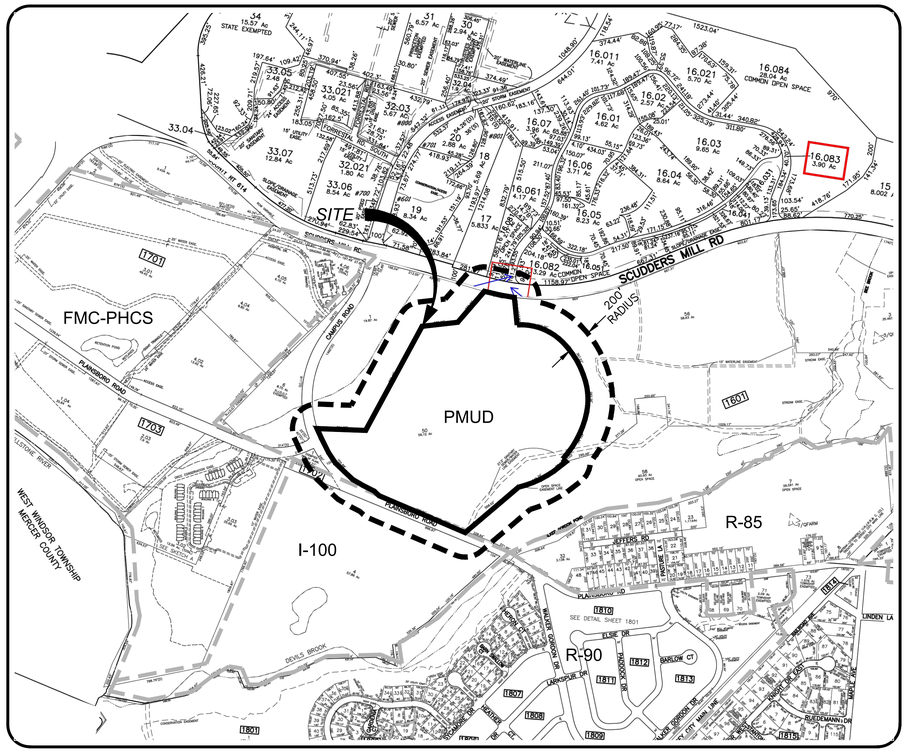
# *PRELIMINARY & FINAL MAJOR SITE PLAN AND SUBDIVISION*
# *FOR*
# FUSION

## *BLOCK 1601, LOT 50*
## *TAX MAP SHEET #16*
## *700 SCUDDERS MILL ROAD*
## *TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY*




**TAX MAP**

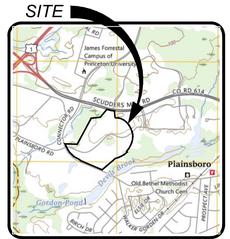
500 0 500 1000

Scale: 1"=500'

***ZONE***

***PMUD = PLANNED UNIT DEVELOPMENT***
*I-100 = LIMITED INDUSTRIAL*
*R-85 = MEDIUM DENSITY RESIDENTIAL*
*R-90 = PLANNED MEDIUM DENSITY RESIDENTIAL*
*FMC-PHCS = FMC CORPORATION / PRINCETON HEALTHCARE SYSTEM REDEVELOPMENT AREA*

SITE

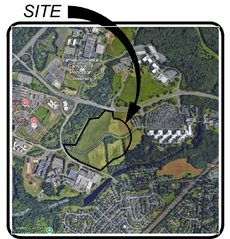



**USGS MAP**

2000 0 2000 4000

Scale: 1"=2000'

SITE



**LOCATION MAP**

2000 0 2000 4000

Scale: 1"=2000'

SEE SHEET C101 FOR PLAN NOTES

INDEX OF SHEETS:

| SHEET # | SHEET TITLE | INITIAL RELEASE: | REV. DATE: |
|---|---|---|---|
| C100 | TITLE SHEET | 09/04/25 | |
| C101 | PLAN NOTES | 09/04/25 | |
| C102 | ZONING COMPLIANCE PLAN | 09/04/25 | |
| C200 | OVERALL EXISTING CONDITIONS PLAN | 09/04/25 | |
| C201 | EXISTING CONDITIONS PLAN | 09/04/25 | |
| C202 | EXISTING CONDITIONS PLAN | 09/04/25 | |
| C203 | EXISTING CONDITIONS PLAN | 09/04/25 | |
| C204 | EXISTING CONDITIONS PLAN | 09/04/25 | |
| C205 | EXISTING CONDITIONS PLAN | 09/04/25 | |
| C206 | TREE REMOVAL PLAN | 09/04/25 | |
| C207 | SUBDIVISION PLAT | 09/04/25 | |
| C300 | OVERALL SITE LAYOUT PLAN | 09/04/25 | |
| C301 | SITE LAYOUT PLAN | 09/04/25 | |
| C302 | SITE LAYOUT PLAN | 09/04/25 | |
| C303 | SITE LAYOUT PLAN | 09/04/25 | |
| C304 | SITE LAYOUT PLAN | 09/04/25 | |
| C305 | SITE LAYOUT PLAN | 09/04/25 | |
| C306 | PAVEMENT PLAN | 09/04/25 | |
| C400 | OVERALL GRADING & DRAINAGE PLAN | 09/04/25 | |
| C401 | GRADING & DRAINAGE PLAN | 09/04/25 | |
| C402 | GRADING & DRAINAGE PLAN | 09/04/25 | |
| C403 | GRADING & DRAINAGE PLAN | 09/04/25 | |
| C404 | GRADING & DRAINAGE PLAN | 09/04/25 | |
| C405 | GRADING & DRAINAGE PLAN | 09/04/25 | |
| C500 | OVERALL UTILITY PLAN | 09/04/25 | |
| C501 | UTILITY PLAN | 09/04/25 | |
| C502 | UTILITY PLAN | 09/04/25 | |
| C503 | UTILITY PLAN | 09/04/25 | |
| C504 | UTILITY PLAN | 09/04/25 | |
| C505 | UTILITY PLAN | 09/04/25 | |
| C506 | PROFILES | 09/04/25 | |
| C507 | PROFILES | 09/04/25 | |
| C508 | PROFILES | 09/04/25 | |
| C509 | PROFILES | 09/04/25 | |
| C510 | PROFILES | 09/04/25 | |
| C511 | PROFILES | 09/04/25 | |
| C512 | PROFILES | 09/04/25 | |
| C513 | PROFILES | 09/04/25 | |
| C600 | OVERALL LIGHTING PLAN | 09/04/25 | |
| C601 | LIGHTING PLAN | 09/04/25 | |
| C602 | LIGHTING PLAN | 09/04/25 | |
| C603 | LIGHTING PLAN | 09/04/25 | |
| C604 | LIGHTING PLAN | 09/04/25 | |
| C605 | LIGHTING PLAN | 09/04/25 | |
| C606 | LIGHTING DETAILS | 09/04/25 | |
| C700 | ROADWAY SECTIONS | 09/04/25 | |
| C701 | CONSTRUCTION DETAILS | 09/04/25 | |
| C702 | CONSTRUCTION DETAILS | 09/04/25 | |
| C703 | CONSTRUCTION DETAILS | 09/04/25 | |
| C704 | CONSTRUCTION DETAILS | 09/04/25 | |
| C705 | CONSTRUCTION DETAILS | 09/04/25 | |
| C706 | CONSTRUCTION DETAILS | 09/04/25 | |
| C707 | CONSTRUCTION DETAILS | 09/04/25 | |
| C708 | CONSTRUCTION DETAILS | 09/04/25 | |
| C709 | CONSTRUCTION DETAILS | 09/04/25 | |
| C800 | OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C801 | SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C802 | SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C803 | SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C804 | SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C805 | SOIL EROSION & SEDIMENT CONTROL PLAN | 09/04/25 | |
| C806 | SOIL EROSION & SEDIMENT CONTROL NOTES | 09/04/25 | |
| C807 | SOIL EROSION & SEDIMENT CONTROL DETAILS | 09/04/25 | |
| C808 | SOIL EROSION & SEDIMENT CONTROL DETAILS | 09/04/25 | |
| C900 | FIRE TRUCK CIRCULATION PLAN | 09/04/25 | |
| C901 | WB-50 CIRCULATION PLAN | 09/04/25 | |
| C902 | SU-30 CIRCULATION PLAN | 09/04/25 | |
| C903 | CUT/FILL PLAN | 09/04/25 | |

PLANNING BOARD APPROVAL

APPROVED BY THE TOWNSHIP OF PLAINSBORO PLANNING BOARD

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

BOARD ENGINEER DATE

PROJECT INFORMATION

PROJECT NAME:
FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MELILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003


InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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ERIC R. BALLOU, PE
*PROFESSIONAL ENGINEER*
*N.J.P.E LIC. NO. 42827*

REVISIONS

| Rev.# | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

SCALE: AS SHOWN | DESIGNED BY: EAS
DATE: 09/04/25 | DRAWN BY: EAS
JOB #: 25-2482-01 | CHECKED BY: ERB
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*TITLE SHEET*

SHEET NO:
*C100*


File: J:\Jobs\25-2482_-_IWRV Scudders Road, LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\25482501CAD\dwg\01-Title.dwg, --> C100 Title Sheet
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*PROPERTY OWNERS WITHIN 200'*

OWNER & ADDRESS REPORT

PLAINSBORO — 06/25/25 Page 1 of 1

200 FT LIST 1601/50

| BLOCK | LOT | QUAL | CLA | PROPERTY OWNER | PROPERTY LOCATION | Add'l Lots |
|---|---|---|---|---|---|---|
| 701 | 16.04 | | 1 | 777 SCUDDERS MILL RD CONDO/PLB TAX<br>100 NASSAU PARK BLVD<br>PRINCETON, NJ 08540 | SCUDDERS MILL ROAD | 16.041,16.05-16.061 |
| 701 | 16.083 | | 15F | VENTURE TWO HLDG LLC % TH RD POINT<br>55 HUDSON YARDS<br>NEW YORK, NY 10001 | 777 SCUDDERS MILL RD | |
| 701 | 17 | QFARM | 3B | 777 SCUDDERS MILL RD CONDO/PLB TAX<br>100 NASSAU PARK BLVD<br>PRINCETON, NJ 08540 | SCUDDERS MILL ROAD | P/O 16.07 |
| 1601 | 1 | | 15C | STATE OF NJ DEPT OF TRANSPORTATION<br>1035 PARKWAY AVENUE<br>EWING, NJ 08628 | 600 SCUDDERS MILL ROAD | |
| 1601 | 56 | | 4A | PRINCETON HD OWNER LLC<br>800 SCUDDERS MILL RD<br>PLAINSBORO, NJ 08536 | 800 SCUDDERS MILL ROAD | |
| 1601 | 58 | QFARM | 3B | IWRV SCUDDERS ROAD LLC<br>100 PASSAIC AVE STE 240<br>FAIRFIELD, NJ 07004 | 265 PLAINSBORO RD | |
| 1701 | 6 | | 15C | STATE OF NJ DEPT OF TRANSPORTATION<br>1035 PARKWAY AVENUE<br>EWING, NJ 08628 | 125 PLAINSBORO ROAD | |
| 1702 | 1 | | 15C | TOWNSHIP OF PLAINSBORO<br>641 PLAINSBORO ROAD<br>PLAINSBORO, NJ 08536 | PLAINSBORO ROAD | |
| 1703 | 4 | | 4A | FIRMENICH, INC<br>PO BOX 5280<br>PRINCETON, NJ 08543 | 200-250 PLAINSBORO ROAD | |

