

**Plainsboro Plaza Owner, LLC
Application For Preliminary and Final Major Site Plan
Block 1602, Lot 5
10 Schalks Crossing Road**

LIST OF EXHIBITS

- A-1 Site Vicinity Aerial
- A-2 Rendered Overall Site Plan
- A-3 Enlarged Rendered Site Plan
- A-4 Lighting Plan
- A-5 Architectural Elevation with Building Mounted Lighting, front
- A-6 Architectural Elevation with Building Mounted Lighting, rear

Applicant reserves the right to mark additional exhibits at the hearing.



<u>EXISTING LEGEND</u>	<u>PROPOSED LEGEND</u>
○ LIGHT STANDARD	 PAVEMENT MARKING
○ SANITARY MANHOLE	
○ HANDICAP PARKING SPACE	
— FENCE	 CONCRETE PATH/ SIDEWALK
— SOI	
— OUT-FLOW STRUCTURE	 PAVEMENT MILLING
— F.E.S.	 EDGE OF PAVEMENT
— STORM MANHOLE	
— FIRE HYDRANT	 CURB
— "B" INLET	 FLUSH CURB
— MEDIAN WALL	 PARKING STRIP (HARPIN)
— CURB DEPRESSION	 HANDICAP SYMBOL
— INLET TRANSFORMER	 TRAFFIC SIGN
— "A" INLET	
— GAS VALVE	
— WATER VALVE	
— CURB	
— — — PARKING STRIPE	 TRAFFIC SIGN
— — — 150' CONTOUR	

ZONING DATA:
TAX SHEET 16, BLOCK 1602, LOTS 5 AND 7
TAX SHEET 15, BLOCK 1508, LOT 7
ZONE: GB GENERAL BUSINESS

DESCRIPTION	CODE REQUIREMENTS	EXISTING LOTS 5 AND 7	LOTS 5 AND 7-APPROVED JUNE 10, 2014	PROPOSED BUILDING PAD FOR CHASE BANK
MINIMUM				
LOT AREA	25 ACRES	28.223± AC.	NO CHANGE	NO CHANGE
LOT FRONTAGE	425 FEET	± 905 FT.	NO CHANGE	NO CHANGE
LOT DEPTH	450 FEET	± 937 FT.	NO CHANGE	NO CHANGE
FRONT BUILDING SETBACK	¹	± 4.6 FT.	NO CHANGE	NO CHANGE
BACK BUILDING SETBACK	¹	± 71 FT.	NO CHANGE	NO CHANGE
SIDE BUILDING SETBACK (ONE SIDE ONLY)	¹	± 59 FT.	NO CHANGE	NO CHANGE
IMPROVEMENT SETBACK FROM PLAINSBORO RD.	100 FEET	N/A	N/A	N/A
MAXIMUM				
PAD SITE BUILDING FROM SCHALKS CROSSING RD.	5 FEET	4.6 FT.	NO CHANGE	NO CHANGE
LOT COVERAGE- BUILDINGS	20%	18.07%	NO CHANGE	18.39%
LOT COVERAGE- IMPROVEMENTS	65%	61.8% (±758,400 SF)	61.3% ² (±753,900 SF)	61.0% ³ (±749,700 SF)
FLOOR AREA RATIO	0.20	0.181 (±224,794 SF)	0.186 (±228,294 SF)	0.189 (±232,219 SF)
BUILDING HEIGHT	1 STORY (28 FT. OR 30 FT. FOR OFFICE)	± 27'6"	NO CHANGE	NO CHANGE

- NO CODE REQUIREMENT
- 2 BASED ON IMPERVIOUS AREAS OF LOT. EXISTING IMPERVIOUS AREA TOTALS 16,606 AC., PROPOSED
IMPERVIOUS AREA TOTALS 16,503 AC. YIELDING A NET DECREASE OF 0.103 AC. IN IMPERVIOUS AREAS.
- 3 6,400 S.F. OF NET IMPERVIOUS AREAS REMOVED

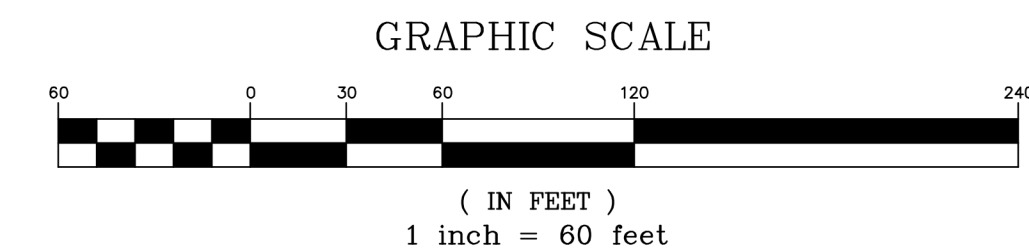
PARKING SCHEDULE:

PARKING DATA	REQUIREMENT ¹	REQUIRED	EXISTING ¹	PROVIDED
SHOPPING CENTER (EX.)	5.5 SPACES per 1000 s.f. GFA ² (228,294 x 5.5)	1256*	984	1030**
PROPOSED BANK	1 SPACE FOR EVERY 250 S.F. -- 3478/250 ²	14		-75
LANDBANKED SPACES		-	-	-8
TOTAL SPACES	(228,294 x 5.5) + (3,478/250)	1266	1030	947

