

# MINOR SITE PLAN APPLICATION

## 86 SPRUCE STREET

BLOCK 30.03 LOT 62 & 63 SHEET 140  
PRINCETON, NEW JERSEY

### APPLICANT INFORMATION

OWNER/APPLICANT:  
86 SPRUCE LLC  
20 NASSAU STREET, SUITE 129  
PRINCETON NJ 08540

### APPROVALS OF THE MUNICIPALITY

THIS PLAN IS HEREBY APPROVED BY THE PRINCETON ZONING BOARD OF ADJUSTMENT  
MERCER COUNTY, NJ AS A MINOR SITE PLAN

|            |                         |
|------------|-------------------------|
| DATE _____ | CHAIRPERSON _____       |
| DATE _____ | SECRETARY _____         |
| DATE _____ | LAND USE ENGINEER _____ |

### OWNERS CERTIFICATION

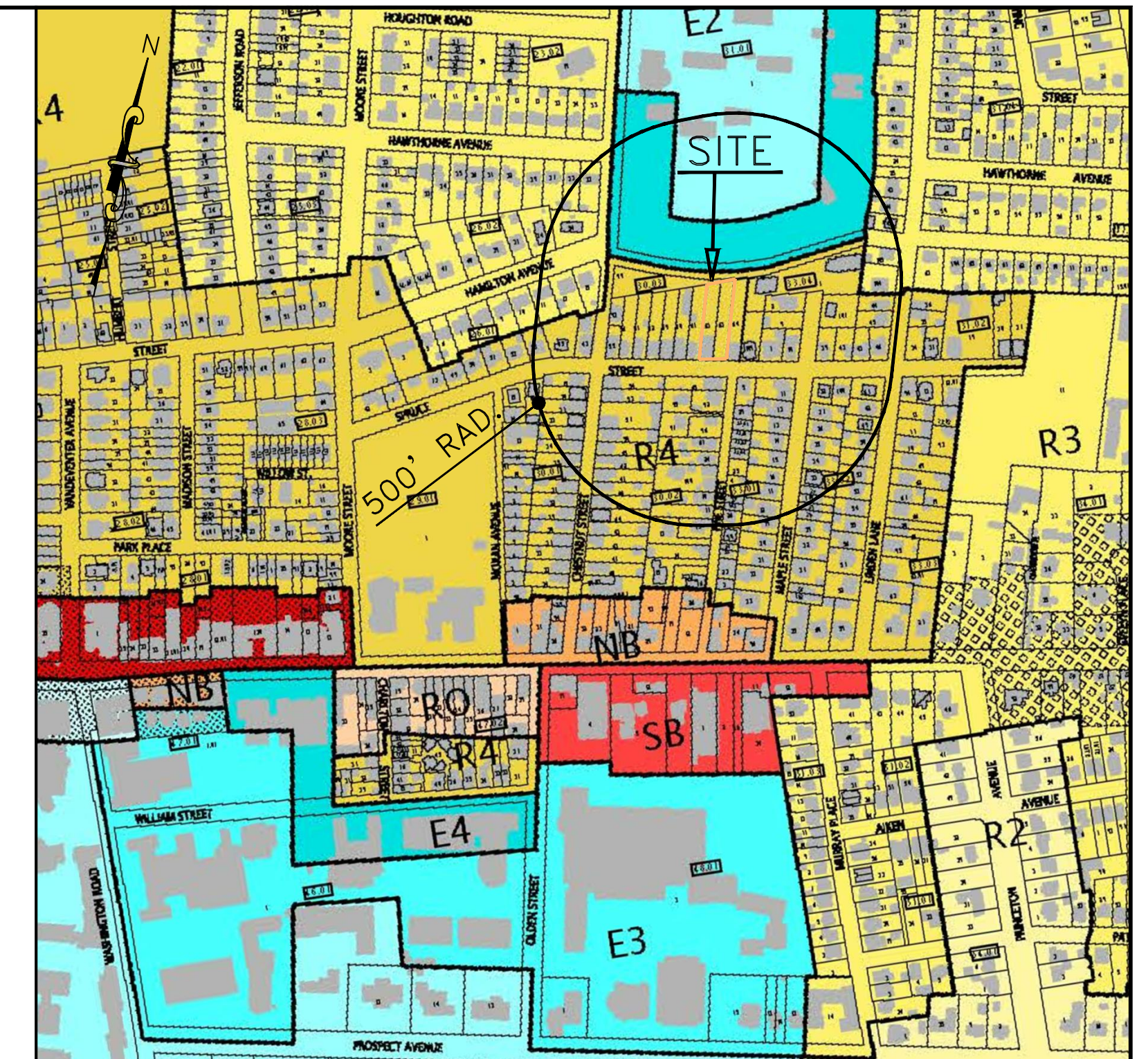
I HEREBY CERTIFY THAT I AM THE PRESENT OWNER OF THE ABOVE REFERENCED PROPERTY AND THAT I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE PRINCETON BOARD OF ADJUSTMENT.

DATE \_\_\_\_\_ PROPERTY OWNER \_\_\_\_\_ (\*)

(\*) SIGNATURE ATTACHED SEPARATELY IF NOT SIGNED HEREON.

\* COPYWRITE 2017 KENSHO RESOURCES LLC - ALL RIGHTS RESERVED. THE COPY OR REUSE OF THIS DOCUMENT OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF KENSHO RESOURCES LLC. THIS DRAWING IS THE SOLE PROPERTY OF KENSHO RESOURCES LLC AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER OF THIS PROJECT (I.E. CLIENT) AT THIS SITE. IT IS NOT TO BE USED BY ANY OTHER PERSON OR ENTITY OR FOR ANY OTHER PURPOSE OR LOCATION WITHOUT THE WRITTEN CONSENT OF KENSHO RESOURCES LLC.

| DRAWING No. | TITLE           |
|-------------|-----------------|
| 1           | COVER SHEET     |
| 2           | NOTES SHEET     |
| 3           | MINOR SITE PLAN |
| 4           | LANDSCAPE PLAN  |
| 5           | SESC PLAN       |
| 6-8         | DETAILS         |



KEY MAP

SCALE: 1"=400

#### GENERAL NOTES:


- THE PROPERTY IS KNOWN AS LOT 62 & 63 BLOCK 33.03 AS SHOWN ON TAX MAP SHEET 33 AND CONSISTS OF 0.427 AC (OR 18,586 SF), ZONE DISTRICT RO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL APPROVAL. IT IS THE OWNERS RESPONSIBILITY TO OBTAIN ALL AND ANY REQUIRED OUTSIDE AGENCY APPROVALS FOR THE PROPERTY PRIOR TO APPLICATION FOR A BUILDING PERMIT. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JOHN HANLON, PLS, VS LAND DATA LLC DATED 2016. ELEVATIONS SHOWN ARE ON THE MUNICIPAL DATUM NAVD88.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES (NOTE #3 ABOVE) FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES. CONSTRUCTION SHALL CONFORM TO THE PRINCETON BOROUGH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- ROADWAY PAVEMENT DISTURBANCE SHALL BE REPAIRED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND NJDOT. NO ROAD PAVEMENT DISTURBANCE SHALL BE UNDERTAKEN WITHOUT DIRECT CONSENT OF THE MUNICIPALITY AND NJDOT. RESTRICTIONS TO PAVEMENT DISTURBANCE MAY APPLY.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL LAND USE ENGINEER.
- ALL PROPOSED WIRED SERVICES AND UTILITY EXTENSIONS SHALL BE UNDERGROUND INCLUDING CATV, ELECTRIC AND PHONE IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND AS APPROVED BY THE MUNICIPAL ENGINEER. SIDEWALK AND CURB ALONG NASSAU STREET AND CHARLETON STREET SHALL BE REPAIRED AS REQUIRED.
- SITE DOES NOT CONTAIN ANY ROCK OUTCROPS, WETLANDS, FLOODPLAINS OR STREAMS PURSUANT TO A REVIEW OF NJDEP NJGEOWEB DATABASE. ACCORDING TO THE FIRM MAP THE PROPERTY IS LOCATED IN ZONE C - 'OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD', PER MAP No. 340253A, COMMUNITY OF PRINCETON, NJ DATED 5/20/77. THE PROPERTY IS NOT IN A HISTORIC DISTRICT PER ZONE MAP.
- ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF BLAZE ORANGE SNOW FENCE AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TWP ENGINEER AND WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE LAND USE ENGINEER.
- NO TREE REMOVAL IS PROPOSED AS PART OF THIS PLAN.
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:28-2.21 OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- ALTHOUGH NOT PROPOSED AS PART OF THIS PLAN, IF ANY EXTENSION OF THE WATER MAIN IS REQUIRED, THE SPACING AND LOCATION OF HYDRANTS WILL COMPLY WITH THE STANDARDS OF AMERICAN WATER COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER AND FIRE PREVENTION OFFICIAL.
- ANY DRAINAGE AND SEWER EASEMENT FOR PUBLIC PURPOSE SHALL BE DEDICATED TO THE MUNICIPALITY UNLESS OTHERWISE NOTED.
- MASTER PLAN DESIGNATIONS: SPRUCE STREET - LOCAL STREET

| REVISIONS |                         |     |          |
|-----------|-------------------------|-----|----------|
| No.       | DESCRIPTION             | BY  | DATE     |
| 1         | REVISED PER TWP COMMENT | JJC | 12/19/16 |
| 2         | REVISED PER TWP COMMENT | JJC | 1/11/17  |
| 3         | RESOLUTION COMPLIANCE   | JJC | 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC | 4/5/17   |
|           |                         |     |          |
|           |                         |     |          |
|           |                         |     |          |
|           |                         |     |          |
|           |                         |     |          |

### KENSHO RESOURCES LLC

360 NASSAU STREET, SECOND FLOOR  
PRINCETON, NEW JERSEY 08540  
PH. (609) 924-1091  
FAX. (609) 924-1092

JIM@KENSHORESOURCES.COM

  
DATE 4/5/17  
JAMES J. CHMIEL, PE, PP  
PROFESSIONAL ENGINEER & PLANNER  
N.J. P.E. NO. 246E044793 N.J. P.P. 05892

#### PROJECT:

86 SPRUCE STREET  
VARIANCE APPLICATION  
BLOCK 30.03 LOT 62 & 63 SHEET 140  
PRINCETON  
MERCER COUNTY, NEW JERSEY

#### SHEET TITLE:

COVER SHEET

| DESIGNED | MF       | SHEET NO. |
|----------|----------|-----------|
| CHECKED  | JC       | 1         |
| SCALE    | AS SHOWN |           |
| FILENAME | SITE.DWG |           |
| JOB NO.  | 160020   |           |
| DATE     | 11/14/16 |           |

**200' CERTIFIED PROPERTY OWNERS LIST**

| Block | Lot    | Qualifier | Locations               | Owner                               | Mailing Address           | City, State      | Zip   |
|-------|--------|-----------|-------------------------|-------------------------------------|---------------------------|------------------|-------|
| 33.04 | 1.17   | C101      | 101 HAMILTON AV         | DELEON INGRID                       | 101 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.16   | C103      | 103 HAMILTON AVENUE     | TING FLORENCE S                     | 103 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.15   | C105      | 105 HAMILTON AVENUE     | PRINCETON                           | 400 WITHERSPOON ST        | PRINCETON NJ     | 08540 |
| 33.04 | 1.14   | C107      | 107 HAMILTON AVENUE     | GIJDA MICHAEL J                     | 107 HAMILTON AVENUE       | PRINCETON NJ     | 08542 |
| 33.04 | 1.13   | C109      | 109 HAMILTON AVENUE     | MOORE ELIZABETH                     | 109 HAMILTON AVENUE       | PRINCETON NJ     | 08542 |
| 33.04 | 1.12   | C111      | 111 HAMILTON AVENUE     | FERGUSON STEPHEN & SARAH W          | 111 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 109.01 | C01       | 96 SPRUCE STREET        | DIMAIO PATRICIA                     | 96 SPRUCE STREET          | PRINCETON NJ     | 08540 |
| 33.04 | 109.02 | C02       | 98 SPRUCE STREET        | STODDARD MARY CASWELL               | 98 SPRUCE STREET          | PRINCETON NJ     | 08540 |
| 33.02 | 51.03  | C03       | 41-1/2 CHESTNUT STREET  | CURCHITSER ENRIQUE & RANDYE RUTBERG | 41 1/2 CHESTNUT ST        | PRINCETON NJ     | 08540 |
| 33.04 | 109    |           | 96-98 SPRUCE STREET     | 96-98 SPRUCE STREET CONDOMINIUM     | 96-98 SPRUCE STREET       | PRINCETON NJ     | 08540 |
| 33.04 | 109.01 | C01       | 96 SPRUCE STREET        | DIMAIO PATRICIA                     | 96 SPRUCE STREET          | PRINCETON NJ     | 08540 |
| 33.04 | 109.02 | C02       | 98 SPRUCE STREET        | STODDARD MARY CASWELL               | 98 SPRUCE STREET          | PRINCETON NJ     | 08540 |
| 33.04 | 7      |           | 102-104 SPRUCE STREET   | TAMASI LUCIA                        | 102 SPRUCE STREET         | PRINCETON NJ     | 08540 |
| 33.04 | 9      |           | 70 MAPLE STREET         | TAMASI CONSTANTINO & MARIANNE       | 74 MAPLE STREET           | PRINCETON NJ     | 08540 |
| 33.04 | 9      |           | 74 MAPLE ST             | TAMASI CONSTANTINO & MARIANNE       | 74 MAPLE STREET           | PRINCETON NJ     | 08540 |
| 33.04 | 1      |           | 101-137 HAMILTON AVENUE | HAMILTON AVENUE CONDOMINIUM         | 101-137 HAMILTON AVENUE   | PRINCETON NJ     | 08540 |
| 33.04 | 1.02   | C131      | 131 HAMILTON AVENUE     | LAFRANCO ESTHER                     | 131 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.03   | C129      | 129 HAMILTON AVENUE     | KIM BYUNG U & MISUN LIM             | 129 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.04   | C127      | 127 HAMILTON AVENUE     | KAZANLIEV VALENTIN & E TSONKOVA     | 127 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.05   | C125      | 125 HAMILTON AVENUE     | PIERRE DONALD                       | 125 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.06   | C123      | 123 HAMILTON AVENUE     | OGDEN MAUREEN C                     | 123 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.07   | C121      | 121 HAMILTON AVENUE     | BEHRENS EILEEN M                    | 121 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.08   | C119      | 119 HAMILTON AVENUE     | CIANCI FAMILY TRUST C/O R CIANCI    | 119 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.09   | C117      | 117 HAMILTON AVENUE     | CAMPBELL MARILYN                    | 117 HAMILTON AVENUE       | PRINCETON NJ     | 08542 |
| 33.04 | 1.1    | C115      | 115 HAMILTON AVENUE     | THOMAS SUSIE                        | 115 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.11   | C113      | 113 HAMILTON AVENUE     | CAMPBELL DIANE T                    | 113 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.12   | C111      | 111 HAMILTON AVENUE     | FERGUSON STEPHEN & SARAH W          | 111 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 33.04 | 1.13   | C109      | 109 HAMILTON AVENUE     | MOORE ELIZABETH                     | 109 HAMILTON AVENUE       | PRINCETON NJ     | 08542 |
| 33.04 | 1.14   | C107      | 107 HAMILTON AVENUE     | GIJDA MICHAEL J                     | 107 HAMILTON AVENUE       | PRINCETON NJ     | 08542 |
| 33.04 | 1.15   | C105      | 105 HAMILTON AVENUE     | PRINCETON                           | 400 WITHERSPOON ST        | PRINCETON NJ     | 08540 |
| 33.04 | 1.16   | C103      | 103 HAMILTON AVENUE     | TING FLORENCE S                     | 103 HAMILTON AVENUE       | PRINCETON NJ     | 08540 |
| 33.04 | 1.17   | C101      | 101 HAMILTON AV         | DELEON INGRID                       | 101 HAMILTON AVE          | PRINCETON NJ     | 08540 |
| 30.03 | 61     |           | 82 SPRUCE STREET        | SCHULTZ STEVEN & KARLA              | 82 SPRUCE ST              | PRINCETON NJ     | 08540 |
| 30.03 | 60     |           | 80 SPRUCE STREET        | RYLE FRANK J & VIVIAN E             | 80 SPRUCE ST              | PRINCETON NJ     | 08540 |
| 30.03 | 59     |           | 76-78 SPRUCE STREET     | MANGOONE JOSEPH & CESINA            | 1 WALLINGFORD DRIVE       | PRINCETON NJ     | 08540 |
| 30.03 | 58     |           | 74 SPRUCE STREET        | OKUDA HIDEO & YOSHIKO               | 50 LITTLEBROOK RD         | PRINCETON NJ     | 08540 |
| 30.03 | 57     |           | 70 SPRUCE STREET        | KOONTZ ANDREW & LAURIE HARMON       | 70 SPRUCE STREET          | PRINCETON NJ     | 08540 |
| 30.03 | 99     |           | CHESTNUT ST             | BOROUGH OF PRINCETON                | 1 MONUMENT DRIVE          | PRINCETON NJ     | 08540 |
| 30.03 | 63     |           | 88 SPRUCE STREET        | 86 SPRUCE ST LLC C/O R SCOTT        | 20 NASSAU ST SUITE 129    | PRINCETON NJ     | 08542 |
| 30.03 | 64     |           | 92-94 SPRUCE STREET     | 92-94 SPRUCE LLC                    | 20 NASSAU ST #129         | PRINCETON NJ     | 08542 |
| 30.03 | 62     |           | 86 SPRUCE STREET        | 86 SPRUCE ST LLC                    | 20 NASSAU ST SUITE 29     | PRINCETON NJ     | 08542 |
| 33.01 | 12     |           | 52 MAPLE ST             | HURLEY WILLIAM J                    | 52 MAPLE ST               | PRINCETON NJ     | 08542 |
| 33.01 | 88.01  |           | 67 PINE STREET          | 67 PINE ST LLC                      | 1 CONSTITUTION HILL E COG | PRINCETON NJ     | 08540 |
| 33.01 | 89     |           | 69-71 PINE ST           | OKUDA HIDEO                         | 50 LITTLEBROOK RD         | PRINCETON NJ     | 08540 |
| 33.01 | 5      |           | 95 SPRUCE STREET        | WINSLOW ANASTASIA                   | 95 SPRUCE ST              | PRINCETON NJ     | 08540 |
| 33.01 | 11     |           | 54 MAPLE ST             | HERRING HJ & CPJP & KK HERRING      | 18 WINFIELD RD            | PRINCETON NJ     | 08540 |
| 30.02 | 51     |           | 39-41 CHESTNUT STREET   | 39-41 CHESTNUT STREET CONDOMINIUM   | 39-41 CHESTNUT ST         | PRINCETON NJ     | 08540 |
| 30.02 | 51.01  | C01       | 39 CHESTNUT STREET      | ROWLANDS PENELOPE                   | 39 CHESTNUT ST            | PRINCETON NJ     | 08540 |
| 30.02 | 51.02  | C02       | 41 CHESTNUT STREET      | WASS FREDRICK W                     | 41 CHESTNUT ST            | PRINCETON NJ     | 08542 |
| 30.02 | 51.03  | C03       | 41-1/2 CHESTNUT STREET  | CURCHITSER ENRIQUE & RANDYE RUTBERG | 41 1/2 CHESTNUT ST        | PRINCETON NJ     | 08540 |
| 30.02 | 53     |           | 43 CHESTNUT STREET      | ERICKSSON ANDERS & DANIEL E OTIS    | 43 CHESTNUT ST            | PRINCETON NJ     | 08540 |
| 30.02 | 96     |           | 84 PINE ST              | CLAIR FOUR LLC C/O LYDIA ROBINSON   | 140 LONGVIEW DR           | PRINCETON NJ     | 08542 |
| 30.02 | 97     |           | 86 PINE ST              | YASUHARA MITSURU & ANN              | 86 PINE STREET            | PRINCETON NJ     | 08540 |
| 30.02 | 95     |           | 88 PINE ST              | COHEN ALFRED & BEATRICE             | 88 PINE STREET            | PRINCETON NJ     | 08540 |
| 30.02 | 98     |           | 70 PINE ST              | SCHULTZ STEVEN & ELEANOR            | 70 PINE ST                | PRINCETON NJ     | 08540 |
| 30.02 | 85     |           | 76 PINE ST              | GILLIN PINE LLC                     | 28 VAN KIRK RD            | PRINCETON NJ     | 08540 |
| 30.02 | 54     |           | 45 CHESTNUT STREET      | KEENAN DANIEL P & TERESA            | 45 CHESTNUT STREET        | PRINCETON NJ     | 08540 |
| 31.01 | 105    |           | WESTMINSTER CAMPUS      | RIDER UNIVERSITY/OFFICE OF DISBURSE | 2083 LAWRENCEVILLE ROAD   | LAWRENCEVILLE NJ | 08648 |

