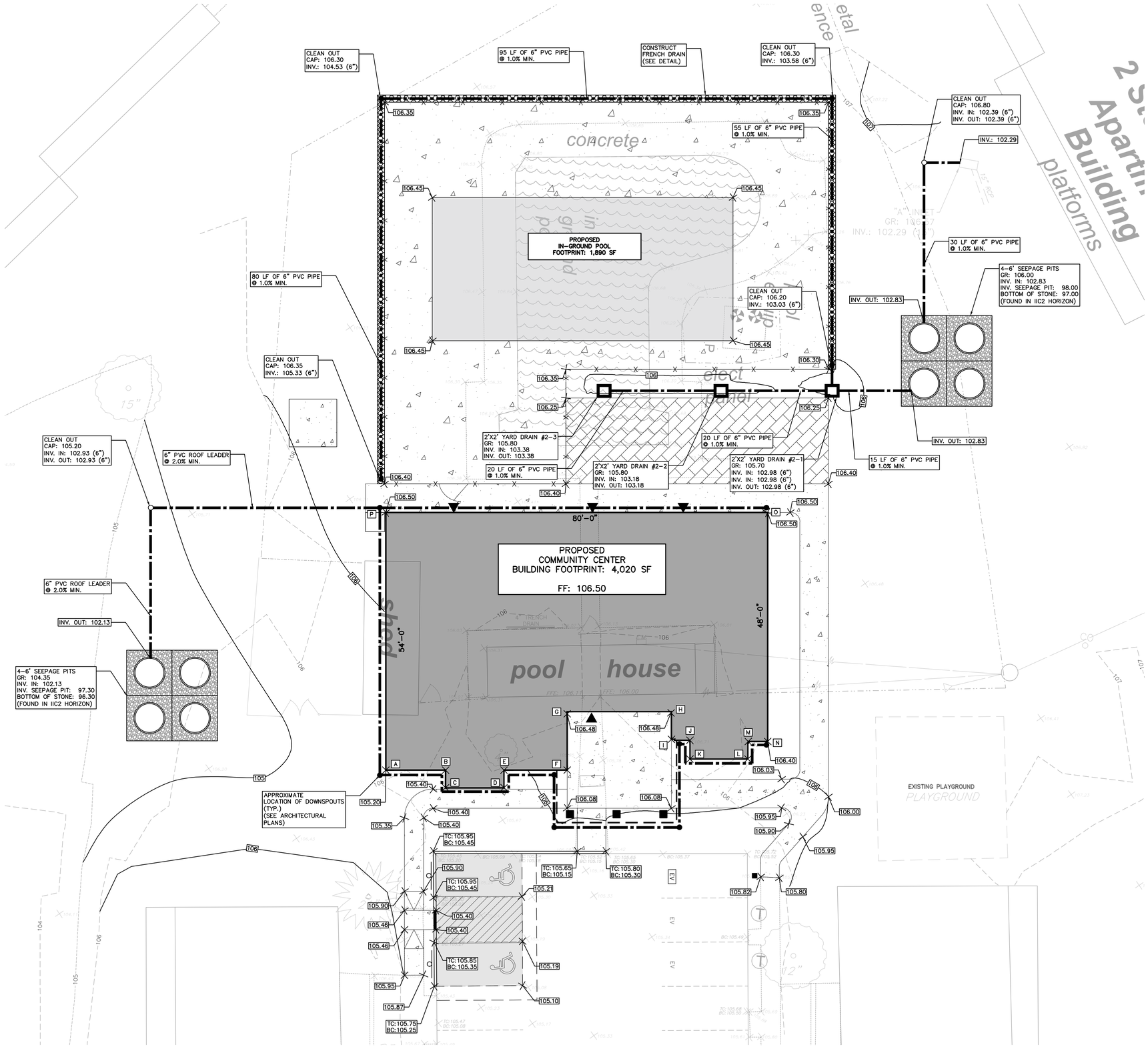
THEREFORE, THE MINIMUM SOIL PERMEABILITY RATE MUST BE AT LEAST 2.0 IN/HR.

| AVERAGE GRADE CALCULATION | |
|---|---|
| POINT | ELEVATION |
| A | 105.2 |
| B | 105.4 |
| C | 105.4 |
| D | 105.8 |
| E | 105.9 |
| F | 106.2 |
| G | 106.5 |
| H | 106.5 |
| I | 106.4 |
| J | 106.4 |
| K | 106.4 |
| L | 106.4 |
| M | 106.4 |
| N | 106.4 |
| O | 106.5 |
| P | 106.5 |
| AVERAGE | 106.1 |

BUILDING HEIGHT CALCULATIONS FOR COMMUNITY CENTER:

FIRST FLOOR ELEVATION (FF) + FIRST FLOOR (FF) TO ROOF IN FEET – AVERAGE GRADE ELEVATION = BUILDING HEIGHT

106.50 + 22.0 FT – 106.10 = 22.4 FT




REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026. VERTICAL DATUM IS NAVD '88.

NOTES:

1. THE PROPOSED DEVELOPMENT IS OUTSIDE OF THE FLOOD PLAIN PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 0168F MAP NO. 34021C0168F DATED JULY 20, 2016.


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| REV | DESCRIPTION | DATE |
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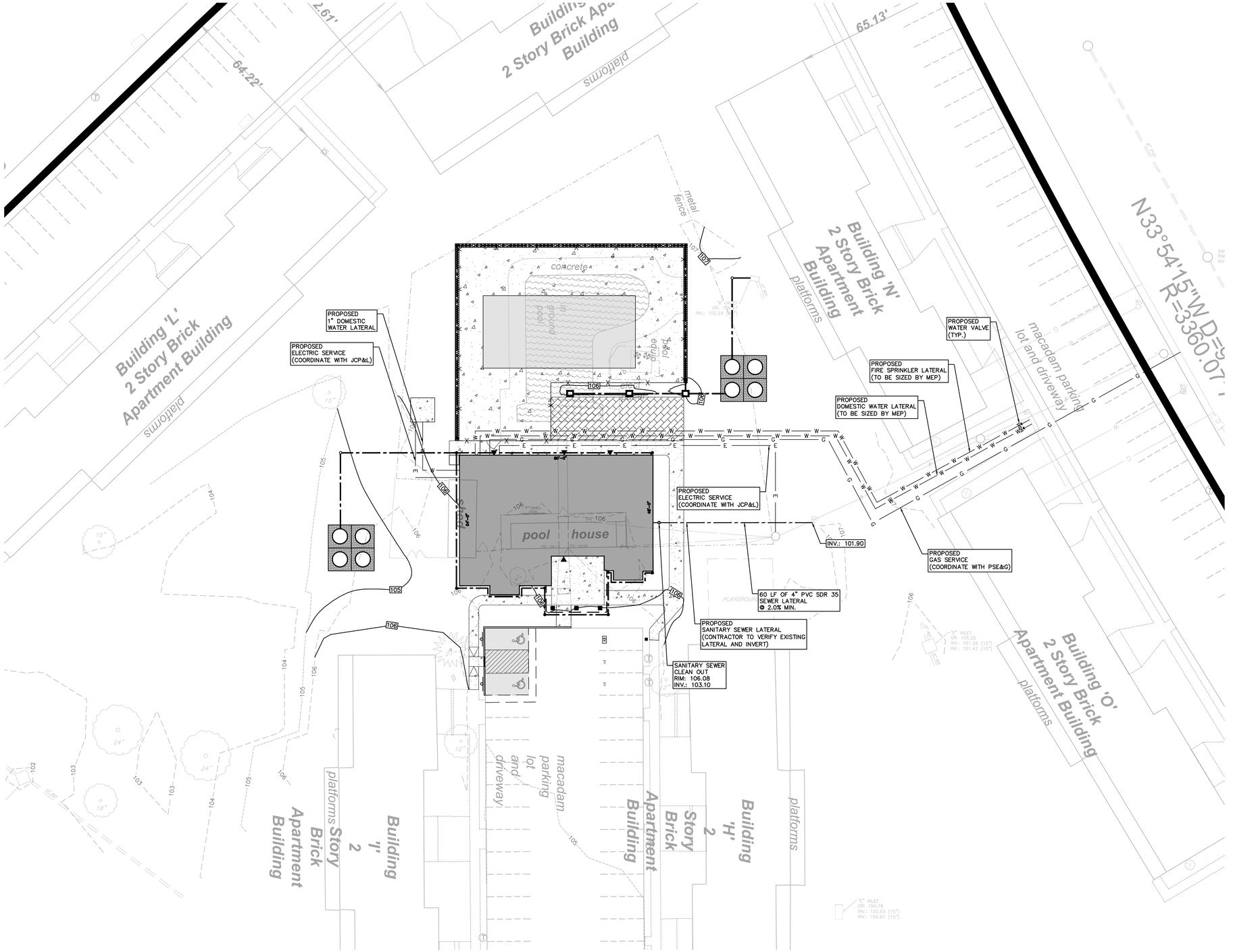
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400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:

# GRADING AND DRAINAGE PLAN

| PROJECT #: | SHEET: |
|---|---|
| 23-190 | SP-4.1 |




REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
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WATER DEMAND CALCULATION:

PER N.J.A.C. 7:10–12.6(B)

EXISTING:
EXISTING POOL HOUSE: 0.125 GAL/SF X 459 SF = 58 GPD
TOTAL = 58 GPD

PROPOSED:
NEW COMMUNITY CENTER: 0.125 GAL/SF X 4,020 SF = 503 GPD
TOTAL = 503 GPD

NET INCREASE = 445 GPD

SEWER DEMAND CALCULATION:

PER N.J.A.C. 7:14A–23.3 PROJECTED FLOW CRITERIA

EXISTING:
EXISTING POOL HOUSE: 0.10 GAL/SF X 459 SF = 46 GPD
TOTAL = 46 GPD

PROPOSED:
NEW COMMUNITY CENTER: 0.10 GAL/SF X 4,020 SF = 402 GPD
TOTAL = 402 GPD

NET INCREASE = 356 GPD

PETRY ENGINEERING, LLC
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NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

CAUTION: *IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.*

PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# UTILITY PLAN

PROJECT #: 23-190

SHEET: SP-4.2

Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

# Mirada Small Silicone (XWS SIL)

## Outdoor Wall Sconce

IP65 IK10



| OVERVIEW | |
|---|---|
| Lumen Package (lm) | 1,000 – 8,000 |
| Wattage Range (W) | 10 - 61 |
| Efficacy Range (LPW) | 124 - 162 |
| Weight lbs (kg) | 10 (4.5) |
| Control Options | IMSBT, ALB, ALS, PCI |

**QUICK LINKS**

### FEATURES & SPECIFICATIONS

**Construction**
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EM option)

**Optical System**
- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- 70 or 80CRI Minimum.

**Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to 40°C (-40°F to +104°F)
- Power factor (PF): > 90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

**Controls**
- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- AirLink™ Blue wireless control system with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim

**Installation**
- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection and fixed mounting.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK10 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.


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FIXTURES 'A–2, A–4' SPEC
SCALE – N.T.S.

Catalog #: _____ Project: _____ Type: _____
Prepared By: _____ Date: _____

# Mirada Bollard (MRB)

## Low Level Lighting

IP66



| OVERVIEW | |
|---|---|
| Lumen Package (lm) | 1,000 - 3,000 |
| Wattage Range (W) | 23 - 38 |
| Efficacy Range (LPW) | 72 - 84 |
| Weight lbs (kg) | 40 (18) |

**QUICK LINKS**

Ordering Guide | Performance | Photometrics | Dimensions

### FEATURES & SPECIFICATIONS

**Construction**
- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

**Optical System**
- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

**Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90+ minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

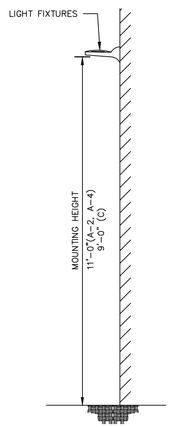
**Installation**
- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

**Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

**Listings**
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- DarkSky Approved with 3000K or warmer color temperature selection.