HANDICAPPED PARKING	REQUIREMENT	REQUIRED	EXISTING	PROVIDED
LOTS 5 AND 7	ONE FOR FIRST 15 SPACES + ONE FOR EVERY 30 SPACES AFTER ³	35	39	41

VAN-ACCESSIBLE	REQUIREMENT	REQUIRED	EXISTING	PROVIDED
LOTS 5 AND 7	1/6 x H/C PROVIDED ⁴	8	8	9

- * CURRENT CONDITIONS
- 1 EXISTING PARKING COUNT VARIANCE FROM PREVIOUSLY-APPROVED SITE PLAN OF PLAINSBORO SHOPPING PLAZA; APPROVED PER RESOLUTION PB 13--11, PLAINSBORO TOWNSHIP PLANNING BOARD, FEBRUARY 18, 2014 AND RESOLUTION PB 00--02, APPROVED AUGUST 21, 2000.
- 2 PER PLAINSBORO TOWNSHIP CODE SECTION 85--44, MINIMUM NUMBER OF PARKING SPACES FOR SHOPPING CENTER IS 5.5 SPACES PER 1000 S.F. OF GFA.
- 3 PER N.J. BARRIER FREE / ADA REQUIREMENTS, A MINIMUM OF 2% OF TOTAL SPACES MUST BE HANDICAP--ACCESSIBLE SPACES (21 SPACES). PER PLAINSBORO TOWNSHIP CODE SECTION 96.36, A MINIMUM OF ONE SPACE FOR THE FIRST 15 SPACES AND AN ADDITIONAL SPACE FOR EVERY 30 SPACES AFTER MUST BE HANDICAP--ACCESSIBLE.
- 4 PER ADA REQUIREMENTS



Know what's below.
Call before you dig.

[illegible]

GENERAL LANDSCAPE NOTES

1. All landscaping shall be guaranteed for a minimum of 2 years from planting.
2. There are no proposed ground mounted HVAC or mechanical equipment. All HVAC equipment is roof mounted.
3. No topsoil shall be removed from the areas intended for lawn or open space unless it is required to provide minimum grading. Topsoil moved during the course of construction shall be redistributed within the site to provide at least 6 inches of cover to all areas of the site and shall be stabilized by seeding or planting. (85-25)
4. All disturbed areas shall be seeded per notes on Sheet L3.0 Planting Details.
5. All structures including walls, light footings and structural sign foundations are subject to review by the construction code official.
6. Landscape materials, location, distribution and quantities are subject to review and approval by Township staff.
7. Landscape maintenance for the shopping center is provided by the Applicant. Applicant currently has contracted with Brickman's current maintenance schedule in their contract with Applicant for the overall property. If more detail is needed then Applicant will provide this to Township Staff.
8. Care shall be taken not to negatively impact existing tree root systems. If existing trees die because of construction activity then within 2 years after the construction has been completed, they shall be replaced in another acceptable on-site location as directed by the Township staff.
9. Signage information is shown on the architect's plans, not on the landscape plans.
10. There is no existing irrigation system and no irrigation system is proposed.
11. Turf islands will be mowed.
12. Existing landscape (shrub beds) indicated to remain that are disturbed by construction shall be replaced.

Versions		
No.	Date	Description
1	8/16/2023	OWNER REVIEW
2	10/10/2023	FILE SITE PLAN
3	11/20/2023	REV FOR PLANNING BOARD



Stearns
STEARNS ASSOCIATES LLC
15 Williamson Lane
Lambertville, NJ 08530-3518
T: 609-397-1880

Certificate of Authorization
21M160000900

Thomas Stearns
D. Thomas Stearns
NJ Licensed Landscape Architect
Signature and Seal
Professional License Number
NJAS00512

Applicant:
AO PLAINSBORO, LLC
c/o Onyx Equities, LLC
900 Route 9 North, Suite 301
Woodbridge, NJ 07095
732-362-8800

Application Number: P23-04

Project
CHASE BANK PAD SITE
Plainsboro Plaza
10 Shalks Crossing Road
Block 1602, Lot 5, 27.22 Acres
PLAINSBORO TOWNSHIP
MIDDLESEX COUNTY, NJ

Sheet Title
**OVERALL
SITE PLAN**

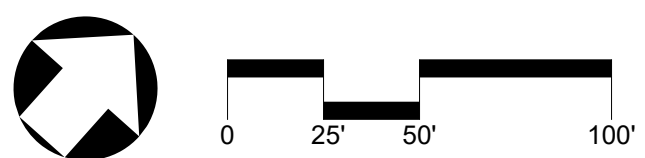
Scale AS SHOWN	Drawn KRIKS	Project No. X
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Sheet No.
L1.1

