van note - harvey
Division of Pennoni
103 College Road East
Princeton, New Jersey 08540
609-987-2323 Fax: 609-987-0005
www.vannoteharvey.com

van note-harvey
division of pennoni

TRANSMITTAL

TO: Jessica Albrecht, Esq.
Faegre Drinker Biddle & Reath LLP
105 College Road East
Princeton, NJ 08542

DATE: April 3, 2025
JOB #: PRFOV23001

RE: PFV Residential Development
Site Plan Submission

VIA: Hand Delivery / Email (jessica.peslak@faegredrinker.com)

NO. OF COPIES	SHEET #	DESCRIPTION	DATE	REVISION
Four (4) Full Size and Twelve (12) 11"x17" sets of the following plans				
4 & 12	CE-1	Cover Sheet	07/18/2024	1/10/2025
4 & 12	CE-2	Vicinity Plan and Key Map	07/18/2024	1/10/2025
4 & 12	CE-3	Existing Conditions Survey	07/18/2024	-
4 & 12	CE-4	Existing Conditions Survey	07/18/2024	-
4 & 12	CE-5	Final Major Subdivision Plan	08/23/2024	-
4 & 12	CE-6	Overall Site Demolition Plan	07/18/2024	1/10/2025
4 & 12	CE-7	Overall Site Plan	07/18/2024	03/27/2025
4 & 12	CE-8	Site Layout Plan 1	07/18/2024	03/27/2025
4 & 12	CE-9	Site Layout Plan 2	07/18/2024	03/27/2025
4 & 12	CE-10	Site Grading Plan 1	07/18/2024	1/10/2025
4 & 12	CE-11	Site Grading Plan 2	07/18/2024	1/10/2025
4 & 12	CE-12	Site Drainage and Utility Plan 1	07/18/2024	1/10/2025
4 & 12	CE-13	Site Drainage and Utility Plan 2	07/18/2024	1/10/2025
4 & 12	CE-14	Sanitary Sewer Profiles	07/18/2024	1/10/2025
4 & 12	CE-15	Storm Sewer Profiles	07/18/2024	1/10/2025
4 & 12	CE-16	Soil Erosion and Sediment Control Plan 1	07/18/2024	1/10/2025
4 & 12	CE-17	Soil Erosion and Sediment Control Plan 2	07/18/2024	1/10/2025
4 & 12	CE-18	Soil Erosion and Sediment Control Notes	07/18/2024	1/10/2025
4 & 12	CE-19	Soil Erosion and Sediment Control Details	07/18/2024	1/10/2025
4 & 12	CE-20	Construction Details 1	07/18/2024	1/10/2025
4 & 12	CE-21	Construction Details 2	07/18/2024	1/10/2025
4 & 12	CE-22	Construction Details 3	07/18/2024	1/10/2025
4 & 12	CE-23	Site Circulation Plan	07/18/2024	1/10/2025
4 & 12	EXB-P1	Residential Surface Parking Exhibit	04/02/2025	01/10/2025
4 & 12	C-1	Cover Sheet	10/10/2024	1/7/2025
4 & 12	A-1	Existing Aerial Site Plan	10/10/2024	1/7/2025

NO. OF COPIES	SHEET #	DESCRIPTION	DATE	REVISION
4 & 12	A-2	Concept Building Plans	10/10/2024	1/7/2025
4 & 12	A-3	Concept Building Plans	10/10/2024	1/7/2025
4 & 12	A-4	Concept Building Plans	10/10/2024	1/7/2025
4 & 12	A-5	Concept Building Plans	10/10/2024	1/7/2025
4 & 12	A-6	Concept Building Plans	10/10/2024	1/7/2025
4 & 12	A-7	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-8	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-9	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-10	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-11	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-12	Concept Building Elevations	10/10/2024	1/7/2025
4 & 12	A-13	Illustrative Perspective	10/10/2024	1/7/2025
4 & 12	A-14	Illustrative Perspective	-	1/7/2025
4 & 12	A-15	Illustrative Perspective	-	1/7/2025
4 & 12	A-16	Illustrative Perspective	-	1/7/2025
4 & 12	A-17	Illustrative Perspective	-	1/7/2025
4 & 12	A-18	Illustrative Perspective	-	1/7/2025
4 & 12	L-0	Cover Sheet	10/10/2024	1/7/2025
4 & 12	L-1	Landscape Site Plan	10/10/2024	1/10/2025
4 & 12	L-2	Landscape Plan – Building A	10/10/2024	1/10/2025
4 & 12	L-3	Landscape Plan – Building B	10/10/2024	1/10/2025
4 & 12	L-4	Landscape Plan – Building C	10/10/2024	1/10/2025
4 & 12	L-5	Site Model Images – Building A	10/10/2024	1/10/2025
4 & 12	L-6	Site Model Images – College Road W/Intersection	10/10/2024	1/10/2025
4 & 12	L-7	Site Model Images – Amenity Courtyard	10/10/2024	1/10/2025
4 & 12	L-8	Site Model Images – Amenity Courtyard	10/10/2024	1/10/2025
4 & 12	L-9	Site Model Images – Amenity Courtyard	10/10/2024	1/10/2025
4 & 12	L-10	Lighting Plan	10/10/2024	1/10/2025
4 & 12	L-10A	Lighting Details	10/10/2024	1/10/2025
4 & 12	L-11	Site Details	10/10/2024	1/10/2025
4 & 12	L-12	Site Details	10/10/2024	1/10/2025
4 & 12	L-13	Site Details	10/10/2024	1/10/2025
4 & 12	L-14	Planting Details and Notes	10/10/2024	1/10/2025

REMARKS: Attached please find the above materials for your Site Plan submission. If you have any questions, please contact this office.

Van Note-Harvey
Division of Pennoni

Ralph A Petrella P.E.
Division Manager

WDV/mem

U:\ACCOUNTS\PRFOV\PRFOV23001\DELIVERABLES\01092025 SUBMISSION RAP\TRANSMITTAL PELSAKI 01092025.DOCX
ec w/encl.: RAP / WDV

AMENDED PRELIMINARY/FINAL SITE & SUBDIVISION
OF
NEW RESIDENTIAL COMMUNITY
AT
PRINCETON FORRESTAL VILLAGE

BLOCK 104, LOTS 1.03, 1.04, 1.07 AND 1.05
TAX MAP SHEET NO. 1 PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

OWNER/APPLICANT:

PFV HOLDINGS, LLC
A DELAWARE LIMITED LIABILITY COMPANY AT
LINQUE MANAGEMENT COMPANY, INC
(AS TO LOT 1.05)
C/0 M LINCOLN EQUITIES GROUP
1 MEADOWLANDS PLAZA, SUITE 803
EAST RUTHERFORD, NEW JERSEY 07073

PFV HOLDINGS LAND, LLC
A DELAWARE LIMITED LIABILITY COMPANY AT
LINQUE MANAGEMENT COMPANY, INC.
(AS TO LOT 1.06 AND 1.07)
C/0 M LINCOLN EQUITIES GROUP
1 MEADOWLANDS PLAZA, SUITE 803
EAST RUTHERFORD, NEW JERSEY 07073

ATTORNEY:

DRINKER BIDDLE & REATH, LLP 105 COLLEGE ROAD EAST, SUITE 300
PRINCETON, NEW JERSEY 08542

ARCHITECT:

MINNO-WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NEW JERSEY 08530

LANDSCAPE ARCHITECT:

MELILLO BAUER CARMAN LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730

ENGINEER/SURVEYOR:

VAN NOTE-HARVEY DIVISION OF PENNONI
103 COLLEGE ROAD EAST, THIRD FLOOR
PRINCETON, NEW JERSEY 08540

TRAFFIC CONSULTANT:

LANGAN
1 UNIVERSITY SQUARE DRIVE, SUITE 110
PRINCETON, NJ 08540

SHEET INDEX

CIVIL ENGINEERING PLANS

SHEET NO.	TITLE
CE-1	COVER SHEET
CE-2	VICINITY PLAN AND KEY MAP
CE-3	EXISTING CONDITIONS SURVEY
CE-4	EXISTING CONDITIONS SURVEY
CE-5	FINAL MAJOR SUBDIVISION PLAN
CE-6	OVERALL SITE DEMOLITION PLAN
CE-7	OVERALL SITE PLAN
CE-8	SITE LAYOUT PLAN 1
CE-9	SITE LAYOUT PLAN 2
CE-10	SITE GRADING PLAN 1
CE-11	SITE GRADING PLAN 2
CE-12	SITE DRAINAGE AND UTILITY PLAN 1
CE-13	SITE DRAINAGE AND UTILITY PLAN 2
CE-14	SANITARY SEWER PROFILES
CE-15	STORM SEWER PROFILES
CE-16	SOIL EROSION AND SEDIMENT CONTROL PLAN 1
CE-17	SOIL EROSION AND SEDIMENT CONTROL PLAN 2
CE-18	SOIL EROSION AND SEDIMENT CONTROL NOTES
CE-19	SOIL EROSION AND SEDIMENT CONTROL DETAILS
CE-20	CONSTRUCTION DETAILS 1
CE-21	CONSTRUCTION DETAILS 2
CE-22	CONSTRUCTION DETAILS 3
CE-23	SITE CIRCULATION PLAN

ARCHITECTURAL PLANS

SHEET NO.	TITLE
C-1	COVER SHEET
A-1	EXISTING AERIAL SITE PLAN
A-2	CONCEPT BUILDING PLANS
A-3	CONCEPT BUILDING PLANS
A-4	CONCEPT BUILDING PLANS
A-5	CONCEPT BUILDING ELEVATIONS
A-6	CONCEPT BUILDING ELEVATIONS
A-7	CONCEPT BUILDING ELEVATIONS
A-8	CONCEPT BUILDING ELEVATIONS
A-9	CONCEPT BUILDING ELEVATIONS
A-10	CONCEPT BUILDING ELEVATIONS
A-11	ILLUSTRATIVE PERSPECTIVE
A-12	ILLUSTRATIVE PERSPECTIVE

LANDSCAPE PLANS

SHEET NO.	TITLE
L-0	COVER SHEET
L-1	LANDSCAPE SITE PLAN
L-2	LANDSCAPE PLAN - BUILDING A
L-3	LANDSCAPE PLAN - BUILDING B
L-4	LANDSCAPE PLAN - BUILDING C
L-5	SITE MODEL IMAGES - BUILDING A
L-6	SITE MODEL IMAGES - COLLEGE ROAD W INTERSECTION
L-7	SITE MODEL IMAGES - AMENITY COURTYARD
L-8	SITE MODEL IMAGES - AMENITY COURTYARD
L-9	SITE MODEL IMAGES - AMENITY COURTYARD
L-10	LIGHTING PLAN AND DETAILS
L-11	SITE DETAILS
L-12	SITE DETAILS
L-13	SITE DETAILS
L-14	PLANTING DETAILS AND NOTES

PRELIMINARY/FINAL SITE PLANS AND MAJOR SUBDIVISION APPROVED BY:

_____
PLANNING BOARD CHAIRMAN

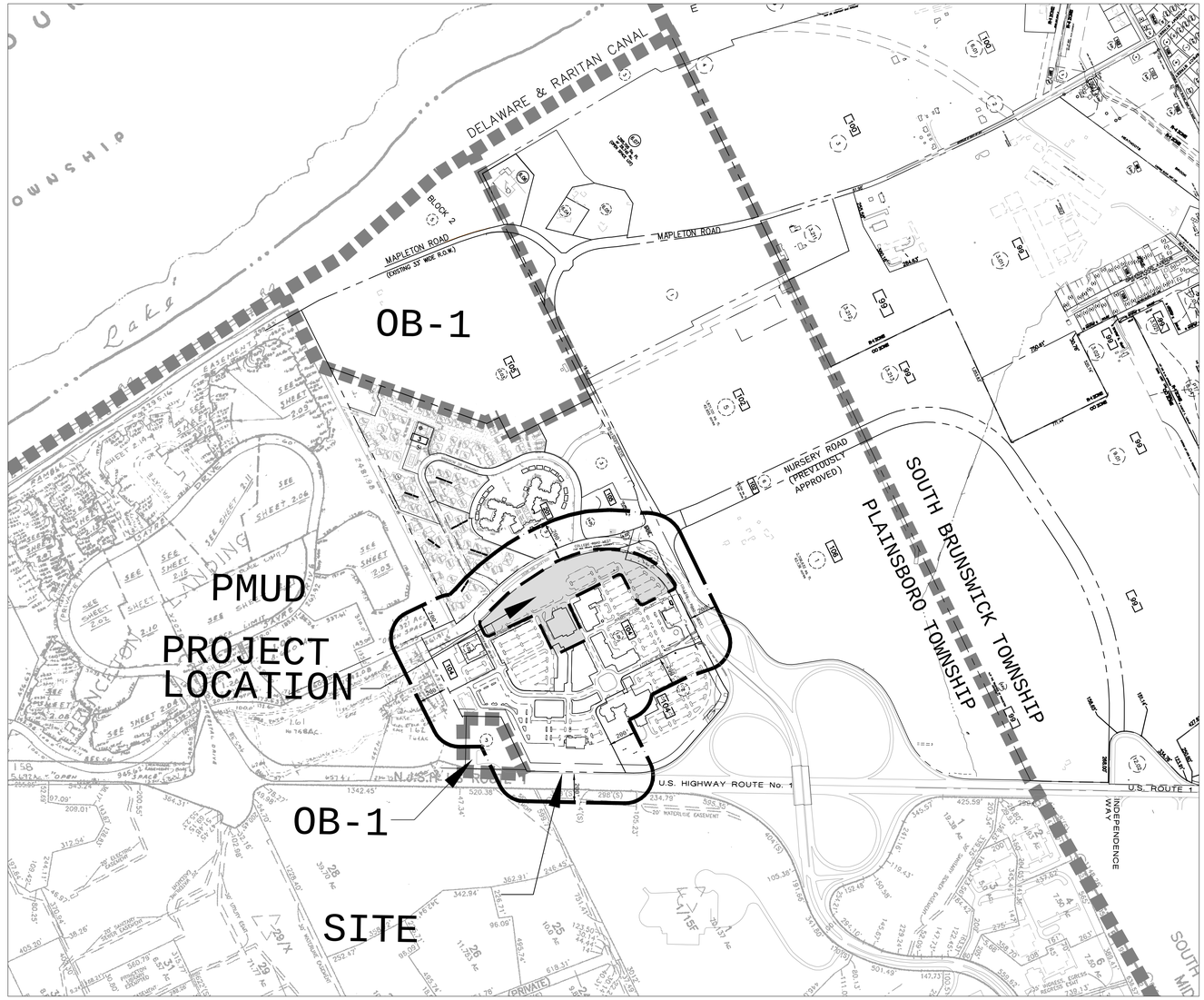
_____
PLANNING BOARD SECRETARY

PLAINSBORO TOWNSHIP APPLICATION NUMBER:

DATED: JULY 18, 2024
LAST REVISED:JANUARY 10, 2025

SHEET No. **CE-1**

VNHA# PRFOV23001 FILE# 207-E-2



KEY MAP

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

LEGEND

- [104] DENOTES BLOCK NUMBER
- (1.02) DENOTES LOT NUMBER
- DENOTES 200' PROPERTY LINE OFFSET
- DENOTES ZONING BOUNDARY
- PUMD DENOTES ZONING DISTRICT
- MAIN STREET DENOTES STREET NAME
- U.S. HIGHWAY ROUTE No.1 DENOTES STREET NAME

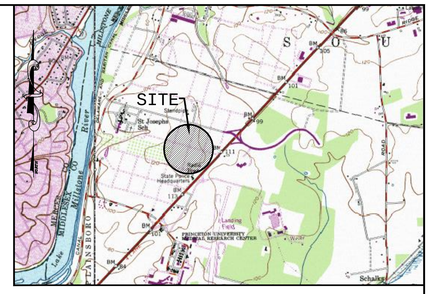
VICINITY PLAN

SCALE : 1" = 2000'±
USGS HIGHTSTOWN QUADRANGLE
NEW JERSEY
7.5 MINUTE SERIES (TOPOGRAPHIC)
DATED 1954, PHOTOREVISED 1981

GRAPHIC SCALE

2000 0 1000 2000 4000 8000

(IN FEET)
1 inch = 2000ft.



PLAINSBORO TOWNSHIP ZONING DISTRICTS

OB-1	OFFICE BUSINESS
PMUD	PLANNED UNIT DEVELOPMENT

NOTE:
1. INFORMATION SHOWN HEREON TAKEN FROM TOWNSHIP TAX MAP SHEET 1, DATED OCTOBER 2003. PLAN DOES NOT INCLUDE SUBDIVISIONS APPROVED AFTER THIS DATE.

PROPERTY OWNERS WITHIN 200 FEET
OF BLOCK 104, LOTS 1.01 AND 4 (NOW OR FORMERLY)

BLOCK	LOT	PROPERTY OWNER
104	1.02	EDEN INSTITUTE FOUNDATION, INC. 2 MERWICK ROAD PRINCETON, NJ 08540
104	2	HH PRINCETON LLC 14185 DALLAS PKWY, STE 1100 DALLAS, TX 75254
104	3	DEPT OF LAW AND PUBLIC SAFETY 25 MARKET STREET TRENTON, NJ 08625
105	4.01	WINDROW DRIVE PRINCETON REALTY LLC 1613 NJ RT 88 BRICK, NJ 08724
105	4.02	TRUSTEES OF PR UNIVREAL EST FIN 600 ALEXANDER RD, STE 200 PRINCETON, NJ 08540
106	1	WRV NURSERIES PLAINSBORO OWNER, LLC 100 PASSAIC AVE STE 240 FAIRFIELD, NJ 07004
201	4	WINDROWS NJ HOLDINGS, LLC 2000 WINDROW DRIVE PRINCETON, NJ 08540
201	5	WINDROWS NJ HOLDINGS, LLC 2000 WINDROW DRIVE PRINCETON, NJ 08540
201	3002	EDGERTON, MARGARET B. 2 AZALEA CT PRINCETON, NJ 08540
201	3004	SEIDMAN, GLORIA 4 AZALEA CT PRINCETON, NJ 08540
201	3006	TIKOFSKY, IRWIN & ANNETTE 6 AZALEA CT PRINCETON, NJ 08540
201	3008	JACQMIN, DAVID & MAXINE 8 AZALEA CT PRINCETON, NJ 08540
201	3009	HAMILTON, HELEN D 9 AZALEA CRT PRINCETON, NJ 08540
201	4003	ROBINS, NANCY 3 BIRCHWOOD COURT PRINCETON, NJ 08540
201	4005	PRIGGE, ROBERT W. & RUTH E. 5 BIRCHWOOD COURT PRINCETON, NJ 08540
201	4007	MAGUIRE, ROBERT J. 7 BIRCHWOOD COURT PRINCETON, NJ 08540
201	4009	PERKINS, MARGERY C & JOHN N 9 BIRCHWOOD COURT PLAINSBORO, NJ 08540
201	4011	CAYER, SUSAN M. TRUST 21 QUAIL RUN MADISON, CT 06443
201	4013	LEYTON, VICTORIA 13 BIRCHWOOD COURT PRINCETON, NJ 08540
303	1	ARC 525PTNN3001 C/O SANDOZ 100 COLLEGE ROAD WEST PRINCETON, NJ 08540
303	2	ND XXXVII LLC 312 ROUTE 38 WEST STE 100 MOORESTOWN, NJ 08057
401	638	TRUSTEES OF PR UNIVREAL EST FIN 600 ALEXANDER RD, STE 200 PRINCETON, NJ 08540
701	1	THE ROBERT WOOD JOHNSON FOUNDATION 50 COLLEGE ROAD EAST PRINCETON, NJ 08540
701	28	TRUSTEES OF PR UNIVREAL EST FIN 600 ALEXANDER RD, STE 200 PRINCETON, NJ 08540
		DIRECTOR OF PLANNING FOR MIDDLESEX COUNTY MIDDLESEX COUNTY ADMINISTRATION BLDG. 75 BAYARD STREET, 5TH FLOOR NEW BRUNSWICK, NJ 08901
		NJ AMERICAN WATER 1341 NORTH AVENUE PLAINFIELD, NJ 07061-0001
		NJ DEPT. OF TRANSPORTATION 1035 PARKWAY AVENUE, CN 600 TRENTON, NJ 08625
		PSE&G MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T6B NEWARK, NJ 07102
		UNITED WATER PRINCETON MEADOWSIA SUBSIDIARY OF UNITED WATER MID-ATLANTIC 131 HOWARD BOULLEVARD, SUITE 203 MOUNT ARLINGTON, NJ 07856-1315 STONY BROOK REGIONAL SEWERAGE AUTHORITY 290 RIVER ROAD PRINCETON, NJ 08540
		RIGHT-OF-WAY DEPT. CONRAIL, INC. SIN PEN CENTER 28TH FLOOR 1801 MARKET STREET PHILADELPHIA, PA 19103-1699
		DIRECTOR OF PLANNING FOR MERCER COUNTY PO BOX 8068 TRENTON, NJ 08650
		COMCAST CABLE COMMUNICATIONS, INC. ANDY CORTES AREA CONSTRUCTION SUPERVISOR - MONMOUTH CLUSTER 751 BRICK BLVD. BRICK, NJ 08723
		TOWNSHIP CLERK TOWNSHIP OF SOUTH BRUNSWICK 540 RIDGE ROAD, PO BOX 190 MONMOUTH JCT., NJ 08852

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

07/18/24
DATE OF SIGN.

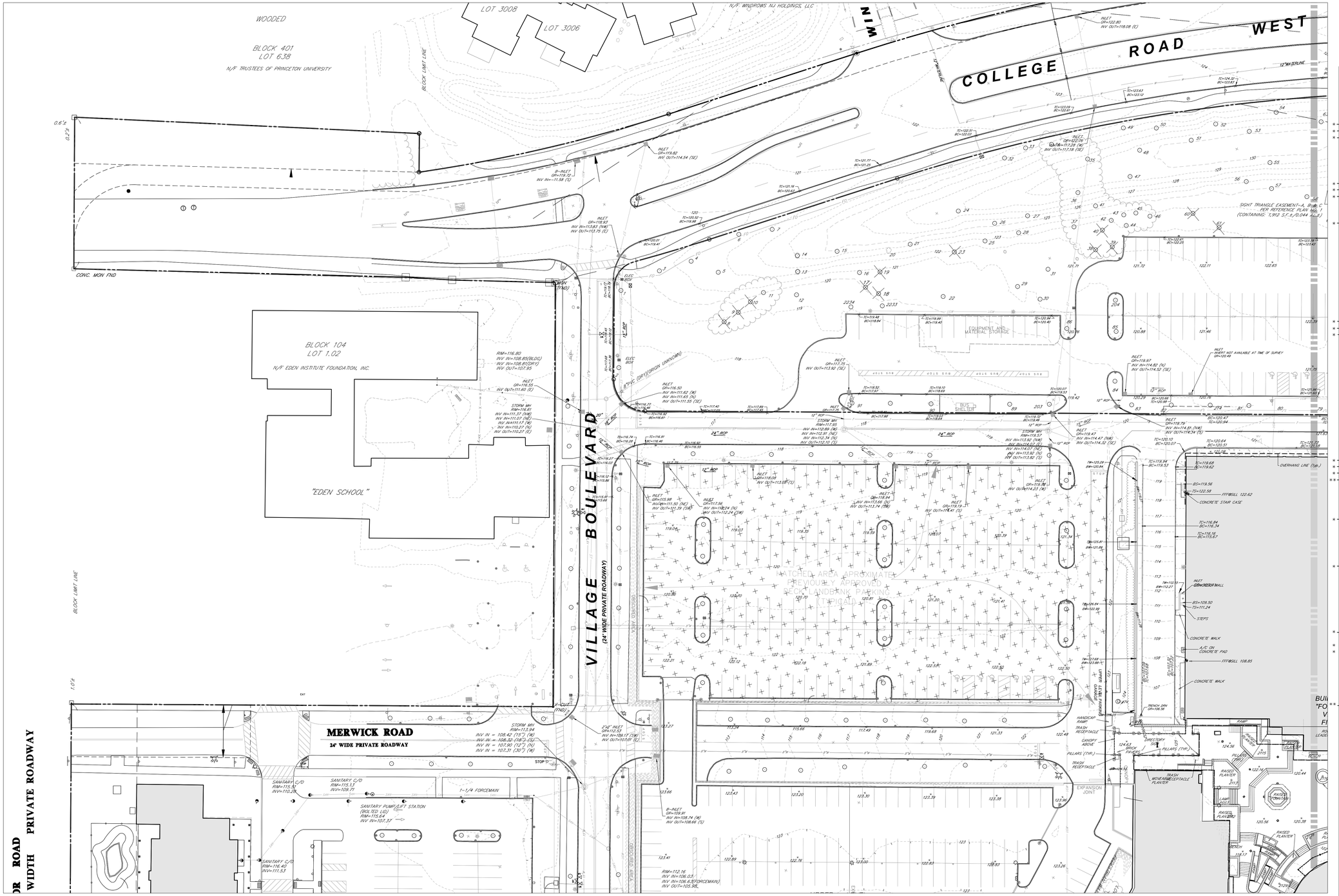
RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

van note-harvey division of pennoni
103 College Road East • Princeton, NJ 08540 • 609-987-2323
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com www.pennoni.com
Certificate of Authorization No. 24GA28033300

VICINITY PLAN AND KEY MAP
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
SCALE 1"= 40' JULY 18, 2024

DRAWN BY DATE	FIELD BK	ORDER No.	FILE No.	SHEET No.
WDV		PRFOV23001	207-E-2	CE-2
CHECKED BY DATE RAP	PAGE			

N: \P\PRFOV23001\DWG\PROFOV23001-VIC-2.DWG



No.	DIA	HEIGHT	SPECIES
1	14"	30'	ZELKOVA
2	12"	30'	ZELKOVA
3	8"	25'	ZELKOVA
4	8"	35'	OAK
5	6"	35'	MAPLE
6	24"	50'	OAK
7	8"	30'	ZELKOVA
~~8~~	~~19"~~	~~60'~~	~~PIN OAK (STUMP)~~
~~9~~	~~18"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~10~~	~~14"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
11	14"	40'	MAPLE
12	16"	30'	TRIP MAPLE
13	8"	20'	DOGWOOD
14	6"	20'	DOGWOOD
15	12"	40'	OAK
16	14"	30'	MULTI MAPLE
~~17~~	~~18"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~18~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~19~~	~~9"~~	~~15'~~	~~PINE (STUMP)~~
20	14"	30'	MULTI MAPLE
21	8"	30'	MAPLE
22	10"	35'	MAPLE
~~23~~	~~18"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
24	10"	30'	MAPLE
25	20"	60'	OAK
26	15"	60'	OAK
27	18"	30'	OAK
28	14"	60'	OAK
29	8"	35'	MAPLE
30	8"	35'	MAPLE
31	10"	35'	MAPLE
32	15"	60'	MAPLE
33	8"	30'	MAPLE
34	8"	35'	MAPLE
35	15"	60'	OAK
36	8"	35'	MAPLE
37	12"	40'	PINE
~~38~~	~~8"~~	~~40~~	~~PINE (STUMP)~~
~~39~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~40~~	~~12"~~	~~40'~~	~~PINE (STUMP)~~
41	12"	40'	PINE
42	8"	40'	PINE
43	12"	40'	PINE
44	6"	30'	PINE
45	12"	40'	PINE
46	8"	25'	PINE
47	8"	35'	MAPLE
48	12"	40'	OAK
49	12"	40'	OAK
50	18"	40'	OAK
51	16"	60'	OAK
52	16"	60'	OAK
53	14"	40'	MAPLE
54	10"	30'	ZELKOVA
55	12"	60'	OAK
56	12"	60'	OAK
57	20"	60'	OAK
58	10"	40'	MAPLE
~~59~~	~~12"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~60~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~61~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~62~~	~~8"~~	~~30'~~	~~MAPLE (DEAD)~~
63	18"	50'	OAK
64	22"	50'	OAK
65	17"	50'	OAK
66	15"	50'	OAK
67	12"	50'	OAK
~~68~~	~~18"~~	~~45'~~	~~HONEY LOCUST (STUMP)~~
69	12"	50'	OAK
70	15"	40'	OAK
71	15"	45'	OAK
72	12"	50'	OAK
73	12"	45'	OAK
74	18"	50'	OAK
~~75~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
76	12"	50'	OAK
77	15"	40'	OAK
78	12"	40'	OAK
79	10"	30'	GUM
80	8"	30'	GUM
81	6"	30'	GUM
82	8"	30'	GUM
83	8"	30'	GUM
84	8"	30'	GUM
~~85~~	~~20"~~	~~40~~	~~OAK (STUMP)~~
86	8"	40'	PINE
~~87~~	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
~~88~~	~~9"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
89	6"	30'	GUM
90	8"	20'	GUM
91	8"	20'	GUM
92	15"	30'	OAK
93	15"	30'	OAK
94	12"	50'	OAK
95	15"	50'	OAK
~~96~~	~~12"~~	~~50'~~	~~OAK (DEAD-STANDING)~~
97	15"	50'	OAK
98	15"	50'	OAK
99	15"	50'	OAK
100	12"	45'	OAK
101	12"	50'	OAK
102	15"	50'	OAK
103	15"	50'	OAK
104	15"	50'	OAK
105	15"	50'	OAK
106	10"	35'	GUM
107	12"	40'	GUM
108	12"	40'	GUM
109	8"	25'	GUM
110	10"	35'	GUM
111	8"	35'	GUM
112	10"	35'	GUM
113	8"	20'	ASH
114	8"	20'	ASH
115	15"	50'	OAK
116	15"	60'	OAK
117	10"	40'	MAPLE
118	12"	30'	BIRCH
119	12"	40'	MAPLE
120	30"	50'	BIRCH
121	12"	30'	MAPLE
122	10"	30'	PINE
123	10"	30'	ASH
124	12"	40'	PINE
125	12"	40'	PINE
126	15"	60'	OAK
127	10"	40'	ZELKOVA

No.	DIA	HEIGHT	SPECIES
128	12"	40'	PINE
129	12"	40'	ZELKOVA
130	14"	40'	ZELKOVA
131	18"	30'	MULTI BIRCH
132	12"	55'	MAPLE
133	12"	50'	OAK
134	12"	40'	BIRCH
135	12"	55'	OAK
136	12"	50'	OAK
137	10"	50'	OAK
138	14"	55'	OAK
139	20"	55'	OAK
140	12"	50'	OAK
141	12"	55'	OAK
142	15"	50'	OAK
143	28"	60'	OAK
144	24"	55'	OAK
145	12"	35'	GUM
146	12"	35'	GUM
147	12"	35'	GUM
148	12"	35'	GUM
149	12"	35'	GUM
150	16"	40'	GUM
151	8"	30'	MAPLE
152	24"	50'	OAK
153	8"	30'	PINE
154	10"	40'	PINE
155	8"	35'	PINE
156	6"	20'	PINE
157	20"	55'	OAK
158	24"	30'	OAK
159	8"	40'	OAK
160	14"	50'	OAK
161	14"	35'	MAPLE
162	16"	50'	OAK
163	12"	45'	OAK
164	8"	30'	MAPLE
165	12"	35'	MAPLE
166	8"	35'	PINE
167	12"	35'	MAPLE
168	10"	35'	MAPLE
169	12"	30'	GUM
170	15"	35'	GUM
171	12"	25'	ASH
172	12"	25'	GUM
173	15"	30'	GUM
174	12"	25'	ASH
175	10"	35'	GUM
176	8"	20'	ASH
177	8"	20'	ASH
178	8"	25'	GUM
179	10"	30'	ZELKOVA
180	15"	30'	ZELKOVA
181	12"	30'	ZELKOVA
182	12"	30'	ZELKOVA
183	12"	30'	HICKORY
184	12"	20'	MAPLE
185	16"	60'	OAK
186	16"	60'	OAK
187	8"	15'	DOGWOOD
188	8"	30'	MAPLE
189	10"	35'	MAPLE
190	26"	60'	OAK
191	8"	20'	MAPLE
192	12"	30'	MAPLE
193	12"	30'	MAPLE
194	10"	25'	MAPLE
195	12"	25'	MAPLE
196	8"	25'	MAPLE
197	15"	60'	OAK
198	10"	25'	MAPLE
199	16"	35'	OAK
200	12"	55'	OAK
201	14"	45'	OAK
202	12"	40'	MAPLE
203	5"	20'	ORNAMENTAL
204	3"	15'	ORNAMENTAL
205	4"	15'	ORNAMENTAL
206	4"	15'	ORNAMENTAL
207	4"	15'	ORNAMENTAL
208	5"	15'	MAPLE
209	4"	15'	ASH
210	4"	15'	ASH
211	4"	15'	ORNAMENTAL
212	5"	15'	ZELKOVA
213	4"	20'	PINE
214	4"	25'	ORNAMENTAL
215	4"	10'	ORNAMENTAL
216	9"	40'	HONEY LOCUST
217	9"	45'	HONEY LOCUST
218	8"	35'	HONEY LOCUST
219	8"	35'	HONEY LOCUST
220	10"	15'	KOUSA DOGWOOD
221	2"	30'	HONEY LOCUST
222	2"	45'	HONEY LOCUST
223	2"	40'	HONEY LOCUST
224	12"	45'	HONEY LOCUST
225	2"	30'	MULTI
226	12"	30'	MULTI
227	12"	30'	MULTI
2212	18"	40'	HONEY LOCUST
2213	15"	40'	HONEY LOCUST
2214	16"	40'	HONEY LOCUST
2215	9"	30'	HONEY LOCUST
2216	9"	30'	HONEY LOCUST
2217	9"	30'	HONEY LOCUST
2218	9"	25'	HONEY LOCUST
2219	8"	25'	HONEY LOCUST
2220	10"	35'	HONEY LOCUST
2222	4"	10'	JAPANESE MAPLE
2224	4"	10'	JAPANESE MAPLE
2225	12"/5" DBL	20	KOUSA DOGWOOD
2226	12"/4" DBL	20	KOUSA DOGWOOD
2227	9" MULTI	25'	REDBUD MUTIPLE STEM
2228	12" MULTI	25'	REDBUD MUTIPLE STEM
2229	12" MULTI	"	KOUSA DOGWOOD
2230	14"	40'	HONEY LOCUST
2231	10"	40'	HONEY LOCUST
2232	14"	40'	HONEY LOCUST
2233	21"	35'	WHITE PINE
2234	16"	30'	RED MAPLE

*TREE STEM REMOVED / STUMP REMAINS

**DEAD TREE STILL STANDING

LEGEND

TREE STEM REMOVED / STUMP REMAINS

EXISTING TREE

REFERENCE PLANS:

1.) FINAL MAJOR SUBDIVISION PLAN OF LOT 1.01 & LOT 4, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP," PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED AUGUST 4, 2014, LAST REVISED MAY 19, 2015, PREPARED BY VAN NOTE–HARVEY ASSOCIATES. FILED MAP #6713, FILE#989.

2.) "ALTA/ACSM LAND TITLE SURVEY OF LOT 101, BLOCK 104 AT PRINCETON FORRESTAL VILLAGE , PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED NOVEMBER 1, 2010, PREPARED BY VAN NOTE–HARVEY ASSOCIATES.

3.) "ALTA/ACSM LAND TITLE SURVEY OF LOT 3.10, BLOCK 3 AT PRINCETON FORRESTAL VILLAGE , PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED AUGUST 31, 2005, LAST REVISED SEPTEMBER 8, 2005, PREPARED BY VAN NOTE–HARVEY ASSOCIATES.

4.) "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 3, MILLSTONE RIVER TO MONMOUTH JUNCTION ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF PLAINSBORO AND SOUTH BRUNSWICK, COUNTY OF MIDDLESEX, AUGUST 1988"

5.) "PRELIMINARY AND FINAL PLAN PMUD SUBDIVISION OF PROPERTY OF TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, FEBRUARY 23, 1985" PREPARED BY NASSAU SURVEYING COMPANY, INC. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 10–24–85 AS MAP No. 4915 FILE No. 973

6.) "FINAL SUBDIVISION PLAT BLOCK 102 LOTS 2, 3 & 4; BLOCK 103 LOT 1; AND BLOCK 105 LOT 4 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP., MIDDLESEX CO, NJ, APRIL 29, 2005" PREPARED BY VAN NOTE–HARVEY ASSOC FILED IN THE MIDDLESEX CO. CLERKS OFFICE ON 6–6–07 AS MAP No. 6489 FILE No. 989.

7.) "PRELIMINARY/FINAL SUBDIVISION OF PRINCETON FORRESTAL VILLAGE FOR GALE & WENTWORTH, INC., PLAINSBORO TWP, MIDDLESEX CO, NJ, MAY 9, 1996" PREPARED BY VAN NOTE–HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 8–12–96 AS MAP No. 5760 FILE No. 981.

8.) "FINAL SUBDIVISION PHASE 1 & 2 OF THE WINDROWS AT PRINCETON FORRESTAL PROPERTY OF TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, APRIL 5, 1995" PREPARED BY VAN NOTE–HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 4–2–96 AS MAP No. 4 FILE NUMBER 1945.

8.) "PLAN SHOWING PROPOSED 20' WIDE WATER LINE EASEMENTS OVER EXISTING WATER LINES FOR ELIZABETHTOWN WATER COMPANY, PLAINSBORO TWP, MIDDLESEX CO, NJ, MARCH 29, 1995" PREPARED BY NASSAU SURVEYING

9.) "MINOR SUBDIVISION LOT 1.59 BLOCK 3, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO, NJ, JUNE 28, 1999" PREPARED BY SCHOOR DEPALMA

10.) "FINAL SUBDIVISION PLAT EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO, NJ, OCTOBER 1, 2008" PREPARED BY VAN NOTE–HARVEY ASSOC.

11.) PLAN OF SURVEY EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, OCTOBER 1, 2008" PREPARED BY VAN NOTE–HARVEY ASSOCIATES.

12.) "FINAL SUBDIVISION PLAT EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, OCTOBER 1, 2008, LAST REVISED ON 12–21–09" PREPARED BY VAN NOTE–HARVEY ASSOC. FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON 6–17–10 AS MAP NO. 6565 FILE NO. 989.

13.) "AS–BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF RUTH CHRIS STEAK HOUSE AT PRINCETON FORRESTAL VILLAGE, DATED 12–02–09, PLAINSBORO TOWNSHIP, MIDDLESEX CO., NJ., PREPARED BY VAN NOTE HARVEY ASSOCIATES.

14.) "AS BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF SALT CREEK GRILLE AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TOWNSHIP, MIDDLESEX CO, NJ. DATED 12–8 06, LAST REVISED 10–15–07, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

15.) "AS–BUILT SURVEY OF HARMONY SCHOOL PREPARED FOR PRINCETON FORRESTAL VILLAGE, LLC., PLAINSBORO TOWNSHIP, MIDDLESEX CO., NJ., DATED 8–13–10, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

16.) "FINAL MAJOR SUBDIVISION PLAN OF LOT 1.04, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP PLAINSBORO TWP, MIDDLESEX CO., N.J., SCALE 1"= 80', DATED FEBRUARY 29, 2016 AND LAST REVISED ON APRIL 18, 2016. SAID PLAN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON APRIL 3, 2018 AS MAP NO. 6808, FILE NO. 989.

NOTES:

1.) THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 12, 2019. COMMITMENT No. 19-00145HCS

2.) FRESHWATER INLAND WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED AND/OR SHOWN HEREON.

3.) IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

4.) THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY (9/11/2019), EXCEPT SUCH IMPROVEMENTS OR EASEMENTS IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

5.) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

6.) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AREAS OF MINIMAL FLOODING AS AS DENOTED BY THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, PLAINSBORO TOWNSHIP, COMMUNITY PANEL Nos. 34023C0226F, PANEL 226 OF 286, EFFECTIVE DATE JULY 6, 2010.

7.) BUILDING OFFSETS SHOULD NOT BE UTILIZED TO ESTABLISH PROPERTY LINES.

8.) AREAS SHOWN HEREON OUTSIDE OF THE BOUNDARIES OF LOTS 1.03, 1.05, 1.06, AND 1.07 ARE SHOWN FOR PICTORIAL AND INFORMATIONAL PURPOSES ONLY AND WERE NOT SURVEYED UNDER THIS CONTRACT, AND THEREFORE CANNOT BE RELIED UPON AS BEING ACCURATE OR CURRENT.

9.) LOT 1.03 & LOT 1.04 LAND BANK PARKING REMOVED PER PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN RESOLUTION OF APPROVAL.

ADDITIONAL NOTES:

THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 12, 2019, COMMITMENT No. 19-00145HCS

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE HEREON REFERENCED TITLE REPORT, THE NUMBERS BELOW REPRESENT THE ITEM NUMBER IN THE SCHEDULE B SECTION II.

10. SETBACK LINES, SIGHT TRIANGLE EASEMENT, EASEMENTS AS SET FORTH ON FILED MAP #9894565, (PLOTTED)

11. EASEMENTS AND SETBACK LINES AS SHOWN ON FILED MAP #9854713, (PLOTTED)

12. RIGHTS OF OTHERS IN AND TO ALL PRIVATE ROADS CROSSING PREMISES AS SHOWN ON FILED MAP #9854713. (NOT PLOTTED–BLANKET IN NATURE)

13. EASEMENTS AS SHOWN ON MAP #9854606 (PLOTTED)

14. SLOPE AND DRAINAGE RIGHTS OF THE STATE OF NEW JERSEY AS SET FORTH IN DEED BOOK 936 PAGE 398; 2094 PAGE 411; 3838 PAGE 648; DEED BOOK 3685 PAGE 591; DEED BOOK 3955 PAGE 485 AND DEED BOOK 3926 PAGE 822, (PLOTTED)

15. RIGHT OF WAY TO NJ BELL TELEPHONE COMPANY AS SET FORTH IN DEED 3822 PAGE 19 AND IN DEED BOOK 3755 PAGE 873, (PLOTTED)

16. EASEMENT RIGHTS TO ELIZABETHTOWN WATER COMPANY AS SET FORTH IN DEED BOOK 3343 PAGE 340; DEED BOOK 3389 PAGE 337; AND DEED BOOK 4255 PAGE 219, (PLOTTED)

17. TERMS AND CONDITIONS AS SET FORTH IN EASEMENT AND MAINTENANCE AGREEMENT AS SET FORTH IN DEED BOOK 4351 PAGE 595, AND AMENDED AND RESTATED AGREEMENT IN DEED BOOK 17184, PAGE 459, (PLOTTED) AND BLANKET IN NATURE), IN HATCHING LEGEND.

18. INGRESS, EGRESS AND ACCESS EASEMENT AGREEMENTS AS SET FORTH IN DEED BOOK 4314 PAGE 116; DEED 4314 PAGE 731; DEED BOOK 4408 PAGE 794; DEED BOOK 4701 PAGE 501; DEED BOOK 4908 PAGE 287, (PLOTTED)

19. TERMS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF DEED NOTICE AS SET FORTH IN DEED BOOK 4869 PAGE 918, (PLOTTED)

20. EASEMENT TO PUBLIC SERVICE ELECTRIC AND GAS AS SET FORTH IN DEED BOOK 5753 PAGE 803, (PLOTTED)

21. TERMS AND CONDITIONS OF STORM WATER MAINTENANCE AGREEMENT AS SET FORTH IN DEED BOOK 5911 PAGE 843, (NOT PLOTTED,BLANKET IN NATURE)

22. TERMS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF DEED NOTICE AS SET FORTH IN DEED BOOK 6141 PAGE 239, (PLOTTED)

23. TERMS AND CONDITIONS OF EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN THE TRUSTEES OF PRINCETON UNIVERSITY AND BY VILLAGE, L.L.C. DATED DECEMBER 19, 2013, AND RECORDED JANUARY 4, 2011, IN THE OFFICE OF THE CLERK/REGISTER OF MIDDLESEX COUNTY IN BOOK 6220, PAGE 120, (PLOTTED AND BLANKET IN NATURE)

24. LICENSE AND EASEMENT AGREEMENT BETWEEN PF VILLAGE, LLC, LICENSOR, AND THE PRINCETON WINDROWS CONDOMINIUM ASSOCIATION, INC., RECORDED JANUARY 4, 2011, IN DEED BOOK 6222, PAGE 196, (PLOTTED)

25. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY THE TRUSTEES OF PRINCETON UNIVERSITY, RECORDED JANUARY 25, 2011, IN DEED BOOK 6229, PAGE 1, (PLOTTED AND BLANKET IN NATURE)

26. TERMS AND CONDITIONS OF DEED NOTICE MADE BY THE TRUSTEES OF PRINCETON UNIVERSITY, RECORDED AUGUST 24, 2011, IN DEED BOOK 6281, PAGE 181, (PLOTTED)

27. CONSERVATION AND MAINTENANCE AGREEMENT TO THE DELAWARE AND RARITAN CANAL COMMISSION, RECORDED MARCH 31 2015, IN DEED BOOK 6674, PAGE 765, (NOT PLOTTED–BLANKET IN NATURE)

28. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS (PFV–VILLAGE PARCEL) MADE BY THE TRUSTEES OF THE PRINCETON UNIVERSITY, RECORDED JANUARY 21,2016, IN DEED BOOK 6778, PAGE 647, (NOT PLOTTED/BLANKET IN NATURE)

29. PRIVATE RIGHTS INCLUDING, WITHOUT LIMITATIONS, THE RIGHTS OF UTILITY COMPANIES IN AND TO SO MUCH OF THE PREMISES IN QUESTION AS LIES WITHIN THE BED OF COLLEGE ROAD WEST, AS SET FORTH IN DEED OF ROAD VACATION, RECORDED APRIL 13, 2016, IN BOOK 17151, PAGE 1961, (PLOTTED)

30. TERMS AND CONDITIONS OF AGREEMENT AS SET FORTH IN MEMORANDUM OF AGREEMENT BETWEEN HH PRINCETON, LLC. AND BJC PFV, LLC, RECORDED MAY 17, 2016, IN DEED BOOK 17184, PAGE 523, (ACCESS LOT 1.05 – BLANKET IN NATURE)

31. TERMS AND CONDITIONS OF LEASE AS REFERRED TO IN MEMORANDUM OF LEASE BETWEEN PF VILLAGE, LLC, LANDLORD, AND THE HARMONY SCHOOL AT PLAINSBORO, INC., TENANT, RECORDED JANUARY 4, 2011, IN DEED BOOK 6225, PAGE 216, (PLOTTED)

32. TERMS AND CONDITIONS OF BUILDING LEASE AS SET FORTH IN MEMORANDUM OF BUILDING LEASE BETWEEN PF VILLAGE, LLC, (LESSOR) AND BENCHMARK ENTERPRISES, INC., AND SALT CREEK GRILLE RESTAURANTS, LLC, (LESSEE), RECORDED JULY 9,2008, IN DEED BOOK 5689, PAGE 183, (PLOTTED – ENTIRE LOT DESCRIPTION INTENDED AS LEASE OF SALT CREEK GRILLE BUILDING AND SURROUNDING AREA).

