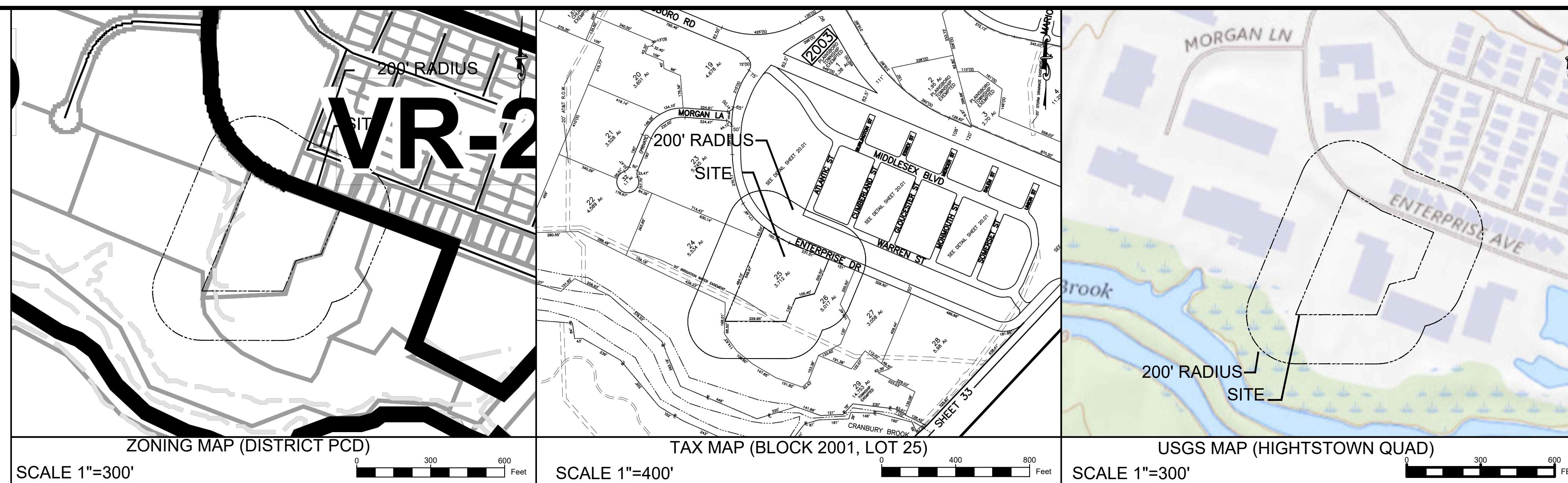


## GENERAL NOTES:

- OWNER/APPLICANT: PBM ENTERPRISE LLC 4242 US HIGHWAY 1 MONMOUTH JUNCTION, NJ 08852
- TOPOGRAPHIC & BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY", PREPARED BY ENGINEERING & LAND PLANNING ASSOCIATES, INC., DATED 10/04/2022 OR LAST REVISED.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- ALL ELEVATIONS GIVEN ARE ON NAVD88 DATUM.
- THE SUBJECT PARCEL, BLOCK 2001 LOT 25, CONSISTS OF 3.712 ACRES.
- NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

## NOTES:

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



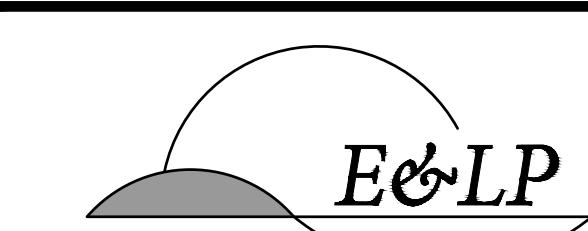
## MINOR SITE PLAN PROPOSED LOADING DOCK FOR 311 ENTERPRISE DRIVE

BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NJ

PREPARED BY  
ENGINEERING & LAND PLANNING ASSOCIATES, INC.

140 WEST MAIN STREET, HIGH BRIDGE, NEW JERSEY 08829

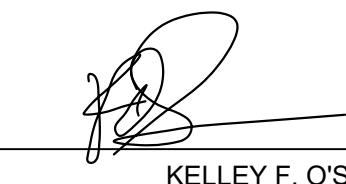
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A PROFESSIONAL CORPORATION  
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

4	REVISIONS PER P & Z COMMENTS	JMK	02/24/23
3	REVISIONS PER P & Z COMMENTS	JMK	02/08/23
2	REVISIONS PER TOWNSHIP COMMENTS	DNH	12/20/22
1	REVISIONS PER TOWNSHIP COMMENTS	DNH	11/16/22

NO. REVISION BY DATE

02/24/2023   
KELLEY F. O'SUICH  
PROFESSIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY

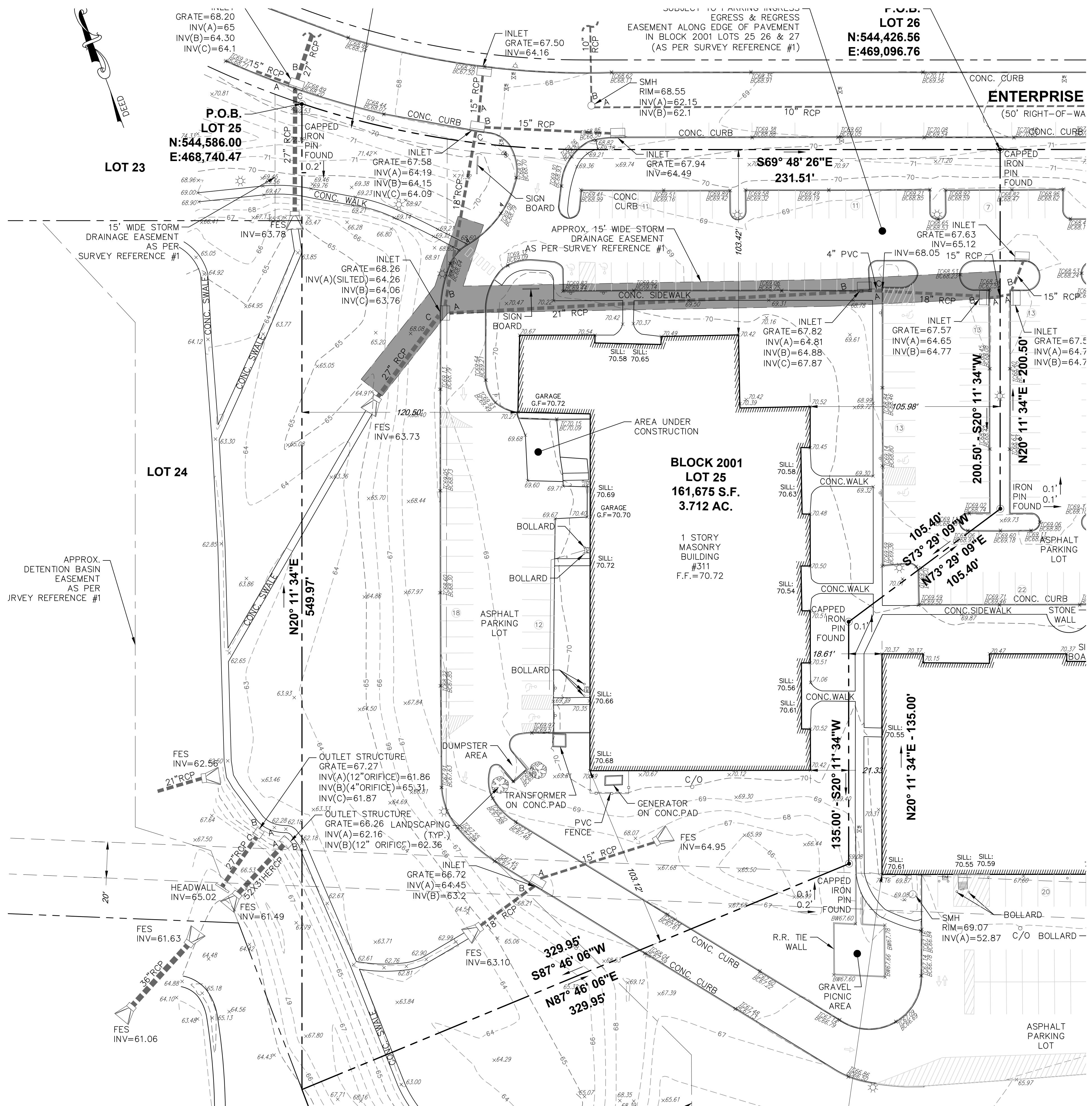
### COVER SHEET

JOB NO.:	0222025	DRAWING NO.:	1
SCALE:	N.T.S.		
DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	01_COVER.DWG		
DATE:	10/14/2022		

200 FT PROPERTY OWNERS' LIST			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
2001	23	PRL 104 MORGAN LLC C/O THOMPSON MTG	221 WITHERSPOON ST, STE 201 PRINCETON, NJ 08542
2001	24	109 MORGAN LANE, LLC C/O A. RUDNER	125-E GAITHER DRIVE MOUNT LAUREL, NJ 08054
2001	26	METROHM SPECTRO INC	5014 16TH AVE STE 2 BROOKLYN, NY 11204
2001	27	TLG ENTERPRISE DRIVE LG LLC	5014 16TH AVE STE 2 BROOKLYN, NY 11204
2001	29	TOWNSHIP OF PLAINSBORO	641 PLAINSBORO ROAD PLAINSBORO, NJ 08533
2011	1	HIGHLANDS @ CRANBURY BROOK CONDO AS	100 MIDDLESEX BOULEVARD PLAINSBORO, NJ 08836
2011	2	HIGNEY, JAMES & HELEN	2 WARREN STREET PLAINSBORO, NJ 08533
2011	3	GORGA, HENRY A & MIKI H	82 DEACON DRIVE MERCERVILLE, NJ 08619
2011	4	JIA, YIZHI	6 WARREN STREET PLAINSBORO, NJ 08533
2011	5	ROGERS, EDWARD JR & TARA	8 WARREN STREET PLAINSBORO, NJ 08536
2011	6	DEMEO, ANTHONY R & ANNE MARIE	10 WARREN STREET PLAINSBORO, NJ 08533
2011	7	ROGINSKY, ABRAM & TANYA	12 WARREN STREET PLAINSBORO, NJ 08536
2011	8	KRAUSKOPF, LEONARD & JOAN	14 WARREN STREET PLAINSBORO, NJ 08536

