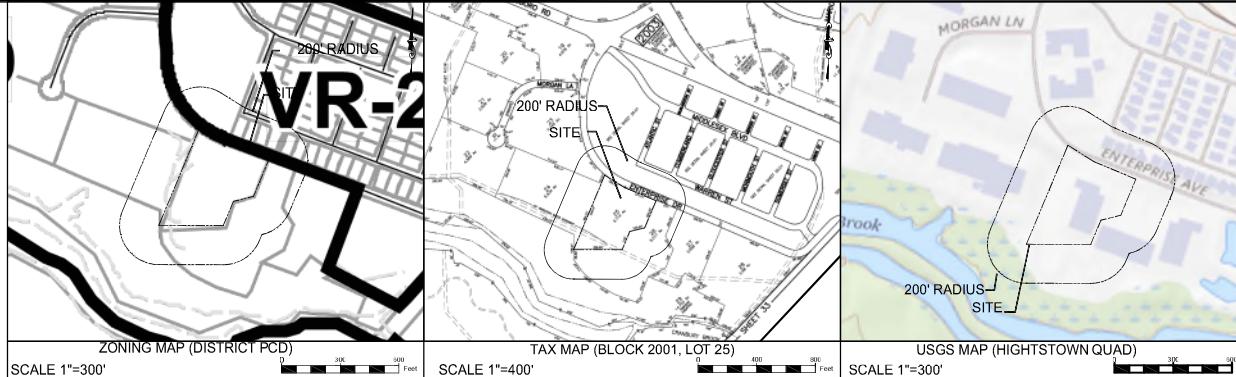


GENERAL NOTES

- 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

IMPERVIOUS COVER CALCULATIONS					
EX. ITEM	EXISTING COVERAGE (S.F.)	PERCENTAGE (%)	PROPOSED ITEM	PROPOSED COVERAGE (S.F.)	PERCENTAGE (%)
BUILDING	29,298 S.F.	18.12%	BUILDING	29,298 S.F.	18.12%
ASPHALT DRIVEWAY & PARKING LOT	42,418 S.F.	26.23%	ASPHALT DRIVEWAY & PARKING LOT	42,997 S.F.	26.53%
CONCRETE	5,592 S.F.	3.46%	CONCRETE	6,168 S.F.	3.81%
<b>TOTAL</b>	<b>77,308 S.F.</b>	<b>47.81%</b>	<b>TOTAL</b>	<b>78,104 S.F.</b>	<b>48.30%</b>

200 FT PROPERTY OWNERS' LIST			
BLOCK	LOT	PROPERTY OWNER	ADDRESS
2001	23	PRL 104 MORGAN LLC C/O THOMPSON MTG	221 WITHERSPOON ST STE201 PRINCETON, NJ 08542
2001	24	109 MORGAN LANE, LLC C/O A. RODNER	125-E GAITHER DRIVE MORGAN LANE, NJ 08542
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 08863
2011	1	HIGHLANDS @ CRANBURY BROOK CONDO AS	106 MIDDLESEX COUNTY ROAD PLAINSBORO, NJ 08863
2011	2	HIGNEY, JAMES A & HELEN	2 WARREN STREET PLAINSBORO, NJ 08863
2011	3	GORGIA, HENRY A & MIKI H	82 DEACON DRIVE MERCERVILLE, NJ 08819
2011	4	JIA, YIZHI	6 WARREN STREET PLAINSBORO, NJ 08863
2011	5	ROGERS, EDWARD JR & TARA	8 WARREN STREET PLAINSBORO, NJ 08863
2011	6	DEMEO, ANTHONY R & ANNE MARIE	10 WARREN STREET PLAINSBORO, NJ 08863
2011	7	ROGINSKY, ABRAM & TANYA	12 WARREN STREET PLAINSBORO, NJ 08863
2011	8	KRAUSKOPF, LEONARD & JOAN	14 WARREN STREET PLAINSBORO, NJ 08863

NOTE:

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

PLAN INDEX	
SHEET No.	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	SITE, GRADING, & DRAINAGE PLAN
4A.	WB-62 TURNING PLAN
4B.	WB-62 TURNING PLAN
5.	WB-40 TURNING PLAN
6.	SU-40 TURNING PLAN
7.	FIRE TRUCK TURNING PLAN
8.	LOADING DOCK ELEVATION
9.	CONSTRUCTION DETAILS
10.	CONSTRUCTION DETAILS

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**E&LP**

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PH: 908-255-2541 FAX: 908-255-5572  
A PROFESSIONAL ASSOCIATION  
CERTIFICATE OF AUTHORIZATION NO: 34GA20210900 EXP: 03/2024

5	REVISIONS PER DPP COMMENTS	DNN	03/27/23
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	DNN	12/20/22
1	REVISIONS PER TOWNSHIP COMMENTS	DNN	11/16/22
NO.	REVISION	BY	DATE

03/27/2023  
KELLEY F. CRUCH  
TOWNSHIP OF PLAINSBORO  
N.J. P.E. NO. 240625441900  
PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY