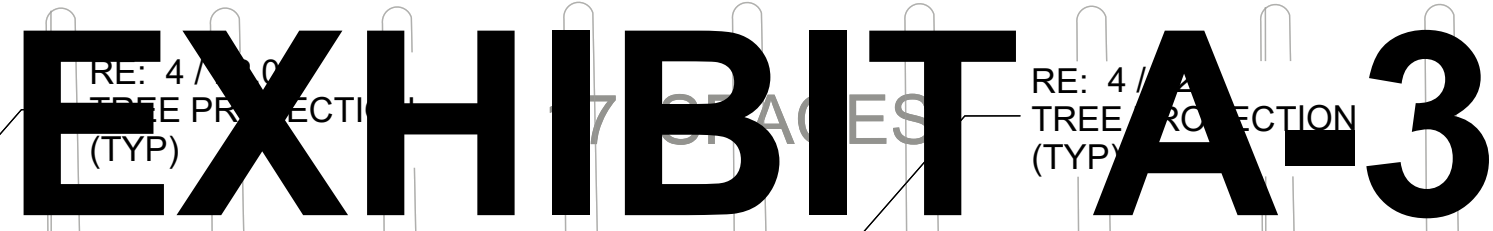
LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB PLANTINGS
- PROPOSED RAINGARDEN PLANTINGS
- PROPOSED GROUND COVER
- PROPOSED PERENNIALS / ANNUALS
- PROPOSED LAWN AREA
- NOTE: ALL DISTURBED AREAS TO BE SEED.
- TREE PROTECTION FENCE

EXHIBIT A-2



Plant Deer-Resistance Key*	
Rating	
A	Rarely Damaged
B	Seldom Severely Damaged
C	Occasionally Severely Damaged



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PLANTING PLAN ENLARGED

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	7	B	BACK-BACK	16000	0.720	Ruud-AC440-Double-250W
	3	HAD	SINGLE	N.A.	1.000	Hadco TX0364-G3-3-730-9
	2	ME	SINGLE	N.A.	1.000	McGraw Edison GLEON-SA2C-730-U-RW
	6	LF	SINGLE	1653.41	1.000	LF Bulet 3499BB12-804032
	5	CLC	SINGLE	N.A.	1.000	Cooper Lantana Canister 9004-W1-[RW, RJ]-LED4080-W-BK-L1-UNV
	2	CLW2	SINGLE	N.A.	1.000	CLW2 Cooper wall pack XTOR6B-Y

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.98	31.3	0.0	N.A.	N.A.

Note: The Calculations Summary above is for the overall calculation area shown on plan below, which includes existing fixtures. The minimum footcandles in parking areas around the bank are 0.5 fc.

Lighting Notes

- The existing light fixtures are RUUD (B) 250-watt double fixture metal halide lamps on 25-foot-high poles, these are approximately over 30 years old and installed when the shopping center was originally built circa 1985-1989. Two of those existing fixtures are being removed and replaced with two of the Cooper McGraw Edison Gleon Galleon LED fixture on 25-foot-high poles. These are new LED fixtures and not the same metal halide fixtures used per the last revised plan in 2014.
- There will be 3 decorative pedestrian scale HADCO Hagerstown pole mounted fixtures at 14 feet high in front of the bank on a Holophane North Yorkshire ornamental aluminum pole.
- Building lighting consists of 6 LF Bulet canopy lights, 5 Cooper Lantana canister lights and 2 Cooper wall pack lights. See drawings L4.1 and L4.2 for architectural elevations showing the building lights.
- Light levels on the drives and parking aisles adjacent the bank are at 0.5 fc minimum. We have over 2.0 fc on the cross walk to the southwest of the bank.
- Light fixture symbols are enlarged for clarity.
- See drawing L4.2 for light details and L4.3 and L4.4 for manufacturer cut sheets.
- All proposed light fixtures shall be set back 3' from proposed curbs to prevent vehicle / pole conflicts.
- Lights are on photocells, so lights will be on dusk to dawn.
- All site lighting electrical distribution lines shall be underground.

FIXTURE KEY ISOFOOTCANDLE DIAGRAMS

SCALE: 1" = 40'
(SEE LUMINAIRE SCHEDULE FOR DESCRIPTIONS)