*UTILITY CONTACTS*

**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 Meadows/a subsidiary of United Water Mid-Atlantic**
**111 Howard Boulevard, Suite 203**
**Mount Arlington, NJ 07856-1315**

**Stony Brook Regional Sewerage Authority**
**190 River Road**
**Princeton, NJ 08540**

**Right-of-Way Dept.**
**Sun Pipe Line Co.**
**Ten Penn Center 26th Floor**
**1801 Market Street**
**Philadelphia, PA 19103-1699**

**Director of Planning for Mercer County**
**P O 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**
**P.O. Box 190**
**Monmouth Jct., NJ 08852**

SEE SHEET C101 FOR PLAN NOTES

## GRADING NOTES

1. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
2. ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS WHERE GRANITE BLOCK CURB IS USED, A TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.
3. ALL CURB INLETS TO USE 6" CASTING. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
4. FOR ALL AREAS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, ACCESSIBILITY SHALL BE IN ACCORDANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINE (PROWAG).
   a. ALL WALKING SURFACES TO HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%).
   b. ALL WALKING SURFACES GREATER THAN 1:20 (5%) WILL REQUIRE HANDRAILS.
   c. RAMP RUNS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:12 (8.3%).
   d. ALL WALKING SURFACES TO HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
   e. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1:48 (2%).
5. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 SLOPE UNLESS OTHERWISE NOTED.
6. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
7. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.

## DRAINAGE NOTES

1. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
2. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL STORM DRAINAGE SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
3. BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING TO CONNECT TO SITE STORM SEWER SYSTEM. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
4. UNLESS OTHERWISE INDICATED:
   a. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED.
   b. HDPE PIPES SHALL BE ADS N-12 WITH WATER TIGHT JOINTS OR APPROVED EQUAL.
   c. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.

## SANITARY SEWER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER TO EXISTING SEWER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
3. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING SANITARY SEWER FROM THE SOUTH BRUNSWICK UTILITY AUTHORITY, ETC.
4. ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH SOUTH BRUNSWICK UTILITY AUTHORITY AND NJDEP REQUIREMENTS.
5. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL SANITARY SEWER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
6. ANY DAMAGE CAUSED TO THE EXISTING SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE SEWER OWNER) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE SEWER OWNER'S SATISFACTION.
7. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
8. PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH (SEWAGE AUTHORITY) RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
9. REFER TO TECHNICAL SPECIFICATIONS FOR SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
10. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
11. UNLESS OTHERWISE INDICATED SANITARY SEWER MAINS SHALL BE PVC SDR-35
12. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
13. GREASE TRAPS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARD PLUMBING CODE.

## WATER NOTES

1. CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED WATER MAINS TO EXISTING WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER FROM NJAW, ETC.
3. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
4. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE WATER SYSTEM SHALL BE SUBMITTED AND APPROVED.
5. REFER TO TECHNICAL SPECIFICATIONS FOR WATER MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
6. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NJAW AND NJDEP REQUIREMENTS.
7. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
8. ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3.5 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
9. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
10. UNLESS OTHERWISE INDICATED DIP WATER MAIN SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE.
11. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS.

## PUBLIC UTILITY NOTES

1. ALL PUBLIC UTILITY SERVICE CONNECTIONS TO BUILDINGS TO BE LOCATED UNDERGROUND.
2. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY.
3. GAS AND ELECTRICAL SERVICE CONDUITS AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY PSEG. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO PSEG PROJECT ENGINEER AND THE PROJECT OWNER.
4. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF VERIZON AND COMCAST. THE CONTRACTOR MUST PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO VERIZON, COMCAST, PROJECT ENGINEER AND PROJECT OWNER.
5. CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINE PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.

## SOIL EROSION AND SEDIMENT CONTROL NOTES

1. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
2. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
3. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
4. THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
5. THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

## GENERAL NOTES

1. **SUBJECT PROPERTY**
   TAX MAP #16: BLOCK #1601, LOT #50, BOROUGH/TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY
   CENTER SITE COORDINATES: 547,532 N 460,713 E.
2. **PURPOSE OF THIS PLAN SET**
   THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL (SITE PLAN/SUBDIVISION) MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL THE CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.

   CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
3. **SURVEY DATA**
   a. SURVEY INFORMATION CONTAINED HEREON IS BASED ON A SURVEY PERFORMED BY VAN NOTE-HARVEY DIVISION OF PENNONI, ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 50, BLOCK 1601, PREPARED FOR IVY REALTY, INC., SITUATED IN PLAINSBORO TOWNSHIP, MIDDLESEX CO., N.J.", BEING DATED 07/25/24, LAST REVISED 7/25/25.
   HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
   b. SURVEY ENTITLED "DETAILED SPECIFIC AREAS, TOPOGRAPHIC SURVEY" OF PORTIONS OF LOT 50, BLOCK 1601, PREPARED BY VAN NOTE-HARVEY DIVISION OF PENNONI, DATED 6/24/25.
   HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
   c. SURVEY ENTITLED "EXISTING CONDITIONS PLAN" OF BLOCK 1601, LOT 50, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., DATED 1/31/23, LAST REVISED 7/24/25.
   HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
4. **BASE FLOOD ELEVATION**
   ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MIDDLESEX COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #228F, DATED 07/06/10, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 61. ALL FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
5. **FRESHWATER WETLANDS**
   FRESHWATER WETLANDS SHOWN ON THIS PLAN TAKEN FROM "PLAN SHOWING FRESHWATER WETLANDS OF BLOCK 1601, LOT 50 FOR IVY REALTY SITUATED IN PLAINSBORO TWP. MIDDLESEX, CO. SCALE 1"=100' DATED MAY 1, 2012 LAST REVISED 8/6/13. WETLANDS HAVE BEEN VERIFIED BY NJDEP LOI, FILE NUMBER 1218-12-0003.1, DATED 3/25/19.
6. **ARCHITECTURAL INFORMATION**
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY LESSARD DESIGN, ENTITLED "FUSION", BEING DATED 09/04/25.
7. **BUILDING SETBACK DIMENSIONS**
   BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE MEASURED FROM CONCRETE BUILDING FOUNDATION WALLS (+ XX" VENEER) TO PROPERTY LINES OR OTHER SITE FEATURES. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL VERIFY IF ANY PROPOSED VENEER(S) WILL BE APPLIED TO BUILDING WALLS THAT MAY DECREASE THE SETBACK DIMENSIONS BECAUSE THIS MAY CAUSE THE BUILDING(S) TO BECOME NON-COMPLIANT WITH ZONING APPROVAL. THE CONTRACTOR, ARCHITECT, OR OWNER SHALL CONTACT THE UNDERSIGNED WITH ANY CHANGES OR QUESTIONS REGARDING SETBACKS DIMENSIONS.
8. **UNDERGROUND UTILITIES NOTIFICATION**
   FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR MUST CALL NEW JERSEY ONE CALL SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
9. **VERIFICATION OF UTILITIES**
   THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
10. **SPECIFICATIONS**
    UNLESS OTHERWISE NOTED HEREON, ALL SITE WORK SHALL BE CARRIED OUT IN CONFORMANCE WITH THE PROVISIONS OF THE "NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
11. **CONSTRUCTION REQUIREMENTS**
    a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
    b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
    c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT LIMITS FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
    d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
    e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
12. **CONSTRUCTION PERMITS/INSPECTIONS**
    CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS INCLUDING ROAD OPENING PERMITS, PREPARATION OF TRAFFIC CONTROL PLANS, INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL AND COORDINATION OF ALL INSPECTIONS REQUIRED BY THE PLAINSBORO, COUNTY OF MIDDLESEX, NJAW, SOUTH BRUNSWICK UTILITY AUTHORITY, AND ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION OVER THE PROJECT.
13. **ADA COMPLIANCE**
    a. ALL SITE IMPROVEMENTS LOCATED ON THE PRIVATE PROPERTY SHALL BE IN COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, STANDARDS FOR PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES: TITLE III.
    b. ALL SITE IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT PUBLIC RIGHTS-OF-WAY ACCESS ADVISORY COMMITTEE GUIDELINES.
14. **STORMWATER POLLUTION PREVENTION PLAN**
    a. SOIL EROSION PLANS HAVE BEEN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
    b. CONTRACTOR/DEVELOPER MUST PREPARE AND FOLLOW A STORMWATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT.
15. **OVERALL CONSTRUCTION DOCUMENTS**
    THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
16. **ANTICIPATED PROJECT SCHEDULE**
    APPLICANT ANTICIPATES THE PROJECT COMPLETION WILL TAKE 3-4 YEARS AFTER OBTAINING ALL REQUIRED APPROVALS.
17. **EXISTING EASEMENTS**
    ALL EASEMENTS LABELED PROPOSED ON BLOCK 1601, LOT 50, ON THE ALTA/NSPS SURVEY, SHALL BE EXTINGUISHED OR RELOCATED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

## SITE LAYOUT NOTES

1. ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
2. ALL STOP BARS SHALL BE 24" WIDE WHITE THERMO PLASTIC STRIPE. ALL OTHER STRIPING MAY BE EPOXY.
3. ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
4. ALL SIDEWALK RAMPS MARKED HCR TO HAVE DETECTABLE WARNING SURFACE INSTALLED IN ACCORDANCE WITH ADA REGULATIONS. ALL DETECTABLE WARNING STRIPS SHALL BE "REPLACEABLE WET-SET" OR EQUIVALENT. SURFACE MOUNT OR "STICK ON" WARNING STRIPS ARE NOT PERMITTED UNLESS NOTED OTHERWISE.
5. ALL PROPOSED ON-SITE CURBING TO BE VERTICAL GRANITE BLOCK. ALL PROPOSED CURBING WITHIN MUNICIPAL OR COUNTY RIGHT-OF-WAYS TO BE VERTICAL CONCRETE CURBING.
6. ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
7. RETAINING WALLS REQUIRE STRUCTURAL DESIGN BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.
8. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
9. REFER TO LANDSCAPE PLANS FOR HARDSCAPE DESIGN AND PLANTING MATERIALS.
10. REFER TO ARCHITECT'S PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS.

