

PRELIMINARY AND FINAL SITE PLAN

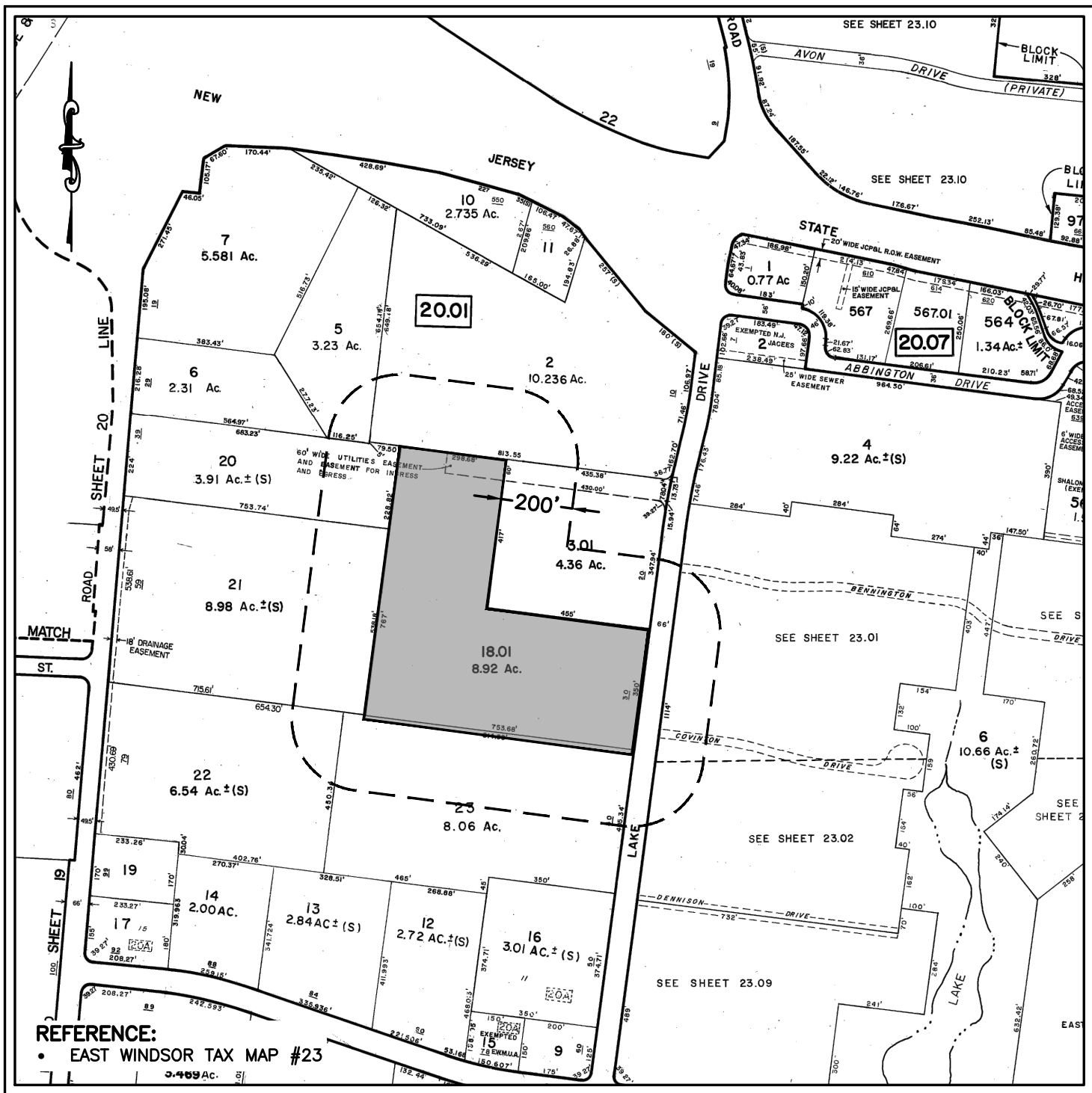
PREPARED FOR

30 LAKE DR, LLC
30 LAKE DRIVE
BLOCK 20.01, LOT 18.01
EAST WINDSOR TOWNSHIP
MERCER COUNTY

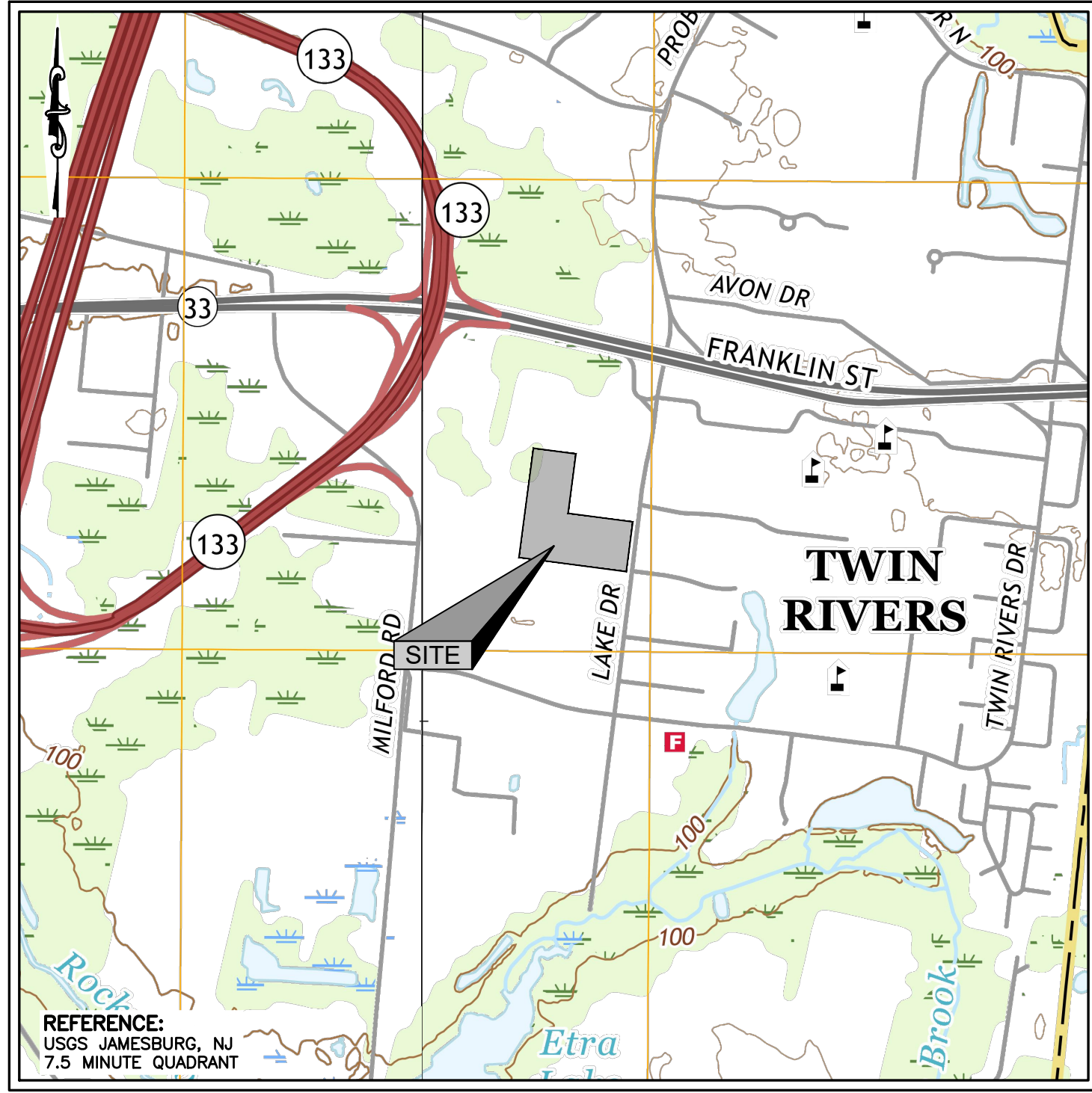
PROPERTY OWNERS WITHIN 200'

PROPERTY OWNER & ADDRESS	BLOCK	LOT
HOVIONE, LLC	20.01	23
40 LAKE DRIVE, EAST WINDSOR, NJ 08520		
PLUMBERS & PIPEFITTERS, LOCAL #3	20.01	22
2 IRON ORE ROAD, ENGLISHTOWN, NJ 07726		
THERAGEN INC.	20.01	20
10 LAKE DRIVE, EAST WINDSOR, NJ 08520		
ADEPT GROUP, LLC	20.01	5
10 LAKE DRIVE, EAST WINDSOR, NJ 08520		
ADEPT GROUP, LLC	20.01	2
10 LAKE DRIVE, EAST WINDSOR, NJ 08520		
THERAGEN INC.	20.01	6
10 LAKE DRIVE, EAST WINDSOR, NJ 08520		
SABINSA CORPORATION	20.01	3.01
20 LAKE DRIVE, EAST WINDSOR, NJ 08520		
59 MILFORD RD, LLC C/O HOVIONE, LLC	20.01	21
40 LAKE DRIVE, EAST WINDSOR, NJ 08520		
BRUCE, BERNADETTE	20.02	127
6 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
AWERBUCH, HAROLD & MELODY	20.02	93
11 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
DELGADO J.ROMO J.VILLAFUERTE, DA	20.02	126
57 RPOBASCO ROAD, EAST WINDSOR, NJ 08520		
SOLIZ, FLORIDALM	20.02	131
14 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
TWIN RIVERS HOMEOWNERS ASSOCIATION	20.02	5
92 TWIN RIVERS DRIVE, EAST WINDSOR, NJ 08520		
SCHREIER, EARL UX	20.02	91
15 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
WARGO, JONATHAN & JESSICA MACOWAN	20.02	55
8 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
VALDIVIESO, REDOLFO A. & RUTH	20.02	96
5 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
DIRAIMONDO, PETER & ERICA	20.02	57
12 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
COX, ANDREW SR. & JAMIE C. H/W	20.02	53
4 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
MALINOWSKI, FRANK & JENNIFER	20.02	92
13 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
KELLY, RITA A	20.02	94
9 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
LOYA, CHRISTOPHER	20.02	95
7 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
BARILLAS, EDUAR & MAZARECOS, MARIA	20.02	125
2 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
NODELMAN, MURRY J.	20.02	98
1 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
CHICA, LUIS F. ENCALADA, NORMA C.	20.02	56
10 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
PINTADO, JORGE & NARVAEZ, RUTH	20.02	129
10 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
STEIDEL, MICHEL P.	20.02	128
8 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
GALAN, PAULO M. & FANNY M.	20.02	58
14 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
ARGUDO, EDGAR & PEREZ, MARIA	20.02	52
2 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
HUNT, DERRICK C.	20.02	97
5 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
VALENTINO, PETER	20.02	130
12 COVINGTON DRIVE, EAST WINDSOR, NJ 08520		
PEI, YIRAN & MYUN ZHANG	20.02	54
6 BENNINGTON DRIVE, EAST WINDSOR, NJ 08520		
AT&T, R.A. WAGNER		
175 WEST MAIN STREET, FREEHOLD, NJ 07728		
COMMCAST CABLEVISION, GENERAL MANAGER		
P.O. BOX 790, 30 LAKE DRIVE, EAST WINDSOR, NJ 08520		
DEPARTMENT OF TRANSPORTATION, STATE OF NEW JERSEY		
1035 PARKWAY AVE, TRENTON, NJ 08650		
EAST WINDSOR UTILITY AUTHORITY, MR. TOD FRYER, GM		
7 WILTSHIRE DRIVE, EAST WINDSOR, NJ 08520		
JCP&L, C/O GPU ENERGY, CORPORATE SECRETARY		
300 MADISON AVE, MORRISTOWN, NJ 07962		
MERCER COUNTY PLANNING BOARD		
P.O. BOX 8068, TRENTON, NJ 08650		
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		
VERIZON, CORPORATE SECRETARY		
540 BROAD STREET, NEWARK, NJ 07101		

-EAST WINDSOR TOWNSHIP CERTIFIED 200' LIST DATED SEPTEMBER 4, 2018



TAX MAP
SCALE: 1" = 400'



USGS MAP
SCALE: 1" = 1,000'

SHEET INDEX

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APPLICANT

30 LAKE DR, LLC
1 INTERNATIONAL BLVD
SUITE 410
MAHWAH NJ, 07495

OWNER

LAKE ENTERPRISES EW, LLC
631 HOLLY HILL DRIVE
BRIELLE, NJ 08730

PROPERTY INFORMATION

ADDRESS: 30 LAKE DRIVE
EAST WINDSOR, NJ 08520
TAX MAP SHEET: 23
BLOCK: 20.01
LOT: 18.01
ZONE DISTRICT: PUD-8

X
EAST WINDSOR CHAIRMAN
DATE

X
EAST WINDSOR SECRETARY
DATE

X
EAST WINDSOR ENGINEER
DATE

X
OWNER
DATE

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY HAS A MANDATE FOR ALL OPERATORS
OF CONSTRUCTION EQUIPMENT TO BE CERTIFIED.
SURFACES, PATENTED IN THE U.S.A.

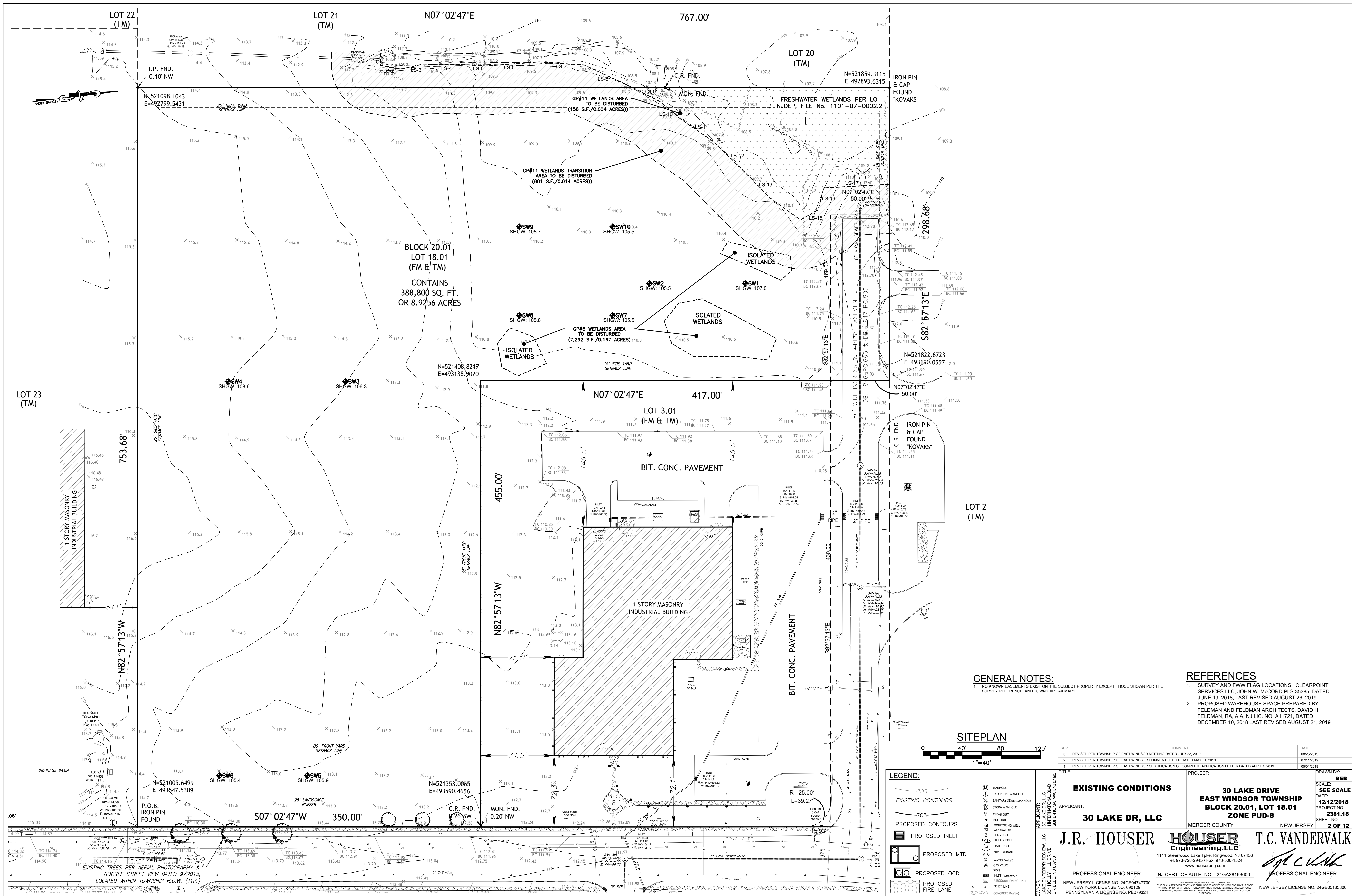
PREPARED BY
HOUSER
Engineering, LLC

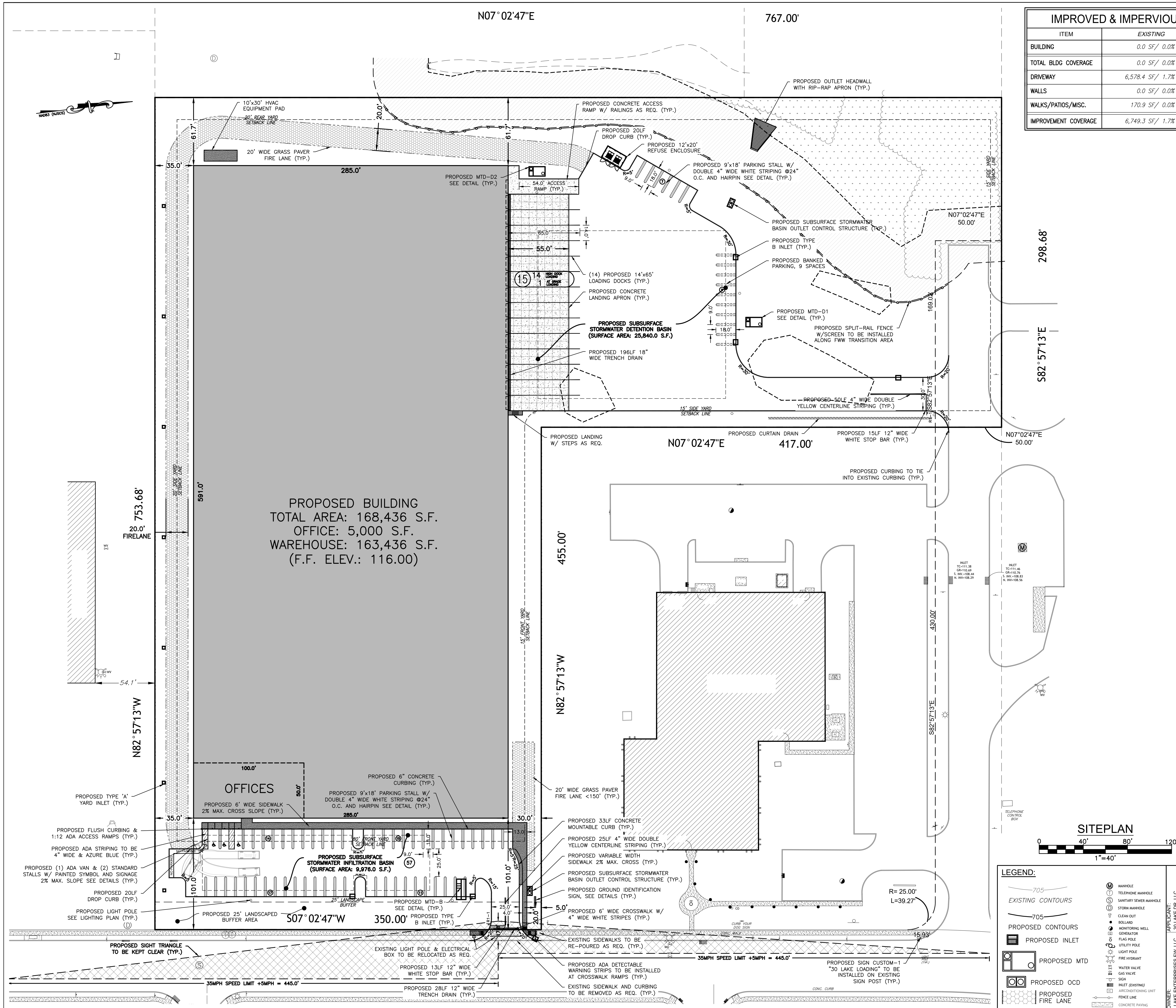
1141 GREENWOOD LAKE TPKE
RINGWOOD, NEW JERSEY 07456

REV	COMMENT	DATE
3	REVISED PER TOWNSHIP OF EAST WINDSOR MEETING DATED JULY 22, 2019	08/26/2019
2	REVISED PER TOWNSHIP OF EAST WINDSOR COMMENT LETTER DATED MAY 31, 2019	07/11/2019
1	REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019	05/01/2019

APPLICANT:	PROJECT:	DRAWN BY:
30 LAKE DR, LLC	30 LAKE DRIVE EAST WINDSOR TOWNSHIP BLOCK 20.01, LOT 18.01 ZONE PUD-8	BEB
LAKE ENTERPRISES EW, LLC	MERCER COUNTY	SCALE: SEE SCALE
BRIELLE, NJ 08730	NEW JERSEY	DATE: 12/12/2018
		PROJECT NO.: 2381.18
		SHEET NO.: 1 OF 12

J.R. HOUSER	HOUSER Engineering, LLC	T.C. VANDERVALK
PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER	PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE047700	NJ CERT. OF AUTH. NO.: 24GA28163600	NEW JERSEY LICENSE NO. 24GE05185800
NEW YORK LICENSE NO. 080129		
PENNSYLVANIA LICENSE NO. PE079324		





IMPROVED & IMPERVIOUS COVER		
ITEM	EXISTING	PROPOSED
BUILDING	0.0 SF/ 0.0%	168,435.9 SF/43.3%
TOTAL BLDG COVERAGE	0.0 SF/ 0.0%	168,435.9 SF/43.3%
DRIVEWAY	6,578.4 SF/ 1.7%	66,570.2 SF/17.1%
WALLS	0.0 SF/ 0.0%	0.0 SF/ 0.0%
WALKS/PATIOS/MISC.	170.9 SF/ 0.0%	4,809.8 SF/ 1.2%
IMPROVEMENT COVERAGE	6,749.3 SF/ 1.7%	239,815.9 SF/61.7%

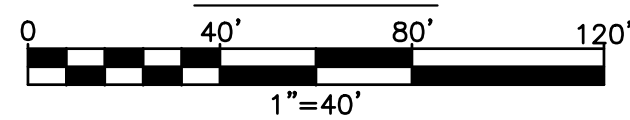
ZONING TABLE			
ZONE: PUD-8 INDUSTRIAL OFFICE AREAS USE: WAREHOUSE			
APPLICANT / OWNER INFORMATION			
APPLICANT:	30 LAKE DR, LLC 1 INTERNATIONAL BLVD, SUITE 410 MAHWAH, NJ 07495		
OWNER:	LAKE ENTERPRISES EW, LLC 631 HOLLY HILL DRIVE BRIELLE, NJ 08730		
BULK REQUIREMENTS			
CODE REFERENCE: § 20-35.0103.1.1 PUD COMMERCIAL AREAS DEVELOPMENT STANDARDS			
ITEM	PERMITTED	EXISTING	PROPOSED
LOT AREA	50,000 S.F.	388,800 S.F.	388,800 S.F.
IMPROVEMENT COVERAGE	311,040.0 S.F. 80%	6,749.3 S.F. 1.7%	239,815.9 S.F. 61.7%
OPEN SPACE	77,760.0 S.F. 20%	382,050.7 S.F. 98.3%	148,984.1 S.F. 38.3%
BUILDING HEIGHT ⁽¹⁾	40'/3 STORIES	--	34.5'/1 STORY
MINIMUM YARDS			
FRONT YARD (W/PARKING)	80'	--	101.0'
LANDSCAPE BUFFER ⁽²⁾	25'	--	25'
REAR YARD	25'	--	61.7'
SIDE YARD (AGGREGATE)	35'	--	65'
SIDE YARD (EACH)	15'	--	35'/30'
NOTES: 1. BUILDING HEIGHT = HIGHEST POINT OF BUILDING - AVERAGE GRADE HIGHEST POINT OF BUILDING (PER REFERENCE) = 116.0 + 40.0 = 149.3 AVERAGE GRADE = (116.0 + 116.0 + 113.0 + 114.1)/4 = 114.8 BUILDING HEIGHT = 149.3 - 114.8 = 34.5' 2. INCLUDES §20-35.0103.2(f) - 25' LANDSCAPE BUFFER FOR A PARKING LOT OPPOSITE A RESIDENTIAL USE.			(X) = EXISTING NON-CONFORMANCE (V) = VARIANCE REQUIRED