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FIXTURE 'B' SPEC
SCALE – N.T.S.




MOUNTING HEIGHT DIAGRAM
SCALE – N.T.S.

# KIRLIN

Lighting the Future Since 1895

| CATALOG # | TYPE |
|---|---|
| JOB NAME | WATTAGE / VOLTAGE |

## Choice Series

*Regressed Lens 6" Downlight • COB LED*

50,000+ Hours • High Output • 1.0% Dimming, 0-10V
2 or 3 Step Binning • Wet Listed • LM-80 and LM-79 Certified

## LRC-06LDN

**Trim Options**



-RND

-SQR

### Specifications

**Delivered System Performance**
- Lumen Series: **Must Specify**

| Type IC | Non-IC |
|---|---|
| **-4000L** | **-7000L** |
| **-3000L** | **-6000L** |
| **-2500L** | **-5000L** |
| **-2000L** | |
| **-1500L** | |
| **-1000L** | |

- Select trim & beam distribution: see chart
- Select color (CCT): see chart; 80+ CRI standard. Option -HC for 90+ (15% lumen loss)
- 60,000 hour life, 50,000 in insulation (L70)

**Thermal Management System**
- Aluminum heat sink and components for cool operation, long life, and low maintenance

**LED Driver - INTERNAL**
- Indoor/Outdoor: -30°C to 60°C (-22°F to 140°F)
- 0-10V CCR 1.0% dimming standard
- Voltage Options: **Must Specify**
  - **-120:** 120V (50-60Hz); load insensitive
  - **-277:** 277V (50-60Hz); load insensitive

**Trim Assembly**
- White self-flanged regressed trim with microprismatic lens
- Optional colors and finishes available

**Acrylic Enameled Aluminum Housing**
- Rustproof exceeds 1000 hour ASTM 5% salt spray test; all components fully sustainable
- Shallow depth fits restricted plenums
- Tool operation extends component life
- Modular design, visible and fully serviceable through aperture

**Outlet Box (Galvanized)**
- UL Listed, 14GA, insulated, removable cover
- ½" and ¾" knockouts
- Up to 4 #12 AWG through-branch conductors

**Installation & Hardware**
- Indoor/outdoor in ceilings up to 3/4" thick (compatible with fire rated enclosures (by others))
- 27" hanger bars & adjusting brackets (2) supplied

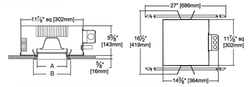
**Quick Ship Eligible**
- Eligible for Quick Ship of 2 weeks or less
- Quantity requirements: 10 - 100 pieces
- Requires choosing options in **red** on the next page and including the -QS option code

**UL, C-UL (Canada) & FCC Compliance**
- UL Listed, wet, damp or dry locations, covered ceilings
- Type IC up to -4000L; Non-IC for -5000L+
- FCC Part 15 certified for EMI/RFI emissions

**FIVE YEAR Limited Warranty**
- Complete standard fixture

Declare. Red List Approved See Option RLA | Made in the USA BAMA Compliant | Naturlarium See Option NAT | BioGard™ See Option AG | Quick Ship See Option -QS | UL Listed Wet, Damp, Dry

### Dimensions




| Trim Style | Ceiling Cut-Out | Dimension A | Dimension B |
|---|---|---|---|
| -RND | 6¼" Dia. | 5¾" | 7¼" |
| -SQR | 6¼" Sq. | 5¾" | 7¼" |

### Available Source Options

**See page 2 for ordering configurations**

SW – Static White, 5 CCTs Available
TW – Tunable White
WD – Warm Dimming


DUE TO CONTINUING PRODUCT IMPROVEMENTS, KIRLIN LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. VISIT WWW.KIRLINLIGHTING.COM FOR THE MOST CURRENT DATA.

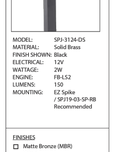
FIXTURE 'C' SPEC
SCALE – N.T.S.

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-3124-DS



MODEL: SPJ-3124-DS
MATERIAL: Solid Brass
FINISH SHOWN: Black
ELECTRICAL: 12V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: EZ Spike / SPJ19-03-SP-RB Recommended

FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

| WATTAGE | LUMENS |
|---|---|
| ☐ 2W | 150 |
| ☐ 3W | 350 |

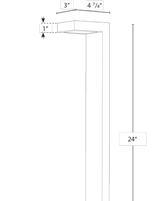
Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K

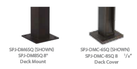
Custom options are available

ELECTRICAL
- ☐ 12V ☐ 120V

MOUNTING OPTION
- ☐ Anchor bolted-DM6SQ
- ☐ Direct Burial-DB




Deck Mount & Base Cover



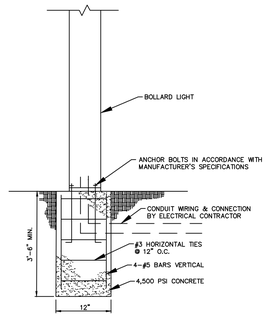
SPJ-DM6SQ (3)HOWN) SPJ-DMBSQ-P Deck Mount

SPJ-DMC-6SQ (3)HOWN) SPJ-DMC-8SQ-B Deck Cover

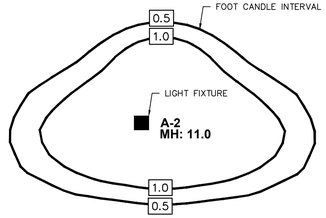
Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-3124-DS-B-2W-27K-12V | | |

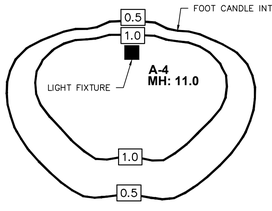
FIXTURE 'D' SPEC
SCALE – N.T.S.



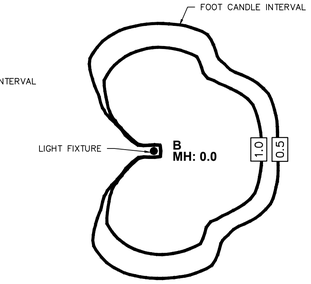

TYPICAL BOLLARD LIGHT BASE DETAIL
SCALE – N.T.S.



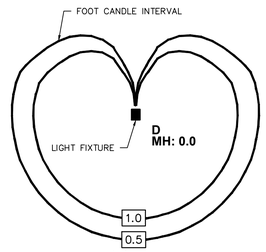

FIXTURE 'A–2' ISOLUX DIAGRAM
SCALE – N.T.S.



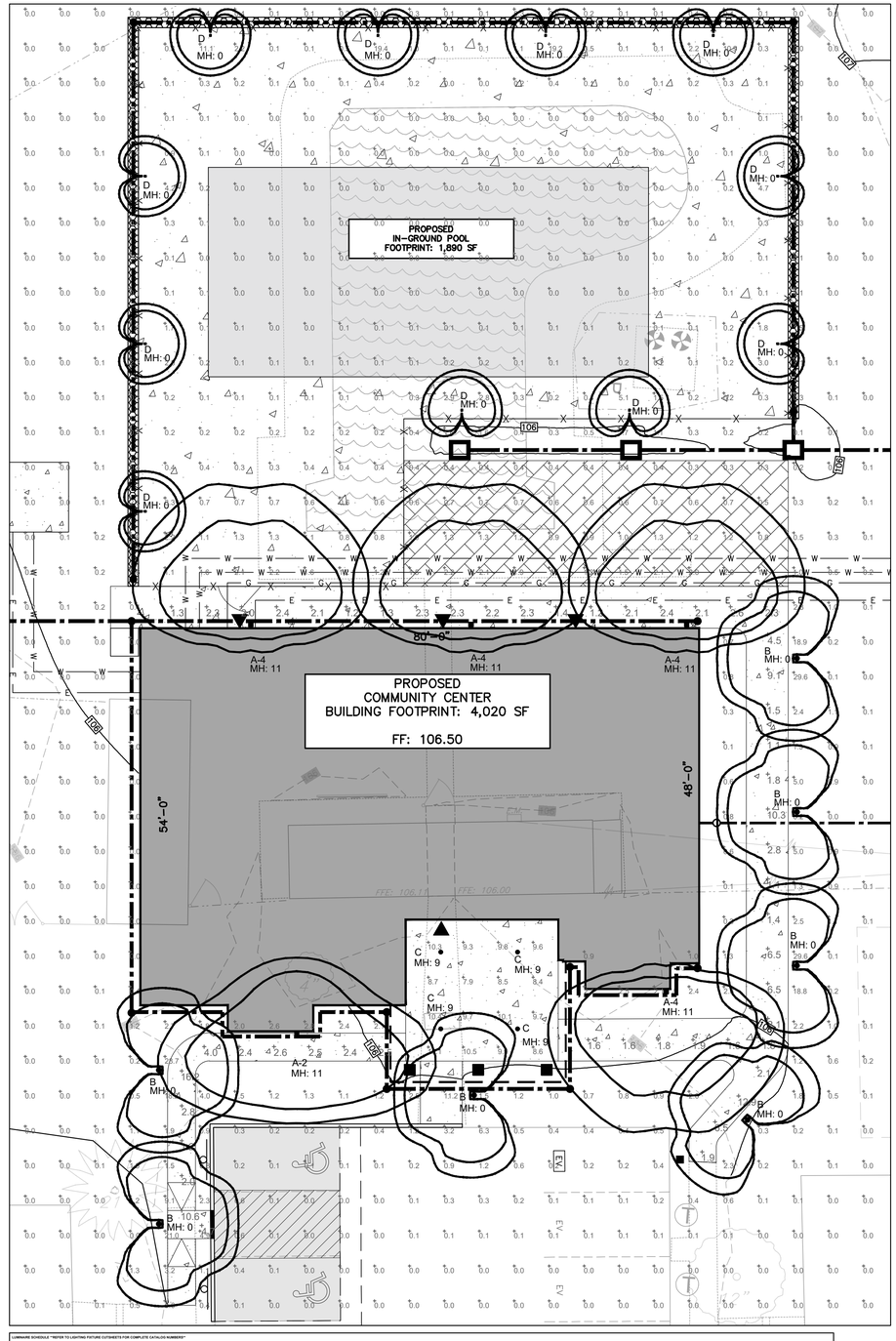

FIXTURE 'A–4' ISOLUX DIAGRAM
SCALE – N.T.S.




FIXTURE 'B' ISOLUX DIAGRAM
SCALE – N.T.S.




FIXTURE 'D' ISOLUX DIAGRAM
SCALE – N.T.S.