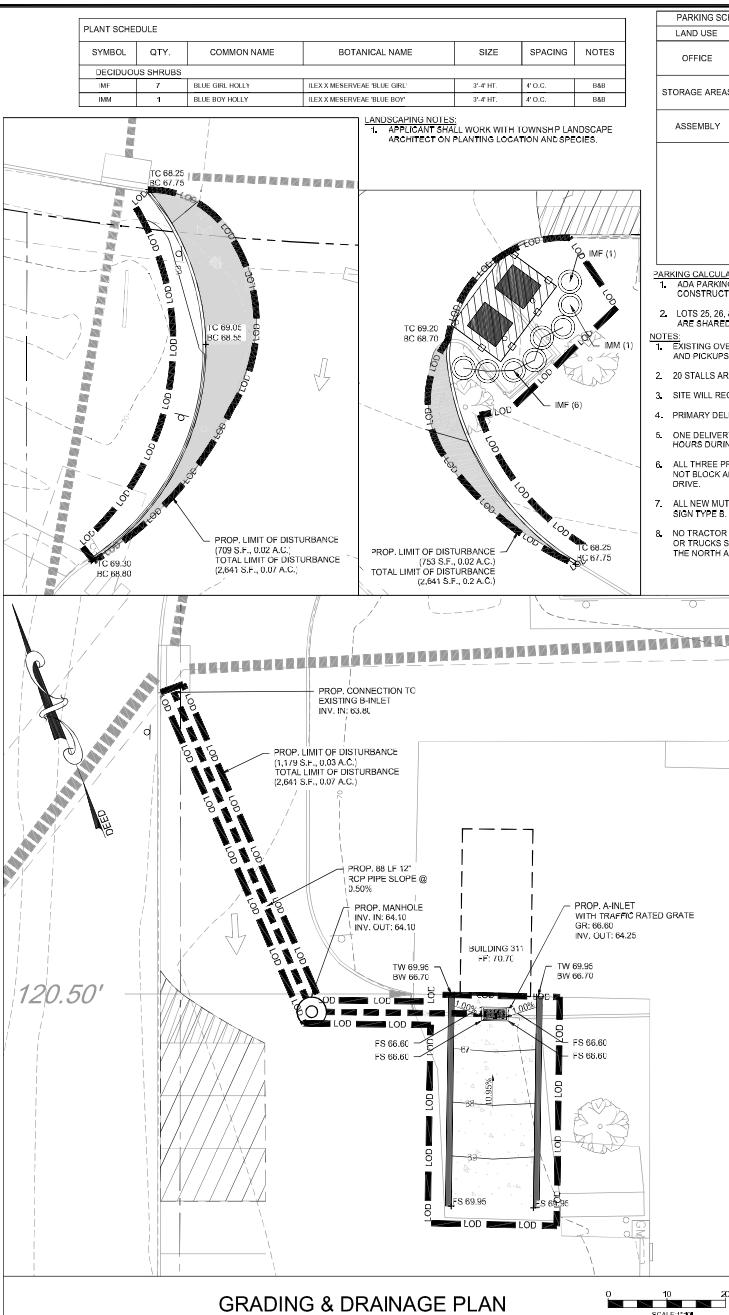
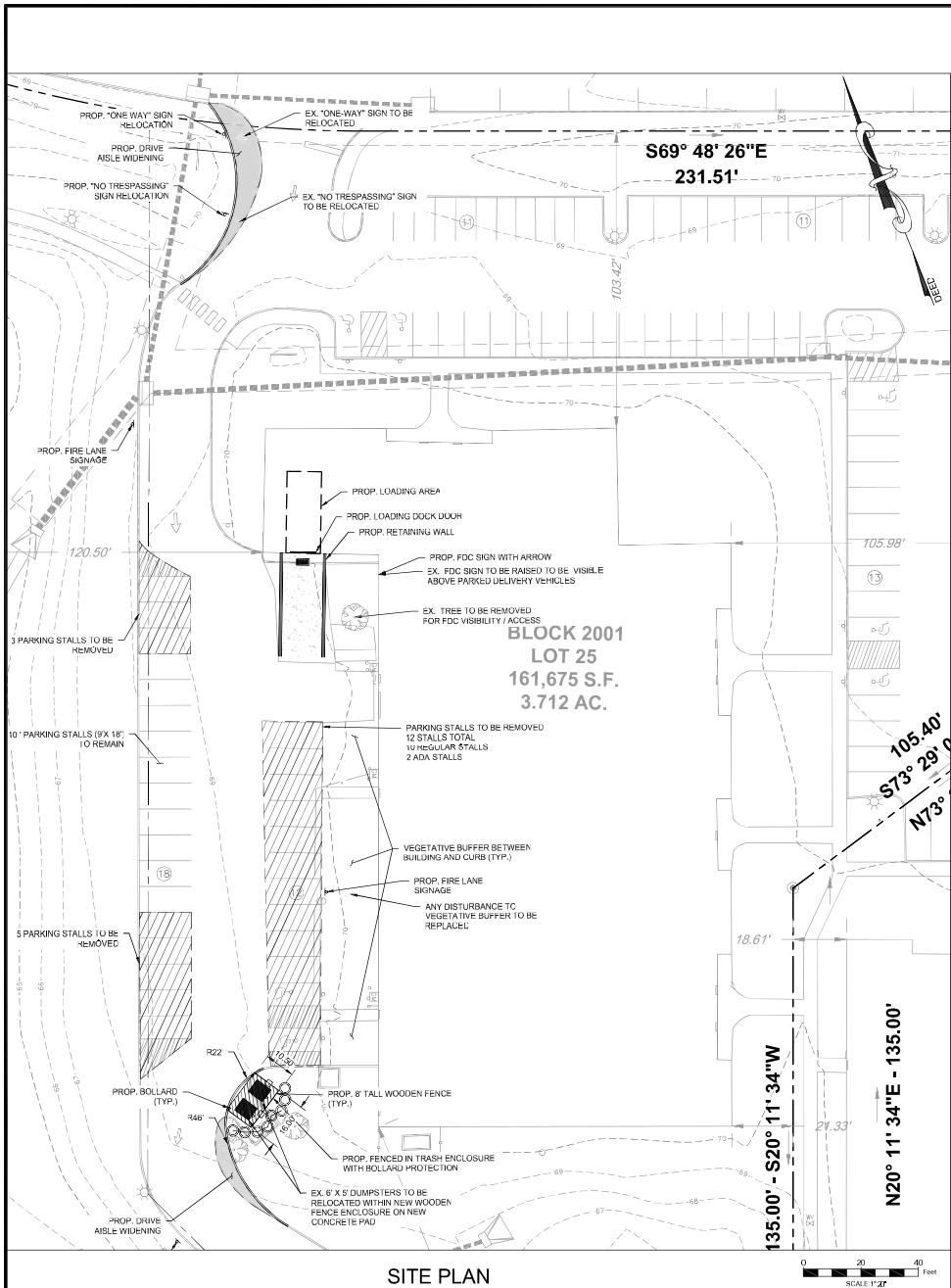
COVER SHEET