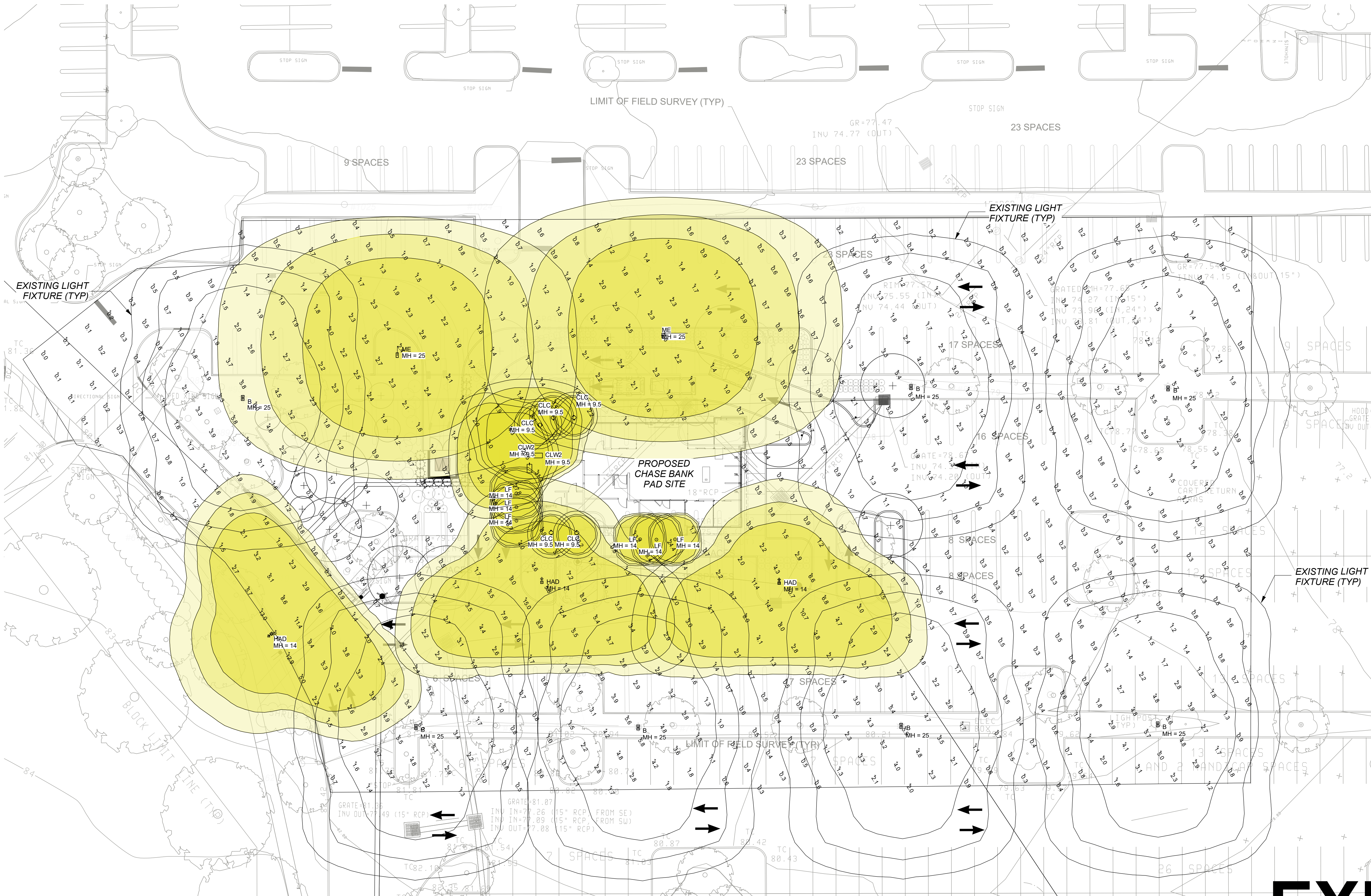
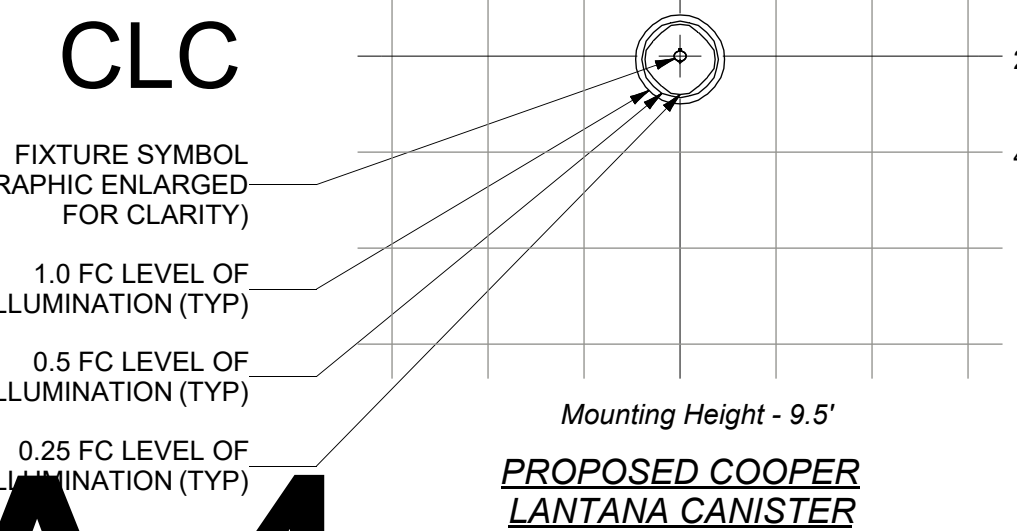
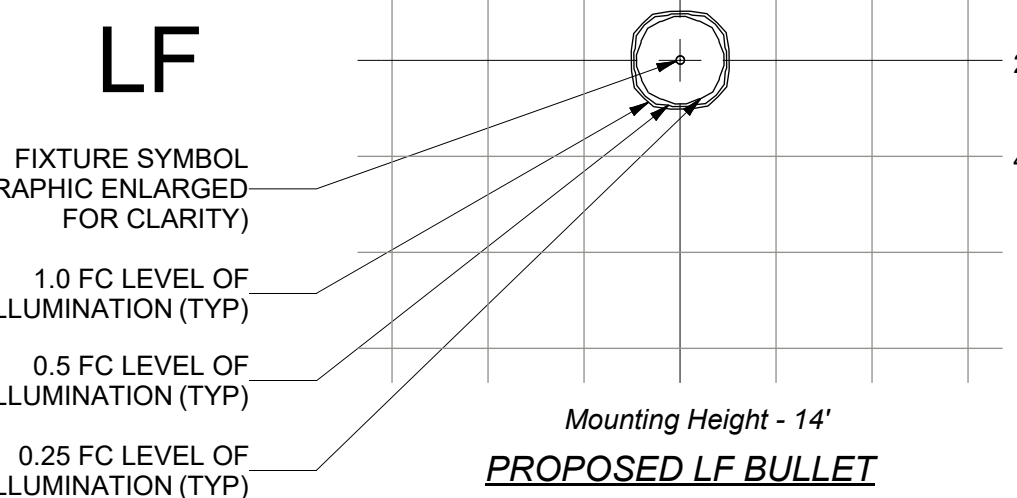
