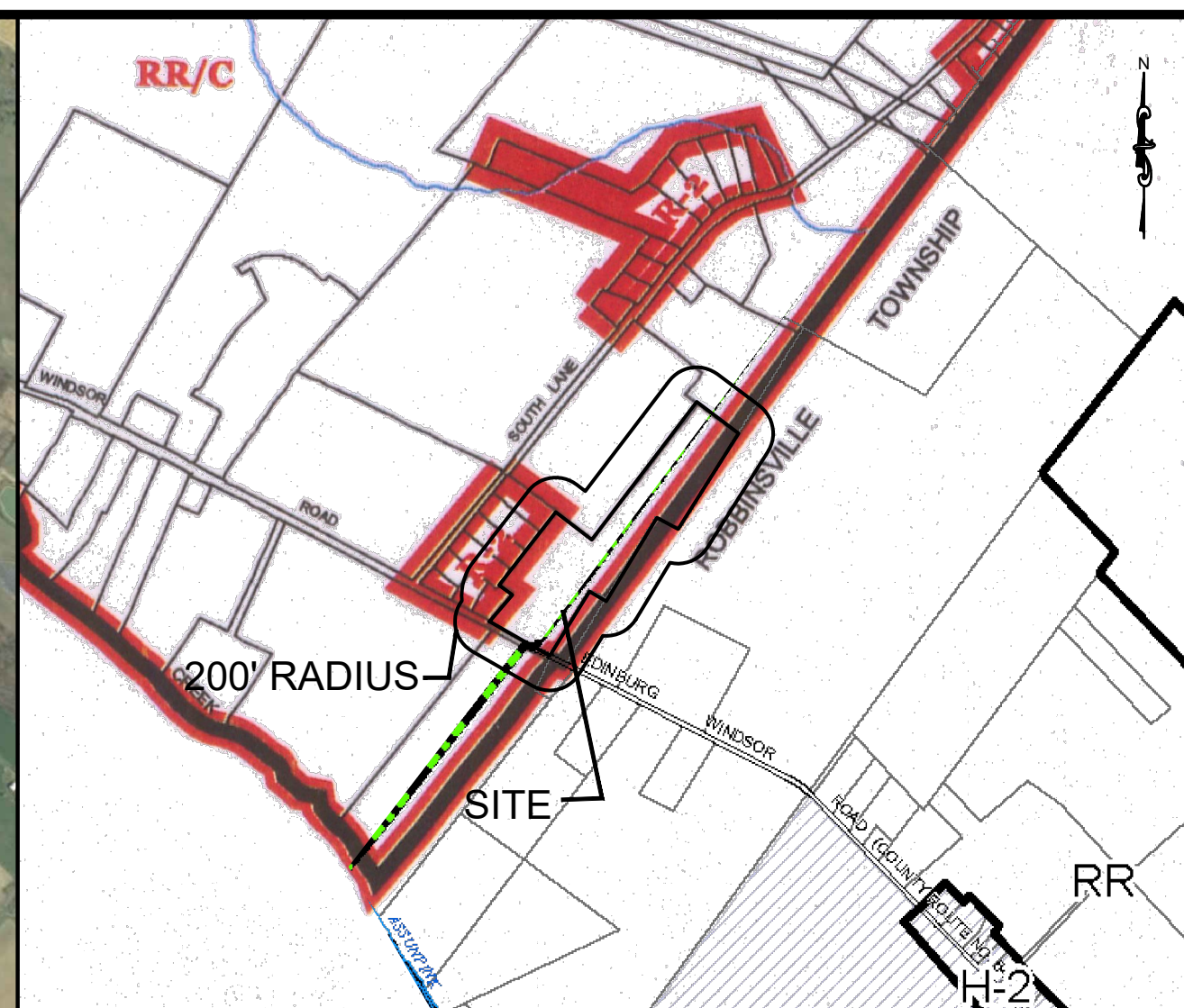
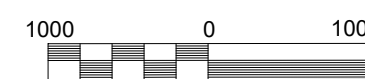
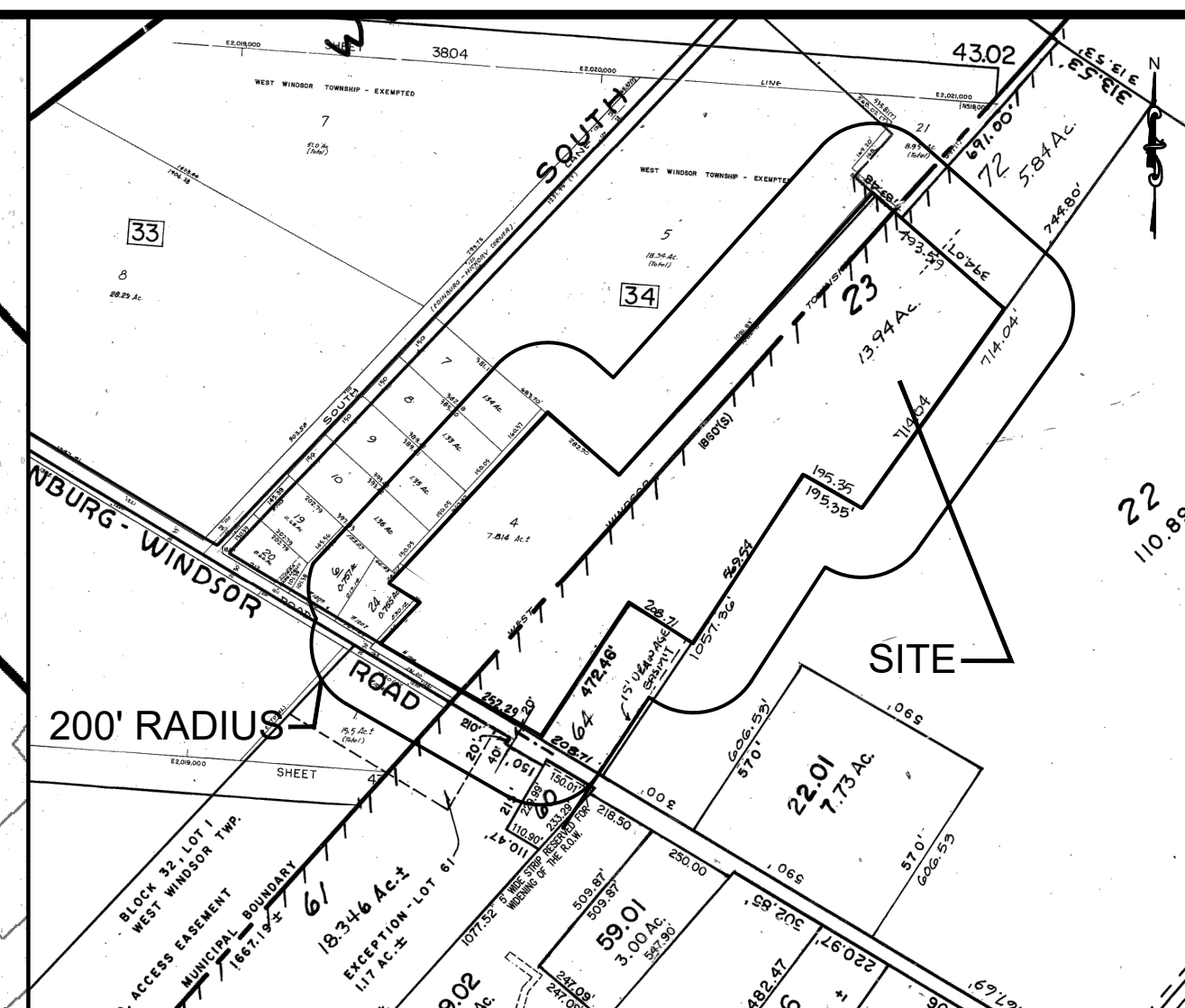
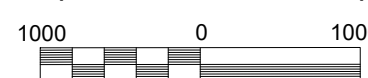


KEY MAP

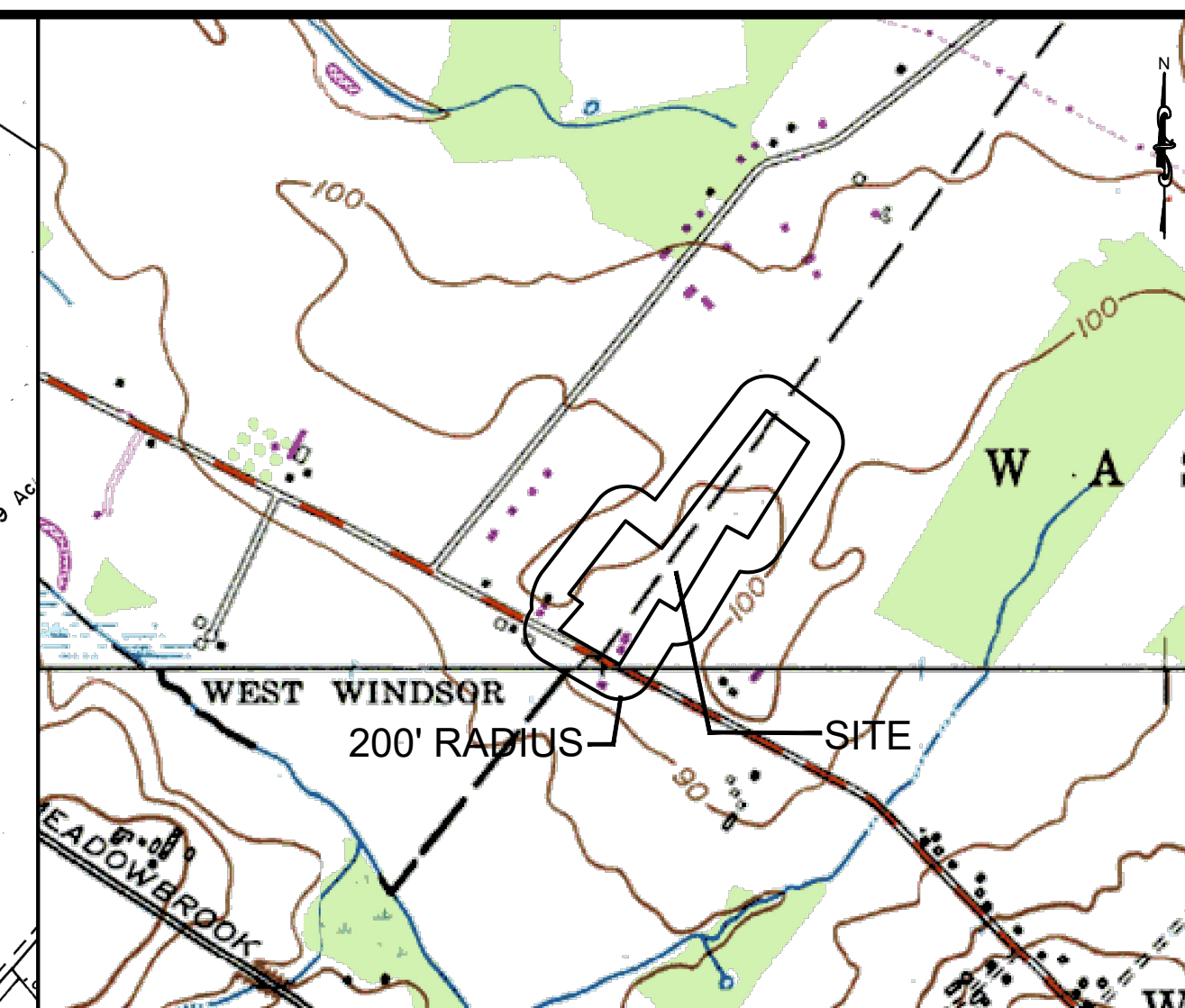
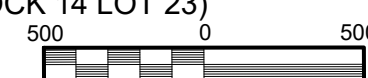
SCALE 1"=1000'



WEST WINDSOR TOWNSHIP ZONING MAP (DISTRICT RR/C)
ROBBINSVILLE TOWNSHIP ZONING MAP (DISTRICT RR)
SCALE 1"=1000'



TAX MAP SCALE 1"=500'
(WEST WINDSOR TAX SHEET 43.02 BLOCK 34 LOT 4)
(ROBBINSVILLE TOWNSHIP TAX SHEET 4 BLOCK 14 LOT 23)
SCALE 1"=500'



USGS MAP (HIGHSTOWN & ALLENTOWN)
SCALE 1"=1000'



WEST WINDSOR TOWNSHIP CERTIFICATION/APPROVAL:

- SUBDIVISION OF:
BLOCK: 34 LOT: 4 ZONE: RR/C
DATE: _____ SCALE: 1"=100'
APPLICANT: PIN OAK BUILDERS, LLC
ADDRESS: 45 ROXY AVENUE, EDISON, NJ 08820
SUBDIVISION CONTROL NO. _____
- I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
PIN OAK BUILDERS, LLC _____ DATE _____
- I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
TOWNSHIP ENGINEER _____ DATE _____
TOWNSHIP CLERK _____ DATE _____
TOWNSHIP CLERK _____ DATE _____
- VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT
TOWNSHIP CLERK _____ DATE _____
- MAJOR SUBDIVISION APPROVED _____ DATE OF BOARD APPROVAL _____
BOARD CHAIRMAN _____ DATE _____
BOARD SECRETARY _____ DATE _____
- EXPIRATION OF APPROVAL (MAJOR: PRELIMINARY-3 YEARS; FINAL- 2 YEARS)
DATE _____

GENERAL NOTES:

- OWNER/APPLICANT:
PIN OAK BUILDERS, LLC
45 ROXY AVENUE
EDISON, NJ 08820
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED " PLAN OF SURVEY FOR BLOCK 14, LOT 23 LOCATED IN ROBBINSVILLE TOWNSHIP, NEW JERSEY AND BLOCK 34, LOT 4 LOCATED IN WEST WINDSOR TOWNSHIP, NEW JERSEY", PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, DATED JULY 11, 2016.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED " TOPOGRAPHIC SURVEY FOR BLOCK 14, LOT 23 LOCATED IN ROBBINSVILLE TOWNSHIP, NEW JERSEY AND BLOCK 34, LOT 4 LOCATED IN WEST WINDSOR TOWNSHIP, NEW JERSEY", PREPARED BY ENGINEERING AND LAND PLANNING ASSOCIATES, DATED 07/11/16 AND LAST REVISED 06/19/19.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD 1988 DATUM. TO CONVERT TO NGVD 1929 DATUM, 1.05 FEET SHOULD BE ADDED TO THE ELEVATIONS OF THE PLANS
- THE SUBJECT PARCELS, BLOCK 14 LOT 23 AND BLOCK 34 LOT 4, CONSIST OF 623.878 S.F.(14.322 ACRES) AND 385,703 S.F.(8.855 ACRES) RESPECTIVELY.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.

PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN (ROBBINSVILLE TOWNSHIP)
AMENDED PRELIMINARY AND FINAL MAJOR SUBDIVISION PLAN (WEST WINDSOR TOWNSHIP)

WINDSOR OAKS

BLOCK 14, LOT 23
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY
BLOCK 34, LOT 4
WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY
PREPARED BY
ENGINEERING & LAND PLANNING ASSOCIATES, INC.
140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

SHEET No.	TITLE
1	COVER SHEET
2	LEGEND AND NOTES
3	PLAN OF SURVEY
4	P & F SUBDIVISION PLAT
5	DEMOLITION PLAN
6-7	P & F SUBDIVISION PLAN
8-9	UTILITIES PLAN
10-11	GRADING PLAN
12	LANDSCAPE AND LIGHTING PLAN
13-14	SESC PLAN
15	PLAN AND PROFILE ROAD A
16	SIGHT LINE PLAN & PROFILE
17	PLAN PROFILE DETENTION BASIN
18-20	CROSS SECTION 1,2,3,4
21	DRAINAGE AREA PLAN
22	SESC DETAILS
23-25	CONSTRUCTION DETAILS
26-27	EARTHWORK PLAN

200' PROPERTY OWNER LIST

BLOCK	LOT	PROPERTY OWNER
WEST WINDSOR TOWNSHIP BLOCK 34 LOT 4		
34	5	WEST WINDSOR TOWNSHIP 271 CLARKSVILLE ROAD WEST WINDSOR, NJ 08550
34	7	OLGA KOSTROMYTSKA & VICTOR MERGEL 117 SOUTH LANE WEST WINDSOR, NJ 08550
34	8	WILLIAM PERNA & LORRAINE PLOGER 113 SOUTH LANE WEST WINDSOR, NJ 08550
34	9	FREDRICK J. & KRISTA K. GUNZEL 09 SOUTH LANE 1 WEST WINDSOR, NJ 08550
34	19	HEE CHO MOON 103 SOUTH LANE WEST WINDSOR, NJ 08550
34	6	DENNIS KENNARD JONES 1209 WINDSOR ROAD WEST WINDSOR, NJ 08550
34	24	VAMSEE K. NIMMAGADDA ET UX 1207 WINDSOR ROAD WEST WINDSOR, NJ 08550
32	1	KALINOWSKI & KERIS T/A WINDSOR FARM 224 MEADOWBROOK ROAD ROBBINSVILLE, NJ 08691
32	24	STEVEN R. & FRANK J. JANY 1234 WINDSOR ROAD WEST WINDSOR, NJ 08550

ROBBINSVILLE TOWNSHIP CERTIFICATIONS/APPROVALS

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED _____ HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

WAYNE J. INGRAM, PLS LIC #24GB0458200 DATE (AFFIX SEAL)

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW"

WAYNE J. INGRAM, PLS LIC #24GB0458200 DATE (AFFIX SEAL)

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

TOWNSHIP CLERK _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW". RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER _____ DATE _____

THIS SUBDIVISION IS MADE WITH OUR AUTHORIZATION FREE CONSENT AND IS IN FULL ACCORDANCE WITH OUR DESIRES.

OWNER _____ DATE _____

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE ROBBINSVILLE TOWNSHIP PLANNING BOARD HAVE BEEN COMPLIED WITH.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

200' PROPERTY OWNER LIST

BLOCK	LOT	PROPERTY OWNER
ROBBINSVILLE TOWNSHIP BLOCK 14 LOT 23		
14	72	HENRY & JANE LANDAU 143 SOUTH LANE WEST WINDSOR, NJ 08550
14	22	MATTHEWGABERT & KURT GABERT, LLC PO BOX 379 WEST WINDSOR, NJ 08561
14	64	RICHARD C. CRUSSER 1141 EDINBUR-WINDSOR RD HIGHTSTOWN, NJ 08520
10	61	WINDSOR FARM 224 MEADOWBROOK ROAD ROBBINSVILLE, NJ 08691
10	60	SHERI & KRISTIN ANN HARRIGH 158 SOUTH LANE WEST WINDSOR, NJ 08550

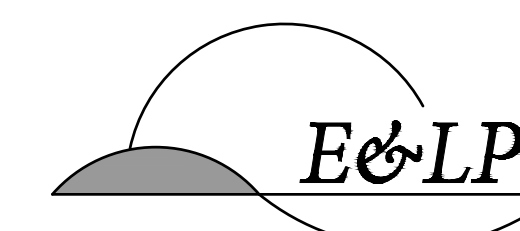
ZONING SCHEDULE

ITEM	WEST WINDSOR TOWNSHIP				ROBBINSVILLE TOWNSHIP						
	REQUIRED RR/C WEST WINDSOR	EXISTING LOT 4	PROPOSED LOT 4 01	PROPOSED LOT 4 02	REQUIRED RR ROBBINSVILLE	EXISTING LOT 23	PROPOSED LOT 23 01	PROPOSED LOT 23 02	PROPOSED LOT 23 03	PROPOSED LOT 23 04	
ZONING DISTRICT		RR/C				RR					
TOTAL LOT AREA	N/A	8.86 ACRES	3.40 ACRES	4.28 ACRES	2 ACRES	14.32 ACRES	2.22 ACRES	2.02 ACRES	3.60 ACRES	6.17 ACRES	
MINIMUM LOT AREA	3 1/3 ACRES	8.86 ACRES	3.40 ACRES	4.28 ACRES	2 ACRES	6.23 ACRES [1]	2.22 ACRES	1.08 ACRES*[1]	1.39 ACRES*[1]	2.34 ACRES [1]	
MINIMUM LOT FRONTAGE	100'	251.02'	250'	533.65'	250'	248.90' (ENC)	259.65'	255'	225.36'	38.96'	
MINIMUM LOT WIDTH	200'	292'	249.98'	1,363.05'	250'	237' (ENC)	234.47'	255.00'	284.00'	221.73'	
MINIMUM LOT DEPTH	250'	1,876'	447.82'	340.43'	300'	1,826'	468.34'	356.75'	265.41'	864.07'	
MINIMUM FRONT YARD SETBACK	50'	79.11'	>50'	>50'	75'	233.90'	>75'	>85'	>75'	>200'	
MINIMUM REAR YARD SETBACK	30'	193.00'	>30'	>30'	50'	1,502.00'	>50'	>50'	>50'	>50'	
MINIMUM SIDE YARD SETBACK	30'	107.60'	>30'	>30'	50'	102.50'	>50'	>50'	>50'	>50'	
MAXIMUM FLOOR AREA RATIO	5%	4.5%	<5%	<5%	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM LOT COVERAGE / IMPERVIOUS SURFACE RATIO	10%	6.38%	<10%	<10%	0.15	0.014	<0.15	<0.15	<0.15	<0.15	
MAXIMUM BLD. COVERAGE OF PRINCIPAL STRUCTURE	N/A	N/A	N/A	N/A	10%	<10%	<10%	<10%	<10%	<10%	
MAXIMUM BUILDING HEIGHT	2.5 STORY	<2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	2.5 STORY	< 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	
ACCESSORY STRUCTURE SETBACKS											
MINIMUM SIDE YARD SETBACK	20'	80.25'	>20'	>20'	30'	141.48'	>30'	>30'	>30'	>30'	
MINIMUM REAR YARD SETBACK	20'	1,280.76'	>20'	>20'	30'	1,039.71'	>30'	>30'	>30'	>30'	

(-) INDICATES NO VARIANCE IS REQUIRED (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION (*) INDICATES THAT A VARIANCE IS REQUIRED NOTE: ACTUAL BUILDING SETBACKS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION [1] THE MINIMUM LOT AREA SHOWN DOES NOT INCLUDE LANDS WITHIN THE WETLANDS AND WETLANDS TRANSITION AREAS.

ROBBINSVILLE TOWNSHIP							
MIN. REQUIRED NET BUILDABLE LOT AREA	LOT	GROSS AREA (AC.)	WETLAND AREA (AC.)	WETLAND TRANSITION AREA (AC.)	SLOPES (> 15%)	USABLE DEVELOPMENT AREA (AC.)	CONTIGUOUS DEVELOPMENT AREA (AC.)
25,000 S.F. (0.573 AC.)	23.01	2.22 AC.	0.00 AC.	0.00 AC.	0.00 AC.	2.22 AC.	2.22 AC.
	23.02	2.02 AC.	0.59 AC.	0.35 AC.	0.00 AC.	1.08 AC. *	1.07 AC.
	23.03	3.60 AC.	0.90 AC.	1.31 AC.	0.00 AC.	1.39 AC. *	0.90 AC.
	23.04	6.17 AC.	2.00 AC.	1.83 AC.	0.00 AC.	2.34 AC.	2.34 AC.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020
DATE
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
COVER SHEET

JOB NO.:	0116156	DRAWING NO.:	1 27
SCALE:	N.T.S.		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	01_COVER.DWG		
DATE:	06/19/2019		

STANDARD LEGEND

EXISTING		PROPOSED	
	RIGHT-OF-WAY / PROPERTY		
	SETBACK LINE		
	CURB		
	DEPRESSED CURB		
	UNDERGROUND ELEC.		
	UNDERGROUND GAS		
	UNDERGROUND WATER		
	U/G TELEPHONE, ELECTRIC & CABLE		
	OVERHEAD WIRES		
	WOOD FENCE		
	CHAIN LINK FENCE		
	UNDERGROUND PIPE		
	TREE LINE		
	CONTOUR		
	BOLLARD		
	P.S.E & G. MANHOLE		
	SEWER MANHOLE		
	WATER MANHOLE		
	MANHOLE		
	BELL MANHOLE		
	WATER METER		
	ELEC. METER		
	WATER VALVE		
	GAS VALVE		
	VALVE		
	SAN. SEWER VENT		
	CLEAN-OUT		
	FIRE HYD.		
	"A" SEWER INLET		
	"B" SEWER INLET		
	D.O.T. BOX		
	TRAFF. LIGHT STANDARD		
	TRAFF. SIGN		
	UTILITY POLE		
	OVERHEAD LIGHT		
	ROOF DRAIN		
	HEADWALL		
	HEADWALL AND APRON		
	DITCH		

STANDARD ABBREVIATIONS

AH., BK.	AHEAD, BACK	J.B.	JUNCTION BOX	RCP, R.C.P.	REINFORCED CONCRETE PIPE
\, B.L.	BASELINE	LT., RT.	LEFT, RIGHT	RMC, R.M.C.	
B.M.	BENCH MARK	L.O.P.	LIMIT OF PAVEMENT (PAVING)	RNMC, R.N.M.C.	RIGID NON-METALLIC CONDUIT
B.T.	BELL TELEPHONE	L.O.M.	LIMIT OF MILLING	ROW, R.O.W.	RIGHT OF WAY
BIT., BITUM.	BITUMINOUS	M.B.	MAILBOX	R.R.	RAILROAD
BLDG.	BUILDING	M.P.	MILE POST	RTE., RT.	ROUTE
, C.L.	CENTERLINE	MAX.	MAXIMUM	SAN.	SANITARY
C.I.P.	CAST IRON PIPE	MIN.	MINIMUM	SDWK.	SIDEWALK
D.I.P.	DUCTILE IRON PIPE	NO.	NUMBER	S.H.D.	STATE HIGHWAY DEPARTMENT
CONC.	CONCRETE	N.T.S.	NOT TO SCALE	SHLD.	SHOULDER
CULV.	CULVERT	PAVT.	PAVEMENT	, S.L.	SURVEY LINE
D, DIA.	DIAMETER	PERF.	PERFORATED	S.O.D.	SUBBASE OUTLET DRAIN
D.C.	DROP CURB	P.G.L.	PROFILE GRADE LINE	STY.	STORY
DE	DITCH EXCAVATION	I, P.L.	PROPERTY LINE, PROFILE LINE	T	TANGENT
DEP., DP	DEPRESSED CURB	PK	PARKER KAYLON MASONRY NAIL	TBA	TO BE ABANDONED
DH	DRILL HOLE	POC, P.O.C.	POINT ON CURVE	TBR	TO BE REMOVED
DWY	DRIVEWAY	POL, P.O.L.	POINT ON LINE	TEC	TELEPHONE-ELECTRICITY-CABLE
E.B., W.B.,	EASTBOUND, WESTBOUND	POT, P.O.T.	POINT ON TANGENT	TEL.	TELEPHONE
N.B., S.B.	NORTHBOUND, SOUTHBOUND	PRC, P.R.C.	POINT OF REVERSE CURVE	TEMP.	TEMPORARY
EL., ELEV.	ELEVATION	PROP.	PROPOSED	THK., TH.	THICK
EXIST.	EXISTING	PT, P.T.	POINT OF TANGENCY	TYP.	TYPICAL
GR.	GRATE	PVC, P.V.C.	POLYVINYL CHLORIDE PIPE,	U.D.	UNDERDRAIN
HT.	HEIGHT		POINT OF VERTICAL CURVATURE	UP, U.P.	UTILITY POLE
H.W.	HEADWALL	PVI, P.V.I.	POINT OF VERTICAL INTERSECTION	VAR.	VARIABLE, VARIES
HYD.	HYDRANT	PVT, P.V.T.	POINT OF VERTICAL TANGENCY, PAVEMENT	WM	WATER METER
INV.	INVERT	R	RADIUS		
IP	IRON PIN	RCCP, R.C.C.P.	REINFORCED CONCRETE CULVERT PIPE		

GENERAL NOTES:

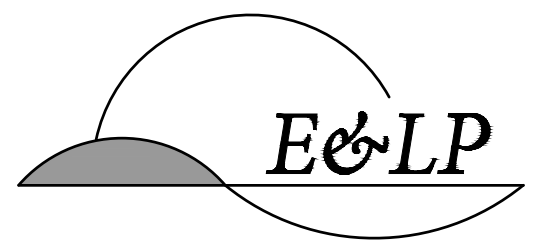
- OWNER/APPLICANT:
PIN OAK BUILDERS, LLC
1203 WINDSOR EDINBURG ROAD
WEST WINDSOR TWP, NJ 08550
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED " PLAN OF SURVEY FOR BLOCK 14 LOT 23 LOCATED IN ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ AND BLOCK 34 LOT 4 LOCATED IN WEST WINDSOR TOWNSHIP, MERCER COUNTY, NJ", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES INC., DATED 07/11/2016.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL CROSSWALKS, SIDEWALKS, AND CURB RAMPS WITHIN THE PROJECT LIMITS SHALL CONFORM TO ADA STANDARDS AND APPLICABLE TOWNSHIP REQUIREMENTS.
- THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO WITHIN THE LIMIT OF WORK AND/OR THE RIGHT-OF-WAY. ALL DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR AS INDICATED IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS WITHIN THE PROJECT LIMITS AND RIGHT-OF-WAY. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO TREES, SHRUBS, LANDSCAPING, DRIVEWAYS, MAILBOXES, SIGNAGE, CURBING, SIDEWALKS, UTILITIES, JUNCTION BOXES, POLES, LIGHTING, HYDRANTS, VALVE BOXES, AND STRIPPING.
- THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY LOCAL, COUNTY OR STATE JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICATION, PAYMENT AND APPROVAL OF SAID PERMITS. NO ADDITIONAL PAYMENT SHALL BE MADE BY THE OWNER.
- THE CONTRACTOR SHALL NOTIFY ROBBINSVILLE TOWNSHIP AND WEST WINDSOR TOWNSHIP'S TOWN AND MUNICIPAL ENGINEER'S OFFICE 72 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- HOURS OF WORK SHALL BE BETWEEN 7:00AM AND 6:00PM WEEKDAYS AND 8:00AM AND 4:00PM SATURDAY, NO WORK ON SUNDAY, UNLESS OTHERWISE PERMITTED BY EITHER TOWNSHIP.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PROJECT SITE, CONTRACTOR PROPERTY, EQUIPMENT, AND WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING STREETS OF CONSTRUCTION DIRT AND DEBRIS AT CLOSE OF EACH WORK DAY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE OF PROTECTING ALL ADJACENT ROADS AND SHALL REPAIR ANY DAMAGE, IF REQUIRED, TO THE SATISFACTION OF THE MUNICIPAL ENGINEER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR, ALONG WITH CONCURRENCE FROM THE OWNER, SHALL DETERMINE HIS/HER LAY-DOWN AND/OR STAGING AREA LOCATIONS.
- THE CONTRACTOR SHALL NOTIFY ALL PROPERTY OWNERS A MINIMUM OF 24 HOURS PRIOR TO BLOCKING DRIVEWAYS OR ENTERING UTILITY EASEMENTS.
- TRAFFIC INGRESS AND EGRESS FOR DRIVEWAYS AND PEDESTRIAN ACCESS FACILITIES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPLACED WITH LIKE-KIND OR BETTER AT THE CONTRACTOR'S EXPENSE. TREES, BUSHES, SHRUBBERY AND OTHER DAMAGED PLANTINGS TO REMAIN SHALL BE REPLACED WITHIN 72 HOURS OF REMOVAL AND ARE TO BE THOROUGHLY WATERED-IN.
- PAVED SURFACES, PAVEMENT MARKERS AND MARKINGS SHALL BE PROTECTED FROM DAMAGE BY TRACKED EQUIPMENT.
- PROPERTY MARKERS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PUBLIC LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
- CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR. TWO COPIES OF STAKING NOTES TO BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION, UNLESS OTHERWISE REQUIRED BY THE DEVELOPER.
- THE CONTRACTOR SHALL MAINTAIN UPDATED RED-LINED RECORD AS-BUILT DRAWINGS ON SITE FOR INSPECTION BY THE ENGINEER.
- MAINTENANCE AND CLEAN-UP OF THE PROJECT IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITIES WITHIN THE PROJECT LIMITS.
- THE REMOVAL OF ANY ABANDONED UTILITIES REQUIRED TO COMPLETE THE WORK SHALL BE INCIDENTAL AND NO SEPARATE PAYMENT SHALL BE MADE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOCKPILE NECESSARY MATERIAL ON-SITE OR AT A SECURED OFF-SITE LOCATION AT NO ADDITIONAL EXPENSE TO THE OWNER.

- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES, EMPLOYEES OF THE OWNER AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC. CONTRACTOR SHALL PERFORM HIS WORK IN A SAFE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ALL DEPARTURES/ DEVIATIONS FROM THESE DRAWINGS SHALL ALSO BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.
- THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT, CALL 8-1-1 OR [FOR PA, 1-800-242-1776 FOR NJ, 1-800-272-1000]. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEVIATIONS OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS, EXERCISING PRECAUTION TO VERIFY ALL DIMENSIONS SHOWN ON DRAWING.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER SHOULD DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO CIRCUMSTANCES WHICH ARISE DURING CONSTRUCTION.
- ITEMS NOT SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE SAME AS IF SPECIFIED.

SITE/CIVIL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF THE PROJECT SITE AND ALL UPGRADIENT AREAS TO THE SITE.
- CATCHBASIN GRATE AND HEADERS SHALL BE RESET AS REQUIRED TO MATCH FINISH GRADE ELEVATIONS, UNLESS OTHERWISE NOTED OR DIRECTED BY THE THE ENGINEER. PLACEMENT GRATES AND HEADERS SHALL BE ALIGNED WITH ADJACENT CURBING AND PAVEMENT.
- MILLINGS, STONE, SOIL, CONSTRUCTION DEBRIS, AND ALL OTHER RELATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR FOR OFF-SITE DISPOSAL.
- INADEQUATE INSPECTION OF WORKMANSHIP SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS AND REGULATIONS AND TO OBTAIN WRITTEN APPROVAL OF MUNICIPAL OFFICIALS, AND ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI (CLASS B CONCRETE) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000 IN NJ.
- TOPSOIL SHALL NOT BE REMOVED FROM THE SITE OR USED AS SPOIL, UNLESS DIRECTED BY THE ENGINEER AND IN CONFORMANCE TO AN APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1) UNLESS A RETAINING WALL, CONSTRUCTED IN ACCORDANCE WITH APPROVED STANDARDS IS PROVIDED TO SUPPORT THE FACE OF SLOPE OF SAID EXCAVATION OR FILL.
- BURYING OF TREES, STUMPS, OR CONSTRUCTION MATERIAL IS PROHIBITED. SPREADING CHIPPED OR GROUND TREES/STUMPS ON SITE IS PROHIBITED.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONING PRIOR TO ANY OTHER DISTURBANCE ON THE SITE.
- EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM UTILITY COMPANY AS-BUILTS AND OR FIELD SURVEY AT THE SITE. COMPLETENESS AND/OR ACCURACY CANNOT BE GUARANTEED. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF NEW JERSEY ONE CALL REGARDING NOTIFICATION OF UNDERGROUND UTILITY USERS PRIOR TO EXCAVATION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL IMPORTED SOIL MATERIAL SHALL BE TESTED PER CODE SECTION 216-28 AND TEST REPORTS SHALL BE SUBMITTED FOR APPROVAL BY THE TOWNSHIP ENGINEER AND HEALTH DEPARTMENT.

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NUDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

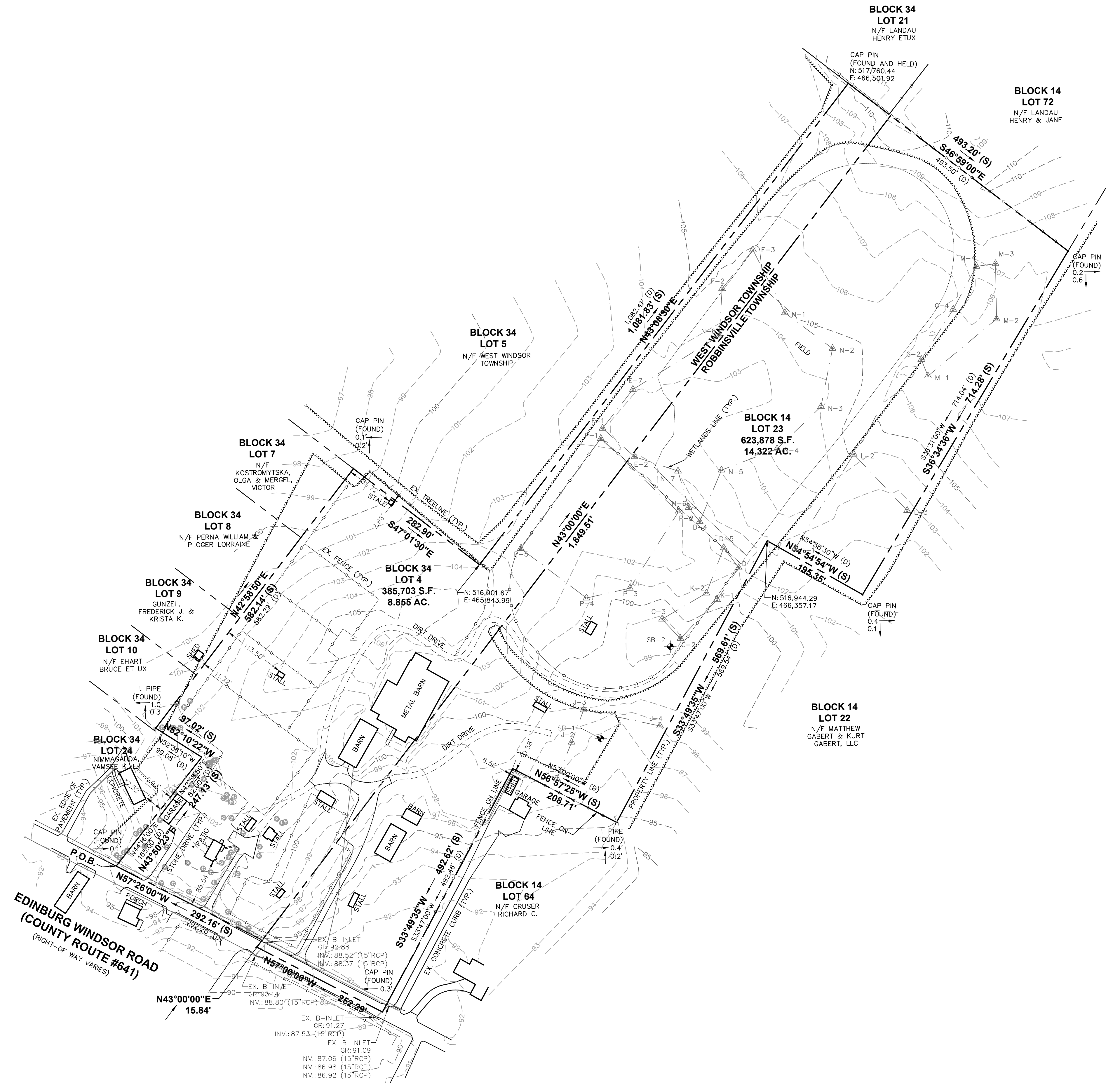
7/08/2020
DATE

CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

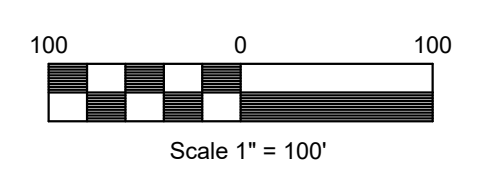
PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP
MERCER COUNTY NEW JERSEY

TITLE:
LEGEND AND NOTES

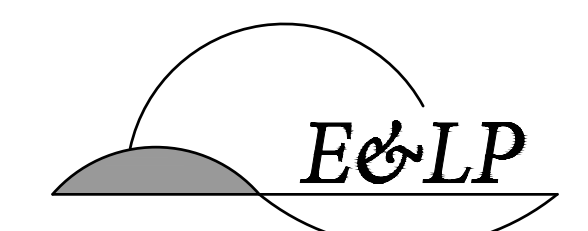
JOB NO.:	0116156	DRAWING NO.:	2 27
SCALE:	AS SHOWN		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	02_LEGEND & NOTES.DWG		
DATE:	06/19/2019		



- GENERAL NOTES:**
1. THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND.
 2. THIS SURVEY WAS PREPARED USING A TITLE COMMITMENT PREPARED BY NEW DAWN TITLE AGENCY, LLC, COMMITMENT NO. NDT2641, HAVING AN EFFECTIVE DATE OF JUNE 7, 2016.
 3. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE UNDERSIGNED LICENSED LAND SURVEYOR IT IS NOT AN AUTHENTIC COPY AND MAY HAVE BEEN ALTERED.
 4. R.O.W. LINES AND ADJOINING PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE TAX MAPS FOR THIS MUNICIPALITY.
 5. THIS SURVEY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
 6. THIS SURVEY MAKES NO REPRESENTATION TO THE LOCATION OF ANY SUB-SURFACE UTILITIES OR STRUCTURES THAT WERE NOT VISIBLE AT THE TIME OF THIS SURVEY.
 7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM "THE ULTIMATE USER" PURSUANT TO P.L.2003, C.14 N.J.S.A. C45-8-36.3 AND N.J.A.C.13:40-5.1(D).
 8. THIS LAND SURVEY IS PREPARED FOR THE BENEFIT OF THE PARTIES LISTED AND IS NOT PREPARED FOR OR CERTIFIED TO SUBSEQUENT PARTIES.
 9. HORIZONTAL CONTROL FOR THIS PROJECT IS BASED ON NAD 1983 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
 10. VERTICAL CONTROL FOR THIS PROJECT IS BASED ON NAVD 1988 DATUM ESTABLISHED BY NETWORK RTK G.P.S. OBSERVATIONS.
 11. THIS SITE DOES NOT CONTAIN ANY STREAM, RIPARIAN BUFFER OR FLOOD HAZARD AREA.
 12. WETLANDS SHOWN DELINEATED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC.