LEGEND

TREE STEM REMOVED / STUMP REMAINS

4 DENOTES EXISTING LOT No.

DENOTES CONCRETE MONUMENT

DENOTES EXISTING CAPPED IRON PIN

DENOTES EXISTING PK NAIL W/WASHER

DENOTES X CUT ON CURB FND

DENOTES PK NAIL W/WASHER TO BE SET

DENOTES CONCRETE MONUMENT TO BE SET

DENOTES CAPPED IRON PIN TO BE SET

EXISTING TRAFFIC SIGNAL

EXISTING SIGNS

EX. INLETS

EX. WOODEN FENCE

HCS EX. HANDICAP PARKING SPACE

EX. RESERVED PARKING

EXISTING APPROVED LAND–BANK PARKING AREA

EXISTING APPROVED DECK LANDBANK PARKING AREA

EXISTING SANITARY MANHOLE

EXISTING STORM MANHOLE

EXISTING PSE&G MANHOLE

EXISTING TELEPHONE MANHOLE

EXISTING ELECTRIC MANHOLE

EXISTING WATER VALVE

EXISTING ELEC/UTILITY BOX

EXISTING LIGHTPOLE

EXISTING FIRE HYDRANT

KENNETH T. SCHILLING
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 34496

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY

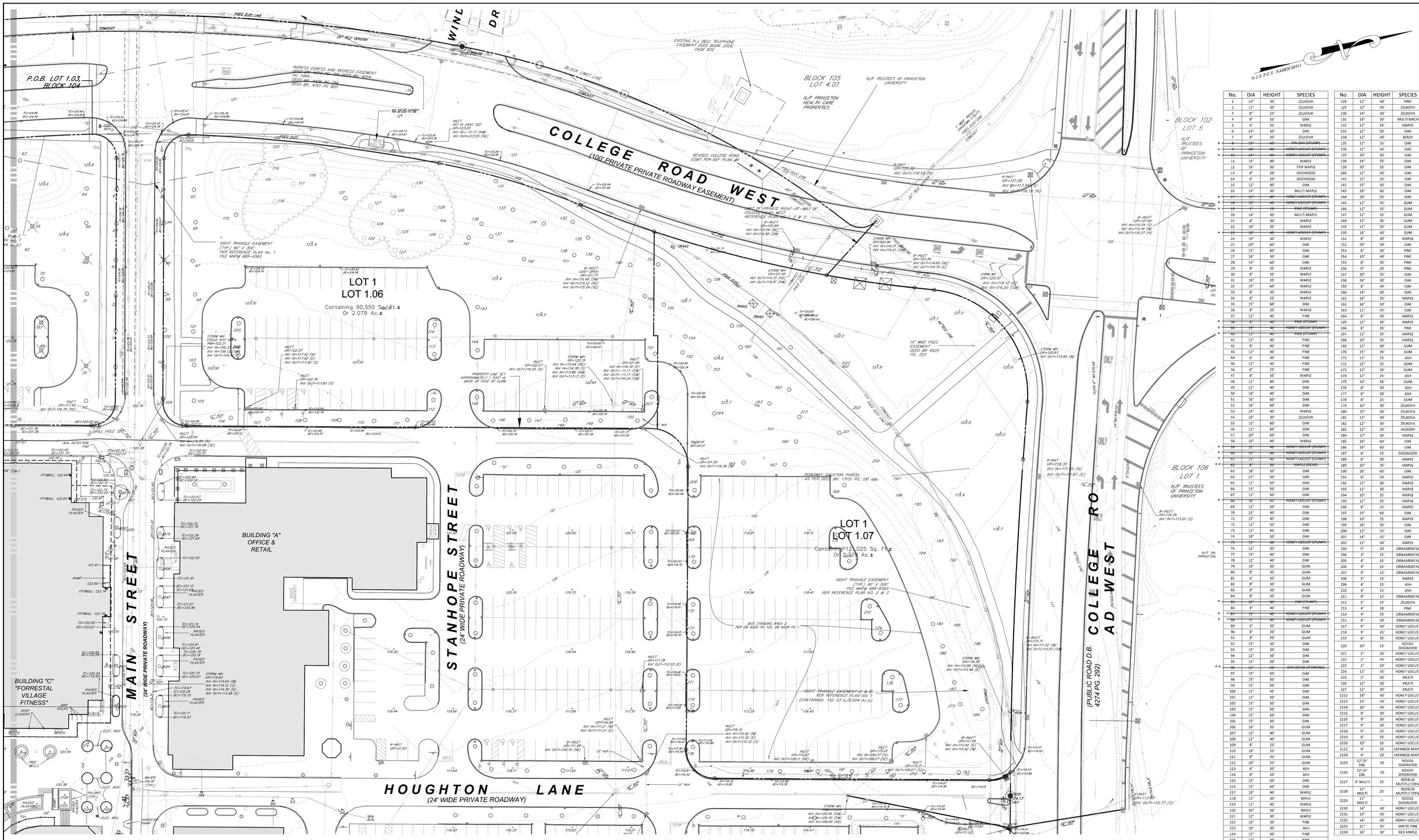
DATE OF SIGN

van note-harvey division of pennoni
103 College Road East • Princeton, NJ 08540 • 609-987-0223
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com
www.pennoni.com
Certificate of Authorization No. 24GA28033300

EXISTING CONDITIONS PLAN
OF
P.O. PRINCETON FORRESTAL VILLAGE
PREPARED FOR
M. CAPITAL PARTNERS, INC.
SITUATED IN
PLAINSBORO TOWNSHIP — MIDDLESEX CO., N.J.
SCALE 1"= 40' — JULY 18, 2024

DRAWN BY	TFM	FIELD BK		ORDER No.	FILE No.	SHEET No.
DATE						
CHECKED BY		PAGE	–	PROFV23001	PLAINSBORO	CE-3
DATE						

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No.	DIA	HEIGHT	SPECIES
1	14"	30'	ZELKOVA
2	12"	30'	ZELKOVA
3	8"	25'	ZELKOVA
4	8"	35'	OAK
5	6"	35'	MAPLE
6	24"	50'	OAK
7	8"	30'	ZELKOVA
* 8	~~19"~~	~~60'~~	~~PIN OAK (STUMP)~~
* 9	~~18"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
* 10	~~14"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
11	14"	40'	MAPLE
12	16"	30'	TRIP MAPLE
13	8"	20'	DOGWOOD
14	6"	20'	DOGWOOD
15	12"	40'	OAK
16	14"	30'	MULTI MAPLE
* 17	~~12"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
* 18	~~15"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
* 19	~~9"~~	~~15'~~	~~PINE (STUMP)~~
20	14"	30'	MULTI MAPLE
21	8"	30'	MAPLE
22	10"	35'	MAPLE
* 23	~~18"~~	~~40'~~	~~HONEY LOCUST (STUMP)~~
24	10"	30'	MAPLE
25	20"	60'	OAK
26	15"	60'	OAK
27	18"	30'	OAK
28	14"	60'	OAK
29	8"	35'	MAPLE
30	8"	35'	MAPLE
31	10"	35'	MAPLE
32	15"	60'	MAPLE
33	8"	30'	MAPLE
34	8"	35'	MAPLE
35	15"	60'	OAK
36	8"	35'	MAPLE
37	12"	40'	PINE
* 38	8"	40'	~~PINE (STUMP)~~
* 39	15"	40'	~~HONEY LOCUST (STUMP)~~
* 40	12"	40'	~~PINE (STUMP)~~
41	12"	40'	PINE
42	8"	40'	PINE
43	12"	40'	PINE
44	6"	30'	PINE
45	12"	40'	PINE
46	8"	25'	PINE
47	8"	35'	MAPLE
48	12"	40'	OAK
49	12"	40'	OAK
50	18"	40'	OAK
51	16"	60'	OAK
52	16"	60'	OAK
53	14"	40'	MAPLE
54	10"	30'	ZELKOVA
55	12"	60'	OAK
56	12"	60'	OAK
57	20"	60'	OAK
58	10"	40'	MAPLE
* 59	12"	40'	~~HONEY LOCUST (STUMP)~~
* 60	15"	40'	~~HONEY LOCUST (STUMP)~~
* 61	15"	40'	~~HONEY LOCUST (STUMP)~~
** 62	8"	30'	~~MAPLE (DEAD)~~
63	18"	50'	OAK
64	22"	50'	OAK
65	12"	50'	OAK
66	15"	50'	OAK
67	12"	50'	OAK
* 68	18"	50'	~~HONEY LOCUST (STUMP)~~
69	12"	50'	OAK
70	15"	40'	OAK
71	15"	45'	OAK
72	12"	50'	OAK
73	12"	45'	OAK
74	18"	50'	OAK
* 75	15"	40'	~~HONEY LOCUST (STUMP)~~
76	12"	50'	OAK
77	15"	40'	OAK
78	12"	40'	OAK
79	10"	30'	GUM
80	8"	30'	GUM
81	6"	30'	GUM
82	8"	30'	GUM
83	8"	30'	GUM
84	8"	30'	GUM
* 85	~~26"~~	~~40'~~	~~OAK (STUMP)~~
86	8"	40'	PINE
* 87	15"	40'	~~HONEY LOCUST (STUMP)~~
* 88	9"	40'	~~HONEY LOCUST (STUMP)~~
89	6"	30'	GUM
90	8"	30'	GUM
91	8"	20'	GUM
92	15"	30'	OAK
93	15"	30'	OAK
94	12"	50'	OAK
95	15"	50'	OAK
** 96	12"	50'	~~OAK (DEAD STANDING)~~
97	15"	50'	OAK
98	15"	50'	OAK
99	15"	50'	OAK
100	12"	45'	OAK
101	12"	50'	OAK
102	15"	50'	OAK
103	15"	50'	OAK
104	15"	50'	OAK
105	15"	50'	OAK
106	10"	35'	GUM
107	12"	40'	GUM
108	12"	40'	GUM
109	8"	25'	GUM
110	10"	35'	GUM
111	8"	35'	GUM
112	10"	35'	GUM
113	8"	20'	ASH
114	8"	20'	ASH
115	15"	50'	OAK
116	15"	60'	OAK
117	10"	40'	MAPLE
118	12"	30'	BIRCH
119	12"	40'	MAPLE
120	30"	30'	BIRCH
121	12"	30'	MAPLE
122	10"	30'	PINE
123	10"	30'	ASH
124	12"	40'	PINE
125	12"	40'	PINE
126	15"	60'	OAK
127	10"	40'	ZELKOVA

No.	DIA	HEIGHT	SPECIES
128	12"	40'	PINE
129	12"	40'	ZELKOVA
130	14"	40'	ZELKOVA
131	18"	30'	MULTI BIRCH
132	12"	55'	MAPLE
133	12"	50'	OAK
134	12"	40'	BIRCH
135	12"	55'	OAK
136	12"	50'	OAK
137	10"	50'	OAK
138	14"	55'	OAK
139	20"	55'	OAK
140	12"	50'	OAK
141	12"	55'	OAK
142	15"	50'	OAK
143	28"	60'	OAK
144	24"	55'	OAK
145	12"	35'	GUM
146	12"	35'	GUM
147	12"	35'	GUM
148	12"	35'	GUM
149	12"	35'	GUM
150	16"	40'	GUM
151	8"	30'	MAPLE
152	24"	50'	OAK
153	8"	30'	PINE
154	10"	40'	PINE
155	8"	35'	PINE
156	6"	20'	PINE
157	20"	55'	OAK
158	26"	30'	OAK
159	8"	40'	OAK
160	14"	50'	OAK
161	14"	35'	MAPLE
162	16"	50'	OAK
163	12"	45'	OAK
164	8"	30'	MAPLE
165	12"	35'	MAPLE
166	8"	35'	PINE
167	12"	35'	MAPLE
168	10"	35'	MAPLE
169	12"	30'	GUM
170	15"	35'	GUM
171	12"	25'	ASH
172	12"	25'	GUM
173	15"	30'	GUM
174	12"	25'	ASH
175	10"	35'	GUM
176	8"	20'	ASH
177	8"	20'	ASH
178	8"	25'	GUM
179	10"	30'	ZELKOVA
180	15"	30'	ZELKOVA
181	12"	30'	ZELKOVA
182	12"	30'	ZELKOVA
183	12"	30'	HICKORY
184	12"	20'	MAPLE
185	16"	60'	OAK
186	16"	60'	OAK
187	8"	15'	DOGWOOD
188	8"	30'	MAPLE
189	10"	35'	MAPLE
190	26"	60'	OAK
191	8"	20'	MAPLE
192	12"	30'	MAPLE
193	12"	30'	MAPLE
194	10"	25'	MAPLE
195	12"	25'	MAPLE
196	8"	25'	MAPLE
197	15"	60'	OAK
198	10"	25'	MAPLE
199	16"	35'	OAK
200	12"	55'	OAK
201	14"	45'	OAK
* 202	12"	40'	~~MAPLE (STUMP)~~
203	5"	20'	ORNAMENTAL
204	3"	15'	ORNAMENTAL
205	4"	15'	ORNAMENTAL
206	4"	15'	ORNAMENTAL
207	4"	15'	ORNAMENTAL
208	5"	15'	MAPLE
209	4"	15'	ASH
210	4"	15'	ASH
211	4"	15'	ORNAMENTAL
212	5"	15'	ZELKOVA
213	4"	20'	PINE
214	4"	25'	ORNAMENTAL
215	4"	10'	ORNAMENTAL
216	9"	40'	HONEY LOCUST
217	9"	40'	HONEY LOCUST
218	9"	45'	HONEY LOCUST
219	8"	35'	HONEY LOCUST
220	10"	15'	KOUSA DOGWOOD
221	2"	30'	HONEY LOCUST
222	2"	45'	HONEY LOCUST
223	2"	40'	HONEY LOCUST
224	12"	45'	HONEY LOCUST
225	2"	30'	MULTI
226	12"	30'	MULTI
227	12"	30'	MULTI
2212	18"	40'	HONEY LOCUST
2213	15"	40'	HONEY LOCUST
2214	16"	40'	HONEY LOCUST
2215	9"	30'	HONEY LOCUST
2216	9"	30'	HONEY LOCUST
2217	9"	30'	HONEY LOCUST
2218	9"	25'	HONEY LOCUST
2219	8"	25'	HONEY LOCUST
2220	10"	35'	HONEY LOCUST
2122	4"	10'	JAPANESE MAPLE
2124	4"	10'	JAPANESE MAPLE
2225	37.5" DBL	20	KOUSA DOGWOOD
2226	37.5" DBL	20	KOUSA DOGWOOD
2227	9" MULTI	25'	REDBUD MUTIPLE STEM
2228	12" MULTI	25'	REDBUD MUTIPLE STEM
2229	12" MULTI	~	KOUSA DOGWOOD
2230	14"	40'	HONEY LOCUST
2231	10"	40'	HONEY LOCUST
2232	14"	40'	HONEY LOCUST
2233	21"	35'	WHITE PINE
2234	16"	30'	RED MAPLE

REFERENCE PLANS:

1.) FINAL MAJOR SUBDIVISION PLAN OF LOT 1.01 & LOT 4, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP," PLAINSBORO TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED AUGUST 4, 2014, LAST REVISED MAY 19, 2015, PREPARED BY VAN NOTE-HARVEY ASSOCIATES. FILED MAP #6713, FILE#859.

2.) "ALTA/ACSM LAND TITLE SURVEY OF LOT 101, BLOCK 104 AT PRINCETON FORRESTAL VILLAGE , PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED NOVEMBER 1, 2010, PREPARED BY VAN NOTE-HARVEY ASSOCIATES.

3.) "ALTA/ACSM LAND TITLE SURVEY OF LOT 3.10, BLOCK 3 AT PRINCETON FORRESTAL VILLAGE , PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, SCALE 1"=80' DATED AUGUST 31, 2005, LAST REVISED SEPTEMBER 8, 2005, PREPARED BY VAN NOTE-HARVEY ASSOCIATES.

4.) "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 3, MILLSTONE RIVER TO MONMOUTH JUNCTION ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF PLAINSBORO AND SOUTH BRUNSWICK, COUNTY OF MIDDLESEX, AUGUST 1988".

5.) "PRELIMINARY AND FINAL PLAN PMUD SUBDIVISION OF PROPERTY OF TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, FEBRUARY 23, 1985" PREPARED BY NASSAU SURVEYING COMPANY, INC. FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 10-24-85 AS MAP No. 4915 FILE No. 973

6.) "FINAL SUBDIVISION PLAT BLOCK 102 LOTS 2, 3 & 4; BLOCK 103 LOT 1; AND BLOCK 105 LOT 4 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, APRIL 29, 2005" PREPARED BY VAN NOTE-HARVEY ASSOC FILED IN THE MIDDLESEX CO. CLERKS OFFICE ON 6-6-07 AS MAP No. 6489 FILE No. 988.

7.) "PRELIMINARY/FINAL SUBDIVISION OF PRINCETON FORRESTAL VILLAGE FOR GALE & WENTWORTH, INC; PLAINSBORO TWP, MIDDLESEX CO, NJ, MAY 9, 1996" PREPARED BY VAN NOTE-HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 8-12-96 AS MAP No. 5760 FILE No. 981.

8.) "FINAL SUBDIVISION PHASE 1 & 2 OF THE WINDROWS AT PRINCETON FORRESTAL PROPERTY OF TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, APRIL 5, 1995" PREPARED BY VAN NOTE-HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 4-2-96 AS MAP No. 4 FILE NUMBER 1945.

8.) "PLAN SHOWING PROPOSED 20' WIDE WATER LINE EASEMENTS OVER EXISTING WATER LINES FOR ELIZABETHTOWN WATER COMPANY, PLAINSBORO TWP, MIDDLESEX CO, NJ, MARCH 29, 1995" PREPARED BY NASSAU SURVEYING

9.) "MINOR SUBDIVISION LOT 1.59 BLOCK 3, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO, NJ, JUNE 28, 1999" PREPARED BY SCHOOR DEPALMA

10.) "FINAL SUBDIVISION PLAT EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO, NJ, OCTOBER 1, 2008" PREPARED BY VAN NOTE-HARVEY ASSOC.

11.) PLAN OF SURVEY EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, OCTOBER 1, 2008" PREPARED BY VAN NOTE-HARVEY ASSOCIATES.

12.) "FINAL SUBDIVISION PLAT EDEN INSTITUTE BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, OCTOBER 1, 2008, LAST REVISED ON 12-21-09" PREPARED BY VAN NOTE-HARVEY ASSOC. FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON 6-17-10 AS MAP NO. 6565 FILE NO. 989.

13.) "AS-BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF RUTH CHRIS STEAK HOUSE AT PRINCETON FORRESTAL VILLAGE, DATED 12-02-09, PLAINSBORO TOWNSHIP, MIDDLESEX CO, NJ., PREPARED BY VAN NOTE HARVEY ASSOCIATES.

14.) "AS BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF SALT CREEK GRILLE AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TOWNSHIP, MIDDLESEX CO, NJ. DATED 12=8 06, LAST REVISED 10-15-07, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

15.) "AS-BUILT SURVEY OF HARMONY SCHOOL PREPARED FOR PRINCETON FORRESTAL VILLAGE, LLC., PLAINSBORO TOWNSHIP, MIDDLESEX CO., NJ., DATED 8-13-10, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

16.) "FINAL MAJOR SUBDIVISION PLAN OF LOT 1.04, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP PLAINSBORO TWP, MIDDLESEX CO., N.J., SCALE 1"= 80', DATED FEBRUARY 29, 2016 AND LAST REVISED ON APRIL 18, 2016. SAID PLAN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON APRIL 3, 2018 AS MAP NO. 6808, FILE NO. 989.

NOTES:

1.) THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 12, 2019. COMMITMENT No. 19-001457NCS

2.) FRESHWATER INLAND WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED AND/OR SHOWN HEREON.

3.) IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

4.) THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY (9/11/2019), EXCEPT SUCH IMPROVEMENTS OR EASEMENTS IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

5.) NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

6.) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AREAS OF MINIMAL FLOODING AS AS DENOTED BY THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, PLAINSBORO TOWNSHIP, COMMUNITY PANEL Nos. 34023C0226F, PANEL 226 OF 286, EFFECTIVE DATE JULY 6, 2010.

7.) BUILDING OFFSETS SHOULD NOT BE UTILIZED TO ESTABLISH PROPERTY LINES.

8.) AREAS SHOWN HEREON OUTSIDE OF THE BOUNDARIES OF LOTS 1.03, 1.05, 1.06, AND 1.07 ARE SHOWN FOR PICTORIAL AND INFORMATIONAL PURPOSES ONLY AND WERE NOT SURVEYED UNDER THIS CONTRACT, AND THEREFORE CANNOT BE RELIED UPON AS BEING ACCURATE OR CURRENT.

9.) LOT 1.03 & LOT 1.04 LAND BANK PARKING REMOVED PER PRELIMINARY AND FINAL MAJOR SUBDIVISION AND SITE PLAN RESOLUTION OF APPROVAL.

LEGEND

TREE STEM REMOVED / STUMP REMAINS

4 DENOTES EXISTING LOT No.

DENOTES CONCRETE MONUMENT

DENOTES EXISTING CAPPED IRON PIN

DENOTES EXISTING PK NAIL W/WASHER

DENOTES X CUT ON CURB FND

DENOTES PK NAIL W/WASHER TO BE SET

DENOTES CONCRETE MONUMENT TO BE SET

DENOTES CAPPED IRON PIN TO BE SET

EXISTING TRAFFIC SIGNAL

EXISTING SIGNS

EX. INLETS

EX. WOODEN FENCE

HCS EX. HANDICAP PARKING SPACE

EX. RESERVED PARKING

EXISTING APPROVED LAND-BANK PARKING AREA

EXISTING APPROVED DECK LANDBANK PARKING AREA

EXISTING SANITARY MANHOLE

EXISTING STORM MANHOLE

EXISTING PSE&G MANHOLE

EXISTING TELEPHONE MANHOLE

EXISTING ELECTRIC MANHOLE

EXISTING WATER VALVE

EXISTING ELEC/UTILITY BOX

EXISTING LIGHTPOLE

EXISTING FIRE HYDRANT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 feet

LEGEND

TREE STEM REMOVED / STUMP REMAINS

EXISTING TREE

*TREE STEM REMOVED / STUMP REMAINS

**DEAD TREE STILL STANDING

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY

DATE OF SIGN.

KENNETH T. SCHILLING

N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. GS 34496

van note-harvey division of pennoni

103 College Road East • Princeton, NJ 08540 • 609-987-2323

211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600

www.vannoteharvey.com Certificate of Authorization

www.pennoni.com No. 24GA28033300

EXISTING CONDITIONS PLAN

OF

P.O. PRINCETON FORRESTAL VILLAGE

PREPARED FOR

M. CAPITAL PARTNERS, INC.

SITUATED IN

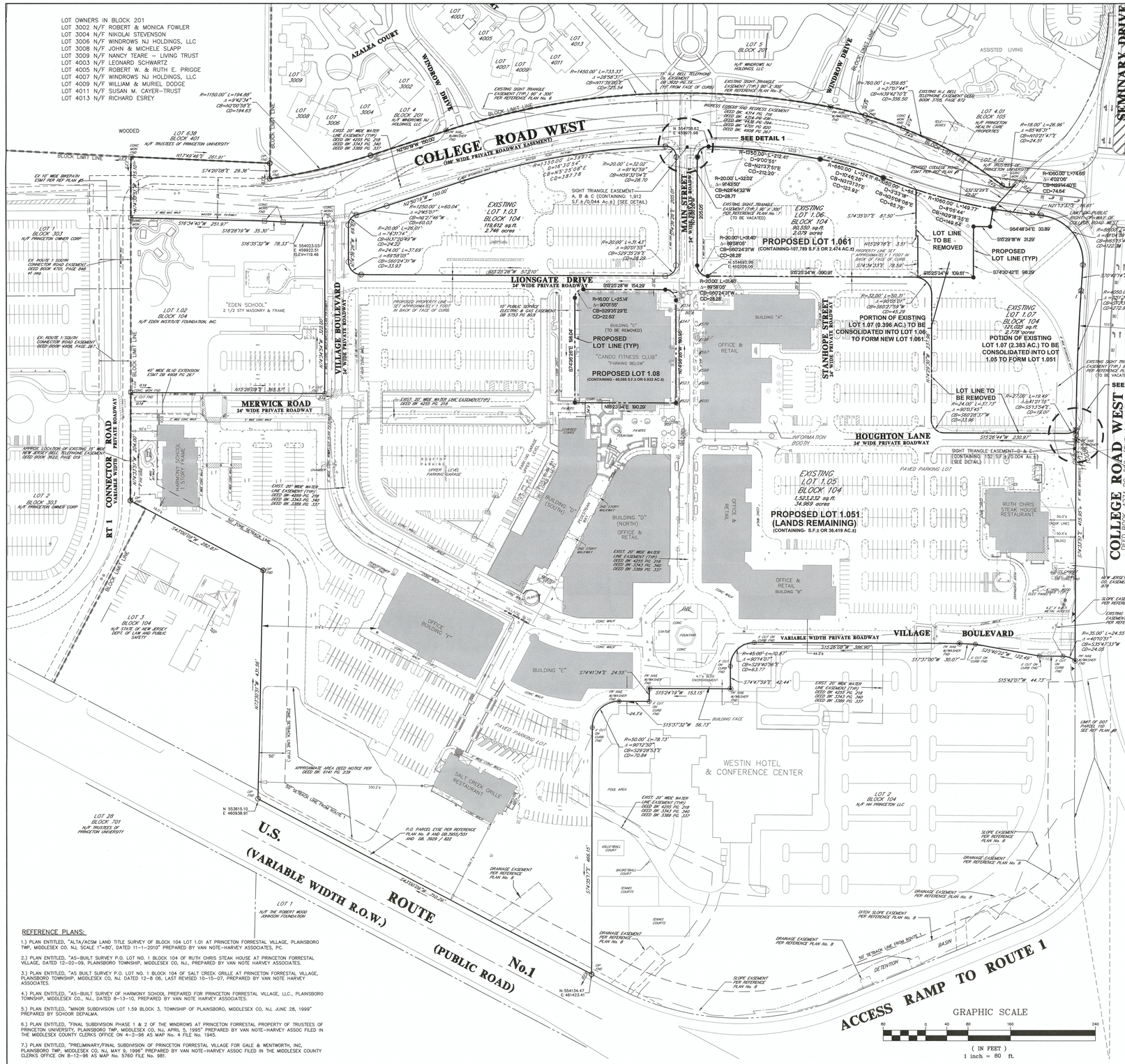
PLAINSBORO TOWNSHIP MIDDLESEX CO., N.J.

SCALE 1"= 40' JULY 18, 2024

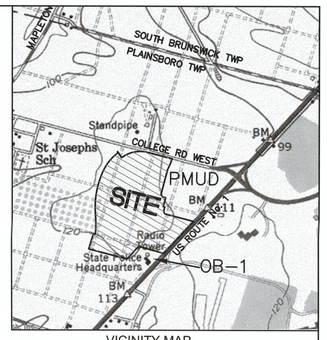
DRAWN BY DATE TFM	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY DATE	PAGE	PROV23001	PLAINSBORO	CE-4

N:\P\PROV23001\DWG\PROV23001-V-0501-PLT.DWG

LOT OWNERS IN BLOCK 201
LOT 3002 N/F ROBERT & MONICA FOWLER
LOT 3004 N/F NIKOLAI STEVENSON
LOT 3006 N/F WINDROWS NJ HOLDINGS, LLC
LOT 3008 N/F JOHN & MICHELE SLAPP
LOT 3009 N/F NANCY TEARE – LIVING TRUST
LOT 4003 N/F LEONARD SCHWARTZ
LOT 4005 N/F ROBERT W. & RUTH E. PRIGGE
LOT 4007 N/F WINDROWS NJ HOLDINGS, LLC
LOT 4009 N/F WILLIAM & MURIEL DODGE
LOT 4011 N/F SUSAN M. CAYER–TRUST
LOT 4013 N/F RICHARD ESREY



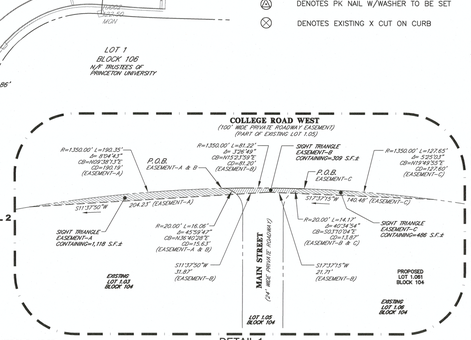
GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.



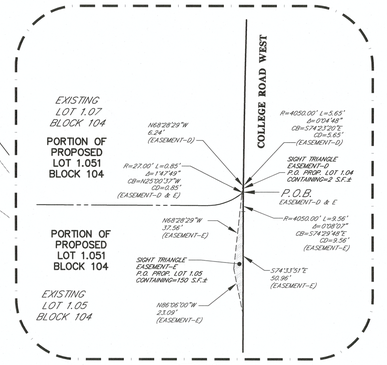
VICINITY MAP
SCALE: 1"=1,000'

GRAPHIC SCALE
1000 0 500 1000 2000 4000
(IN FEET)
1 inch = 1000 ft.

LEGEND
- DENOTES EXISTING CONCRETE MONUMENT
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES EXISTING CAPPED IRON PIN
- DENOTES CAPPED IRON PIN TO BE SET
- DENOTES EXISTING PK NAIL W/WASHER
- DENOTES PK NAIL W/WASHER TO BE SET
- DENOTES EXISTING X CUT ON CURB



DETAIL 1
SCALE 1"= 60'



DETAIL 2
SCALE 1"= 30'

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND LAND SURVEY DATED AUGUST 23, 2024 MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, AS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW", AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN WILL BE SET UPON COMPLETION OF CONSTRUCTION.

KENNETH T. SCHILLING — DATE
LICENSED PROFESSIONAL LAND SURVEYOR No. GS34496

I HEREBY CERTIFY THAT THE TOWNSHIP OF PLAINSBORO HAS APPROVED THE STREETS SHOWN ON THIS MAP.

TOWNSHIP CLERK — DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF CHAPTER 141 P.L. 1960, AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF MIDDLESEX COUNTY BY THE "PROPER AUTHORITY", THE PLAINSBORO TOWNSHIP PLANNING BOARD. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE SAID COUNTY CLERK ON OR BEFORE.

DATED — EXTENSION

SECRETARY — DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW" RESOLUTION OF APPROVAL AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

TOWNSHIP ENGINEER — DATE

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE "MUNICIPAL LAND USE LAW", P.L. 1975, c. 291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED.

TOWNSHIP CLERK — DATE

APPROVED BY THE PLAINSBORO TOWNSHIP PLANNING BOARD.

CHAIRMAN — DATE

SECRETARY — DATE

APPROVED BY THE MIDDLESEX COUNTY PLANNING BOARD.

PLANNING DIRECTOR — DATE

RECORDING SECRETARY — DATE

THE UNDERSIGNED CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE HEREBY DECLARES THAT THEY ARE THE OWNER/APPLICANT OF THE SUBDIVISION AS DELINEATED HEREON AND HEREBY CONSENT TO THE FILING OF THIS MAP IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

ROBERT SCHENKEL — DATE
PFV HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY AT LINQUE MANAGEMENT COMPANY, INC.(AS TO LOT 1.05)
C/O M LINCOLN EQUITIES GROUP
1 MEADOWLANDS PLAZA, SUITE 803
EAST RUTHERFORD, NEW JERSEY 07073

PFV HOLDINGS LAND, LLC A DELAWARE LIMITED LIABILITY COMPANY AT LINQUE MANAGEMENT COMPANY, INC. (AS TO LOT 1.06 AND 1.07)
C/O M LINCOLN EQUITIES GROUP
1 MEADOWLANDS PLAZA, SUITE 803
EAST RUTHERFORD, NEW JERSEY 07073

THIS NOTARIZATION IS FOR THE OWNER/APPLICANT SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS
_____ DAY OF _____, _____.

NOTARY PUBLIC

RECORD DEED INFORMATION
LOT 1.05, BLOCK 104 – DB 17958, PG.1899-PFV HOLDINGS LLC
LOT 1.06, 1.07, BLOCK 104 - DB 17958, PG.1882-PFV HOLDINGS LAND LLC

REFERENCE PLANS:

1.) PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF BLOCK 104 LOT 1.01 AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TWP., MIDDLESEX CO. NJ. SCALE 1"=80', DATED 11-1-2010" PREPARED BY VAN NOTE-HARVEY ASSOCIATES, PC.

2.) PLAN ENTITLED, "AS-BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF RUTH CHRIS STEAK HOUSE AT PRINCETON FORRESTAL VILLAGE, DATED 12-02-09, PLAINSBORO TOWNSHIP, MIDDLESEX CO, NJ., PREPARED BY VAN NOTE HARVEY ASSOCIATES.

3.) PLAN ENTITLED, "AS BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF SALT CREEK GRILLE AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TOWNSHIP, MIDDLESEX CO, NJ. DATED 12-8 08, LAST REVISED 10-15-07, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

4.) PLAN ENTITLED, "AS-BUILT SURVEY OF HARMONY SCHOOL PREPARED FOR PRINCETON FORRESTAL VILLAGE, LLC., PLAINSBORO TOWNSHIP, MIDDLESEX CO., NJ., DATED 8-13-10, PREPARED BY VAN NOTE HARVEY ASSOCIATES.

5.) PLAN ENTITLED, "MINOR SUBDIVISION LOT 1.59 BLOCK 3, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO, NJ, JUNE 28, 1999" PREPARED BY SCHOOR DEPALMA.

6.) PLAN ENTITLED, "FINAL SUBDIVISION PHASE 1 & 2 OF THE WINDROWS AT PRINCETON FORRESTAL PROPERTY OF TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, NJ, APRIL 5, 1995" PREPARED BY VAN NOTE–HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 4–2–96 AS MAP No. 4 FILE No. 1945.

7.) PLAN ENTITLED, "PRELIMINARY/FINAL SUBDIVISION OF PRINCETON FORRESTAL VILLAGE FOR GALE & WENTWORTH, INC, PLAINSBORO TWP, MIDDLESEX CO, NJ, MAY 9, 1996" PREPARED BY VAN NOTE–HARVEY ASSOC FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 8–12–96 AS MAP No. 5760 FILE No. 981.

8.) PLAN ENTITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1953) SECTION 3, MILLSTONE RIVER TO MONMOUTH JUNCTION ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF PLAINSBORO AND SOUTH BRUNSWICK, COUNTY OF MIDDLESEX, AUGUST 1988".

9.) PLAN ENTITLED, "PLAN OF SURVEY BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP., MIDDLESEX CO., SCALE 1"=80', DATED OCTOBER 1, 2008" PREPARED BY VAN NOTE–HARVEY ASSOCIATES PC.

10.) PLAN ENTITLED, "FINAL SUBDIVISION PLAT BLOCK 102 LOTS 2, 3 & 4; BLOCK 103 LOT 1; AND BLOCK 105 LOT 4 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO, DATED APRIL 29, 2005" PREPARED BY VAN NOTE–HARVEY ASSOCIATES PC, FILED IN THE MIDDLESEX COUNTY CLERKS OFFICE ON 6–6–2007 AS MAP No. 6489 FILE No. 988.

11.) PLAN ENTITLED, "EXISTING CONDITIONS SURVEY OF P.O. BLOCK 104 LOT 1.01 & LOT 4 PREPARED FOR LINCOLN EQUITIES GROUP PLAINSBORO TWP., MIDDLESEX CO., N.J., SCALE 1"= 30', DATED AUGUST 4, 2014 AND LAST REVISED SEPTEMBER 8, 2014", PREPARED BY VAN NOTE–HARVEY ASSOCIATES, P.C., ORDER No. 41213–120–11. SAID PLAN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON AUGUST 5, 2015 AS MAP No. 6713, FILE No. 989.

12.) PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF LOTS 1.01 & LOT 4, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP PLAINSBORO TWP. MIDDLESEX CO., N.J., SCALE 1"= 80', DATED AUGUST 4, 2014 AND LAST REVISED ON MAY 19, 2015", PREPARED BY VAN NOTE–HARVEY ASSOCIATES, P.C., ORDER No. 41213–120–11. SAID PLAN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON AUGUST 5, 2015 AS MAP No. 6713, FILE No. 989.

13.) PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF BLOCK 104, LOTS 1.03, P/O LOT 1.04 & LOT 1.05 (FORMERLY KNOWN AS LOT 1.01) AT PRINCETON FORRESTAL VILLAGE PLAINSBORO TWP., MIDDLESEX CO., N.J., DATED DECEMBER 22, 2015 AND LAST REVISED ON JANUARY 4, 2016", PREPARED BY VAN NOTE–HARVEY ASSOCIATES, P.C., ORDER No. 42888–100–11.

14.) PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF LOT 1.04, BLOCK 104, PREPARED FOR LINCOLN EQUITIES GROUP, PLAINSBORO TOWNSHIP MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY VAN NOTE–HARVEY ASSOCIATES P.C., DATED FEBRUARY 29, 2016, LAST REVISED 4/18/16. FILED ON 4/3/18 MAP No. 6808, FILE No. 989.

NOTES:

1.) THE HORIZONTAL DATUM SHOWN HEREON IS MODIFIED GROUND NJSPCS NAD 83 HAVING AN AVERAGE COMBINED SCALE FACTOR (ACSF) OF 0.99990064658.

2.) ALL DISTANCES SHOWN HEREON ARE GROUND (AT GRADE) DISTANCES BASED ON MODIFIED GROUND NJSPCS NAD 83 COORDINATE SYSTEM AS PER NOTE 1 ABOVE.

3.) FRESHWATER INLAND WETLANDS, IF ANY, NOT DELINEATED OR SHOWN HEREON.

4.) IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

5.) THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

6.) LOCATION OF THE CENTERLINE OF WATER EASEMENT CONTAINED IN DEED BOOK 4255 ON PG. 218 IS APPROXIMATE.

7.) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AREAS OF MINIMAL FLOODING AS AS DENOTED BY THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY; PLAINSBORO TOWNSHIP, COMMUNITY PANEL Nos. 34023C0226F, PANEL 226 OF 286, EFFECTIVE DATE JULY 6, 2010.

BULK ZONING REQUIREMENTS:

	PMUD REQUIRED	EXISTING LOT 1.06	PROPOSED LOT 1.061	LOT TO BE REMOVED EXISTING LOT 1.07	PROPOSED LOT 1.08
MINIMUM:					
LOT AREA	--	2.079 AC	2.474 AC.	2.778 AC.	0.918 AC.
LOT WIDTH	--	727'±	410'±	420'±	190'±
LOT FRONTAGE	--	946'±	400'±	685'±	154'±
LOT DEPTH	--	166'±	230'±	280'±	194'±
*SETBACK FRONT	--	7.2'±	---	---	---
SETBACK REAR	--	---	---	---	---
SETBACK SIDE	--	---	---	---	---
MAX. BUILDING HEIGHT	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX
EXISTING BUILDING COVERAGE		---	---	---	---
PROPOSED BUILDING COVERAGE		---	---	---	---

*50 FOOT SETBACK REQUIRED FROM PMUD ZONE BOUNDARY & 50 FOOT SETBACK FROM ANY STATE OR COUNTY ROAD

AREA TABULATION:

BLOCK 104	
EXISTING LOT 1.05	34.969 AC.± / 1,523,232 S.F.±
EXISTING LOT 1.06	2.079 AC.± / 90,550 S.F.±
EXISTING LOT 1.07	2.778 AC.± / 121,025 S.F.±
BLOCK 104	
PROPOSED LOT 1.061	2.474 AC.± / 107,789 S.F.±
PROPOSED LOT 1.08	0.932 AC.± / 40,580 S.F. SF±
TOTAL	3.406 AC± / 148,365 SF±
LANDS REMAINING	
PROPOSED LOT 1.051	36.419 AC.± / 1,586,412 S.F.

PLAINSBORO TWP TAX MAP
SHEET 1
BLOCK 104
EXISTING LOTS 1.05, 1.06, & 1.07
PROPOSED LOTS 1.051, 1.061, & 1.08

APPLICATION No. _____

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY

10/4/2024
DATE OF SIGN.

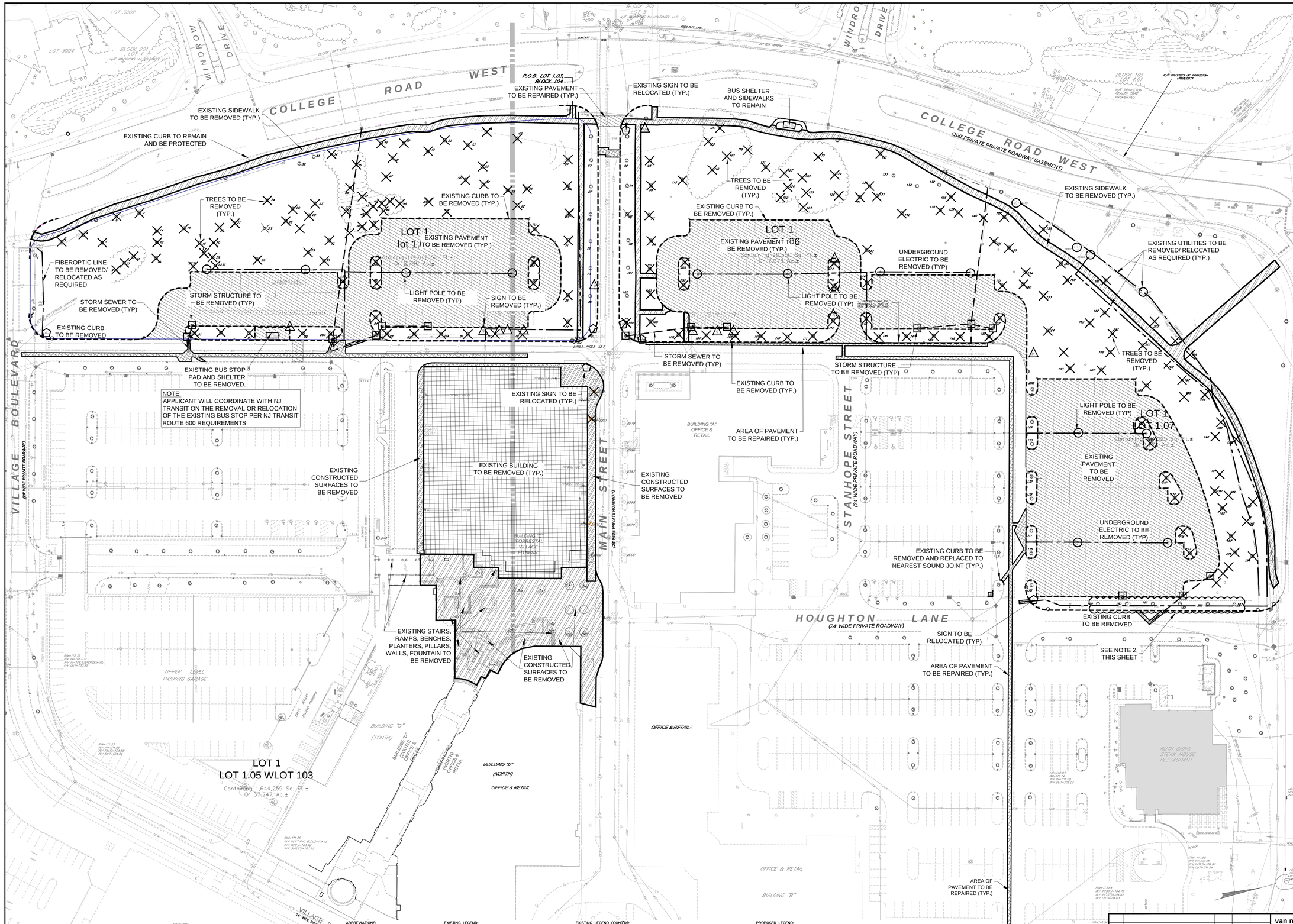
KENNETH T. SCHILLING
NEW JERSEY PROFESSIONAL LAND SURVEYOR No. GS34496

van note-harvey division of pennoni
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211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
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Certificate of Authorization No. 24GA28033300

FINAL MAJOR SUBDIVISION PLAN
OF
LOTS 1.05, 1.06 AND LOT 1.07, BLOCK 104
PRINCETON FORRESTAL VILLAGE
PREPARED FOR
PFV HOLDINGS, LLC. LIMITED LIABILITY COMPANY
PLAINSBORO TWP. — MIDDLESEX CO., N.J.
SCALE 1"= 80' — AUGUST 23, 2024

DRAWN BY WDV	FIELD BK	ORDER No.	FILE No.	SHEET No.
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No.	DIA	HEIGHT	SPECIES
1	14"	30'	ZELKOVA
2	12"	30'	ZELKOVA
3	8"	25'	ZELKOVA
4	8"	35'	OAK
5	6"	30'	MAPLE
6	24"	50'	OAK
7	8"	30'	ZELKOVA
8	19"	60'	PIN OAK
9	18"	40'	HONEY LOCUST
10	14"	40'	HONEY LOCUST
11	14"	40'	MAPLE
12	16"	30'	TRIP MAPLE
13	8"	20'	DOGWOOD
14	6"	20'	DOGWOOD
15	12"	40'	OAK
16	14"	30'	MULTI MAPLE
17	12"	40'	HONEY LOCUST
18	15"	40'	HONEY LOCUST
19	5"	15'	PINE
20	14"	30'	MULTI MAPLE
21	8"	30'	MAPLE
22	10"	35'	MAPLE
23	18"	40'	HONEY LOCUST
24	10"	30'	MAPLE
25	20"	60'	OAK
26	15"	60'	OAK
27	18"	30'	OAK
28	14"	60'	OAK
29	8"	35'	MAPLE
30	8"	35'	MAPLE
31	10"	35'	MAPLE
32	15"	60'	MAPLE
33	8"	30'	MAPLE
34	8"	35'	MAPLE
35	15"	60'	OAK
36	8"	35'	MAPLE
37	12"	40'	PINE
38	8"	40'	PINE
39	15"	40'	HONEY LOCUST
40	12"	40'	PINE
41	12"	40'	PINE
42	8"	40'	PINE
43	12"	40'	PINE
44	6"	30'	PINE
45	12"	40'	PINE
46	8"	25'	PINE
47	8"	35'	MAPLE
48	12"	40'	OAK
49	12"	40'	OAK
50	18"	40'	OAK
51	16"	60'	OAK
52	16"	60'	OAK
53	14"	40'	MAPLE
54	10"	30'	ZELKOVA
55	12"	60'	OAK
56	12"	60'	OAK
57	20"	60'	OAK
58	10"	40'	MAPLE
59	12"	40'	HONEY LOCUST
60	15"	40'	HONEY LOCUST
61	15"	40'	HONEY LOCUST
62	8"	30'	MAPLE
63	18"	50'	OAK
64	22"	50'	OAK
65	12"	50'	OAK
66	15"	50'	OAK
67	12"	50'	OAK
68	18"	45'	HONEY LOCUST
69	12"	50'	OAK
70	15"	40'	OAK
71	15"	45'	OAK
72	12"	50'	OAK
73	12"	45'	OAK
74	12"	50'	OAK
75	15"	40'	HONEY LOCUST
76	12"	50'	OAK
77	15"	40'	OAK
78	10"	40'	OAK
79	10"	30'	GUM
80	8"	30'	GUM
81	6"	30'	GUM
82	8"	30'	GUM
83	8"	30'	GUM
84	8"	30'	GUM
85	26"	40'	OAK
86	8"	40'	PINE
87	15"	40'	HONEY LOCUST
88	9"	40'	HONEY LOCUST
89	6"	30'	GUM
90	8"	20'	GUM
91	8"	20'	GUM
92	15"	30'	OAK
93	15"	30'	OAK
94	12"	50'	OAK
95	15"	50'	OAK
96	12"	50'	OAK
97	15"	50'	OAK
98	15"	50'	OAK
99	15"	50'	OAK
100	12"	45'	OAK
101	12"	50'	OAK
102	15"	50'	OAK
103	15"	50'	OAK
104	15"	50'	OAK
105	15"	50'	OAK
106	10"	35'	GUM
107	12"	40'	GUM
108	12"	40'	GUM
109	8"	25'	GUM
110	10"	35'	GUM
111	8"	35'	GUM
112	10"	35'	GUM
113	8"	20'	ASH
114	8"	20'	ASH
115	15"	50'	OAK
116	15"	60'	OAK
117	10"	40'	MAPLE
118	12"	30'	BIRCH
119	12"	40'	MAPLE
120	30"	30'	BIRCH
121	12"	30'	MAPLE
122	10"	30'	PINE
123	10"	30'	ASH
124	12"	40'	PINE
125	12"	40'	PINE
126	15"	60'	OAK
127	10"	40'	ZELKOVA
128	12"	40'	PINE
129	12"	40'	ZELKOVA
130	14"	40'	ZELKOVA
131	18"	30'	MULTI BIRCH
132	12"	55'	MAPLE
133	12"	50'	OAK
134	12"	40'	BIRCH
135	12"	55'	OAK
136	12"	50'	OAK
137	10"	50'	OAK
138	14"	55'	OAK
139	20"	55'	OAK
140	12"	50'	OAK
141	12"	50'	OAK
142	15"	50'	OAK
143	28"	60'	OAK
144	24"	55'	OAK
145	12"	35'	GUM
146	12"	35'	GUM
147	12"	35'	GUM
148	12"	35'	GUM
149	12"	35'	GUM
150	16"	40'	GUM
151	8"	30'	MAPLE
152	24"	50'	OAK
153	8"	30'	PINE
154	10"	40'	PINE
155	8"	30'	PINE
156	6"	20'	PINE
157	20"	55'	OAK
158	26"	30'	OAK
159	8"	40'	OAK
160	14"	40'	OAK
161	14"	35'	MAPLE
162	16"	50'	OAK
163	12"	45'	OAK
164	8"	30'	MAPLE
165	12"	35'	MAPLE
166	8"	35'	PINE
167	12"	35'	MAPLE
168	10"	35'	MAPLE
169	12"	30'	GUM
170	15"	35'	GUM
171	12"	25'	ASH
172	12"	25'	GUM
173	15"	30'	GUM
174	12"	25'	ASH
175	10"	35'	GUM
176	8"	20'	ASH
177	8"	20'	ASH
178	8"	25'	GUM
179	10"	30'	ZELKOVA
180	15"	30'	ZELKOVA
181	12"	30'	ZELKOVA
182	12"	30'	ZELKOVA
183	12"	30'	HICKORY
184	12"	20'	MAPLE
185	16"	60'	OAK
186	16"	60'	OAK
187	8"	15'	DOGWOOD
188	8"	30'	MAPLE
189	10"	30'	MAPLE
190	26"	60'	OAK
191	8"	20'	MAPLE
192	12"	30'	MAPLE
193	12"	30'	MAPLE
194	10"	30'	MAPLE
195	12"	25'	MAPLE
196	8"	25'	MAPLE
197	15"	60'	OAK
198	10"	25'	MAPLE
199	15"	35'	OAK
200	12"	55'	OAK
201	14"	45'	OAK
202	12"	40'	MAPLE
203	5"	20'	ORNAMENTAL
204	3"	15'	ORNAMENTAL
205	4"	15'	ORNAMENTAL
206	4"	15'	ORNAMENTAL
207	4"	15'	ORNAMENTAL
208	5"	15'	MAPLE
209	4"	15'	ASH
210	4"	15'	ASH
211	4"	15'	ORNAMENTAL
212	5"	15'	ZELKOVA
213	4"	20'	PINE
214	4"	25'	ORNAMENTAL
215	4"	10'	ORNAMENTAL
217	9"	40'	HONEY LOCUST
218	9"	45'	HONEY LOCUST
219	8"	35'	HONEY LOCUST
220	10"	15'	KOUSA DOGWOOD
221	2"	30'	HONEY LOCUST
222	2"	45'	HONEY LOCUST
223	2"	40'	HONEY LOCUST
224	12"	45'	HONEY LOCUST
225	2"	30'	MULTI
226	12"	30'	MULTI
227	12"	30'	MULTI

*RED INDICATES PREVIOUSLY EXISTING TREES HAVE BEEN CLEARED

ABBREVIATIONS:

FG	=	FINISHED GRADE
GR	=	TOP OF GRATE
TC	=	TOP OF CURB
D.C.	=	DEPRESSED CURB
PT	=	POINT OF TANGENT
PC	=	POINT OF CURVE
52B	=	TYPE B INLET
TP	=	TOP OF PIPE
TS	=	TOP OF STRUCTURE
UGS	=	UNDERGROUND STONE STORAGE
C.C.	=	CURB CUT
F.F.	=	FINISHED FIRST FLOOR
F.B.F.	=	FINISHED BASEMENT FLOOR
R1-1	=	STOP SIGN
R6-1	=	ONE WAY SIGN
R4-7c	=	MEDIAN SIGN
52E	=	TYPE E INLET
VB	=	VALVE BOX
WV	=	WATER VALVE
GV	=	GAS VALVE
TW	=	TOP OF WALL
BW	=	BOTTOM OF WALL
RIM	=	TOP OF MANHOLE
MTD	=	MANUFACTURED TREATMENT DEVICE

EXISTING LEGEND:

- DENOTES EXISTING CONCRETE MONUMENT
- DENOTES PRIOR PROPOSED CONCRETE MONUMENT UNDER PREVIOUS SUBDIVISION
- DENOTES EXISTING CAPPED IRON PIN
- DENOTES EXISTING PK NAIL W/WASHER
- DENOTES EXISTING X CUT ON CURB
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGNS
- EX. INLETS
- EX. WOODEN FENCE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING WATER VALVE
- EXISTING UTILITY BOX
- EXISTING LIGHTPOLE
- EXISTING FIRE HYDRANT

EXISTING LEGEND (CONT'D):

- EXISTING TREE
- EXISTING SHRUB
- EXISTING TREE LINE PER AERIAL
- EXISTING CURB
- EXISTING STORM DRAINAGE PIPELINE
- EXISTING SANITARY SEWER PIPELINE
- EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE
- EXISTING CABLE
- EXISTING ELECTRIC
- EXISTING CABLE TV
- EXISTING FIBER OPTIC LINE

PROPOSED LEGEND:

- CONCRETE WALK
- ASPHALT PATH
- DECORATIVE PAVED TERRACE
- PAINTED CROSSWALK
- DECORATIVE PAVED CROSSWALK
- CONCRETE CURB
- DEPRESSED CURB
- SIGHT TRIANGLE LINE
- PARKING STRIPING
- PAVEMENT HATCHING
- HANDICAPPED PARKING
- PARKING COUNT
- WHEEL STOP
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24
DATE OF SIGN.

RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

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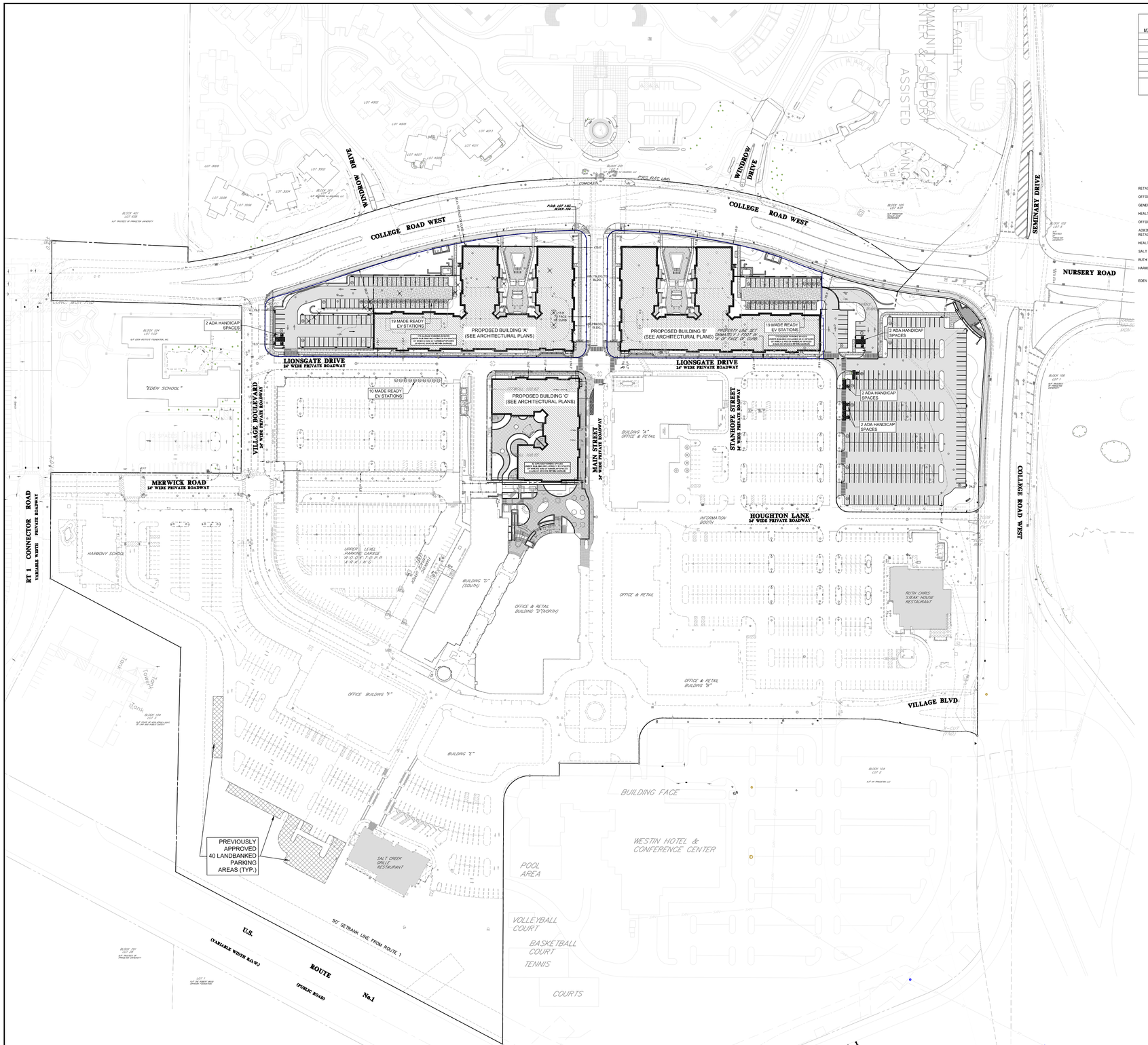
OVERALL SITE DEMOLITION PLAN
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN

PLAINSBORO TWP.
SCALE 1"= 40'

MIDDLESEX CO., N.J.
JULY 18, 2024

DRAWN BY	WDV	FIELD BK		ORDER No.	FILE No.	SHEET No.
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ZONING BULK REQUIREMENTS

MINIMUM:	PMUD REQUIRED	EXISTING LOT 4(EDEN)	EXISTING LOT 1.05	EXISTING LOT 1.03 (RESIDENTIAL LOT)	EXISTING LOT 1.04 (RESIDENTIAL LOT)	PROPOSED LOT 1.06 (RESIDENTIAL LOT)	PROPOSED LOT 1.05 FORRESTAL VILLAGE CAMPUS
LOT AREA	--	0.687 AC	34.969 AC.	2.746 AC.	4.857 AC.	0.918 AC.	34.051 AC.
LOT WIDTH	--	216'±	1781'±	617'±	727'±	190'±	1781'±
LOT FRONTAGE	--	558'±	710'±	573'±	946'±	190'±	710'±
LOT DEPTH	--	71'±	1208'±	205'±	166'±	210'±	1208'±
*SETBACK FRONT	--	--	50'±	6.0'±	6.0'±	11'±	50'±
SETBACK REAR	--	--	1652'±	--	--	--	1652'±
SETBACK SIDE	--	--	18'±	19.5'±	24.3'±	--	18'±
MAX. BUILDING HEIGHT	60 FEET OR FOUR STORIES MAX.	--	34'	60' (4 STORIES)	60' (4 STORIES)	60' (4 STORIES)	34'

*50 FOOT SETBACK REQUIRED FROM PMUD ZONE BOUNDARY & 60 FOOT SETBACK FROM ANY STATE OR COUNTY ROAD

**NEW ORDINANCE REQUIREMENT BASED ON THE ADDITION OF MIXED USE MULTIPLE DWELLING AS A PERMITTED USE WITHIN THE PMUD ZONE. AMENDMENTS ADOPTED BY THE PLAINSBORO TOWNSHIP PLANNING BOARD ON JUNE 16, 2014.

