

SIDEWALK WAIVER JUSTIFICATION

THERE ARE ONLY FIVE LOCATIONS WHERE SIDEWALKS ARE NOT PROVIDED ON BOTH SIDES OF THE ROAD, WHICH ARE AT THE FOLLOWING LOCATIONS:

- WEST AND NORTH SIDES OF ROAD B: STATION 10+50 TO ROUND-ABOUT
- NORTH AND EAST SIDES OF ROAD C: ROUND-ABOUT TO STATION 38+50.
- WEST SIDE OF ROAD E
- EAST SIDE OF ROAD G: STATION 0+00 TO 6+25
- WEST SIDE OF ROAD K: STATION 0+00 TO 10+00

THE JUSTIFICATION FOR PROPOSING SIDEWALK ON ONLY ONE SIDE OF THE STREET IN EACH LOCATIONS IS AS FOLLOWS:

ROAD B: THERE ARE NO RESIDENTIAL UNITS ON THE WEST AND NORTH SIDES OF THE ROAD DUE TO THE ROAD ABUTTING THE NORTHERN PROPERTY LINE, AND AS A RESULT THE GRADE WILL REMAIN IN ITS CURRENT CONDITION, WITH STEEP SLOPES ALONG THE NORTH SIDE OF THE ROAD ADJACENT TO THE SOUTH BRUNSWICK BOUNDARY. THIS WILL REQUIRE A RETAINING WALL ALONG A PORTION OF THIS ROAD LENGTH, AND AS A RESULT THE GRADES WILL NOT PERMIT THE INSTALLATION OF SIDEWALK.

ROAD C: SIMILAR TO ROAD B, THERE ARE NO RESIDENTIAL UNITS ON THE NORTH AND EAST SIDES OF THE ROAD GIVEN THAT THE ROAD ABUTS THE NORTHERN PROPERTY LINE. GIVEN THE GRADES, A RETAINING WALL IS LOCATED FROM STATION 33+50 TO 38+25 ALONG THE EAST SIDE OF THE ROAD, AND WHILE A SIDEWALK COULD BE SITUATED BETWEEN THE CURBLINE AND WALL, GIVEN THAT THERE ARE NO RESIDENTIAL UNITS ON THE NORTH SIDE OF THE ROAD, WE SAW THIS AS A GOOD OPPORTUNITY TO SIMPLIFY THE DESIGN AND ENSURE SAFETY OF PEDESTRIANS.

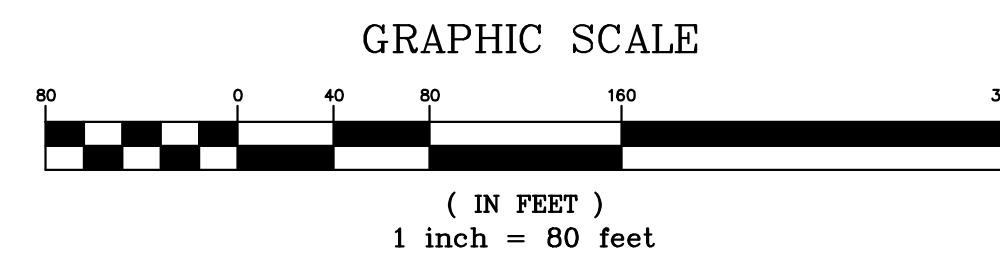
ROAD E: THIS IS ANOTHER SITUATION WHERE THERE ARE NO RESIDENTIAL UNITS ON THE WEST SIDE OF THE ROAD DUE TO THE LOCATION OF THE EXISTING WINDROWS. THE INSTALLATION OF A SIDEWALK HERE WOULD REQUIRE ADDITIONAL DISTURBANCE OF THE WINDROWS AND THEIR ROOT SYSTEM, AND WE ARE TRYING TO AVOID DISTURBING THIS AREA AS MUCH AS POSSIBLE TO ENSURE THEIR PRESERVATION.