PARKING & LOADING REQUIREMENTS				
PARKING CODE REFERENCE: § 19A-2.3 PARKING LOADING CODE REFERENCE: § 19A-2.4 OFF-STREET LOADING/UNLOADING				
ITEM	STANDARD	UNITS	REQUIRED	PROPOSED
PARKING SPACES				
OFFICE BUILDING	1/200 S.F.	5,000 S.F.	25 SPACES	
INDUSTRIAL BUILDING	1/1,000 S.F.	163,436 S.F.	164 SPACES	
TOTAL		168,436 S.F.	189 SPACES	73 SPACES
BANKED PARKING				9 SPACES
ADA PARKING	2010 ADA STANDARDS	51-75 SPACES	2 + 1 VAN 3 TOTAL	2 + 1 VAN 3 TOTAL
MAXIMUM PARKING BAY			80 SPACES	58 SPACES
MAXIMUM SINGLE ROW			20 SPACES	17 SPACES
MINIMUM STALL SIZE	§ 22-9.2.a	90° SPACES	9' WIDE x 18' DEPTH	9' WIDE x 18' DEPTH
MINIMUM PARKING AISLE	§ 22-9.2.b	90° SPACES	24' WIDE	25' WIDE
HAIR PIN STRIPING	§ 22-9.2.c	STALL STRIPING	(2) 4" @ 24" O.C. W/ HAIR PIN	(2) 4" @ 24" O.C. W/ HAIR PIN
LOADING SPACES				
INDUSTRIAL ESTABLISHMENT	60,000 S.F. = 4 + 1/50,000 S.F.	168,330 S.F.	7 SPACES ⁽¹⁾	15 SPACES
LOADING ZONE SIZE			12' x 60'	14' x 65'
NOTES: 1. (168,436 S.F. - 60,000 S.F.) 1 SPACE / 50,000 S.F. + 4 SPACES = 6.1 SPACES OR 7 SPACES			(X) = EXISTING NON-CONFORMANCE (V) = VARIANCE REQUIRED	

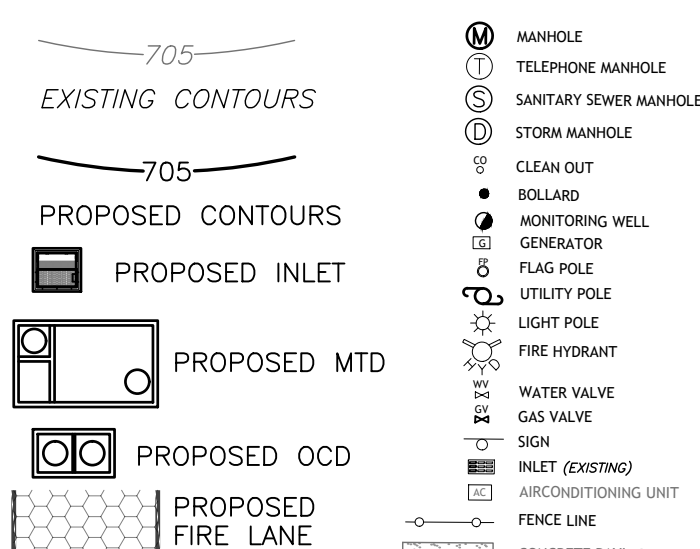
REFERENCES

- SURVEY AND FWW FLAG LOCATIONS: CLEARPOINT SERVICES LLC, JOHN W. McCORD PLS 35385, DATED JUNE 19, 2018, LAST REVISED AUGUST 26, 2019
- PROPOSED WAREHOUSE SPACE PREPARED BY FELDMAN AND FELDMAN ARCHITECTS, DAVID H. FELDMAN, RA, AIA, NJ LIC. NO. A11721, DATED DECEMBER 10, 2018 LAST REVISED AUGUST 21, 2019

SITEPLAN



LEGEND:



APPLICANT: 30 LAKE DR, LLC
LAKE ENTERPRISES EW, LLC
BRIELLE, NJ 08730

OWNER: 30 LAKE DR, LLC
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BRIELLE, NJ 08730

PROJECT: 30 LAKE DRIVE
EAST WINDSOR TOWNSHIP
BLOCK 20.01, LOT 18.01
ZONE PUD-8

REVISIONS:
REV 3: REVISED PER TOWNSHIP OF EAST WINDSOR MEETING DATED JULY 22, 2019
REV 2: REVISED PER TOWNSHIP OF EAST WINDSOR COMMENT LETTER DATED MAY 31, 2019
REV 1: REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019

DRAWN BY: BEB
SCALE: SEE SCALE
DATE: 12/12/2018
PROJECT NO.: 2381.18
SHEET NO.: 3 OF 12

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REV 3: REVISED PER TOWNSHIP OF EAST WINDSOR MEETING DATED JULY 22, 2019
REV 2: REVISED PER TOWNSHIP OF EAST WINDSOR COMMENT LETTER DATED MAY 31, 2019
REV 1: REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019

DRAWN BY: BEB
SCALE: SEE SCALE
DATE: 12/12/2018
PROJECT NO.: 2381.18
SHEET NO.: 3 OF 12

APPLICANT: 30 LAKE DR, LLC
LAKE ENTERPRISES EW, LLC
BRIELLE, NJ 08730

OWNER: 30 LAKE DR, LLC
LAKE ENTERPRISES EW, LLC
BRIELLE, NJ 08730

PROJECT: 30 LAKE DRIVE
EAST WINDSOR TOWNSHIP
BLOCK 20.01, LOT 18.01
ZONE PUD-8

REVISIONS:
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ZONE PUD-8

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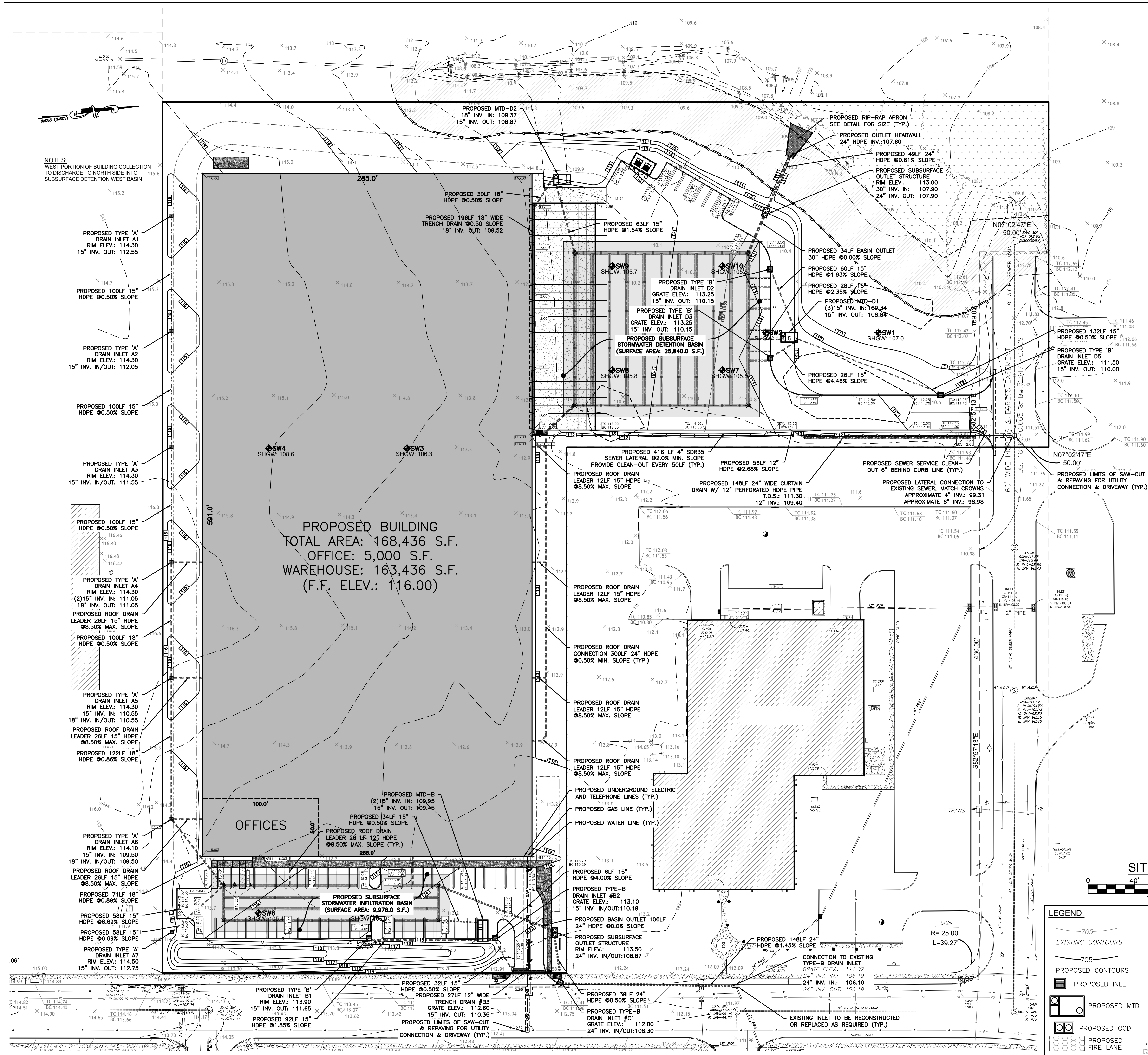
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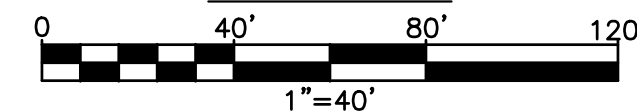


- GENERAL GRADING & UTILITY NOTES:**
1. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE WITHIN PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
 2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS, IF APPLICABLE TO THE PROJECT.
 3. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. IF PERFORMED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED BY THE GEOTECHNICAL ENGINEER (WHERE APPLICABLE). MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA, AREAS TO BE PAVED AND AREAS WITHIN VICINITIES OF RETAINING WALLS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY A QUALIFIED GEOTECHNICAL ENGINEER OR TOWN ENGINEER. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR TOWN ENGINEER.
 4. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR RETAINING WALLS, FOUNDATIONS SLABS AND UTILITY INSTALLATION SHALL BE COORDINATED WITH THE APPLICABLE COMPANY SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
 5. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
 6. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
 7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO OWNER PRIOR TO INITIATING WORK.
 8. PROPOSED BUILDINGS ARE TO BE SERVED BY THE PROPOSED SEWER, PUBLIC WATER, GAS, AND ELECTRIC UTILITY CONNECTIONS.
 9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS TO BE PROVIDED AWAY FROM BUILDING AT ALL POINTS AROUND ITS PERIMETER.
 10. ALL PROPOSED RETAINING WALLS AND BUILDING FOUNDATIONS ARE TO BE INSPECTED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPROPRIATE BUILDING CODES AND THE SPECIFICATIONS DETERMINED BY ENGINEER TO BE APPROPRIATE.
 11. HOUSER ENGINEERING RECOMMENDS ALL PROPOSED STRUCTURES BE STAKED-OUT BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION.
 12. NO WELLS, GROUND WATER MONITORING WELLS, OR INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS ARE EXISTING OR PROPOSED ON THE SUBJECT SITE.

REFERENCES

1. SURVEY AND FIRM/PLC LOCATIONS: CLEARPOINT SERVICES LLC, JOHN W. MCCORD PLS 35385, DATED JUNE 19, 2018, LAST REVISED AUGUST 26, 2019
2. PROPOSED WAREHOUSE SPACE PREPARED BY FELDMAN AND FELDMAN ARCHITECTS, DAVID H. FELDMAN, RA, AIA, NJ LIC. NO. A11721, DATED DECEMBER 10, 2018 LAST REVISED AUGUST 21, 2019

SITEPLAN



LEGEND:

- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED INLET
 - PROPOSED MTD
 - PROPOSED OCD
 - PROPOSED FIRE LANE
- MANHOLE
TELEPHONE MANHOLE
SANITARY SEWER MANHOLE
STORM MANHOLE
CLEAN OUT
BOLLARD
MONITORING WELL
GENERATOR
FLAG POLE
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
GAS VALVE
WATER VALVE
SIGN
INLET (EXISTING)
AIR/CONDITIONING UNIT
FENCE LINE
CONCRETE PAVING

GRADING, DRAINAGE AND UTILITY PLAN

APPLICANT: **30 LAKE DR, LLC**

J.R. HOUSER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE047700
NEW YORK LICENSE NO. 080129
PENNSYLVANIA LICENSE NO. PE079324

PROJECT: **30 LAKE DRIVE
EAST WINDSOR TOWNSHIP
BLOCK 20.01, LOT 18.01
ZONE PUD-8**

HOUSER Engineering, LLC

1141 Greenwood Lake Pike, Ringwood, NJ 07456
Tel: 973-728-2845 / Fax: 973-506-1524
www.housereng.com

NJ CERT. OF AUTH. NO.: 24GA28163600

T.C. VANDERVALK

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 24GE05185800

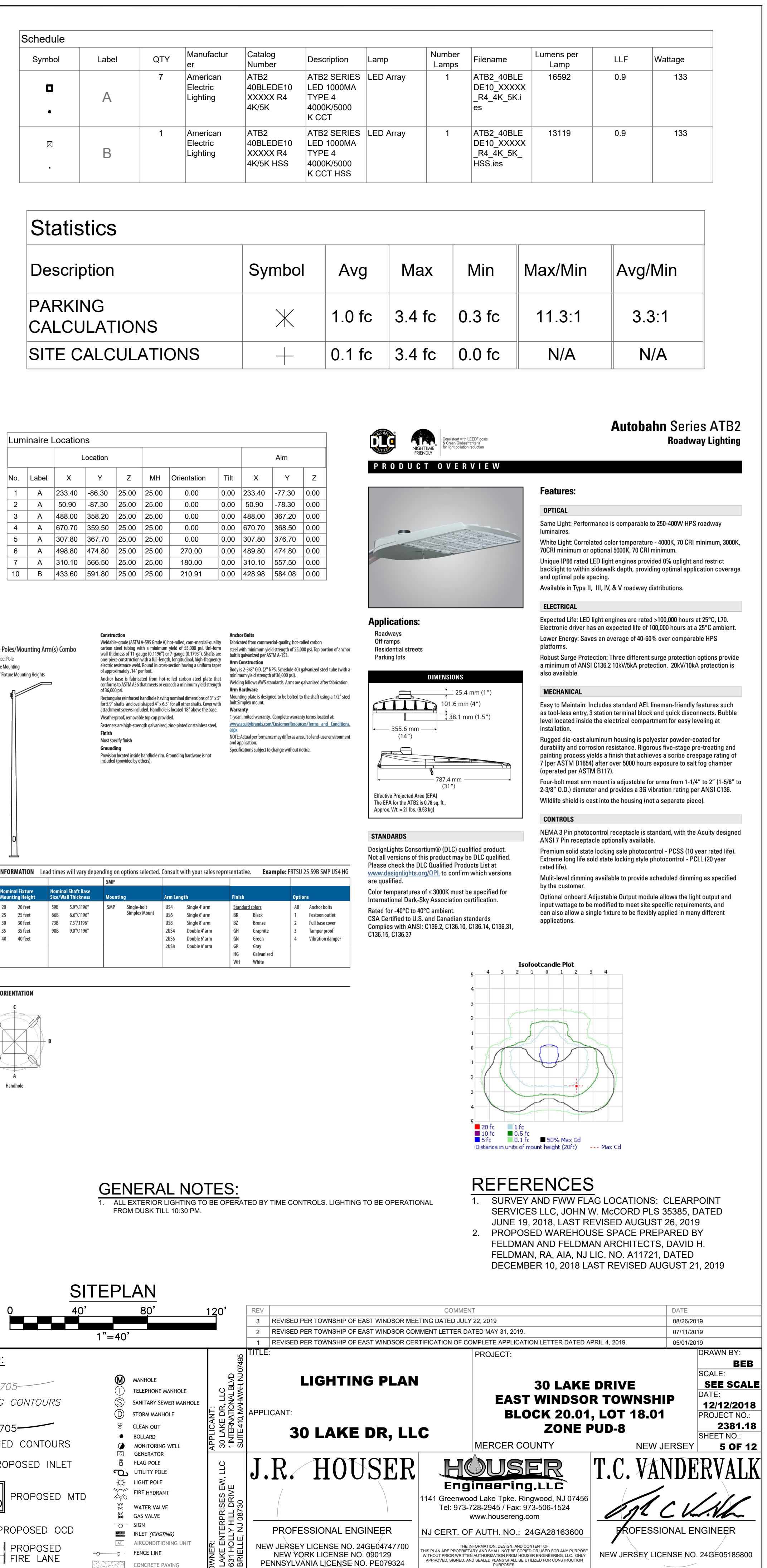
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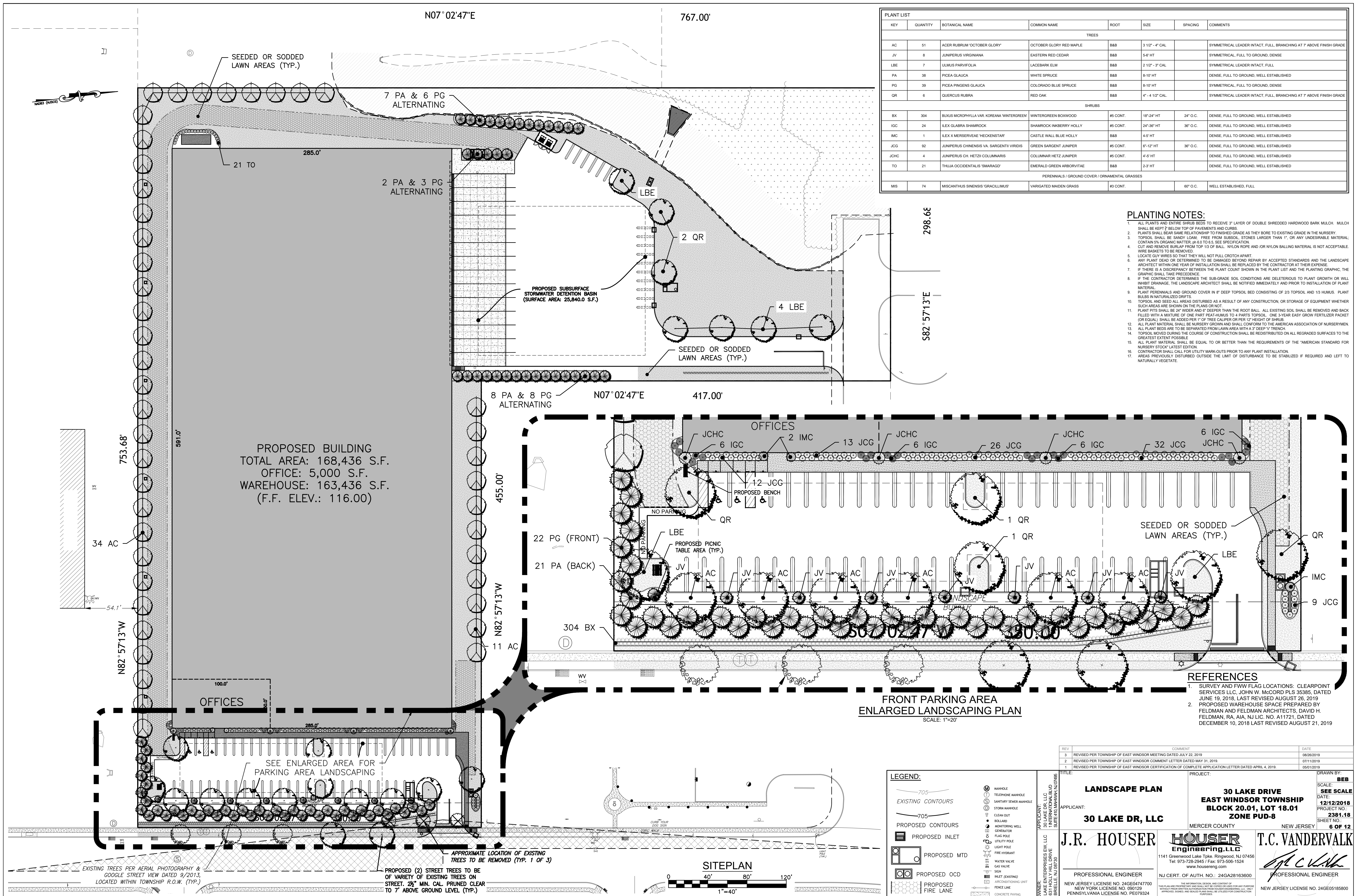
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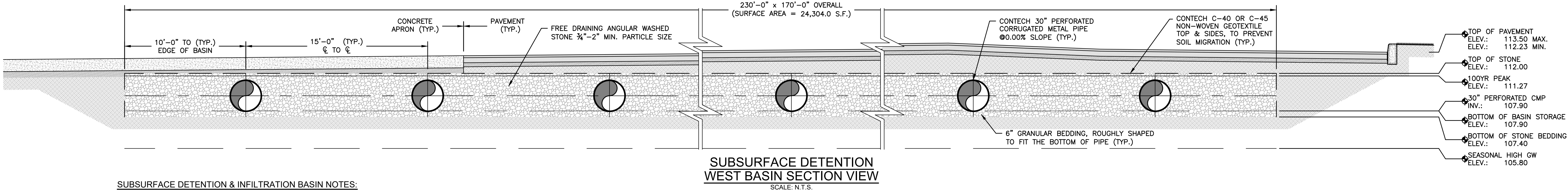
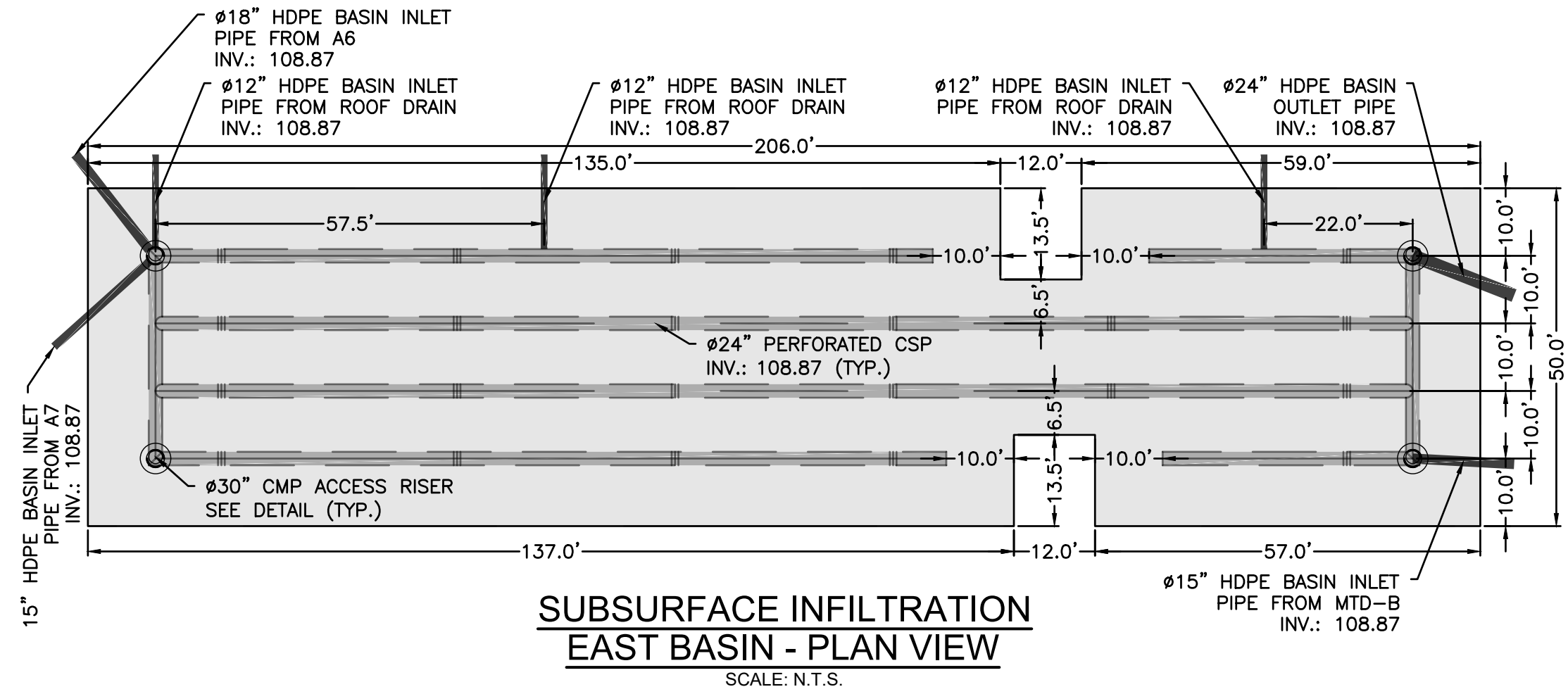
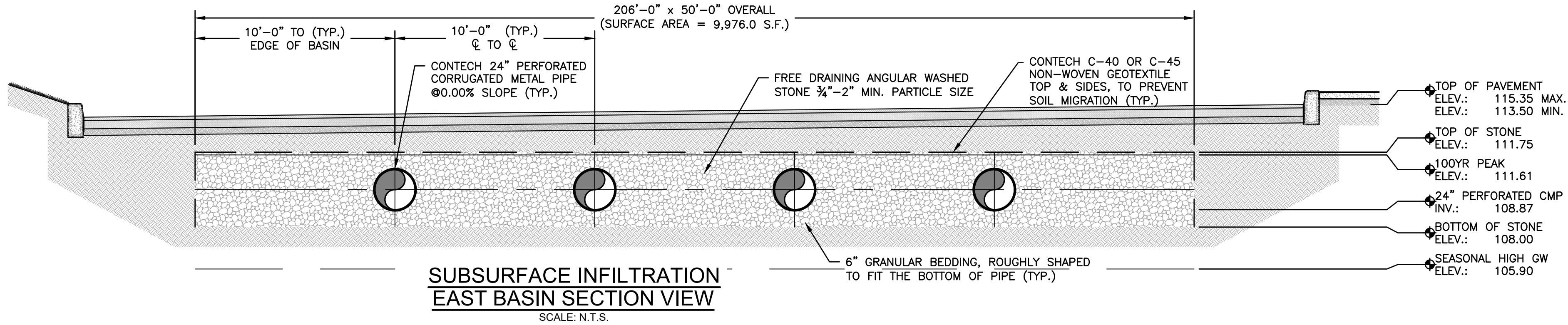
DATE: **12/12/2018**