## NOTE:

- NOTICES TO BE SERVED FROM CERTIFIED LIST OF PROPERTY OWNERS OBTAINED FROM TOWNSHIP



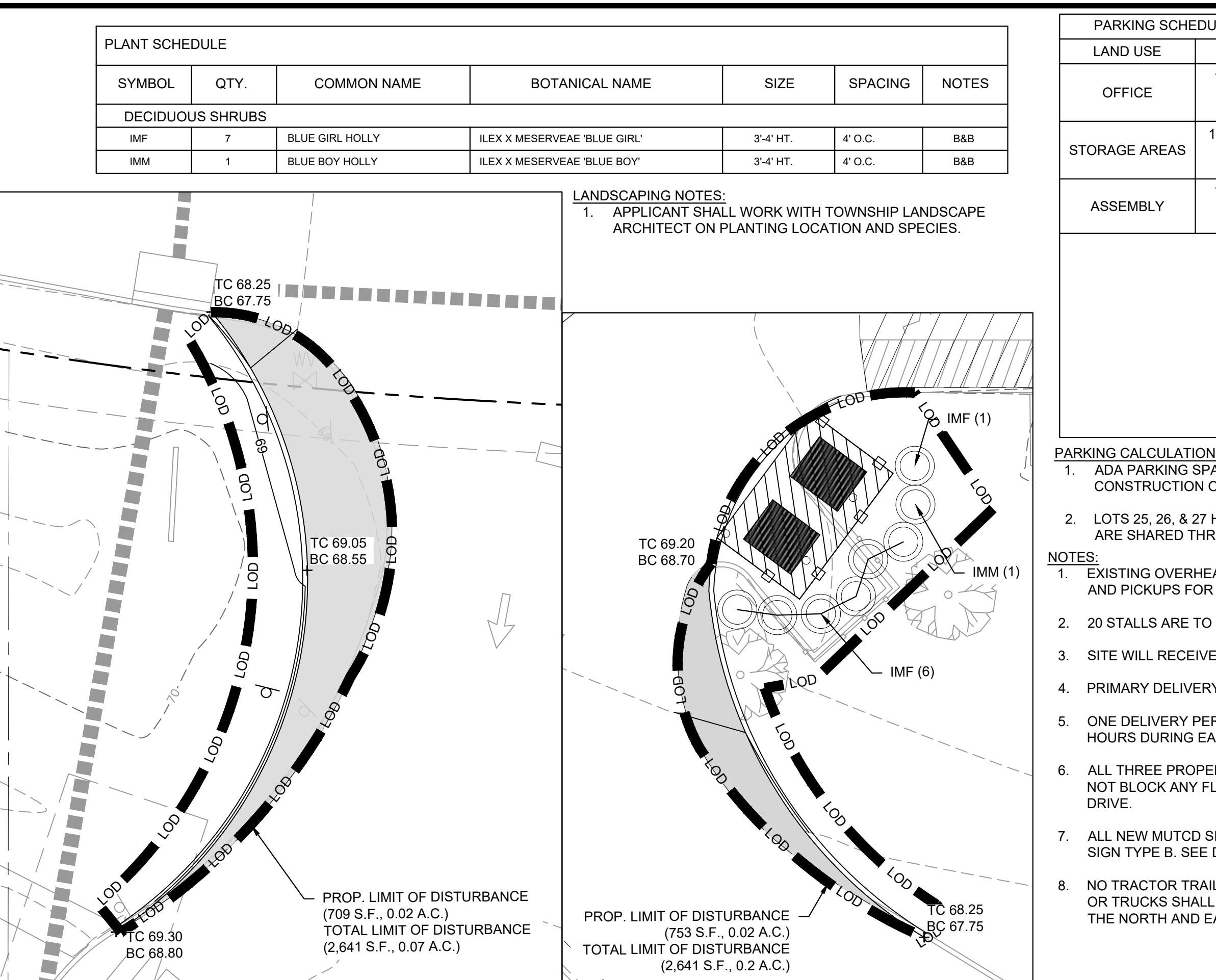
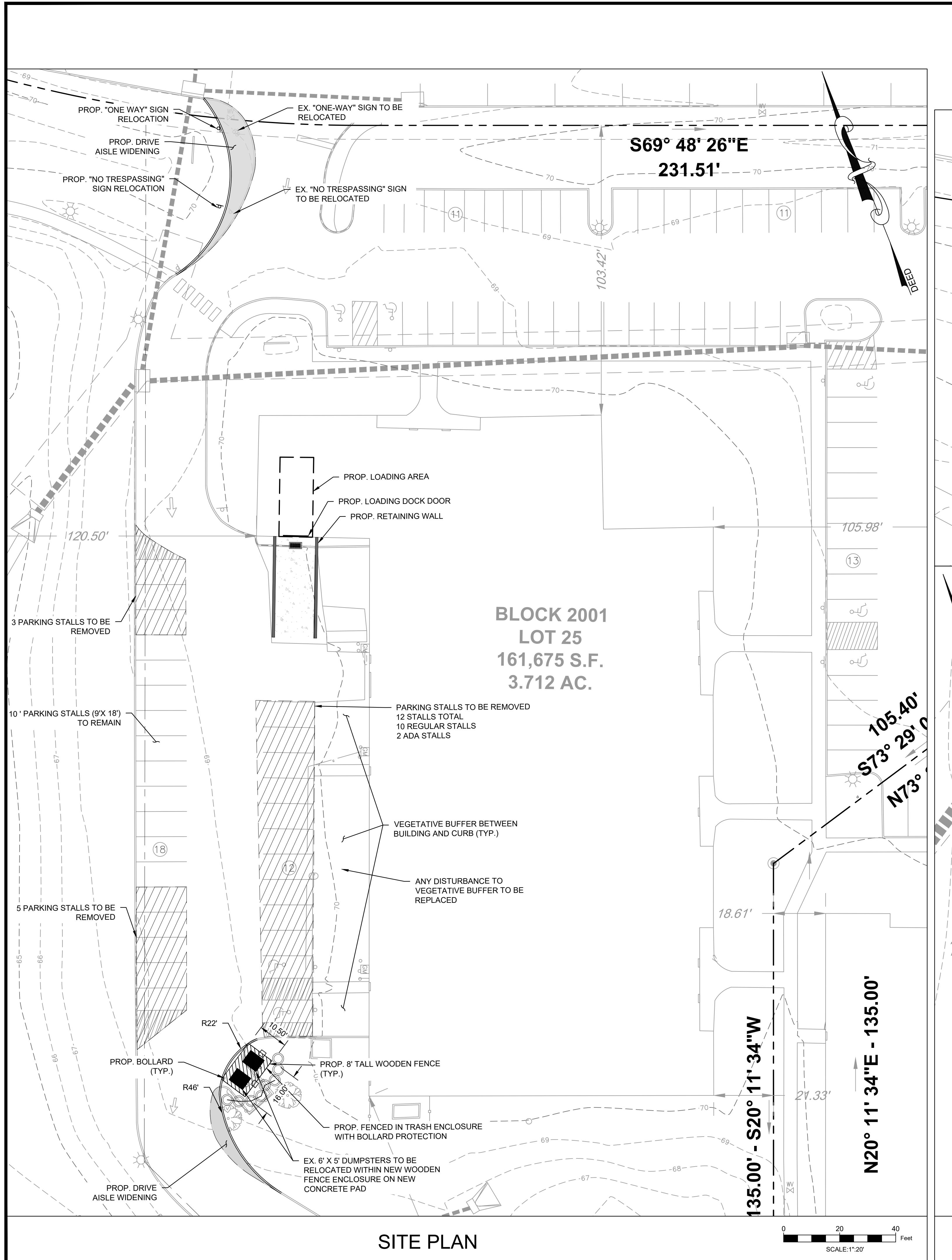
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E&LP			
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		CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024	
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2	REVISIONS PER TOWNSHIP COMMENTS	DNH	12/20/22
1	REVISIONS PER TOWNSHIP COMMENTS	DNH	11/16/22
NO.	REVISION	BY	DATE

02/24/2023  
DATE  
KELLEY F. O'SUICH  
PROFESIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY	
TITLE:	
EXISTING CONDITIONS PLAN	
JOB NO.:	0222025
SCALE:	1" = 30'
DESIGNED:	JMK
CHECKED:	KFO
FILENAME:	EX. CONDITIONS PLAN.DWG
DATE:	10/14/2022



PARKING SCHEDULE CALCULATIONS (PER PLAINSBORO TOWNSHIP REQUIREMENTS)			
LAND USE	REQUIRED	UNITS	REQUIRED SPACES
OFFICE	1 SPACE / 300 SF GROSS FLOOR AREA	6,739 S.F.	23 SPACES
ORAGE AREAS	1 SPACE / 5,000 SF GROSS FLOOR AREA	10,996 S.F.	3 SPACES
ASSEMBLY	1 SPACE / 800 SF GROSS FLOOR AREA	12,060 S.F.	15 SPACES
	TOTAL NUMBER OF PARKING SPACES REQUIRED		41 SPACES
	TOTAL NUMBER OF PARKING SPACES PROVIDED		82 SPACES
	TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED		4 SPACES
	TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED		5 SPACES

**ING CALCULATION NOTES:**  
ADA PARKING SPACES SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP  
CONSTRUCTION OFFICIAL.

LOTS 25, 26, & 27 HAVE A SHARED ACCESS AND PARKING AGREEMENT. PARKING STALLS ARE SHARED THROUGHOUT THE SITE.

EXISTING OVERHEAD DOOR TO REMAIN AND BE OPERATIONAL. WILL HANDLE DELIVERIES AND PICKUPS FOR VANS/BOX TRUCKS.

20 STALLS ARE TO BE REMOVED.

SITE WILL RECEIVE MULTIPLE DELIVERIES PER WEEK.

PRIMARY DELIVERY VEHICLE WILL BE A BOX TRUCK (SU-40).

ONE DELIVERY PER MONTH WILL ARRIVE ON FULL SIZE TRUCK (WB-62) AFTER BUSINESS HOURS DURING EARLY EVENING.

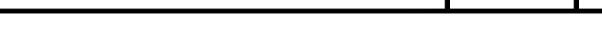
ALL THREE PROPERTIES WILL FUNCTION IN A MANNER WHERE DELIVERY VEHICLES WILL NOT BLOCK ANY FLOW OF TRAFFIC THROUGH OUT THE SITE ON 311, 313, & 315 ENTERPRISE DRIVE.

ALL NEW MUTCD SIGNS SHALL UTILIZE THE TOWNSHIP'S PRINCETON FORRESTAL CENTER SIGN TYPE B. SEE DETAIL 4 ON SHEET 10.

NO TRACTOR TRAILERS SHALL BE ALLOWED TO PARK OVERNIGHT AND NO DELIVERY VANS OR TRUCKS SHALL BE ALLOWED TO PARK OR BE STORED IN THE PARKING AREAS ALONG THE NORTH AND EAST SIDES OF THE BUILDING.

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CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024			
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REVISIONS PER TOWNSHIP COMMENTS	DNH	12/20/22	
REVISIONS PER TOWNSHIP COMMENTS	DNH	11/16/22	
REVISION	BY	DATE	

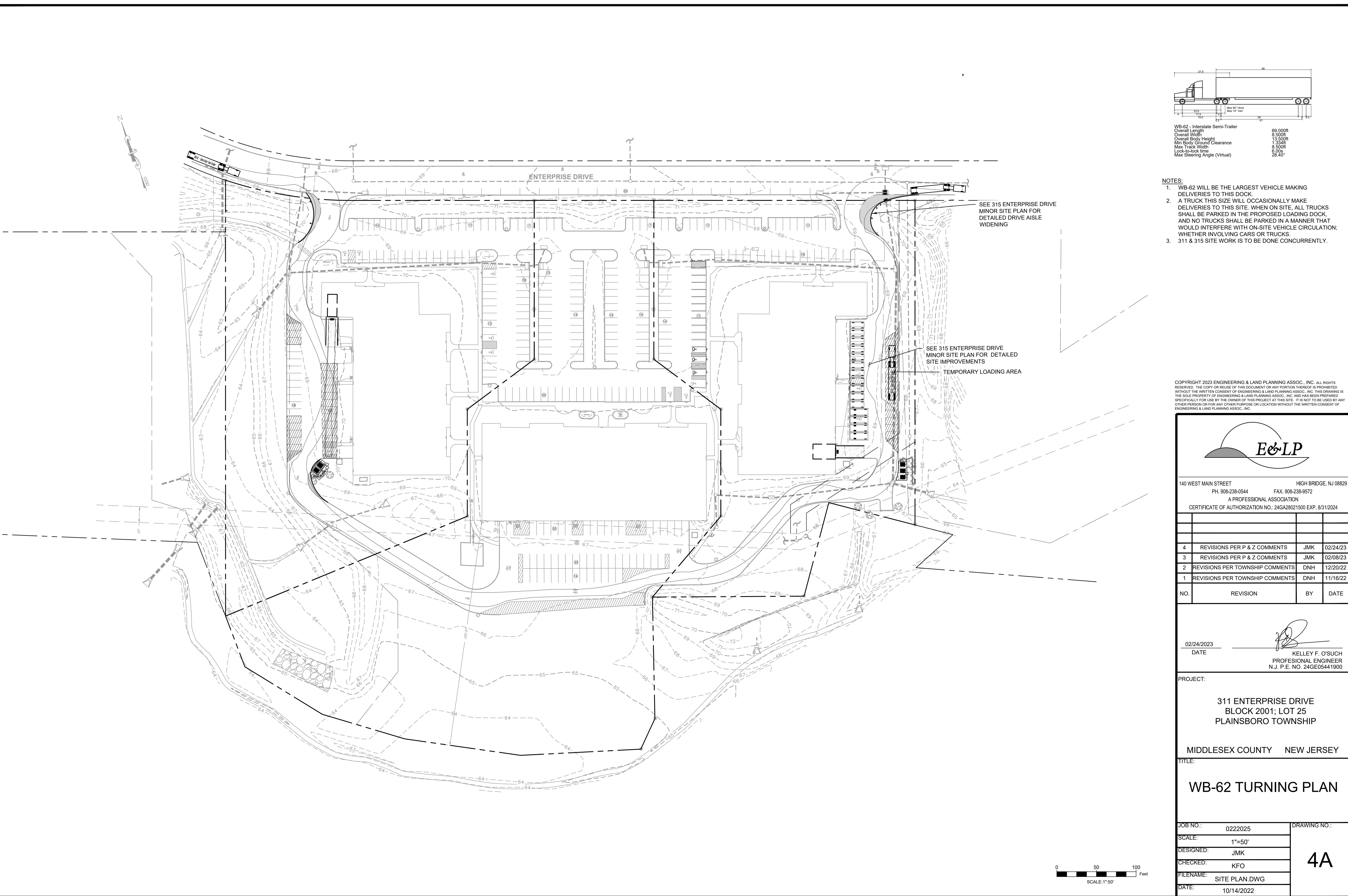
REVISION	BY	DATE
		

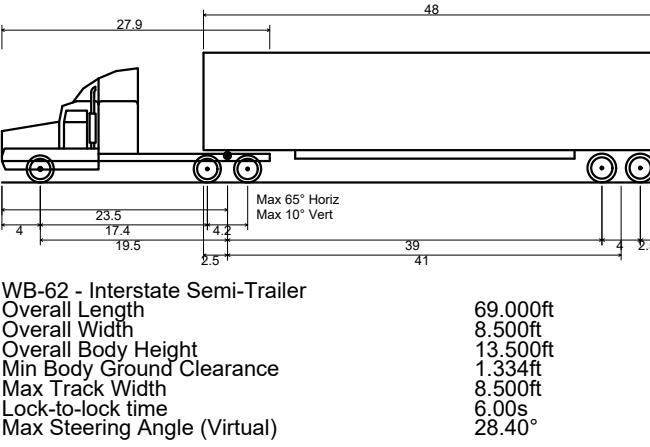
N.J. P.E. NO. 24GE05441900

MIDDLESEX COUNTY, NEW JERSEY

# SITE, GRADING, & DRAINAGE PLAN

3 NO.:	0222025	DRAWING NO.:
SCALE:	AS SHOWN	
SIGNED:	JMK	
CHECKED:	KFO	
ENAME:	SITE PLAN.DWG	
DATE:	10/14/2022	

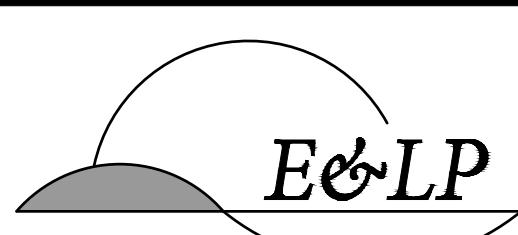




NOTES:

1. WB-62 WILL BE THE LARGEST VEHICLE MAKING DELIVERIES TO THIS DOCK.
2. A TRUCK THIS SIZE WILL OCCASIONALLY MAKE DELIVERIES TO THIS SITE WHEN ON SITE, ALL TRUCKS SHALL BE PARKED IN THE PROPOSED LOADING DOCK, AND NO TRUCKS SHALL BE PARKED IN A MANNER THAT WOULD INTERFERE WITH ON-SITE VEHICLE CIRCULATION; WHETHER INVOLVING CARS OR TRUCKS.
3. 311 & 315 SITE WORK IS TO BE DONE CONCURRENTLY.

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02/24/2023  
DATE  
KELLEY F. O'SUCH  
PROFESIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

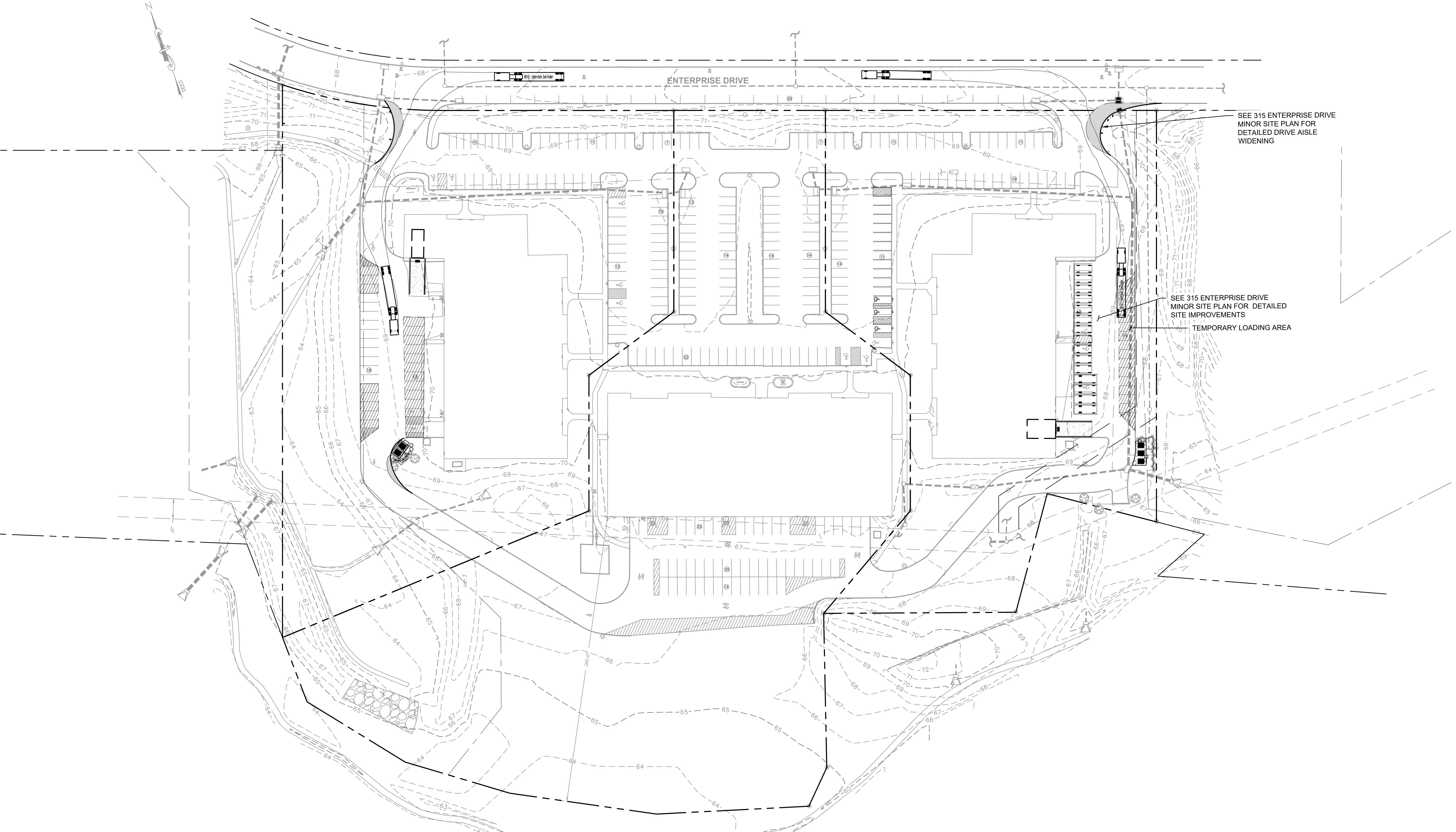
MIDDLESEX COUNTY NEW JERSEY

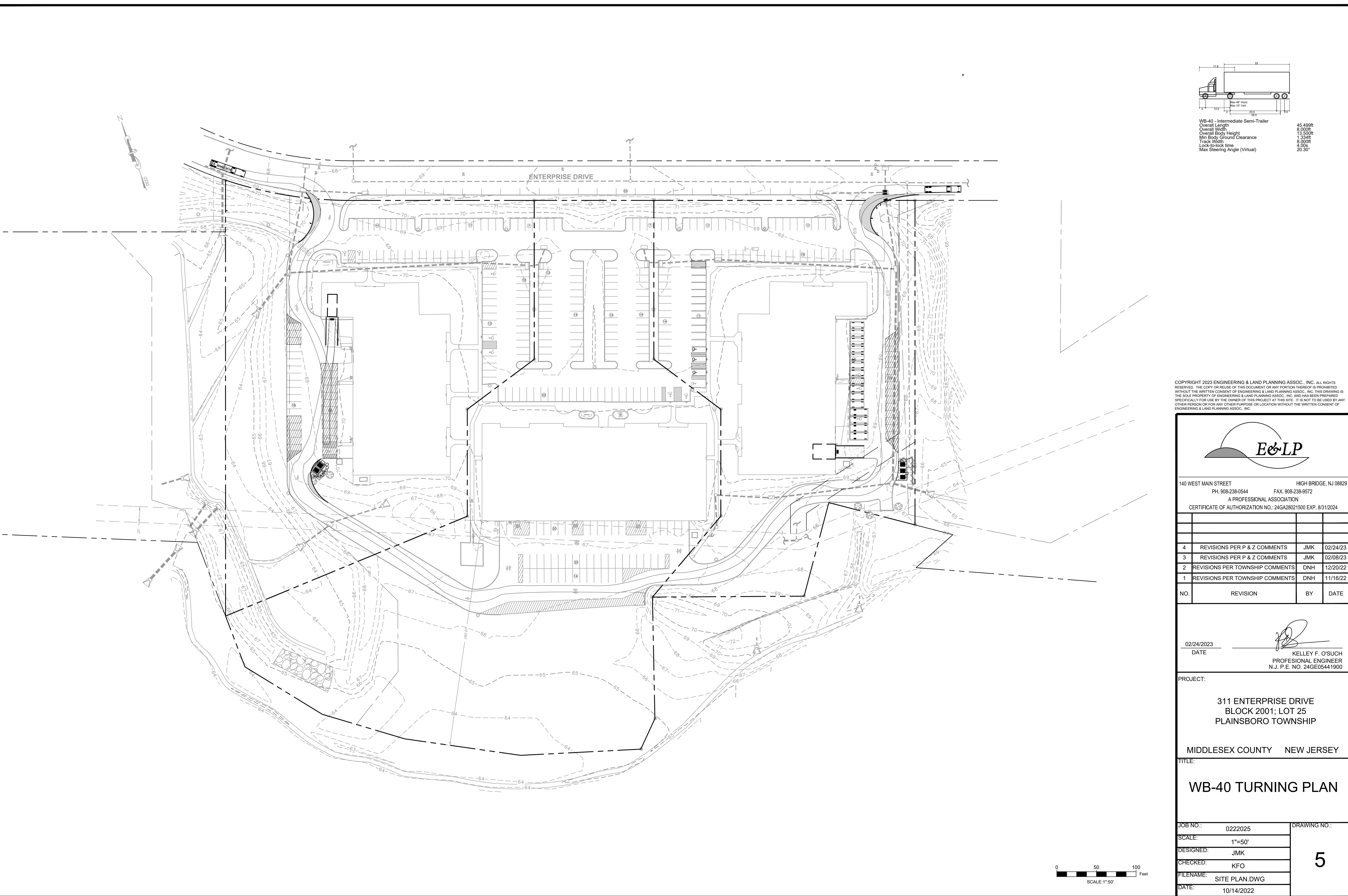
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WB-62 TURNING PLAN

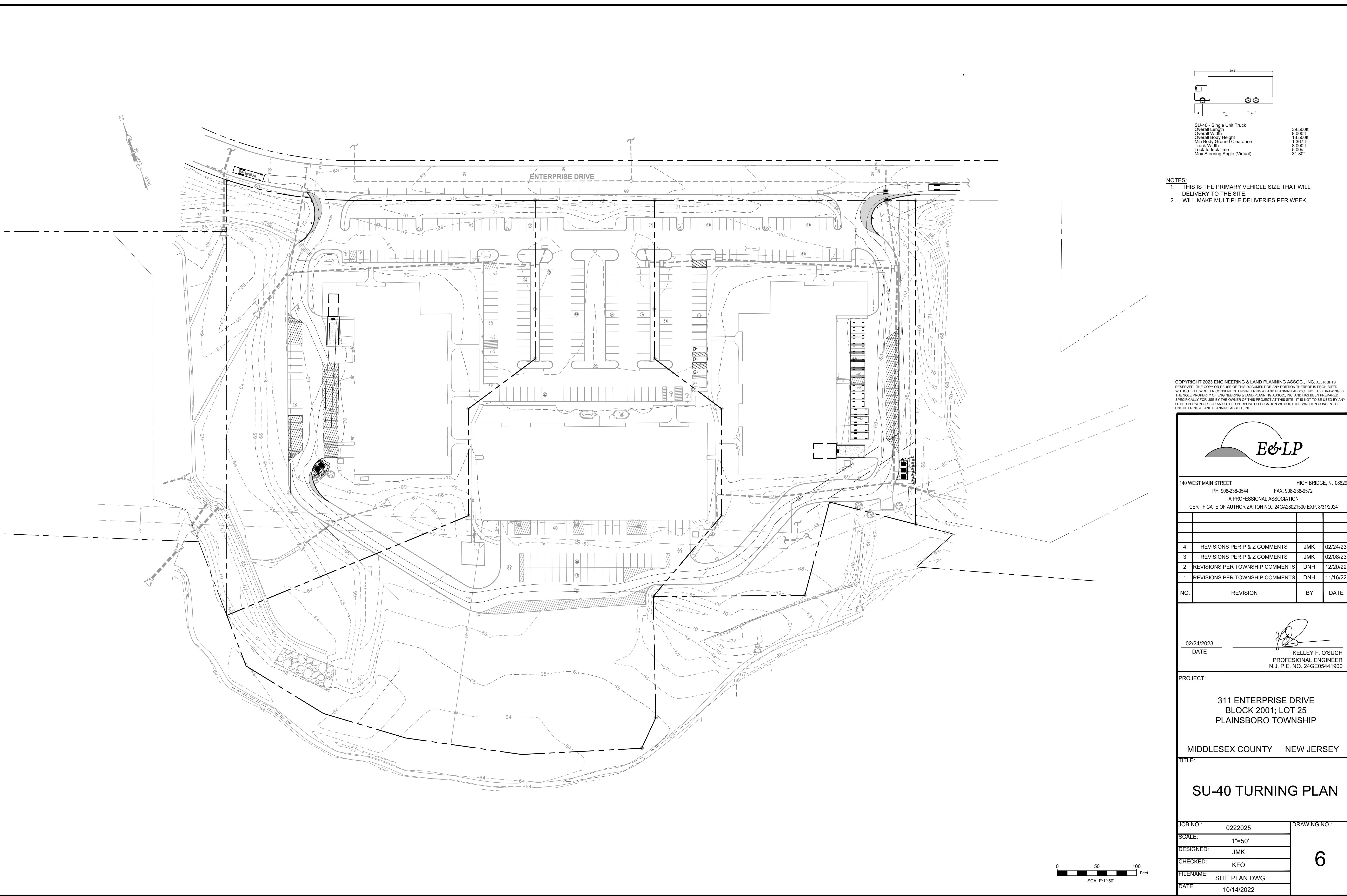
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DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	SITE PLAN.DWG		
DATE:	10/14/2022		