ROAD G: THE EAST SIDE OF THE ROAD IS OPPOSITE THE RESIDENTIAL UNITS TO THE WEST AND IS BORDERED TO THE EAST BY THE BUILDING "A" PARKING LOT. THE GRADE WITHIN THE ISLAND SEPARATING THE ROAD FROM THE PARKING LOT IS TOO STEEP TO ACCOMMODATE A SIDEWALK.

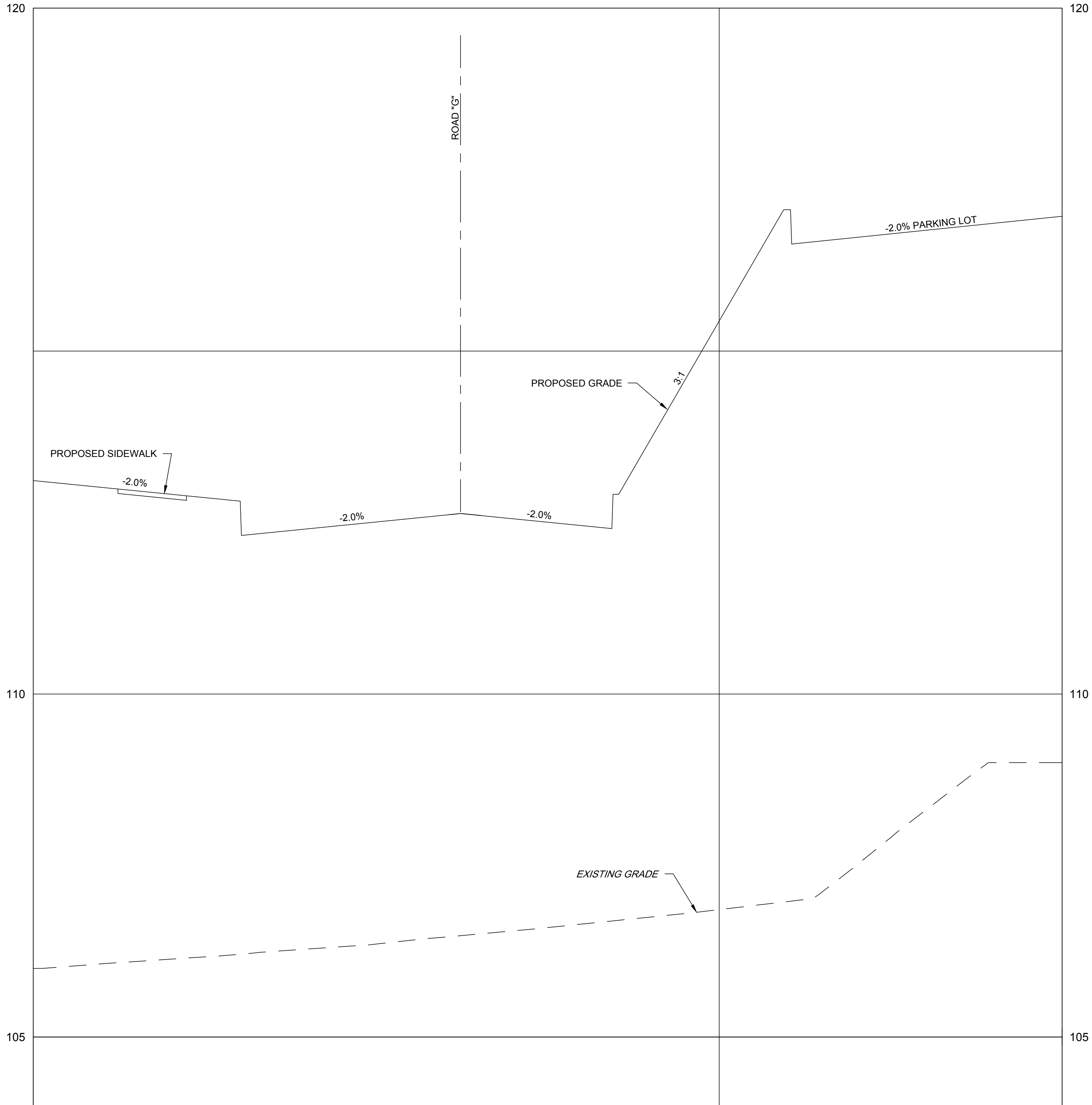
ROAD K: THE WEST SIDE OF THE ROAD IS OPPOSITE THE RESIDENTIAL UNITS TO THE EAST AND IS BORDERED TO THE WEST BY THE BUILDING "B" PARKING LOT. SIMILAR TO ROAD G, THE GRADE WITHIN THE ISLAND SEPARATING THE ROAD FROM THE PARKING LOT IS TOO STEEP TO ACCOMMODATE A SIDEWALK.