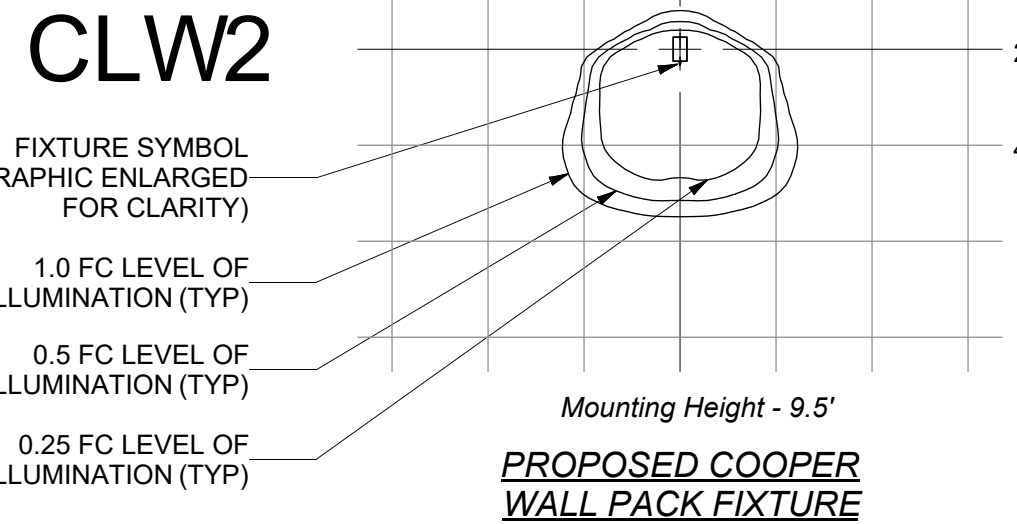
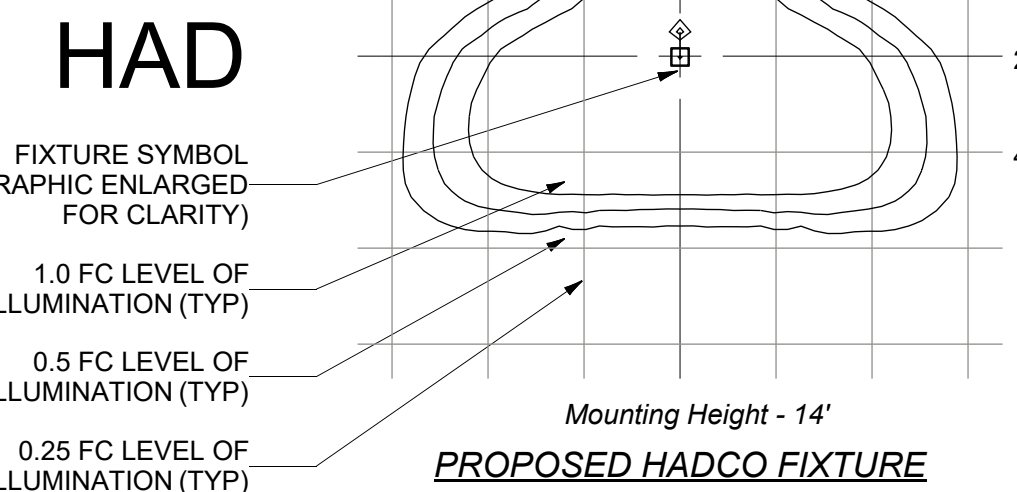