**NOTICE TO APPLICANTS**

| Electric:   | Telephone:  | Gas:   | Gas Pipeline:   | Water:  | Cable TV:   | Sewer:  |
|---|---|--|---|---|---|---|
| Public Service Electric<br>Richard Franklin<br>Mgr. Corporate Properties<br>80 Park Plaza T-408<br>Newark, NJ 07102 | Verizon<br>William Higgins<br>Senior Right-of-Way<br>Agent<br>175 West Main Street<br>Freehold NJ 07728 | Public Service<br>Attn: Gas Manager<br>80 Park Place<br>Newark, NJ 07102 | Sun Pipe Line L.P.<br>Connie Chadwick<br>Right-of-Way Department<br>Montello Complex<br>525 Fritztown Road<br>Sinking Spring PA 19608 | New Jersey American<br>Water Operation<br>Attn: Donna Short<br>1025 Laurel Oak Rd<br>Voorhees, NJ 08043 | Comcast of Central<br>Jersey II<br>Salvatore DiMaggio,<br>Construction Mgr.<br>50 Randolph Road<br>Somerset, NJ 08873 | Sewer Operating<br>Committee<br>Robert Hough, Mgr.<br>One Monument Dr<br>Princeton NJ 08542 |

THOSE WITHOUT ADDRESSES HAVENOT REQUESTED THEY BE SENT NOTICES

TAKE FURTHER NOTICE, that notice of public hearings on applications for major subdivision approvals or major site plan approvals must be given by the applicant to all public utilities and cable television companies that have any facilities or possess a right of way or easement located within the municipality and which have registered with the NJ Municipality. If the subject property is located within 200 feet of a municipal boundary, the applicant must notify all properties within 200 feet of that municipality and also the Mercer County Planning Board, and if the subject property is located along a NJ State Highway, the applicant must notify the Commissioner of

**BUILDING HEIGHT CALCULATION**

PROPOSED BUILDING HEIGHT CALCULATION:  
 AVERAGE GRADE ALONG FOUNDATION: 162.7  
 ELEVATION OF MAIN FF: 168.0  
 ELEVATION OF ROOF: 202.2 FT  
 ELEVATION OF EAVE: 202.2 FT  
 MIDPOINT OF ROOF ELEVATION: 202.2 FT  
 BUILDING HEIGHT: 202.2 FT - 162.7 FT = 39.5 FT  
 (ROOF ELEVATION PER VS LAND DATA LLC)

**F.A.R CALCULATION**

EXISTING / PROPOSED  
 FIRST FLOOR LEVEL 2,040 SF  
 SECOND FLOOR LEVEL 1,716 SF  
 THIRD FLOOR LEVEL 1,716 SF  
 LOWER LEVEL 1,780 SF  
 SHED 64 SF  
 TOTAL: 7,316 SF / 18,586 SF = 39.4%

**PREVAILING S.B. CALCULATION**

BLOCK 30.03  
 LOT 56 5.9'  
 LOT 57 10.3'  
 LOT 58 4.6'  
 LOT 59 8.0'  
 LOT 60 5.3'  
 LOT 61 8.8'  
 LOT 64 8.1'  
 BLOCK 33.04  
 LOT 109 8.5'  
 LOT 7 10.2'  
 LOT 10 5.2'  
 AVERAGE 7.5' ±  
 PREVAILING SETBACK 7.5' ±2'

**STORMWATER MGT. STATEMENT**

THE PROJECT IS NOT A MAJOR STORM WATER PROJECT PURSUANT TO MUNICIPAL ORDINANCE THERE IS NOT MORE THAN 400 SF OF ADDITIONAL IMPERVIOUS SURFACE ON THE SITE. THE PROJECT WILL NOT RESULT IN ANY APPRECIABLE ADDITIONAL STORM WATER RUNOFF IN THE PROPOSED CONDITION AS A RESULT OF MAINTAINING THE EXISTING DRAINAGE CONDITIONS AND DRAINAGE PATTERNS.

EXISTING IMPERVIOUS COVERAGE: 11,507 SF.  
 PROPOSED IMPERVIOUS COVERAGE: 11,007 SF.  
 NET CHANGE IN IMPERVIOUS COVERAGE: (-500 SF.)

**OVERALL PARKING SUMMARY**

EXISTING ONSITE PARKING: (20) PARKING STALLS  
 PROPOSED ONSITE PARKING: (20) PARKING STALLS  
 REQUIRED PARKING STALLS (1.5/DU): 15 STALLS (BASED ON 10 UNITS)

**HABITABLE ROOMS SUMMARY**

UNIT No. No. HABITABLE ROOMS  
 1..... 2  
 2..... 1  
 3..... 2  
 4..... 2  
 5..... 2  
 6..... 2  
 7..... 2  
 8..... 2  
 9..... 1  
 10..... 2  
 TOTAL: 18 HABITABLE ROOMS

NOTES:  
 1. No. OF HABITABLE ROOMS PROVIDED BY OWNER.

**ZONING REQUIREMENTS**

| ITEM                        | REQUIRED                                 | EXISTING          | PROPOSED      | COMPLIANCE |
|-----------------------------|--|-------------------|---------------|------------|
| ZONING DISTRICT             | R4 RESIDENTIAL ZONE (MULTIPLE DWELLINGS) |                   |               |            |
| R4 DISTRICT USE             | MULTIPLE DWELLING                        | MULTIPLE DWELLING |               |            |
| MIN. LOT AREA               | 26,000 SF                                | 18,586 SF         | 18,586 SF     | ENC [1]    |
| MAX. BUILDING COVERAGE      | 30%                                      | 11.5%             | 11.5%         | -          |
| MAX. BLDG. HEIGHT           | 3 STY/35 FT                              | 3 STY/35 FT       | 4 STY/39.5 FT | ENC        |
| MAX. FAR                    | 45%                                      | 39.4%             | 39.4%         | -          |
| PRINCIPAL BUILDING SETBACKS |  |                   |               |            |
| MIN. FRONT YARD             | 7.5 ±2 FT [1A]                           | 4.3 FT [1A]       | 4.3 FT [1A]   | ENC        |
| MIN. SIDE YARD              | 15 FT                                    | 15 FT             | 1.9 FT        | -          |
| MIN. SIDE YARD COMBINED     | 30 FT                                    | 30 FT             | 49.7 FT       | -          |
| MIN. REAR YARD              | 25 FT                                    | 25 FT             | 151.2 FT      | -          |
| USABLE OPEN SPACE           | 3,600 SF [2]                             | 3,938 SF          | 3,938 SF      | -          |
| MAX. UNITS PER BUILDING     | 3  | 10                | 10            | ENC [3]    |

NOTES:

(ENC) INDICATES A PRE-EXISTING NON-COMFORMING CONDITION  
 (\*) INDICATES A VARIANCE IS REQUESTED FOR THE ITEM.  
 (-) INDICATES THAT THE ITEM CONFORMS.

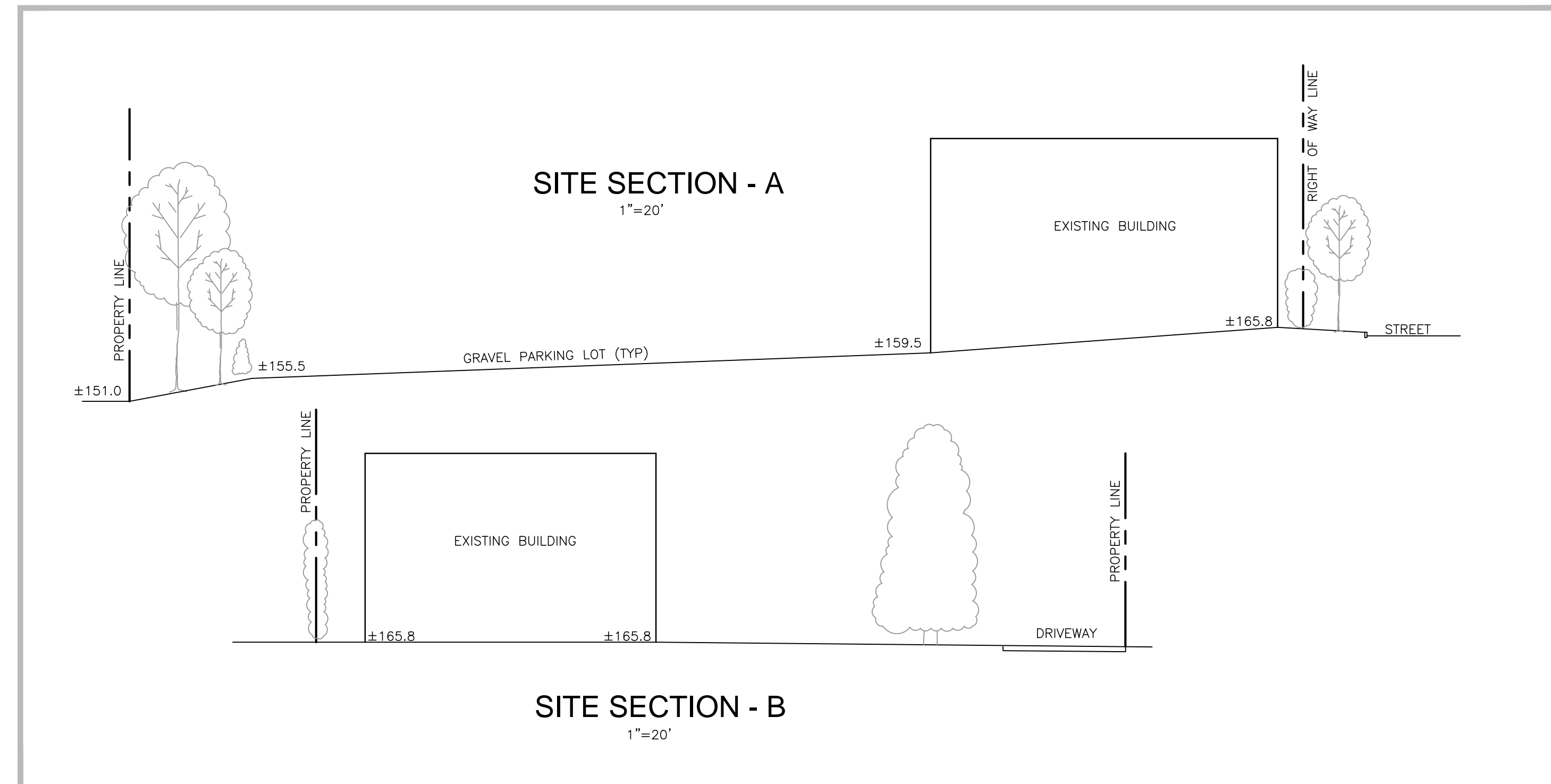
- [1A] NOTE PREVAILING SETBACK ON BLOCK CALCULATED AT 7.5 FT ±2 FT.  
 [1] LOT AREA REQUIREMENT BASED ON 10 RESIDENTIAL UNITS AT 2,600 SF PER DWELLING. YIELDING 26,000 SF REQ. LOT AREA.  
 [2] USABLE OPEN SPACE REQ'T CALCULATED BASED ON 18 HABITABLE ROOMS AT 200 SF/RM YIELDS 3,600 SF OF REQ. USABLE OPEN SPACE REQ'D.  
 [3] VARIANCE FOR 10 UNITS AND NON-COMFORMING LOT AREA PREVIOUSLY GRANTED BY MUNICIPALITY 7/26/1990.

ADDITIONAL VARIANCE RELIEF (\*)

- 17A-390 PARKING LOTS - WHERE NO PAVING IS PROPOSED AS THE GRAVEL PARKING LOT SURFACE IS TO REMAIN AS EXISTING AND WHERE NO ADDITIONAL PARKING LOT LIGHTING IS PROPOSED.  
 17A-365.1 LIGHTING WHERE ADDITIONAL PARKING LOT LIGHTING IS NOT PROPOSED.

GENERAL NOTES:

- THE PROPERTY IS KNOWN AS LOT 62 & 63 BLOCK 33.03 AS SHOWN ON TAX MAP SHEET 33 AND CONSISTS OF 0.427 AC (OR 18,586 SF), ZONE DISTRICT RO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL APPROVAL. IT IS THE OWNERS RESPONSIBILITY TO OBTAIN ALL AND ANY REQUIRED OUTSIDE AGENCY APPROVALS FOR THE PROPERTY PRIOR TO APPLICATION FOR A BUILDING PERMIT. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED TO A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JOHN HANLON, PLS., VS LAND DATA LLC DATED 2016. ELEVATIONS SHOWN ARE ON THE MUNICIPAL DATUM NAVD88.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES (NOTE #3 ABOVE) FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES. CONSTRUCTION SHALL CONFORM TO THE PRINCETON BOROUGH STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- ROADWAY PAVEMENT DISTURBANCE SHALL BE REPAIRED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND NJDOT. NO ROAD PAVEMENT DISTURBANCE SHALL BE UNDERTAKEN WITHOUT DIRECT CONSENT OF THE MUNICIPALITY AND NJDOT. RESTRICTIONS TO PAVEMENT DISTURBANCE MAY APPLY.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL LAND USE ENGINEER.
- ALL PROPOSED WIRED SERVICES AND UTILITY EXTENSIONS SHALL BE UNDERGROUND INCLUDING CATV, ELECTRIC AND PHONE IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND AS APPROVED BY THE MUNICIPAL ENGINEER. SIDEWALK AND CURB ALONG NASSAU STREET AND CHARLETON STREET SHALL BE REPAIRED AS REQUIRED.
- SITE DOES NOT CONTAIN ANY ROCK OUTCROPS, WETLANDS, FLOODPLAINS OR STREAMS PURSUANT TO A REVIEW OF NJDEP NJGEOWEB DATABASE. ACCORDING TO THE FIRM MAP THE PROPERTY IS LOCATED IN ZONE C - "OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD", PER MAP NO. 340253A, COMMUNITY OF PRINCETON, NJ DATED 5/20/77. THE PROPERTY IS NOT IN A HISTORIC DISTRICT PER ZONE MAP.
- ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES THAT ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF BLAZE ORANGE SNOW FENCE AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TWP ENGINEER AND WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE LAND USE ENGINEER.
- NO TREE REMOVAL IS PROPOSED AS PART OF THIS PLAN.
- THE LOCATION, TYPE, LINE, SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:28-2.21 OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(f) (OSHA COMPETENT PERSON).
- ALTHOUGH NOT PROPOSED AS PART OF THIS PLAN, IF ANY EXTENSION OF THE WATER MAIN IS REQUIRED, THE SPACING AND LOCATION OF HYDRANTS WILL COMPLY WITH THE STANDARDS OF AMERICAN WATER COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER AND FIRE PREVENTION OFFICIAL.
- ANY DRAINAGE AND SEWER EASEMENT FOR PUBLIC PURPOSE SHALL BE DEDICATED TO THE MUNICIPALITY UNLESS OTHERWISE NOTED.
- MASTER PLAN DESIGNATIONS: SPRUCE STREET - LOCAL STREET



| REVISIONS |                         |              |
|-----------|-------------------------|--------------|
| No.       | DESCRIPTION             | BY DATE      |
| 1         | REVISED PER TWP COMMENT | JJC 12/19/16 |
| 2         | REVISED PER TWP COMMENT | JJC 1/11/17  |
| 3         | RESOLUTION COMPLIANCE   | JJC 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC 4/5/17   |

