

# AMERICANA CENTER

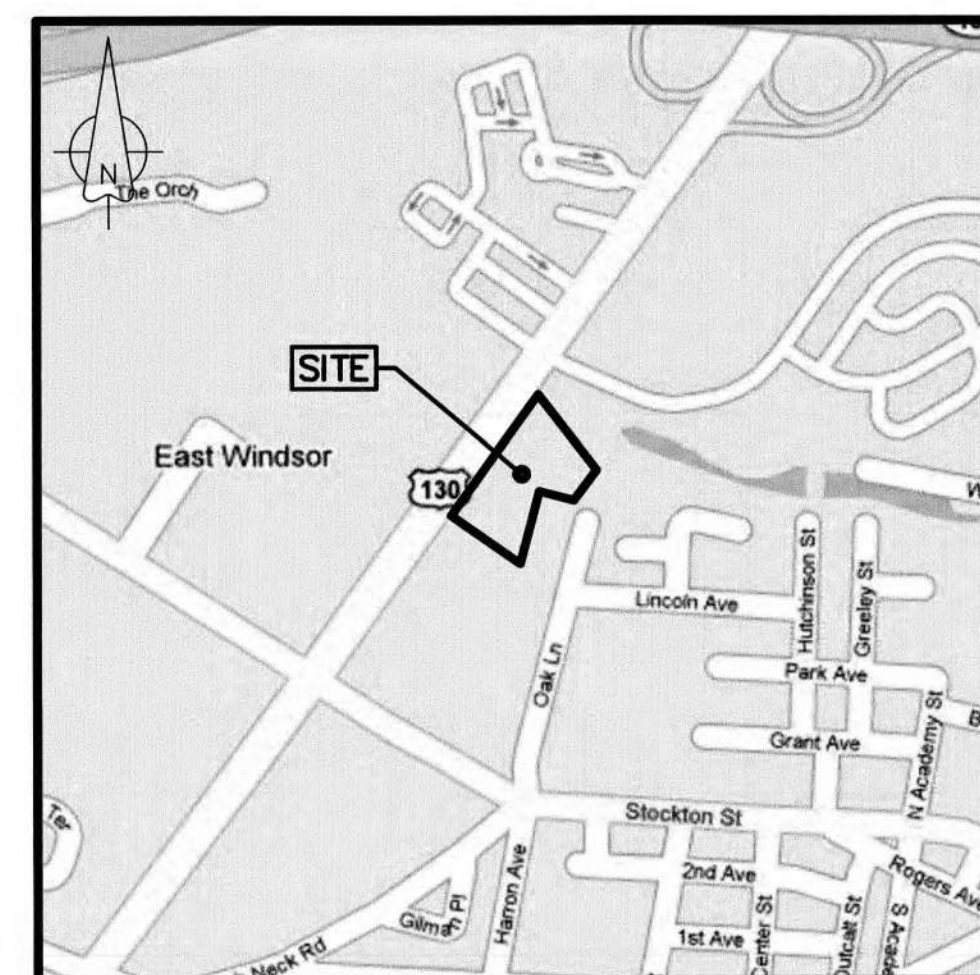
## AMERICANA DINER PARKING LOT IMPROVEMENTS

359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY  
BLOCK 57, LOTS 9, 10, & 11 - TOWNSHIP OF EAST WINDSOR  
BLOCK 7, LOTS 40.02 & 41 - BOROUGH OF HIGHTSTOWN

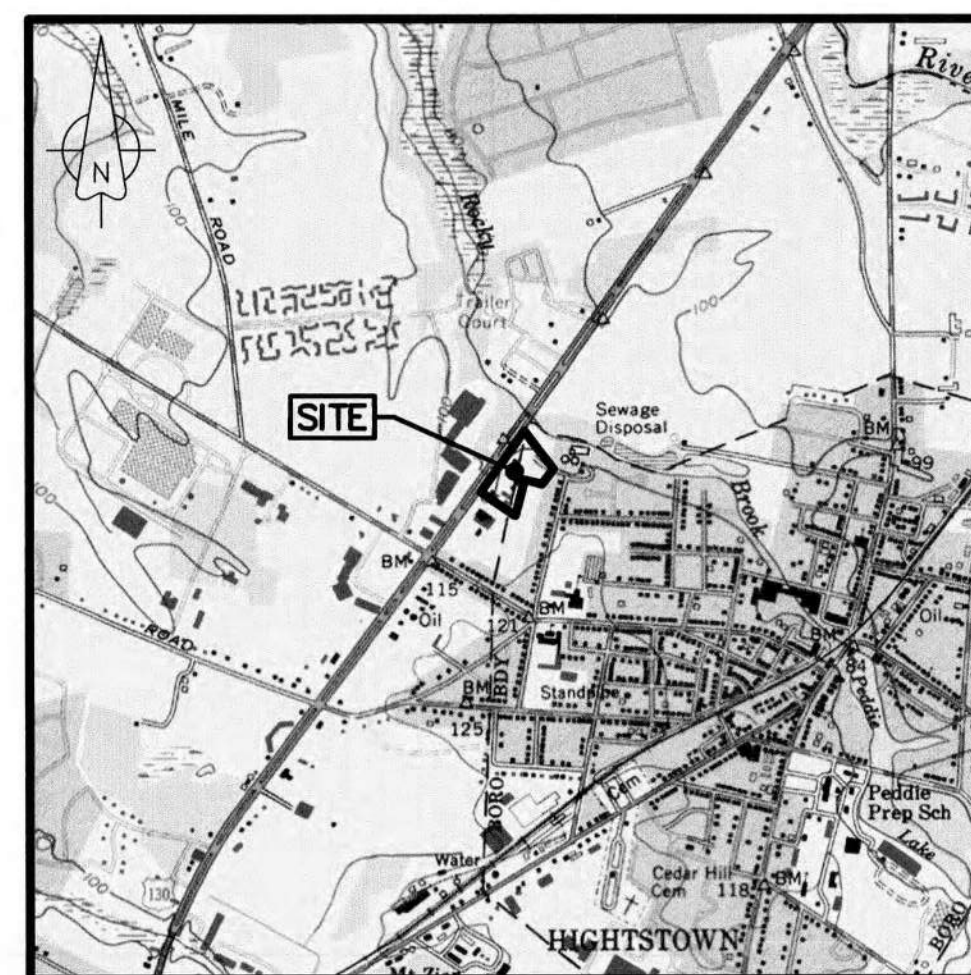
TOWNSHIP OF EAST WINDSOR & BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

### 200' OWNERS LIST

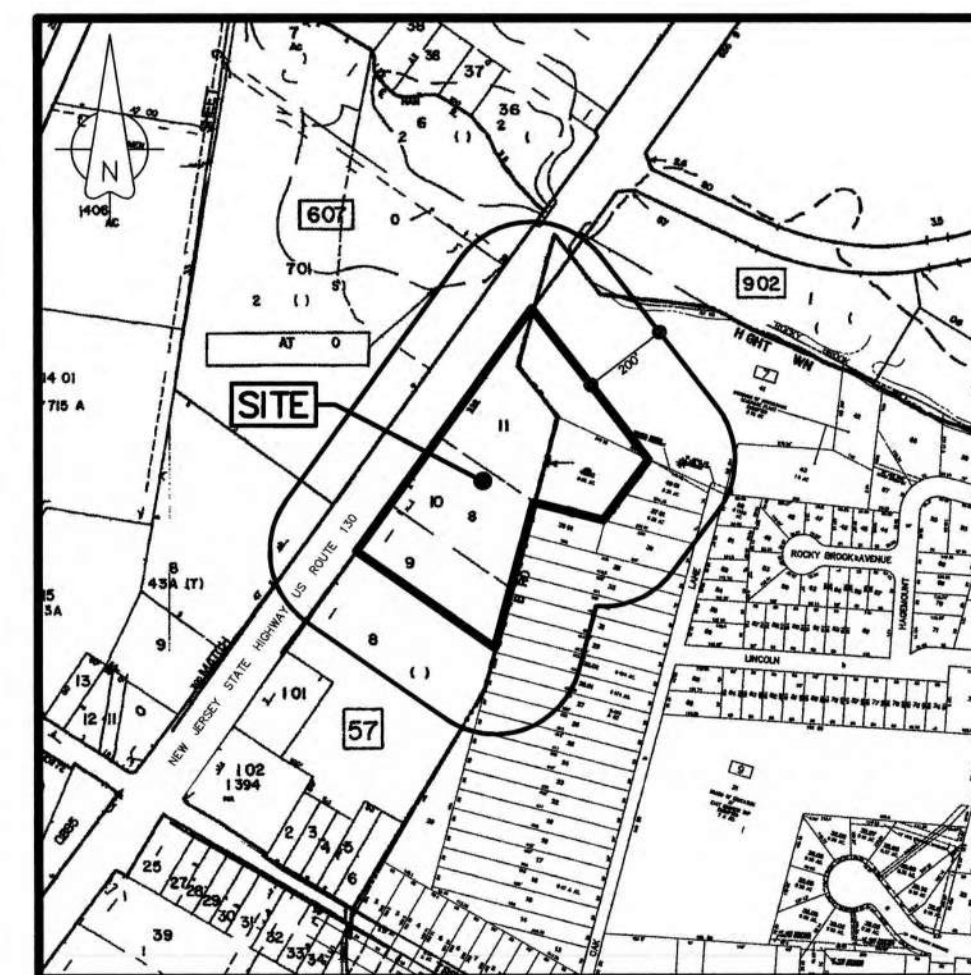
EAST WINDSOR		
BLOCK LOT	NAME & ADDRESS	
6.07 6, 7.02	East Windsor Township 163 Lansing Boulevard East Windsor, NJ 08520	
6.07 7.01	East Windsor Interest c/o LYUDMYLA 210 Route 4 East Paramus, NJ 07652	
6.07 8	D & E Realty c/o Mandelbaum & Mandelb 80 Main St, Suite 510 West Orange, NJ 07052	
9.02 1	Leveon EW Assoc c/o Fidelity MNGM 641 Shumaker Rd. Chatham, NJ 07928	
57 8	385 East Windsor, LLC 345 West Mount Pleasant A Livingston, NJ 07039	
	AT & T R A Wagner 175 West Main St. Freehold, NJ 07728	
	Comcast Cablevision General Manager P.O.Box 790, 90 Lake Dr. East Windsor, NJ 08520	
	Department of Transportation State of New Jersey 1035 Parkway Ave. Trenton, NJ 08650	
	East Windsor Utilities Authority Mr. Ted Fryer, General Manager 7 Wilshire Dr. East Windsor, NJ 08520	
	JCP&L GRIP Energy Corporate Secretary 300 Madison Ave. Morristown, NJ 07962	
	Mercer County Planning Board Administration Bldg. P.O.Box 800 Trenton, NJ 08650-8068	
	PSE&G Corporate Secretary P.O.Box 800 Newark, NJ 07101	
	Transcontinental Gas Pipe Line Corp. District Manager 3200 South Wood Ave. Linden, NJ 07036-0005	
	Verizon Corporate Secretary 540 Broad Street Newark, NJ 07101	
HIGHTSTOWN		
BLOCK LOT	NAME & ADDRESS	
7 47	Ely John Vinton 5 Rocky Brook Court Hightstown, NJ 08520	
7 32	Franc Holomies 159 Oak Lane Hightstown, NJ 08520	
7 33	Patricia Zedinski 161 Oak Lane Hightstown, NJ 08520	
7 42, 43	Borough of Hightstown 148 No Main St. Hightstown, NJ 08520	
7 28.01	Timothy Healey 151 Oak Lane Hightstown, NJ 08520	
7 52	Patricia A. Milosz 164 Oak Ln Hightstown, NJ 08520	
7 36, 36.01	Karl & Diana Bower 165 Oak Lane Hightstown, NJ 08520	
7 24	Jonathan J. & Jennifer Schmidt 137 Oak Lane Hightstown, NJ 08520	
7 40.01	Dennis Krouner 189 Oak Lane Hightstown, NJ 08520	
7 35	David P. & Kathleen Cruser 163 Oak Lane Hightstown, NJ 08520	
7 28.02	Edward & Kathryn Assay, Jr. 153 Oak Lane Hightstown, NJ 08520	
7 53	Eric M. Post Living Trust 15 Rocky Brook Court Hightstown, NJ 08520	
7 27	Diego Cubos 149 Oak Lane Hightstown, NJ 08520	
7 87	Matthew S. Oorbeck & Ni Malkiewicz 16 Hagemont Avenue Hightstown, NJ 08520	
7 51	Federal National Mortgage Assoc 14221 Dallas Parkway #1000 Dallas, TX 75254	
7 44	Fabian M. Avila & Adriana S. Toledo 8 Rocky Brook Court Hightstown, NJ 08520	
7 25	Gregory & Karen Dinmore 139 Oak Ln Hightstown, NJ 08520	
7 50	John H. & Colleen I. Kramer 170 Oak Lane Hightstown, NJ 08520	
7 49	Dennis Canale & Valeria Vasquez 14 Rocky Brook Road Hightstown, NJ 08520	
7 46	G A Thornhill & P A Pogorzelski 6 Rocky Brook Court Hightstown, NJ 08520	
7 48	Alex & Magaly Ruperto 4 Rocky Brook Court Hightstown, NJ 08520	
7 37.01	Constantine Katifis 167 Oak Lane Hightstown, NJ 08520	
7 29	Edin Zalic 155 Oak Lane Hightstown, NJ 08520	
7 45	Joseph Sabo & Margaret A. Caruso 7 Rocky Brook Court Hightstown, NJ 08520	
7 20	Orlando Louza 442 Stockton Street Hightstown, NJ 08520	
7 26	Jeffrey & Michelle Feigenwinter 145 Oak Lane Hightstown, NJ 08520	
7 31	Christos Katifis 214 Wincrest Drive East Windsor, NJ 08520	



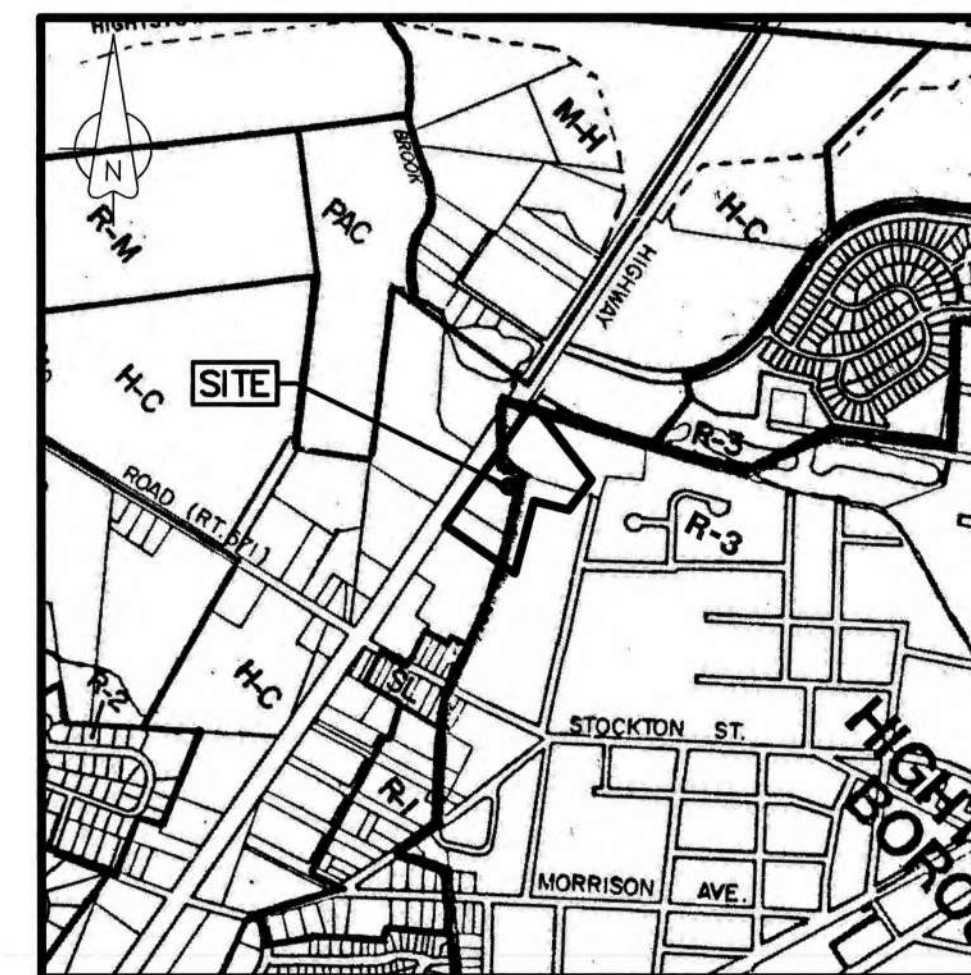
ROAD MAP  
1"=1,000'±



U.S.G.S. MAP  
1"=2,000'±



TAX MAP  
1"=500'±



ZONING MAP  
1"=1,000'±



AERIAL MAP  
1"=500'±

### DRAWING LIST

SHEET #	DWG. #	TITLE
SHEET 1	CV-1	COVER SHEET
SHEET 2	AOP-1	PREVIOUSLY APPROVED OVERALL SITE PLAN
SHEET 3	AGP-1	PREVIOUSLY APPROVED GRADING & DRAINAGE PLAN
SHEET 4	EC-1	EXISTING CONDITIONS PLAN
SHEET 5	CP-1	CONSTRUCTION PLAN
SHEET 6	LI-1	LIGHTING PLAN
SHEET 7	SE-1	SOIL EROSION & SEDIMENT CONTROL PLAN
SHEET 8	SED-1	SOIL EROSION & SEDIMENT CONTROL DETAILS
SHEET 9	DE-1	CONSTRUCTION DETAILS-1
SHEET 10	DE-2	CONSTRUCTION DETAILS-2
SHEET 11	LA-1	LANDSCAPE PLAN

### TOWNSHIP OF EAST WINDSOR

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

### APPLICANT:

KATSIFIS FAMILY, LLC.  
359 US HIGHWAY 130, SUITE 102  
EAST WINDSOR, NJ 08520

### OWNER - BLOCK 57, LOTS 9 & 10:

KATSIFIS FAMILY, LLC.  
359 US HIGHWAY 130  
EAST WINDSOR, NJ 08520

### BOROUGH OF HIGHTSTOWN

APPROVED BY	
CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

### OWNER - BLOCK 57, LOT 11:

KATSIFIS FAMILY, LLC.  
359 US HIGHWAY 130  
EAST WINDSOR, NJ 08520

### OWNER - BLOCK 7, LOT 40.02:

KATSIFIS FAMILY, LLC.  
359 US HIGHWAY 130  
EAST WINDSOR, NJ 08520

### OWNER - BLOCK 7, LOT 41:

BOROUGH OF HIGHTSTOWN  
156 BANK STREET  
HIGHTSTOWN, NJ 08520

### PERSON PREPARING SITE PLAN APPLICATION:

MARK SHANE  
(APPLICANT'S ATTORNEY)  
SHANE & WHITE, LLC  
1676 ROUTE 27  
EDISON, NJ 08817

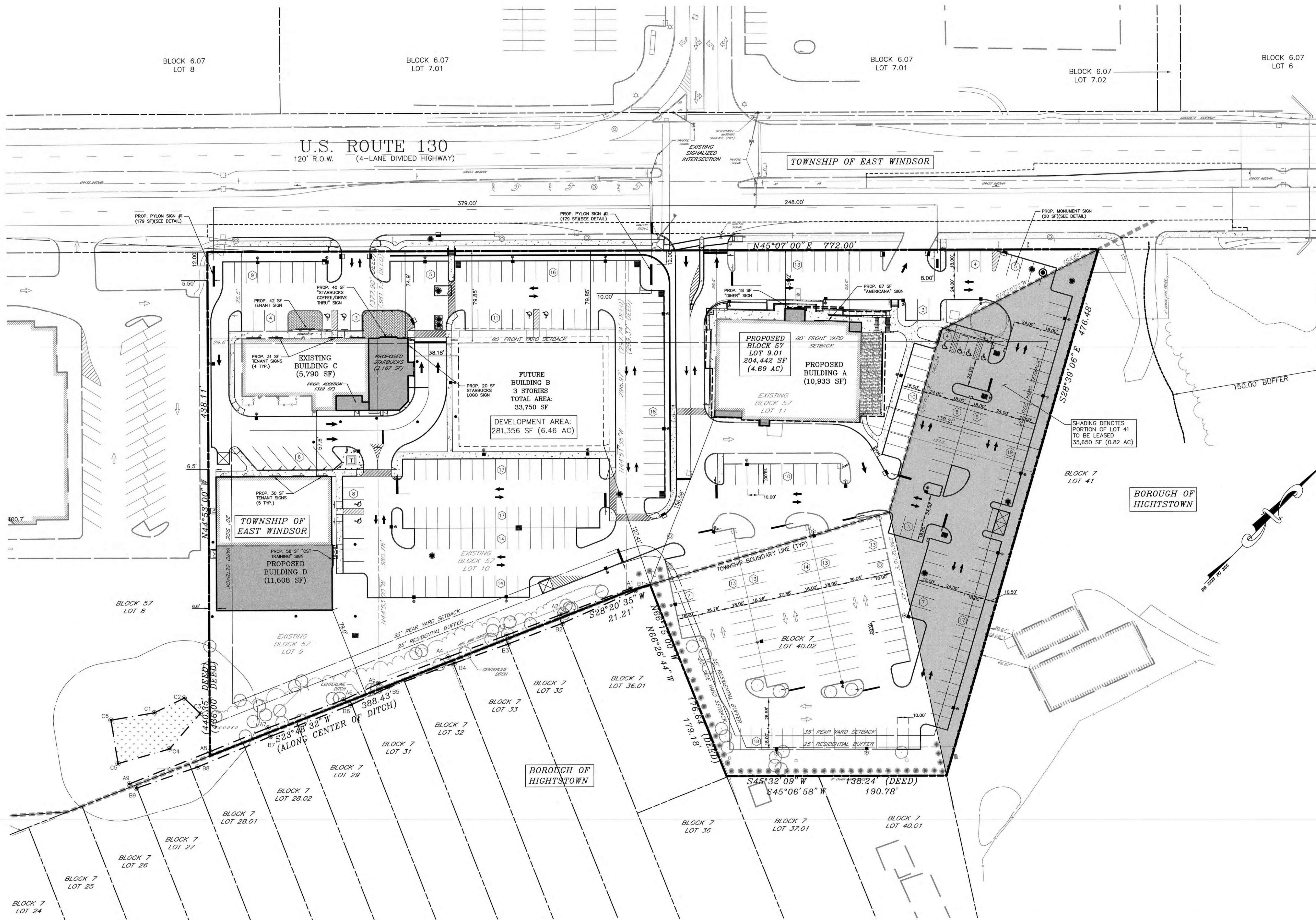
DATE OF ISSUE: FEBRUARY 11, 2022  
PLANS REVISED THROUGH: JULY 13, 2022



### MENLO ENGINEERING ASSOCIATES, INC.

CIVIL ENGINEERING CONSULTANTS & PROFESSIONAL PLANNERS  
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
JOB No. 2005.109.02 DWG. No. CV-1





H-C ZONE DATA (EAST WINDSOR)				
HIGHWAY COMMERCIAL DISTRICT				
SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
<b>LOT CALCULATIONS:</b>				
20-19.4(d)	MINIMUM LOT SIZE	60,000 SF	204,442 SF (4.69 AC)	204,442 SF (4.69 AC)
20-19.4(d)	MINIMUM LOT WIDTH	250 FT	772 FT	772 FT
<b>SETBACKS:</b>				
20-19.4(d)	FRONT YARD	80 FT	52.6 FT (BLDG A) 74.9 FT (BLDG C)	51.2 FT (BLDG A) 74.9 FT (BLDG C)
20-19.4(d)	SIDE YARD (ONE)	20 FT	6.5 FT (BLDG D)	6.5 FT (BLDG D)
20-19.4(d)	SIDE YARD (BOTH)	40 FT	164.0 FT	144.71 FT
20-19.4(d)	REAR YARD	35 FT	131.2 FT (BLDG D)	127.4 FT (BLDG B) 78.0 FT (BLDG D)
<b>BUILDINGS/IMPROVEMENTS:</b>				
20-19.4(d)	MAXIMUM BUILDING COVERAGE ***	20%	11.1% (22,666 SF)	14.9% (WITH LEASED AREA) 17.1% (W/O LEASED AREA)
20-19.4(d)	MAXIMUM IMPERVIOUS COVERAGE ***	80%	62.2% (127,073 SF)	76.1% (WITH LEASED AREA) 76.3% (W/O LEASED AREA)
20-19.4(d)	MAXIMUM HEIGHT (FEET)	40 FT	<40 FT	<40 FT
20-19.4(d)	(STORIES)	N/A	1 STORY	3 STORIES
20-19.4(d)	MAXIMUM FLOOR AREA RATIO ***	0.30	0.11 (22,666 SF)	0.230 (WITH LEASED AREA) 0.263 (W/O LEASED AREA)
20-16.5(d)	MINIMUM LANDSCAPED BUFFER	15 FT ALONG ANY STREET	0.56 FT (LOT 11)	0.56 FT (LOT 11)
20-16.5(d)		25 FT ALONG RESIDENTIAL	8.3 FT (LOT 11)	8.3 FT (LOT 11)
<b>PARKING:</b>				
19A-2.3(b)(5)	RESTAURANT, 345 SEATS (BLDG A) + 42 SEATS (STARBUCKS) = 387 TOTAL SEATS	1 SPACE/2.5 SEATS = 387 SEATS/2.5 = 155 SPACES		
19A-2.3(b)(6)	RETAIL/OFFICE, 33,750 SF (BLDG B) + 6,112 SF (BLDG C) = 42,757 SF	1 SPACE/200 SF = 38,862 SF/200 SF = 194 SPACES		
19A-2.3(b)(6)	FITNESS CENTER, 11,608 SF (BLDG D)	1 SPACE/200 SF = 11,608 SF/200 SF = 58 SPACES		
	TOTAL NUMBER OF SPACES	414 SPACES	228 SPACES (TOTAL)	194 IN EAST WINDSOR (342 SPACES TOTAL)
22-9.2(a)	STALL SIZE	9 FT x 18 FT	9 FT x 18 FT	10 FT x 18 FT
22-9.2(a)	STALL SIZE (RETAIL)	10 FT x 18 FT	9 FT x 18 FT	10 FT x 18 FT
22-9.2(b)	MINIMUM AISLE WIDTH	24 FT	24 FT	24 FT
<b>OFF-STREET LOADING:</b>				
19A-2.4(b)	SIZE OF SPACE	12 FT x 30 FT		12 FT x 30 FT
	NUMBER OF SPACES			
19A-2.4(b)	RESTAURANT (10,000-20,000 SF)	2 SPACES	2 SPACES (BLDG A)	2 SPACES (BLDG A)
19A-2.4(b)	RETAIL (2,000-10,000 SF)	2 SPACES	0 SPACES	0 SPACES
19A-2.4(b)	OFFICE (10,000-100,000 SF)	2 SPACES	N/A	0 SPACES