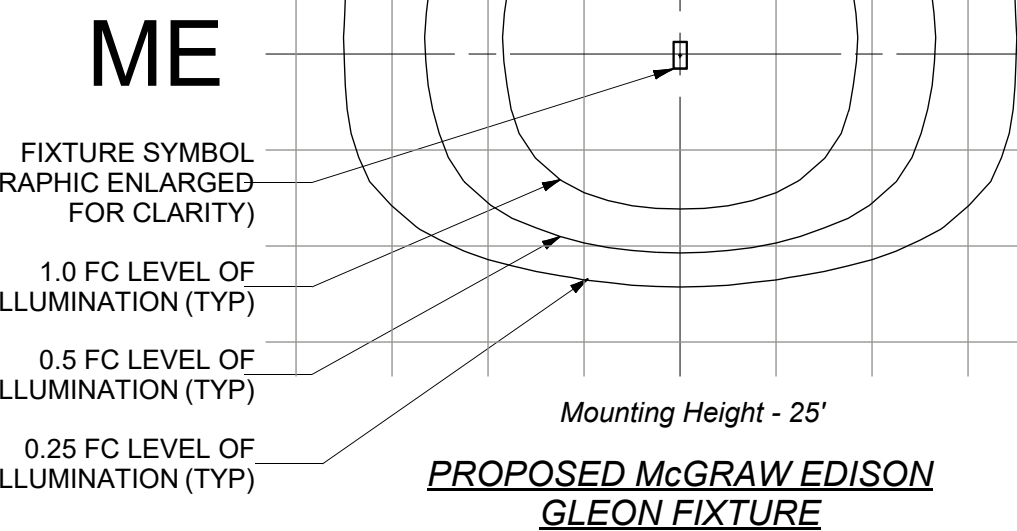
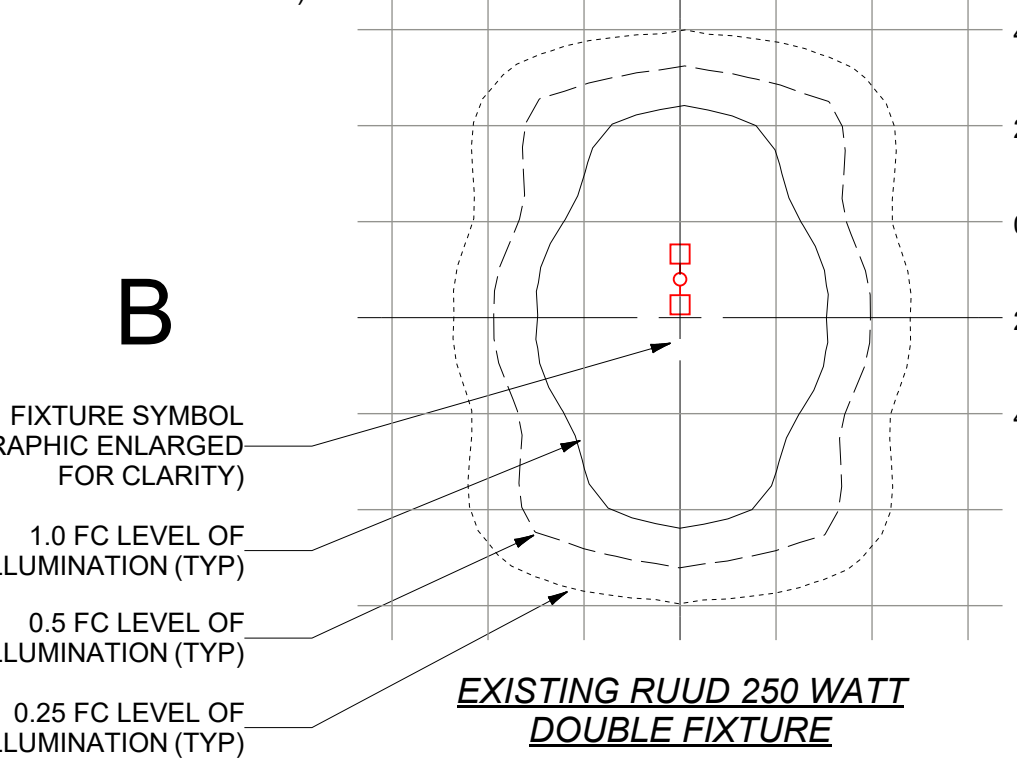
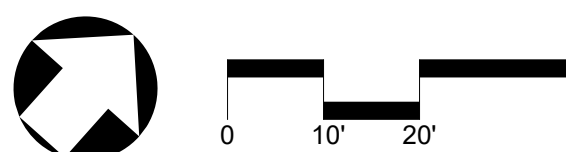