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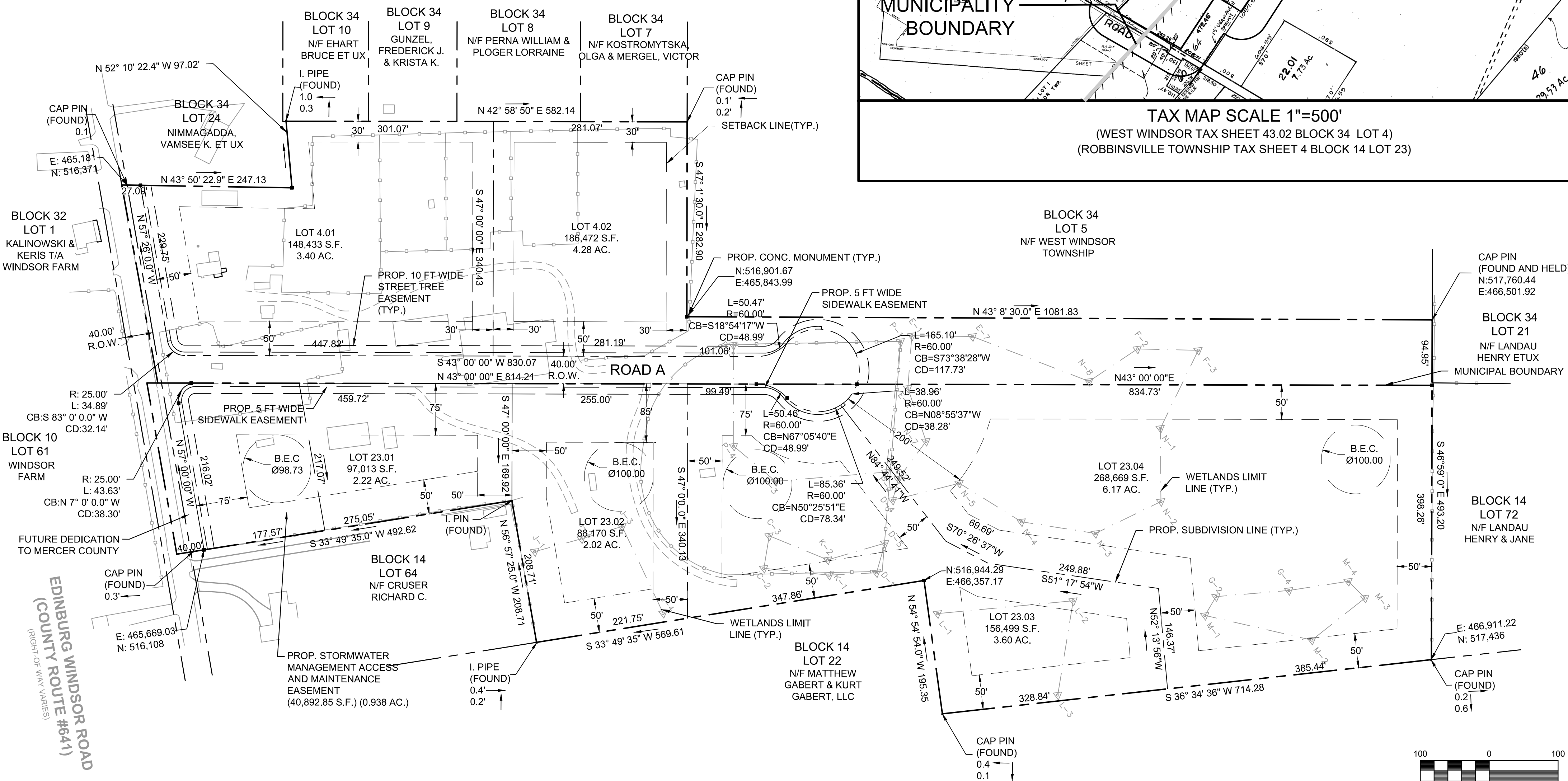
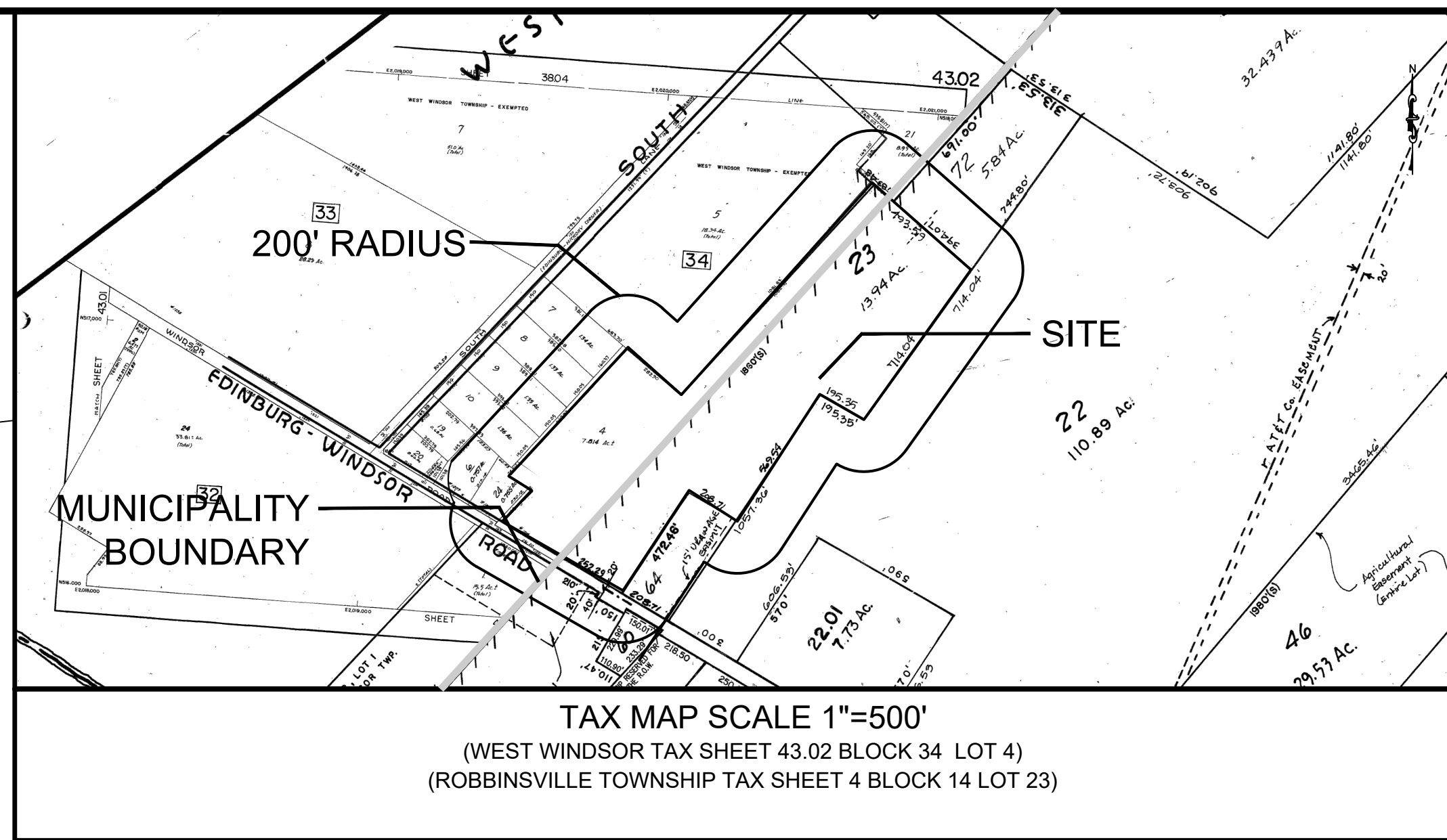
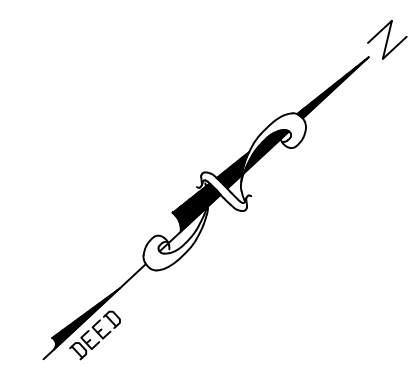
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2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/20
 DATE 
 WAYNE J. INGRAM
 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

PROJECT:
 WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP
 MERCER COUNTY NEW JERSEY

TITLE:
PLAN OF SURVEY

JOB NO.:	0116156	DRAWING NO.:	3 27
SCALE:	1"=100'		
DESIGNED:	FRB		
CHECKED:	WJI		
FILENAME:	03-SURVEY.DWG		
DATE:	07/11/2016		



ZONING SCHEDULE

ITEM	WEST WINDSOR TOWNSHIP				ROBBINSVILLE TOWNSHIP					
	REQUIRED R/R/C WEST WINDSOR	EXISTING LOT 4	PROPOSED LOT 4.01	PROPOSED LOT 4.02	REQUIRED R/R ROBBINSVILLE	EXISTING LOT 23	PROPOSED LOT 23.01	PROPOSED LOT 23.02	PROPOSED LOT 23.03	PROPOSED LOT 23.04
ZONING DISTRICT		R/R/C			RR					
TOTAL LOT AREA	N/A	8.86 ACRES	3.40 ACRES	4.28 ACRES	2 ACRES	14.32 ACRES	2.22 ACRES	2.02 ACRES	3.60 ACRES	6.17 ACRES
MINIMUM LOT AREA	3 1/3 ACRES	8.86 ACRES	3.40 ACRES	4.28 ACRES	2 ACRES	6.23 ACRES [1]	2.22 ACRES	1.08 ACRES [1]	1.39 ACRES [1]	2.34 ACRES [1]
MINIMUM LOT FRONTAGE	100'	251.02'	250'	423.65'	250'	248.90' (ENC)	259.65'	255'	225.36'	38.96'
MINIMUM LOT WIDTH	200'	282'	249.98'	1,363.05'	250'	237' (ENC)	234.47'	255.00'	284.00'	221.73'
MINIMUM LOT DEPTH	250'	1,876'	447.82'	340.43'	300'	1,826'	468.34'	356.75'	265.41'	864.07'
MINIMUM FRONT YARD SETBACK	50'	79.11'	>50'	>50'	75'	233.90'	>75'	>85'	>75'	>200'
MINIMUM REAR YARD SETBACK	30'	193.00'	>30'	>30'	50'	1,502.00'	>50'	>50'	>50'	>50'
MINIMUM SIDE YARD SETBACK	30'	107.60'	>30'	>30'	50'	102.50'	>50'	>50'	>50'	>50'
MAXIMUM FLOOR AREA RATIO	5%	4.5%	<5%	<5%	N/A	N/A	N/A	N/A	N/A	N/A
MAXIMUM LOT COVERAGE / IMPERVIOUS SURFACE RATIO	10%	6.38%	<10%	<10%	0.15	0.014	<0.15	<0.15	<0.15	<0.15
MAXIMUM BLD. COVERAGE OF PRINCIPAL STRUCTURE	N/A	N/A	N/A	N/A	10%	<10%	<10%	<10%	<10%	<10%
MAXIMUM BUILDING HEIGHT	2.5 STORY	< 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	2.5 STORY	< 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY	<= 2.5 STORY
ACCESSORY STRUCTURE SETBACKS	35 FT	< 35 FT	<= 35 FT	<= 35 FT	35 FT	< 35 FT	<= 35 FT	<= 35 FT	<= 35 FT	<= 35 FT
MINIMUM SIDE YARD SETBACK	20	80.25'	>20'	>20'	30'	141.48'	>30'	>30'	>30'	>30'
MINIMUM REAR YARD SETBACK	20	1,280.76'	>20'	>20'	30'	1,039.71'	>30'	>30'	>30'	>30'

(-) INDICATES NO VARIANCE IS REQUIRED (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION (*) INDICATES THAT A VARIANCE IS REQUIRED
 [1] THE MINIMUM LOT AREA SHOWN DOES NOT INCLUDE LANDS WITHIN THE WETLANDS AND WETLANDS TRANSITION AREAS. NOTE: ACTUAL BUILDING SETBACKS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION

GROSS DENSITY CALCULATIONS (ROBBINSVILLE TOWNSHIP)		
UNITS	SITE AREA	UNITS/LOT AREA
4	14.32 AC.	0.28

LOT AREA CALCULATIONS (ROBBINSVILLE TOWNSHIP)						
EXISTING LOT 23	PROPOSED LOT 23.01	PROPOSED LOT 23.02	PROPOSED LOT 23.03	PROPOSED LOT 23.04	PROPOSED ROAD A R.O.W DEDICATION	PROPOSED CR 641 R.O.W DEDICATION
14.32 AC.	2.22 AC.	2.02 AC.	3.60 AC.	6.17 AC.	0.08 AC.	0.23 AC.

ROBBINSVILLE TOWNSHIP							
MIN. REQUIRED NET BUILDABLE LOT AREA	LOT	GROSS AREA (AC.)	WETLAND AREA (AC.)	WETLAND TRANSITION AREA (AC.)	SLOPES (> 15%)	USABLE DEVELOPMENT AREA (AC.)	CONTIGUOUS DEVELOPMENT AREA (AC.)
25,000 S.F. (0.573 AC.)	23.01	2.22 AC.	0.00 AC.	0.00 AC.	0.00 AC.	2.22 AC.	2.22 AC.
	23.02	2.02 AC.	0.59 AC.	0.35 AC.	0.00 AC.	1.08 AC. *	1.07 AC.
	23.03	3.60 AC.	0.90 AC.	1.31 AC.	0.00 AC.	1.39 AC. *	0.90 AC.
	23.04	6.17 AC.	2.00 AC.	1.83 AC.	0.00 AC.	2.34 AC.	2.34 AC.

COUNTY APPROVAL BLOCK

CERTIFICATIONS/APPROVALS

I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THIS LAND SURVEY DATED _____ HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

Wayne J. Ingram
 WAYNE J. INGRAM, PLS LIC # 24GB04258200 DATE (AFFIX SEAL)

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."

Wayne J. Ingram
 WAYNE J. INGRAM, PLS LIC # 24GB04258200 DATE (AFFIX SEAL)

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L. 1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE.

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

TOWNSHIP CLERK _____ DATE _____

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

TOWNSHIP ENGINEER _____ DATE _____

THIS SUBDIVISION IS MADE WITH OUR AUTHORIZATION FREE CONSENT AND IS IN FULL ACCORDANCE WITH OUR DESIRES.

OWNER _____ DATE _____

I HEREBY CERTIFY THAT ALL REQUIREMENTS OF THE ROBBINSVILLE TOWNSHIP PLANNING BOARD HAVE BEEN COMPLIED WITH.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

GENERAL NOTES:

- OWNER/APPLICANT:
 PIN OAK BUILDERS, LLC
 1233 WINDSOR EDINBURG ROAD
 WEST WINDSOR TWP, NJ 08550
- BOUNDARY & TOPOGRAPHIC INFORMATION REFERENCES THE SURVEY ENTITLED "PLAN OF SURVEY FOR BLOCK 14, LOT 23 LOCATED IN ROBBINSVILLE TOWNSHIP, NEW JERSEY AND BLOCK 34, LOT 4 LOCATED IN WEST WINDSOR TOWNSHIP, NEW JERSEY" PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, DATED JULY 11, 2016.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCE (NOTE #2 ABOVE) FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.

NOTES:

- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:28-2.21 OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).

LEGEND:

- SUBDIVISION OF
 BLOCK _____ LOT _____ ZONE _____
 DATE _____ SCALE _____
 APPLICANT _____
 ADDRESS _____
 SUBDIVISION CONTROL NO. _____
- I CONSENT TO THE FILING OF THIS SUBDIVISION PLAT WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
- I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

TOWNSHIP ENGINEER _____ DATE _____

TOWNSHIP CLERK _____ DATE _____

TOWNSHIP CLERK _____ DATE _____

4. VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT

TOWNSHIP CLERK _____ DATE _____

5. MAJOR SUBDIVISION APPROVED _____ DATE OF BOARD APPROVAL _____

BOARD CHAIRMAN _____ DATE _____

BOARD SECRETARY _____ DATE _____

6. EXPIRATION OF APPROVAL (MAJOR: PRELIMINARY-3 YEARS; FINAL- 2 YEARS)

DATE _____

140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
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3	PER TOWNSHIP COMMENTS	AA	7/08/20
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7/08/20
 DATE *Wayne J. Ingram*
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 PROFESSIONAL LAND SURVEYOR
 N.J. P.E. NO. 24GB04258200

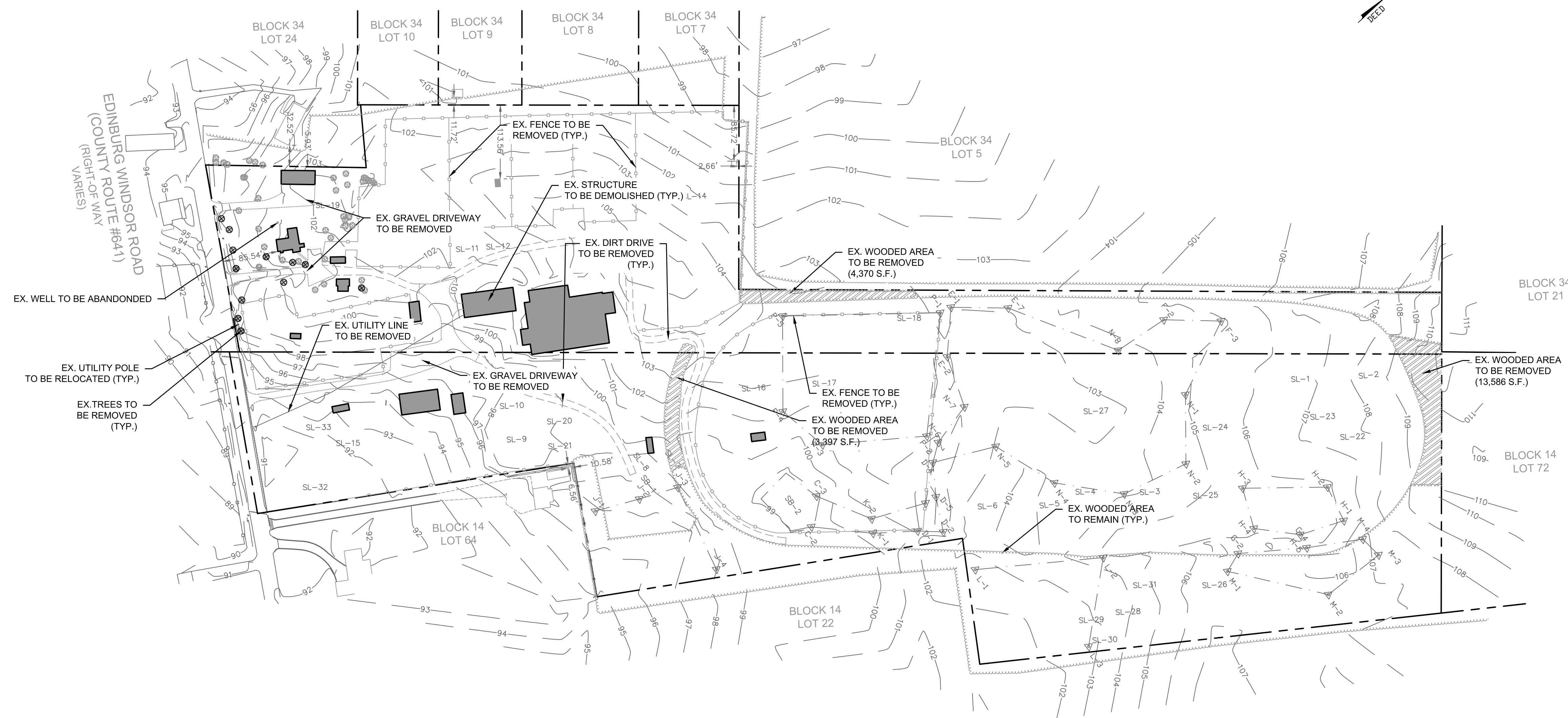
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 BLOCK 34 LOT 4 TAX SHEET 43.02
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 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP
 MERCER COUNTY NEW JERSEY

TITLE:
**PRELIMINARY AND FINAL
 MAJOR SUBDIVISION
 PLAT**

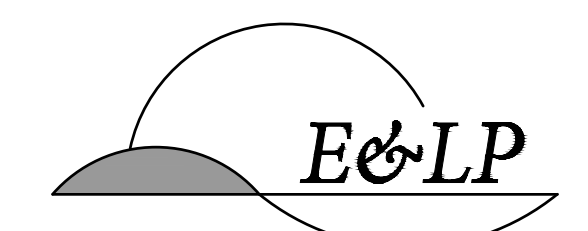
JOB NO.:	0116156	DRAWING NO.:	4 27
SCALE:	1"=100'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	SUBDIVISIONPLAT.DWG		
DATE:	06/19/2019		

- NOTE:
1. ALL EXISTING STRUCTURES LOCATED ON THE PROPERTY ARE TO BE REMOVED PRIOR TO THE GRANTING OF FINAL SUBDIVISION APPROVAL.
 2. A CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE ON SITE.
 3. ALL EXISTING FUEL/ HEATING OIL TANKS SHALL BE REMOVED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

LIST OF TREES REMOVED		
TYPE OF TREE	DIAMETER OF TREE	TOTAL
OAK TREE	10"	2
OAK TREE	18"	1
OAK TREE	26"	1
OAK TREE	38"	3
PINE TREE	10"	1
PINE TREE	12"	1
PINE TREE	14"	1
MULBERRY TREE	16"	1
TOTAL		11

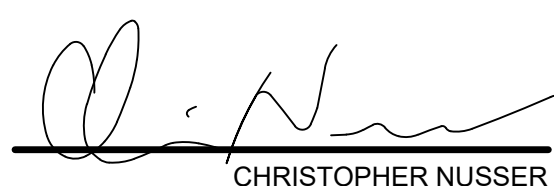


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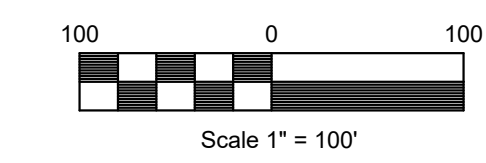
7/08/2020
 DATE

 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

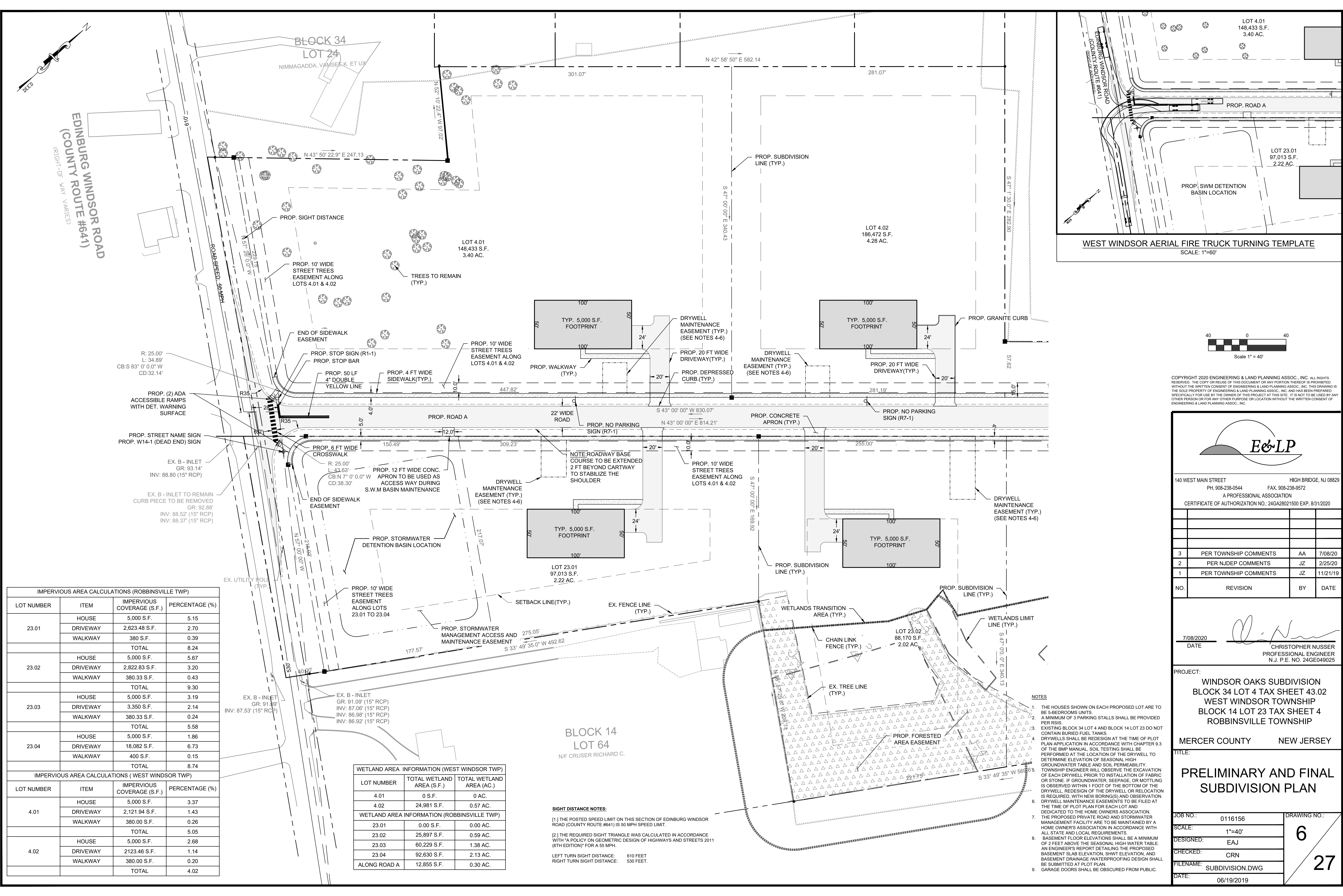
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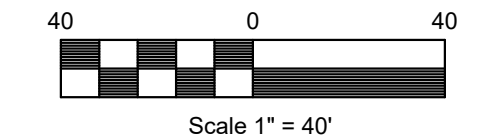
TITLE:
DEMOLITION PLAN

JOB NO.:	0116156	DRAWING NO.:	5 27
SCALE:	1"=100'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	DEMO.DWG		
DATE:	06/19/2019		

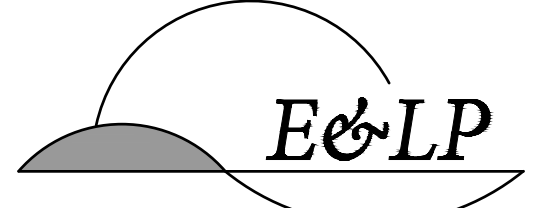




WEST WINDSOR AERIAL FIRE TRUCK TURNING TEMPLATE
SCALE: 1"=60'



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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020 DATE
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
**PRELIMINARY AND FINAL
SUBDIVISION PLAN**

JOB NO.:	0116156	DRAWING NO.:	6
SCALE:	1"=40'		27
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	SUBDIVISION.DWG		
DATE:	06/19/2019		

IMPERVIOUS AREA CALCULATIONS (ROBBINSVILLE TWP)			
LOT NUMBER	ITEM	IMPERVIOUS COVERAGE (S.F.)	PERCENTAGE (%)
23.01	HOUSE	5,000 S.F.	5.15
	DRIVEWAY	2,623.48 S.F.	2.70
	WALKWAY	380 S.F.	0.39
	TOTAL		8.24
23.02	HOUSE	5,000 S.F.	5.67
	DRIVEWAY	2,822.83 S.F.	3.20
	WALKWAY	380.33 S.F.	0.43
	TOTAL		9.30
23.03	HOUSE	5,000 S.F.	3.19
	DRIVEWAY	3,350 S.F.	2.14
	WALKWAY	380.33 S.F.	0.24
	TOTAL		5.58
23.04	HOUSE	5,000 S.F.	1.86
	DRIVEWAY	18,082 S.F.	6.73
	WALKWAY	400 S.F.	0.15
	TOTAL		8.74

IMPERVIOUS AREA CALCULATIONS (WEST WINDSOR TWP)			
LOT NUMBER	ITEM	IMPERVIOUS COVERAGE (S.F.)	PERCENTAGE (%)
4.01	HOUSE	5,000 S.F.	3.37
	DRIVEWAY	2,121.94 S.F.	1.43
	WALKWAY	380.00 S.F.	0.26
	TOTAL		5.05
4.02	HOUSE	5,000 S.F.	2.68
	DRIVEWAY	2,123.46 S.F.	1.14
	WALKWAY	380.00 S.F.	0.20
	TOTAL		4.02

WETLAND AREA INFORMATION (WEST WINDSOR TWP)		
LOT NUMBER	TOTAL WETLAND AREA (S.F.)	TOTAL WETLAND AREA (AC.)
4.01	0 S.F.	0 AC.
4.02	24,981 S.F.	0.57 AC.

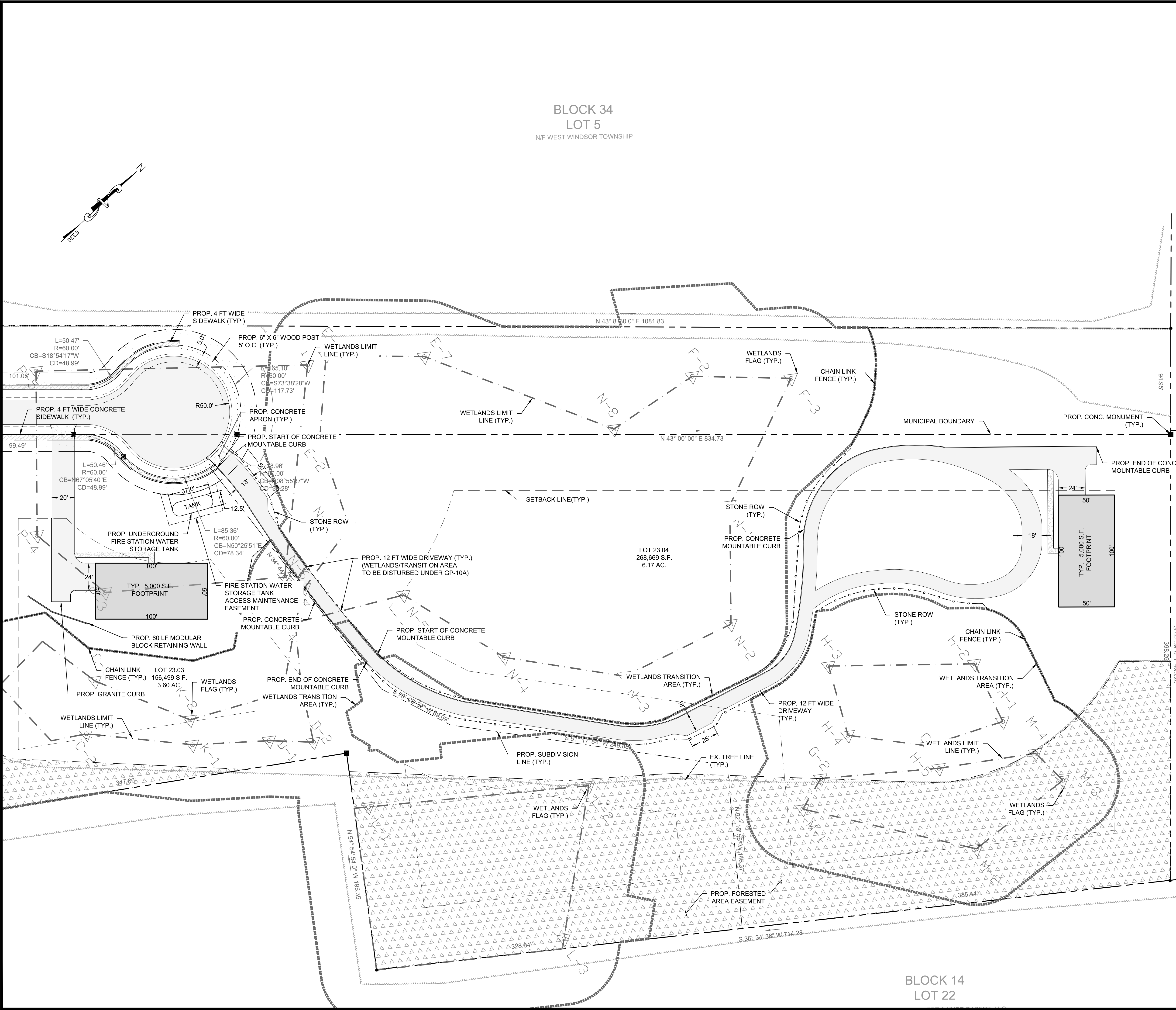
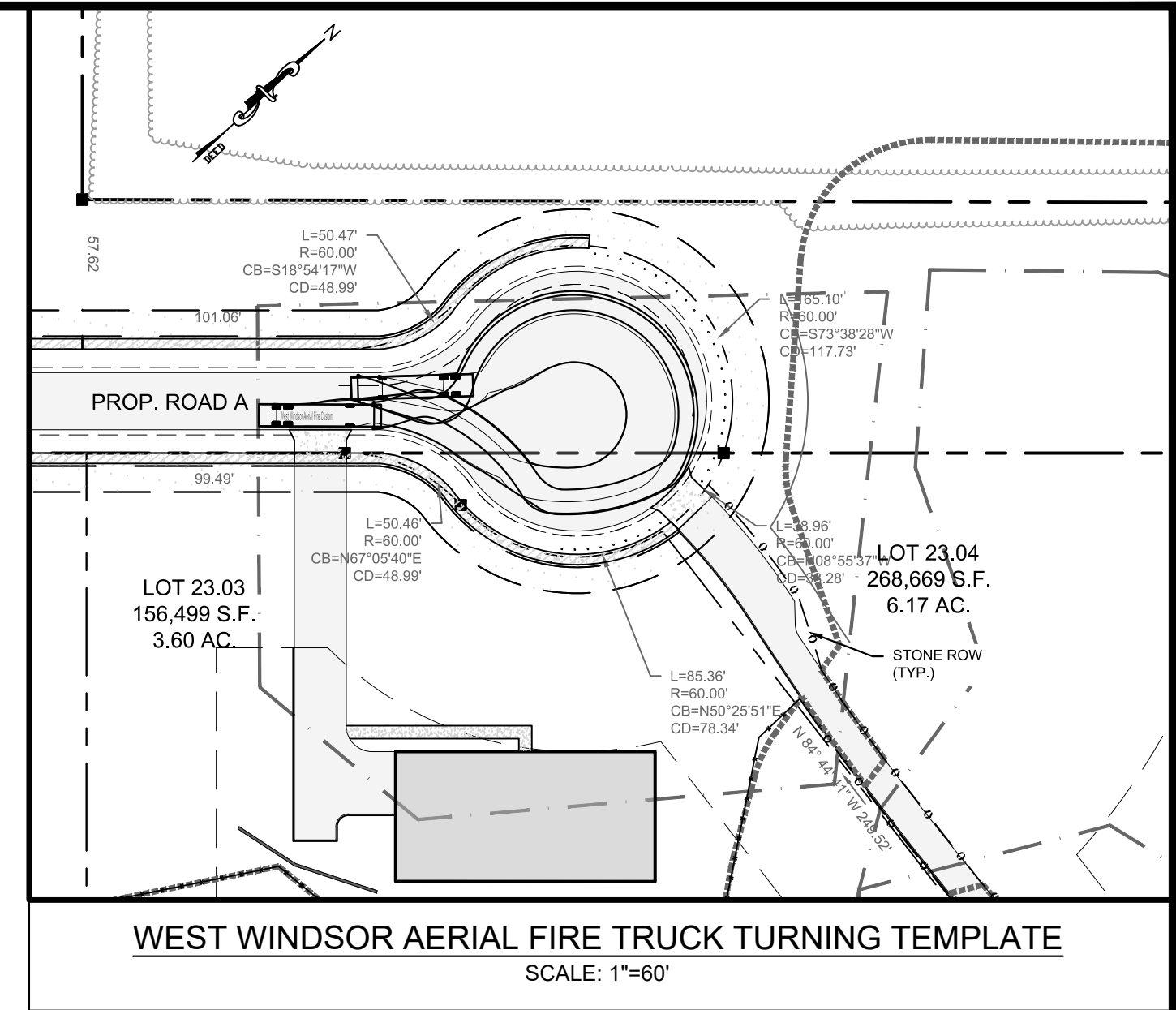
WETLAND AREA INFORMATION (ROBBINSVILLE TWP)		
LOT NUMBER	TOTAL WETLAND AREA (S.F.)	TOTAL WETLAND AREA (AC.)
23.01	0.00 S.F.	0.00 AC.
23.02	25,897 S.F.	0.59 AC.
23.03	60,229 S.F.	1.38 AC.
23.04	92,630 S.F.	2.13 AC.
ALONG ROAD A	12,855 S.F.	0.30 AC.

BLOCK 14
LOT 64
N/F CRUSER RICHARD C.

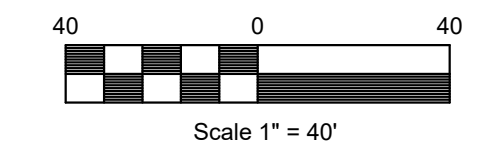
SIGHT DISTANCE NOTES:
 [1] THE POSTED SPEED LIMIT ON THIS SECTION OF EDINBURG WINDSOR ROAD (COUNTY ROUTE #641) IS 50 MPH SPEED LIMIT.
 [2] THE REQUIRED SIGHT TRIANGLE WAS CALCULATED IN ACCORDANCE WITH "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2011 (6TH EDITION)" FOR A 55 MPH.
 LEFT TURN SIGHT DISTANCE: 610 FEET
 RIGHT TURN SIGHT DISTANCE: 530 FEET

- NOTES**
- THE HOUSES SHOWN ON EACH PROPOSED LOT ARE TO BE 5-BEDROOMS UNITS.
 - A MINIMUM OF 3 PARKING STALLS SHALL BE PROVIDED PER RSIS.
 - EXISTING BLOCK 34 LOT 4 AND BLOCK 14 LOT 23 DO NOT CONTAIN BURIED FUEL TANKS.
 - DRYWELLS SHALL BE REDESIGN AT THE TIME OF PLOT PLAN APPLICATION IN ACCORDANCE WITH CHAPTER 9.3 OF THE BMP MANUAL. SOIL TESTING SHALL BE PERFORMED AT THE LOCATION OF THE DRYWELL TO DETERMINE ELEVATION OF SEASONAL HIGH GROUNDWATER TABLE AND SOIL PERMEABILITY. TOWNSHIP ENGINEER WILL OBSERVE THE EXCAVATION OF EACH DRYWELL PRIOR TO INSTALLATION OF FABRIC OR STONE. IF GROUNDWATER, SEEPAGE, OR MOTTLING IS OBSERVED WITHIN 1 FOOT OF THE BOTTOM OF THE DRYWELL, REDESIGN OF THE DRYWELL OR RELOCATION IS REQUIRED, WITH NEW BORING(S) AND OBSERVATION.
 - DRYWELL MAINTENANCE EASEMENTS TO BE FILED AT THE TIME OF PLOT PLAN FOR EACH LOT AND DEDICATED TO THE HOME OWNERS ASSOCIATION.
 - THE PROPOSED PRIVATE ROAD AND STORMWATER MANAGEMENT FACILITY ARE TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.
 - BASEMENT FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE SEASONAL HIGH WATER TABLE. AN ENGINEER'S REPORT DETAILING THE PROPOSED BASEMENT SLAB ELEVATION, SHWT ELEVATION, AND BASEMENT DRAINAGE/WATERPROOFING DESIGN SHALL BE SUBMITTED AT PLOT PLAN.
 - GARAGE DOORS SHALL BE OBSCURED FROM PUBLIC.

BLOCK 34
LOT 5
N/F WEST WINDSOR TOWNSHIP

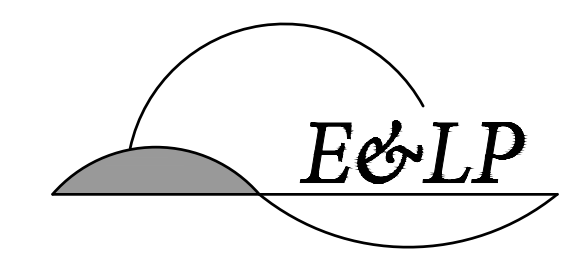


BLOCK 34
LOT 21
N/F LANDAU HENRY ETUX



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BLOCK 14
LOT 72
N/F LANDAU HENRY & JANE



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7/08/2020 DATE
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

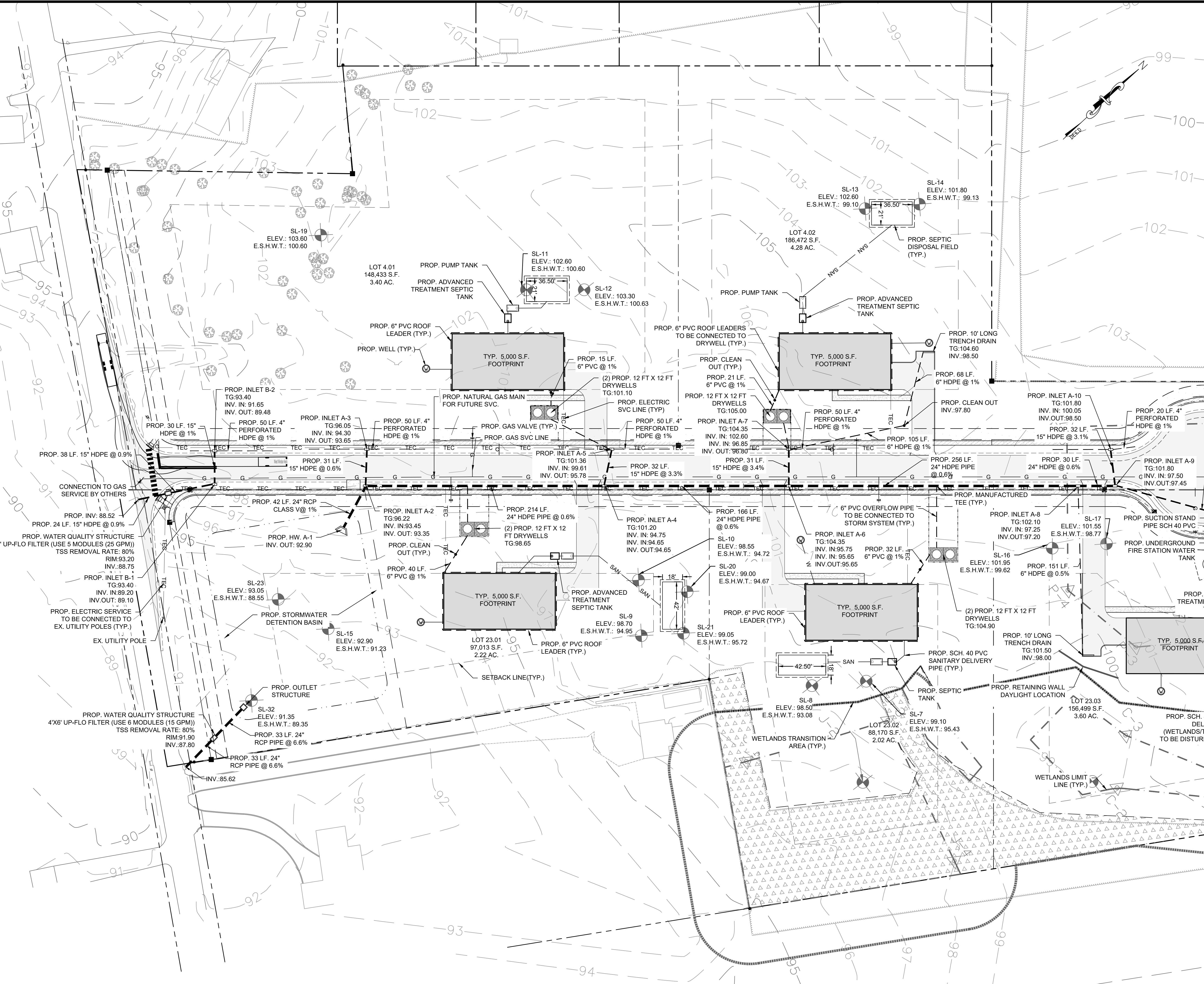
PRELIMINARY AND FINAL
SUBDIVISION PLAN

JOB NO.:	0116156	DRAWING NO.:	7
SCALE:	1"=40'		27
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	SUBDIVISION.DWG		
DATE:	06/19/2019		

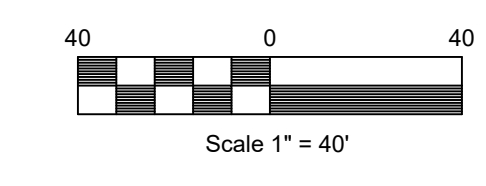
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 - GARAGE DOORS SHALL BE OBLSCURED FROM PUBLIC.

BLOCK 14
LOT 22

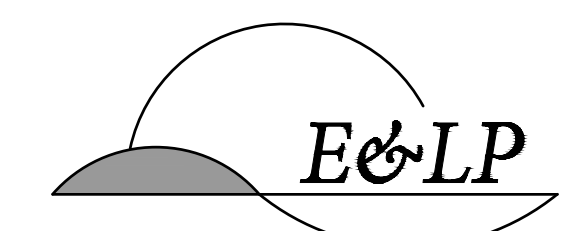
EDINBURG WINDSOR ROAD
(COUNTY ROUTE #641)
(RIGHT-OF-WAY VARIES)



- NOTES:**
1. HDPE STORM PIPING SECTIONS WITH LESS THAN 2 FEET COVER IS TO BE PROTECTED DURING CONSTRUCTION.
 2. SEPTIC DISPOSAL BED LOCATION SHOWN FOR LOT SUITABILITY ONLY. FINAL LOCATION TO BE DETERMINED AT THE TIME OF LOT DEVELOPMENT DESIGN.
 3. THE SEPTIC DISPOSAL BED LOCATED ON LOT 23.02 SHALL BE 25' OFF THE BASEMENT OF THE TYPICAL DWELLING SHOWN.
 4. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.



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

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020
DATE
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

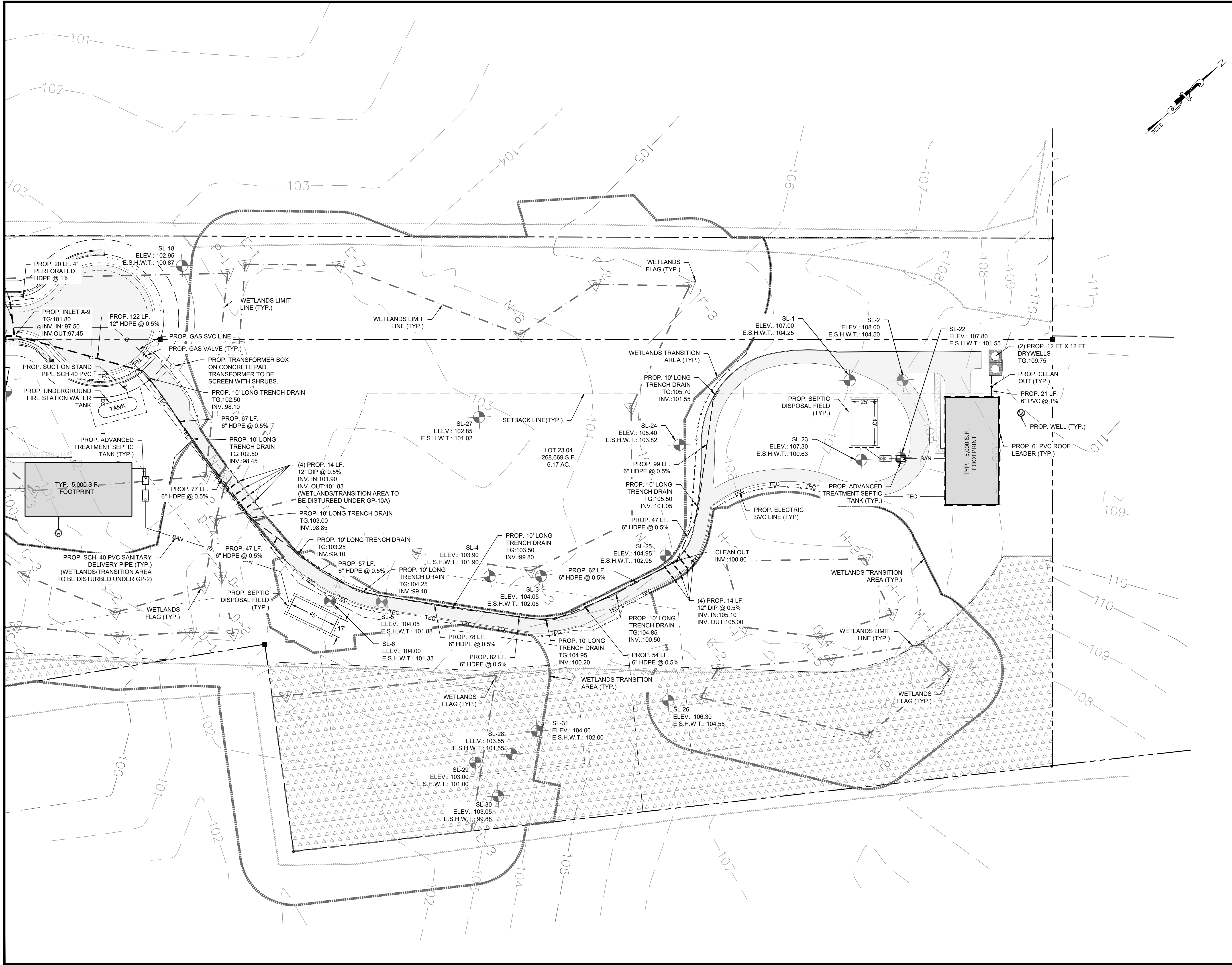
PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

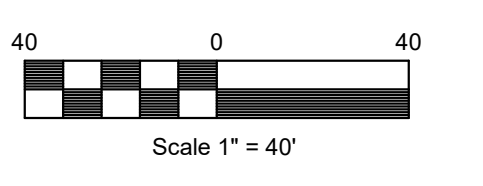
TITLE:

UTILITIES PLAN

JOB NO.:	0116156	DRAWING NO.:	8
SCALE:	1"=40'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	UTILITIES.DWG		
DATE:	06/19/2019		27



- NOTES:
1. HDPE STORM PIPING SECTIONS WITH LESS THAN 2 FEET COVER IS TO BE PROTECTED DURING CONSTRUCTION.
 2. SEPTIC DISPOSAL BED LOCATION SHOWN FOR LOT SUITABILITY ONLY. FINAL LOCATION TO BE DETERMINED AT THE TIME OF LOT DEVELOPMENT DESIGN.
 3. THE SEPTIC DISPOSAL BED LOCATED ON LOT 23.02 SHALL BE 25' OFF THE BASEMENT OF THE TYPICAL DWELLING SHOWN.
 4. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.