LUMINAIRE SCHEDULE **"REFER TO LIGHTING FIXTURE CUTSHEETS FOR COMPLETE CATALOG NUMBERS"**

| Symbol | Qty | Arrangement | Fixture Type | Description | Manufacturer | Catalog Number | CCT | LLF | Total Watts | Delivered Lumens | Mounting Height | Filename |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ■ | 4 | Single | A-2 | 13IN WIDE WALLPACK WITH SILICONE OPTICS. TYPE 2 DISTRIBUTION | LSI | XWS-LED-01-SIL-SE-2-(VOLTAGE)-(DRIVER)-(30-(CRI)-(CONTROLS)-(FINISH)-(OPTIONS) | 3000K | 0.900 | 10 | 1200 | 11' | XWS-LED-01-SIL-SE-2-30-BCR-(xx |
| ■ | 2 | Single | A-4 | 13IN WIDE WALLPACK WITH SILICONE OPTICS. TYPE 4 DISTRIBUTION | LSI | XWS-LED-01-SIL-SE-4-(VOLTAGE)-(DRIVER)-(30-(CRI)-(CONTROLS)-(FINISH)-(OPTIONS) | 3000K | 0.900 | 10 | 1200 | 11' | XWS-LED-01-SIL-SE-4-30-BCR-(xx |
| ● | 1 | Single | D | 18IN DIAMETER, 44IN TALL ASYMMETRIC BOLLARD WITH HOUSE SIDE SHIELD | LSI | MRB-LED-(SIL-ACR-A-(VOLTAGE)-(DRIVER)-(BLU)(CONTROLS)-(MATTERY)-(FINISH)-(OPTIONS)-H (40) | 3000K | 0.900 | 25 | 1415 | 3' | MRB-LED-(SIL-ACR-A-30-HSS-xx |
| ● | 1 | Single | C | 6IN DIAMETER WET RATED LENSED RECESSED DOWNLIGHT, WIDE FLOOD BEAM SPREAD, CLF ADJUSTED FOR NOMINAL 1000 DELIVERED LUMENS | WAC/LSI | LRC-06LDN-(SEL)(VOLTS)-(FINISH) | 3000K | 0.700 | 10.7 | 1014 | 9' | LRC-06LDN-(SEL)-(FINISH)-WFL-BTS |
| ■ | 1 | Single | D | 6IN TALL ASYMMETRIC BOLLARD | SPJ | SPJ-3124-DS-(FINISH)-(SLDH-3000K-(ELECTRICAL)-(MOUNTING)-(OPTIONS) | 3000K | 0.900 | 3 | 427 | 3' | -1.5/1730(D1.xls |

CALCULATION SUMMARY

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Pdiff(+) | Pdiff(-)% |
|---|---|---|---|---|---|---|---|---|---|
| CALC POINT TO ZERO_Ground | Illuminance | Fc | 6.1 | 24.5 | 0.0 | N.A. | N.A. | 0 | 0 |
| CANOPY_Ground | Illuminance | Fc | 9.4 | 10.9 | 7.9 | 1.2 | 1.4 | 0 | 0 |
| EAST WALKWAY_Ground | Illuminance | Fc | 6.1 | 10.5 | 1.1 | 5.7 | 9.4 | 0 | N/A |
| NORTH WALKWAY_Ground | Illuminance | Fc | 3.4 | 5.8 | 1.3 | 2.7 | 4.6 | 0 | N/A |
| POOL_Ground | Illuminance | Fc | 4.9 | 10.2 | 2.2 | 2.3 | 4.6 | 0 | N/A |
| SOUTH WALKWAY_Ground | Illuminance | Fc | 7.3 | 10.9 | 3.3 | 2.2 | 3.3 | 0 | N/A |
| PATIO_Shadow | Illuminance | Fc | 3.8 | 7.2 | 0.2 | 19.0 | 36.0 | 0 | N/A |

REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026. VERTICAL DATUM IS NAVD '88.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA0815900
1351 PARKSIDE AVENUE • EWING, NEW JERSEY • 08638
TEL: (609) 257-7664 / FAX: (973) 857-3574
PETRYENGINEERING.COM

| REV | DESCRIPTION | DATE |
|---|---|---|

0 5 10 20

1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

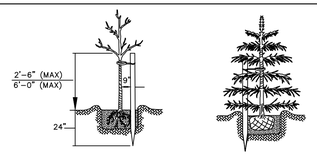
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PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
LIGHTING PLAN

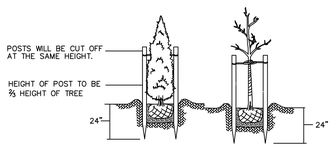
PROJECT #: 23-190

SHEET: SP-5




TREES REQUIRING ONE STAKE
DECIDIOUS TREES (EXCEPT SALIX) 1" TO 1¾" CALIPER, INCLUSIVE. CONE TYPE (PYRAMIDAL) TREES 3' TO 5' HIGH AND COLUMNAR EVERGREEN TREES 4' TO 7' HIGH, INCLUSIVE.

## STAKING DETAIL
SCALE – N.T.S.

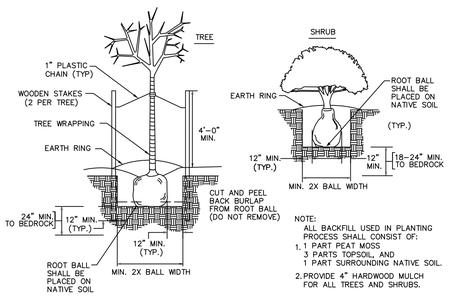



TREES REQUIRING TWO STAKES
DECIDIOUS TREES OVER 1" TO 1¾" CALIPER, INCLUSIVE. ALL SALIX, REGARDLESS OF HEIGHT, CALIPER, BARE ROOT OR BALLED AND BURLAPPED. CONE TYPE (PYRAMIDAL) TREES 5' TO 7' HIGH AND COLUMNAR EVERGREEN TREES 7' TO 9' HIGH, INCLUSIVE.

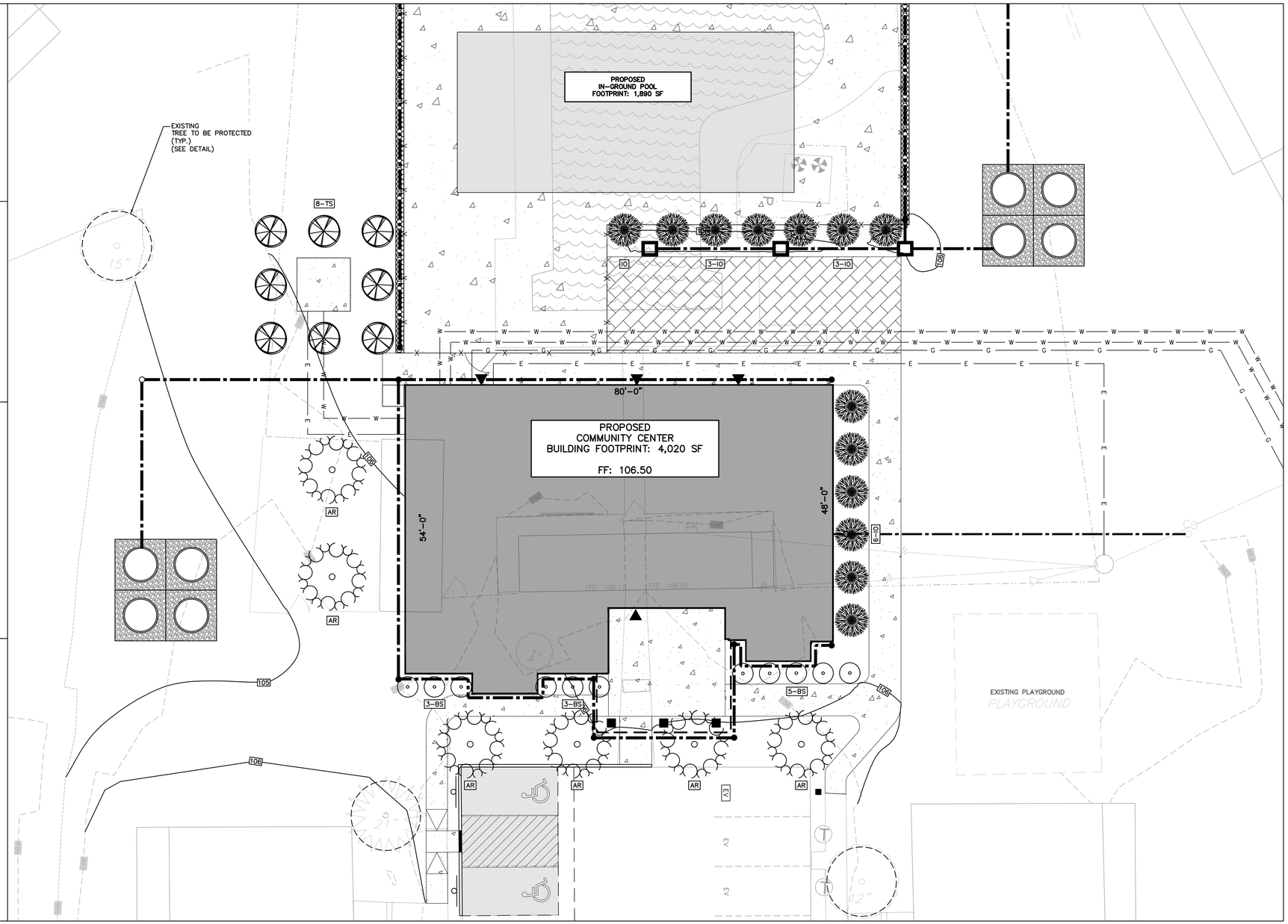
## HEDGE PLANTING DETAIL
SCALE – N.T.S.



## CORRECT FENCING FOR TREE PROTECTION DETAIL
SCALE – N.T.S.




## PLANTING DETAIL
SCALE – N.T.S.




NOTES:

1. REASONABLE MEASURES SHALL BE TAKEN TO PROTECT MATURE TREES SLATED TO REMAIN ALONG ALL LIMITS OF DISTURBANCE THROUGHOUT CONSTRUCTION.
2. ALL LANDSCAPING SHOWN ON THE LANDSCAPING PLAN SHALL BE MAINTAINED AND ANY DEAD OR DYING TREES SHALL BE REPLACED.
3. THE LANDSCAPE PLAN SHALL INCORPORATE CHANGES OR CLARIFICATIONS, IF ANY, AS RECOMMENDED BY A CERTIFIED LANDSCAPE ARCHITECT.
4. ALL TREES EXCEPT THOSE THAT ARE SHOWN TO BE REMOVED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ANY TREES WHICH ARE SLATED TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
5. NO TREE MAY BE REMOVED UNTIL AFTER INSTALLATION BY THE APPLICANT OF STORMWATER MANAGEMENT AND SOIL EROSION CONTROL MEASURES.
6. TREE PROTECTION FENCING SHALL BE PROVIDED AROUND ALL EXISTING TREES TO REMAIN.

REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026.

PROPOSED PLANTING SCHEDULE

| SYM | BOTANICAL NAME | COMMON NAME | SIZE/TYPE | SPACING | SIZE AT MATURITY | NUMBER |
|---|---|---|---|---|---|---|
| TS | THUJA STANDISHII X PLICATA 'GREEN GIANT' | THUJA GREEN GIANT | 6'–8' HEIGHT MIN. 1.5" CAL. | 6' C.C. | 6' – 8' | 8 |
| AR | ACER RUBRUM | RED MAPLE | 4" D.B.H./ B&B 2.5" CAL. | 20' C.C. | 40' – 60' | 6 |
| IO | ILEX OPACA | AMERICAN HOLLY | 6'–8' HEIGHT | 8' C.C. | 40' – 60' | 13 |
| BS | BUXUS SEMPERVIRENS | COMMON BOXWOOD | 2' HEIGHT | 5' C.C. | 15' – 20' | 11 |

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28315500
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28315500
185 PASSAIC AVENUE • FAIRFIELD, NEW JERSEY • 07004
TEL: (973) 227-7004 • FAX (973) 227-7076
PETRYENGINEERING.COM

| REV | DESCRIPTION | DATE |
|---|---|---|

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1 INCH = 10 FT.

CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 02/07/2026

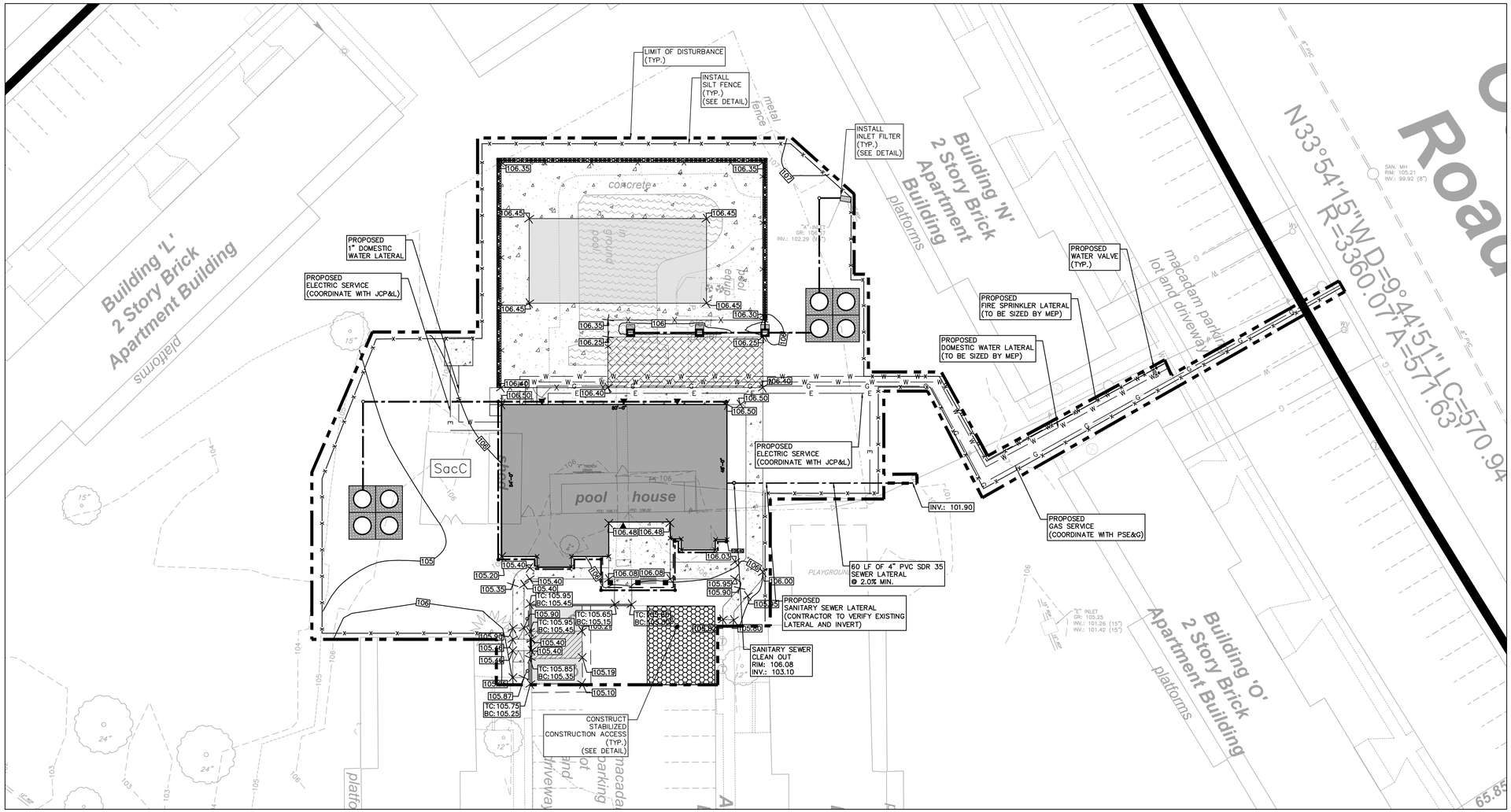
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PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
LANDSCAPE PLAN

PROJECT #: 23-190

SHEET: SP-6




## SOIL EROSION LEGEND

- SILT FENCE (SEE DETAIL)
- LIMIT OF DISTURBANCE
- SOIL BOUNDARY LINE
- INLET FILTER
- STABILIZED CONSTRUCTION ACCESS (SEE DETAIL)

TOTAL AREA OF DISTURBANCE:
31,500 SQ.FT. OR 0.723± AC.

SOIL LEGEND

SOIL INFORMATION OBTAINED FROM WEB SOIL SURVEY, MAP PRINTED ON 03-02-2026

SacC – SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, NORTHERN COASTAL PLAIN

(SEE SP-7.2 FOR CHARACTERISTICS)

REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026.

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PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

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PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# SOIL EROSION AND SEDIMENT CONTROL PLAN

| PROJECT #: | SHEET: |
|---|---|
| 23-190 | SP-7.1 |

MERCER COUNTY SCD
REQUIRED SOIL EROSION AND SEDIMENT CONTROL NOTES
(FOR INCLUSION ON ALL SESC PLANS SUBMITTED FOR REVIEW AND CERTIFICATION)
UPDATED AUGUST 2014

1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE ACTIVITY. NOTICE MAY BE MAILED, OR EMAILED TO:
MCSCD, 590 HUGHES DRIVE, HAMILTON SQUARE, NJ 08690
PHONE: 609-586-9603 EMAIL: PAULSIMERCER@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 IDENTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

3. 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 STANDARDS.

5. 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.

7. 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 1½" TO 2½" 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. OR 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.

9. 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 AN INITIAL DISTURBANCE OR ROUGH GRADING

11. 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 A 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 8" 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 WITH OTHER REQUIREMENTS OF THE
STANDARD FOR PERMANENT VEGETATIVE COVER FOR 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 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 A GIVEN AREA.

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, HYDRO-MULCH SHOULD BE APPLIED AT A MINIMUM RATE OF 1500 LBS. PER ACRE IN THE 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 THE 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 PROTECTION.

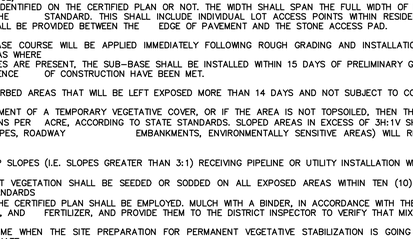
23. THE RIDING SURFACE OF ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE 3/4"CLEAN STONE OR BASE PAVEMENT UNTIL SUCH TIME AS FINAL PAVEMENT HAS BEEN INSTALLED. TEMPORARY SOIL RIDING
SURFACES ARE PROHIBITED.
ALL CONSTRUCTION DEWATERING (TRENCHES, EXCAVATIONS, ETC.) MUST BE DONE THROUGH AN INLET OR OUTLET 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 A SIMILAR STABLE SURFACE.

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.

MERCER COUNTY SOIL CONSERVATION DISTRICT
590 HUGHES DRIVE
HAMILTON SQUARE, N.J. 08690




INLET FILTER DETAIL
SCALE N.T.S.

REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.

2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026.

## DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST

1. MULCHES – SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5–1).
2. VEGETATIVE COVER – SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7–1, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4–1) AND PERMANENT STABILIZATION WITH SOD (PG 6–1).
3. SPRAY–ON ADHESIVES – ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
4. TILLAGE – TO TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE IF SITE. CHISEL–TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
5. SPRINKLING – SITE IS SPRINKLED UNTIL SURFACE IS WET.
6. BARRIERS – SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. CALCIUM CHLORIDE – SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

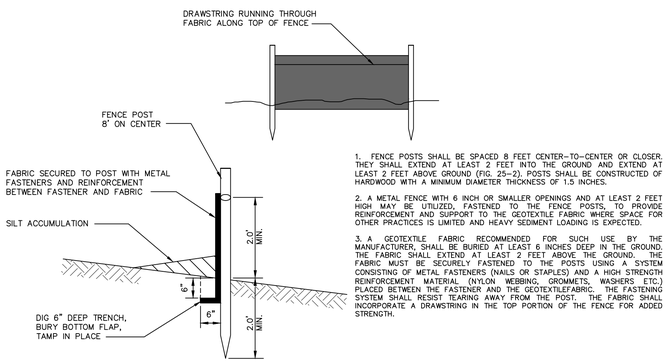
| MATERIAL | WATER DILUTION | TYPE OF NOZZEL | APPLY GALLONS/ACRE |
|---|---|---|---|
| ANIONIC ASPHALT EMULSION | 7:1 | COARSE SORAY | 1200 |
| LATEX EMULSION | 12.5:1 | FINE SPRAY | 235 |
| RESIN IN WATER | 4:1 | FINE SPRAY | 300 |
| POLYACRYLAMIDE (PAM) SPRAY ON/DRY SPRAY | APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26–1) | | |
| ACIDULATED SOY BEAN SOAP STICK | NONE | COARSE SPRAY | 1200 |

## SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY EROSION CONTROL MEASURES (DURATION: APPROX. 2 DAYS)
2. COMPLETE ALL DEMOLITION (DURATION: APPROX. 1 WEEK)
3. CONSTRUCTION IN ACCORDANCE WITH ARCHITECTURAL AND CIVIL DESIGN PLANS (DURATION: APPROX. 9 MONTHS)
4. REMOVE AND REINSTALL FILTER FABRIC AS NEEDED TO ACCOMMODATE CONSTRUCTION SEQUENCING. (DURATION: APPROX. 1 DAY)
5. FINAL GRADING AND STABILIZATION (DURATION: APPROX. 2 DAYS)
6. UPON STABILIZATION OF ALL AREAS, REMOVE ALL SOIL EROSION DEVICES AND CLEAN ENTIRE DRAINAGE SYSTEM. (DURATION: APPROX. 1 DAY)

## SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED".




1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER–TO–CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 25–2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1.5 INCHES.

2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.

3. A GEOTEXTILE FABRIC RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILEFABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
SCALE N.T.S.

## TEMPORARY STABILIZATION

SOILS EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, SHALL BE SEEDED & HAY MULCHED AND STABILIZED WITH TEMPORARY VEGETATIVE COVER OR OTHER APPROVED.

1. STREETS, DRIVEWAYS AND PARKING AREAS NOT SCHEDULED FOR PAVING WITHIN THE ALLOTTED TIME FRAME SHALL BE STABILIZED USING PAVEMENT SUBBASE COURSE. THIS SUBBASE COURSE SHALL BE INSTALLED WITHIN 15 DAYS OF PRELIMINARY GRADING.
2. ALL AREAS NOT SCHEDULED FOR PAVING SHALL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING FOLLOWING ROUGH GRADING.
3. APPLY FERTILIZER AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF. OF 10–20–10 EQUIVALENT. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRES.
4. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
5. TEMPORARY SEEDING WILL BE A MIX OF ANNUAL RYEGRASS OR PERENNIAL RYEGRASS AT A RATE OF 100 LBS./ACRE OR 1 LB./1,000 SF.
6. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS./1,000 SF.

## PERMANENT STABILIZATION

1. ALL AREAS NOT SCHEDULED FOR CONSTRUCTION OR LANDSCAPING TO BE STABILIZED USING BONTERRA K COIR EROSION BLANKET (OR ACCEPTED EQUAL) AND SEED MIXTURE NO. 13 CONSISTING OF HARD FESCUE AND/OR CHEWING FESCUE AT A RATE OF 175 LBS/ACRE (4 LBS/1,000 SF), STRONG CREEPING RED FESCUE PERENNIAL RYEGRASS & KENTUCKY BLUEGRASS (BLEND), BOTH AT A RATE OF 45 LBS/ACRE (1LB/1000 SF)
2. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO SPREAD TOPSOIL AT A RATE OF 500 LBS./ACRE OR 11 LBS./1,000 SF OF 10–10–10 EQUIVALENT.
3. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES UNTIL UNIFORM.
4. REMOVE ALL SURFACE DEBRIS AND STONES 2 INCHES OR LARGER.
5. UN–ROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT A RATE OF 1–1/2 TO 2 TONS/ACRE (70 TO 90 LBS/1,000 SF.
6. INSPECT SEEDBED JUST BEFORE SEEDING IF TRAFFIC HAS LEFT THE SOIL COMPACTED. THE AREA MUST BE RE–TILLED AND FIRMED AS ABOVE.
7. A DEPTH OF 5 INCHES OF TOPSOIL (FIRMED IN PLACE) IS REQUIRED FOR ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER.