● - EXISTING NON-CONFORMANCE  
 ● - VARIANCE PREVIOUSLY GRANTED  
 ● - VARIANCE REQUIRED  
 N/A - NOT APPLICABLE

R-3 ZONE DATA (HIGHTSTOWN)				
RESIDENTIAL - SINGLE FAMILY				
SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
<b>LOT CALCULATIONS:</b>				
28-3-7	MINIMUM LOT SIZE	10,000 SF	76,914 SF (1.77 AC)	76,914 SF (1.77 AC)
28-3-7.b.1	MINIMUM LOT WIDTH	75 FT	N/A	N/A
28-3-7.b.2	MINIMUM LOT DEPTH	100 FT	476.48 FT	476.48 FT
<b>SETBACKS:</b>				
28-3-7.b.4	FRONTYARD	25 FT	N/A	N/A
28-3-7.b.5	SIDEYARD (ONE)	10 FT	N/A	N/A
28-3-7.b.6	SIDEYARD (BOTH)	25 FT	N/A	N/A
28-3-7.b.7	REARYARD	35 FT	N/A	N/A
<b>BUILDINGS/IMPROVEMENTS:</b>				
28-3-7.b.10	MAXIMUM BUILDING COVERAGE	30%	N/A	N/A
28-3-7.b.10	MAXIMUM IMPERVIOUS COVERAGE ***	40%	87.14% (87,028 SF)	75.04% (57,719 SF)
28-3-7.b.9	MAXIMUM HEIGHT (FEET)	35 FT	N/A	N/A
28-3-7.b.9	(STORIES)	2.5	N/A	N/A
<b>PARKING:</b>				
28-10-10.i	TOTAL NUMBER OF SPACES	N/A	N/A	148 IN HIGHTSTOWN (342 SPACES TOTAL)
28-10-10.i	STALL SIZE	9 FT x 20 FT	10 FT x 18 FT	10 FT x 18 FT
28-10-10.c	MINIMUM AISLE WIDTH	24 FT	24 FT	24 FT

● - EXISTING NON-CONFORMANCE  
 ● - VARIANCE PREVIOUSLY GRANTED  
 - SHADING INDICATES CHANGE FROM PREVIOUSLY SUBMITTED SITE PLAN

\*\*\* F.A.R., BUILDING COVERAGE AND IMPERVIOUS COVERAGE CALCULATED USING THE FOLLOWING AREAS:

SUM OF BUILDING FOOTPRINTS: 42,070 SF (INCLUDING FUTURE BUILDING B)  
 SUM OF BUILDING AREA: 64,750 SF (INCLUDING FUTURE BUILDING B)  
 IMPERVIOUS AREA WITHIN EAST WINDSOR: 157,053 SF  
 IMPERVIOUS AREA WITHIN LOT 40.02 (HIGHTSTOWN): 31,378 SF  
 IMPERVIOUS AREA WITHIN LEASED AREA (LOT 41, HIGHTSTOWN): 26,341 SF  
 IMPERVIOUS AREA WITHIN HIGHTSTOWN (TOTAL): 57,719 SF  
 TOTAL IMPERVIOUS AREA FOR DEVELOPMENT WITH THE LEASE AREA: 214,772 SF  
 TOTAL IMPERVIOUS AREA FOR DEVELOPMENT W/OUT LEASE AREA: 179,122 SF  
 DEVELOPMENT AREA (WITH LEASE AREA IN HIGHTSTOWN): 281,356 SF  
 DEVELOPMENT AREA (WITHOUT LEASE AREA IN HIGHTSTOWN): 245,706 SF

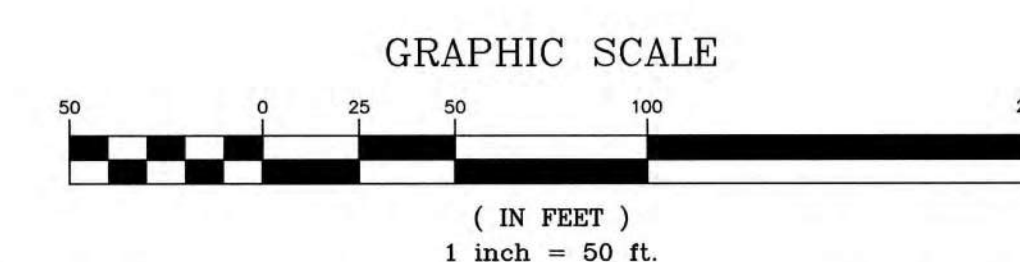
NOTES:

1. IF THE FITNESS CENTER IN BUILDING D WAS TO CHANGE TO EITHER A RETAIL OR RESTAURANT USE, AMENDED SITE PLAN APPROVAL WOULD BE REQUIRED.

FACADE SIGNS			
SECTION	ITEM	REQUIRED	PROPOSED
20-5 1606(a)2	AREA	10% OF FACADE AREA, THEREFORE: BUILDING A: 2,934 SF x 0.1 = 293 SF BUILDING B: 14,240 SF x 0.1 = 1,424 SF BUILDING C: 2,505 SF x 0.1 = 251 SF BUILDING D: 4,024 SF x 0.1 = 402 SF TOTAL AREA = 2,370 SF	BUILDING A: "AMERICANA" SIGN = 87 SF "DINER" SIGN = 18 SF TOTAL AREA FOR BUILDING A = 105 SF BUILDING B: FIVE (5) TENANT SIGNS @ 35 SF EACH = 175 SF BUILDING C: "STARBUCK COFFEE/DRIVE THRU" SIGN = 40 SF STARBUCK LOGO SIGN = 20 SF FOUR (4) TENANT SIGNS @ 31 SF EACH = 124 SF ONE (1) TENANT SIGN @ 42 SF EACH = 42 SF TOTAL AREA FOR BUILDING C = 226 SF BUILDING D: ONE (1) "CTS TRAINING" SIGN = 58 SF FIVE (5) TENANT SIGNS @ 30 SF EACH = 150 SF TOTAL AREA FOR BUILDING D = 208 SF TOTAL AREA = 714 SF
20-5 1606(a)3	NUMBER OF SIGNS	ONE (1) SIGN PER OCCUPANCY, THEREFORE: BUILDING A: 1 SIGN ALLOWED BUILDING B: 6-18 SIGNS ALLOWED (WITH 2-6 TENANTS PER FLOOR) BUILDING C: 6 SIGNS ALLOWED BUILDING D: 6 SIGNS ALLOWED	BUILDING A: 2 SIGNS PROPOSED ●● BUILDING B: 5 SIGNS PROPOSED ●● BUILDING C: 7 SIGNS PROPOSED ●● BUILDING D: 6 SIGNS PROPOSED ●●

FREESTANDING SIGNS			
SECTION	ITEM	REQUIRED	PROPOSED
20-5 1606(b)1	AREA	1 SF/LF OF STREET FRONTAGE OR 150 SF (WHICHEVER IS LESS)	PLYON SIGN #1: 187 SF PLYON SIGN #2: 187 SF MONUMENT SIGN: 33 SF TOTAL: 407 SF ●●
20-5 1606(b)2	HEIGHT	25 FT	PLYON SIGN #1: 18'-0" PLYON SIGN #2: 18'-0" MONUMENT SIGN: 4'-8" ●●
20-5 1607(a)2	NUMBER OF SIGNS	1/PARCEL PLUS 1 FOR EVERY 300 FT OF FRONTAGE OVER 300 FT TOTAL: 2 SIGNS ALLOWED	TWO (2) PLYON SIGNS ONE (1) MONUMENT SIGN TOTAL: 3 SIGNS ●●
20-5 1606(b)2	SETBACK: R.O.W.	12 FT	8 FT ●●●
20-5 1606(b)6	RESIDENTIAL	50 FT (RESIDENTIAL)	> 50 FT ●●
20-5 1606(b)8	REAR/SIDE	5 FT (REAR/SIDE)	5 FT ●●
20-5 1606(b)4	DISTANCE BETWEEN SIGNS	300 FT	248 FT ●●●

●● - VARIANCE PREVIOUSLY GRANTED  
 ●●● - VARIANCE REQUIRED



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS THIS BOX HAS BEEN CHECKED AND DATED.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

THIS WORK WAS PREPARED UNDER MY SUPERVISION.

GREGORY S. OMAN  
PROFESSIONAL ENGINEER  
NJPE#43441

REVISIONS

1) OWNER'S REV.	08/13/19
2) OWNER'S REV.	11/08/19
3) REV. PER TWP. COMMENTS	04/25/20

**MENLO ENGINEERING ASSOCIATES, INC.**  
 CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS  
 261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
 PHONE: (732) 846-8585 FAX: (732) 846-9439  
 CERTIFICATE OF AUTHORIZATION: 240A27951900

**AMERICANA CENTER**  
 359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY  
 TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
 BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

**PREVIOUSLY APPROVED OVERALL SITE PLAN**  
 BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC)

DRWN. BY: SK  
 DSN BY: SK  
 CHKD. BY: GSO  
 APPRD. BY: GSO

DATE OF ISSUE: OCTOBER 9, 2017  
 REV. 3) APRIL 25, 2019

SCALE: 1"=50'  
 JOB #: 2005.109.02  
 DWG #: AOP-1  
 SHEET #: 2



BLOCK 6.0/  
LOT 8

BLOCK 6.0/  
LOT 7.01

BLOCK 6.07  
LOT 7.01

BLOCK 6.07  
LOT 7.02

BLOCK 6.0/  
LOT 6

U.S. ROUTE 130  
120' R.O.W. (4-LANE DIVIDED HIGHWAY)

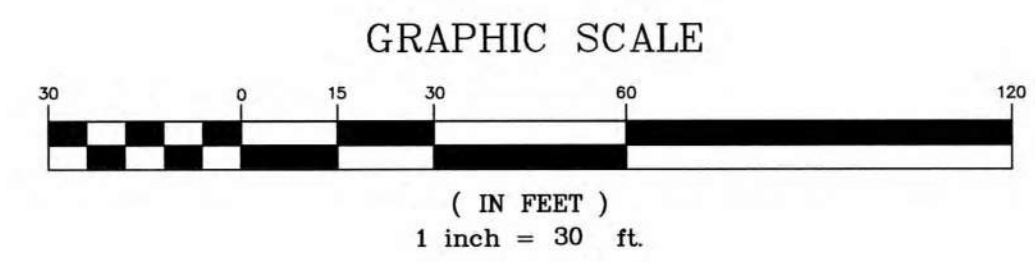
TOWNSHIP OF EAST WINDSOR

BOROUGH OF  
HIGHTSTOWN

### GENERAL NOTES

- NAVD 88 DATUM TO BE VERIFIED BY PROFESSIONAL SURVEYOR.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIPS, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE 30"-36" P.V.C. PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 32 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPILL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
- SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.

- ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY RESPECTIVE COMPANY. AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS, STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO BOROUGH FOR APPROVAL.
- SANITARY SEWER DESIGN (N.J.A.C. 7:14A-23.6(b)(4)).  
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.  
WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.



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REVISIONS  
1) OWNER'S REVIS  
2) OWNER'S REVIS  
3) REV. PER TWP. COMMENTS  
DATE: 08/15/18  
11/09/18  
04/25/19

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION  
GREGORY S. OMAN  
PROFESSIONAL ENGINEER  
N.J.P.E.#3441

**MENLO ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS  
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
PHONE: (732) 846-8585 FAX: (732) 846-9439  
CERTIFICATE OF AUTHORIZATION: 240A27951900

**AMERICANA CENTER**  
359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY  
TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

**PREVIOUSLY APPROVED GRADING & DRAINAGE PLAN**  
BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC)

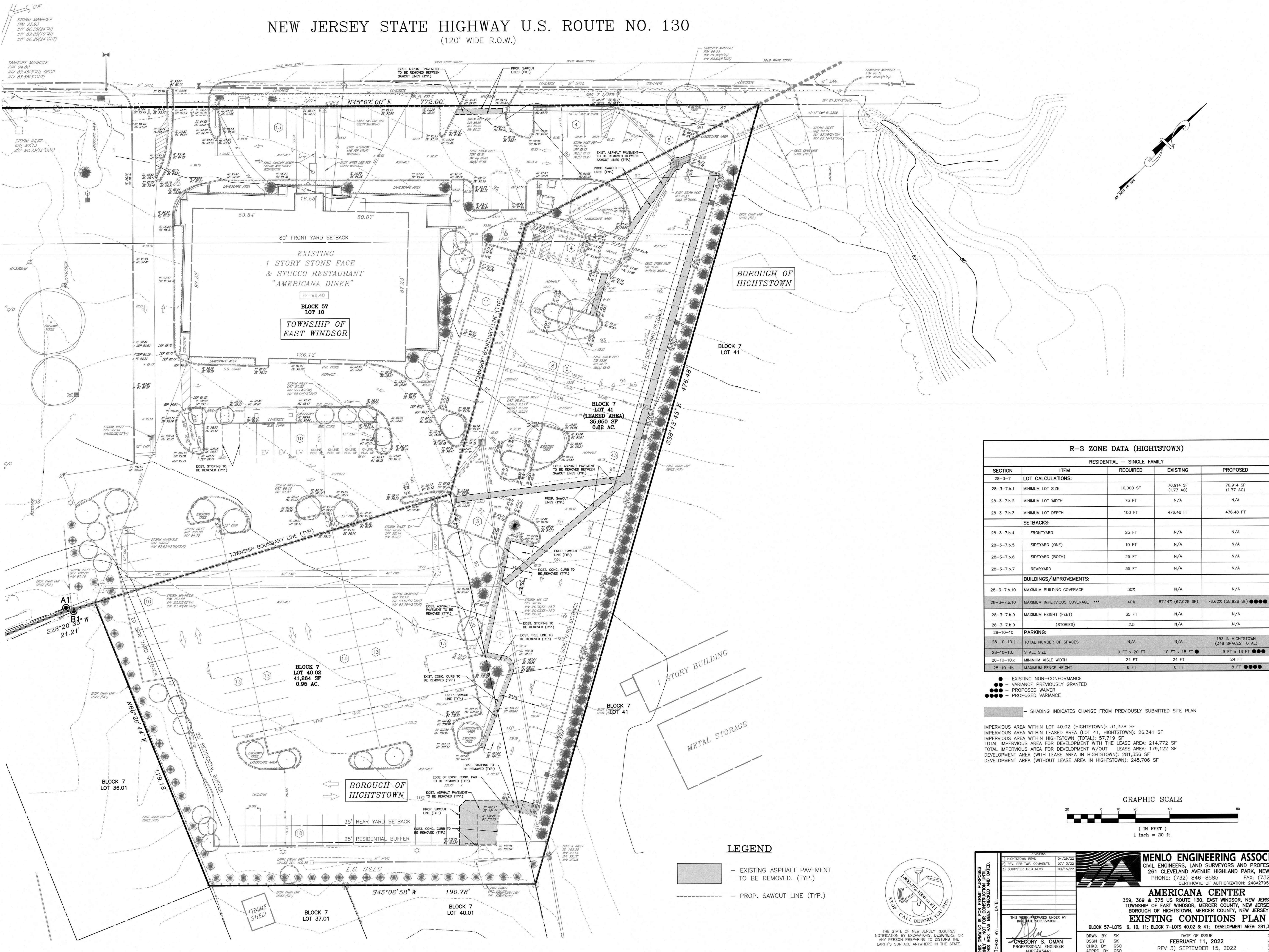
SCALE: 1"=30'  
JOB # 2005.109.02  
DWG # AGD-1  
SHEET # 3

DATE OF ISSUE: OCTOBER 9, 2017  
REV. 3) APRIL 25, 2019

DRAWN BY: SK  
DSGN BY: SK  
CHKD BY: GSO  
APPRD BY: GSO



NEW JERSEY STATE HIGHWAY U.S. ROUTE NO. 130  
(120' WIDE R.O.W.)

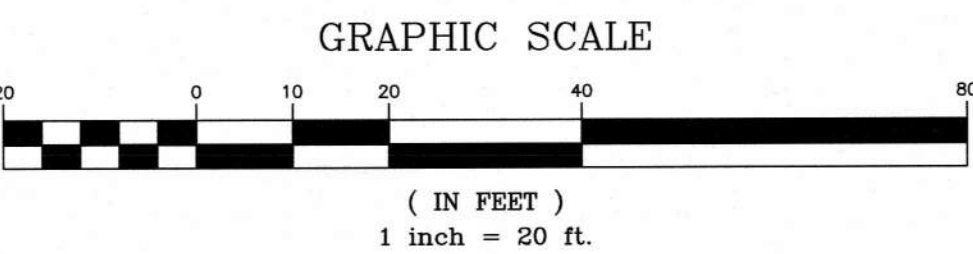


R-3 ZONE DATA (HIGHTSTOWN)				
RESIDENTIAL - SINGLE FAMILY				
SECTION	ITEM	REQUIRED	EXISTING	PROPOSED
28-3-7	LOT CALCULATIONS:			
28-3-7.b.1	MINIMUM LOT SIZE	10,000 SF	76,914 SF (1.77 AC)	76,914 SF (1.77 AC)
28-3-7.b.2	MINIMUM LOT WIDTH	75 FT	N/A	N/A
28-3-7.b.3	MINIMUM LOT DEPTH	100 FT	476.48 FT	476.48 FT
SETBACKS:				
28-3-7.b.4	FRONTYARD	25 FT	N/A	N/A
28-3-7.b.5	SIDEYARD (ONE)	10 FT	N/A	N/A
28-3-7.b.6	SIDEYARD (BOTH)	25 FT	N/A	N/A
28-3-7.b.7	REARYARD	35 FT	N/A	N/A
BUILDINGS/IMPROVEMENTS:				
28-3-7.b.10	MAXIMUM BUILDING COVERAGE	30%	N/A	N/A
28-3-7.b.10	MAXIMUM IMPERVIOUS COVERAGE ***	40%	87.14% (87,028 SF)	76.62% (58,928 SF) ●●●●
28-3-7.b.9	MAXIMUM HEIGHT (FEET)	35 FT	N/A	N/A
28-3-7.b.9	(STORIES)	2.5	N/A	N/A
28-10-10	PARKING:			
28-10-10.i	TOTAL NUMBER OF SPACES	N/A	N/A	153 IN HIGHTSTOWN (348 SPACES TOTAL)
28-10-10.f	STALL SIZE	9 FT x 20 FT	10 FT x 18 FT ●	9 FT x 18 FT ●●●
28-10-10.c	MINIMUM AISLE WIDTH	24 FT	24 FT	24 FT
28-10-4b	MAXIMUM FENCE HEIGHT	6 FT	6 FT	8 FT ●●●●

● EXISTING NON-CONFORMANCE  
● VARIANCE PREVIOUSLY GRANTED  
● PROPOSED WAIVER  
● PROPOSED VARIANCE

SHADING INDICATES CHANGE FROM PREVIOUSLY SUBMITTED SITE PLAN

IMPERVIOUS AREA WITHIN LOT 40.02 (HIGHTSTOWN): 31,378 SF  
IMPERVIOUS AREA WITHIN LEASED AREA (LOT 41, HIGHTSTOWN): 26,341 SF  
IMPERVIOUS AREA WITHIN HIGHTSTOWN (TOTAL): 57,719 SF  
TOTAL IMPERVIOUS AREA FOR DEVELOPMENT WITH THE LEASE AREA: 214,772 SF  
TOTAL IMPERVIOUS AREA FOR DEVELOPMENT W/O/UT LEASE AREA: 179,122 SF  
DEVELOPMENT AREA (WITH LEASE AREA IN HIGHTSTOWN): 281,356 SF  
DEVELOPMENT AREA (WITHOUT LEASE AREA IN HIGHTSTOWN): 245,706 SF



LEGEND

- EXISTING ASPHALT PAVEMENT TO BE REMOVED. (TYP.)
- PROP. SAWCUT LINE (TYP.)



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE BOARD OF EXAMINERS.