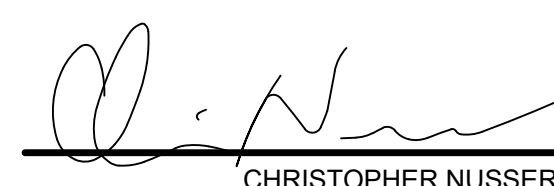


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 CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

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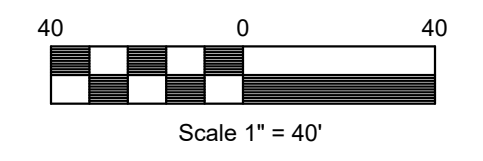
7/08/2020 DATE  CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

PROJECT:
 WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP
 MERCER COUNTY NEW JERSEY

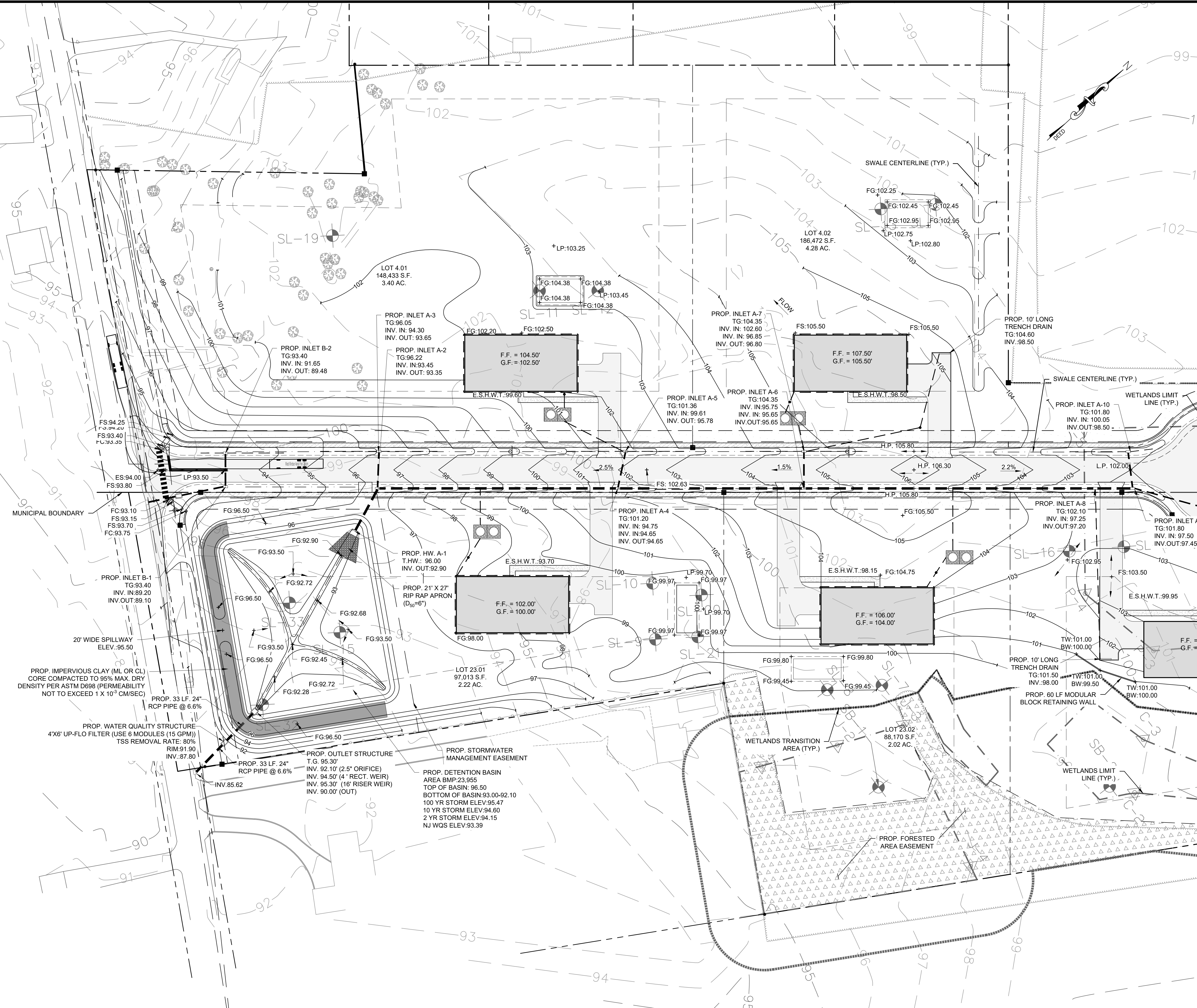
TITLE:	
UTILITIES PLAN	
JOB NO.:	0116156
SCALE:	1"=40'
DESIGNED:	EAJ
CHECKED:	CRN
FILENAME:	UTILITIES.DWG
DATE:	06/19/2019
DRAWING NO.:	9
	27

EDINBURG WINDSOR ROAD
(COUNTY ROUTE #641)
(RIGHT-OF-WAY VARIES)

- NOTES:**
- IF A BASEMENT IS TO BE INSTALLED, IT MUST COMPLY WITH THE TOWNSHIP DESIGN REQUIREMENTS AND STANDARDS.
 - LOT GRADING FOR TYPICAL DWELLING IS SHOWN FOR FEASIBILITY PURPOSES ONLY. ACTUAL GRADING TO BE DETERMINED AT THE TIME OF INDIVIDUAL LOT GRADING DESIGN.
 - A GEOTECHNICAL ENGINEER IS REQUIRED DURING THE CONSTRUCTION OF PROPOSED ROAD "A" TO SUPERVISE, TEST AND CERTIFY THAT MATERIALS IN USE, COMPACTION, & MOISTURE CONTENTS ARE IN COMPLIANCE WITH NJDOT SPECIFICATIONS AND TOWNSHIP ENGINEER'S SPECIFICATIONS.
 - A GEOTECHNICAL ENGINEER IS REQUIRED DURING THE CONSTRUCTION OF THE PROPOSED STORMWATER DETENTION BASIN TO CERTIFY SOIL COMPACTION AND IMPERMEABILITY OF THE BERM.
 - DURING THE CONSTRUCTION OF PROPOSED IMPROVEMENTS, THE PROPOSED DETENTION BASIN IS TO BE USED AS A SEDIMENT BASIN.



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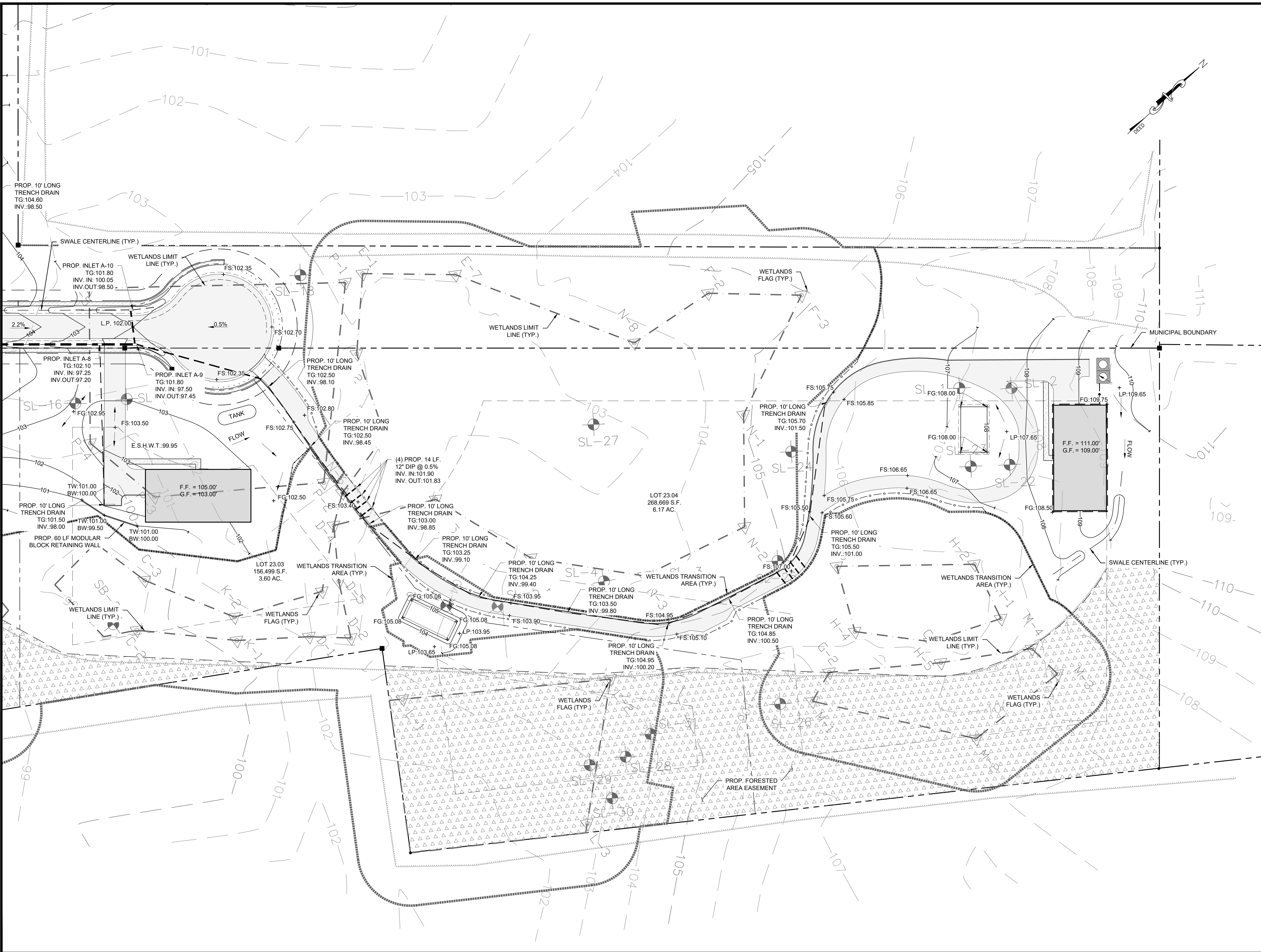
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 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
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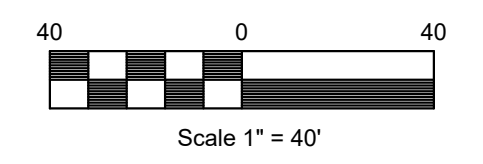
MERCER COUNTY NEW JERSEY

TITLE:
GRADING PLAN

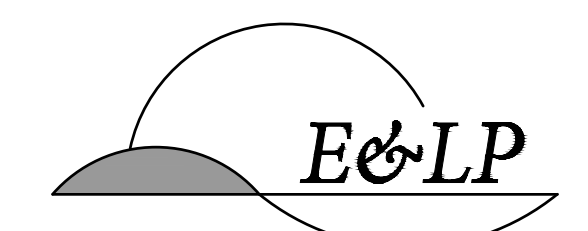
JOB NO.:	0116156	DRAWING NO.:	10
SCALE:	1"=40'		27
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	GRADING PLAN.DWG		
DATE:	06/19/2019		



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7/08/2020 DATE 
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 BLOCK 34 LOT 4 TAX SHEET 43.02
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 BLOCK 14 LOT 23 TAX SHEET 4
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MERCER COUNTY NEW JERSEY

TITLE:
GRADING PLAN

JOB NO.:	0116156	DRAWING NO.:	11 27
SCALE:	1"=40'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	GRADING PLAN.DWG		
DATE:	06/19/2019		

LANDSCAPING NOTES

- COORDINATE ALL TREE LOCATIONS WITH SITE LIGHTING AND DRAINAGE STRUCTURES. ALL PLANTINGS TO BE KEPT 8' AWAY FROM ANY DRAINAGE STRUCTURE.
- DAMAGE TO EXISTING OR NEW WORK BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY WITH REGARDS TO THE CARTING, STORING AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AREAS.
- PLANT MATERIALS SHALL BE MAINTAINED BEFORE, DURING AND AFTER IN THE BEST HORTICULTURAL CONDITION. CONTRACTOR SHALL PRUNE ALL DEAD OR DISEASED LIMBS, BRANCHES AND CANES FROM EXISTING DECIDUOUS AND CONIFEROUS TREES. METHODS SHALL REFLECT BEST HORTICULTURAL PRACTICES AS OUTLINED IN THE AMERICAN NURSERYMEN ASSOCIATION CERTIFICATION AND STANDARDS LATEST EDITION.
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH ROOT BALL AND BURLAP INTACT.
- THE CONTRACTOR SHALL PRUNE ALL NEW MATERIAL REMOVING APPROXIMATELY ONE-THIRD OF THE GROWTH AND REMOVE ALL DEAD AND BROKEN CANES AND BRANCHES. GRADE NEW PLANTING AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERN.
- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIALS PER THE PLANTING DETAILS.
- ALL PLANT HOLES SHALL BE BACKFILLED WITH A MIXTURE OF 3 PARTS TOPSOIL TO 1 PART PEATMOSS UNLESS SPECIFIED ON PLAN ALL PLANTING BEDS TO BE MULCHED WITH 4 INCHES CLEAN FRESH SHREADED HARDWOOD BARK, FREE OF STICKS, LEAVES AND OTHER FOREIGN MATERIALS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE HORTICULTURAL STANDARDS AS SET FORTH BY THE AMERICAN NURSERYMEN AND LANDSCAPING ASSOCIATION (ANLA 2000). CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE ROOT WRAPPING PRIOR TO PLANTING.
- TOPSOIL AND SEED ALL DISTURBED AREAS AS A RESULT OF ANY AND ALL CONSTRUCTION OR AREAS OF EQUIPMENT STORAGE EQUIPMENT. CONTRACTOR SHALL FIELD VERIFY AREAS OF SEEDING. PROVIDE TOPSOIL TO 6" DEPTH IN ALL LAWN AREA AND 20" DEPTH IN SHRUB BEDS AND GARDEN.
- ALL REMAINING DISTURBED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE.
- TREES ARE TO BE LIMBED TO A HEIGHT OF 7 FEET.

PLANT SCHEDULE

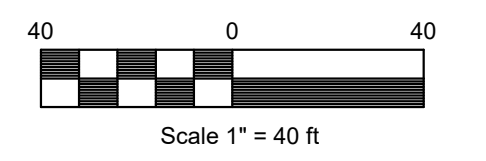
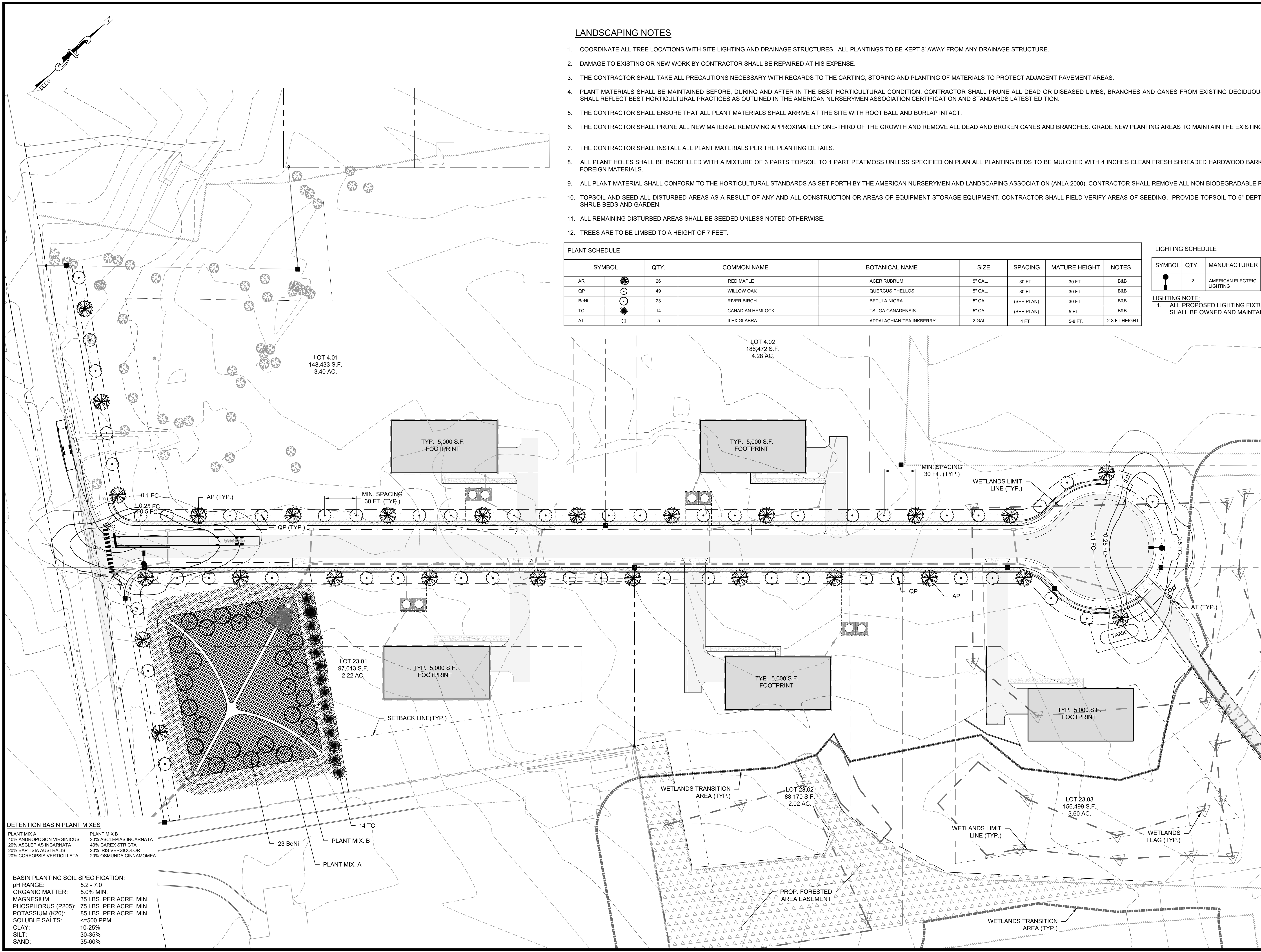
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	MATURE HEIGHT	NOTES
AR	26	RED MAPLE	ACER RUBRUM	5" CAL.	30 FT.	30 FT.	B&B
QP	49	WILLOW OAK	QUERCUS PHELLOS	5" CAL.	30 FT.	30 FT.	B&B
BeNi	23	RIVER BIRCH	BETULA NIGRA	5" CAL.	(SEE PLAN)	30 FT.	B&B
TC	14	CANADIAN HEMLOCK	TSUGA CANADENSIS	5" CAL.	(SEE PLAN)	5 FT.	B&B
AT	5	ILEX GLABRA	APPALACHIAN TEA INKBERRY	2 GAL.	4 FT.	5-8 FT.	2-3 FT HEIGHT

LIGHTING SCHEDULE

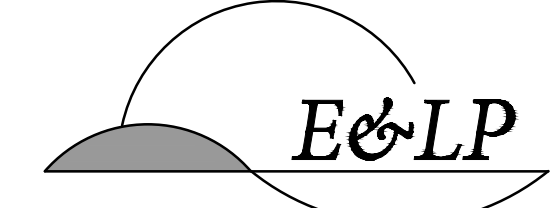
SYMBOL	QTY.	MANUFACTURER	DESCRIPTION	MOUNT	LAMP	WATTAGE
⬮	2	AMERICAN ELECTRIC LIGHTING	AT80 SERIES LED 1000MA TYPE 2 4000K/5000K CCT	15' POLE MOUNT	LED ARRAY	105

LIGHTING NOTE:

- ALL PROPOSED LIGHTING FIXTURES LOCATED ALONG THE PROPOSED PRIVATE ROAD SHALL BE OWNED AND MAINTAINED BY WEST WINDSOR TOWNSHIP.



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 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2018

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/20 DATE *Edward Confair* EDWARD CONFAIR REGISTERED LANDSCAPE ARCHITECT N.J. L.A. NO. 21A500123600
 7/08/20 DATE *Christopher Nusser* CHRISTOPHER NUSSER PROFESSIONAL ENGINEER N.J. P.E. NO. 24GE049025

PROJECT: WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP
 MERCER COUNTY NEW JERSEY

LANDSCAPE AND LIGHTING PLAN

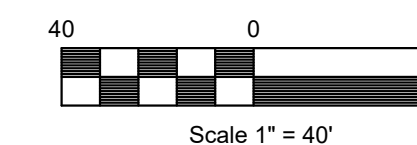
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SCALE:	1"=40'		27
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	LANDSCAPE.DWG		
DATE:	06/19/2019		

DETENTION BASIN PLANT MIXES
 PLANT MIX A: 40% ANDROPOGON VIRGINICUS, 20% ASCLEPIAS INCARNATA, 20% BAPTISIA AUSTRALIS, 20% COREOPSIS VERTICILLATA
 PLANT MIX B: 20% ASCLEPIAS INCARNATA, 40% CAREX STRICTA, 20% IRIS VERSICOLOR, 20% OSMUNDA CINNAMOMEA

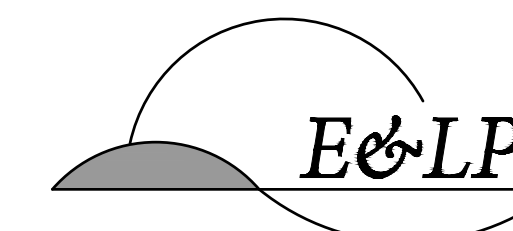
BASIN PLANTING SOIL SPECIFICATION:
 pH RANGE: 5.2 - 7.0
 ORGANIC MATTER: 5.0% MIN.
 MAGNESIUM: 35 LBS. PER ACRE, MIN.
 PHOSPHORUS (P205): 75 LBS. PER ACRE, MIN.
 POTASSIUM (K20): 85 LBS. PER ACRE, MIN.
 SOLUBLE SALTS: <=500 PPM
 CLAY: 10-25%
 SILT: 30-35%
 SAND: 35-60%

COMPACTION NOTES:

- UPON COMPLETION OF THE SITE WORK SOIL COMPACTION TESTING SHALL BE PERFORMED AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH N.J.S.A. 4:24-39 CHAPTER 19.

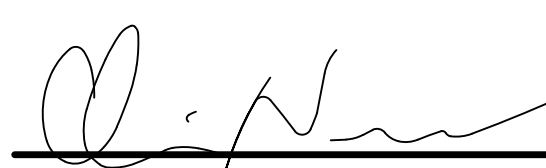


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7/08/2020
 DATE 
 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

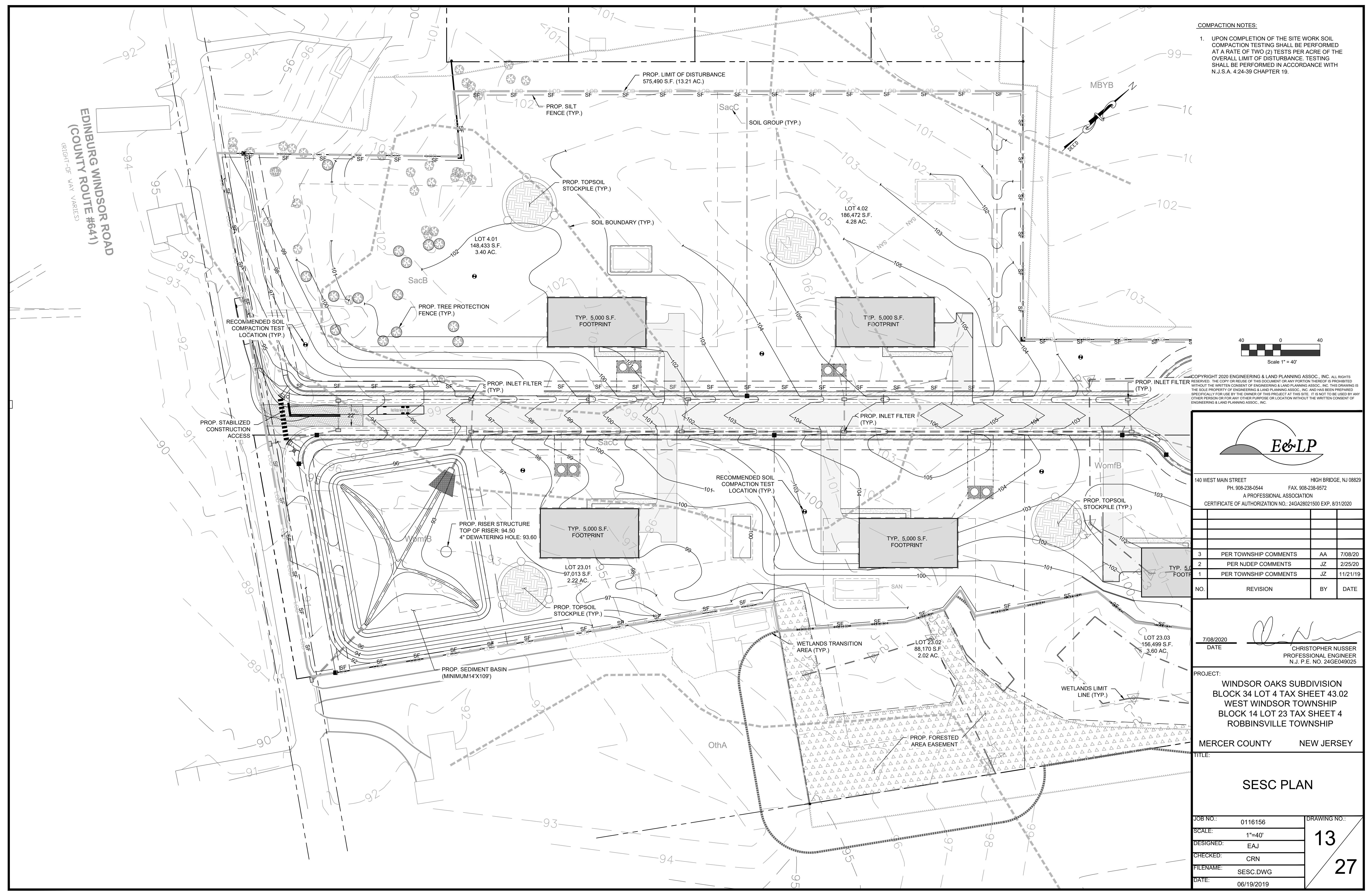
PROJECT:
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 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
SESC PLAN

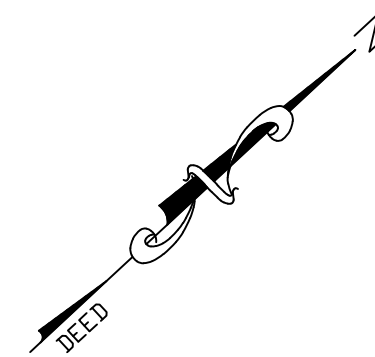
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SCALE:	1"=40'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	SESC.DWG		
DATE:	06/19/2019		

EDINBURG WINDSOR ROAD
 (COUNTY ROUTE #641)
(RIGHT-OF-WAY VARIES)

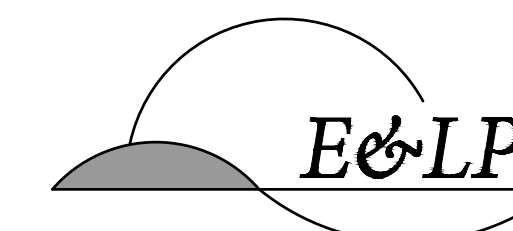


COMPACTION NOTES:

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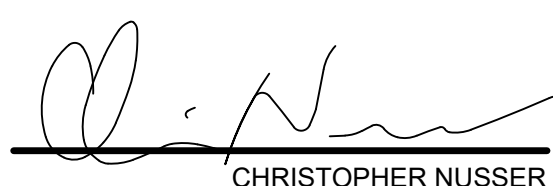


Scale 1" = 40'
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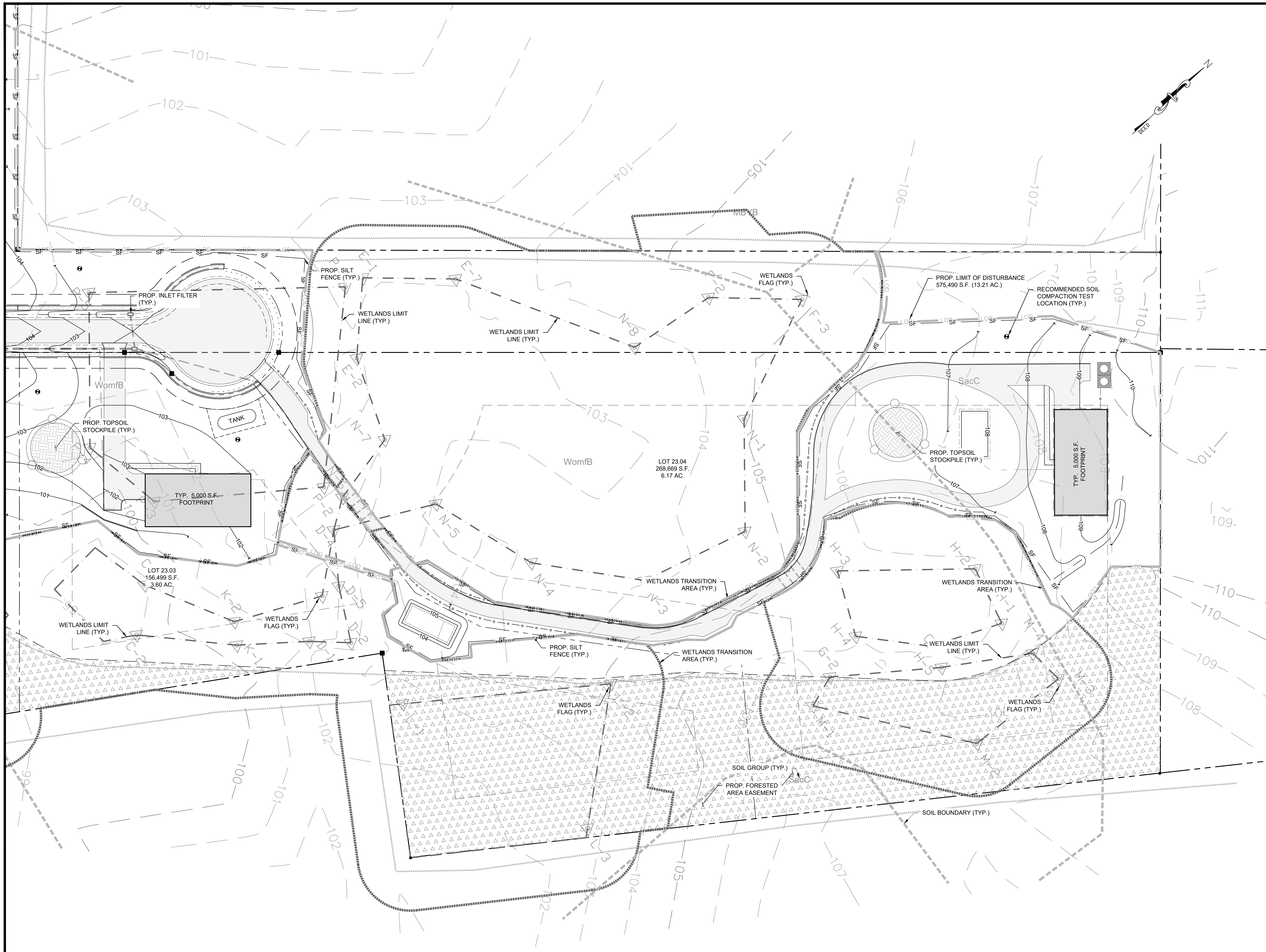
7/08/2020
 DATE

 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

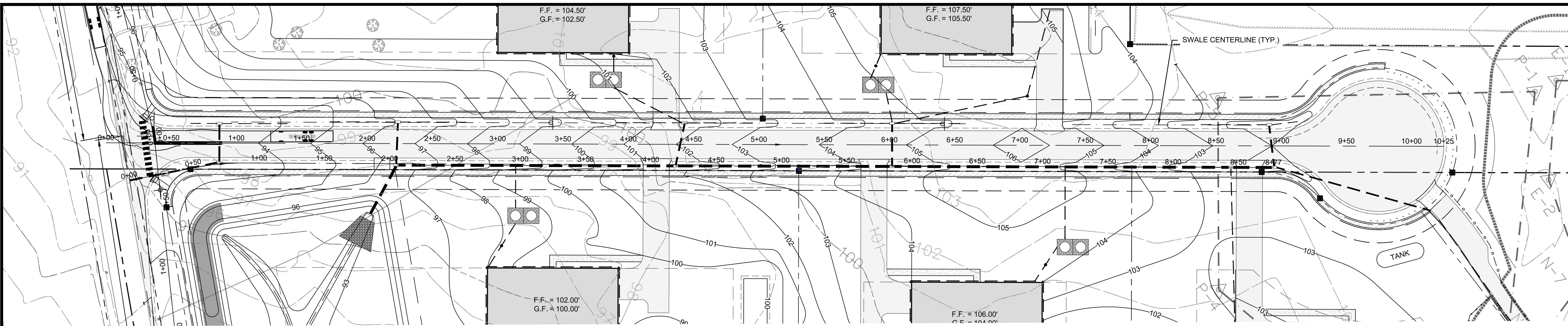
PROJECT:
 WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
SESC PLAN

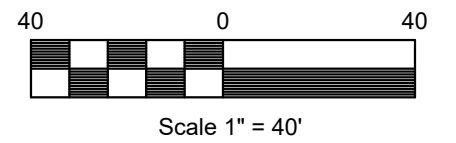
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DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	EROSION.DWG		
DATE:	06/19/2019		



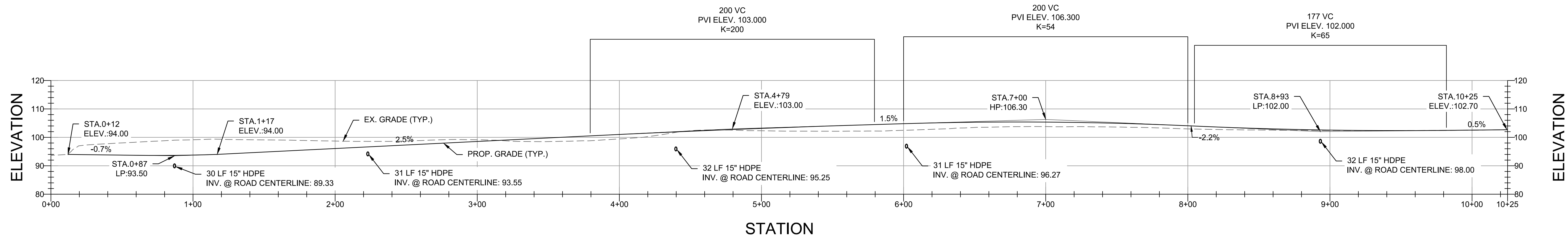


PLAN VIEW - ROAD A
SCALE 1"=40'

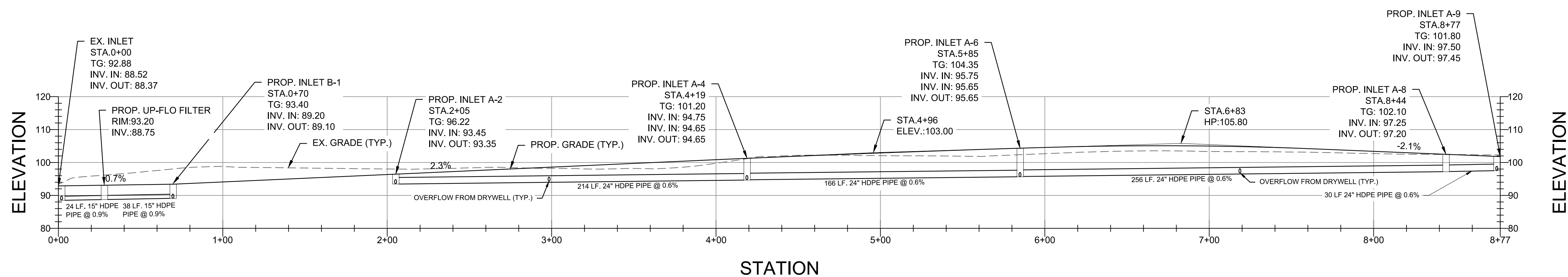
NOTE:
1. A GEOTECHNICAL ENGINEER IS REQUIRED DURING THE CONSTRUCTION OF PROPOSED ROAD "A" TO SUPERVISE, TEST AND CERTIFY THAT MATERIALS IN USE, COMPACTION, & MOISTURE CONTENTS ARE IN COMPLIANCE WITH NJDOT SPECIFICATIONS AND TOWNSHIP ENGINEER'S SPECIFICATIONS.



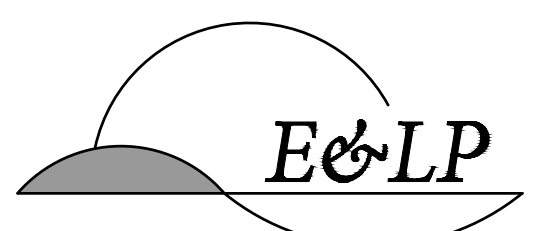
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CENTERLINE PROFILE - ROAD A
SCALE
H: 1"=40' V: 1"=20'



SWALE PROFILE
SCALE
H: 1"=40' V: 1"=20'

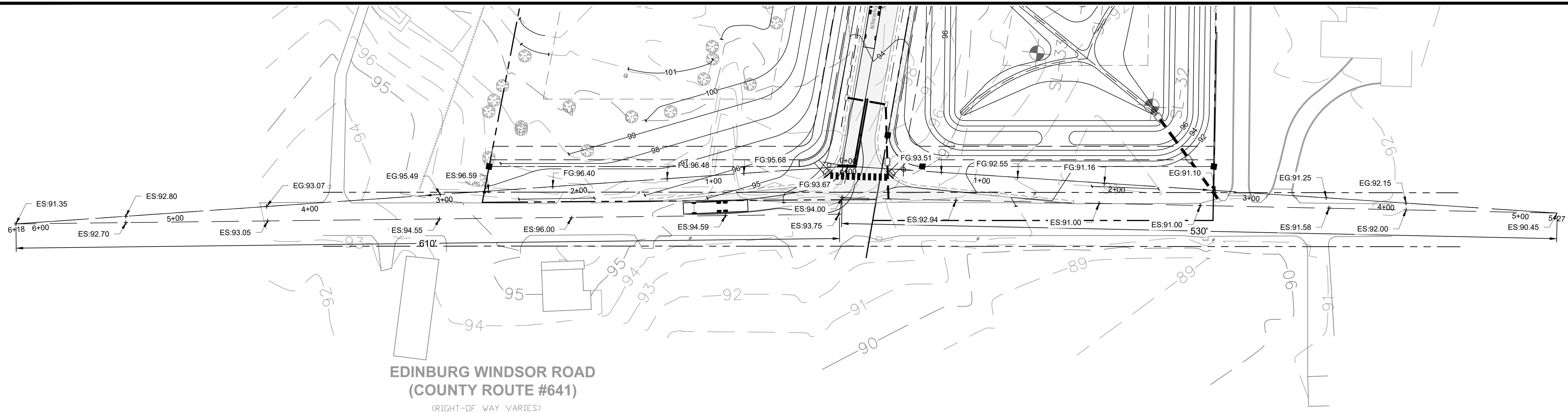
 140 WEST MAIN STREET HIGH BRIDGE, NJ 08829 PH. 908-238-0544 FAX. 908-238-9572 A PROFESSIONAL ASSOCIATION CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020			
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CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

PROJECT:
WINDSOR OAKS SUBDIVISION
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BLOCK 14 LOT 23 TAX SHEET 4
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MERCER COUNTY NEW JERSEY

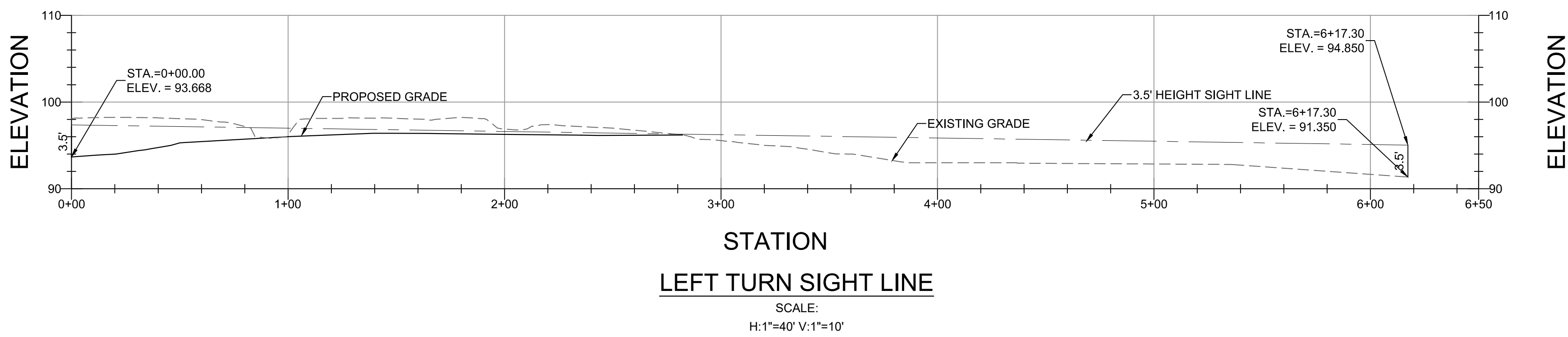
TITLE:
**PLAN AND PROFILE
ROAD A**

JOB NO.:	0116156	DRAWING NO.:	15 27
SCALE:	1"=40'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	PROFILE PLAN.DWG		
DATE:	06/19/2019		

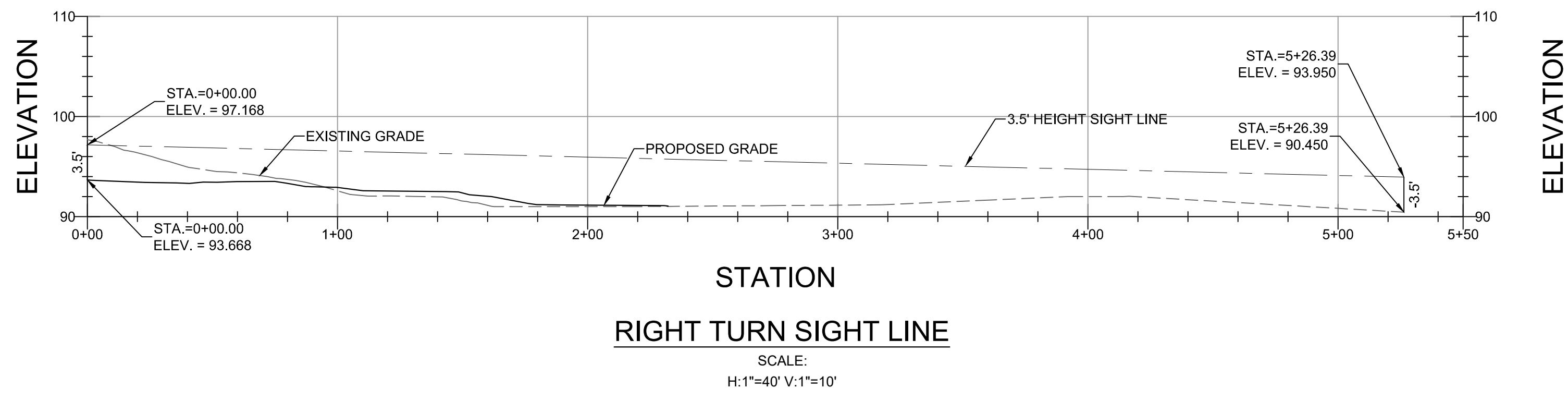


**EDINBURG WINDSOR ROAD
(COUNTY ROUTE #641)**
(RIGHT-OF WAY VARIES)

CLEAR SIGHT LINE-PLAN VIEW
SCALE 1"=40'



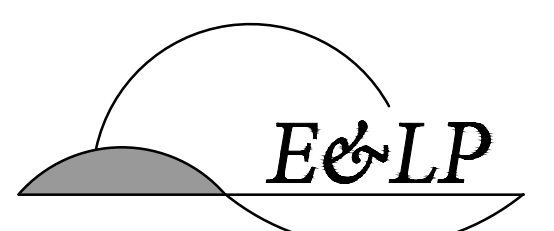
LEFT TURN SIGHT LINE
SCALE:
H:1"=40' V:1"=10'



RIGHT TURN SIGHT LINE
SCALE:
H:1"=40' V:1"=10'

NOTES:
1. ANY VEGETATION WITHIN THE FIRST 350FT OF THE SIGHT TRIANGLE IS TO BE KEPT CUT BACK OUT OF THE SIGHT TRIANGLE.