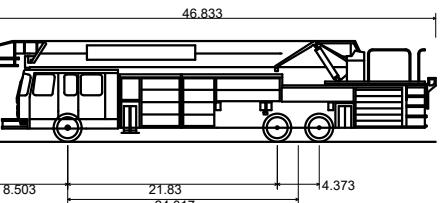
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Feet  
SCALE: 1"-50'

4B





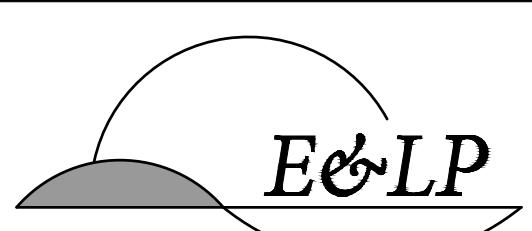




Fire Truck - Tower  
Overall Length 46.833'  
Overall Width 21.83'  
Overall Body Height 10.489'  
Min Body Ground Clearance 0.920'  
Turn Radius 8.300'  
Lock-to-lock time 4.00s  
Wall-to-Wall Turning Radius 48.500'

NOTE:  
1. FIRE TRUCK TURNING TEMPLATE OBTAINED FROM  
PLAINSBORO TOWNSHIP FIRE OFFICIAL

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02/24/2023  
DATE  
KELLEY F. O'SUCH  
PROFESIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:

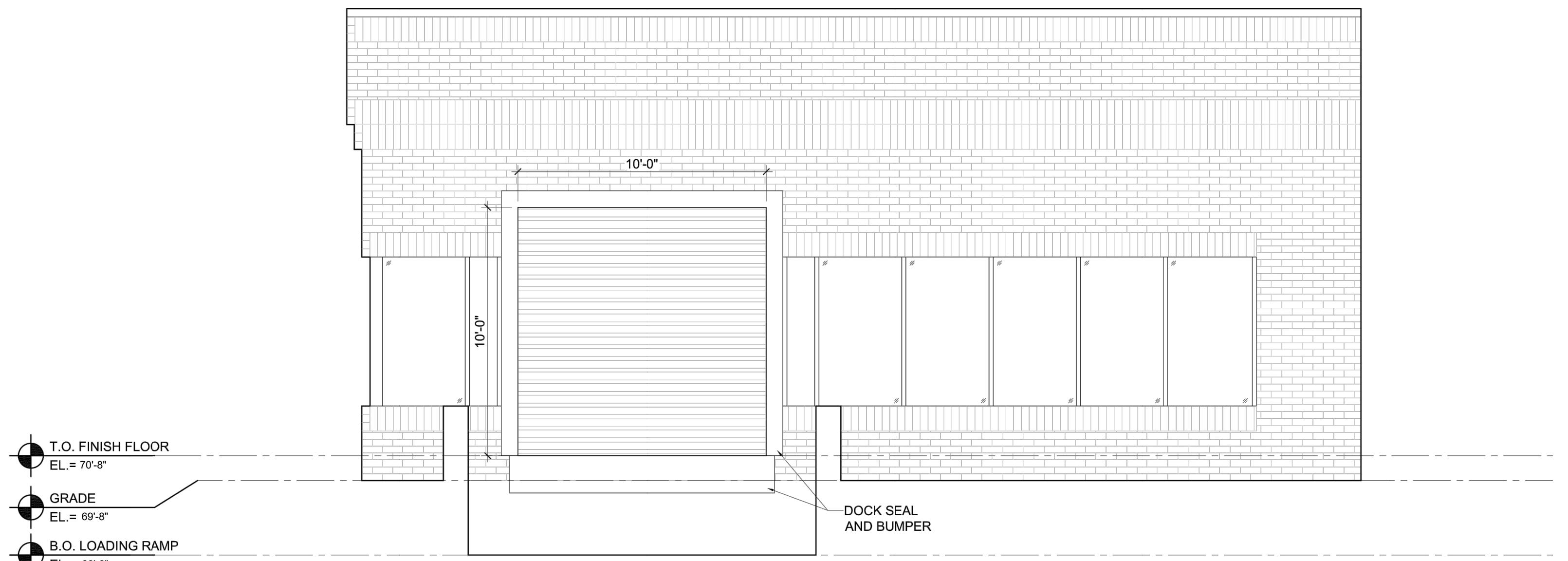
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY

TITLE:  
**FIRE TRUCK TURNING  
PLAN**

JOB NO.:	0222025	DRAWING NO.:	7
SCALE:	1"=50'		
DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	SITE PLAN.DWG		
DATE:	10/14/2022		

0 50 100  
Feet  
SCALE: 1"-50'



NOTE:  
1. ELEVATION DRAWING SHOWN FOR ILLUSTRATION  
PURPOSES ONLY. SEE ARCHITECTURAL PLANS FOR DETAILED  
DESIGN.

1 LOADING DOCK DOOR ELEVATION

NTS

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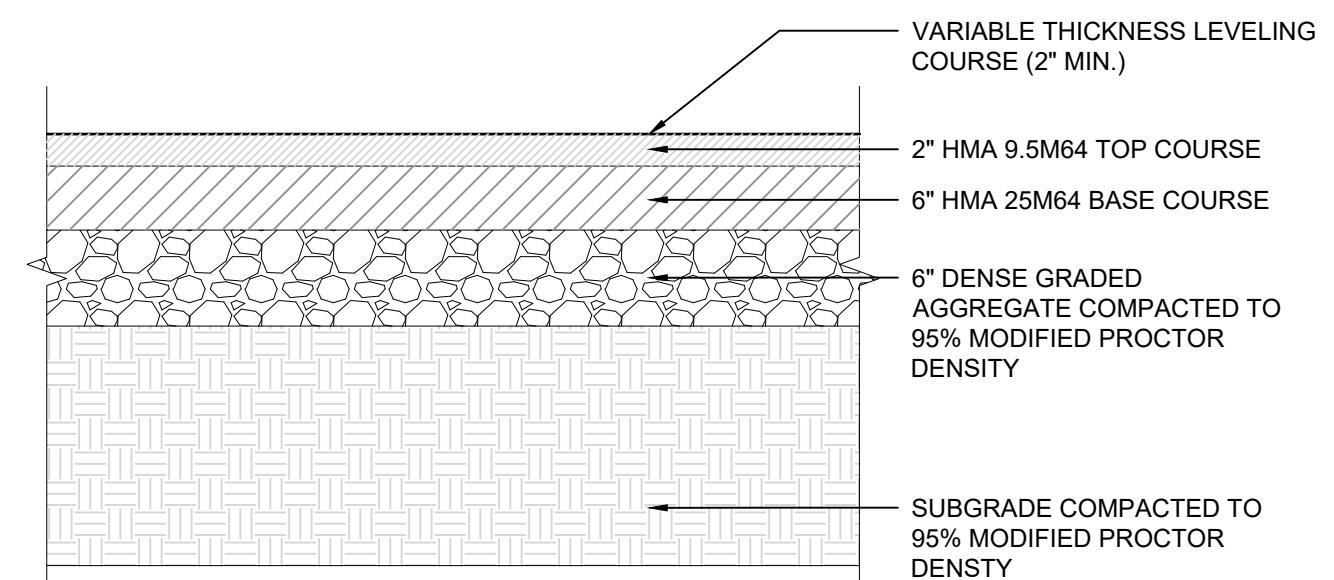
PROJECT:

311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

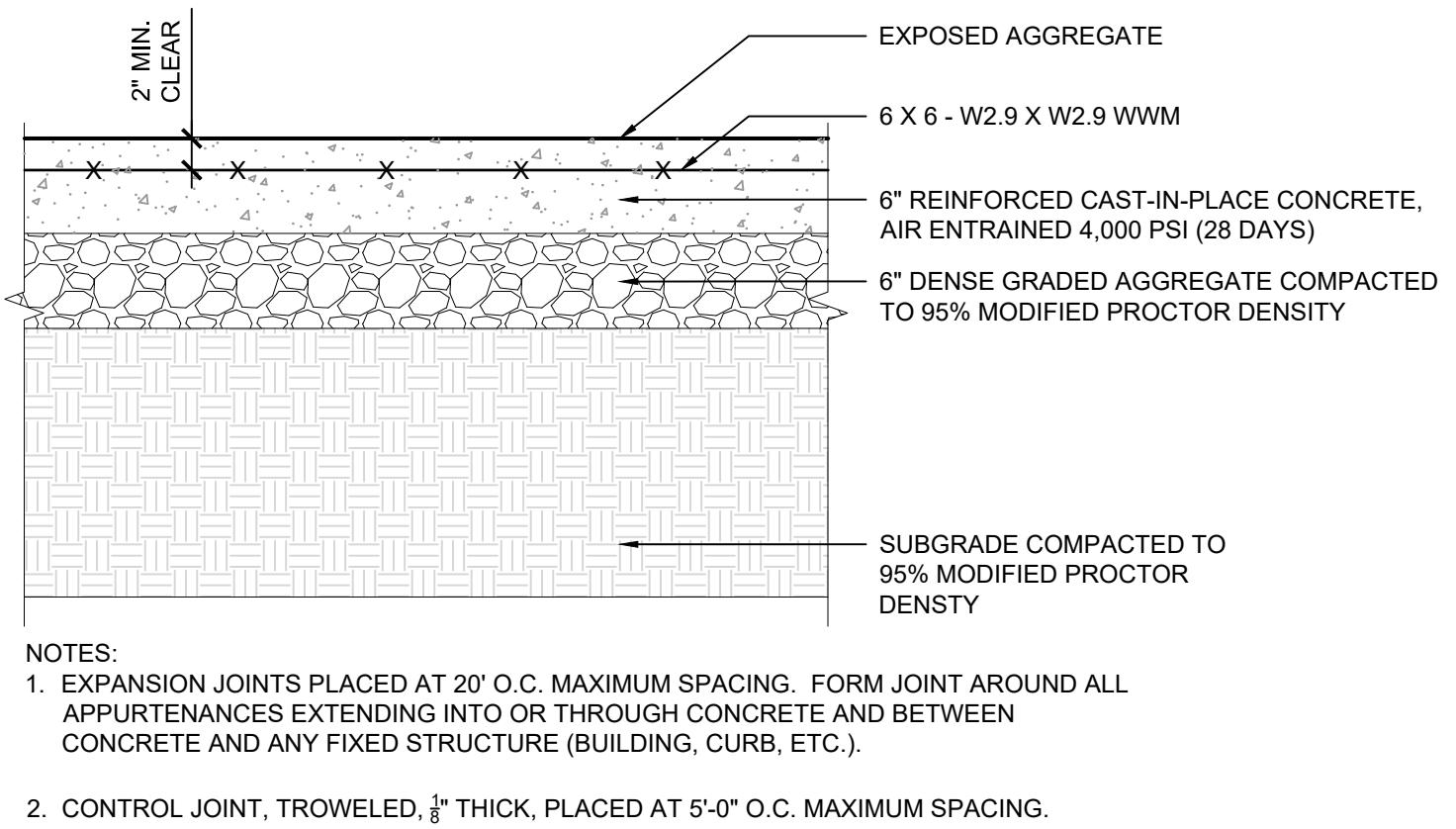
MIDDLESEX COUNTY NEW JERSEY

TITLE:  
LOADING DOCK  
ELEVATION

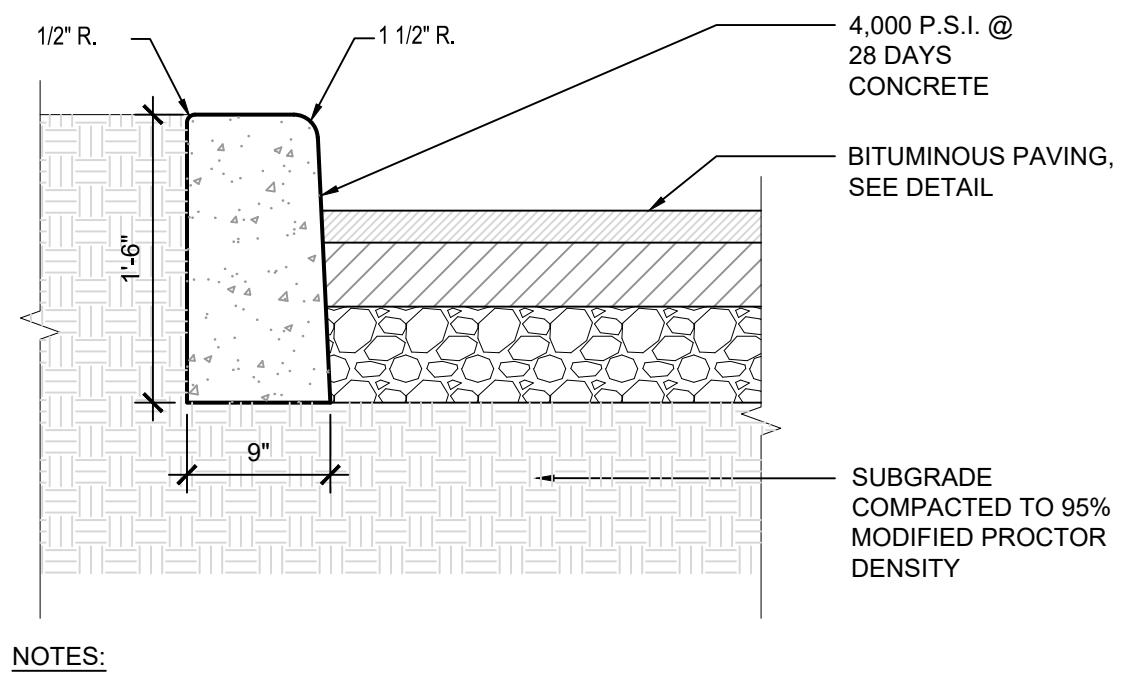
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SCALE:	AS SHOWN		
DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	CONSTRUCTION DETAILS		
DATE:	10/14/2022		



1 APHALT PAVEMENT DETAIL



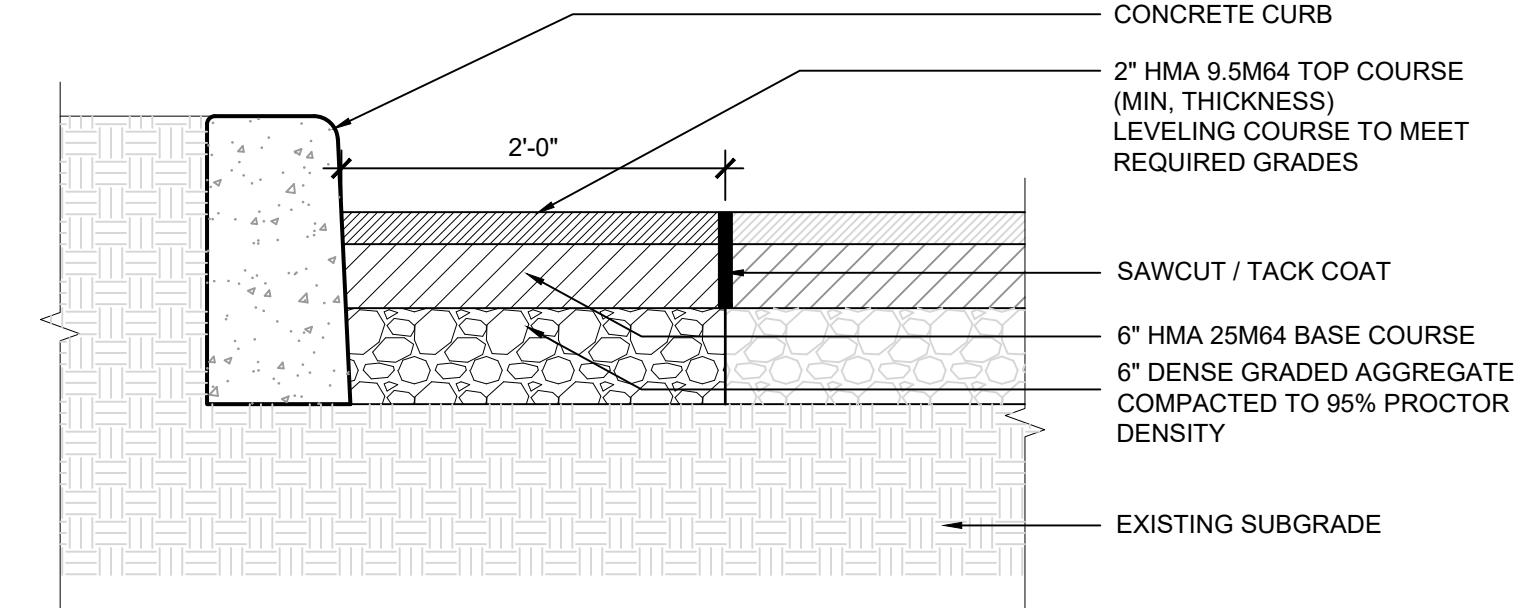
2 VEHICULAR CONCRETE PAVEMENT DETAIL



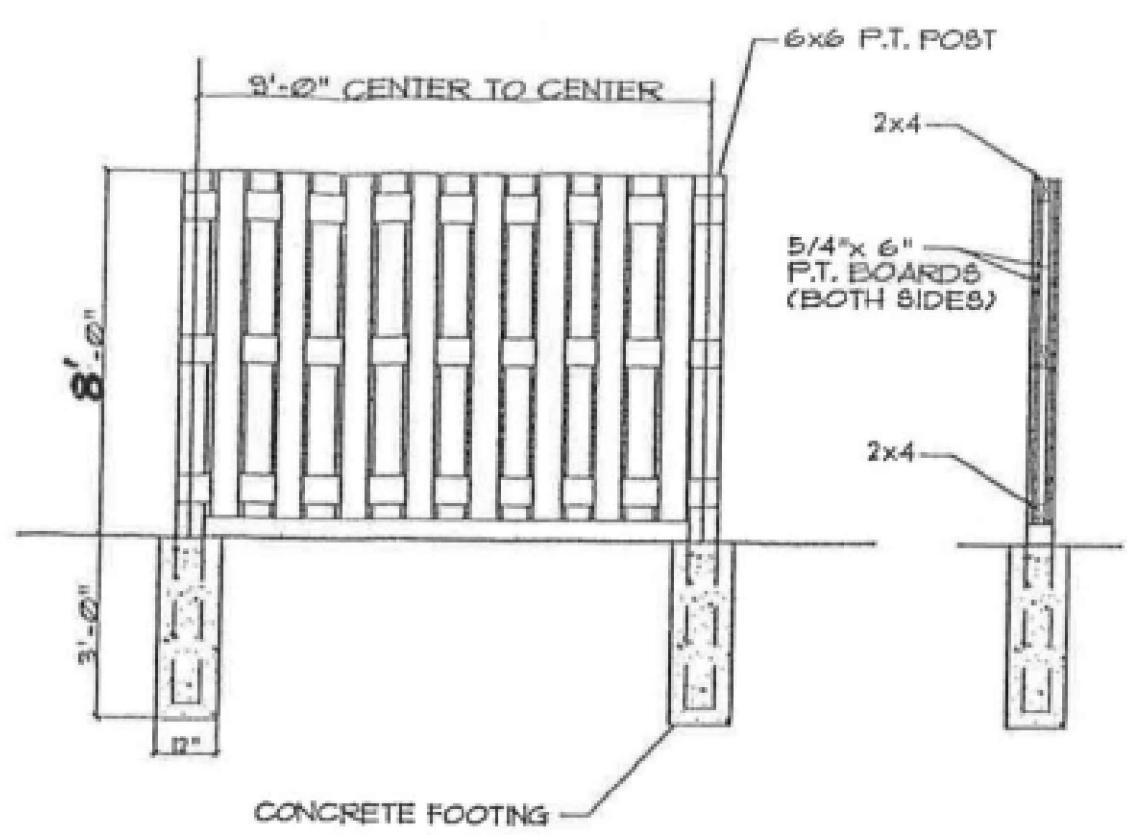
NOTES:

1. EXPANSION JOINTS PLACED AT 20' O.C. MAXIMUM SPACING. FORM JOINT AROUND ALL APPURTENANCES EXTENDING INTO OR THROUGH CONCRETE AND BETWEEN CONCRETE AND ANY FIXED STRUCTURE (BUILDING, CURB, ETC.).
2. CONTROL JOINT, TROWELED,  $\frac{1}{8}$ " THICK, PLACED AT 5'-0" O.C. MAXIMUM SPACING.