DATE: 02/11/22

DESIGNED BY: SK  
CHECKED BY: GSO  
APPROVED BY: GSO

DATE OF ISSUE: FEBRUARY 11, 2022  
REV 3) SEPTEMBER 15, 2022

SCALE: 1"=30'  
JOB # 2005.109.02  
DWG # EC-1  
SHEET # 4

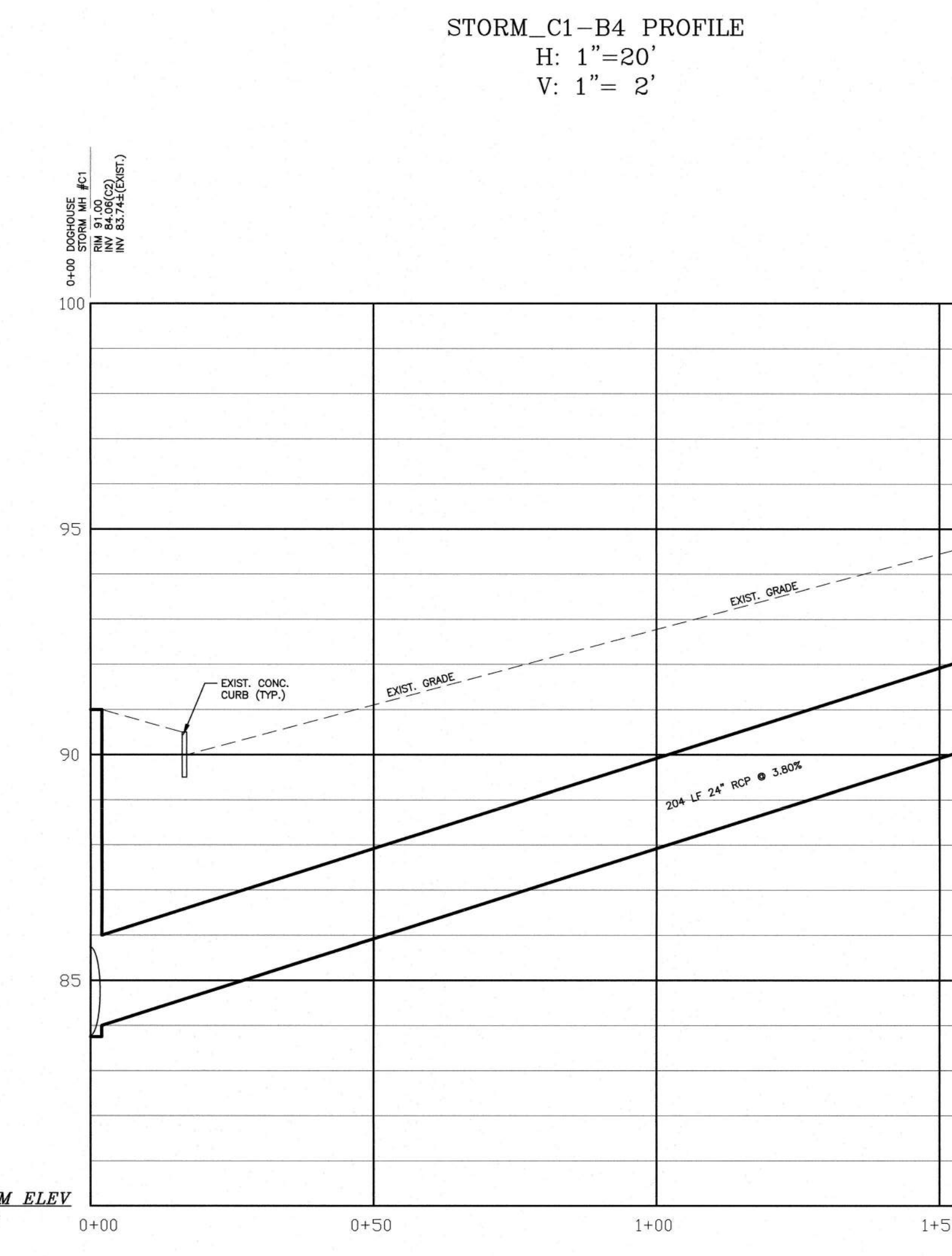
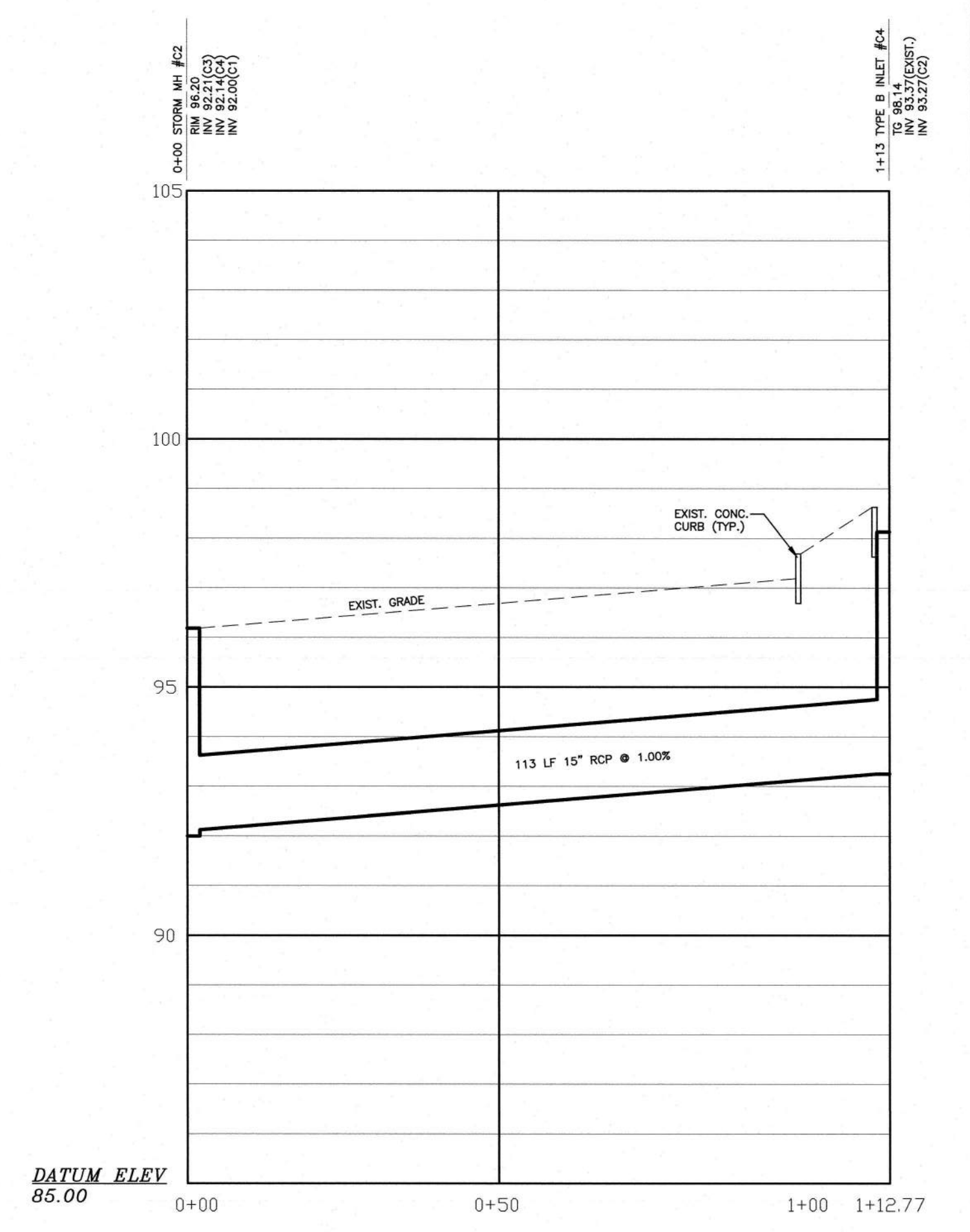
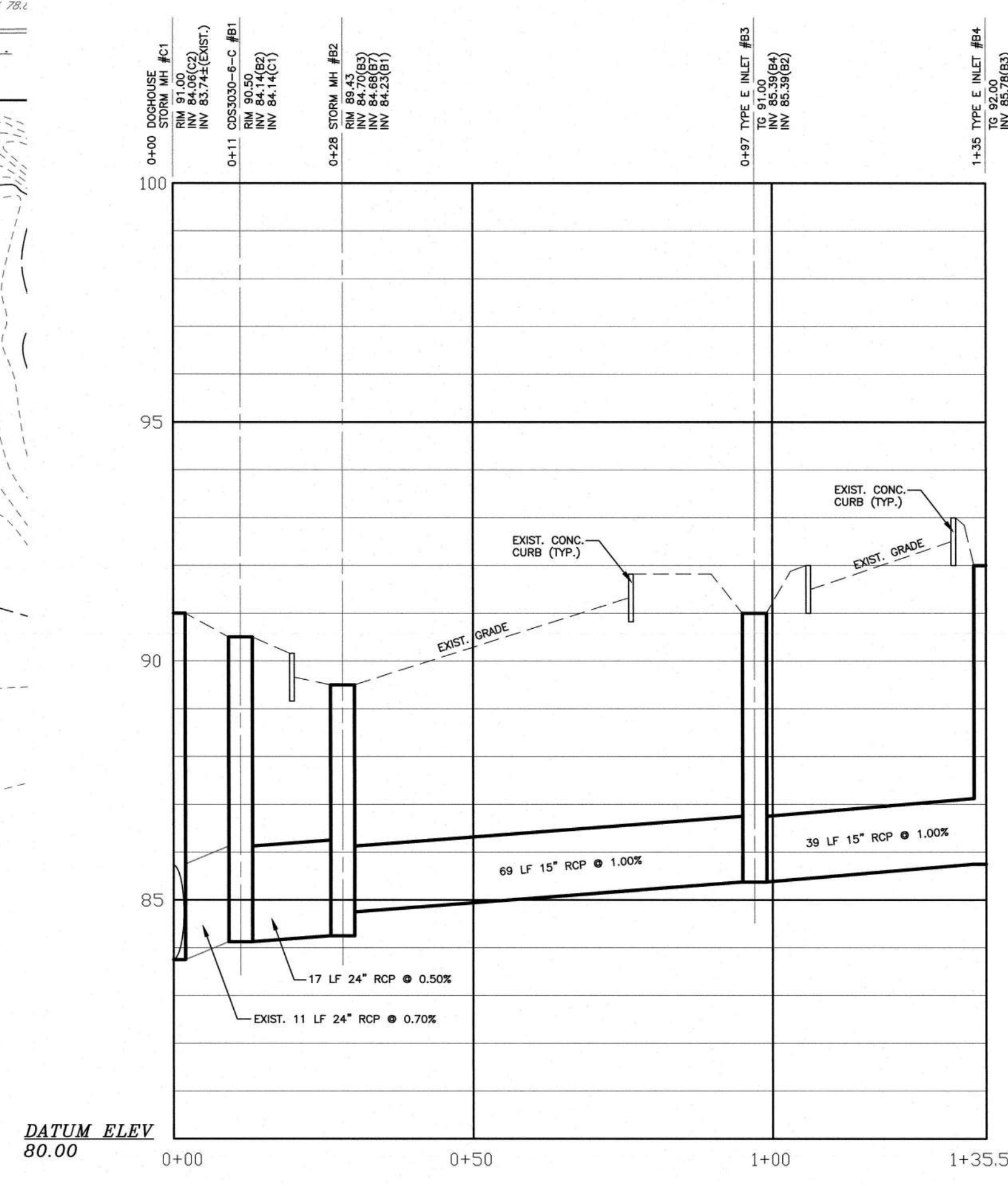
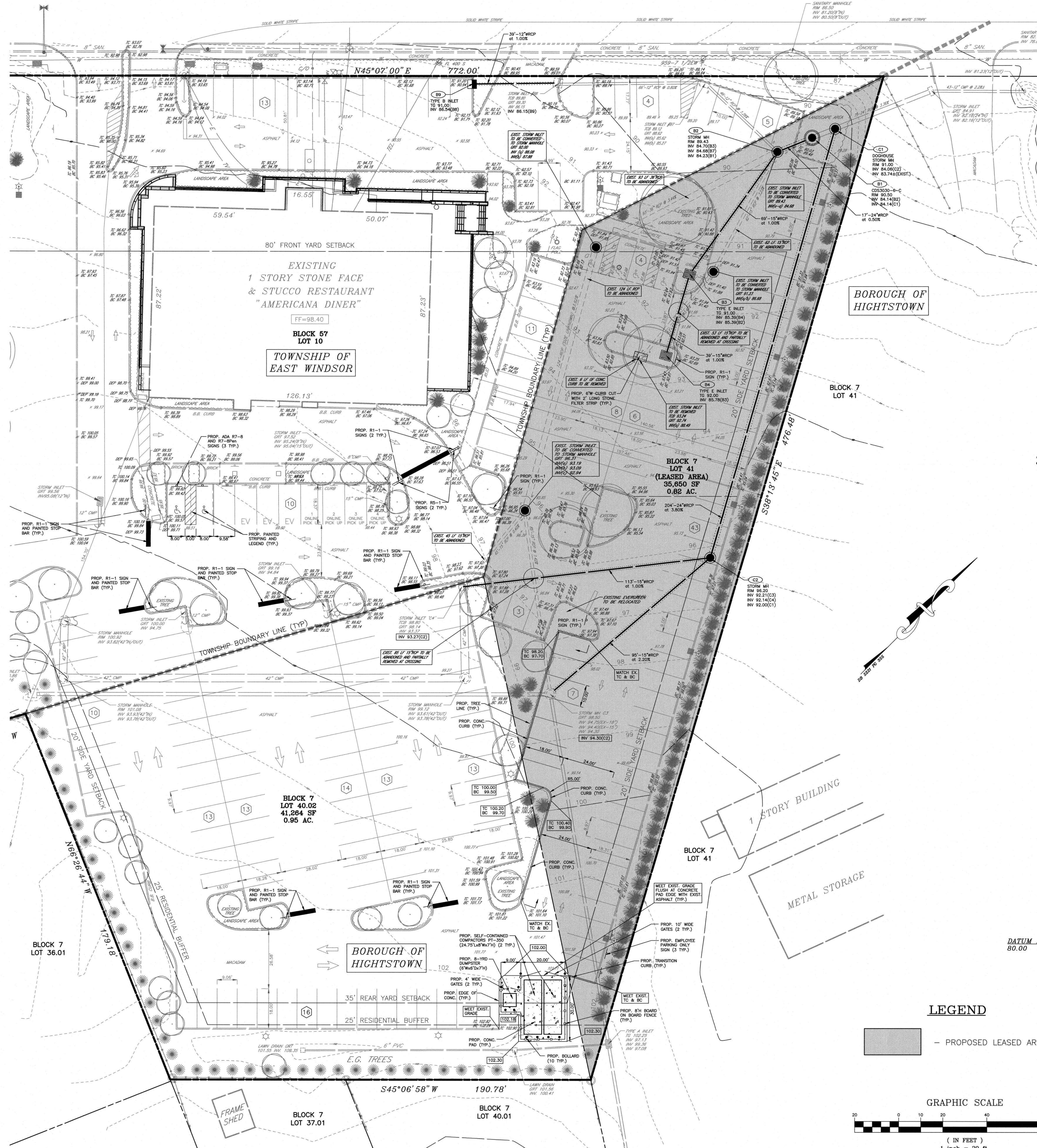
**MENLO ENGINEERING ASSOCIATES, INC.**  
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TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

**EXISTING CONDITIONS PLAN**  
BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC)

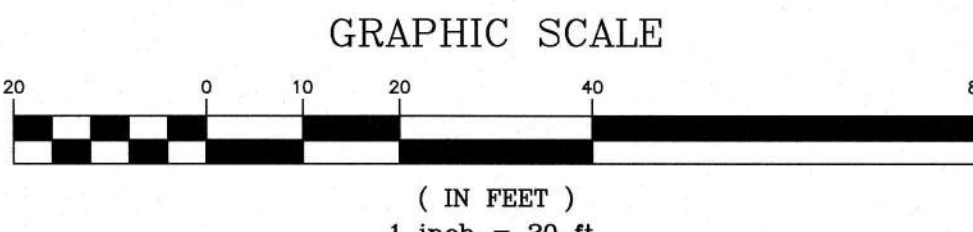


NEW JERSEY STATE HIGHWAY U.S. ROUTE NO. 130  
(120' WIDE R.O.W.)



LEGEND

— PROPOSED LEASED AREA

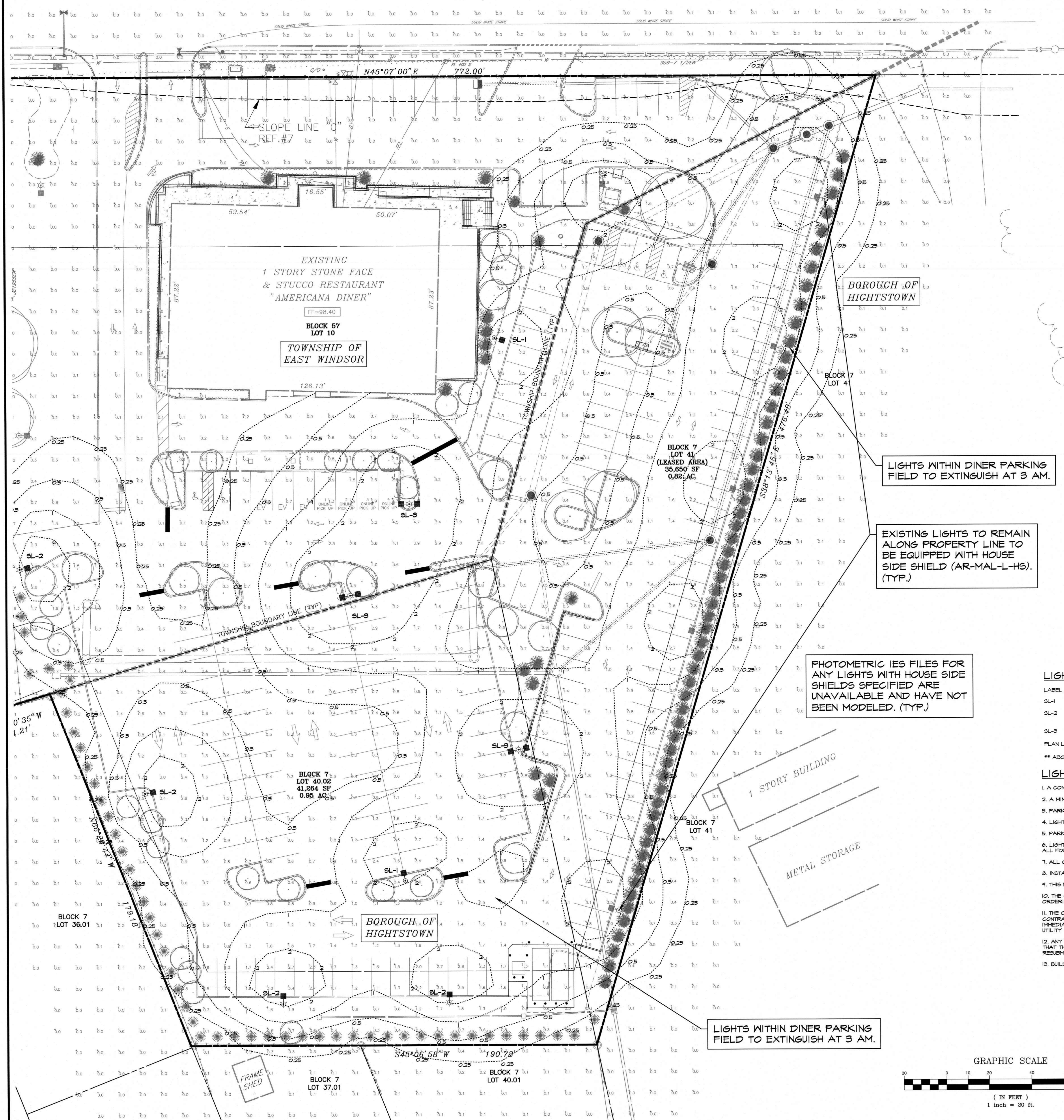


<b>REVISIONS</b>	
1) HIGHTSTOWN REV.	04/29/22
2) REV. PER TWP. COMMENTS	07/13/22
3) DUMPSTER AREA REV.	09/15/22
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.	
GREGORY S. OMAN PROFESSIONAL ENGINEER NJPE#43441	

<b>MENLO ENGINEERING ASSOCIATES, INC.</b> CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS 261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904 PHONE: (732) 846-8585 FAX: (732) 846-9439 CERTIFICATE OF AUTHORIZATION: 24627951900	
<b>AMERICANA CENTER</b> 359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY	
<b>CONSTRUCTION PLAN</b> BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)	
DRWN. BY SK	DATE OF ISSUE
DSGN. BY SK	FEBRUARY 11, 2022
CHKD. BY GSO	REV. 3) SEPTEMBER 15, 2022
APPRD. BY GSO	SCALE: 1"=20'
	JOB # 2005.109.02
	DWG # CP-1
	SHEET # 5



NEW JERSEY STATE HIGHWAY U.S. ROUTE NO. 130  
(120' WIDE R.O.W.)



LIGHTS WITHIN DINER PARKING FIELD TO EXTINGUISH AT 3 AM.

EXISTING LIGHTS TO REMAIN ALONG PROPERTY LINE TO BE EQUIPPED WITH HOUSE SIDE SHIELD (AR-MAL-L-HS). (TYP.)

PHOTOMETRIC IES FILES FOR ANY LIGHTS WITH HOUSE SIDE SHIELDS SPECIFIED ARE UNAVAILABLE AND HAVE NOT BEEN MODELED. (TYP.)

LIGHTS WITHIN DINER PARKING FIELD TO EXTINGUISH AT 3 AM.

LIGHTING SCHEDULE

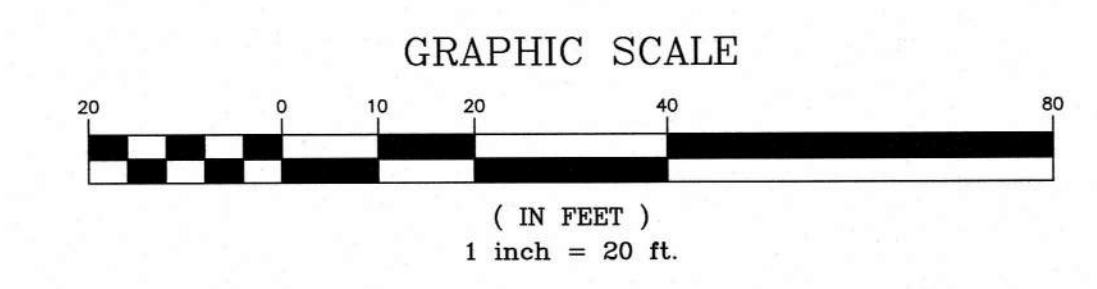
LABEL	QUANTITY	TYPE OF MOUNT	WATTAGE / COLOR TEMP	MOUNTING HEIGHT**	POLE HEIGHT	DISTRIBUTION	CATALOG NUMBER	POLE CATALOG NUMBER
SL-1	2	SINGLE SQUARE POLE	60 WATTS / 4,000 K LED	25.0'	25.0'	TYPE IV	MAXLITE LIGHTING - AR SERIES AR-60-T4-CS(4)-A	MAXLITE LIGHT POLE FL-SAS-25
SL-2	4	RETROFIT EXISTING POLE WITH SINGLE HEAD	60 WATTS / 4,000 K LED	25.0'	EXISTING	TYPE IV WITH HOUSE SIDE SHIELD	MAXLITE LIGHTING - AR SERIES AR-60-T4-CS(4)-A (AR-MAL-L-HS)	EXISTING LIGHT POLE
SL-3	5	RETROFIT EXISTING POLE WITH TWIN HEAD	60 WATTS / 4,000 K LED	25.0'	EXISTING	TYPE IV / TYPE IV	MAXLITE LIGHTING - AR SERIES AR-60-T4-CS(4)-A / AR-60-T4-CS(4)-A	EXISTING LIGHT POLE

PLAN LABELS WITH AN (\*) INDICATE A SECURITY LIGHT TO REMAIN ILLUMINATED FROM DUSK TO DAWN.

\*\* ABOVE GRADE

LIGHTING NOTES:

- A CONCRETE FOOTING BELOW FINISHED GRADE, SHALL BE INSTALLED FOR EACH FIXTURE. SIZE AND DEPTH TO BE DESIGNED BY STRUCTURAL ENGINEER.
- A MINIMUM OF (0.8) FOOTCANDLES, WITH AN AVERAGE OF (1.21) FOOTCANDLES AND AN AVERAGE TO MINIMUM UNIFORMITY RATIO OF (4.25:1) ARE PROVIDED WITHIN PARKING AREAS AND ACCESS AISLES.
- PARKING AREA POLES TO BE ALUMINUM, NON-TAPERED, SQUARE TO MATCH FIXTURE.
- LIGHT FIXTURES AND POLES TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- PARKING AREA LIGHTING CONTROLS SHALL BE PHOTOCELL OPERATED TIMER DEACTIVATED DURING HOURS OF OPERATION.
- LIGHT STANDARDS LOCATED IN PLANTING AREAS AND TURF AREAS SHALL BE A MINIMUM OF 30' OFF PAVEMENT CURB FACE. FOOTINGS WITHIN PARKING AREAS SHALL BE 6" ABOVE ADJACENT PAVEMENT GRADE. ALL FOUNDATIONS SHALL BE CYLINDRICAL. POLE HEIGHTS SHALL BE ADJUSTED FOR APPROPRIATE FOUNDATIONS USED WHILE MAINTAINING LIMBARE MOUNTING HEIGHT.
- ALL CIRCUIT DIAGRAMS AND ELECTRICAL PLANS FOR EXTERIOR LIGHTING TO SERVICE PANEL SHALL BE DESIGNED BY INTERIOR LIGHTING CONTRACTOR/ENGINEER.
- INSTALLATION OF ALL SITE LIGHTING ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, CODES, AND LAWS.
- THIS PLAN WAS PRODUCED USING LIGHTING ANALYSIS AGI PROGRAM WITH THE APPROPRIATE PHOTOMETRIC FILES SUPPLIED BY MAXLITE LIGHTING.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING OVERHEAD WIRES FOR CLEARANCE REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ENGINEER FOR ANY CONFLICTS PRIOR TO ORDERING LIGHTING EQUIPMENT.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER SHALL BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE.
- ANY LIGHT FIXTURE SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE ACCOMPANIED BY A POINT BY POINT CALCULATION VERIFYING THE SUBSTITUTED FIXTURES PERFORMANCE AND DEMONSTRATING THAT THE REVISED LIGHT LEVELS MATCH THE APPROVED PLANS. MENLO ENGINEERING WILL NOT PERFORM REVISED LIGHTING CALCULATIONS UNLESS AUTHORIZED BY THE OWNER. THE REVISED LIGHT LEVELS MUST BE SUBMITTED TO THE MUNICIPAL REVIEWING ENGINEER FOR APPROVAL.
- BUILDING MEP OR ELECTRICAL CONTRACTOR TO DETERMINE REQUIRED VOLTAGES FOR ALL SITE LIGHTING.



REVISIONS	DATE
1) HIGHTSTOWN REV	04/26/22
2) REV. PER TWP. COMMENTS	07/13/22
3) DUMPSTER AREA REV	09/15/22

DATE: \_\_\_\_\_

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.

KENNETH R. GRISEWOOD  
LANDSCAPE ARCHITECT  
NJ LICENSE #4000071

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BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY

**LIGHTING PLAN**  
BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)

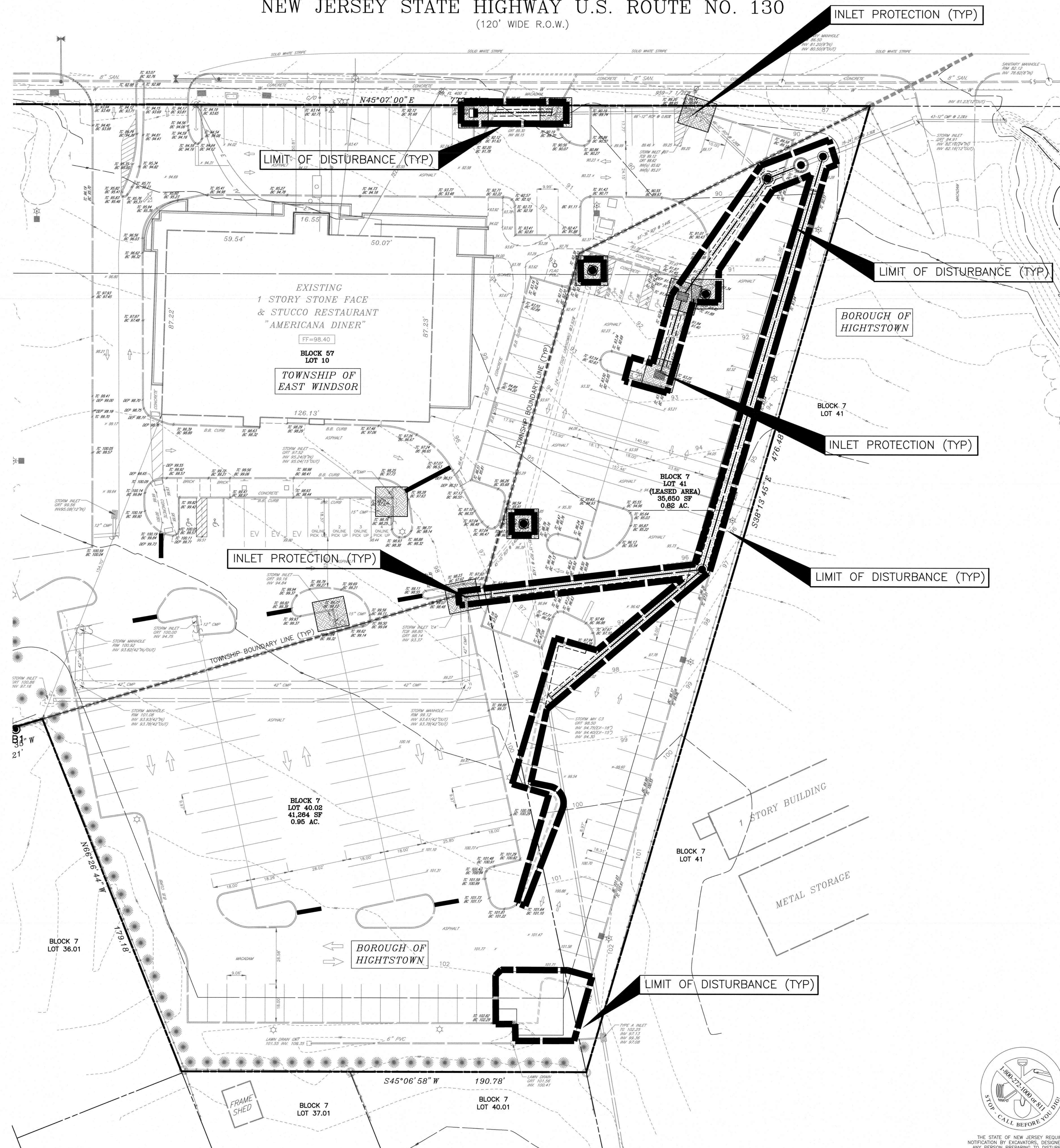
SCALE: 1"=20'  
DATE OF ISSUE: FEBRUARY 11, 2022  
REV 3) SEPTEMBER 15, 2022

DRAWN BY: LH  
DSGN BY: LH  
CHKD BY: KRG  
APPROD BY: KRG

JOB # 2005.109.02  
DWG # U-1  
SHEET # 6

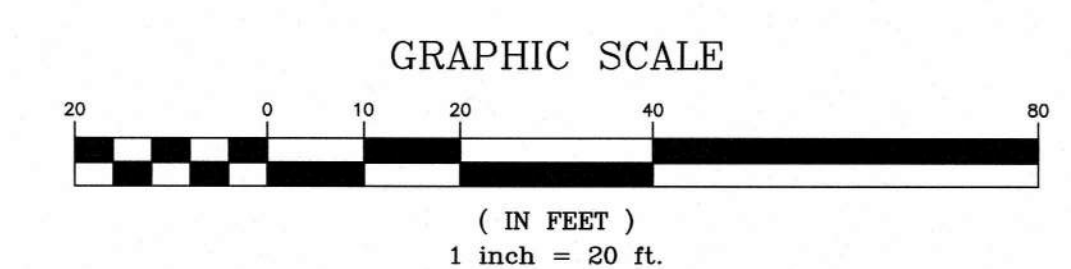


NEW JERSEY STATE HIGHWAY U.S. ROUTE NO. 130  
(120' WIDE R.O.W.)