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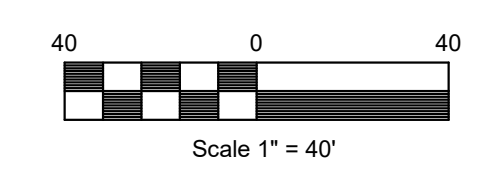
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

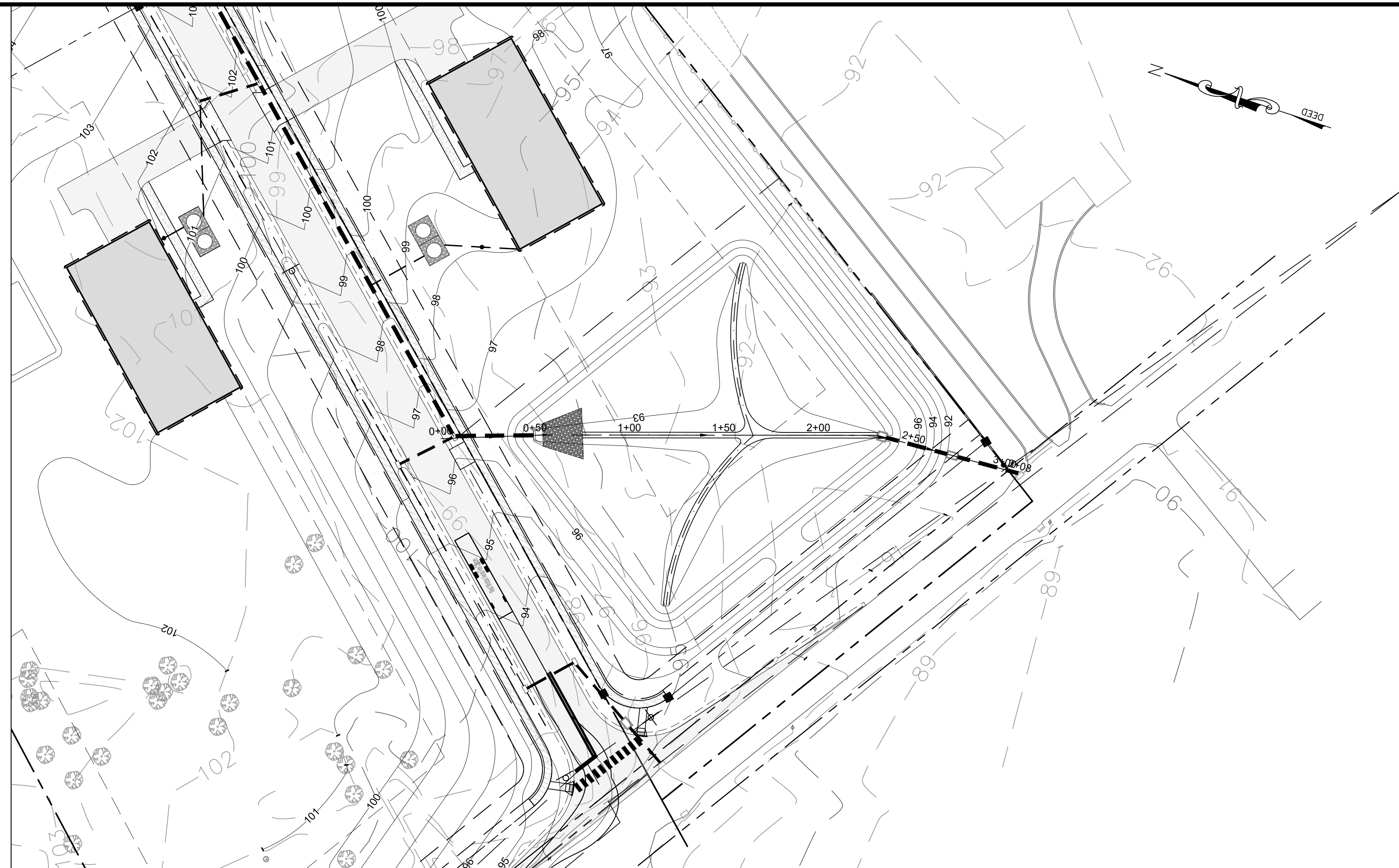
PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
SIGHT LINE PROFILE

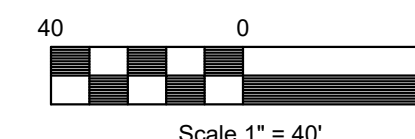
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FILENAME:	PROFILE PLAN.DWG		
DATE:	06/19/2019		



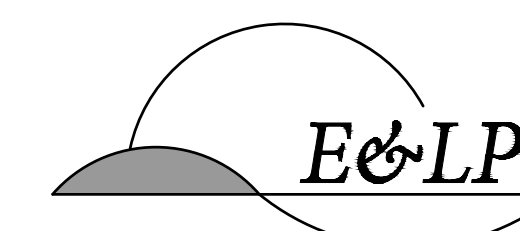


PLAN VIEW - DETENTION BASIN

SCALE 1"=40'



Scale 1" = 40'
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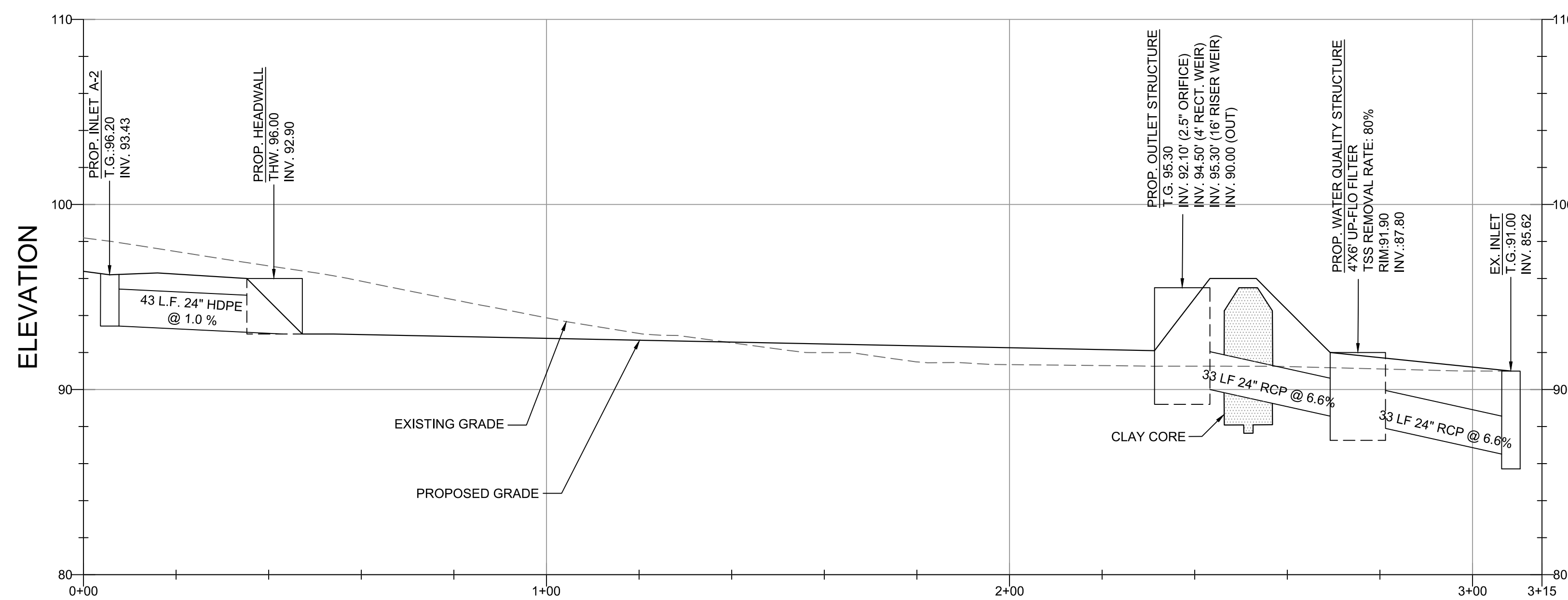
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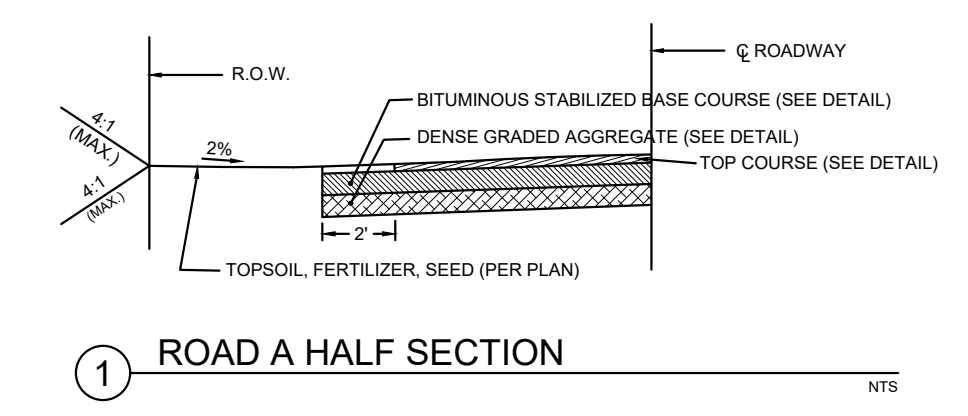
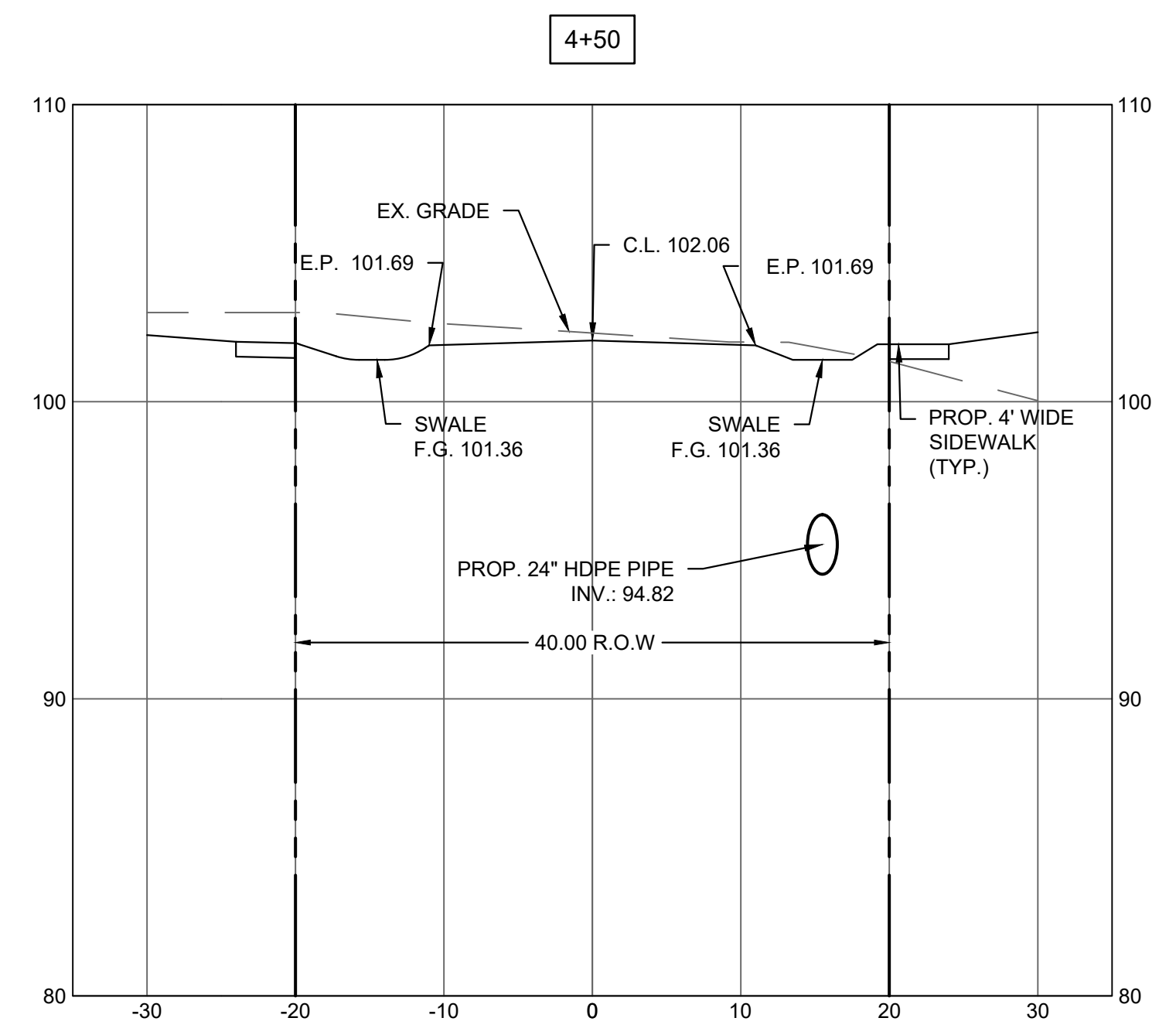
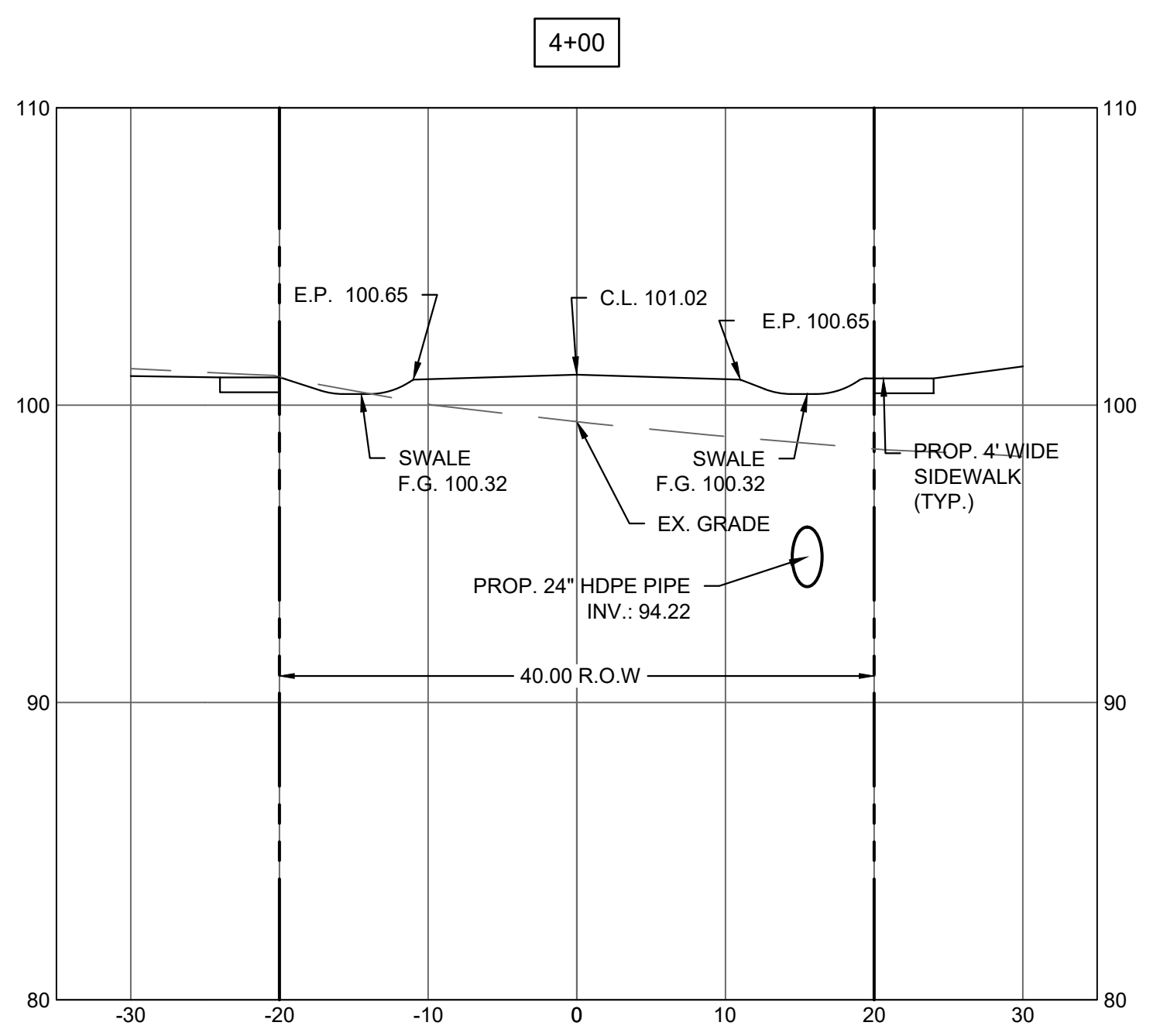
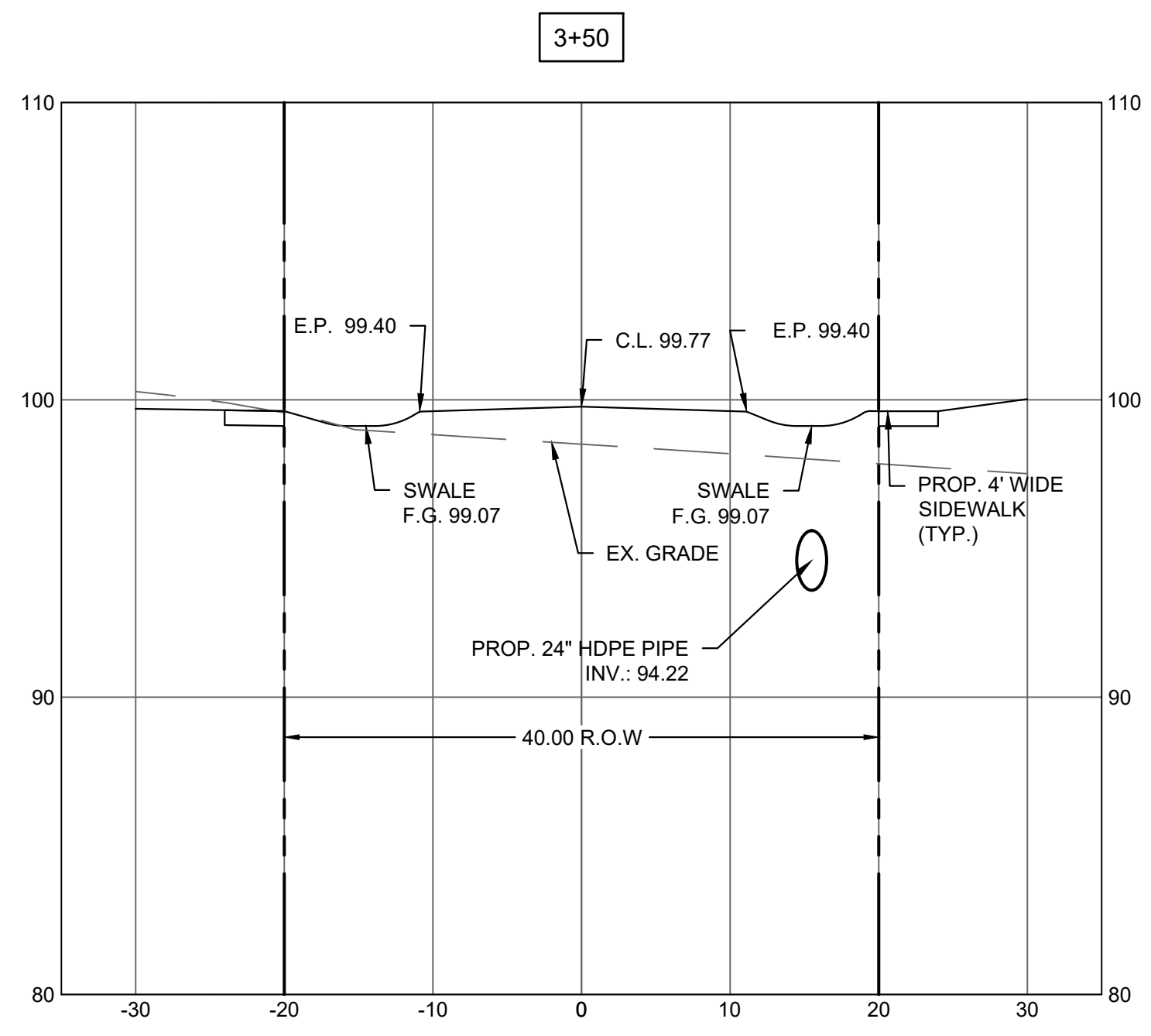
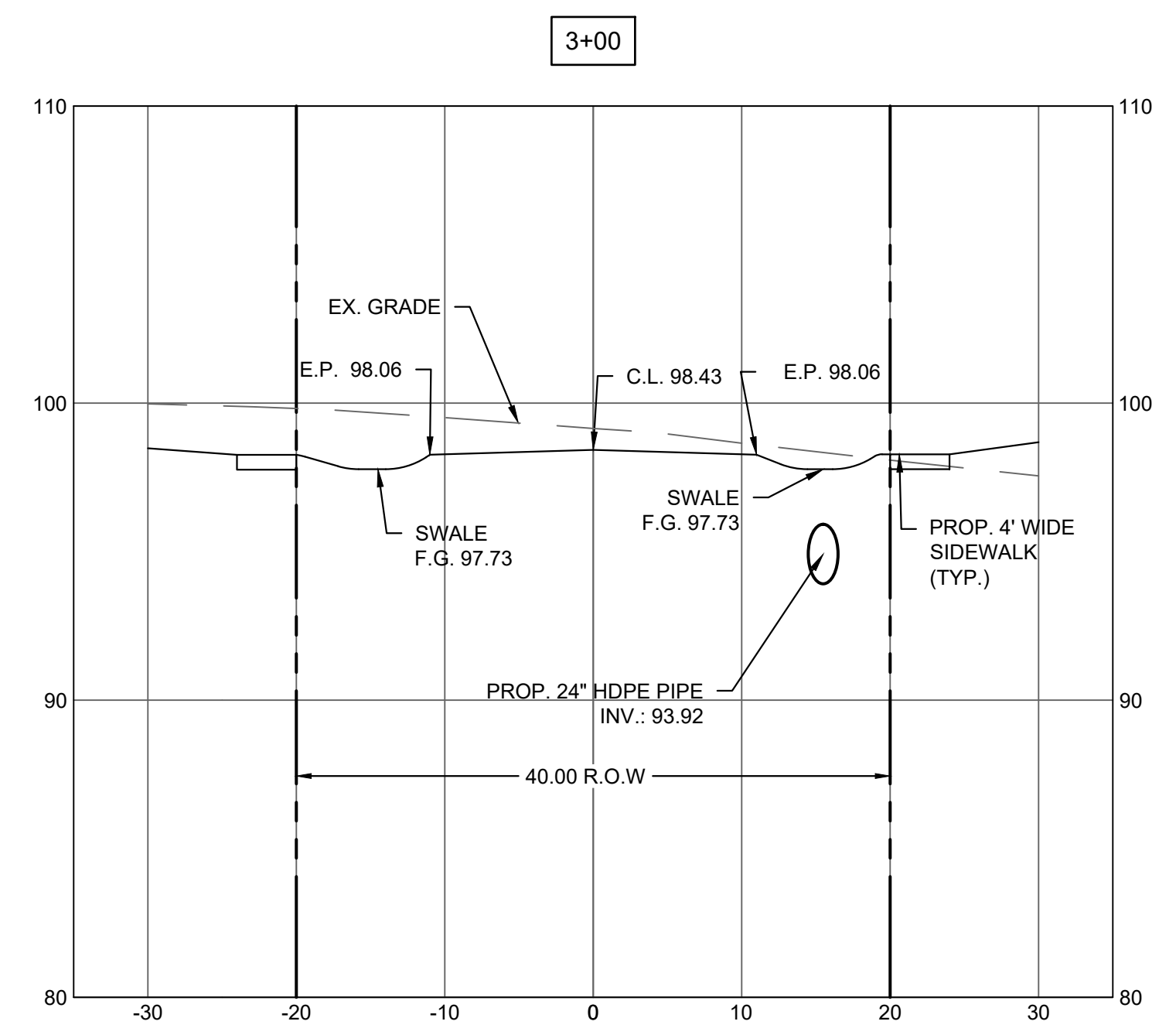
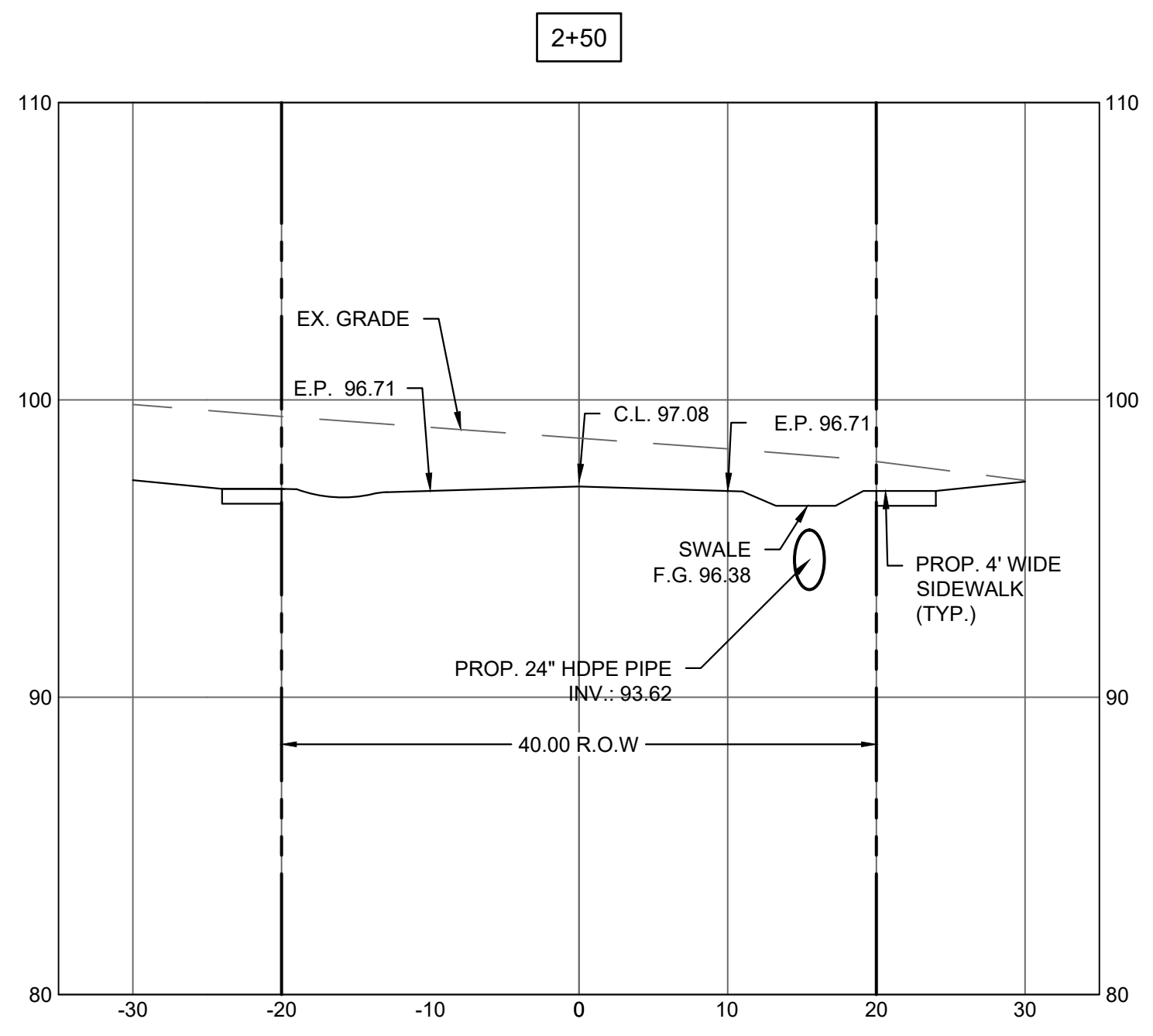
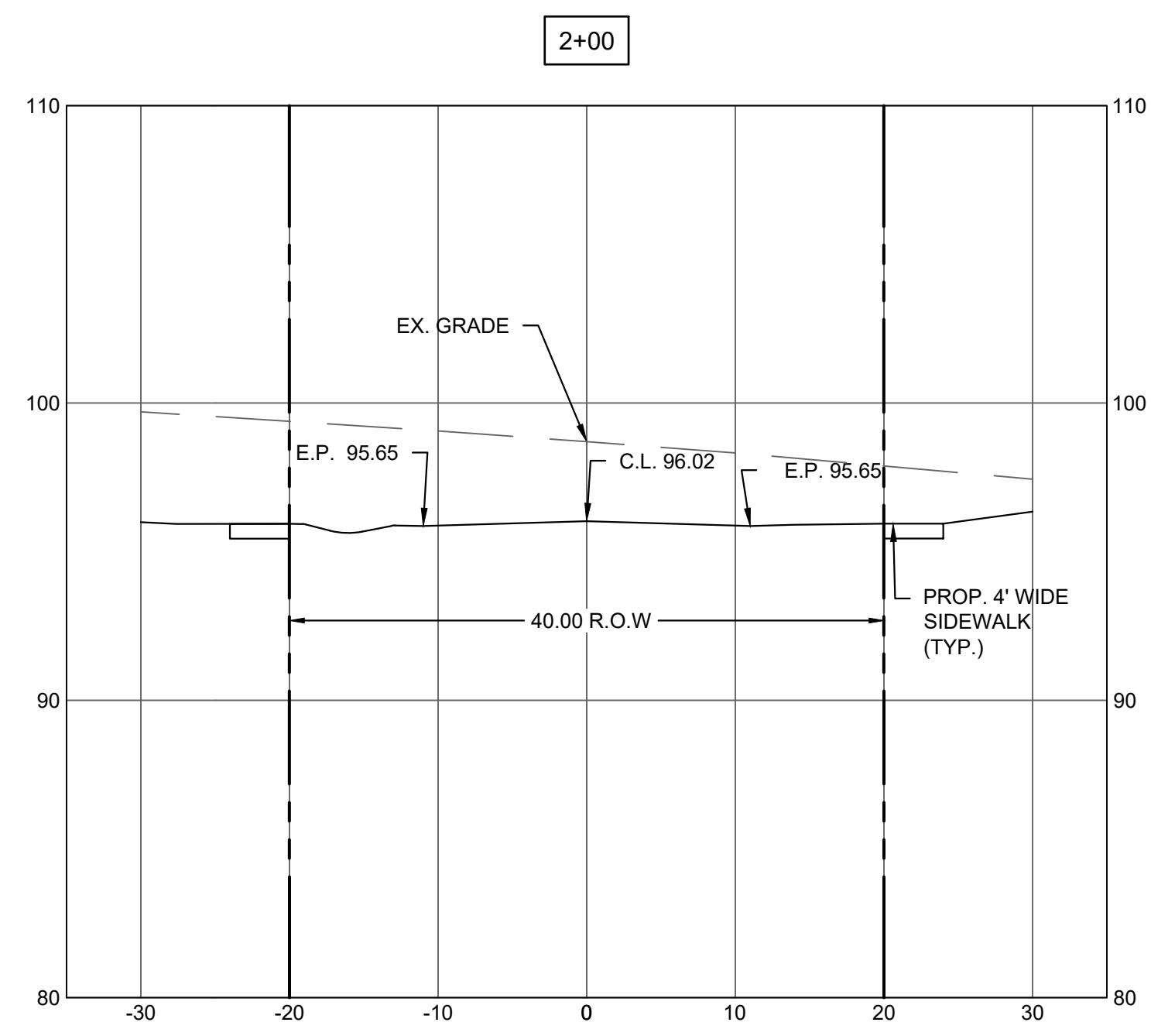
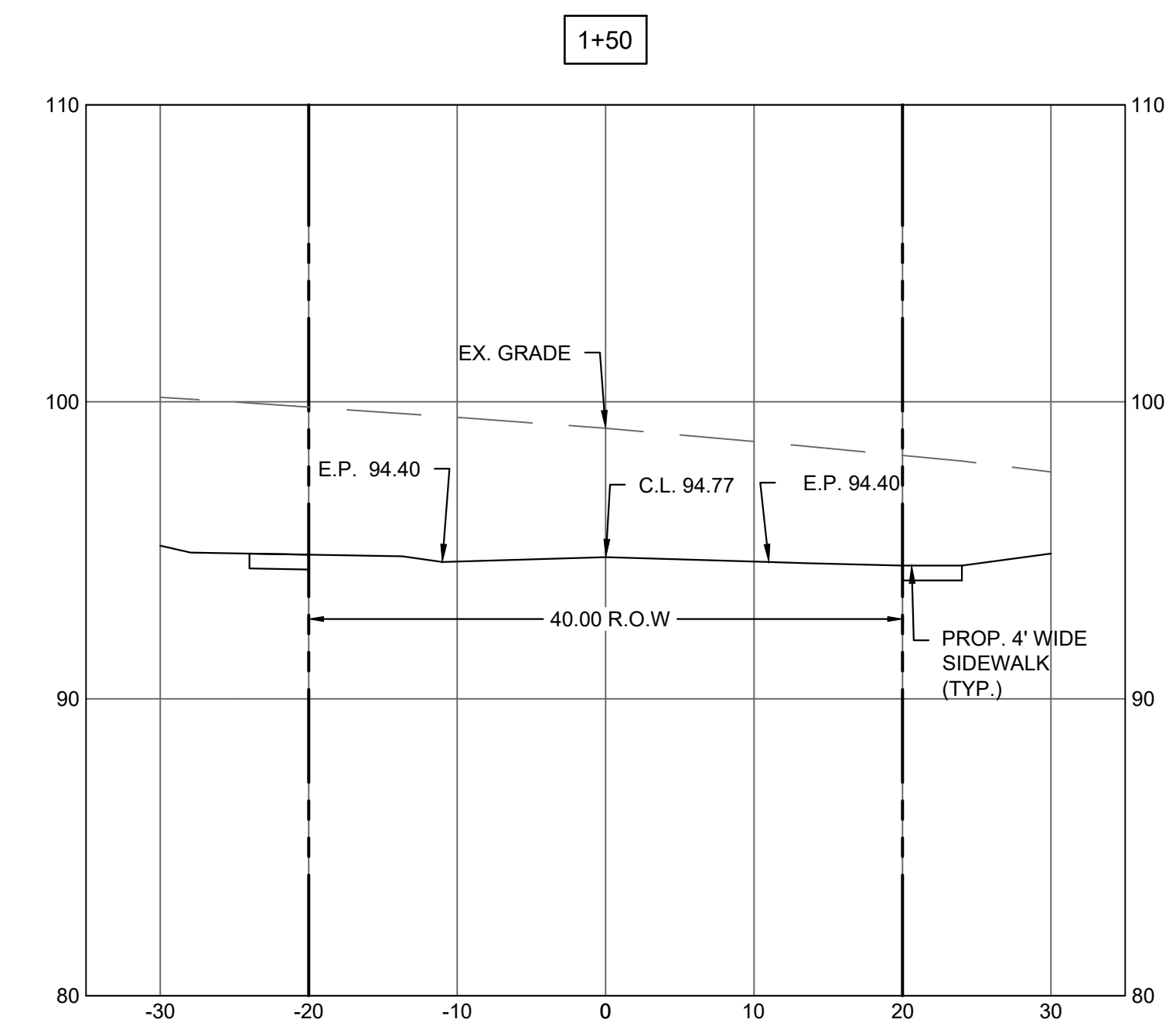
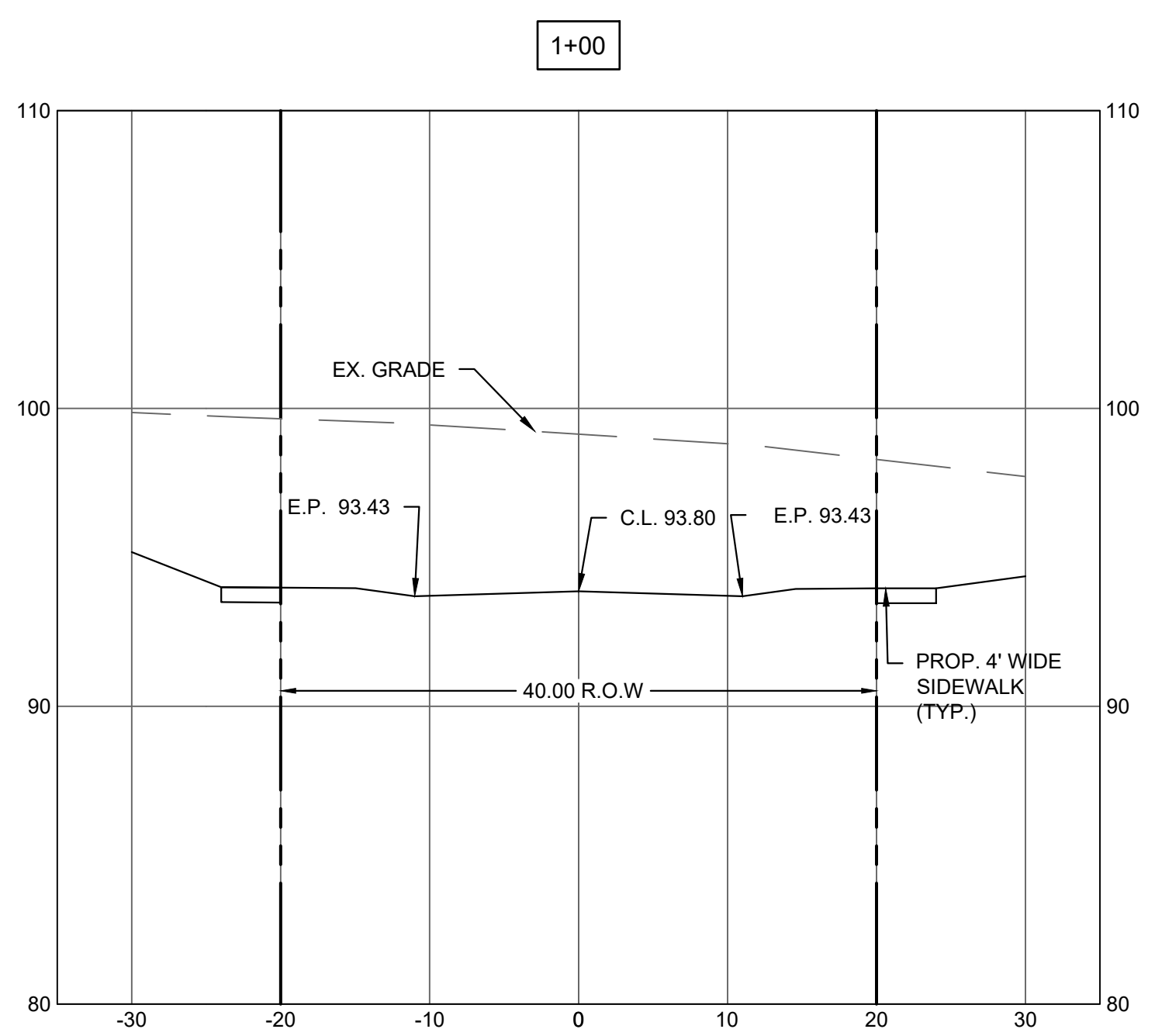
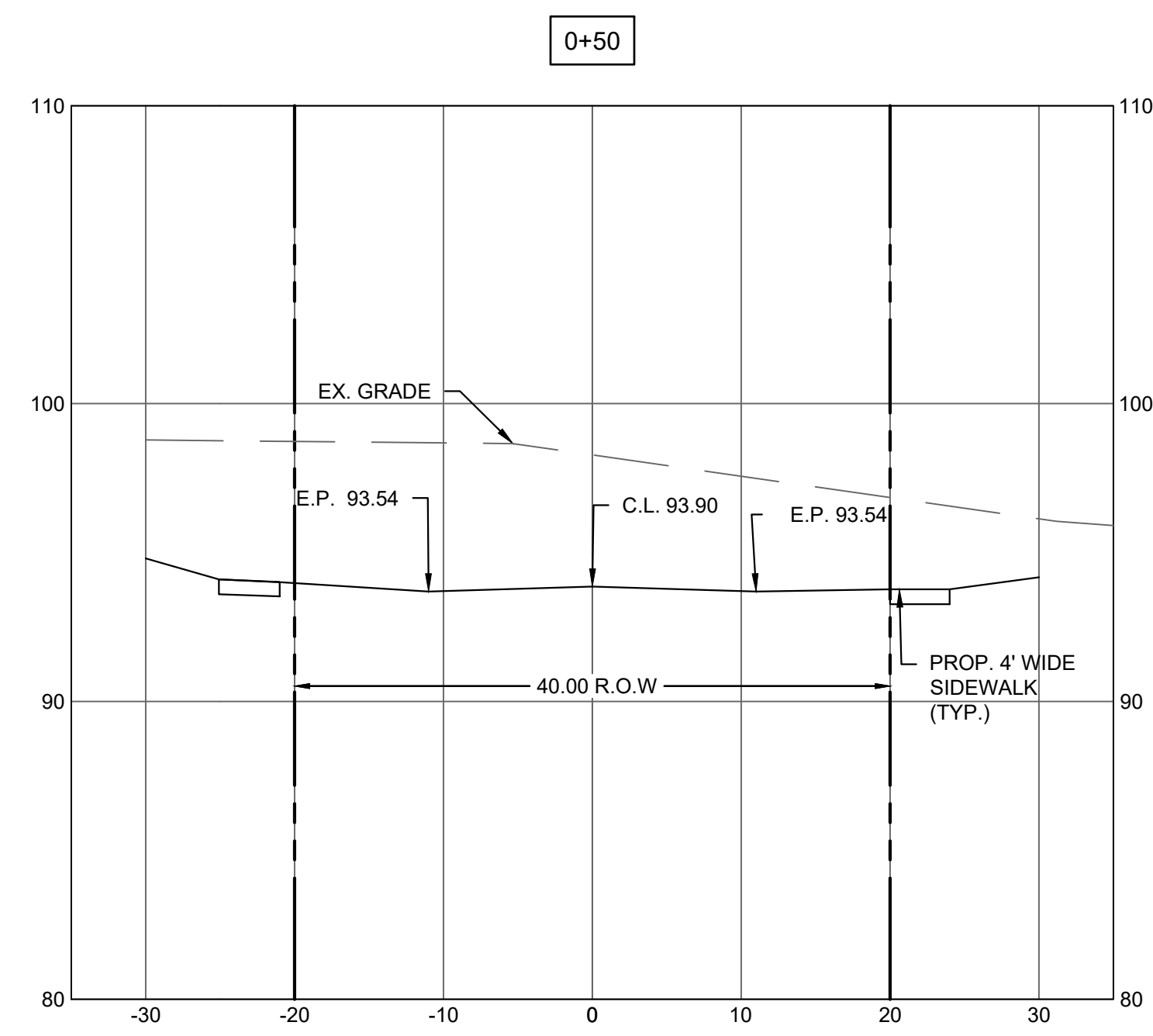
TITLE:
**PLAN AND PROFILE
 DETENTION BASIN**

JOB NO.:	0116156	DRAWING NO.:	17 27
SCALE:	1"=40'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	PROFILE PLAN.DWG		
DATE:	06/19/2019		



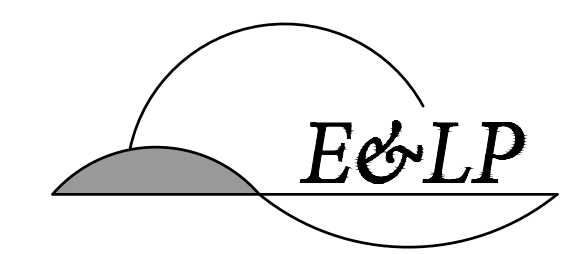
CENTERLINE PROFILE - DETENTION BASIN

SCALE 1"=40'



CROSS SECTION SCALES
 VERTICAL: 1"=5'
 HORIZONTAL: 1"=10'