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

*BLOCK 1601, LOT 50*
*700 SCUDDERS MILL ROAD*
*TOWNSHIP OF PLAINSBORO,*
*MIDDLESEX COUNTY, NJ*

OWNER:

***IWRV SCUDDERS ROAD, LLC***
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

APPLICANT:

***IWRV SCUDDERS ROAD, LLC***
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

## APPLICANT'S PROFESSIONALS


*ARCHITECT:*
***LESSARD DESIGN, INC. PC***
*8521 LEESBURG PIKE, SUITE 700,*
*VIENNA, VA 22182*

*ATTORNEY:*
***TROUTMAN PEPPER LOCKE***
*104 CARNEGIE CENTER DRIVE, SUITE 203*
*PRINCETON, NJ 08540*

*GEOTECHNICAL:*
***GZA GEOENVIRONMENTAL, INC.***
*117 CANAL ROAD*
*SOUTH BOUND BROOK, NJ 08880*

*LANDSCAPE ARCHITECT:*
***MEILLO BAUER CARMAN***
*200 UNION AVENUE*
*BRIELLE, NJ 08730*

*SURVEYOR:*
***PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.***
*103 COLLEGE ROAD EAST*
*PRINCETON, NJ 08540*

*TRAFFIC:*
***LANGAN***
*1 UNIVERSITY SQUARE BOULEVARD, SUITE 110*
*PRINCETON, NJ 08540*


INSITE ENGINEERING, LLC SINCE 2003


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**ERIC R. RALLOU, PE**
***PROFESSIONAL ENGINEER***
***NJPE LIC. NO. 42827***

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

***PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION***

SHEET TITLE:

***PLAN NOTES***

SHEET NO.

*C101*

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\01\CAD\dwg\01-Title.dwg, —> 01/01 Plan Notes
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## ZONING COMPLIANCE CHART

**FUSION**
**BLOCK: 1601, LOT: 50**
**PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY**
**PMUD - PLANNED UNIT DEVELOPMENT ZONE (OR: OFFICE RESEARCH)**
**PROPOSED MIXED USE PLANNED DEVELOPMENT (MIXED-USE MULTIPLE DWELLINGS) -USES: RESIDENTIAL/OFFICE/RETAIL/RESTAURANT/HOTEL**

**BULK REQUIREMENTS**

| CODE SECTION | STANDARD | REQUIRED | EXISTING | PROPOSED | COMPLIES |
|---|---|---|---|---|---|
| 101-136 | MIN. LAND AREA FOR PMUD (AC) | 100 | 224 | No Change | YES |
| 101.137.P | MIXED-USE MULTIPLE DWELLING DEVELOPMENT: MIN ACREAGE (AC) | 50 | 56.12 | 56.12 | YES |
| 101.137.1 | LOCATION OF USES GOVERNED BY THE PMUD USE LOCATION MAP | | OR:OFFICE RESEARCH | MUPD: MIXED USE PLANNED DEVELOPMENT | NO (V) |
| 101-138 | RATIO OF NONRESIDENTIAL TO RESIDENTIAL USES | MUPD: EXEMPT | N/A | MUPD:EXEMPT | YES |
| 101-139.A | MAX. AVERAGE RESIDENTIAL DENSITY: MIXED-USE MULTIPLE DWELLINGS | 7 UNITS PER AC | 0 | 565 UNITS/224 AC= 2.5 | YES |
| 101-140.B.(1) | MAX. OVERALL FAR FOR ALL NONRESIDENTIAL PROPERTIES EAST OF ROUTE 1 | 0.25 | 0 | 182,827/2,444,484 = 0.07 | YES |
| 101-141.A | MIN. OPEN SPACE COMMON AREA REQUIRED | MUPD: EXEMPT | N/A | MUPD:EXEMPT | YES |
| 101-142.Q. | MAX. BUILDING HEIGHT: RESIDENTIAL BUILDING (TOWNHOUSES) | 35 FEET | N/A | 38.5 FEET | NO (V) |
| 101-142.Q. | MAX. BUILDING HEIGHT: RESIDENTIAL BUILDING (STACKED TOWNHOUSES) | 35 FEET | N/A | 38.5 FEET | NO (V) |
| 101-142.Q. | MAX. BUILDING HEIGHT: MIXED-USE MULTIPLE DWELLINGS (BUILDING A) | 4 STORIES / 60 FEET | N/A | 5 STORIES / 61 FEET | NO (V) |
| 101-142.Q. | MAX. BUILDING HEIGHT: NON RESIDENTIAL BUILDING / NON MIXED-USE MULTIPLE DWELLINGS BUILDING C: EXPERIENTIAL FOOD & BEVERAGE) | 60 FEET | N/A | 34 FEET | YES |
| 101-142.Q. | MAX. BUILDING HEIGHT: NON RESIDENTIAL BUILDING / NON MIXED-USE MULTIPLE DWELLINGS (BUILDING D:HOTEL) | 60 FEET | N/A | 66 FEET (HOTEL) | NO (V) |
| 101-142.Q. | MAX. BUILDING HEIGHT: NON RESIDENTIAL BUILDING / NON MIXED-USE MULTIPLE DWELLINGS (BUILDING E: RETAIL/OFFICE) | 60 FEET | N/A | 57 FEET | YES |
| 101-142.Q. | MAX. BUILDING HEIGHT: NON RESIDENTIAL BUILDING / NON MIXED-USE MULTIPLE DWELLINGS (BUILDING F: RETAIL KIOSK) | 60 FEET | N/A | 19 FEET | YES |
| 101-142.R | MIN. REQUIRED SETBACK FROM EXTERIOR TRACT BOUNDARY LINE FOR ALL PRINCIPAL AND ACCESSORY BUILDING OR STRUCTURES (FT). PLANNING BOARD MAY REDUCE SETBACK TO NOT LESS THAN 15 FEET. | 50 | N/A | 138 | YES |
| 101-142.R | MIN. REQUIRED SETBACK FROM A STATE OR COUNTY ROAD FOR ALL PRINCIPAL AND ACCESSORY BUILDING OR STRUCTURES (FT) | 50 | N/A | 258 | YES |

(N) EXISTING NON-CONFORMITY — N/A - NOT APPLICABLE

## PARKING STANDARDS FOR BUILDING A: MIXED-USE AND BUILDING F: RETAIL KIOSK

**PARKING STANDARDS FOR BUILDING A: MIXED-USE AND BUILDING F: RETAIL KIOSK**
**BUILDING A: APARTMENTS (TOTAL: 372) / RETAIL (29,810 SF)**
**BUILDING F: RETAIL KIOSK - RETAIL (1,400 SF)**

| CODE SECTION | STANDARD | REQUIREMENT | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 101-143 | RESIDENTIAL PARKING: BUILDING A RSIS STANDARDS | STUDIO /1 BED ROOM 172*1.8 = 309.6 SPACES<br>2 BED ROOM: 171*2.0= 342.0 SPACES<br>3 BEDROOM: 29*2.1 = 60.9 SPACES<br>TOTAL SPACES = 712.5 SPACES | 806 | YES |
| | RETAIL SPACE PARKING: BUILDING A | 1 SPACES PER 180 SF OF GROSS FLOOR AREA 29,810/180 = 165.6 SPACES | | |
| | RETAIL PARKING: BUILDING F | 1 SPACES PER 180 SF OF GROSS FLOOR AREA 1,400/180 = 7.8 SPACES | | |
| | | TOTAL REQUIRED: 885.8 = 886 SPACES<br>EV CREDIT (10%) - 88 SPACES<br>TOTAL REQUIRED: 798 SPACES | | |
| 101-143 | RESIDENTIAL PARKING SHALL COMPLY WITH RSIS | VISITOR PARKING: 0.5 SPACES PER UNIT<br>372 UNITS /0.5 SPACES PER UNIT: 186 UNITS | 247 | YES |

**ELECTRIC VEHICLE PARKING (NJAC 5:23-2.36): RESIDENTIAL**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5.23-2.36.(a).1 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 15% OF REQUIRED OFF-STREET SPACES = 0.15*713= 107 SPACES | 107 SPACES | YES |
| NJAC 5.23-2.36.(a).4 | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF 107 EV SPACES = 0.05*134= 5.4 = 6 ADA EV SPACES | 6 SPACES | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.)

**ELECTRIC VEHICLE PARKING SUMMARY (NJAC 5:23-3.6):RETAIL**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5.23-2.32.(b).5 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 4% OF REQUIRED OFF-STREET SPACES = 4%*174 = 7 SPACES | 7 SPACES | YES |
| NJAC 5.23-2.32.(b).6 | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF 10 EV SPACES = 5%*7 = 0.4= 1 ADA EV SPACES | 1 SPACE | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.)

**ADA COMPLIANCE PARKING (PARKING LOT A)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 201-300 SPACES (PROP: 247) | 7 ADA SPACES | 7 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 7/6 = 2 VAN ACCESSIBLE SPACES | 2 | YES |

**ADA COMPLIANCE PARKING (BUILDING GARAGE A: NORTH SIDE)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 151-200 SPACES (PROP: 186) | 6 SPACES | 6 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 6/6 = 1 VAN ACCESSIBLE SPACES | 1 | YES |

**ADA COMPLIANCE PARKING (BUILDING GARAGE A: SOUTH SIDE)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 151-200 SPACES (PROP: 186) | 6 SPACES | 6 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 6/6 = 1 VAN ACCESSIBLE SPACES | 1 | YES |

## PARKING STANDARDS FOR BUILDING C

**PARKING STANDARDS FOR BUILDING C**
**RESTAURANT: 19,870 SF/ ~700 SEATS**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 101-143 | RESTAURANT SPACE PARKING | 1 SPACE PER 3 SEATS<br>700 SEATS/3 = 233.3 = 234 SPACES<br>EV CREDIT: - 10 SPACES<br>TOTAL REQUIRED: 224 SPACES | 232 | YES |

**ELECTRIC VEHICLE PARKING SUMMARY (NJAC 5:23-3.6)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5.23-2.32.(b).5 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 4% OF REQUIRED OFF-STREET SPACES = 4%*234 = 9.4 = 10 SPACES | 10 SPACES | YES |
| NJAC 5.23-2.32.(b).6 | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF 10 EV SPACES = 5%*10= 0.5 = 1 ADA EV SPACES | 1 SPACE | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.)