TOTAL AREA OF DISTURBANCE =  
7,585 SF (OR 0.17 AC)

NOTE: THIS PLAN IS FOR SOIL EROSION  
AND SEDIMENT PURPOSES ONLY.



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NOTIFICATION BY EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO DISTURB THE  
EARTH'S SURFACE ANYWHERE IN THE STATE.

THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION UNIT - NO WORK SHALL BE DONE WITHOUT THE DATE OF THIS DRAWING.	REVISIONS	04/25/22
	1) HIGHTSTOWN REV.	07/13/22
	2) REV. PER TWP. COMMENTS	09/15/22
THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION.	DESIGNED BY	SK
	DRAWN BY	SK
	CHECKED BY	GSO
GREGORY S. OMAN PROFESSIONAL ENGINEER NJPE#14441	DATE OF ISSUE	FEBRUARY 11, 2022
	REV 3) SEPTEMBER 15, 2022	
	SCALE: 1"=20'	JOB # 2005.109.02
MENLO ENGINEERING ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS 261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904 PHONE: (732) 846-8585 FAX: (732) 846-9439 CERTIFICATE OF AUTHORIZATION: 24G027951900		DWG # SE-1
AMERICANA CENTER 358, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY		SHEET # 7
SOIL EROSION & SEDIMENT CONTROL PLAN BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)		



## SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 48 HOURS PRIOR TO STARTING LAND DISTURBANCE. AGENCY NOTICE MAY BE MAILED, FAXED OR EMAILED TO:  
MCCO, 508 HIGHER DRIVE, HAMILTON TOWNSHIP, NJ 08620  
PHONE: 609-586-3603 FAX: 609-586-1117 EMAIL: MERCER@MCCO.COM
2. IF APPLICABLE TO THIS PROJECT, THE OWNER SHOULD BE AWARE OF HIS OR HER OBLIGATION TO FILE FOR A NUPES CONSTRUCTION ACTIVITY STORMWATER SEDS PERMIT (NJ00088323) VIA THE NJADEQ ONLINE PERMITTING SYSTEM (WWW.NJADEQ.NJ.GOV) AND TO MAINTAIN THE ASSOCIATED MANAGEMENT PRACTICES AND STORMWATER POLLUTION PREVENTION PLAN SELF-INSPECTION LOGBOOK ON-SITE AT ALL TIMES. THIS PERMIT MUST BE FILED PRIOR TO THE START OF SOIL DISTURBANCE. WORK ON-LINE APPLICATION PROCESS WILL REQUIRE ENTRY OF AN SED CERTIFICATION CODE, WHICH IS PROVIDED BY THE SOIL CONSERVATION DISTRICT UPON CERTIFICATION OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
3. THE MERCER COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED OF ANY CHANGES IN OWNERSHIP, ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN, INCLUDING AN INCREASE IN THE LIMIT OF DISTURBANCE, WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET THE MINIMUM STANDARDS FOR SEDIMENT CONTROL.

A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND AT THEIR PROPER LOCATIONS. SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ. IF LANGUAGE CONTAINED WITHIN ANY OTHER PERMIT FOR THIS PROJECT IS MORE RESTRICTIVE THAN (BUT NOT CONTRADICTORY TO) WHAT IS CONTAINED WITHIN THESE NOTES OR ON THE ACTUATION OF SOIL EROSION AND SEDIMENT CONTROL PLAN, THEN THE MORE RESTRICTIVE PERMIT REQUIREMENTS SHALL BE FOLLOWED.

THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF 2" x 12" x 24" FT. CLEAN STONE, TRACKING PAD AT ALL CONSTRUCTION DRIVEWAYS AND AFTER INITIAL SITE DISTURBANCE, WHETHER IDENTIFIED ON THE CERTIFIED PLAN OR NOT, THE WORK SHALL SPREAD THE FULL WIDTH OF ACCESS AND LENGTH SHALL BE 50 FT. OR MORE, DEPENDING ON SITE CONDITIONS AND AS REQUIRED BY THE STANDARD. STABILIZED CONSTRUCTION ACCESS SHALL BE PROVIDED BETWEEN THE EDGE OF PAVEMENT AND THE STONE ACCESS PAD.

9. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. THESE AREAS MUST BE STABILIZED IMMEDIATELY. THE SUB-BASE COURSE SHALL BE INSTALLED WITHIN 10 DAYS OF PRELIMINARY GRADING PROVIDED THAT ALL OTHER REQUIREMENTS RELATED TO EROSION PREVENTION, SEDIMENT BASINS, SMILES AND THE SEQUENCE OF CONSTRUCTION HAVE BEEN MET. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO OTHER REQUIREMENTS RELATED TO EROSION PREVENTION, SEDIMENT BASINS, SMILES AND THE SEQUENCE OF CONSTRUCTION SHALL BE RECLAIMED AND STABILIZED DAILY, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
10. SLOPED AREAS SHALL BE RECOVERED PRIOR TO THE END OF THE SEASON. CONSTRUCTION SHALL BE RECLAIMED AND STABILIZED DAILY, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
11. SLOPED AREAS SHALL BE RECOVERED PRIOR TO THE END OF THE SEASON. CONSTRUCTION SHALL BE RECLAIMED AND STABILIZED DAILY, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

TEMPORARY VEGETATIVE COVER, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.

12. SLOPED AREAS SHALL BE RECOVERED PRIOR TO THE END OF THE SEASON. CONSTRUCTION SHALL BE RECLAIMED AND STABILIZED DAILY, OR IF THE AREA IS NOT TOPSOILED, THEN THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
13. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE COMPLETED, ANY SOIL THAT IS NOT COVERED BY A SUFFICIENT PERMANENT VEGETATIVE COVER SHALL BE RECOVERED AND STABILIZED.

ANY SOIL THAT IS NOT COVERED BY A SUFFICIENT PERMANENT VEGETATIVE COVER SHALL BE RECOVERED AND STABILIZED. ANY SOIL THAT IS NOT COVERED BY A SUFFICIENT PERMANENT VEGETATIVE COVER SHALL BE RECOVERED AND STABILIZED.

14. DURING THE COURSE OF CONSTRUCTION, SOIL COMPACTION WITHIN HAIL ROUTES, STANDING AREAS AND OTHER PROJECT AREAS, IN ACCORDANCE WITH THE STANDARD FOR SOIL STABILIZATION, SHALL BE SCARIFIED TO 12" IMMEDIATELY PRIOR TO TOPSOIL APPLICATION. THIS WILL HELP ENSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBGRADE. THIS PRACTICE IS PERMISSIBLE ONLY WHEN THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
15. PRIOR TO SEEDING, TOPSOIL SHALL BE WORKED TO PREPARE A PROPER SEEDBED. THIS SHALL INCLUDE RAKING OF THE TOPSOIL AND REMOVAL OF DEBRIS AND STONES, ALONG WITH OTHER REQUIREMENTS OF THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION.

IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS. ANY SOIL HAVING A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDES SHALL BE BURIED WITH LIMESTONE IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS.

16. MULCHING TO THE STANDARDS IS REQUIRED FOR ALL CONSTRUCTION REPORTS OF COMPLIANCE. CONDITIONAL ROADS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING WINDOW. THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING WINDOW.
17. MULCHING TO THE STANDARDS IS REQUIRED FOR ALL CONSTRUCTION REPORTS OF COMPLIANCE. CONDITIONAL ROADS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING WINDOW.

MULCHING TO THE STANDARDS IS REQUIRED FOR ALL CONSTRUCTION REPORTS OF COMPLIANCE. CONDITIONAL ROADS ARE ONLY ISSUED WHEN THE SEASON PROHIBITS SEEDING. PERMANENT STABILIZATION MUST THEN BE COMPLETED DURING THE OPTIMUM SEEDING WINDOW.

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## STANDARD FOR PERMANENT VEGETATIVE COVER

On exposed soils that have a potential for causing off-site environmental damage.

1. Site Preparation:
  - A. Grade as needed and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. All grading should be done in accordance with the standards for land grading. PG. 19-1
  - B. Install needed erosion control practices or facilities such as diversions, grade stabilization structures, sedimentation measures, sediment basins, and waterways. SEE STANDARDS 11 THROUGH 42.

2. Protective Materials:

- A. UNROTATED SALT-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 100 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIME OR MULCH MAY BE USED TO STABILIZE THE SURFACE. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- B. ASPHALT NETTING IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINERY IS PROHIBITED. SEE STANDARD 11 THROUGH 42.

3. Synthetic or Organic Soil Stabilizers may be used upon suitable conditions and in quantities as recommended by the manufacturer.

4. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

5. MULCH NETTING, SUCH AS PAPER JUTE, EXCELOR, COTTON, OR PLASTIC, MAY BE USED.

6. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED.

7. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

8. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

9. MULCH NETTING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES:

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

B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOVED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING CULTUR TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM PROTECTION. MULCH PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

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

2. USE ONE OF THE FOLLOWING:

A. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROLYTIC MATERIALS WHEN MIXED WITH WATER FORMULATE A GEL WHICH FORMS A MEMBRANE MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOLOGICAL EFFECT OR BE UNDESIRABLY INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

B. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

C. AFTER SEEDING, FIRING THE MULCH WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT. RESTORE THE SURFACE TO ITS ORIGINAL CONDITION. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DETERMINED BY THIS MULCHING REQUIREMENT.

A. Straw or Hay. Unrotated small grain straw, hay free of debris, or soft hay to be applied at the rate of 1-1/2 to 2 tons per acre (10 to 20 pounds per 1,000 square feet).

B. Mulch Netting. Staple paper, jute, cotton, or plastic nettings to the soil surface.

C. Crimper. (mulch anchoring cultter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour or slope. Straw mulch rate must be 3 tons per acre. No tackifier or adhesive agent is required.

D. Liquid Mulch-Binders - May be used to anchor straw hay, hay or straw mulch.

A. Areas where trees or shrubs are to be planted shall be covered with a minimum of 24 inches of soil with a pH of 5 or more.

B. Disposal areas shall not be located within 24 inches of any surface of a slope or bank, such as berms, stream banks, ditches and others to prevent potential lateral leaching damages.

C. Equipment used for movement of high acid producing soils to other parts of the site, into streams or stormwater conveyances and to protect machinery from accelerated rusting.

D. Non-vegetative erosion control practices (stone tracking pads, strategically placed limestone check dams, salt fence, wood chips) should be installed to limit the movement of high acid producing soils from around and off the site.

E. Following burial or removal of high acid producing soil, topsoiling and seeding of the site, (see Temporary Vegetative Cover for Soil Stabilization, Permanent Vegetative Cover for Soil Stabilization and Topsoiling) monitoring should continue for approximately 6 to 12 months to ensure that the critical root radius has been established and the soil has returned to its original condition.

F. Monitoring of areas where high acid producing soil has been placed or buried should be performed for at least 2 years or longer if problems occur, to assure there is no migration of potential acid leachate.

## STANDARD FOR STABILIZATION WITH MULCH ONLY

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING. PG. 19-1

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, SEDIMENTATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS

A. UNROTATED SALT-GRAIN STRAW, OR SALT HAY AT 2.0 TO 2.5 TONS PER ACRE IS SPREAD UNIFORMLY AT 100 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL. LIME OR MULCH MAY BE USED TO STABILIZE THE SURFACE. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.

B. ASPHALT NETTING IS RECOMMENDED AT THE RATE OF 600 TO 1,200 GALLONS PER ACRE. THIS IS SUITABLE FOR A LIMITED PERIOD OF TIME WHERE TRAVEL BY PEOPLE, ANIMALS, OR MACHINERY IS PROHIBITED. SEE STANDARD 11 THROUGH 42.

C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UPON SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELOR, COTTON, OR PLASTIC, MAY BE USED.

F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED.

G. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

H. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

I. MULCH NETTING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING ON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES:

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C. CRIMPER MULCH ANCHORING CULTUR TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM PROTECTION. MULCH PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

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C. AFTER SEEDING, FIRING THE MULCH WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT. RESTORE THE SURFACE TO ITS ORIGINAL CONDITION. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

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B. Mulch Netting. Staple paper, jute, cotton, or plastic nettings to the soil surface.

C. Crimper. (mulch anchoring cultter tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by a tractor, which must operate on the contour or slope. Straw mulch rate must be 3 tons per acre. No tackifier or adhesive agent is required.

D. Liquid Mulch-Binders - May be used to anchor straw hay, hay or straw mulch.

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C. Equipment used for movement of high acid producing soils to other parts of the site, into streams or stormwater conveyances and to protect machinery from accelerated rusting.

D. Non-vegetative erosion control practices (stone tracking pads, strategically placed limestone check dams, salt fence, wood chips) should be installed to limit the movement of high acid producing soils from around and off the site.

E. Following burial or removal of high acid producing soil, topsoiling and seeding of the site, (see Temporary Vegetative Cover for Soil Stabilization, Permanent Vegetative Cover for Soil Stabilization and Topsoiling) monitoring should continue for approximately 6 to 12 months to ensure that the critical root radius has been established and the soil has returned to its original condition.

F. Monitoring of areas where high acid producing soil has been placed or buried should be performed for at least 2 years or longer if problems occur, to assure there is no migration of potential acid leachate.

## DUST CONTROL

THE FOLLOWING METHODS ARE SUITABLE FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY.

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND PERMANENT STABILIZATION WITH SOO.