EXHIBIT A-4



Versions

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Sheet Title

LIGHTING PLAN

Scale
AS SHOWN

Drawn
KR/KS

Project No.
X

L4.1

Versions		
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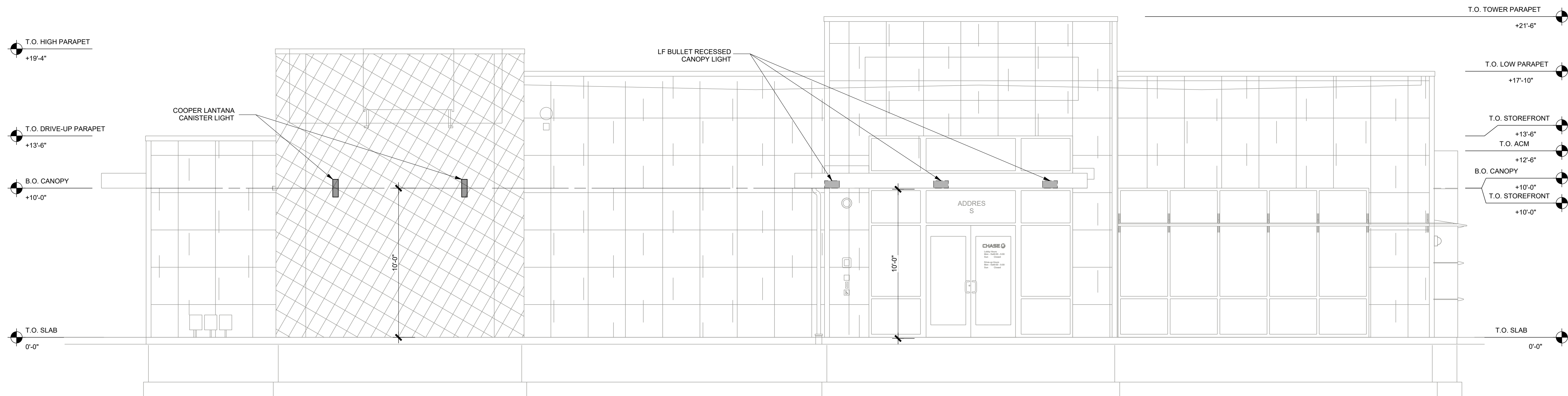
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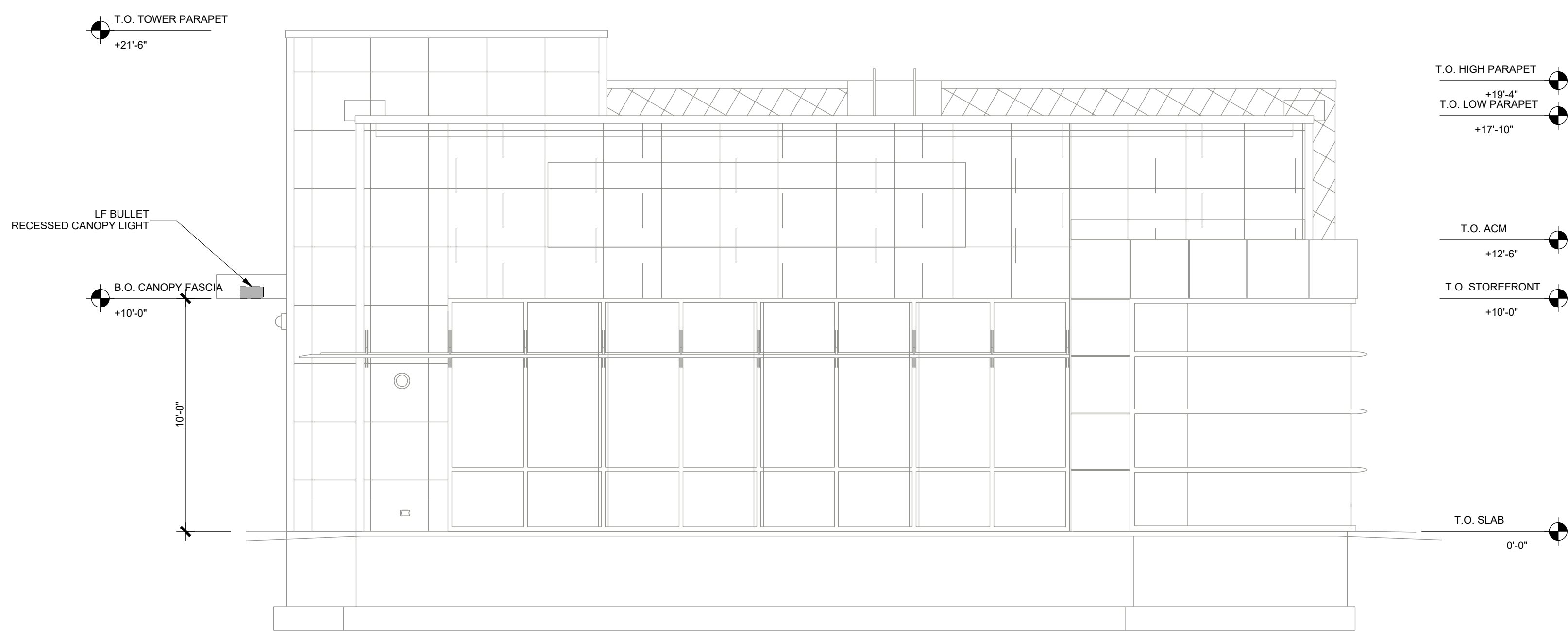
Sheet Title
**ARCHITECTURAL
ELEVATIONS
FOR BUILDING LIGHTING**

Scale	Drawn	Project No.
AS SHOWN	KR/KS	X
Sheet No.		

L5.1



1 Main Entry Elevation - Canister Lights and Canopy
SCALE: 1/4"=1'-0"



2 End Elevation
SCALE: 1/4"=1'-0"

NOTE:
Architectural elevations are provided to
show building light fixtures only.