PROJECT NO.: **2381.18**

SHEET NO.: **4 OF 12**







SUBSURFACE DETENTION & INFILTRATION BASIN NOTES:

GENERAL NOTES:

1. ALL CORRUGATED STEEL PIPE (CSP) SHALL BE ALUMINIZED TYPE-2 STEEL COILS CONFORMING TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929 AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS LLS, WEST CHESTER, OH, OR APPROVED EQUAL.
2. ALL BASIN PIPING TO HAVE PERFORATIONS CONFORMING TO APPLICABLE REQUIREMENTS OF AASHTO AND ASTM SPECIFICATIONS.
3. ALL RISERS AND STUB DIMENSIONS ARE TO CENTERLINES OF PIPES.
4. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER PRIOR TO FABRICATION.
5. ALL FITTINGS AND REINFORCEMENT SHALL COMPLY WITH ASTM A998.
6. ALL RISERS AND STUBS ARE TO BE 2 1/2" x 1/2" CORRUGATION AND 16 GAUGE STEEL UNLESS OTHERWISE NOTED.
7. ALL CSP SHALL BE HANDLED AND ASSEMBLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURE AND OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA).
8. ACCESS RISERS TO BE FIELD TRIMMED TO GRADE.

INSTALLATION

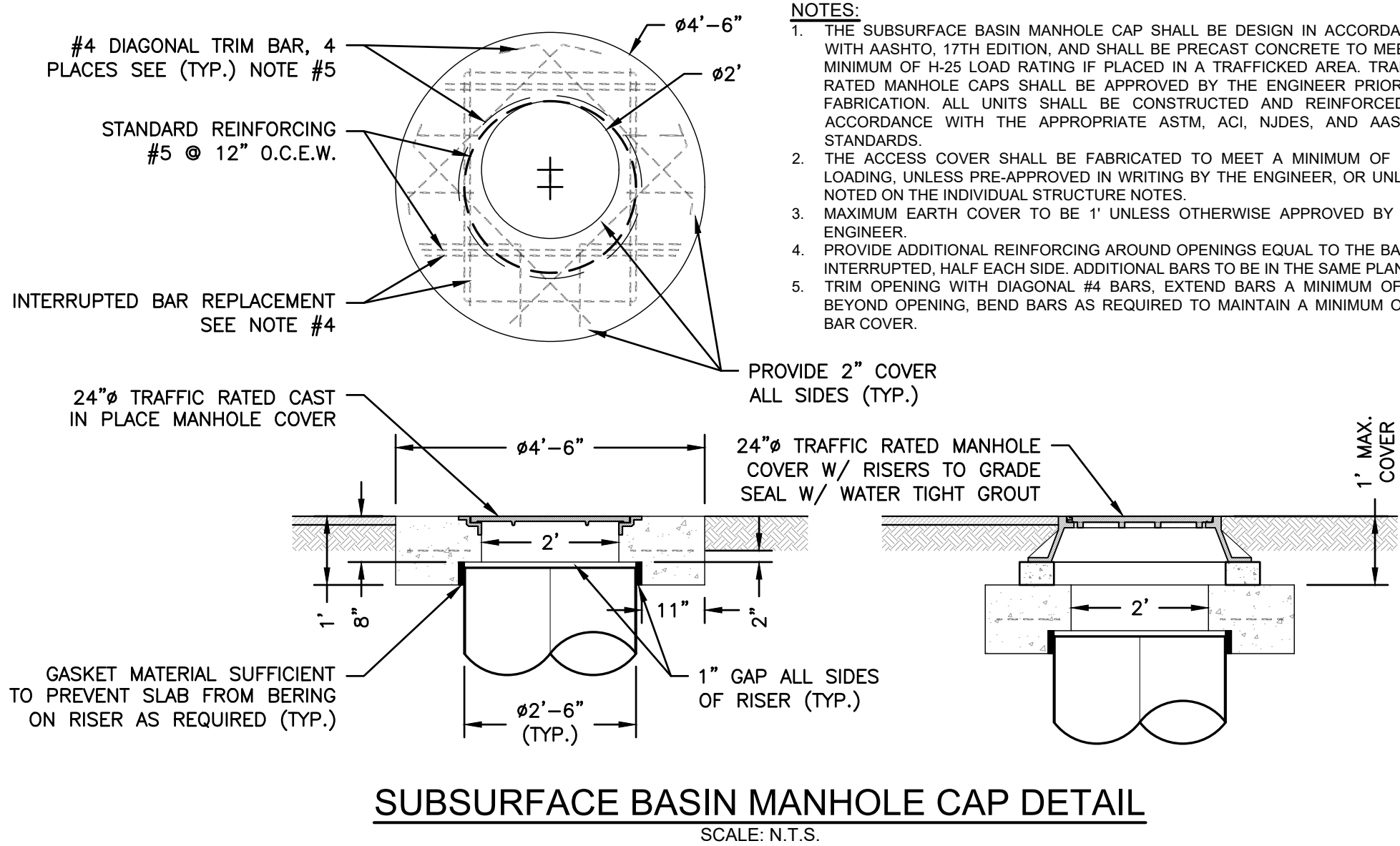
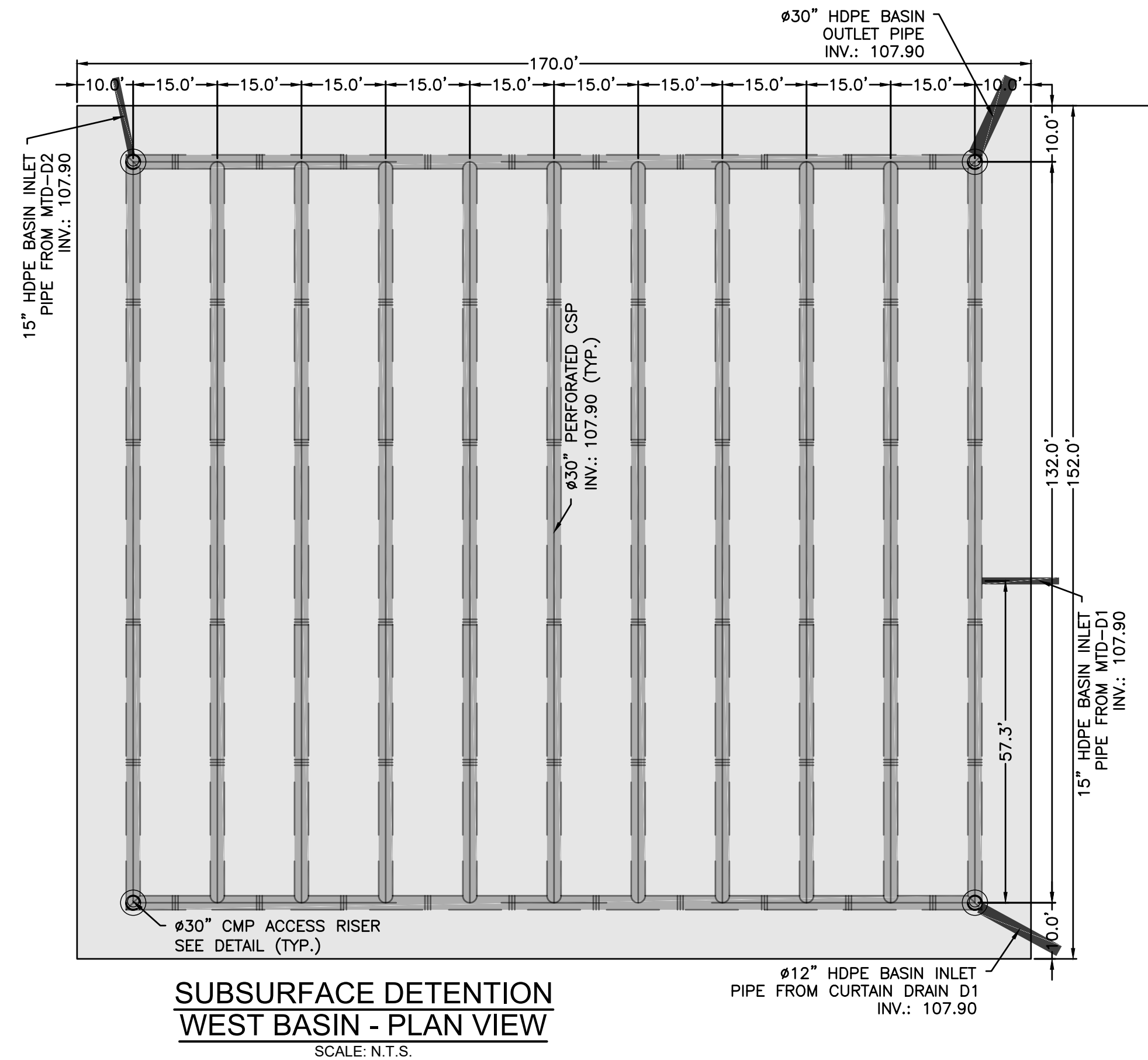
1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ENSURE MINIMAL COMPACTION AT THE LOCATION OF THE SUBSURFACE DETENTION BASINS.
2. PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4" WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.
3. THE BACKFILL MATERIAL SHALL BE FREE GRAINING ANGULAR WASHED STONE 3/4"-2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF A SHOVEL-SLICING, RODDING, AIR-TAMPER, VIBRATION ROD, OR OTHER METHODS APPROVED BY THE ENGINEER. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE

SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN TWO-LIFT DIFFERENTIALS BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

4. EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAIN BALANCED LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.
5. ALL PIPES TO BE CONNECTED AS PER MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES, AND ALL FITTINGS AND REINFORCEMENT TO COMPLY WITH ASTM A998.
6. FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS IN THE TABLE BELOW. THE USE OF HEAVE CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

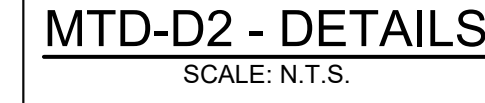
PIPE SPAN	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
MINIMUM COVER				
12"-42"	2.0'	2.5'	3.0'	3.0'
48"-72"	3.0'	3.0'	3.5'	4.0'
78"-120"	3.0'	3.5'	4.0'	4.0'
126"-144"	3.5'	4.0'	4.5'	4.5'

7. MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

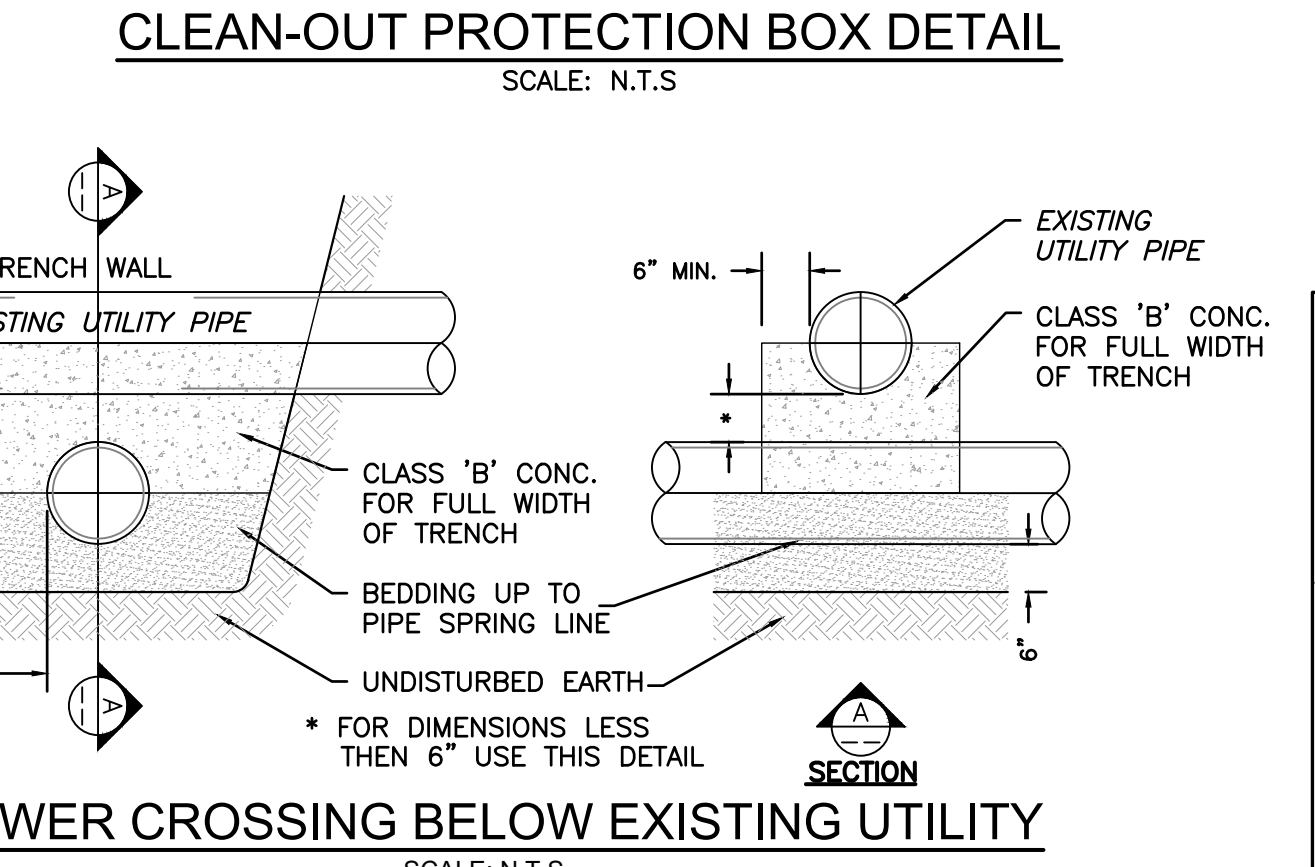
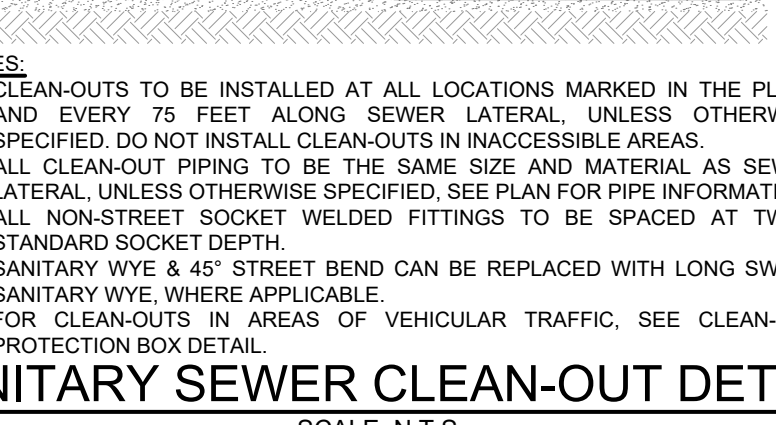
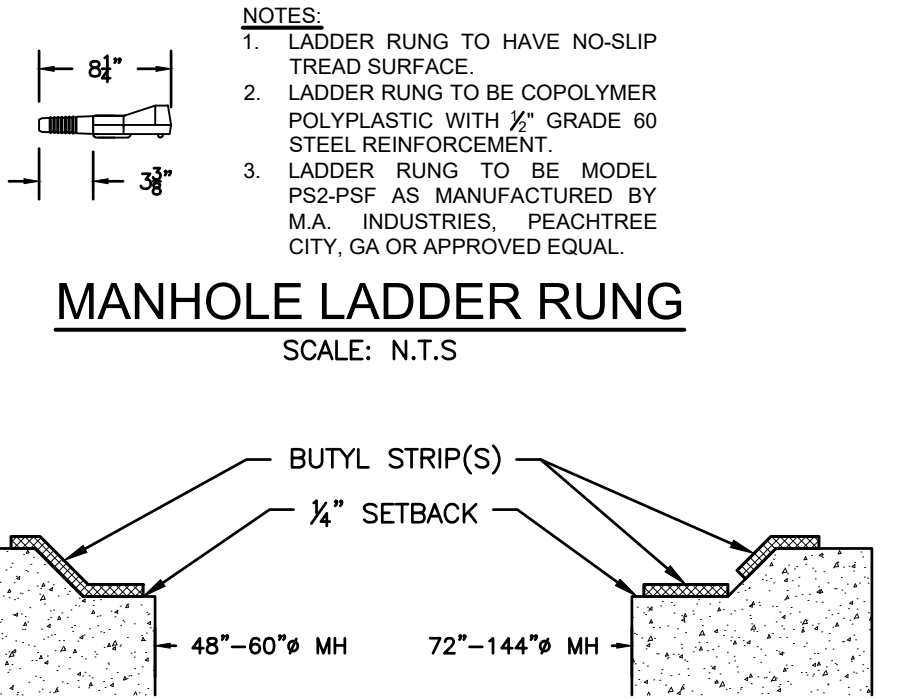
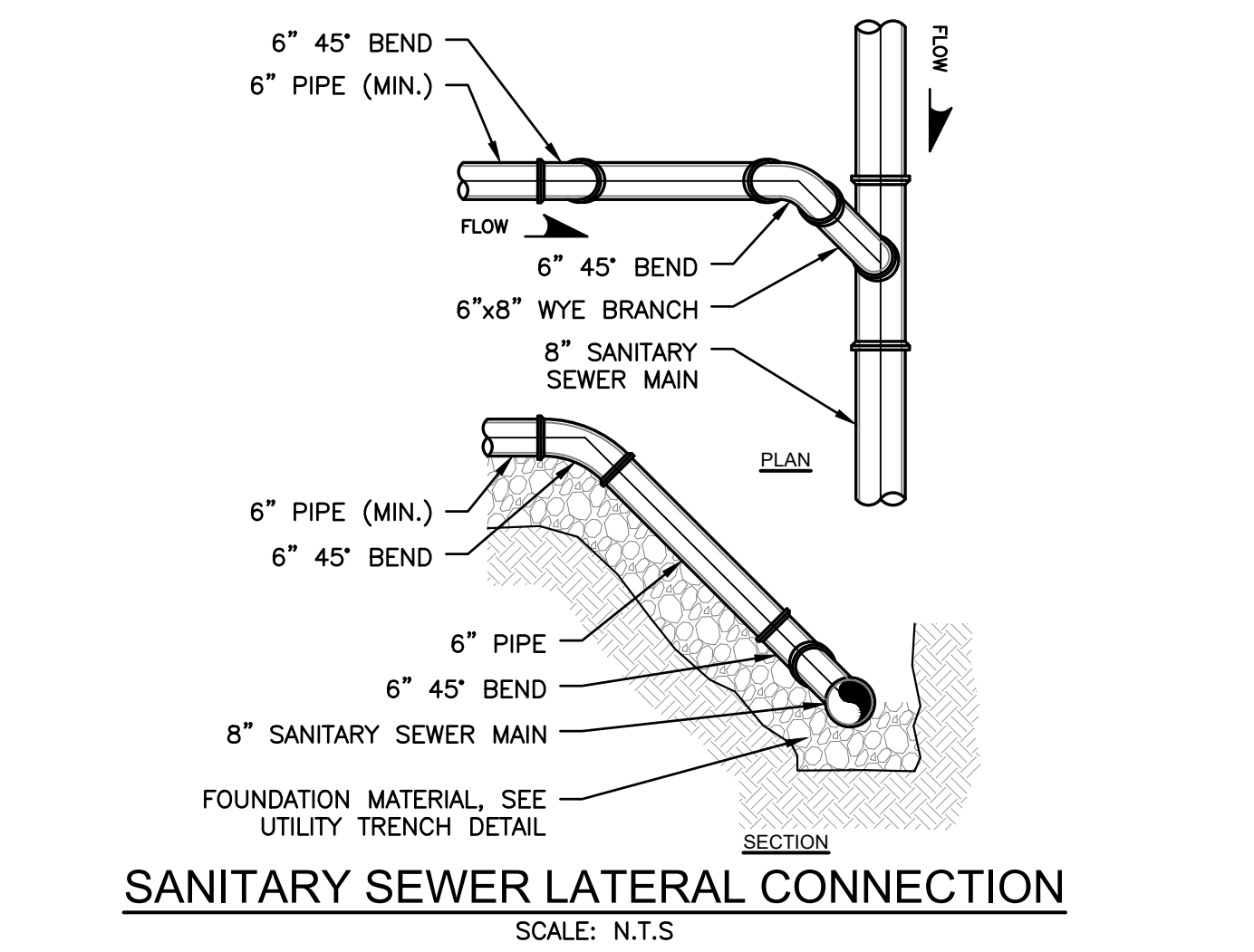
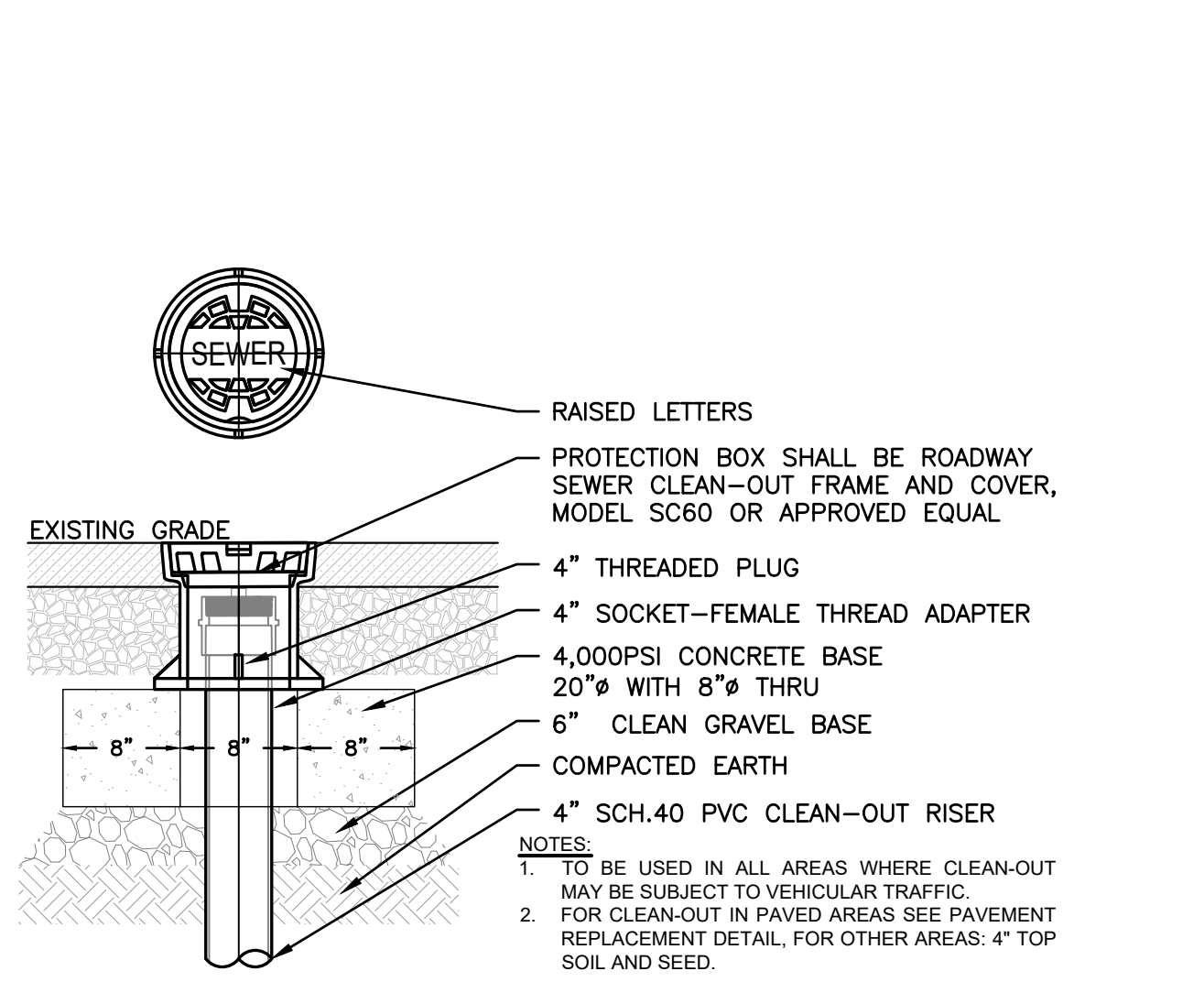
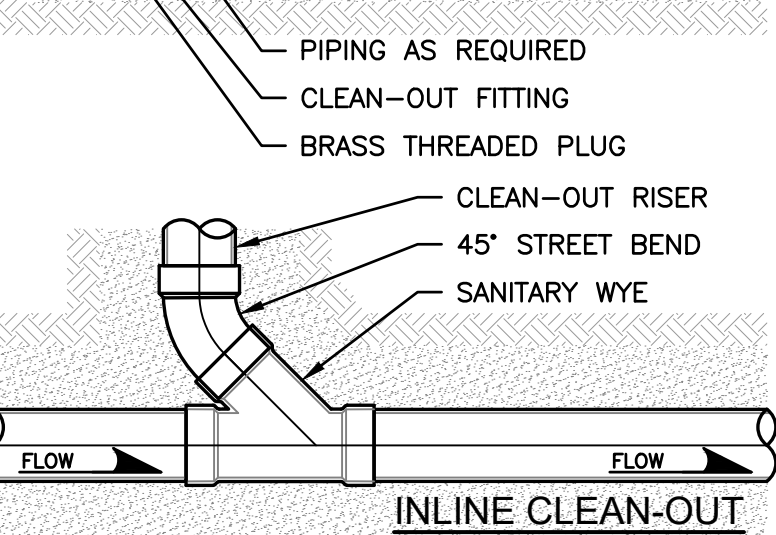
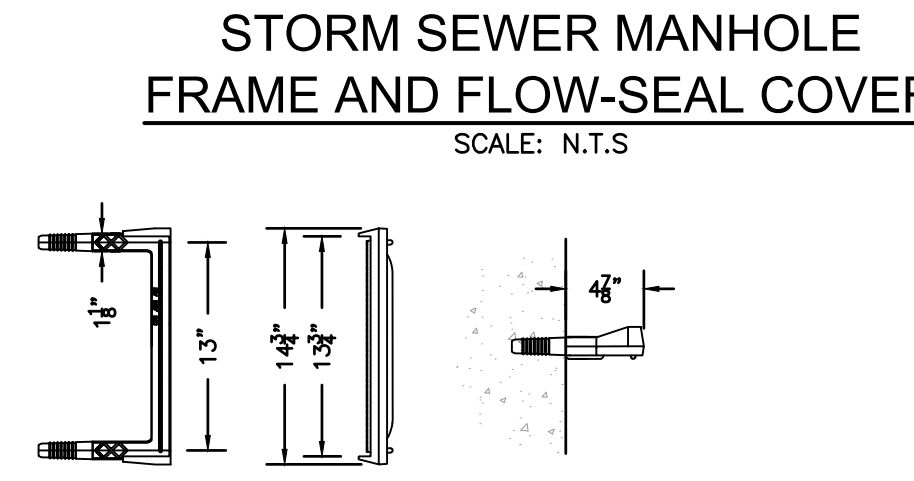
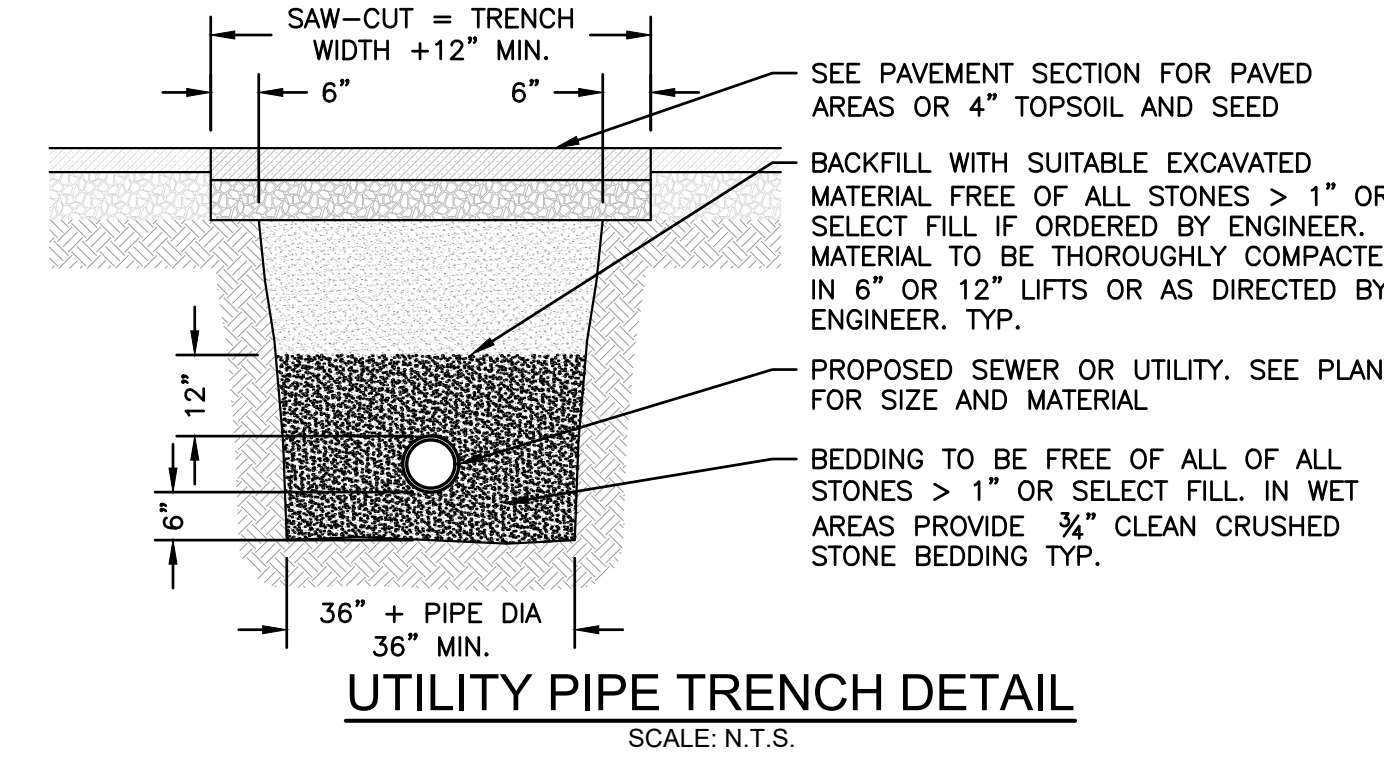
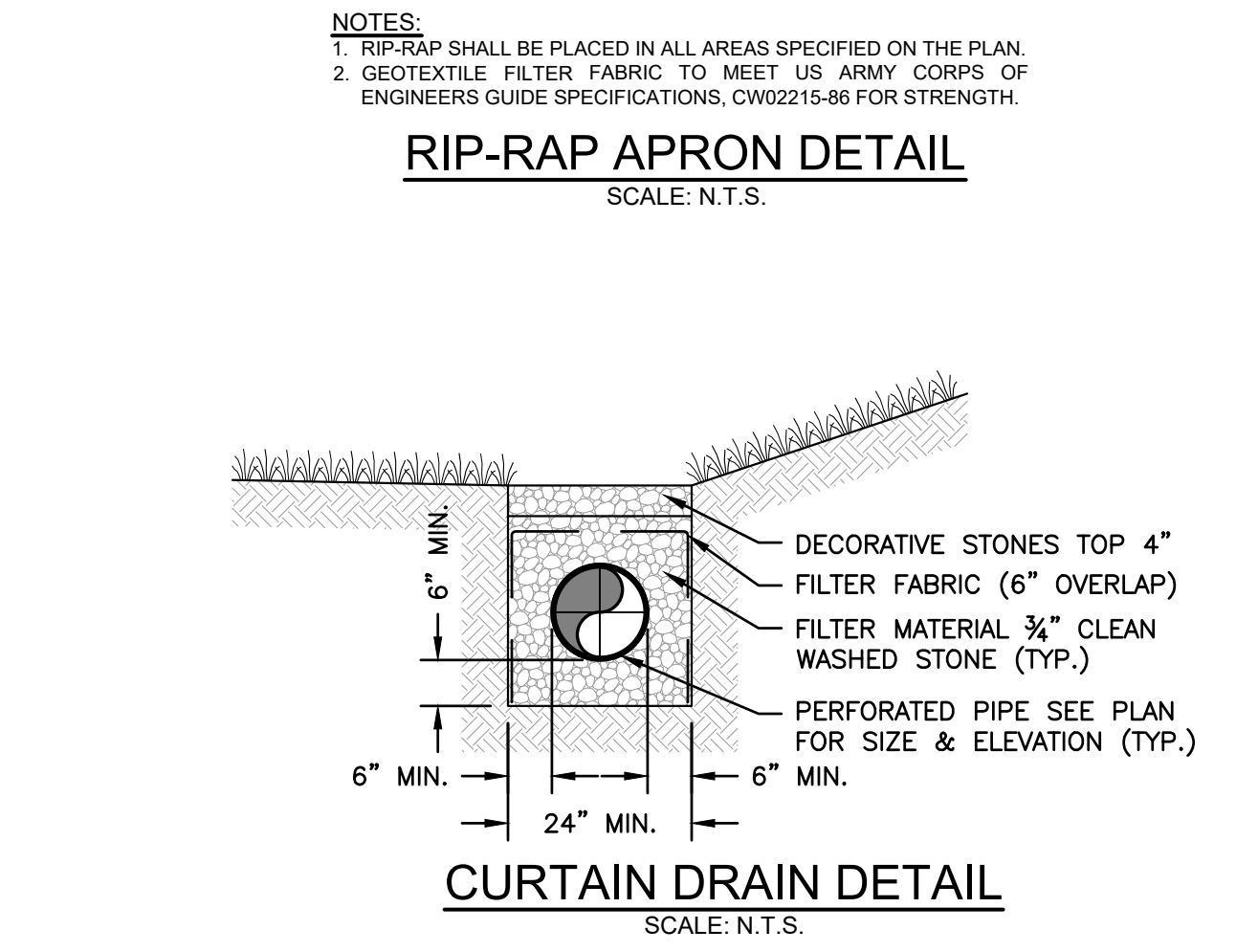
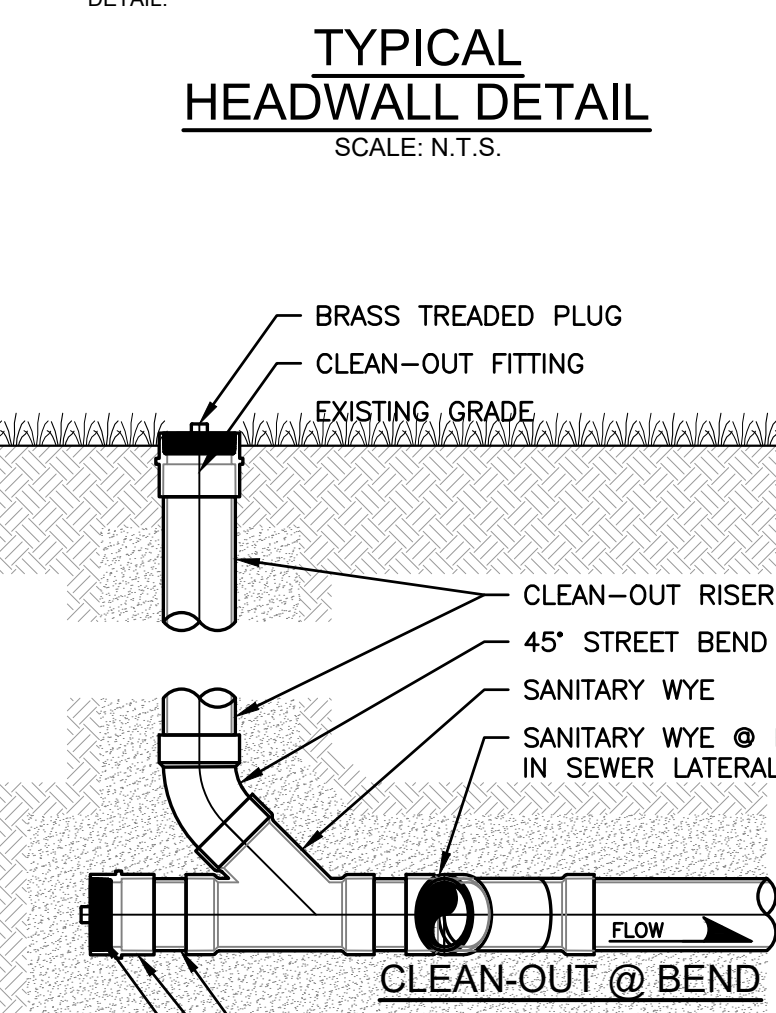
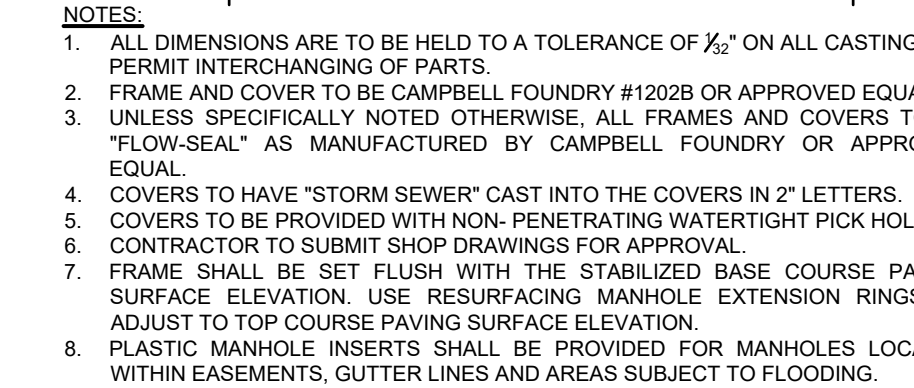
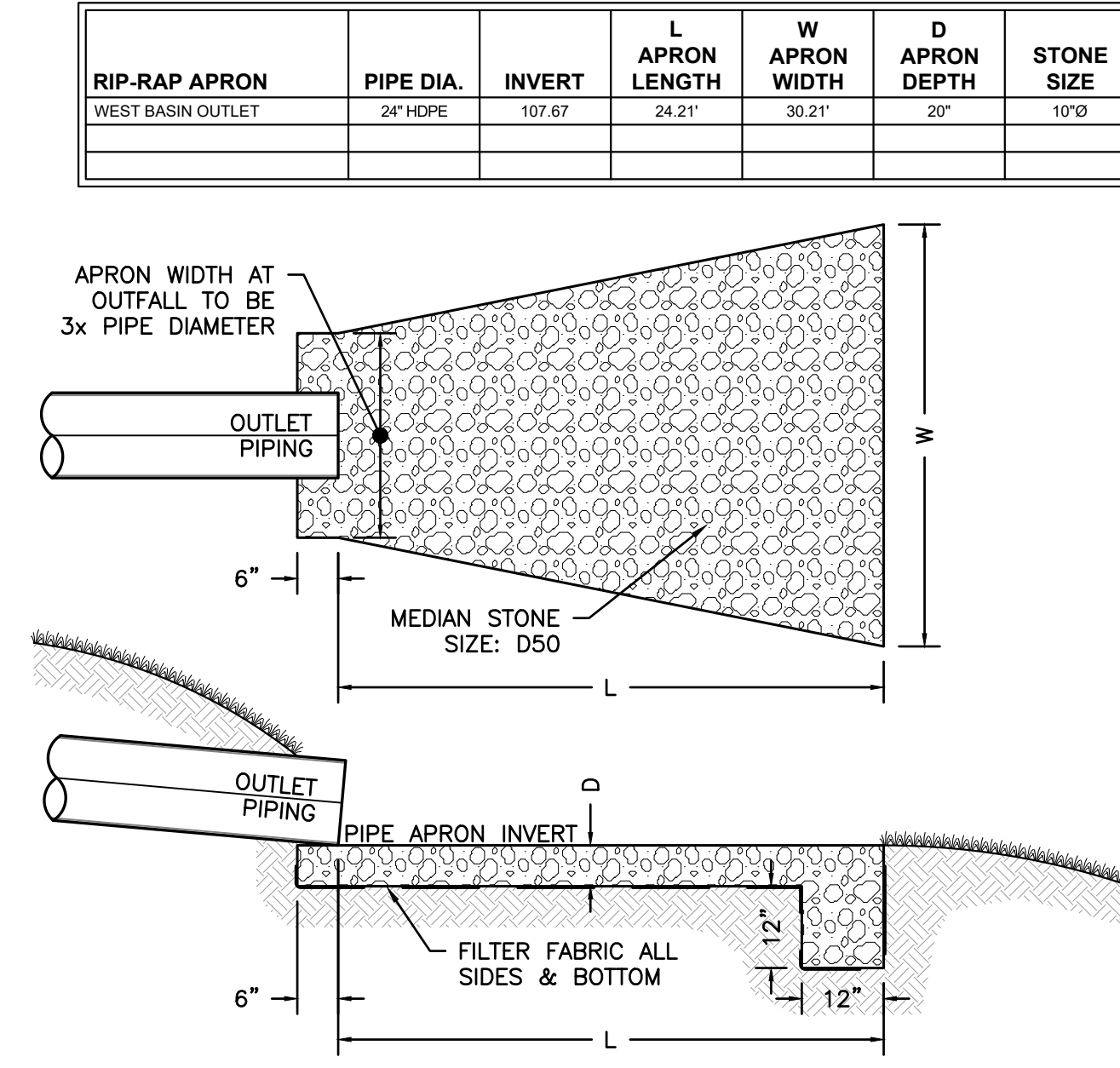
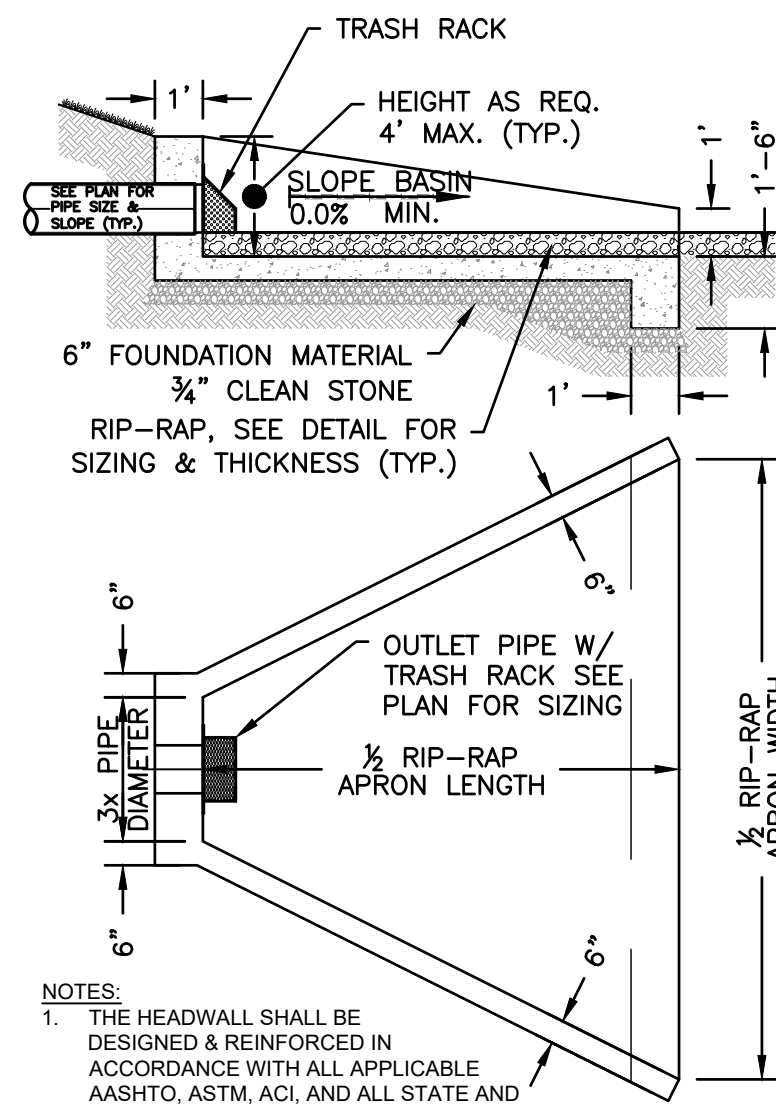
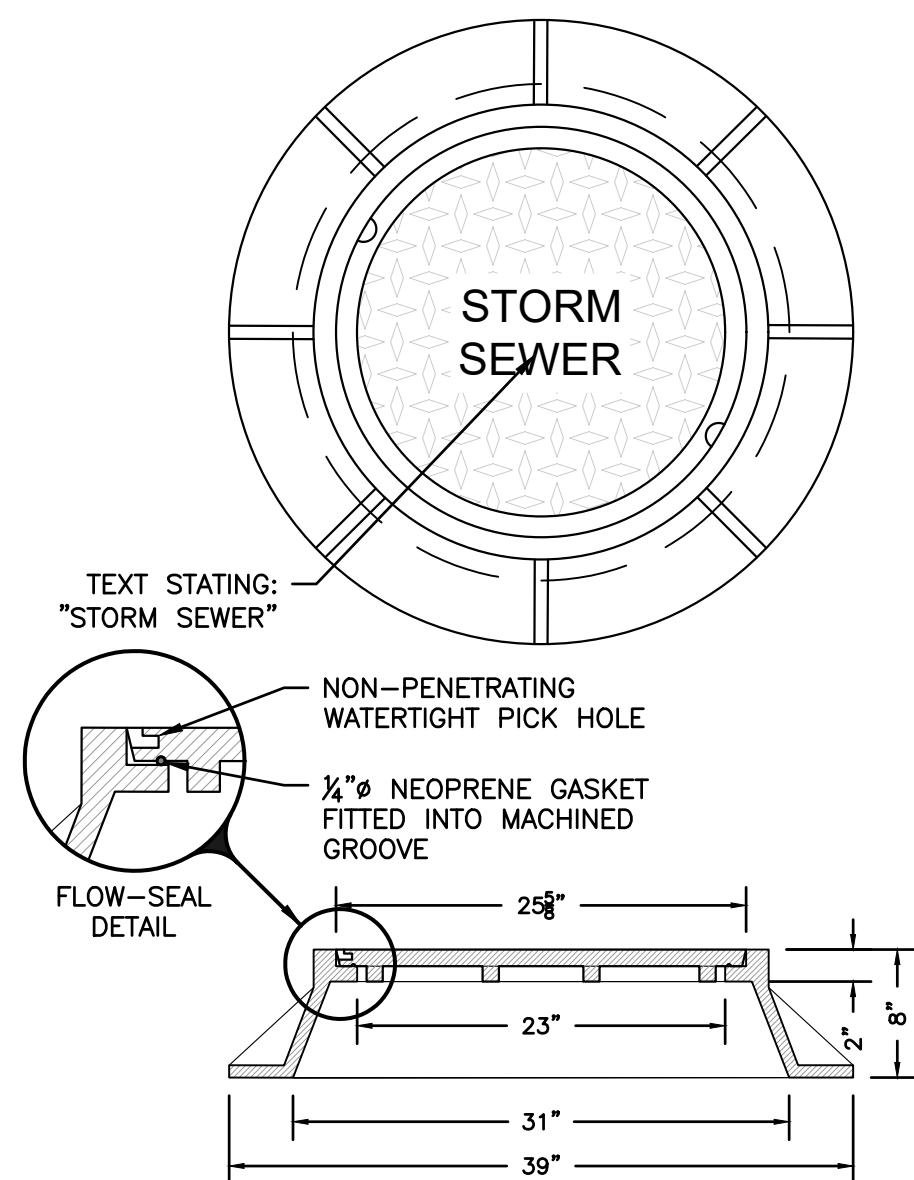