**KENSHO RESOURCES LLC**

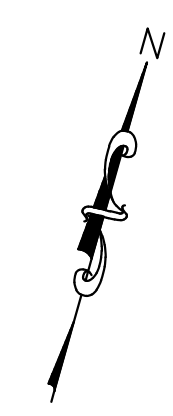
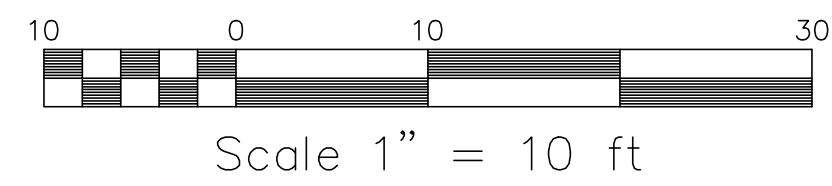
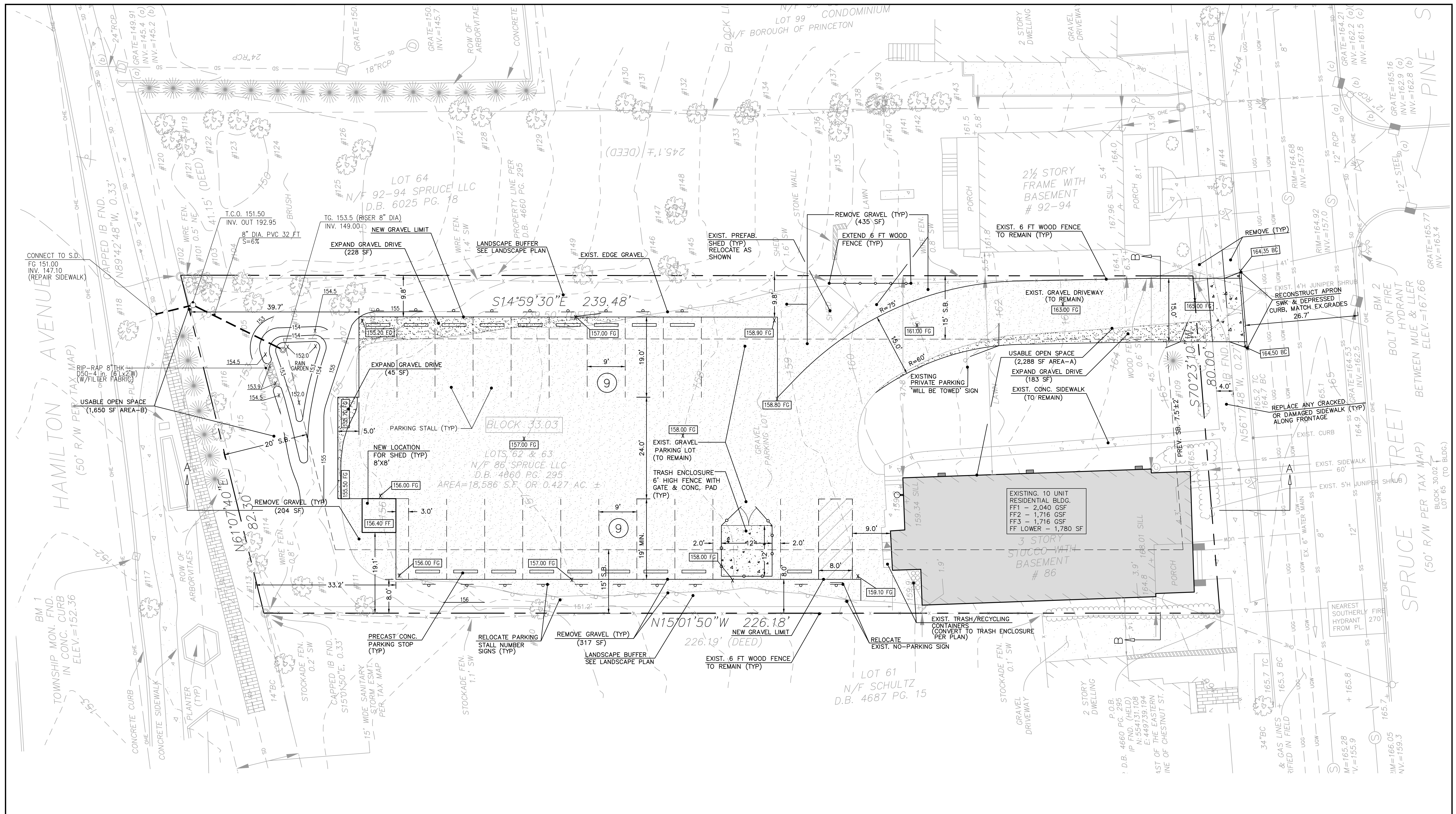
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JAMES J. CHMIELA, P.E., P.P.  
 PROFESSIONAL ENGINEER & PLANNER  
 N.J. P.E. NO. 246E044793 N.J. P.P. 05892  
 DATE 4/5/17

PROJECT:  
**86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
**BLOCK 30.03 LOT 62 & 63 SHEET 140**  
**PRINCETON**  
**MERCER COUNTY, NEW JERSEY**

| SHEET TITLE: |          |           |
|--------------|----------|-----------|
| NOTES SHEET  |          |           |
| DESIGNED     | MF       | SHEET NO. |
| CHECKED      | JC       | 2         |
| SCALE        | AS SHOWN |           |
| FILENAME     | SITE.DWG |           |
| JOB NO.      | 160020   |           |
| DATE         | 11/14/16 |           |



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**RAIN GARDEN - MAINTENANCE TASKS**

1. THE OWNER SHALL INSPECT THE FUNCTIONALITY OF THE RAIN GARDEN QUARTERLY INCLUDING THE OUTLET RISER AND DRAIN HOLE. ANY ACCUMULATED DEBRIS SHALL BE REMOVED.
2. NATIVE VEGETATION PLANTING WITHIN RAIN GARDEN SHALL BE CUT ONCE ANNUALLY. ALL DEBRIS AND VEGETATION CLIPPINGS SHALL BE REMOVED FROM RAIN GARDEN AS PART OF THIS MAINTENANCE TASK.

**FIRE PROTECTION DISTANCES**

THIS PLAN CONTAINS FIRE PROTECTION DISTANCES AND DISTANCES TO THE NEAREST ADJACENT BUILDINGS AND THE NEAREST FIRE HYDRANT AS SHOWN.

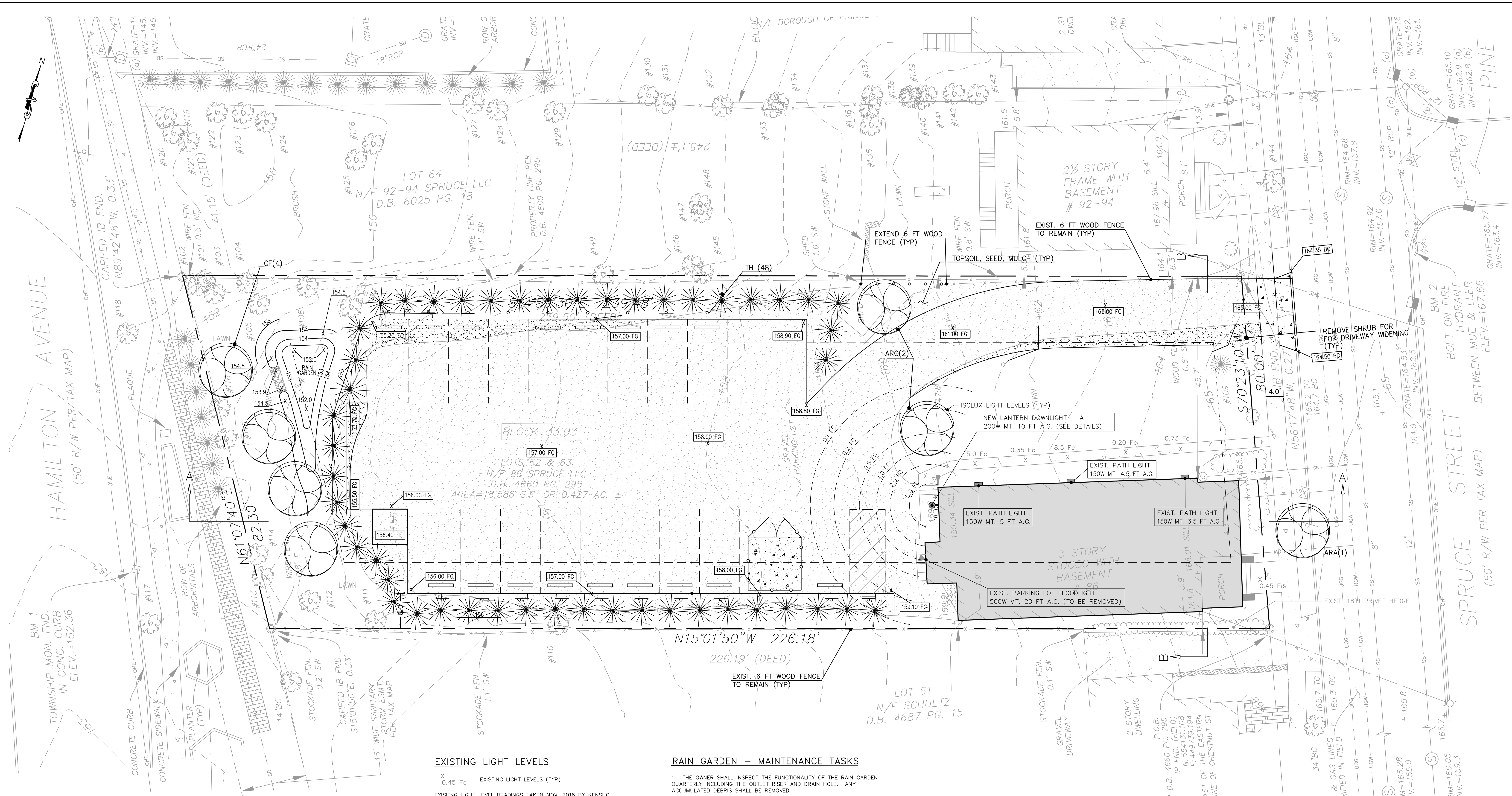
| REVISIONS |                         |              |
|-----------|-------------------------|--------------|
| No.       | DESCRIPTION             | BY DATE      |
| 1         | REVISED PER TWP COMMENT | JJC 12/19/16 |
| 2         | REVISED PER TWP COMMENT | JJC 1/11/17  |
| 3         | RESOLUTION COMPLIANCE   | JJC 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC 4/5/17   |

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PROJECT:  
**86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
 BLOCK 30.03 LOT 62 & 63 SHEET 140  
 PRINCETON  
 MERCER COUNTY, NEW JERSEY

|  |          |                       |
|--|----------|-----------------------|
| SHEET TITLE:<br><b>MINOR SITE PLAN</b> |          | SHEET NO.<br><b>3</b> |
| DESIGNED                               | MF       |                       |
| CHECKED                                | JC       |                       |
| SCALE                                  | 1"=10'   |                       |
| FILENAME                               | SITE.DWG |                       |
| JOB NO.                                | 160020   |                       |
| DATE                                   | 11/14/16 |                       |



**EXISTING LIGHT LEVELS**

X 0.45 Fc EXISTING LIGHT LEVELS (TYP)  
 EXISTING LIGHT LEVEL READINGS TAKEN NOV. 2016 BY KENSHO RESOURCES LLC FOR REFERENCE PURPOSES.  
 (REFER TO SHEET 8 FOR LIGHT DETAILS AND SCHEDULE)

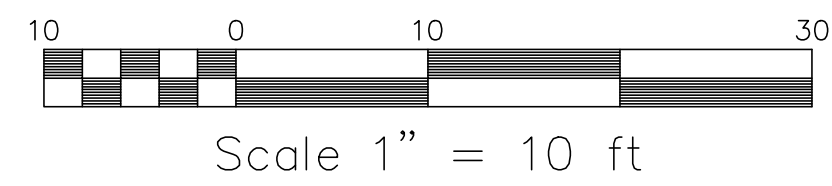
**RAIN GARDEN - MAINTENANCE TASKS**

1. THE OWNER SHALL INSPECT THE FUNCTIONALITY OF THE RAIN GARDEN QUARTERLY INCLUDING THE OUTLET RISER AND DRAIN HOLE. ANY ACCUMULATED DEBRIS SHALL BE REMOVED.
2. NATIVE VEGETATION PLANTING WITHIN RAIN GARDEN SHALL BE CUT ONCE ANNUALLY. ALL DEBRIS AND VEGETATION CLIPPINGS SHALL BE REMOVED FROM RAIN GARDEN AS PART OF THIS MAINTENANCE TASK.

**PLANT LIST**

| Code         | Botanical Name              | Common Name                    | Qty. | Size      | Comments             |
|--------------|-----------------------------|--------------------------------|------|-----------|----------------------|
| <b>Trees</b> |                             |                                |      |           |                      |
| TH           | Thuja 'Green Giant'         | Green Giant Western Arborvitae | 48   | 6' min.   | Evergreen            |
| CF           | Cornus florida              | Flowering Dogwood              | 4    | 2.5" cal. | Deciduous, Flowering |
| ARO          | Acer rubrum 'October Glory' | October Glory Red Maple        | 2    | 2.5" cal. | Deciduous            |
| ARA          | Acer rubrum 'Armstrong'     | Armstrong Red Maple            | 1    | 2.5" cal. | Deciduous            |

(\* No. of PARKING LOT TREES IS 6 PER ORDINANCE (1/3.4 STALLS))



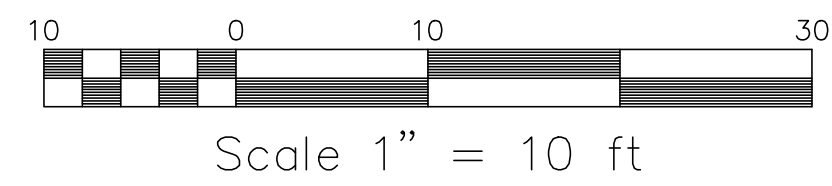
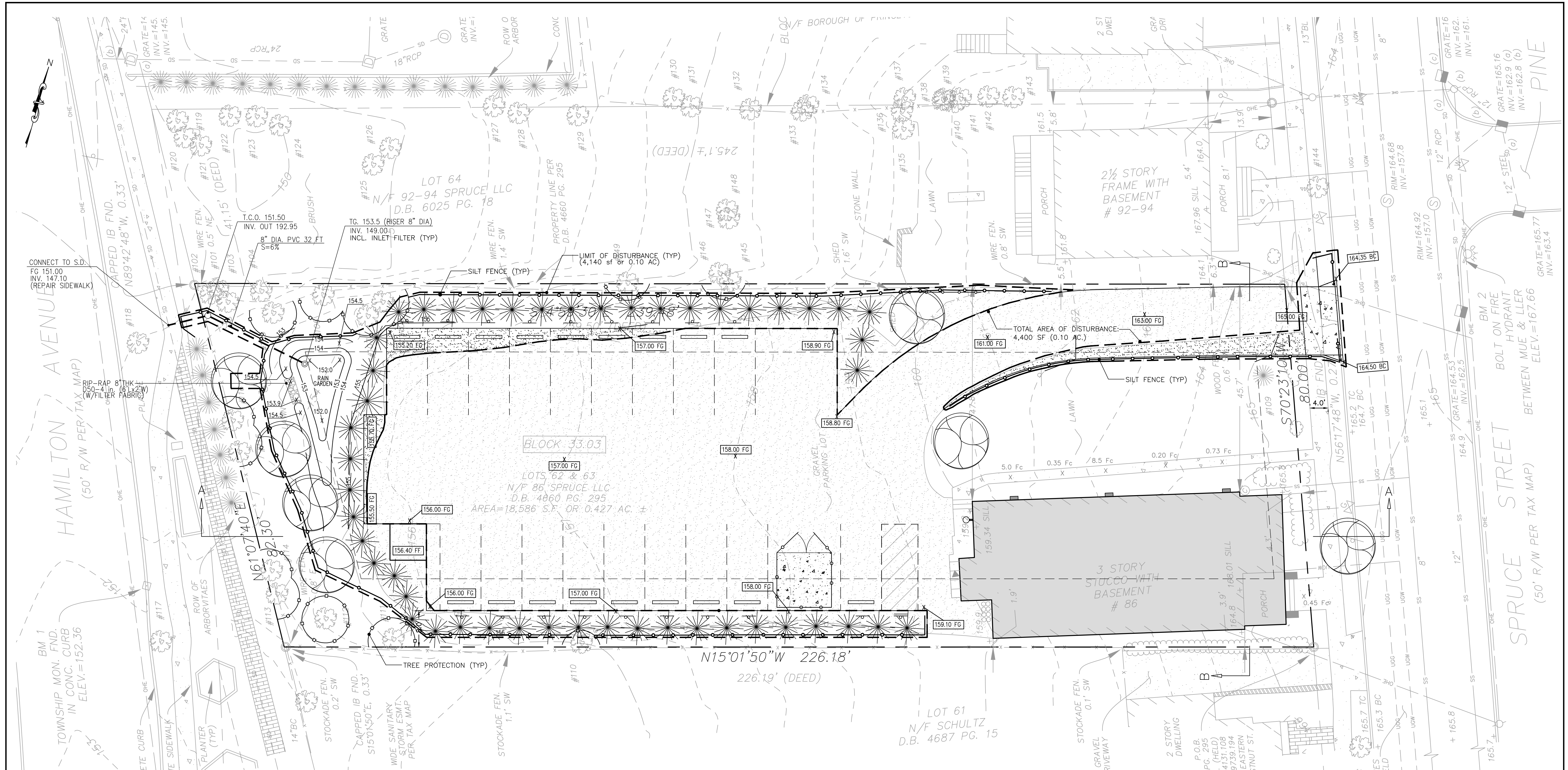
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| REVISIONS |                         |     |          |
|-----------|-------------------------|-----|----------|
| No.       | DESCRIPTION             | BY  | DATE     |
| 1         | REVISED PER TWP COMMENT | JJC | 12/19/16 |
| 2         | REVISED PER TWP COMMENT | JJC | 1/11/17  |
| 3         | RESOLUTION COMPLIANCE   | JJC | 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC | 4/5/17   |