PARKING SPACE ANALYSIS (NON-RESIDENTIAL) PRINCETON FORRESTAL VILLAGE REVISED PARKING REQUIREMENTS

USE	SQUARE FEET APPROVED 5-4-1987	SQUARE FEET APPROVED 5-20-1996	SQUARE FEET APPROVED 8-17-1998	SQUARE FEET APPROVED 10-2-02	SQUARE FEET APPROVED 4-15-05	SQUARE FEET APPROVED 5-20-06	SQUARE FEET APPROVED 8-20-07	SQUARE FEET APPROVED 10-01-08	SQUARE FEET APPROVED 7-31-14	SQUARE FEET PROPOSED 2023	NET DIFFERENCE FROM 1987	PMUD PARKING REQUIREMENT	PARKING ADJUSTMENT (ZONE REQ'D 2,816 SPACES PER 2-3-1988 PLAN)
RETAIL	250,000	135,536	135,536	24,370	24,370	24,370	24,370	24,370	24,370	24,370	225,630	1 SPACE/180 SF	-1254 SPACES
OFFICE	200,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	245,000	45,000	1 SPACE/400 SF	+113 SPACES
GENERAL BUSINESS USE*	0	5,000	5,000	166,166	166,166	166,166	111,166	111,166	111,166	111,166	+111,66	1 SPACE/180 SF**	+618 SPACES
HEALTH CLUB (BLDG. F)	25,000	10,000	0	0	0	0	0	0	0	0	-25,000	2 SPACES/1000 SF***	-50 SPACES
OFFICE (BLDG. F)	45,000	60,000	76,533	76,533	76,533	76,533	76,533	76,533	76,533	76,533	+31,533	1 SPACE/400 SF	+79 SPACES
ADMIN. BUILDING	5,000	5,000	0	0	0	0	0	0	0	0	-5,000	1 SPACE/400 SF	-13 SPACES
RETAIL (BLDG. C)	0	66,386	66,386	66,386	10,000	10,000	10,000	10,000	10,000	0	-10,000	1 SPACE/180 SF	-56 SPACES
HEALTH CLUB (BLDG. C)	0	0	0	0	61,896	61,896	61,896	61,896	61,896	61,896	0	2 SPACES/1000 SF***	-124 SPACES
SALT CREEK GRILLE	0	0	0	0	0	409 SEATS	409 SEATS	409 SEATS	409 SEATS	409 SEATS	+409 SEATS	1 SPACE/4 SEATS	+103 SPACES
RUTH'S CHRIS STEAK HOUSE	0	0	0	0	0	0	313 SEATS	313 SEATS	313 SEATS	313 SEATS	+313 SEATS	1 SPACE/4 SEATS	+79 SPACES
HARMONY CHILD CARE	0	0	0	0	0	0	0	9,657†	6,657*	6,657*	+9,657†	1 SPACE/400 SEATS +1 SPACE/6 CHILDREN	+51 SPACES†
EDEN INSTITUTE	0	0	0	0	0	0	0	12 CLASSES	12 CLASSES	+12 CLASSES	+12 CLASSES	1 SPACE/1:3 CLASS	+36 SPACES
	525,000	526,922	528,455	528,455	533,965								NET +418 REQUIRED (SURPLUS FROM ORIGINAL APPROVED PLANS)

NOTES:
* USES PERMITTED IN THE GENERAL BUSINESS ZONE.
** CONSERVATIVELY ASSUMED AS ALL RETAIL SPACE USE. OFFICE USE WOULD REQUIRE FEWER SPACES.
*** FROM DECEMBER 7, 1984 PARKING REQUIREMENT.
**** 43 SPACES WOULD BE LOST ON LOT 2 WITH THE 100 ROOM HOTEL EXPANSION GRANTED FEBRUARY 2, 1998. WITH THE HOTEL EXPANSION THE TOTAL NUMBER OF PARKING SPACES (EXISTING AND LANDBANKED) WILL BE 2664.
***** BASED ON THE PRIOR ORTH RODGERS PARKING ANALYSES AND ADDITIONAL INDEPENDENT ANALYSES BY THE TOWNSHIP OF PLAINSBORO, IT HAS BEEN DETERMINED THAT THE CURRENT NON-RESIDENTIAL COMMERCIAL SPACE REQUIRES A PARKING SUPPLY OF 1,675 PARKING SPACES

† PROPOSED HARMONY CHILD CARE BUILDING SUBJECT OF SEPARATE APPLICATION

PROJECT PARKING REQUIREMENTS (RESIDENTIAL)

MINIMUM PARKING REQUIREMENTS (PER RSIS)	REQUIRED
STUDIO/1 BEDROOM - 1.8 SPACES/UNIT X 250 UNITS =	450 SPACES
2 BEDROOM - 2.0 SPACES/UNIT X 130 UNITS =	260 SPACES
3 BEDROOM - 2.1 SPACES/UNIT X 14 UNITS =	31 SPACES
TOTAL=	741 SPACES*

PROJECT PARKING SPACE ADDITION/REMOVAL SUMMARY AUGUST 2014 - NON RESIDENTIAL PARKING AREAS	
EXISTING PARKING SPACES PRIOR TO CONSTRUCTION	1,623 SPACES
EXISTING PARKING SPACES TO BE REMOVED (RESIDENTIAL PROJECT LOCATION)	-305 SPACES
EXISTING PARKING SPACES REMAINING	1,318 SPACES
PROPOSED BUILDINGS A, B, AND C	+432 SPACES
PROPOSED NEW SURFACE PARKING	+376 SPACES
PROPOSED PARKING SPACES* (INCLUDING PRIOR APPROVED LAND-BANKED SPACES)	2,166 SPACES

* AS PART OF THE 2014 RESIDENTIAL SITE PLAN APPLICATION, A NET OF 40 PROPOSED LAND-BANKED SPACES WAS PROPOSED.

ELECTRIC VEHICLE PARKING SPACES (EV)

PROPOSED BUILDING 'A' (CONSTRUCTED IN PARKING STRUCTURE)	=	26
PROPOSED BUILDING 'A' (MADE READY IN SURFACE PARKING LOT)	=	19
PROPOSED BUILDING 'B' (CONSTRUCTED IN PARKING STRUCTURE)	=	26
PROPOSED BUILDING 'B' (MADE READY IN SURFACE PARKING LOT)	=	19
PROPOSED BUILDING 'C' (CONSTRUCTED IN PARKING STRUCTURE)	=	12
PROPOSED BUILDING 'C' (MADE READY IN SURFACE PARKING LOT)	=	10
TOTAL	=	112

NOTE:
BASED ON THE ORDINANCE, CREDIT IS GIVEN FOR EVSE OR MAKE-READY EQUIPMENT AT A 2 TO 1 RATIO. IN YEAR ONE (1) - ⅓ = ACTUAL EVSE OUTRIGHT (38) WILL BE CONSTRUCTED, ⅓ = IN 3 YEARS (+37) WILL BE CONSTRUCTED AND THE FINAL ⅓ = CONSTRUCTED IN 6 YEARS (+37) FOR A TOTAL 112 EV SPACES.

PARKING REQUIRED AND PROPOSED (Buildings A, B and C, Demo Can-Do)

Existing Parking Spaces Prior To Construction	***1,623 Spaces (Not including land banked spaces)***
1,675 Parking Spaces Required for Non-Residential per Prior Analyses confirmed per CME Review June 6, 2023	1,675 Spaces required
Remove Existing Building C (- 180 spaces required)	**1,495 Spaces required For Commercial Space**
Existing Parking Spaces To Be Removed (Residential Project Location) Building A and B footprint	- 305 Spaces removed
Existing Parking Spaces Remaining	***1,318 Spaces***
Reconfigured expanded surface spaces	+ 252 spaces
Parking for Non-Residential Space	1,570 spaces
Land-banked Parking in Lot F (Salt Creek Grill) (40 spaces)	+40
Total spaces for Non-Residential and Land-banked spaces (36)	**1,610 (115 excess available for residential sharing)**
Parking required for Building A [1.8/1bed; 2.0/2bed; 2.1/3bed] (10% EVSE Credit)	**270 spaces required (rounded up)**
Proposed Surface Parking - Building A	+ 85 Spaces
Proposed Garage Parking - Building A	+ 175 Spaces
Total Building A	260 spaces provided
Total spaces for Building A	***260 spaces provided Plus 12 shared from adjoining excess commercial spaces = 272 provided***
Parking required for Building B [1.8/1bed; 2.0/2bed; 2.1/3bed] (10% EVSE Credit)	**270 spaces required (round up)**
Proposed Surface Parking - Building B	+ 39 Spaces
Proposed Garage Parking - Building B	+ 175 Spaces
Total Building B	214 spaces provided
Total spaces for Building B	***214 spaces provided plus 58 from adjoining excess commercial spaces = 272 provided***
Parking required for Building C [1.8/1bed; 2.0/2bed; 2.1/3bed] (10% EVSE Credit)	**127 spaces required**
Proposed Garage Parking - Building C	+82
Total Building C	82
Total spaces for Building C	***82 spaces provided plus 45 from adjoining excess commercial spaces = 127 provided***
PARKING SPACES REQUIRED 2,162	**2,166 Spaces Provided including 40 land- banked)**

ABBREVIATIONS:
FG = FINISHED GRADE
GR = TOP OF GRATE
INV = INVERT
D.C. = DEPRESSED CURB
PT = POINT OF TANGENT
PC = POINT OF CURVE
S2B = TYPE B INLET
TS = TOP OF STEP
TS = TOP OF STRUCTURE
UGS = UNDERGROUND STONE STORAGE
F.G. = FINISHED GRADE
F.F.E. = FINISHED FIRST FLOOR
F.B.F. = FINISHED BASEMENT FLOOR
R1-1 = STOP SIGN
R6-1 = ONE WAY SIGN
S2C = TYPE C INLET
S2E = TYPE E INLET
VB = VALVE BOX
VV = VALVE VAULT
GV = GAS VALVE
TW = TOP OF WALL
BW = BOTTOM OF WALL
MM = TOP OF MANHOLE
MTD = MANUFACTURED TREATMENT DEVICE

EXISTING LEGEND:
DENOTES EXISTING CONCRETE MONUMENT
DENOTES PRIOR PROPOSED CONCRETE MONUMENT UNDER PREVIOUS SUBDIVISION
DENOTES EXISTING CAPPED IRON PIN
DENOTES EXISTING PK NAIL W/WASHER
DENOTES EXISTING X CUT ON CURB
EXISTING TRAFFIC SIGNAL
EXISTING SIGNS
EX. INLETS
EX. WOODEN FENCE
EXISTING SANITARY MANHOLE
EXISTING STORM MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING WATER VALVE
EXISTING UTILITY BOX
EXISTING LIGHTPOLE
EXISTING FIRE HYDRANT

EXISTING LEGEND (CONT'D):
EXISTING TREE
EXISTING SHRUB
EXISTING TREE LINE PER AERIAL
EXISTING CURB
EXISTING STORM DRAINAGE PIPELINE
EXISTING SANITARY SEWER PIPELINE
EXISTING CONTOUR
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING TELEPHONE
EXISTING CABLE
EXISTING ELECTRIC
EXISTING CABLE TV
EXISTING FIBER OPTIC LINE

PROPOSED LEGEND:
CONCRETE WALK
ASPHALT PATH
DECORATIVE PAVED TERRACE
PAINTED CROSSWALK
DECORATIVE PAVED CROSSWALK
CONCRETE CURB
DEPRESSED CURB
SIGHT TRIANGLE LINE
PARKING STRIPING
PAVEMENT HATCHING
HANDICAPPED PARKING
PARKING COUNT
WHEEL STOP
TRAFFIC SIGN
DETECTABLE WARNING SURFACE
LIGHTED BOLLARD
POLE-MOUNTED LIGHT
BOLLARD

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 feet

NOTES:
1. ALL TRAFFIC SIGNAGE SHALL COMPLY WITH PRINCETON FORRESTAL CENTER (PFV) SIGNAGE. TYPE "A" SIGNAGE SHALL BE USED FOR STOP SIGNS AND TWO-SIDED SIGNS, ALL OTHER TRAFFIC SIGNAGE SHALL UTILIZED THE TYPE "B" SIGN. REFER TO CONSTRUCTION DETAILS, SHEET CE-20.
2. ALL TRAFFIC SIGNAGE AND MARKINGS SHALL COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC
3. ALL PARKING LOT STRIPING SHALL BE HAIRPIN STYLE STRIPING.

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
2.	REVISED PER TOWNSHIP COMMENTS	3/27/25	WDV	RAP
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24 DATE OF SIGN.

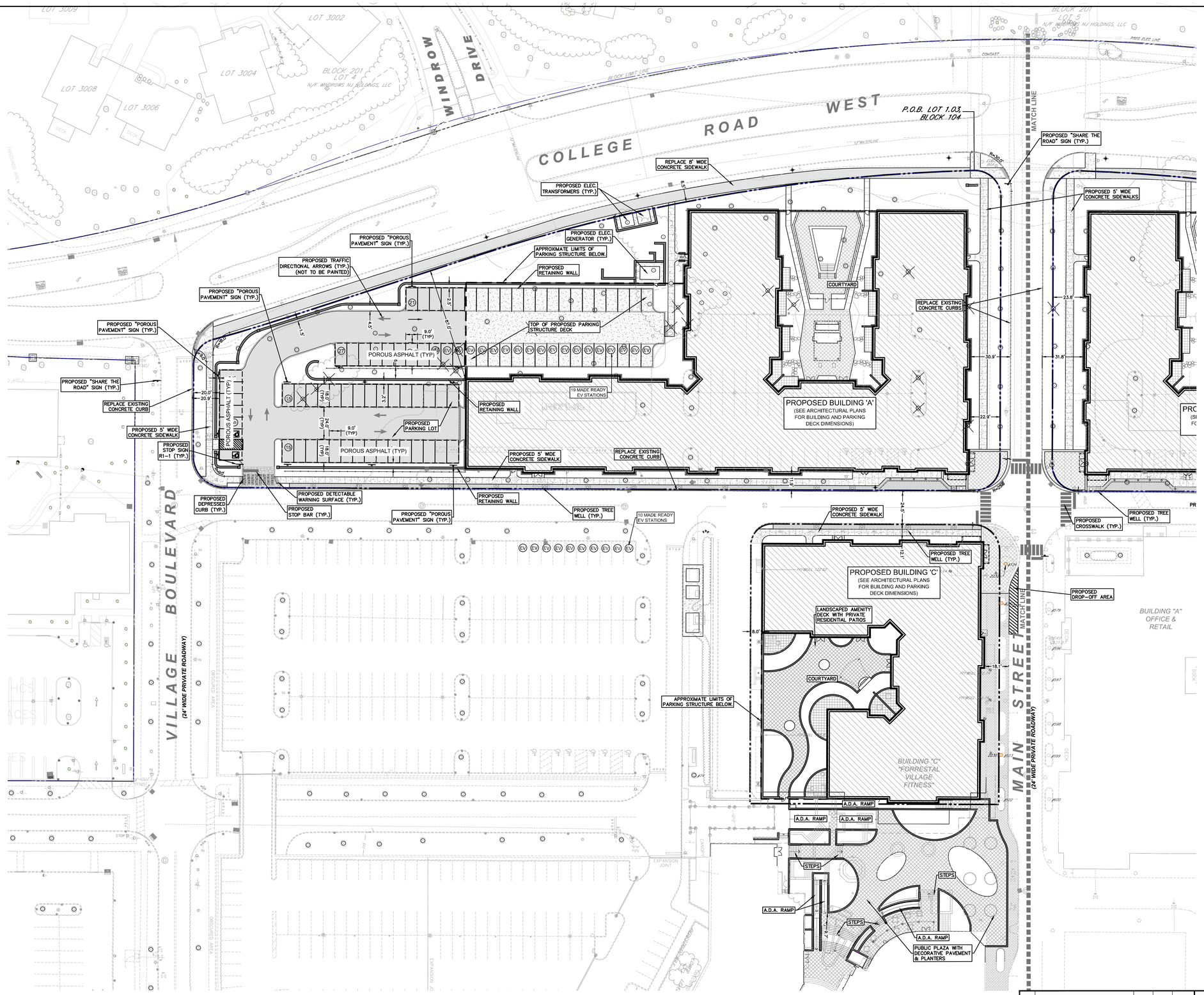
RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

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www.pennoni.com

OVERALL SITE PLAN
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
SCALE: 1"=80' JULY 18, 2024

DRAWN BY WDV DATE	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY RAP DATE	PAGE	PRFOV23001	207-E-2	CE-7

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NOTES:

1. INTERSECTION SIGHT TRIANGLE DISTANCE CALCULATED PER AASHTO STANDARDS FOR A POSTED SPEED OF 40 MPH ALONG COLLEGE ROAD.

2. EXACT LOCATION OF PEDESTRIAN/ BICYCLE PATH CROSSING SHALL BE COORDINATED IN FIELD FOR REALIGNED ROADWAY AND APPROVED BY TOWNSHIP STAFF.

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ABBREVIATIONS:

FG	=	FINISHED GRADE
GR	=	TOP OF GRATE
TC	=	TOP OF CURB
D.C.	=	DEPRESSED CURB
PT	=	POINT OF TANGENT
PC	=	POINT OF CURVE
S2B	=	TYPE B INLET
TP	=	TOP OF PIPE
TS	=	TOP OF STRUCTURE
UGS	=	UNDERGROUND STONE STORAGE
C.C.	=	CURB CUT
F.F.F.	=	FINISHED FIRST FLOOR
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S2E	=	TYPE E INLET
VB	=	VALVE BOX
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GV	=	GAS VALVE
TW	=	TOP OF WALL
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RIM	=	TOP OF MANHOLE
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EXISTING LEGEND (CONT'D):

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PROPOSED LEGEND:

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- DECORATIVE PAVED TERRACE
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- SIGHT TRIANGLE LINE
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- PAVEMENT HATCHING
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- PARKING COUNT
- WHEEL STOP
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
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Ralph A. Petrella 07/18/24
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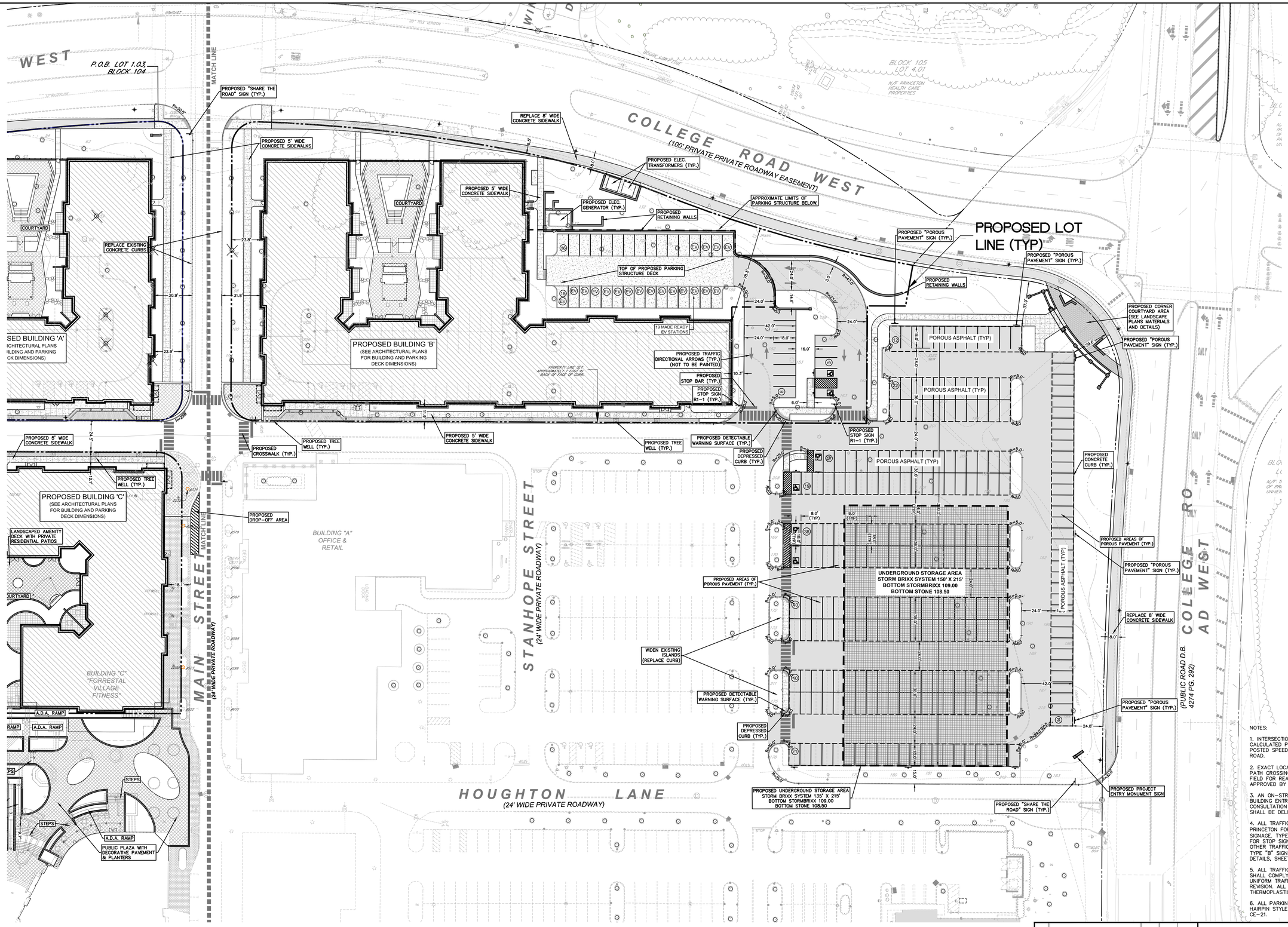
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SITE LAYOUT PLAN 1
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
SCALE 1" = 30' JULY 18, 2024

DRAWN BY / DATE	WDV	FIELD BK		ORDER No.	FILE No.	SHEET No.
CHECKED BY / DATE	RAP	PAGE		PRFOV23001	207-E-2	CE-8

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ABBREVIATIONS:

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GR	=	TOP OF GRATE
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PC	=	POINT OF CURVE
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EXISTING LEGEND:

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- EXISTING FIRE HYDRANT

EXISTING LEGEND (CONT'D):

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PROPOSED LEGEND:

- CONCRETE WALK
- ASPHALT PATH
- DECORATIVE PAVED TERRACE
- PAINTED CROSSWALK
- DECORATIVE PAVED CROSSWALK
- CONCRETE CURB
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- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 feet

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Ralph A. Petrella 07/18/24 DATE OF SIGN.

RALPH A. PETRELLA

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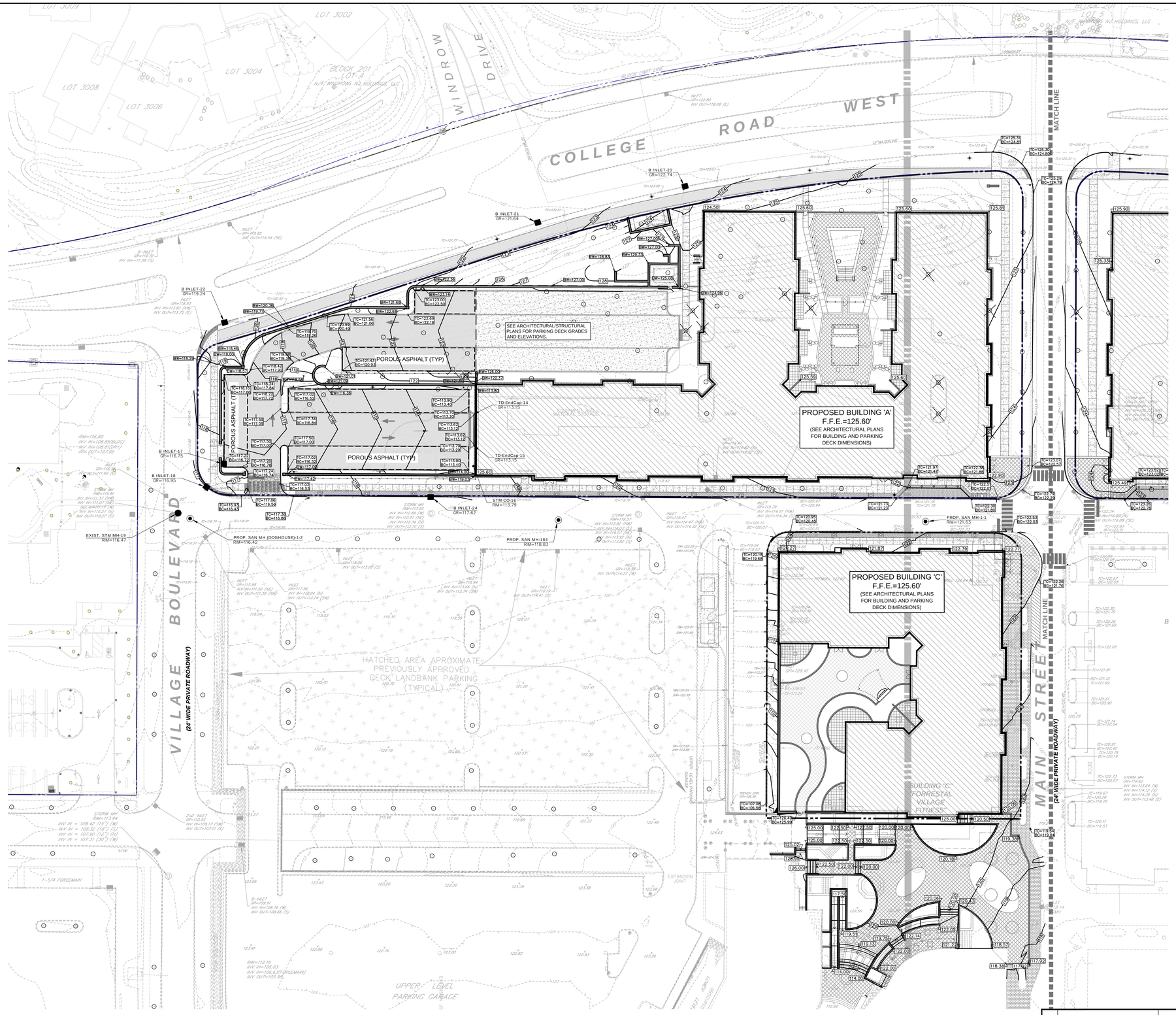
SITE LAYOUT PLAN 2
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN

PLAINSBORO TWP.
SCALE 1" = 30'

MIDDLESEX CO., N.J.
JULY 18, 2024

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CHECKED BY DATE	RAP	PAGE	PRFOV23001	207-E-2	CE-9

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ABBREVIATIONS:

FG	=	FINISHED GRADE
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PC	=	POINT OF CURVE
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R1-1	=	STOP SIGN
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EXISTING LEGEND:

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EXISTING LEGEND (CONT'D):

- EXISTING TREE
- EXISTING SHRUB
- EXISTING TREE LINE PER AERIAL
- EXISTING CURB
- EXISTING STORM DRAINAGE PIPELINE
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- EXISTING CABLE
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- EXISTING CABLE TV
- EXISTING FIBER OPTIC LINE

PROPOSED LEGEND:

- CONCRETE WALK
- ASPHALT PATH
- DECORATIVE PAVED TERRACE
- PAINTED CROSSWALK
- DECORATIVE PAVED CROSSWALK
- CONCRETE CURB
- DEPRESSED CURB
- SIGHT TRIANGLE LINE
- PARKING STRIPING
- PAVEMENT HATCHING
- HANDICAPPED PARKING
- PARKING COUNT
- WHEEL STOP
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

PROPOSED LEGEND (CONT'D):

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- STORM MANHOLE
- STORM CLEANOUT
- TYPE A INLET
- TYPE B INLET
- TYPE E INLET
- MTD
- SANITARY MANHOLE

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
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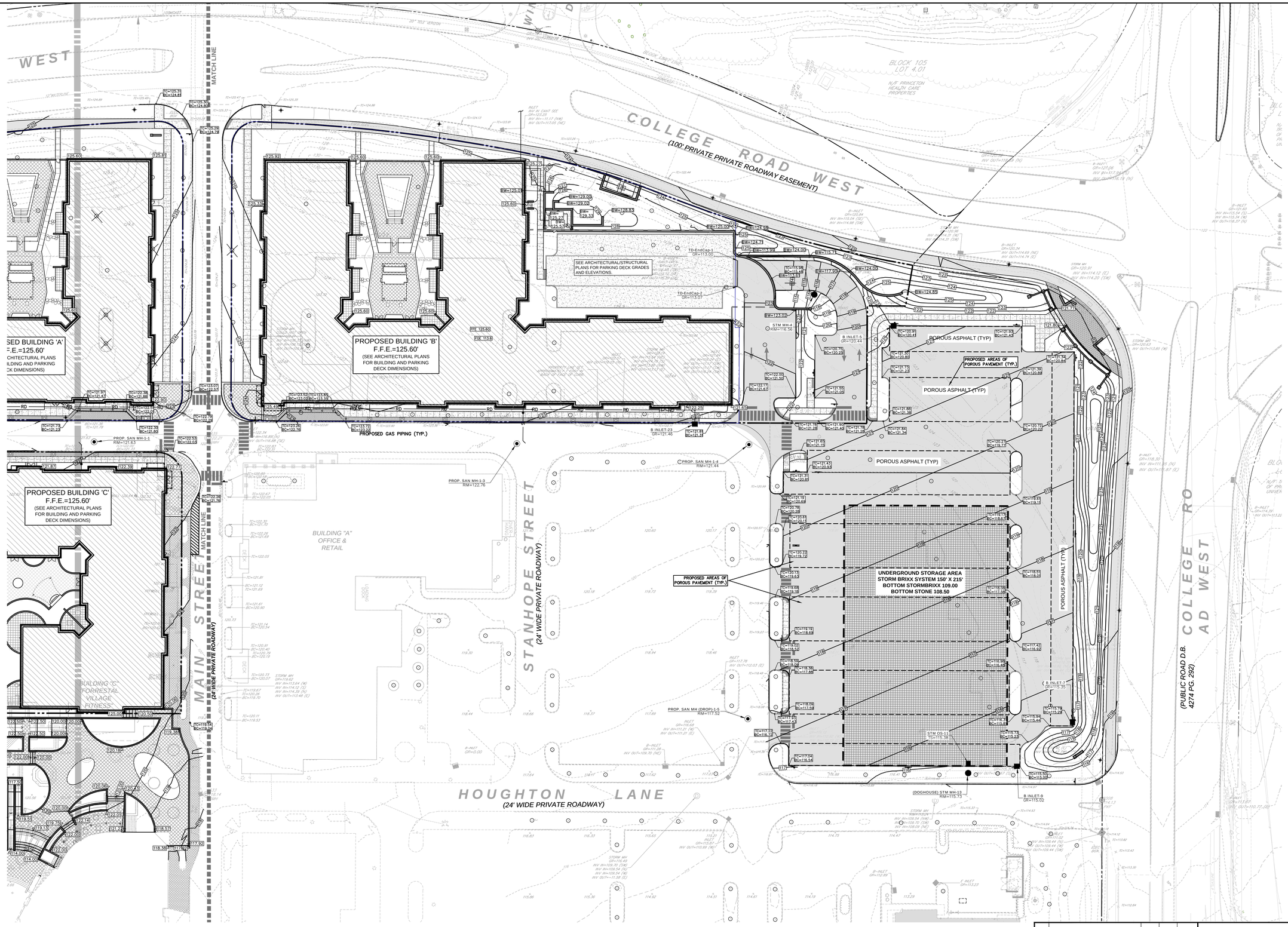
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SITE GRADING PLAN 1
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN

PLAINSBORO TWP. SCALE: 1" = 40'
MIDDLESEX CO., N.J. JULY 18, 2024

DRAWN BY DATE	WDV	FIELD BK PAGE		ORDER No.	FILE No.	SHEET No.
CHECKED BY DATE	RAP			PRFOV23001	207-E-2	CE-10

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EXISTING LEGEND (CONT'D):

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- EXISTING CABLE TV
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PROPOSED LEGEND:

- CONCRETE WALK
- ASPHALT PATH
- DECORATIVE PAVED TERRACE
- PAINTED CROSSWALK
- DECORATIVE PAVED CROSSWALK
- CONCRETE CURB
- DEPRESSED CURB
- SIGHT TRIANGLE LINE
- PARKING STRIPING
- PAVEMENT HATCHING
- HANDICAPPED PARKING
- PARKING COUNT
- WHEEL STOP
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

PROPOSED LEGEND (CONT'D):

- 120.0 — MAJOR CONTOUR
- 121.0 — MINOR CONTOUR
- ×120.53 — SPOT ELEVATION
- STORM MANHOLE
- STORM CLEANOUT
- TYPE A INLET
- TYPE B INLET
- TYPE E INLET
- MTD
- SANITARY MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 feet

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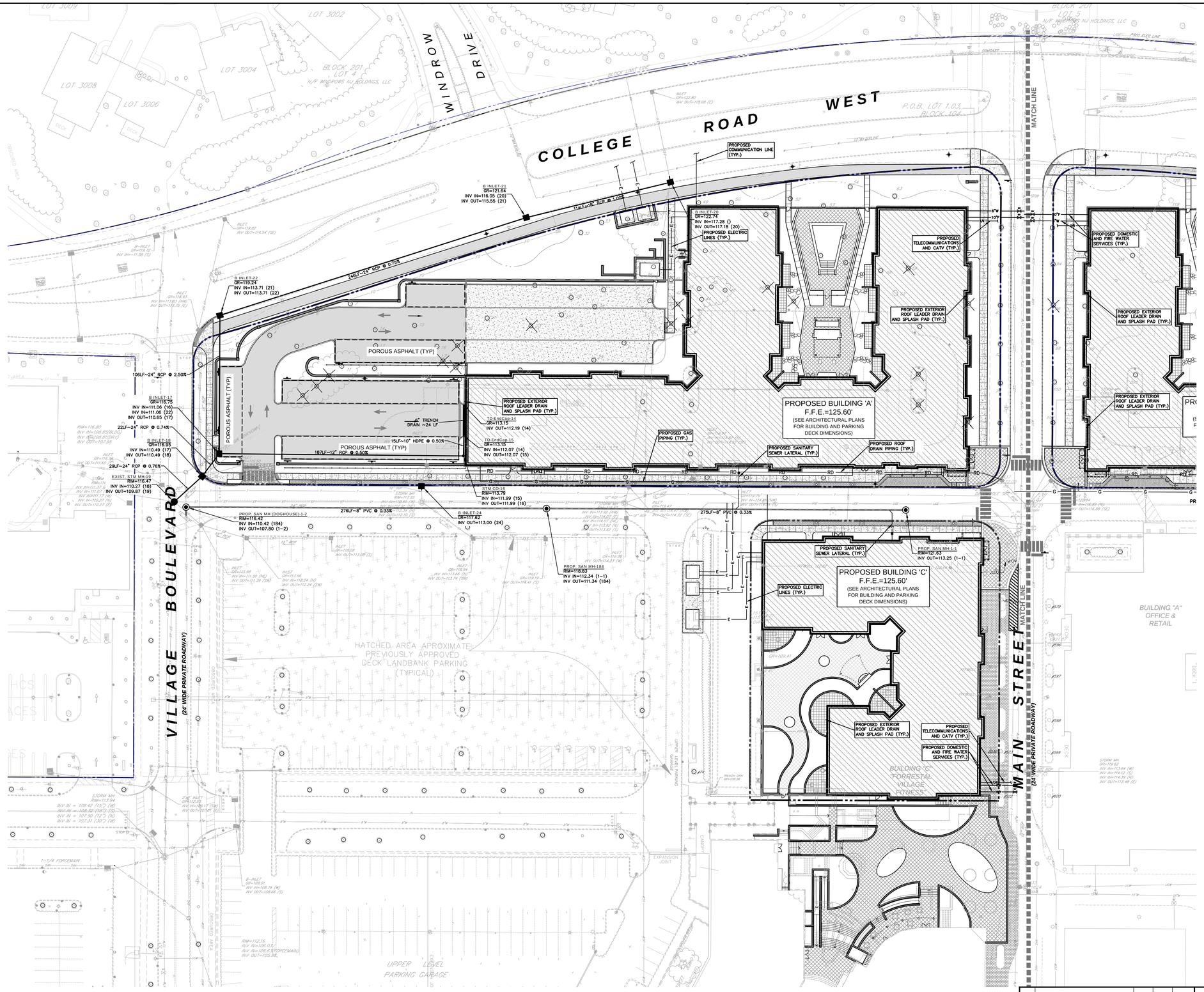
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PC	=	POINT OF CURVE
S2B	=	TYPE B INLET
TP	=	TOP OF PIPE
TS	=	TOP OF STRUCTURE
UGS	=	UNDERGROUND STONE STORAGE
C.C.	=	CURB CUT
F.F.F.	=	FINISHED FIRST FLOOR
F.B.F.	=	FINISHED BASEMENT FLOOR
R1-1	=	STOP SIGN
R6-1	=	ONE WAY SIGN
R4-7c	=	MEDIAN SIGN
S2E	=	TYPE E INLET
VB	=	VALVE BOX
WV	=	WATER VALVE
GV	=	GAS VALVE
TW	=	TOP OF WALL
BW	=	BOTTOM OF WALL
RM	=	TOP OF MANHOLE
MTD	=	MANUFACTURED TREATMENT DEVICE

EXISTING LEGEND:

- DENOTES EXISTING CONCRETE MONUMENT
- DENOTES PRIOR PROPOSED CONCRETE MONUMENT UNDER PREVIOUS SUBDIVISION
- DENOTES EXISTING CAPPED IRON PIN
- DENOTES EXISTING PK NAIL W/WASHER
- DENOTES EXISTING X CUT ON CURB
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGNS
- EX. INLETS
- EX. WOODEN FENCE
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- EXISTING STORM MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING WATER VALVE
- EXISTING UTILITY BOX
- EXISTING LIGHTPOLE
- EXISTING FIRE HYDRANT

EXISTING LEGEND (CONT'D):

- EXISTING TREE
- EXISTING SHRUB
- EXISTING TREE LINE PER AERIAL
- EXISTING CURB
- EXISTING STORM DRAINAGE PIPELINE
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PROPOSED LEGEND:

- CONCRETE WALK
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- DECORATIVE PAVED TERRACE
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- PARKING COUNT
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- POLE-MOUNTED LIGHT
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PROPOSED LEGEND (CONT'D):

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- STORM MANHOLE
- STORM CLEANOUT
- TYPE A INLET
- TYPE B INLET
- TYPE E INLET
- MTD
- SANITARY MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24

DATE OF SIGN.

RALPH A. PETRELLA

N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

van note-harvey division of pennoni

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www.vannoteharvey.com Certificate of Authorization

www.pennoni.com No. 24GA28033300

SITE DRAINAGE AND UTILITY PLAN 1

OF

LOT 1.05, BLOCK 104

AT

PRINCETON FORRESTAL VILLAGE

SITUATED IN

PLAINSBORO TWP. MIDDLESEX CO., N.J.

SCALE: 1" = 40' JULY 18, 2024

DRAWN BY DATE	FIELD BK	ORDER No.	FILE No.	SHEET No.
WDV		PRF0V23001	207-E-2	CE-12
CHECKED BY DATE RAP	PAGE			

N:\P\PRF0V23001\DWG\PRF0V23001-SP-UT-PLT.DWG

COLLEGE ROAD WEST
(100' PRIVATE PRIVATE ROADWAY EASEMENT)

MATCH LINE

P.O.B. LOT 1.03, BLOCK 104

BLOCK 105 LOT 4.01

N/F TRUSTEES OF PRINCETON UNIVERSITY

N/F PRINCETON HEALTH CARE PROPERTIES

PROPOSED TELECOMMUNICATIONS AND CATV (TYP.)

PROPOSED DOMESTIC AND FIRE WATER SERVICES (TYP.)

PROPOSED EXTERIOR ROOF LEADER DRAIN AND Ssplash PAD (TYP.)

PROPOSED BUILDING 'B'
F.F.E.=125.60'
(SEE ARCHITECTURAL PLANS FOR BUILDING AND PARKING DECK DIMENSIONS)

NOTE: PROPOSED TRENCH DRAIN LOCATED UNDER RAMP TO PARKING DECK

6" TRENCH DRAIN ~21 LF

TD-EndCap-1
GR=113.00
INV OUT=111.63 (1)

TD-EndCap-2
GR=113.07
INV IN=111.42 (1)
INV OUT=111.42 (2)

8.5LF~15" RCP @ 0.50%

70LF~15" RCP @ 0.50%

B-INLET-5
GR=120.44
INV IN=110.75 (4)
INV OUT=109.89 (5)

STM MH-4
RIM=116.56
INV IN=111.10 (2)
INV OUT=111.10 (4)

PROPOSED ROOF DRAIN PIPING (TYP.)

PROPOSED SANITARY SEWER LATERAL (TYP.)

B-INLET-23
GR=121.40
INV OUT=112.93 (23)

PROPOSED GAS PIPING (TYP.)

POROUS ASPHALT (TYP)

POROUS ASPHALT (TYP)

POROUS ASPHALT (TYP)

147LF~15" RCP @ 0.50%

STORMBRIXX-6
INV IN=109.16 (5)

PROPOSED AREAS OF POROUS PAVEMENT (TYP.)

UNDERGROUND STORAGE AREA
STORM BRIXX SYSTEM 150' X 215'
BOTTOM STORMBRIXX 109.00
BOTTOM STONE 108.50

POROUS ASPHALT (TYP)

PROPOSED AREAS OF POROUS PAVEMENT (TYP.)

190LF~8" PVC @ 0.29%

PROP. SAN MH-1-1
RIM=121.63
INV OUT=113.25 (1–1)

PROP. SAN MH-1-3
RIM=122.76
INV OUT=116.00 (1–3)

PROP. SAN MH-1-4
RIM=121.44
INV IN=115.45 (1–3)
INV OUT=115.35 (1–4)

BUILDING 'C'
5.60'
RAL PLANS
D PARKING
SIONS)

BUILDING "A"
OFFICE &
RETAIL

STANHOPE STREET
(24' WIDE PRIVATE ROADWAY)

MAIN STREET
(24' WIDE PRIVATE ROADWAY)

HOUGHTON LANE
(24' WIDE PRIVATE ROADWAY)

SEE INSET 'A' THIS SHEET FOR CONTINUATION OF SANITARY SEWER

PROP. SAN MH (DROP)-1-5
RIM=117.52
INV IN=113.10 (1–4)
INV OUT=109.67 (1–5)

225LF~8" PVC @ 1.00%

216LF~8" PVC @ 0.33%

B-INLET-7
GR=115.35
INV OUT=109.70 (7)

STORMBRIXX-8
INV IN=109.16 (7)

54LF~15" RCP @ 1.00%

EXISTING DUCT BANK TO BE REMOVED BY OTHERS

STM OS-11
RIM=116.38
INV OUT=108.67 (11)

8LF~15" RCP @ 2.07%

8LF~15" RCP @ 2.30%

33LF~15" RCP @ 1.25%

B-INLET-9
GR=115.02
INV OUT=109.35 (9)

STORMBRIXX-10
INV IN=109.16 (9)

(DOGHOUSE) STM MH-13
RIM=115.73
INV IN=108.50 (11)
INV OUT=108.50 (13)

45LF~12" RCP

UNDERGROUND STORAGE AREA
STORM BRIXX SYSTEM 150' X 215'
4' DEPTH BOTTOM

(PUBLIC ROAD D.B. 4274 PG. 292)

COLLEGE ROAD WEST

PROP. SAN MH (DROP)-1-5
RIM=117.52
INV IN=113.10 (1–4)
INV OUT=109.67 (1–5)

UNDERGROUND STORAGE AREA
STORM BRIXX SYSTEM 150' X 215'
4' DEPTH BOTTOM

PROP. SAN MH-1-6
RIM=113.12
INV IN=108.91 (1–5)
INV OUT=107.31 (1–6)

PROP. SAN MH (DOGHOUSE)-1-7
RIM=110.00
INV IN=106.55 (1–6)
INV OUT=101.25 (1–7)

SANITARY SEWER INSET 'A'
SCALE: 1"= 30'

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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24
DATE OF SIGN.

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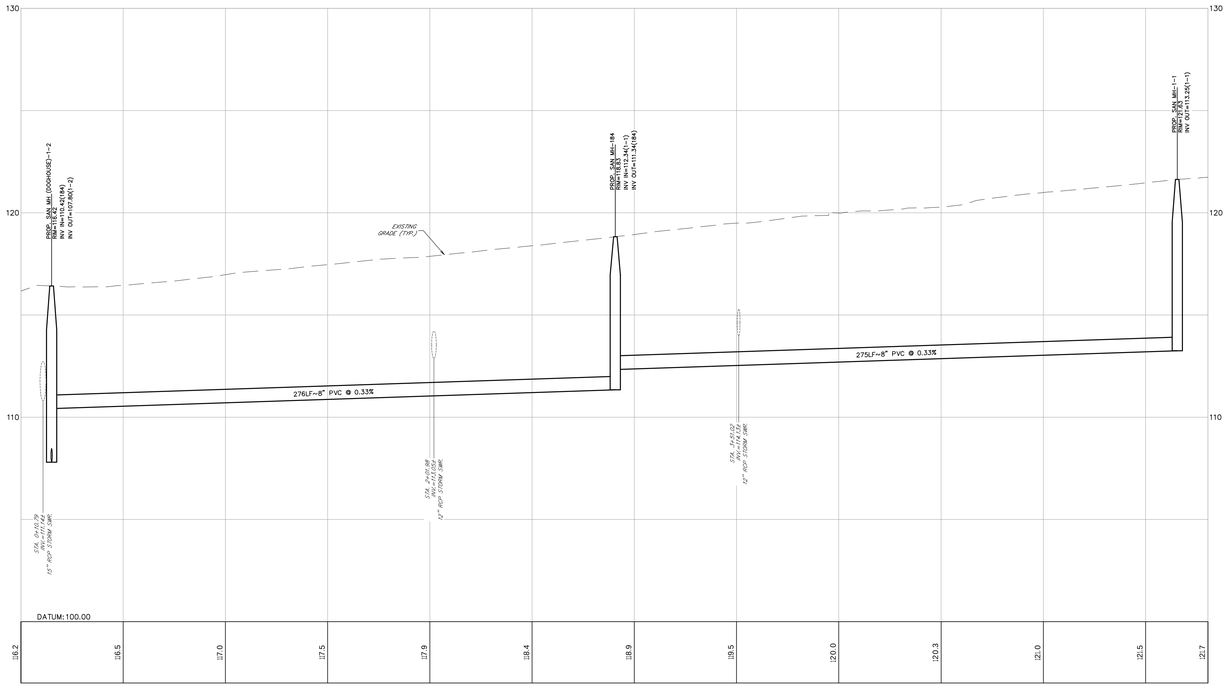
SITE DRAINAGE AND UTILITY PLAN 2
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN

PLAINSBORO TWP.
SCALE: 1"= 30'

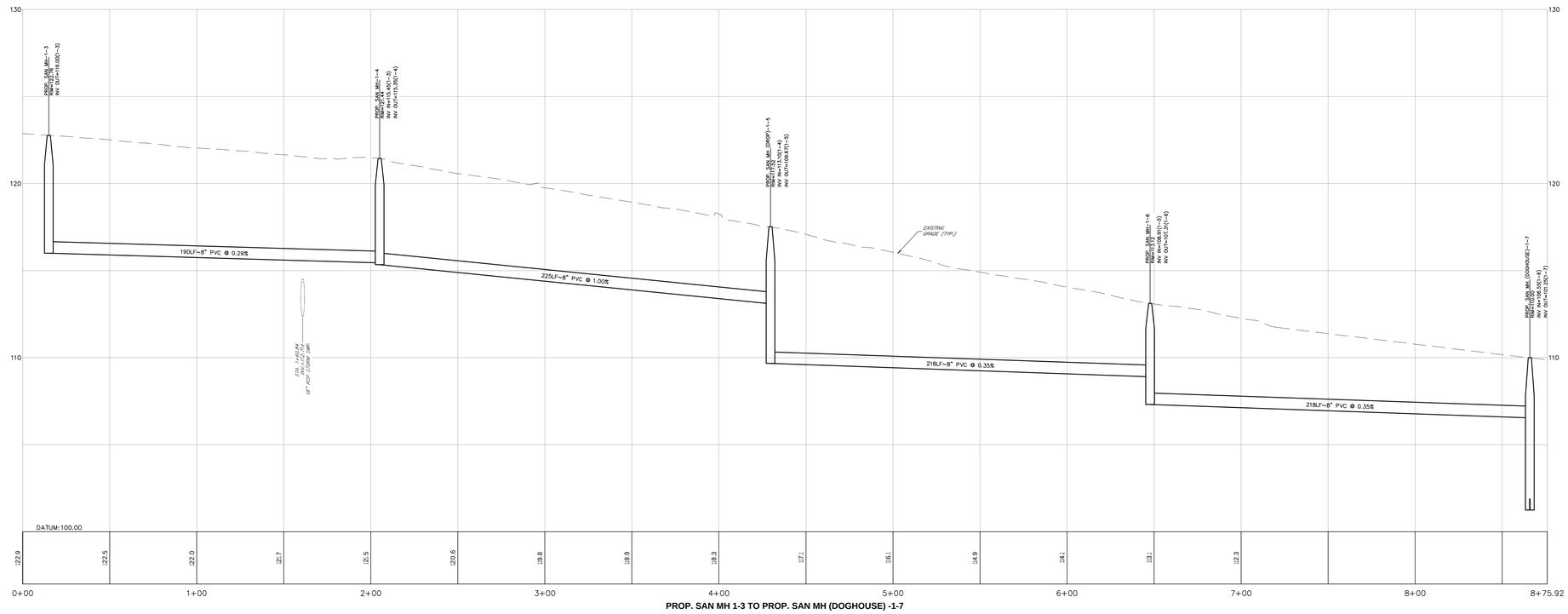
MIDDLESEX CO., N.J.
JULY 18, 2024

DRAWN BY WDV DATE	FIELD BK	ORDER No. PRFOV23001	FILE No. 207–E–2	SHEET No. CE-13
CHECKED BY RAP DATE	PAGE			

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SAN MH (DOGHOUSE) -1-2 TO PROP. SAN MH 1-1



PROP. SAN MH 1-3 TO PROP. SAN MH (DOGHOUSE) -1-7

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 feet

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
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SANITARY SEWER PROFILES

OF

LOT 1.05, BLOCK 104

AT

PRINCETON FORRESTAL VILLAGE

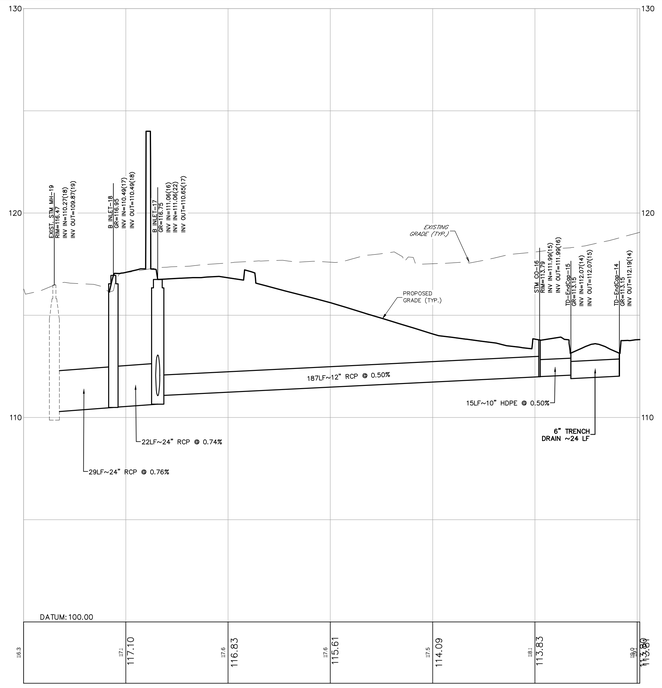
SITUATED IN

PLAINSBORO TWP. MIDDLESEX CO., N.J.