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 N.J. P.E. NO. 24GE049025

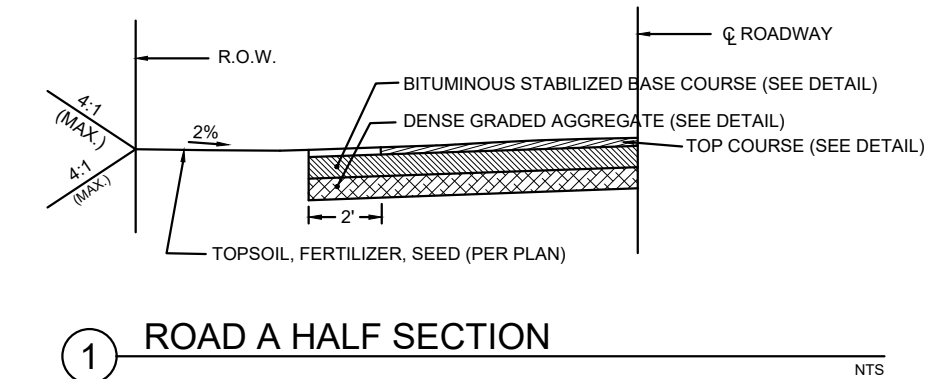
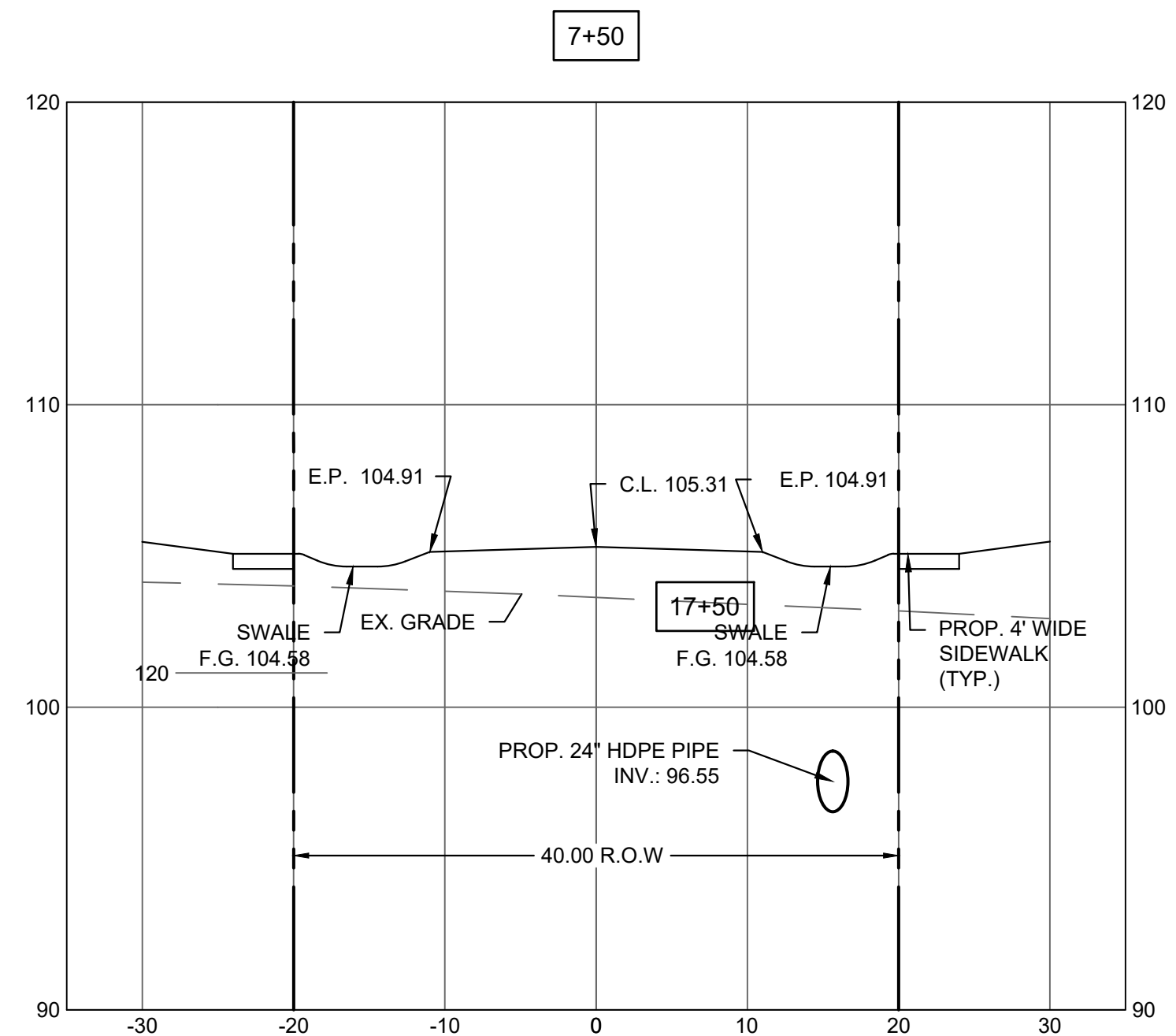
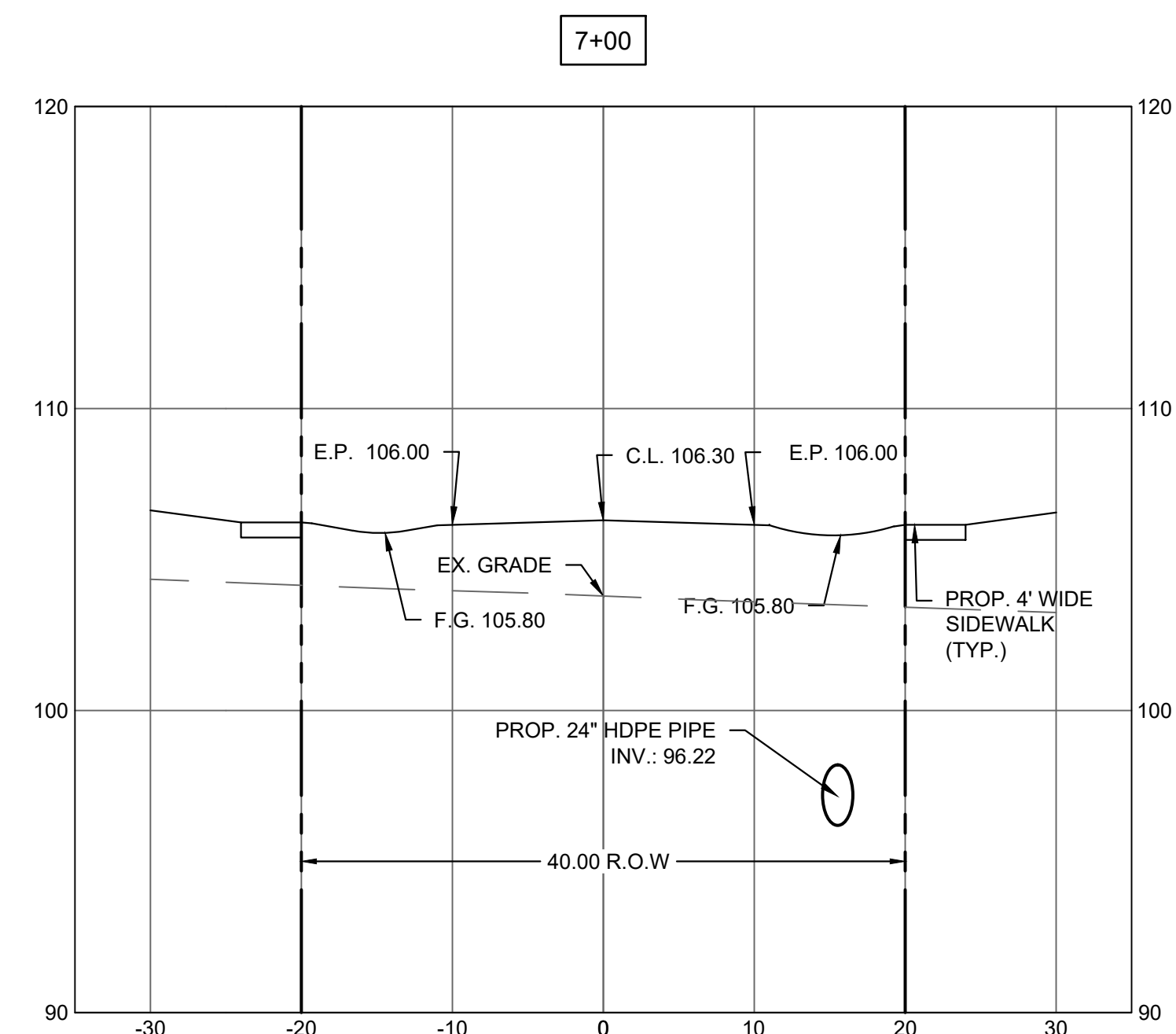
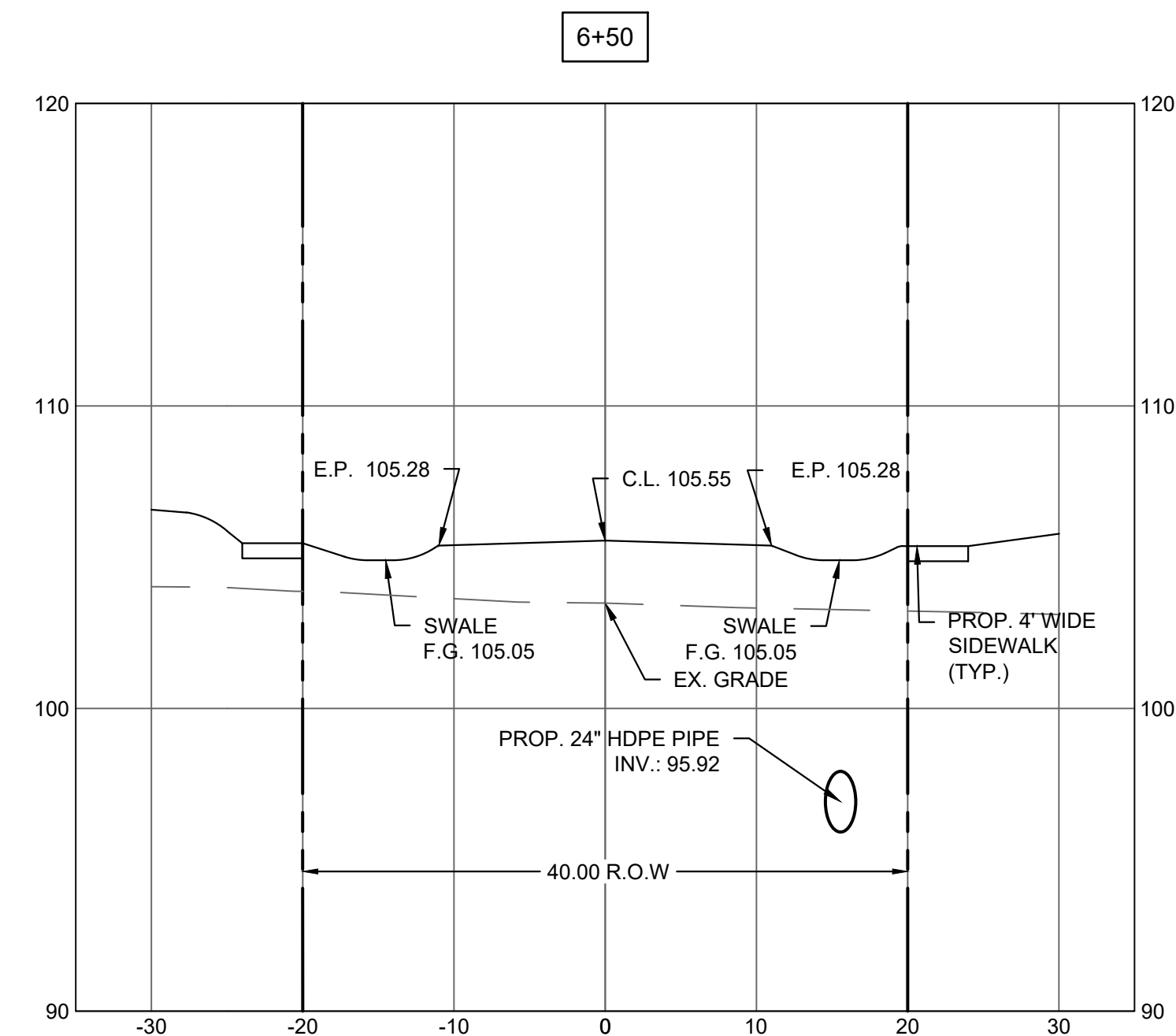
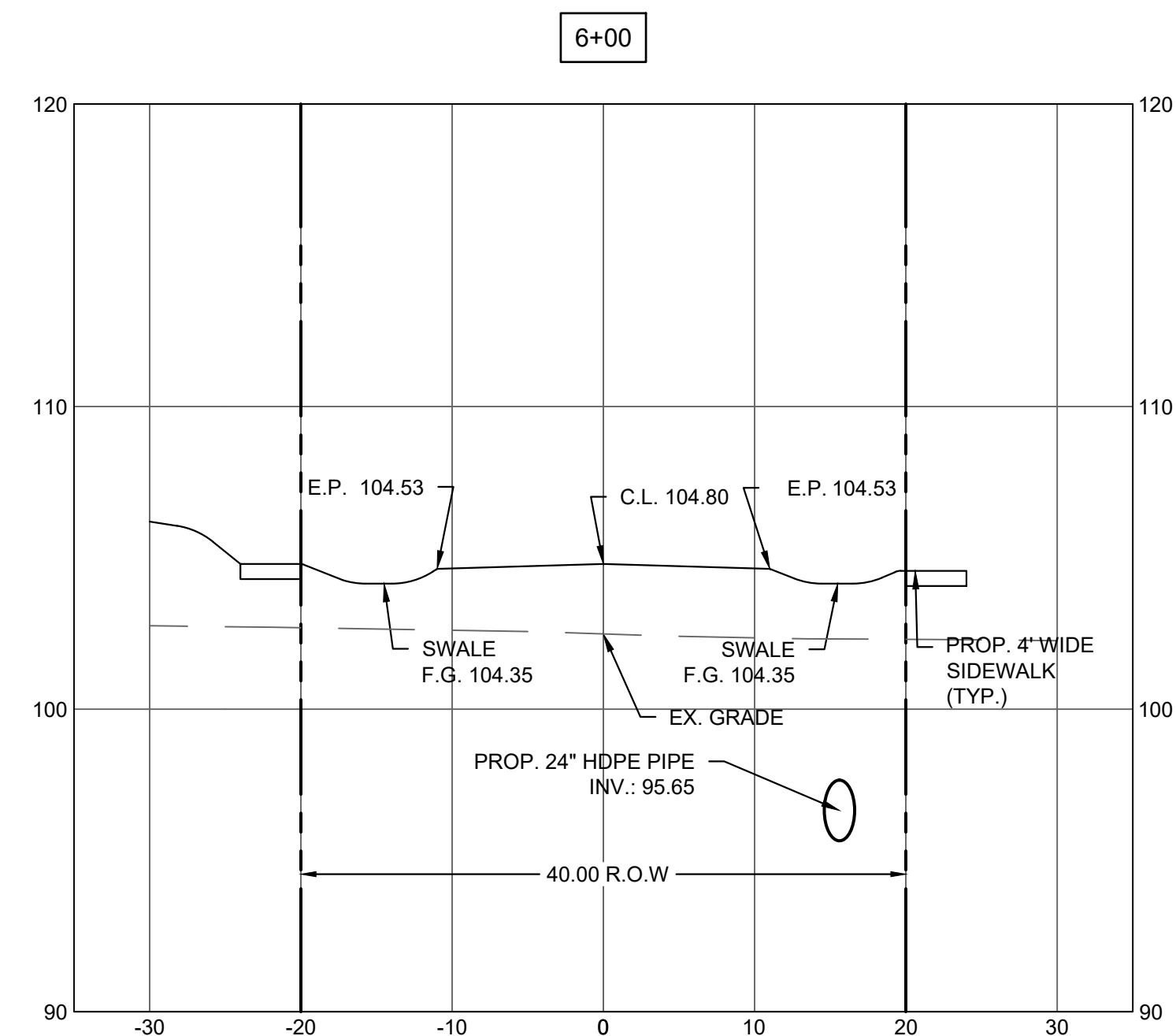
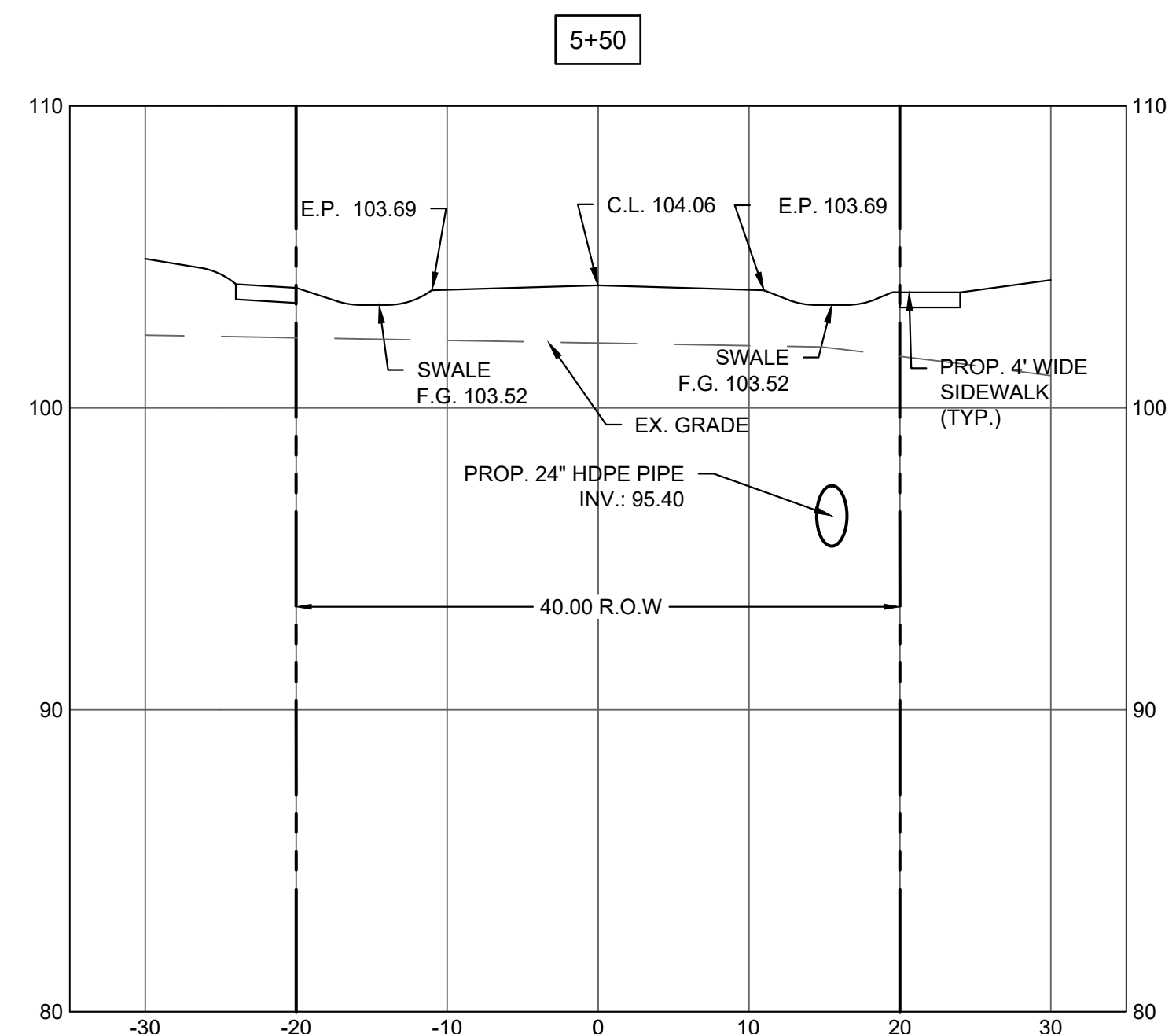
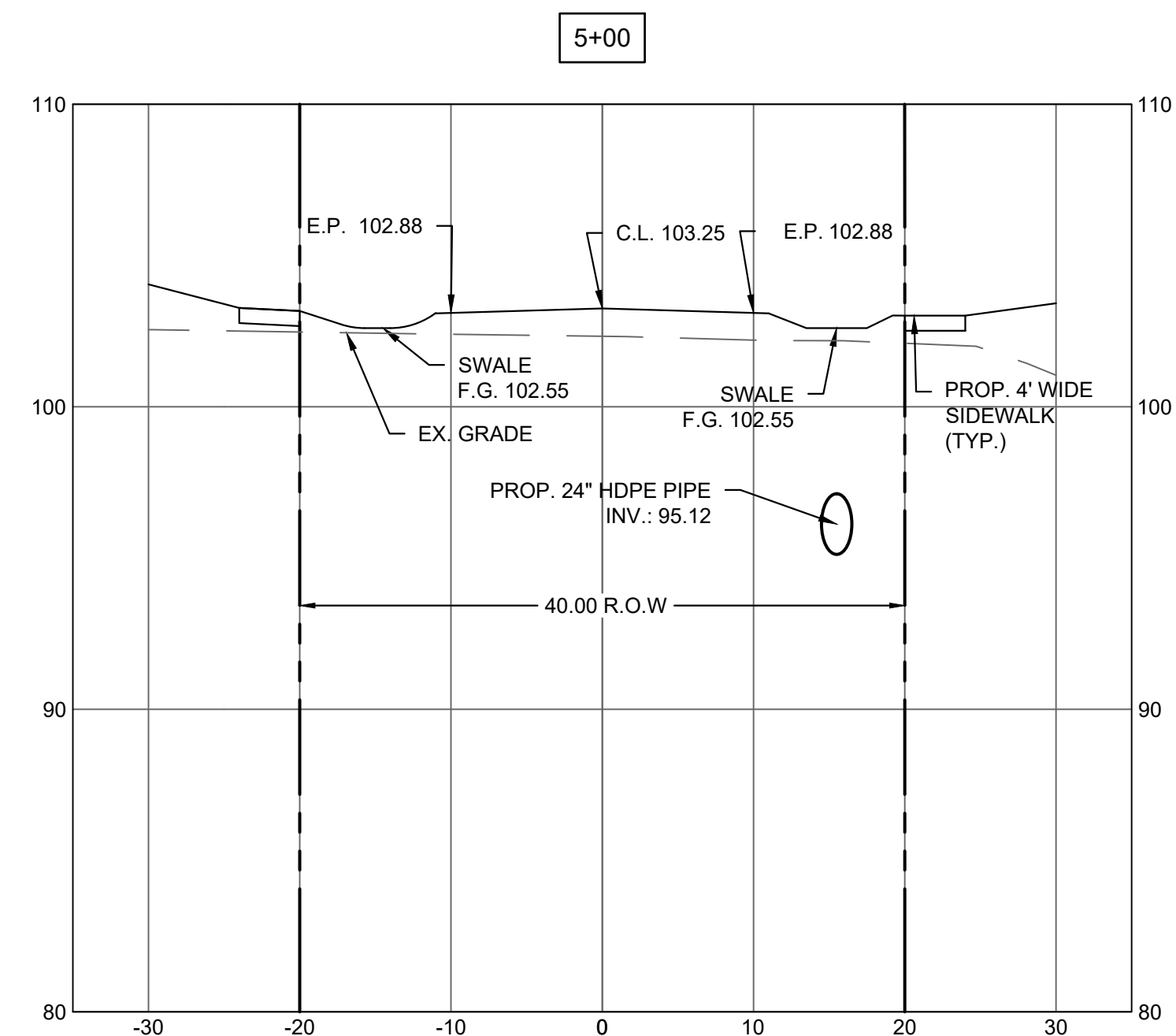
PROJECT:
 WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:

CROSS SECTIONS-ROAD A

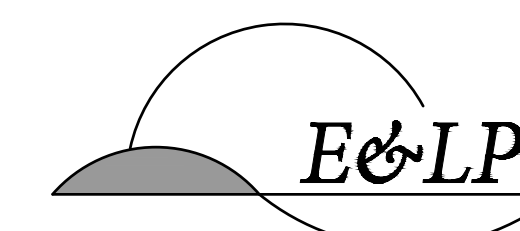
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SCALE:	AS NOTED		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	CROSS SECTIONS.DWG		
DATE:	06/19/2019		



CROSS SECTION SCALES

VERTICAL: 1"=5'
HORIZONTAL: 1"=10'

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

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020
DATE
Christopher Nusser
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

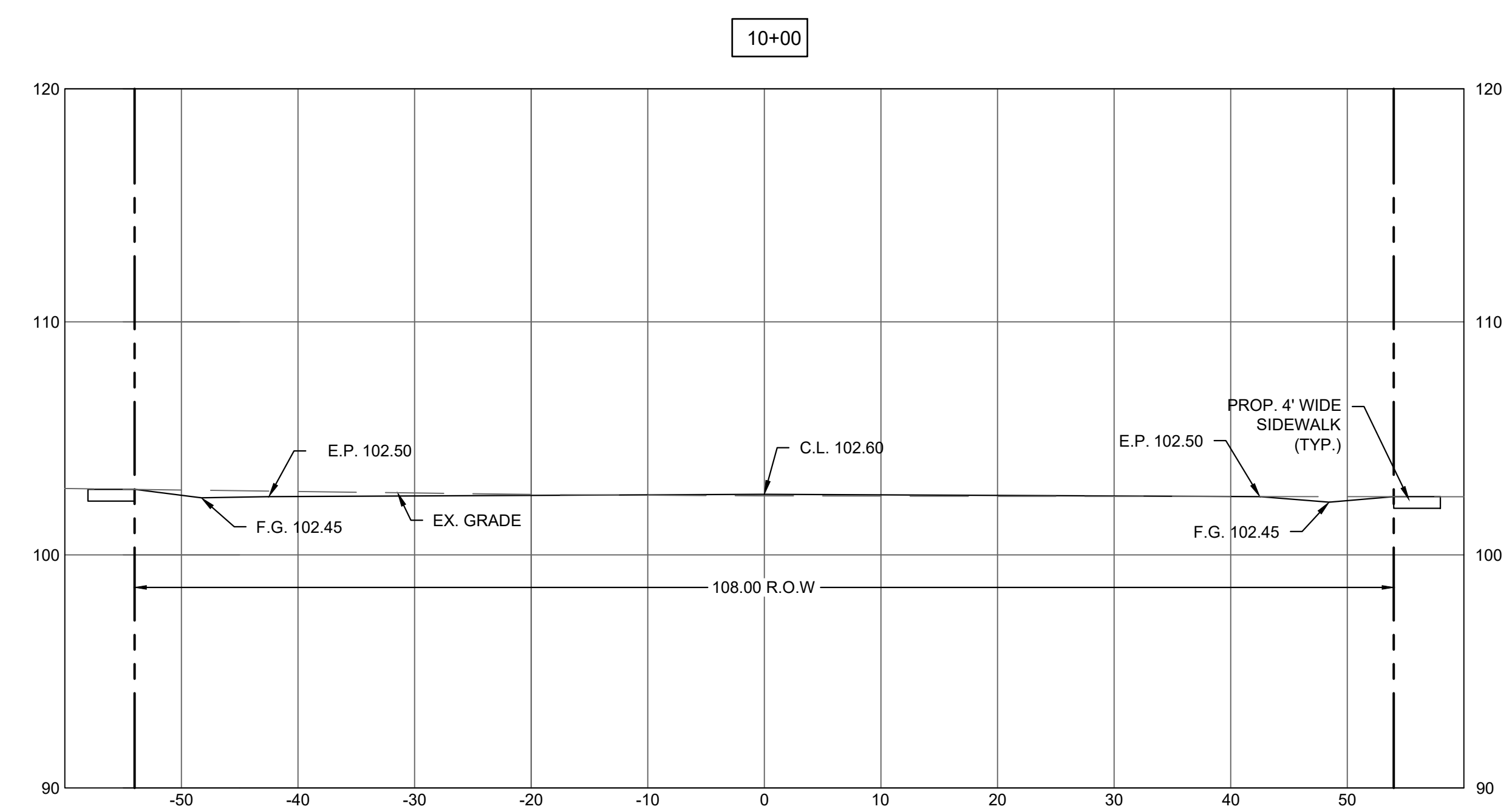
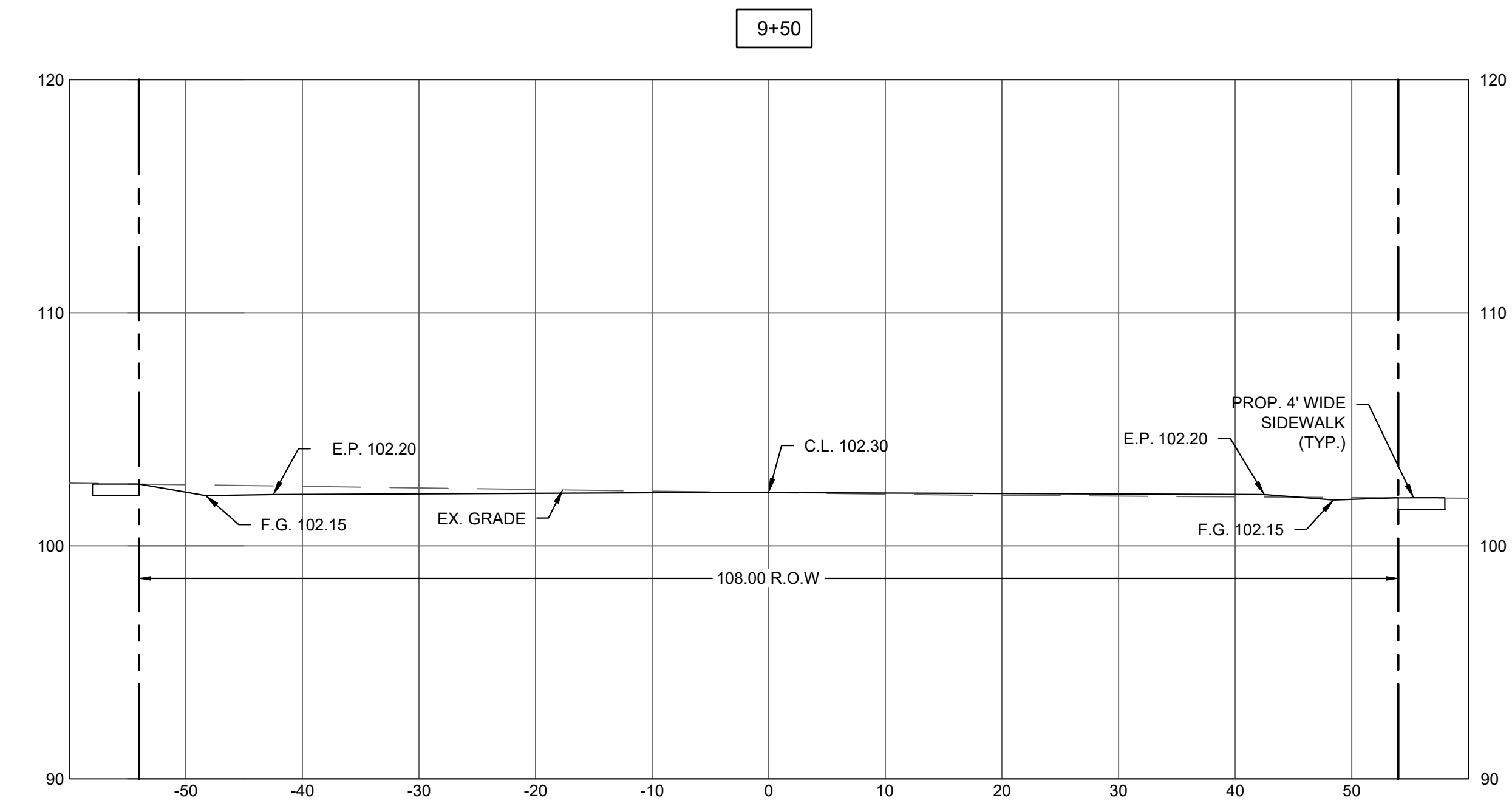
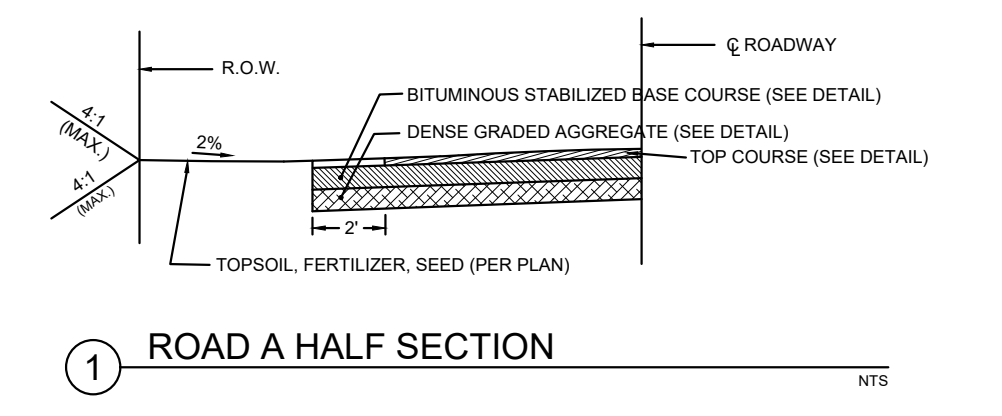
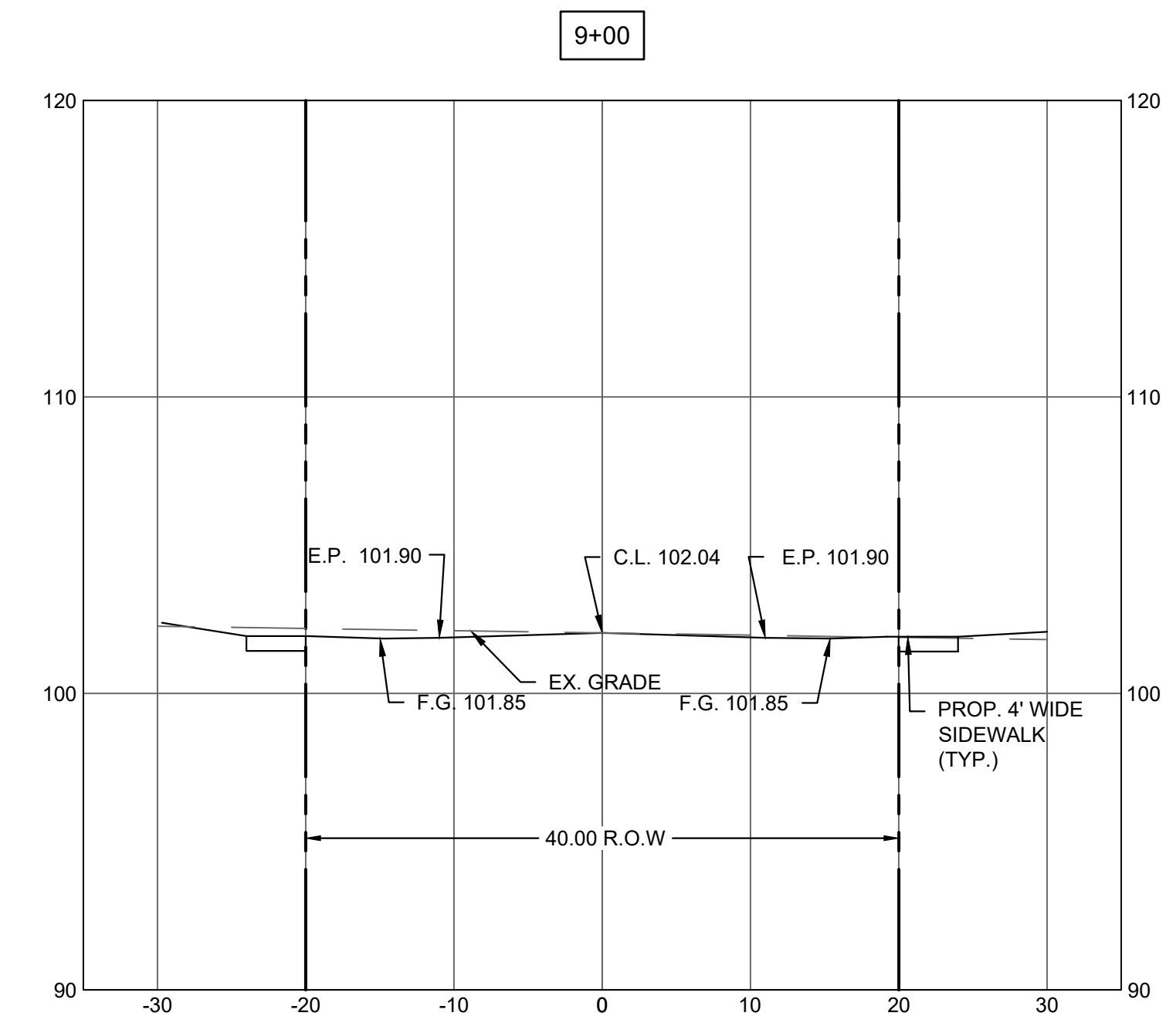
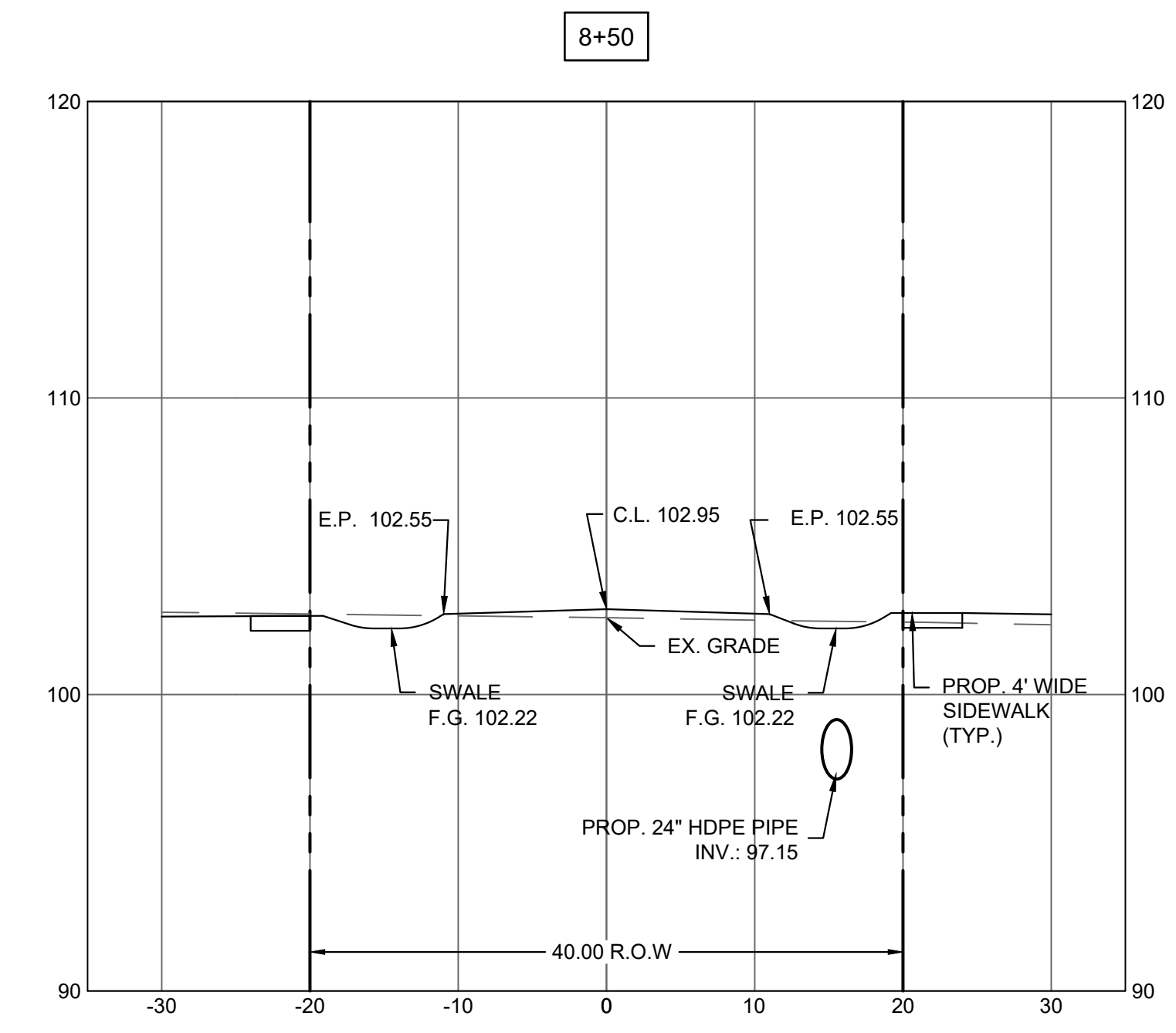
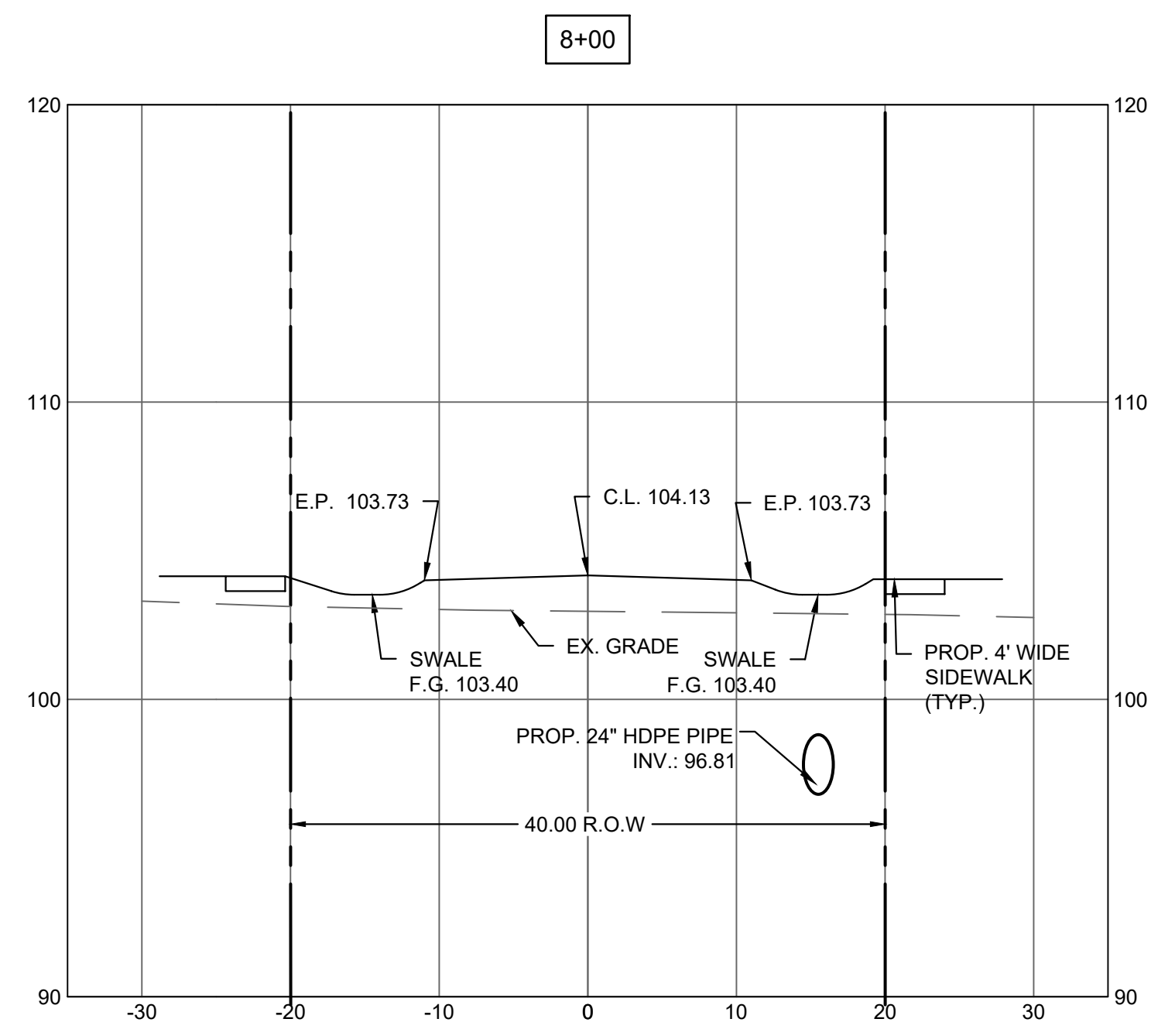
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MERCER COUNTY NEW JERSEY

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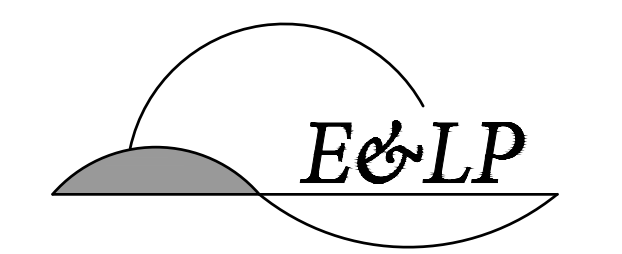
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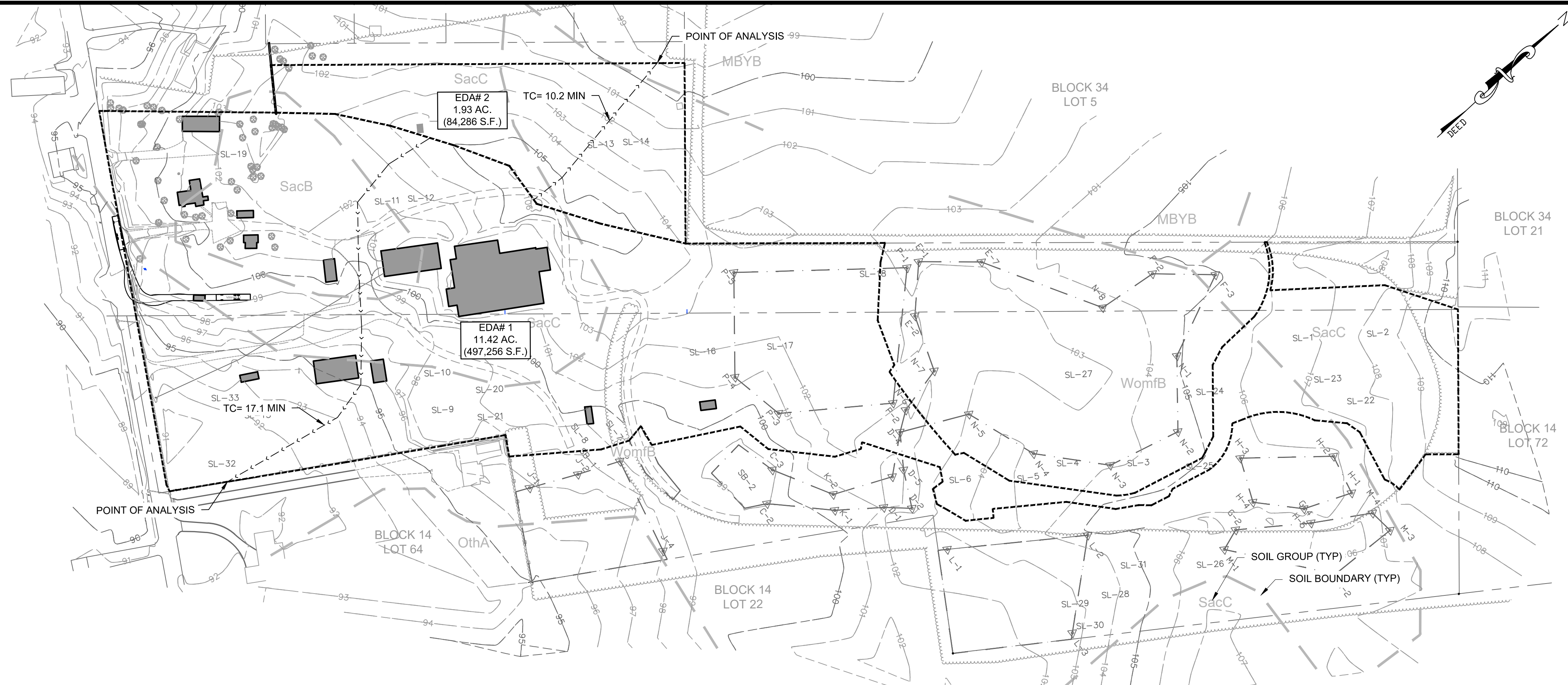
7/08/2020
 DATE

 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

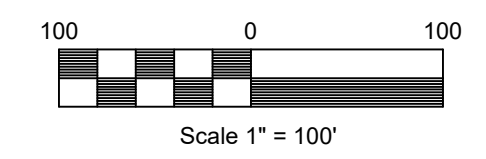
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CROSS SECTIONS-ROAD A

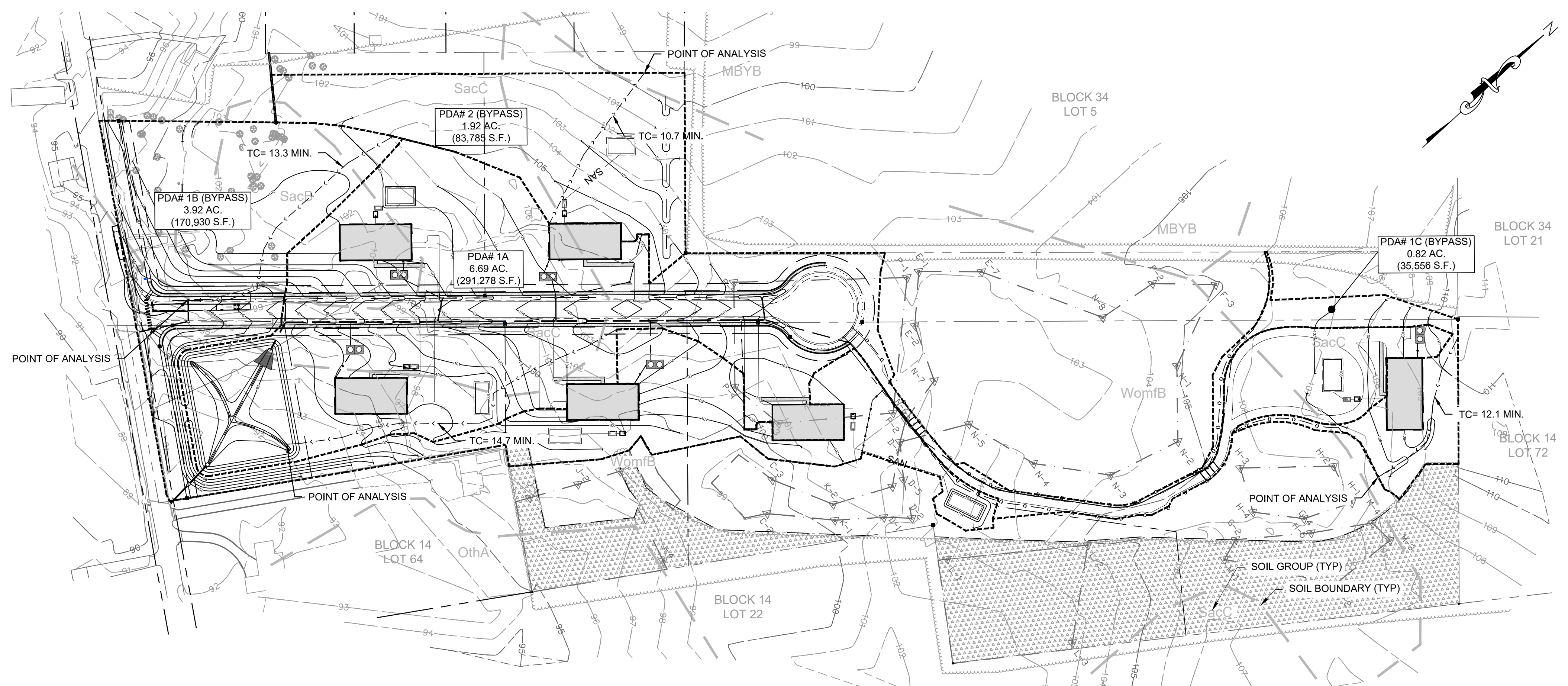
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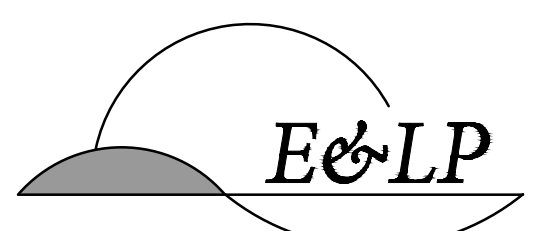
PRE-DEVELOPMENT DRAINAGE AREA PLAN
SCALE: 1" = 100 FT.