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 PRINCETON, NEW JERSEY 08540  
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 JIM@KENSHERESOURCES.COM  
 4/5/17  
 DATE  
 JAMES J. CHIEMIELA, PE, PP  
 PROFESSIONAL ENGINEER & PLANNER  
 N.J. P.E. NO. 246E044793 N.J. P.P. 05892

PROJECT:  
**86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
 BLOCK 30.03 LOT 62 & 63 SHEET 140  
 PRINCETON  
 MERCER COUNTY, NEW JERSEY

| SHEET TITLE:          |          |           |
|-----------------------|----------|-----------|
| <b>LANDSCAPE PLAN</b> |          |           |
| DESIGNED              | MF       | SHEET NO. |
| CHECKED               | JC       | <b>4</b>  |
| SCALE                 | 1"=10'   |           |
| FILENAME              | SITE.DWG |           |
| JOB NO.               | 160020   |           |
| DATE                  | 11/14/16 |           |



- SESC NOTES:
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND THE SOIL CONSERVATION DISTRICT. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE SOIL CONSERVATION DISTRICT PRIOR TO ANY SITE DISTURBANCE.
  - REFER TO DETAIL SHEET FOR SESC DETAILS, NOTES AND SPECIFICATIONS.
  - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL THAT APPLY TO THE DWELLING CONSTRUCTION SHALL BE MAINTAINED ON THE PROPERTY BY THE CURRENT OWNER AND ALL SUBSEQUENT OWNERS IF TITLE IS CONVEYED.
  - THE MAINTENANCE OF PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES ON THE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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| REVISIONS |                         |     |          |
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| 3         | RESOLUTION COMPLIANCE   | JJC | 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC | 4/5/17   |
|           |                         |     |          |
|           |                         |     |          |
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|           |                         |     |          |

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 JIM@KENSORESOURCES.COM  
 DATE 4/5/17  
 JAMES J. CHMIELA, PE, PP  
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 N.J. P.E. NO. 246E044793 N.J. P.P. 05892

PROJECT:  
**86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
**BLOCK 30.03 LOT 62 & 63 SHEET 140**  
**PRINCETON**  
**MERCER COUNTY, NEW JERSEY**

| SHEET TITLE:     |          |                       |
|------------------|----------|-----------------------|
| <b>SESC PLAN</b> |          |                       |
| DESIGNED         | MF       | SHEET NO.<br><b>5</b> |
| CHECKED          | JC       |                       |
| SCALE            | 1"=10'   | DATE<br>11/14/16      |
| FILENAME         | SITE.DWG |                       |
| JOB NO.          | 160020   |                       |

**SOIL EROSION SEDIMENT CONTROL NOTES FOR MUNICIPALITY**

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 Municipality for re-certification. The revised plans must meet all current State Soil Erosion & Sediment Control STANDARDS.

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, or their proper sequence as outlined within the Sequence of Construction on the Certified Soil Erosion and Sediment Control Plan, and maintained until permanent protection is established.

All work shall be done in accordance with the current STANDARDS for Soil Erosion and Sediment Control in NJ. If language contained within any other permit for this project is more restrictive than (but not contradictory to) what is contained within these notes or on the Certified Soil Erosion and Sediment Control Plan, then the more restrictive permit requirements shall be followed.

The Standard for Stabilized Construction Access requires the installation of a 1 1/2" to 2 1/2" clean stone tracking pad at all construction driveways immediately after initial site disturbance, whether identified on the certified plan or not. The width shall span the full width of egress, and length shall be 50 ft. or more, depending on site conditions and as required by the STANDARD. This shall include individual lot access points within residential subdivisions. If the egress is to a County road, then a 20 ft. long paved transition shall be provided between the edge of pavement and the stone access pad.

A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be installed within 15 days of preliminary grading, provided that all other requirements related to detention basins, swales and the Sequence of Construction have been met.

Any disturbed areas that will be left exposed more than 14 days and not subject to construction activity will immediately receive temporary stabilization. If the season prevents establishment of a temporary vegetative cover, or if the area is not topsoiled, then the disturbed area will be mulched with straw, or equivalent material, at a rate of two (2) tons per acre, according to State STANDARDS. Sloped areas in excess of 3H:1V shall be provided with erosion control blankets. Critical areas subject to erosion (i.e. steep slopes, roadway embankments, environmentally sensitive areas) will receive temporary stabilization immediately after initial disturbance or rough grading.

Any steep slopes (i.e. slopes greater than 3:1) receiving pipeline or utility installation will be backfilled and stabilized daily, as the installation proceeds.

Permanent vegetation shall be seeded or sodded on all exposed areas within ten (10) days after final grading and topsoiling. All agronomic requirements contained within the STANDARDS and on the Certified Plan shall be employed. Mulch with binder, in accordance with the STANDARDS, shall be used on all seeded areas. Save all tags and/or bags used for seed, lime and fertilizer, and provide them to the District inspector to verify that mixtures and rates meet the STANDARDS.

At the time when the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover, shall be removed or treated in such a way that will permanently adjust the soil conditions and render it suitable for vegetative ground cover. If the removal or treatment of the soil will not provide suitable conditions, then non-vegetative means of permanent ground stabilization will have to be employed.

During the course of construction, soil compaction may occur within haul routes, staging areas and other project areas. In accordance with the Standard for Topsoiling, compacted surfaces should be scarified 6" to 12" immediately prior to topsoil application. This will help ensure a good bond between the topsoil and subsoil. This practice is permissible only where there is no danger to underground utilities (cables, irrigation systems, etc.).

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 or less or containing iron sulfides shall be buried with limestone in accordance with the STANDARD and be covered with a minimum of 12" of soil having a pH of 5 or more prior to topsoil application and seedbed preparation. If the area is to receive tree or shrub plantings, or is located on a slope, then the area shall be covered with a minimum of 24" of soil having a pH of 5 or more.

Mulching to the STANDARDS is required for obtaining a Conditional Report of Compliance. Conditional ROC's are only issued when the season prohibits seeding. Permanent stabilization must then be completed during the optimum seeding season immediately following the Conditional ROC, or the completion of work in a given area.

Hydroseeding is a two-step process. The first step includes seed, fertilizer, lime, etc., along with minimal amounts of mulch to promote consistency, good seed-to-soil contact, and give a visual indication of coverage. Upon completion of the seeding operation, hydromulch should be applied at a minimum rate of 1500 lbs. per acre in second step. The use of hydro-mulch, as opposed to straw, is limited to optimum seeding dates as listed in the STANDARDS. The use of Hydromulch on sloped areas is discouraged.

The contractor is responsible for keeping all adjacent roads clean during life of the construction project. All sediment washed, dropped, tracked or spilled onto paved surfaces shall be immediately removed.

The developer shall be responsible for remedying any erosion or sediment problems that arise as a result of ongoing construction, and for employing additional erosion and sediment control measures at the request of the Mercer County Soil Conservation District.

Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.

All detention / retention basins must be fully constructed (inclusive of all structural components and liners) and permanently stabilized prior to paving or prior to the addition of any impervious surfaces. Permanent stabilization includes, but may not be limited to: topsoil, seed, straw mulch and binders or erosion control blankets on all seeding, all agronomic requirements as specified on the Certified Soil Erosion and Sediment Control Plan, installation of the outflow control structures and discharge storm drainage piping, low flow channels, conduit outlet protection, emergency spillways, and lap ring protection.

The riding surface of all utility trenches within paved areas shall be ~~sub-base~~ base pavement until such time as final pavement has been installed. Temporary soil riding surfaces are prohibited.

All construction dewatering (trenches, excavations, etc.) must be done through an inlet or outlet filter in accordance with the Standard for Dewatering or as depicted on the Certified Soil Erosion and Sediment Control Plan. Discharge locations for the dewatering operation must contain perennial vegetation or similar stable surface.

All swales or channels that will receive runoff from paved surfaces must be permanently stabilized prior to the installation of pavement. If the season prohibits the establishment of permanent stabilization, the swales or channels may be temporarily stabilized in accordance with the STANDARDS.

NISA 4-24-39 et seq. requires that no Certificate of Occupancy or Temporary Certificate of Occupancy be issued by the Municipality before the provisions of the Certified Soil Erosion and Sediment Control Plan have been satisfied. Therefore, all site work for site plans and all work around individual lots in subdivisions must be completed before the District issues a Report of Compliance or Conditional Report of Compliance, which must be forwarded to the Municipality prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, respectively.

**NOTE:**

DUST CONTROL SHALL BE PROVIDED ON SITE AS REQUIRED IN ACCORDANCE WITH THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. WHERE REQUIRED BY SITE CONDITIONS, THE EXPOSED SOIL SURFACES SHALL BE SPRINKLED WITH WATER UNTIL SURFACE SOIL IS WET. THE CONTRACTOR SHALL REGULARLY INSPECT SURFACE SOILS AND REAPPLY AS NECESSARY.

**AGRONOMIC SPECIFICATIONS FOR LAWNS AND CONSTRUCTION SITES**

- GENERAL**
- ALL DISTURBED AREAS THAT ARE NOT BEING GRADED, NOT UNDER ACTIVE CONSTRUCTION, OR NOT SCHEDULED TO BE PERMANENTLY SEEDING WITHIN 30 DAYS MUST BE TEMPORARILY STABILIZED AS PER SPECIFICATIONS BELOW.
  - ALL EXPOSED AREAS WHICH ARE TO BE PERMANENTLY VEGETATED, ARE TO BE SEEDING AND MULCHED WITHIN 10 DAYS OF FINAL GRADING.
  - STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE APPLIED TO ALL SEEDINGS AT A RATE OF 1-1/2 TO 2 TONS PER ACRE (APPROX. 100 TO 130 BALES PER ACRE).
  - MULCH ANCHORING IS REQUIRED AFTER MULCHING TO MINIMIZE LOSS BY WIND OR WATER. THIS IS TO BE DONE USING ONE OF THE METHODS (CRIMPING, LIQUID MULCH BINDERS, NETTINGS, ETC.) IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY".
  - EXISTING WEEDY AND POORLY-VEGETATED AREAS WITH LESS THAN 80 PERCENT PERENNIAL GRASS COVER MUST RECEIVE PERMANENT STABILIZATION (AS SPECIFIED ON BACK).
  - ALL BAGS NEED TO BE SAVED FOR LIME, FERTILIZER, SEED, AND LIQUID MULCH BINDER (IF MULCH ANCHORING METHOD). SUCH PROOFS NEED TO BE SUBMITTED TO THE DISTRICT INSPECTOR FOR VERIFICATION OF MATERIALS AND QUANTITIES USED FOR ALL SEEDINGS.
  - AN ADDITIONAL FEE OF \$120.00 PER INSPECTION WILL BE ASSESSED TO THOSE SITES WHERE ADDITIONAL INSPECTIONS ARE NECESSITATED AS A RESULT OF NON-COMPLIANCE WITH THE APPROVED PLAN. THIS INCLUDES ADDITIONAL INSPECTIONS PERFORMED AFTER THE FAILURE OF AN INITIAL REPORT OF COMPLIANCE INSPECTION. THE ENTIRE SITE IS INSPECTED AT THE TIME OF A REQUEST FOR REPORT OF COMPLIANCE.

**SEED-BED PREPARATION FOR ALL SEEDINGS**

SUB-SOIL PREPARATION: IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SURFACE SHOULD BE SCARIFIED TO A DEPTH OF 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION (e.g. AREAS OF HEAVY CONSTRUCTION TRAFFIC). THIS PRACTICE IS TO BE APPLIED TO ALL COMPACTED AREAS WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

TOPSOILING: AREAS TO BE SEEDING SHOULD HAVE A MINIMUM OF 5" OF FRIABLE, LOAMY, TOPSOIL FREE OF OBJECTIONABLE WEEDS, STONES, AND DEBRIS.

FINAL GRADING: GRADING IS TO BE SMOOTH OF RUTS AND FREE OF OBJECTIONABLE STONES, DEPRESSIONS, VEHICLE TRACKS, AND ROUGH EDGES. THERE IS TO BE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND DWELLINGS. REFUSE FROM SEEDBED PREPARATION (ROOTS, STICKS, STONES, CONSTRUCTION DEBRIS) MUST BE DISPOSED OF PROPERLY.

- LIMING/FERTILIZING:** APPLY LIMESTONE AND FERTILIZER TO SOIL TEST RECOMMENDATIONS OR AS FOLLOWS:
- LIME IS TO BE APPLIED AT THE RATE OF 2 TONS (4,000 LBS.) PER ACRE. LIME MAY BE ANY PRODUCT AS TONS AS THE CaO CALCIUM CARBONATE EQUIVALENCY= 2 TONS PER ACRE. PELLETIZED AND LIQUID PRODUCTS MAY BE PREFERRED BECAUSE OF THEIR LACK OF DUST AND EASE OF HANDLING BUT MUST MEET THE FORE-MENTIONED CRITERIA.
  - STARTER FERTILIZER, SPECIFIED AS 10-20-10, IS TO BE APPLIED AT 500 LBS. PER ACRE.
  - LIME AND FERTILIZER ARE TO BE WORKED INTO THE SOIL TO A DEPTH OF 4 INCHES.

**SEEDING METHODOLOGY**

- SEED APPLICATION METHODOLOGY SHALL CONFORM TO THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
- PERMANENT SEEDING ACTIVITIES SHALL BE UNDERTAKEN WITHIN 90 DAYS OF PROJECT COMPLETION.

**TEMPORARY STABILIZATION WITH MULCH ONLY**

STRAW MULCH (HAY MULCH MAY BE SUBSTITUTED IF APPROVED BY THE DISTRICT) IS TO BE SPREAD UNIFORMLY AT THE RATE OF 2 TO 2 1/2 TONS PER ACRE (TOTAL GROUND SURFACE COVERAGE). THIS PRACTICE IS LIMITED TO PERIODS WHEN VEGETATIVE COVER CANNOT BE ESTABLISHED DUE TO THE SEASON OR OTHER CONDITIONS. MULCH MUST BE ANCHORED IN ACCORDANCE WITH NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL. MULCH ALONE CAN ONLY BE USED FOR SHORT PERIOD AND WILL REQUIRE MAINTENANCE AND RENEWAL. OTHER MULCH MATERIALS MAY BE UTILIZED IF APPROVED BY THE DISTRICT.

**TEMPORARY SEEDING**

TEMPORARY SEEDING IS TO BE USED ON ALL DISTURBED AREAS WHERE PERMANENT STABILIZATION WILL NOT BE ACCOMPLISHED FOR A PERIOD OF UP TO 6 MONTHS.

| PRODUCT                    | RATE          | RECOMMENDED OPTIMUM SEEDING DATES |
|----------------------------|---------------|-----------------------------------|
| PERENNIAL RYEGRASS         | 100 LBS./ACRE | 3/15-5/15 & 8/15-10/1             |
| SPRING OATS                | 86 LBS./ACRE  | 3/15-6/1 & 8/1-10/1               |
| WINTER CEREAL RYE          | 112 LBS./ACRE | 8/1-11/15                         |
| WINTER BARLEY              | 96 LBS./ACRE  | 8/15-10/1                         |
| PEARL MILLET               | 20 LBS./ACRE  | 5/15-8/15                         |
| GERMAN OR HUNGARIAN MILLET | 30 LBS./ACRE  | 5/15-8/15                         |

**STABILIZATION WITH SOD**

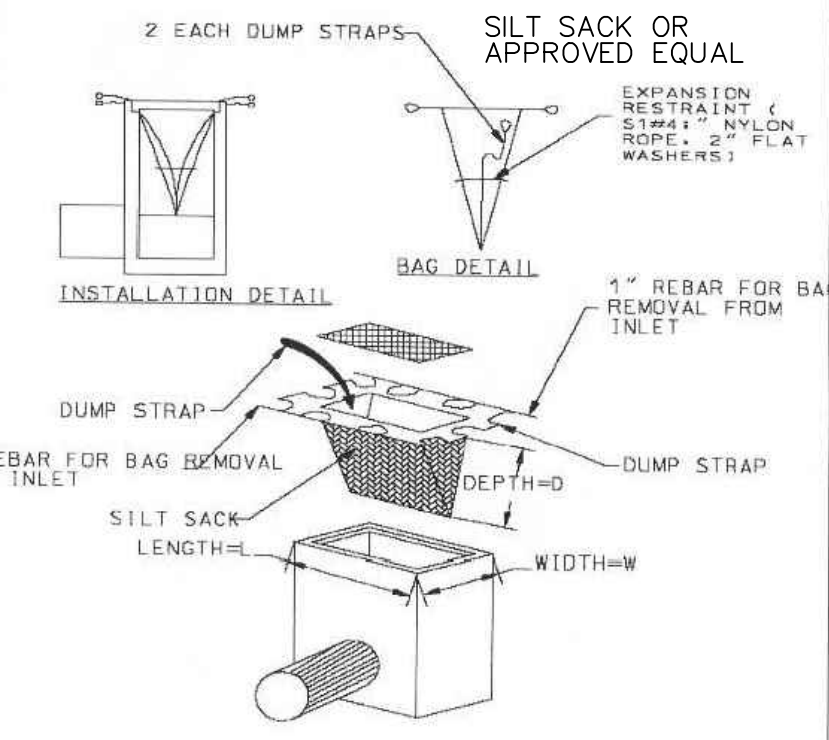
STABILIZATION WITH SOD IS PERMITTED IN AREAS WHERE MAINTENANCE AND IRRIGATION ARE ADEQUATE TO INSURE PROPER ESTABLISHMENT AND LONGEVITY. SEEDBED PREPARATION IS TO BE CONSISTENT WITH ANY OTHER STABILIZATION REQUIREMENTS. (LIME AND FERTILIZER BAGS ARE TO BE RETAINED FOR DISTRICT INSPECTION.) ON SLOPES GREATER THAN 3 TO 1, SOD MUST BE PROPERLY ANCHORED TO THE SLOPE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.