REV	COMMENT	DATE
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1	REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019	05/01/2019

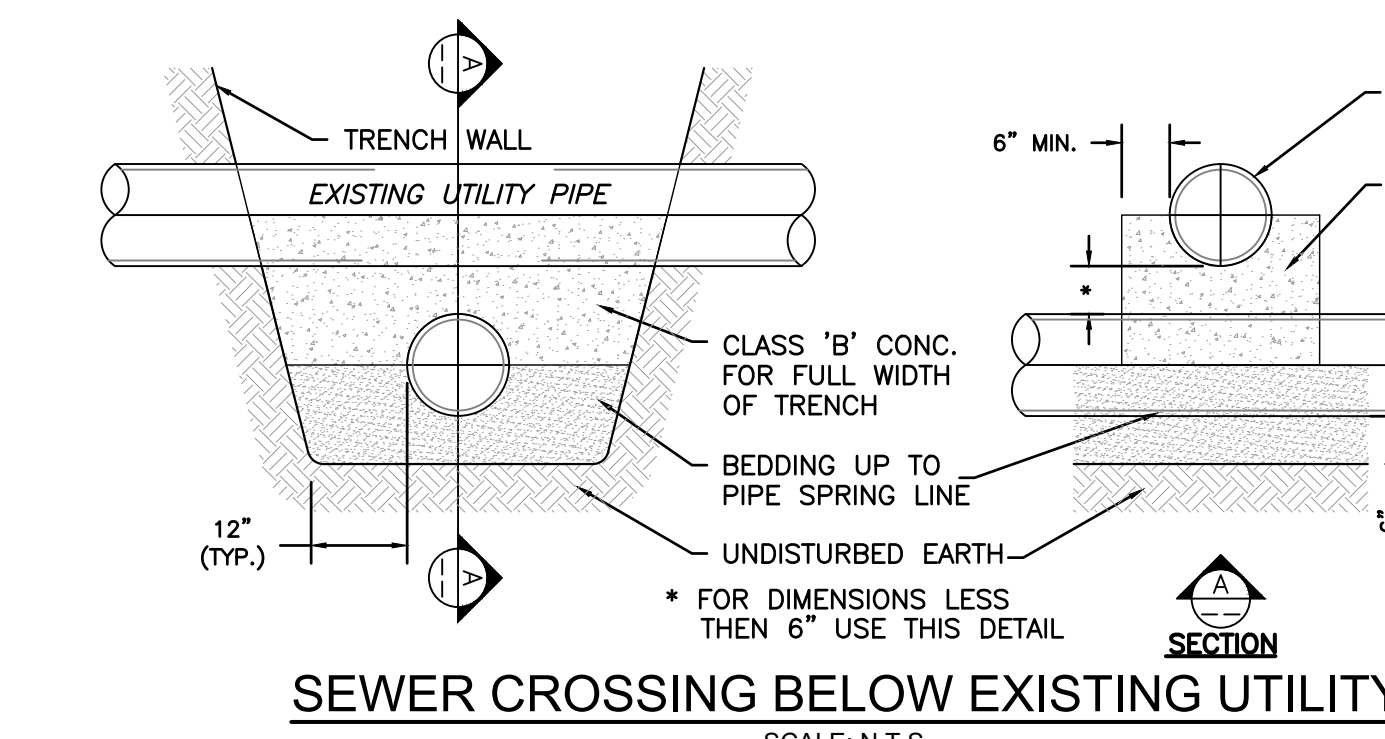
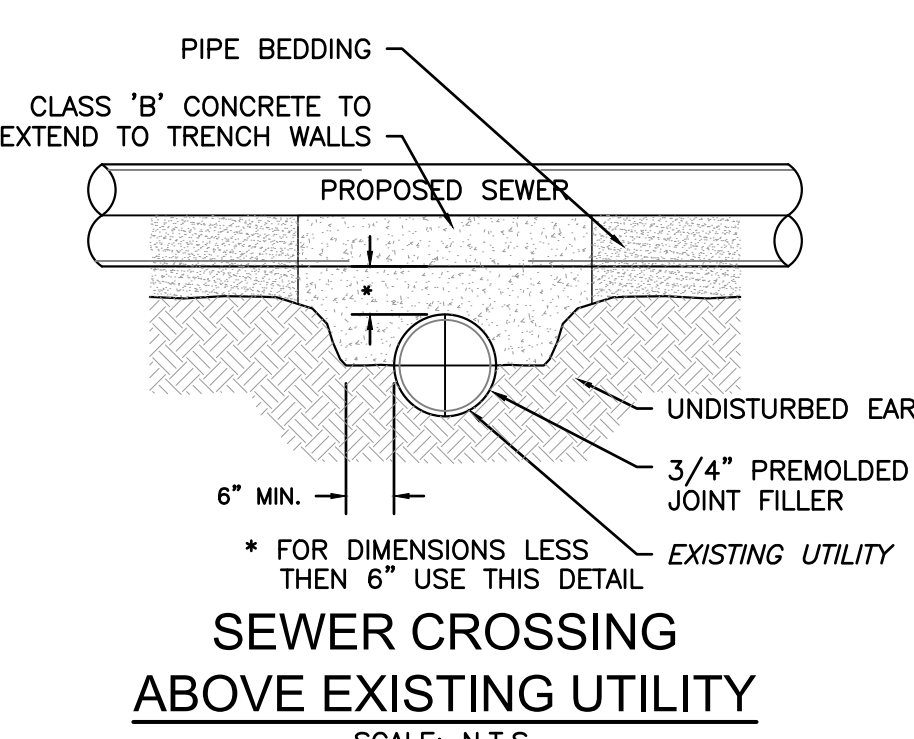
OWNER: LAKE ENTERPRISES E.W. LLC 30 LAKE DR. LLC LAKE DRIVE BRIELLE, NJ 08730	APPLICANT: 30 LAKE DR. LLC 30 LAKE DRIVE BRIELLE, NJ 08730	TITLE: STORMWATER DETAILS BASINS	PROJECT: 30 LAKE DRIVE EAST WINDSOR TOWNSHIP BLOCK 20.01, LOT 18.01 ZONE PUD-8	DRAWN BY: BEB	SCALE: SEE SCALE	DATE: 12/12/2018	PROJECT NO.: 2381.18	SHEET NO.: 8 OF 12
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE04747700 PENNSYLVANIA LICENSE NO. PE079324		NJ CERT. OF AUTH. NO.: 24GA28163600		T.C. VANDERVALK PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE05185800		THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE THE PROPERTY OF HOUER ENGINEERING, LLC. NO PART OF THIS PLAN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION FROM HOUER ENGINEERING, LLC. ONLY APPROVED, SEALED, AND SIGNED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.		



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5	REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019.	05/01/2019
TITLE	STORMWATER DETAILS OUTLET CONTROL STRUCTURES & MTDS 30 LAKE DRIVE EAST WINDSOR TOWNSHIP LOT 20.01, LOT 18.01 ZONE PUD-8	
APPLICANT:	30 LAKE DR, LLC MERCER COUNTY NEW JERSEY	
SCALE:	SEE SCALE 12/12/2020 PROJECT NO. 2381 SHEET NO. 9 OF 10	
DATE:	J.R. HOUSER Engineering, LLC 1141 Greenwood Lake Tpke. Ringwood, NJ 07456 Tel: 973-728-2945 / Fax: 973-506-1524 www.housereng.com NJ CERT. OF AUTH. NO.: 24GA28163600 THE INFORMATION, DESIGN, AND CONTENT OF THIS PLAN ARE PRELIMINARY AND SHALL NOT BE USED OR RELIED ON FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF HOUSER ENGINEERING, LLC. NO. APPROVED, ISSUED, AND SEALED AS SUCH SHALL BE OFFERED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF HOUSER ENGINEERING, LLC. T.C. VANDERVAAL PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE051055	
PROJECT:	NEW YORK LICENSE NO. PEO730324 NEW JERSEY LICENSE NO. 24GE047740 PENNSYLVANIA LICENSE NO. PEO70324	



TRENCH GRATE SIZES				
NOMINAL SIZE ON PLAN	NEENAH CATALOG #	DIM. "A"	DIM. "B"	GRATE THICKNESS
15"	R-4999-EX	15"	17"	1-1/2"
18"	R-4999-FX	18"	20"	1-1/2"

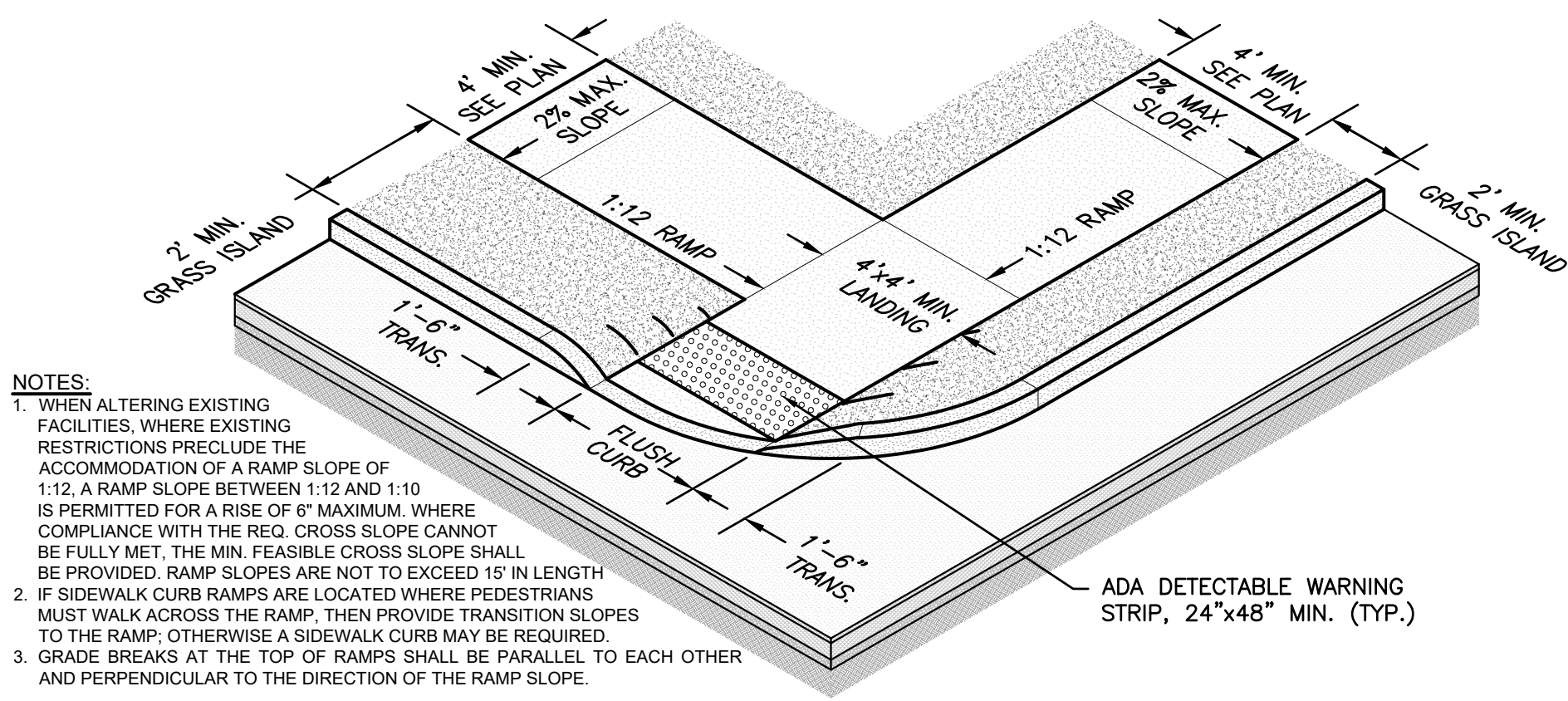


NOTES:

1. WHEN ALTERING EXISTING FACILITIES, WHERE EXISTING RESTRICTIONS PRECLUDE THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RAMP SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM, WHERE COMPLIANCE WITH THE REQ. CROSS SLOPE CANNOT BE FULLY MET. THE MIN. FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP SLOPES ARE NOT TO EXCEED 15' IN LENGTH.
2. IF SIDEWALK CURB RAMP ARE LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN PROVIDE TRANSITION SLOPES TO THE RAMP. OTHERWISE A SIDEWALK CURB MAY BE REQUIRED.
3. GRADE BREAKS AT THE TOP OF RAMPS SHALL BE PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF THE RAMP SLOPE.

ADA SIDEWALK RAMP TYPE-5 DETAIL

SCALE: N.T.S.

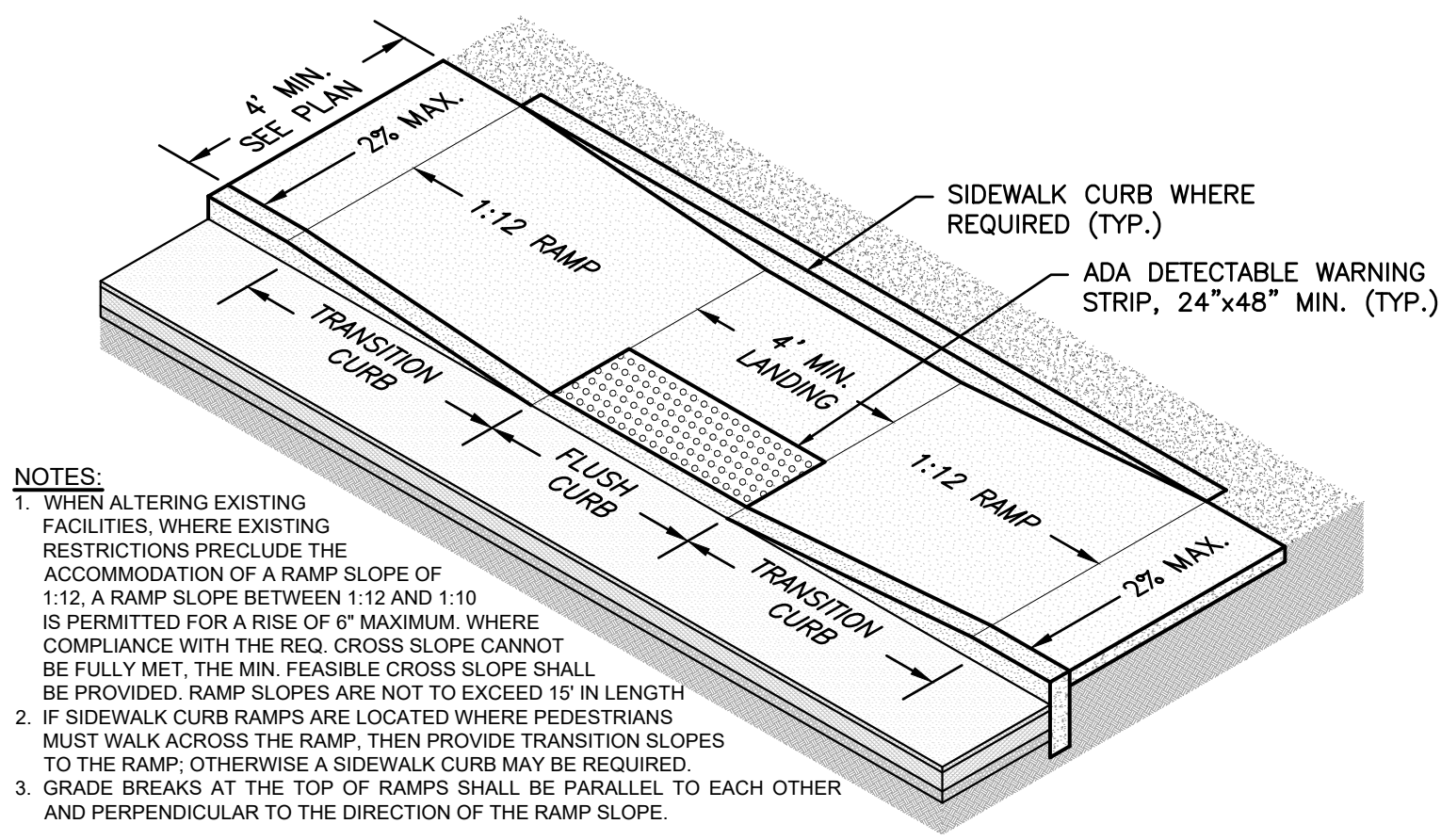


NOTES:

1. WHEN ALTERING EXISTING FACILITIES, WHERE EXISTING RESTRICTIONS PRECLUDE THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RAMP SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM, WHERE COMPLIANCE WITH THE REQ. CROSS SLOPE CANNOT BE FULLY MET. THE MIN. FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP SLOPES ARE NOT TO EXCEED 15' IN LENGTH.
2. IF SIDEWALK CURB RAMP ARE LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN PROVIDE TRANSITION SLOPES TO THE RAMP. OTHERWISE A SIDEWALK CURB MAY BE REQUIRED.
3. GRADE BREAKS AT THE TOP OF RAMPS SHALL BE PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF THE RAMP SLOPE.

ADA SIDEWALK RAMP TYPE-6 DETAIL

SCALE: N.T.S.

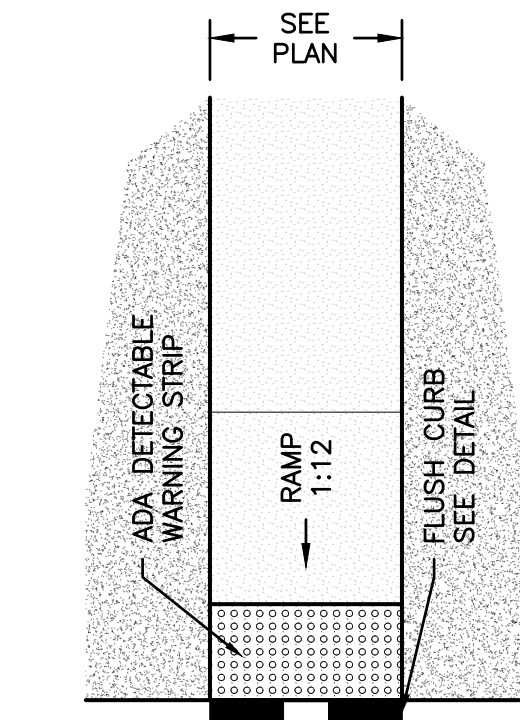


NOTES:

1. WHEN ALTERING EXISTING FACILITIES, WHERE EXISTING RESTRICTIONS PRECLUDE THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RAMP SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM, WHERE COMPLIANCE WITH THE REQ. CROSS SLOPE CANNOT BE FULLY MET. THE MIN. FEASIBLE CROSS SLOPE SHALL BE PROVIDED. RAMP SLOPES ARE NOT TO EXCEED 15' IN LENGTH.
2. IF SIDEWALK CURB RAMP ARE LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN PROVIDE TRANSITION SLOPES TO THE RAMP. OTHERWISE A SIDEWALK CURB MAY BE REQUIRED.
3. GRADE BREAKS AT THE TOP OF RAMPS SHALL BE PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE DIRECTION OF THE RAMP SLOPE.

ADA SIDEWALK RAMP TYPE-7 DETAIL

SCALE: N.T.S.

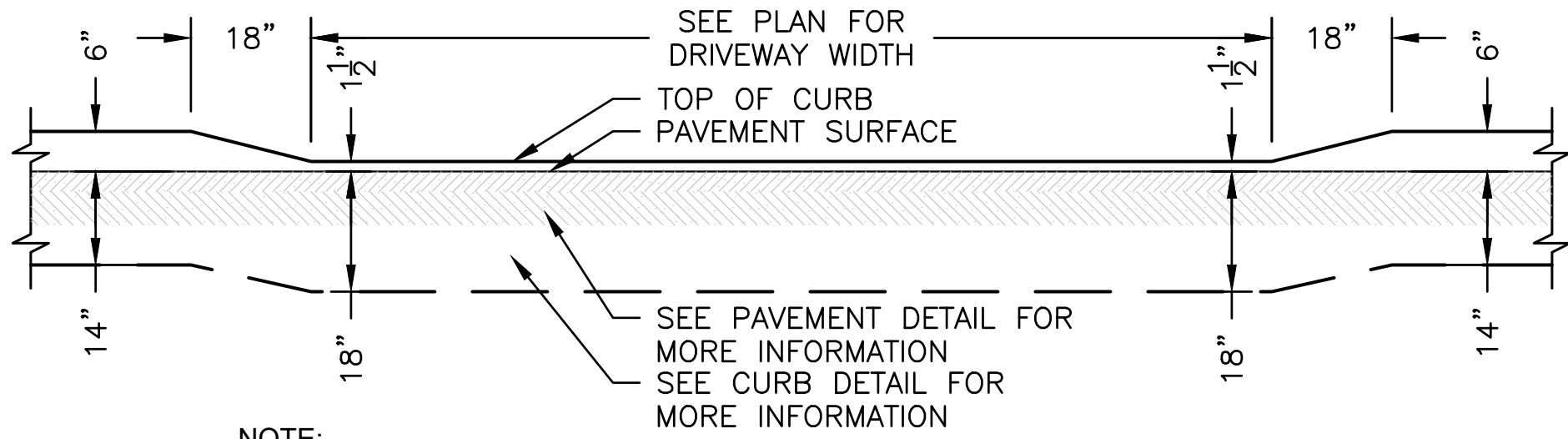


NOTES:

1. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND TO A DEPTH OF 2". DETECTABLE WARNINGS SHALL BE CONSTRUCTED IN ACCORDANCE AMERICANS WITH DISABILITIES ACT STANDARDS FOR TRANSPORTATION FACILITIES, SECTION 705. DETECTABLE WARNINGS SHALL NOT BE PROVIDED ON TRANSITION SLOPES.
2. WHEN DETECTABLE WARNINGS ARE PLACED ON A SLOPE GREATER THAN 5%, DOMES SHALL BE ALIGNED WITH THE CENTERLINE OF THE RAMP. OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED.
3. DETECTABLE WARNINGS SHALL BE REQUIRED ON SIDEWALKS AT:
 - INTERSECTING ROADS,
 - MEDIAN CROSSINGS GREATER THAN OR EQUAL TO 6' IN WIDTH,
 - RAILROAD CROSSINGS,
 - SIGNALIZED DRIVEWAYS
4. DETECTABLE WARNINGS - ACCEPTANCE CRITERIA:
 - COLOR AND TEXTURE SHALL BE COMPLETE AND UNIFORM.
 - 90% OF INDIVIDUAL TRUNCATED DOMES SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR TRANSPORTATION FACILITIES, SECTION 705.
 - THERE SHALL BE NO MORE THAN 4 NON-COMPLIANT DOMES IN ANY ONE SQUARE FOOT.
 - NON-COMPLIANT DOMES SHALL NOT BE ADJACENT TO OTHER NON-COMPLIANT DOMES.
 - SURFACES SHALL NOT DEVIATE MORE THAN 0.10" FROM A TRUE PLANE.
5. DETECTABLE WARNINGS SHALL BE INSTALLED NO GREATER THAN 5" FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
6. DETECTABLE WARNINGS SHALL NOT BE INSTALLED OVER GRADE BREAKS.