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POST-DEVELOPMENT DRAINAGE AREA PLAN
SCALE: 1" = 100 FT.



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MERCER COUNTY NEW JERSEY

TITLE:
DRAINAGE AREA PLAN

JOB NO.:	0116156	DRAWING NO.:	21 27
SCALE:	1"=100'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	DRAINAGE.DWG		
DATE:	06/19/2019		

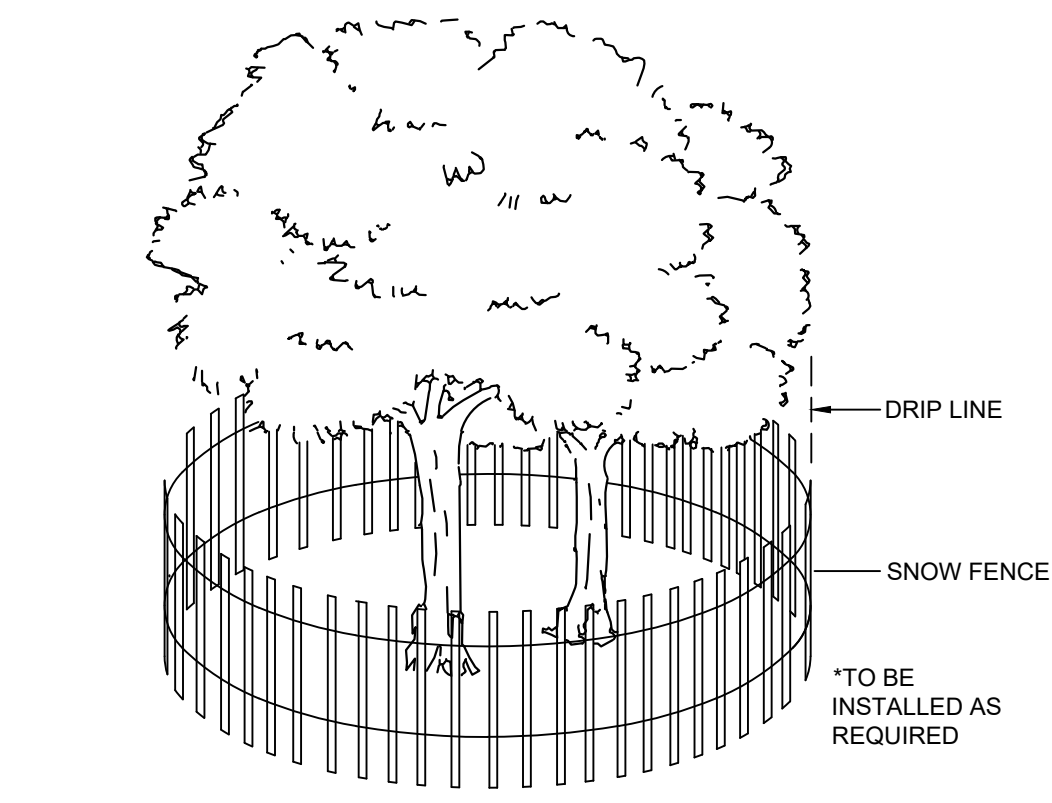
MERCER COUNTY SOIL EROSION AND SEDIMENT CONTROL NOTES

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SO DISTURBANCES, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION SHALL BE SEEDDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH WILL BE USED FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.
- 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.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING ALL CRITICAL AREAS SUBJECT TO EROSION (I.E.: STEEP SLOPES, ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO THE STATE STANDARDS.
- ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E.: SLOPES GREATER THAN 3:1)
- TRAFFIC CONTROL STANDARDS REQUIRE THE INSTALLATION OF A 50'x30'x11" PAD OF 1 1/2" OR 2" STONE, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
- IN ACCORDANCE WITH THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND SOIL HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12" OF SOIL HAVING A pH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION.
- THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATION 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 TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- IN THAT N.J.S.A. 4:24-39 ET SEQ., REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE PROVISIONS OF THE CERTIFIED PLAN FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN COMPLIED WITH FOR PERMANENT MEASURES, ALL SITE WORK FOR SITE PLANS AND ALL WORK AROUND INDIVIDUAL LOTS IN SUBDIVISIONS, WILL HAVE TO BE COMPLETED PRIOR TO THE DISTRICT ISSUING A REPORT OF COMPLIANCE FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY.
- CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
- ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN 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 AND SEDIMENT CONTROL STANDARDS.
- THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP.
- MULCHING TO THE STANDARDS IS REQUIRED FOR OBTAINING A CONDITIONAL REPORT OF COMPLIANCE. CONDITIONALS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ADJACENT ROADS CLEAN DURING LIFE OF CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR REMEDIATING ANY EROSION OR SEDIMENT PROBLEMS THAT ARISE AS A RESULT OF ONGOING CONSTRUCTION AT THE REQUEST OF THE MERCER COUNTY SOIL CONSERVATION DISTRICT.
- 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 SEEDING OPERATION, HYDRO-MULCH SHOULD BE APPLIED AT A 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.

CONSTRUCTION SEQUENCE

- | | |
|--|----------|
| 1. INSTALL ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES. | 1 WEEK |
| 2. SITE CLEARING & ROUGH GRADING. | 4 WEEKS |
| 3. CONSTRUCTION AND STABILIZATION OF STORMWATER BASIN, TO SERVE AS SEDIMENT BASIN DURING CONSTRUCTION. | 3 WEEKS |
| 4. CONSTRUCTION OF SITE IMPROVEMENTS. | 10 WEEKS |
| 5. RESTORE ALL AREAS AS APPROPRIATE COMPLETION OF CONSTRUCTION. | 2 WEEKS |
| 6. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES. | 1 WEEK |

AREA OF DISTURBANCE = 13.21 ACRES



6 TREE PROTECTION DETAIL

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

- MULCHES
- VEGETATIVE COVER
- SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS			
MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GAL/AC
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TP FLOCCULATE AND PRECIPITATE SUSPENDED SOLIDS.		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - 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 OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 18 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

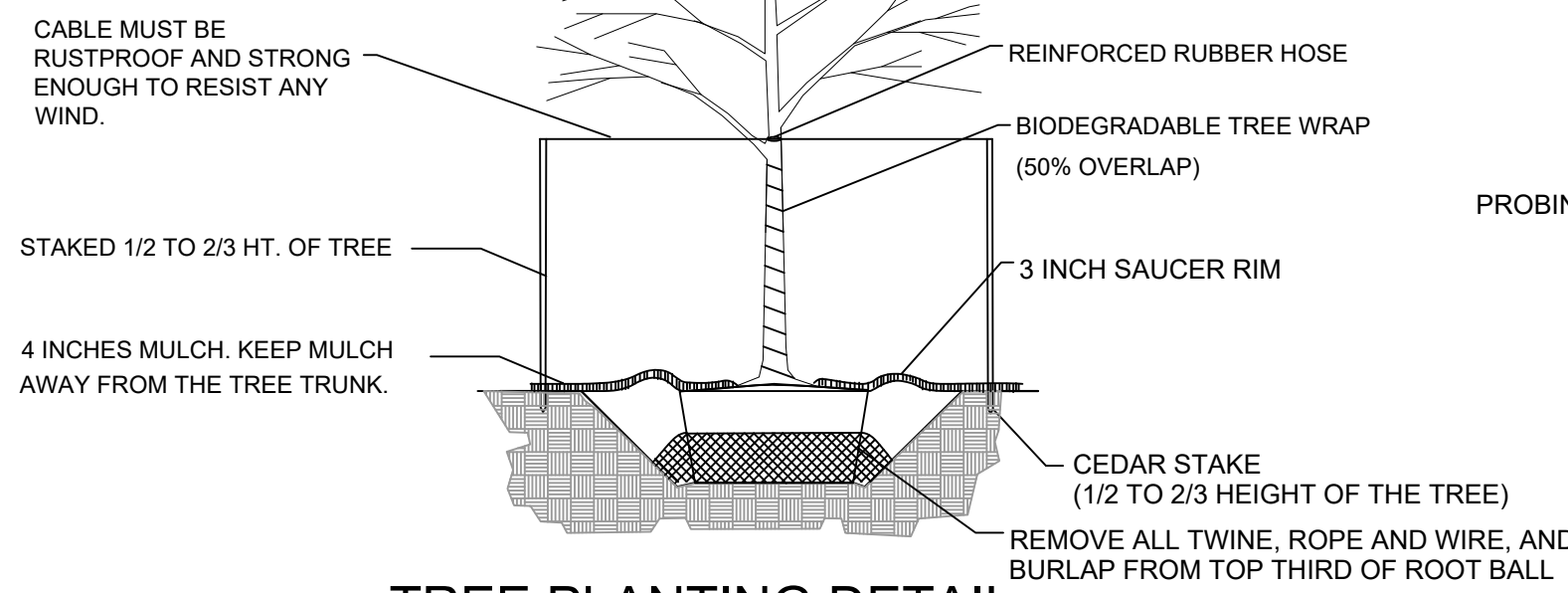
SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

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 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.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

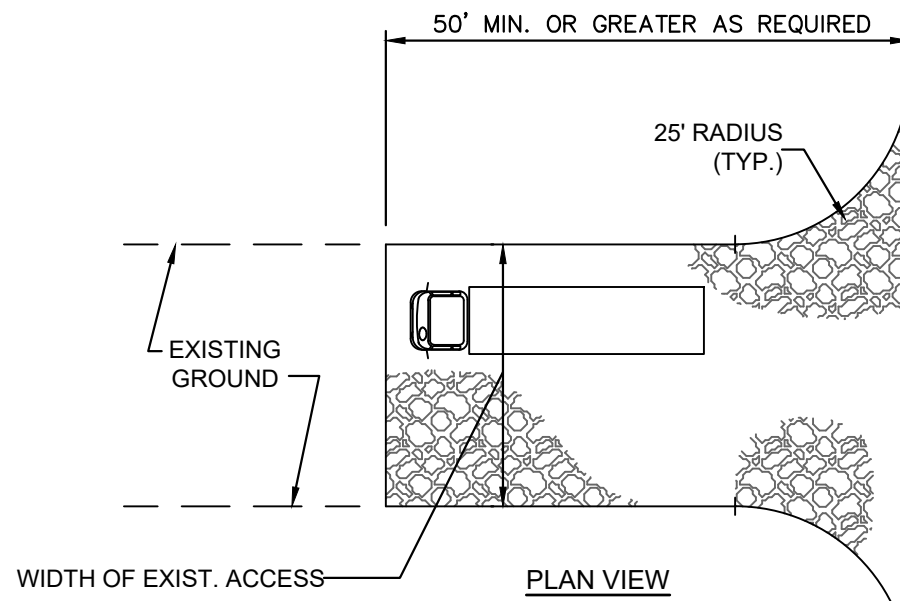
PRUNE TREE BACK 1/3 AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. PAINT ALL MAJOR CUTS 1/2" DIAMETER AND OVER.



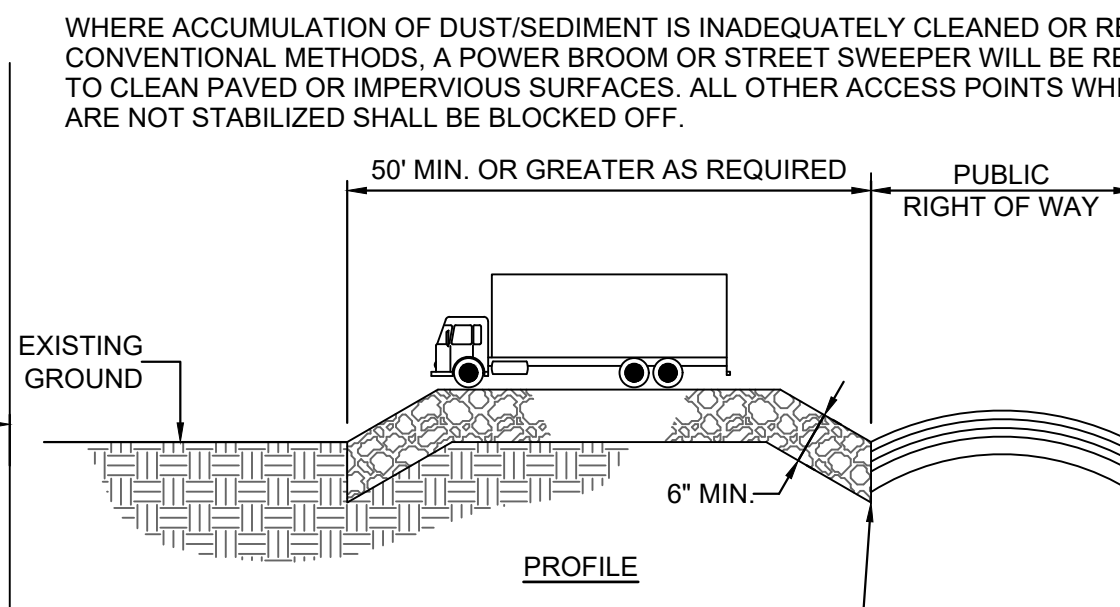
3 TREE PLANTING DETAIL

DESIGN CRITERIA

STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1"). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS NOT LESS THAN SIX (6) INCHES. WIDTH NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.



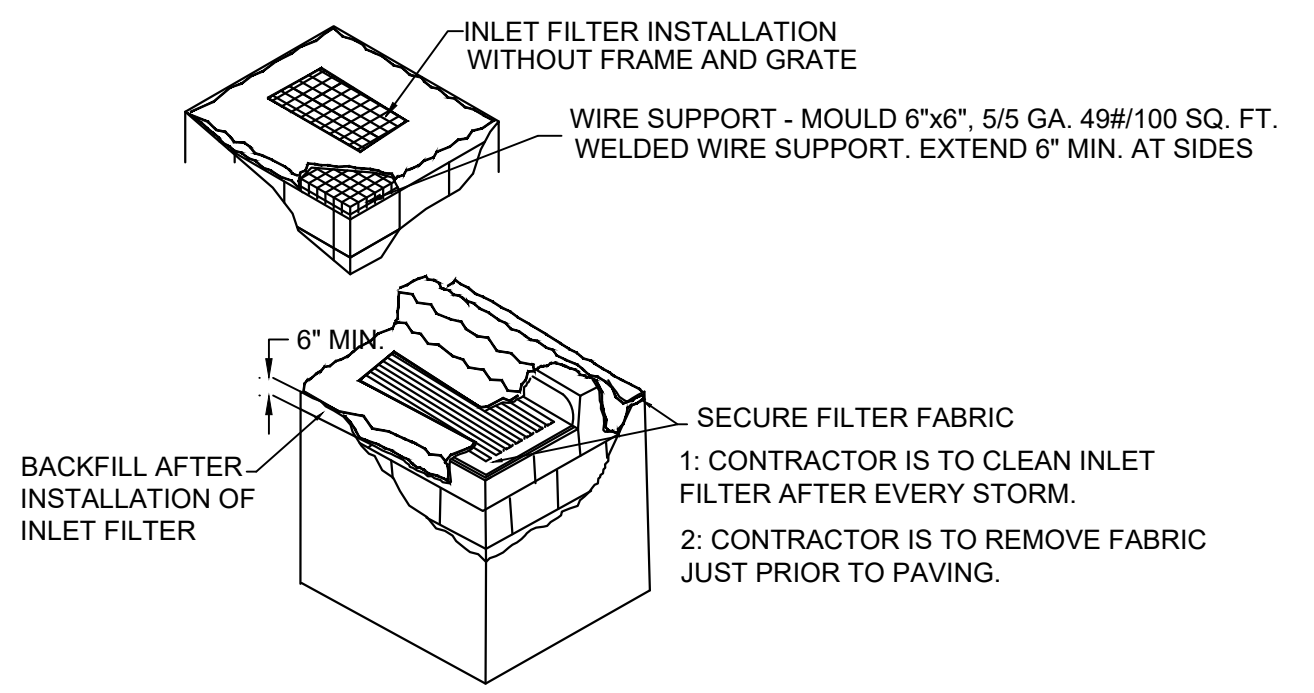
PLAN VIEW



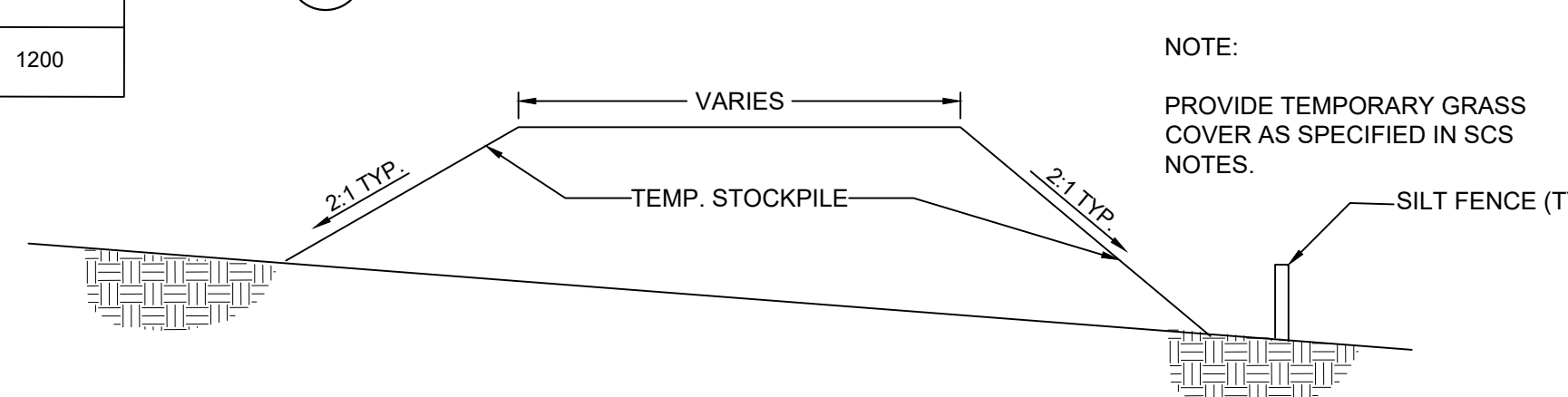
PROFILE

MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.
WHERE ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

7 STABILIZED CONSTRUCTION ACCESS



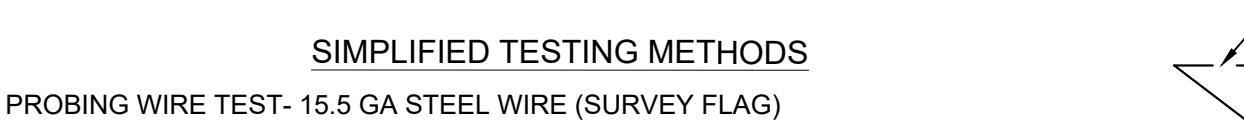
1 INLET FILTER DETAIL



2 TEMPORARY STOCKPILE



NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE PROBE. PROBE MUST PENETRATE AT LEAST 6" WITH LESS THAN 300 PSI READING ON THE GAGE.



NOTE: SOIL SHOULD BE MOIST BUT NOT SATURATED. DO NOT TEST WHEN SOIL IS EXCESSIVELY DRY OR SUBJECT TO FREEZING TEMPERATURES. SLOW, STEADY DOWNWARD PRESSURE USED TO ADVANCE THE WIRE.

4 COMPACTION TESTING DETAIL

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

- SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
- AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.
- COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION REMEDIATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
- IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

- PROBING WIRE TEST (SEE DETAIL)
- HAND-HELD PENETROMETER TEST (SEE DETAIL)
- TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
- NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

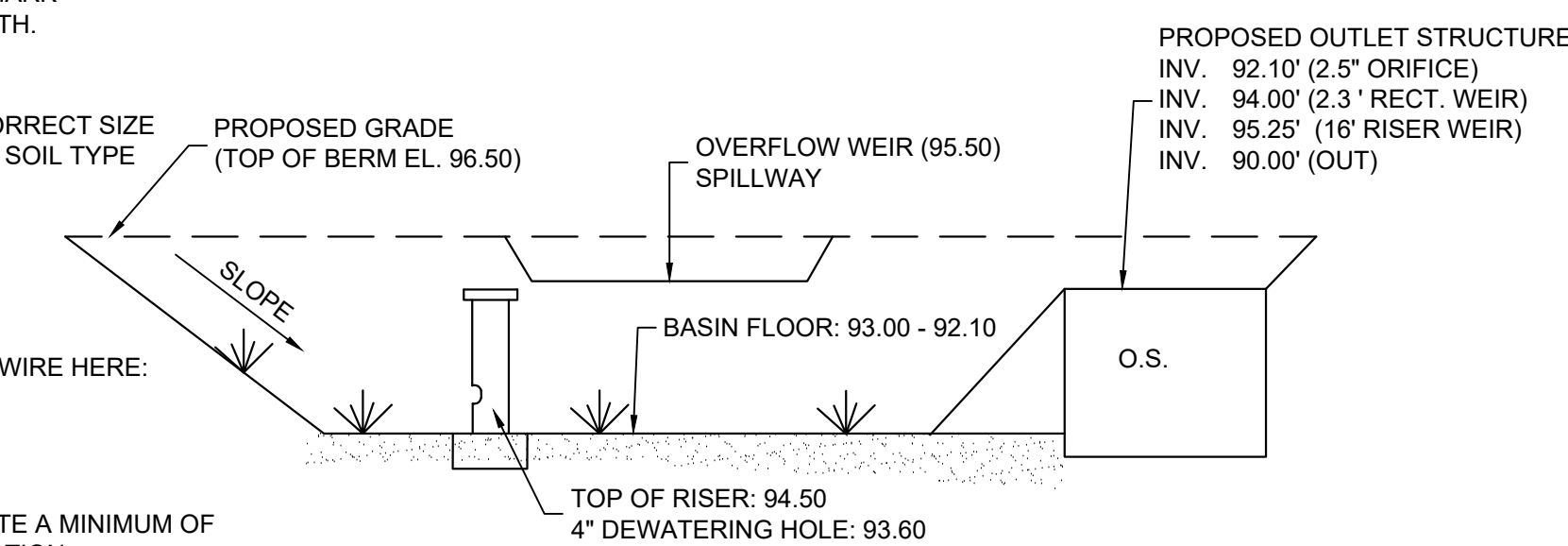
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH/OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

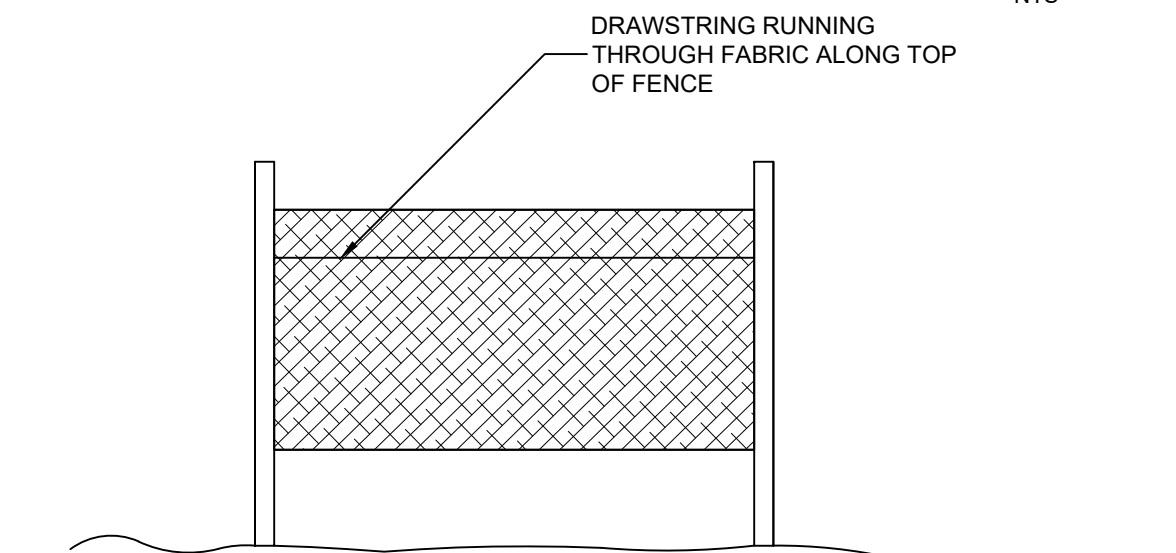
PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



5 SEDIMENT BASIN DETAIL

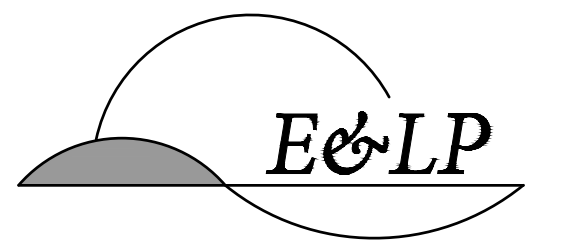


8 SILT FENCE DETAIL

CONSTRUCTION NOTES:

- SEE SHEET 1 FOR GENERAL NOTES
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE "ON THE JOB" SAFETY FOR HIS EMPLOYEES, EMPLOYEES OF THE OWNER AND ALL OTHER PERSONS HAVING AUTHORIZED OR UNAUTHORIZED ACCESS TO THE WORK AND THE PUBLIC. CONTRACTOR SHALL PERFORM HIS WORK IN A SAFE MANNER AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
- THE LOCATION, TYPE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION SITE 3 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION FOR ACCURATE FIELD LOCATIONS. FOR UTILITY MARKOUT, CALL 1-800-272-1000.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ALL DEVIATIONS OF SITE CONDITIONS AND/OR IF DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO SUCH DEVIATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS, EXERCISING PRECAUTION TO VERIFY ALL DIMENSIONS SHOWN ON DRAWING.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER SHOULD DEPARTURES FROM THE APPROVED DESIGN BECOME NECESSARY DUE TO CIRCUMSTANCES WHICH ARISE DURING CONSTRUCTION.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL FEES INCLUDING INSPECTION FEES, AND IN GENERAL SHALL PROCURE ALL REQUIRED PERMITS, LICENSES AND INSPECTIONS, PAY ALL CHARGES AND FEES AND GIVE NOTICES FOR AND INCIDENTAL TO THE DUE
- ITEMS NOT SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR THE SAME AS IF SPECIFIED.

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PH. 908-238-0544 FAX. 908-238-9572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020
DATE
CHRISTOPHER NUSSER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

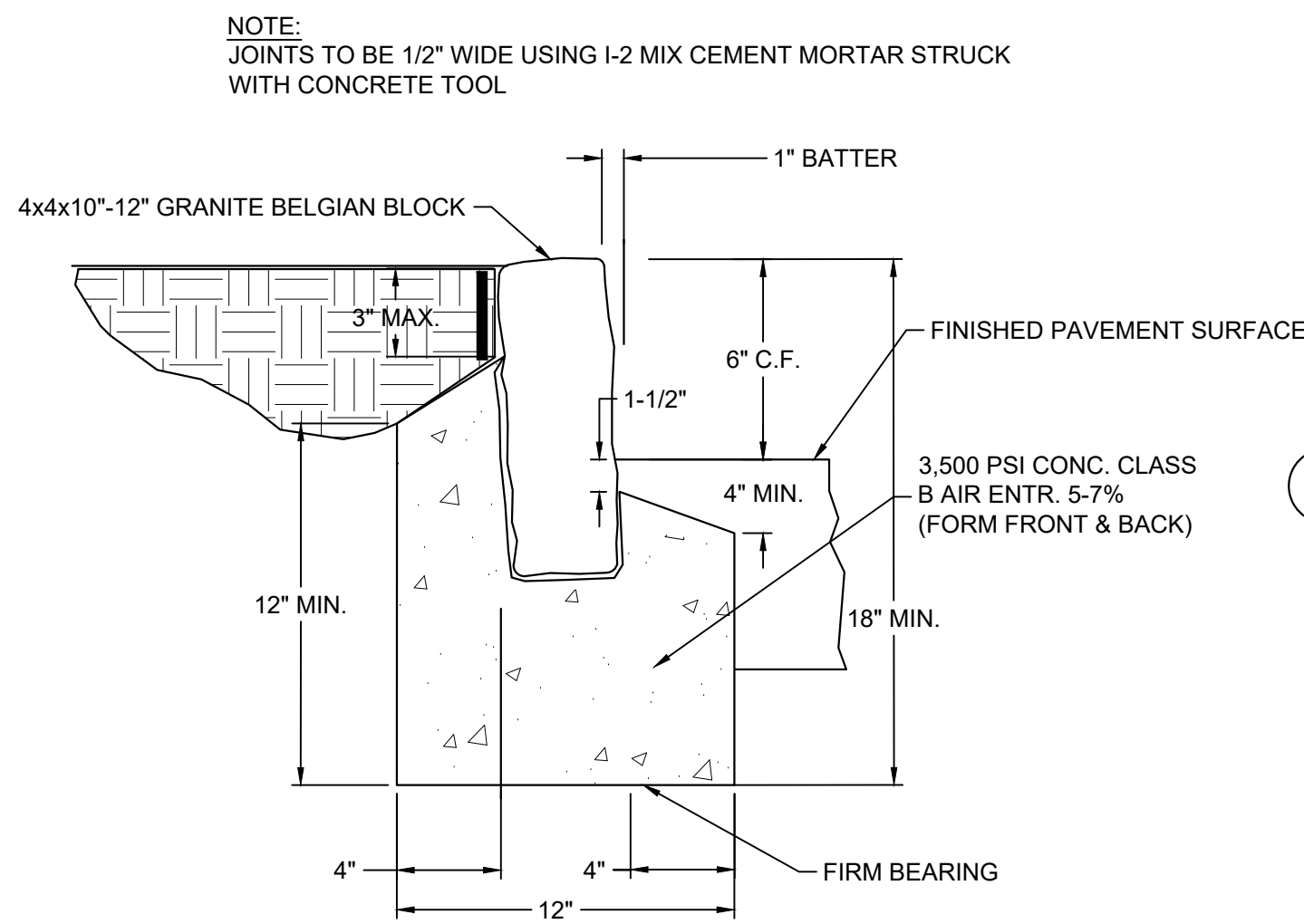
PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

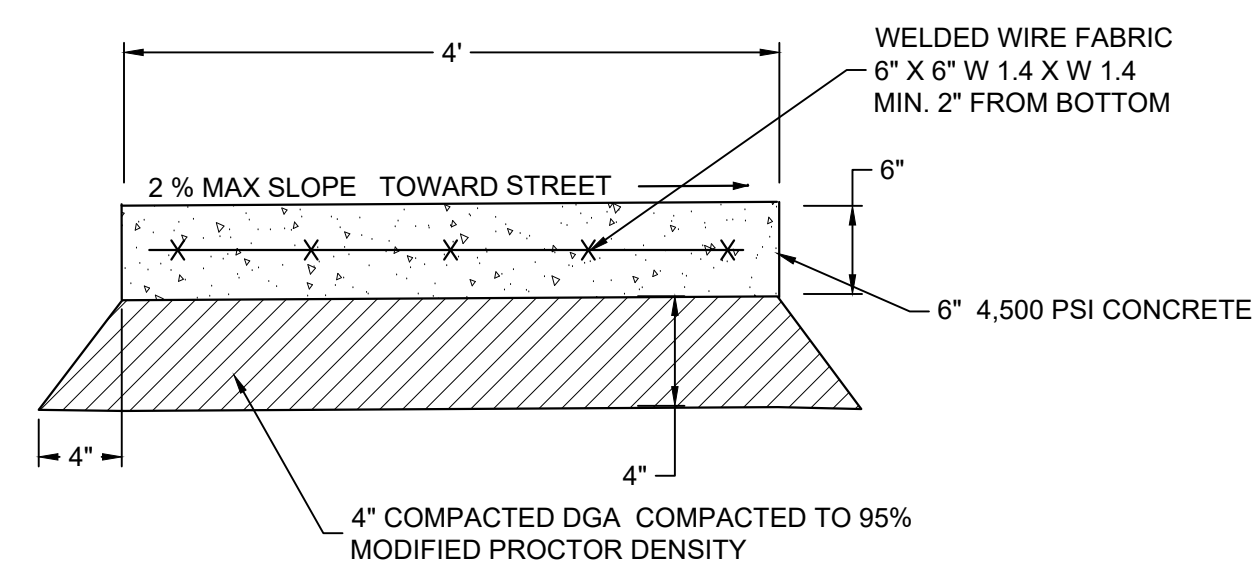
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SESC DETAILS

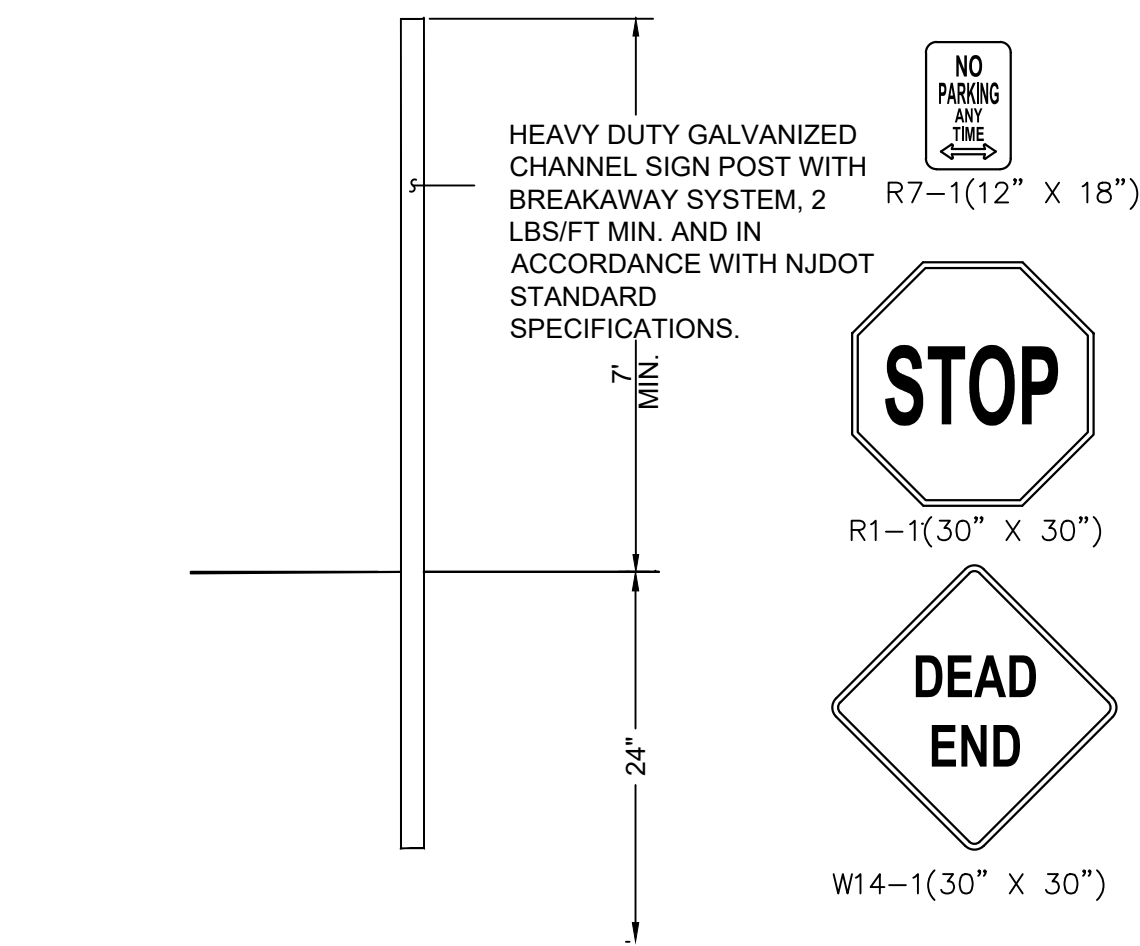
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SCALE:	AS SHOWN		27
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	DETAILS.DWG		
DATE:	06/19/2019		