LEGEND:

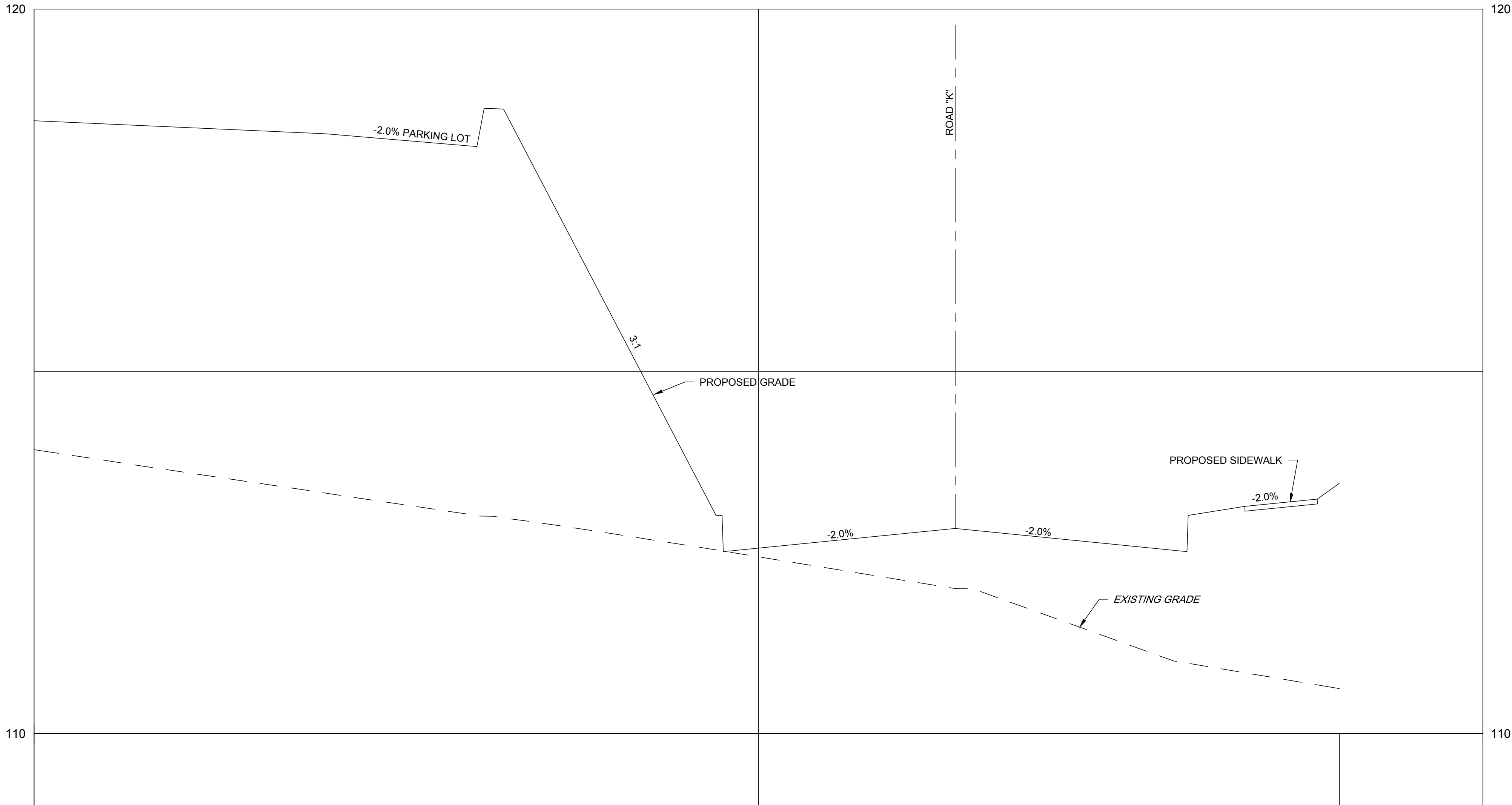
- LOCATION WHERE SIDEWALK IS NOT LOCATED ON BOTH SIDES OF A ROAD
- ROAD SECTIONS (SEE SHEET 2 OF 2)