**PERMANENT SEEDING**

- SEED IS TO BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4"-1/2".
- LAWN SEEDINGS ARE TO BE A MIXTURE OF BLUEGRASS, TURF-TYPE FESCUES, AND TURF-TYPE PERENNIAL RYEGRASSES TO INSURE LONGEVITY, TOLERANCE, AND DURABILITY. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE OF MORE THAN 12 MONTHS OLD UNLESS RETESTED.
- PROFESSIONAL SEED MIXTURES ARE RECOMMENDED RATHER THAN MIXING SEEDS YOURSELF.
- SEED MIXTURE (AS SPECIFIED BELOW) IS TO BE APPLIED AT A MINIMUM RATE OF 200 LBS. PER ACRE OF PERENNIAL SEED.
- OPTIMUM SEEDING PERIOD FOR MERCER COUNTY IS FROM MARCH 1 TO MAY 15 AND AUGUST 15 TO OCTOBER 1. OUTSIDE OF THOSE PERIODS, THE SEEDING RATES ARE TO BE INCREASED BY 50 (i.e. 300 LBS. PER ACRE OF PERENNIAL SEED INSTEAD OF THE REQUIRED 200 LBS. PER ACRE DURING OPTIMUM PERIODS).
- SEEDINGS SHOULD RECEIVE AN APPLICATION OF FERTILIZER SUCH AS 10-10-10 OR EQUIVALENT AT 400 LBS. PER ACRE APPROXIMATELY 6 MONTHS AFTER FIRST APPLICATION.

**SEEDING MIXTURE FOR GENERAL SEEDING (AS REQUIRED)**

- 40% TURF-TYPE TALL FESCUE
- 10% CREEPING RED FESCUE
- 10% CHEWINGS FESCUE
- 10% KENTUCKY BLUEGRASS
- 30% TURF-TYPE PERENNIAL RYEGRASS
- 60% KENTUCKY BLUEGRASS
- OR 20% TURF-TYPE PERENNIAL RYEGRASS
- 20% CHEWINGS FESCUE



**INLET FILTER DETAIL**  
NOT TO SCALE

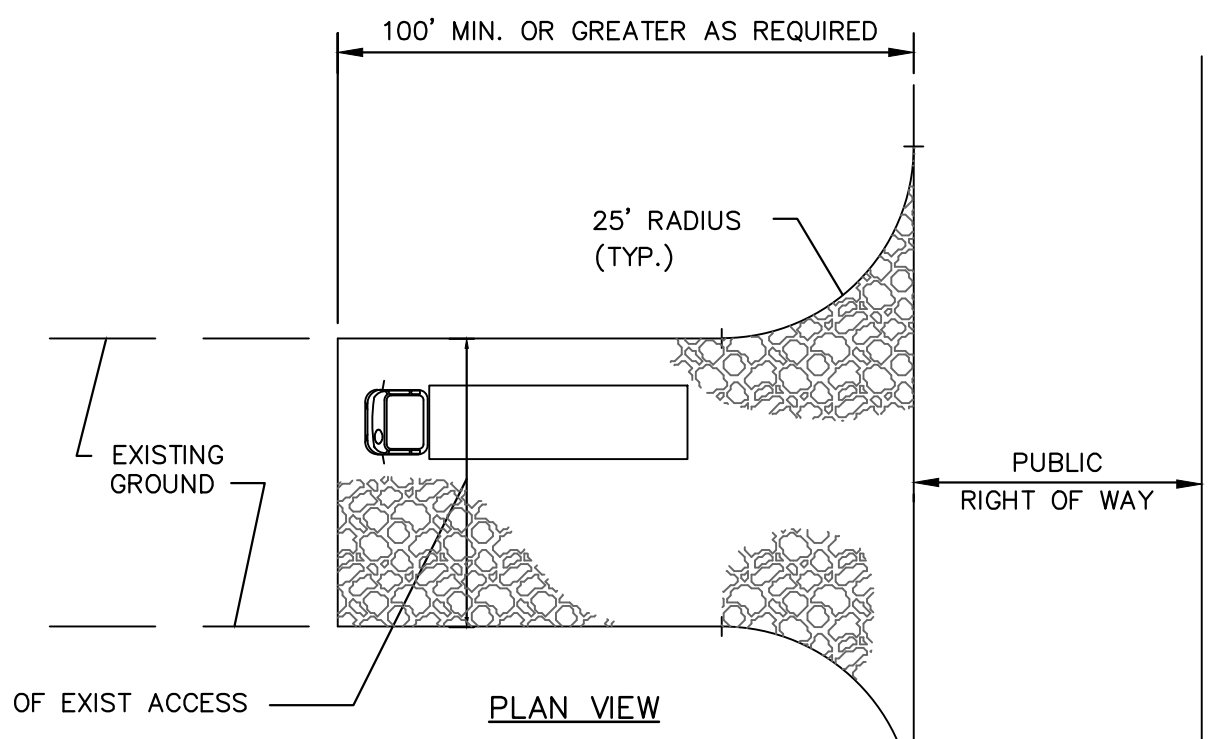
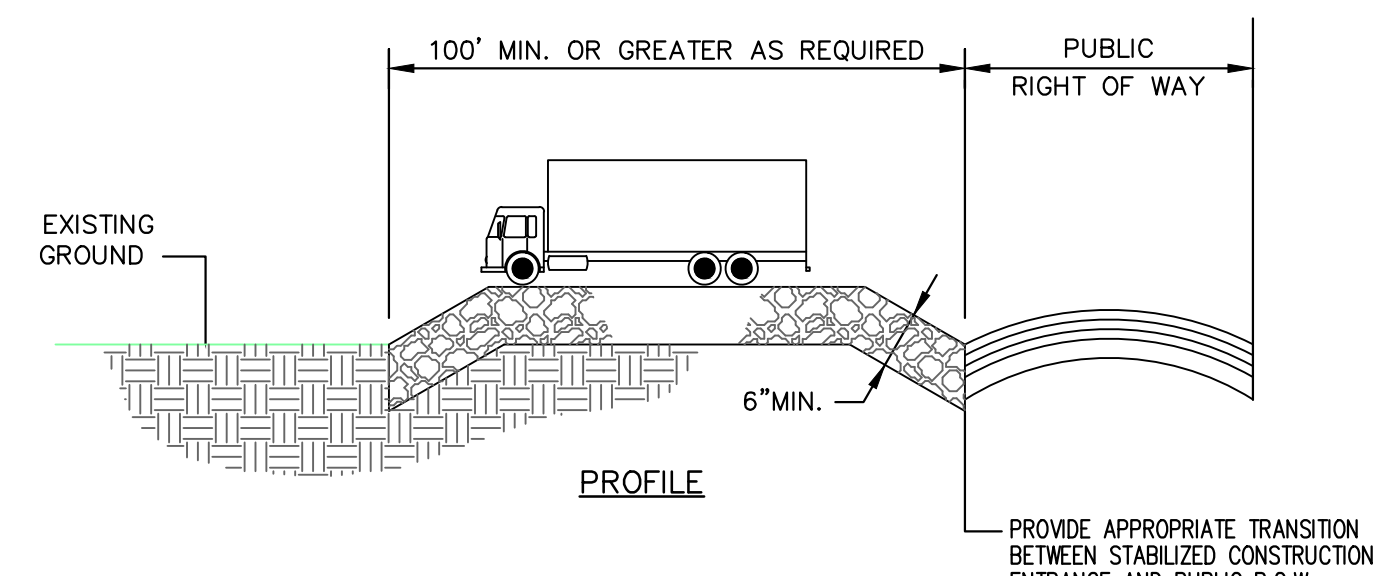
**DESIGN CRITERIA**

STONE SIZE - USE ASTM C-33, SIZE No. 2 (2 1/2 TO 1 1/2") OR 3 (2 TO 1") USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE.

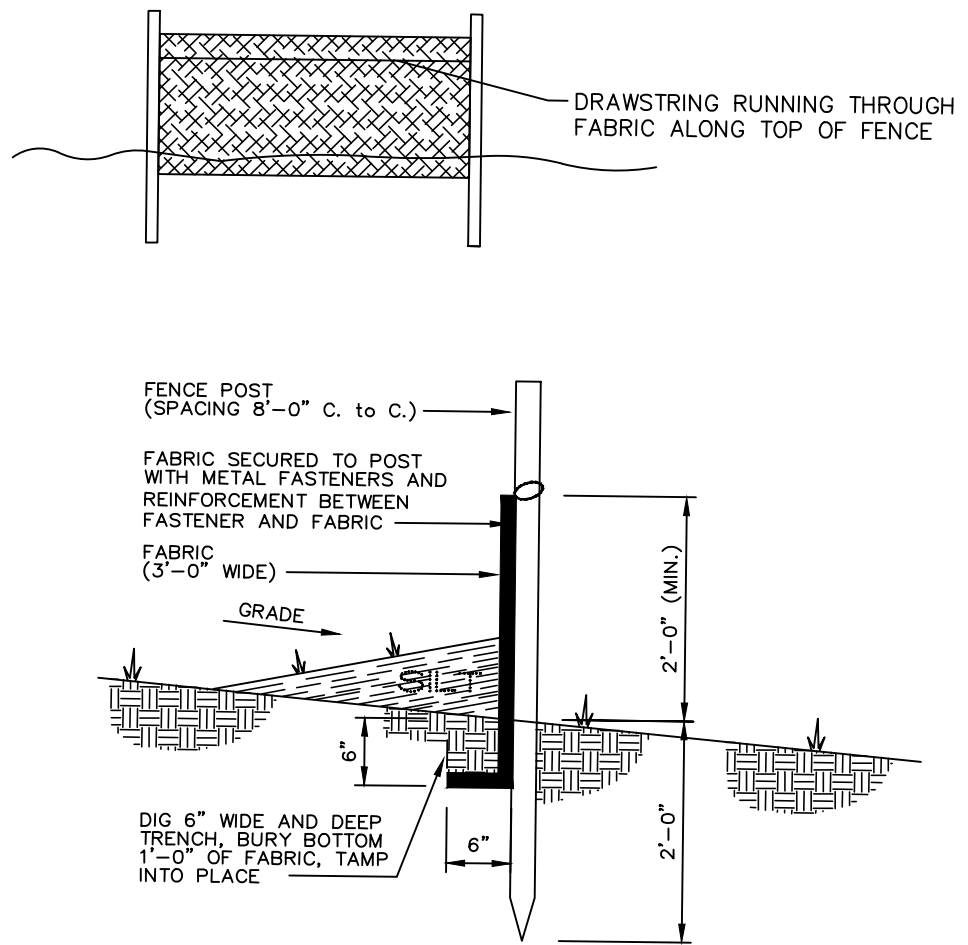
THICKNESS-NOT LESS THAN SIX (6) INCHES.  
WIDTH-NOT LESS THAN FULL WIDTH OF POINTS OF INGRESS OR EGRESS.

**MAINTENANCE**

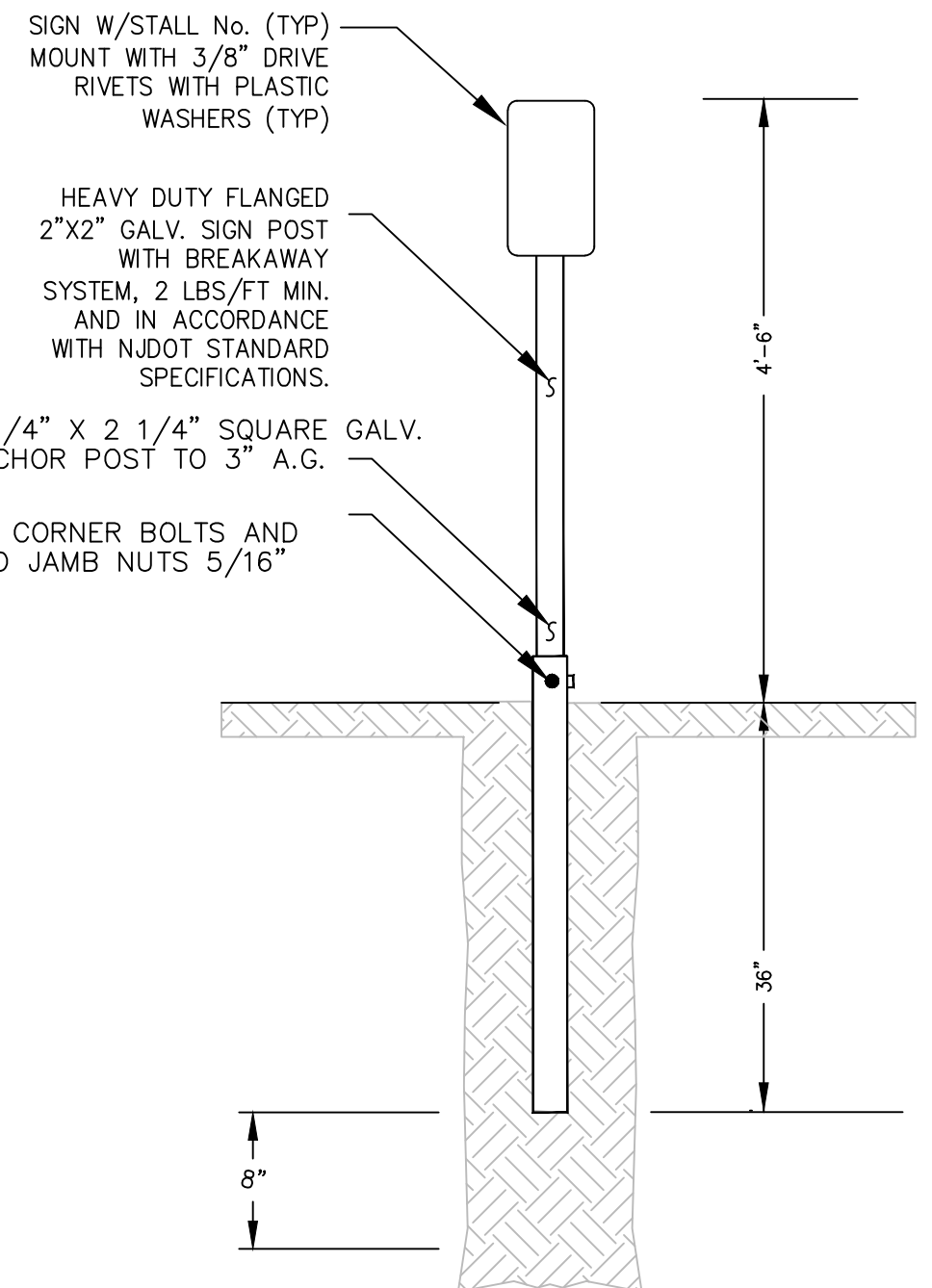
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED,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