ADA DETECTABLE WARNINGS DETAIL

SCALE: N.T.S.

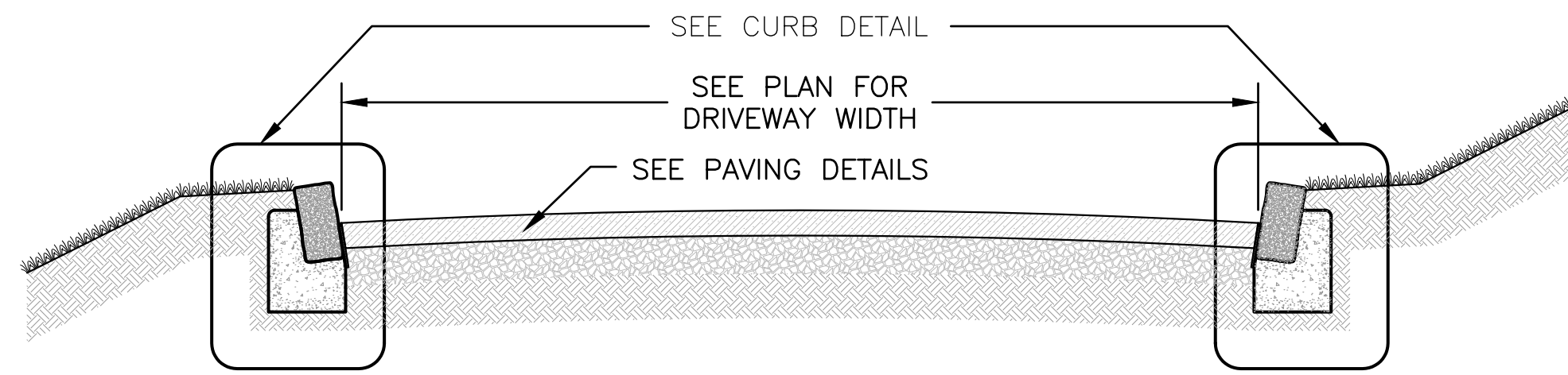


NOTE:

CURB TO BE REMOVED AND REPLACED TO NEAREST TRANSVERSE JOINT.

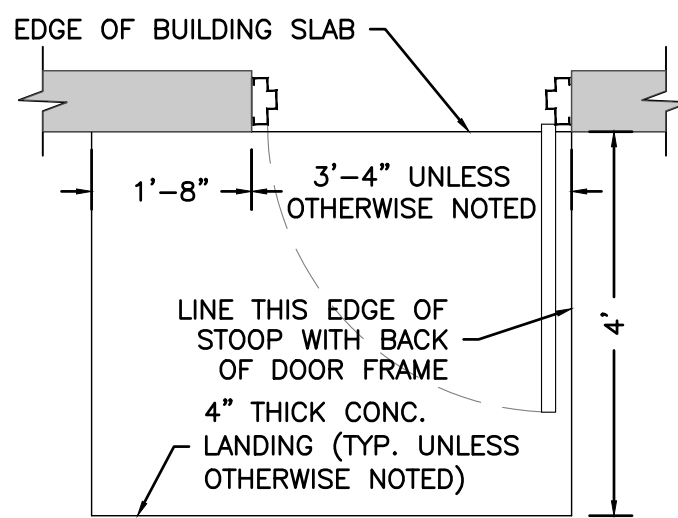
DEPRESSED CURB DETAIL

SCALE: NOT TO SCALE



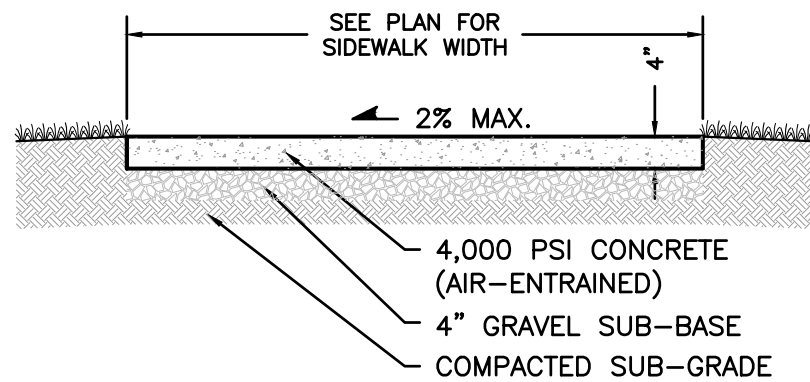
PAVED ROADWAY/PARKING DETAIL

SCALE: NOT TO SCALE



EMERGENCY DOOR LANDING DETAIL

SCALE: N.T.S.

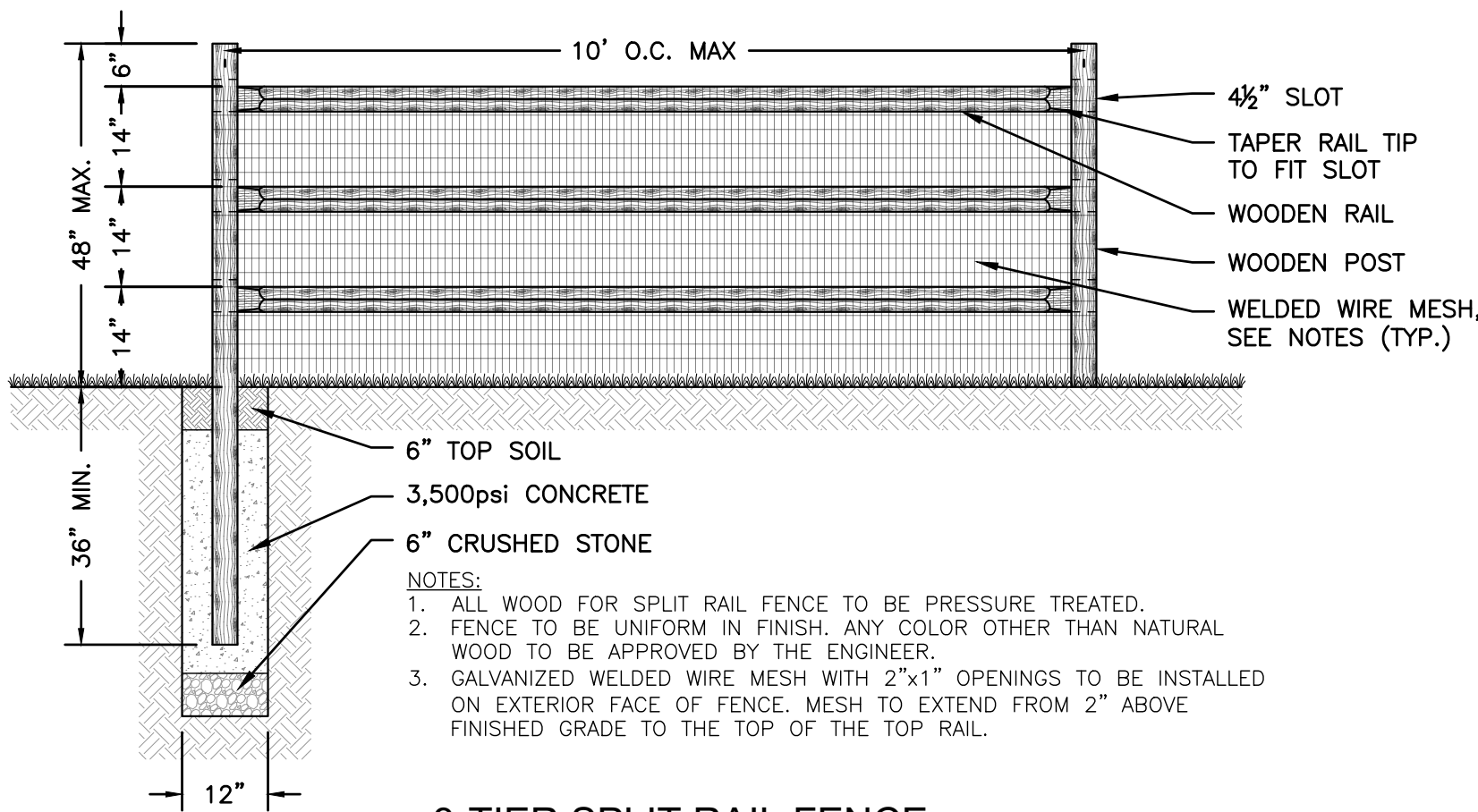


NOTES:

1. MINIMUM WIDTH OF SIDEWALK TO BE 4'. SEE PLAN FOR ACTUAL WIDTH.
2. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2% TOWARDS CURB.
3. 1/2" EXPANSION JOINTS TO BE INSTALLED AT A MAXIMUM SPACING OF 15' ON CENTER.
4. HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 5' ON CENTER.
5. SIDEWALKS IN HIGH TRAFFICKED AREAS TO BE REINFORCED WITH 6x6-W1.4W1.4 WELDED WIRE FABRIC.

CONCRETE SIDEWALK

NOT TO SCALE

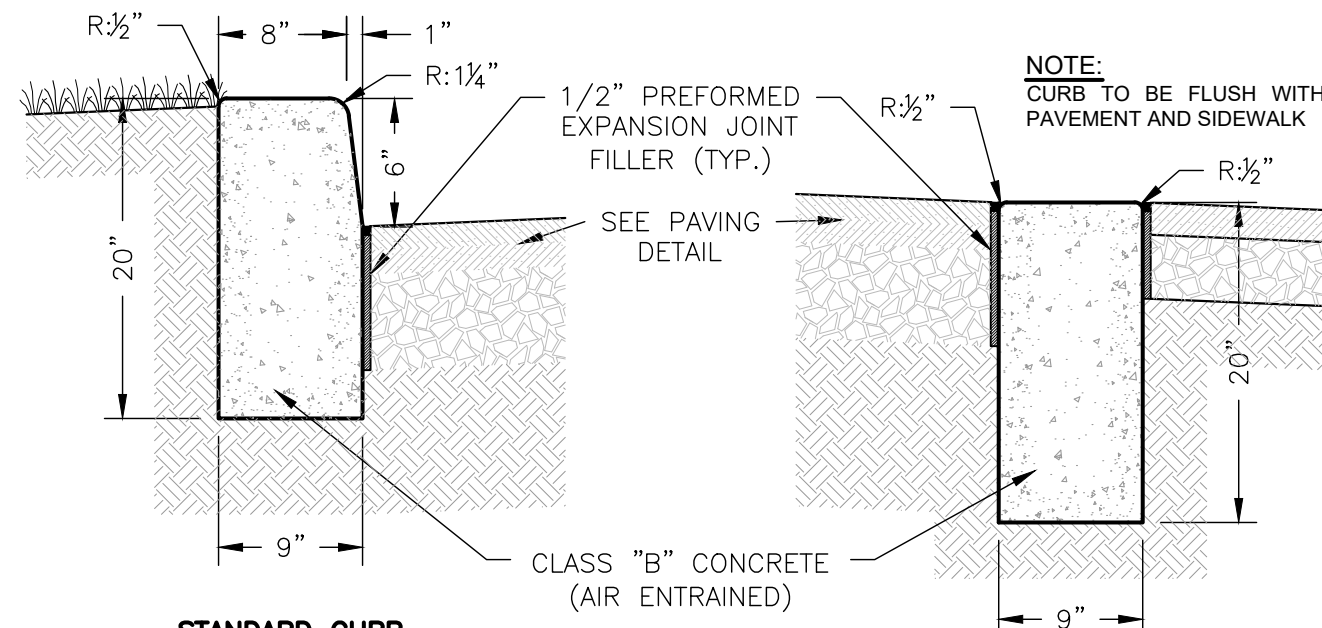


NOTES:

1. ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED.
2. FENCE TO BE UNIFORM IN FINISH, ANY COLOR OTHER THAN NATURAL WOOD TO BE APPROVED BY THE ENGINEER.
3. GALVANIZED WELDED WIRE MESH WITH 2"x1" OPENINGS TO BE INSTALLED ON EXTERIOR FACE OF FENCE. MESH TO EXTEND FROM 2" ABOVE FINISHED GRADE TO THE TOP OF THE TOP RAIL.

3-TIER SPLIT RAIL FENCE

SCALE: NOT TO SCALE



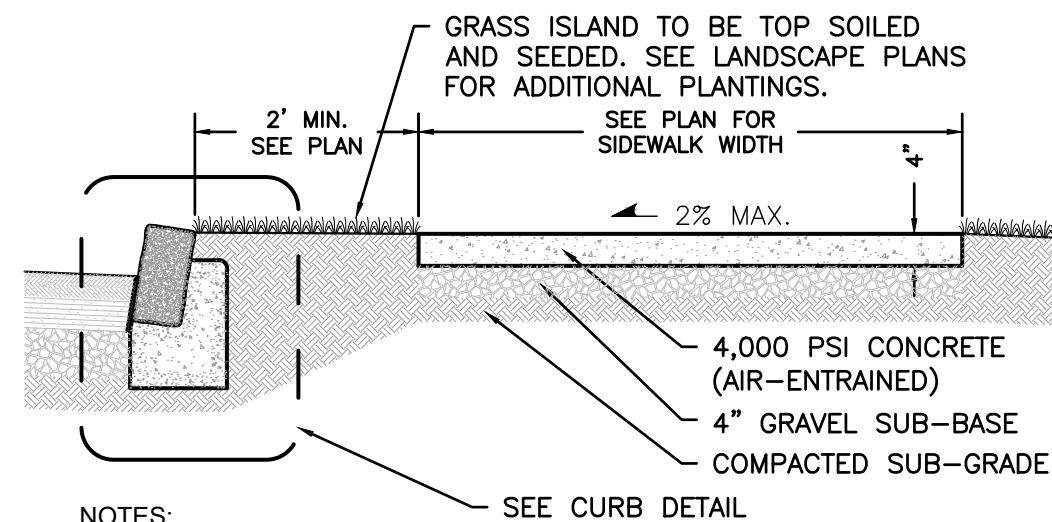
STANDARD CURB

NOTE:

TRANSVERSE JOINT 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20" APART AND SHALL BE FILLED WITH PERFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHO M-213, RECESSED 1/2" FROM FRONT FACE AND TOP OF CURB.

POURED CONCRETE CURB

SCALE: N.T.S.

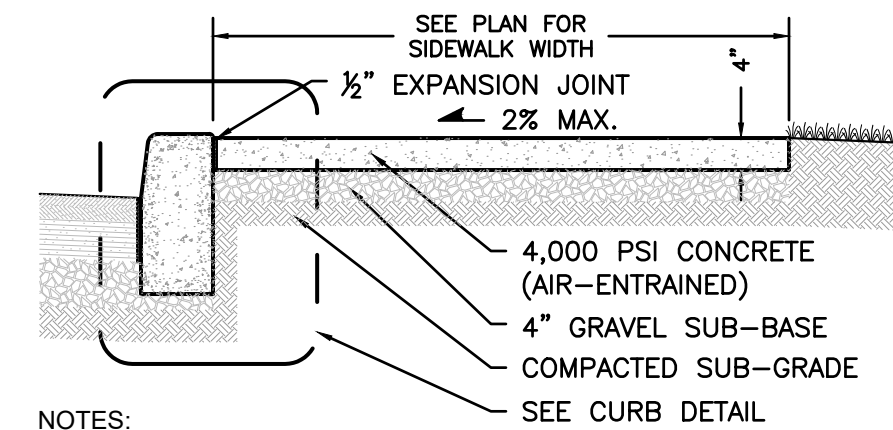


NOTES:

1. MINIMUM WIDTH OF SIDEWALK TO BE 4'. SEE PLAN FOR ACTUAL WIDTH.
2. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2% TOWARDS CURB.
3. 1/2" EXPANSION JOINTS TO BE INSTALLED AT A MAXIMUM SPACING OF 15' ON CENTER.
4. HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 5' ON CENTER.
5. SIDEWALKS IN HIGH TRAFFICKED AREAS TO BE REINFORCED WITH 6x6-W1.4W1.4 WELDED WIRE FABRIC.

CONCRETE SIDEWALK W/ GRASS ISLAND

SCALE: N.T.S.

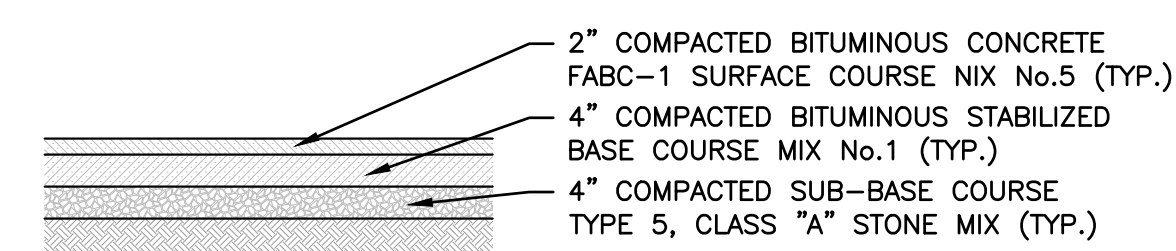


NOTES:

1. MINIMUM WIDTH OF SIDEWALK TO BE 4'. SEE PLAN FOR ACTUAL WIDTH.
2. MAXIMUM CROSS SLOPE OF SIDEWALK TO BE 2% TOWARDS CURB.
3. 1/2" EXPANSION JOINTS TO BE INSTALLED AT EDGE OF CURB AND AT A MAXIMUM SPACING OF 15' ON CENTER.
4. HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 5' ON CENTER.
5. SIDEWALKS IN HIGH TRAFFICKED AREAS TO BE REINFORCED WITH 6x6-W1.4W1.4 WELDED WIRE FABRIC.

CONCRETE SIDEWALK AT CURB

SCALE: N.T.S.

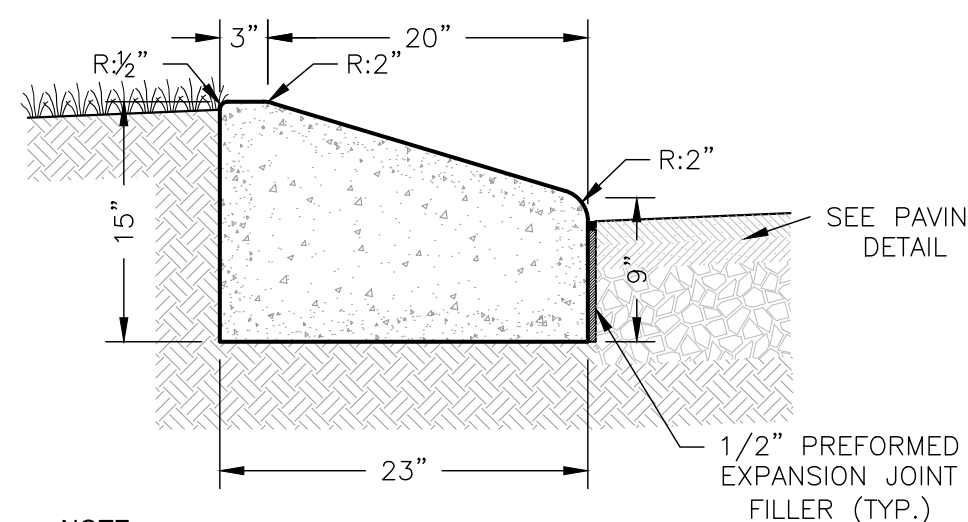


NOTES:

1. MAX NUMBERS ARE IN ACCORDANCE WITH THE CURRENT NEW JERSEY DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. BITUMINOUS CONCRETE SURFACE AND/OR BASE COURSE TO BE COMPACTED USING A TEN TONE ROLLER, UNLESS SPECIFICALLY APPROVED OTHERWISE IN WRITING BY THE TOWNSHIP ENGINEER.

EAST WINDSOR - INDUSTRIAL AREAS - PAVING DETAIL

SCALE: N.T.S.

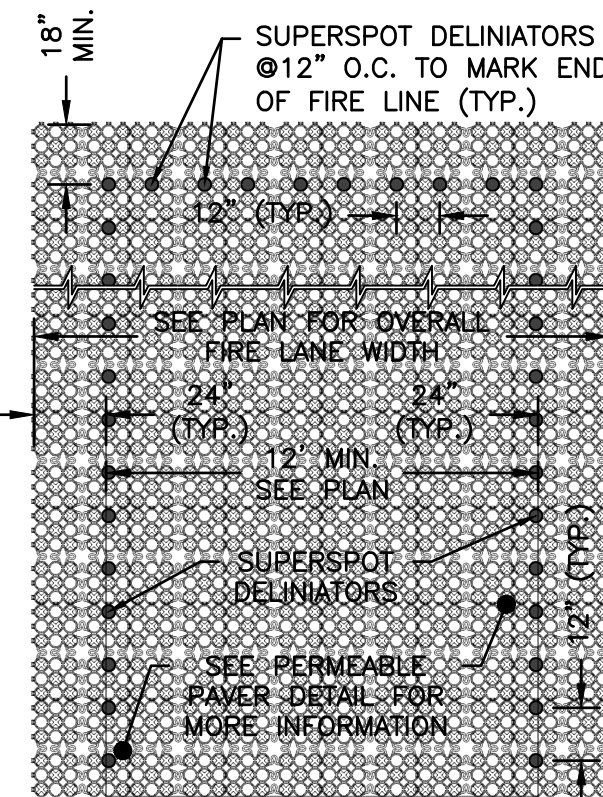


NOTE:

TRANSVERSE JOINT 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20" APART AND SHALL BE FILLED WITH PERFORMED BITUMINOUS IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHO M-213, RECESSED 1/2" FROM FRONT FACE AND TOP OF CURB.

MOUNTABLE CONCRETE CURB

SCALE: N.T.S.



NOTES:

1. FIRE LANE TO BE UNIFORM IN WIDTH. SEE PLAN FOR FIRE LANE WIDTH.
2. ALL FIRE LANE SPOT DELINEATION WITH PERMEABLE PAVERS TO BE LONG TERM UV STABILIZED, SUPERPOT PARKING DELINEATORS MANUFACTURED BY TRUEGRID PAVES OF HOUSTON TX, OR APPROVED EQUAL. DELINEATORS TO BE INSTALLED PER MANUFACTURERS RECOMMENDED INSTRUCTIONS.
3. FIRE LANE DELINEATORS TO BE INSTALLED EVERY 12' ALONG DELINEATION.
4. ALL DELINEATION COLORS TO BE APPROVED BY THE ENGINEER BEFORE USE.

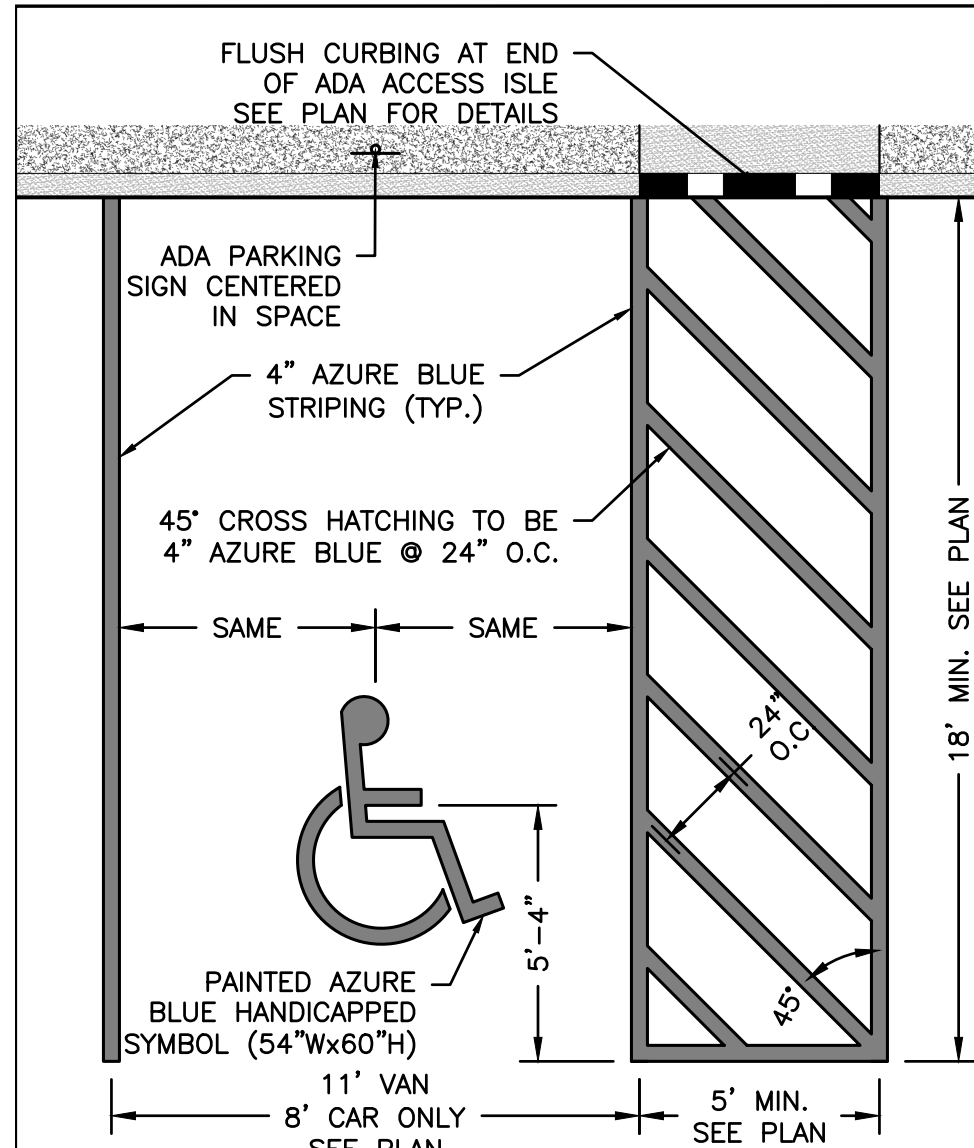
PERMEABLE PAVER FIRE LANE DELINEATION DETAIL

SCALE: N.T.S.