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

1



P23-01 PB Submission 04/07/23



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
STORAGE 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

**PARKING CALCULATION NOTES:**

1. ADA PARKING SPACES SUBJECT TO REVIEW AND APPROVAL OF THE TOWNSHIP CONSTRUCTION OFFICIAL
2. LOTS 25, 26, & 27 HAVE A SHARED ACCESS AND PARKING AGREEMENT. PARKING STALLS ARE SHARED THROUGHOUT THE SITE.

**NOTES:**

1. EXISTING OVERHEAD DOOR TO REMAIN AND BE OPERATIONAL. WILL HANDLE DELIVERIES AND PICKUPS FOR VANS/BOX TRUCKS.
2. 20 STALLS ARE TO BE REMOVED.
3. SITE WILL RECEIVE MULTIPLE DELIVERIES PER WEEK.
4. PRIMARY DELIVERY VEHICLE WILL BE A BOX TRUCK (SU-40).
5. ONE DELIVERY PER MONTH WILL ARRIVE ON FULL SIZE TRUCK (WB-62) AFTER BUSINESS HOURS DURING EARLY EVENING.
6. 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.
7. ALL NEW MUTED SIGNS 4 SHALL USE THE TOWNSHIP'S PRINCETON FORESTAL CENTER SIGN TYPE B. SEE DETAIL SH-16
8. 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

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E&LP

WEST VAN STREET	1658 BURDGE DR NE	05829
PH: 905-838-0541	FAX: 905-333-4572	
A PROFESSIONAL ASSOCIATION		
CERTIFICATE OF AUTHORIZATION NO: 24AG0301400X EXP: 03/10/2024		
REVISIONS PER DPH COMMENTS	DNM	03/27/23
REVISIONS PER P & Z COMMENTS	JMK	03/24/23
REVISIONS PER P & Z COMMENTS	JMK	03/08/23
REVISIONS PER TOWNSHIP COMMENTS	DNH	12/20/22
REVISIONS PER TOWNSHIP COMMENTS	DNH	11/16/22
REVISION	REV	DATE