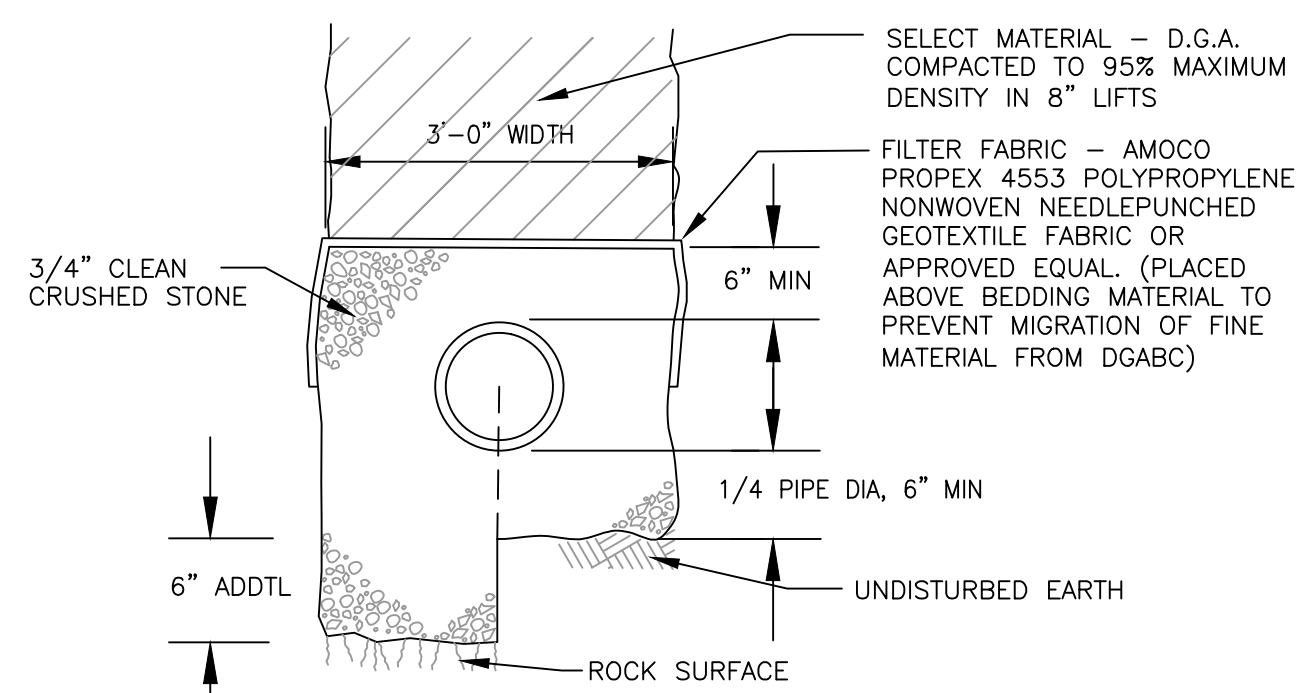
**STABILIZED CONSTRUCTION ACCESS**  
NOT TO SCALE



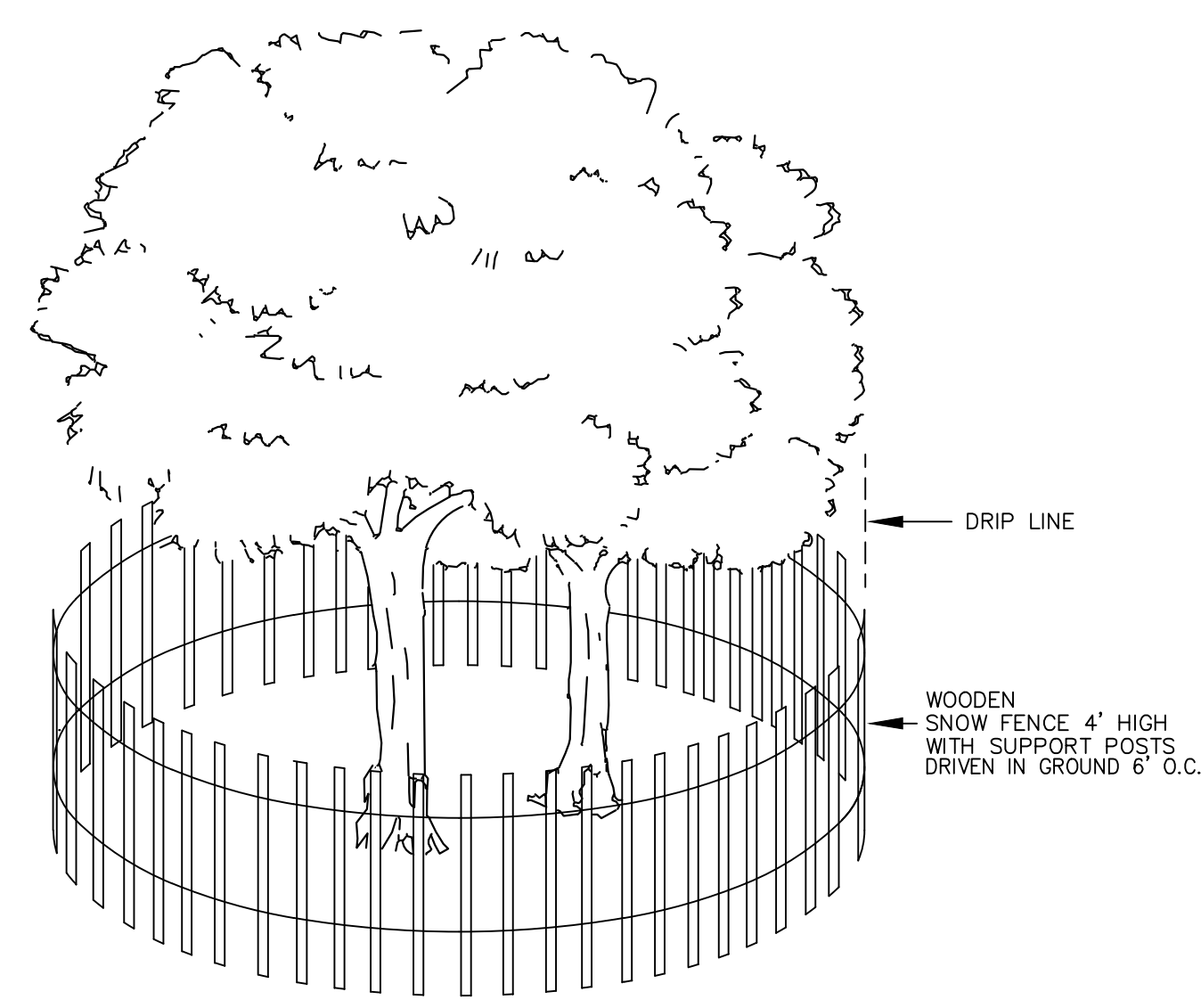
**SILT FENCE DETAIL**  
NOT TO SCALE



**SIGN POST DETAIL**  
N.T.S.



**PIPE EMBEDMENT DETAIL**  
NOT TO SCALE

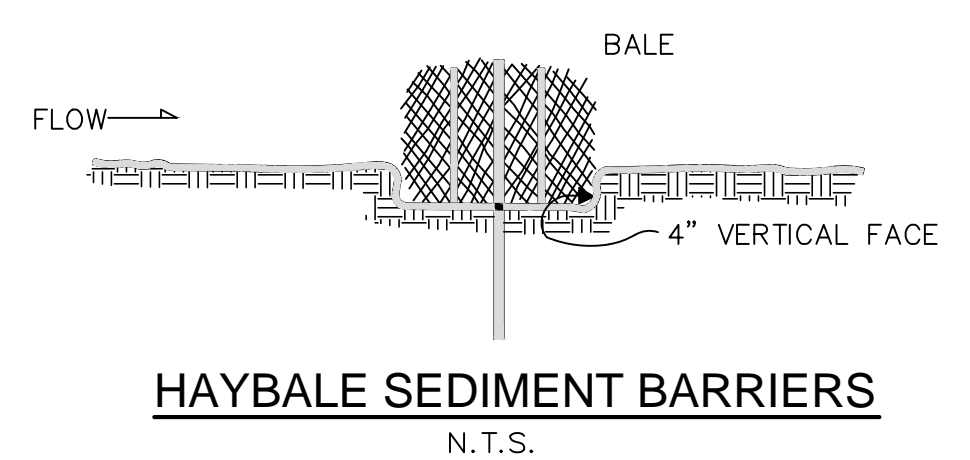


**TREE PROTECTION DETAIL**  
NOT TO SCALE

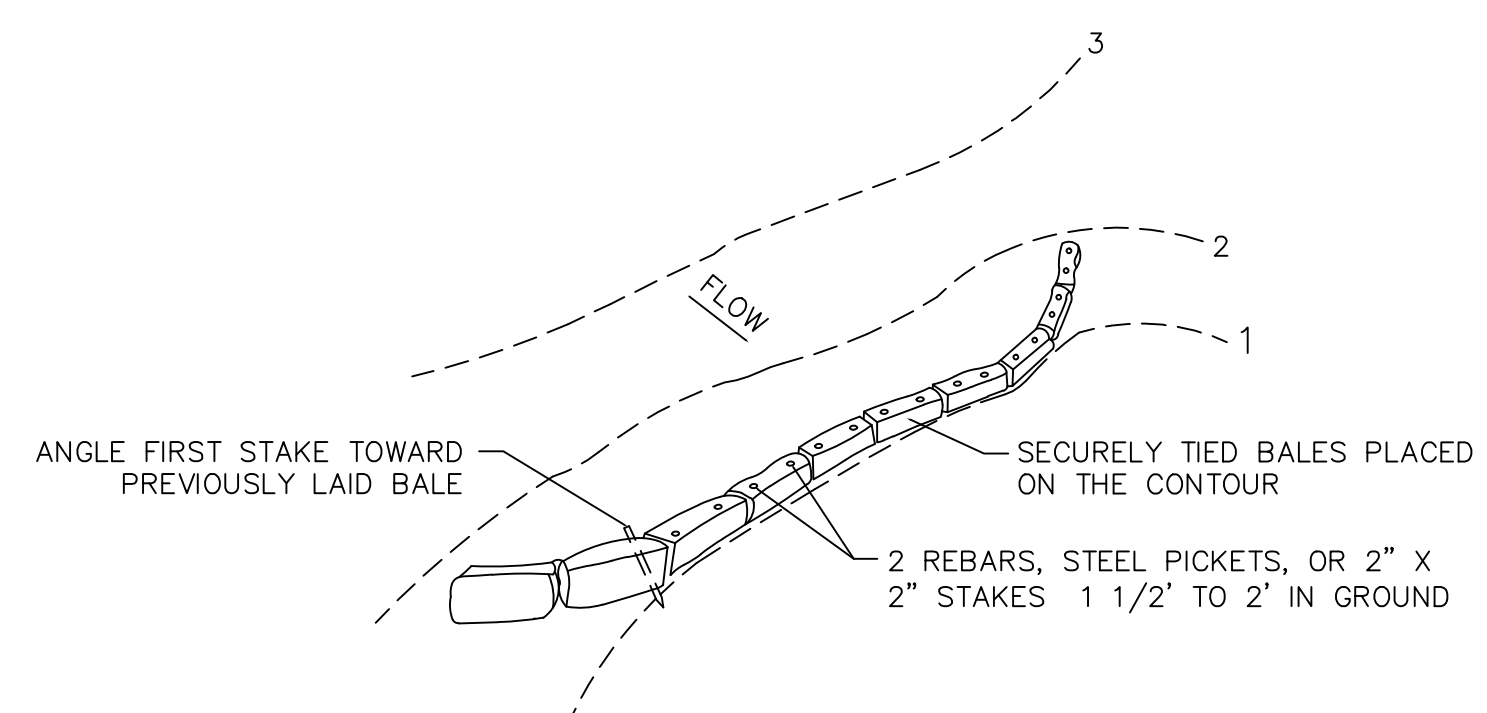
**CONSTRUCTION SEQUENCE**

- |   |          |
|---|----------|
| 1. INSTALL ALL SEDIMENT FILTER FENCE, OTHER SEDIMENT BARRIERS AND TREE PROTECTION | 2 DAYS   |
| 2. CLEAR AND PREPARE AREA OF PROPOSED WORK AND STRIP TOPSOIL WITHIN L.O.D.        | 1 WEEK   |
| 3. CONSTRUCT BUILDING & INSTALL SITE IMPROVEMENTS                                 | 12 WEEKS |
| 4. FINAL RESTORATION, APPLY 5 INCHES TOPSOIL & PERMANENT STABILIZATION            | 3 WEEKS  |
| 5. REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES.                              | 2 DAYS   |

AREA OF DISTURBANCE = 0.10 ACRES



**HAYBALE SEDIMENT BARRIERS**  
N.T.S.



| No. | DESCRIPTION             | REVISIONS | BY  | DATE     |
|-----|-------------------------|-----------|-----|----------|
| 1   | REVISED PER TWP COMMENT |           | JJC | 12/19/16 |
| 2   | REVISED PER TWP COMMENT |           | JJC | 1/11/17  |
| 3   | RESOLUTION COMPLIANCE   |           | JJC | 3/5/17   |
| 4   | REV. PER TOWN COMMENTS  |           | JJC | 4/5/17   |

**KENSHO RESOURCES LLC**

360 NASSAU STREET, SECOND FLOOR  
PRINCETON, NEW JERSEY 08540  
PH. (609) 924-091  
FAX. (609) 924-1092

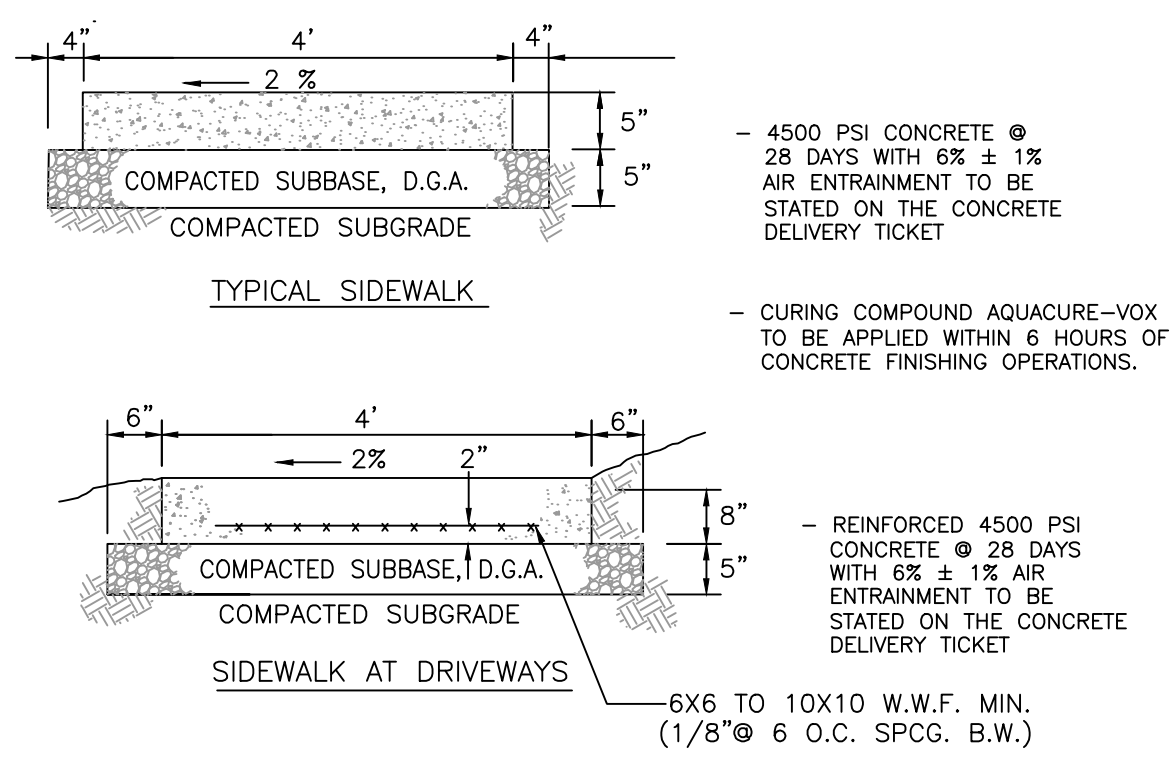
JIM@KENSHEREOURCES.COM

JAMES J. CHMIELA, P.E., P.P.  
PROFESSIONAL ENGINEER & PLANNER  
N.J. P.E. NO. 246E044793 N.J. P.E. 05892

PROJECT: **86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
BLOCK 30.03 LOT 62 & 63 SHEET 140  
PRINCETON  
MERCER COUNTY, NEW JERSEY

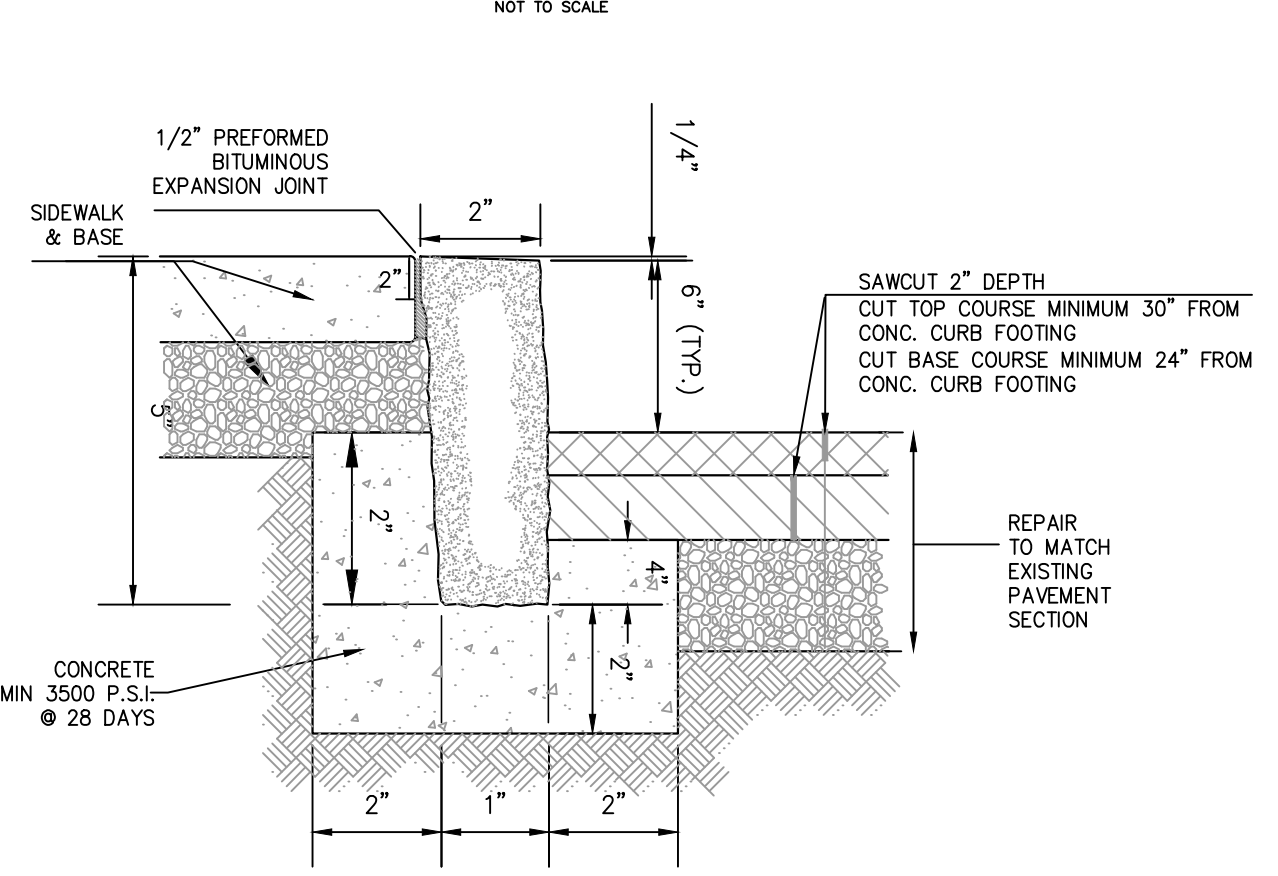
SHEET TITLE: **DETAILS**

|          |          |           |
|----------|----------|-----------|
| DESIGNED | MF       | SHEET NO. |
| CHECKED  | JC       |           |
| SCALE    | 1" = 10' | <b>6</b>  |
| FILENAME | SITE.DWG |           |
| JOB NO.  | 160020   |           |
| DATE     | 11/14/16 |           |