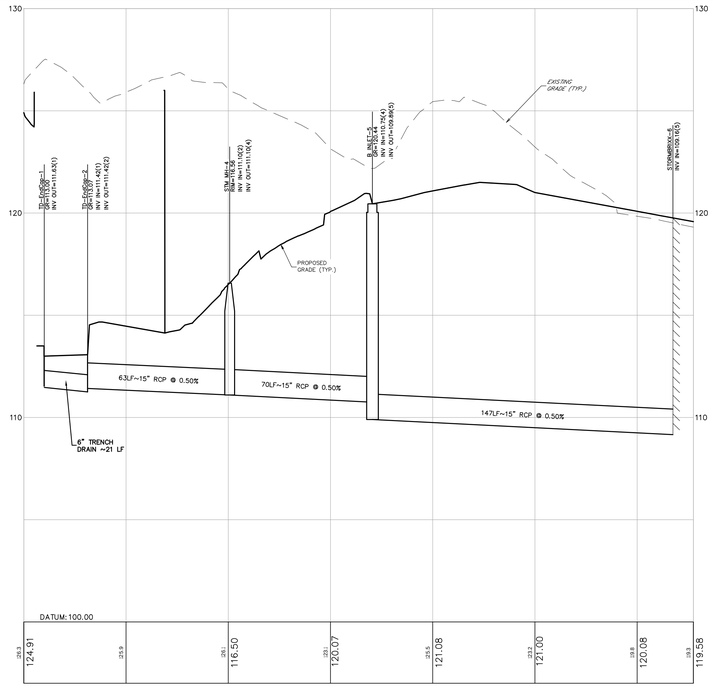
SCALE: 1" = 40' JULY 18, 2024

DRAWN BY WDV DATE	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY RAP DATE	PAGE	PRFOV23001	207-E-2	**CE-14**

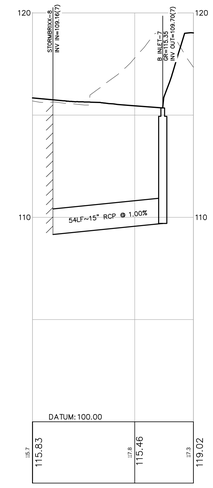
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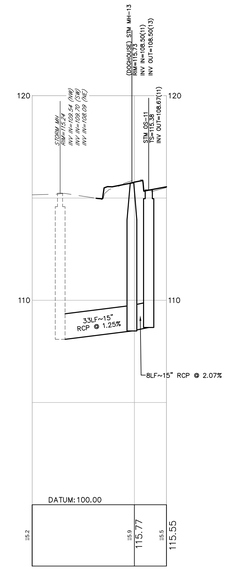
EXIST. STM MH-19 TO TD-END CAP-14



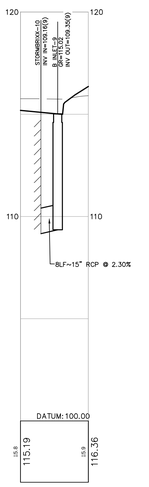
TD-END CAP-1 TO STORMBRIXX-6



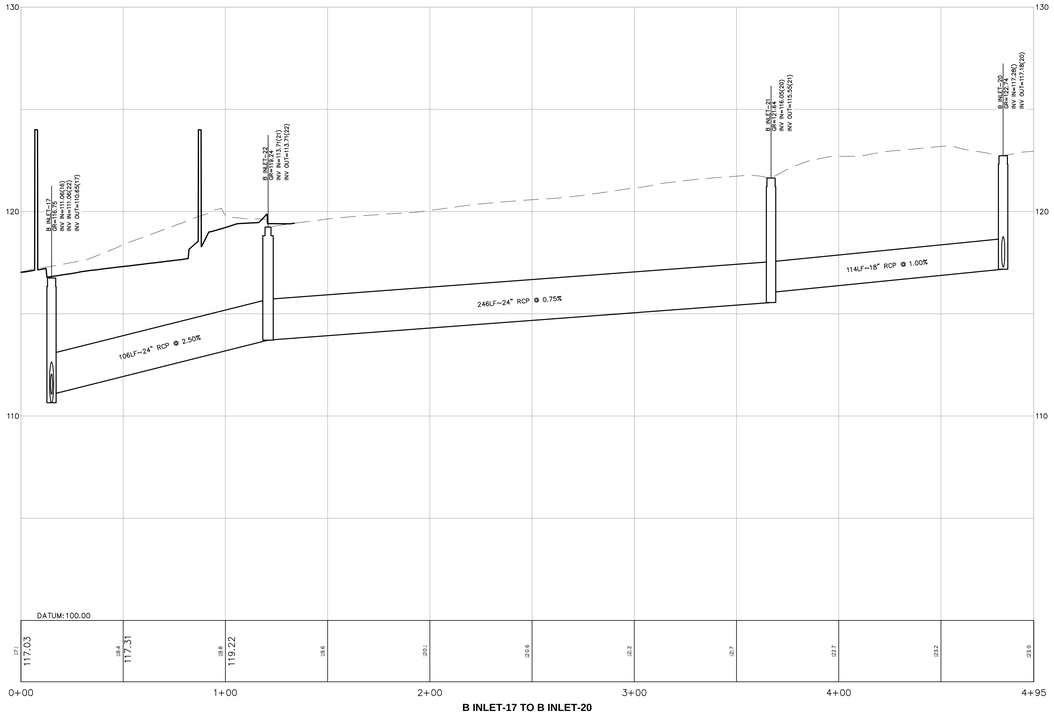
STORMBRIXX-8 TO B INLET-7



STM MH-13 TO STM OS-11



STORMBRIXX-10 TO B INLET-9



B INLET-17 TO B INLET-20

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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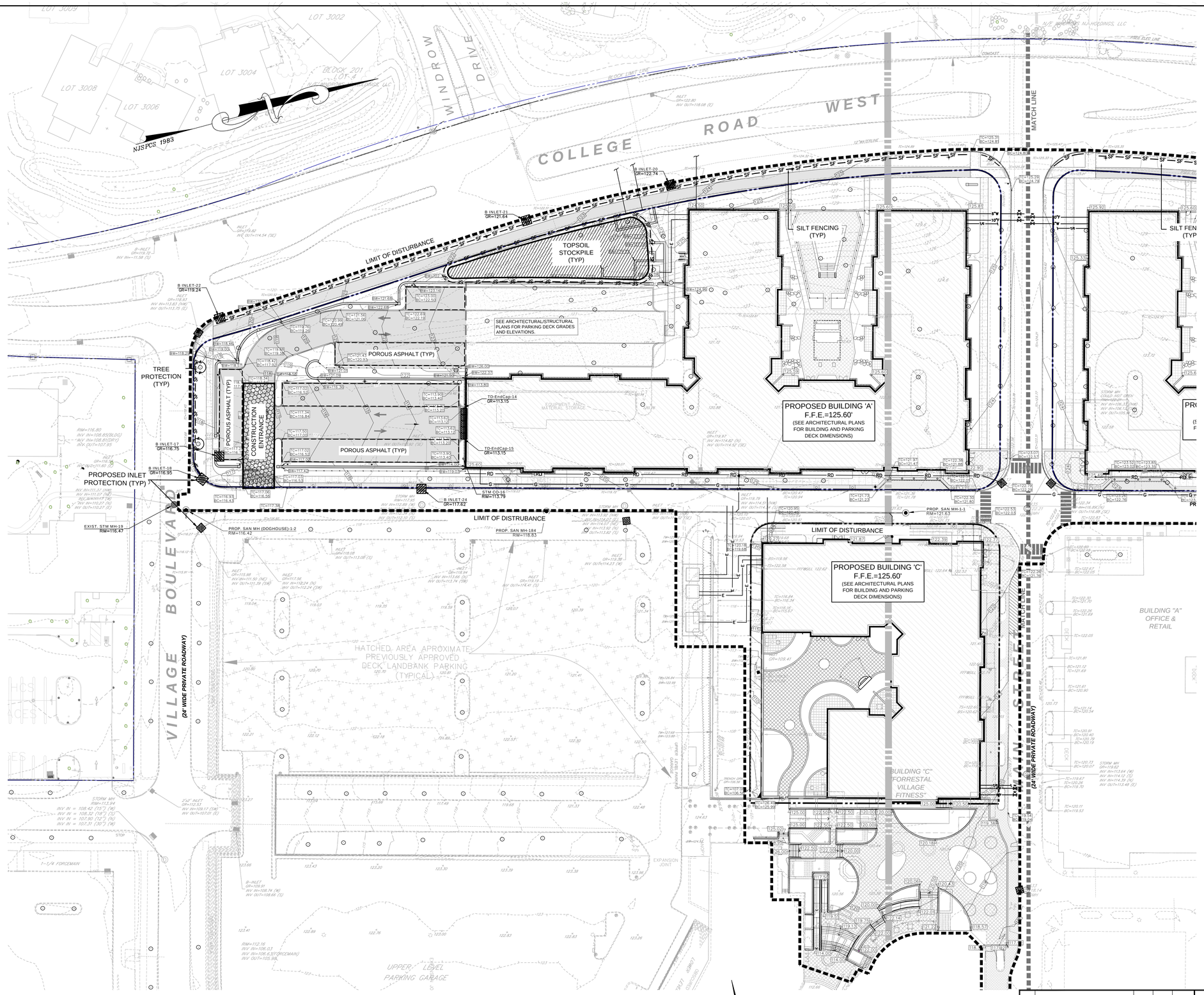
STORM SEWER PROFILES
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN

PLAINSBORO TWP.
SCALE: 1" = 40'

MIDDLESEX CO., N.J.
JULY 18, 2024

DRAWN BY DATE	WDV	FIELD BK		ORDER No.	FILE No.	SHEET No.
CHECKED BY DATE	RAP	PAGE		PRFOV23001	207-E-2	CE-15

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ABBREVIATIONS:

FG	=	FINISHED GRADE
GR	=	TOP OF GRATE
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PT	=	POINT OF TANGENT
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SOIL ERSION & SEDIMENT CONTROL PLAN 1

OF

LOT 1.05, BLOCK 104

AT

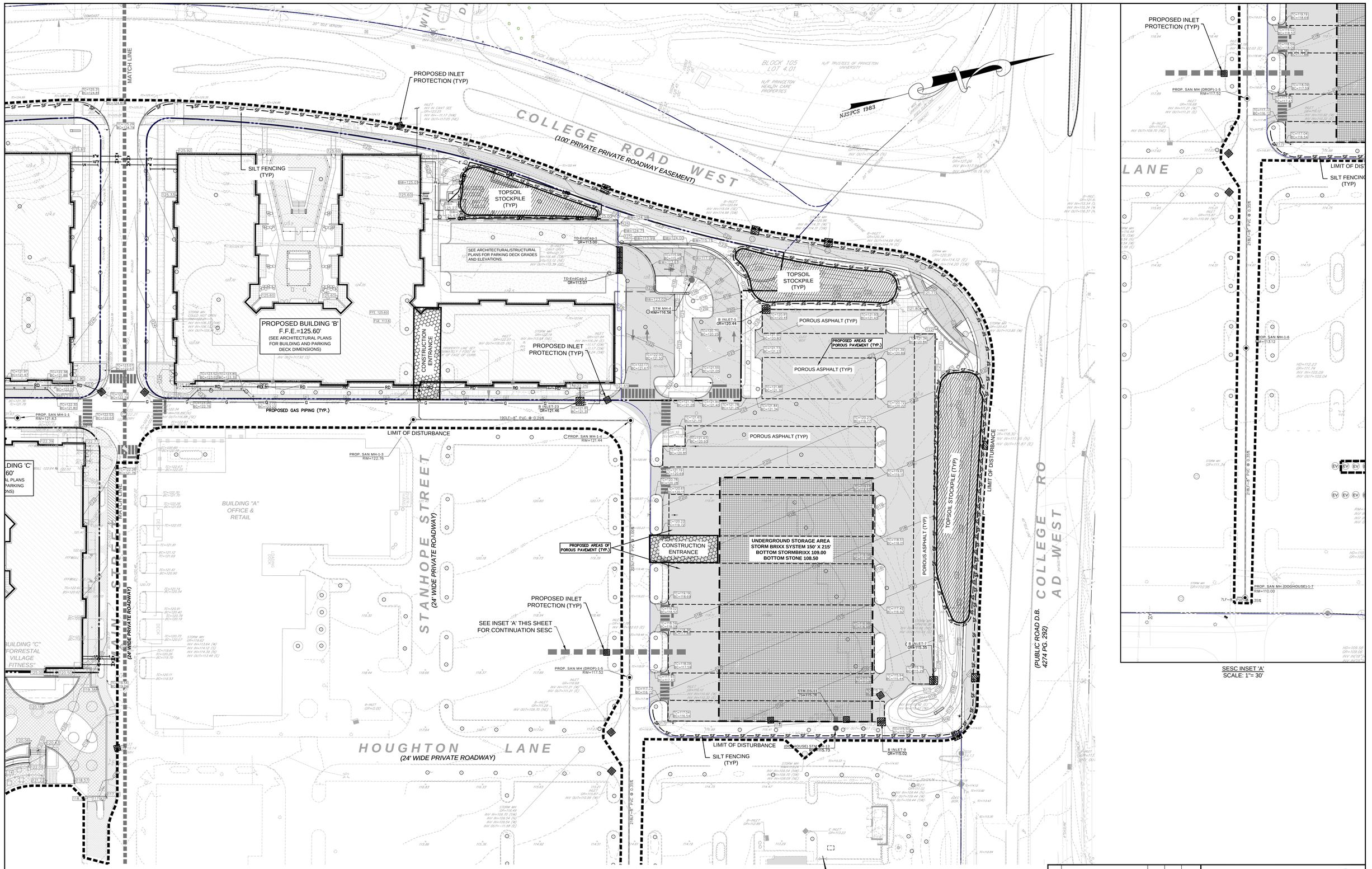
PRINCETON FORRESTAL VILLAGE

SITUATED IN

PLAINSBORO TWP. MIDDLESEX CO., N.J.
SCALE: 1" = 40' JULY 18, 2024

DRAWN BY DATE WDV	FIELD BK	ORDER No. PRFOV23001	FILE No. 207-E-2	SHEET No. CE-16
CHECKED BY DATE RAP	PAGE			

N: \P\PRFOV23001\DWG\PRFOV23001-SESC-PLT.DWG



SESC INSET 'A'
SCALE: 1"= 30'

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- EXISTING LIGHTPOLE
- EXISTING FIRE HYDRANT

EXISTING LEGEND (CONT'D):

- EXISTING TREE
- EXISTING SHRUB
- EXISTING TREE LINE PER AERIAL
- EXISTING CURB
- ST — EXISTING STORM DRAINAGE PIPELINE
- SAN — EXISTING SANITARY SEWER PIPELINE
- 100 — EXISTING CONTOUR
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE
- UGC — EXISTING CABLE
- UGE — EXISTING ELECTRIC
- CATV — EXISTING CABLE TV
- EXISTING FIBER OPTIC LINE

PROPOSED LEGEND:

- CONCRETE WALK
- ASPHALT PATH
- DECORATIVE PAVED TERRACE
- PAINTED CROSSWALK
- DECORATIVE PAVED CROSSWALK
- CONCRETE CURB
- DEPRESSED CURB
- SIGHT TRIANGLE LINE
- PARKING STRIPING
- PAVEMENT HATCHING
- HANDICAPPED PARKING
- PARKING COUNT
- WHEEL STOP
- TRAFFIC SIGN
- DETECTABLE WARNING SURFACE
- LIGHTED BOLLARD
- POLE-MOUNTED LIGHT
- BOLLARD

PROPOSED LEGEND (CONT'D):

- 100.0 — MAJOR CONTOUR
- 121.0 — MINOR CONTOUR
- 120.53 — SPOT ELEVATION
- STORM MANHOLE
- STORM CLEANOUT
- TYPE A INLET
- TYPE B INLET
- TYPE E INLET
- MTD
- SANITARY MANHOLE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 feet

NAD 83 (2011)

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24
DATE OF SIGN.

RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

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Certificate of Authorization No. 24GA28033300

SOIL EROSION & SEDIMENT CONTROL PLAN 2

OF

LOT 1.05, BLOCK 104

AT

PRINCETON FORRESTAL VILLAGE

SITUATED IN

PLAINSBORO TWP. SCALE: 1"= 30'

MIDDLESEX CO., N.J.
JULY 18, 2024

DRAWN BY / DATE	FIELD BK / PAGE	ORDER No.	FILE No.	SHEET No.
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FREEHOLD SOIL CONSERVATION DISTRICT
A. SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY LAND DISTURBING ACTIVITY.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RECERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

4. N.J.S.A. 4:29-39 ET. SEQ. REQUIRES THAT NO CERTIFICATE OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL (SESC) IN NJ AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTON BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SESC HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 – 2 ½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCHER ANCHOR ACCORDING WITH STATE STANDARDS.

7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF PRELIMINARY GRADING.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONES AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 1"-2" STONE FOR A MINIMUM LENGTH OF 10' EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THAT 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 IT 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, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

12. 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 COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL WITH A PH OF 5 OR MORE, ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE, OR 450LBS PER 1,000SF OF SURFACE AREA AND COVERED WITH A MINIMUM OF 12" OF SETTLE SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STANDARDS FOR DEWATERING.

15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.

16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.

17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6

18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

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B. TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1, IN "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY" (SSESCNJ).

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE SSESCNJ ENGINEERING STANDARDS.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED TO A 6" MINIMUM DEPTH. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. APPLY LIMESTONE AT THE RATE INDICATED BY SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, SSESCNJ PG 1-1.

3. SEEDING

A. APPLY SEED AS FOLLOWS:

COOL SEASON: PERENNIAL RYEGRASS AT 100 POUNDS/ACRE OR 1 POUND/1000 SQ.FT.; OPTIMUM SEEDING DATES: 3/1-5/15 & 8/15-10/1; OPTIMUM SEED DEPTH: 0.5 INCHES

WARM SEASON: PEARL MILLET AT 20 POUNDS/ACRE OR 0.5 POUNDS/1000 SQ.FT. OPTIMUM SEEDING DATE: 5/15-8/15; OPTIMUM SEED DEPTH: 1.0 INCHES

THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF THE SPECIFIED SEED AND PLANTING DATES WITH THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

B. SEEDING RATE FOR WARM SEASON GRASS SHALL BE ADJUSTED TO REFLECT THE AMOUNT OF PURE LINE SEED (PLS) AS DETERMINED BY A GERMINATION TEST RESULT. NO ADJUSTMENT IS REQUIRED FOR COOL SEASON GRASSES.

C. GRASSES MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR SEEDED AREA CAN BE IRRIGATED.

E. PLANTING DEPTHS SHOULD BE DOUBLED FOR SANDY SOILS.

F. CONVENTIONAL SEEDING: APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDER OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF 1/4 TO 1/2 INCH BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

G. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4, MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

H. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON-SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED. APPLICATION: SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

B. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING.

C. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

1. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARDS FOR LAND GRADING.

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

2. SEEDBED PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.

C. HIGH ACID PRODUCING SOIL: SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

A. SELECT A MIXTURE FROM BELOW OR USE A MIXTURE RECOMMENDED BY RUTGERS COOPERATIVE EXTENSION OR NATURAL RESOURCES CONSERVATION SERVICE WHICH IS APPROVED BY THE SOIL CONSERVATION DISTRICT. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED. APPLY SEED AS FOLLOWS:

WATERWAY MIX

– STRONG CREEPING RED FESCUE AT 130 POUNDS/ACRE OR 3 POUNDS/1000 SQ.FT.; OPTIMUM SEEDING DATES: 8/15-10/15, ACCEPTABLE SEEDING DATES: 3/1-4/30 & 5/1-8/14*

– KENTUCKY BLUEGRASS AT 50 POUNDS/ACRE OR 1 POUND/1000 SQ.FT.; OPTIMUM SEEDING DATES 8/15-10/15, ACCEPTABLE SEEDING DATES: 3/1-4/30 & 5/1-8/14*

– PERENNIAL RYEGRASS AT 20 POUNDS/ACRE OR 0.5 POUNDS/1000 SQ.FT.; OPTIMUM SEEDING DATES 8/15-10/15, ACCEPTABLE SEEDING DATES: 3/1-4/30 & 5/1-8/14*

OR, REDTOP AT 10 POUNDS/ACRE OR 0.05 POUNDS/1000 SQ.FT PLUS WHITE CLOVER AT 5 POUNDS/ACRE OR 0.1 POUNDS/1000 SQ.FT.; OPTIMUM SEEDING DATES 8/15-10/15, ACCEPTABLE SEEDING DATES: 3/1-4/30 & 5/1-8/14*

GENERAL LAWN/RECREATION

– BLEND OF HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE AT 175 POUNDS/ACRE OR 4 POUNDS/1000 SQ.FT. WITH PERENNIAL RYEGRASS AT 45 POUNDS/ACRE OR 1 POUND/ACRE PLUS KENTUCKY BLUEGRASS BLEND AT 45 POUNDS/ACRE OR 1 POUND/1000 SQ.FT.; OPTIMUM SEEDING DATES 8/15-10/15, ACCEPTABLE SEEDING DATES: 3/1-4/30 & 5/1-8/14*

* IF SITE IS IRRIGATED

1. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.

2. WARM SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85 DEGREES F AND ABOVE. SEE TABLE 4-3 IN SSESCNJ, MIXTURES 1 TO 7. PLANTING RATES FOR WARM SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

3. COOL SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 85 DEGREES F. MANY GRASSES BECOME ACTIVE AT 65 DEGREES F. SEE TABLE 4-3 IN SSESCNJ, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATES TO COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON-SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING (ALSO SEE SECTION 4 BELOW, MULCHING). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS, REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

4. MULCHING – SEE PARAGRAPH 4 UNDER TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

5. IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.

6. TOPDRESSING

SINCE SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) IS PRESCRIBED IN SECTION 2, A SEEDBED PREPARATION, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3, SSESCNJ ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUEST A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED.

D. PERMANENT STABILIZATION WITH SOD

1. METHODS AND MATERIALS

A. HIGH QUALITY CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD.

B. SOD SHOULD BE FREE OF BROADLEAF WEEDS AND UNDESIRABLE COARSE AND FINE WEED GRASSES.

C. SOD SHOULD BE OF UNIFORM THICKNESS, TYPICALLY 5/8 INCH, PLUS OR MINUS 1/4 INCH, AT TIME OF CUTTING (EXCLUDES TOP GROWTH.).

D. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 10 PERCENT OF THE STRIP. BROKEN PADS AND ROLLS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE.

E. FOR DROUGHTY SITES, A SOD OF TURF-TYPE TALL FESCUE OR TURF-TYPE TALL FESCUE MIXED WITH KENTUCKY BLUEGRASS IS PREFERRED OVER A 100% KENTUCKY BLUEGRASS SOD. ALTHOUGH NOT WIDELY AVAILABLE, A SOD OF FINE FESCUE IS ALSO ACCEPTABLE FOR DROUGHTY SITES.

F. ONLY MOIST, FRESH, UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS OR LESS DURING SUMMER MONTHS.

2. SITE PREPARATION

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR LIMING, FERTILIZING, INCORPORATION OF ORGANIC MATTER, AND OTHER SOIL PREPARATION PROCEDURES. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING.

B. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 6 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. SEE STANDARD FOR TOPSOILING FOR TOPSOIL AND AMENDMENT REQUIREMENTS.

C. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

3. SOIL PREPARATION

A. UNIFORMLY APPLY GROUND LIMESTONE, AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (http://njaes.rutgers.edu/county/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ½ THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ½ RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING. APPLY LIMESTONE AT THE RATE DETERMINED BY SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LINE AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM, FINE SEEDBED IS PREPARED.

C. REMOVE FROM THE SURFACE ALL OBJECTS THAT WOULD PREVENT GOOD SOD TO TOPSOIL CONTACT AND REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

D. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED IN ACCORDANCE WITH THE ABOVE.

3. SOD PLACEMENT

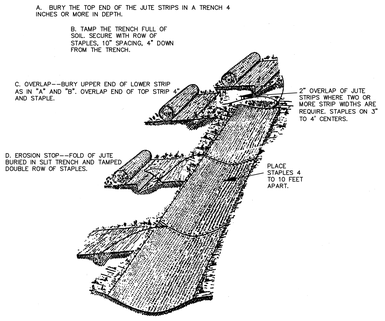
A. SOD STRIPS SHOULD BE LAID ON THE CONTOUR, NEVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES, THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

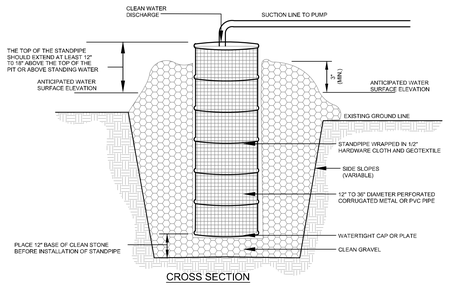
B. PLACE SOD STRIPS WITH SNUG, EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE EROSION.

C. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS.

D. ON SLOPES GREATER THAN 3 TO 1, SECURE SOD TO SURFACE SOIL WITH WOOD PEGS, WIRE STAPLES, BIODEGRADABLE PLASTIC SPIKES, OR SPLIT SHINGLES.(8 TO 10 INCHES LONG BY ¾ INCH WIDE).

E. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE, BUT A CAPPING STRIP





CROSS SECTION

SUMP PIT DETAIL

(IF/AS REQUIRED)

NTS

CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.

2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE FABRIC. THE PERFORATIONS SHALL BE 1/2" x 4" SLITS OR 1" DIAMETER HOLES.

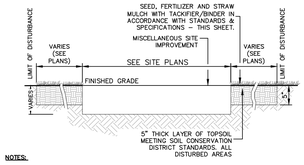
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR ASTM C 33 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD THEN BE BACK FILLED WITH THE SAME FILTER MATERIAL.

4. THE STANDPIPE SHOULD EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

DEWATERING DETAIL

(IF/AS REQUIRED)

NTS



NOTES:

1. ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED FOLLOWING CONSTRUCTION. RESTORATION INCLUDES THE APPLICATION OF 5" OF TOPSOIL, AND PERMANENT STABILIZATION.

2. REFER TO NOTES SHEET CE-12, FOR SOIL EROSION AND SEDIMENT CONTROL STANDARDS AND PERMANENT STABILIZATION REQUIREMENTS.

TYPICAL TOPSOIL RESTORATION DETAIL

(IF/AS REQUIRED)

NTS

Probing Wire Test- 15.5 ga steel wire (survey flag)

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the wire.

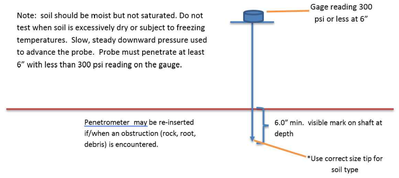
PROBING WIRE TEST DETAIL

(IF/AS REQUIRED)

NTS

Handheld Soil Penetrometer Test

Note: soil should be moist but not saturated. Do not test when soil is excessively dry or subject to freezing temperatures. Slow, steady downward pressure used to advance the probe. Probe must penetrate at least 6" with less than 300 psi reading on the gauge.



HANDHELD SOIL PENETROMETER TEST DETAIL

(IF/AS REQUIRED)

NTS

SOIL DECOMPACTION AND TESTING REQUIREMENTS (IF/AS REQUIRED)

SOIL COMPACTION TESTING REQUIREMENTS

1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOIL EROSION CONTROL PLAN.

3. COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.

4. IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER (1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR (2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL.

COMPACTION TESTING METHODS

A. PROBING WIRE TEST (SEE DETAIL)
B. HAND--HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)

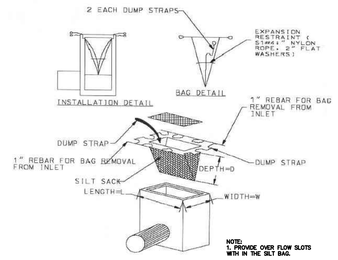
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.

PROCEDURES FOR SOIL COMPACTION MITIGATION

PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



INLET FILTER PROTECTION DETAIL

(IF/AS REQUIRED)

NTS

NOTES:

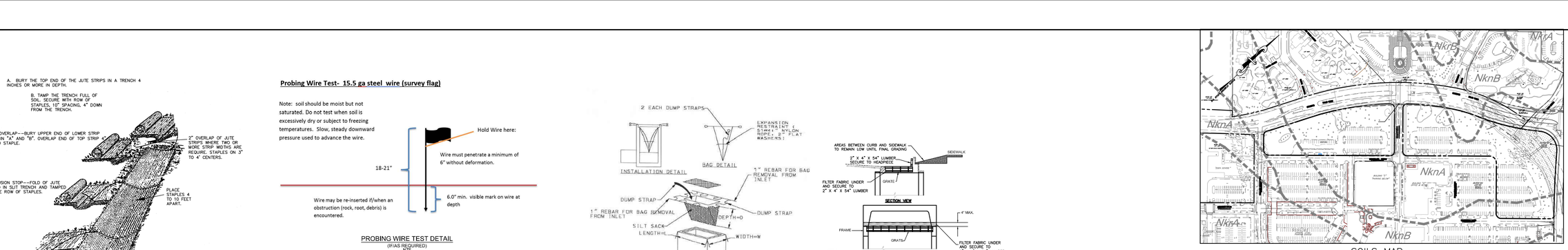
1. FILTER TO REMAIN UNTIL COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF COVER. ALSO, PERIODIC CHECKS MUST BE MADE AFTER EACH RAINFALL TO EXCAVATE AND REMOVE SEDIMENT FROM AROUND INLETS.

2. FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUIVALENT.

INLET FILTER CURB TYPE DETAIL

(IF/AS REQUIRED)

NTS



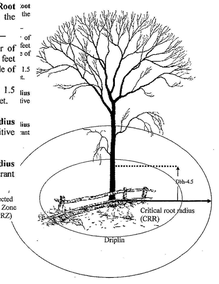
SOILS MAP

Estimate a tree's **Protected Root Zone (PRZ)** by calculating the Critical Root Radius (crr).

1. Measure the dbh (diameter of tree at breast height, 4.5 feet above ground on the uphill side of tree) in inches.
2. Multiply measured dbh by 1.5 or 1.0. Express the result in feet.

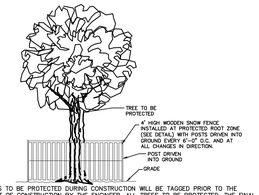
Dbh x 1.5: **Critical root radius** for older, unhealthy, or sensitive species.

Dbh x 1.0: **Critical root radius** for younger, healthy or tolerant species.



ROOT ZONE PROTECTION DURING CONSTRUCTION

NTS



TREES TO BE PROTECTED DURING CONSTRUCTION WILL BE TAGGED PRIOR TO THE START OF CONSTRUCTION BY THE ENGINEER. ALL TREES TO BE PROTECTED. THE FINAL DETERMINATION OF THOSE TO BE PROTECTED WILL BE MADE BY THE ENGINEER AND BY THE OWNER IN THE FIELD.

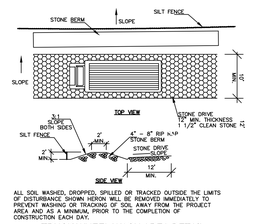
PROTECTIVE FENCING IS TO BE MAINTAINED DURING CONSTRUCTION AS DIRECTED BY THE ENGINEER AND BY LANDSCAPE ARCHITECT.

NO CONSTRUCTION ACTIVITY IS PERMITTED WITHIN THE PROTECTIVE FENCING WITHOUT PERMISSION FROM THE ENGINEER AND BY LANDSCAPE ARCHITECT.

AT THE COMPLETION OF CONSTRUCTION ALL PRESERVED TREES WILL BE PRUNED AS NECESSARY TO CORRECT ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY.

TREE PROTECTION DETAIL

NTS

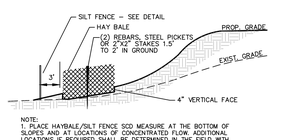


ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE SHOWN HEREON WILL BE REMOVED IMMEDIATELY TO PREVENT WASHING OR TRACKING OF SOIL AWAY FROM THE PROJECT AREA AND AS A MINIMUM, PRIOR TO THE COMPLETION OF CONSTRUCTION EACH DAY.

TRUCK WHEEL WASH AREA DETAIL

IF/AS NEEDED

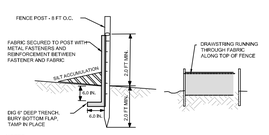
NTS



STAKED HAY BALE SEDIMENT BARRIER DETAIL

(IF/AS REQUIRED)

NTS

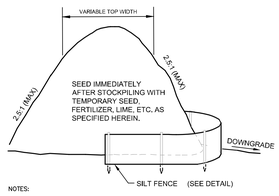


NOTES:

1. ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.

SILT FENCE DETAIL

NTS



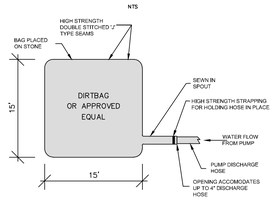
NOTES:

1. TOPSOIL STOCKPILE LOCATIONS ARE TO BE APPROVED IN THE FIELD BY THE ENGINEER.

2. SEED IMMEDIATELY AFTER STOCKPILING WITH TEMPORARY SEED, FERTILIZER, LIME, ETC. AS SPECIFIED HEREIN.

TYPICAL TOPSOIL STOCKPILE

N.T.S.



NOTES:

1. ALL STORM WATER FROM THE CONSTRUCTION SITE SHALL BE DIVERTED TO LOW AREAS AND SHALL BE PUMPED THROUGH SILT FILTRATION BAG.

2. SILT FILTRATION PUMPING STATIONS AND BAGS SHALL BE PROVIDED AS REQUIRED.

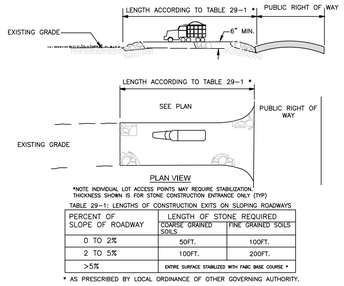
3. CONTRACTOR SHALL UTILIZE ALL MEASURES, AS REQUIRED, TO PREVENT SEDIMENT-LADEN WATER FROM EXITING THE CONSTRUCTION SITE.

4. DIRT BAG SHALL BE LOCATED ON A STABLE SURFACE AWAY FROM WATERWAYS AND ACTIVE CONSTRUCTION AREAS.

SILT FILTRATION BAG DETAIL

(IF/AS REQUIRED)

NTS



*NOTE INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP)

TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING ROADWAYS

PERCENT OF SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50FT.	100FT.
2 TO 5%	100FT.	200FT.
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE *	

* AS PRESCRIBED BY LOCAL ORDINANCE OF OTHER GOVERNING AUTHORITY.

1. PLACE STABILIZED CONSTRUCTION ENTRANCE AT LOCATION(S) AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
2. STONE SIZE SHALL BE ASTM C-33, SIZE NO. 2 OR 3, CLEAN CRUSHED ANGULAR STONE.
3. THE THICKNESS OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN TWELVE INCHES (12").
4. THE WIDTH AT THE EXISTING PAVEMENT SHALL NOT BE LESS THAN THE FULL WIDTH OF POINTS OF INGRESS AND EGRESS.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE R.O.W. OR PAVEMENT. THIS REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT.
6. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE PUBLIC OR PRIVATE ROADWAY MUST BE REMOVED IMMEDIATELY.

STONE CONSTRUCTION ENTRANCE

(IF/AS REQUIRED)

NTS

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24

DATE OF SIGN.

RALPH A. PETRELLA

N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

van note-harvey division of pennoni
103 College Road East • Princeton, NJ 08540 • 609-987-2323
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com
www.pennoni.com
Certificate of Authorization No. 24GA28033300

SOIL EROSION & SEDIMENT CONTROL DETAILS

OF

LOT 1.05, BLOCK 104

AT

PRINCETON FORRESTAL VILLAGE

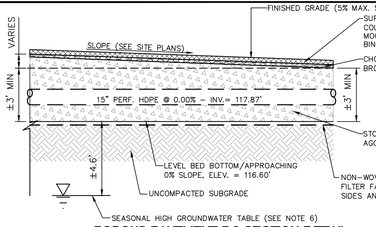
SITUATED IN

PLAINSBORO TWP. MIDDLESEX CO., N.J.

JULY 18, 2024

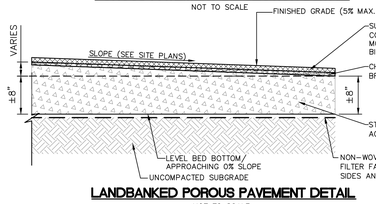
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POROUS PAVEMENT B.2 SECTION DETAIL

NOT TO SCALE



LANDBANKED POROUS PAVEMENT DETAIL

NOT TO SCALE

NOTES:
1. SEE PLANS FOR LOCATION/LIMITS OF UNDERGROUND STORAGE AREA.
2. FINISHED GRADES AS INDICATED ON GRADING PLANS.
3. POROUS PAVEMENT CONSISTS OF A PERVIOUS SURFACE COURSE UNDERLAIN BY AN OPEN-GRADED STONE SUBBASE WHICH PROVIDES STORMWATER MANAGEMENT. THE SURFACE COURSE SHALL CONSIST OF POROUS ASPHALT, SEE CONSTRUCTION SEQUENCE & GENERAL SPECIFICATIONS.
4. CLEAN UNIFORMLY GRADED COURSE AGGREGATE SHALL NOT EXTEND UNDER PARKING LOT ISLANDS.
5. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE PAVEMENT AND UNCOMPACTED SUBGRADE AREA INFILTRATION RATE SHALL BE TESTED IN AT LEAST THREE LOCATIONS TO ENSURE THAT IT IS TWICE THE DESIGN RATE REQUIRED FOR THAT AREA.
6. BASED ON TEST PIT AND BORING DATA FROM SUBSURFACE INVESTIGATION BY MELICK-TULLY AND ASSOCIATES, P.C., DATED AUGUST 8, 2014.
7. POST-CONSTRUCTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION SOIL PERMEABILITY TESTING SECTION IN CHAPTER 12 OF THE NJ STORMWATER BMP MANUAL. WHERE AS-BUILT TESTING SHOWS A LONGER DRAIN TIME THAN DESIGNED, CORRECTIVE ACTION MUST BE TAKEN.

POROUS PAVEMENT CONSTRUCTION SEQUENCE

1. The porous pavement should be installed toward the end of the construction period, if possible.

2. The existing subgrade under the stone bed areas should NOT be compacted or subject to excessive construction equipment traffic prior to geotextile and stone bed placement.

3. Where erosion of subgrade has caused accumulation of fine materials and/or surface ponding, this material shall be removed with light equipment and the underlying soils scarified to a minimum depth of 8 inches with a York rake (or equivalent) and light tractor. All fine grading shall be done by hand. All bed bottoms should be at a level grade unless specified otherwise.

4. Earthen berms/traffic islands (where applicable) between stone bed areas should be left in place during excavation. These berms do not require compaction if proven stable during construction.

5. Geotextile and stone bed aggregate should be placed immediately after approval of subgrade preparation. Geotextile should be placed in accordance with manufacturer's standards and recommendations. Adjacent strips of geotextile should overlap a minimum of 16 in. The geotextile should extend at least 4 feet outside of bed and folded back along the edges of the finished bed to prevent runoff or sediment from entering the storage bed. This edge strip should remain in place until all bare soils contiguous to beds are stabilized and vegetated. As the site is fully stabilized, excess geotextile along bed edges can be cut back to bed edge.

6. Clean (washed) uniformly graded stone aggregate (AASHTO No. 2) shall be placed in the bed in 8-inch lifts. Each layer should be lightly compacted, with the construction equipment kept off the bed bottom as much as possible. One pass with vibration is allowable (low amplitude, high frequency) to interlock aggregates. Continuous vibratory passes are not allowed.

7. The porous asphalt should be placed directly on the leveled stone subbase in a single 3 ½inch lift and lightly rolled to a finished depth of 2 ½inches.

8. Following installation of the porous asphalt surface course, the finished surface should be kept free of traffic for at least 48 hours to allow for adequate curing.

9. The full permeability of the finished pavement surface should be tested by application of clean water at a rate of at least 5 gpm over the surface using a hose or other distribution device. All applied water should infiltrate directly without puddle formation, ponding or surface runoff.

10. The proposed porous pavement area of the site shall be cordoned off from heavy construction equipment and the stockpiling of materials shall be prohibited.

POROUS PAVEMENT GENERAL SPECIFICATIONS

1. Stone for infiltration beds shall be 2-inch to 1-inch uniformly graded coarse aggregate, with a wash loss of no more than 0.5%, AASHTO size number 2 per AASHTO Specifications or approved equivalent, Part I, 19th Ed., 1998, or later and shall have voids 40% as measured by ASTM-C29. Choker base course aggregate for beds shall be 3/8 inch to 1/4 inch uniformly graded coarse aggregate AASHTO size number 57 per Table 4, AASHTO Specifications, Part I, 13th Ed., 1998 (p. 47).

2. Non-Woven Geotextile shall consist of needled nonwoven polypropylene fibers and meet the following properties:
   a. Grab Tensile Strength (ASTM-D4632)> 120 lbs
   b. Mullen Burst Strength (ASTM-D3786) > 225 psi
   c. Flow Rate (ASTM-D4491) > 95 gal/min/ft sq.
   d. UV Resistance after 500 hrs (ASTM-D4355) > 70%
   e. Heat-set or heat-calendared fabrics are not permitted.

Acceptable types include Mirafi 140 N, Amoco 4547, Geotex 451, or approved others.

3. Pipe (where applicable) shall be continuously perforated, smooth interior, with a minimum inside diameter of 6-inches. High-density polyethylene (HDPE) pipe shall meet AASHTO M252, Type S or AASHTO M294, Type S.

4. Storm Drain Inlets and Structures
   a. Concrete Construction: Concrete construction shall be in accordance with current NJDOT specifications.
   b. Precast concrete inlets and manholes: Precast concrete inlets may be substituted for cast-in-place structures and shall be constructed as specified for cast-in-place.
   c. All PVC Catch Basins/Cleanouts/Inline Drains shall have H-20 rated grates.
   d. Steel reinforcing bars over the top of the outlet structure, where specified, shall conform to ASTM A615, grades 60 and 40.

5. Pervious Bituminous Asphalt
Pervious bituminous asphalt shall be dictated by NJDOT Standard Specifications for Road and Bridge Construction, 2007 or later.

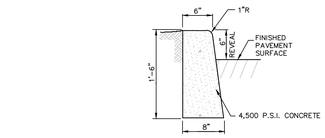
Bituminous surface course for pervious paving should be two and one-half (2.5) inches thick (compacted thickness) with a bituminous mix of 5.75% to 6.75% by weight dry aggregate. In accordance with ASTM D6390, drain down of the binder shall be no greater than 0.3%. If more absorptive aggregates, such as limestone, are used in the mix, then the amount of bitumen is to be based on the testing procedures outlined in the National Asphalt Pavement Association's Information Series 131 – "Pervious Asphalt Pavements" (2003) or NJDOT equivalent.

Use neat asphalt binder modified with an elastomeric polymer to produce a binder meeting the requirements of PG 76–22 as specified in AASHTO MP–1. The elastomer polymer shall be styrene–butadiene–styrene (SBS), or approved equal, applied at a rate of 3% by weight of the total binder. The composite materials shall be thoroughly blended at the asphalt refinery or terminal prior to being loaded into the transport vehicle. The polymer modified asphalt binder shall be heat and storage stable.

Aggregate shall be minimum 90% crushed material and have a gradation of:

U.S. Standard Sieve SizePercent Passing ½(12.5 mm) 100% 3/8 (9.5 mm)92%–98% 4 (4.75 mm)34%–40% 8 (2.36 mm)14%–20% 16 (1.18 mm)7%–13% 30 (0.60 mm)0%–4% 200 (0.075 mm) 0%–2% Add hydrated lime at a dosage rate of 1.0% by weight of the total dry aggregate to mixes containing granite. Hydrated lime shall meet the requirements of ASTM C 977. The additive must be able to prevent the separation of the asphalt binder from the aggregate and achieve a required tensile strength ratio (TSR) of at least 80% on the asphalt mix when tested in accordance with AASHTO T 283. The asphaltic mix shall be tested for its resistance to stripping by water in accordance with ASTM D–1664. If the estimated coating area is not above 95%, anti–stripping agents shall be added to the asphalt.

Pervious pavement shall not be installed on wet surfaces or when the ambient air temperature is 50 degrees Fahrenheit or lower. The temperature of the bituminous mix shall be between 300 degrees Fahrenheit and 350 degrees Fahrenheit (based on the recommendations of the asphalt supplier).

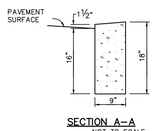


NOTES:

1. PROVIDE COLD JOINTS 10' MAX. INTERVAL. PROVIDE 1/2" EXPANSION JOINTS OF CELLULAR COMPRESSION MATERIAL AT ALTERNATE JOINTS. PROVIDE 1/4" PREMOLDED EXPANSION JOINTS TO BE (PLACED LONGITUDINALLY) ADJACENT TO ALL ABUTTING CONC. STRUCTURES.

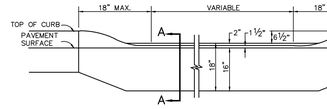
6"x8"x18" CONCRETE CURB

NOT TO SCALE



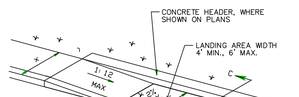
SECTION A–A

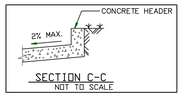
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DEPRESSED CURB DETAIL

NOT TO SCALE



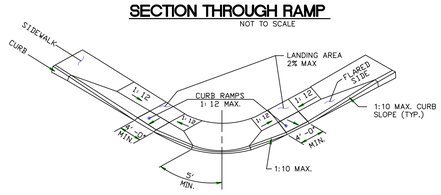


HANDICAP RAMP DETAIL

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SECTION THROUGH RAMP

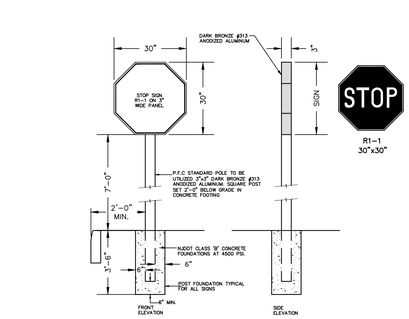
NOT TO SCALE



HANDICAP RAMP DETAIL

NOT TO SCALE

NOTE:
1. HANDICAP RAMPS SHALL HAVE A BROOM FINISH.
2. ALL HANDICAP RAMPS SHALL BE INSTALLED TO COMPLY WITH N.J. BARRIER FREE REGULATIONS.

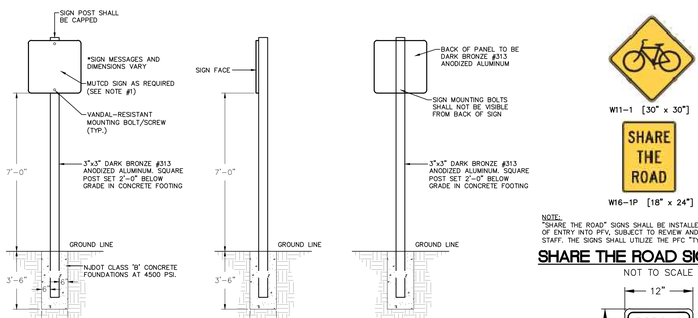




NOTES:
1. SIGNS FACE MUST CONFORM TO THE U.S. DEPT. OF TRANSPORTATION SPECIFICATIONS FOR UNIFORM TRAFFIC
2. TRAFFIC SIGNAGE SHALL BE RETROREFLECTIVE.
3. SIGNAGE WILL BE PROVIDED CONSISTENT WITH PRINCETON FORRESTAL CENTER DESIGN REQUIREMENTS. ALL SIGNS WILL BE CONSTRUCTED WITH NJDOT CLASS 'B' CONCRETE, AT 4500 PSI FOUNDATIONS.
4. SIGNS SHALL BE INSTALLED USING A MINIMUM OF TWO (2) VANDAL-RESISTANT SCREWS OR BOLTS. THESE FASTENERS SHALL BOLT DIRECTLY TO THE NEAR FACE FO THE 3-INCH SQUARE POST, WITHOUT PROTRUDING THROUGH THE REAR OF THE POST.
5. THE SIGN POST AS WELL AS THE SIDES AND BACK OF THE HOUSING CONTAINING THE TRAFFIC SIGN SHALL BE DARK BRONZE #313, ANODIZED ALUMINUM.
6. ALL TWO-SIDED AND STOP SIGNS SHALL USE THE PFC "TYPE A" DETAIL.

P.F.C. 'TYPE A' TYPICAL SIGN DETAIL

NOT TO SCALE



NOTES:
1. ALTERNATE TRAFFIC CONTROL SIGN DETAIL IS ANTICIPATED FOR ALL FADED, DAMAGED, MISSING, OR NON-CONFORMING MUTCD SIGNAGE. COORDINATE WITH TOWNSHIP STAFF.
2. SIGNS SHALL BE INSTALLED USING A MINIMUM OF TWO (2) VANDAL-RESISTANT SCREWS OR BOLTS. THESE FASTENERS SHALL BOLT DIRECTLY TO THE NEAR FACE OF THE 3-INCH SQUARE POST, WITHOUT PROTRUDING THROUGH THE REAR FACE OF THE POST.
3. THE SIGN POST SHALL BE DARK BRONZE #313, ANODIZED ALUMINUM.
4. THE SIGN PANEL SHALL BE OF HEAVY GAUGE ALUMINUM (1/8" THICK MINIMUM) TO REDUCE RISK OF SIGN BENDING UNDER WIND LOADS.
5. ALL TWO-SIDED AND STOP SIGNS SHALL USE THE PFC "TYPE A" DETAIL.

P.F.C. 'TYPE B' TYPICAL TRAFFIC CONTROL SIGN DETAIL

NOT TO SCALE

NOTE:
"SHARE THE ROAD" SIGNS SHALL BE INSTALLED AT ALL VEHICULAR POINTS OF ENTRY INTO PFV, SUBJECT TO REVIEW AND APPROVAL BY TOWNSHIP STAFF. THE SIGNS SHALL UTILIZE THE PFC "TYPE B" SIGN DETAIL.

SHARE THE ROAD SIGN DETAIL

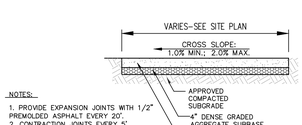
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NOTE:
SEE SITE AND LANDBANKED PARKING LAYOUT PLANS FOR ARROWS THAT MAY BE EXCLUDED.

POROUS ASPHALT SIGN DETAIL

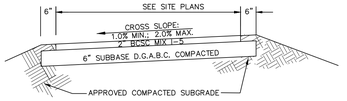
NOT TO SCALE



NOTES:
1. PROVIDE EXPANSION JOINTS WITH 1/2" PREMOLDED ASPHALT EVERY 20'.
2. CONTRACTION JOINTS EVERY 5'.
3. 2% MINIMUM CROSS SLOPE FROM EDGE OF SIDEWALK TO THE TOP OF CURB.
4. A "BROOM" FINISH SHALL BE COMPLETED.