03/27/2023 \_\_\_\_\_  
DATE   
KELLEY F. O'SULLIVAN  
PROFESSIONAL ENGINEER

TO: FLS/0164-1000000000000000  
N.J.P.E. NO: 24GE05441900

PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY

## SITE, GRADING, & DRAINAGE PLAN

## DRAINAGE PLAN

3 NO.: 0222025 DRAWING NO.:

AS SHOWN

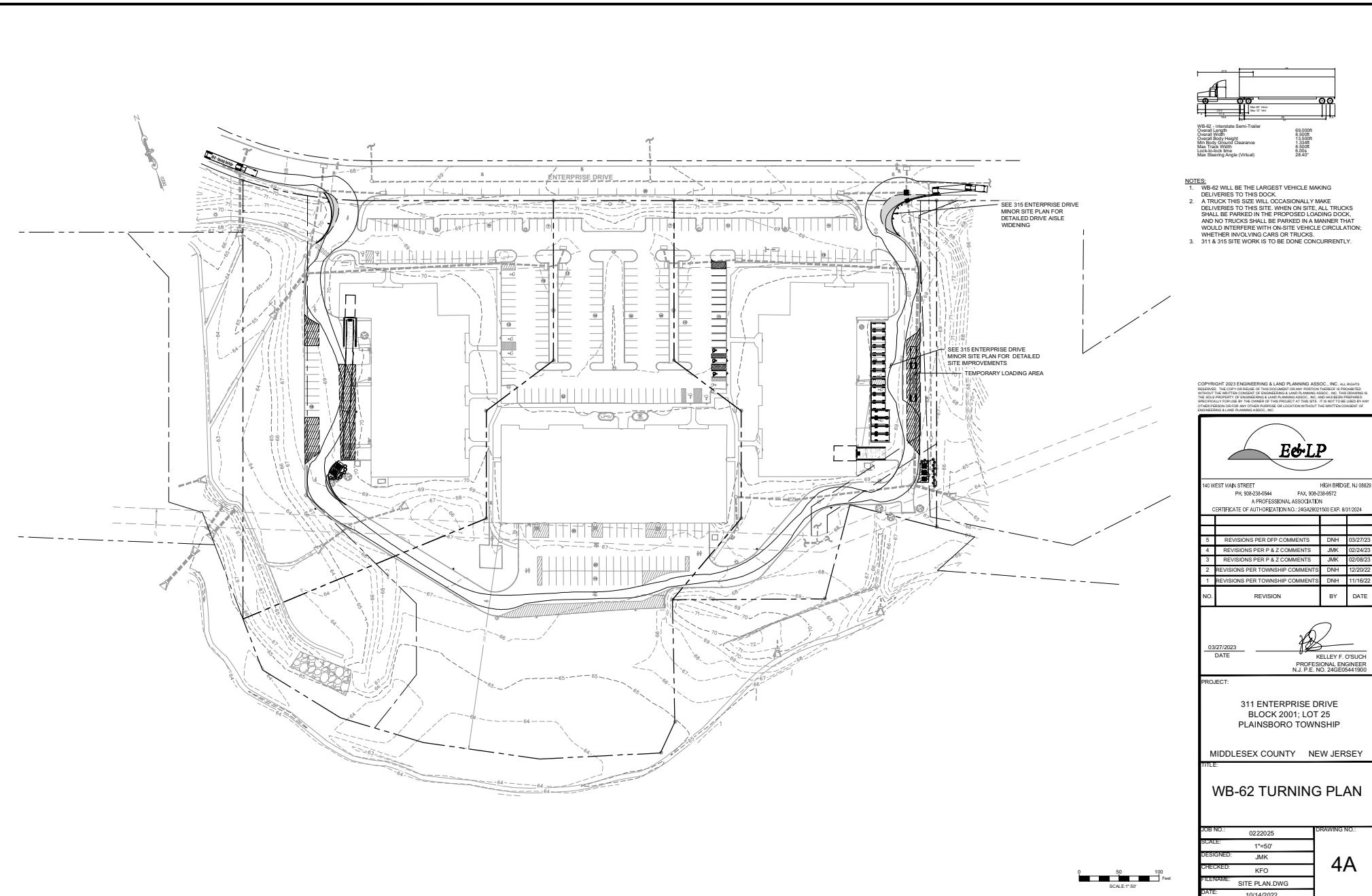
SIGNED:	JMK
RECHECKED:	KFG

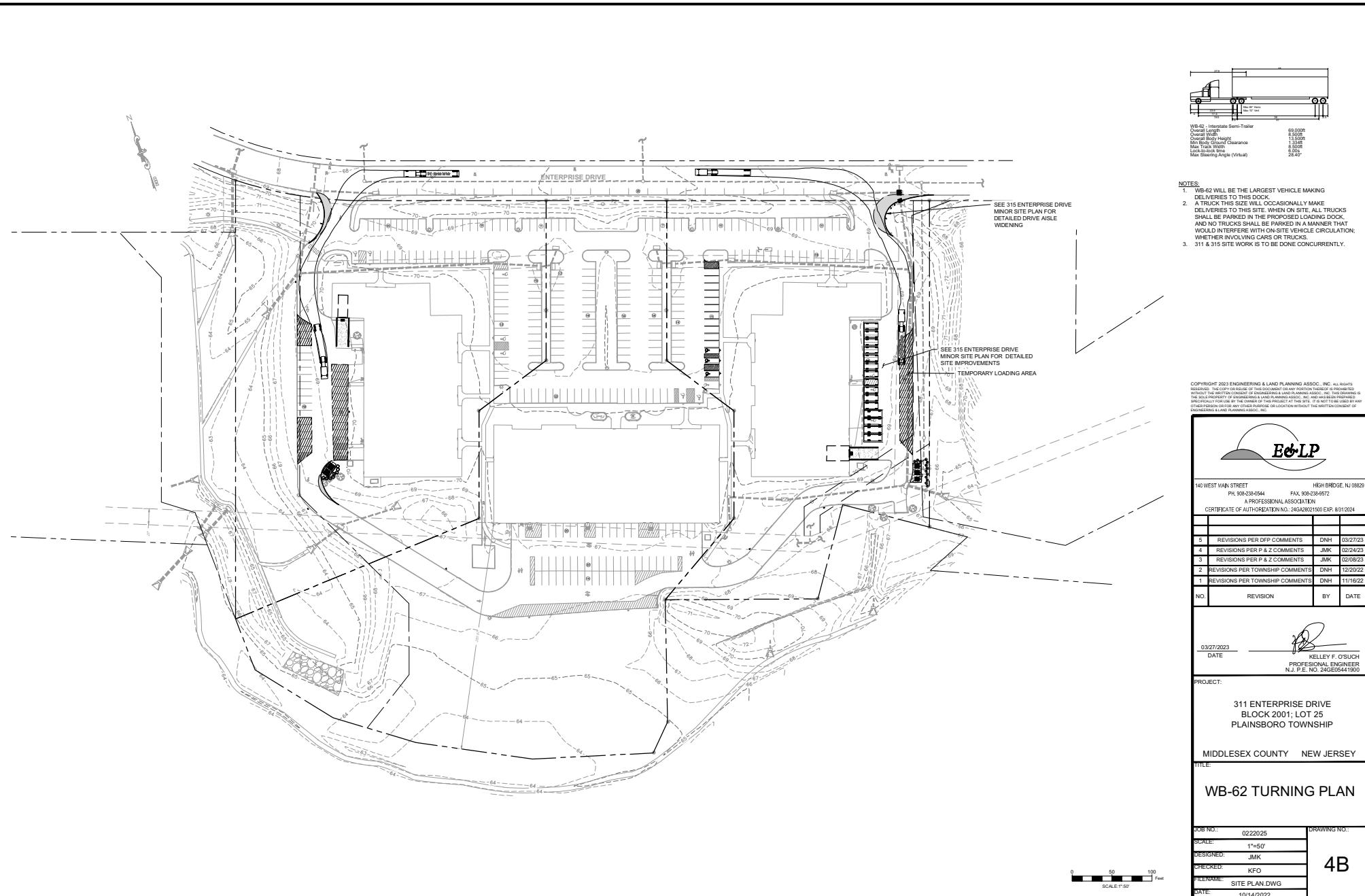
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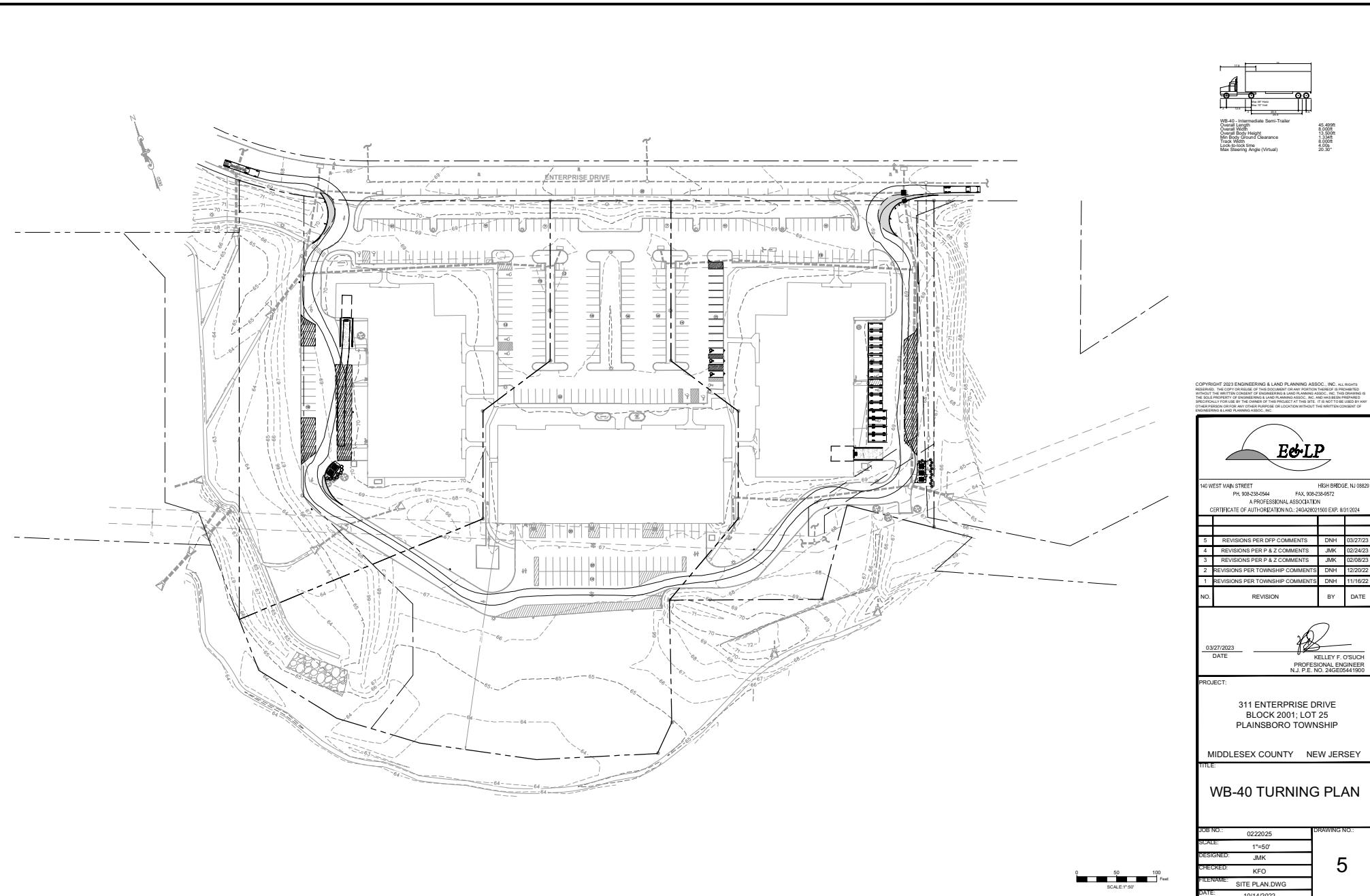