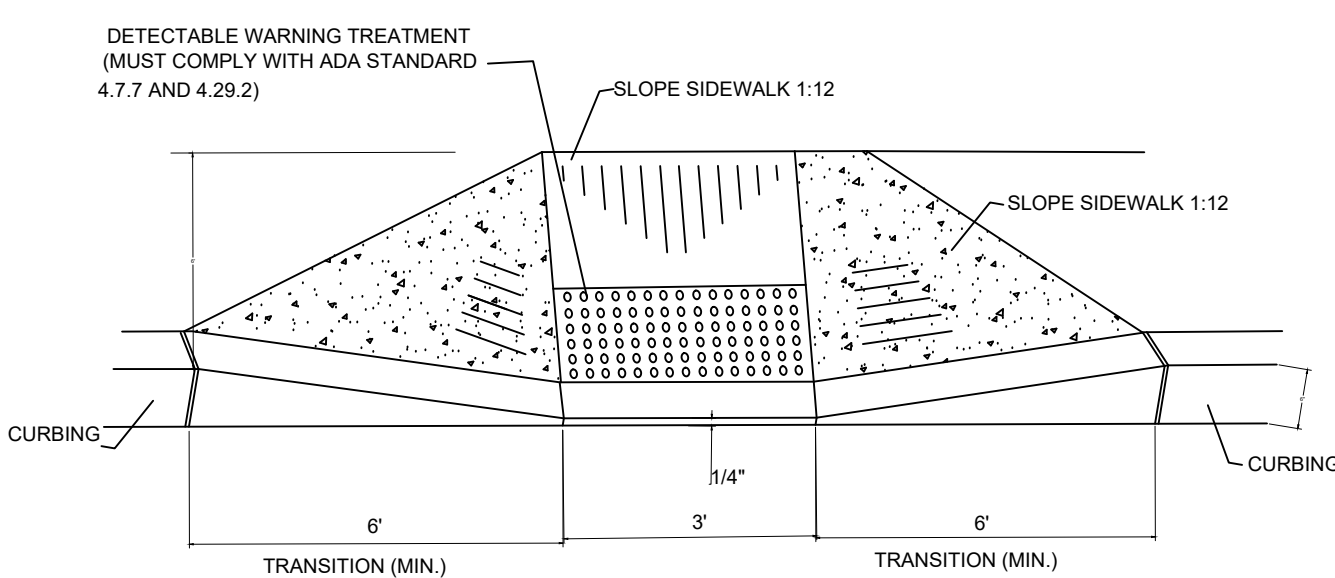
1 GRANITE CURB DETAIL NTS



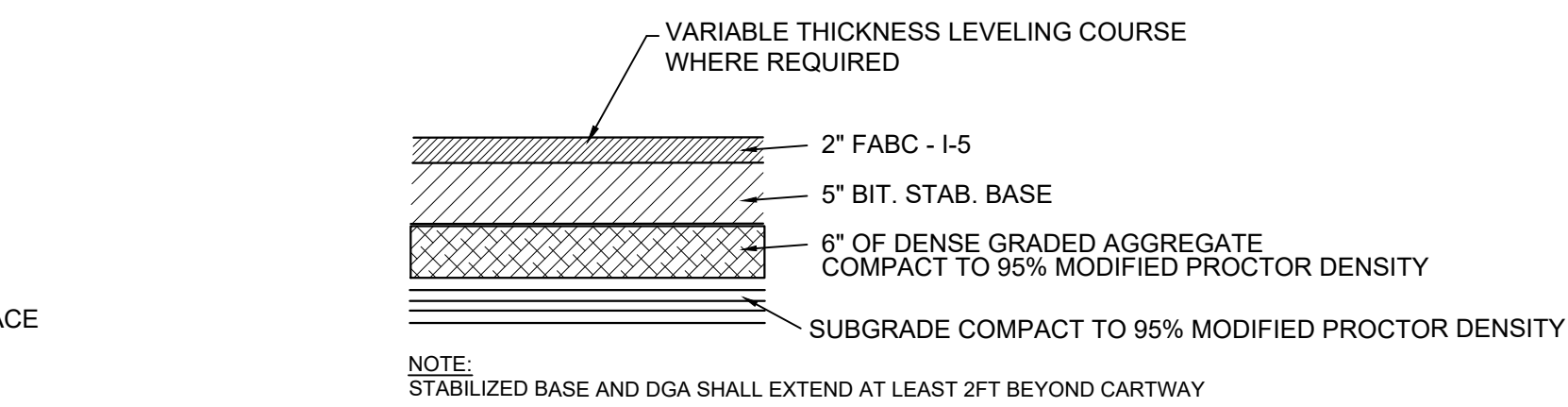
6 DRIVEWAY ENTRANCE SIDEWALK DETAIL NTS



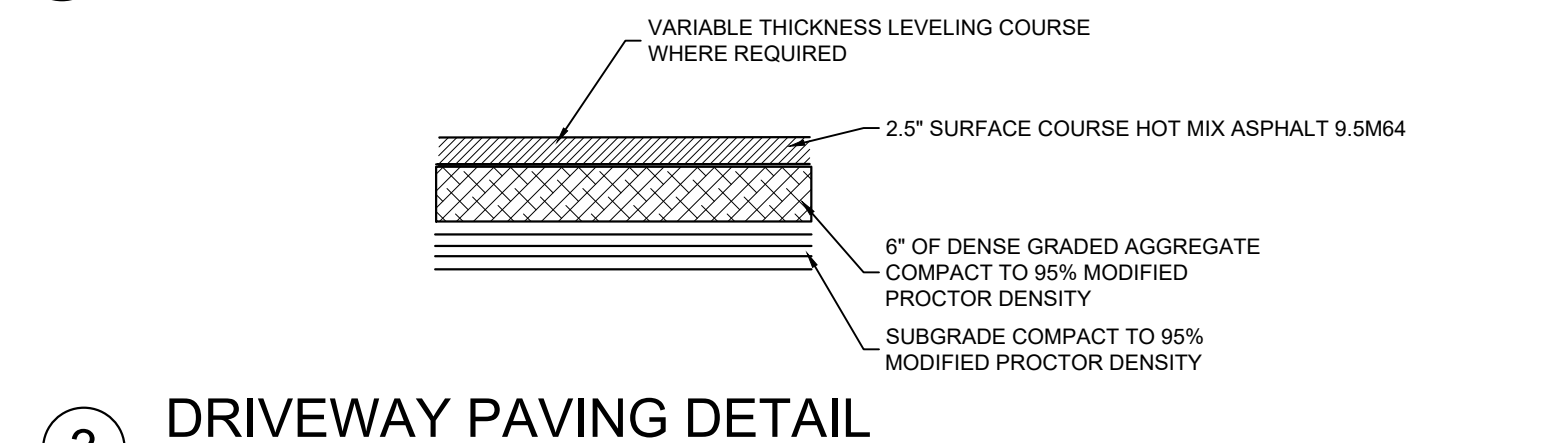
10 TRAFFIC SIGN DETAIL NTS



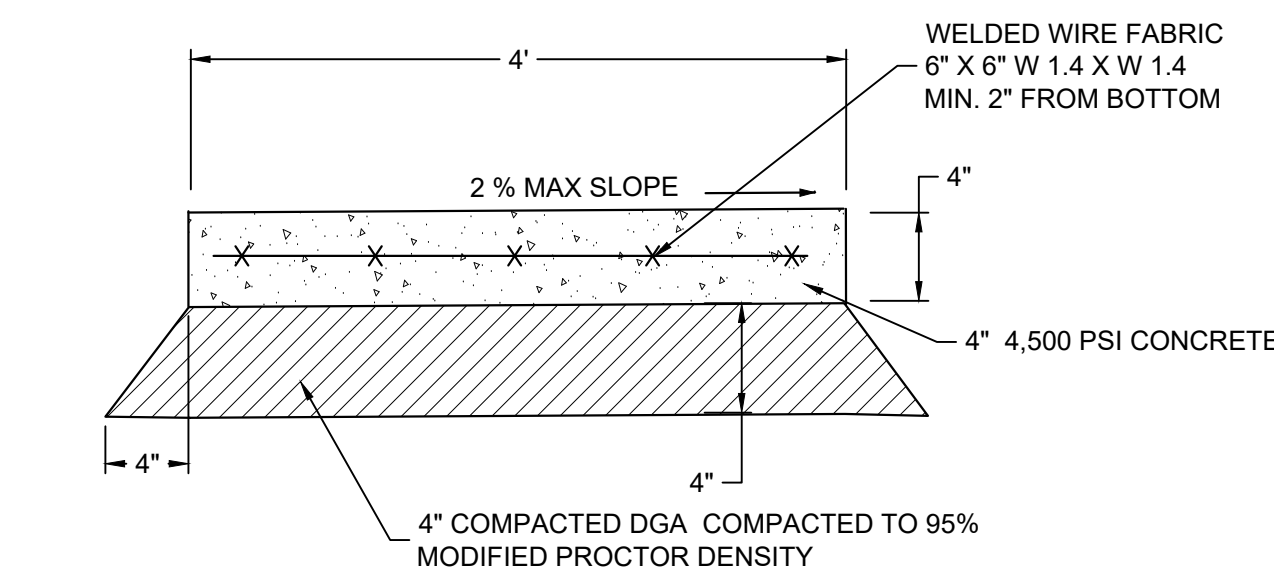
15 ADA CURB RAMP DETAIL NTS



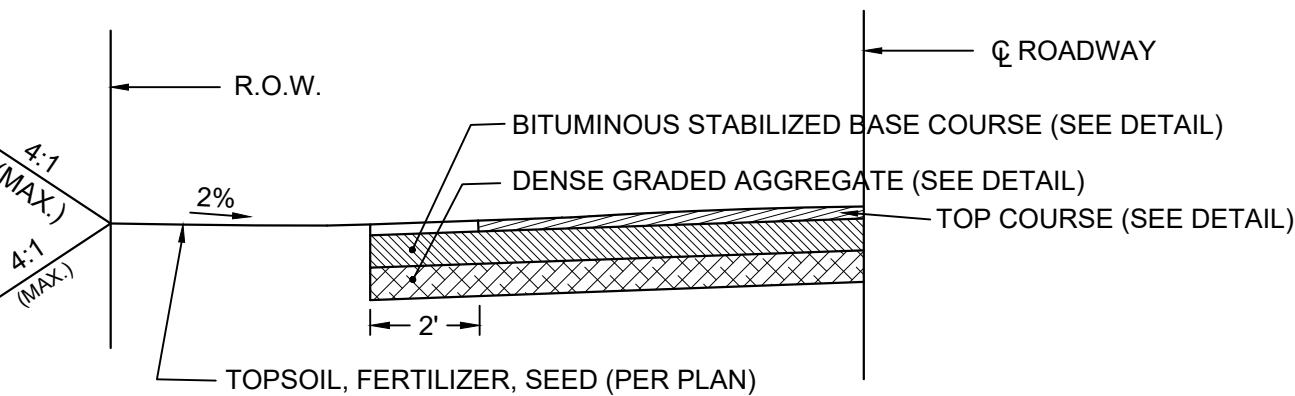
2 BITUMINOUS PAVING DETAIL - PROPOSED ROAD A NTS



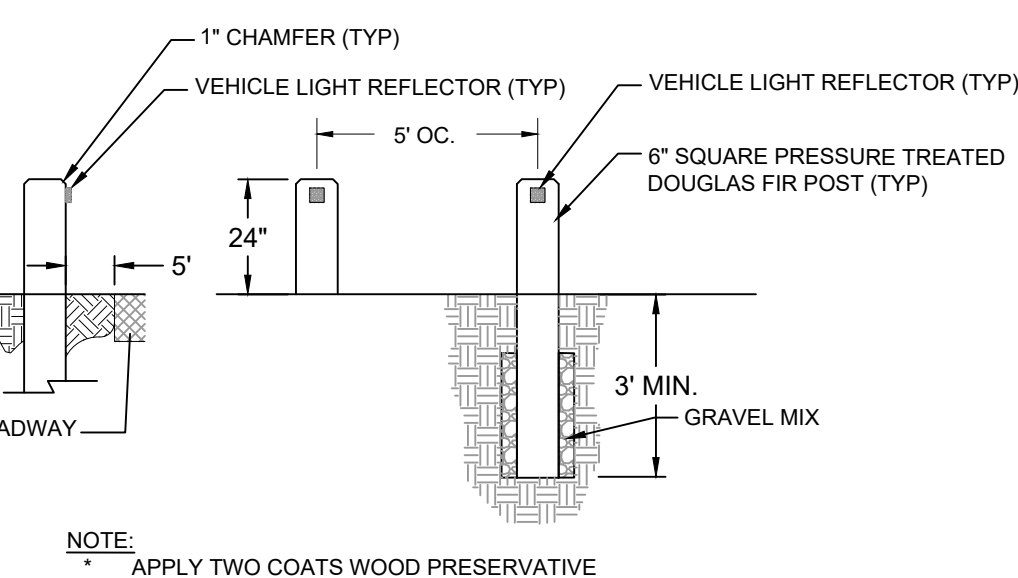
3 DRIVEWAY PAVING DETAIL NTS



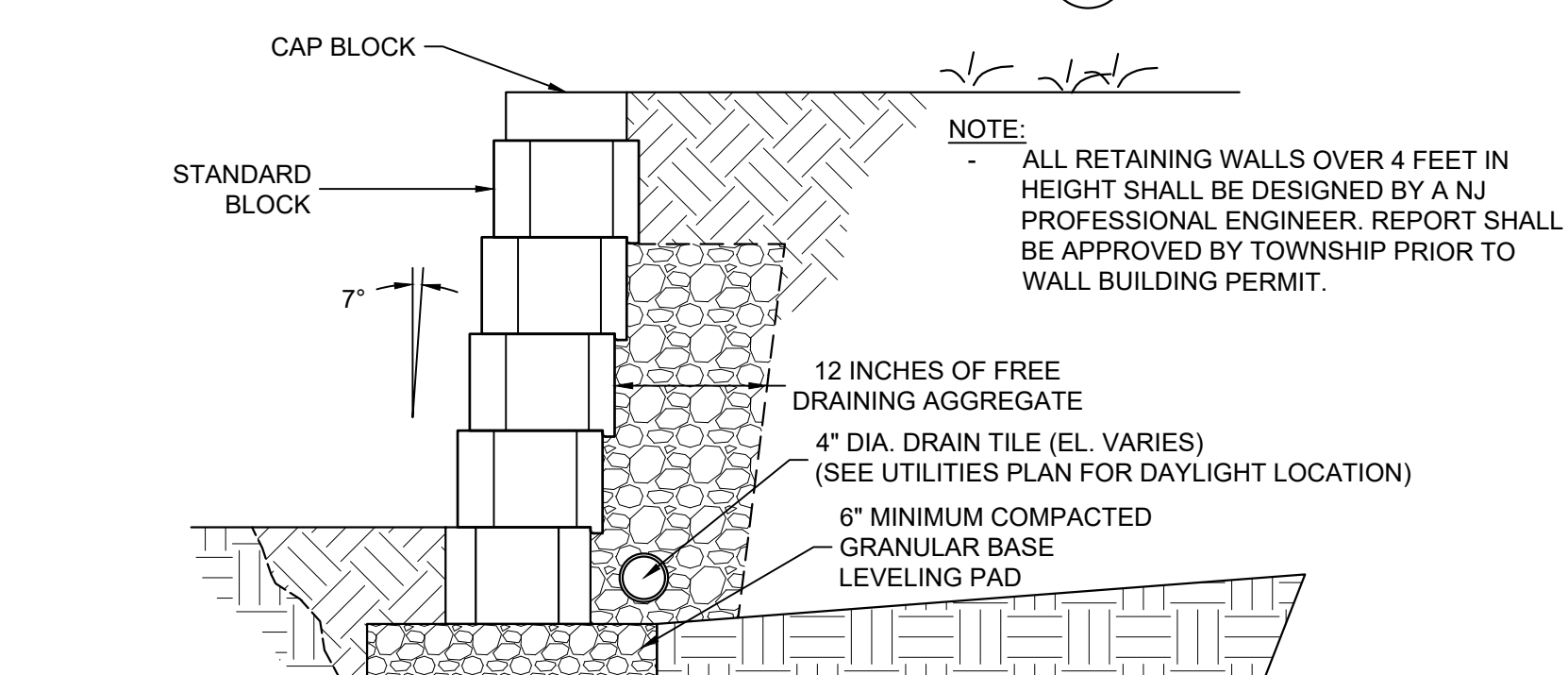
7 STANDARD SIDEWALK DETAIL NTS



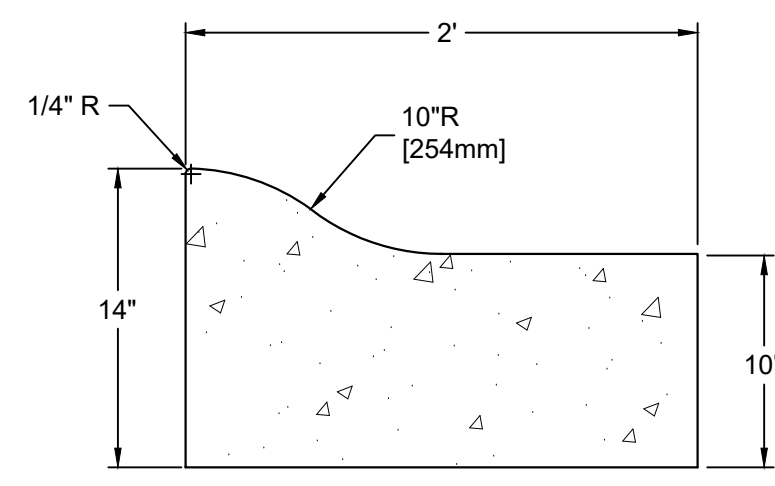
11 TYPICAL ROADWAY HALF SECTION NTS



12 TIMBER POST DETAIL NTS

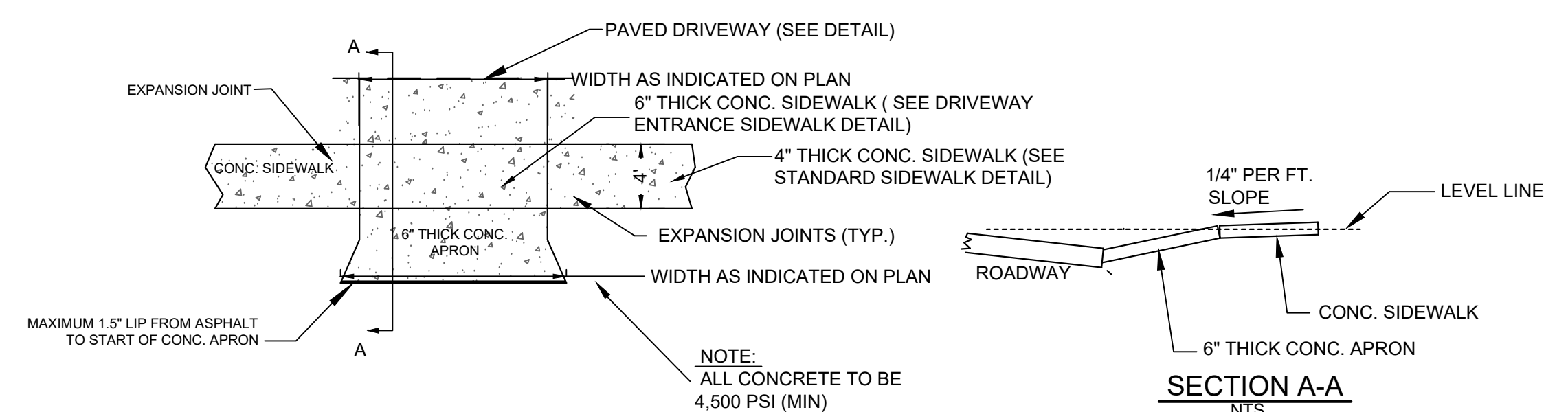


16 MODULAR BLOCK RETAINING WALL DETAIL NTS

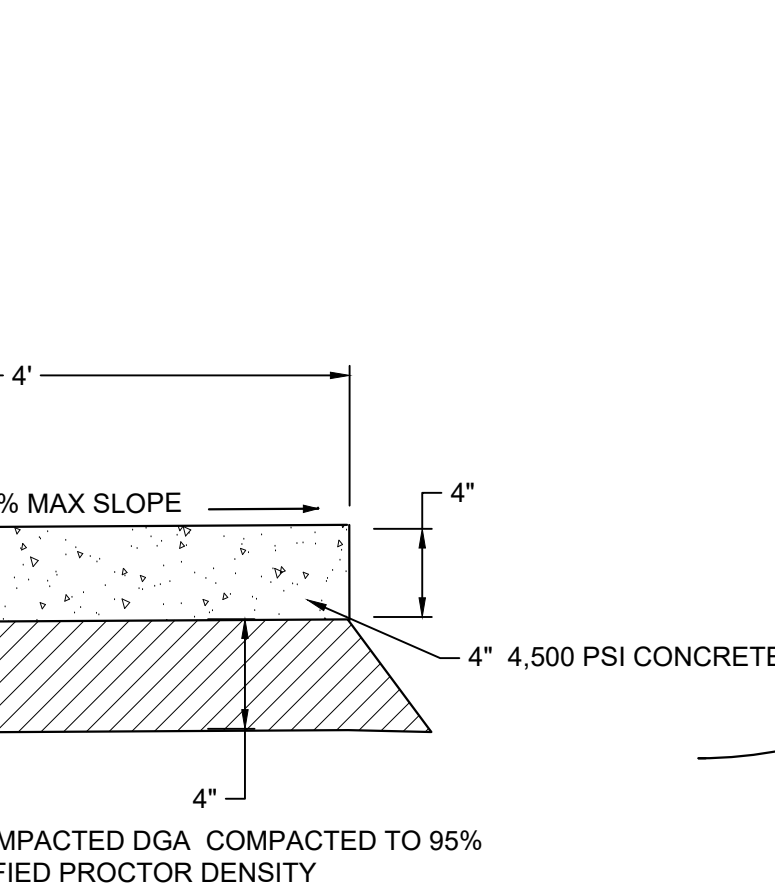


4 CONCRETE MOUNTABLE CURB DETAIL NTS

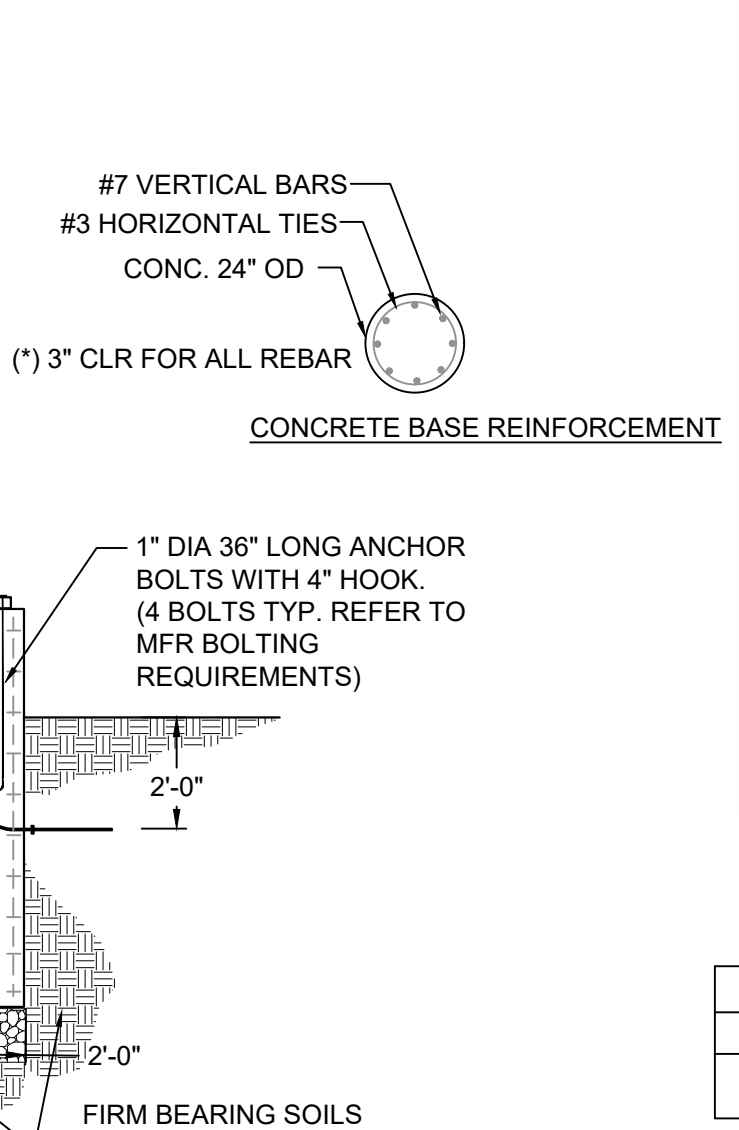
4 CONCRETE MOUNTABLE CURB DETAIL NTS



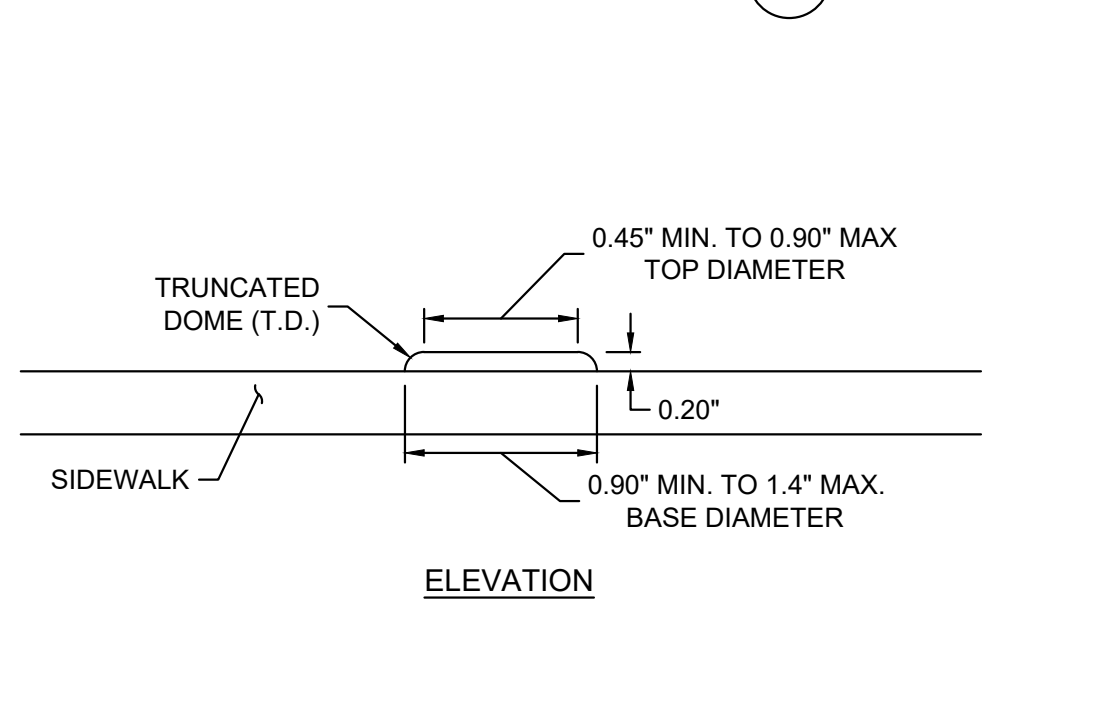
5 CONCRETE APRON DETAIL NTS



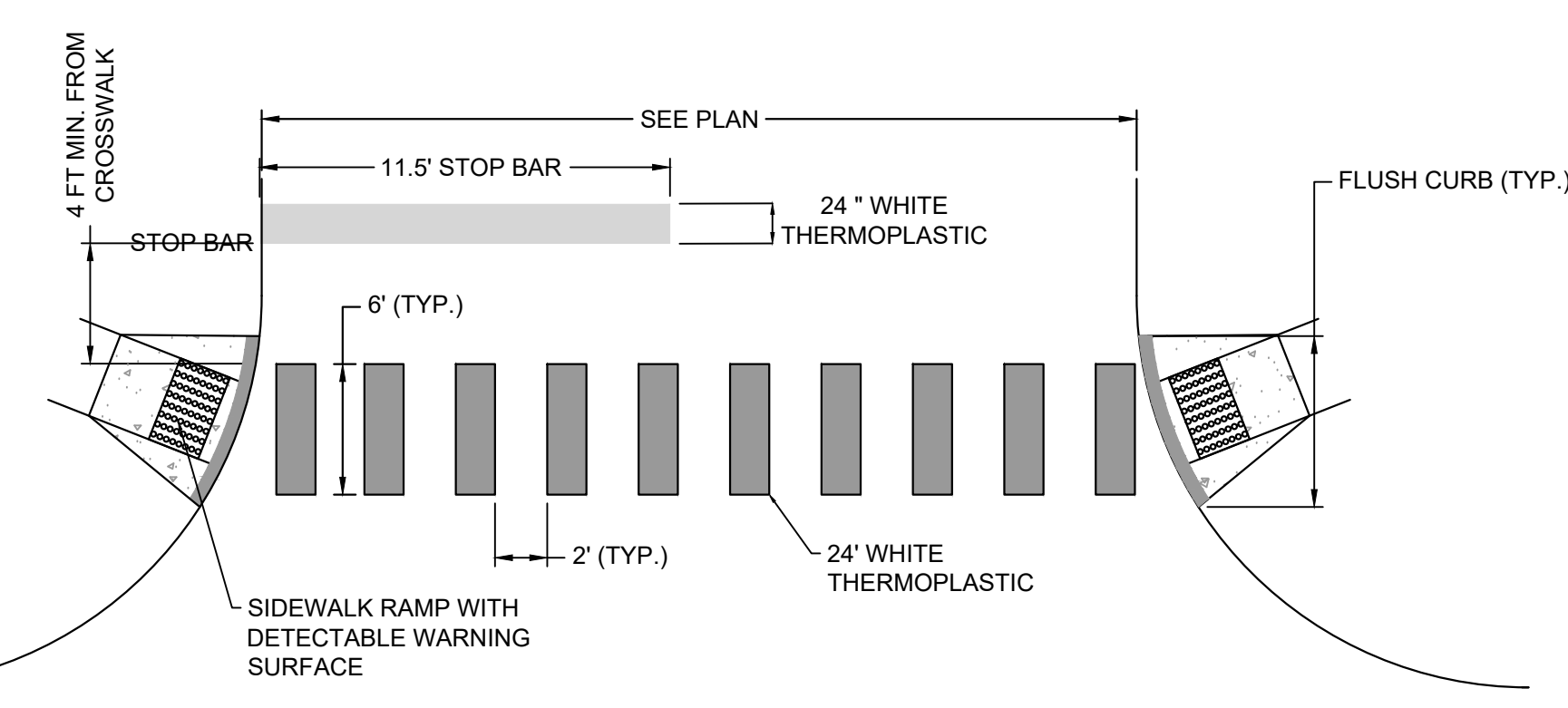
8 WALKWAY DETAIL NTS



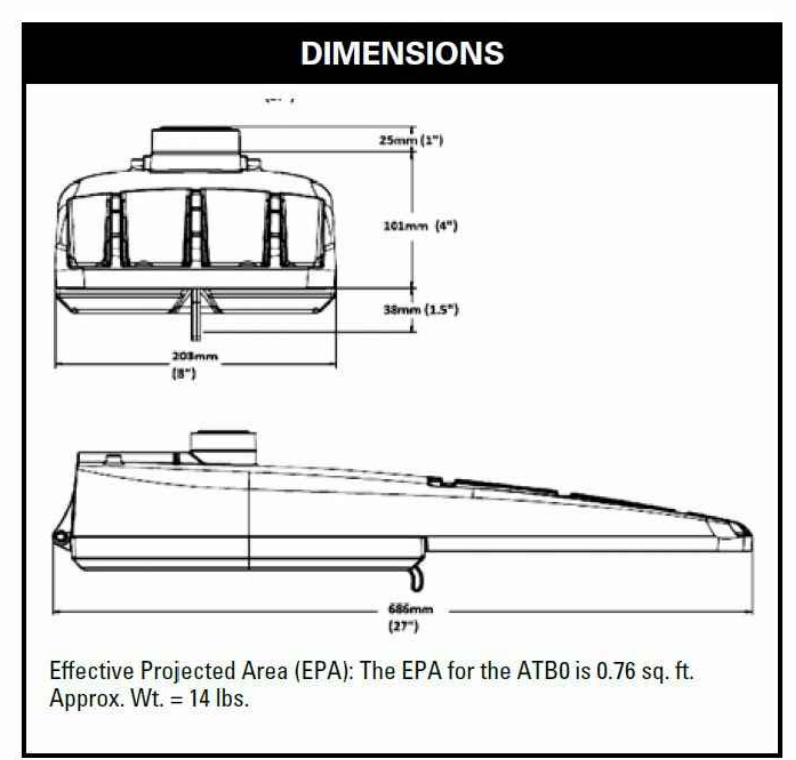
13 TYPICAL LIGHT FIXTURE POLE BASE DETAIL NTS



17 DETECTABLE WARNING SURFACE DETAIL NTS



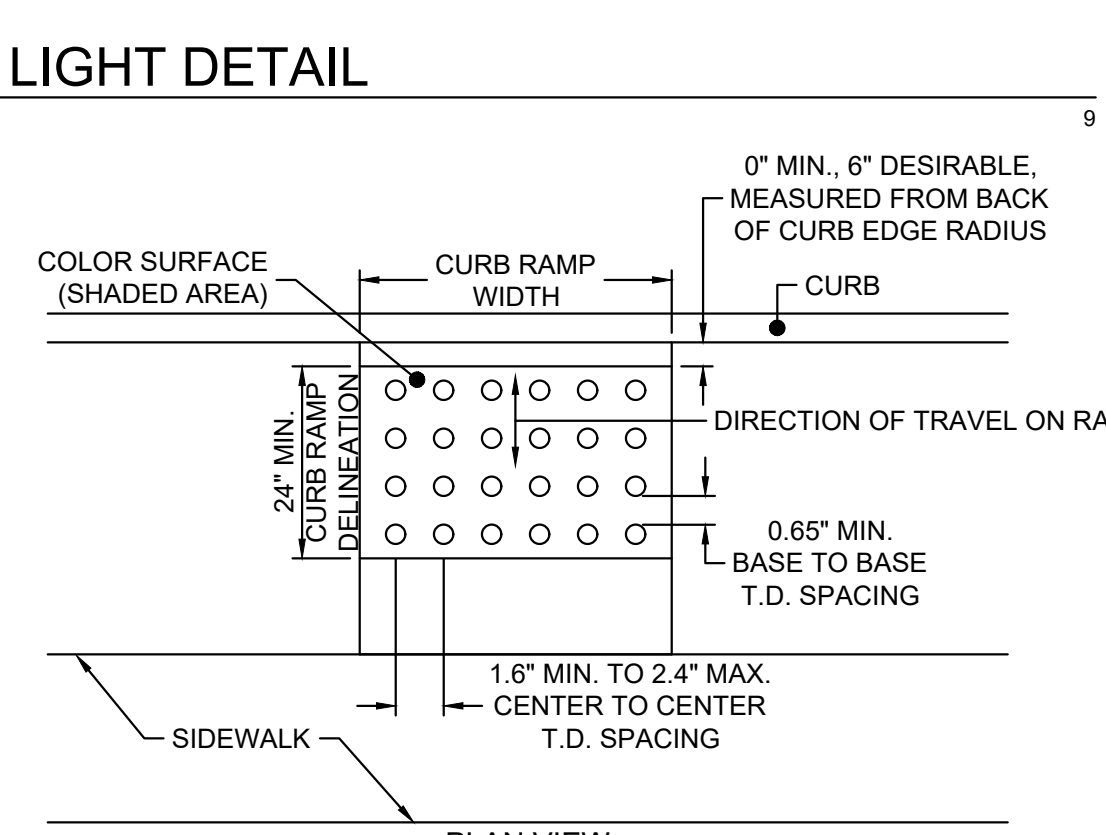
9 CROSSWALK SECTION DETAIL NTS



OPTICAL
Same Light: Performance is comparable to 70-250W HPS roadway luminaires.
White Light: Correlated color temperature - 4000K, 70 CRI minimum, 3000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.
Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL
Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.
Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.
Robust Surge Protection: Three different surge protection options provide a minimum of ANSI C136.2 10kV/5kA protection. 20kV/10kA protection is also available.

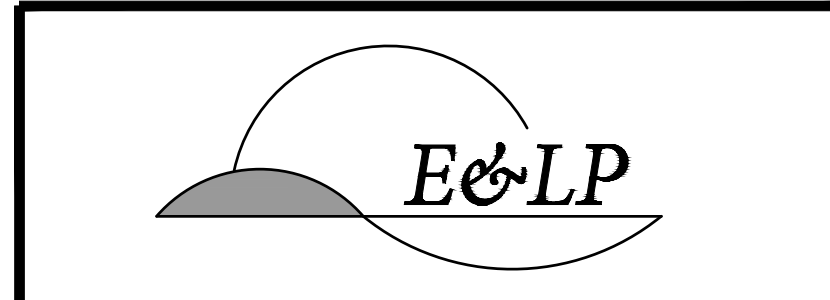
SPECIFICATIONS					
QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	WALTAGE
5	AMERICAN ELECTRIC LIGHTING	ATB0 30BLEDE85 XXXXX R2 4K/5K	ATB0 SERIES LED 1000MA TYPE 2 4000K/5000K CCT	LED ARRAY	105



14 TYPICAL STREET LIGHT DETAIL NTS

- SITE WORK NOTES** (SEE ENGINEER'S SITE PLAN)
- ESTABLISH TOPSOIL DEPTH AND STRIP AND STOCKPILE ALL TOPSOIL IN AREAS TO BE DISTURBED.
 - ROUGH GRADING SHALL BE TO 6" BELOW FINISH GRADES AS REQUIRED BY THE WORK. PROVIDE POSITIVE (PITCH) AWAY FROM THE BUILDING.
 - NEW DRIVEWAYS SHALL CONFORM TO REQUIREMENTS OF LOCAL CODES AS TO GRADING, BASE PREPARATION AND INSTALLATION AND TOPPING SPECIFICATIONS.
 - ALL FOOTING AND LEADER DRAINS TO BE INSTALLED AS REQUIRED BY THE WORK, AND / OR AS SHOWN ON SURVEY/SITE PLAN. (CONNECT TO DRAINAGE SYSTEM).
 - ALL EARTHWORK INCLUDING EXCAVATION, BACKFILL, PROVIDING SUITABLE EARTH FOR BACKFILL IF EXISTING EXCAVATED MATERIAL IS NOT SUITABLE FOR REUSE, COMPACTION AND DISCARDING OF EXCESS EXCAVATED MATERIAL IS INCLUDED IN THIS CONTRACT.

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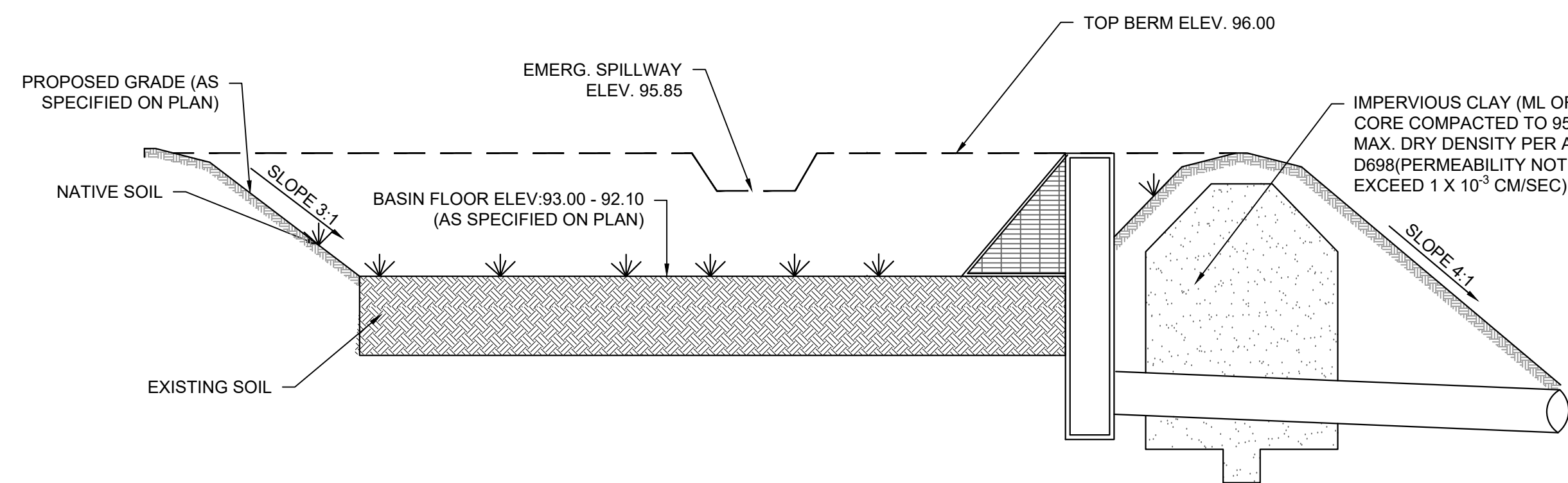
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PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

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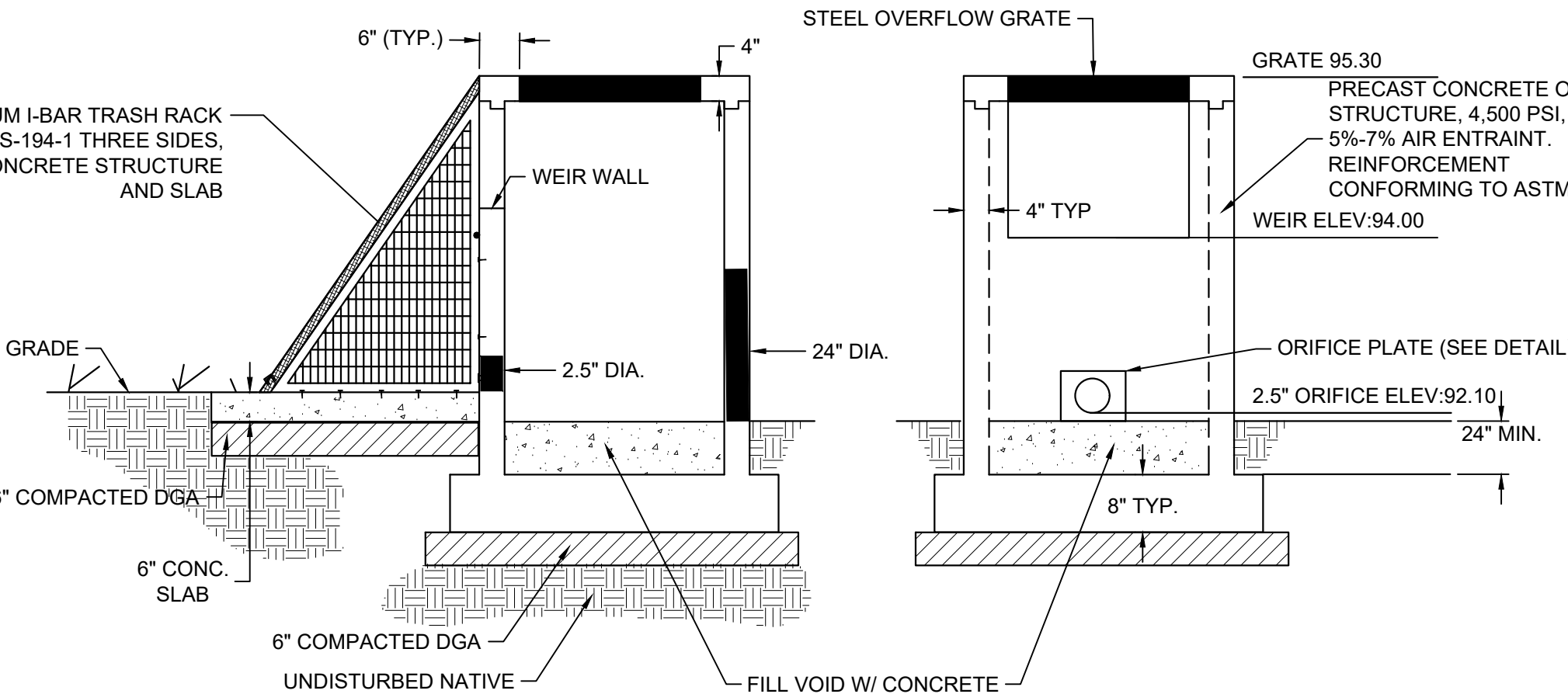
MERCER COUNTY NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

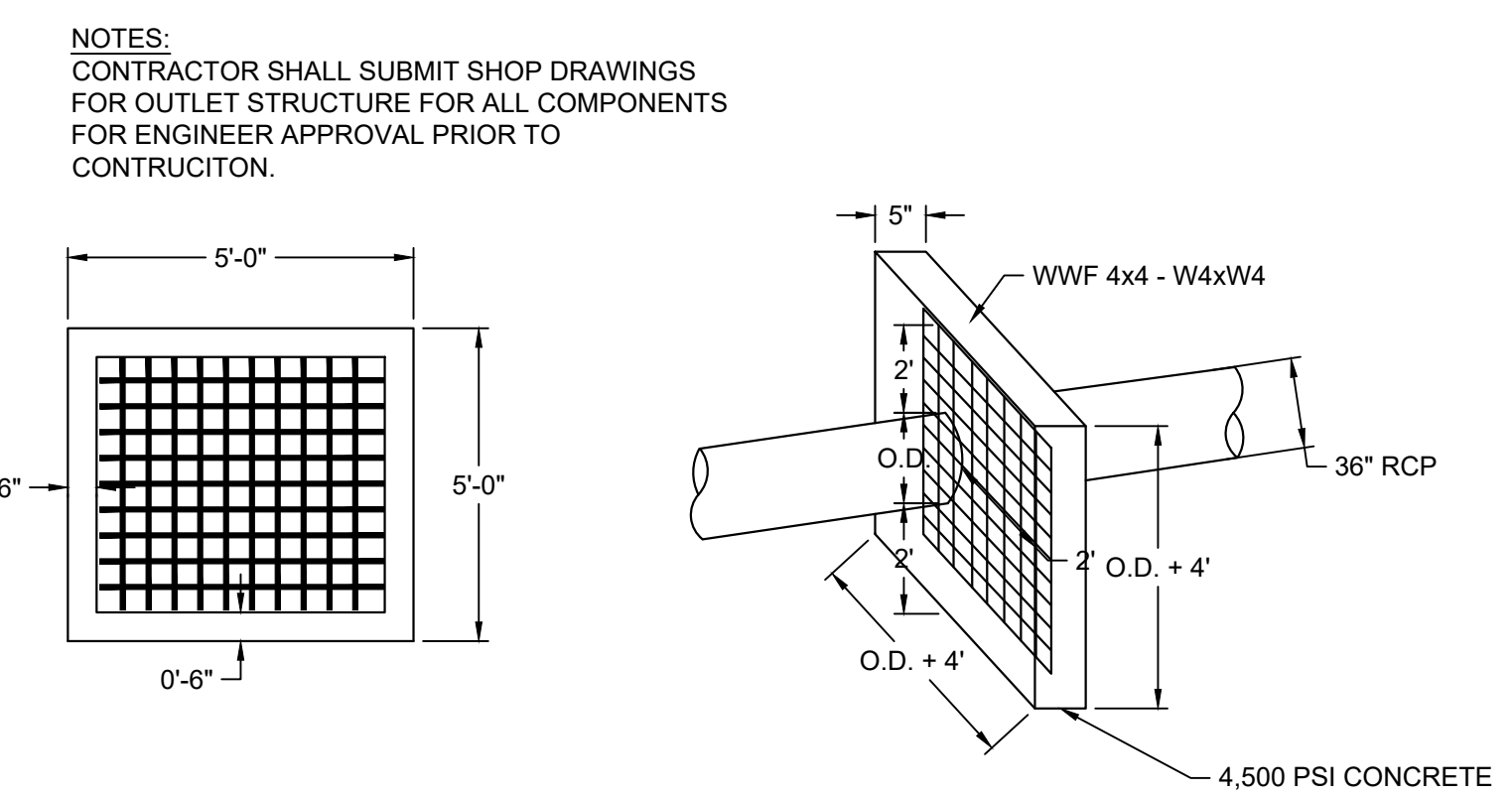
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DATE:	06/19/2019		27