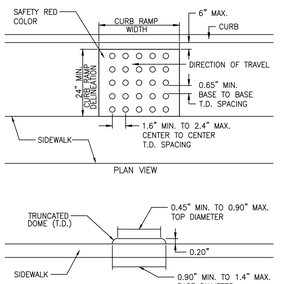
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



ASPHALT BIKE PATH

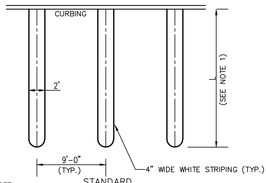
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NOTES:
1. THE SYSTEM SHALL INCORPORATE RESILIENT RUBBER DOMES OF THE DIMENSIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH ADA REGULATIONS FOR DETECTABLE WARNING ON CURB RAMPS.
2. DETECTABLE WARNING SURFACES SHALL BE "CAST IN PLACE" SYSTEM AS MANUFACTURED BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. (WWW.ADATILE.COM) P.O. BOX 3, NORTH BILLERICA, MA. TELEPHONE: 800-372-0519
3. THE DETECTABLE WARNING SURFACES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE MANUFACTURER'S RECOMMENDATIONS TO THE ENGINEER BEFORE INSTALLATION BEGINS.

DETECTABLE WARNING SURFACE

NOT TO SCALE

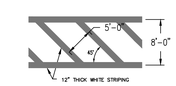


STANDARD

NOTE:
1. SEE PLAN VIEW FOR LENGTH.
2. ALL TRAFFIC STRIPING AND SYMBOLS SHALL BE LONG-LIFE THERMOPLASTIC MATERIAL.

PARKING LOT STRIPING DETAIL

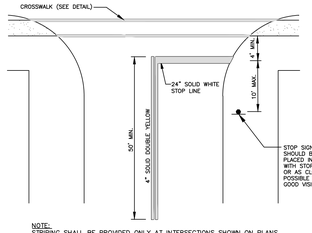
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NOTE:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC.

CROSSWALK STRIPING DETAIL

NOT TO SCALE



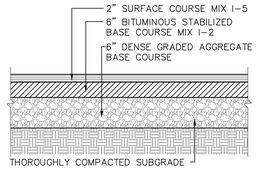
NOTE:
STRIPING SHALL BE PROVIDED ONLY AT INTERSECTIONS SHOWN ON PLANS. ALL TRAFFIC STRIPING AND SYMBOLS SHALL BE THERMOPLASTIC

STOP LINE DETAIL

NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

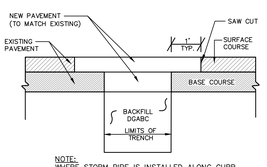
1. THE HORIZONTAL INFORMATION SHOWN HEREON IS BASED ON A MODIFIED GROUND NJ SPCS NAD 83 HORIZONTAL SYSTEM AND HAS VERTICAL VALUES IN THE 1988 NAVD SYSTEM.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".
3. ALL CONSTRUCTION MATERIALS AND METHODS FOR ROADWAY, PAVING, SITE WORK, AND DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION, EXCEPT AS MODIFIED HEREON AND IN THE SPECIFICATIONS.
4. ALL CONTRACTORS ARE REQUIRED TO NOTIFY ENGINEER IMMEDIATELY (AND PRIOR TO CONSTRUCTION) OF ANY PLAN/SPECIFICATION DISCREPANCIES, LAYOUT/ELEVATION DISCREPANCIES, CONFLICTS, APPARENT ERRORS, OMISSIONS OR OF ANY OTHER INFORMATION CONTAINED HEREIN WHICH THE CONTRACTOR FEELS IS UNCLEAR AS TO MEANING. ENGINEER WILL PROVIDE CLARIFICATION AND, IF NECESSARY, CORRECTIONS AS REQUIRED BY THE CONTRACTOR FOR PERFORMANCE OF CONTRACTORS WORK.
5. THE PLAINSBORO TOWNSHIP ENGINEER AND FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING 72 HOURS BEFORE ANY LAND DISTURBANCE.
6. ALL TRAFFIC SIGNAGE AND STRIPING, IF REQUIRED, SHALL CONFORM TO THE M.U.T.C.D. AND PRINCETON FORRESTAL DESIGN REQUIREMENTS.
7. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT INFORMATION AND PLANS RELATING TO PHASING OF CONSTRUCTION, CONTRACTOR STORAGE OF MATERIALS, CONTRACTOR PARKING, CONTRACTORS TRAILERS, AND CONSTRUCTION SIGNAGE TO THE TOWNSHIP ENGINEER FOR APPROVAL.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A PLAN WITH ALL CONSTRUCTION SIGNAGE (e.g. ENTRANCE & PROJECT SIGNS) AND DETAILS INCLUDING COLOR, NUMBER OF SIGNS, SIZE OF SIGNS AND MESSAGES TO THE TOWNSHIP ENGINEER FOR APPROVAL.
9. A HAULING PLAN AND STAGING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL FOR THE MOVEMENT OF ANY CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS ON ROADWAYS LEADING FROM THE TOWNSHIP BORDER AND VISE VERSA.
10. ALL ROOF TOP OR GROUND LEVEL MECHANICAL AND/OR SERVICE EQUIPMENT SHALL BE SCREENED TO THE SATISFACTION OF THE TOWNSHIP STAFF.
11. ALL STRUCTURES, LIGHT POLE FOUNDATIONS, SIGNAGE STRUCTURAL DETAILS & FOUNDATIONS, AND BUILDING RETAINING WALLS ARE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP CONSTRUCTION CODE OFFICIAL.
12. AS-BUILT GRADING AND UTILITIES SHALL BE PROVIDED AT THE TIME OF THE REQUEST FOR CERTIFICATE OF OCCUPANCY.
13. PROJECT SIGNAGE MATERIALS, SIZE AND TYPE ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP PLANNING CONSULTANT.
14. THERE WILL BE NO FREE STANDING ACCESSORY STORAGE AND/OR MAINTENANCE BUILDING(S).
15. ALL FIRE LANE REQUIREMENTS, PROVISIONS FOR ACCESS, SIGNAGE AND MARKINGS, FIRE HYDRANT LOCATIONS, AND FIRE DEPARTMENT (SIAMESE) CONNECTIONS ARE SUBJECT TO FIRE SUBCODE OFFICIAL APPROVAL. THE EMERGENCY ACCESS ROAD SHALL BE MAINTAINED AND CLEARLY IDENTIFIABLE AS A FIRE DEPARTMENT ACCESS AT ALL TIMES.
16. THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE PRINCETON FORRESTAL CENTER DESIGN REVIEW COMMITTEE.
17. AVERAGE CUT = 8,810 CUBIC YARDS, AVERAGE FILL = 16,590 CUBIC YARDS, AVERAGE NET FILL=7,780 CUBIC YARDS.
18. ALL IMPORTED FILL MATERIAL SHALL BE TESTED FOR THE USEPA TARGET ANALYTES LIST/TARGET COMPOUND LIST (TAL / TCL + 30) PRIOR TO DELIVERY TO THE PROJECT. TESTING INTERVALS TO BE ONE (1) TEST PER EACH SOURCE OF MATERIAL IF SOURCE IS FROM UNDISTURBED NATURAL GROUND. TESTING INTERVALS FOR ALL OTHER SOURCES TO BE DETERMINED BASED UPON THE VOLUME OF FILL MATERIAL TO BE IMPORTED.
19. A DETAILED SEQUENCE OF CONSTRUCTION AND CONTRACTOR'S STAGING PLAN SHALL BE PROVIDED TO SEPARATE AND MANAGE CONSTRUCTION TRAFFIC FROM PUBLIC TRAFFIC. THIS WILL FURTHER ESTABLISH CONTRACTOR'S WORK AND STAGING AREAS FOR EACH PHASE OF CONSTRUCTION, AND SHALL INCLUDE ITEMS SUCH AS THE BUILDINGS AND PARKING STRUCTURES, WALKWAYS, THE ROADWAY AND PARKING AREA IMPROVEMENTS, LANDSCAPING, SIGNAGE, THE INSTALLATION OF UNDERGROUND UTILITIES, ROAD CONSTRUCTION, AND OFFSITE IMPROVEMENTS.
20. ALL PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC.
21. ALL TRAFFIC SIGNAGE SHALL BE RETRO-REFLECTIVE AND SHALL HAVE CONCRETE FOUNDATIONS.
22. A FINAL AS-BUILT PLAN SHALL BE PROVIDED BY THE APPLICANT TO THE TOWNSHIP ENGINEER'S OFFICE AS BOTH A HARD COPY (PAPER OR MYLAR) AND AS A DIGITAL/ELECTRONIC DOCUMENT(S). THE DIGITAL DATA USED FOR SUCH DOCUMENTS SHALL BE IN VECTOR FORMAT AND CONTAIN COORDINATE VALUES FOR AT LEAST THREE (3) IDENTIFIABLE BOUNDARY CORNERS (PREFERABLY IN THE 1983 NEW JERSEY STATE PLAN COORDINATE SYSTEM).
23. THE EXACT LOCATION OF ALL SIGNS SHALL BE DETERMINED IN THE FIELD WITH THE INPUT OF THE TOWNSHIP STAFF.
24. NO FACADE SIGNS SHALL BE INSTALLED. ONLY GROUND-MOUNTED BUILDING-IDENTIFICATION SIGNS ARE PROPOSED FOR THE SITE.
25. BARRIER FREE SUB-CODE COMPLIANCE IS SUBJECT TO CONSTRUCTION CODE OFFICIAL REVIEW AND APPROVAL.
26. ALL STREETS WITHIN THE PRINCETON FORRESTAL VILLAGE ARE TO REMAIN PRIVATE.
27. AN AS-BUILT PLAN AND CERTIFICATION SHALL BE PROVIDED FROM POROUS PAVEMENT AND UNDERGROUND DETENTION ENGINEER PRIOR TO BOND RELEASE INDICATING THAT THE FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND SPECIFICATIONS AND WILL FUNCTION AS ORIGINALLY DESIGNED.
28. THE SITE AREA OF DISTURBANCE IS ±11.2 ACRES.



INTERIOR ROAD / DRIVE SECTION

PAVEMENT SECTIONS

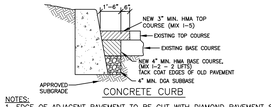
NOT TO SCALE



NOTE:
WHERE STORM PIPE IS INSTALLED ALONG CURB FACE, REFER TO CURB REPAIR DETAIL BELOW

EXISTING PAVEMENT TRENCH REPAIR

NOT TO SCALE



CONCRETE CURB

NOTES:
1. EDGE OF ADJACENT PAVEMENT TO BE CUT WITH DIAMOND PAVEMENT SAW AND PRIMED WITH THE SUITABLE PRIMER.
2. PRIOR TO INSTALLATION OF BASE COURSE, AS-BUILT CURB ELEVATIONS SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.
3. UNSUITABLE/UNSTABLE SUBGRADE TO BE REMOVED AND REPLACED WITH APPROVED MATERIAL.
4. BEFORE CONSTRUCTION OF THE SURFACE COURSE, THE BASE COURSE MUST BE CLEANED OF ALL FOREIGN MATTER.
5. ALL HORIZONTAL AND VERTICAL EDGES OF EXISTING PAVEMENT MUST BE TACK COATED BEFORE NEW BASE COURSE AND NEW SURFACE COURSE ASPHALT IS PLACED.

CURB REPAIR DETAIL

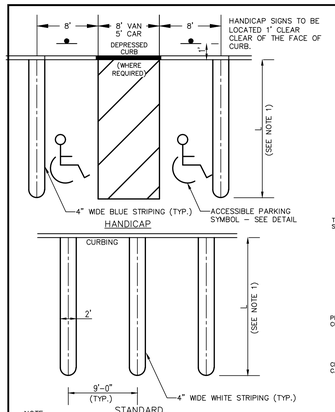
NOT TO SCALE

GRADING CONSTRUCTION NOTES:

1. TOPSOIL TO BE SPREAD AND ALL DISTURBED AREAS TO BE STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
2. ALL STRUCTURAL FILL REQUIRED IN AREAS OF PROPOSED IMPROVEMENTS SUCH AS UTILITIES, SANITARY SEWER, STORM DRAINAGE, BUILDINGS, PAVEMENTS, WALKS, ETC MUST BE PLACED AND COMPACTED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FOR THE TYPE OF MATERIAL UTILIZED.
3. HANDICAP RAMPS SHALL BE PROVIDED AT ALL SIDEWALK INTERSECTIONS AT DRIVEWAYS, PARKING AREAS, ETC., AND SHALL COMPLY WITH NJ BARRIER FREE REQUIREMENTS.
4. THE MINIMUM LAWN AREA GRADE SHALL BE 2.0%, MAXIMUM LAWN AREA GRADE SHALL BE 3:1 SLOPE.
5. SIDEWALKS AND PATHS SHALL PROVIDE CROSS SLOPE OF 2.0%, MAXIMUM SURFACE SLOPE OF 5.0%
6. NO TOPSOIL SHALL BE REMOVED FROM AREAS INTENDED FOR LAWN OR OPEN SPACE UNLESS SAME IS REQUIRED TO PROVIDE MINIMUM GRADING. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED WITHIN THE SITE SO AS TO PROVIDE AT LEAST 6" COVER TO ALL AREAS OF THE SITE, AND SHALL BE STABILIZED BY SEEDING AND PLANTING.

GENERAL PAVING NOTES:

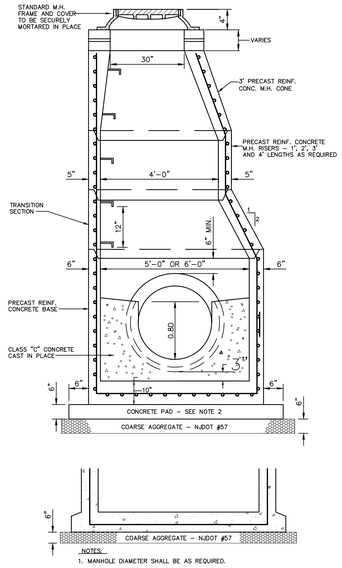
1. THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL ENGINEER IN WRITING 48 HOURS PRIOR TO PAVING.
2. ON THE DAY OF PAVING, THE SUBGRADE SHALL BE PROOF ROLLED WITH A 10 TON, THREE WHEELED ROLLER AND APPROVED BY THE MUNICIPAL ENGINEER. THE SUBGRADE SHALL BE WELL GRADED, FREE OF LARGE ROCKS AND ORGANIC MATERIALS, AND SHALL BE COMPACTED. THE MUNICIPAL ENGINEER MAY REQUEST THAT A DENSE GRADED AGGREGATE SUBBASE BE INSTALLED IF CONDITIONS WARRANT THE SAME.
3. ALL SUBGRADES SHALL CONFORM TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURBING SHALL BE INSTALLED OR REPAIRED AND APPROVED PRIOR TO THE INSTALLATION OF ANY PAVING.
5. INSTALLATION METHODS AND MATERIALS FOR ALL BITUMINOUS CONCRETE SHALL FOLLOW THE PROCEDURES AND SPECIFICATIONS OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
6. PAVING SHALL NOT TAKE PLACE WHILE RAINING.
7. ALL BITUMIN



NOTE:
1. SEE PLAN VIEW FOR LENGTH.
2. ALL TRAFFIC STRIPING AND SYMBOLS SHALL BE LONG-LIFE THERMOPLASTIC MATERIAL.

PARKING LOT STRIPING DETAIL

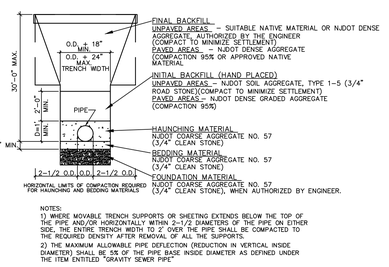
NOT TO SCALE



NOTES:
1. MANHOLE DIAMETER SHALL BE AS REQUIRED.
2. PROVIDE 6" THICK NJDOT CLASS 'B' 4500 PSI. CONCRETE PAD UNDER ALL MANHOLES. PAD SHALL EXTEND A MINIMUM OF 6" IN ALL DIRECTIONS. IN LIEU OF THE PAD, A FLARED BASE SECTION, AS SHOWN, MAY BE PROVIDED.

SANITARY SEWER MANHOLE

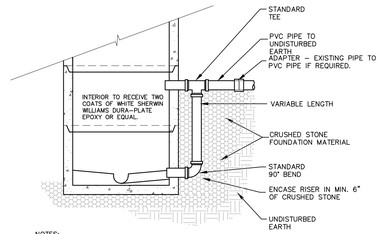
NOT TO SCALE



NOTES:
1) WHERE MOVABLE TRENCH SUPPORTS OR SHEETING EXTENDS BELOW THE TOP OF THE PIPE AND/OR HORIZONTALLY WITHIN 2-1/2 DIAMETERS OF THE PIPE ON EITHER SIDE, THE ENTIRE TRENCH WIDTH TO 2' OVER THE PIPE SHALL BE COMPACTED TO THE REQUIRED DENSITY AFTER REMOVAL OF ALL THE SUPPORTS.
2) THE MAXIMUM ALLOWABLE PIPE DEFLECTION (REDUCTION IN VERTICAL INSIDE DIAMETER) SHALL BE 5% OF THE PIPE BASE INSIDE DIAMETER AS DEFINED UNDER THE ITEM ENTITLED "GRAVITY SEWER PIPE."

PVC UTILITY TRENCH DETAIL

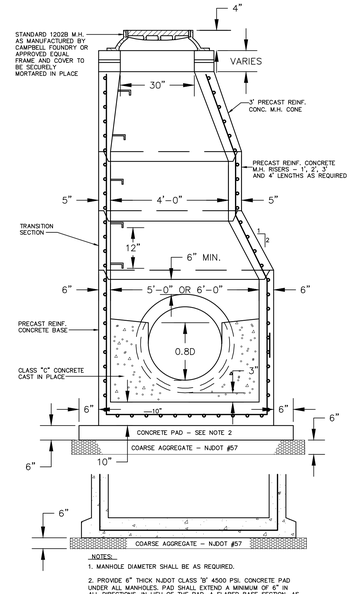
NOT TO SCALE



NOTES:
1. DROP FITTINGS SHALL BE OF THE SAME MATERIAL & CRUSHING STRENGTH AS THE INFLUENT GRAVITY SEWER PIPE.

OUTSIDE DROP SANITARY MANHOLE

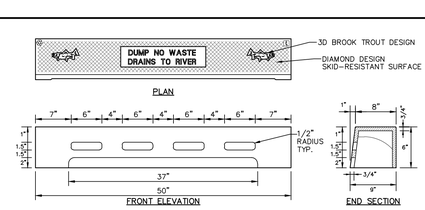
NTS



NOTES:
1. MANHOLE DIAMETER SHALL BE AS REQUIRED.
2. PROVIDE 6" THICK NJDOT CLASS 'B' 4500 PSI. CONCRETE PAD UNDER ALL MANHOLES. PAD SHALL EXTEND A MINIMUM OF 6" IN ALL DIRECTIONS. IN LIEU OF THE PAD, A FLARED BASE SECTION, AS SHOWN, MAY BE PROVIDED.
3. STRUCTURE SHALL BE PRECAST CONSTRUCTION AND COMPLY WITH ASTM C-478. PROVIDE NJPE SIGNED AND SEALED SHOP DRAWING FOR APPROVAL.

STORM SEWER MANHOLE

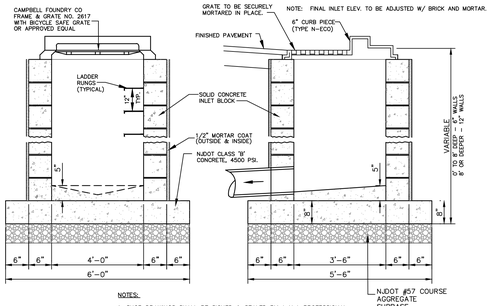
NOT TO SCALE



NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A48-83, CLASS 30B
2. IN RETROFIT SITUATIONS THIS CURB PIECE (HEAD) WILL FIT EXISTING CAMPBELL FOUNDRY CO. MANUFACTURED CURB INLETS FOR NJDOT TYPES B, B-1, B-2, D, D-1, AND D-2.
3. NAMEPLATE MESSAGE CAN BE MODIFIED TO YOUR SPECIFIC NEEDS WITHIN AREA SHOWN
4. CASTING SUPPLIED WITHOUT SURFACE COATING

TYPE N-ECO CURB PIECE DETAIL

NOT TO SCALE



NOTES:
1. SHOP DRAWINGS SHALL BE SIGNED & SEALED BY A N.J. PROFESSIONAL ENGINEER CERTIFYING CONFORMANCE TO HS-20 LOADING REQUIREMENTS.
2. EXISTING CURB WHERE PROPOSED TYPE B INLETS ARE PROPOSED SHALL BE REMOVED AND REPLACED TO NEAREST SOUND JOINTS.
3. INLETS TO BE INSTALLED ON NJDOT #57 COURSE AGGREGATE SUBBASE.

TYPE 'B' INLET

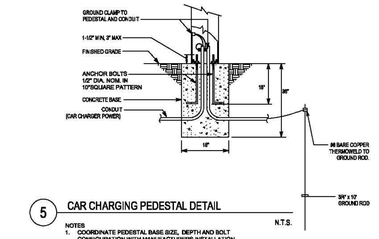
NOT TO SCALE



*CAR CHARGING STATION (SINGLE PEDESTAL)

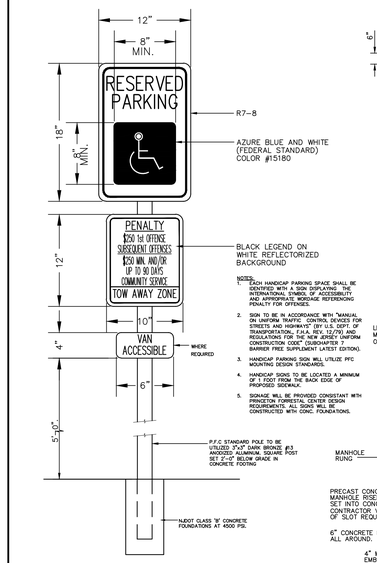
NTS

NOTES:
1. CONNECTOR DEVICES SHALL BE BETWEEN 36 AND 48 INCHES FROM THE GROUND.
2. EVSES TO INCLUDE SIGNAGE LISTING HOURS OF OPERATION, FEES AND CONTACT INFORMATION.



5 **CAR CHARGING PEDESTAL DETAIL** N.T.S.

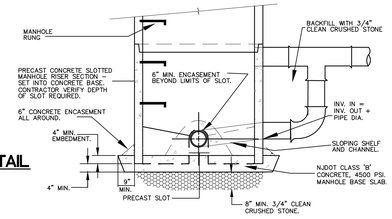
NOTES:
1. **COORDINATE PEDESTAL BASE SIZE, DEPTH AND BOLT CONFIGURATION WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.**



NOTES:
1. EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY APPLICATION OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND APPROPRIATE WORDAGE REFERENCING PENALTY FOR OFFENSES.
2. SIGN TO BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (BY U.S. DEPT. OF TRANSPORTATION, F.H.A. REV. 12/79) AND REGULATIONS FOR THE NEW JERSEY UNIFORM TRAFFIC CONTROL DEVICES (INCLUDING BARRIER FREE SUPPLEMENT LATEST EDITION).
3. HANDICAP PARKING SIGN WILL UTILIZE PFC MOUNTING DESIGN STANDARDS.
4. HANDICAP SIGNS TO BE LOCATED A MINIMUM OF 1 FOOT FROM THE BACK EDGE OF PROPOSED SIDEWALK.
5. SIGNAGE WILL BE PROVIDED CONSISTANT WITH PRINCETON FORRESTAL CENTER DESIGN REQUIREMENTS. ALL SIGNS WILL BE CONSTRUCTED WITH CONC. FOUNDATIONS.

P.F.C. HANDICAPPED PARKING SIGN DETAIL

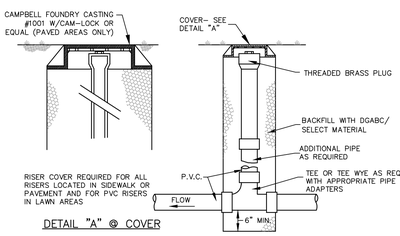
NOT TO SCALE



NOTE:
DROP SHALL BE ELIMINATED WHERE NOT REQUIRED.

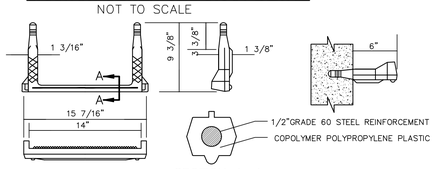
TYPICAL DROP "DOGHOUSE" MANHOLE DETAIL

NOT TO SCALE



SANITARY SEWER CLEANOUT DETAIL

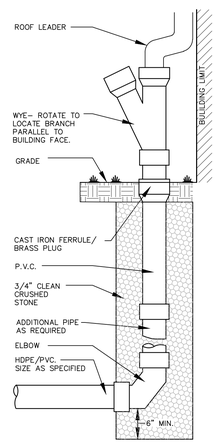
NOT TO SCALE



NOTES:
1. FIRST RUNG SHALL BE PLACED 12" BELOW CASTING.
2. RUNGS NOT REQUIRED FOR MANHOLES AND INLETS LESS THAN THREE FEET (3FT) DEEP.
3. MAXIMUM DISTANCE BETWEEN STEPS SHALL NOT EXCEED 12" AND SHALL BE UNIFORM THROUGHOUT THE LENGTH OF THE LADDER.
4. LADDER RUNGS SHALL BE INSTALLED TO FACE TRAFFIC.

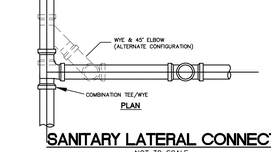
PLASTIC LADDER RUNG DETAIL

NOT TO SCALE



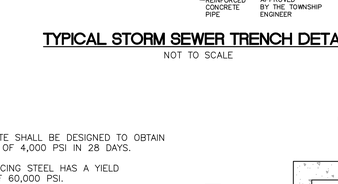
ROOF-LEADER DRAIN DETAIL

NOT TO SCALE



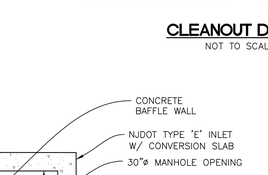
SANITARY LATERAL CONNECTION

NOT TO SCALE



TYPICAL STORM SEWER TRENCH DETAIL

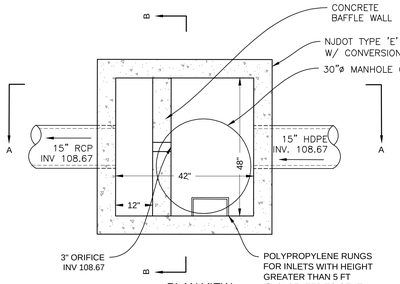
NOT TO SCALE



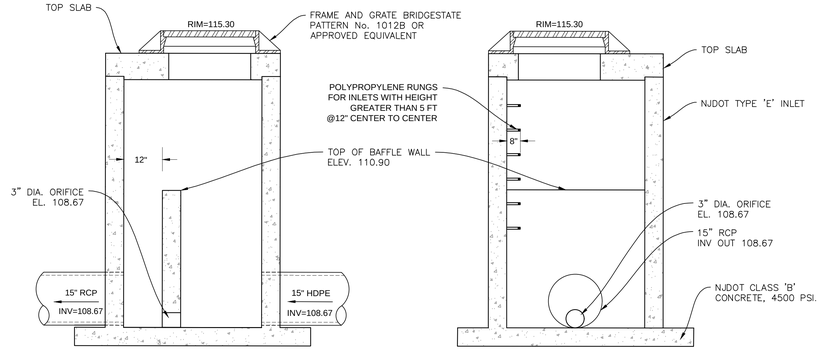
CLEANOUT DETAIL

NOT TO SCALE

SPECIFICATIONS:
1. THE CONCRETE SHALL BE DESIGNED TO OBTAIN A STRENGTH OF 4,000 PSI IN 28 DAYS.
2. THE REINFORCING STEEL HAS A YIELD STRENGTH OF 60,000 PSI.
3. THE INLET SHALL BE DESIGNED TO MEET ASTM C-913, "PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES.
4. THE REINFORCED CONCRETE WALLS AND BASE SLAB ARE DESIGNED FOR A MAXIMUM DEPTH OF 10 FT (DEPTH = F.G. TO TOP OF BASE SLAB).
5. STRUCTURE SHALL BE DESIGNED TO MEET NJDOT SPECS.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING STRUCTURE DIMENSIONS, REINFORCING, AND BUOYANCY CALCULATIONS FOR APPROVAL.



PLAN VIEW
NOT TO SCALE

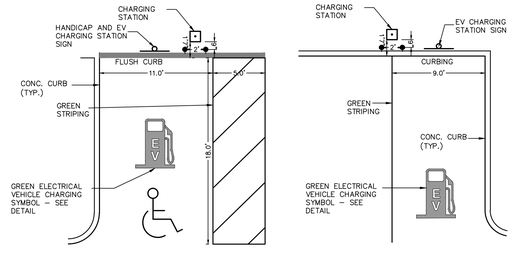


OUTLET CONTROL STRUCTURE OCS-4 [UGB '4']
NOT TO SCALE

NOTE:
1. SIZE OF GREEN PAINTED EV SYMBOL TO BE COORDINATED WITH TOWNSHIP REQUIREMENTS AT TIME OF INSTALLATION.
2. GREEN STRIPING TO BE PROVIDED ONCE THE CHARGING STATION IS INSTALLED

EV CHARGING SYMBOL DETAIL

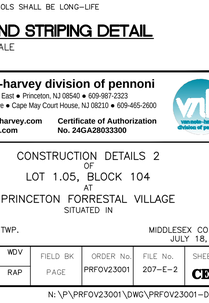
NOT TO SCALE



NOTE:
1. ALL TRAFFIC STRIPING AND SYMBOLS SHALL BE LONG-LIFE THERMOPLASTIC MATERIAL.

EV CHARGING STATION AND STRIPING DETAIL

NOT TO SCALE



EV CHARGING STATION SIGN DETAIL

NOT TO SCALE

NOTE:
1. ALL SIGNAGE TO BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (US DEPT. OF TRANSPORTATION, FEDERAL HIGHWAY SAFETY ADMINISTRATION) 2009 EDITION, REV. 1 MAY 2012, & REV. 2 MAY 2012.

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

van note-harvey division of pennoni
103 College Road East • Princeton, NJ 08540 • 609-987-2323
211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com Certificate of Authorization
www.pennoni.com No. 24GA28033300

CONSTRUCTION DETAILS 2
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
JULY 18, 2024

07/18/24
DATE OF SIGN.

RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

DRAWN BY WDV DATE	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY RAP DATE	PAGE	PRFOV23001	207-E-2	CE-21

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FILL CHART

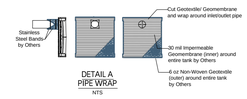
Material Location	Description	Material Classification			Compaction/Density Requirement (NOTE 3)
FINAL FILL Fill starting from the top of the embedment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans	See Project Geotechnical Report and Site Design Engineer's Plans			Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. Continue until 24 inches of total fill thickness has been placed above the tank. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended. After 24 inches of fill is placed, place fill in accordance with the engineer of record's relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density - whichever is greater.
EMBEDMENT FILL Fill immediately surrounding the sides and top of tank (NOTE 4) **BEDDING FILL** Fill immediately below the tank (NOTE 4)	Sand-Gravel Mixtures or Open-Graded Crushed-Aggregate Blends	AASHTO M145: A-1, A-2-4, A-3	or	AASHTO M43: 3, 357, 4, 467, 5, 56, 57	Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

NOTE 1: This layer can include pavement subbase
NOTE 2: If open-graded aggregates are used for embedment fill, fines migration from the final to embedment fill layer may be reduced by installing a layer of 6 oz non-woven geotextile fabric at the final and embedment fill interface.
NOTE 3: See Construction Equipment Table for more information for contruction equipment limitations.
NOTE 4: Import or native soils may be used if the soils meet the material classification listed. Fill material should be selected based on classification, groundwater conditions, and tank invert elevation.

CONSTRUCTION EQUIPMENT CHART

Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (in)
Plate Compactor	1,500	6
Roller - Static Mode	12,000	18
Low Ground Pressure Tracked Vehicles (NOTE 2)	20,000	34
Roller - Vibratory Mode	13,000	24
Dump Trucks and Pans	NOTE 3	

NOTE 1: Vehicles shall make straight runs only across tank footprint.
NOTE 2: Maximum track pressure 7 psi for tracked vehicles.
NOTE 3: Dump trucks and pans shall not traverse or park over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.



DETAIL A
PIPE WRAP
NTS

COVER CHART

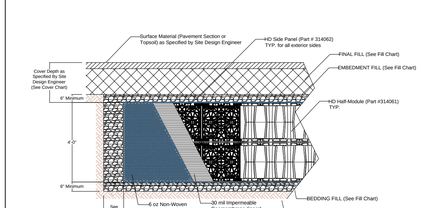
Live Loading Condition	Cover Thickness	
	Minimum	Maximum
Non-Trafficked Areas (i.e. Landscaping)	12	130
Passenger Vehicles Parking Lot (i.e. Gross Vehicle Weight Rating (GVWR)	18	130
Passenger Vehicles Parking Lot with one weekly AASHTO HS-20 vehicle	20	130
Heavy AASHTO HS-20 Traffic	22	130
Passenger Vehicle Parking Lot with one weekly AASHTO HS-25 vehicle	24	130
Heavy AASHTO HS-25 Traffic	26	130

NOTE 1: Minimum Cover Thickness in non-trafficked areas is based on a maximum 30-degree angle of internal friction and a maximum bulk density of 120 lbs per cubic foot, and a seasonal groundwater elevation at least 2 feet below the invert of the tank.

SIDE PANEL PIPE DIAMETER CHART

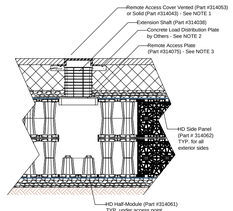
Inlet/Outlet Pipe Diameter	
Minimum	Maximum
4 inches	18 inches*

NOTE 1: Maximum pipe diameter directly into side panel is 15 inches. Remote access unit required for pipes larger than 15 inches.
NOTE 2: Cut inlet / outlet pipe hole prior to side panel installation.
*NOTE 3: Contact ACO for guidance for inlet / outlet pipes larger than 18-inch diameter



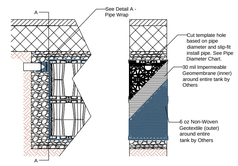
2 LAYER HD
DETENTION CROSS SECTION
NTS

NOTE 1: The minimum width of sidewall backfill is 12" or large enough to accommodate selected compaction equipment, whichever is greater.



2 LAYER HD
ACCESS POINT CROSS SECTION
NTS

NOTE 1: Ventilation may be crucial to reducing the pressure build up within the system. If solid access covers are used, alternative methods of ventilation are recommended.
NOTE 2: Concrete Load Plate not required for unpaved applications. Consult Engineer of Record for requirements.
NOTE 3: The Remote Access Plate is approximately the size of half of a half-module. The half-module at the top of the tank must be cut in half to accommodate the Remote Access Plate



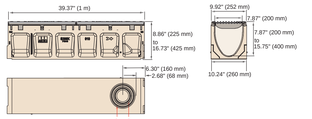
2 LAYER HD
PIPE INSTALLATION
NTS

NOTE: OR APPROVED EQUAL

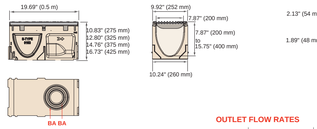
STORMBRIXX HD SYSTEM 2 LAYER DETENTION STANDARD DETIALS

NOT TO SCALE

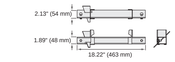
SK2 Meter Channels



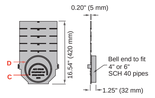
SK2 Half-Meter Channels



SK2 Installation Device



SK2 Universal Inlet/Outlet/End Cap



OUTLET FLOW RATES

Channel Outlet	Channel	Size (SCH 40)	Invert in	GPM	CFS
A	SK2-00	4" round	7.87	153	0.34
	SK2-40	4" round	15.75	216	0.48
B	SK2-00	6" round	7.87	344	0.77
	SK2-40	6" round	15.75	486	1.08
C	SK2-00	4" round	7.87	132	0.29
	SK2-40	4" round	15.75	202	0.45
D	SK2-10	6" round	9.84	320	0.71
	SK2-40	6" round	15.75	437	0.97

Note: These are pipe flow rates at specified outlet, NOT channel flow rates.

S200K Grates - PowerLok®

Part No.	Length in (m)	Slot size in	Intake area in²	Weight lbs			
LOAD CLASS E (EN 1433) - 134,885 LBS - 2,321 PSI (INDUSTRIAL TRAFFIC)							
LONGITUDINAL IRON							
Longitudinal Iron	72263	19.69 (0.5)	1.36 x 0.45	32.4	26.4		O
LOAD CLASS F (EN 1433) - 202,328 LBS - 3,481 PSI (HEAVY DUTY TRAFFIC)							
SLOTTED IRON							
Slotted Iron	02449	19.69 (0.5)	0.71 x 3.62 avg.	70.1	30.8	O	O O





Note: Ductile iron to ASTM A536 Grade 80-55-06

S200K Grates - 4-Bolt

Part No.	Length in (m)	Slot size in	Intake area in²	Weight lbs			
LOAD CLASS F (EN 1433) - 202,328 LBS - 3,481 PSI (HEAVY DUTY TRAFFIC)							
4-BOLT IRON							
4-Bolt Iron	99591	19.69 (0.5)	0.71 x 3.62 avg.	71.3	26.4	O	O O



Note: Ductile iron to ASTM A536 Grade 80-55-06

S200K Grate Accessories

Part No.	Weight lbs
PowerLok Safety Clip (red)	**10443** 0.1
Replacement Bolt for 4-Bolt Grate (M10x30)	**95526** 0.1
Tamper-Resistant Bolt for 4-Bolt Grate (M10x30)	**138127** 0.1
Tamper-Resistant Bolt Drive	**138128** 0.1

POWERDRAIN S200k ACO DRAIN CATALOG

NOT TO SCALE

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24
DATE OF SIGN.

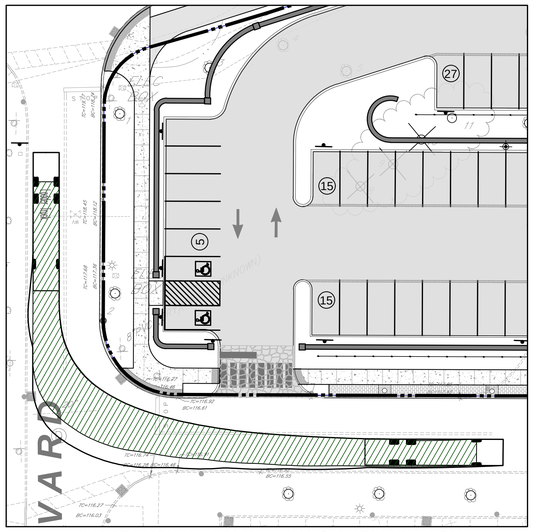
RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

van note-harvey division of pennoni
103 College Road East ● Princeton, NJ 08540 ● 609-987-2323
211 Bayberry Drive ● Cape May Court House, NJ 08210 ● 609-465-2600
www.vannoteharvey.com **Certificate of Authorization**
www.pennoni.com **No. 24GA28033300**

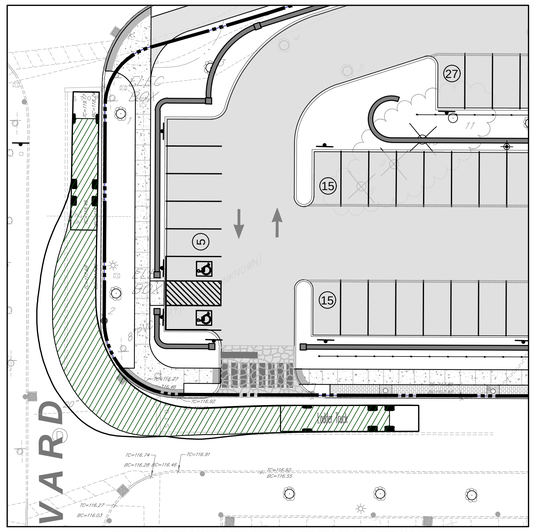
CONSTRUCTION DETAILS 3
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
JULY 18, 2024

DRAWN BY DATE	WDV	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY DATE	RAP	PAGE	PRFOV23001	207-E-2	**CE-22**

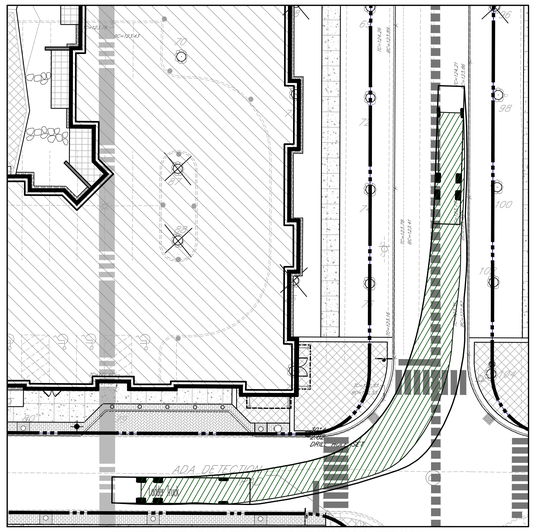
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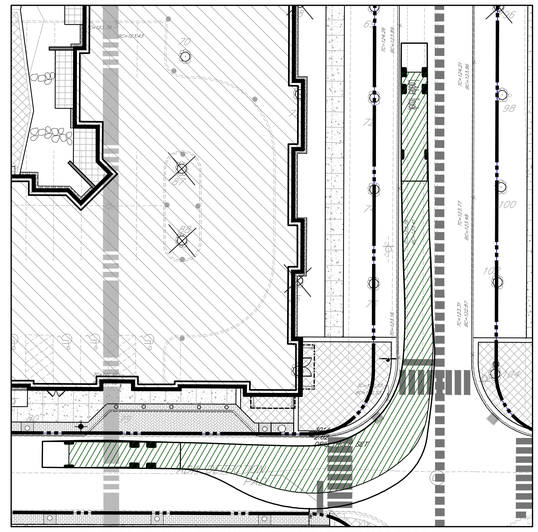
EMERGENCY VEHICLE TURNING FROM VILLAGE BLVD. (EAST) TO LIONSGATE DR.



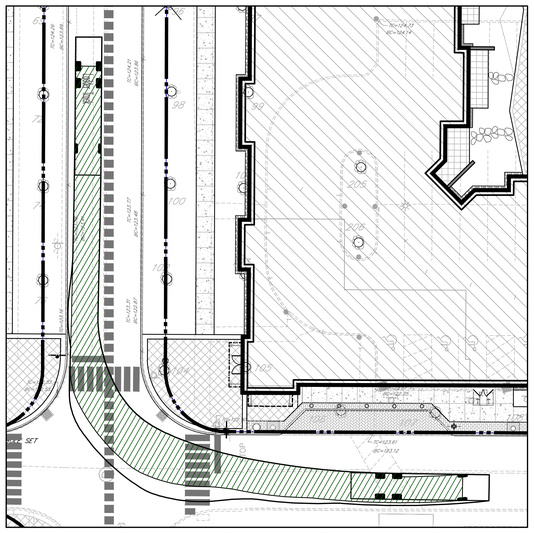
EMERGENCY VEHICLE TURNING FROM LIONSGATE DR. TO VILLAGE BLVD. (WEST)



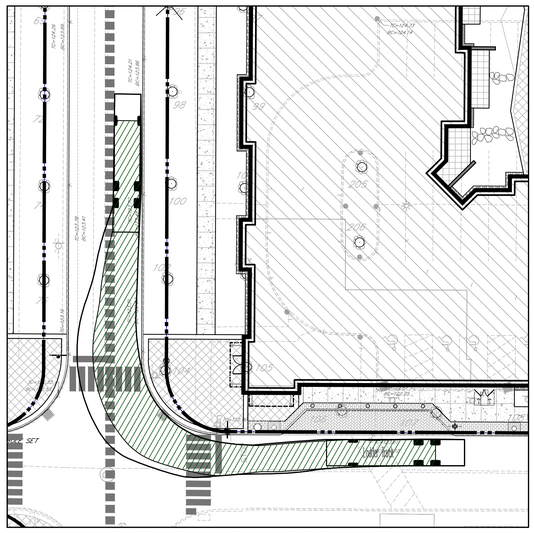
EMERGENCY VEHICLE TURNING FROM LIONSGATE DR. (NORTH) TO MAIN ST. (WEST)



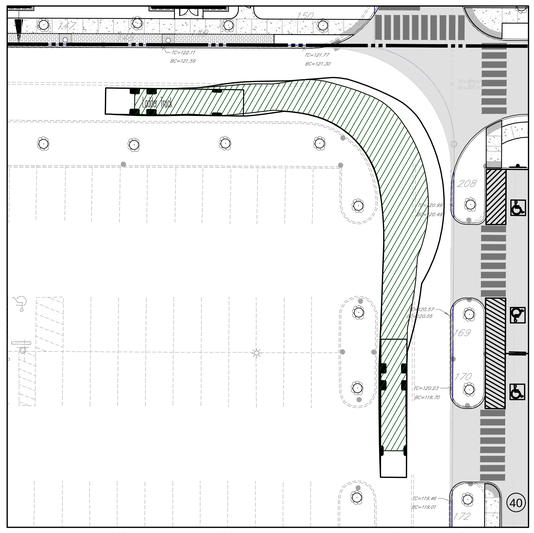
EMERGENCY VEHICLE TURNING FROM MAIN ST. (EAST) TO LIONSGATE DR. (SOUTH)



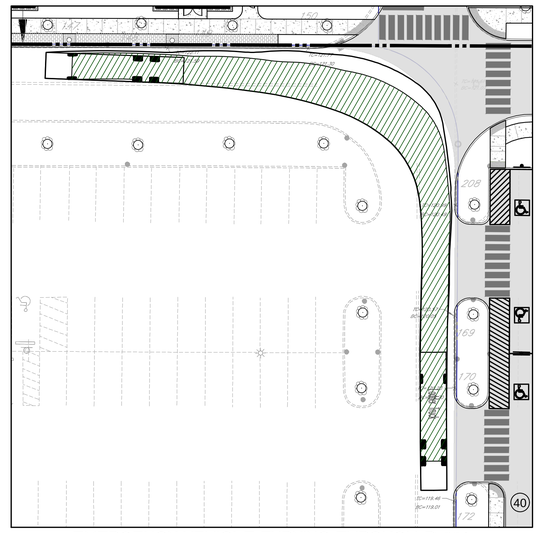
EMERGENCY VEHICLE TURNING FROM MAIN ST. (EAST) TO LIONSGATE DR. (NORTH)



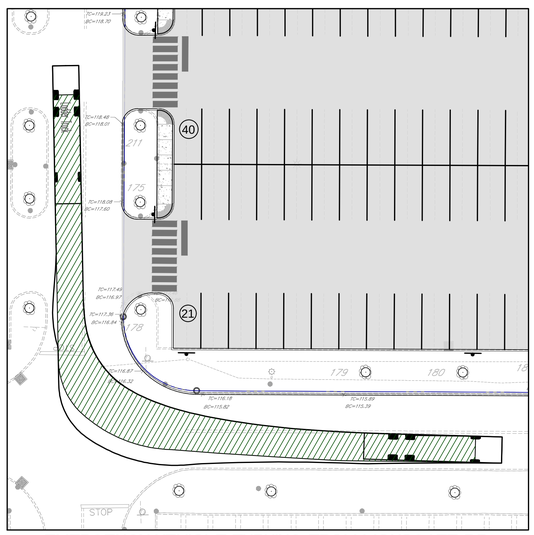
EMERGENCY VEHICLE TURNING FROM LIONSGATE DR. (SOUTH) TO MAIN ST. (WEST)



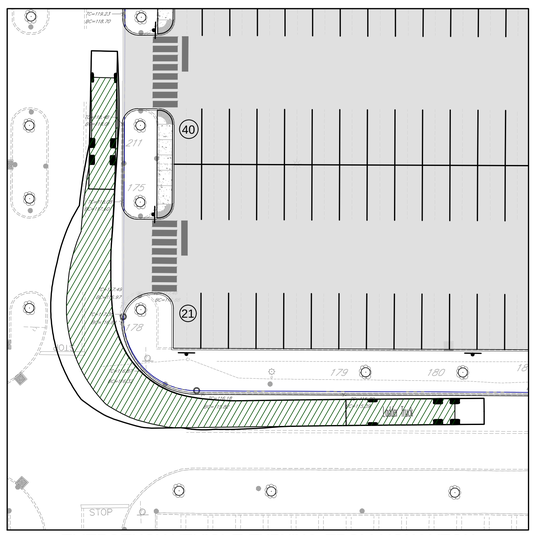
EMERGENCY VEHICLE TURNING THROUGH BEND ON LIONSGATE DR. (NORTH)



EMERGENCY VEHICLE TURNING THROUGH BEND ON LIONSGATE DR. (SOUTH)



EMERGENCY VEHICLE TURNING FROM LIONSGATE DR. (EAST) TO HOUGHTON LN. (NORTH)



EMERGENCY VEHICLE TURNING FROM HOUGHTON LN. (SOUTH) TO LIONSGATE DR. (WEST)

REV.	DESCRIPTION	DATE	DFT.BY	CKD.BY
1.	REVISED PER DRC COMMENTS	1/10/25	WDV	RAP

Ralph A. Petrella 07/18/24
DATE OF SIGN.