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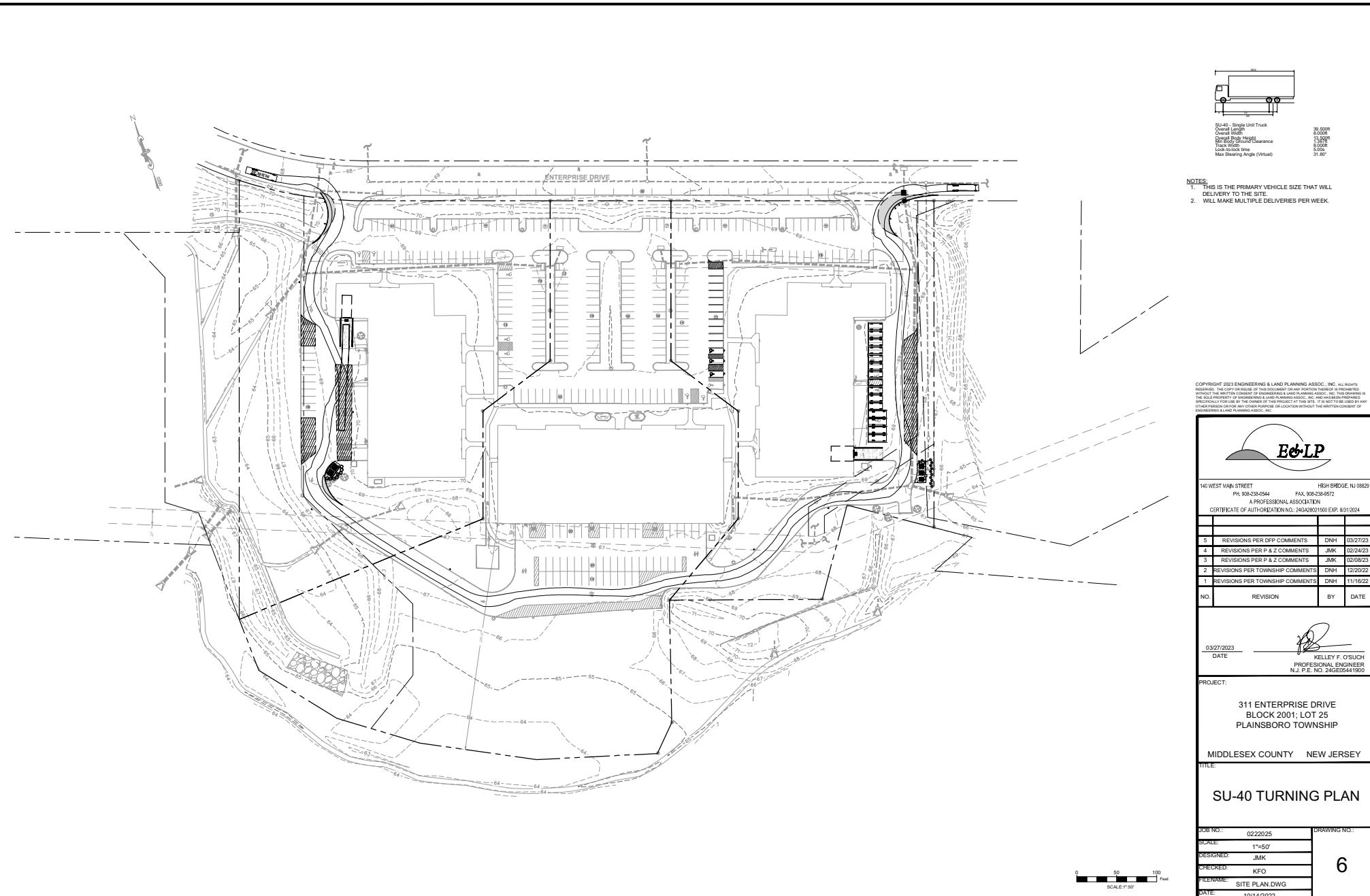
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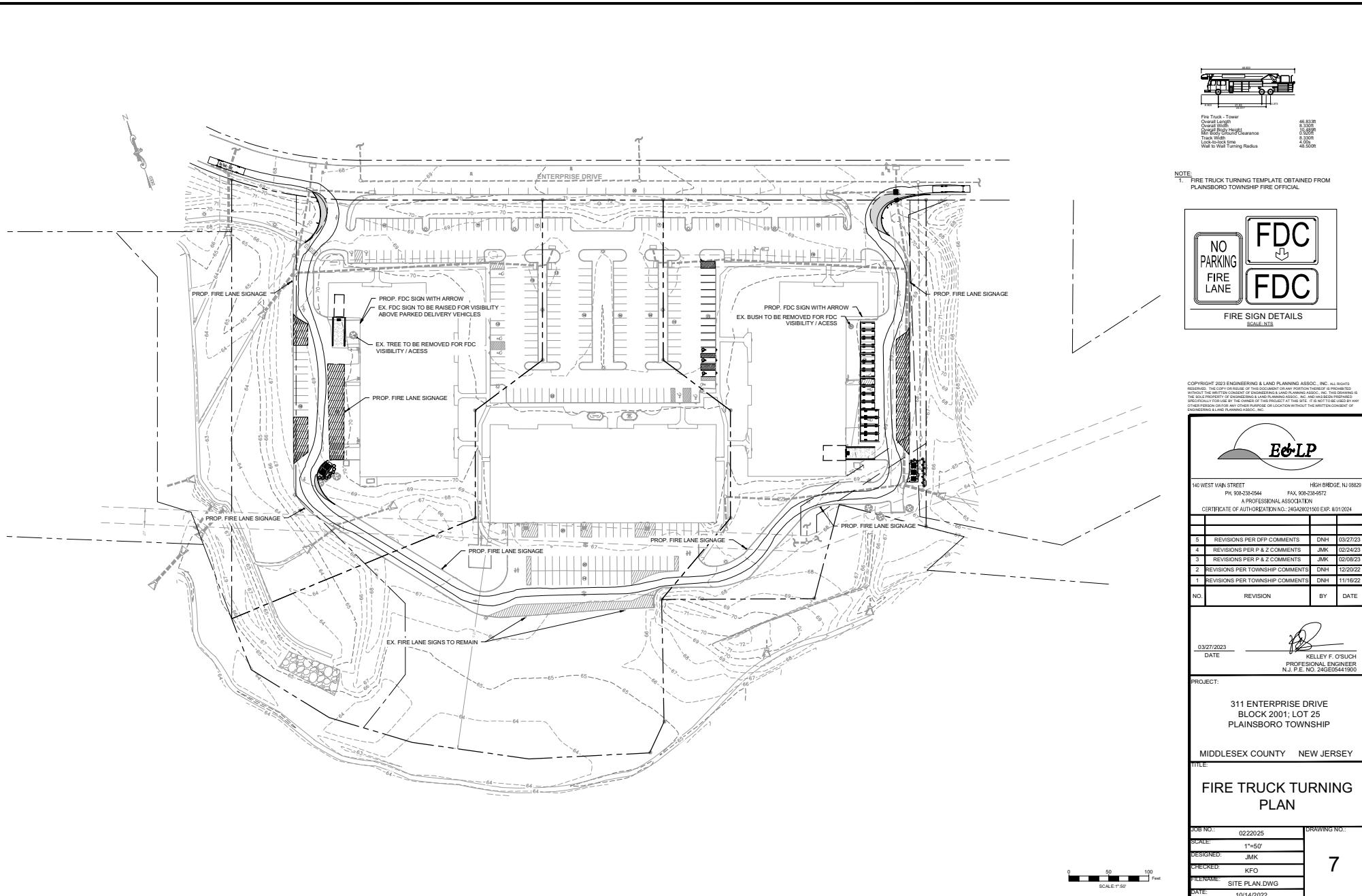
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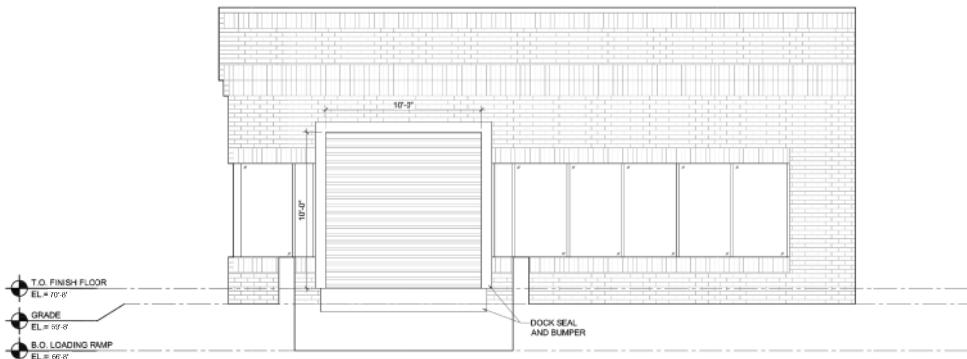