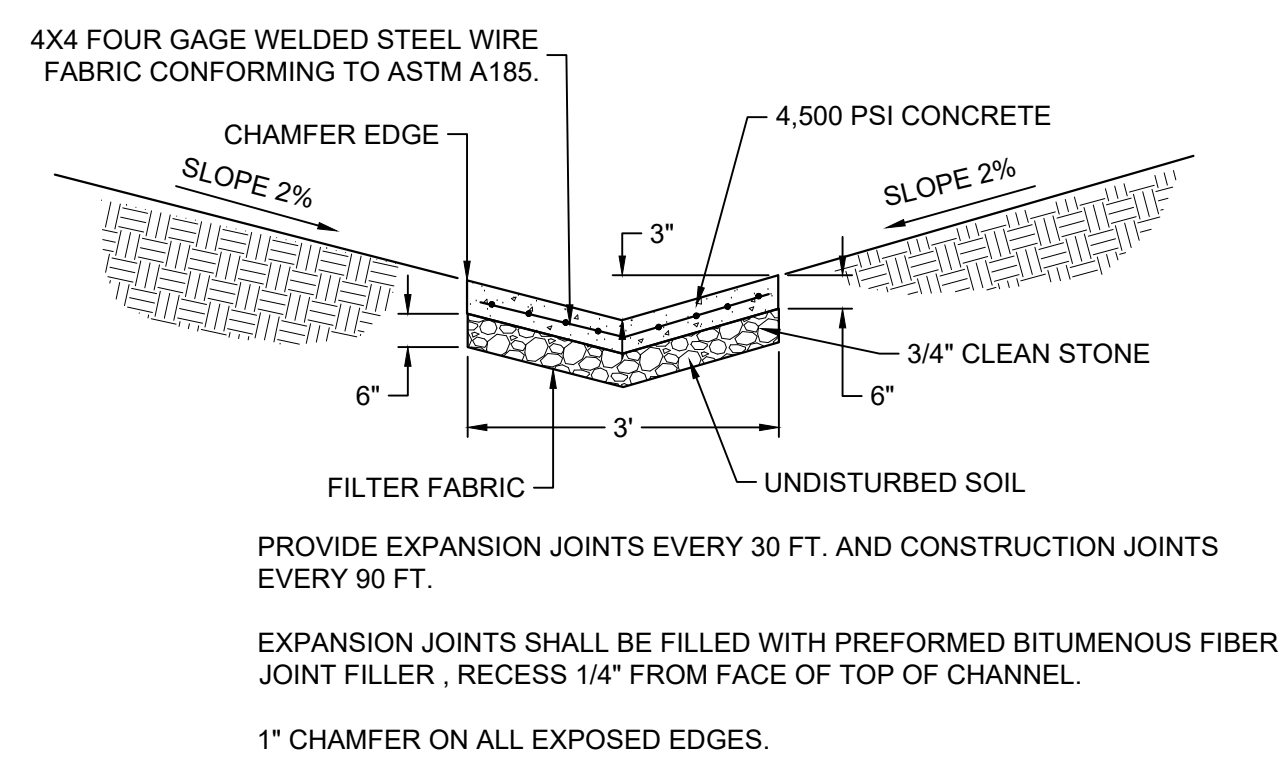
1 DETENTION BASIN DETAIL



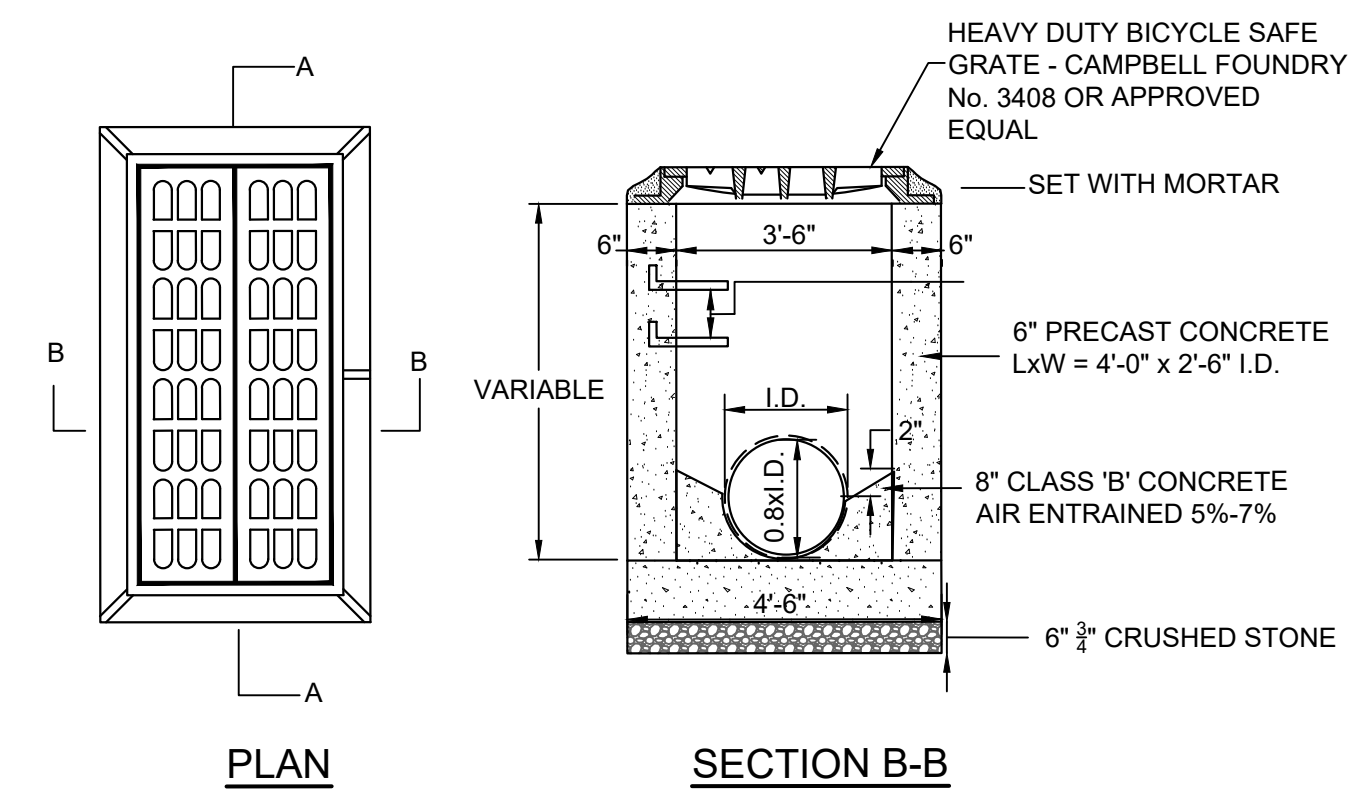
2 OUTLET STRUCTURE



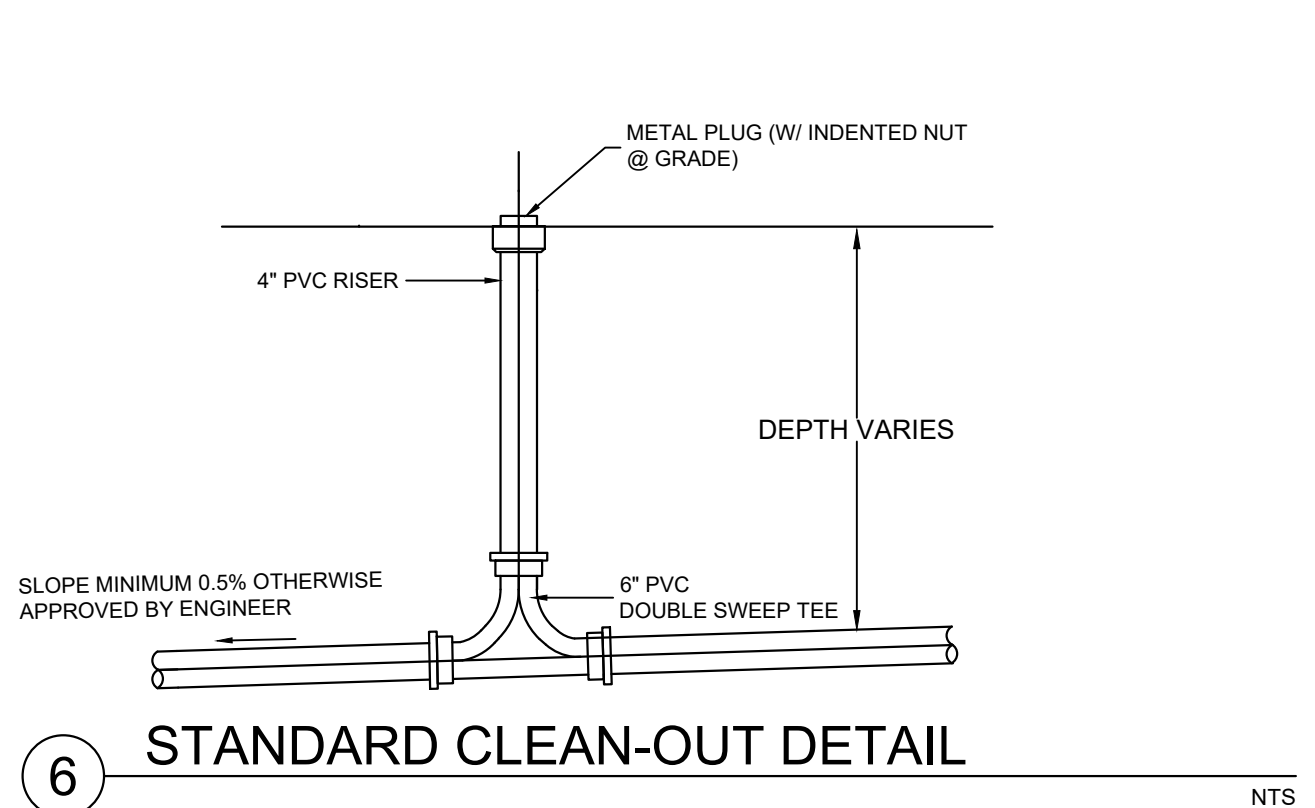
3 ANTI-SEEP COLLAR DETAIL



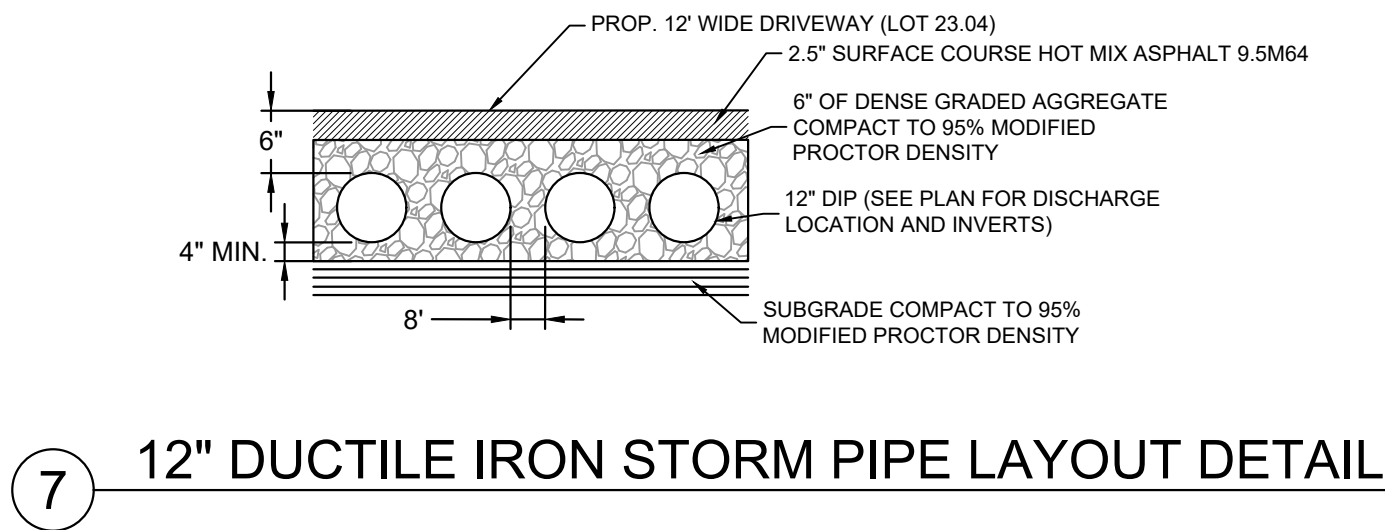
4 CONCRETE LOW FLOW CHANNEL



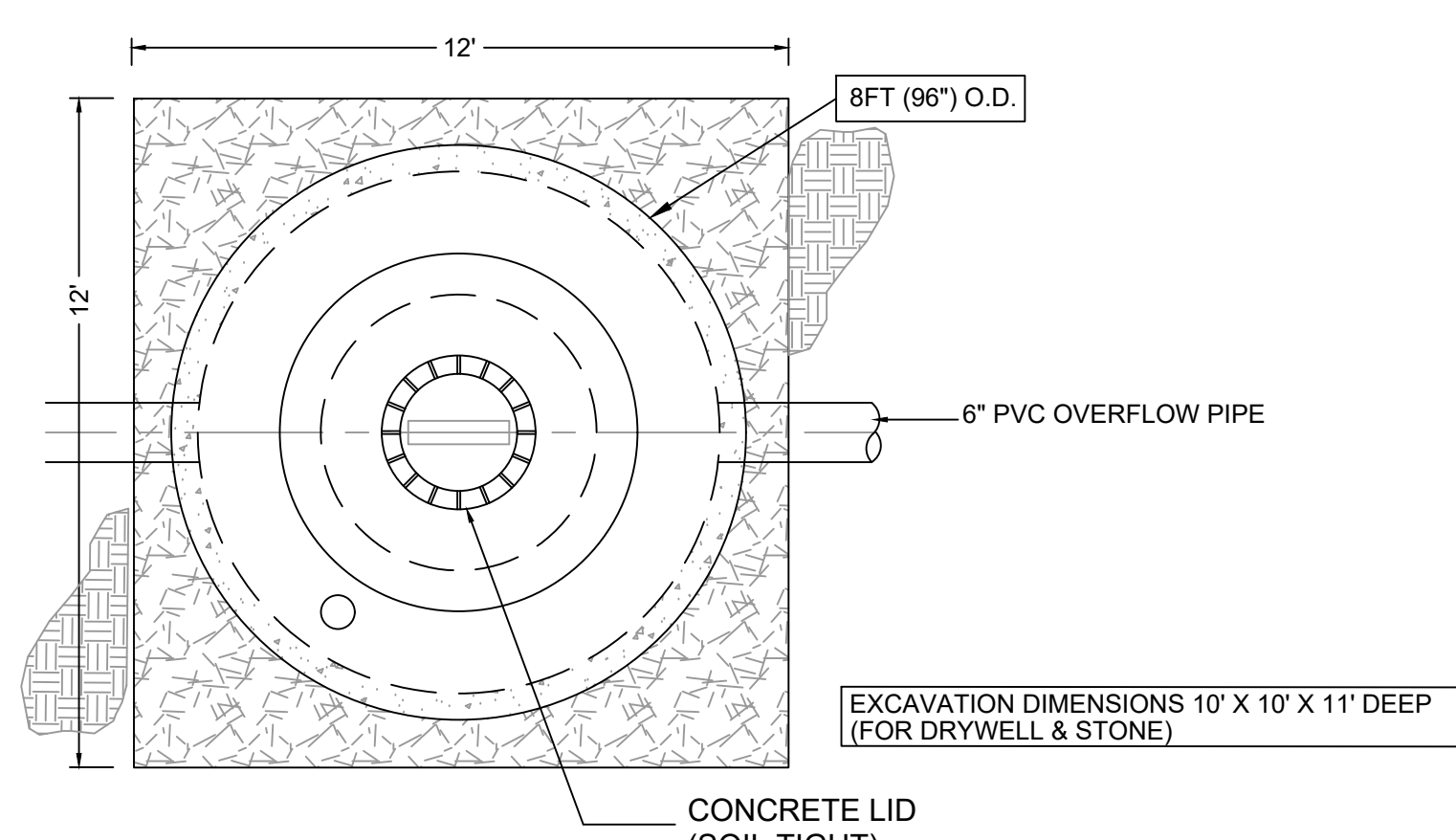
5 INLET TYPE : A DETAIL



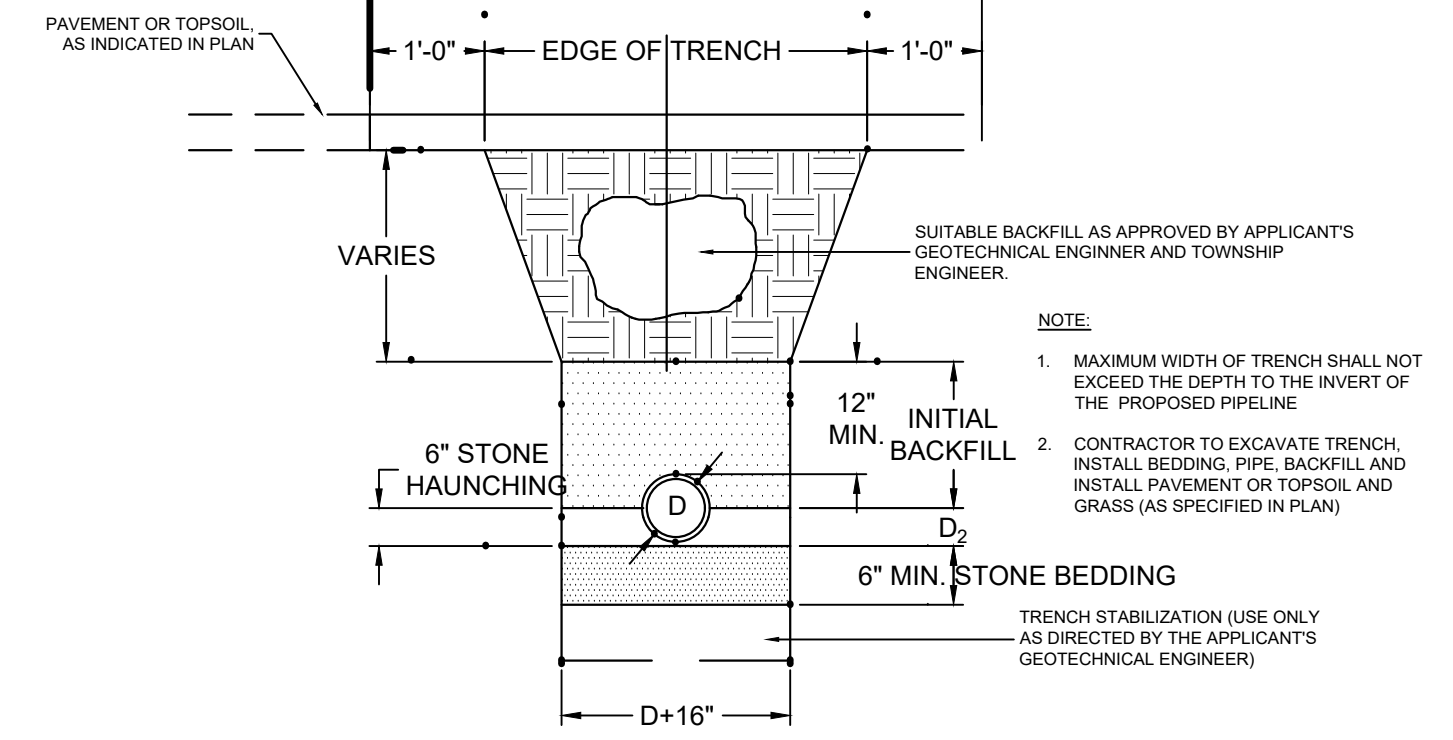
6 STANDARD CLEAN-OUT DETAIL



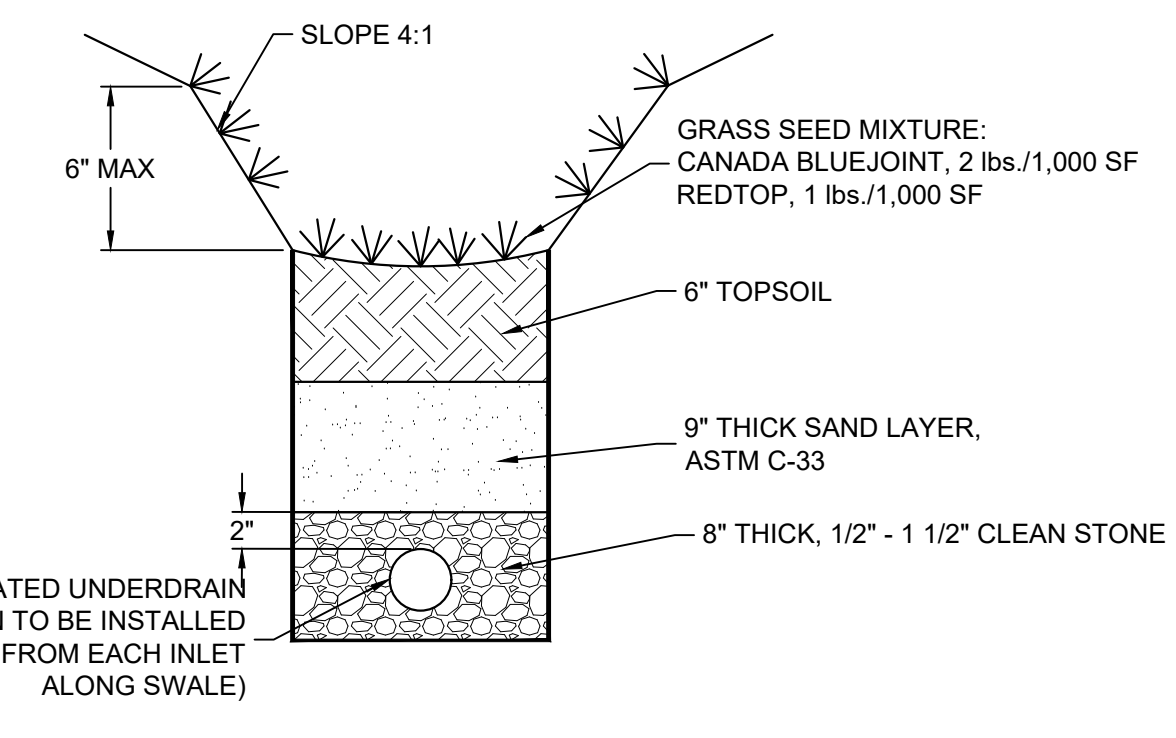
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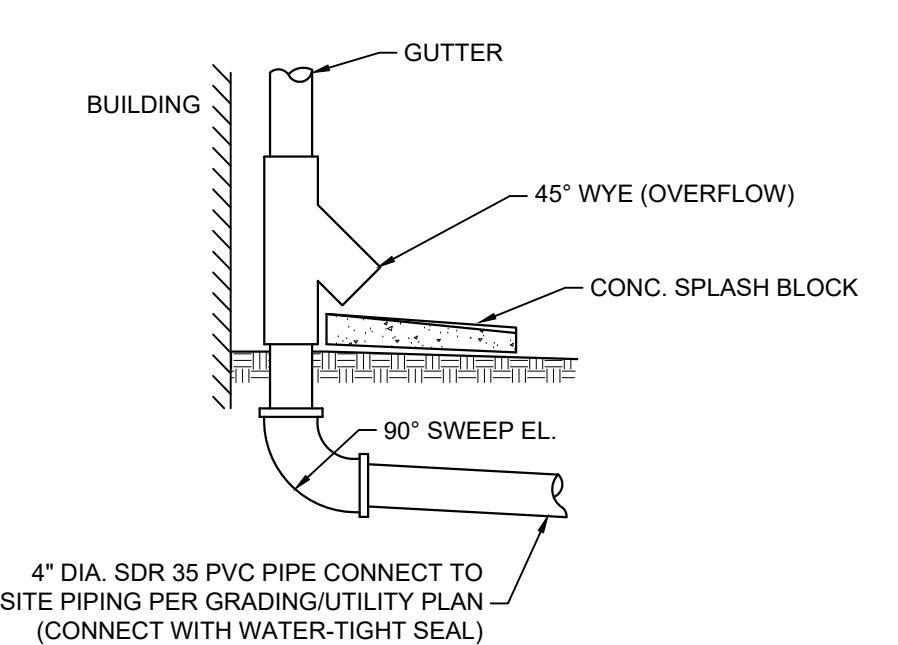
11 DRYWELL DETAIL



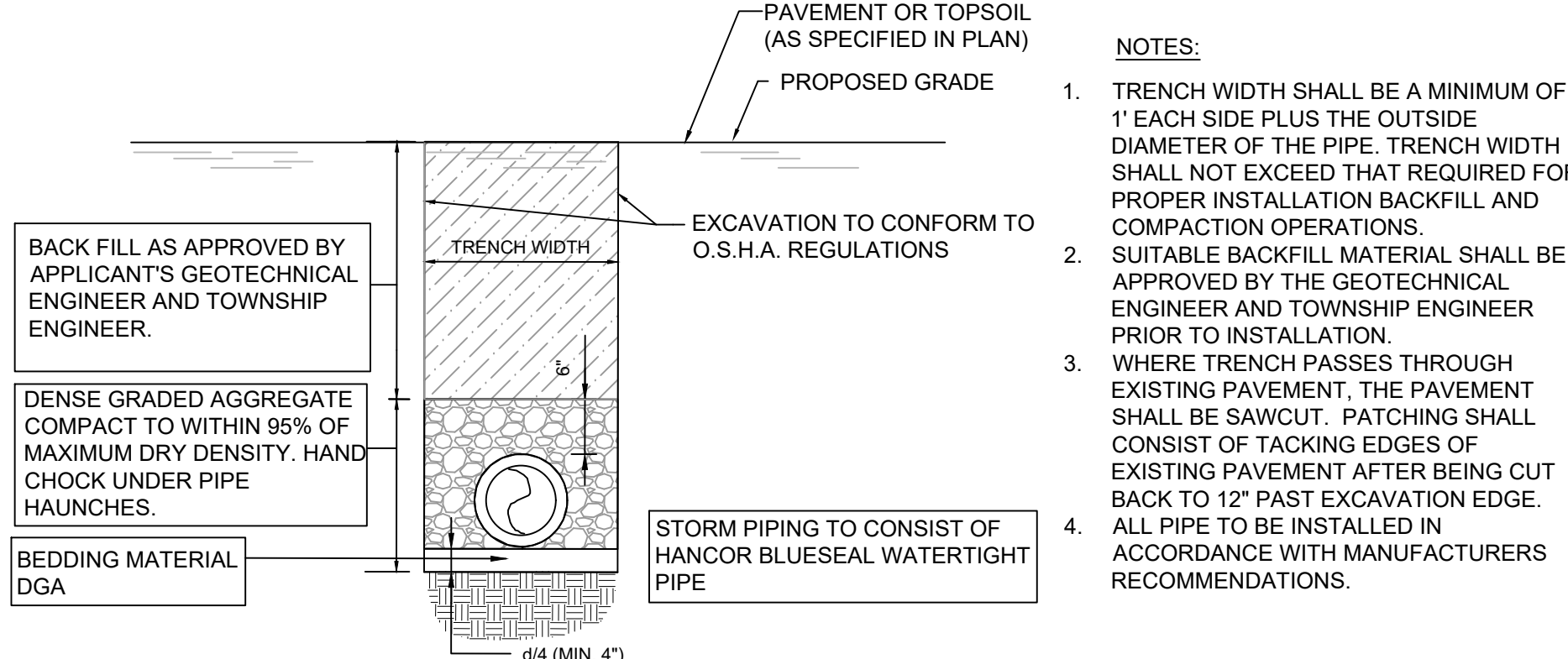
8 PVC PIPE TRENCH DETAIL



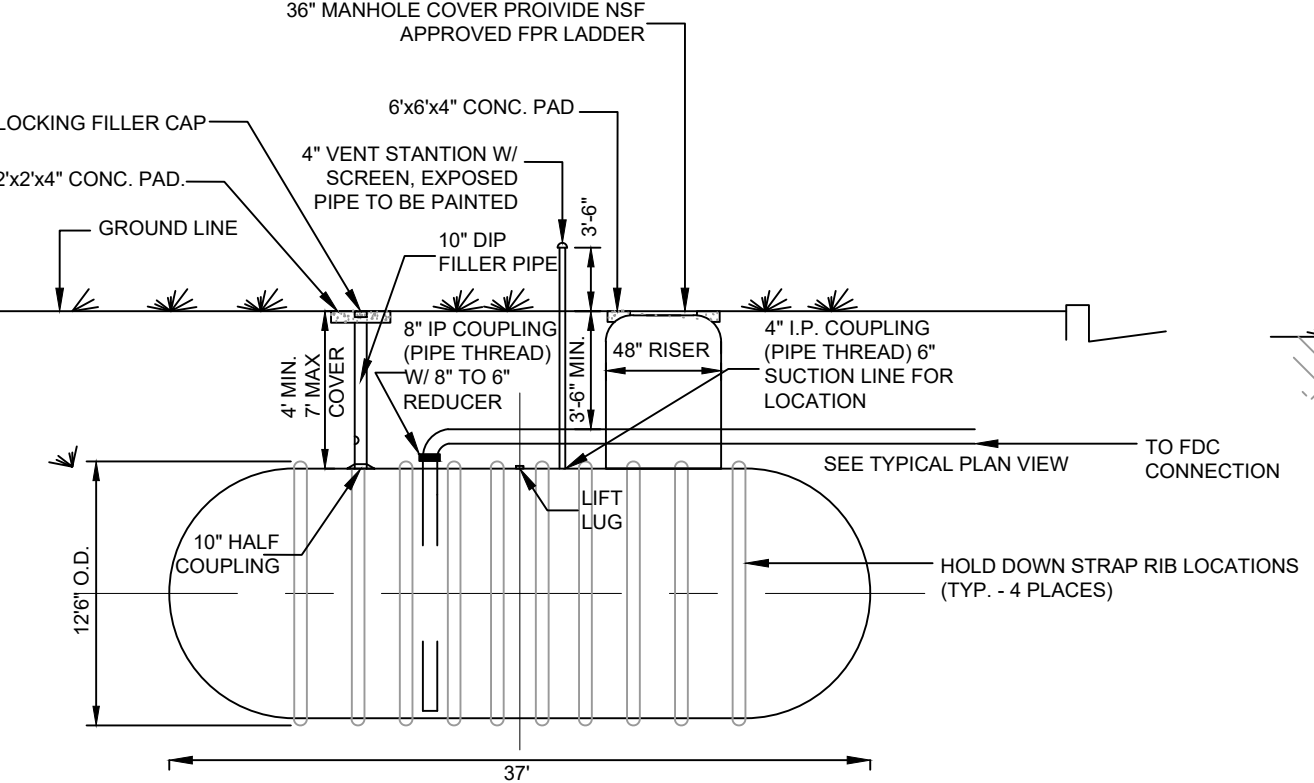
9 SWALE WITH UNDERDRAIN DETAIL



10 ROOF DRAIN DETAIL

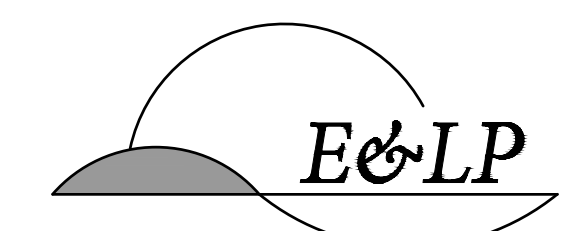


12 TYPICAL TRENCH DETAIL FOR HDPE STORM PIPE



13 30,000 GALLON FIBERGLASS TANK DETAIL

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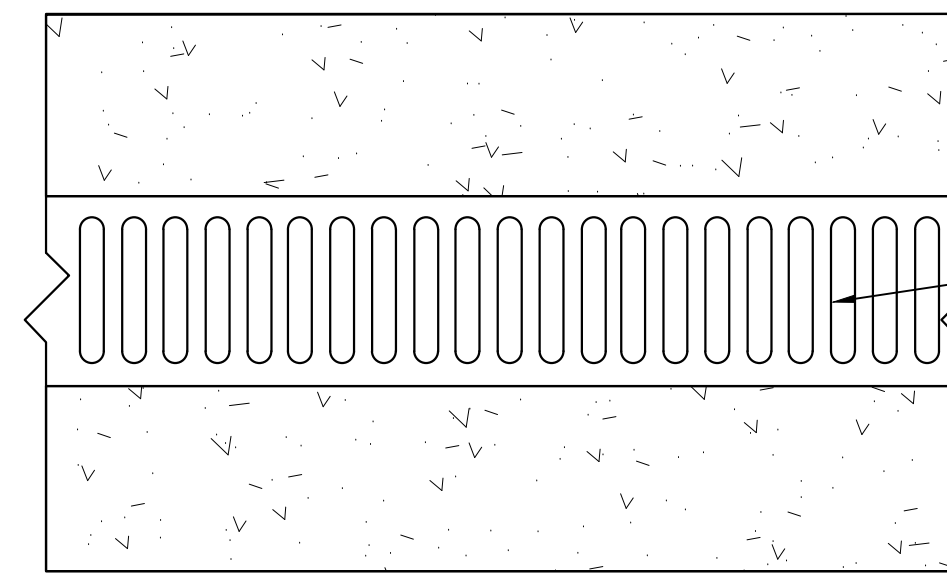
7/08/2020 DATE
 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

PROJECT:
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 WEST WINDSOR TOWNSHIP
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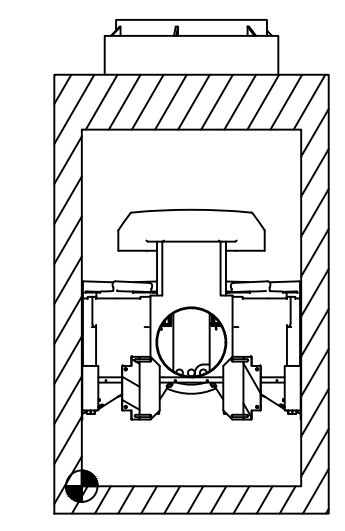
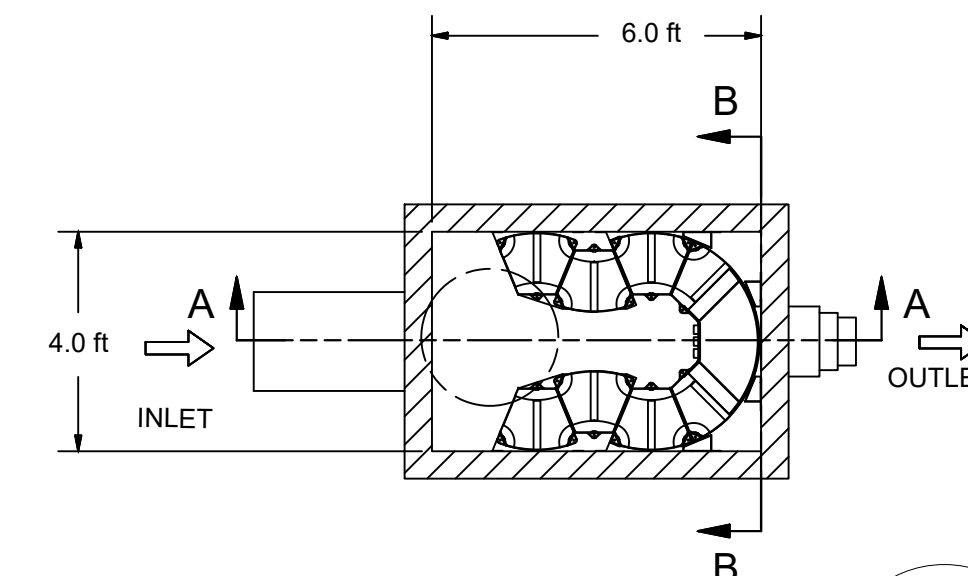
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TITLE:
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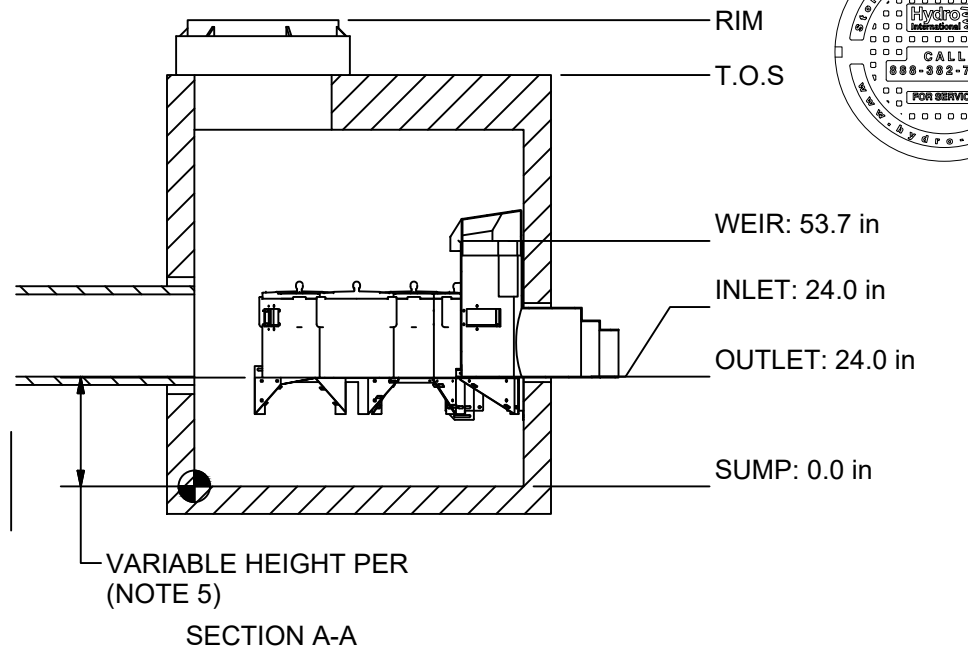
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DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	DETAILS.DWG		
DATE:	06/19/2019		27



HEAVY DUTY DUCTILE IRON SLOTTED GRATE CLASS F LOADING PART NO. 93502 PRODUCED BY ACOdrain, PO BOX 245, CHARDON, OH 44024 (PHONE: 440-285-7000) OR APPROVED EQUAL

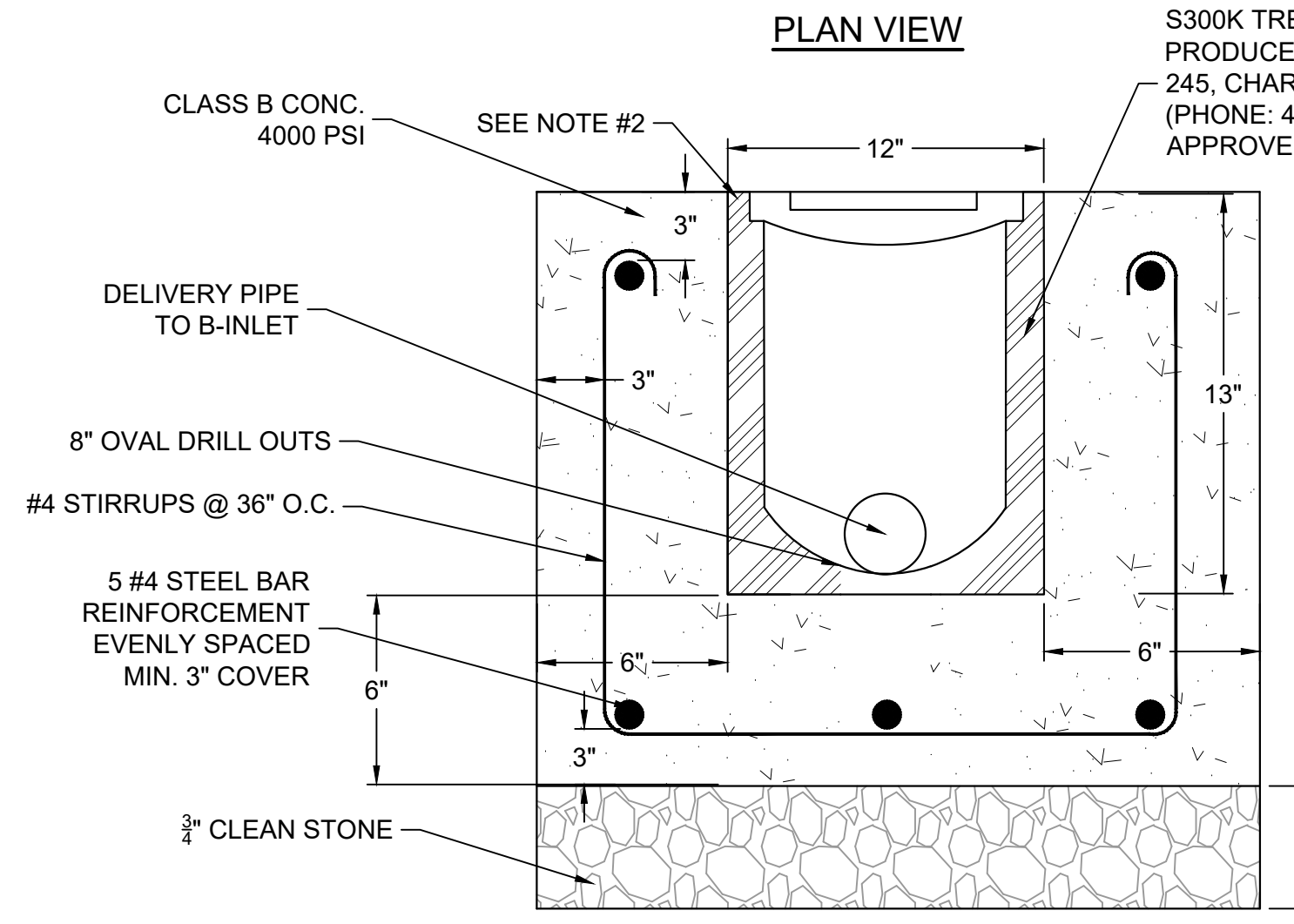


- NOTES:**
1. STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
 2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE.
 3. NOT FOR CONSTRUCTION CONTACT HYDRO FOR SITE SPECIFIC DRAWING.
 4. NOT ALL SIZES AVAILABLE IN ALL AREAS.
 5. SUMP DEPTH AVAILABLE IN 24" CPZ, RIBBONS AND 36" LONG RIBBONS DEPTH.



- CAPACITIES:**
- Minimum performance: 80% removal. Washington DOE/NJCAT verified at the peak treatment flow.
 - Peak treatment flow:
 - .033 CFS (0.9 LPS) (15 GPM) per module (Ribbons)
 - .022 CFS (0.6 LPS) (10 GPM) per module (Long Ribbons)
 - .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
 - Maximum number of ribbon modules per outlet module: 36
 - Maximum number of CPZ modules per outlet module: 18 (contract Hydro if more are required)
- ADDITIONAL DESIGN INFORMATION:**
- Normal operating W.S.E. is 26'-30" (660-762mm) above the outlet invert
 - Media Types Available: Ribbons, CPZ

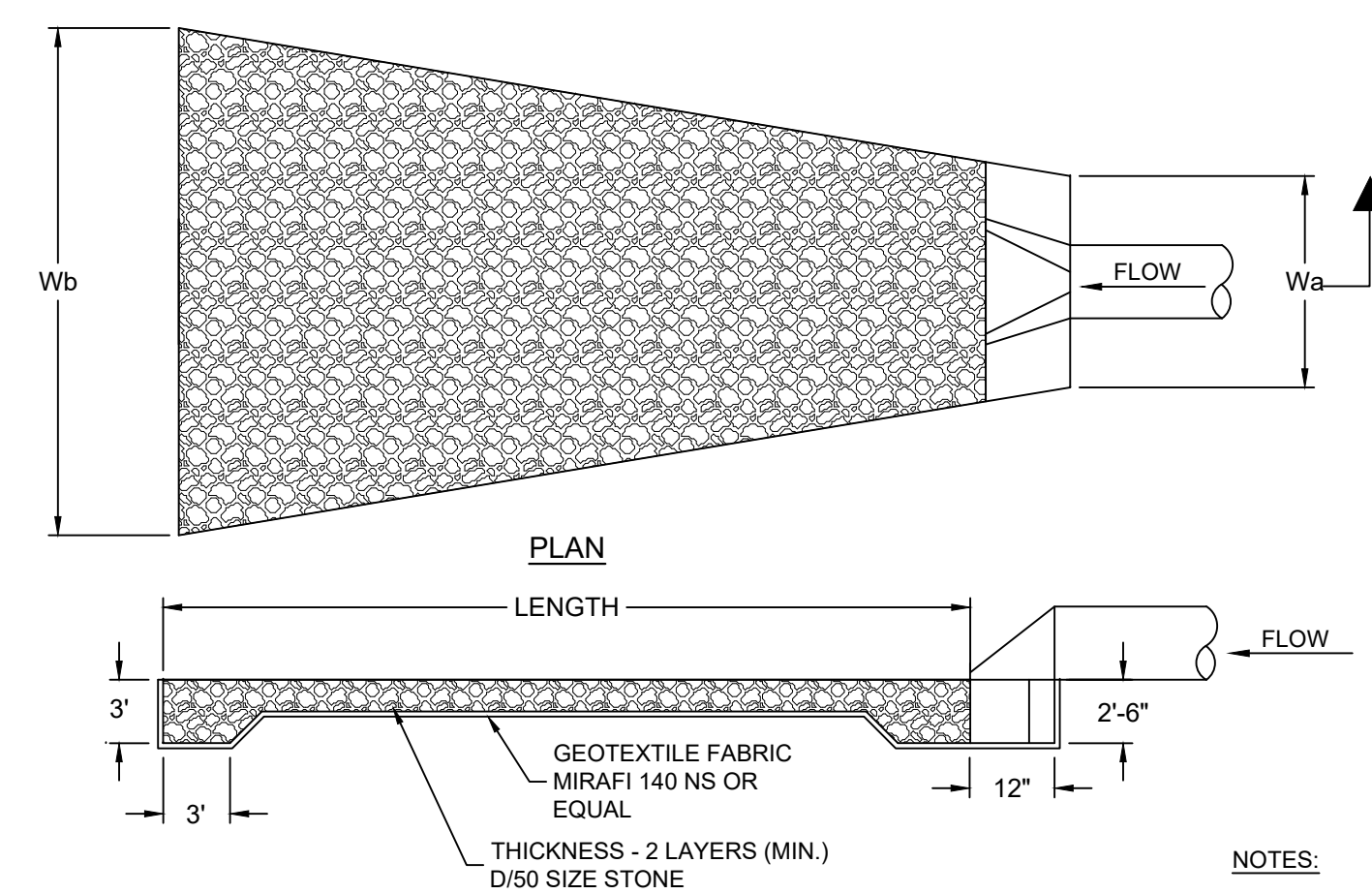
② 4'x6' UP-FLO FILTER WATER QUALITY STRUCTURE DETAIL NTS



S300K TRENCH DRAIN SYSTEM PRODUCED BY ACOdrain, PO BOX 245, CHARDON, OH 44024 (PHONE: 440-285-7000) OR APPROVED EQUAL

- NOTES:**
1. VERIFY THAT DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
 2. FINISHED CONCRETE MUST BE 1/8" MIN. ABOVE GRATE.
 3. 4000 PSI CONCRETE TO BE USED (VIBRATED TO REMOVE AIR POCKETS)
 4. HS-20 LOADING MIN.
 5. AS NECESSARY CONCRETE ENCASE STORMDRAIN BENEATH TRENCH DRAIN AT CROSSING

① TRENCH DRAIN DETAIL NTS



- NOTES:**
1. RIP-RAP SHALL EXTEND 2' ABOVE BOTTOM OF PIPE CULVERT ON DOWNSTREAM END IN ACCORDANCE WITH SECTION 12-3 "STANDARDS FOR CONDUIT OUTLET PROTECTION" OF THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
 2. BOTTOM WIDTH OF THE RIP-RAP SHALL EQUAL BOTTOM WIDTH OF THE CHANNEL & THE HEIGHT OF THE LINING SHALL EXTEND A MINIMUM OF 8" VERTICALLY FROM THE INVERT OF CULVERT PIPE.

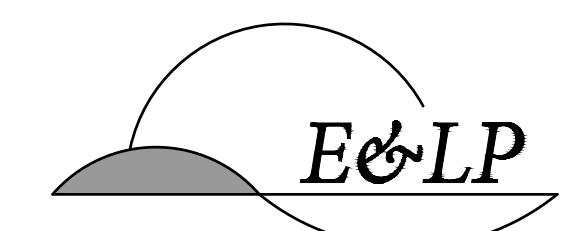
SECTION

#	PIPE CULVERT LENGTH (FT)	WIDTH (FT)		D50 SIZE (IN)
		Wa	Wb	
#1	27.00	21.00	21.00	6.0

CONDUIT EXIT VELOCITY = 10 FT/S
ALLOWABLE VELOCITY = 2.5 FT/S
RIP-RAP OUTLET PROTECTION PROPOSED

③ RIP-RAP CONDUIT OUTLET PROTECTION NTS

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PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE049025

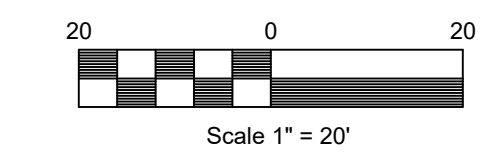
PROJECT:
WINDSOR OAKS SUBDIVISION
BLOCK 34 LOT 4 TAX SHEET 43.02
WEST WINDSOR TOWNSHIP
BLOCK 14 LOT 23 TAX SHEET 4
ROBBINSVILLE TOWNSHIP
MERCER COUNTY NEW JERSEY

TITLE:
CONSTRUCTION DETAILS

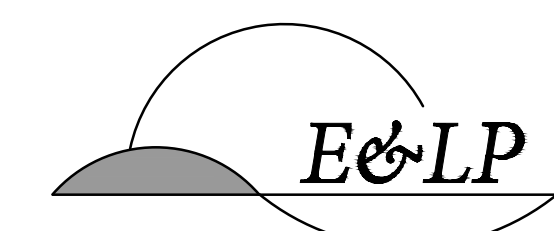
JOB NO.:	0116156	25 27
SCALE:	AS SHOWN	
DESIGNED:	EAJ	
CHECKED:	CRN	
FILENAME:	DETAILS.DWG	
DATE:	06/19/2019	



SUMMARY TABLE
 TOTAL CUT: 6,207 C.Y.
 TOTAL FILL: 12,130 C.Y.
 NET: 5,923 C.Y. (FILL)




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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-9572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO. 24GA28021500 EXP. 8/31/2020

NO.	REVISION	BY	DATE
3	PER TOWNSHIP COMMENTS	AA	7/08/20
2	PER NJDEP COMMENTS	JZ	2/25/20
1	PER TOWNSHIP COMMENTS	JZ	11/21/19

7/08/2020
 DATE 
 CHRISTOPHER NUSSER
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GE049025

PROJECT:
 WINDSOR OAKS SUBDIVISION
 BLOCK 34 LOT 4 TAX SHEET 43.02
 WEST WINDSOR TOWNSHIP
 BLOCK 14 LOT 23 TAX SHEET 4
 ROBBINSVILLE TOWNSHIP

MERCER COUNTY NEW JERSEY

TITLE:
EARTHWORK PLAN

JOB NO.:	0116156	DRAWING NO.:	27 27
SCALE:	1"=20'		
DESIGNED:	EAJ		
CHECKED:	CRN		
FILENAME:	CUT FILL.DWG		
DATE:	06/19/2019		