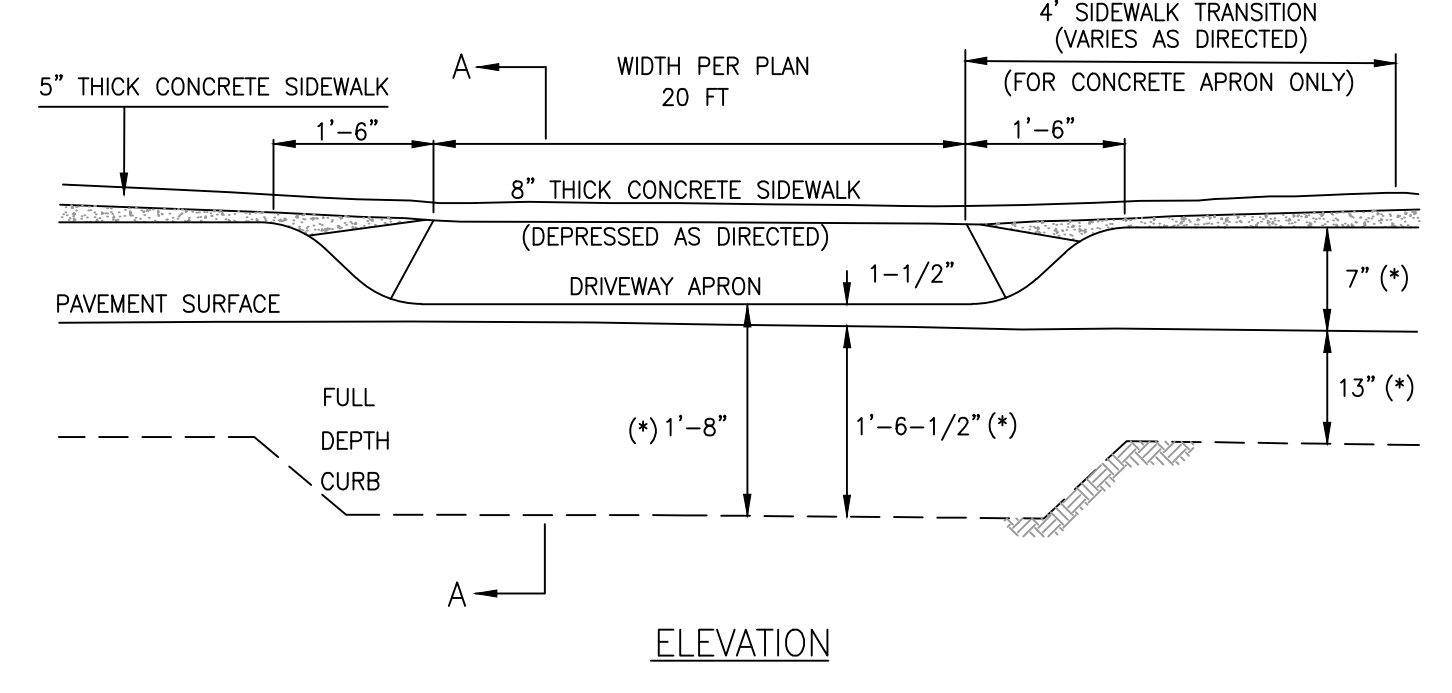
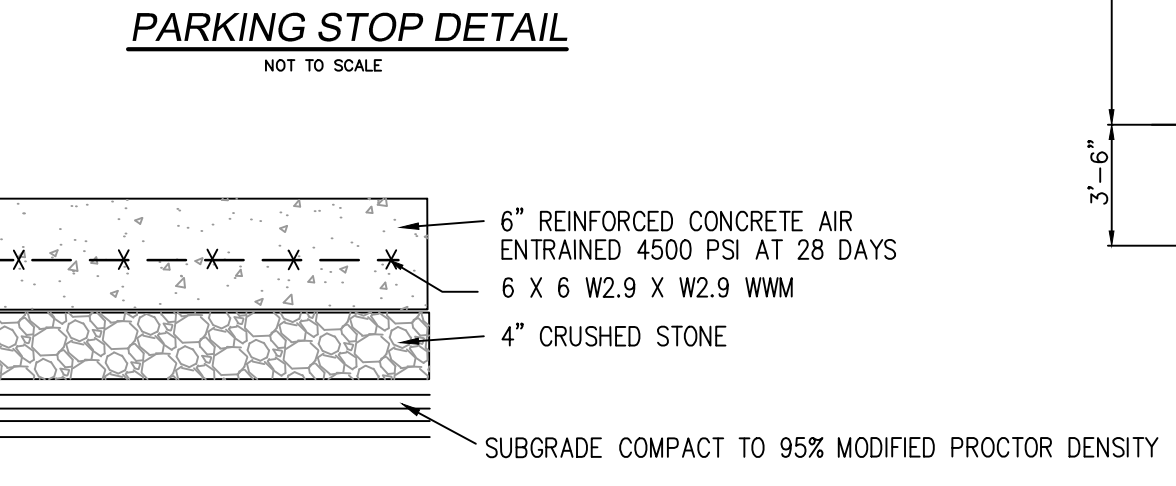
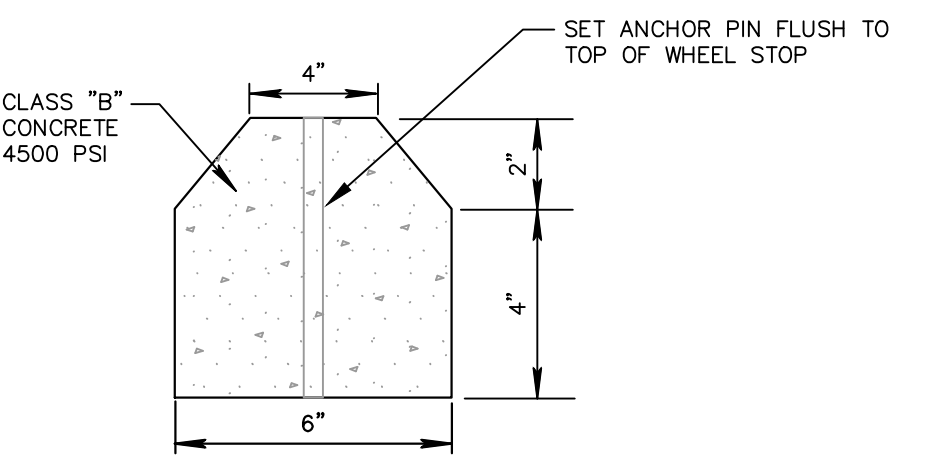
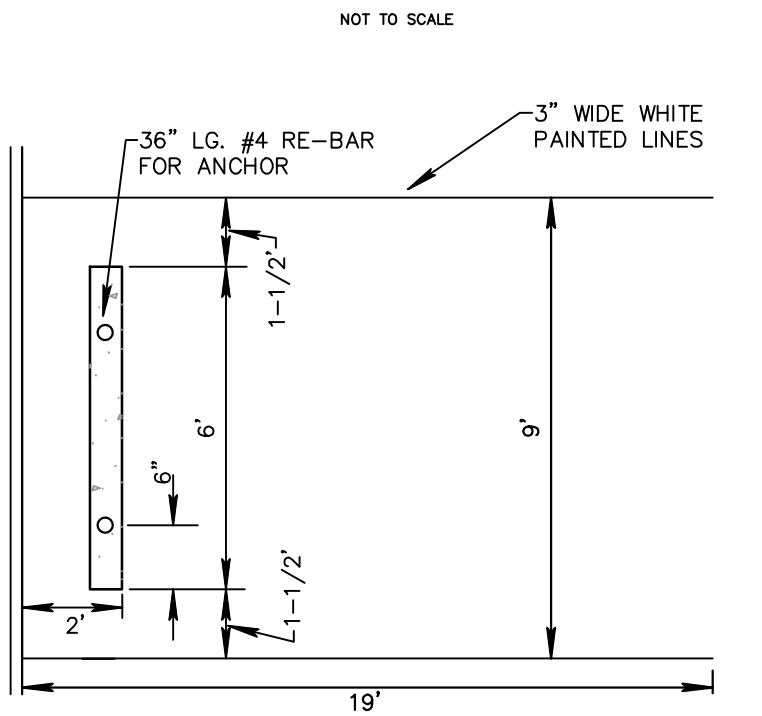


- GENERAL NOTES**
- MEASURES SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE CONCRETE TEMPERATURE BETWEEN 40°F AND 80°F DURING "COLD WEATHER" PERIODS.
  - SLUMP TEST: 3" ± 1"
  - EXPANSION JOINTS EVERY 20', CONSTRUCTION JOINTS EVERY 4' AT A DEPTH OF 1/4 THE THICKNESS OF CONCRETE. EXPANSION JOINT MATERIAL TO MATCH DEPTH OF CONCRETE. (5"-8")
  - SUBGRADE AND D.G.A. SHALL BE COMPACTED TO WITHIN 1/2" OF GRADE AND CONTOUR, WITH NO AREAS CONSISTENTLY HIGH.
  - PATHWAYS TO BE SLOPED TOWARDS STREET EXCEPT AS NOTED ON THE CROSS SECTIONS/PLANS

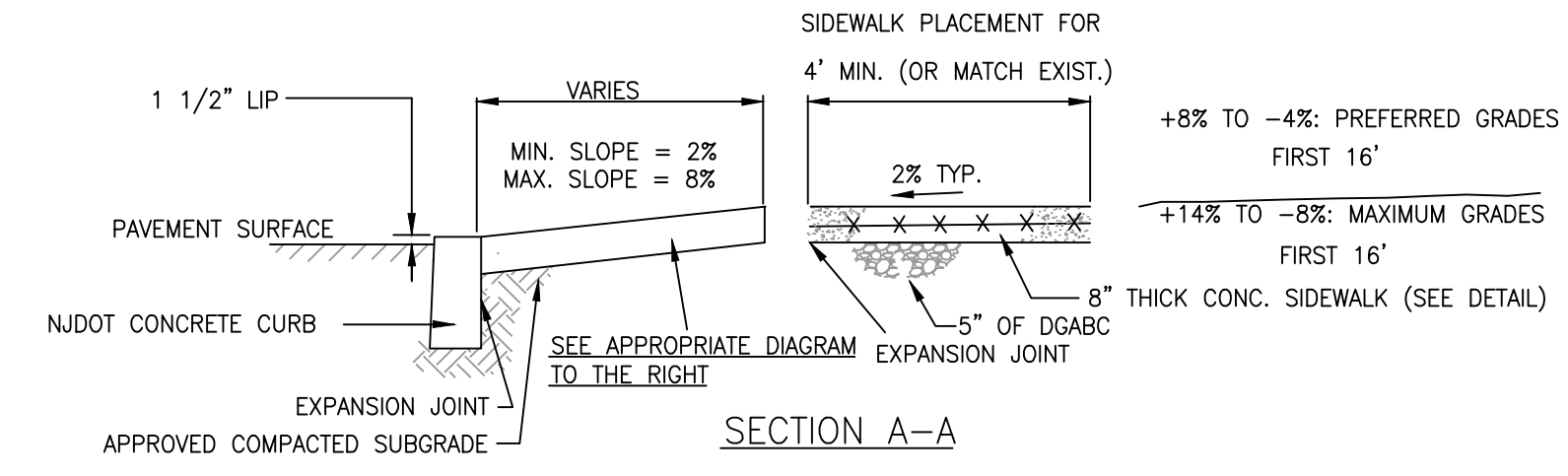
**CONCRETE SIDEWALK RESTORATION DETAILS**



**PARKING STOP DETAIL**

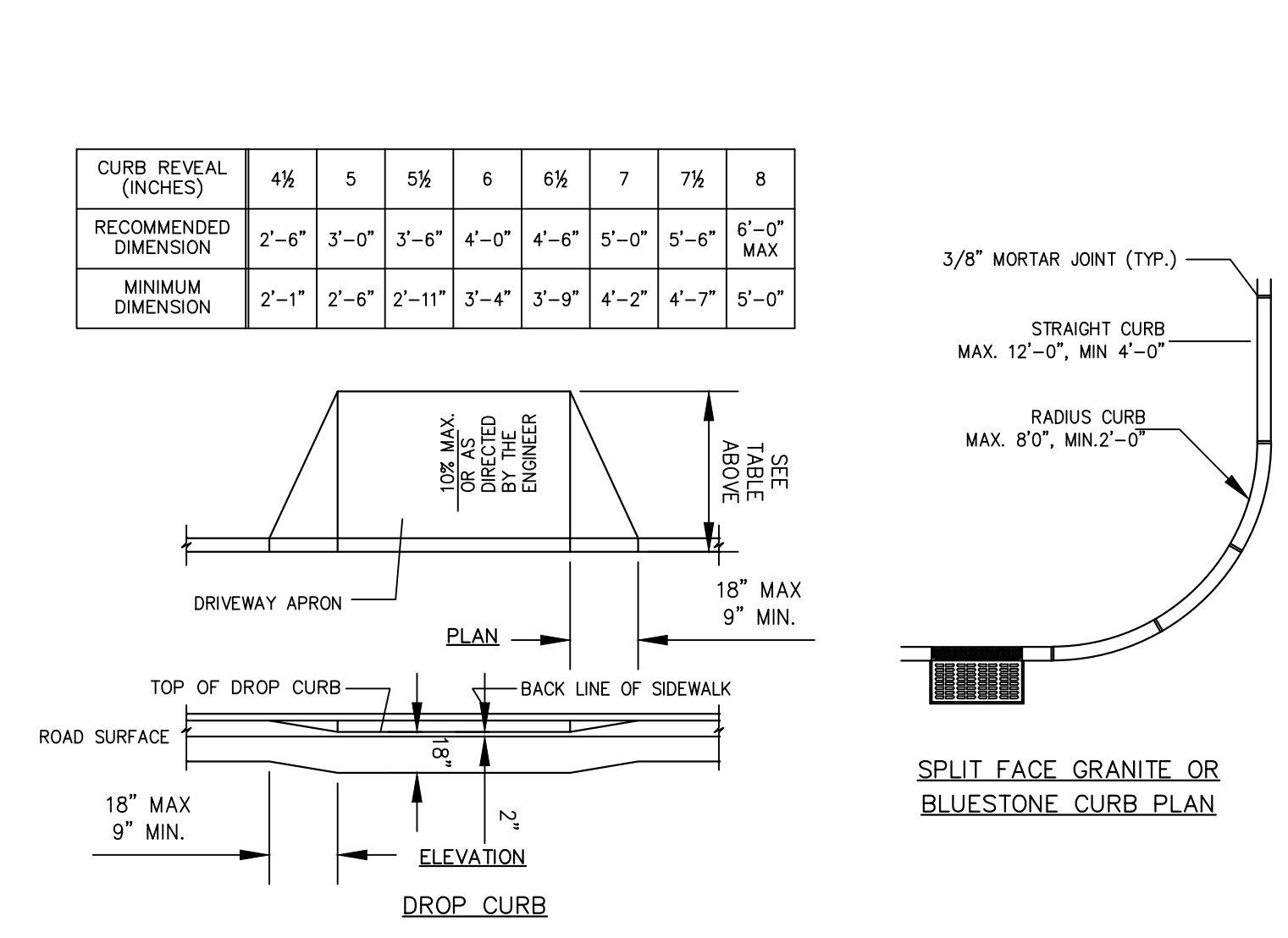


NOTE: INSTALL CONSTRUCTION JOINTS EVERY FOUR (4) FEET, EXCEPT WHERE THERE IS NO SIDEWALK, AND 1/2" WIDE, FULL DEPTH BITUMINOUS EXPANSION JOINT CONFORMING TO CURB CROSS-SECTION EVERY TWENTY (20) FEET.

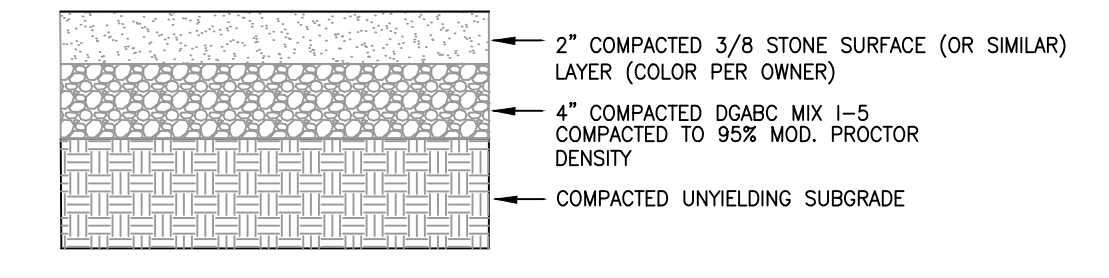


- NOTES:**
- THICKNESS REQUIREMENTS MAY BE REVISED AS DIRECTED BY THE ENGINEER.
  - COMPACTION OF SUBGRADE AND 3/4" STONE TO BE WITHIN 1/2" OF GRADE AND CONTOUR, WITH NO AREAS CONSISTENTLY HIGH.
  - APRON TO BE BUILT WITH A 1 1/2" LIP IF THERE IS NO CURBING IN THAT AREA.
  - DRIVEWAY BEHIND APRON OR SIDEWALK IS TO BE PAVED WITH AN IMPERVIOUS MATERIAL TO A LENGTH AS DIRECTED BY THE ENGINEER.