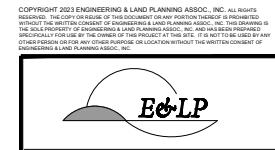
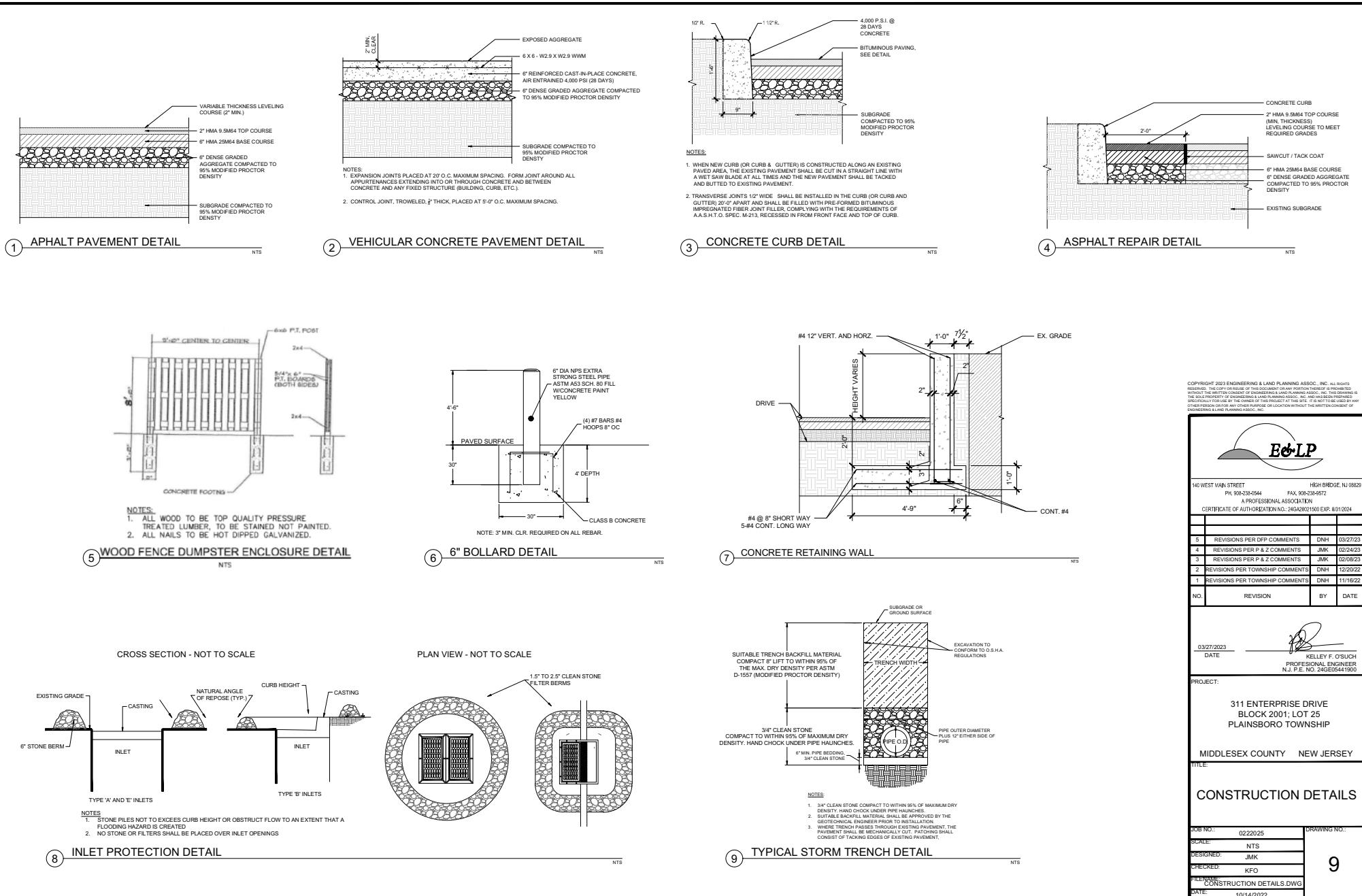