3 CONCRETE CURB DETAIL



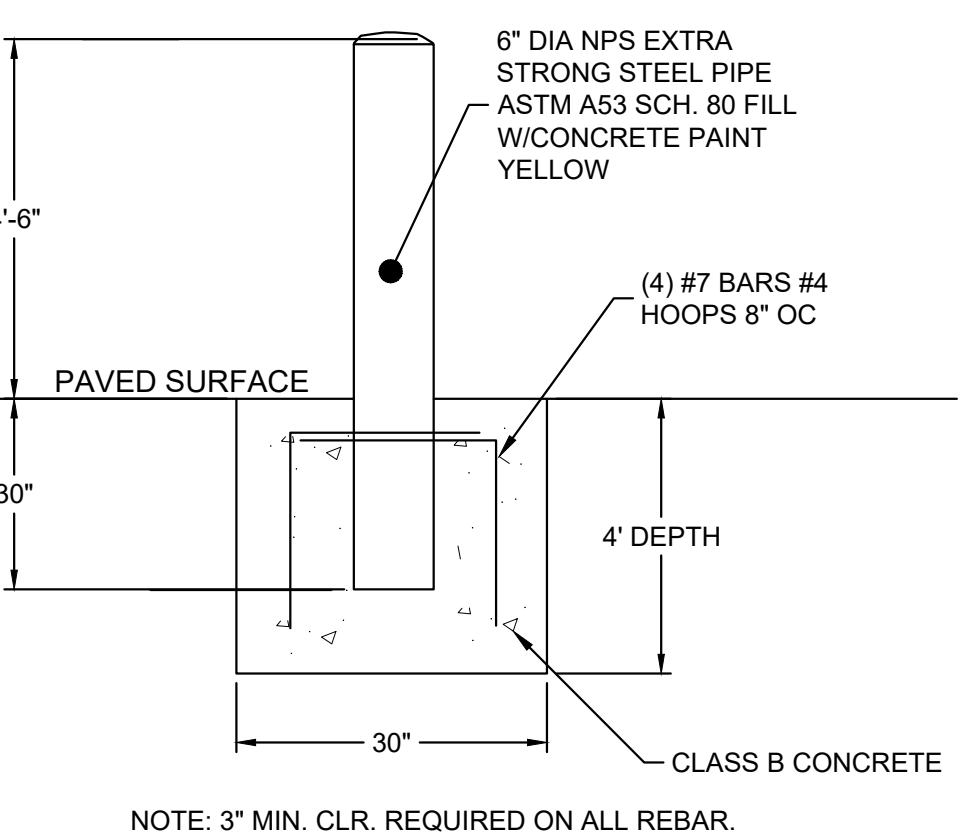
4 ASPHALT REPAIR DETAIL



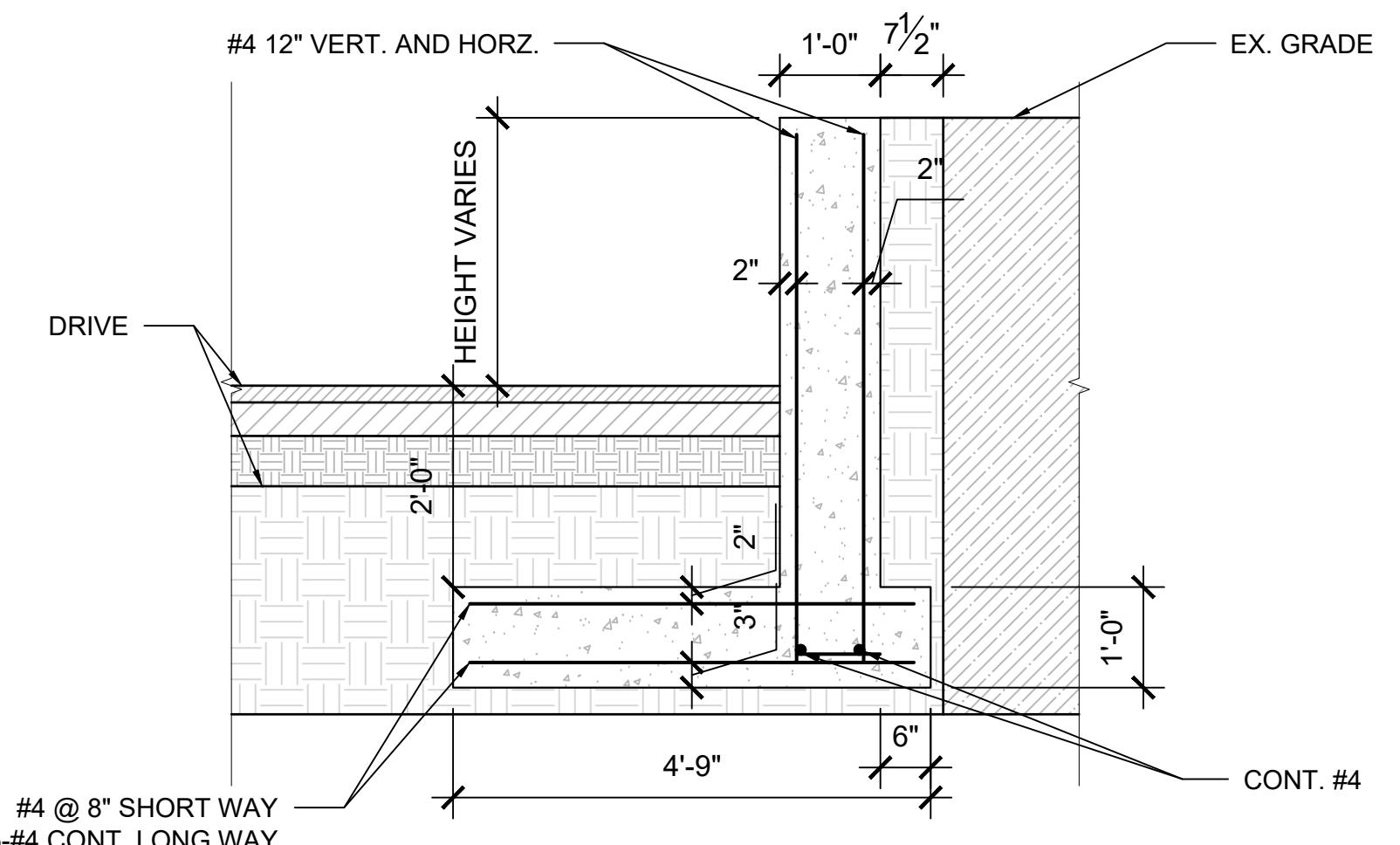
NOTES:

1. ALL WOOD TO BE TOP QUALITY PRESSURE TREATED LUMBER, TO BE STAINED NOT PAINTED.
2. ALL NAILS TO BE HOT DIPPED GALVANIZED.

5 WOOD FENCE DUMPSTER ENCLOSURE DETAIL



6 6" BOLLARD DETAIL



7 CONCRETE RETAINING WALL

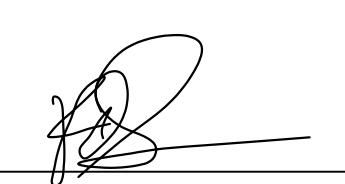
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NO. REVISION BY DATE

02/24/2023 DATE   
KELLEY F. O'SULLIVAN  
PROFESSIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

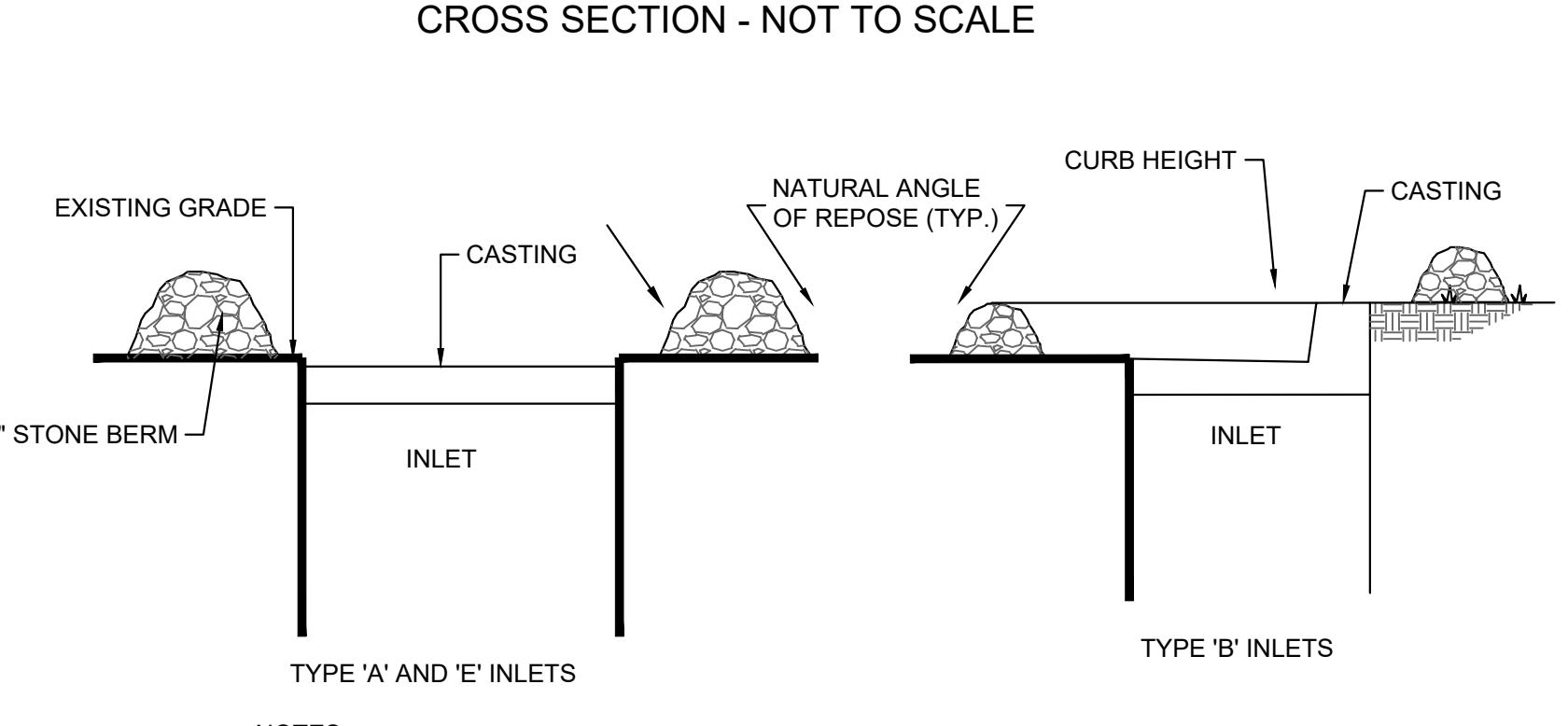
PROJECT:

311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

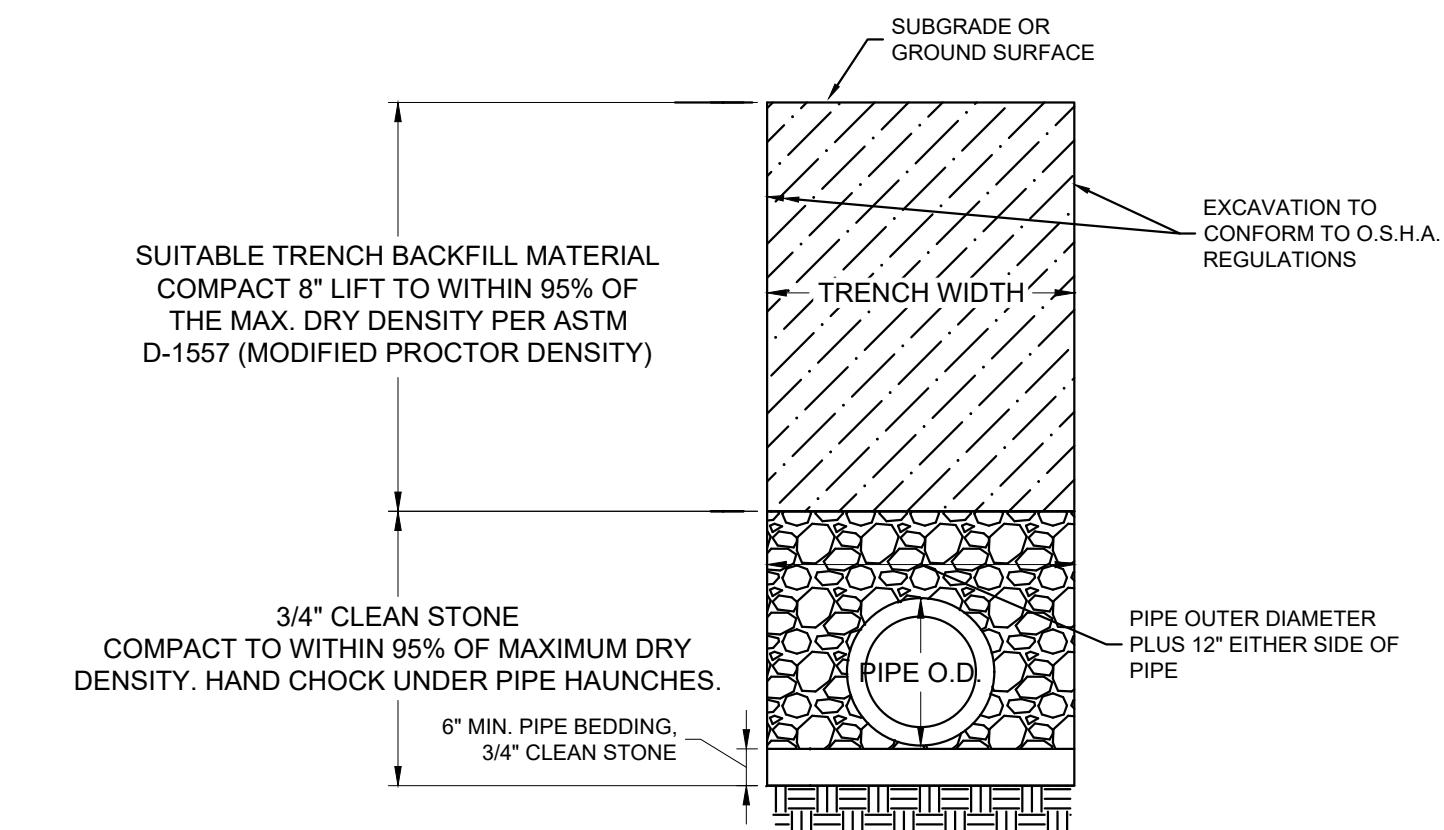
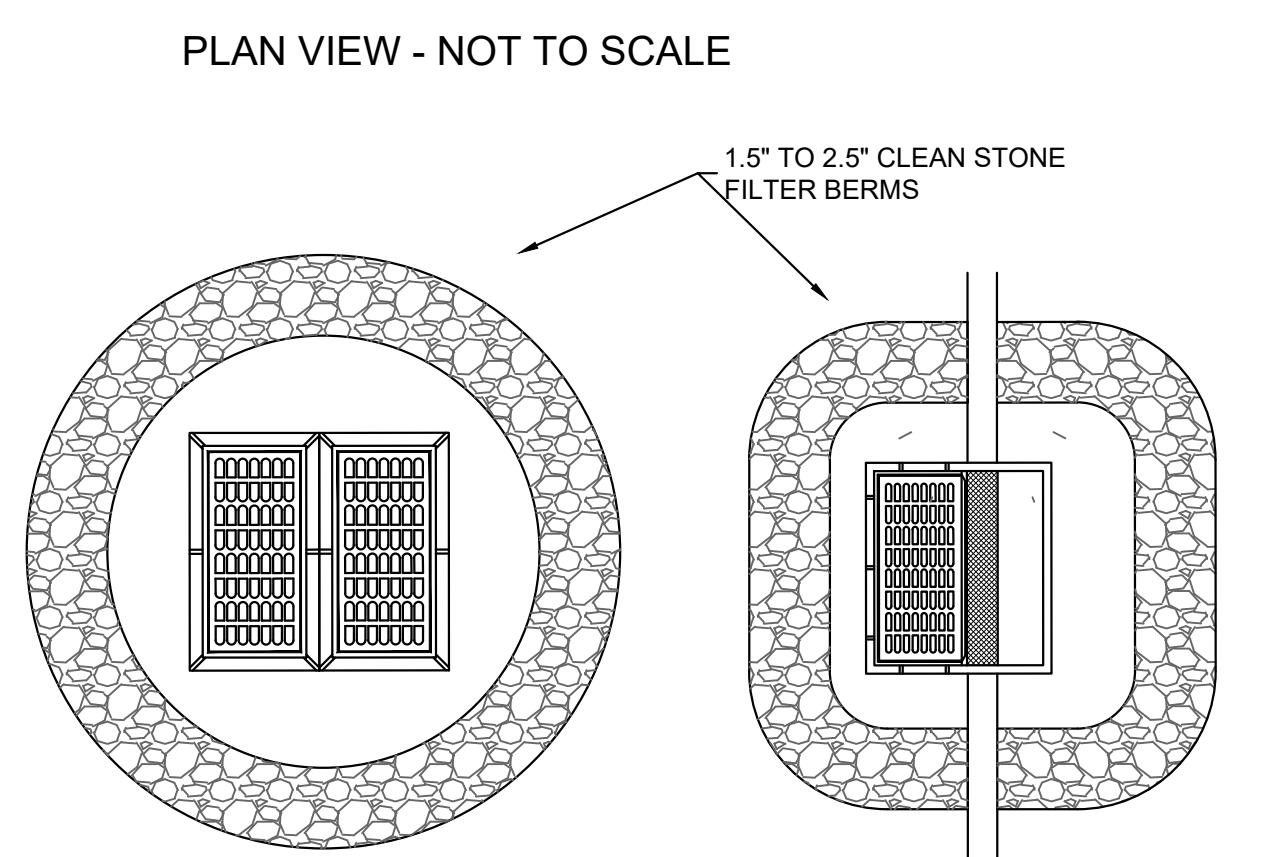
MIDDLESEX COUNTY NEW JERSEY