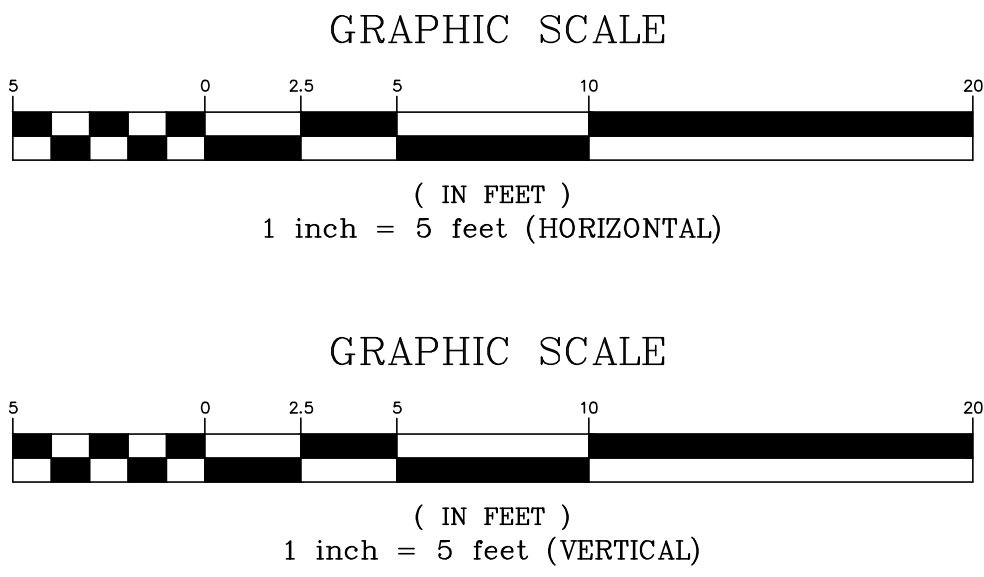
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OVERALL SIDEWALK EXHIBIT PLAN					
OF					
THE PRINCETON NURSERIES					
PREPARED FOR					
WRV NURSERIES PLAINSBORO OWNER, LLC					
SITUATED IN					
DRAWN BY: CHAD GAULRAPP		DATE: 9/27/24		DATE OF SIGN: 9/27/24	
CHECKED BY: CG		DATE: 9/27/24		DATE OF SIGN: 9/27/24	
PLANS: PLAINSBORO TOWNSHIP		SCALE: 1" = 80'		SHEET: 1 OF 2	
ORDER NO. WRNUL23001		PAGE NO. 1		SHEET NO. EHB-SW1	



ROAD 'G' SECTION A-A
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'



ROAD 'K' SECTION B-B
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 1'



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SIDEWALK EXHIBIT SECTIONS OF THE PRINCETON NURSERIES PREPARED FOR WRV NURSERIES PLAINSBORO OWNER, LLC SITUATED IN			
PLAINSBORO TOWNSHIP SCALE: AS NOTED DRAWN BY: NDV DATE: 1/20/25 CHECKED BY: CG DATE: 1/20/25	DATE OF SIGN: 01/20/25	SHEET: 2 OF 2	MIDDLESEX CO., N.J. JANUARY 20, 2025
CHAD GAULRAPP N.J. PROFESSIONAL ENGINEER LIC. NO. GE 41350	FIELD BK: WRNUL23001 PAGE: 1	ORDER No: 24GA28033300 PAGE: 1	SHEET No: EHB-SW2