NOTE:  
1. ELEVATION DRAWING SHOWN FOR ILLUSTRATION PURPOSES ONLY. SEE ARCHITECTURAL PLANS FOR DETAILED DESIGN.

## 1. LOADING DOCK DOOR ELEVATION

N

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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829  
PH. 908-235-0541 FAX. 908-235-0572  
A PROFESSIONAL CORPORATION

CERTIFICATE OF AUTHORIZATION NO: 24GA2020100 EXR 8/31/2024

NO.	REVISION	BY	DATE
5	REVISIONS PER DFP COMMENTS	DNH	03/27/23
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

03/27/2023  
KELLEY F. OSUCH  
PROFESSIONAL ENGINEER  
N.J. P.E. NO. 24G2020100  
PROJECT:

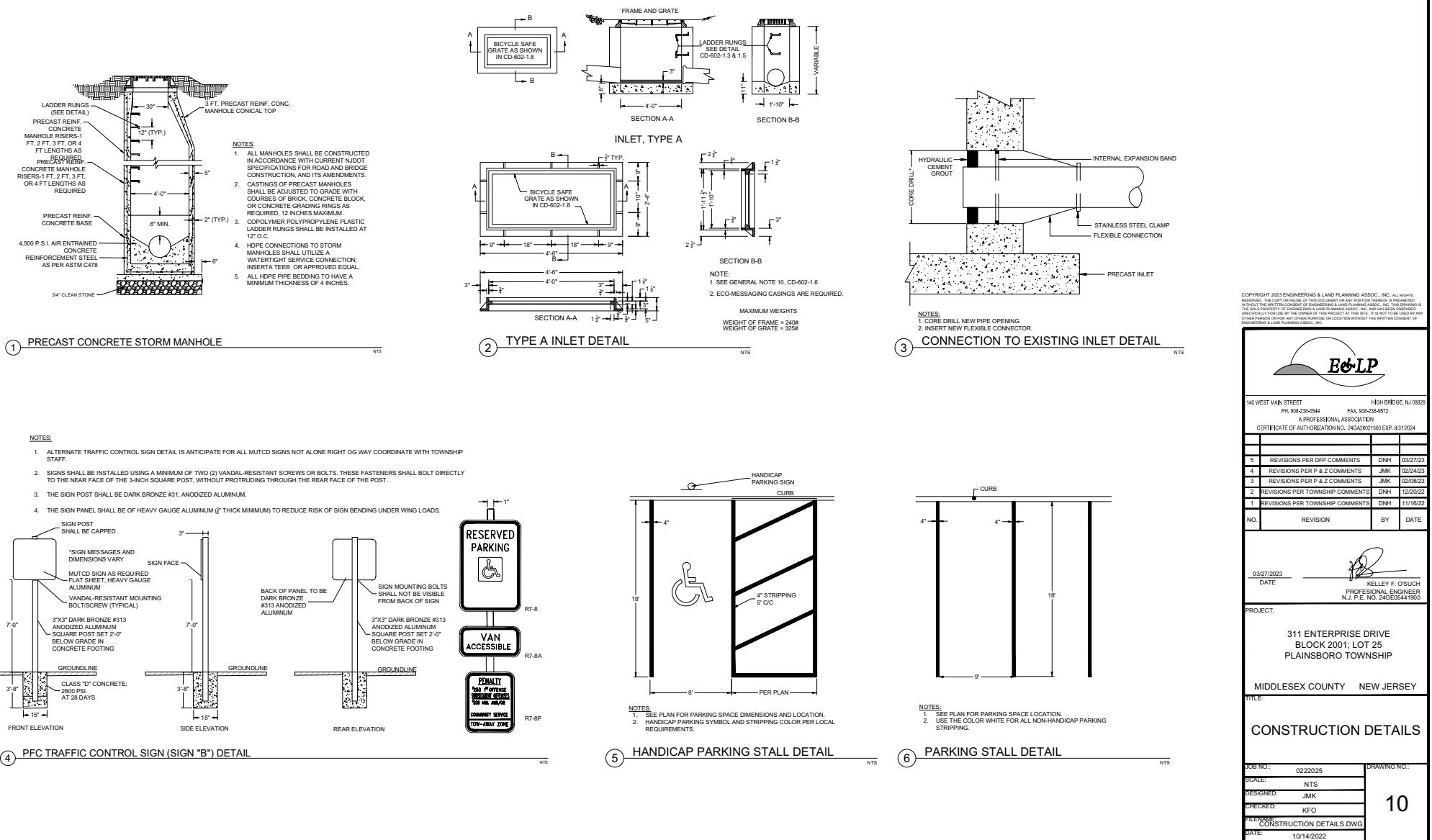
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP

MIDDLESEX COUNTY NEW JERSEY

**CONSTRUCTION DETAILS**

JOB NO.:	0220205	DRAWING NO.:	
SCALE:	NTS		
DESIGNED:	JMK		
CHECKED:	KFO		
FILED:	CONSTRUCTION DETAILS.DWG		
DATE:	10/14/2022		

**9**



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CERTIFICATE OF AUTHORIZATION NO.: 24GA2021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE
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03/27/2023   
DATE KELLEY F. O'SUCH  
PROFESSIONAL ENGINEER  
N.J. P.E. NO. 24GE05441900

PROJECT:  
311 ENTERPRISE DRIVE  
BLOCK 2001; LOT 25  
PLAINSBORO TOWNSHIP  
  
MIDDLESEX COUNTY NEW JERSEY

**CONSTRUCTION DETAILS**

## CONSTRUCTION DETAILS

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