**ADA COMPLIANCE PARKING**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 201-300 SPACES (PROP: 232 SPACES) | 7 | 7 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 7/6 = 2 VAN ACCESSIBLE SPACES | 2 | YES |

## PARKING STANDARDS FOR BUILDING D

**PARKING STANDARDS FOR BUILDING D**
**HOTEL (100 ROOMS/6,000 SF RESTAURANT -180 SEATS)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 101-143 | HOTEL USE PARKING | 1 PARKING SPACE PER GUEST ROOM<br>100 GUEST ROOMS = 100 SPACES<br>1 PARKING SPACE PER 3 RESTAURANT SEATS<br>180 SEATS /3 = 60 SPACES<br>TOTAL: 160<br>EV CREDIT: -7<br>TOTAL REQUIRED: 153 SPACES | 158 | YES |

**ELECTRIC VEHICLE PARKING SUMMARY (NJAC 5:23-2.36)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5.23-2.32.(b).3 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 4% OF REQUIRED OFF-STREET SPACES 4%*160 = 6.4=7 SPACES | 7 SPACES | YES |
| NJAC 5.23-2.32.(b).5 | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF TOTAL EV SPACES 5%*7= 0.4 = 1 ADA EV SPACES | 1 SPACE | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.).

**ADA COMPLIANCE PARKING**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 151-200 SPACES (PROP: 153 SPACES) | 6 | 6 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 1 VAN ACCESSIBLE SPACES | 1 | YES |

## PARKING STANDARDS FOR BUILDING E

**OFFICE (43,200 SF)/RETAIL (16,110 SF)**

| CODE SECTION | STANDARD | REQUIRED | | PROPOSED | COMPLIES |
|---|---|---|---|---|---|
| 101-143 | OFFICE USE PARKING | 1 SPACE PER 400 SF OF GROSS FLOOR AREA 43,200/400 = 108 SPACES | TOTAL REQUIRED: 198 SPACES | 201 | YES |
| 101-143 | RETAIL SPACE PARKING | 1 SPACES PER 180 SF OF GROSS FLOOR AREA 16,110/180 = 89.5=90 SPACES | EV CREDIT: -9 SPACES<br>TOTAL REQUIRED: 189 SPACES | | |

**ELECTRIC VEHICLE PARKING SUMMARY (NJAC 5:23-2.36)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5.23-2.32.(b).5 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 4% OF REQUIRED OFF-STREET SPACES 4%*198 = 7.9=8 SPACES | 8 SPACES | YES |
| NJAC 5.23-2.32.(b).5.i | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF TOTAL EV SPACES 5%*8= 0.4 = 1 ADA EV SPACES | 1 SPACE | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.).

**ADA COMPLIANCE PARKING (PARKING LOT E)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| ADA STANDARDS | BETWEEN 201-300 SPACES (PROP: 281) | 6 | 6 | YES |
| ADA STANDARDS | VAN PARKING: 1 IN EVERY 6 | 1 VAN ACCESSIBLE SPACES | 1 | YES |

## PARKING STANDARDS FOR STACKED TOWNHOUSES AND TOWNHOUSES

**PARKING STANDARDS FOR**
**STACKED TOWNHOUSES AND TOWNHOUSES**

| CODE SECTION | REQUIREMENT | STANDARD | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 101-143 | RESIDENTIAL PARKING SHALL COMPLY WITH RSIS | STACKED TOWNHOUSES<br>2 BEDROOM 32*2.0= 64 SPACES<br>3 BEDROOM 32*2.1= 67.2 SPACES<br>TOWNHOUSES<br>3 BEDROOM = 89*2.4 = 213.6 SPACES<br>TOTAL RESIDENTIAL PARKING REQUIRED: 344.8 = 345 SPACES.<br>EV CREDIT: -34<br>TOTAL REQUIRED: 311 REQUIRED SPACES | 520 | YES |
| 101-143 | RESIDENTIAL PARKING SHALL COMPLY WITH RSIS | VISITOR PARKING:<br>0.5 SPACES PER UNIT<br>153 UNITS / 0.5 SPACES PER UNIT: 76.5 = 77 SPACES | 81 | YES |

**ELECTRIC VEHICLE PARKING SUMMARY (NJAC 5:23-2.36)**

| CODE SECTION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| NJAC 5:23-2.36.(a).1 | MIN. NUMBER OF MAKE-READY (MR) PARKING SPACES | 15% OF REQUIRED OFF-STREET SPACES = 0.15*345 = 51.75 = 52 SPACES | 52 SPACES | YES |
| NJAC 5:23-2.36.(a).4 | MIN. NUMBER OF ADA EV PARKING SPACES | 5% OF 52 EV SPACES = 0.05*52= 2.6 = 3 ADA EV SPACES | 3 SPACES | YES |

(MR) "MAKE READY" MEANS THE PREWIRING OF ELECTRICAL INFRASTRUCTURE AT A PARKING SPACE, OR A SET OF PARKING SPACES, TO FACILITATE EASY AND COST-EFFICIENT FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, LEVEL TWO EVSE AND DIRECT CURRENT FAST CHARGERS. MAKE READY INCLUDES EXPENSES RELATED TO SERVICE PANELS, JUNCTION BOXES, CONDUIT, WIRING, AND OTHER COMPONENTS NECESSARY TO MAKE A PARTICULAR LOCATION ABLE TO ACCOMMODATE ELECTRIC VEHICLE SUPPLY EQUIPMENT OR ELECTRIC VEHICLE SERVICE EQUIPMENT ON A "PLUG AND PLAY" BASIS. "MAKE READY" IS SYNONYMOUS WITH THE TERM "CHARGER READY" AS USED IN P.L.2019,c.362(C.48:25-1, et.al.)

## RSIS COMPLIANCE CHART

**RSIS-STREETS-ALLEY TWO WAY**

| CITATION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 5:21-4.1 | STREET HIERARCHY | STREETS- ALLEY TWO WAY | PROVIDED | YES |
| 5:21-4.2 | CARTWAY WIDTH (FT) | 18 | 20 | YES |
| 5:21-4.2 | CARTWAY TRAVELED WAY WIDTH (FT) | 18 | 20 | YES |
| 5:21-4.2. | NUMBER OF PARKING LANES | 0 | 0 | YES |
| 5:21-4.2. | PARKING LANE WIDTH (FT) | 0 | 0 | YES |
| 5:21-4.2. | CURB TO SHOLDER | NONE | NONE | YES |
| 5:21-4.2. | SIDEWALK OR GRADED AREA. (GA) | 2 | NO SIDEWALK | NO (Exception) |
| 5:21-4.5.(d) | SIDEWALK | PARALLEL TO STREET | NO SIDEWALK | NO (Exception) |
| 5:21-4.5.(e) | SIDEWALK ALONG STREETS WITH NON-PARALLEL PARKING | SIDEWALK NOT BETWEEN VEHICLES AND TRAVELED WAY | NO SIDEWALK | NO (Exception) |
| 5:21-4.7.(a) | UTILITY AREAS | LOCATED WITHIN ROW OR EASEMENT | LOCATED WITHIN ROW OR EASEMENT | YES |
| 5:21-4.7.(b) | UTILITY AREAS | SUITABLE GROUND COVER | SUITABLE GROUND COVER | YES |
| 5:21-4.8.(a) | RIGHT-OF-WAY WIDTH (FT) | 22 | N/A | YES |
| 5:21-4.19.(a).1 | MIN. STREET GRADE (%) | ALLY - 0.5% | MIN. 7.5 | YES |
| 5:21-4.19.(a).2 | MAX. STREET GRADE (%) | ALLEY- 15% | MAX. 3% | YES |
| 5:21-4.19.(b).1 | MIN. INTERSECTION ANGLE (DEG) | 75 | 90 | YES |
| 5:21-4.19.(b).2 | INTERSECTION LOCATION | OPPOSITE EXISTING OR OFFSET MORE THAN 150 FT | OPPOSITE EXISTING OR OFFSET MORE THAN 150 FT | YES |
| 5:21-4.19.(b).3 | MIN. INTERSECTION CURB RADIUS (FT) | ALLEY - 20 FT | 20 | YES |
| 5:21-4.19.(b).5 | MIN. CURBLINE RADIUS (FT) | ALLEY - 100 FT | N/A | YES |
| 5:21-4.19.(b).5 | MIN. TANGENT BETWEEN REVERSE CURVES (ft) | ALLY - 0 FT | N/A | YES |
| 5:21-4.19.(b).6 | SIGHT TRIANGLES | IN ACCORDANCE WITH AASHTO | IN ACCORDANCE WITH AASHTO | YES |

## RSIS COMPLIANCE CHART

**RSIS-NEIGHBORHOOD (ALL INTENSITIES)**

| CITATION | STANDARD | REQUIRED | PROPOSED | COMPLIES |
|---|---|---|---|---|
| 5:21-4.1 | STREET HIERARCHY | NEIGHBORHOOD-ALL INTENSITIES | NEIGHBORHOOD-ALL INTENSITIES | YES |
| 5:21-4.2 | CARTWAY WIDTH (FT) | 30 | 36 | YES |
| 5:21-4.2 | CARTWAY TRAVELED WAY WIDTH (FT) | 16 | 22 | YES |
| 5:21-4.2 | NUMBER OF PARKING LANES | 2 | 2 | YES |
| 5:21-4.2 | PARKING LANE WIDTH (FT) | 14 | 14 | YES |
| 5:21-4.2 | CURB OR SHOLDER | CURB | CURB | YES |
| 5:21-4.2 | SIDEWALK OR GRADED AREA. | 2 SIDEWALKS | 2 SIDEWALKS | YES |
| 5:21-4.5.(d) | SIDEWALK | PARALLEL TO STREET | PARALLEL TO STREET | YES |
| 5:21-4.5.(e) | SIDEWALK ALONG STREETS WITH NON-PARALLEL PARKING | SIDEWALK NOT BETWEEN VEHICLES AND TRAVELED WAY | SIDEWALK NOT BETWEEN VEHICLES AND TRAVELED WAY | YES |
| 5:21-4.5.(g) | SIDEWALK WIDTH (FT) | 4 | 4 | YES |
| 5:21-4.7.(a) | UTILITY AREAS | LOCATED IN ROW OR EASEMENT | LOCATED IN ROW OR EASEMENT | YES |
| 5:21-4.7.(b) | UTILITY AREAS | SUITABLE GROUND COVER | SUITABLE GROUND COVER | YES |
| 5:21-4.8.(a) | RIGHT-OF-WAY WIDTH (FT) | 50 | N/A | YES |
| 5:21-4.19.(a).1 | MIN. STREET GRADE (%) | NEIGHBORHOOD - 0.5 | MIN. 7.5 | YES |
| 5:21-4.19.(a).2 | MAX. STREET GRADE (5) | NEIGHBORHOOD - 12 | MAX. 3% | YES |
| 5:21-4.19.(b).1 | MIN. INTERSECTION GRADE.(DEG) | 75 | 90 | YES |
| 5:21-4.19.(b).2 | INTERSECTION LOCATION | OPPOSITE EXISTING INTERSECTION OR OFFSET BY MORE THAN 150 FT | OPPOSITE EXISTING INTERSECTION OR OFFSET BY MORE THAN 150 FT | YES |
| 5:21-4.19.(b).3 | MIN. INTERSECTION CURB RADIUS (FT) | NEIGHBORHOOD - 25 | 20 | NO (Exception) |
| 5:21-4.19.(b).5 | MIN. CENTERLINE RADIUS (FT) | NEIGHBORHOOD - 100 | 31 | NO (Exception) |
| 5:21-4.19.(b).5 | MIN. TANGENT BETWEEN REVERSE CURBS (FT) | NEIGHBORHOOD - 50 | N/A | YES |
| 5:21-4.19.(b).6 | SIGHT TRIANGLES | IN ACCORDANCE WITH AASHTO | IN ACCORDANCE WITH AASHTO | YES |