## CONSTRUCTION DETAILS

JOB NO.:	0222025	DRAWING NO.:	
SCALE:	NTS		
DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	CONSTRUCTION DETAILS.DWG		
DATE:	10/14/2022		



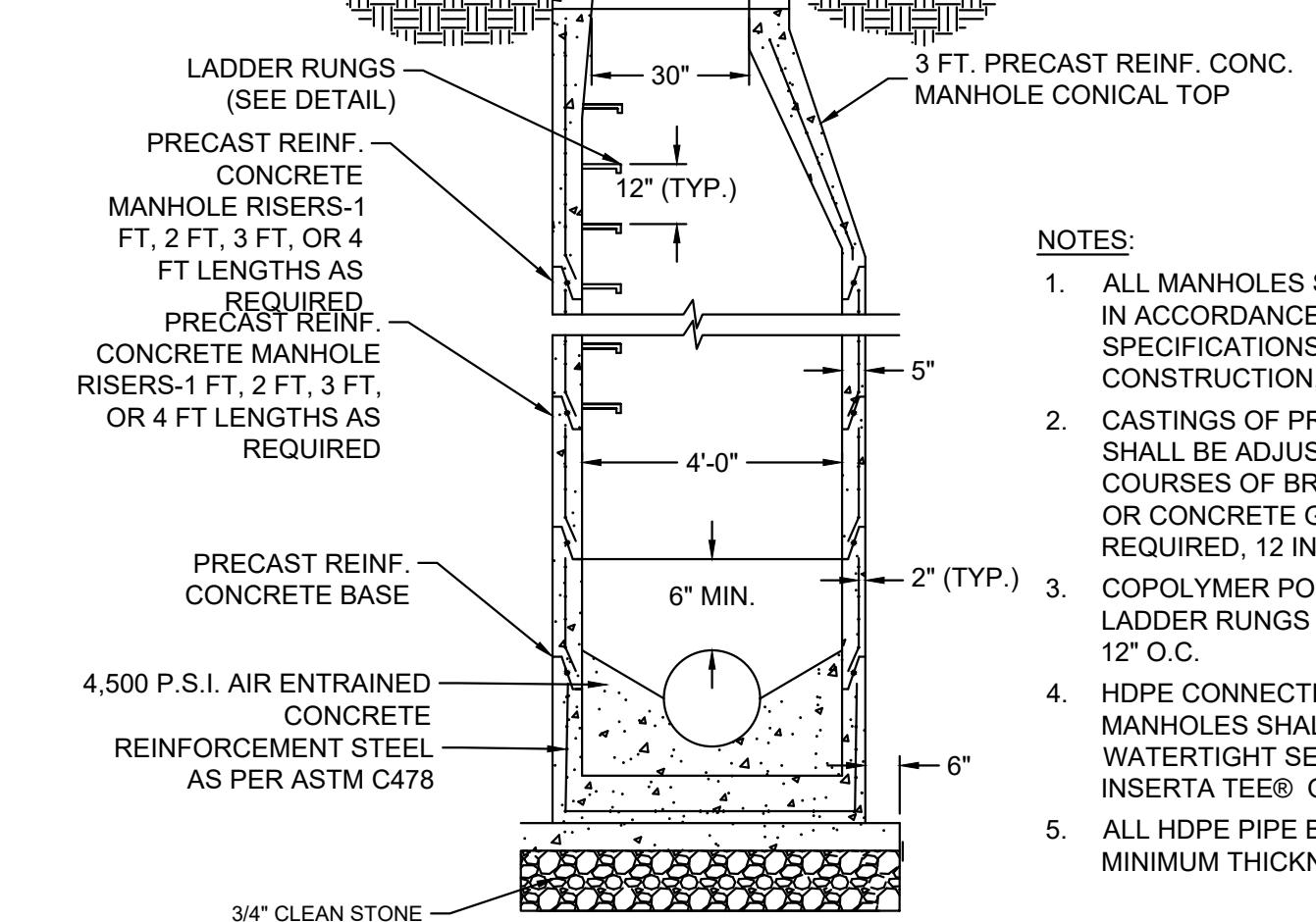
8 INLET PROTECTION DETAIL



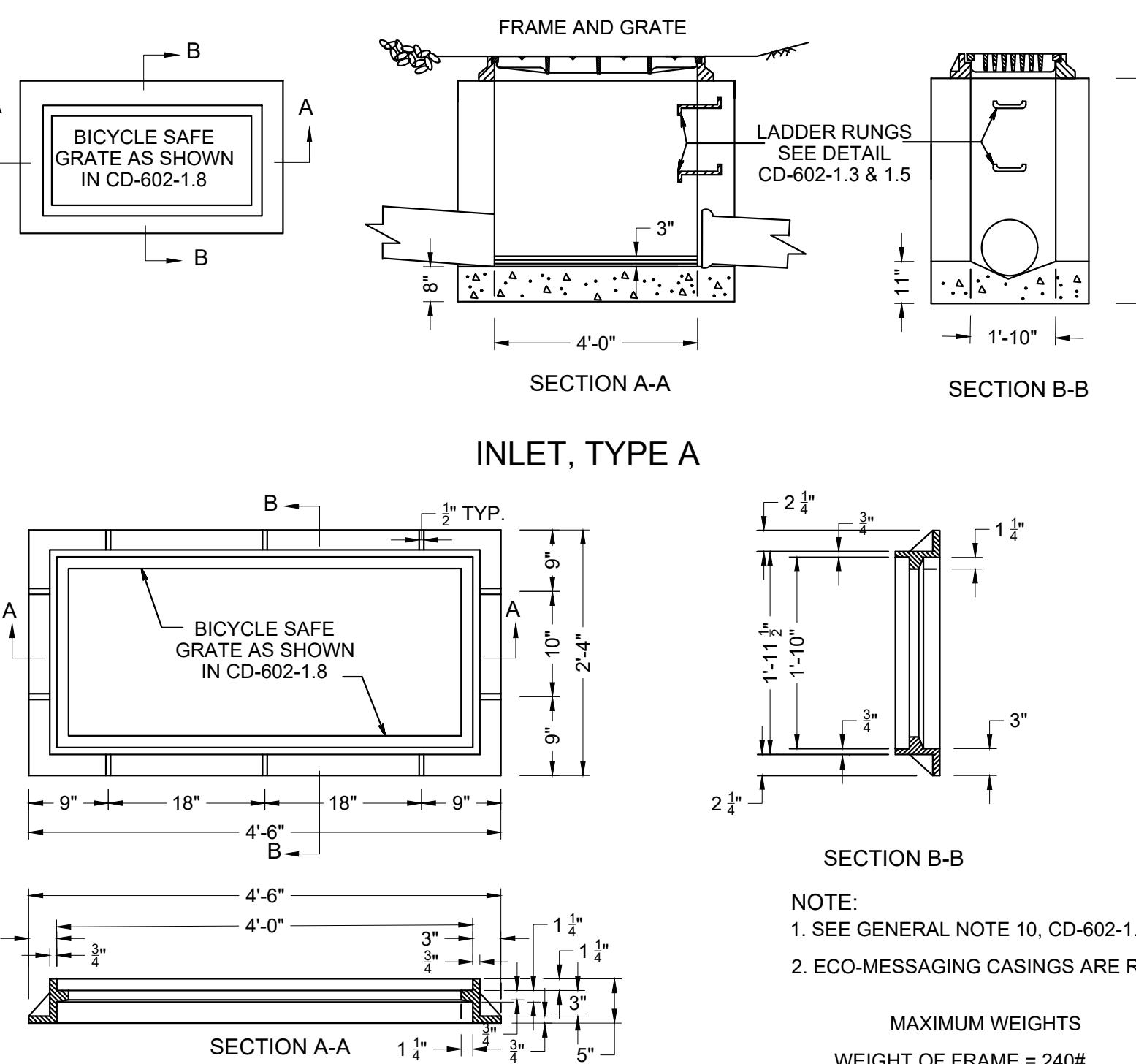
NOTES:

1. 3/4" CLEAN STONE COMPACT TO WITHIN 95% OF MAXIMUM DRY DENSITY. HAND CHOCK UNDER PIPE HAUNCHES.
2. SUITABLE BACKFILL MATERIAL SHALL BE APPROVED BY THE GEOLOGIST AND CONFORM TO THE REQUIREMENTS OF THE TRENCH.
3. WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE MECHANICALLY CUT. PATCHING SHALL CONSIST OF TACKING EDGES OF EXISTING PAVEMENT.

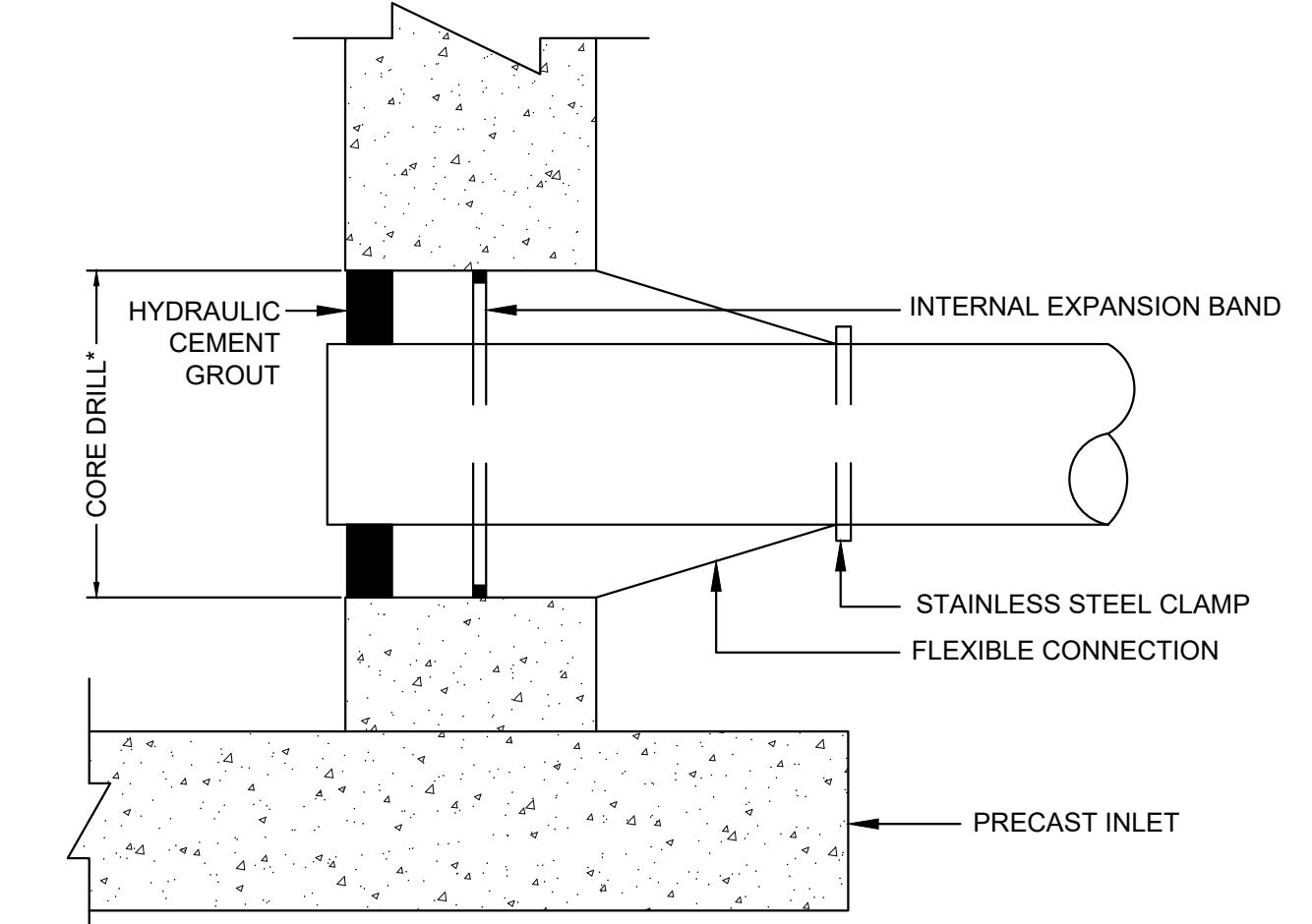
9 TYPICAL STORM TRENCH DETAIL



① PRECAST CONCRETE STORM MANHOLE

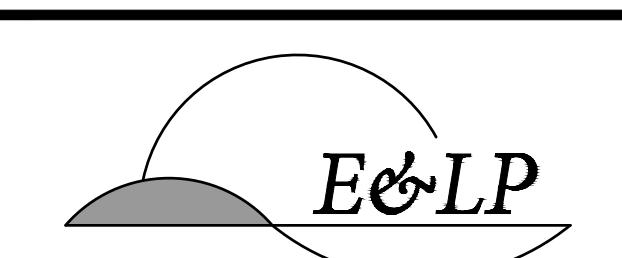


② TYPE A INLET DETAIL



③ CONNECTION TO EXISTING INLET DETAIL

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
PH. 908-238-0544 FAX. 908-238-9572  
A PROFESSIONAL ASSOCIATION  
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
4	REVISIONS PER P & Z COMMENTS	JMK	02/24/23
3	REVISIONS PER P & Z COMMENTS	JMK	02/08/23
2	REVISIONS PER TOWNSHIP COMMENTS	DNH	12/20/22
1	REVISIONS PER TOWNSHIP COMMENTS	DNH	11/16/22