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

A. IONIC ASPHALT EMULSION

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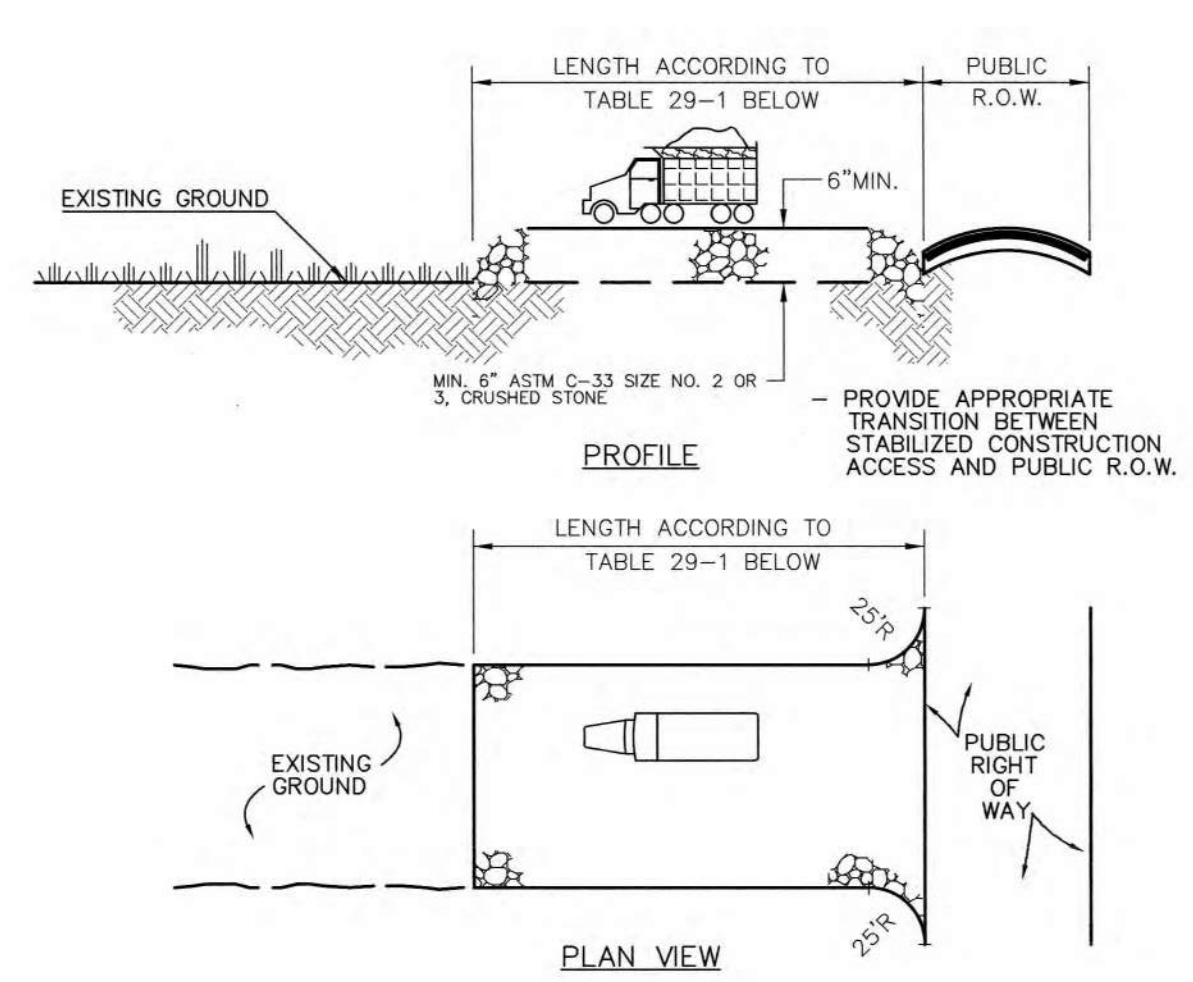
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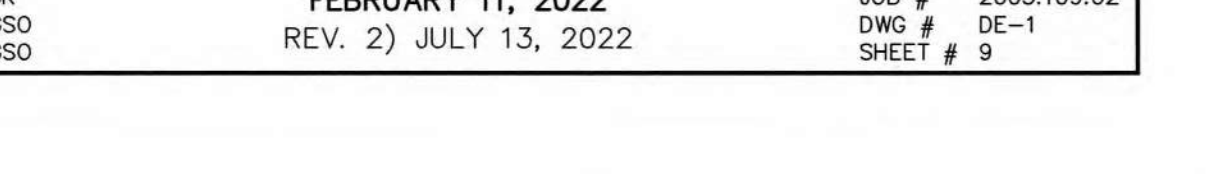
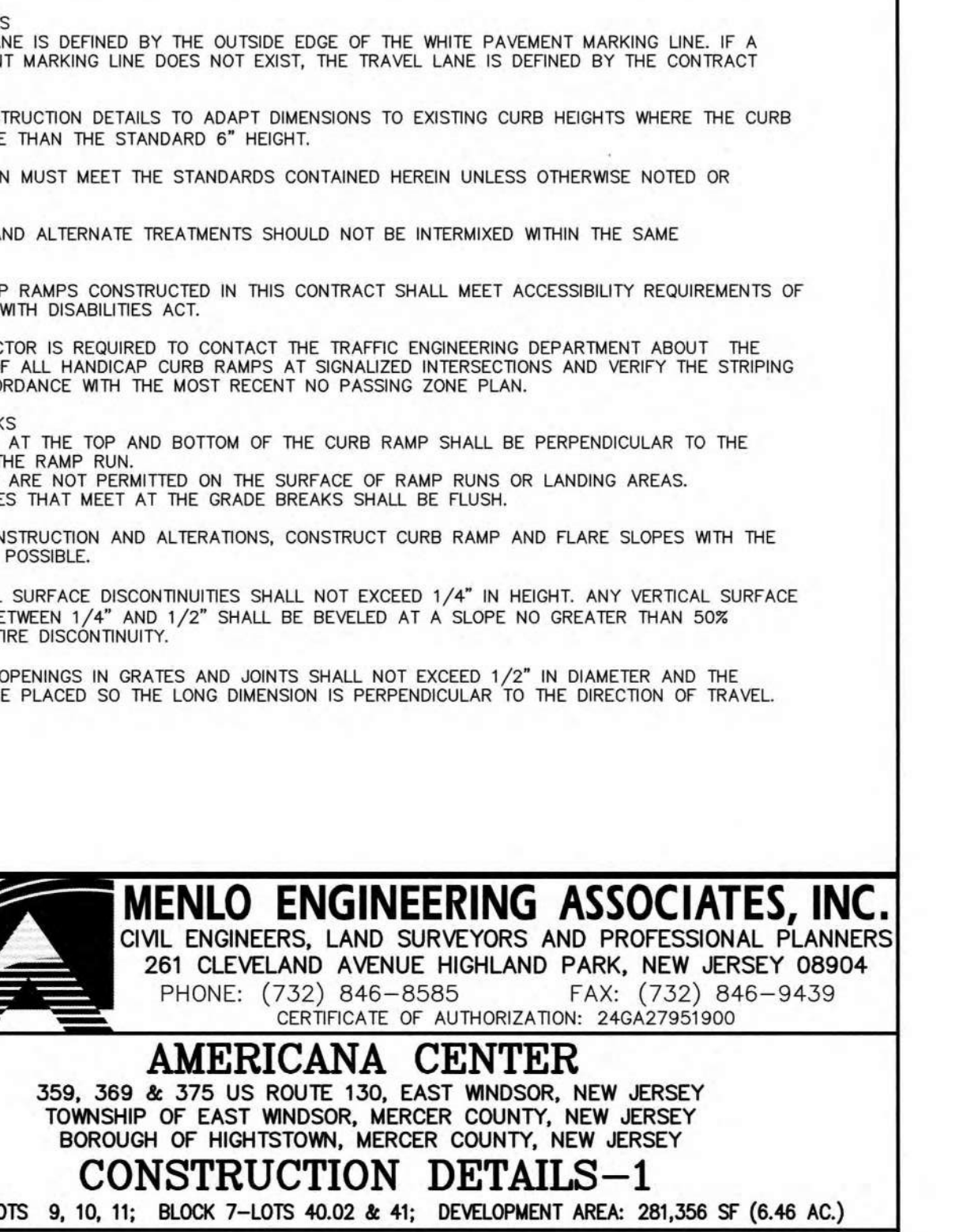
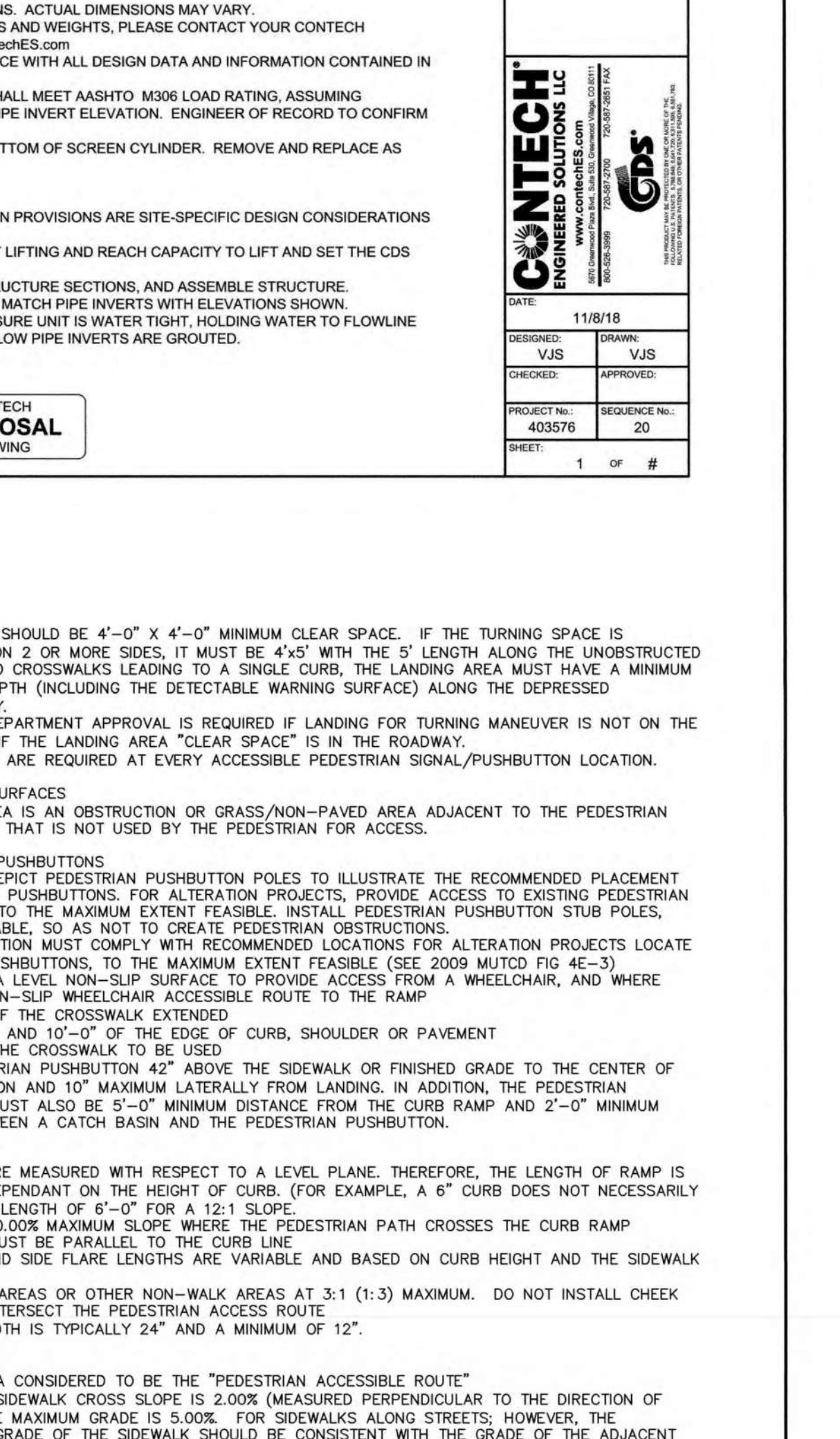
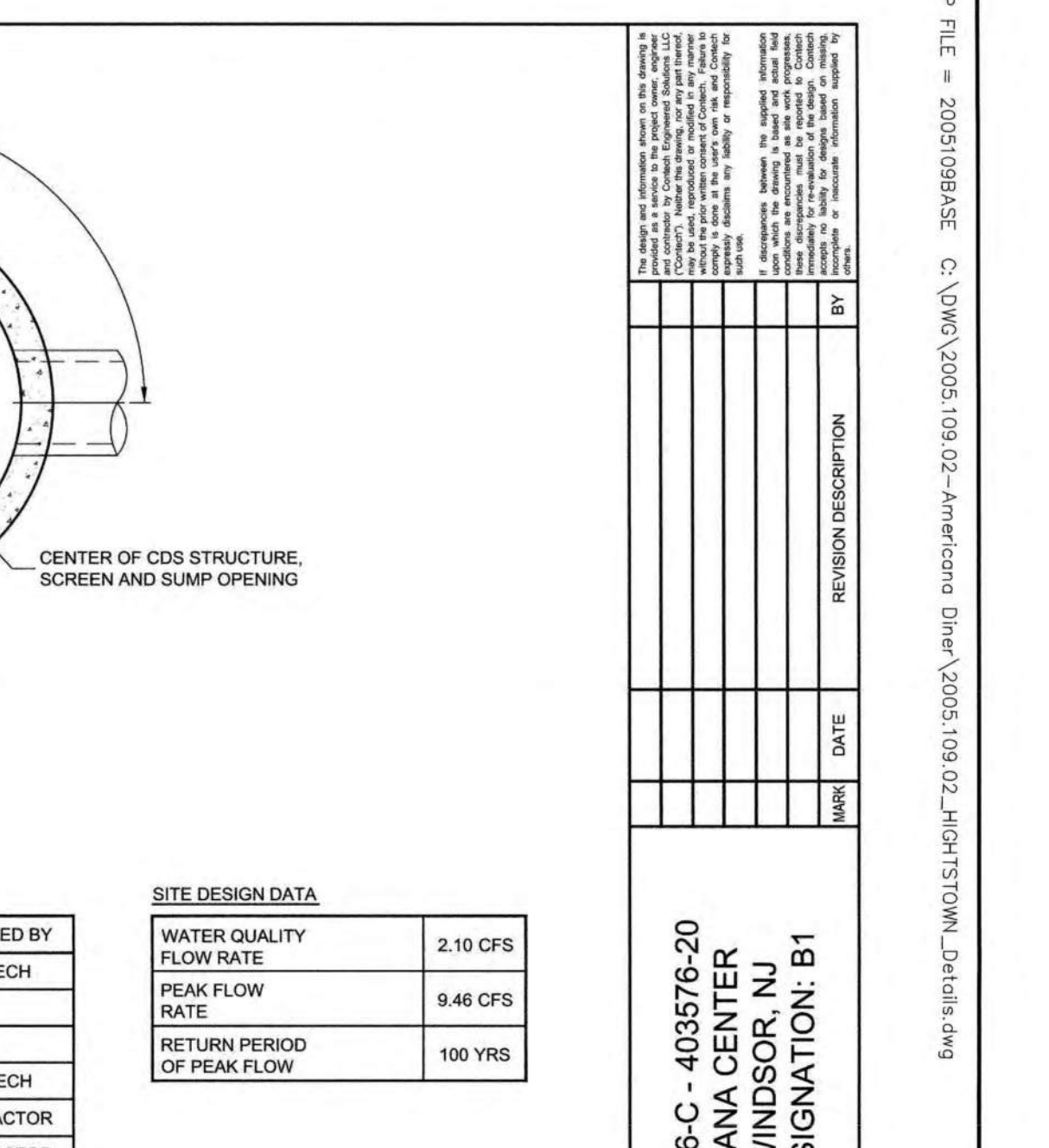
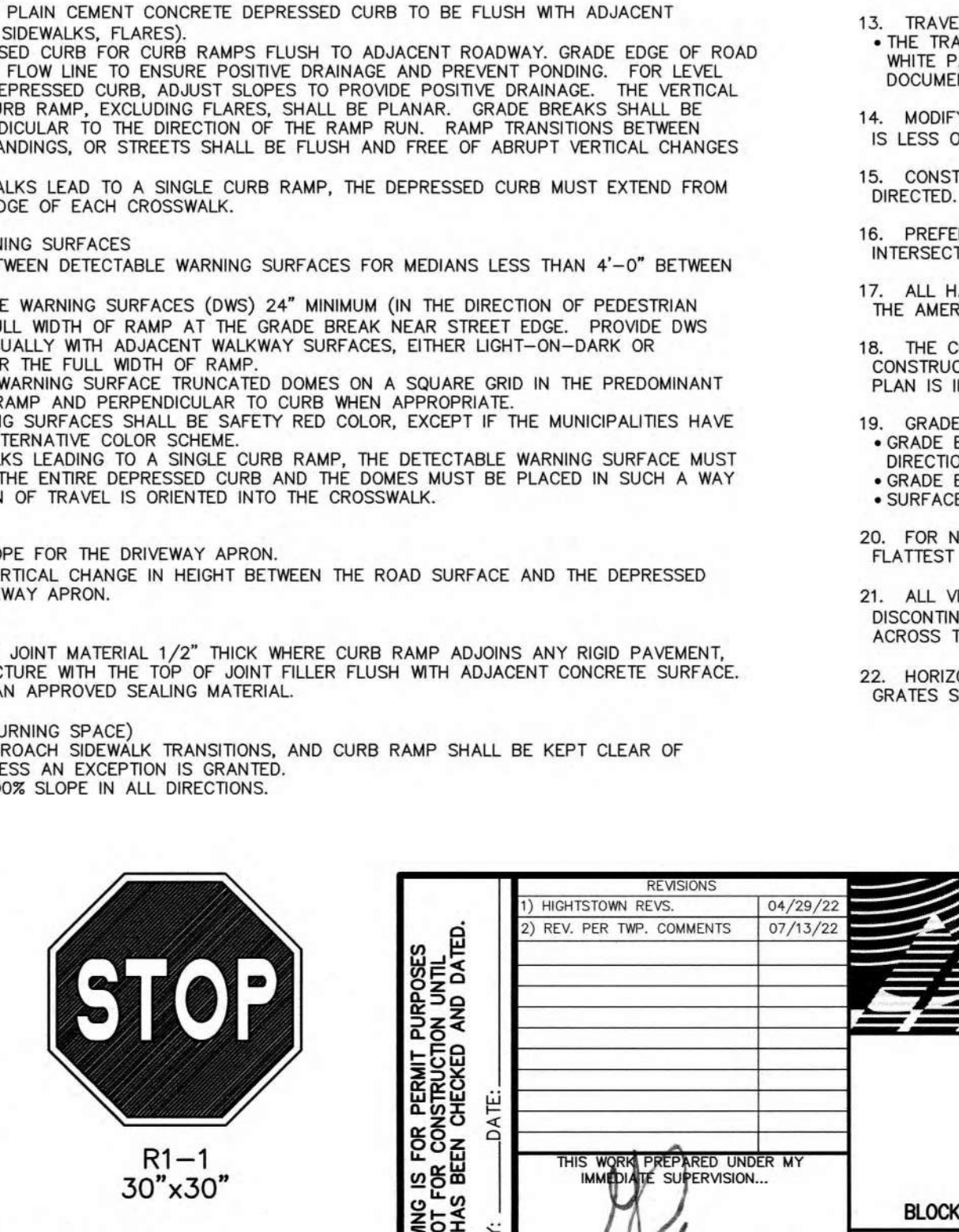
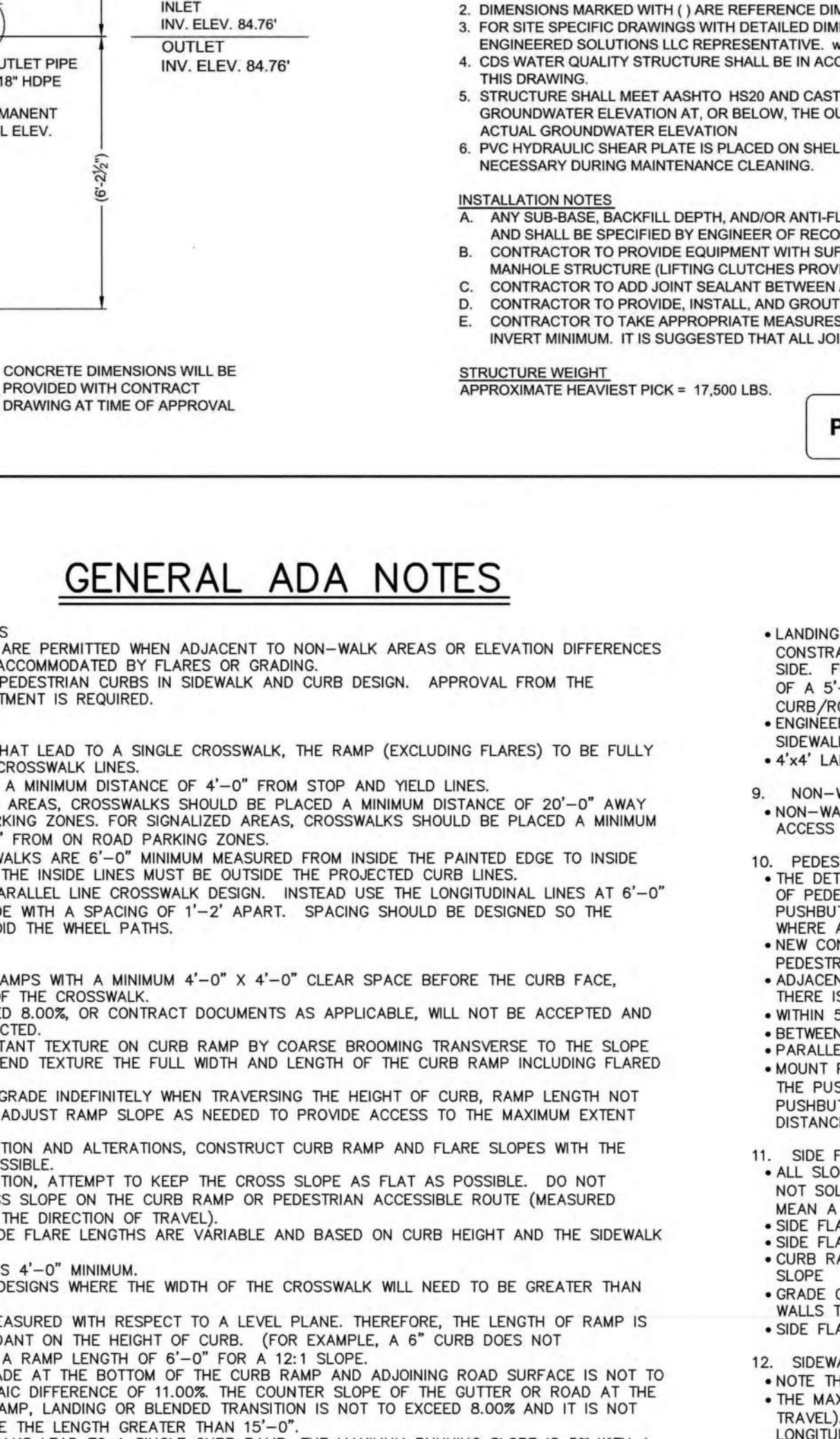
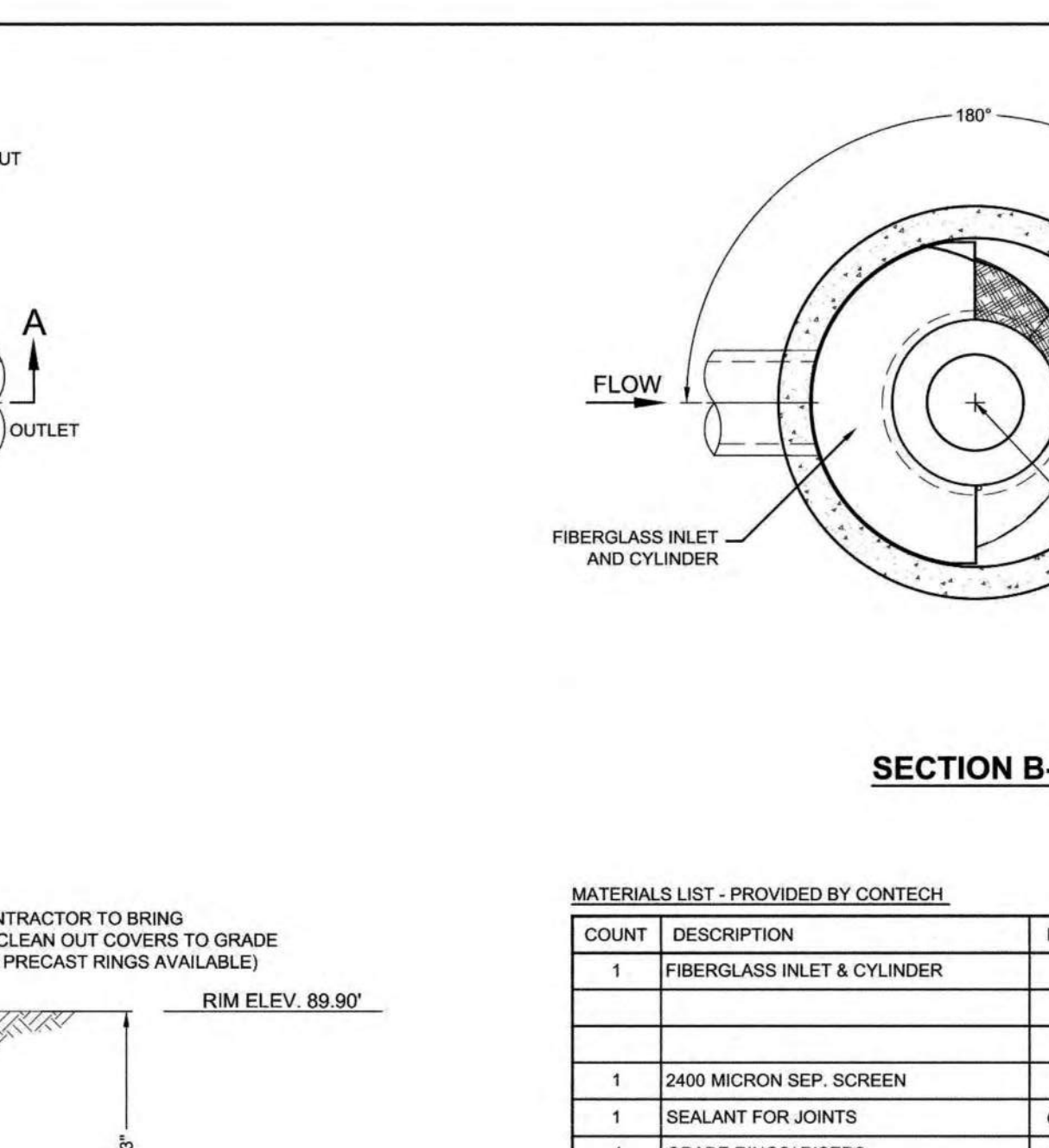