REV	COMMENT	DATE
3	REVISED PER TOWNSHIP OF EAST WINDSOR MEETING DATED JULY 22, 2019	08/26/2019
2	REVISED PER TOWNSHIP OF EAST WINDSOR COMMENT LETTER DATED MAY 31, 2019	07/11/2019
1	REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019	05/01/2019

CONSTRUCTION DETAILS 30 LAKE DRIVE EAST WINDSOR TOWNSHIP BLOCK 20.01, LOT 18.01 ZONE PUD-8	PROJECT: 30 LAKE DRIVE EAST WINDSOR TOWNSHIP BLOCK 20.01, LOT 18.01 ZONE PUD-8 MERCER COUNTY NEW JERSEY	DRAWN BY: BEB SCALE: SEE SCALE DATE: 12/12/2018 PROJECT NO.: 2381.18 SHEET NO.: 11 OF 12
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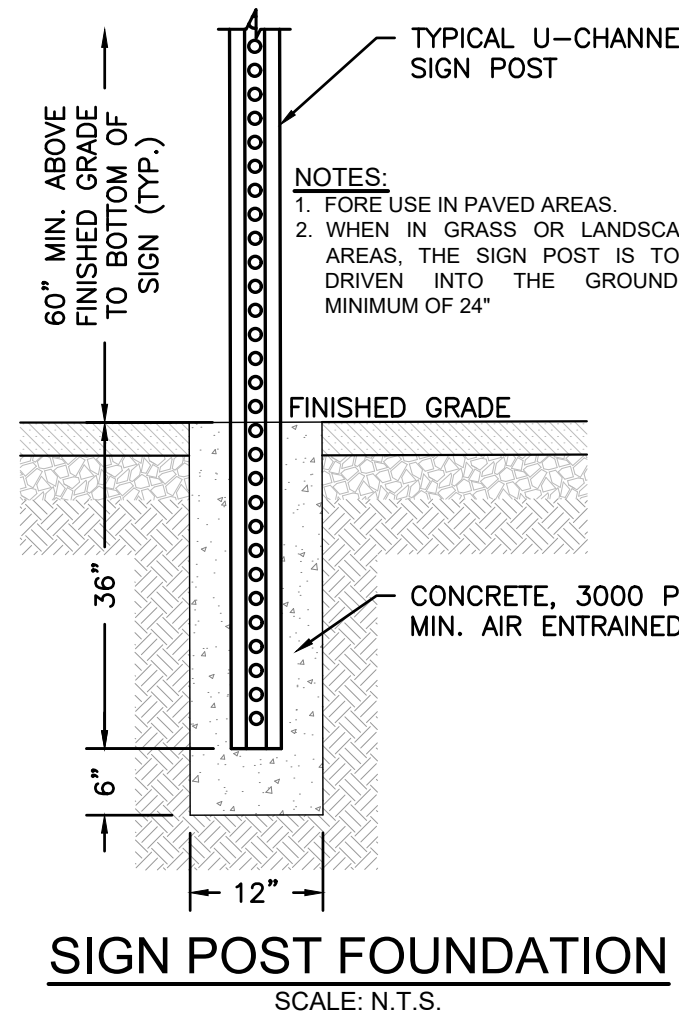
J.R. HOUSER Engineering, LLC PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE04747700 NEW YORK LICENSE NO. 090129 PENNSYLVANIA LICENSE NO. PE079324	HOUSER Engineering, LLC 1141 Greenwood Lake Pike, Ringwood, NJ 07456 Tel: 973-728-2945 Fax: 973-506-1524 www.housereng.com NJ CERT. OF AUTH. NO.: 24GA28163600	T.C. VANDERVALK PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 24GE05185800
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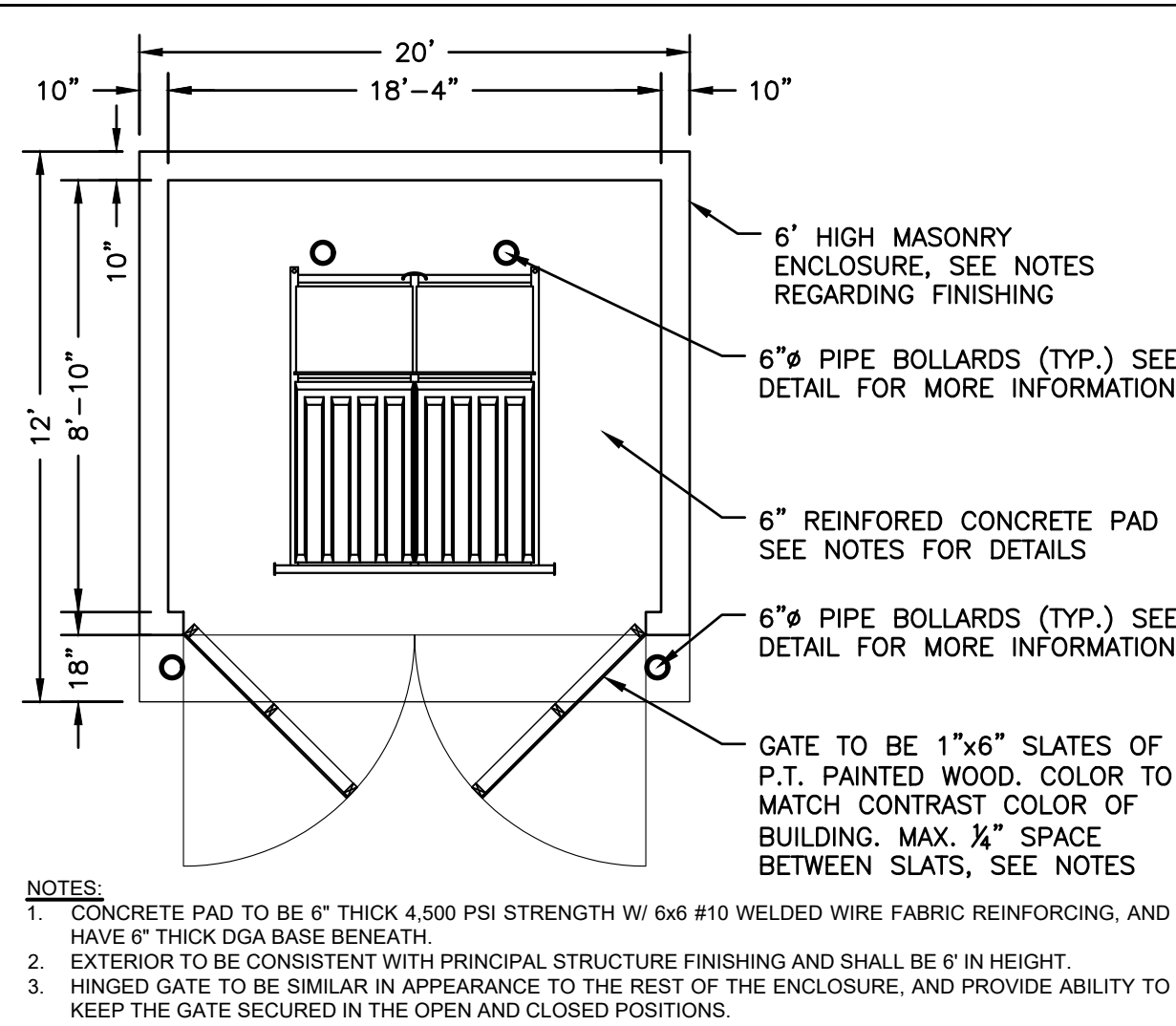
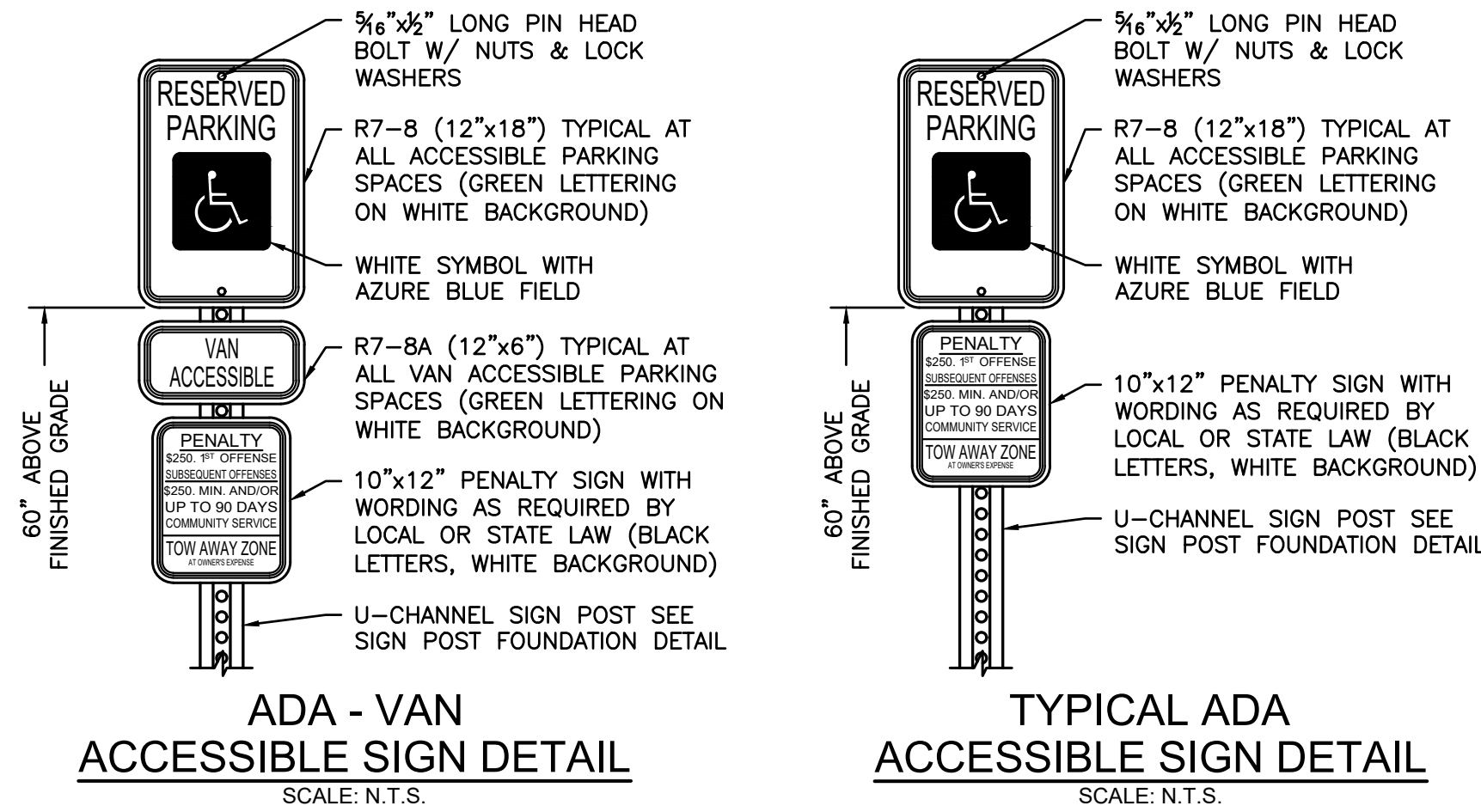
ADA STALL STRIPING DETAIL
SCALE: N.T.S.

NOTES:

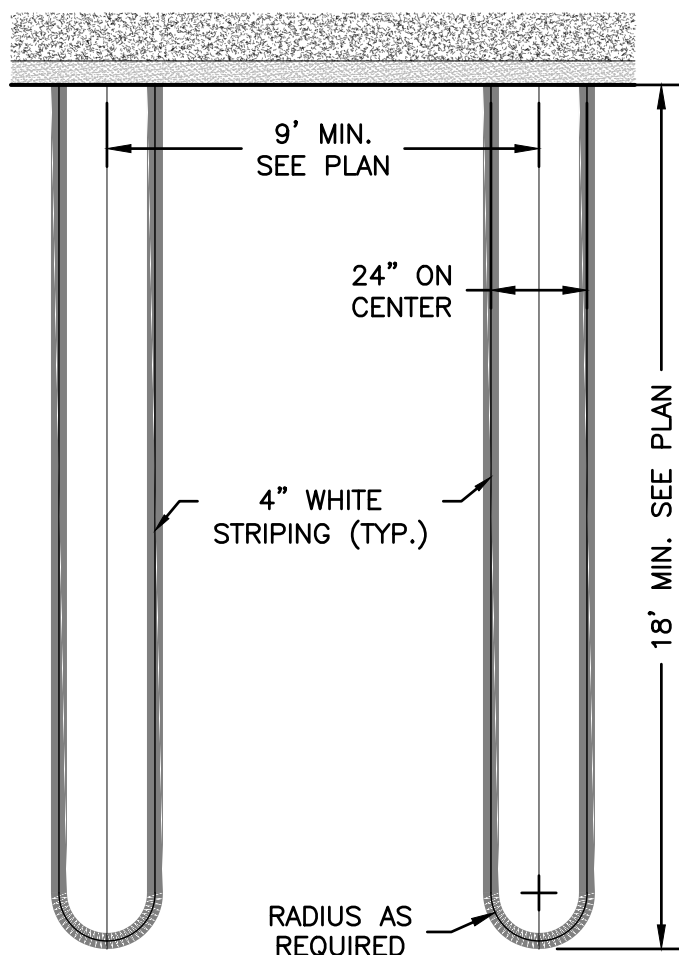
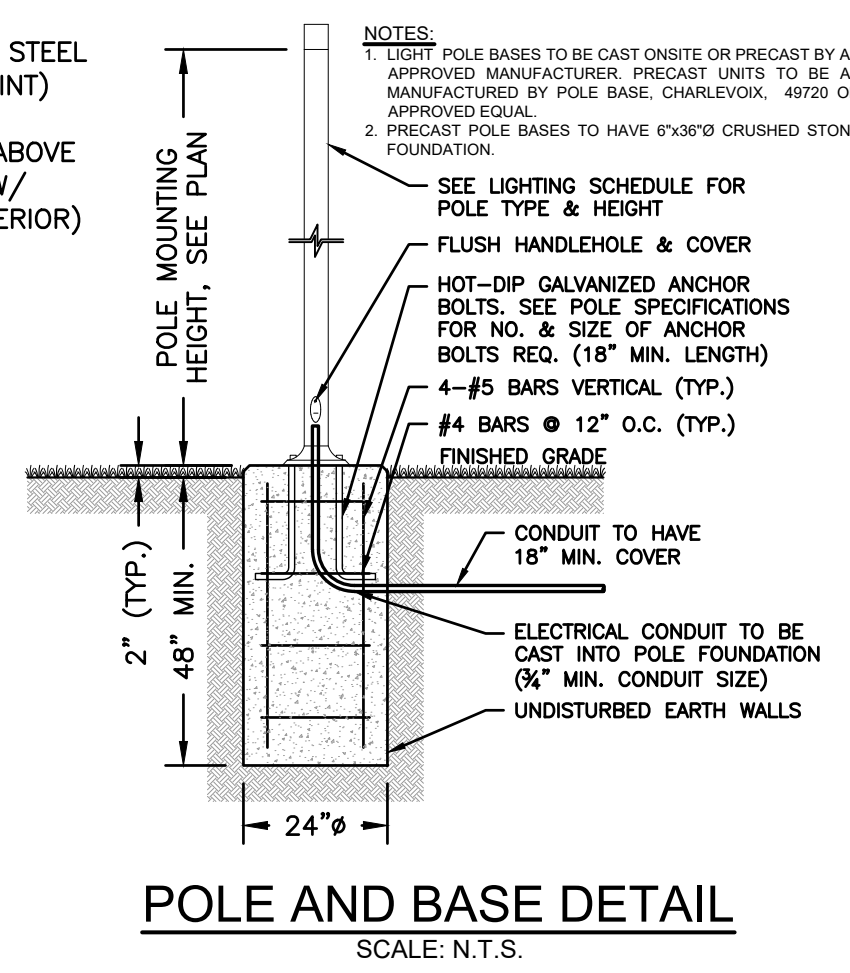
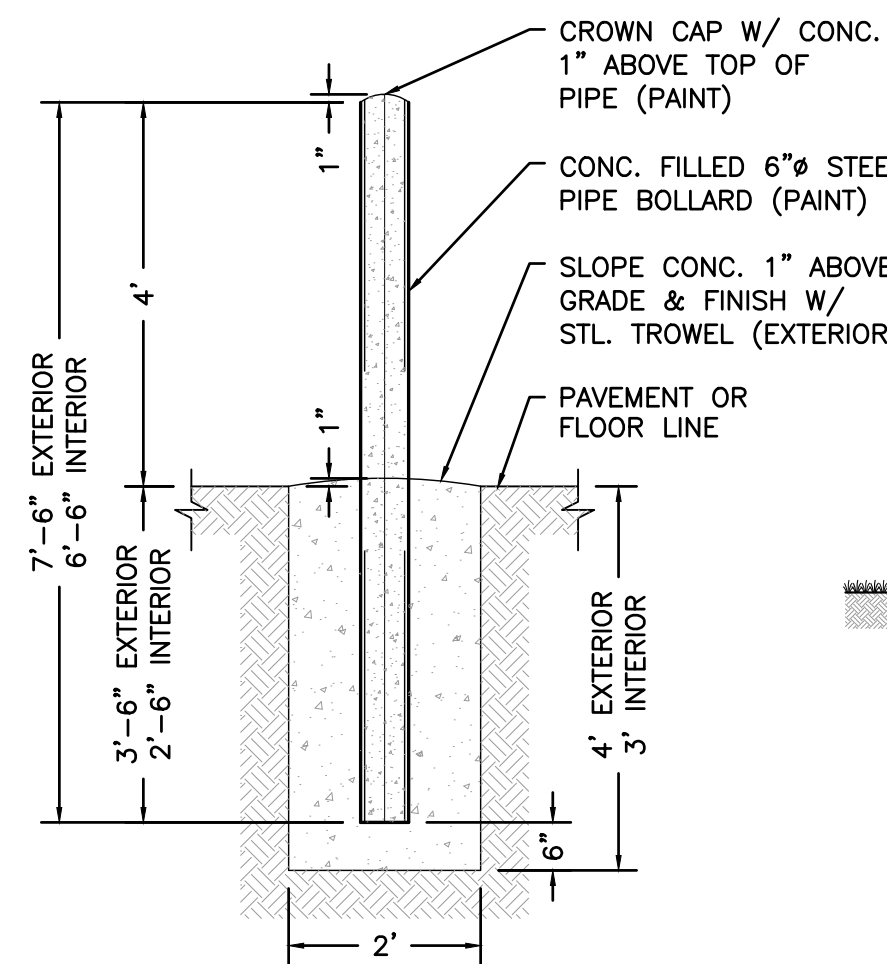
1. PARKING STALL AND AISLE SHALL COMPLY WITH ALL STATE AND LOCAL BARRIER FREE CODE REQUIREMENTS.
2. PARKING SPACE AND ACCESS AISLE SHALL HAVE A SURFACE SLOPE NOT STEEPER THAN 2% (1:48)
3. A MINIMUM ACCESSIBLE ROUTE WIDTH OF 36 INCHES SHALL BE PROVIDED AND MAINTAINED. A BOLLARD SHALL BE PROVIDED TO PREVENT VEHICLE OVERHANG FROM REDUCING WIDTH OF THE PATH OF TRAVEL TO LESS THAN 36 INCHES.
4. VAN STALLS TO BE 8' WIDE IF ADJACENT TO 8' WIDE AISLE.
5. ALL STENCILS SHALL BE APPROVED BY THE ENGINEER BEFORE USE.



SIGN POST FOUNDATION
SCALE: N.T.S.



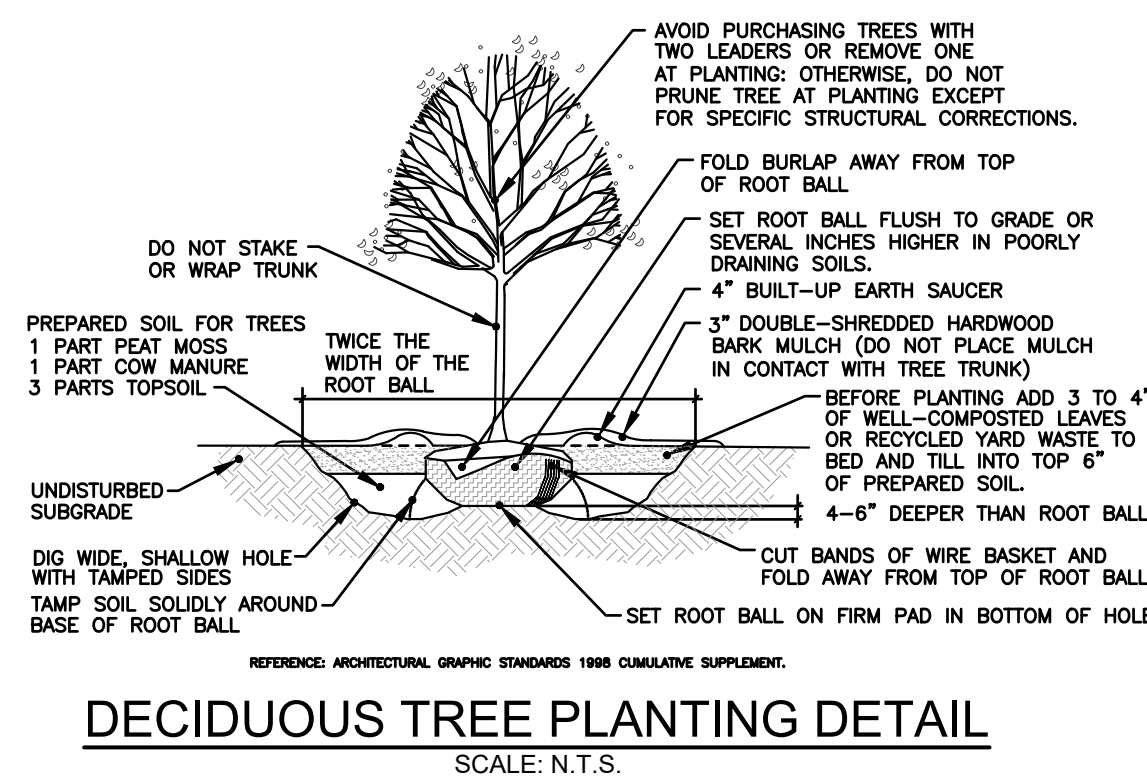
DUMPSTER ENCLOSURE DETAIL
SCALE: NOT TO SCALE



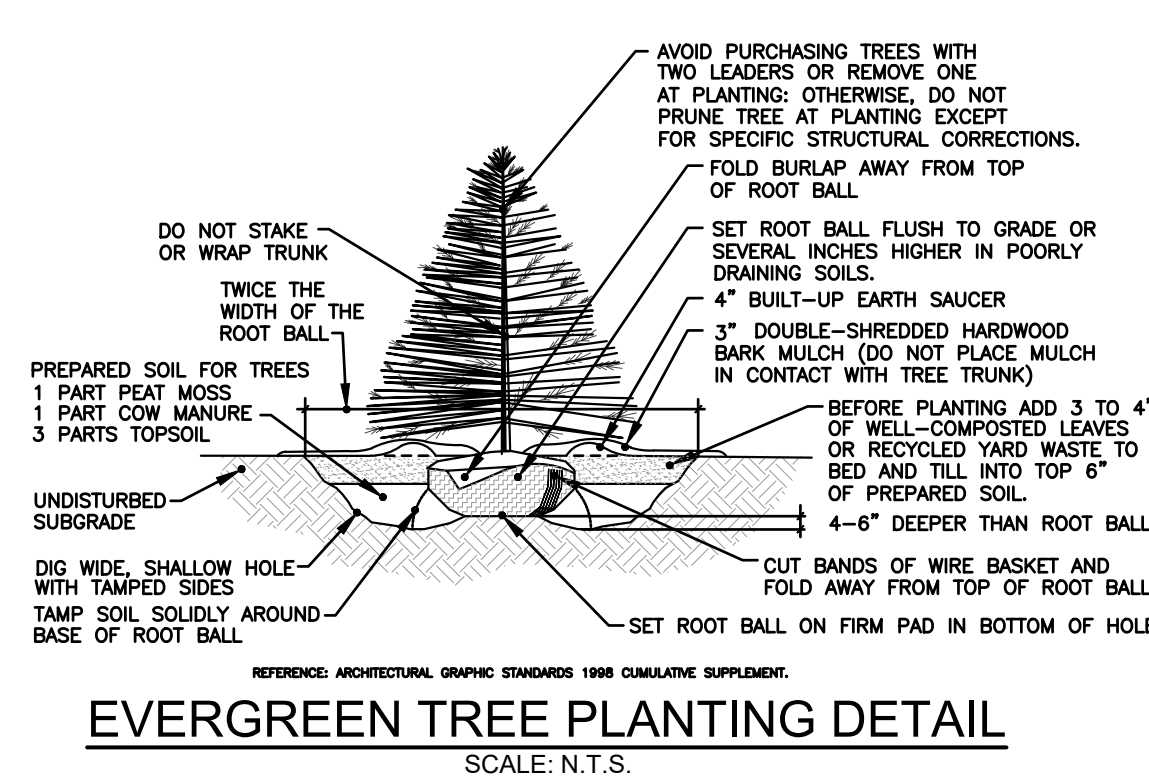
HAIRPIN STRIPPING DETAIL
SCALE: N.T.S.