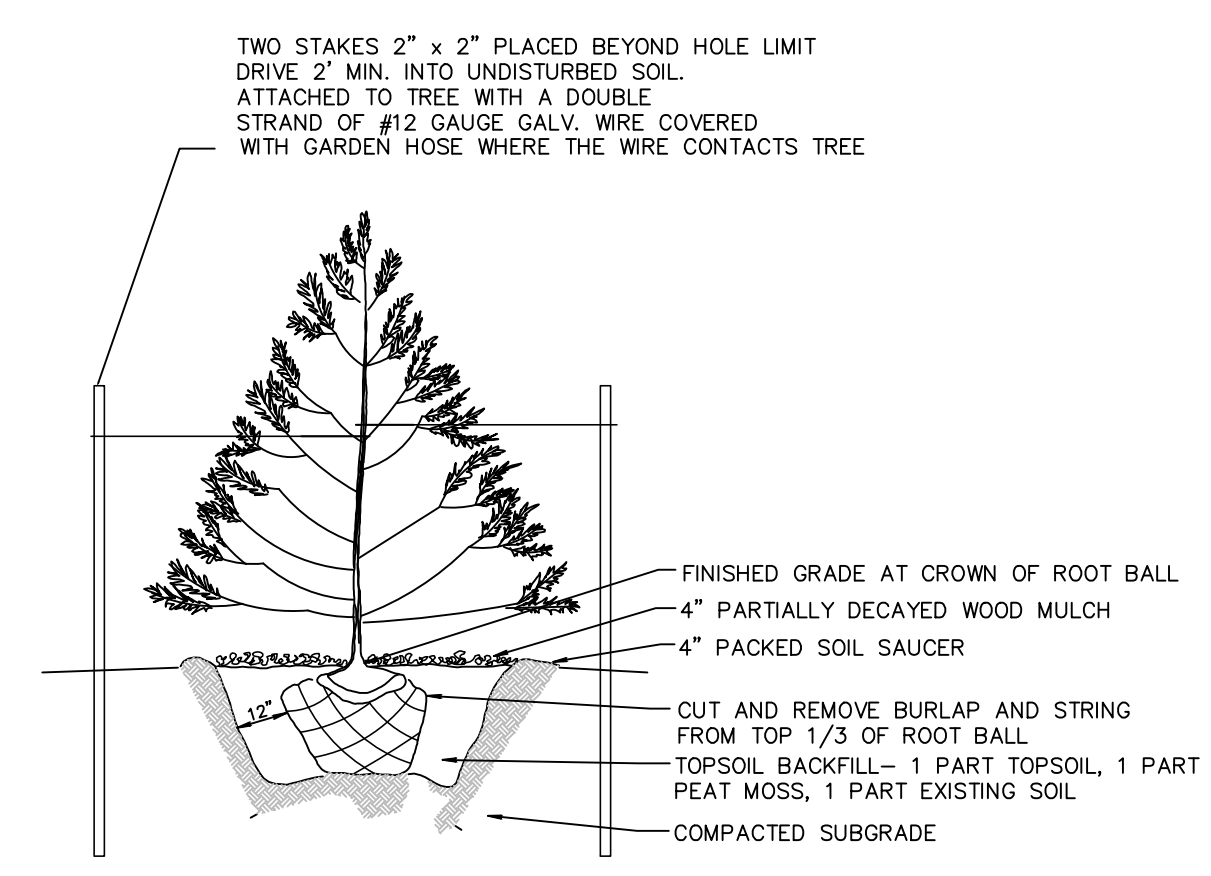
**CONCRETE APRON DETAILS**



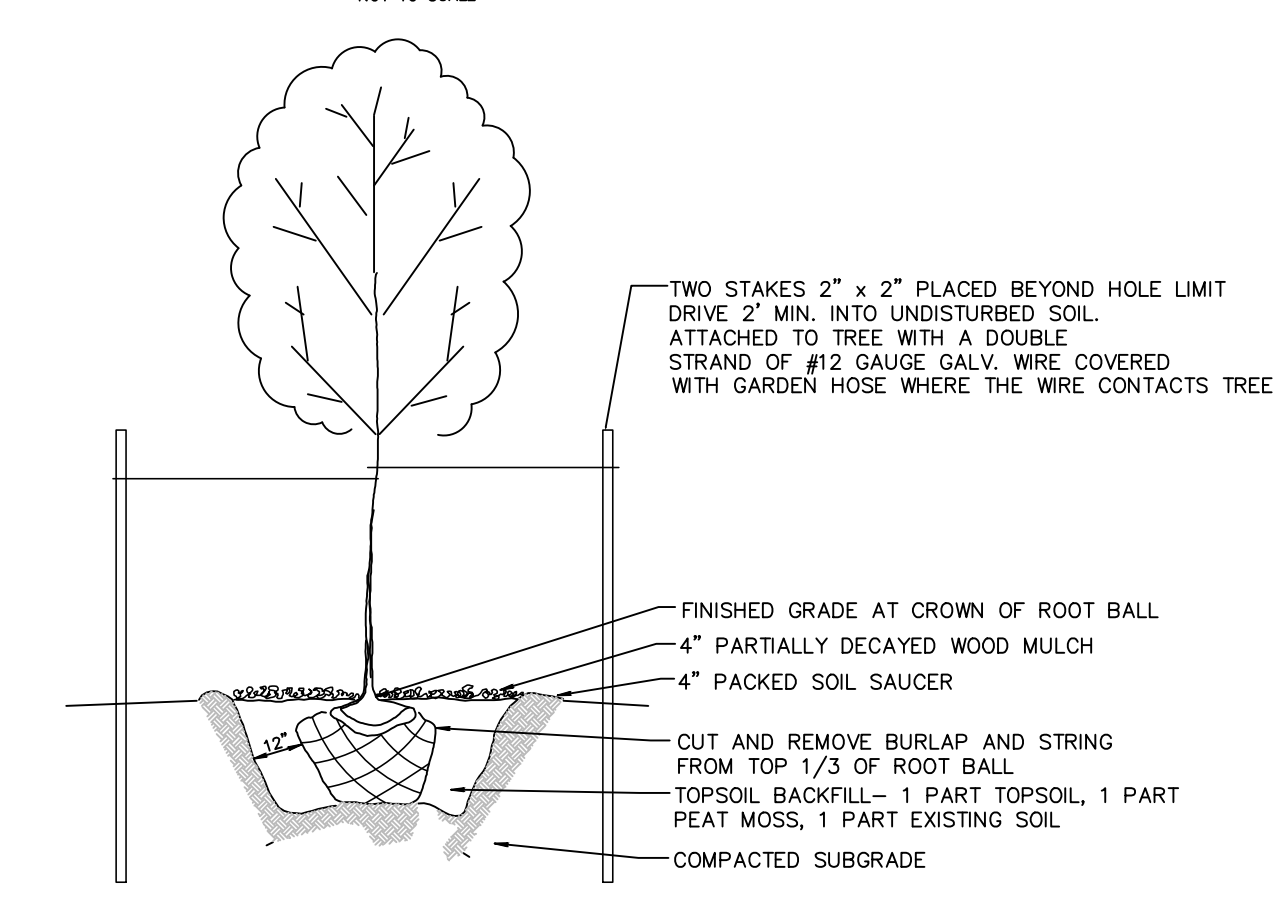
**SPLIT FACE GRANITE CURB RESTORATION & DRIVEWAY APRON DETAIL**



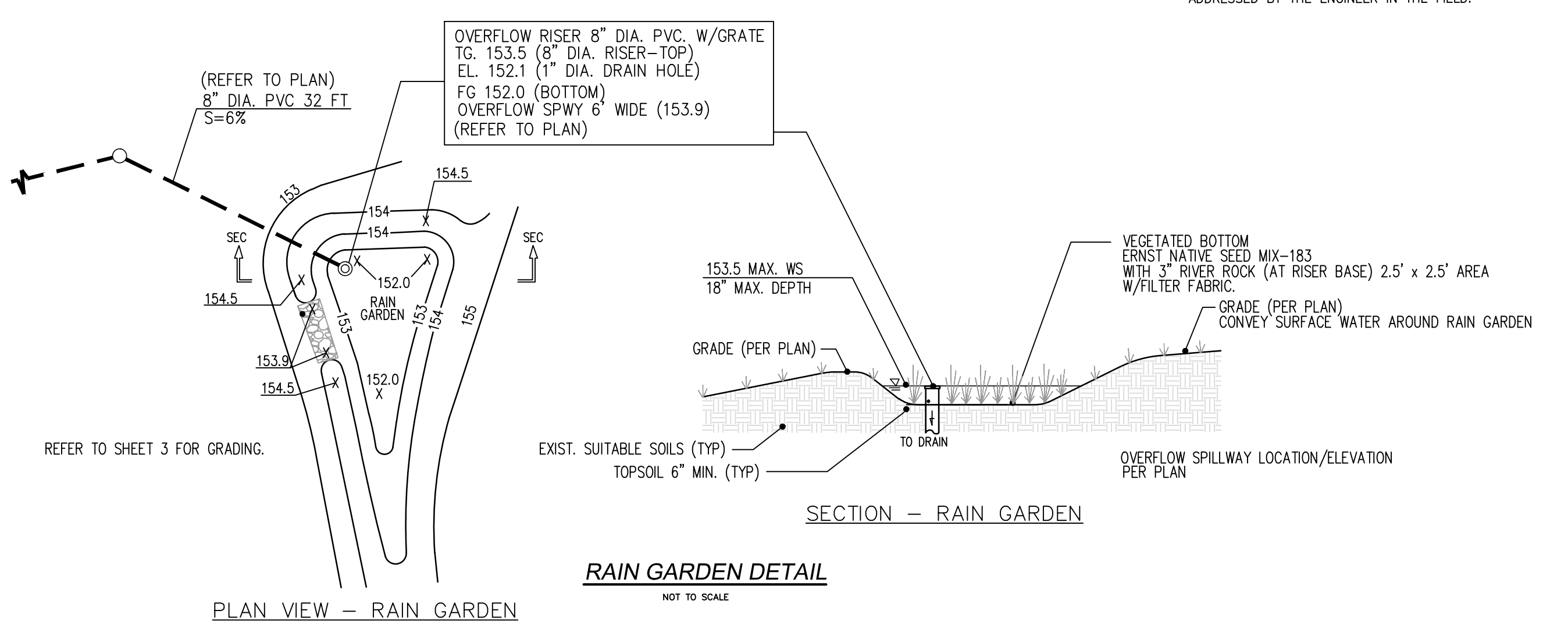
**GRAVEL PARKING AREA / DRIVEWAY DETAIL**



**EVERGREEN TREE PLANTING STAKING DETAIL**



**DECIDUOUS TREE PLANTING STAKING DETAIL**



**RAIN GARDEN DETAIL**

| REVISIONS |                         |              |
|-----------|-------------------------|--------------|
| No.       | DESCRIPTION             | BY DATE      |
| 1         | REVISED PER TWP COMMENT | JJC 12/19/16 |
| 2         | REVISED PER TWP COMMENT | JJC 1/11/17  |
| 3         | RESOLUTION COMPLIANCE   | JJC 3/5/17   |
| 4         | REV. PER TOWN COMMENTS  | JJC 4/5/17   |

**KENSHO RESOURCES LLC**

360 NASSAU STREET, SECOND FLOOR  
 PRINCETON, NEW JERSEY 08540  
 PH. (609) 924-1091  
 FAX. (609) 924-1092  
 JIM@KENSHERESOURCES.COM  
 DATE 4/5/17  
 JAMES J. CHIEMALA, PE, PP  
 PROFESSIONAL ENGINEER & PLANNER  
 N.J. P.E. NO. 246E044793 N.J. P.P. 05892

|          |                                   |  |              |          |           |
|----------|-----------------------------------|--|--------------|----------|-----------|
| PROJECT: | 86 SPRUCE STREET                  |  | SHEET TITLE: | DETAILS  |           |
|          | BLOCK 30.03 LOT 62 & 63 SHEET 140 |  | DESIGNED     | MF       | SHEET NO. |
|          | PRINCETON                         |  | CHECKED      | JC       | 7         |
|          | MERCER COUNTY, NEW JERSEY         |  | SCALE        | 1" = 10' |           |
|          |                                   |  | FILENAME     | SITE.DWG |           |
|          |                                   |  | JOB NO.      | 160020   |           |
|          |                                   |  | DATE         | 11/14/16 |           |

**HI-LITE MFG. CO., INC.**  
 13450 Monte Vista Avenue  
 Chino, California 91710  
 Telephone: (909) 485-1999  
 Fax: (909) 485-0907

Job Name: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Quantity: \_\_\_\_\_

| Item Number | Height (A) | Width (B) | Item Number | Height (A) | Width (B) |
|-------------|------------|-----------|-------------|------------|-----------|
| H-15008     | 7"         | 8"        | H-15116     | 9 1/2"     | 16"       |
| H-15010     | 8"         | 10"       | H-15117     | 10"        | 17"       |
| H-15111     | 8"         | 11"       | H-15118     | 11"        | 18"       |
| H-15112     | 8"         | 12"       | H-15120     | 11"        | 20"       |
| H-15113     | 8"         | 13"       | H-15124     | 16"        | 24"       |
| H-15114     | 9"         | 14"       | H-15127     | 18"        | 27"       |
| H-15115     | 9"         | 15"       |             |            |           |

**Warehouse Shade Collection**

| Fixture No. | Fixture Color | Mounting        | Mounting Color | Optional Accessories     | Accessory Color | Wattage/Lamp options   | Ballast                               | Voltage  |
|-------------|---------------|-----------------|----------------|--------------------------|-----------------|--|---------------------------------------|--|
| H-15008(1)  | Standard (2)  | Standard (2)    | Standard (2)   | CGU (Cast guard & glass) | Standard (2)    | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15010(1)  | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15111(1)  | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15112     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15113(1)  | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15114     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15115(1)  | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15116     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15117     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15118     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15120     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15124     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |
| H-15127     | 91 (Black)    | Options 12" 34" | 91 (Black)     | CGU (Cast guard & glass) | 91 (Black)      | Incandescent (Fixture is standard 120V or 200V. Do not specify.) | Ballast option not available for INC. | Incandescent (Fixture is standard 120V. Do not specify.) |

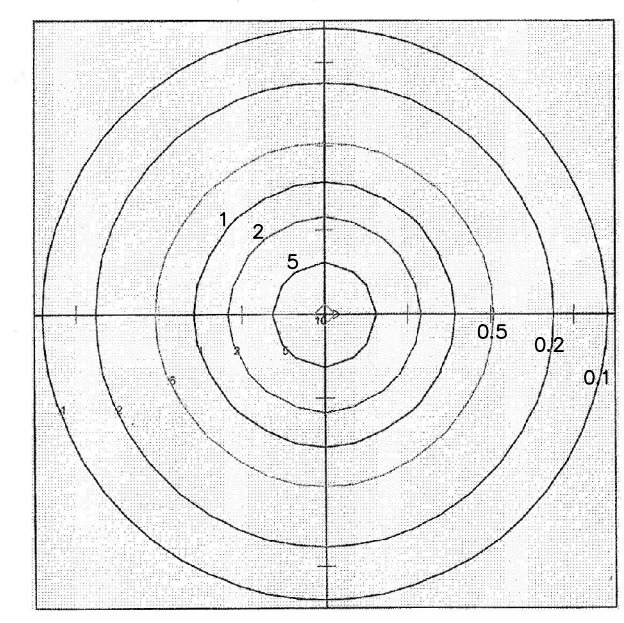
**ORDER EXAMPLE**  
 (USE THIS FORMAT TO PLACE ORDER)

H-15117 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

**Notes:**

- H-15008, H-15010, H-15111 and H-15115 available for 100W Max INC.
- H-15008 and H-15010 not available with glass enclosures.
- For interior finish of fixture refer to color chart on pages 344-346.
- H-15124 and H-15127 not available in copper or brass finish.
- Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- Requires Globe Option. (See pages 339-341 for Globe Options)
- Max Wattage for CGU and WGU are 100W INC, 32W CFL and 100W HID. Max Wattage for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (RB) Remote Ballast not available for Fluorescent Lamping.
- (PLB) Post Line Ballast must specify 120V or 277V. (PLB) 50W MH requires a 3" dia. pole. (PLB) 70W and 100W MH requires a 4" dia. pole. (PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole. Suitable for wet location. (Except when cord mounted)

ISOCURVE DATA



WALL MOUNT FIXTURE DETAIL

NOT TO SCALE

| Symbol | Qty | Label | Mfr.         | Model                      | Mt. Ht. | Description                               | LAMP              | Lamp Lumens | Watts | LLF  | FIX CAT. #      |
|--------|-----|-------|--------------|----------------------------|---------|---|-------------------|-------------|-------|------|-----------------|
| ●      | 1   | A     | HI-LITE MFR. | WAREHOUSE SHADE COLLECTION | 10 ft   | WALL MOUNT FIXTURE - WITH GOOSENECK MOUNT | 200W INCAND. LAMP | 3920        | 200   | 0.72 | H15117-91-B1-91 |

NOTES:  
 1. FIXTURE COLOR AND FINISH TO BE APPROVED BY ARCHITECT AND OWNER.

| No. | DESCRIPTION             | BY  | DATE     |
|-----|-------------------------|-----|----------|
| 1   | REVISED PER TWP COMMENT | JJC | 12/19/16 |
| 2   | REVISED PER TWP COMMENT | JJC | 1/11/17  |
| 3   | RESOLUTION COMPLIANCE   | JJC | 3/5/17   |
| 4   | REV. PER TOWN COMMENTS  | JJC | 4/5/17   |

**KENSHO RESOURCES LLC**  
 360 NASSAU STREET, SECOND FLOOR  
 PRINCETON, NEW JERSEY 08540  
 PH. (609) 924-1091  
 FAX. (609) 924-1092  
 JIM@KENSHERESOURCES.COM  
 4/5/17  
 DATE  
 JAMES J. CHMIELA, PE, PP  
 PROFESSIONAL ENGINEER & PLANNER  
 N.J. P.E. NO. 246044793 N.J. P.P. 05892

PROJECT:  
**86 SPRUCE STREET**  
**VARIANCE APPLICATION**  
 BLOCK 30.03 LOT 62 & 63 SHEET 140  
 PRINCETON  
 MERCER COUNTY, NEW JERSEY

| SHEET TITLE:   |          | SHEET NO. |
|----------------|----------|-----------|
| <b>DETAILS</b> |          |           |
| DESIGNED       | MF       | <b>8</b>  |
| CHECKED        | JC       |           |
| SCALE          | 1"=10'   |           |
| FILENAME       | SITE.DWG |           |
| JOB NO.        | 160020   |           |
| DATE           | 11/14/16 |           |