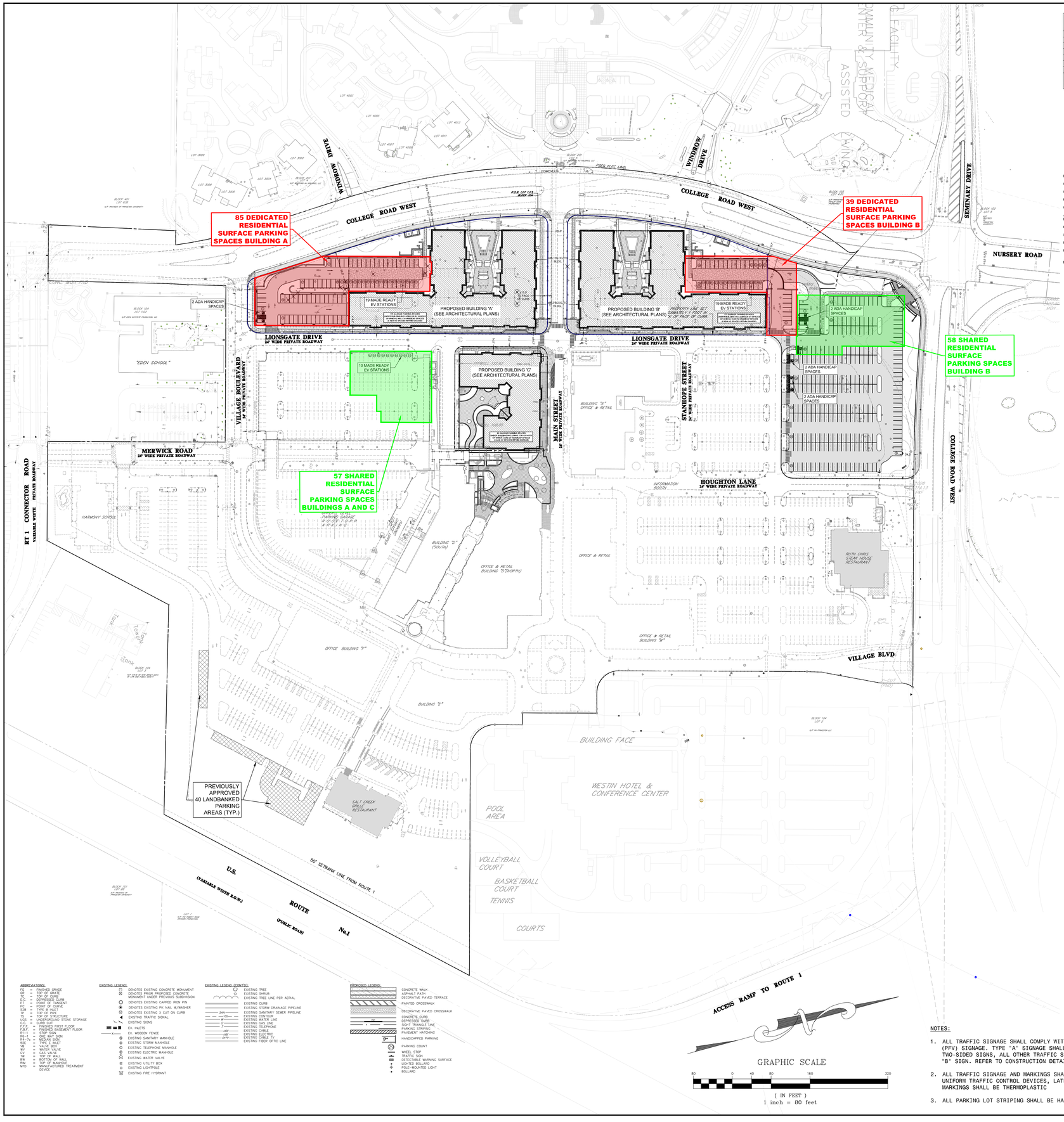
RALPH A. PETRELLA
N.J. PROFESSIONAL ENGINEER LIC. NO. GE 46160

van note-harvey division of pennoni
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211 Bayberry Drive • Cape May Court House, NJ 08210 • 609-465-2600
www.vannoteharvey.com Certificate of Authorization
www.pennoni.com No. 24GA28033300

SITE CIRCULATION PLAN
OF
LOT 1.05, BLOCK 104
AT
PRINCETON FORRESTAL VILLAGE
SITUATED IN
PLAINSBORO TWP. MIDDLESEX CO., N.J.
SCALE 1"= 20' JULY 18, 2024

DRAWN BY DATE	WDV	FIELD BK	ORDER No.	FILE No.	SHEET No.
CHECKED BY DATE	RAP	PAGE	PRFOV23001	207-E-2	CE-23

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85 DEDICATED RESIDENTIAL SURFACE PARKING SPACES BUILDING A
39 DEDICATED RESIDENTIAL SURFACE PARKING SPACES BUILDING B
58 SHARED RESIDENTIAL SURFACE PARKING SPACES BUILDING B
57 SHARED RESIDENTIAL SURFACE PARKING SPACES BUILDINGS A AND C
PREVIOUSLY APPROVED 40 LANDBANKED PARKING AREAS (TYP.)
COLLEGE ROAD WEST
WINDROW DRIVE
SEMINARY DRIVE
NURSERY ROAD
LIONSGATE DRIVE
24' WIDE PRIVATE ROADWAY
VILLAGE BOULEVARD
MAIN STREET
STANHOPE STREET
HOUGHTON LANE
MERWICK ROAD
RT 1 CONNECTOR ROAD
COLLEGE ROAD WEST
VILLAGE BLVD
PROPOSED BUILDING 'A' (SEE ARCHITECTURAL PLANS)
PROPOSED BUILDING 'B' (SEE ARCHITECTURAL PLANS)
PROPOSED BUILDING 'C' (SEE ARCHITECTURAL PLANS)
19 MADE READY EV STATIONS
10 MADE READY EV STATIONS
2 ADA HANDICAP SPACES
"EDEN SCHOOL"
HARMONY SCHOOL
BUILDING "A" OFFICE & RETAIL
BUILDING "C" (SOUTH)
OFFICE & RETAIL BUILDING "D" (NORTH)
OFFICE & RETAIL
OFFICE & RETAIL BUILDING "E"
OFFICE BUILDING "F"
BUILDING "K"
INFORMATION BOOTH
RUTH CHRIS STEAK HOUSE RESTAURANT
SALT CREEK GRILLE RESTAURANT
WESTIN HOTEL & CONFERENCE CENTER
BUILDING FACE
POOL AREA
VOLLEYBALL COURT
BASKETBALL COURT
TENNIS COURTS
50' SETBANK LINE FROM ROUTE 1
U.S. ROUTE No.1 (PUBLIC ROAD) (VARIABLE WIDTH R.O.W.)
ACCESS RAMP TO ROUTE 1
PARKING GARAGE 4 OCCUPIED FLOORS + 1 ROOF PARKING LEVEL
PARKING GARAGE 4 OCCUPIED FLOORS + 1 ROOF PARKING LEVEL
P.O.B. LOT 1.03 BLOCK 104
PROPERTY LINE SET 0.5MM Ø, 1.1' LONG IN 4" PIPE AT FACE OF CURB
PROPERTY LINE SET 0.5MM Ø, 1.1' LONG IN 4" PIPE AT FACE OF CURB
PROP. ELEC. LINE
CONCRETE
BLOCK 104 LOT 1.03
BLOCK 104 LOT 1.05
BLOCK 104 LOT 2
BLOCK 105 LOT 1.01
BLOCK 107 LOT 1.01
BLOCK 107 LOT 1
BLOCK 107 LOT 2
LOT 1 N/F 100 ROBERT WOOD JOHNSON FOUNDATION
LOT 4003
LOT 4005
LOT 4007
LOT 4009
LOT 4011
LOT 4013
LOT 3502
LOT 3504
LOT 3506
LOT 3508
LOT 3510
BLOCK 101 LOT 4.01 N/F PRINCETON UNIVERSITY
BLOCK 104 LOT 1.02 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.01 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.04 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.06 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.07 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.08 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT 1.09 N/F 5TH AVENUE PRINCETON, INC
BLOCK 104 LOT

AMENDED PRELIMINARY AND FINAL SITE PLAN SUBMISSION

PRINCETON FORRESTAL VILLAGE

PROPOSED MULTIFAMILY BUILDINGS
BLOCK 104, LOT 1.04
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY



ILLUSTRATIVE PERSPECTIVE
NTS

TOTAL PROJECT UNIT CALCULATIONS

	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
BUILDING A	160	2	8	94	3	31	16	6	173
BUILDING B	160	2	8	94	3	31	16	6	173
BUILDING C	74	2	4	29	1	28	8	2	82
TOTAL (SQ.FT.)	**394**	**6**	**20**	**217**	**7**	**90**	**40**	**14**	**428**
UNIT MIX		2%	5%	57%		33%		4%	
MARKET RATE MIX			6%	66%		28%			
AFFORDABLE MIX		9%			10%		60%	21%	

C-1
DATE: 03/24/2025

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

MELILLO·BAUER·CARMAN
LANDSCAPE ARCHITECTURE

LANGAN

PFV HOLDINGS, LLC

PRINCETON FORRESTAL VILLAGE
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
05-0405-15
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EXISTING AERIAL SITE PLAN
NTS

A-1
EXISTING AERIAL SITE PLAN
DATE: 03/24/2025

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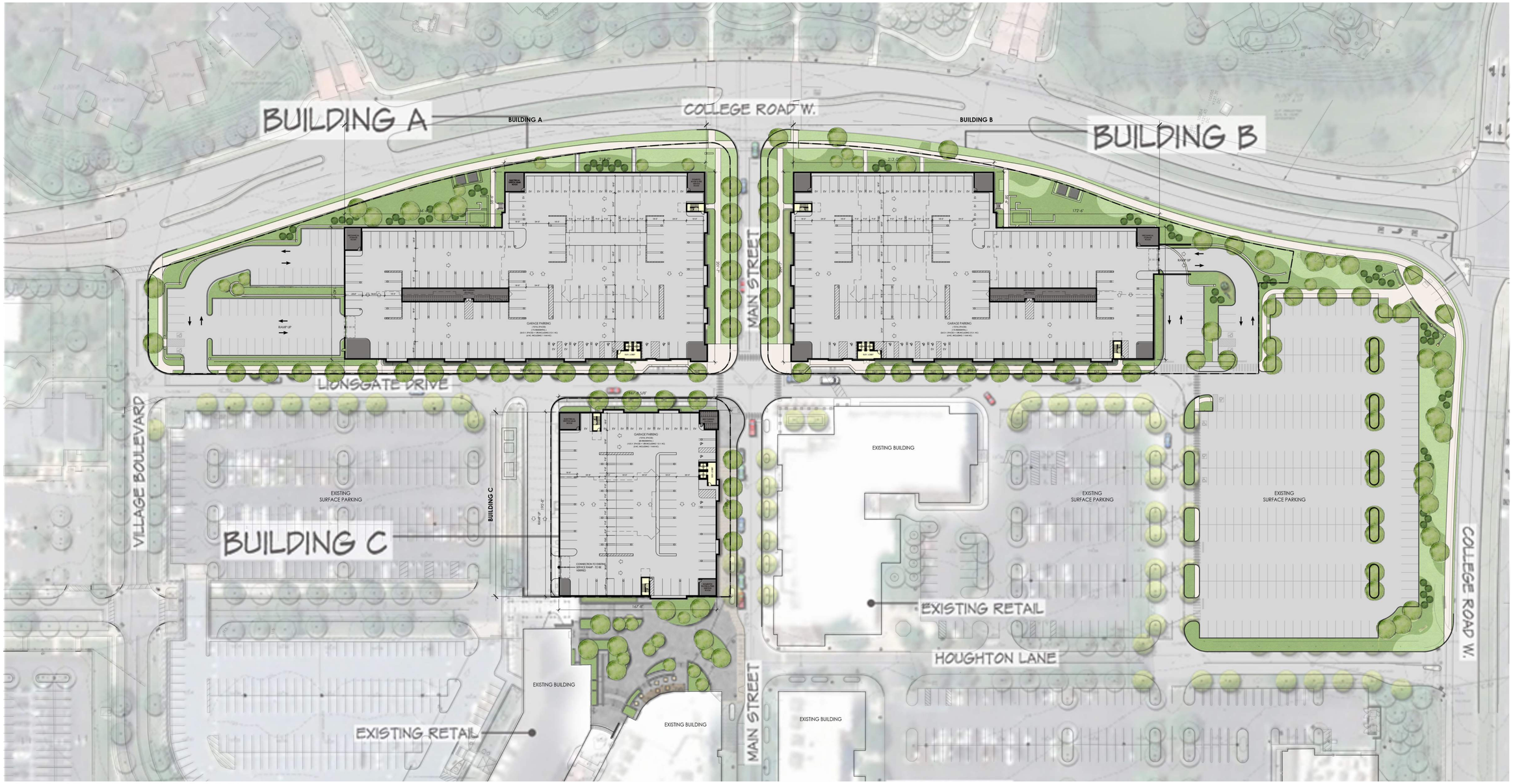
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LANDSCAPE ARCHITECTURE

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PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
05-0405-15

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01 - BASEMENT LEVEL FLOOR PLAN

SCALE: 1" = 40'

PARKING SPACE CALCULATION

TOTAL GARAGE SPACES	428 SPACES
• STANDARD SPACES	349 SPACES
• HANDICAP SPACES	15 SPACES
• EV PARKING SPACES	64 SPACES

A-2

CONCEPT BUILDING PLANS

DATE: 03/24/2025

MINNO ■ WASKO
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MBC
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LANDSCAPE ARCHITECTURE

vhb
vanasse hangen brustlin, inc.
a division of pennoni

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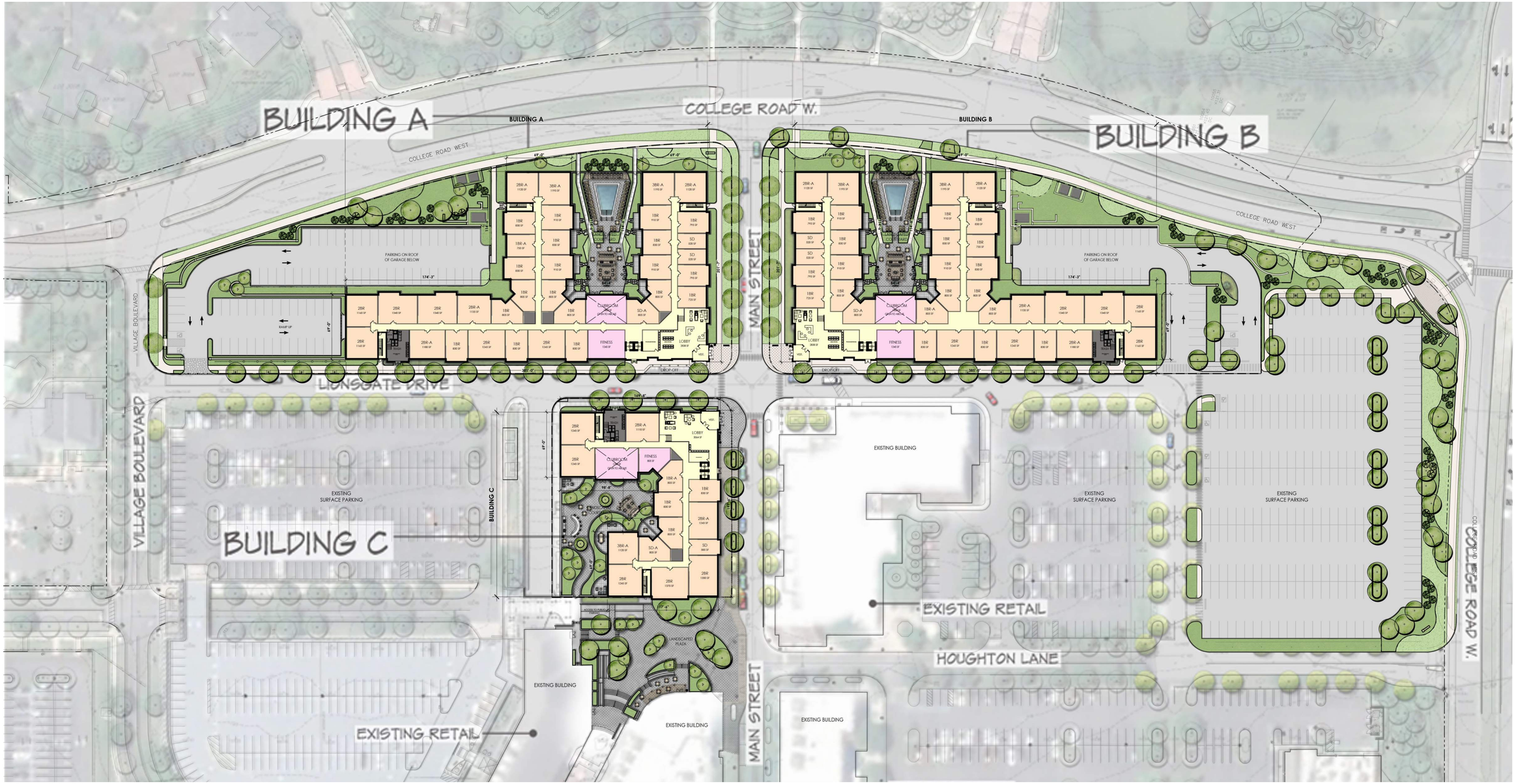
PFV HOLDINGS, LLC

PRINCETON FORRESTAL VILLAGE

PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY

05-0405-15

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01 - GROUND FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING B UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING C UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

A-3
CONCEPT BUILDING PLANS

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

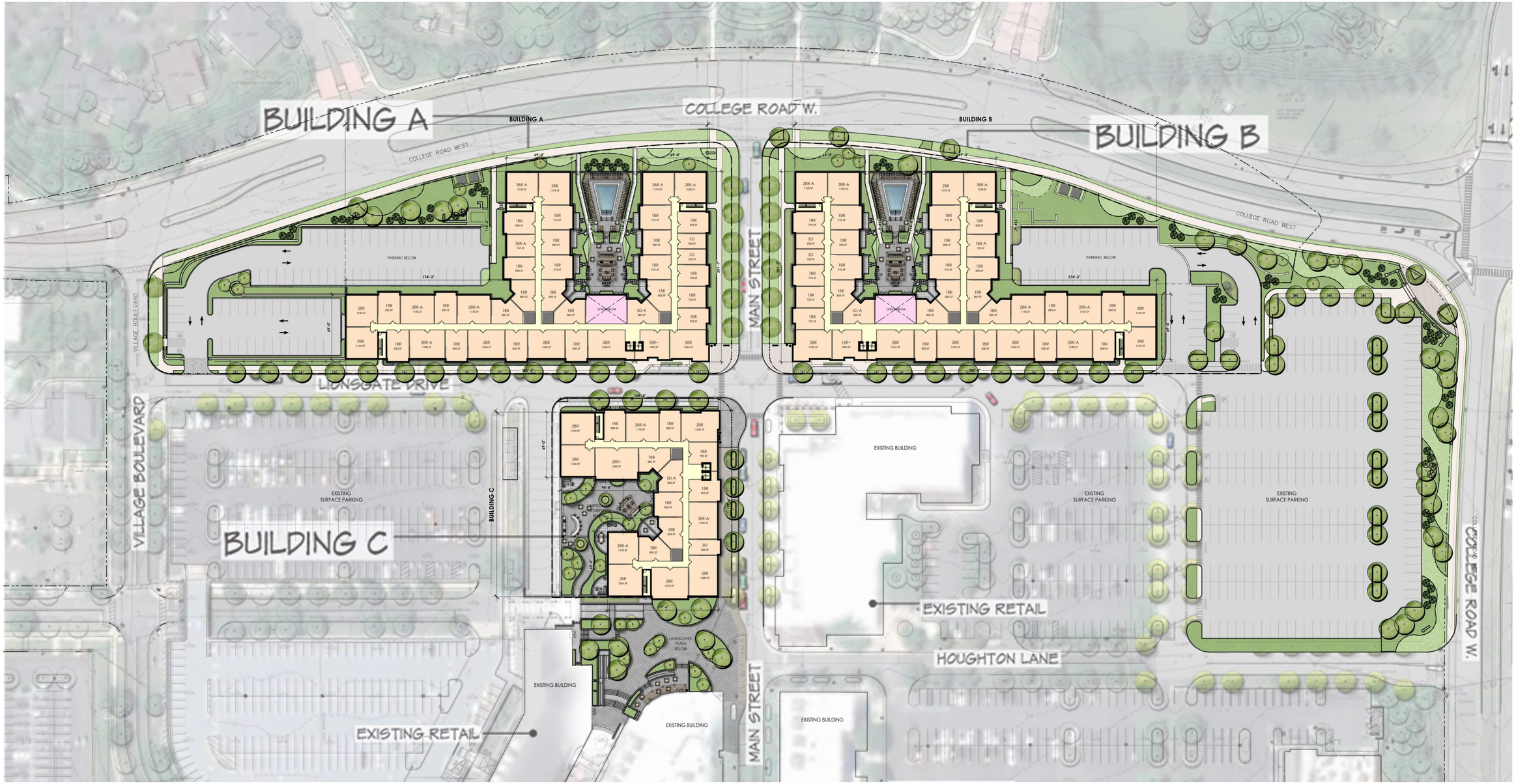
MBC
MELILLO·BAUER·CARMAN
LANDSCAPE ARCHITECTURE

LANGAN

PFV HOLDINGS, LLC

PRINCETON FORRESTAL VILLAGE
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
05-0405-15

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01 - SECOND FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING B UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING C UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

A-4
CONCEPT BUILDING PLANS

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

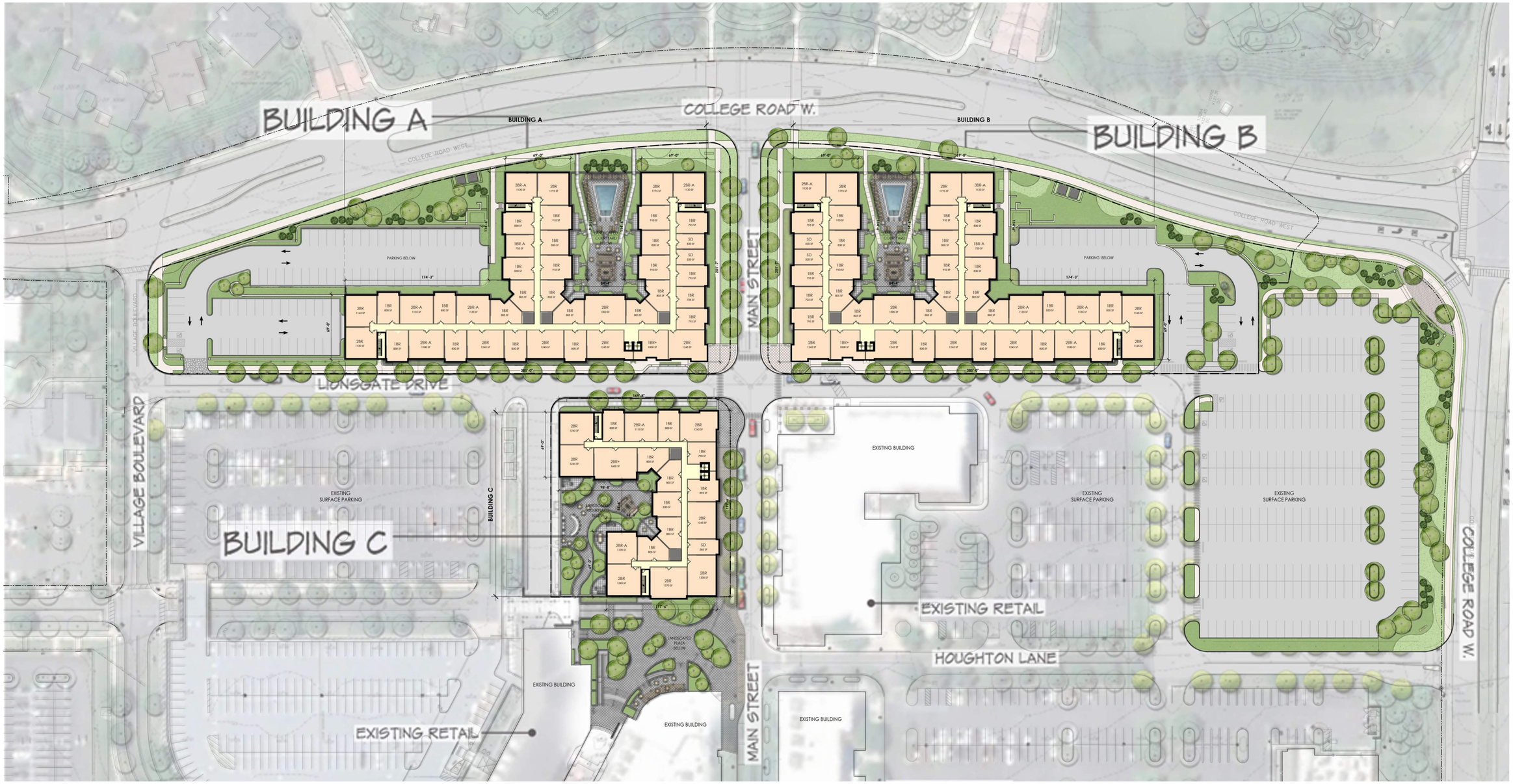
MBC
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LANDSCAPE ARCHITECTURE

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PFV HOLDINGS, LLC

PRINCETON FORRESTAL VILLAGE
PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY
05-0405-15

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01 - THIRD FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING B UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING C UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

A-5
CONCEPT BUILDING PLANS

DATE: 03/24/2025

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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LANDSCAPE ARCHITECTURE

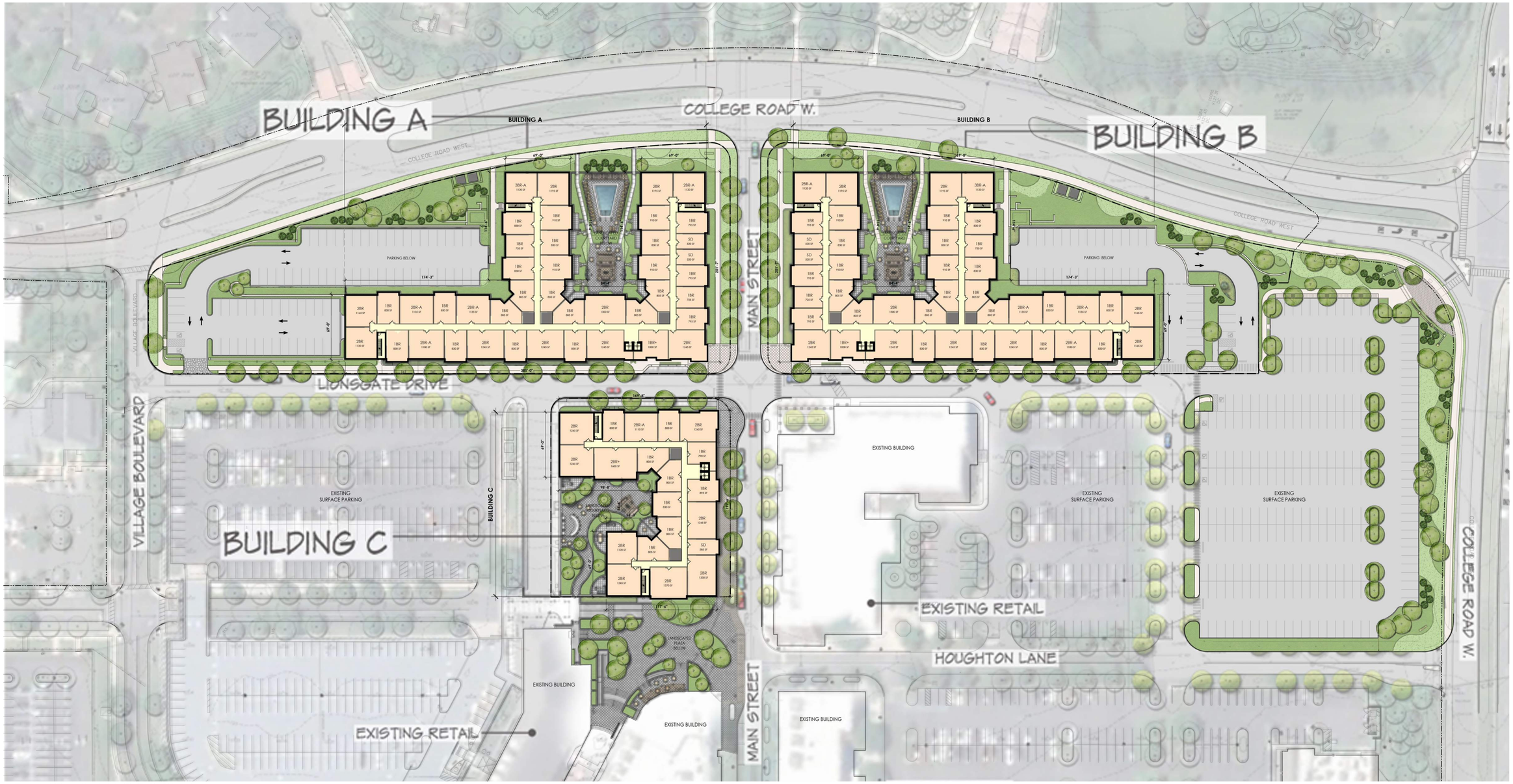
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01 - FOURTH FLOOR PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING B UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING C UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

A-6
CONCEPT BUILDING PLANS

DATE: 03/24/2025

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LANDSCAPE ARCHITECTURE

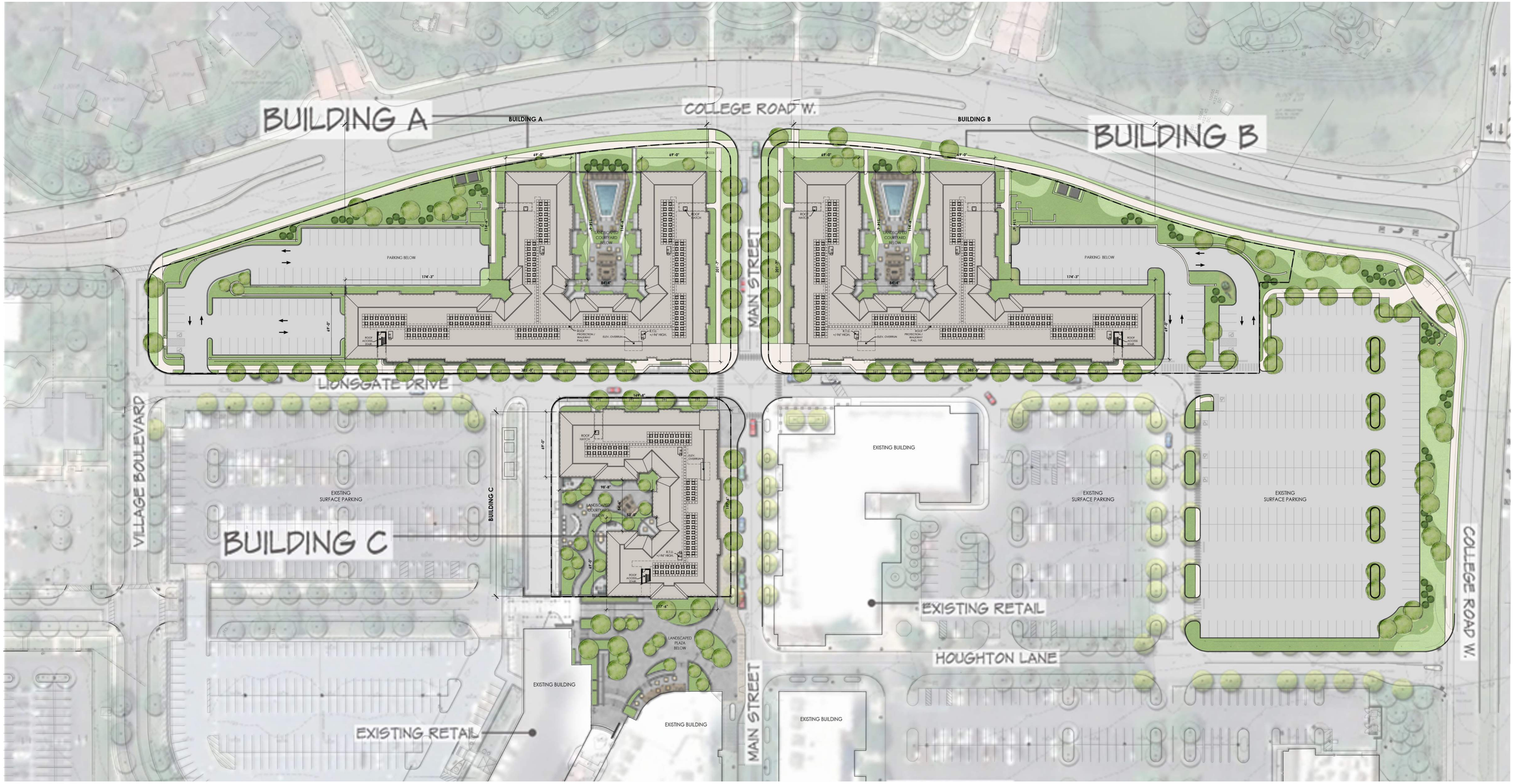
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01 - ROOF PLAN

SCALE: 1" = 40'

BUILDING A UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING B UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

BUILDING C UNIT CALCULATIONS

BUILDING A	UNIT TOTAL	RESIDENTIAL UNITS							GARAGE SPACES
		SD-A	SD	1 BR	1 BR-A	2 BR	2 BR-A	3 BR-A	
PARKING LEVEL -1	-	-	-	-	-	-	-	-	173
GROUND FLOOR	35	1	2	19	1	6	4	2	-
2nd FLOOR	41	1	2	24	1	7	4	2	-
3rd FLOOR	42	-	2	25	1	9	4	1	-
4th FLOOR	42	-	2	26		9	4	1	-
ROOF	-	-	-	-	-	-	-	-	-
TOTAL (SQ.FT.)	**160**	**2**	**8**	**94**	**3**	**31**	**16**	**6**	**173**
		1%	5%	61%		29%		8%	

A-7
CONCEPT BUILDING PLANS

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

MELILLO·BAUER·CARMAN
LANDSCAPE ARCHITECTURE

LANGAN

PFV HOLDINGS, LLC

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05-0405-15

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02 - BUILDING A - SOUTH ELEVATION

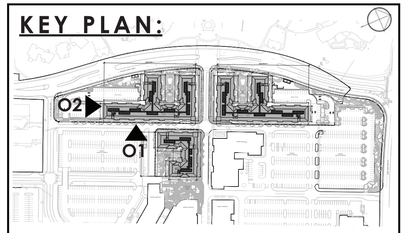
SCALE: 1/16" = 1' - 0"



01 - BUILDING A - EAST ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-8
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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02 - BUILDING A - NORTH ELEVATION

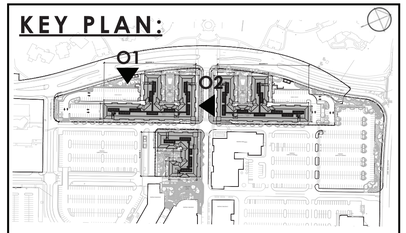
SCALE: 1/16" = 1' - 0"



01 - BUILDING A - WEST ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-9
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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02 - BUILDING B - SOUTH ELEVATION

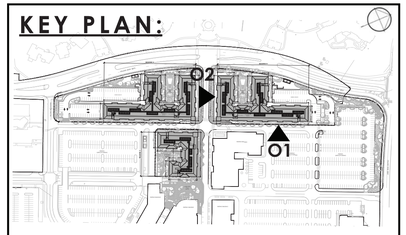
SCALE: 1/16" = 1' - 0"



01 - BUILDING B - EAST ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-10
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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02 - BUILDING B - NORTH ELEVATION

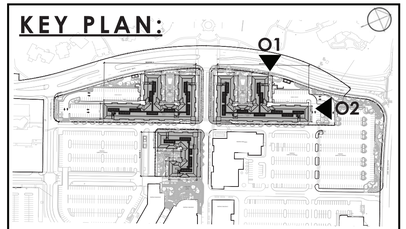
SCALE: 1/16" = 1' - 0"



01 - BUILDING B - WEST ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-11
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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02 - BUILDING C - WEST ELEVATION

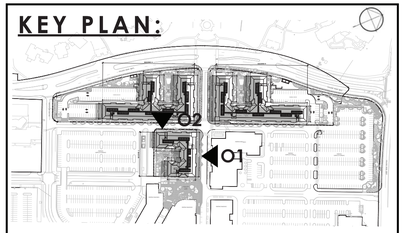
SCALE: 1/16" = 1' - 0"



01 - BUILDING C - NORTH ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-12
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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02 - BUILDING C - EAST ELEVATION

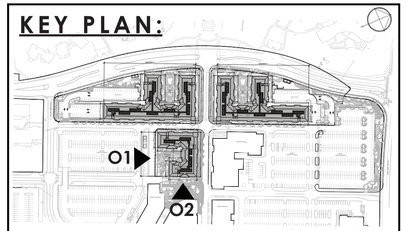
SCALE: 1/16" = 1' - 0"



01 - BUILDING C - SOUTH ELEVATION

SCALE: 1/16" = 1' - 0"

KEY PLAN:



MATERIALS KEY:

01 MASONRY BRICK VENEER 01
02 MASONRY BRICK VENEER 02
03 MANUFACTURED CAST STONE
04 VERTICAL FIBER CEMENT PANEL 01
05 VERTICAL FIBER CEMENT PANEL 02
06 VERTICAL FIBER CEMENT PANEL 03
07 FIBER CEMENT LAP SIDING
08 ARCHITECTURAL ALUMN. RAILING SYSTEM
09 VINYL WINDOW - COLOR BLACK
10 ARCHITECTURAL ALUMN. CANOPY

A-13
CONCEPT BUILDING ELEVATIONS

DATE: 03/24/2025

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VIEW LOOKING EAST FROM COLLEGE RD WEST

A-14

ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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VIEW LOOKING EAST FROM MAIN STREET - SOUTH SIDE OF STREET

A-15
ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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VIEW LOOKING EAST FROM MAIN STREET - NORTH SIDE OF STREET

A-16
ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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VIEW LOOKING WEST FROM MAIN STREET & LIONSGATE DR.

A-17
ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

MELILLO·BAUER·CARMAN
LANDSCAPE ARCHITECTURE

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05-0405-15

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VIEW LOOKING SOUTH FROM LIONSGATE DR.

A-18
ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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MELILLO·BAUER·CARMAN
LANDSCAPE ARCHITECTURE

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van note-harvey
division of pennoni

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VIEW LOOKING WEST FROM LIONSGATE DRIVE

A-19
ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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VIEW LOOKING WEST FROM MAIN STREET & LIONSGATE DR.



VIEW LOOKING SOUTH FROM LIONSGATE DR.



VIEW LOOKING EAST FROM MAIN STREET - SOUTH SIDE OF STREET



VIEW LOOKING EAST FROM MAIN STREET - NORTH SIDE OF STREET

A-20

ILLUSTRATIVE PERSPECTIVE

DATE: 03/24/2025

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TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102

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LANDSCAPE ARCHITECTURE

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PRINCETON FORRESTAL VILLAGE

PRINCETON, NEW JERSEY

LANDSCAPE PLANS

LANDSCAPE ARCHITECT

MELILLO | BAUER | CARMAN
LANDSCAPE ARCHITECTURE
200 UNION AVENUE
BRIELLE, NEW JERSEY 08730
PHONE: (732)-528-0664

ARCHITECT

MINNO & WASKO ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 105
LAMBERTVILLE, NEW JERSEY 08530
PHONE: (609)-397-9009

CIVIL ENGINEER

VAN NOTE-HARVEY ASSOCIATES
103 COLLEGE ROAD EAST
PRINCETON, NEW JERSEY 08540
PHONE: (609)-987-2323

01/10/2025 (SITE PLAN SUBMISSION)

PRINCETON FORRESTAL VILLAGE

(PROJECT #23-137)

DRAWING LIST

		DATE	STATUS
L-0	COVER SHEET	01.10.25	SITE PLAN SUBMISSION
L-1	LANDSCAPE SITE PLAN	01.10.25	SITE PLAN SUBMISSION
L-2	LANDSCAPE PLAN - BUILDING A	01.10.25	SITE PLAN SUBMISSION
L-3	LANDSCAPE PLAN - BUILDING B	01.10.25	SITE PLAN SUBMISSION
L-4	LANDSCAPE PLAN - BUILDING C	01.10.25	SITE PLAN SUBMISSION
L-5	SITE MODEL IMAGES - BUILDING A	01.10.25	SITE PLAN SUBMISSION
L-6	SITE MODEL IMAGES - COLLEGE ROAD W INTERSECTION	01.10.25	SITE PLAN SUBMISSION
L-7	SITE MODEL IMAGES - AMENITY COURTYARD	01.10.25	SITE PLAN SUBMISSION
L-8	SITE MODEL IMAGES - AMENITY COURTYARD	01.10.25	SITE PLAN SUBMISSION
L-9	SITE MODEL IMAGES - AMENITY COURTYARD	01.10.25	SITE PLAN SUBMISSION
L-10	LIGHTING PLAN	01.10.25	SITE PLAN SUBMISSION
L-10A	LIGHTING DETAILS	01.10.25	SITE PLAN SUBMISSION
L-11	SITE DETAILS	01.10.25	SITE PLAN SUBMISSION
L-12	SITE DETAILS	01.10.25	SITE PLAN SUBMISSION
L-13	SITE DETAILS	01.10.25	SITE PLAN SUBMISSION
L-14	PLANTING DETAILS AND NOTES	01.10.25	SITE PLAN SUBMISSION

General Notes:

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

2. ALL SURVEY / BASE INFORMATION AND UTILITY LAYOUT WAS PROVIDED BY: VAN NOTE-HARVEY ASSOCIATES 103 COLLEGE ROAD EAST PRINCETON, NEW JERSEY 08540

3. ALL GRADING SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

4. ALL PAVING SURFACES SHALL BE FLUSH AND MEET SMOOTHLY AND EVENLY. NO WALKS SHALL EXCEED 5% OR A 2% CROSS-PITCH. ALL WALKS TO BE LAID OUT IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

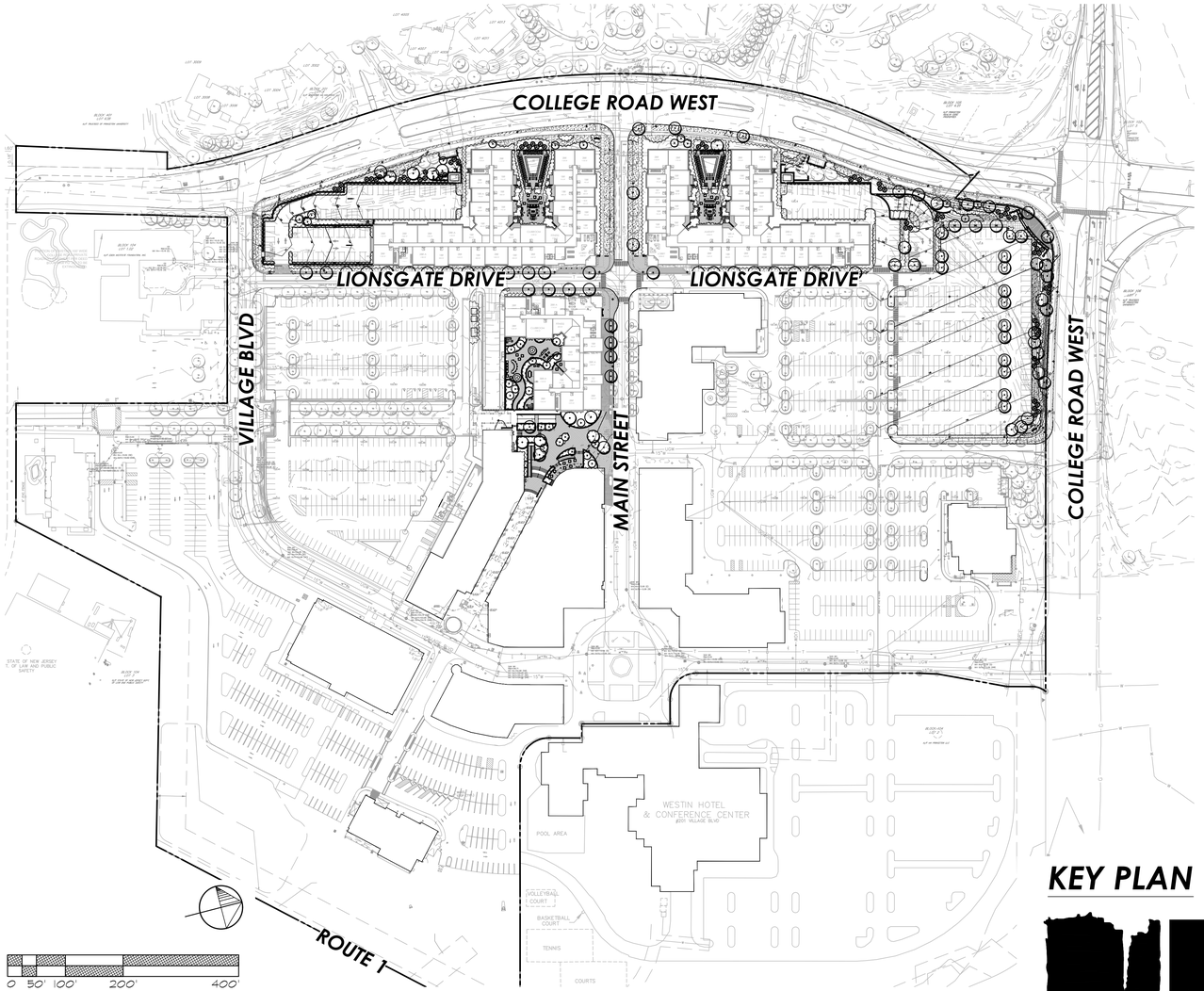
5. ALL SITE DETAILS SHALL BE REVIEWED AND SUPPLEMENTED BY A PROFESSIONAL NEW JERSEY LICENSED STRUCTURAL ENGINEER WHO SHALL SPECIFY ALL STRUCTURAL DATA, FOOTINGS, REINFORCEMENT, HARDWARE, ETC. REQUIRED FOR STRUCTURAL INTEGRITY, SAFETY AND COMPLIANCE WITH LOCAL CODES AND CONDITIONS PRIOR TO CONSTRUCTION.

6. ALL ARCHITECTURAL INFORMATION WAS PROVIDED BY: MINNO & WASKO ARCHITECTS AND PLANNERS 80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 (609)397-9009

7. ALL PLANTED AREAS SHALL BE IRRIGATED WITH DRIP IRRIGATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.

8. ALL PLANT MATERIAL/LANDSCAPE MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE L.A./OWNERS REPRESENTATIVE TO ENSURE COMPLIANCE WITH LEED CERTIFICATION.

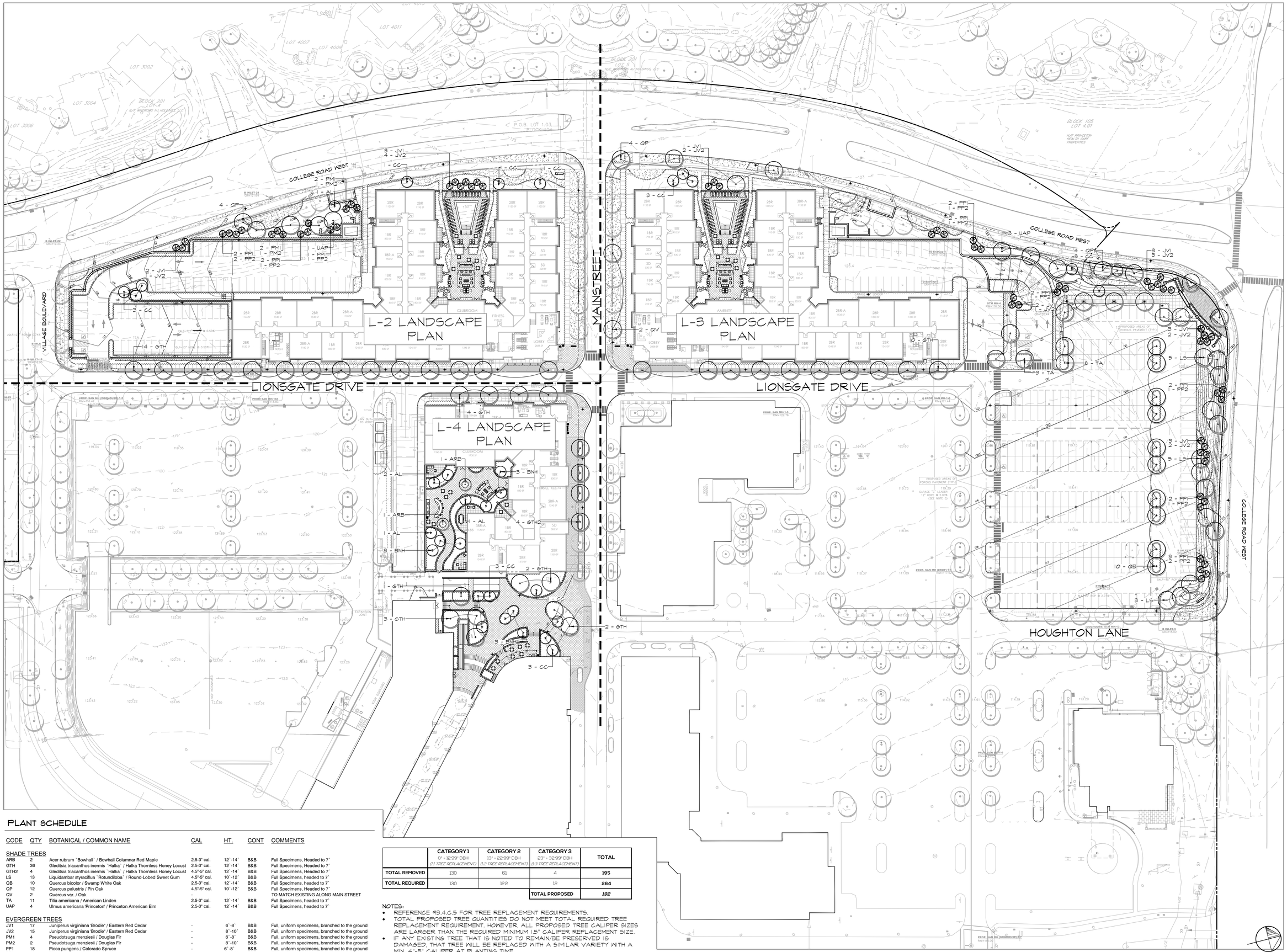
9. ALL SITE DISTURBANCE & CAPPING REQUIREMENTS SHALL BE IN COMPLIANCE WITH ANY REMEDIAL ACTION WORK PLANS THAT HAVE BEEN ESTABLISHED.



KEY PLAN

THOMAS B. BAUER
NJ LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

MELILLO ▪ BAUER ▪ CARMAN
LANDSCAPE ARCHITECTURE



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CAL	HT.	CONT	COMMENTS
SHADE TREES						
ARB	2	Acer rubrum `Bowhall` / Bowhall Columnar Red Maple	2.5-3" cal.	12`-14`	B&B	Full Specimens, Headed to 7`
GTH	36	Gleditsia triacanthos inermis `Halka` / Halka Thornless Honey Locust	2.5-3" cal.	12`-14`	B&B	Full Specimens, Headed to 7`
GTH2	4	Gleditsia triacanthos inermis `Halka` / Halka Thornless Honey Locust	4.5"-5" cal.	12`-14`	B&B	Full Specimens, Headed to 7`
LS	13	Liquidambar styraciflua `Rotundiloba` / Round-Lobed Sweet Gum	4.5"-5" cal.	10`-12`	B&B	Full Specimens, headed to 7`
QB	10	Quercus bicolor / Swamp White Oak	2.5-3" cal.	12`-14`	B&B	Full Specimens, headed to 7`
QP	12	Quercus palustris / Pin Oak	4.5"-5" cal.	10`-12`	B&B	Full Specimens, Headed to 7`
QV	2	Quercus var. / Oak	-	-	-	TO MATCH EXISTING ALONG MAIN STREET
TA	11	Tilia americana / American Linden	2.5-3" cal.	12`-14`	B&B	Full Specimens, headed to 7`
UAP	4	Ulmus americana 'Princeton' / Princeton American Elm	2.5-3" cal.	12`-14`	B&B	Full Specimens, headed to 7`
EVERGREEN TREES						
JV1	17	Juniperus virginiana 'Brodie" / Eastern Red Cedar	-	6`-8`	B&B	Full, uniform specimens, branched to the ground
JV2	15	Juniperus virginiana 'Brodie" / Eastern Red Cedar	-	8`-10`	B&B	Full, uniform specimens, branched to the ground
PM1	4	Pseudotsuga menziesii / Douglas Fir	-	6`-8`	B&B	Full, uniform specimens, branched to the ground
PM2	2	Pseudotsuga menziesii / Douglas Fir	-	8`-10`	B&B	Full, uniform specimens, branched to the ground
PP1	18	Picea pungens / Colorado Spruce	-	6`-8`	B&B	Full, uniform specimens, branched to the ground
PP2	11	Picea pungens / Colorado Spruce	-	8`-10`	B&B	Full, uniform specimens, branched to the ground
ORNAMENTAL TREES						
AL	5	Amelanchier laevis / Allegheny Serviceberry	(1) @ 3" Cal.	8`-10`	B&B	Full Specimens, Multistem
BNH	9	Betula nigra `Heritage` / Heritage River Birch	(1) @ 3" Cal.	10`-12`	B&B	Full Specimens, Multistem
CC	19	Cercis canadensis `Forest Pansy` / Forest Pansy Redbud	(1) @ 3" Cal.	8`-10`	B&B	Full Specimens, Multistem

	CATEGORY 1 0" - 12.99" DBH (0.1 TREE REPLACEMENT)	CATEGORY 2 13" - 22.99" DBH (0.2 TREE REPLACEMENT)	CATEGORY 3 23" - 32.99" DBH (0.3 TREE REPLACEMENT)	TOTAL
TOTAL REMOVED	130	61	4	**195**
TOTAL REQUIRED	130	122	12	**264**
			TOTAL PROPOSED	***192***

NOTES:

- REFERENCE 93.4.C.5 FOR TREE REPLACEMENT REQUIREMENTS.
- TOTAL PROPOSED TREE QUANTITIES DO NOT MEET TOTAL REQUIRED TREE REPLACEMENT REQUIREMENT. HOWEVER, ALL PROPOSED TREE CALIPER SIZES ARE LARGER THAN THE REQUIRED MINIMUM 1.5" CALIPER REPLACEMENT SIZE.
- IF ANY EXISTING TREE THAT IS NOTED TO REMAIN/BE PRESERVED IS DAMAGED, THAT TREE WILL BE REPLACED WITH A SIMILAR VARIETY WITH A MIN. 4"-5" CALIPER AT PLANTING TIME.
- ALL PROPOSED SITE TRANSFORMERS SERVING BUILDINGS A, B & C SHALL BE A DARK GREEN COLOR (SHERWIN WILLIAMS ROCK GARDEN GREEN-SW6195 OR EQUIVALENT). ALL PROPOSED UTILITY EQUIPMENT SHALL BE ADEQUATELY SCREENED TO THE SATISFACTION OF TOWNSHIP AND TO THE EXTENT PERMITTED BY THE UTILITY COMPANIES.