NOTES:

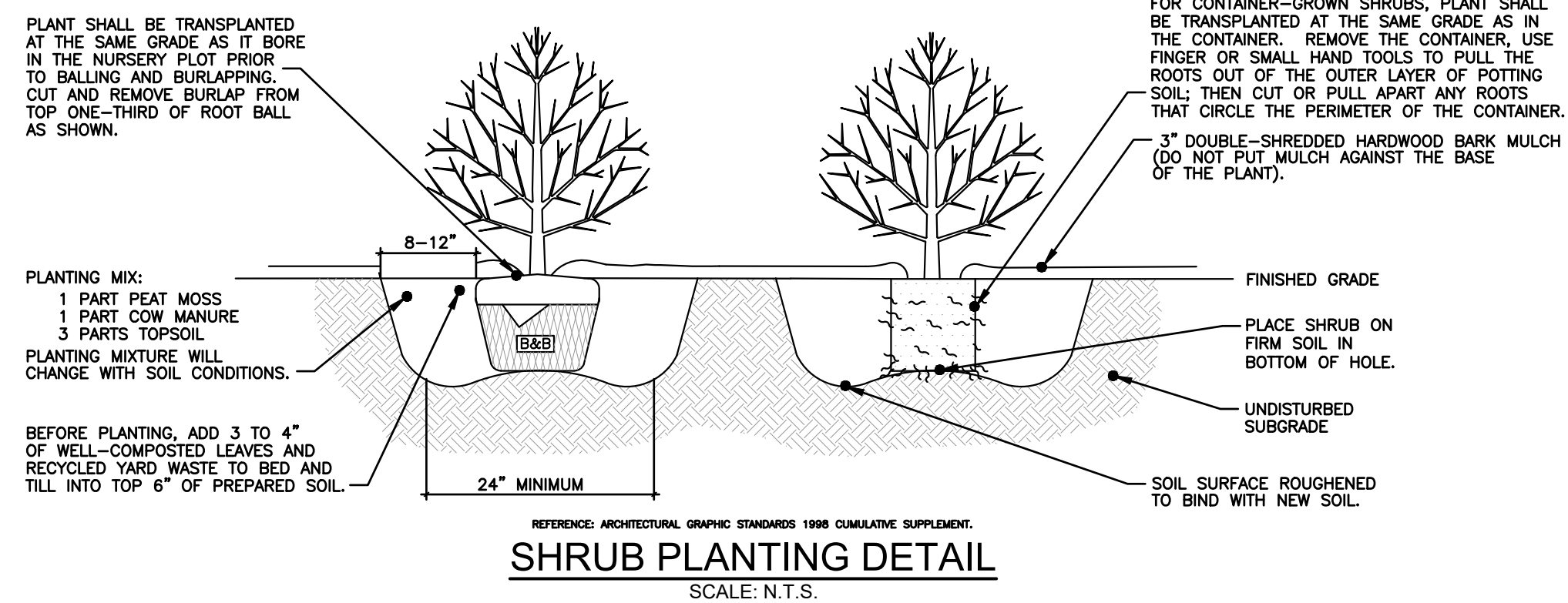
1. PARKING STALLS TO BE UNIFORM IN LENGTH AND WIDTH. SEE PLAN FOR PARKING STALL SIZES.
2. ALL STRIPING TO BE CONFORM TO ALL FEDERAL, STATE, AND LOCAL STANDARDS.
3. ALL STRIPING TO BE SOLID, WHITE, PERMANENT, THERMOPLASTIC OR EPOXY RESIN, UNLESS OTHERWISE SPECIFIED BY LOCAL ORDINANCE.
4. ALL STRIPING STENCILS TO BE APPROVED BY THE ENGINEER BEFORE USE.



DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



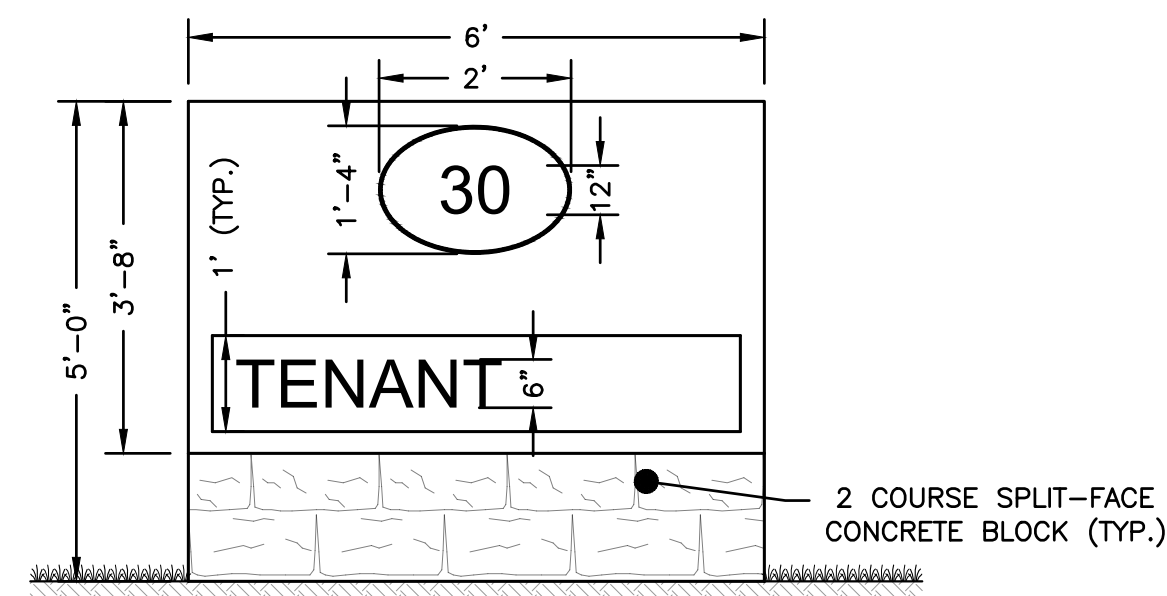
SHRUB PLANTING DETAIL
SCALE: N.T.S.



**R1-1
30"x30"
STOP SIGN DETAILS**
SCALE: N.T.S.



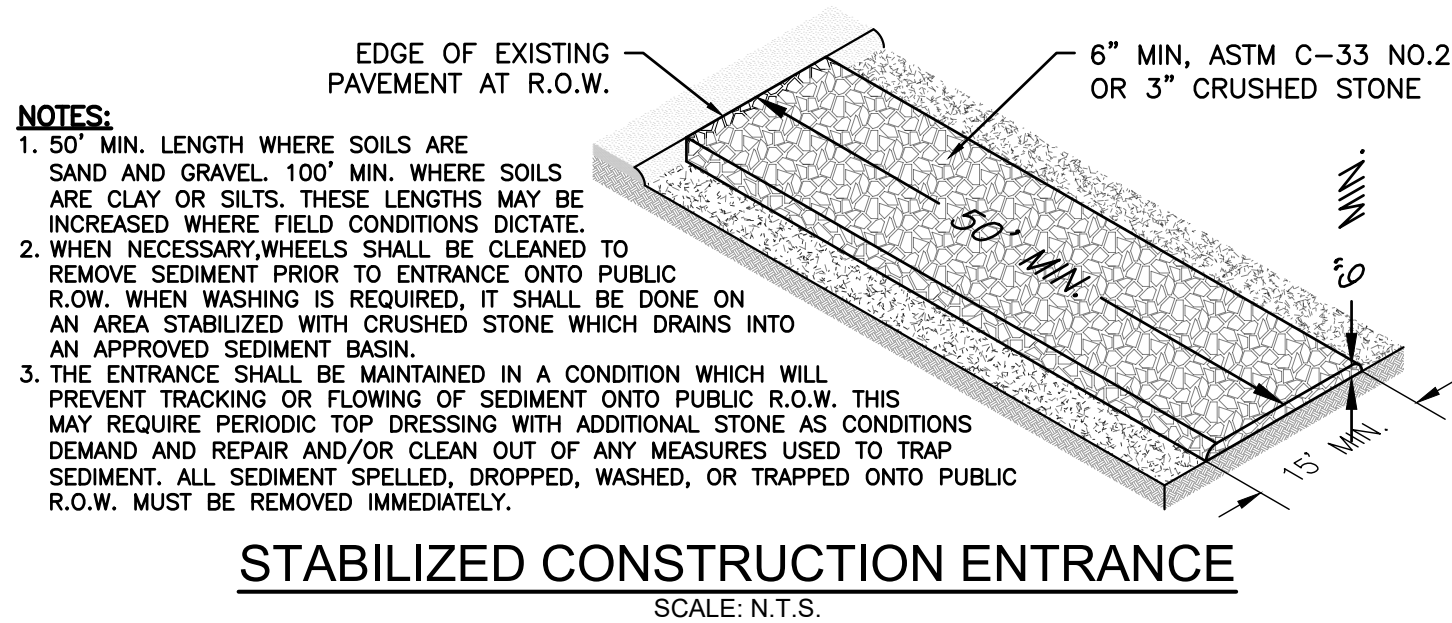
**CUSTOM-1
24"x30"
30 LAKE LOADING**
SCALE: N.T.S.



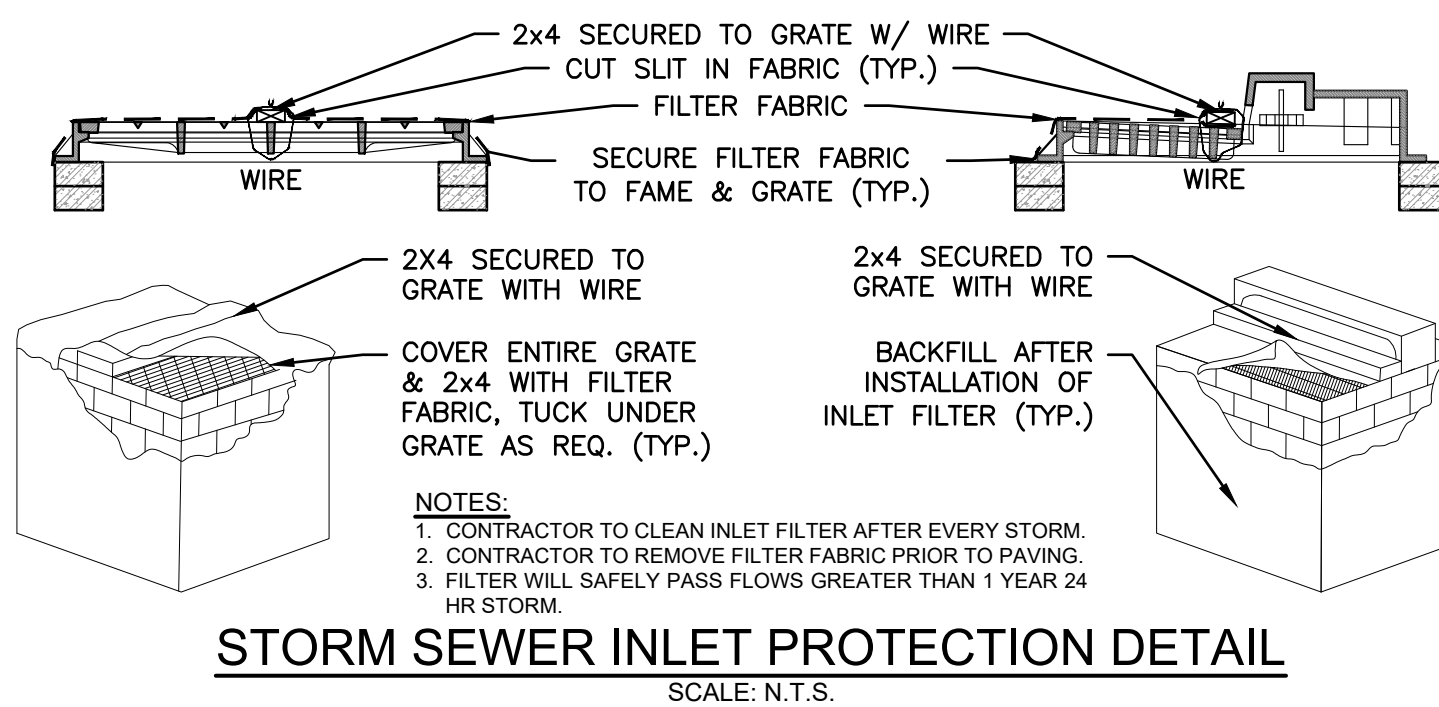
NOTES:

1. SIGN TO BE SET ON FOUNDATION OF 4" POURED CONCRETE WITH 4" OF ¾" STONE BASE AS REQUIRED OR APPROVED EQUAL.
2. BUILDING & TENANT IDENTIFICATION SIGNS TO BE UNIFORM IN COLOR AND APPEARANCE AND SHALL NOT CONTAIN MORE THAN FOUR (4) COLORS.

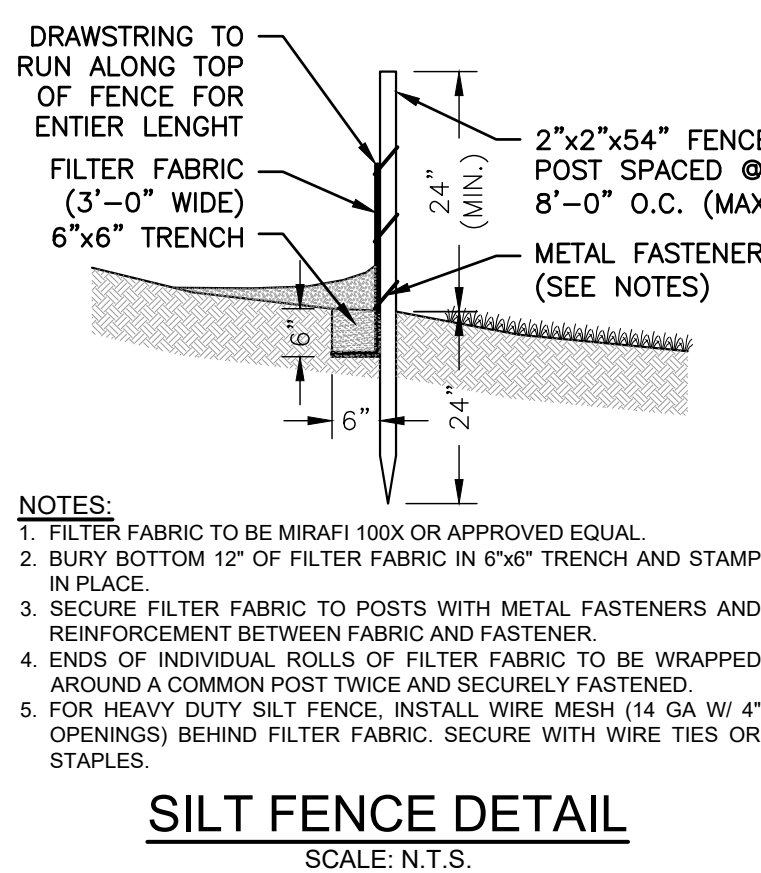
GROUND IDENTIFICATION SIGN DETAIL
SCALE: N.T.S.



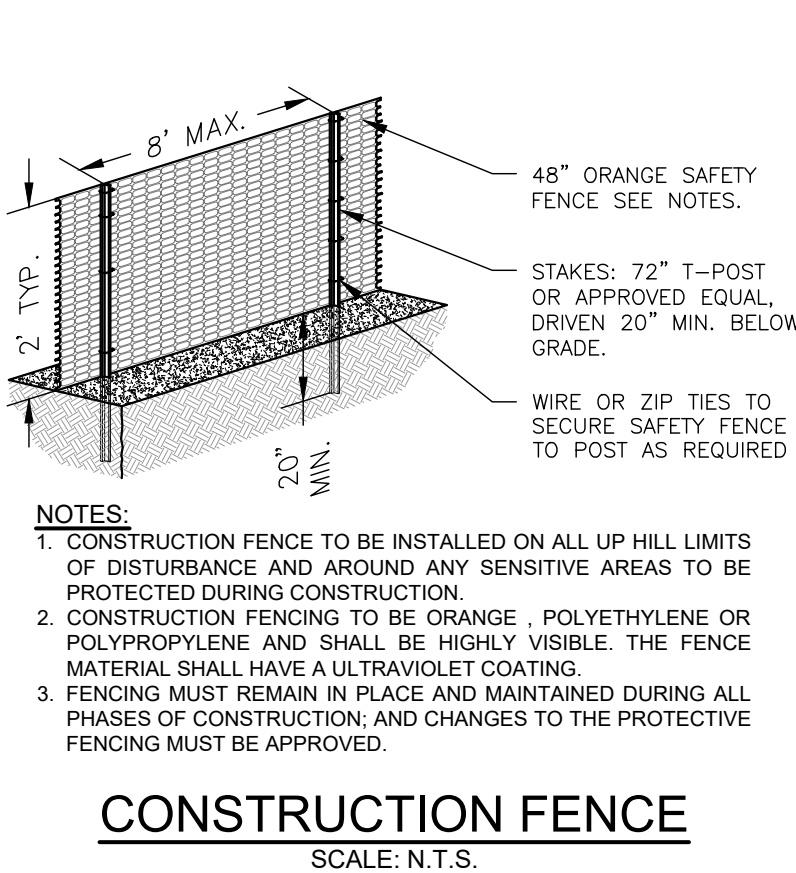
STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.



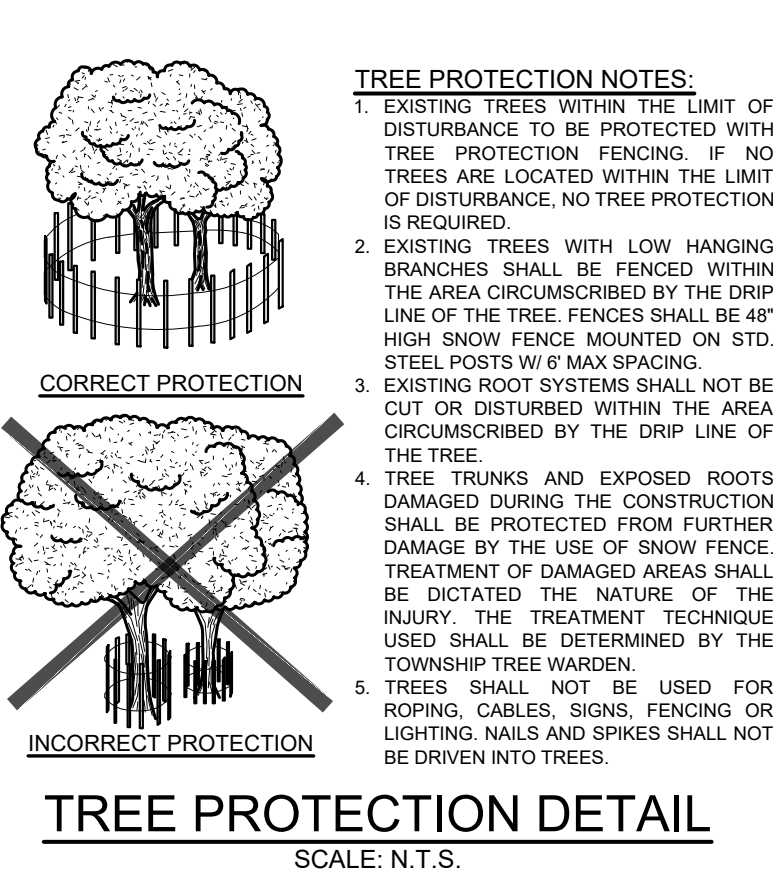
STORM SEWER INLET PROTECTION DETAIL
SCALE: N.T.S.



SILT FENCE DETAIL
SCALE: N.T.S.



CONSTRUCTION FENCE
SCALE: N.T.S.



REV	COMMENT	DATE
3	REVISED PER TOWNSHIP OF EAST WINDSOR MEETING DATED JULY 22, 2019	08/26/2019
2	REVISED PER TOWNSHIP OF EAST WINDSOR COMMENT LETTER DATED MAY 31, 2019.	07/11/2019
1	REVISED PER TOWNSHIP OF EAST WINDSOR CERTIFICATION OF COMPLETE APPLICATION LETTER DATED APRIL 4, 2019.	05/01/2019

APPLICANT: 30 LAKE DR, LLC 30 LAKE DRIVE BIRLETT, NJ 08730	TITLE: LIGHTING, LANDSCAPING, AND SOIL EROSION & SEDIMENT CONTROL DETAILS	PROJECT: 30 LAKE DRIVE EAST WINDSOR TOWNSHIP BLOCK 20.01, LOT 18.01 ZONE PUD-8	DRAWN BY: BEB SCALE: SEE SCALE DATE: 12/12/2018 PROJECT NO.: 2381.18 SHEET NO.: 12 OF 12
OWNER: LAKE ENTERPRISES E.W. LLC 30 LAKE DRIVE BIRLETT, NJ 08730	APPLICANT: 30 LAKE DR, LLC 30 LAKE DRIVE BIRLETT, NJ 08730	PROFESSIONAL ENGINEER J.R. HOUSER 1141 Greenwood Lake Pike, Ringwood, NJ 07456 Tel: 973-728-2845 / Fax: 973-506-1524 www.housereng.com NJ CERT. OF AUTH. NO.: 24GA28163600 NEW JERSEY LICENSE NO. 24GE04747700 NEW YORK LICENSE NO. 090129 PENNSYLVANIA LICENSE NO. PE079324	PROFESSIONAL ENGINEER T.C. VANDERVALK 1141 Greenwood Lake Pike, Ringwood, NJ 07456 Tel: 973-728-2845 / Fax: 973-506-1524 www.housereng.com NJ CERT. OF AUTH. NO.: 24GA28163600 NEW JERSEY LICENSE NO. 24GE05185800