## DEVELOPMENT SUMMARY

| BUILDING DESIGNATION | RESIDENTIAL GROSS FLOOR AREA SF | COMMERCIAL GROSS FLOOR AREA SF | NUMBER OF FLOORS | BUILDING HEIGHT FT | RESIDENTIAL UNITS PER BUILDING | RESIDENTIAL MARKET RATE STUDIO | RESIDENTIAL 1 BEDROOM MARKET RATE | RESIDENTIAL 1 BEDROOM COAH | RESIDENTIAL 2 BEDROOM MARKET RATE | RESIDENTIAL 2 BEDROOM COAH | RESIDENTIAL 3 BEDROOM MARKET RATE | RESIDENTIAL 3 BEDROOM COAH | RETAIL SF | OFFICE SF | HOTEL ROOMS | RESTAURANT SF | RESTAURANT SEATS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BUILDING A: MIXED-USE | 628,581 | 29,810 | 5 | 61 | 372 | 8 | 159 | 5 | 156 | 15 | 23 | 6 | 29,810 | | | | |
| BUILDING C: EXPERIENTIAL FOOD & BEVERAGE | | 19,870 | 1 | 34 | | | | | | | | | | | | 19,870 | 700 |
| BUILDING D: HOTEL | | 71,747 | 5 | 66 | | | | | | | | | | | 100 | 6000 (2) | 180 |
| BUILDING E: RETAIL/ OFFICE | | 60000 (1) | 3 | 57 | | | | | | | | | 16,110<br>1,400 | 43,200 | | | |
| BUILDING F: KIOSK | | 1,400 | 1 | 19 | | | | | | | | | | | | | |
| TOWNHOUSE 1 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 2 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 3 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 4 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 5 | 15,024 | | 3 | 38.5 | 6 | | | | | | 6 | | | | | | |
| TOWNHOUSE 6 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 7 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 8 | 7,512 | | 3 | 38.5 | 3 | | | | | | 3 | | | | | | |
| TOWNHOUSE 9 | 7,512 | | 3 | 38.5 | 3 | | | | | | 3 | | | | | | |
| TOWNHOUSE 10 | 7,512 | | 3 | 38.5 | 3 | | | | | | 3 | | | | | | |
| TOWNHOUSE 11 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 12 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 13 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 14 | 7,512 | | 3 | 38.5 | 3 | | | | | | 3 | | | | | | |
| TOWNHOUSE 15 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 16 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 17 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 18 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 19 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOWNHOUSE 20 | 12,520 | | 3 | 38.5 | 5 | | | | | | 5 | | | | | | |
| TOWNHOUSE 21 | 10,016 | | 3 | 38.5 | 4 | | | | | | 4 | | | | | | |
| TOTAL TOWNHOUSE SF | *222,856* | | | TOTAL TH UNITS | *89* | | | | | | | | | | | | |
| STACKED TOWNHOUSE 22 | 15,748 | | 3 | 38.5 | 10 | | | | 5 | | 5 | | | | | | |
| STACKED TOWNHOUSE 23 | 15,748 | | 3 | 38.5 | 10 | | | | 5 | | 5 | | | | | | |
| STACKED TOWNHOUSE 24 | 10,040 | | 3 | 38.5 | 6 | | | | 3 | | 3 | | | | | | |
| STACKED TOWNHOUSE 25 | 10,040 | | 3 | 38.5 | 6 | | | | 3 | | 3 | | | | | | |
| STACKED TOWNHOUSE 26 | 15,748 | | 3 | 38.5 | 10 | | | | 5 | | 5 | | | | | | |
| STACKED TOWNHOUSE 27 | 15,748 | | 3 | 38.5 | 10 | | | | 5 | | 5 | | | | | | |
| STACKED TOWNHOUSE 28 | 10,040 | | 3 | 38.5 | 6 | | | | 3 | | 3 | | | | | | |
| STACKED TOWNHOUSE 29 | 10,040 | | 3 | 38.5 | 6 | | | | 3 | | 3 | | | | | | |
| TOTAL STACKED TOWNHOUSE SF | *103,152* | | | TOTAL:STK UNITS | *64* | | | | | | | | | | | | |
| TOTAL TOWNHOUSE AND STACKED TOWNHOUSE SF | *326,008* | | | | | | | | | | | | | | | | |
| | TOTAL RESIDENTIAL GROSS FLOOR AREA (SF) | TOTAL COMMERCIAL GROSS FLOOR AREA (SF) | TOTAL GFA (SF) | | TOTAL NUMBER OF UNITS | TOTAL STUDIO MARKET RATE | TOTAL 1 BEDROOM MARKET RATE | TOTAL 1 BEDROOM COAH | TOTAL 2 BEDROOM MARKET RATE | TOTAL 2 BEDROOM COAH | TOTAL 3 BEDROOM MARKET RATE | TOTAL 3 BEDROOM COAH | TOTAL RETAIL (SF) | TOTAL OFFICE (SF) | TOTAL HOTEL ROOMS | TOTAL RESTAURANT (SF) | TOTAL RESTAURANT SEATS |
| PROJECT TOTALS | 954,589 | 122,827 | 1,077,416 | | 525 | 8 | 159 | 5 | 188 | 15 | 144 | 6 | 47,320 | 43,200 | 100 | 19,870 | 880 |

1) BUILDING E: GROSS FLOOR AREA INCLUDES 690 SF MEP SPACE.
2) BUILDING D: 6,000 SF RESTAURANT INCLUDED IN THE GROSS FLOOR AREA OF THE BUILDING