0 20' 40' 80' 160'

Landscape Plan

Site Plan Submission

Princeton Forrestal Village

Plainsboro, New Jersey

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NJCA No. 21MH00001700

THOMAS B. BAUER

N.J. LICENSED LANDSCAPE ARCHITECT NO. AS0000119

NO.	DATE	REVISION
1	01/10/25	REV PER TWP. DRC COMMENTS

SCALE: 1" = 40'-0"

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

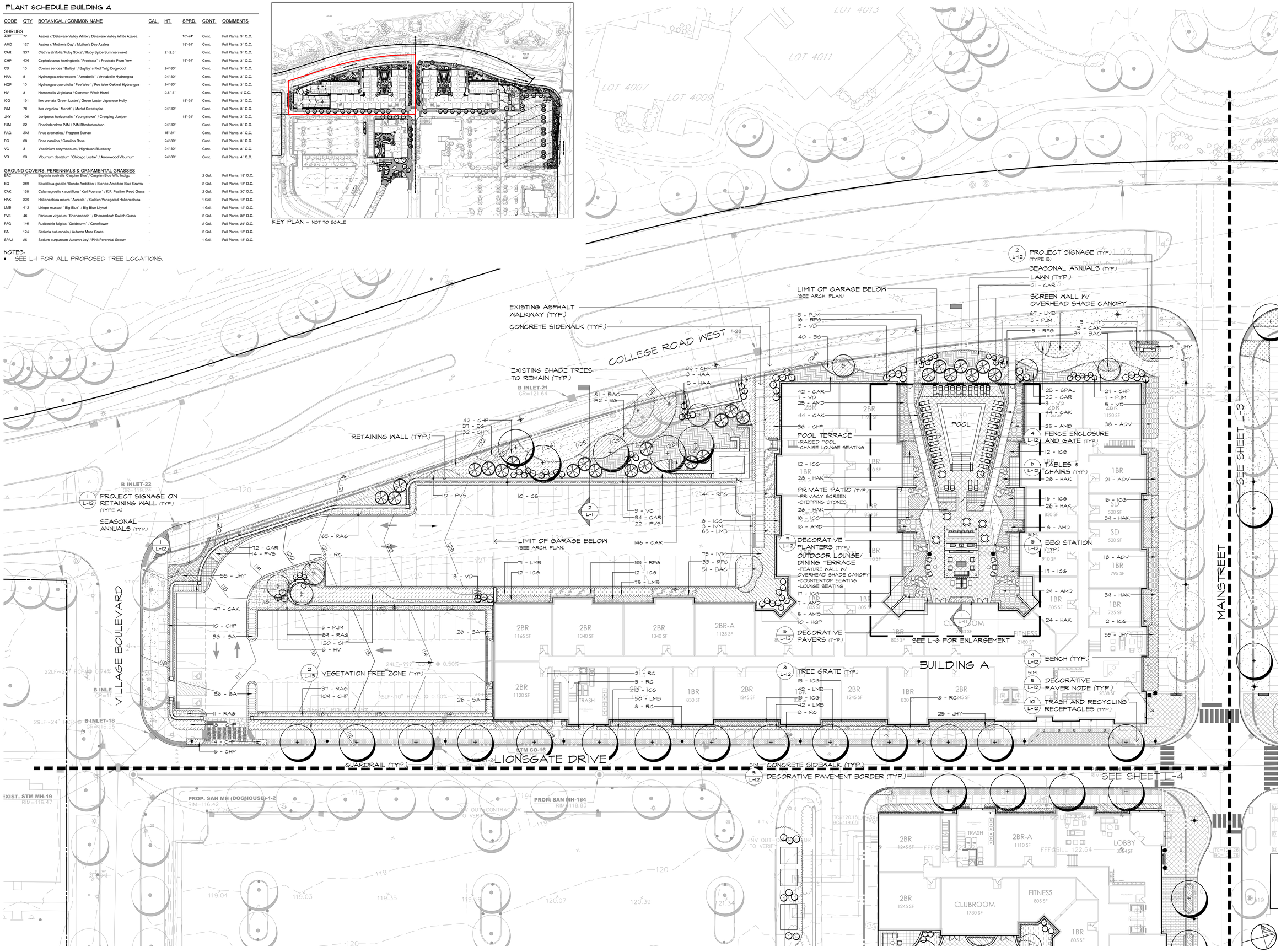
L-1

PLANT SCHEDULE BUILDING A

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
ADV	77	Azalea x 'Delaware Valley White' / Delaware Valley White Azalea	-		18"-24"	Cont.	Full Plants, 3` O.C.
AMD	127	Azalea x 'Mother's Day' / Mother's Day Azalea	-		18"-24"	Cont.	Full Plants, 3` O.C.
CAR	337	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	-	2`-2.5`		Cont.	Full Plants, 3` O.C.
CHP	436	Cephalotaxus harringtonia `Prostrata` / Prostrate Plum Yew	-		18"-24"	Cont.	Full Plants, 3` O.C.
CS	10	Cornus sericea `Bailey\` / Bayley`s Red Twig Dogwood	-	24"-30"		Cont.	Full Plants, 3` O.C.
HAA	8	Hydrangea arborescens `Annabelle` / Annabelle Hydrangea	-	24"-30"		Cont.	Full Plants, 3` O.C.
HQP	10	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	-	24"-30"		Cont.	Full Plants, 3` O.C.
HV	3	Hamamelis virginiana / Common Witch Hazel	-	2.5` -3`		Cont.	Full Plants, 4`O.C.
ICG	191	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	-		18"-24"	Cont.	Full Plants, 3` O.C.
IVM	78	Itea virginica `Merlot` / Merlot Sweetspire	-	24"-30"		Cont.	Full Plants, 3` O.C.
JHY	106	Juniperus horizontalis `Youngstown` / Creeping Juniper	-		18"-24"	Cont.	Full Plants, 3` O.C.
PJM	22	Rhododendron PJM / PJM Rhododendron	-	24"-30"		Cont.	Full Plants, 3` O.C.
RAG	202	Rhus aromatica / Fragrant Sumac	-	18"-24"		Cont.	Full Plants, 3` O.C.
RC	68	Rosa carolina / Carolina Rose	-	24"-30"		Cont.	Full Plants, 3` O.C.
VC	3	Vaccinium corymbosum / Highbush Blueberry	-	24"-30"		Cont.	Full Plants, 3` O.C.
VD	23	Viburnum dentatum `Chicago Lustre` / Arrowwood Viburnum	-	24"-30"		Cont.	Full Plants, 4` O.C.
GROUND COVERS, PERENNIALS & ORNAMENTAL GRASSES							
BAC	171	Baptisia australis 'Caspian Blue' / Caspian Blue Wild Indigo	-			2 Gal.	Full Plants, 18" O.C.
BG	269	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	-			2 Gal.	Full Plants, 18" O.C.
CAK	138	Calamagrostis x acutiflora `Karl Foerster` / K.F. Feather Reed Grass	-			2 Gal.	Full Plants, 30" O.C.
HAK	230	Hakonechloa macra `Aureola` / Golden Variegated Hakonechloa	-			1 Gal.	Full Plants, 18" O.C.
LMB	412	Liriope muscari `Big Blue` / Big Blue Lilyturf	-			1 Gal.	Full Plants, 12" O.C.
PVS	46	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	-			2 Gal.	Full Plants, 36" O.C.
RFG	146	Rudbeckia fulgida `Goldsturm` / Coneflower	-			2 Gal.	Full Plants, 24" O.C.
SA	124	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants, 18" O.C.
SPAJ	25	Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	-			1 Gal.	Full Plants, 18" O.C.

NOTES:
- SEE L-1 FOR ALL PROPOSED TREE LOCATIONS.

KEY PLAN - NOT TO SCALE



0 10' 20' 40' 80'

Landscape Plan - Building A

Site Plan Submission

Princeton Forrestal Village

Plainsboro, New Jersey

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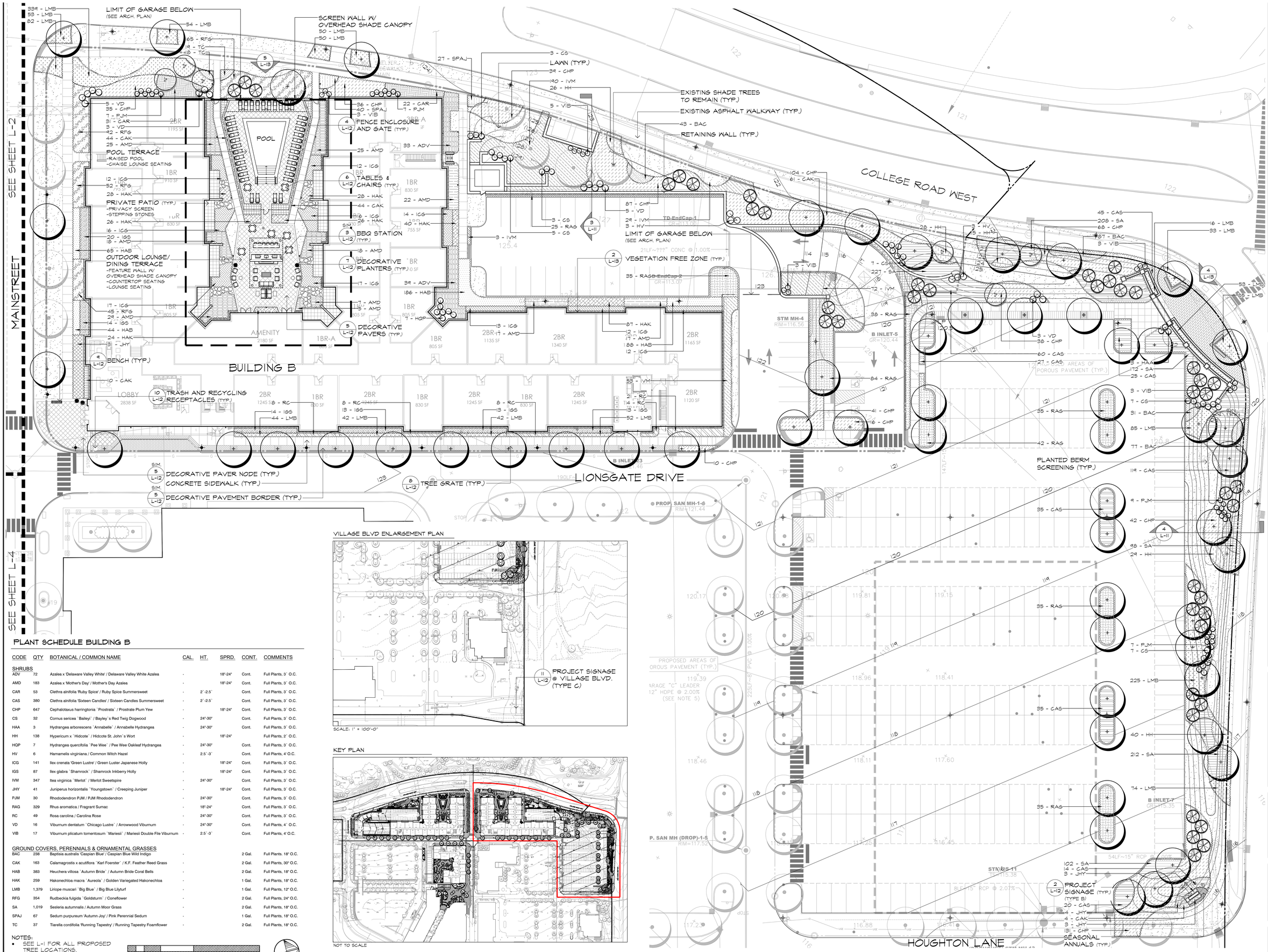
NO.	DATE	REVISION
1	01/10/25	REV PER TWP. DRC COMMENTS

SCALE: 1" = 20'-0"

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

L-2



VILLAGE BLVD ENLARGEMENT PLAN

SCALE: 1" = 100'-0"

KEY PLAN

NOT TO SCALE

PLANT SCHEDULE BUILDING B

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
ADV	72	Azalea x 'Delaware Valley White' / Delaware Valley White Azalea	-		18"-24"	Cont.	Full Plants, 3` O.C.
AMD	183	Azalea x 'Mother's Day' / Mother's Day Azalea	-		18"-24"	Cont.	Full Plants, 3` O.C.
CAR	53	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	-	2`-2.5`		Cont.	Full Plants, 3` O.C.
CAS	380	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	-	2`-2.5`		Cont.	Full Plants, 3` O.C.
CHP	647	Cephalotaxus harringtonia `Prostrata` / Prostrate Plum Yew	-		18"-24"	Cont.	Full Plants, 3` O.C.
CS	32	Cornus sericea `Baileyi` / Bayley`s Red Twig Dogwood	-	24"-30"		Cont.	Full Plants, 3` O.C.
HAA	3	Hydrangea arborescens `Annabelle` / Annabelle Hydrangea	-	24"-30"		Cont.	Full Plants, 3` O.C.
HH	138	Hypericum x `Hidcote` / Hidcote St. John`s Wort	-		18"-24"		Full Plants, 2` O.C.
HQP	7	Hydrangea quercifolia `Pee Wee` / Pee Wee Oakleaf Hydrangea	-	24"-30"		Cont.	Full Plants, 3` O.C.
HV	6	Hamamelis virginiana / Common Witch Hazel	-	2.5`-3`		Cont.	Full Plants, 4' O.C.
ICG	141	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	-		18"-24"	Cont.	Full Plants, 3` O.C.
IGS	87	Ilex glabra `Shamrock` / Shamrock Inkberry Holly	-		18"-24"	Cont.	Full Plants, 3` O.C.
IVM	347	Itea virginica `Merlot` / Merlot Sweetspire	-	24"-30"		Cont.	Full Plants, 3` O.C.
JHY	41	Juniperus horizontalis `Youngstown` / Creeping Juniper	-		18"-24"	Cont.	Full Plants, 3` O.C.
PJM	30	Rhododendron PJM / PJM Rhododendron	-	24"-30"		Cont.	Full Plants, 3` O.C.
RAG	329	Rhus aromatica / Fragrant Sumac	-	18"-24"		Cont.	Full Plants, 3` O.C.
RC	49	Rosa carolina / Carolina Rose	-	24"-30"		Cont.	Full Plants, 3` O.C.
VD	16	Viburnum dentatum `Chicago Lustre` / Arrowwood Viburnum	-	24"-30"		Cont.	Full Plants, 4` O.C.
VIB	17	Viburnum plicatum tomentosum `Mariesii` / Mariesii Double File Viburnum	-	2.5`-3`		Cont.	Full Plants, 4' O.C.
GROUND COVERS, PERENNIALS & ORNAMENTAL GRASSES							
BAC	238	Baptisia australis 'Caspian Blue' / Caspian Blue Wild Indigo	-			2 Gal.	Full Plants. 18" O.C.
CAK	163	Calamagrostis x acutiflora `Karl Foerster` / K.F. Feather Reed Grass	-			2 Gal.	Full Plants, 30" O.C.
HAB	383	Heuchera villosa `Autumn Bride` / Autumn Bride Coral Bells	-			2 Gal.	Full Plants, 18" O.C.
HAK	259	Hakonechloa macra `Aureola` / Golden Variegated Hakonechloa	-			1 Gal.	Full Plants, 18" O.C.
LMB	1,379	Liriope muscari `Big Blue` / Big Blue Lilyturf	-			1 Gal.	Full Plants, 12" O.C.
RFG	354	Rudbeckia fulgida `Goldsturm` / Coneflower	-			2 Gal.	Full Plants, 24" O.C.
SA	1,019	Sesleria autumnalis / Autumn Moor Grass	-			2 Gal.	Full Plants, 18" O.C.
SPAJ	67	Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	-			1 Gal.	Full Plants, 18" O.C.
TC	37	Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	-			2 Gal.	Full Plants, 18" O.C.

NOTES:
- SEE L-1 FOR ALL PROPOSED TREE LOCATIONS.

0 10' 20' 40' 80'

Landscape Plan - Building B

Site Plan Submission

Princeton Forrestal Village
Plainsboro, New Jersey

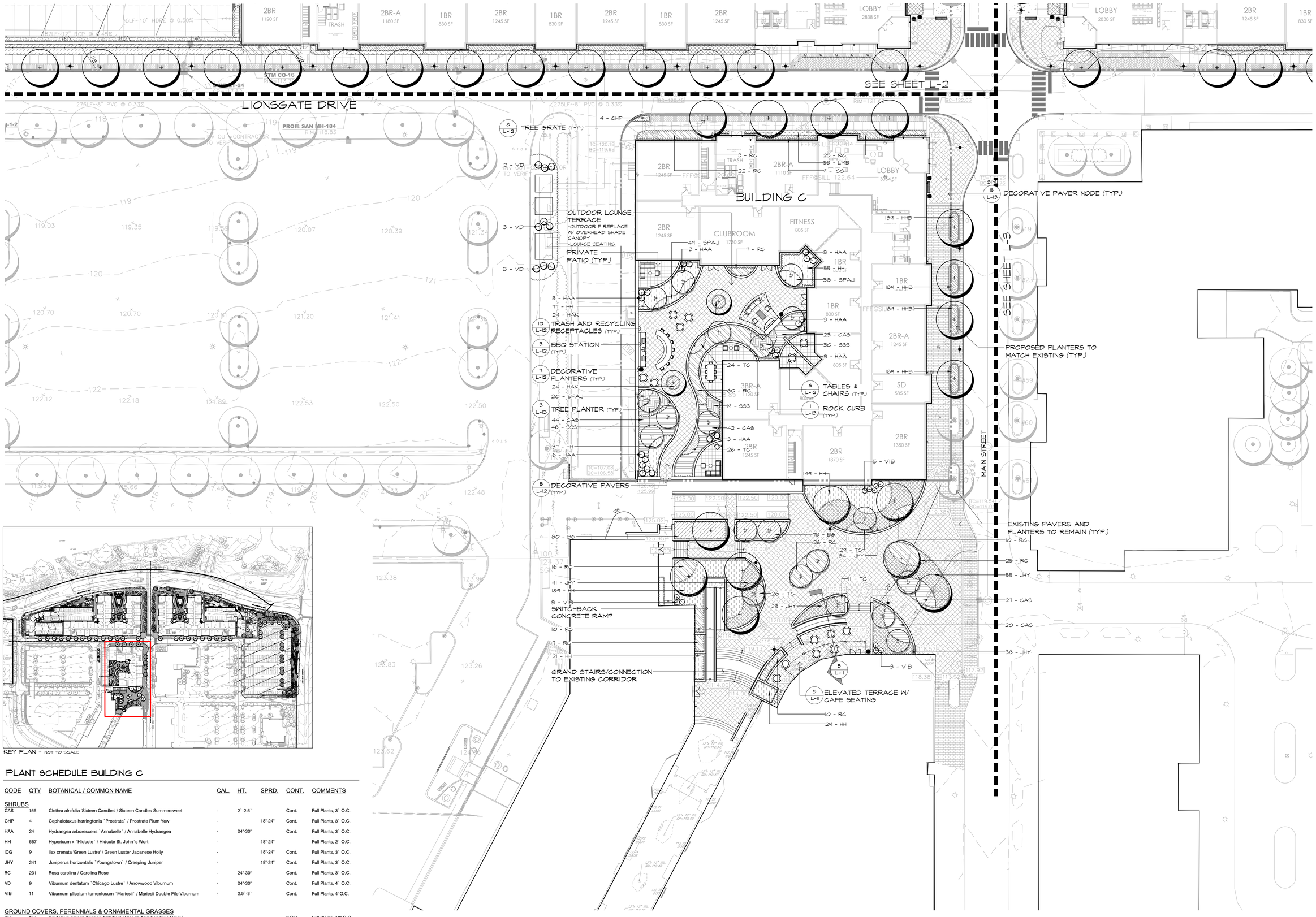
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N.J. LICENSED LANDSCAPE ARCHITECT NO. AS0000119

NO.	DATE	REVISION
1	01/10/25	REV PER TWP. DRC COMMENTS

SCALE: 1" = 20'-0"
DATE: 10-10-2024
JOB NO.: 23-137

DRAWING NO.
L-3



KEY PLAN - NOT TO SCALE

PLANT SCHEDULE BUILDING C

CODE	QTY	BOTANICAL / COMMON NAME	CAL.	HT.	SPRD.	CONT.	COMMENTS
SHRUBS							
CAS	156	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	-	2`-2.5`		Cont.	Full Plants, 3` O.C.
CHP	4	Cephalotaxus harringtonia `Prostrata` / Prostrate Plum Yew	-		18"-24"	Cont.	Full Plants, 3` O.C.
HAA	24	Hydrangea arborescens `Annabelle` / Annabelle Hydrangea	-	24"-30"		Cont.	Full Plants, 3` O.C.
HH	557	Hypericum x ``Hidcote` / Hidcote St. John`s Wort	-		18"-24"		Full Plants, 2` O.C.
ICG	9	Ilex crenata 'Green Lustre' / Green Luster Japanese Holly	-		18"-24"	Cont.	Full Plants, 3` O.C.
JHY	241	Juniperus horizontalis ``Youngstown`` / Creeping Juniper	-		18"-24"	Cont.	Full Plants, 3` O.C.
RC	231	Rosa carolina / Carolina Rose	-	24"-30"		Cont.	Full Plants, 3` O.C.
VD	9	Viburnum dentatum `Chicago Lustre` / Arrowwood Viburnum	-	24"-30"		Cont.	Full Plants, 4` O.C.
VIB	11	Viburnum plicatum tomentosum `Mariesii` / Mariesii Double File Viburnum	-	2.5`-3`		Cont.	Full Plants, 4` O.C.
GROUND COVERS, PERENNIALS & ORNAMENTAL GRASSES							
BG	153	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	-			2 Gal.	Full Plants, 18" O.C.
HAK	48	Hakonechloa macra `Aureola` / Golden Variegated Hakonechloa	-			1 Gal.	Full Plants, 18" O.C.
HHB	756	Hedera helix 'Baltica' / Baltic Ivy	-			1 QT.	Full Plants, 8" O.C.
LMB	53	Liriope muscari `Big Blue` / Big Blue Lilyturf	-			1 Gal.	Full Plants, 12" O.C.
SPAJ	107	Sedum purpureum 'Autumn Joy' / Pink Perennial Sedum	-			1 Gal.	Full Plants, 18" O.C.
SSS	95	Schizachyrium scoparium `Standing Ovation` / Standing Ovation Little Bluestem	-			2 Gal.	Full Plants, 24" O.C.
TC	116	Tiarella cordifolia 'Running Tapestry' / Running Tapestry Foamflower	-			2 Gal.	Full Plants, 18" O.C.

NOTES:
- SEE L-1 FOR ALL PROPOSED TREE LOCATIONS.

0 10' 20' 40' 80'

Landscape Plan - Building C

Site Plan Submission

Princeton Forrestal Village
Plainsboro, New Jersey

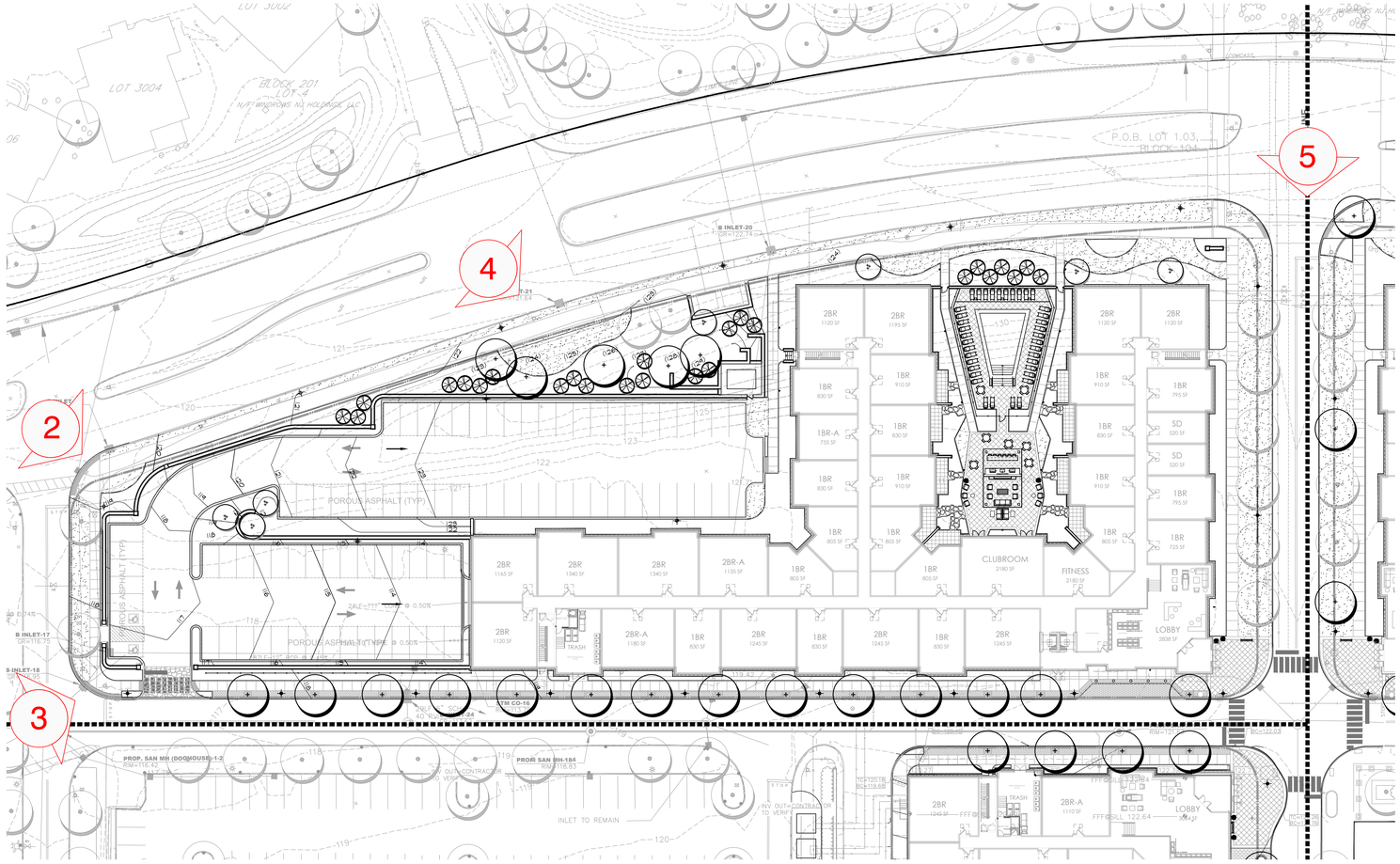
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THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS00020119

NO.	DATE	REVISION
1	01/10/25	REV PER TWP. DRC COMMENTS

SCALE: 1" = 20'-0"
DATE: 10-10-2024
JOB NO.: 23-137

DRAWING NO.
L-4



1 L-5 ENLARGEMENT PLAN: BUILDING A

SCALE: 1"=30'-0"

0 15' 30' 60' 120'



2 L-5 VIEW 1 - BUILDING A

SCALE: N.T.S



3 L-5 VIEW 2 - BUILDING A

SCALE: N.T.S



4 L-5 VIEW 3 - BUILDING A

SCALE: N.T.S



5 L-5 VIEW 4 - MAIN STREET

SCALE: N.T.S

Site Model Images - Building A

Site Plan Submission

Princeton Forrestal Village

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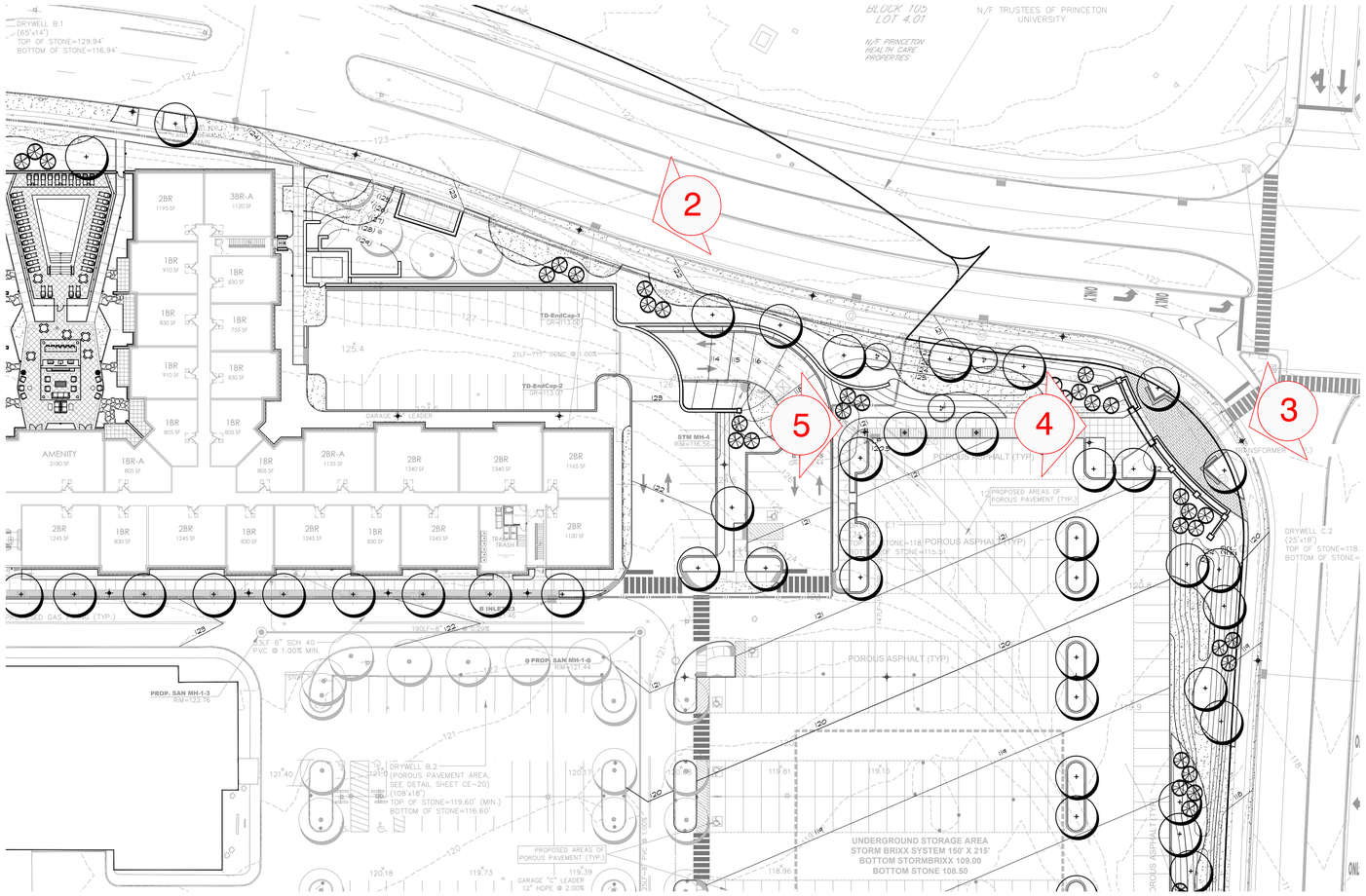
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N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

NO.	DATE	REVISION
1	01/10/25	REV PER TWP, DRC COMMENTS

SCALE: AS SHOWN

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.
L-5



1 L-6 ENLARGEMENT PLAN: INTERSECTION AT COLLEGE ROAD WEST

SCALE: 1"=30'-0"



2 L-6 VIEW 1 - BUILDING B

SCALE: N.T.S



3 L-6 VIEW 2 - INTERSECTION

SCALE: N.T.S



4 L-6 VIEW 3 - INTERSECTION

SCALE: N.T.S



5 L-6 VIEW 4 - INTERSECTION

SCALE: N.T.S

Site Model Images - College Road W Intersection

Site Plan Submission

Princeton Forrestal Village

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LANDSCAPE ARCHITECT
NO. AS0000119

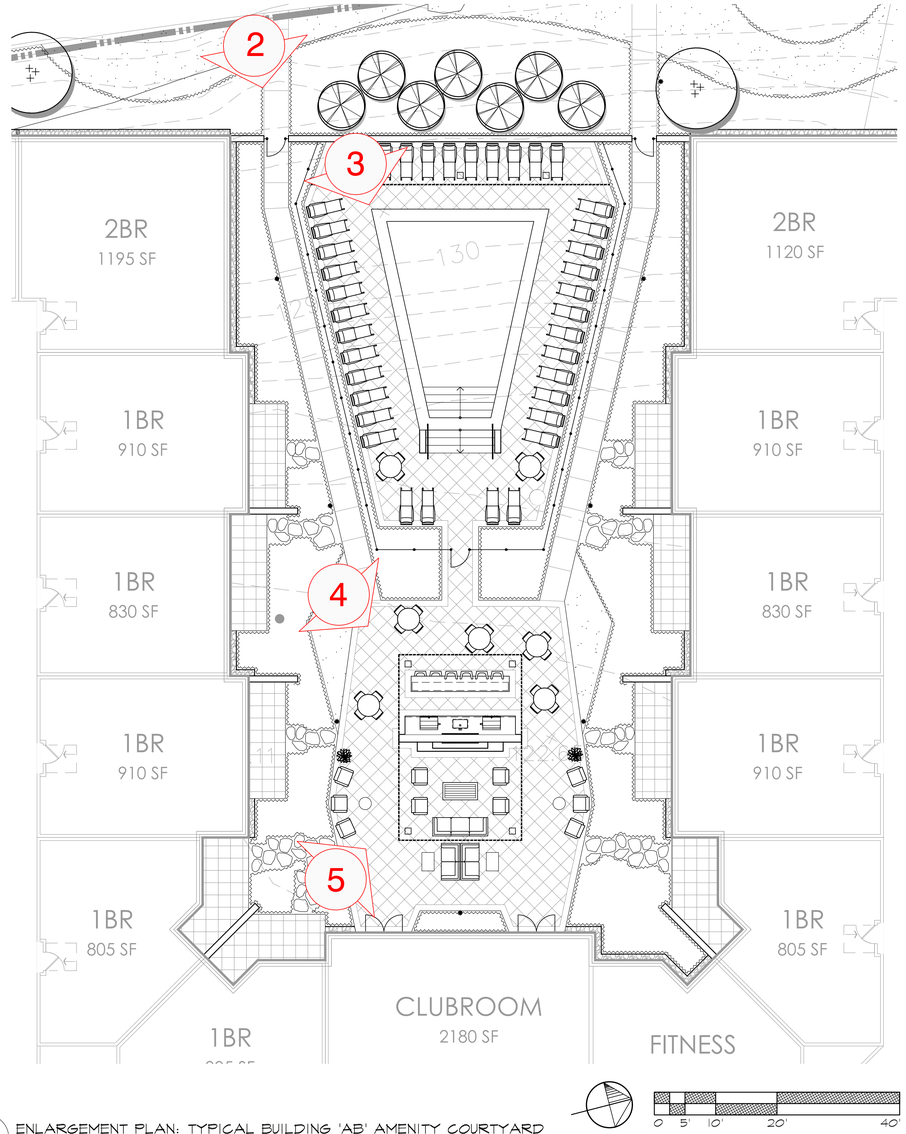
NO.	DATE	REVISION
1	01/10/25	REV PER TWP, DRC COMMENTS

SCALE: AS SHOWN

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

L-6



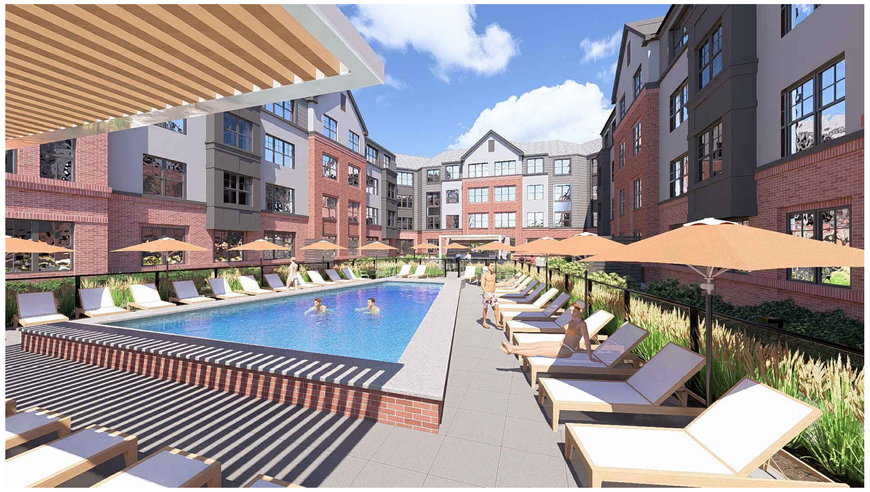
1 L-7 ENLARGEMENT PLAN: TYPICAL BUILDING 'AB' AMENITY COURTYARD

SCALE: 1"=10'-0"



2 L-7 VIEW 1 - ENTRY TO COURTYARD FROM COLLEGE ROAD WEST

SCALE: N.T.S



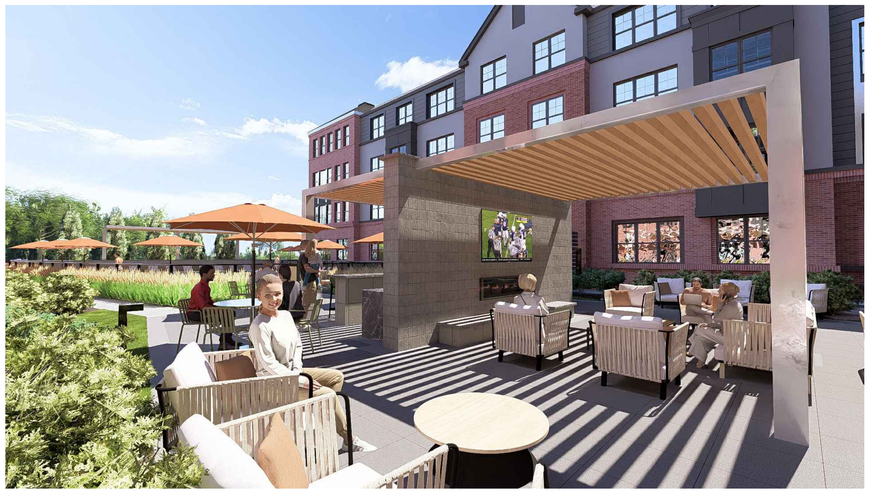
3 L-7 VIEW 2 - POOL TERRACE

SCALE: N.T.S



4 L-7 VIEW 3 - BBQ LOUNGE

SCALE: N.T.S



5 L-7 VIEW 4 - AMENITY LOUNGE

SCALE: N.T.S

Site Model Images - Amenity Courtyard

Site Plan Submission

Princeton Forrestal Village

Plainsboro, New Jersey

MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE

200 Union Avenue
Brielle, NJ
08730

295 Newark Avenue
Jersey City, NJ
07302

732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

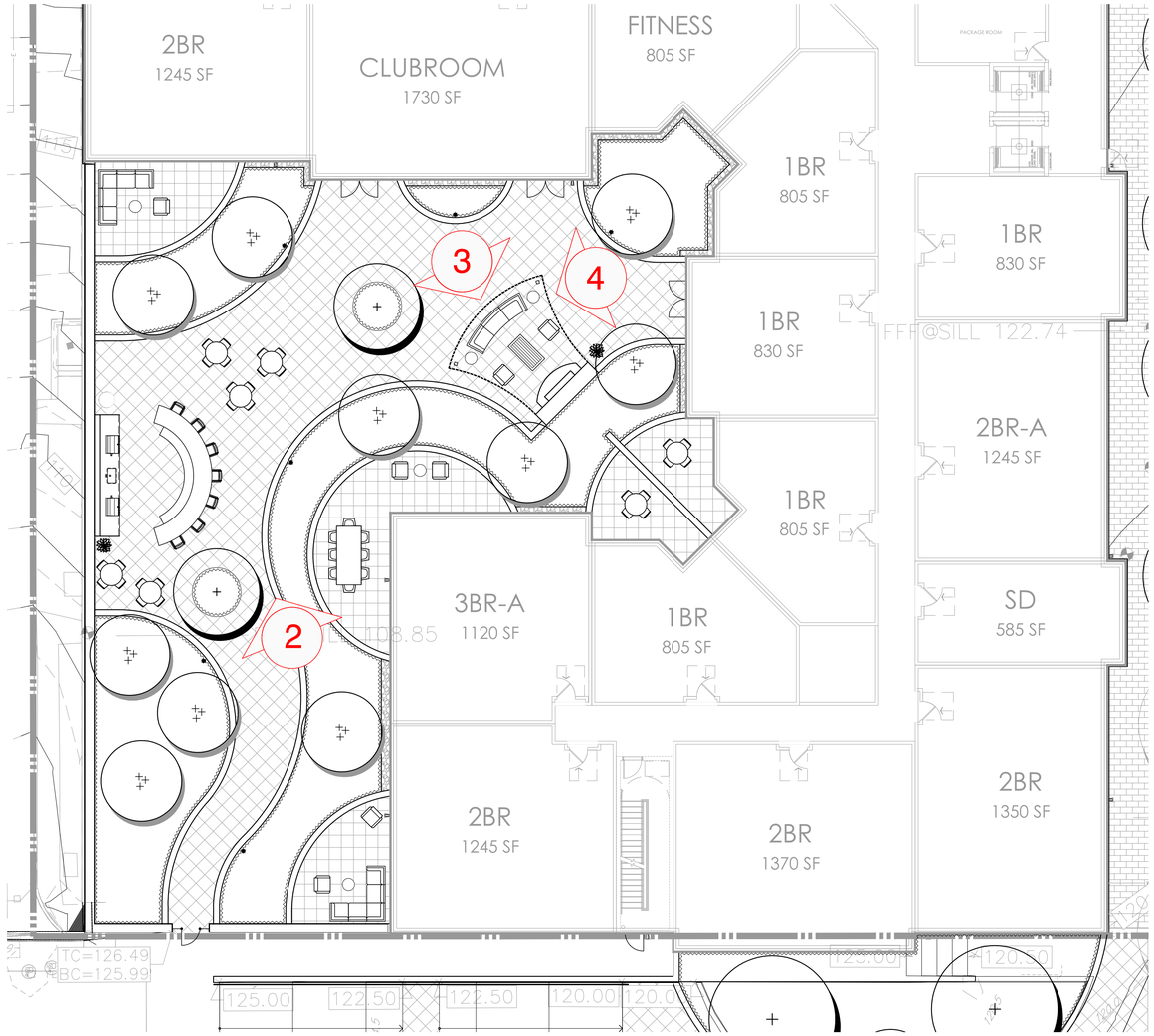
NO.	DATE	REVISION
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SCALE: AS SHOWN

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

L-7



1 L-8 ENLARGEMENT PLAN: TYPICAL BUILDING 'C' AMENITY COURTYARD

SCALE: 1"=10'-0"



2 L-8 VIEW 1 - COURTYARD

SCALE: N.T.S



3 L-8 VIEW 2 - COURTYARD

SCALE: N.T.S



5 L-8 VIEW 3 - COURTYARD

SCALE: N.T.S

Site Model Images - Amenity Courtyard

Site Plan Submission

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NO. AS0000319

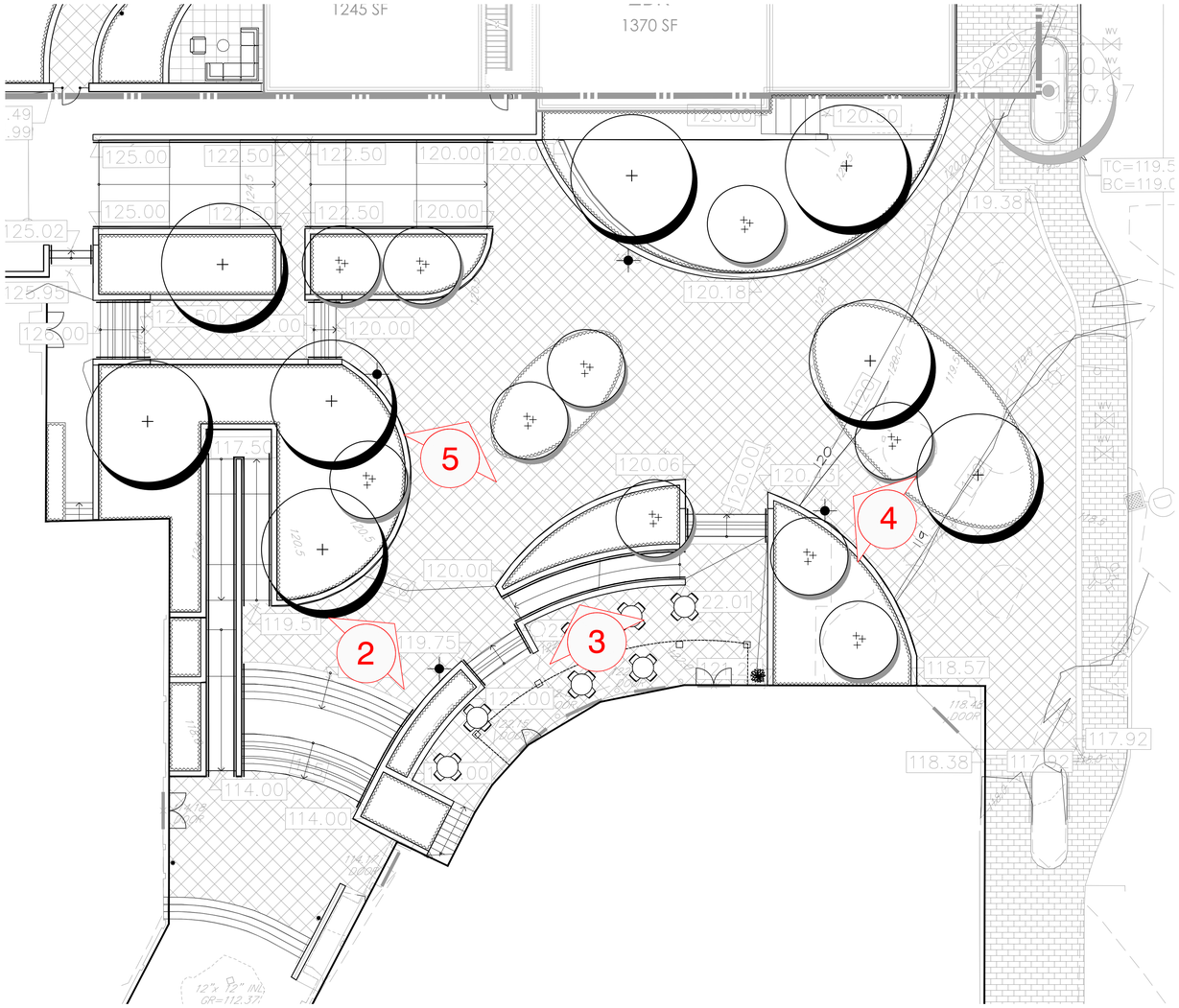
NO.	DATE	REVISION
1	01/10/25	REV PER TWP, DRC COMMENTS

SCALE: AS SHOWN

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

L-8



1 L-9 ENLARGEMENT PLAN: TYPICAL BUILDING 'C' AMENITY COURTYARD

SCALE: 1"=10'-0"



2 L-9 VIEW 1 - AMENITY COURTYARD

SCALE: N.T.S



3 L-9 VIEW 2 - AMENITY COURTYARD

SCALE: N.T.S



5 L-9 VIEW 4 - AMENITY COURTYARD

SCALE: N.T.S



4 L-9 VIEW 3 - AMENITY COURTYARD

SCALE: N.T.S

Site Model Images - Amenity Courtyard

Site Plan Submission

Princeton Forrestal Village

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NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED
LANDSCAPE ARCHITECT
NO. AS000019

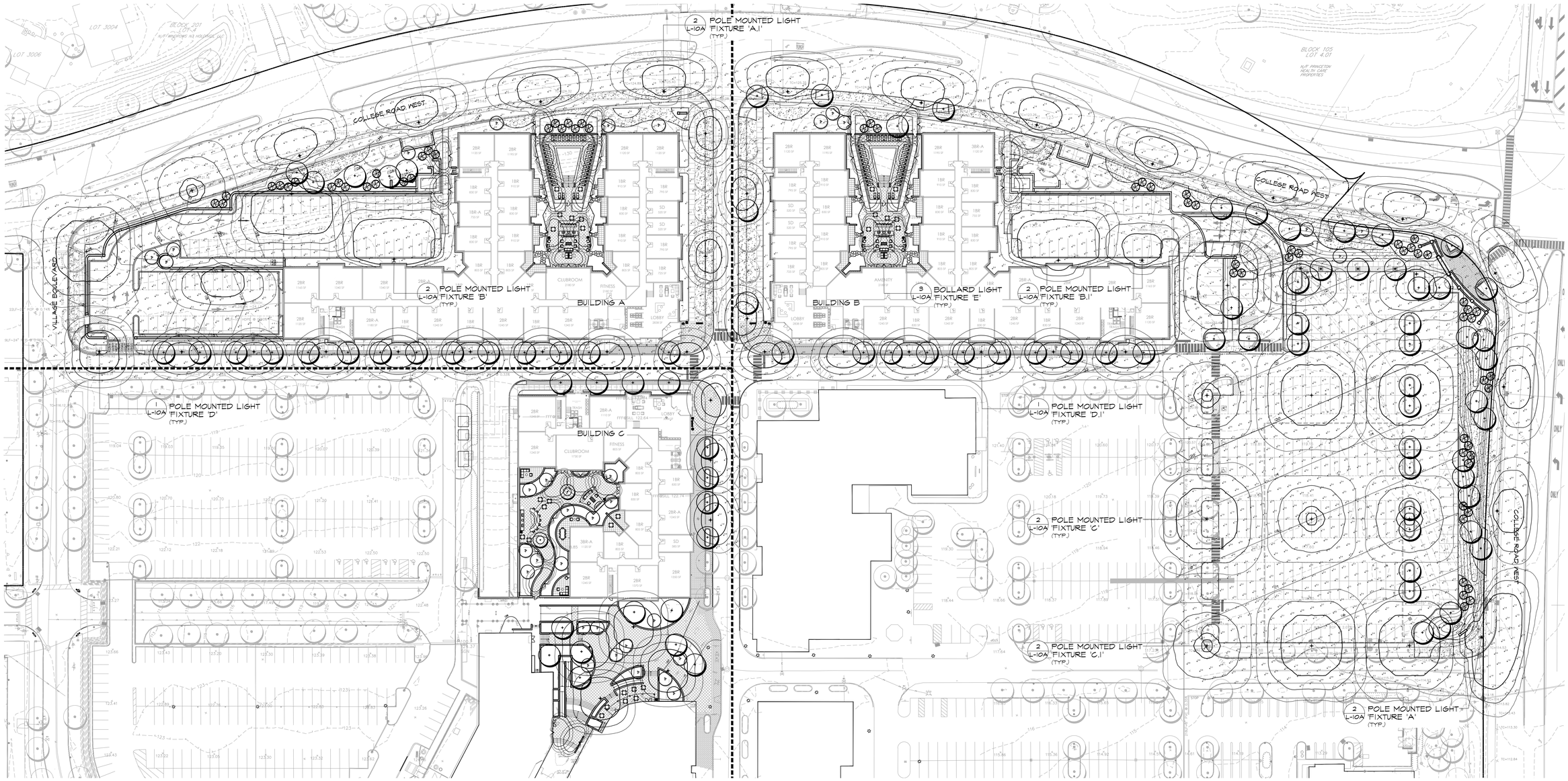
NO.	DATE	REVISION
1	01/10/25	REV PER TWP, DRC COMMENTS

SCALE: AS SHOWN

DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.