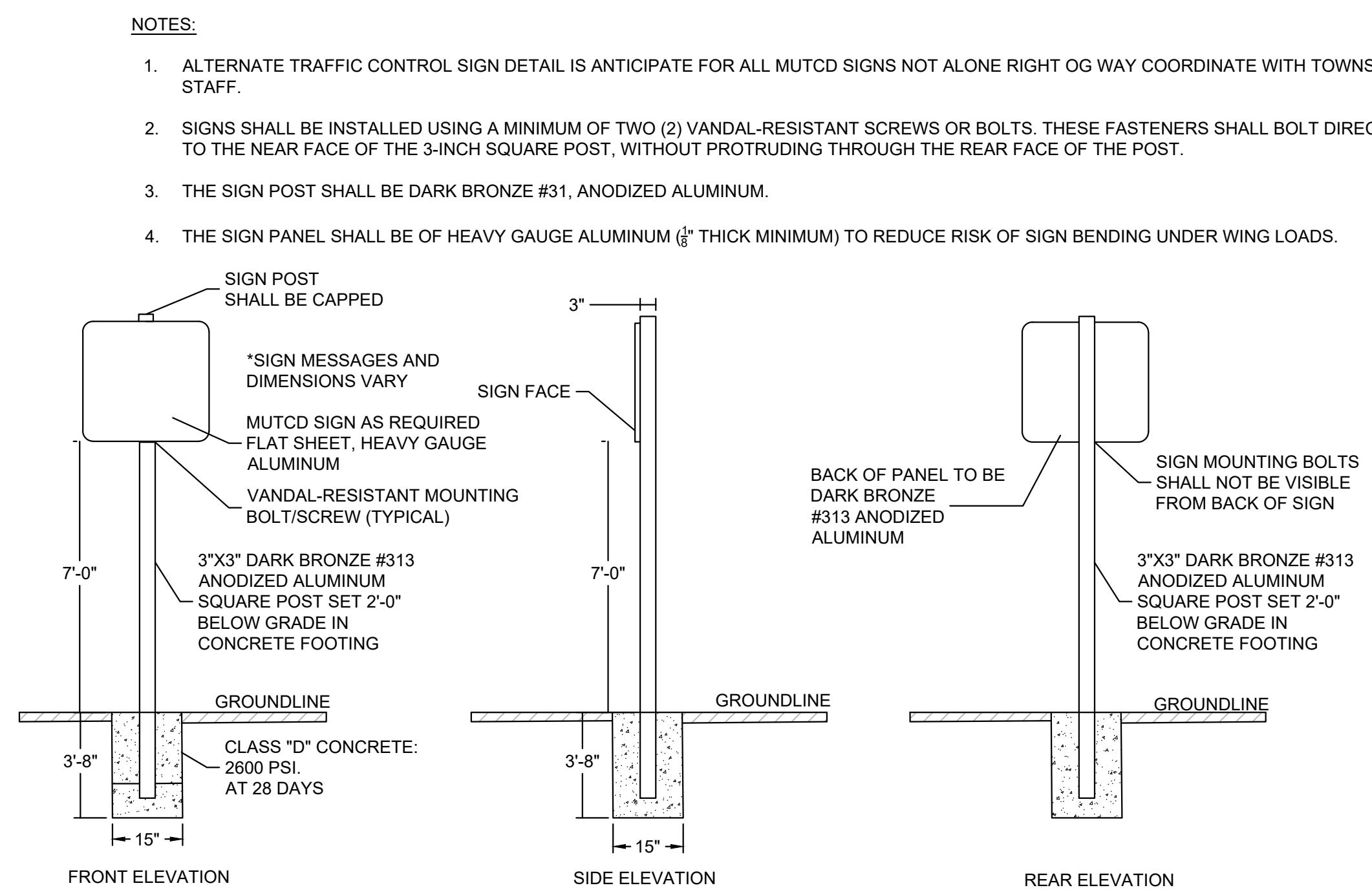
02/24/2023 DATE  
KELLEY F. O'SUICH  
PROFESIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

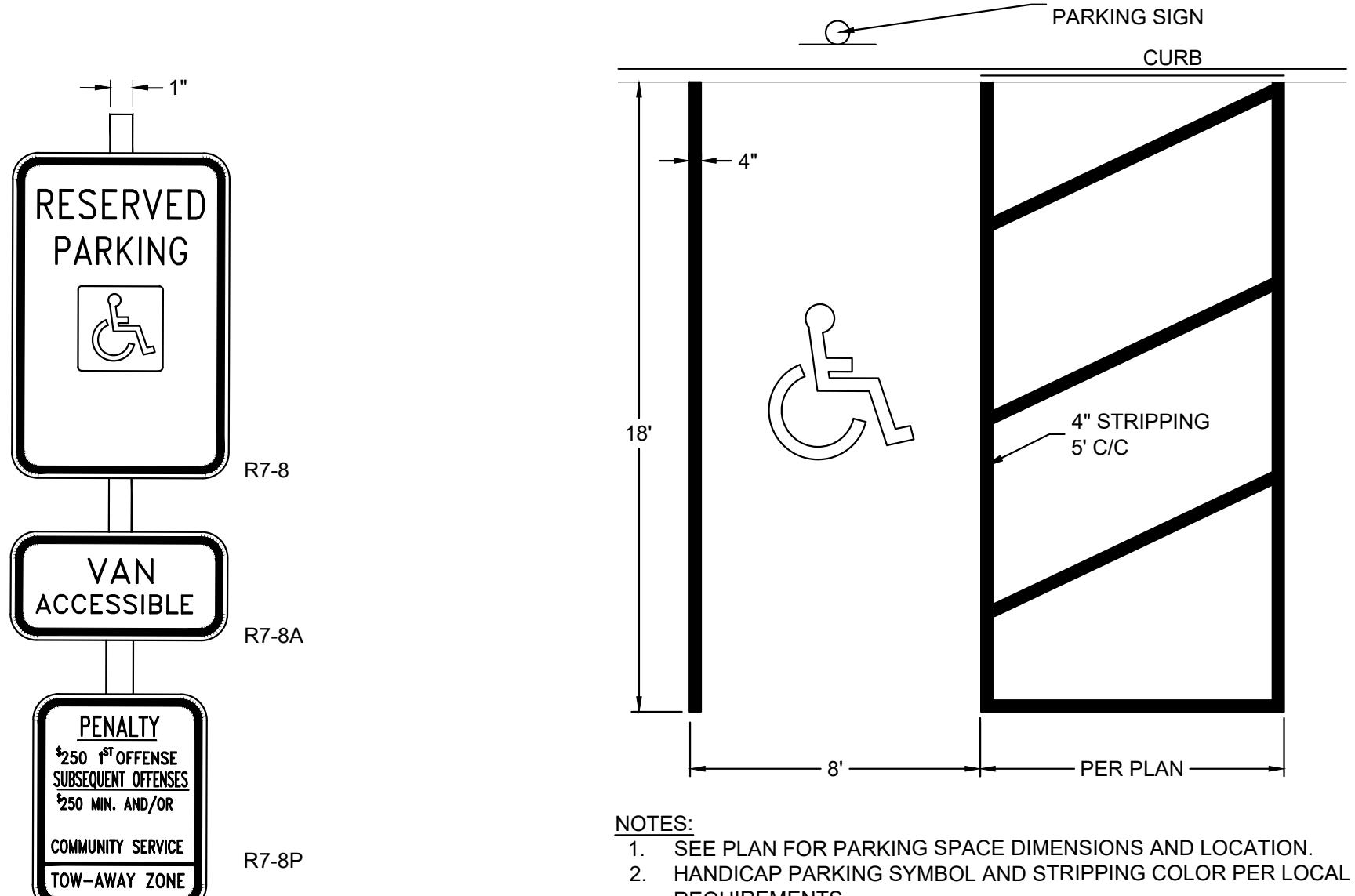
MIDDLESEX COUNTY NEW JERSEY

TITLE:

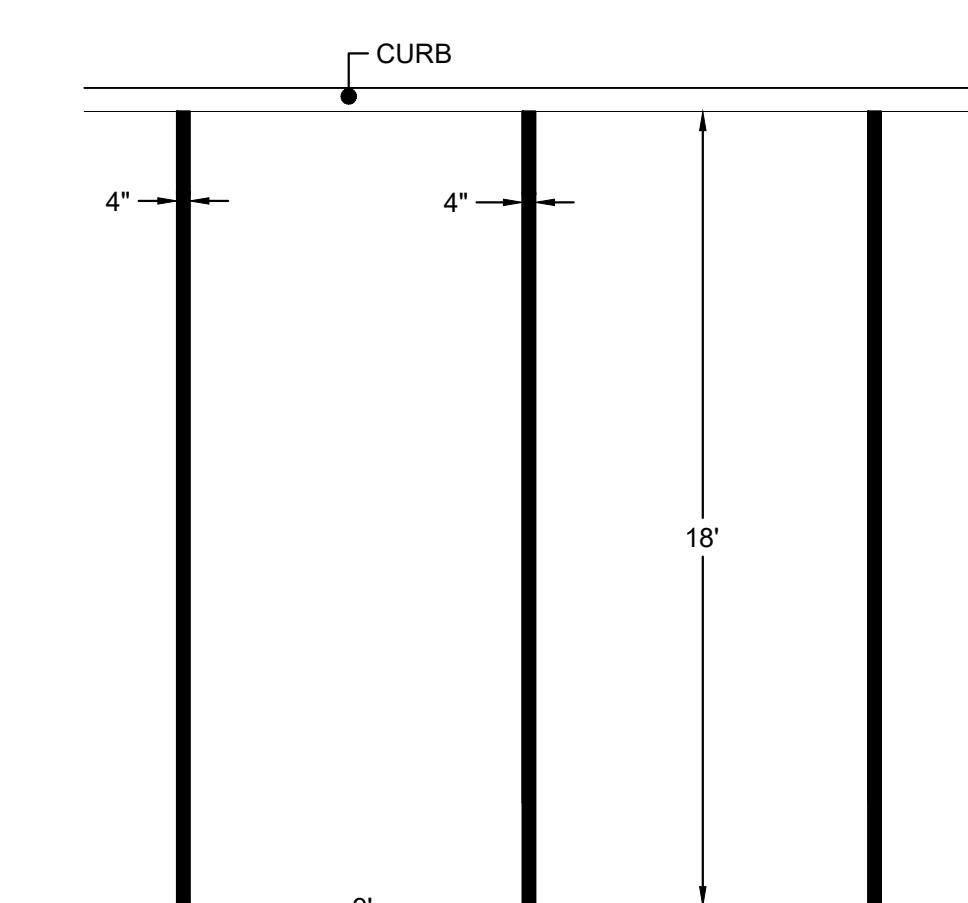
## CONSTRUCTION DETAILS



④ PFC TRAFFIC CONTROL SIGN (SIGN "B") DETAIL



⑤ HANDICAP PARKING STALL DETAIL



⑥ PARKING STALL DETAIL

JOB NO.:	0222025	DRAWING NO.:	
SCALE:	NTS		
DESIGNED:	JMK		
CHECKED:	KFO		
FILENAME:	CONSTRUCTION DETAILS.DWG		
DATE:	10/14/2022		