## PARKING DISTRIBUTION

| PARKING AREA | TOTAL NUMBER OF SPACES | BUILDING A / BUILDING D BLDG. A :RESIDENTIAL (372 UNITS) BLDG. A RETAIL (29,810 SF) BLDG. D RETAIL (1,400 SF) | BUILDING C FOOD AND BEVERAGE (700 SEATS) | BUILDING D HOTEL (100 ROOMS) (180 SEATS) | BUILDING E RETAIL (16,110 SF) OFRCE (43,200 SF) | STANDARD TOWNHOUSES (89) STACKED TOWNHOUSES (64) | RECREATION AREA |
|---|---|---|---|---|---|---|---|
| PARKING LOT A | 247 | 247 | | | | | |
| PARKING LOT C | 232 | | 232 | | | | |
| PARKING LOT D | 98 | | | 98 | | | |
| PARKING LOT E | 281 | 20 | | 60 | 201 | | |
| PARKING LOT REC | 78 | | | | | | 78 |
| BUILDING A GARAGE | 372 | 372 | | | | | |
| TOWNHOUSE GARAGES | 178 | | | | | 178 | |
| STACKED TOWNHOUSE GARAGES | 64 | | | | | 64 | |
| TOWNHOUSE DRIVEWAYS (1.5 PER UNIT) | 133 | | | | | 133 | |
| STACKED TOWNHOUSE DRIVEWAYS | 64 | | | | | 64 | |
| ROAD A | 51 | 51 | | | | | |
| ROAD B | 116 | 116 | | | | | |
| ROAD C | 52 | | | | | 52 | |
| ROAD D | 25 | | | | | 25 | |
| ROAD E | 4 | | | | | 4 | |
| TOTAL PROVIDED | 1995 | 806 | 232 | 158 | 201 | 520 | 78 |
| TOTAL REQUIRED | 1675 | 798 | 224 | 153 | 189 | 311 | N/A |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – 900 Scudders Road LOT 50 -2482-21 – Plainsboro Road & Scudders Mill Road, Plainsboro, NJ\2024\02\DWG\xrv\01-Title.dwg, —> 0102 Zoning Compliance Plan
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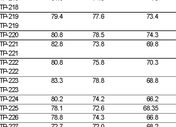
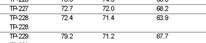
| TEST PIT NUMBER | GROUND ELEVATION (ft) | SHWT ELEVATION (ft) | GROUNDWATER ELEVATION (ft) | BOTTOM OF TEST PIT ELEVATION (ft) | PERMEABILITY RATE A (in/hr) | PERMEABILITY RATE B (in/hr) | DEPTH (ft) | ELEVATION PERMEABILITY |
|---|---|---|---|---|---|---|---|---|
| TP-201 | 85.9 | 81.9 | 76.9 | 69.9 | <0.06 | <0.06 | 3 | 82.9 |
| TP-202 | 84.8 | 82.6 | 80.3 | 68.8 | <0.06 | <0.06 | 2 | 82.8 |
| TP-202 | | | | | 0.69 | <0.06 | 6 | 78.8 |
| TP-202 | | | | | 0.43 | 0.49 | 9 | 75.8 |
| TP-203 | 85.8 | 84.1 | 76.8 | 69.8 | <0.06 | <0.06 | 3 | 82.8 |
| TP-203 | | | | | 0.51 | 0.51 | 6 | 79.8 |
| TP-204 | 84.1 | 82.4 | 75.1 | 72.1 | <0.06 | <0.06 | 3 | 81.1 |
| TP-205 | 83.7 | 81.7 | 72.7 | 69.7 | <0.06 | <0.06 | 3 | 80.7 |
| TP-206 | | | | | 0.36 | 0.44 | 7 | 76.7 |
| TP-206 | 87.6 | 83.1 | 78.6 | 71.6 | 0.52 | <0.06 | 2 | 85.6 |
| TP-206 | | | | | <0.06 | <0.06 | 6 | 81.6 |
| TP-207 | 87.3 | 83.3 | N/E | 75.3 | <0.06 | <0.06 | 2 | 85.3 |
| TP-207 | | | | | <0.06 | <0.06 | 5 | 82.3 |
| TP-208 | 84.6 | 73.6 | N/E | 73.6 | 0.45 | <0.06 | 3 | 81.6 |
| TP-208 | | | | | 1.3 | 1.5 | 9 | 75.6 |
| TP-209 | 86.9 | 76.9 | N/E | 72.9 | <0.06 | <0.06 | 3 | 83.9 |
| TP-209 | | | | | 2.1 | 2.3 | 6 | 80.9 |
| TP-210 | 86.5 | 79.5 | N/E | 74.5 | <0.06 | <0.06 | 3 | 83.5 |
| TP-211 | 81.3 | 72.3 | N/E | 72.3 | 0.14 | 1.6 | 1 | 80.3 |
| TP-211 | | | | | 0.18 | 1.1 | 2 | 79.3 |
| TP-211 | | | | | 1.0 | 1.1 | 6 | 75.3 |
| TP-212 | 81.4 | 67.4 | N/E | 65.4 | <0.06 | <0.06 | 3 | 78.4 |
| TP-212 | | | | | 0.40 | 0.49 | 6 | 75.4 |
| TP-213 | 77.9 | 69.6 | N/E | 69.6 | <0.06 | <0.06 | 3 | 74.9 |
| TP-213 | | | | | 1.3 | 1.7 | 6 | 71.9 |
| TP-214 | 84.3 | 81.1 | 78.3 | 68.3 | <0.06 | <0.06 | 3 | 81.3 |
| TP-214 | | | | | 5.4 | 6.3 | 6 | 78.3 |
| TP-215 | 82.5 | 76.5 | 75.5 | 69.5 | <0.06 | <0.06 | 3 | 79.5 |
| TP-215 | | | | | 0.14 | 0.45 | 8 | 74.5 |
| TP-216 | 80.7 | 75.2 | 72.2 | 68.7 | <0.06 | <0.06 | 3 | 77.7 |
| TP-217 | 79.6 | 75.6 | 74.6 | 67.6 | <0.06 | <0.06 | 2 | 77.6 |
| TP-217 | | | | | 0.46 | <0.06 | 5 | 74.6 |
| TP-218 | 81.0 | 74.3 | 73 | 69 | <0.06 | <0.06 | 2 | 79.0 |
| TP-218 | | | | | <0.06 | <0.06 | 6 | 75.0 |
| TP-219 | 79.4 | 77.6 | 73.4 | 65.4 | <0.06 | <0.06 | 3 | 76.4 |
| TP-219 | | | | | 0.14 | 0.13 | 6 | 73.4 |
| TP-220 | 80.8 | 78.5 | 74.3 | 69.8 | <0.06 | <0.06 | 3 | 77.8 |
| TP-221 | 82.8 | 73.8 | 69.8 | 67.8 | <0.06 | <0.06 | 3 | 79.8 |
| TP-221 | | | | | 2.5 | 2.4 | 7 | 75.8 |
| TP-222 | 80.8 | 75.8 | 70.3 | 67.8 | <0.06 | <0.06 | 3 | 77.8 |
| TP-222 | | | | | <0.06 | <0.06 | 7 | 73.8 |
| TP-223 | 83.3 | 78.8 | 68.8 | 68.3 | <0.06 | <0.06 | 3 | 80.3 |
| TP-223 | | | | | 0.35 | 0.4 | 6 | 77.3 |
| TP-224 | 80.2 | 74.2 | 66.2 | 65.2 | <0.06 | <0.06 | 3 | 77.2 |
| TP-225 | 76.1 | 72.6 | 69.35 | 66.1 | <0.06 | <0.06 | 3 | 75.1 |
| TP-226 | 78.8 | 74.3 | 66.8 | 64.8 | <0.06 | <0.06 | 2 | 76.8 |
| TP-227 | 72.7 | 72.0 | 68.2 | 63.2 | <0.06 | <0.06 | 2 | 70.7 |
| TP-228 | 72.4 | 71.4 | 63.9 | 60.4 | <0.06 | <0.06 | 2 | 70.4 |
| TP-228 | | | | | <0.06 | <0.06 | 5 | 67.4 |
| TP-229 | 79.2 | 71.2 | 67.7 | 66.2 | <0.06 | <0.06 | 3 | 76.2 |
| TP-229 | | | | | <0.06 | <0.06 | 9 | 70.2 |
| TP-230 | 73.6 | 72.4 | 68.6 | 59.6 | <0.06 | <0.06 | 2 | 71.6 |
| TP-230 | | | | | <0.06 | <0.06 | 5 | 68.6 |
| TP-231 | 75.3 | 72.6 | 67.8 | 60.3 | <0.06 | <0.06 | 3 | 72.3 |
| TP-232 | 75.0 | 71.0 | 60 | 60 | <0.06 | <0.06 | 2 | 73.0 |
| TP-232 | | | | | <0.06 | <0.06 | 7 | 68.0 |
| TP-233 | 75.0 | 72.0 | 69.8 | 63 | <0.06 | <0.06 | 2 | 73.0 |
| TP-234 | 71.9 | 68.4 | 65.9 | 59.9 | <0.06 | <0.06 | 2 | 69.9 |
| TP-234 | | | | | <0.06 | <0.06 | 5 | 66.9 |
| TP-235 | 72.2 | 69.2 | 64.2 | 57.2 | <0.06 | <0.06 | 1.5 | 70.7 |
| TP-236 | 71.1 | 68.9 | 63.6 | 61.1 | <0.06 | <0.06 | 2 | 69.1 |
| TP-237 | 69.0 | 67.8 | 62 | 59 | <0.06 | <0.06 | 2 | 67.0 |
| TP-237 | | | | | <0.06 | <0.06 | 5 | 64.0 |
| TP-238 | 68.5 | 67.3 | 61 | 60 | <0.06 | <0.06 | 1.5 | 67.0 |
| TP-239 | 57.5 | 56.3 | 50 | 46.5 | <0.06 | <0.06 | 2 | 55.5 |
| TP-240 | 68.9 | 65.6 | 60.9 | 56.9 | <0.06 | <0.06 | 2 | 64.9 |
| TP-240 | | | | | 0.24 | 0.21 | 5 | 61.9 |
| TP-241 | 69.5 | 66.8 | 62 | 57.5 | 0.24 | 0.21 | 3 | 66.5 |
| TP-242 | 66.7 | 65.4 | 62.7 | 53.7 | <0.06 | <0.06 | 2 | 64.7 |
| TP-243 | 66.2 | 64.2 | 62.2 | 55.2 | <0.06 | <0.06 | 3 | 63.2 |
| TP-244 | 81.2 | 76.7 | 69.2 | 68.2 | <0.06 | <0.06 | 3 | 78.2 |
| TP-245 | 81.9 | 78.7 | 69.4 | 68.9 | <0.06 | <0.06 | 3 | 78.9 |
| TP-246 | 75.5 | 68.5 | 65 | 60.5 | <0.06 | <0.06 | 2 | 73.5 |
| TP-246 | | | | | 0.67 | 0.67 | 6 | 69.5 |
| TP-247 | 71.8 | 69.3 | 64.3 | 61.8 | <0.06 | <0.06 | 3 | 68.8 |
| TP-248 | 69.6 | 68.4 | 65.6 | 60.6 | <0.06 | <0.06 | 3 | 66.6 |
| TP-249 | 65.6 | 64.5 | 62.1 | 50.6 | <0.06 | <0.06 | 2 | 63.6 |
| TP-250 | 69.6 | 68.4 | 61.6 | 58.6 | <0.06 | <0.06 | 3 | 66.6 |
| TP-250 | | | | | <0.06 | 0.4 | 5 | 64.6 |
| TP-251 | 70.6 | 69.0 | 65.1 | 60.6 | <0.06 | <0.06 | 3 | 67.6 |
| TP-252 | 79.3 | 77.3 | 72.8 | 69.3 | <0.06 | <0.06 | 2 | 77.3 |
| TP-253 | 78.6 | 75.6 | 69.6 | 64.6 | <0.06 | <0.06 | 2 | 76.6 |
| TP-253 | | | | | <0.06 | <0.06 | 6 | 72.6 |
| TP-254 | 81.7 | 79.4 | N/E | 75.2 | <0.06 | <0.06 | 3 | 78.7 |
| TP-255 | 81.2 | 79.4 | 73.7 | 72.2 | <0.06 | <0.06 | 3 | 78.2 |
| TP-256 | 81.9 | 75.4 | 69.9 | 68.9 | <0.06 | <0.06 | 3 | 78.9 |
| TP-256 | | | | | 1.0 | 2.8 | 6 | 75.9 |
| TP-257 | 79.9 | 71.9 | N/E | 69.4 | <0.06 | <0.06 | 3 | 76.9 |
| TP-258 | 80.00 | 76.7 | 70.5 | 70 | <0.06 | <0.06 | 2 | 78.0 |
| TP-258 | | | | | <0.06 | <0.06 | 5 | 75.0 |
| TP-259 | 79.4 | 77.4 | 69.4 | 68.4 | <0.06 | <0.06 | 3 | 76.4 |
| TP-260 | 79.9 | 76.6 | 69.4 | 68.9 | <0.06 | <0.06 | 2 | 77.9 |
| TP-260 | | | | | 3.5 | 3.3 | 6 | 73.9 |
| TP-261 | 79.3 | 74.5 | 64.8 | 64.3 | <0.06 | <0.06 | 2 | 77.3 |
| TP-262 | 79.2 | 76.2 | 66.2 | 64.2 | <0.06 | <0.06 | 2 | 77.2 |
| TP-262 | | | | | <0.06 | <0.06 | 5 | 74.2 |
| TP-263 | 77.4 | 68.4 | 64.4 | 62.4 | 0.76 | <0.06 | 3 | 74.4 |
| TP-263 | | | | | 0.78 | 1.2 | 10 | 67.4 |
| TP-264 | 76.5 | 72.0 | 65 | 64.5 | <0.06 | <0.06 | 0.5 | 76.0 |
| TP-264 | | | | | <0.06 | <0.06 | 3 | 73.5 |
| TP-265 | 74.8 | N/E | N/E | 60.8 | <0.06 | <0.06 | 2 | 72.8 |
| TP-265 | | | | | >20 | 17.8 | 5 | 69.8 |
| TP-266 | 75.6 | 68.1 | 64.6 | 61.6 | <0.06 | <0.06 | 3 | 72.6 |
| TP-266 | | | | | <0.06 | <0.06 | 6 | 69.6 |
| TP-267 | 72.5 | 71.5 | 66.7 | 62.5 | <0.06 | <0.06 | 3 | 69.5 |
| TP-268 | 78.1 | 74.1 | N/E | 66.6 | <0.06 | <0.06 | 2 | 76.1 |
| TP-268 | | | | | 0.40 | 0.42 | 5 | 73.1 |
| TP-269 | 80.3 | 71.3 | N/E | 71.3 | <0.06 | <0.06 | 3 | 77.3 |
| TP-269 | | | | | <0.06 | <0.06 | 6 | 74.3 |
| TP-270 | 77.3 | N/E | N/E | 74.1 | <0.06 | <0.06 | 1 | 76.3 |