L-9



Schedule					
Symbol	Label	QTY	Manufacturer	Catalog	Description
	A	1	Lithonia Lighting	DSX1 LED P3 30K 80CRI T3M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 3 Medium Houseside Shield
	A.1	14	Lithonia Lighting	DSX0 LED P1 30K 80CRI T3M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 3 Medium Houseside Shield
	B	3	Lithonia Lighting	DSX1 LED P3 30K 80CRI T4M HS	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield
	B.1	3	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield
	C	7	Lithonia Lighting	DSX1 LED P3 30K T5W VOLTS NLTAIR2 PIRH 1750/50505SS/1A MOUNTED ON 2.5' CC PIE	DSX1 LED P3 30K T5W MVOLT
	C.1	5	Lithonia Lighting	DSX0 LED P1 30K 80CRI T5M R56	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium
	D	5	Sternberg Lighting	6330LED-1L40T5-MDL09-FA	6330 Nevada Fixture, Citizen CLU048 COB with LEDIL Optic, Frosted Acrylic
	D.1	21	Sternberg Lighting	6330LED-1L40T3-MDL05-FA	6330 Nevada Fixture, Citizen CLU048 COB with LEDIL Optic, Frosted Acrylic
	E	30	IESNA:LM-63-2002 Copyright LUMCat	LN950 / TAR950 / NV260	Linea 950 / Taro 950 / Novara 260 Bollard Light

Statistics

Description	Avg	Max	Min
Overall Site	0.7 fc	5.2 fc	0.0 fc
Rockingham Row Plaza	1.1 fc	4.0 fc	0.1 fc
Combined Courtyards	0.8 fc	5.1 fc	0.0 fc
College Rd West	0.8 fc	4.4 fc	0.1 fc
Main St	0.7 fc	2.5 fc	0.1 fc
Lionsgate Dr and Houghton Ln	0.8 fc	3.2 fc	0.1 fc
Village Blvd	0.8 fc	2.3 fc	0.2 fc
Western Parking Areas	0.9 fc	5.5 fc	0.1 fc
Eastern Parking Areas	0.7 fc	5.2 fc	0.1 fc

NOTES:
- THIS PLAN IS FOR LIGHTING PURPOSES ONLY.
- FOOTING & MOUNTING DETAILS SHALL BE PREPARED IN CONJUNCTION WITH THE STRUCTURAL & ELECTRICAL ENGINEER AND SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

0 20' 40' 80' 160'

Lighting Plan

Site Plan Submission

Princeton Forrestal Village
Plainsboro, New Jersey

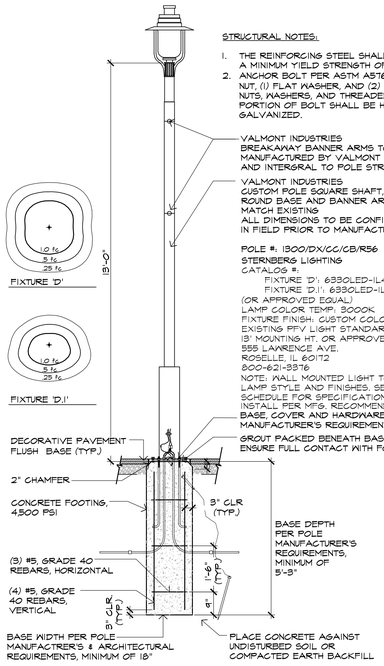
MBC
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200 Union Avenue Belle, NJ 08730
295 Newark Avenue Jersey City, NJ 07302
732-528-0664
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NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS0000319

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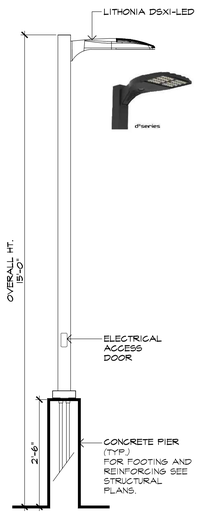
SCALE: 1" = 40'-0"
DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.
L-10



1 L-10A POLE MOUNTED LIGHT FIXTURE- TYPES 'D & D.1'

SCALE: 1/2"=1'-0"



POLE LIGHT FIXTURE
SERIES: DSXI LED/DSXO LED
LAMP: DSXI LED 3000K/ DSXO LED 3000K
LAMP COLOR TEMP: 3000K

CATALOG #:
FIXTURE 'A': DSXI LED P3 30K 80CRI T3M HS
FIXTURE 'A.1': DSXO LED P1 30K 80CRI T3M HS

FIXTURE 'B': DSXI LED P3 30K 80CRI T4M HS
FIXTURE 'B.1': DSXO LED P1 30K 80CRI T4M HS

FIXTURE 'C': DSXI LED P3 30K 80CRI T5W
FIXTURE 'C.1': DSXO LED P1 30K 80CRI T5M

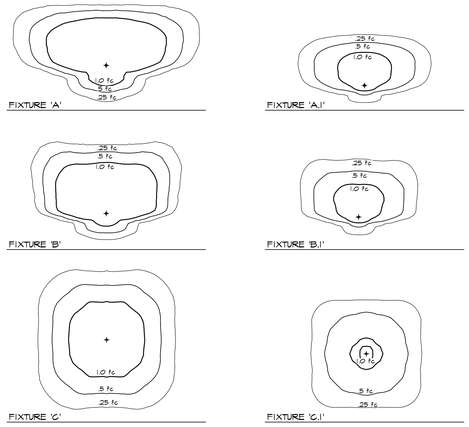
(OR APPROVED EQUAL)
SEE SCHEDULE FOR MOUNTING CONFIGURATION AND ADDITIONAL FIXTURE SPEC INFORMATION
MOUNTING: SQUARE POLE
OVERALL MOUNTING HEIGHT: 15'-0"
MOUNTED ON A 2.5' CG PIER
COLOR: BLACK

AS MFG BY:
LITHONIA LIGHTING AS DIST. BY:
LIBERTY LIGHTING GROUP INC.
100 PASSAIC AVENUE
CHATHAM, NJ 07928
P 973 701 0600 X 133

INSTALL PER MANUFACTURER'S RECOMMENDATIONS
ANCHOR BOLTS AND HARDWARE AS RECOMMENDED/SUPPLIED BY THE MFG.
CONTRACTOR SHALL CONFIRM POLE MEETS WIND RATING REQUIREMENTS FOR THE PROJECT LOCATION WITH THE PRODUCT SALES REPRESENTATIVE PRIOR TO ORDERING.
MFG. SHALL SUBMIT SHOP DRAWINGS FOR REVIEW/APPROVAL PRIOR TO FABRICATION.

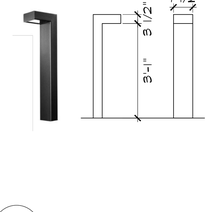
NOTE:
IF LIGHT POLE MUST BE LOCATED WITHIN 3'-0" OF CURB, THE CONCRETE FOUNDATION MUST EXTEND 30" ABOVE GRADE. POLE HEIGHT SHALL BE REDUCED TO MAINTAIN OVER ALL FIXTURE HEIGHT AS SHOWN.

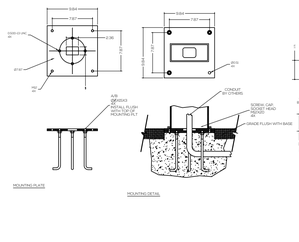
-CONTRACTOR / LIGHTING DISTRIBUTOR SHALL PROVIDE A FULL SIZE MOCKUP OF THE FIXTURE AND POLE WITH CORRECT LAMPING AND POWER CORD FOR REVIEW BY TOWNSHIP PRIOR TO INSTALLATION OF SITE LIGHTING.
-FIXTURE TO BE WIRED BY PROJECT ELECTRICAL CONTRACTOR.
-ALL ELECTRICAL WIRING AND COMPONENTS TO COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES.
-BOLT CIRCLE AS PER MANUFACTURER'S STANDARD SPECIFICATIONS.
-STRUCTURAL ENGINEER SHALL REVIEW DRAWINGS AND PROVIDE REINFORCING DETAILS AS REQUIRED PRIOR TO CONSTRUCTION

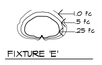


2 L-10A POLE MOUNTED LIGHT FIXTURE- TYPES 'A, A.1, B, B.1, C & C.1'

SCALE: 1/2"=1'-0"







FIXTURE 'E'

BOLLARD LIGHT
CATALOG #: LN950 / TAR950 / NV260
(OR APPROVED EQUAL)
LAMP COLOR TEMP: 3000K
COLOR: BLACK
AS MFG. BY: HESS AMERICA
PO BOX 28
GAFFNEY, SC 29342
P: 864-487-3535
INSTALL PER MFG. RECOMMENDATIONS
NOTE: SEE STRUCTURAL ENG. DRAWINGS FOR ADDITIONAL FOOTING AND REINFORCING DETAILING/NOTES.
CONCRETE FOOTING, 4500 PSI

3 L-10A BOLLARD LIGHT FIXTURE- TYPE 'E'

SCALE: 1/2"=1'-0"



TREE UPLIGHT
MODEL #: 1043-B-MF-30-F-MV-HS-R56
(OR APPROVED EQUAL)
LAMP COLOR TEMP: 3000K
FINISH/COLOR: BLACK
MFG.BY: VISTA PROFESSIONAL OUTDOOR LIGHTING
WWW.VISTAPRO.COM
INSTALL PER MFG. RECOMMENDATIONS

TO BE LOCATED IN THE FIELD UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. TREE UPLIGHTS NOT INCLUDED AS PART OF OVERALL LIGHT COVERAGE CALCULATIONS

4 L-10A TREE UPLIGHT

SCALE: N.T.S



SIGNAGE UPLIGHT
MODEL #: 1051KM-B-WW-30-B-MV-ND-R56
(OR APPROVED EQUAL)
LAMP COLOR TEMP: 3000K
FINISH/COLOR: BLACK
MFG.BY: VISTA PROFESSIONAL OUTDOOR LIGHTING
WWW.VISTAPRO.COM
INSTALL PER MFG. RECOMMENDATIONS

TO BE LOCATED IN THE FIELD UNDER THE DIRECTION OF LANDSCAPE ARCHITECT. SIGNAGE UPLIGHT NOT INCLUDED AS PART OF OVERALL LIGHT COVERAGE CALCULATIONS

5 L-10A SIGNAGE UPLIGHT

SCALE: N.T.S

TRELLIS DOWNLIGHT (TYP.)
NOTE: BOTTOM OF FIXTURE SHALL BE NO LESS THAN 80" FROM FINAL GRADE



MODEL #: 33 816
(OR APPROVED EQUAL)
SYMMETRIC W/ 13.6W LED, 3000K
LUMINAIRE SUPPLIED WITH GLASS DIFFUSER.
COLOR: BLACK

AS MFG BY: BEGA
LIGHTING
1000 BEGA WAY
CARPINTERIA, CA 93013
805-684-0533
INSTALL PER MFG. RECOMMENDATIONS

6 L-10A TRELLIS DOWNLIGHT

SCALE: N.T.S

Lighting Details
Site Plan Submission

Princeton Forrestal Village
Plainsboro, New Jersey

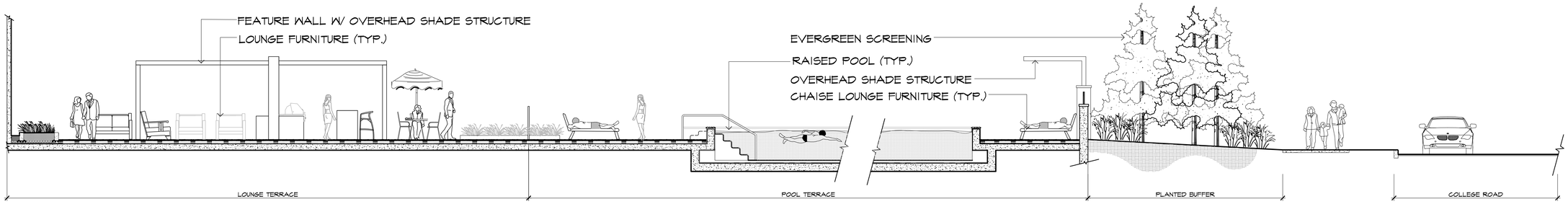
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LANDSCAPE ARCHITECTURE
200 Union Avenue
Brielle, NJ
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732-528-0664
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NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS000019

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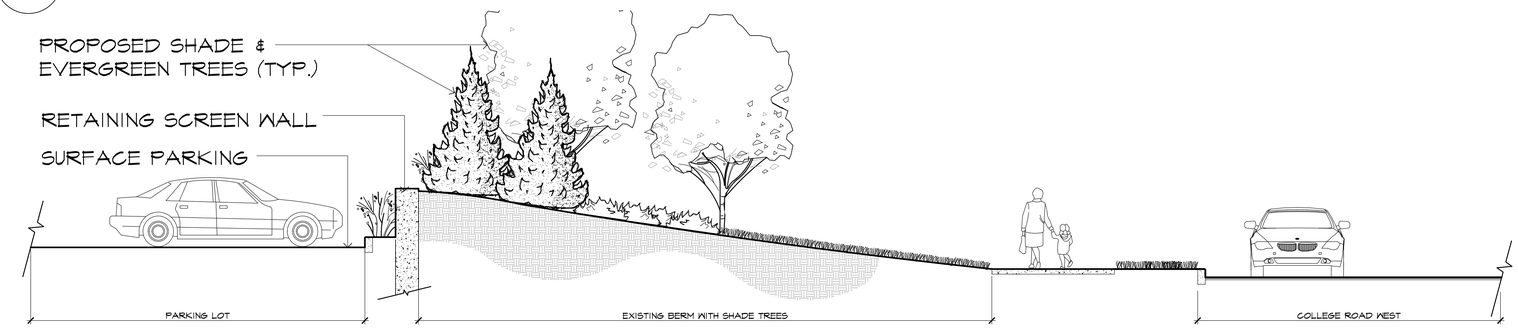
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DATE: 10-10-2024
JOB NO.: 23-137

DRAWING NO.
L-10A



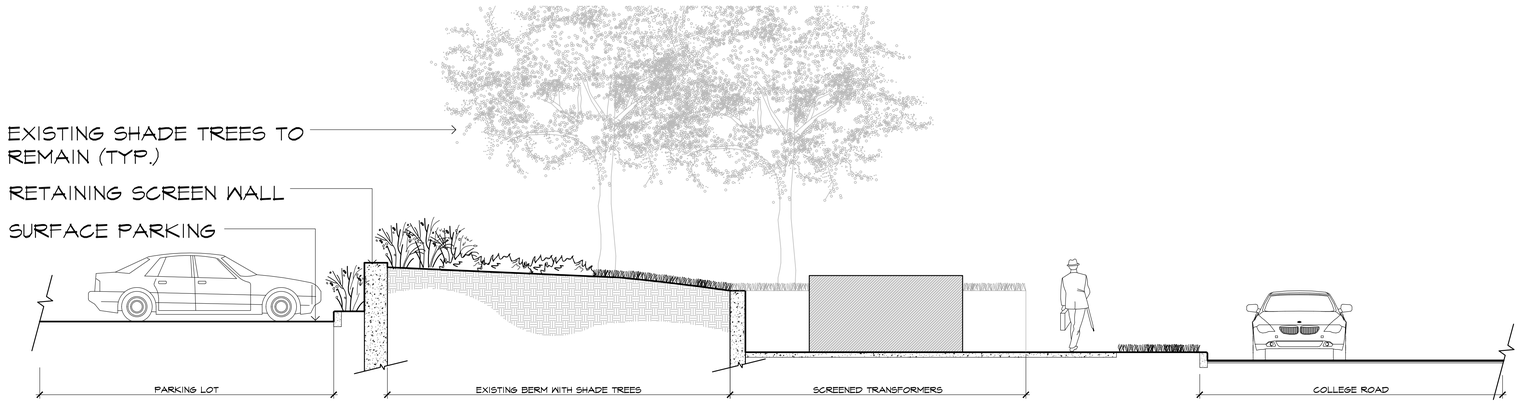
1 / L-11 SECTION: AMENITY COURTYARD (TYP.)

SCALE: 3/16" = 1'-0"



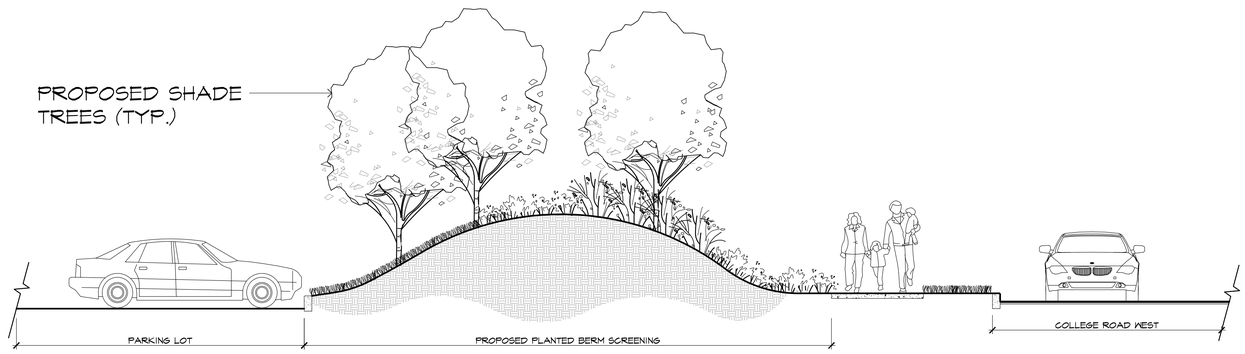
2 / L-11 SECTION: BUILDING 'A' GREEN SPACE/PARKING LOT

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



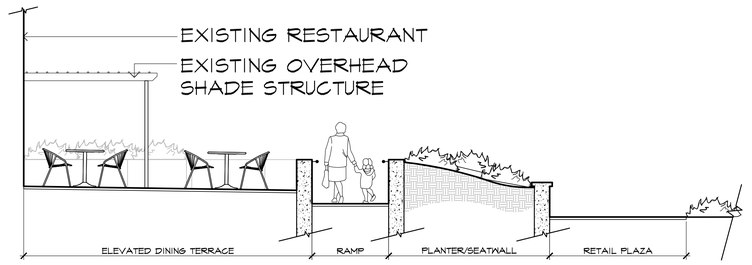
3 / L-11 SECTION: BUILDING 'B' EXISTING BERM/PARKING LOT

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



4 / L-11 SECTION: BUILDING 'B' BERM SCREENING/PARKING LOT

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



5 / L-11 SECTION: RETAIL PLAZA

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

Site Details

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Princeton Forrestal Village

Plainsboro, New Jersey

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MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue, Belelle, NJ 08730
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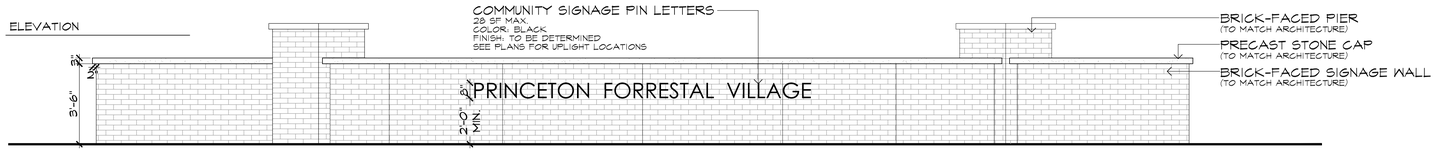
THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT NO. AS0000119

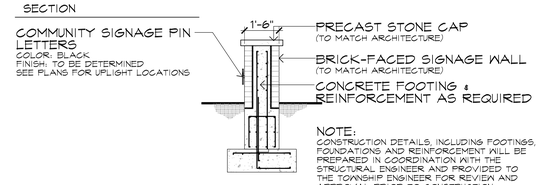
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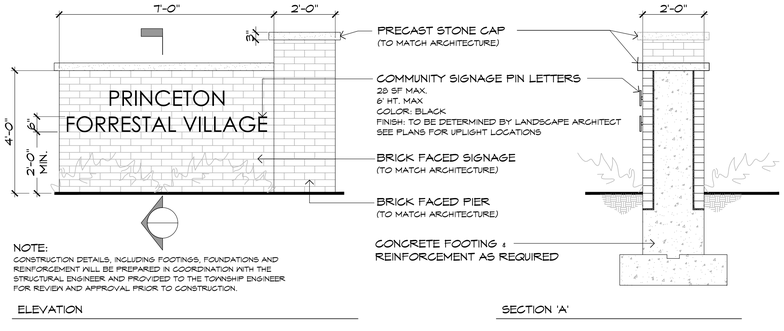
DRAWING NO.
L-11





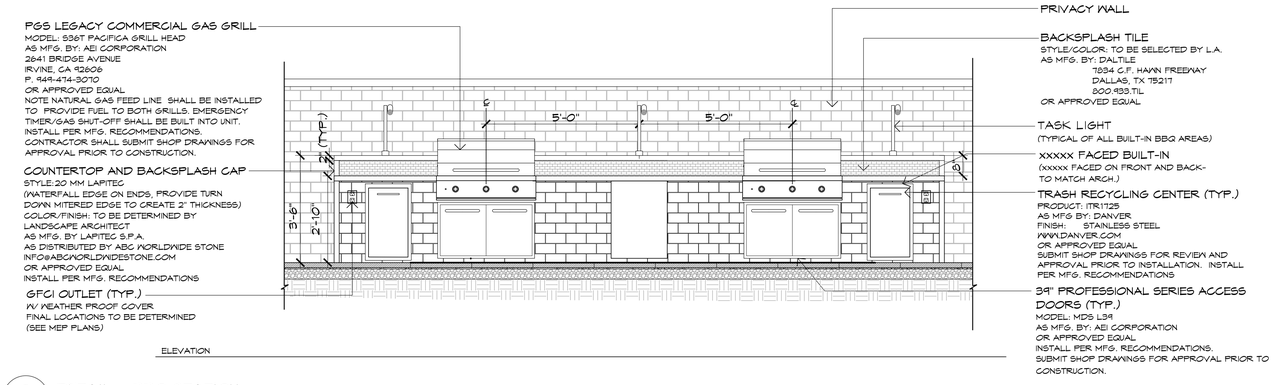
1 L-12 DETAIL - ENTRY WALL/SIGNAGE (TYPE A)

SCALE: 3/8" = 1'-0"



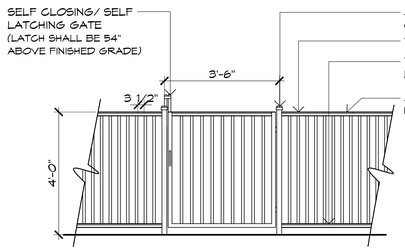
2 L-12 DETAIL - PROJECT SIGNAGE (TYPE B)

SCALE: 1/2" = 1'-0"



3 L-12 DETAIL - BBQ STATION

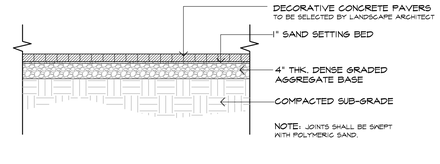
SCALE: 3/8" = 1'-0"



ALUMINUM FENCE & GATE
MFG. BY: FAIRWAY ARCHITECTURAL RAILING SOLUTIONS
HAMILTON TOWNSHIP, NJ 08619
609.890.8600
OR APPROVED EQUAL
CONTRACTOR SHALL VERIFY FENCE & GATES MEET ALL CODES PRIOR TO FABRICATION. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
COLOR: POWDERCOATED BLACK
INSTALL PER MFG. RECOMMENDATIONS.

4 L-12 SECTION - FENCE ENCLOSURE & GATE

SCALE: 1/2" = 1'-0"



5 L-12 SECTION - DECORATIVE PAVERS (TYP.)

SCALE: 3/4" = 1'-0"



TABLES AND CHAIRS
MODEL: CHIPMAN
FINISH: POWDERCOATED ALUMINUM
COLOR: TO BE SELECTED BY LANDSCAPE ARCHITECT
AS MFG. BY: LANDSCAPE FORMS, INC.
OR APPROVED EQUAL.

INSTALL PER MFG. RECOMMENDATIONS

6 L-12 DETAIL - TABLES & CHAIRS (TYP.)

SCALE: N.T.S.

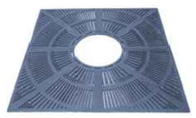


DECORATIVE POT
W/ INTERNAL RESERVOIR OPTION
MATERIAL: FIBERGLASS
STYLE: MATRIX
SIZE:30"X 18", 24"X 18"
COLOR/FINISH: TO BE SELECTED BY LANDSCAPE ARCHITECT
MFG. BY: OLD TOWN FIBERGLASS
OR APPROVED EQUAL.

INSTALL PER MANUFACTURER'S RECOMMENDATIONS

7 L-12 DETAIL - DECORATIVE PLANTERS (TYP.)

SCALE: N.T.S.

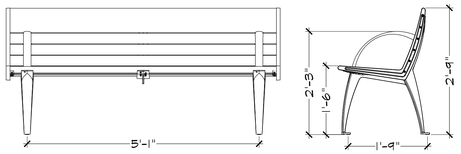


TREE GRATE
4' SQ. CAST IRON
MODEL/STYLE: COHO
W/ NATURAL FINISH
AS MFG. BY: URBAN ACCESSORIES
877 -487-0488, URBANACCESSORIES.COM
DIST. BY: MID ATLANTIC PRODUCTS
800-544-7529
OR APPROVED EQUAL.
INSTALL AS PER MFG. RECOMMENDATIONS

8 L-12 DETAIL - TREE GRATE

SCALE: N.T.S.





BENCH
MODEL: AUSTIN
BACKED BENCH/SURFACE MOUNT
FINISH: POWDERCOATED ALUMINUM
COLOR: TO BE SELECTED BY LANDSCAPE ARCHITECT
AS MFG. BY: LANDSCAPE FORMS, INC.
431 LANNDALE AVE.
KALAMAZOO, MI
P.800.430.6209
OR APPROVED EQUAL.

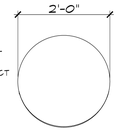
INSTALL PER MFG. RECOMMENDATIONS

9 L-12 DETAIL - BENCH

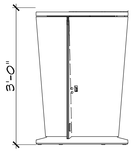
SCALE: N.T.S.

TRASH RECEPTACLE
MODEL: AUSTIN
SIDE OPENING LITTER RECEPTACLE, SURFACE MOUNT
FINISH: POWDER COATED ALUMINUM
COLOR: TO BE SELECTED BY LANDSCAPE ARCHITECT
AS MFG. BY: LANDSCAPE FORMS
OR APPROVED EQUAL.

INSTALL PER MFG. RECOMMENDATIONS.

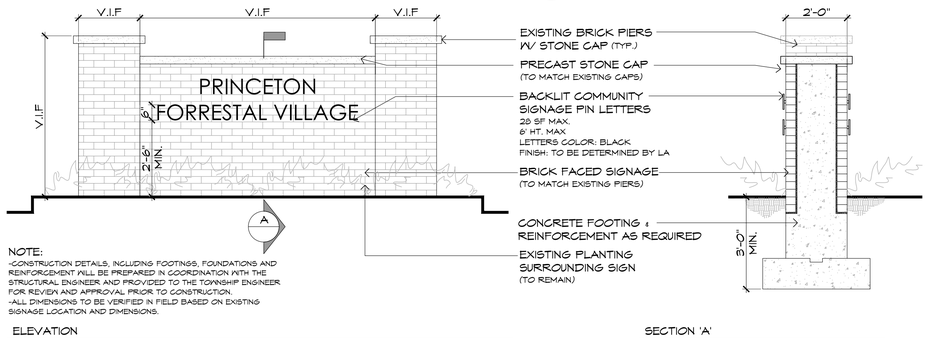






10 L-12 DETAIL - TRASH & RECYCLING RECEPTACLES

SCALE: N.T.S.



NOTE:
-CONSTRUCTION DETAILS, INCLUDING FOOTINGS, FOUNDATIONS AND REINFORCEMENT WILL BE PREPARED IN COORDINATION WITH THE STRUCTURAL ENGINEER AND PROVIDED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
-ALL DIMENSIONS TO BE VERIFIED IN FIELD BASED ON EXISTING SIGNAGE LOCATION AND DIMENSIONS.

ELEVATION

SECTION 'A'

11 L-12 DETAIL - PROJECT SIGNAGE @ VILLAGE BLVD. (TYPE C)

SCALE: 1/2" = 1'-0"

Site Details

Site Plan Submission

Princeton Forrestal Village
Plainsboro, New Jersey

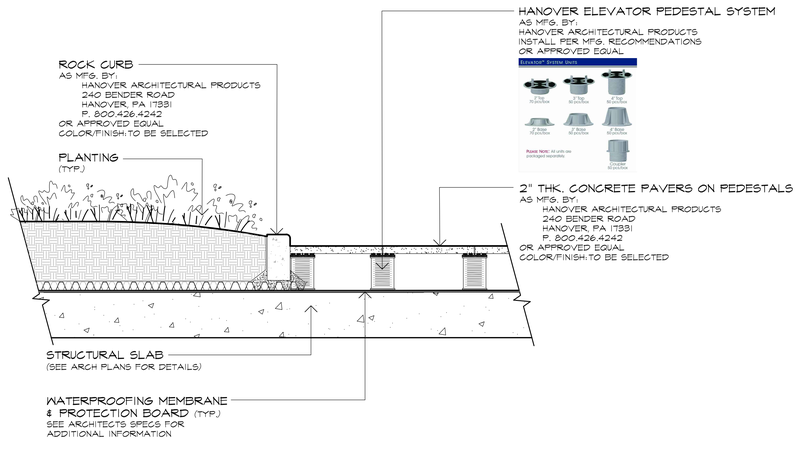
MBC
MELILLO • BAUER • CARMAN
LANDSCAPE ARCHITECTURE
200 Union Avenue
Brielle, NJ
08730
295 Newark Avenue
Jersey City, NJ
07302
732-528-0664
www.mbcla.design
NJCA No. 21MH00001700

THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT
NO. AS000319

NO.	DATE	REVISION
1	01/10/25	REV PER TWP. DRC COMMENTS

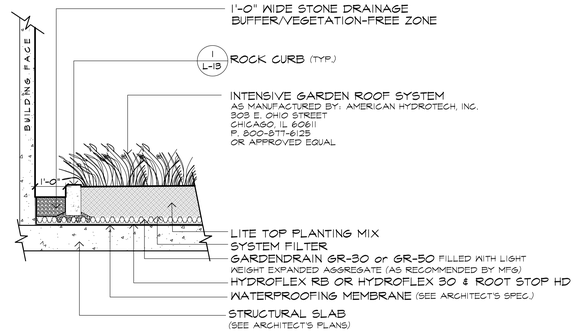
SCALE: AS SHOWN
DATE: 10-10-2024
JOB NO.: 23-137

DRAWING NO.
L-12



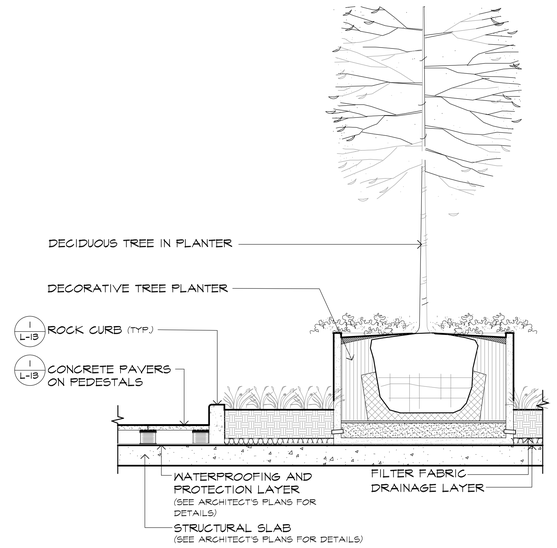
1 L-13 ROCK CURB AND PEDESTAL PAVERS (TYP.)

SCALE: 3/4" = 1'-0"



2 L-13 VEGETATION FREE ZONE / INTENSIVE GARDEN ROOFTOP SYSTEM (TYP.)

SCALE: 3/4" = 1'-0"

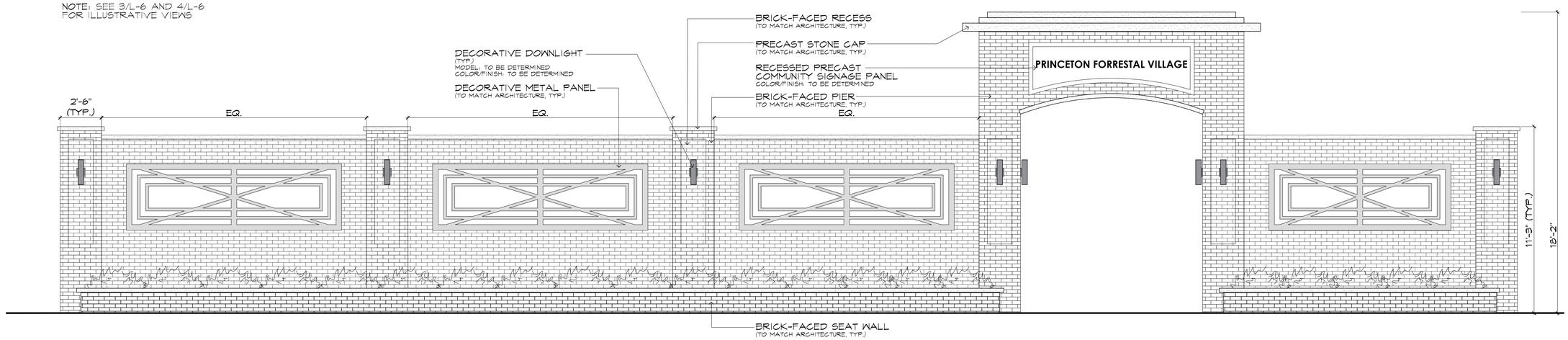


3 L-13 TREE PLANTER (ROOFTOP) (TYP.)

SCALE: 3/4" = 1'-0"

ELEVATION

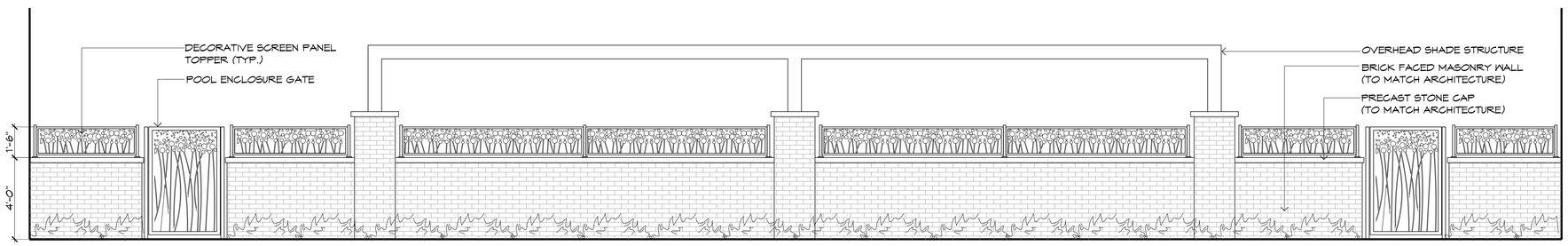
NOTE: SEE 3/L-6 AND 4/L-6
FOR ILLUSTRATIVE VIEWS



4 L-13 FEATURE WALL AT COLLEGE ROAD WEST INTERSECTION

SCALE: 3/8" = 1'-0"

ELEVATION



5 L-13 COURTYARD ENCLOSURE WALL WITH SCREEN PANEL TOPPER (TYP.)

SCALE: 3/8" = 1'-0"

Site Details

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Plainsboro, New Jersey

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THOMAS B. BAUER
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LANDSCAPE ARCHITECT
NO. AS000019

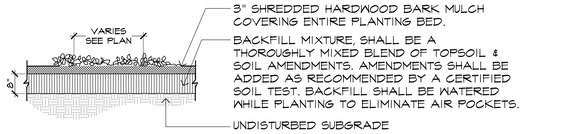
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1	01/10/25	REV PER TWP. DRC COMMENTS

SCALE: AS SHOWN

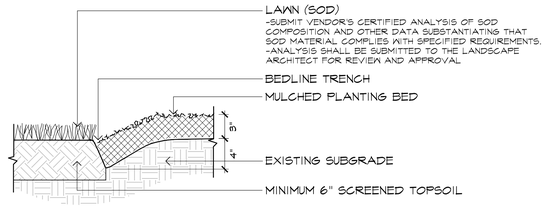
DATE: 10-10-2024 JOB NO.: 23-137

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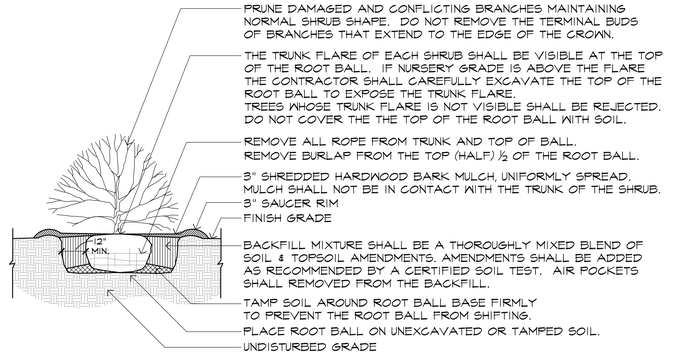
L-13



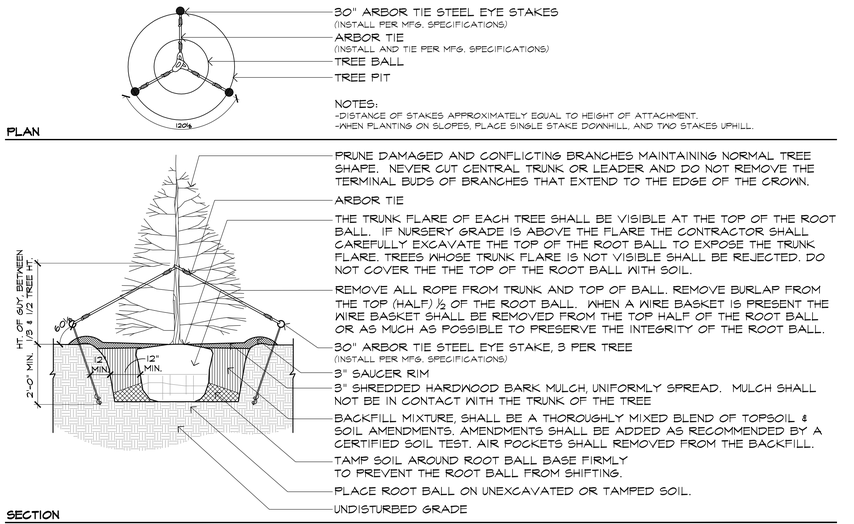
1 L-14 GROUNDCOVER PLANTING — NTS



2 L-14 LAWN TO PLANTING BEDLINE — NTS

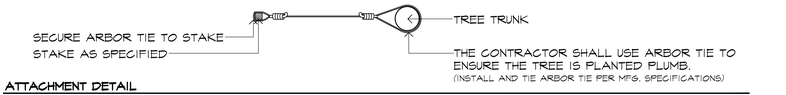


3 L-14 SHRUB PLANTING — NTS

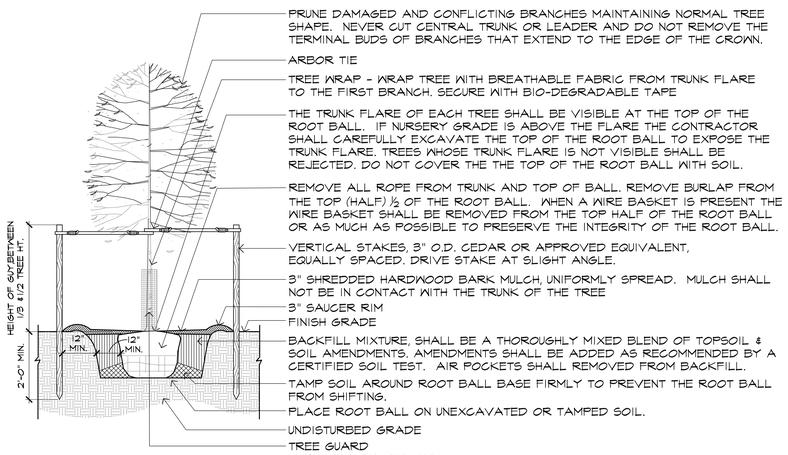


NOTES:
-CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
-CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF THE GUARANTEE PERIOD.
-ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY TOWNSHIP LANDSCAPE ARCHITECT.

4 L-14 EVERGREEN TREE PLANTING — NTS



ATTACHMENT DETAIL



SECTION

NOTES:
-CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
-CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT END OF GUARANTEE PERIOD. All PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPTANCE BY THE OWNER OR GOVERNING AUTHORITY.
-ON ALL FALL PLANTINGS THE CONTRACTOR SHALL WRAP THE TREES SPECIFIED BY THE LANDSCAPE ARCHITECT (ACER spp.) FROM THE TRUNK FLARE TO THE FIRST BRANCH. TREE WRAP SHALL BE REMOVED BY APRIL 1. TREE WRAP SHALL BE BREATHABLE AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
-TREE WRAP SHALL BE INSTALLED AT THE TIME OF PLANTING AND BE REMOVED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
-TREE WRAP SHALL BE REMOVED NO LATER THAN 12 MONTHS AFTER PLANTING.
-TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
-GUYS ON MULTI-STEM TREES TO BE MADE ON HEAVIEST BRANCHES OF PLANT.

5 L-14 DECIDUOUS TREE PLANTING — NTS

PLANTING NOTES:

1. THE CONTRACTOR SHALL FURNISH QUANTITIES NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE PLANTING PLANS.
   A. ALL PLANTS SHALL EQUAL OR EXCEED MEASUREMENTS SPECIFIED IN THE PLANT LIST WHICH ARE THE MINIMUM ACCEPTABLE.
   B. PLANTS SHALL BE MEASURED BEFORE PRUNING. NECESSARY PRUNING SHALL BE PERFORMED AFTER THE PLANT IS UNTIED AND PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY MAJOR PRUNING REQUIREMENTS DUE TO DAMAGE. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT NEEDS SIGNIFICANT PRUNING DUE TO DAMAGE FROM SHIPMENT OR HANDLING.
2. WHEN FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, STOCK SHALL BE SELECTED FOR UNIFORM HEIGHT AND SPREAD AND LABELED BY NUMBER TO ASSURE SYMMETRY IN PLANTING.
3. WHEN ALL PLANT MATERIAL HAS BEEN SELECTED AND PRE-TAGGED BY THE LANDSCAPE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN ORDER TO SCHEDULE HIS NURSERY INSPECTION WITH A MINIMUM OF 3 DAYS ADVANCE NOTICE.
   A. THE CONTRACTOR SHALL ACCOMPANY THE LANDSCAPE ARCHITECT ON ALL INSPECTIONS.
   B. THE CONTRACTOR SHALL HAVE SUFFICIENT ALTERNATE CHOICES TO PREVENT LOSS OF TIME IN THE EVENT THAT SOME TREES FAIL TO MEET THE APPROVAL OF THE LANDSCAPE ARCHITECT.
   C. ALL TREES MUST BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. LOCATIONS OF PLANT MATERIAL SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS WILL VARY FROM PLAN AND SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
   A. CONTRACTOR SHALL PROVIDE PRE-MARKED, COLOR-CODED FLAGS FOR ALL SHADE TREES, EVERGREEN TREES AND FLOWERING TREES.
   B. LANDSCAPE ARCHITECT SHALL PLACE THE COLOR-CODED FLAGS TO INDICATE PLANT LOCATIONS.
   C. CONTRACTOR SHALL PLACE TREES ABOVE GROUND IN ACCORDANCE WITH THE FLAGGED LOCATION. THE LANDSCAPE ARCHITECT MAY REQUEST THE CONTRACTOR TO MOVE, TURN OR RELOCATE THE PLANT MATERIAL AT THIS TIME. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRE-DIG TREE PITS.
   D. UPON FINAL APPROVAL BY THE LANDSCAPE ARCHITECT OF TREE PLACEMENT, CONTRACTOR SHALL PAINT A CIRCLE AROUND THE BASE OF THE TREE, MOVE TREE AND EXCAVATE TREE PIT.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, BE FREE FROM DEFECTS AND INJURIES AND COMPLY WITH ANY SPECIAL INSTRUCTIONS NOTED WITHIN THE PLANT LIST.
5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT PLANT STOCK WHICH HAS NOT BEEN PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY.
6. QUALITY, BRANCHING AND SIZE OF PLANTS, INCLUDING ROOT SIZE, SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014 (OR MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3-4 INCHES WITH SHREDDED HARDWOOD BARK MULCH. MULCH SHOULD NOT COME INTO CONTACT WITH THE ROOT COLLAR OF TREES OR SHRUBS. THE TOP OF THE ROOT BALL FOR ALL B&B PLANTS SHALL BE EXCAVATED TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE AT THE TOP OF THE BALL AND PLANTED LEVEL OR 1" ABOVE FINISHED GRADE. ALL BEDLINES SHALL BE CUT FOUR INCHES DEEP INTO A "V" SHAPED GROOVE TO PROVIDE A WELL DEFINED EDGE. THE LAYOUT OF ALL BEDLINES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO CUTTING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY MARK OUTS AND COMPLIANCE WITH ALL FEDERAL, STATE OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TREE GUYS, STAKES, SUPPORTS AND MULCH RINGS OR BEDS DURING THE CONSTRUCTION AND MAINTENANCE PERIOD.
11. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PROPOSED PLANT MATERIAL. TREES SHALL BE PRUNED OF ANY BRANCHES THAT INTERFERE WITH PEDESTRIANS, VEHICLES OR SIGNS. SHADE TREES MUST BE SINGLE TRUNK, TREE FORM SPECIMENS. ALL PARKING LOT AND STREET TREES SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET.
12. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE RESOLVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
13. ALL PLANTED AREAS & LAWN AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THROUGH THE USE OF SURFACE OR DRIP-IRRIGATION TO PROVIDE ADEQUATE WATER TO PROMOTE HEALTHY PLANT MATERIAL AND SOUND HORTICULTURAL PRACTICE. IRRIGATION CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLANS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTABLE LOCAL PRACTICE. TREES AND SHRUBS SHOULD BE INSTALLED DURING THE FOLLOWING FALL AND SPRING SEASONS, WITH THE EXCEPTION OF TREES WHICH EXPERIENCE A FALL DIGGING HAZARD WHICH SHOULD ONLY BE PLANTED IN THE SPRING.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 1 YEAR FROM THE TIME OF LANDSCAPE APPROVAL BY TOWNSHIP LANDSCAPE ARCHITECT AND/OR REVIEWING AUTHORITY.

FALL	AUG. 15-DEC. 15	EVERGREEN TREES
	OCT. 15-DEC. 15	DECIDUOUS TREES
SPRING	MAR. 1-MAY 15	ALL PLANTS

FALL DIGGING HAZARD

BETULA VARIETIES	MALUS-IN LEAF
CARPINUS VARIETIES	NYSSA SYLVATICA
CELTIS VARIETIES	OSTRYA VARIETIES
CERCIDIPHYLLUM VARIETIES	PRUNUS-ALL STONE FRUITS
CRATAEGUS VARIETIES	PYRUS VARIETIES
FAGUS VARIETIES	QUERCUS-ALL OAKS EXCEPT
HALESIA VARIETIES	Q. PALUSTRIS
ILEX OPACA VARIETIES	SALIX-WEEPING VARIETIES
ILEX VARIETIES EVERGREEN	TILLA TOMENTOSA
ILEX VARIETIES	VARIAETIES
LIQUIDAMBAR VARIETIES	ZELKOVA VARIETIES
LIRIODENDRON TULIPIFERA	

6 L-14 PLANTING NOTES — NTS

IRRIGATION NOTES:

1. ALL PLANTED AREAS AND LAWN SHALL BE IRRIGATED. INTENSIVE AND EXTENSIVE PLANTING SHALL BE ZONED SEPARATELY FOR THE PURPOSES OF IRRIGATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PROVIDING IRRIGATION, LAYOUT, DETAILS, ETC. PRIOR TO CONSTRUCTION.
2. STREETSCAPE, AMENITY COURTYARDS, AND LANDSCAPE DECKS SHALL UTILIZE DRIP AND SPRAY IRRIGATION SYSTEM. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLING, SPACING AND DEPTH PLACEMENT AS RECOMMENDED BY MFG.
3. IRRIGATION CONTROL CLOSETS SHALL BE LOCATED AS NOTED. SEE ARCHITECTS AND MEP PLANS FOR LOCATIONS.
4. PLANTER WALLS SHALL BE SLEEVED TO MINIMIZE PENETRATIONS TO THE SLAB FOR IRRIGATION LINES.
5. IRRIGATION LINES SHALL BE RUN WITHIN PLANTING AREAS OR UNDER PEDESTAL PAVERS FOR ROOFTOP APPLICATIONS.
6. IRRIGATION REQUIREMENTS - MEP PLANS SHALL INCLUDE A 1" IRRIGATION EXCLUSION WATER METER AND A 1" REDUCED-PRESSURE BACK FLOW PREVENTION DEVICE WITH A 1" ISOLATION SHUT-OFF IMMEDIATELY DOWNSTREAM OF THE BACKFLOW PREVENTER AND A 1" DRAIN IN THE PIPE TO REMOVE WATER IN THE LINE.
7. THE IRRIGATION SYSTEM WILL REQUIRE 55 PSI DYNAMIC PRESSURE AT A MAXIMUM FLOW RATE OF 20-GPM AT THE IRRIGATION CONTRACTOR'S POINT OF CONNECTION OUTSIDE OF THE BUILDING AT THE STREETSCAPE.
8. THE POINT OF CONNECTION SHALL BE A COPPER PIPE STUBBED OUT OF THE BUILDING INTO THE PLANTING MEDIA WITH MALE PIPE THREADS. THIS ALLOWS THE IRRIGATION CONTRACTOR TO THREAD A GATE VALVE TO THE COPPER PIPE OUTSIDE OF THE BUILDING. A WINTERIZATION POINT SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR IMMEDIATELY DOWNSTREAM OF THE COPPER STUB. SEE PLANS FOR STUB OUT LOCATIONS.
9. A DEDICATED 20 AMP, 120-VOLT CIRCUIT WILL BE REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTROLLER WILL NEED TO BE MOUNTED WITHIN A MECHANICAL ROOM. APPROXIMATELY 18AXI8A SQUARE WALL SPACE IS REQUIRED AND NEEDS TO BE PROPERLY GROUNDED. A 1.5A ELECTRICAL CONDUIT TO BE USED FOR THE 24-VOLT IRRIGATION CONTROL WIRES WILL BE NEEDED TO BE ROUTED FROM THE IRRIGATION CONTROLLER AND STUBBED OUT OF THE BUILDING TO THE LOCATION OF THE WATER SUPPLY STUB OUT AT THE STREETSCAPE.

LANDSCAPE MAINTENANCE CHECKLIST:

TREES, SHRUBS AND GROUND COVERS

PRUNING: PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY. PRUNE AT LEAST ONCE PER YEAR. PLANT MATERIAL SHOWN PLANTED IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN OR HEDGE. PRUNE HEDGES WIDER AT BASE THAN TOP TO AVOID SHADE ON BOTTOM OF PLANT.

FERTILIZER: RATION 2:1:1 AT 2-3 LBS. ACTUAL NITROGEN PER 1,000 S.F. FERTILIZE IN SPRING ONLY.

PESTICIDES: APPLY PESTICIDES ONLY AS NEEDED FOR SPECIFIC DISEASES ON INSECT PESTS.

WEED CONTROL: WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED AND RELATIVELY WEED FREE.

WATER: WATER ALL NEW PLANT MATERIAL AS NEEDED THROUGH FIRST AND SECOND GROWING SEASONS. IF RAIN IS INSUFFICIENT, WATER ALL WOODY PLANTS THOROUGHLY TWO TIMES PER WEEK.

MULCH: RENEW SHREDDED BARK MULCH TO 3" DEPTH EVERY YEAR.

LEAF REMOVAL: REMOVE LEAVES FROM ALL BEDS, TURF AREAS, PARKING AREAS AND WALKS.

REPLACEMENTS: REPLACE ALL DEAD SHRUBS AND TREES WITHIN THE NEXT PLANTING SEASON. (2/15 TO 5/15 OR 10/15 TO 12/30).

* KEEP ALL PAVED AREAS FREE FROM DEBRIS.

TURF:

RENEWAL PROCEDURES: OVER-SEED THIN SPOTS IN SPRING AND FALL. THATCH AS NECESSARY. (4/1 TO 5/30 & 8/16 TO 10/15).

FERTILIZER: RATIO 3:1:2 AT 1 LB. PER 1,000 S.F. FERTILIZE TWO TIMES PER YEAR.

PESTICIDES: INSPECT AND APPLY AS NEEDED FOR DISEASES AND INSECTS.

MOW: MAINTAIN A 2" HEIGHT. MOW AT LEAST ONCE PER WEEK.

MANICURE: TRIM LAWN AND GROUND COVERS ALONG SIDEWALKS AND SHRUB BED EDGES. RAKE AS NEEDED.

Planting Details and Notes
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THOMAS B. BAUER
N.J. LICENSED LANDSCAPE ARCHITECT
NO. AS0000119

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SCALE: AS SHOWN
DATE: 10-10-2024 JOB NO.: 23-137

DRAWING NO.
L-14