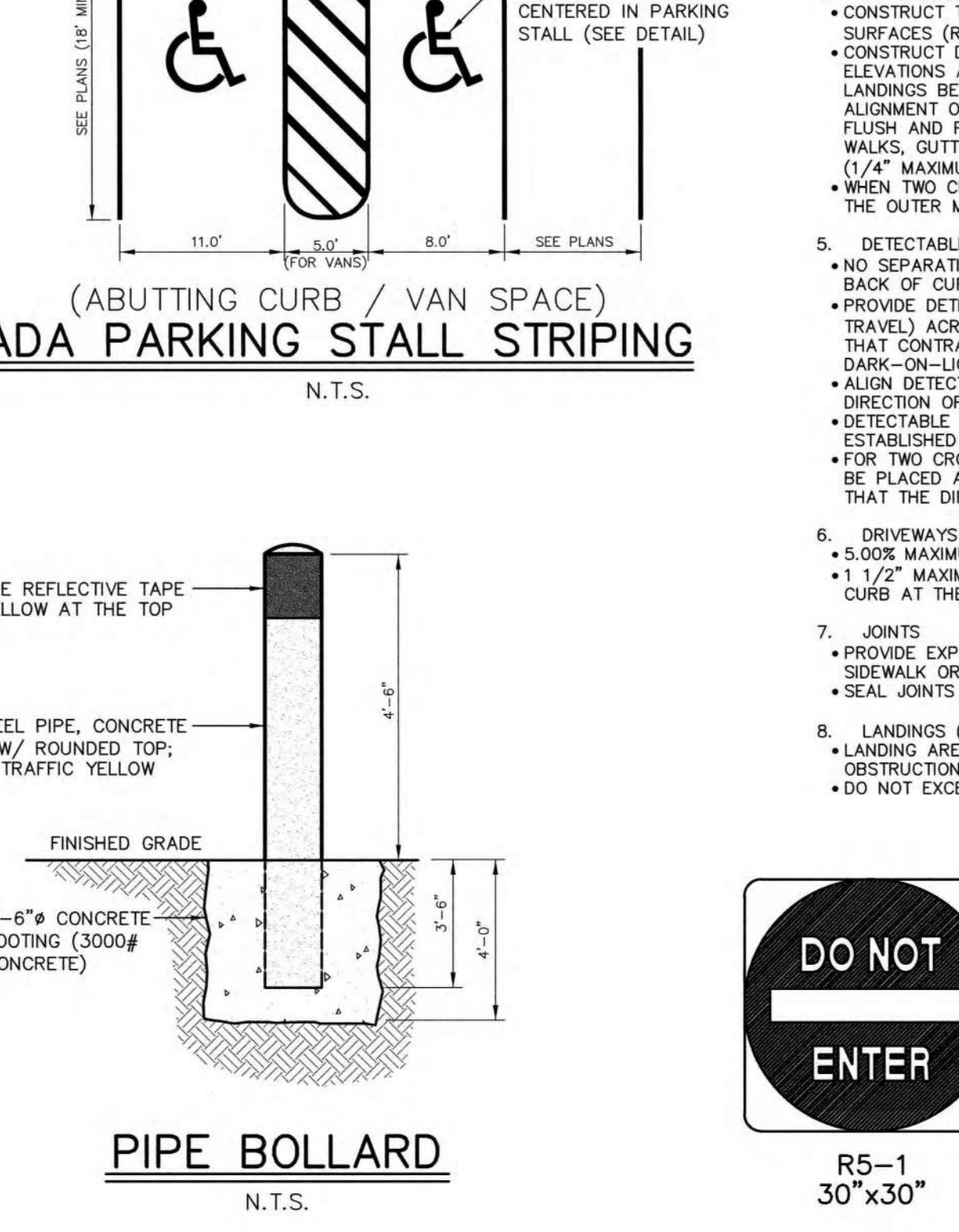
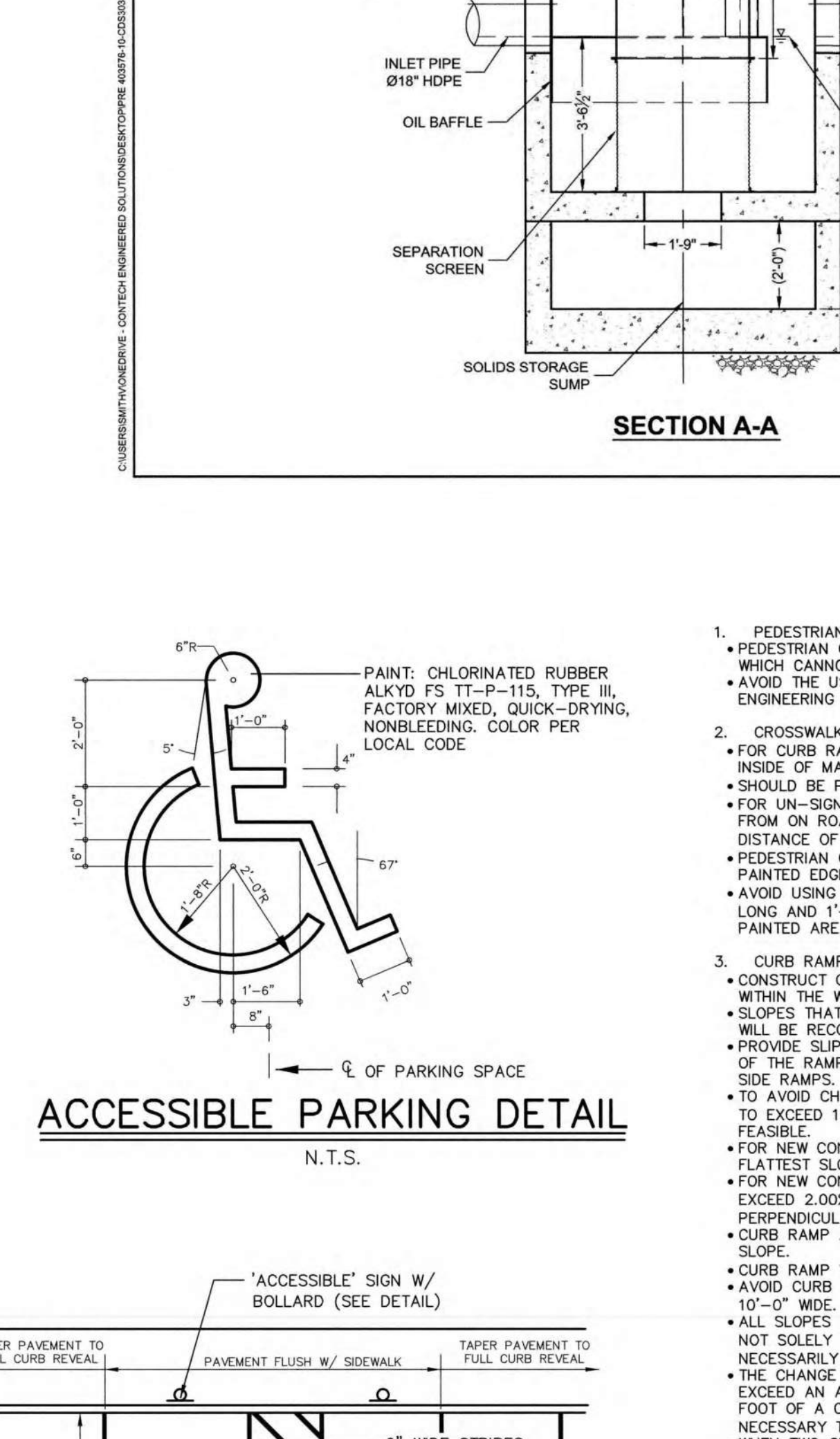
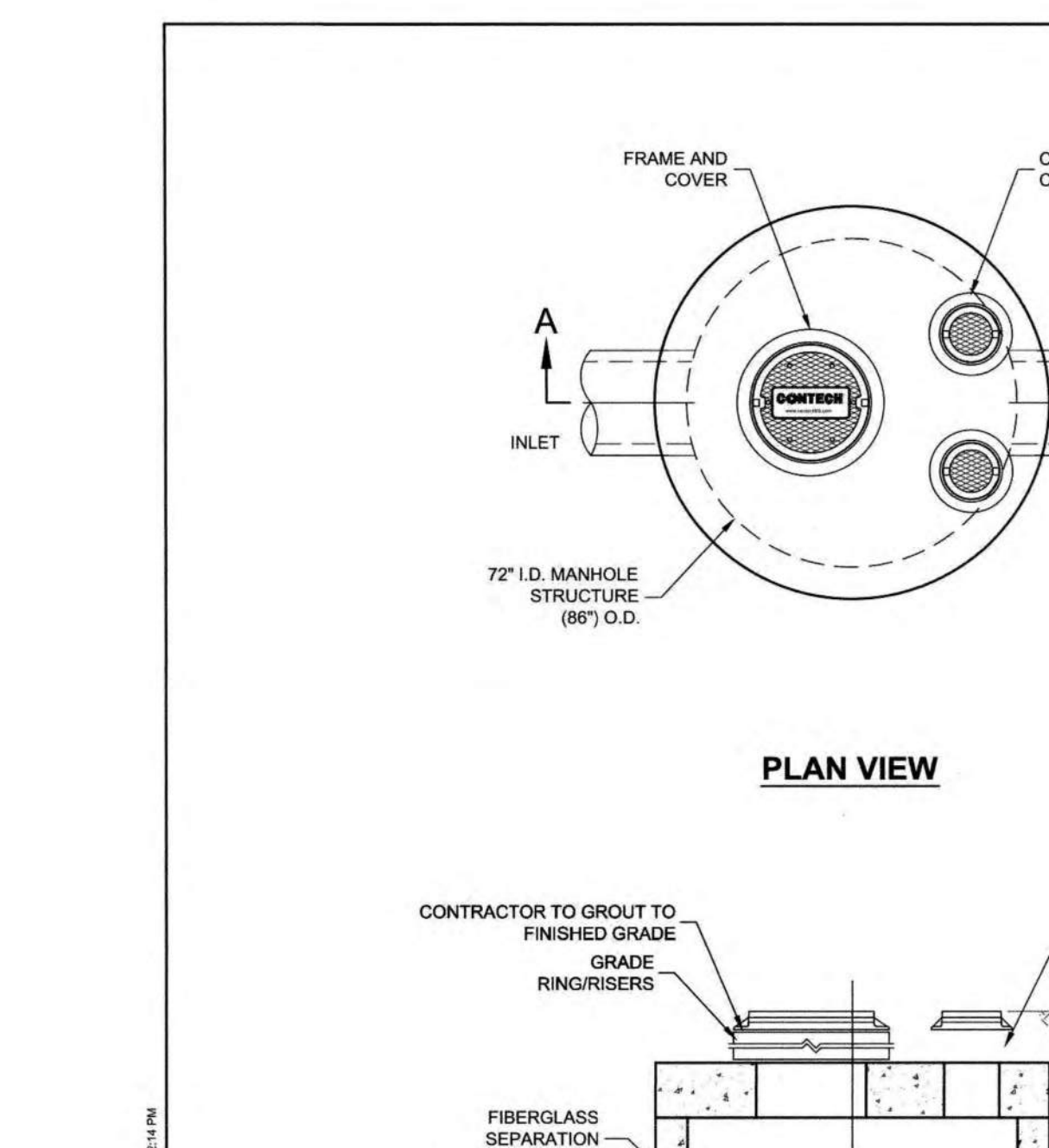
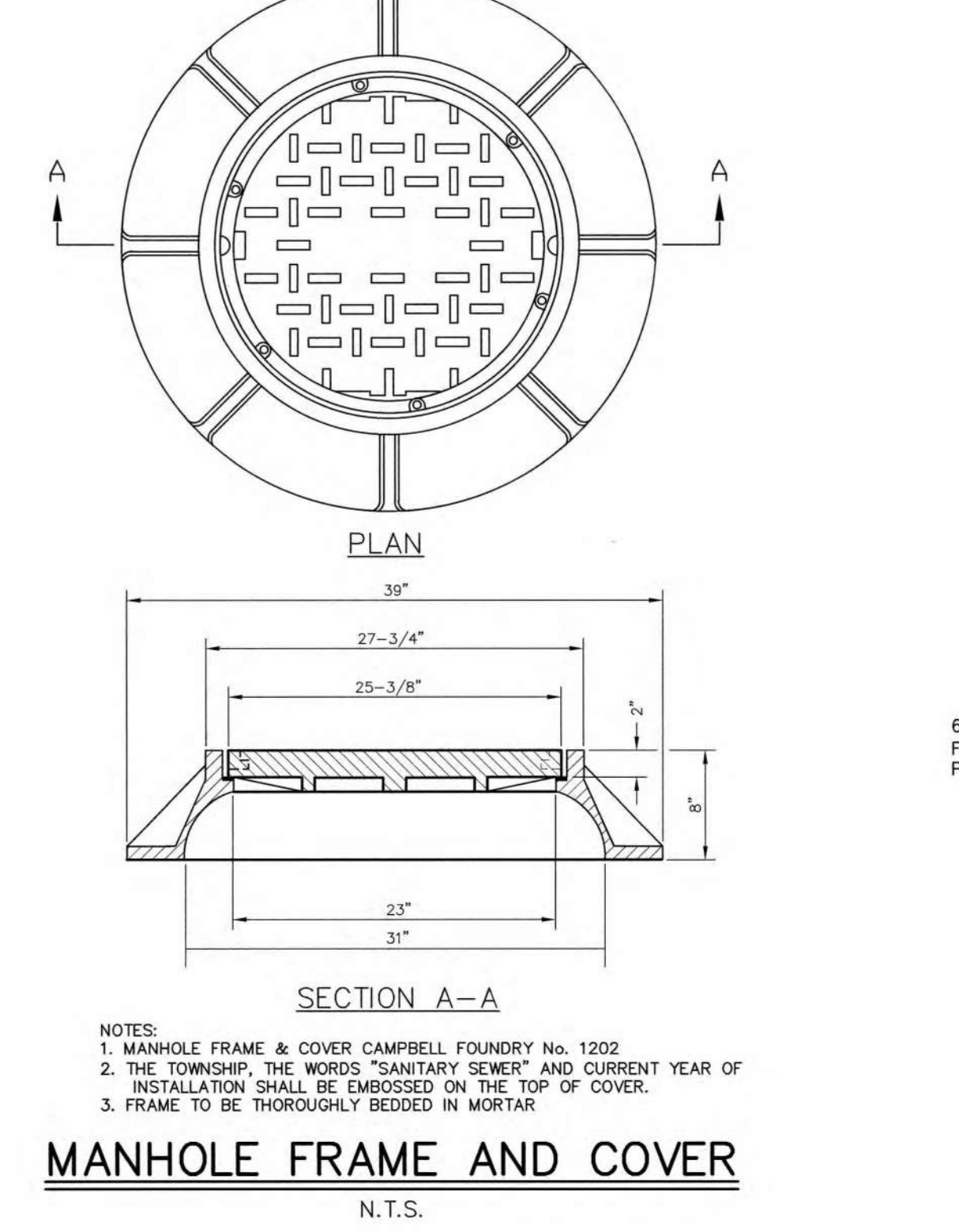
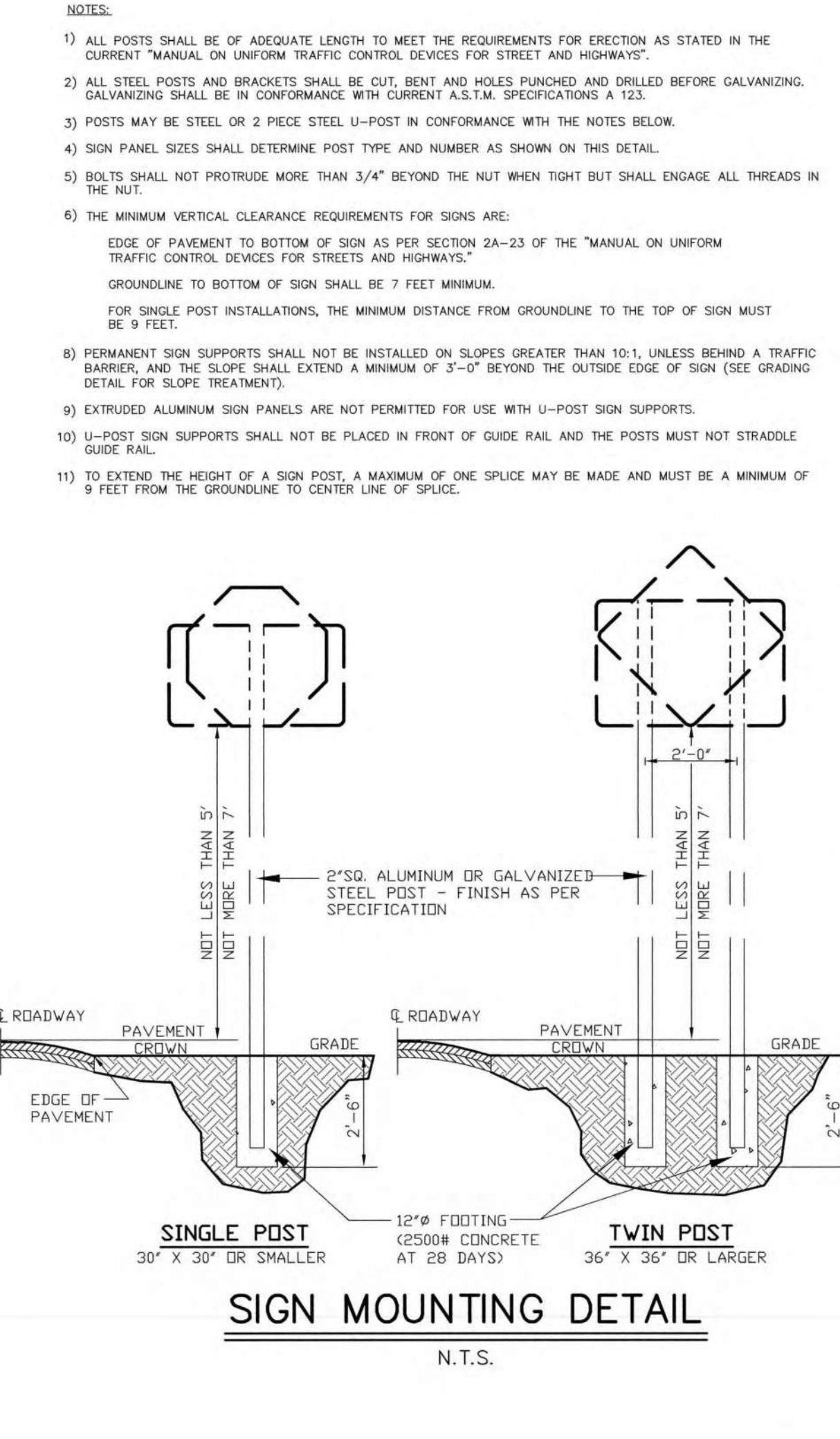
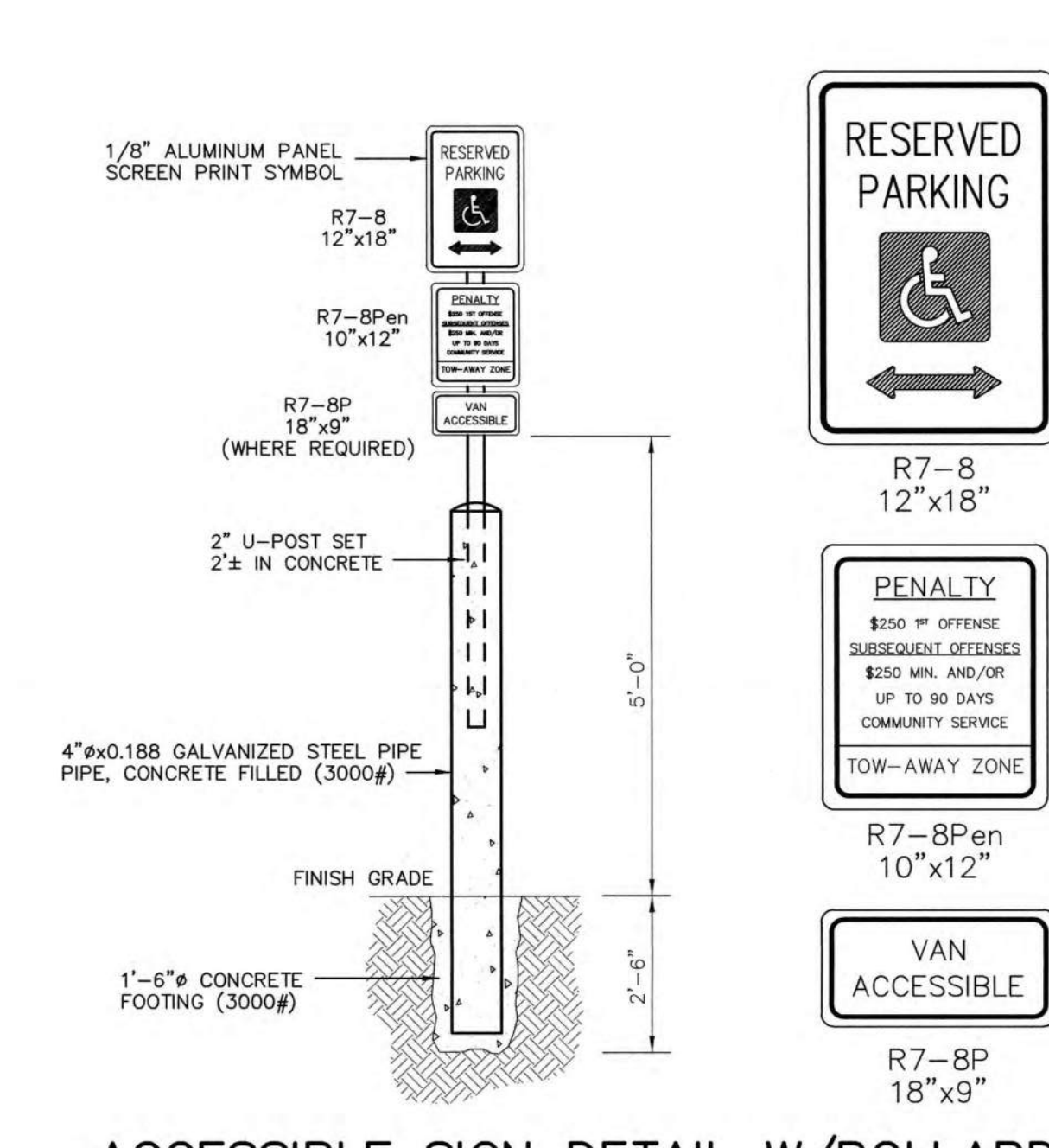
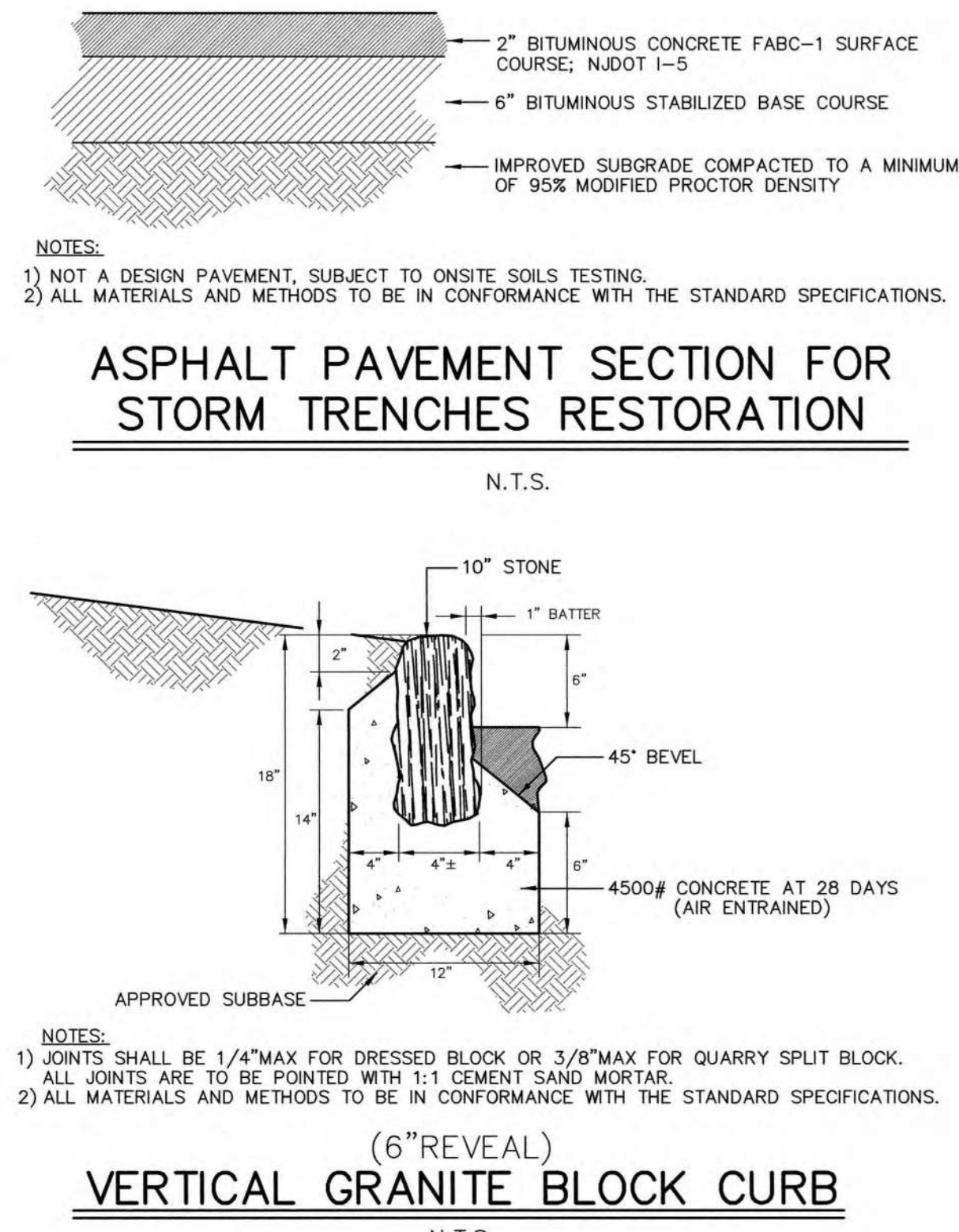
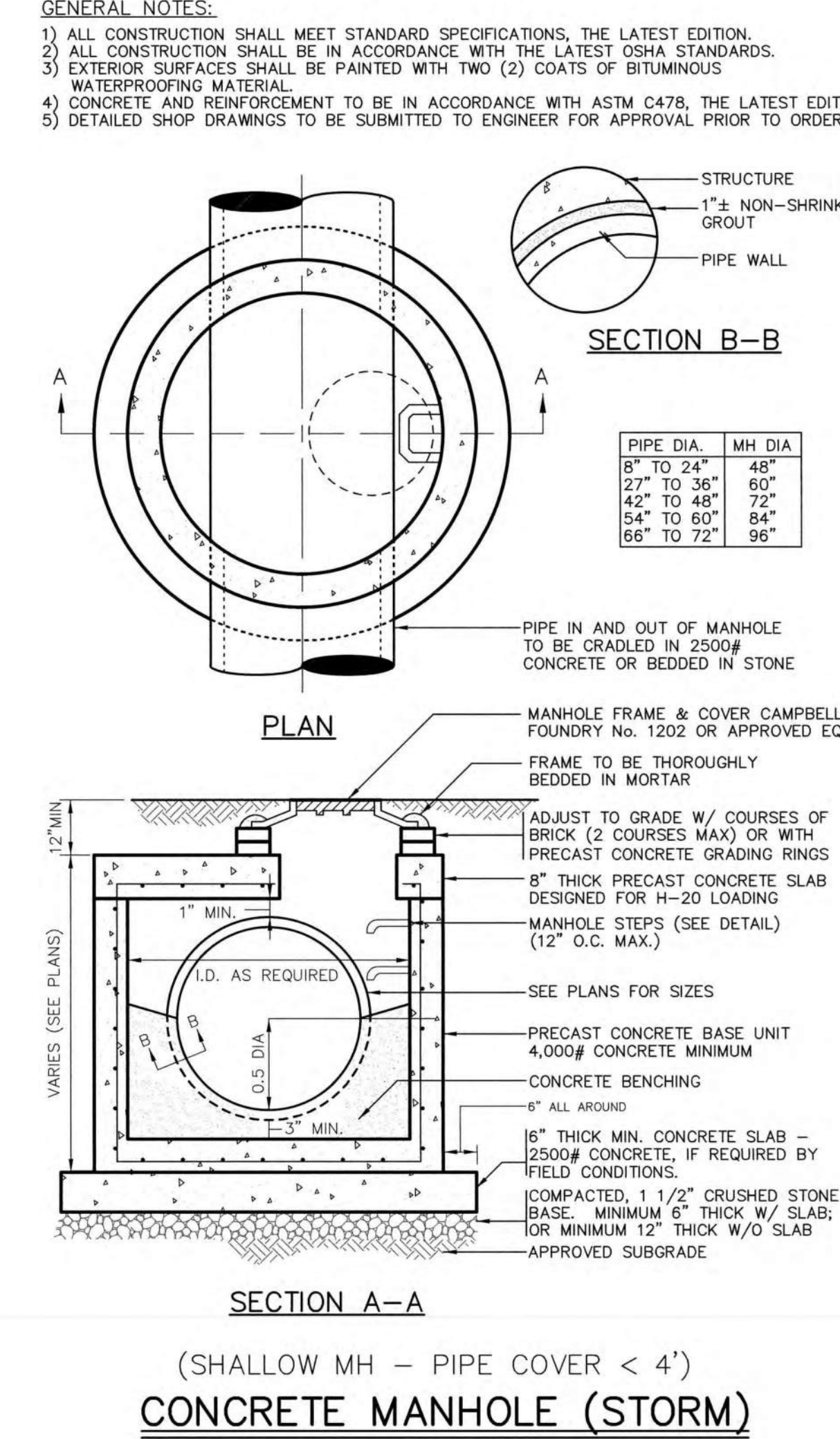
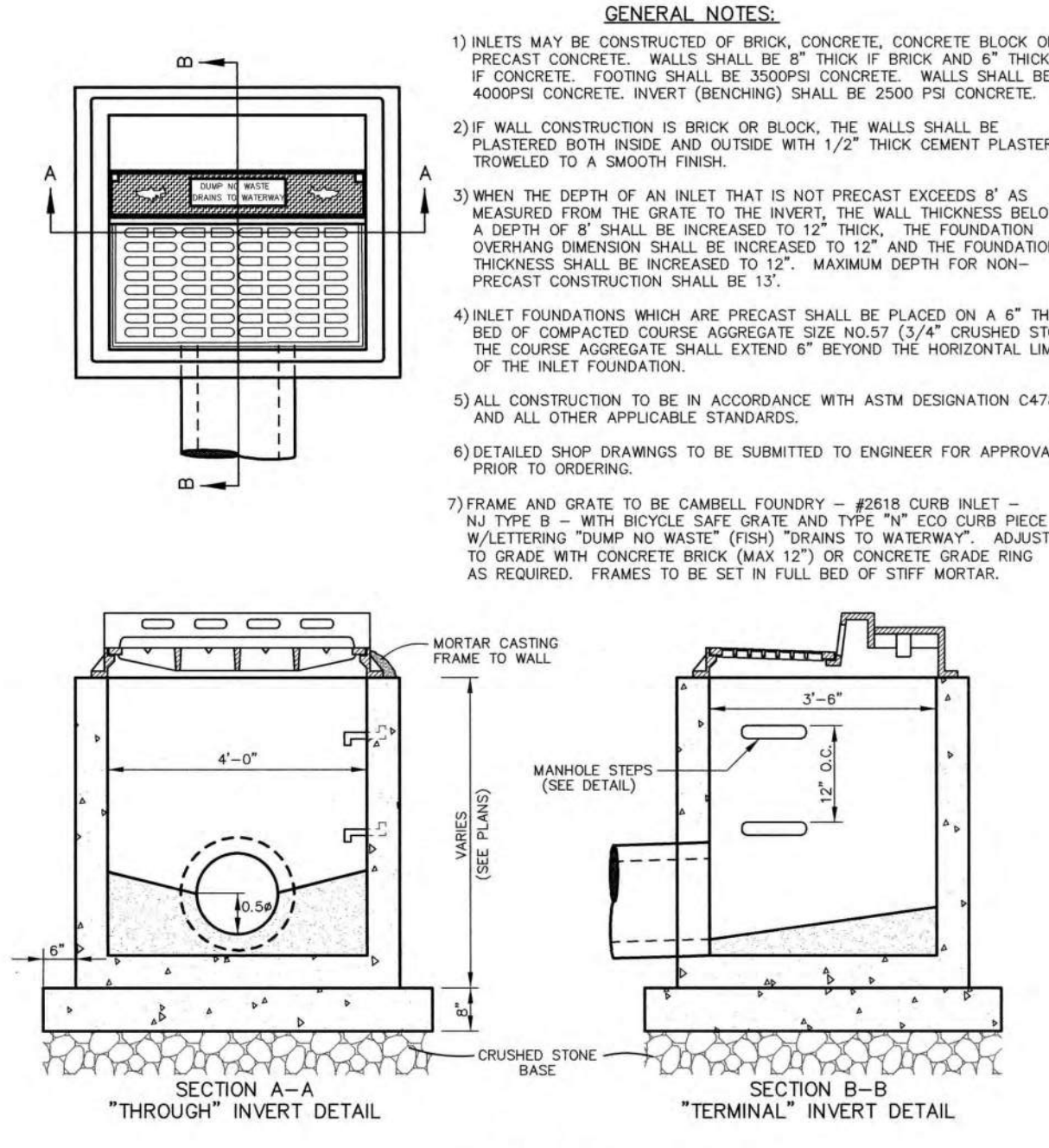
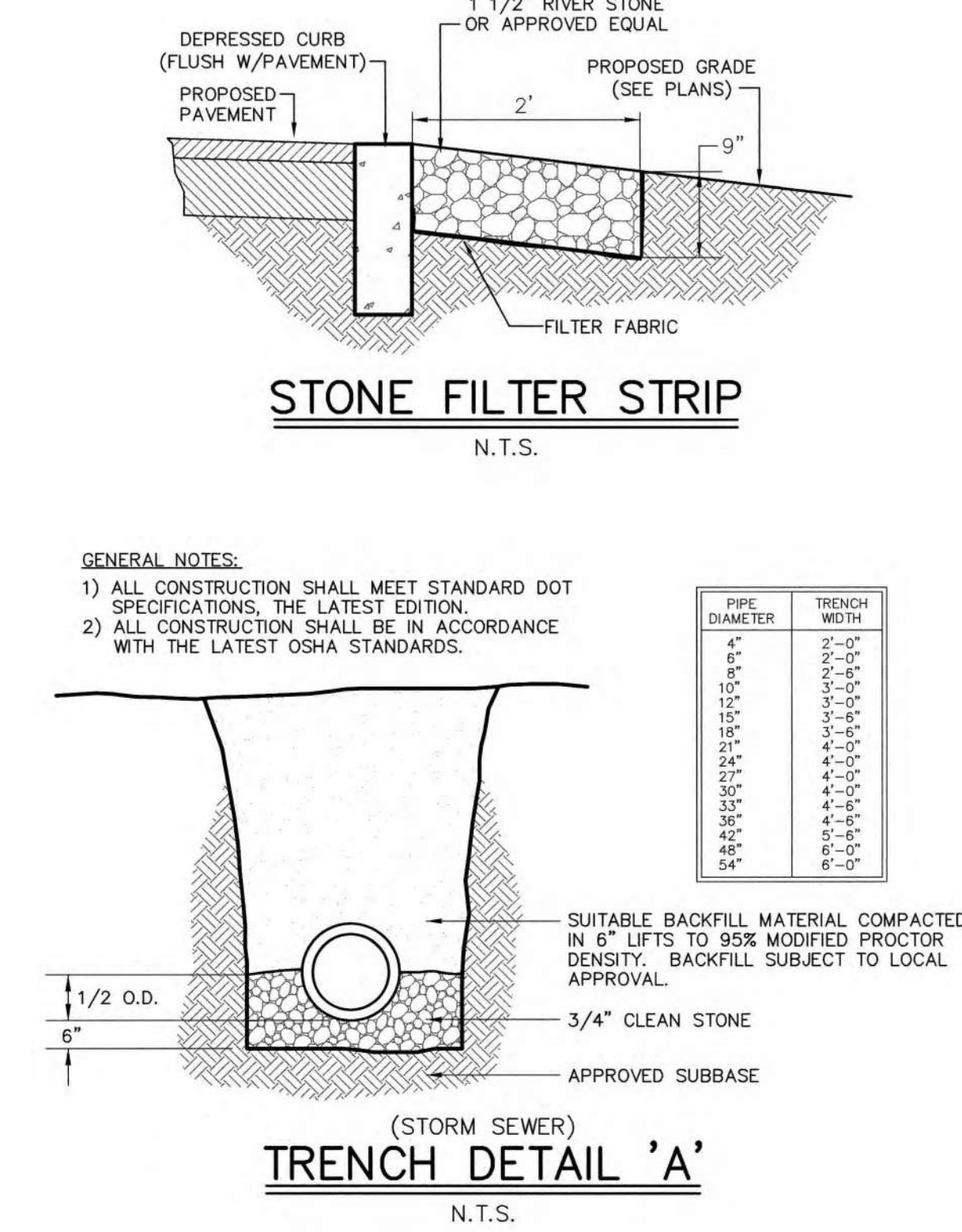
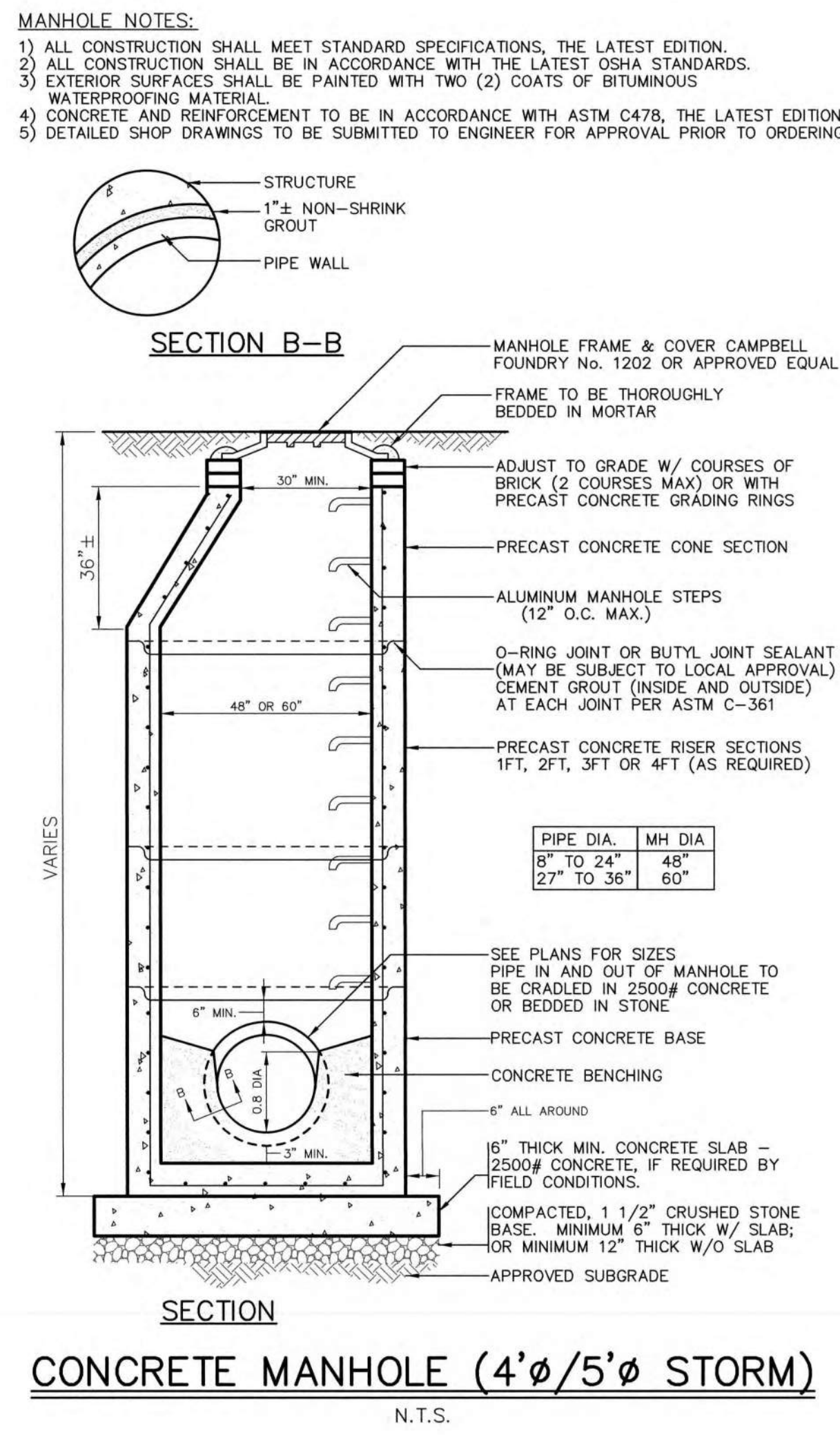
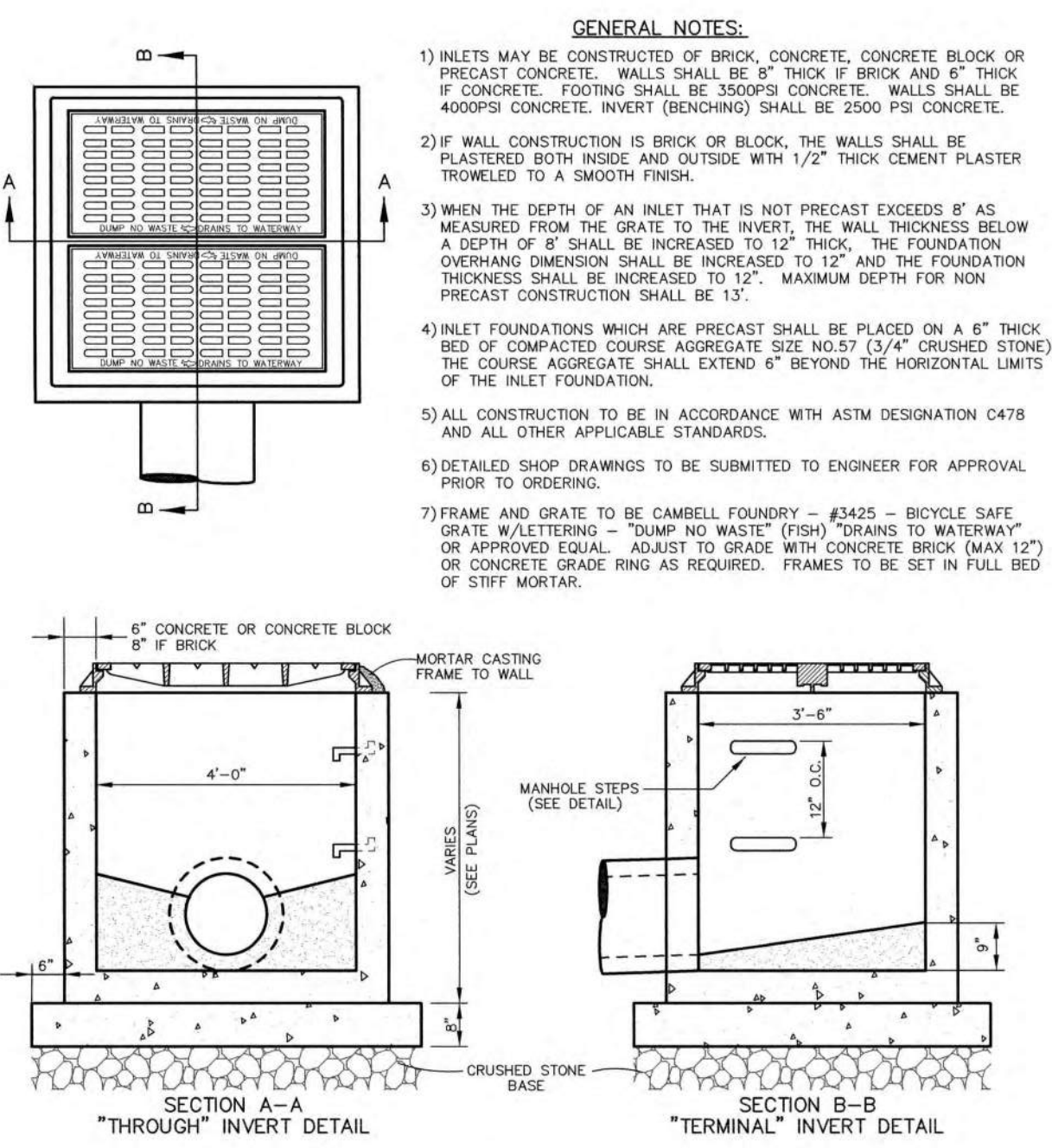
A. IONIC ASPHALT EMULSION