| TEST PIT NUMBER | GROUND ELEVATION (ft) | SHWT ELEVATION (ft) | GROUNDWATER ELEVATION (ft) | BOTTOM OF TEST PIT ELEVATION (ft) |
|---|---|---|---|---|
| B-101 | 72.5 | - | 66.5 | 59.0 |
| B-102 | 71.5 | - | 61.5 | 60.5 |
| B-103 | 76.5 | - | 70.5 | 62.5 |
| B-104 | 77.6 | - | N/E | 64.6 |
| B-105 | 79.6 | - | N/E | 65.6 |
| B-106 | 81.8 | - | 71.8 | 66.3 |
| B-107 | 77.4 | - | N/E | 63.4 |
| B-108 | 82.3 | - | 70.3 | 64.3 |
| B-109 | 85.6 | - | 77.6 | 74.1 |
| B-110 | 83.0 | - | N/E | 69.5 |

| TEST PIT NUMBER | GROUND ELEVATION (ft) | SHWT ELEVATION (ft) | GROUNDWATER ELEVATION (ft) | BOTTOM OF TEST PIT ELEVATION (ft) | PERMEABILITY RATE A (in/hr) | PERMEABILITY RATE B (in/hr) | DEPTH (ft) | ELEVATION PERMEABILITY |
|---|---|---|---|---|---|---|---|---|
| TP-101 | 86.4 | - | 76.9 | 75.4 | <0.06 | <0.06 | 2.5 | 83.9 |
| TP-101 | | | | | 1.8 | 3.3 | 6 | 80.4 |
| TP-102 | 84.6 | - | 79.6 | 75.6 | <0.06 | <0.06 | 1.5 | 83.1 |
| TP-102 | | | | | 3.8 | 2.9 | 6.5 | 78.1 |
| TP-103 | 82.8 | - | 73.8 | 72.8 | <0.06 | <0.06 | 2 | 80.8 |
| TP-104 | 86.4 | - | N/E | 76.4 | <0.06 | <0.06 | 2 | 86.4 |
| TP-104 | | | | | 1.0 | 3.3 | 6 | 82.4 |
| TP-105 | 84.8 | - | N/E | 72.8 | <0.06 | <0.06 | 1.5 | 83.3 |
| TP-105 | | | | | <0.06 | <0.06 | 6 | 78.8 |
| TP-106 | 78.3 | - | 68.3 | 68.3 | <0.06 | <0.06 | 2 | 76.3 |
| TP-106 | | | | | <0.06 | <0.06 | 4.5 | 73.8 |
| TP-107 | 78.5 | - | N/E | 69.5 | <0.06 | <0.06 | 2 | 76.5 |
| TP-107 | | | | | <0.06 | <0.06 | 4 | 74.5 |
| TP-108 | 82.8 | - | N/E | 71.8 | <0.06 | <0.06 | 2.5 | 80.3 |
| TP-108 | | | | | 5.9 | 7.0 | 6.5 | 76.3 |
| TP-109 | 83.1 | - | N/E | 71.1 | <0.06 | <0.06 | 1.5 | 81.6 |
| TP-109 | | | | | <0.06 | <0.06 | 3.5 | 79.6 |
| TP-109 | | | | | 2.1 | 2.5 | 6 | 77.1 |
| TP-110 | 81.5 | - | 73.0 | 73 | <0.06 | <0.06 | 4 | 77.5 |
| TP-110 | | | | | 1.0 | 1.1 | 6 | 75.5 |
| TP-111 | 75.6 | - | 67.6 | 66.6 | <0.06 | <0.06 | 2 | 73.6 |
| TP-111 | | | | | <0.06 | <0.06 | 4 | 71.6 |
| TP-111 | | | | | 1.2 | 0.63 | 6.5 | 69.1 |
| TP-112 | 82.7 | - | N/E | 70.7 | <0.06 | <0.06 | 1.5 | 81.2 |
| TP-112 | | | | | <0.06 | <0.06 | 4.5 | 78.2 |
| TP-113 | 80.6 | - | 74.1 | 73.6 | <0.06 | <0.06 | 2 | 78.6 |
| TP-114 | 80.0 | - | N/E | 73 | <0.06 | <0.06 | 2 | 78.0 |
| TP-114 | | | | | 0.81 | 0.5 | 4 | 76.0 |
| TP-115 | 81.5 | - | N/E | 70.5 | <0.06 | 0.11 | 2 | 79.5 |
| TP-115 | | | | | <0.06 | <0.06 | 4.5 | 77.0 |
| TP-115 | | | | | 9.1 | 10.2 | 8 | 73.5 |
| TP-116 | 78.2 | - | N/E | 67.2 | 1.1 | 1.2 | 2 | 76.2 |
| TP-116 | | | | | 0.09 | 0.07 | 5 | 73.2 |
| TP-117 | 73.0 | - | N/E | 65 | <0.06 | <0.06 | 1.5 | 71.5 |
| TP-117 | | | | | <0.06 | <0.06 | 3 | 70.0 |
| TP-118 | 71.4 | - | 64.4 | 63.9 | <0.06 | <0.06 | 2 | 69.4 |
| TP-118 | | | | | <0.06 | <0.06 | 4 | 67.4 |
| TP-119 | 68.5 | - | 60.5 | 58.5 | <0.06 | <0.06 | 2 | 66.5 |
| TP-119 | | | | | <0.06 | <0.06 | 4 | 64.5 |
| TP-120 | 73.3 | - | N/E | 61.3 | <0.06 | <0.06 | 1.5 | 71.8 |
| TP-120 | | | | | 2.8 | 4.5 | 4 | 69.3 |
| TP-120 | | | | | <0.06 | <0.06 | 7.5 | 65.8 |
| TP-121 | 78.0 | - | N/E | 66 | <0.06 | <0.06 | 2.5 | 75.5 |
| TP-121 | | | | | 0.12 | 0.13 | 5 | 73.0 |
| TP-122 | 76.5 | - | N/E | 66.5 | <0.06 | <0.06 | 2 | 76.5 |
| TP-122 | | | | | 9.9 | 7.8 | 7.5 | 71.0 |
| TP-123 | 79.6 | - | N/E | 70.6 | <0.06 | <0.06 | 2 | 77.6 |
| TP-123 | | | | | 1.5 | 1.6 | 4 | 75.6 |
| TP-124 | 77.6 | - | N/E | 68.1 | <0.06 | <0.06 | 2 | 75.6 |
| TP-124 | | | | | <0.06 | <0.06 | 4 | 73.6 |
| TP-125 | 74.8 | - | 63.3 | 63.3 | <0.06 | <0.06 | 2.5 | 72.3 |
| TP-125 | | | | | <0.06 | <0.06 | 5 | 69.8 |
| TP-125 | | | | | <0.06 | <0.06 | 10 | 64.8 |
| TP-126 | 73.3 | - | 62.8 | 62.3 | <0.06 | <0.06 | 2 | 71.3 |
| TP-126 | | | | | 0.11 | 0.11 | 4 | 69.3 |
| TP-126 | | | | | 4.3 | 4.3 | 7 | 66.3 |
| TP-126 | | | | | 1.3 | 1.4 | 10 | 63.3 |
| TP-127 | 89.3 | - | 77.3 | 77.3 | <0.06 | <0.06 | 1.5 | 87.8 |
| TP-127 | | | | | 1.1 | 1.1 | 4 | 85.3 |
| TP-127 | | | | | <0.06 | <0.06 | 7.5 | 81.8 |
| TP-128 | 70.4 | - | 61.9 | 60.4 | <0.06 | <0.06 | 2 | 68.4 |
| TP-128 | | | | | 0.77 | <0.06 | 4.5 | 65.9 |
| TP-128 | | | | | <0.06 | <0.06 | 8 | 62.4 |
| TP-129 | 71.2 | - | 64.2 | 63.7 | <0.06 | <0.06 | 1.5 | 69.7 |
| TP-129 | | | | | <0.06 | <0.06 | 3.5 | 67.7 |
| TP-130 | 73.3 | - | 64.3 | 63.8 | <0.06 | <0.06 | 1.5 | 71.8 |
| TP-130 | | | | | 1.2 | 1.6 | 4 | 69.3 |
| TP-131 | 76.9 | - | N/E | 64.9 | <0.06 | <0.06 | 2 | 74.9 |
| TP-131 | | | | | 0.79 | 0.69 | 4.5 | 72.4 |
| TP-131 | | | | | 2.3 | 2.3 | 6 | 70.9 |
| TP-132 | 67.2 | - | N/E | 58.7 | <0.06 | <0.06 | 1.5 | 65.7 |
| TP-132 | | | | | <0.06 | 0.11 | 4.5 | 62.7 |