EXHIBIT A-5

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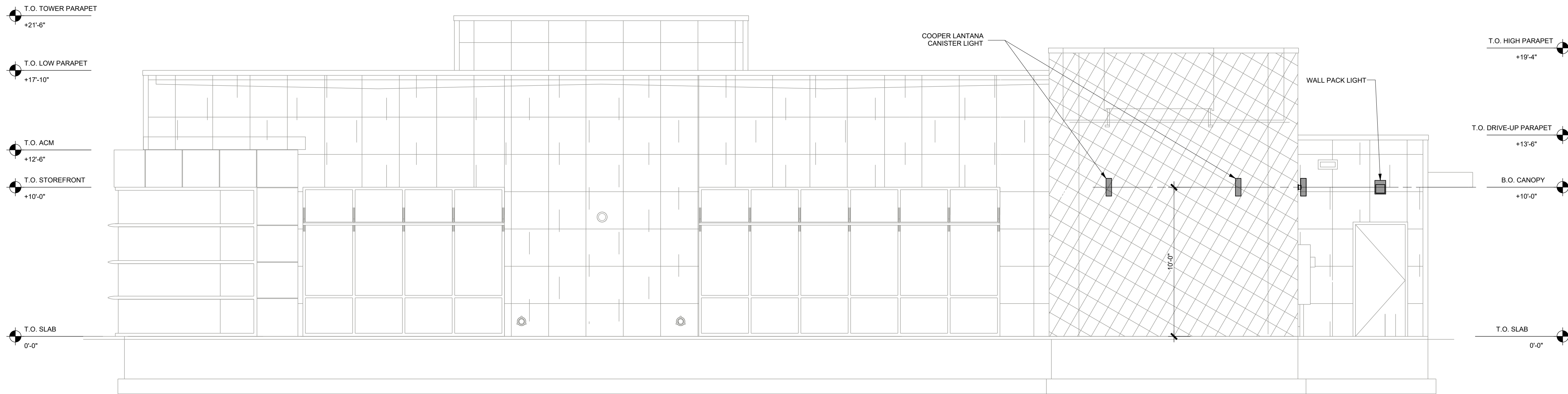
Sheet Title

ELEVATIONS

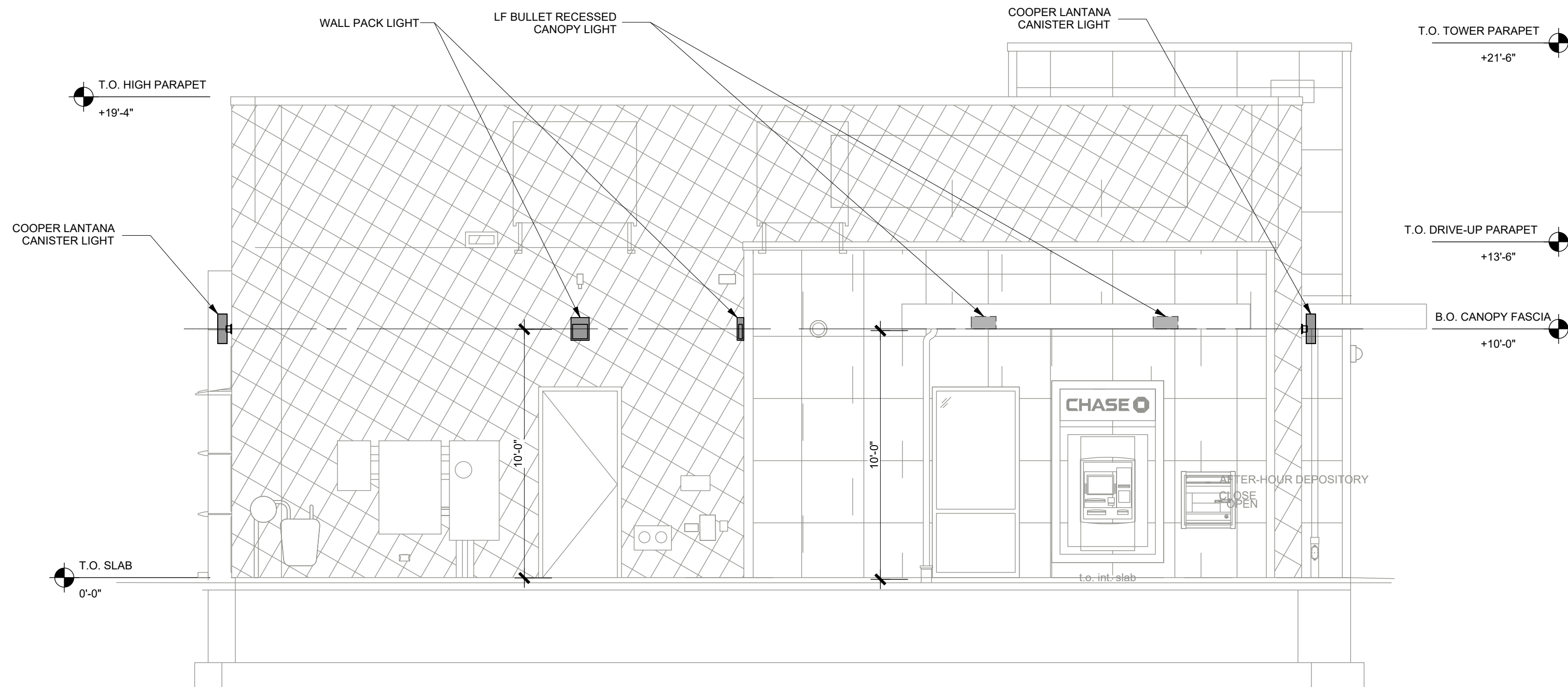
Scale AS SHOWN Drawn KR/KS Project No. X

Sheet No.

L5.2



1 Rear Elevation
SCALE: 1/4"=1'-0"



2 B.O.H. End Elevation
SCALE: 1/4"=1'-0"

NOTE:

Architectural elevations are provided to
show building light fixtures only.

EXHIBIT A-6