A. IONIC ASPHALT EMULSION

A. IONIC ASPHALT EMULSION







CDSS03030-6-C - 403576-20  
AMERICAN CENTER  
EAST WINDSOR, NJ  
SITE DESIGNATION: B1

CONTECH  
11/18/18  
DATE: 11/18/18  
DESIGN: VJS  
CHECKED: VJS  
APPROVED: VJS  
PROJECT NO.: 403576  
SEQUENCE NO.: 20  
SHEET: 1 OF 4

REVISIONS

NO.	DESCRIPTION	DATE
1	HIGHTSTOWN REVIS.	04/29/22
2	REV. PER TWP. COMMENTS	07/13/22

THIS DRAWING IS FOR PERMANENT CONSTRUCTION ONLY. IT HAS NOT BEEN CHECKED AND DATED BY THE ENGINEER.

BREGORY S. OMAN  
PROFESSIONAL ENGINEER  
NJPE#43441

DATE OF ISSUE: FEBRUARY 11, 2022  
REV. 2) JULY 13, 2022

SCALE: N.T.S.  
JOB # 2005.109.02  
SHEET # 9

**MENLO ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS  
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
PHONE: (732) 846-6555 FAX: (732) 846-9439  
CERTIFICATE OF AUTHORIZATION: 246247951900

**AMERICAN CENTER**  
359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY  
TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY  
**CONSTRUCTION DETAILS-1**  
BLOCK 57-LOTS 9, 10, 11; BLOCK 77-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)

DRWN BY: SK  
CHKD BY: SK  
APPRD BY: GSO



LED SLIM AREA LIGHTS  
AR SERIES



PRODUCT DESCRIPTION:

The LED Slim Area Lights deliver class-leading efficacy in a lightweight design that can be effortlessly applied to new and retrofit outdoor projects. Offered in lumen packages ranging from 7,700lm to over 40,000lm, the AR Series achieves up to 150 lumens per watt while providing significant long-term energy and maintenance cost savings.

FEATURES:

- CCT selectable between 3000K/4000K/5000K
- Replaces up to 1,000W M1 equivalent
- Universal 120-277V dimming driver standard, 277-480V available
- Controls Ready - simple plug and play Sensor Receptacle enables installation of c-Max, photocell, motion sensor/PC and future network controls without changing the fixture
- Meets ANSI S3 vibration standard for bridges and overpasses
- Comes with 41" 18/3 SO cord
- Trade Agreements Act (TAA) compliant product available - Contact MaxLite for details

MOUNTING:

- 7.5" Straight Arm\*, includes labor saving slot pattern which eliminates need to drill holes on most retrofits
- Trunnion Swivel
- 2-3/8" - 3" OD Splitter Knuckle
- Flexible Tri Arm\*, includes labor saving slot pattern which eliminates need to drill holes on most retrofits
- Adjustable Wall Mount

WARRANTY:

10-year standard warranty with labor allowance\*  
(further details available at [www.maxlite.com/warranties](http://www.maxlite.com/warranties))  
\* Requires 1.5M Allen wrench  
\* Requires at least 1 remote control (CN-REMOTE) per project to program  
\*\* Requires c-Max App

Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated <16 hrs/day in ambient <29°F to 104°F. \*Up to 325unit; labor allowances of up to \$500/unit available for purchase - contact MaxLite representative for details.

MODEL SELECTION							
Typical order example: AR60T5-00BK							
AR	FAMILY	NOMINAL WATTAGE	VOLTAGE	DISTRIBUTION	CCT	FINISH	MOUNTING
AR+ Area Light	60w 60W, 250W MH/HPS equivalent 75w 75W, 300W MH/HPS equivalent 100w 100W, 400W MH/HPS equivalent 145w 145W, 400W MH/HPS equivalent 200w 200W, 750W MH/HPS equivalent 310w 310W, 1,000W MH/HPS equivalent	U= 120-277V H= 277-480V	T3= Type III T4= Type IV T5= Type V	CS= CCT Selectable (3/4/5K)	B= Bronze C= Contour M= Maxlite for additional features	A= Straight Arm* K= 2-3/8" - 3" OD Splitter Knuckle T= Trunnion Swivel F= Flexible (Adjustable) Arm* W= Adjustable Wall Mount	CR= Controls Ready (Order field installable c-Max control node separately) RPC= NEMA 3-pin receptacle (NEMA twist lock Photocell sold separately) PRP= NEMA 7-pin receptacle (control module sold separately)

NOTE:  
\* Arm Mounts fit square poles, for round poles add a round pole adapter - see Accessories table.

Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: [www.maxlite.com](http://www.maxlite.com) | E-mail: [info@maxlite.com](mailto:info@maxlite.com)

PLM577 - DLC  
Revised: 01/25/22



SITE LIGHT FIXTURE DETAIL-1

N.T.S.

LED SLIM AREA LIGHTS  
AR SERIES

DLC PREMIUM LISTINGS

MODEL #	DLC ID #	MODEL #	DLC ID #	MODEL #	DLC ID #
AR60, T3	PCTJUG3R	AR100, T3	PMR1F0BT	AR200, T3	P72VJ3N
AR60, T4	PM7RSG0T	AR100, T4	PJUCKC80T	AR200, T4	PMH4L3X
AR60, T5	P3LDOEP	AR100, T5	PAW71WQ2	AR200, T5	PMH4B2S6
AR75, T3	PMH2B2Q2	AR145, T3	PG4WKG	AR310, T3	PQWODT36
AR75, T4	PU2GBWZ	AR145, T4	PJ32ZMFD	AR310, T4	PXCH4XH
AR75, T5	PV1RC91	AR145, T5	PDCXZFH	AR310, T5	PYRAGHCJ

MODEL #	ORDER CODE	DESCRIPTION	IMAGE
RPA3-B	106239	3" ROUND POLE ADAPTER, SLOTTED DRILL PATTERN, BRONZE	
RPA4-B	106240	4" ROUND POLE ADAPTER, SLOTTED DRILL PATTERN, BRONZE	
RPA5-B	106241	5" ROUND POLE ADAPTER, SLOTTED DRILL PATTERN, BRONZE	
CN-RDPCB1	105569	C-MAX PHOTOCELL NODE ROUND, BRONZE, IP66, USED WITH CONTROLS READY FIXTURES	
CN-RDMSB1*	105566	C-MAX CONTROL NODE ROUND, PIR MOTION SENSOR/PHOTOCELL, BRONZE, IP66, USED WITH CONTROLS READY FIXTURES	
CN-REMOTE	105567	C-MAX REMOTE CONTROL, AT LEAST 1 PER PROJECT TO PROGRAM MOTION SENSOR (CN-RDMSB)	
AR-S-HS-GEN2-B	103658	HOUSE SIDE SHIELD FOR AR GEN 2 SERIES, BRONZE FINISH, FITS 60W/75W/100W/145W	
AR-MAL-L-HS-B	1408946	HOUSE SIDE SHIELD, BRONZE FINISH, FITS 200/310W	
PCTL-UNV	105038	TWIST-LOCK ELECTRONIC PHOTOCONTROL 120/208/240/277V (USED WITH RPC OPTION, NOT C-MAX)	
PCTL-HV	105666	TWIST-LOCK ELECTRONIC PHOTOCONTROL 480V (USED WITH RPC OPTION, NOT C-MAX)	
MLRTPCPS	96268	SHORTING CAP FOR NEMA TWIST LOCK PHOTOCELL RECEPTACLE (3, 5 OR 7 PIN)	
NN-RDB**	105697	NETWORK NODE ROUND, BRONZE**	
NN-RDMP**	108255	NETWORK NODE ROUND, PIR MOTION SENSOR, PHOTOCELL, BRONZE**	
NN-RDWW**	106391	NETWORK NODE ROUND, WHITE**	
NN-RDMSW**	105905	NETWORK NODE ROUND, PIR MOTION SENSOR, DAYLIGHT HARVESTING, WHITE**	

1 Requires 1.5M Allen wrench  
\* Requires at least 1 remote control (CN-REMOTE) per project to program  
\*\* Requires c-Max App

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Revised: 01/25/22



SITE LIGHT FIXTURE DETAIL-2

N.T.S.

LED SLIM AREA LIGHTS  
AR SERIES

SPECIFICATIONS

SPECIFICATIONS		AR60	AR75	AR100	AR145	AR200	AR310
SPECIFICATION		DETAILS					
Nominal Wattage (W)		60	75	100	145	200	310
CCT		Selectable between 3000K, 4000K or 5000K					
CRI		≥70					
Lumens Type III		8,050-8,800	9,950-10,900	13,500-14,780	19,170-20,950	27,600-30,190	40,350-44,100
BUG Rating	3K	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4
	4K	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4
	5K	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
Lumens Type IV		7,900-8,650	9,790-10,700	13,270-14,500	18,800-20,550	27,100-29,650	39,600-43,350
BUG Rating	3K	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5
	4K	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G5	B3-U0-G5
	5K	B1-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G5	B3-U0-G5
Lumens Type V		8,190-8,960	10,140-11,050	13,750-15,050	19,500-21,340	28,100-30,730	41,090-44,940
BUG Rating	3K	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4
	4K	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4
	5K	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4
Efficacy (lm/W)		126-149	130-154	130-153	130-154	134-158	133-157
Dimming		0-10V and High-end trim					
Power Factor		≥0.90					
Input Voltage		120-277V, 277-480V option					
Surge Protection		Standard: 120-277V 10kV, 277-480V 20kA; Special order for 120-277V 20kA					
Housing		Die Cast Aluminum with corrosion resistant powder coat finish					
Lens		Impact resistant, UV stabilized Polycarbonate					
Mounting		Die Cast Aluminum: Straight and Flexible Arm, Slip Filter, Trunnion or Adjustable Wall					
*Weight (lbs)		6.81*	7.56*	9.1*	9.52*	20.83*	22.75*
EPA (sq ft) 0° (Horizontal) / 90° (Vertical)		0.43/1.34		0.43/1.64		0.49/2.26	
Operating Temperature		-40°F to 104°F (-40°C to 40°C)					
Listings		FCC, cULus, RoHS, T24 Compliant, ANSI S35 Vibration (Bridges and Overpasses)					
Environment		IP66, WL					
Warranty		10 Years					

\*Includes pole mount Arm or Slip Filter

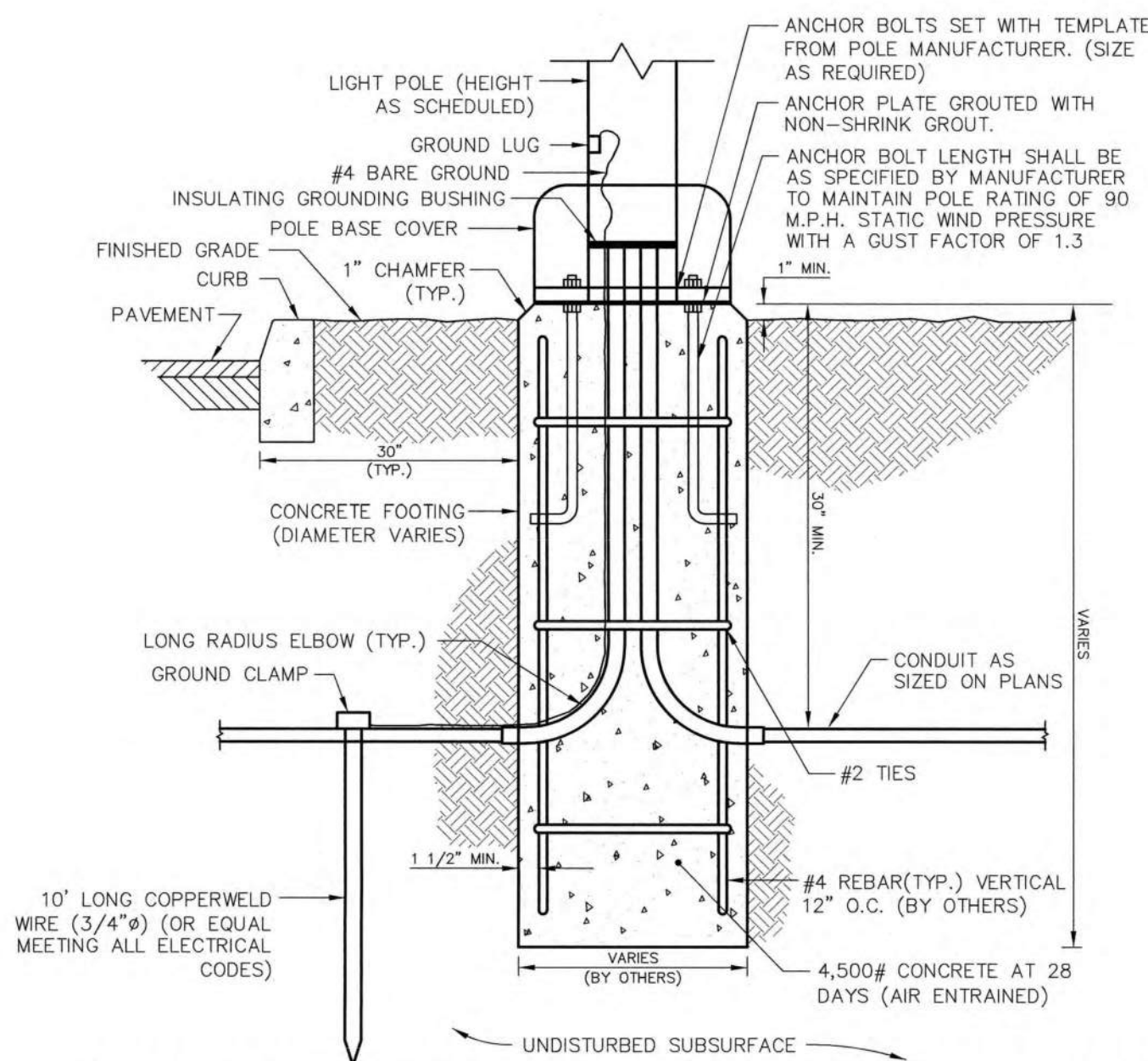
Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: [www.maxlite.com](http://www.maxlite.com) | E-mail: [info@maxlite.com](mailto:info@maxlite.com)

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Revised: 01/25/22



SITE LIGHT FIXTURE DETAIL-3

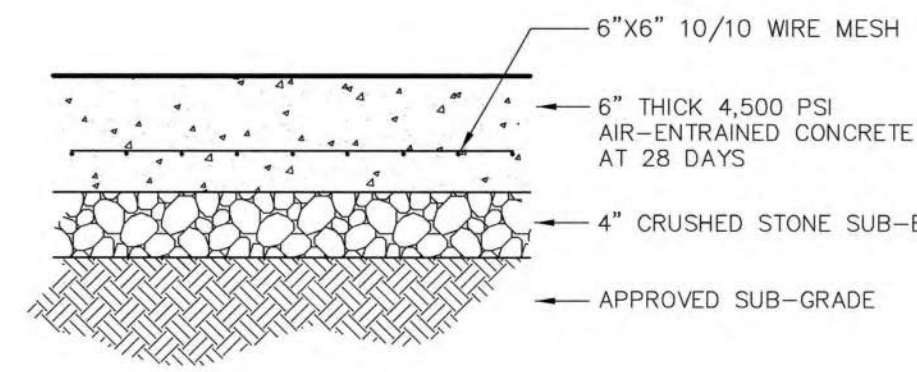
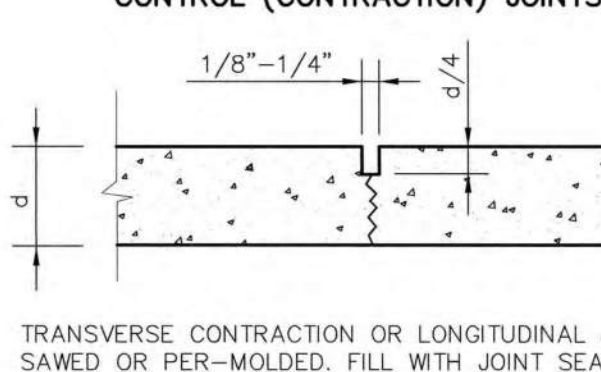
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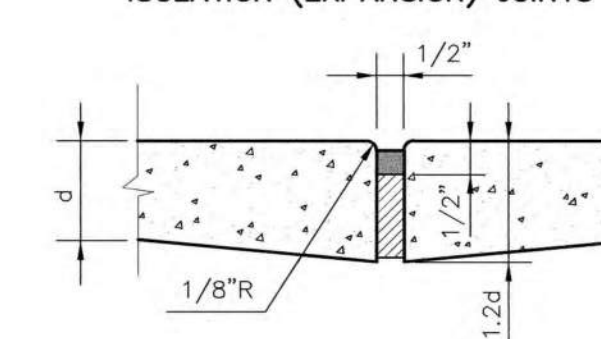
FLUSH SITE LIGHT POLE FOUNDATION DETAIL  
(IN GRASSED AREAS)

N.T.S.