### Sassafras Series

The Sassafras series consists of deep, well-drained soils on uplands. These soils were formed in deeply weathered, nonglauconitic, quartzose, medium-textured and moderately fine textured materials that are underlain by sand and gravel. They are mostly gently sloping or sloping. Sassafras soils are extensive in the high parts of the Coastal Plain section of the country.

The plow layer of a typical Sassafras soil is dark yellowish-brown sandy loam about 8 inches thick. The subsoil is slightly yellower and more clayey sandy loam and sandy clay loam that are friable to slightly firm in place but crumble easily when removed. The underlying material, below a depth of about 35 inches, is stratified sandy loam, loose sand, or sand and gravel.

Permeability of the surface layer and of the more clayey subsoil is moderate. That of the underlying loose sand or sand and gravel is moderately rapid. Available water capacity is moderate. Natural fertility is moderate. The reaction is extremely acid or very strongly acid unless lime has been applied.

Most areas of Sassafras soils have been cleared and used for farming. There are small, scattered areas of woodland. These soils are easy to work. They can be worked early, and crops on them respond well to fertilization. These soils are suited to fruits and vegetables and to the other crops that are grown in the county.

Many borrow pits have been excavated by taking the sand and gravel that are under these soils. The materials are used principally for building roads, and are also suitable for embankments. Limitations of these soils are slight for use as homesites and for disposal of sewage in individual systems.

Representative profile of a Sassafras sandy loam having a slope of 3 percent, in a cultivated field on the west side of County Route 535, 2½ miles northeast of Edinburg:

Ap—0 to 8 inches, dark yellowish-brown (10YR 4/4) sandy loam; weak, medium and fine, granular structure; very friable; abundant, fine roots; clear, smooth boundary.

B1—8 to 12 inches, yellowish-brown (10YR 5/6) heavy sandy loam; weak, medium, subangular blocky structure; friable; faint clay bridges; many, fine and medium roots; gradual, wavy boundary.

B21—12 to 17 inches, yellowish-brown (10YR 5/6) light sandy clay loam; weak, coarse, subangular blocky structure breaking easily to moderate, medium, subangular blocky structure; friable; slightly sticky when wet; distinct clay bridges; clay films in pebble cavities; some, medium roots; diffuse, wavy boundary.

B22in—17 to 25 inches, yellowish-brown (10YR 5/8) sandy clay loam; moderate, medium and coarse, subangular blocky structure; friable to slightly firm; slightly sticky when wet; very distinct clay bridges; clay films in pebble cavities; some, medium and coarse roots; diffuse, wavy boundary.

B23—25 to 35 inches, yellowish-brown (10YR 5/6) heavy sandy loam; very weak, medium, subangular blocky structure; friable; faint clay bridges; clay films in some pebble cavities; very few, coarse and medium roots; diffuse, wavy boundary.

C1—35 to 48 inches, yellowish-brown (10YR 5/8) sandy loam; massive; very friable; very faint clay bridges; diffuse, wavy boundary.

IIC2—48 to 48 inches +, strong-brown (7.5YR 5/8) sand; some gravel; single grain; loose.

The total thickness of the A and B horizons in most places is 20 to 40 inches, but in some places it ranges to 50 inches. In some places rounded quartzose pebbles, ¼ inch to 2 inches in diameter, are scattered over the surface and through the various horizons. Gravel in some places makes up 10 to 20 percent of one or more of the horizons. The B horizon is sandy clay loam, light sandy clay loam, or heavy sandy loam. The C horizon generally consists of stratified sand, gravelly sand, and sandy loam.

The color of the A horizon generally is dark yellowish brown (10YR 4/4) or dark brown (7.5YR 4/4). The hue of the B horizon ranges from 10YR to 5YR. The value is generally 5 but in some places is 4. The chroma is generally 6 but ranges from 4 to 8. The color of the C horizon ranges from yellowish brown (10YR 5/6 to 5/8) through strong brown (7.5YR 5/6) and reddish yellow (7.5YR 6/6) to yellowish red (5YR 5/6).

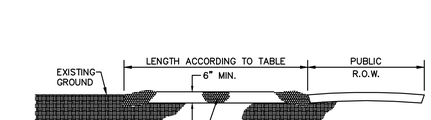
Sassafras soils adjoin and grade to areas of Aura soils, moderately firm, and of Evesboro, Woodstown, Dragston, and Matapeake soils. The subsoil of Sassafras soils is less firm than that of the moderately firm Aura soils. The amount of Sassafras soils is less silty than that of Matapeake soils. It is not mottled as is the subsoil of Woodstown and of Dragston soils. There is more silt and more clay in the profile of Sassafras soils than in that of Evesboro soils.

**Sassafras sandy loam, 2 to 5 percent slopes** (SrB).—This soil has the profile described as typical for the series. The hazard of erosion is slightly greater on it than on the nearly level Sassafras soil. Small gravelly spots are common.

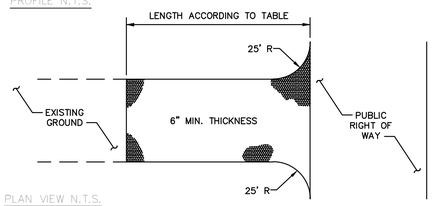
Included in mapping this soil were areas of an Aura sandy loam, moderately firm, that amount to as much as 15 percent of the area mapped. In very small spots of this Sassafras soil near Etra, there are many grains of black sand and many flakes of mica in all the horizons. Also included in mapping were areas near Princeton Junction in which the surface layer is silty and the subsoil is sandy clay loam more reddish than that described in the representative profile. In still other included areas, the surface layer is sandy loam and the subsoil is reddish sandy loam.

This Sassafras sandy loam is well suited to most of the crops grown in the county. (Capability unit IIe-5; woodland group 2o1)

**Sassafras sandy loam, gently undulating** (5 to 10 percent slopes) SrC1.—Most of the acreage of this mapping unit consists of the gently undulating Sassafras soil. This soil is well drained, and it lies on broad, low ridges that are irregular and follow no regular pattern. Enclosed by the ridges are circular, basinlike depressions that are areas of Woodstown soil, a moderately well drained soil that has mottling in the lower part of the subsoil. These depressions make up 10 to 20 percent of the mapping unit. They have no outlets for surface drainage, and, as a result, the soil in them is wet in




PROFILE N.T.S.




PLAN VIEW N.T.S.

LENGTH OF CONSTRUCTION EXIT TABLE

| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COURSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT. | 100 FT. |
| 2 TO 5% | 100 FT. | 200 FT. |
| > 5% | ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE | |

STABILIZED CONSTRUCTION ACCESS DETAIL
SCALE N.T.S.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28115900
1357 PARKWAY AVENUE • SUITE 2 • WEST WINDSOR, NJ • 08550
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| REV | DESCRIPTION | DATE |
|---|---|---|

CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.

PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJECT #: 23-190

SHEET: SP-7.2

## GENERAL NOTES:

1. ALL SITE IMPROVEMENTS TO BE PERFORMED IN ACCORDANCE WITH NJDOT SPECIFICATIONS (LATEST EDITION) UNLESS OTHER WISE NOTED.

2. THESE PLANS REPRESENT THE OVERALL SITE WORK IMPROVEMENTS REQUIRED FOR THE PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST, AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION IN ACCORDANCE WITH EXISTING LOCAL, COUNTY OR STATE REGULATIONS, OR ANY OTHER AGENCIES HAVING JURISDICTION IN THESE MATTERS.

4. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE UTILITIES WITH THE UTILITY DEPARTMENTS PRIOR TO CONSTRUCTION.

5. THE DRAWINGS SHOW THE EXISTING CONDITIONS WHICH ARE LIKELY TO AFFECT THE PROSECUTION OF THE WORK INSOFAR AS THEY HAVE BEEN DETERMINED. THESE DRAWINGS SHOULD NOT BE USED FOR SCALING OF DIMENSIONS OR FOR DETERMINING RIGHT-OF-WAY AND PROPERTY LIMITS.

6. THE LOCATION OF EXISTING SUBSTRUCTURES AND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS OF SURFACE EVIDENCE AND CERTAIN INFORMATION CONTAINED IN THE PUBLIC RECORD AND RECORD DATA PROVIDED BY THE OWNER. THIS PLAN IN NO WAY REPRESENTS A GUARANTEE, EXPRESS OR IMPLIED, TO THE ACCURACY OF THESE PLOTTED LOCATIONS. ADDITIONALLY, THESE PLANS MAKE NO GUARANTEE THAT UTILITIES AND OTHER SUBSURFACE STRUCTURES ARE THE ONLY SUBSURFACE STRUCTURES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY HIS OPERATIONS. ALL COST ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

8. THE COORDINATION OF THE LOCATION OR RELOCATION, WHERE REQUIRED, OF TELEPHONE, ELECTRIC, GAS, WATER,AND ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR, AND THE SAME SHALL BE COORDINATED TO ENSURE COMPLETION WITHIN THE TIME PERMITTED.

9. THE CONTRACTOR SHOULD NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON AND OR IF SUCH CONDITIONS IN THE CONTRACTOR'S OPINION WOULD OR COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

10. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMITS SHALL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING IN ADVANCE OF PIPEWORK TO DETERMINE THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING UTILITY NOTED ON THE DRAWINGS PRIOR TO CONSTRUCTION. EXCEPT FOR THE EXCAVATION OF TEST PITS AS NOTED ON THE DRAWINGS OR WHEN DIRECTED BY THE ENGINEER, NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK BUT SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

12. THE CONTRACTOR SHALL SUPPLY AND ERECT NECESSARY WARNING SIGNS AND PROPER TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE WEST ORANGE POLICE DEPARTMENT. THE CONTRACTOR SHALL FURNISH FLAGMEN AS MAY BE REQUIRED TO MAINTAIN TRAFFIC. THE CONTRACTOR SHALL CONTACT THE POLICE DEPARTMENT PRIOR TO STARTING ANY WORK AND NOTIFY THEM OF HIS PROPOSED OPERATIONS.

13. THE CONTRACTOR SHALL BACKFILL AND PAVE ANY OPEN TRENCH AT THE END OF EACH DAY AND SHALL TAKE ANY NECESSARY PRECAUTION TO PROVIDE A SAFE AND ACCESSIBLE WORK AREA FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICLE ACCESS TO ALL DRIVEWAYS, BUILDING ENTRANCES, AND SIDE STREETS ALONG THE CONSTRUCTION ROUTE TO THE MAXIMUM EXTENT PRACTICABLE.

15. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS, AND WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER IS MORE STRINGENT.)

16. THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING CURB IN THE IMMEDIATE VICINITY OF THE CONSTRUCTION WORK. PLANKS SHALL BE PLACED OVER CURBS TO PREVENT DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ANY CURB WHICH IS DAMAGED, DISTURBED, OR REMOVED IN AREAS OTHER THAN WHERE THE PIPELINE CROSSES EXISTING CURBING, AS SHOWN ON THE DRAWINGS, SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE DRAWINGS.

17. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE OF NJ WORKERS HEALTH AND SAFETY ACT (N.J.A.C. 12:110 ET. SEQ.) AS AMENDED AND THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) (29 CFR 1910), AS AMENDED WITH REGARD TO WORKER AND JOB SITE SAFETY.

18. THE CONTRACTOR SHALL CONTRACT WITH THE (TOWNSHIP OF EAST WINDSOR) TO PROVIDE UNIFORMED POLICE FLAGMEN AS NECESSARY FOR WORK CONDUCTED WITHIN ROADWAYS.

19. SELECT FILL SHALL BE EITHER CLASS I OR II SOIL.

## UTILITY NOTES:

1. EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION. DISPOSAL OF ALL MATERIAL, GRADING AND RESTORING THE DISPOSAL SITES, AND OBTAINING ANY PERMIT WILL BE PERFORMED AT THE SOLE COST OF THE CONTRACTOR.

2. THE MAXIMUM ALLOWABLE JOINT DEFLECTION FOR DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AWWA STANDARDS.

3. PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN WATER LINES AND UTILITIES OR OBSTRUCTIONS, UNLESS OTHERWISE SHOWN.

4. ALL FITTINGS ARE TO BE MECHANICAL JOINT WITH RETAINER GLANDS. HOWEVER, SOME FITTINGS SHALL REQUIRE THE INSTALLATION OF THRUST BLOCKS AS SHOWN IN THE DRAWINGS. PROVIDE CONCRETE THRUST BLOCKS IN ACCORDANCE WITH DETAILS OR AS NOTED THE DRAWINGS, OR AS REQUIRED BY SPECIFIC SOIL CONDITIONS ENCOUNTERED. TYPICAL THRUST BLOCK REACTION DETAILS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. WHERE GALVANIZED RODS ARE TO BE USED FOR ANCHORINGS FITTINGS OR VALVES, THE COST OF SUCH MATERIALS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR DUCTILE IRON FITTINGS AND GATE VALVES.

5. NOTIFY THE ENGINEER, WATER, AND FIRE DEPARTMENTS 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING WATER MAINS.

6. THE CONTRACTOR SHALL INSTALL TEMPORARY AIR RELEASE TAPS, AND SAMPLING TAPS WITH COPPER SAMPLING PIPE FOR TESTING AND DISINFECTION AS NEEDED OR AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE THE SAMPLING PIPE AND CLOSE OFF THE TAP AT THE MAIN AFTER COMPLETION OF ALL TESTING AND WHEN APPROVED BY THE ENGINEER. THE FURNISHING, INSTALLATION, AND REMOVAL OF TAPS AND PIPE SHALL BE INCLUDED IN UNIT PRICE BID FOR TESTING AND DISINFECTION.

7. THE GENERAL LOCATION OF FIRE HYDRANTS AND CURB BOXES ARE SHOWN ON THE DRAWINGS. HYDRANTS AND CURB BOXES SHALL BE LOCATED IN THE FIELD BY THE WATER DEPARTMENT PRIOR TO CONSTRUCTING THE WATER MAIN, DUE TO FUTURE ROAD RECONSTRUCTION WHICH SHALL RESULT IN THE RELOCATION OF EXISTING CURB AND CHANGES IN THE GRADE. THE WATER DEPARTMENT SHALL PROVIDE THE FINISHED GRADE ELEVATION FOR SETTING THE HYDRANT AND VALVE BOX.

8. ANY EXISTING FIRE HYDRANTS TO BE REMOVED SHALL BE DELIVERED TO THE WATER DEPARTMENT YARD.

9. THE APPROXIMATE LOCATION OF WATER SERVICE CONNECTIONS IS SHOWN IN THE DRAWINGS; THE EXACT LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNER.

10. CONSTRUCTION AND TRANSFER OF SERVICES SHALL ONLY BE PERFORMED AFTER THE MAIN HAS BEEN TESTED AND DISINFECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THIS INCLUDES THE INSTALLATION OF SERVICE CORPORATIONS.

11. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MEP DRAWINGS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER SERVICE, FIRE WATER SERVICE, GAS, SANITARY, ELECTRIC, AND ETC.

12. THE MINIMUM EARTH COVER OVER ALL NEW WATER MAINS SHALL BE 4 FEET UNLESS OTHERWISE INDICATED ON DRAWINGS. THE PIPE SHALL BE DUCTILE IRON, CEMENT LINED WITH RESTRAINED PUSH-ON JOINTS UNLESS OTHERWISE INDICATED. PIPE CLASSIFICATION FOR THE WATER MAINS SHALL BE CLASS 52. ALL FITTINGS SHALL BE DUCTILE IRON CEMENTS-LINED WITH MECHANICAL JOINTS, WITH RETAINER GLANDS CLASS 350 UNLESS OTHERWISE INDICATED ON DRAWINGS OR REQUIRED BY THE ENGINEER. ALL PIPE AND FITTINGS SHALL BE POLYETHYLENE ENCLOSED.

13. THE MINIMUM EARTH COVER OVER ALL OTHER UTILITIES IS TO BE 2' FEET UNLESS OTHERWISE INDICATED ON DRAWINGS.

14. WHERE EXISTING MAINS ARE TO BE ABANDONED IN PLACE, ALL OPENINGS FROM CUT PORTIONS SHALL BE COMPLETELY SEALED WITH NON-SHRINK QUICK-SETTING CEMENT, AS APPROVED BY THE ENGINEER. DO NOT BACKFILL UNTIL THE CEMENT IS CURED.

15. INSTALLATION OF NEW COPPER SERVICES SHALL BE PERFORMED BY OPEN TRENCH EXCAVATION IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS. THE EMPLOYMENT OF ALTERNATIVE METHODS SHALL NOT BE PERMITTED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER BRACING OF EXISTING UTILITIES AS MAY BE REQUIRED TO PREVENT DAMAGE DUE TO CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR PROPER BRACING OF ALL EXISTING UTILITIES, UTILITY POLES, AND OTHER STRUCTURES WITHIN THE VICINITY OF THE WORK WHICH MAY BE AFFECTED BY THEIR OPERATIONS. ALL COSTS ASSOCIATED WITH THIS WORK SHALL BE INCLUDED IN THE VARIOUS UNIT PRICES BID FOR THE CONTRACT WORK.

17. WORK PERFORMED ON COUNTY ROADS SHALL BE LIMITED TO THE HOURS OF 9:00 A.M. TO 4:00 P.M. UNLESS OTHERWISE PERMITTED BY THE COUNTY.

18. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDONED IN THE STREET ACCORDING TO ALL APPLICABLE CODES.

## DEMO NOTES:

1. DISCONNECTION OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE UTILITY AUTHORITY CONCERNED. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN CONFIRMATION FROM UTILITY COMPANIES THAT ALL SERVICE TO THE SITE HAS BEEN TERMINATED PRIOR TO CAPPING, ABANDONMENT, OR REMOVAL OF ANY SUCH UTILITIES.

2. EXISTING BUILDINGS, STRUCTURES, CURBS, UTILITIES, SIGNS, LANDSCAPING, AND ANY OTHER IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE. SHOULD DAMAGES OCCUR, THE OWNER SHALL BE NOTIFIED IMMEDIATELY, AND REPAIRS SHALL BE MADE TO MATCH EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.

3. ALL CONCRETE, CMU, PAVER, AND BRICK MATERIAL DESIGNATED FOR DEMOLITION SHALL BE COMPLETELY REMOVED FROM THE SITE. INCLUDING, BUT NOT LIMITED TO, SLABS, FLOORS, BARRIERS, CURBS, AND SIDEWALKS.

4. WALLS, BEAMS, COLUMNS, FLOOR, SLABS, PAVEMENTS, RAMPS, FOOTINGS, AND ALL OTHER BUILDING COMPONENTS OR APPURTENANCES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THE RESULTING DEPRESSIONS SHALL BE FILLED AND COMPACTED AS DIRECTED, USING ONLY SUITABLE MATERIAL FROM ON-SITE MATERIAL OR APPROVED MATERIAL FROM OFF-SITE. NO DEBRIS FROM DEMOLITION OR OTHER UNSUITABLE MATERIAL SHALL BE USED. IN SPECIAL CASES, DEEP-SEATED CONCRETE OR MASONRY STRUCTURES WHICH SHALL NOT INTERFERE WITH SUBSEQUENT CONSTRUCTION MAY REMAIN IN PLACE IF SO APPROVED BY THE OWNER'S ENGINEER.

5. FOLLOWING THE DEMOLITION AND REMOVAL OF ALL IMPROVEMENTS SO DESIGNATED, THE DISTURBED AREA SHALL BE GRADED, AS DIRECTED BY THE OWNER'S ENGINEER, SO THAT THE RESULTING LANDFORM SHALL NOT ALLOW FOR PONDING OR THE FORMATION OF GULLIES RESULTING FROM STORMWATER RUN-OFF.

6. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL MATERIAL.

7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL OF ANY EXISTING SITE LIGHTING WITH THE APPROPRIATE UTILITY COMPANY. LIGHT POLES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA0315900
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TEL: (973) 227-7904 / FAX (973) 857-3574
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| REV | DESCRIPTION | DATE |
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CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

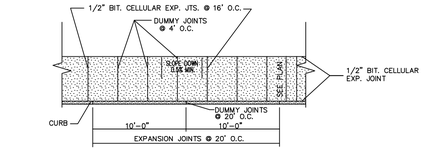
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PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
GENERAL NOTES

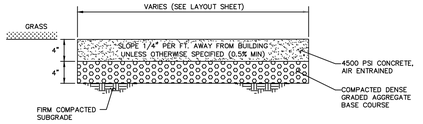
PROJECT #: 23-190

SHEET: SP-8



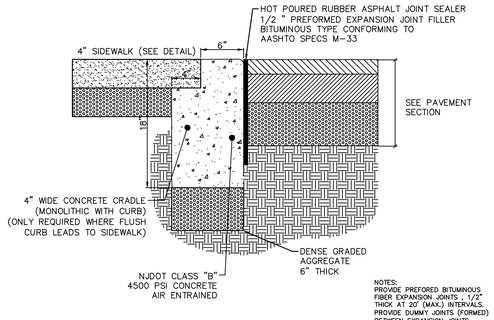

## CONCRETE SIDEWALK PLAN

SCALE – N.T.S.



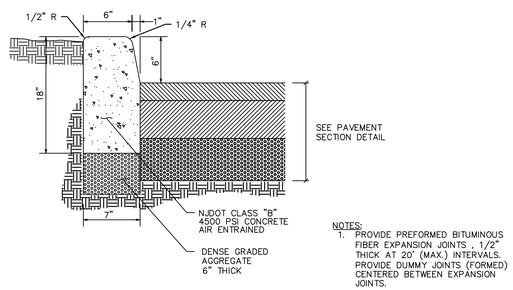

## CONCRETE SIDEWALK SECTION

SCALE – N.T.S.



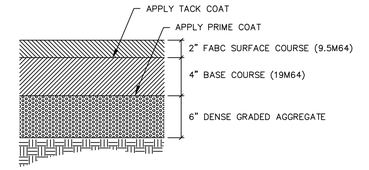

## FLUSH CONCRETE CURB

SCALE – N.T.S.



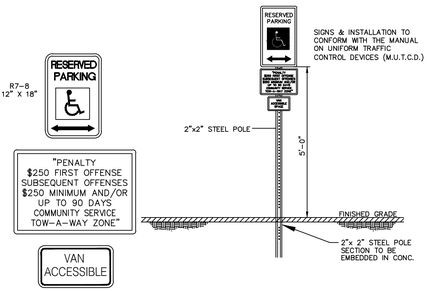

## CONCRETE CURB DETAIL

SCALE – N.T.S.



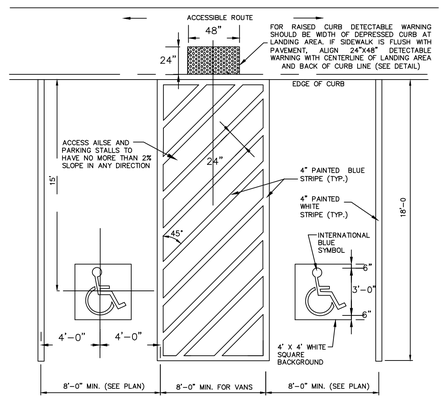

## STANDARD – FULL DEPTH PAVEMENT DETAIL

SCALE – N.T.S.




## HANDICAP PARKING SIGN DETAIL

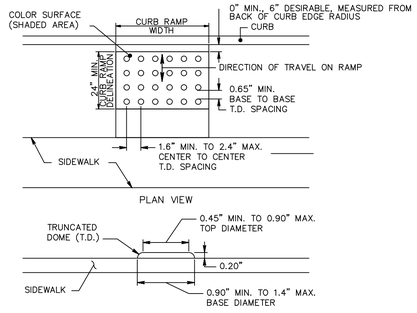
SCALE – N.T.S.



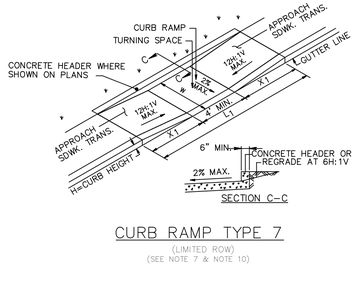

NOTE:
1. STRIPING AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE LONG LIFE THERMOPLASTIC.

## HANDICAP PARKING DIMENSIONS

SCALE – N.T.S.




## DETECTABLE WARNING SURFACE




## CURB RAMP TYPE 7

(LIMITED ROW)
(SEE NOTE 7 & NOTE 10)

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155900
1 EXECUTIVE DRIVE, SUITE 1 • SOMERSET, NEW JERSEY • 08873
185 PASSAIC AVENUE • FAIRFIELD, NEW JERSEY • 07004
TEL: (973) 227-7454 • FAX: (973) 227-7575
PETRYENGINEERING.COM

| REV | DESCRIPTION | DATE |
|---|---|---|

CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

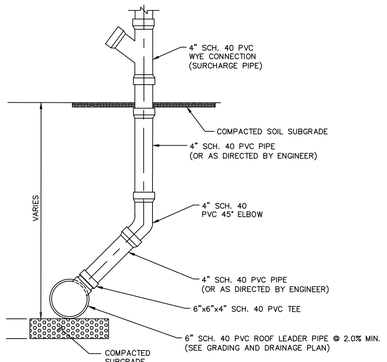
**CAUTION:** *IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OR AN ELECTRONIC SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.*

PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

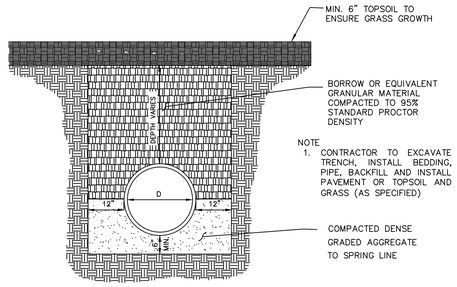
PROJECT #: 23-190

SHEET: SP-9



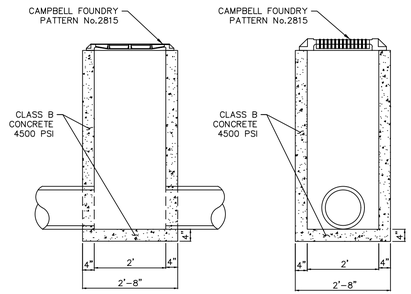

ROOF LEADER DRAIN

SCALE – N.T.S.



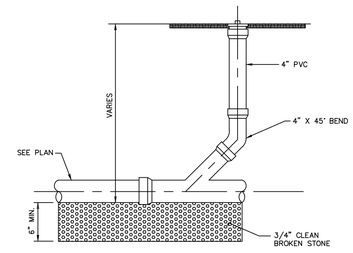

STORM SEWER TRENCH DETAIL (NON–PAVED AREAS)

SCALE – N.T.S.



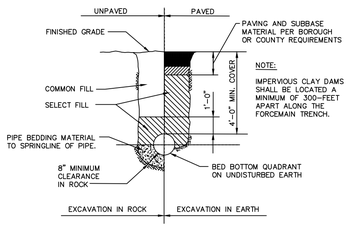

2' X 2' INLET

SCALE – N.T.S.



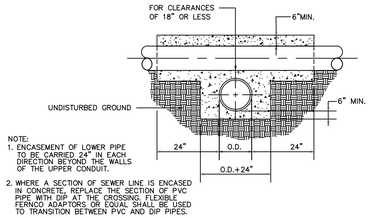

CLEAN OUT DETAIL

SCALE – N.T.S.



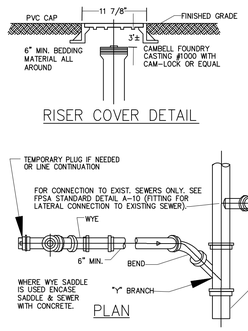

TYPICAL TRENCH DETAIL FOR UTILITIES

SCALE – N.T.S.




UTILITY CROSSING

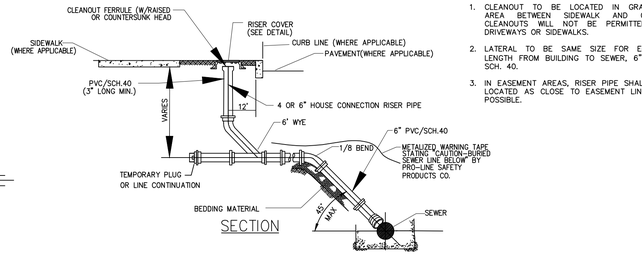
SCALE – N.T.S.




RISER COVER DETAIL




PLAN



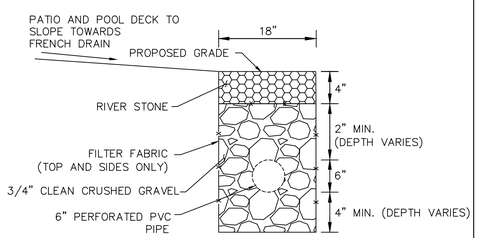

SECTION

NOTES:

1. CLEANOUT TO BE LOCATED IN GRASSED AREA BETWEEN SIDEWALK AND CURB. CLEANOUTS WILL NOT BE PERMITTED IN DRIVEWAYS OR SIDEWALKS.
2. LATERAL TO BE SAME SIZE FOR ENTIRE LENGTH FROM BUILDING TO SEWER, 6" PVC SCH. 40.
3. IN EASEMENT AREAS, RISER PIPE SHALL BE LOCATED AS CLOSE TO EASEMENT LINE AS POSSIBLE.

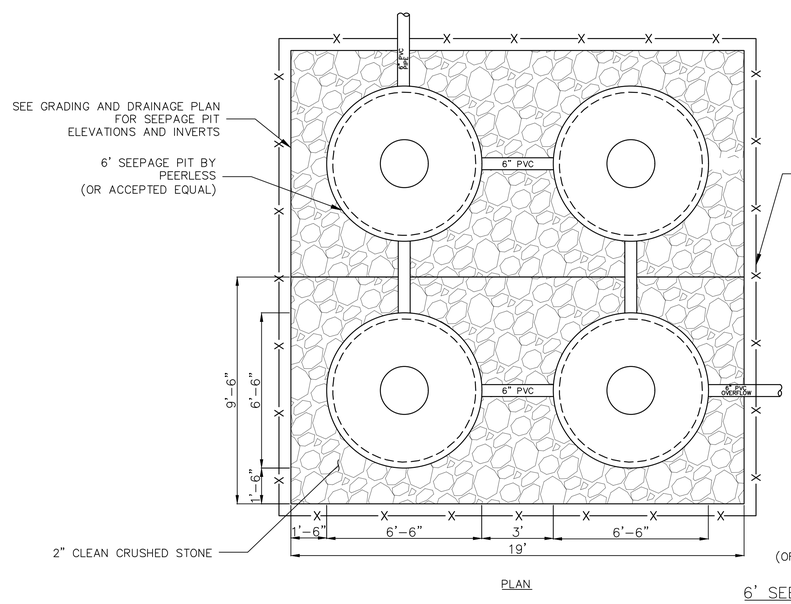
TYPICAL SANITARY SEWER DETAIL

SCALE – N.T.S.

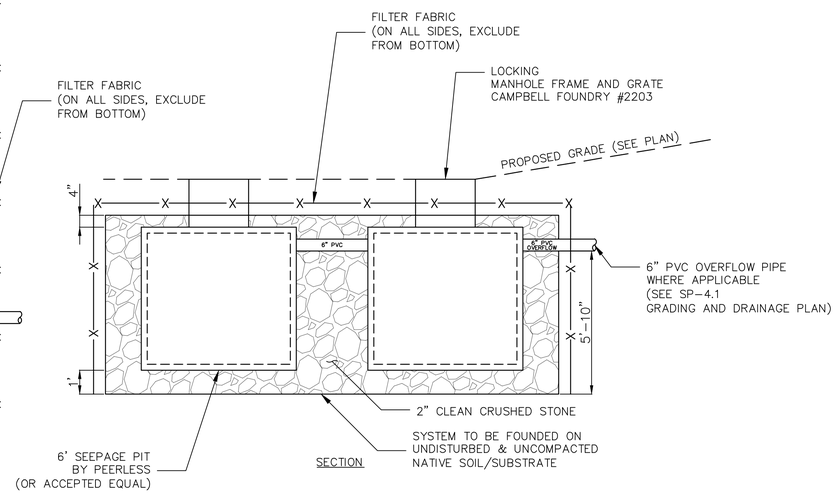



FRENCH DRAIN DETAIL

SCALE – N.T.S.




PLAN




SECTION

6' SEEPAGE PIT DETAIL

SCALE – N.T.S.

PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA0815900
1551 PARK AVENUE • P.O. BOX 1 • HAMILTON, NEW JERSEY • 08701
TEL: (973) 727-7004 • FAX (973) 727-7575
PETRYENGINEERING.COM

| REV | DESCRIPTION | DATE |
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CHECKED BY: SPD

DRAFTED BY: LCD

PETRY ENGINEERING, LLC

J. MICHAEL PETRY-PE,PP,RA
NJ PROFESSIONAL ENGINEER LIC. No. 36662
DATE: 07/07/2026

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PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
CONSTRUCTION
DETAILS

PROJECT #: 23-190

SHEET: SP-10

This certification is made only to the named parties for purchase and/or mortgage of herein delineated property by the named purchaser. No responsibility or liability is assumed by Surveyor for use of survey for and other purpose including, but not limited to, use of survey for survey affidavit, resale or property, or to any other person not listed in certification, either directly or indirectly.

This is a location survey. Property corners were not staked by contractual agreement.