CONTROL (CONTRACTION) JOINTS



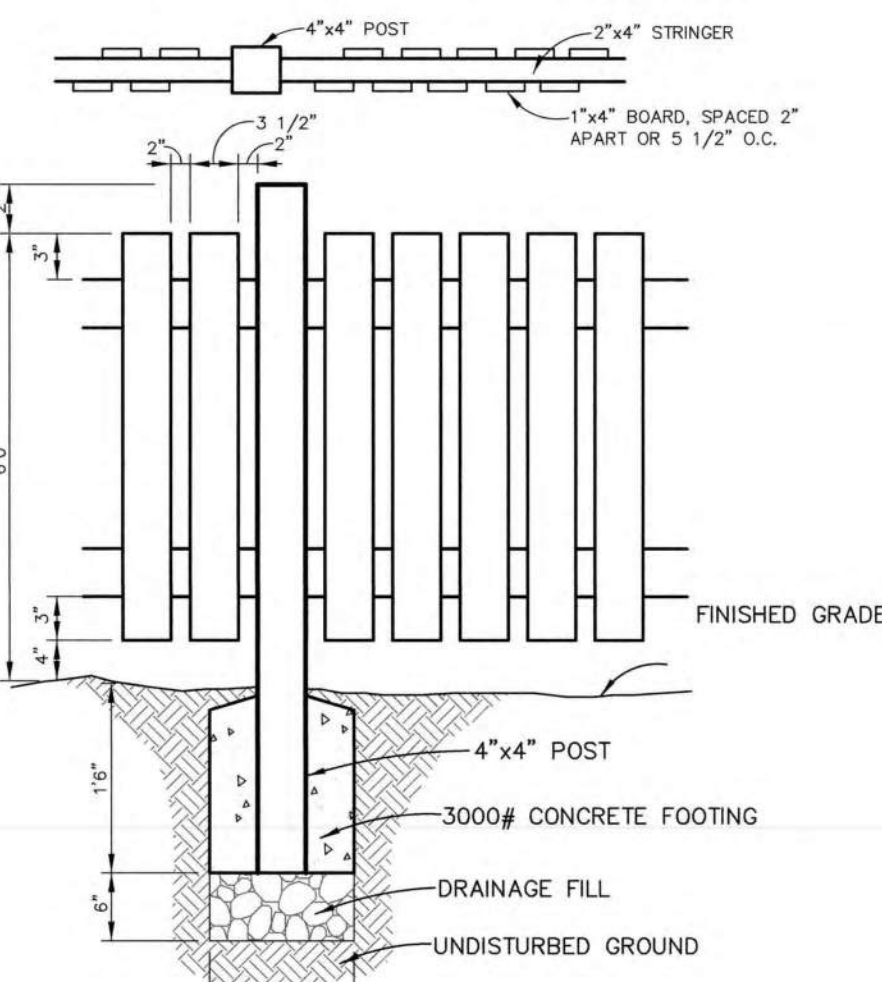
ISOLATION (EXPANSION) JOINTS



NOTE:  
CONTRACTION JOINTS TO BE PLACED AT 90 FT O.C. MAX.  
EXPANSION JOINTS TO BE PLACED AT 15 FT O.C. MAX. EACH WAY

CONCRETE PAVEMENT DETAIL

N.T.S.



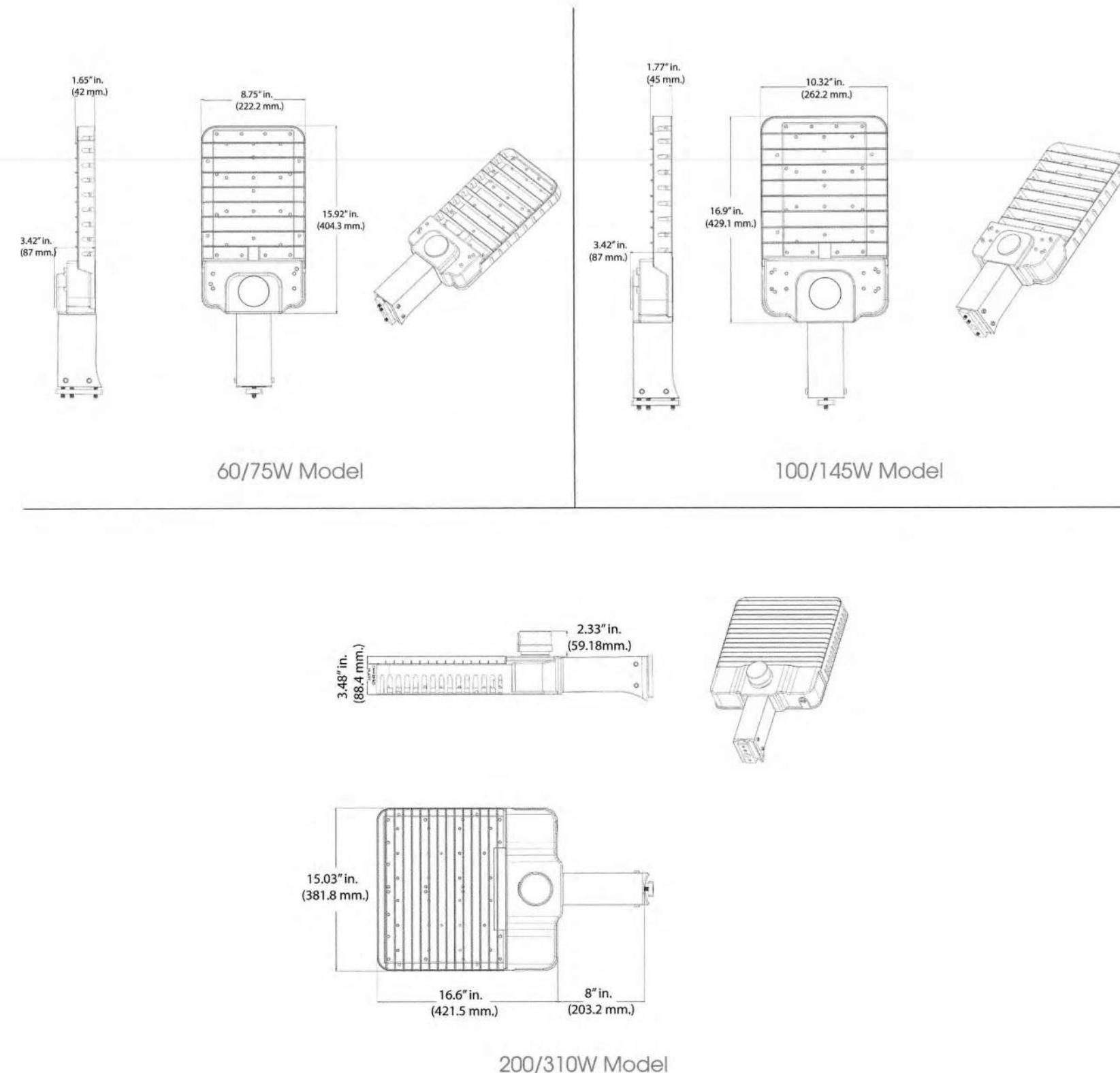
NOTES:  
1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.  
2. BASES OF VERTICAL BOARDS TO ALIGN.  
3. FENCE TO BE PAINTED OR STAINED AS PER SPECIFICATIONS.  
4. POSTS TO BE SPACED 8'-3 1/2" O.C. 8' STRINGERS BETWEEN POSTS.  
5. WOOD POSTS AND STRINGERS TO BE WOLMANIZED PINE, GRADE C OR BETTER.

BOARD ON BOARD FENCE DETAIL

N.T.S.

LED SLIM AREA LIGHTS  
AR SERIES

DIMENSIONS:



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PLM577 - DLC  
Revised: 01/25/22



SITE LIGHT FIXTURE DETAIL-4

N.T.S.

LED SLIM AREA LIGHTS  
AR SERIES

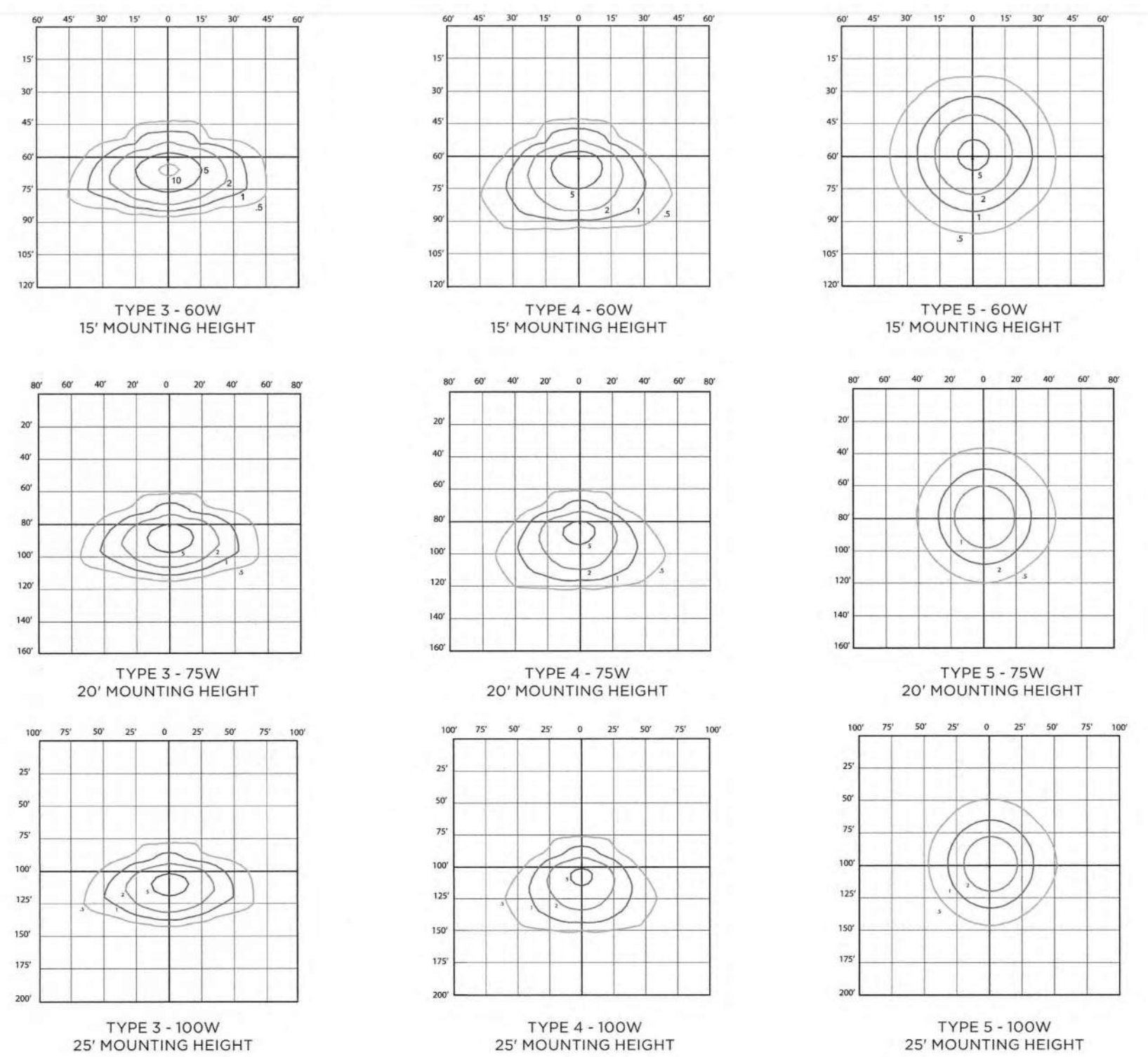
ISOFOOTCANDLE:

Each gridline represents one mounting height.  
For mounting heights other than noted multiply FC by the below factor.

Factor: (Chart's Mtg Height) / (Actual Mtg Height)

LEGEND

- 0.5 fc
- 1 fc
- 2 fc
- 5 fc
- 10 fc



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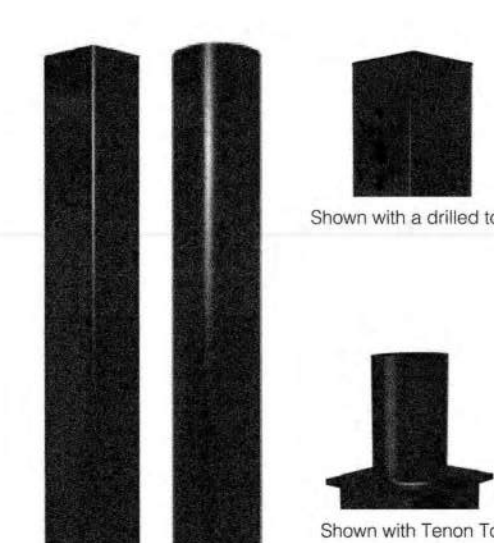
PLM577 - DLC  
Revised: 01/25/22



SITE LIGHT FIXTURE DETAIL-5

N.T.S.

ALUMINUM POLES  
SQUARE & ROUND STRAIGHT



PRODUCT DESCRIPTION:

Aluminum poles available for use with our full line of LED outdoor luminaires.

CONSTRUCTION:

- Powder coat finish
- Pole is shipped standard with pole cap (drill mount only), base cover, anchor bolts and template, hand hole cover, grounding provision/bolt and back bar.
- MaxLite drilled pattern(s) fits the QMP, MP-AR, AR and M Series and will be provided on 4 sides, with button plugs.
- Anchor bolt diameter, length, and psi will only withstand load limitations listed (in specifications table). Contact MaxLite for custom poles order.
- Review installation instructions for mounting template details and detailed hardware list.

WARRANTY:

- 3-year standard warranty (further details available at [www.maxlite.com/warranties](http://www.maxlite.com/warranties))
- MaxLite is not responsible for the structural integrity of the system if anchor bolts are supplied by others.

MODEL SELECTION	PL	SA	HA	P	W	F
PRODUCT FAMILY	PL	SA	HA	P	W	F
PL Poles	SA	HA	P	W	F	
SA	HA	P	W	F		
HA	P	W	F			
P	W	F				
W	F					
F						

1. For preheated anchor bolt, please add catalog number PRESHANCHORBOLT to order. Kit includes qty 4 anchor bolts, template, base cover and installation hardware.  
2. For round poles please order corresponding round pole adapter for that fixture and pole diameter.

MAX18204  
Revised: 03/11/22



SITE LIGHT POLE DETAIL-1

N.T.S.

REVISIONS

1)	HIGHTSTOWN, NJ	04/29/22
2)	REV. PER TWP. COMMENTS	07/13/22

THIS DRAWING IS FOR PERMIT PURPOSES ONLY AND NOT FOR CONSTRUCTION UNIT. NO REVISIONS HAVE BEEN CHECKED AND DATED.

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

J. GREGORY S. OMAN  
PROFESSIONAL ENGINEER  
N.J.P.E.#13441

DRWN. BY LH  
DSGN. BY LH  
CHKD. BY KRG  
APPRD. BY KRG

DATE OF ISSUE  
FEBRUARY 11, 2022  
REV. 2) JULY 13, 2022

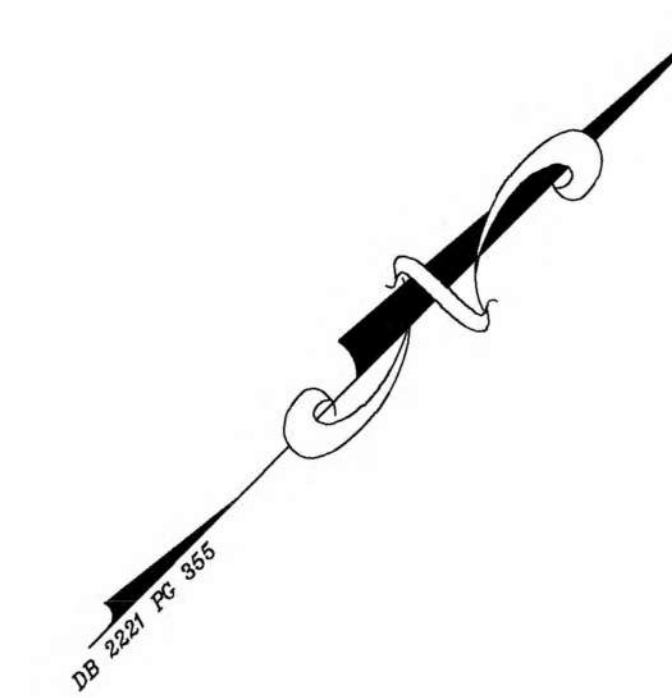
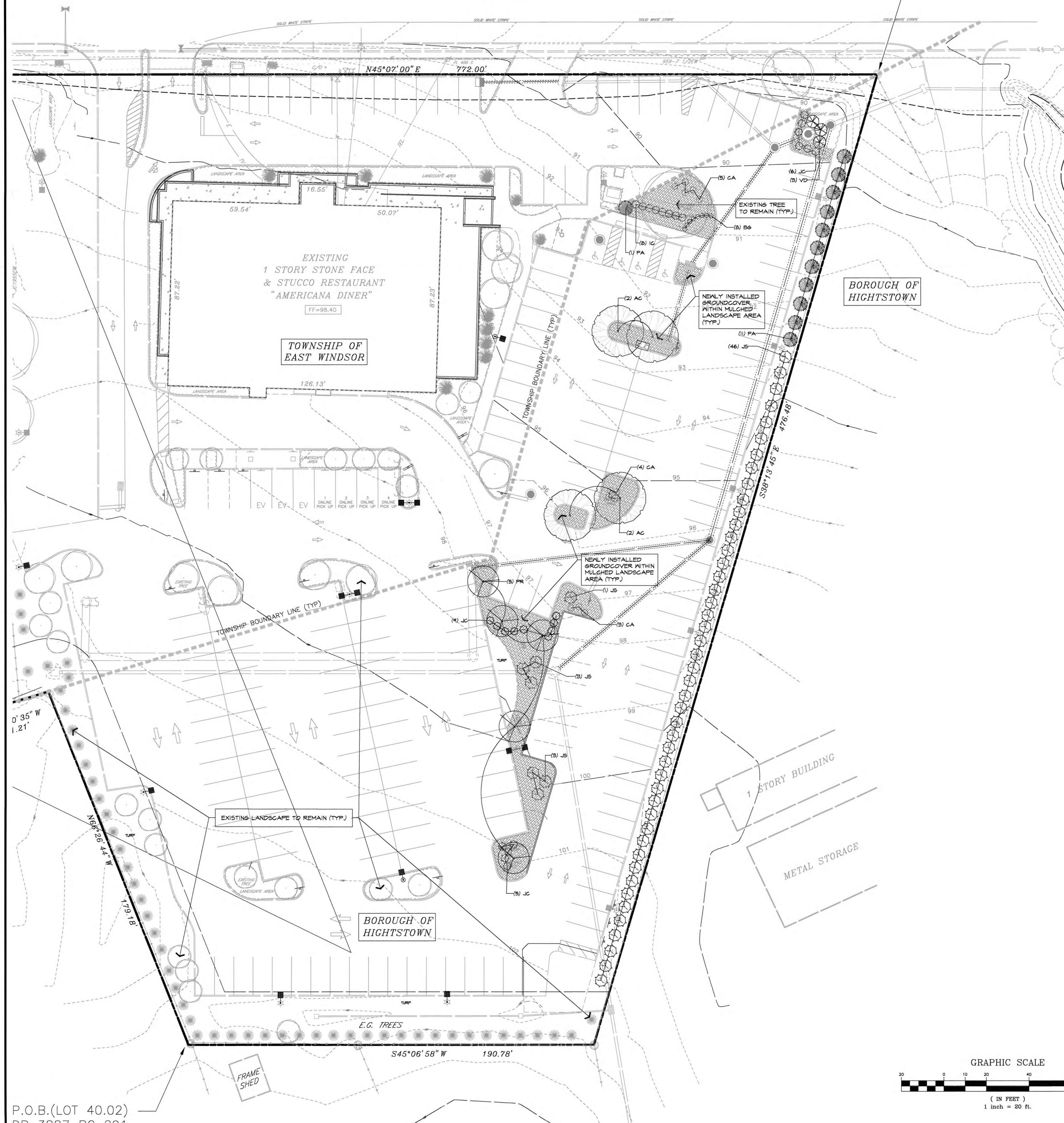
SCALE: N.T.S.  
JOB # 2005.109.02  
DWG # DE-2  
SHEET # 10

**MENLO ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS  
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
PHONE: (732) 846-8585 FAX: (732) 846-9439  
CERTIFICATE OF AUTHORIZATION: 246A27951900

**AMERICANA CENTER**  
359, 369 & 375 US ROUTE 130, EAST WINDSOR, NEW JERSEY  
TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY  
**CONSTRUCTION DETAILS-2**  
BLOCK 57-LOTS 9, 10, 11; BLOCK 7-LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)



NEW JERSEY STATE HIGHWAY U.S. ROUTE NO. 130  
(120' WIDE R.O.W.)



### PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	QTY	COMMON NAME
AC	4	MAPLE
<u>EVERGREEN TREES</u>	QTY	COMMON NAME
JS	50	JUNIPER
PA	12	SPRUCE
<u>FLOWERING TREES</u>	QTY	COMMON NAME
PR	5	CHERRY
<u>SHRUBS</u>	QTY	COMMON NAME
BS	0	BOXWOOD
CA	12	SUMMERSWEET
IC	0	SHRUB HOLLY
JC	20	SHRUB JUNIPER
VD	3	VIBURNUM

GENERAL LANDSCAPING NOTES:


1. NO SUBSTITUTIONS IN PLANT LIST TO BE MADE UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND APPROVED BY OWNER AND TOWNSHIP.
2. ALL DISTURBED AND PERMANENT TURF AREAS SHALL BE SEEDED WITH A GENERAL PURPOSE MIXTURE SIMILAR TO THE FOLLOWING: SCS SEED MIX #4 (TALL TURF FESCUE, KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS) OR APPROVED EQUAL. SEE SCS DETAIL SHEETS FOR SEEDING SPECIFICATIONS.
3. ALL PLANTING BEDS TO BE MULCHED WITH (B) INCH MINIMUM MULCH (SEE PLANTING NOTE #20). MOUNTAIN VOLCANOES (MOUNDS) AROUND TREES ARE PROHIBITED.
4. TOPSOIL PROTECTION: NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL. ALL TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AN EVEN COVER AND SHALL BE STABILIZED BY SEEDING OR PLANTING. ALL REGRADED TURF AREAS SHALL BE SEEDED WITH A SIX INCH MINIMUM THICKNESS OF TOPSOIL. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE, TOPSOIL, MEETING OR EXCEEDING THE MINIMUM REQUIREMENTS OF THE NUDOT SPECIFICATIONS, SHALL BE PROVIDED TO RESULT IN A SIX INCH MINIMUM THICKNESS OF TOPSOIL. ALL TOPSOIL SUBSOL SHALL BE NUDOT CERTIFIED FREE OF ANY TOXINS OR HARMFUL CHEMICALS.
5. LAWN AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% AND A MAXIMUM OF (3) FEET HORIZONTAL TO (1) FOOT VERTICAL AND BE TILLED TO A DEPTH OF EIGHTEEN (18) INCHES.
6. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUNSCALDS, WINDBURN, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 3/4 IN. WHICH HAVE NOT HEALED OR CAUSE OR MAY CAUSE ANY OTHER DAMAGE TO THE PLANT. TREES HAVING THEIR BRANCHES HEADED BACK WILL ALSO BE REJECTED.
7. SHRUB PLANTING ISLANDS, PARKING AREA ISLANDS AND FOUNDATION PLANTING BEDS SHALL RECEIVE A MINIMUM OF (2) FEET OF TOPSOIL MIXTURE MEETING OR EXCEEDING THE MINIMUM NUDOT SPECIFICATIONS.
8. ALL PLANT MATERIALS LOCATED WITHIN SITE TRIANGLES SHALL BE MAINTAINED NOT TO EXCEED A MAXIMUM OF (36) INCHES ABOVE PAVEMENT AND TREES SHALL BE LIMBED TO A MINIMUM CLEARANCE OF (7) FEET ABOVE THE TOP OF CURB OR SIDEWALK FOR SIGHT VISIBILITY.
9. THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE LANDSCAPE ARCHITECT. ALL EXISTING UTILITIES THAT ARE TO BE MAINTAINED OR REPAIRED ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION SHALL BE SUPPORTED UNTIL BACKFILL IS IN PLACE.
10. IRRIGATION SHALL BE PROVIDED FOR PLANT MATERIAL. IF PROVIDED ON THE PLAN OR AT THE OWNER'S DIRECTION, DESIGN TO BE REQUIRED BY IRRIGATION PROFESSIONAL.
11. FINAL LOCATIONS OF BUFFER PLANTINGS (IF PROVIDED) LOCATED WITHIN EXISTING TREE CANOPY AREAS SHALL BE PLACED BASED ON EXISTING TREE LOCATIONS IDENTIFIED IN THE FIELD. EVERGREENS SHALL BE PLACED WHERE SAPS APPEAR IN THE TREE CANOPY. FINAL LOCATIONS TO BE APPROVED BY TOWNSHIP ENGINEER OR TOWNSHIP LANDSCAPE ARCHITECT.
12. SEE DETAIL SHEETS FOR ADDITIONAL PLANTING NOTES AND DETAILS.
13. ALL SHADE TREES, EVERGREENS, AND FLOWERING TREES SHALL BE PROVIDED WITH "GATOR BAGS" 1m OR EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO ALL PLANTINGS AND LAWN AREAS UNTIL FINAL ACCEPTANCE.
14. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, SEEDING OR SODDING OF LAWN AREAS, THE CONTRACTOR SHALL OBTAIN PHYSICAL, CHEMICAL, AND SOIL FERTILITY TESTING AT AN APPROVED LAB TO DETERMINE SOIL COMPOSITION AND SUITABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SOIL TESTING. TESTING MIX OR ONE TEST PER 15,000 SF OF LANDSCAPE SURFACE AREA. THE SOILS SHALL BE AMENDED IN ACCORDANCE WITH THE TEST RESULTS FOR OPTIMAL PLANT AND LAWN GROWTH. RESULTS OF ALL TESTING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.



THE STATE OF NEW JERSEY REQUIRES  
NOTIFICATION BY EXCAVATORS, DESIGNERS,  
OR ANY PERSON PREPARING TO DISTURB THE  
EARTH'S SURFACE ANYWHERE IN THE STATE

THIS DRAWING IS FOR PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION UNTIL THIS BOY HAS BEEN CHECKED AND DATED

THIS WORK PREPARED UNDER M  
IMMEDIATE SUPERVISION



KENNETH R. GRISEWO  
LANDSCAPE ARCHITECT  
N.J. LICENSE #AS000071



**MENLO ENGINEERING ASSOCIATES, INC.**  
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS  
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904  
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CERTIFICATE OF AUTHORIZATION: 24GA27951900

**AMERICANA CENTER**

AMERICANA CENTER  
TOWNSHIP OF EAST WINDSOR, MERCER COUNTY, NEW JERSEY  
BOROUGH OF LIGHTTOWN, MERCER COUNTY, NEW JERSEY

## LANDSCAPE PLAN

**LANDSCAPE PLAN**  
BLOCK 57—LOTS 9, 10, 11 BLOCK 7—LOTS 40.02 & 41; DEVELOPMENT AREA: 281,356 SF (6.46 AC.)

DRWN. BY LH	DATE OF ISSUE	SCALE: 1"=20'
DSGN BY LH	APRIL 29, 2022	JOB # 1005.109.02
CHKD. BY KRG	—	DWG # 1a-1
APPRD. BY KRG		SHFT # 11