0 50' 100'

622036.93 SqFt
14.3 Acres

Heatherwood Drive (66.0' R.O.W.) (Public Right-of-Way)

Oak Creek Road (66.0' R.O.W.) (Public Right-of-Way)

Dutch Neck Road (66.0' R.O.W.) (Public Right-of-Way)

S41°30'00"W 335.69'

S51°41'56"W D=20°23'57" LC=257.97' R=728.41' A=259.34'

N73°33'55"W 42.08'

N33°54'15"W D=9°44'51" LC=570.94' R=3960.07' A=571.63'

S0°49'49"E D=84°27'38" LC=235.24' R=175.00' A=257.97'

S42°57'40"E 158.16'

S27°57'40"E D=30°00'00" LC=220.00' R=425.00' A=222.53'

S56°44'57"E 41.52'

R=1270.43' A=329.79' N86°53'57"E D=14°52'23" LC=328.86'

N75°23'54"E DF37°52'29" LC=467.34' R=720.02' A=475.96'

N8°50'30"E 44.32'

N38°46'40"W 403.00'

Building 'M' 2 Story Brick Apartment Building

Building 'L' 2 Story Brick Apartment Building

Building 'K' 2 Story Brick Apartment Building

Building 'J' 2 Story Brick Apartment Building

Building 'I' 2 Story Brick Apartment Building

Building 'H' 2 Story Brick Apartment Building

Building 'N' 2 Story Brick Apartment Building

Building 'O' 2 Story Brick Apartment Building

Building 'G' 2 Story Brick Apartment Building

Building 'F' 2 Story Brick Apartment Building

Building 'E' 2 Story Brick Apartment Building

Building 'D' 2 Story Brick Apartment Building

Building 'C' 2 Story Brick Apartment Building

Building 'B' 2 Story Brick Apartment Building

Building 'A' 2 Story Brick Apartment Building

pool | house

shed

macadam parking lot and driveway

platforms

sidewalk

ingress/egress to public right of way

LEGEND

- Gas Valve
- Power Pole
- USPS/UPS/FEDEX
- Traffic Pole
- Water Valve
- Light
- Fire Hydrant
- Catch Basin - double
- Manhole
- Pool sign
- Catch basin
- Drain
- Pool Equip
- Util. Box
- Electric Panel
- Spot Elevation

Traverse PC

## "WYNBROOK WEST ASSOCIATES, LLC"

PROPERTY ADDRESS: *400 Dutch Neck Road, Township of East Windsor, Mercer County, New Jersey*

BLOCK *64* LOT(S) *1* TAX MAPS

SURVEY NO. - *G23-0318*

| DESCRIPTION | DRICK | DATE |
|---|---|---|
| *Location survey w/o corners* | *laa/gja* | *08/24-25-* |
| *Topo. - delineated area only* | | *8/29-31/2023* |
| | | |
| | | |


*GEORGE J. ANDERSON, L.L.C.*
*PROFESSIONAL LAND SURVEYORS*
P.O. BOX 1348 - LITTLE FALLS, NJ 07424
TEL (973) 837-8159
EMAIL: GJALLC@GMAIL.COM
*Certification of Authorization - 24GA28180100*


STATE OF NEW JERSEY — No. GB36706 — PROFESSIONAL LAND SURVEYOR

*GEORGE J. ANDERSON* LIC. NO. - 36706
*LAURA A. ANDERSON-HELD* LIC. NO. - 43328

# PHOTO LOG

**WYNBROOK APARTMENTS**
**BLOCK 64 LOT 1**
**TOWNSHIP OF EAST WINDSOR**
**MERCER COUNTY, NEW JERSEY**

**PREPARED FOR:**
KRIEGMAN AND SMITH, INC.

**PREPARED BY:**
PETRY ENGINEERING, LLC
155 PASSAIC AVENUE
SUITE 350
FAIRFIELD, NEW JERSEY 07004
973-227-7004

J. MICHAEL PETRY, PE, PP, AIA
NJ PROFESSIONAL ENGINEER #36662
JULY 7, 2026



**Photo #1**

**Photograph taken facing in the south-easterly direction along Heathwood Drive towards the subject property. Photograph depicts the existing walkways leading up to the pool.**

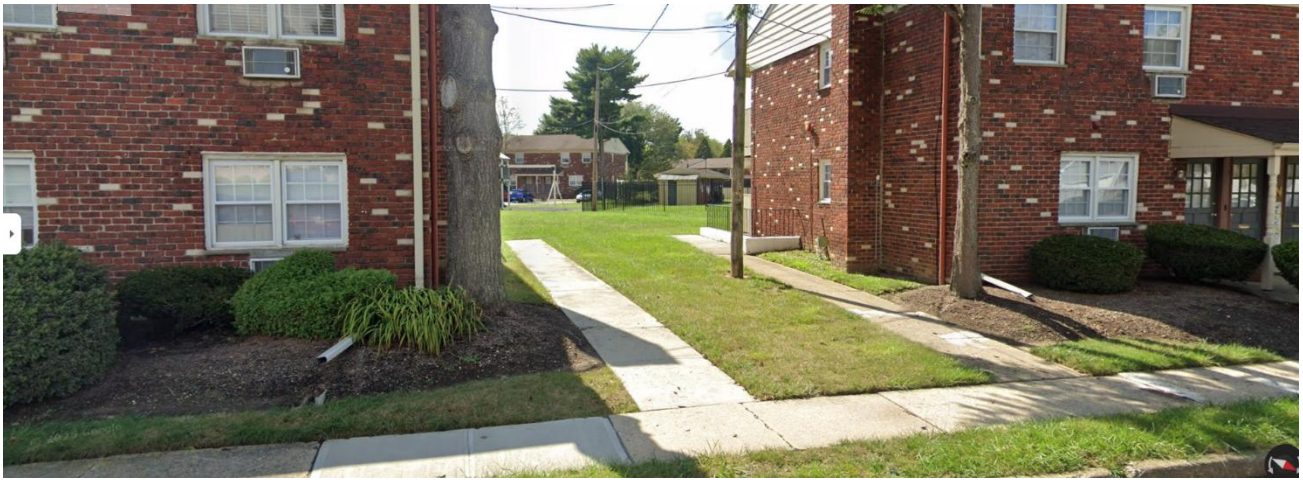


**Photo #2**

**Photograph taken facing in the westerly direction along Oak Creek Road towards the subject property. Photograph depicts the existing walkways leading up to the existing aluminum fence near the playground area. The existing pool house can be seen from this view.**

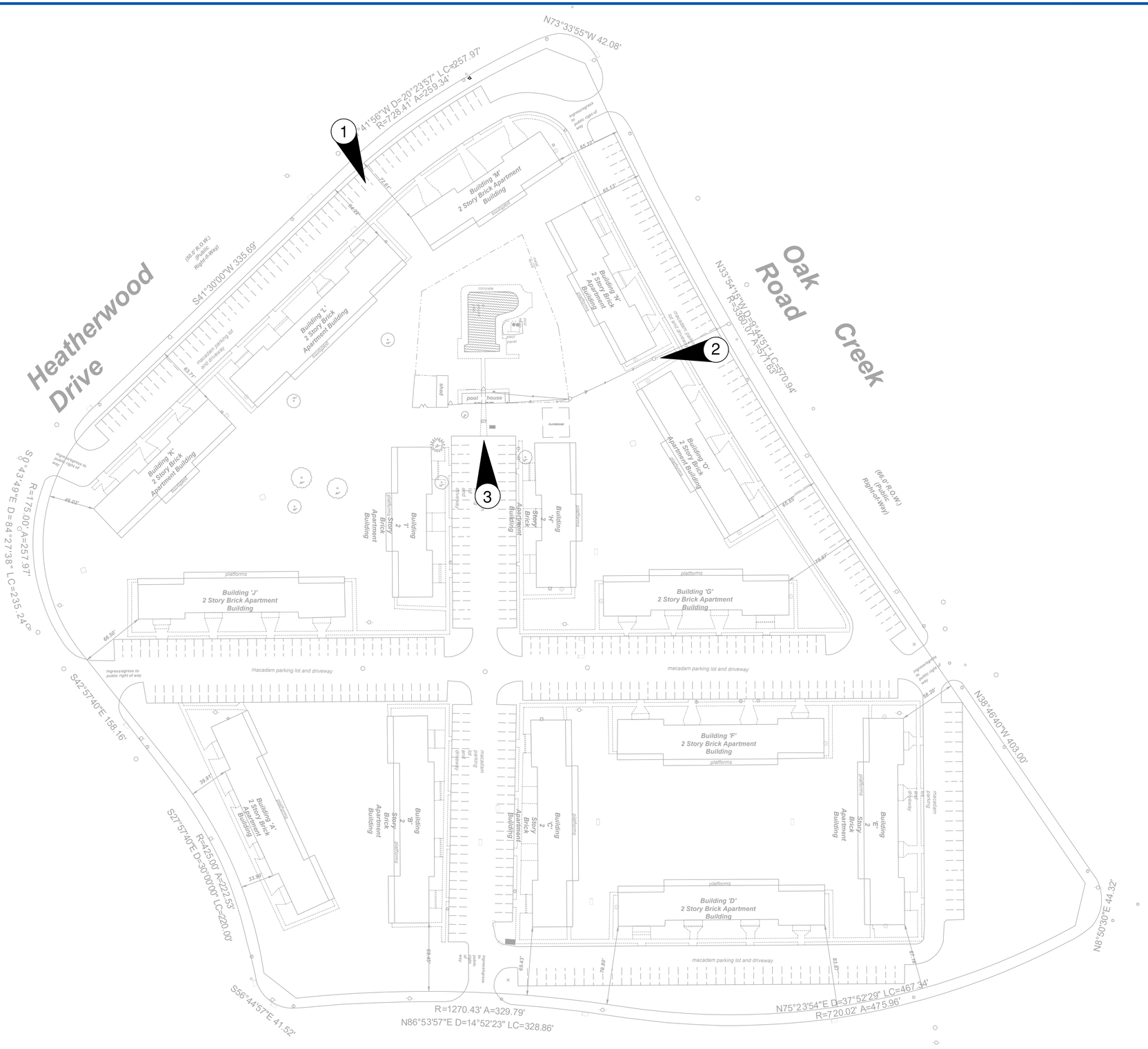



**Photo #3**

**Photograph taken facing towards the existing shed and pool house. This image also shows the existing walkways and entrance to the pool area.**

## LEGEND

PHOTO LOCATION & NUMBER
(SEE PHOTO LOG REFERENCE NO. & DIRECTION OF VIEW) #




REFERENCES:

1. PARTIAL TOPOGRAPHIC AND BOUNDARY INFORMATION DERIVED FROM A CERTAIN MAP ENTITLED, "WYNBROOK WEST ASSOCIATES, LLC – 400 DUTCH NECK ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY" PREPARED BY GEORGE J. ANDERSON, LLC AND MOST RECENTLY DATED 08/24/2025.
2. SUPPLEMENTAL PARTIAL TOPOGRAPHIC INFORMATION DERIVED FROM PETRY ENGINEERING, LLC UTILIZING GPS UNIT AND PERFORMED ON 03/13/2026.


PETRY ENGINEERING, LLC
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24GA28155900
CERTIFICATE OF AUTHORIZATION NUMBER 24GA28155900
169 PARK AVENUE • FLORENCE, NEW JERSEY • 08518
TEL: (609) 239-7004 • FAX (973) 857-3574
PETRYENGINEERING.COM


| REV | DESCRIPTION | DATE |
|---|---|---|

0 25 50 100
1 INCH = 50 FT.

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DRAFTED BY: LCD

PETRY ENGINEERING, LLC

PREPARED FOR
KRIEGMAN AND SMITH, INC.
400 DUTCH NECK ROAD
LOT 1, BLOCK 64
TOWNSHIP OF EAST WINDSOR
MERCER COUNTY, NEW JERSEY

TITLE:
# PHOTO LOG LOCATION FIGURE

| PROJECT #: | SHEET: |
|---|---|
| 23-190 | FIG.-1 |