SCALE : 1" = 80'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 44.80 | SPOT ELEVATION | + 44.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| TP-1 | LIGHT FIXTURE | |
| | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 - IWRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2482501DAO\dwg\10-Overall Plan.dwg, --> C200 Overall Existing Conditions
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CAMPUS ROAD
PLAINSBORO ROAD
BLOCK 1701 LOT 6
N/F N.J.D.O.T.
BLOCK 1702 LOT 1
N/F TOWNSHIP OF PLAINSBORO
BLOCK 1601 LOT 1
N/F N.J.D.O.T.
BLOCK 1601 LOT 1
N/F N.J. DEPARTMENT OF TRANSPORTATION
BLOCK 1601 LOT 50
(CONTAINING 2,444,484 SQ.FT.± or 56.118 AC.±)
N/F IWRV SCUDDERS ROAD, LLC
BLOCK 1601 LOT 58
N/F IWRV SCUDDERS ROAD, LLC
BLOCK 1601 LOT 56
N/F PRINCETON HD OWNER LLC
BLOCK 701 LOT 16.081
BLOCK 701 LOT 16.083
BLOCK 701 LOT 16.082
P.O.B.
N:548618.79
E:1460726.62
SLOPE AND DRAINAGE EASEMENT PER REF. PLAN No.1
SLOPE AND DRAINAGE EASEMENT PER REF. PLAN No. 3
20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1
20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1
20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1
20' SANITARY SEWER EASEMENT PER REF; PLAN No. 1
20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER REF. PLAN No. 1
20' WIDE PROPOSED TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER REF. PLAN No. 1 D.B. 5796 PG. 835
20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER REF. PLAN No. 1
24' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1
18' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1
APPROXIMATE WATERLINE LOCATION AS PER NJAW MAPPING
50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY
A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1
50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)
APPROXIMATE LIMIT OF WETLANDS PER REFERENCE PLAN No. 4 (TYP.)
APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64'± (METHOD 1: STATE STUDY)
APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64'± (METHOD 3: FEMA)
WETLANDS
VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF PLAN No. 1
VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF. PLAN No. 1
ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH
EXISTING STREAM ENCROACHMENT LINE APPROXIMATELY 25' IN LIEU OF PERMIT No. 1218-12-0003.1 REFERENCE (PLAN No. 1) AND GENERAL NOTE #12
TOP OF BANK
100-YEAR FLOOD LIMIT ELEVATION (FEMA): 61
STATE STUDY FLOOD HAZARD AREA DESIGN FLOOD ELEVATION (NAVD88): 64.0~1.2'
ZONE AE EL 61'
ZONE X
100'
WALKER GORDON POND
CAPPED IRON PIN (TYP.)
MON (TYP.)
FIELD
ATT MANHOLE
ELECTRIC MANHOLE
GAS VALVE
WOOD UTILITY POLE WITH TRANSFORMER
LAMP POST
SIGN
GUIDE RAIL
CURB
SAN MH
STORM MH
INLET
SAN MANHOLE
WATER VALVE
HYDRANT
SIGN POST
FENCE
LIGHT FIXTURE
TEST PIT LOCATION
GRADE FLOW ARROW
SWALE CENTER LINE

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

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InSite@InSiteEng.net www.InSiteEng.net

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

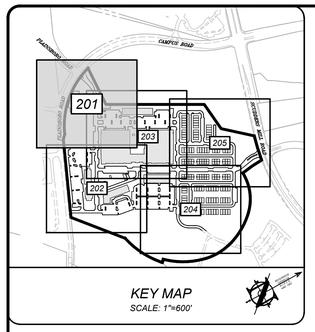
SCALE: 1"=80' | DESIGNED BY: EAS
DATE: 09/04/25 | DRAWN BY: EAS
JOB #: 25-2482-01 | CHECKED BY: ERB
NOT FOR CONSTRUCTION
FOR CONSTRUCTION | APPROVED BY:

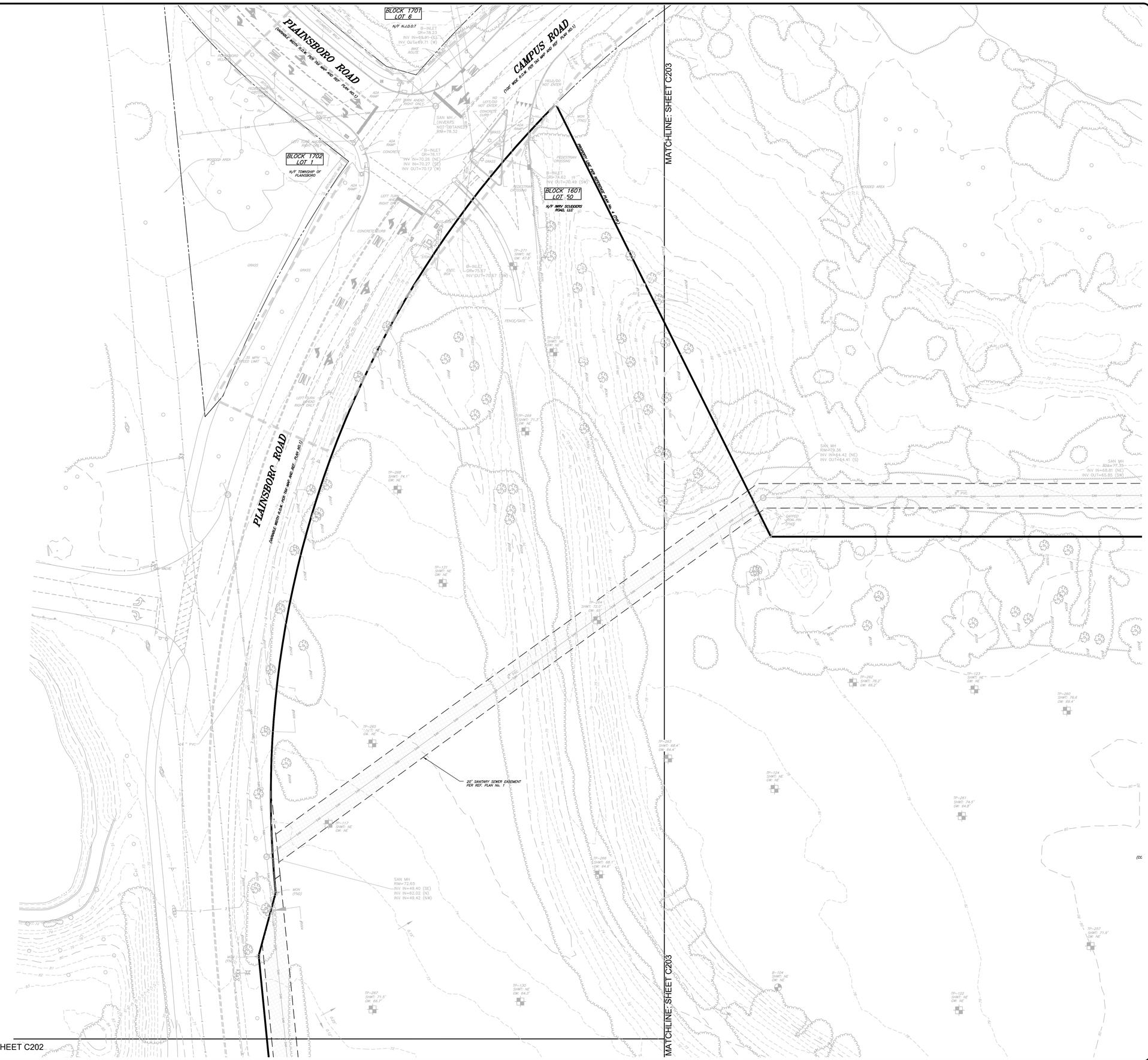
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET NO.
C200




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 75 | CONTOUR LINE | 75 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | TP1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

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# FUSION

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 43927*


## REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:

*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:

*EXISTING CONDITIONS PLAN*

SHEET NO.

C201


File: X:\Jobs\2482 – IWV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2482001CAD\Dwg\03-Existing Conditions.dwg, ---> C201 Existing Conditions
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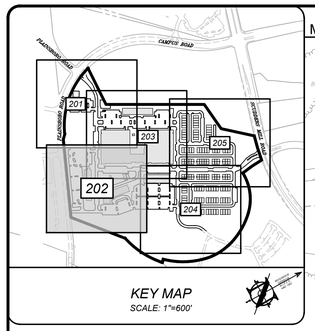


KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C201

MATCHLINE: SHEET C203

MATCHLINE: SHEET C204

PLAINSBORO ROAD
(VARIABLE WIDTH R.O.W. PER TAX MAP AND REF. PLAN NO.1)

20' SANITARY SEWER EASEMENT PER REF. PLAN NO. 1 D.B. 4434 PG. 490

20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1

VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF. PLAN No. 1

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

BLOCK 1601 LOT 50
N/F INRV SCUDDERS ROAD, LLC

BLOCK 1601 LOT 58
N/F INRV SCUDDERS ROAD, LLC

PROPOSED 24' ROW DEDICATION PLAN No. 1 (TYP.)

PAVED MACADAM DRIVEWAY

REFERENCE MERIDIAN N.J.P.S. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – INRV Scudders Road, LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\CAD\Dwg\03-Existing Conditions.dwg, ---> 02/02 Existing Conditions
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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering•Surveying•Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

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InSite@InSiteEng.net www.InSiteEng.net

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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. #23827*

REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

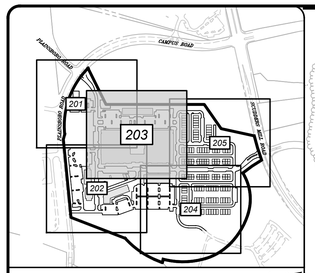
SCALE: 1"=30' | DESIGNED BY: EAS
DATE: 09/04/25 | DRAWN BY: EAS
JOB #: 25-2482-01 | CHECKED BY: ERB
☒ NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*EXISTING CONDITIONS PLAN*

SHEET NO.
C202




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C201

MATCHLINE: SHEET C202

MATCHLINE: SHEET C205

MATCHLINE: SHEET C204

LOT 7
N/F N.J.D.O.T.

BLOCK 1601
LOT 50
(CONTAINING: 2,444,484 Sq.Ft.± or 56.116 Ac.±)
N/F IWRV SCUDDERS ROAD, LLC

SAN. MH
RIM=79.36
INV IN=64.42 (NE)
INV OUT=64.41 (S)

SAN. MH
RIM=77.35
INV IN=65.81 (NE)
INV OUT=65.85 (SW)

SAN. MH
RIM=77.13
INV IN=67.21 (NE)
INV OUT=67.19 (SW)

8" PVC

CAPPED IRON PIN FOUND

PAVED MEADOW DRIVEWAY




30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN. | SANITARY LATERAL | SAN. |
| OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 - IWRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\8203\CAD\Dwg\02-Existing Conditions.dwg, ---> C203 Existing Conditions
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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InSite@InSiteEng.net www.InSiteEng.net

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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|---|---|
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| DATE: 09/04/25 | DRAWN BY: EAS |
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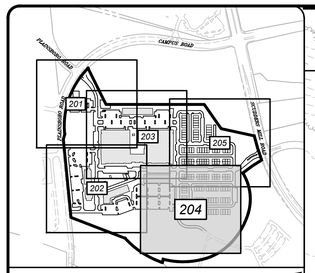
☒ NOT FOR CONSTRUCTION — APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NO.
C203




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C203

MATCHLINE: SHEET C205

MATCHLINE: SHEET C205

MATCHLINE: SHEET C202

~50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY;
~ A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1

VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF PLAN No. 1

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)

APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 69 (METHOD 3: FEMA)

APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64.8 (METHOD 1: STATE STUDY)

ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH

24' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1

APPROXIMATE WATERLINE LOCATION AS PER NJAW MAPPING

18' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1

APPROXIMATE WATERLINE LOCATION AS PER NJAW MAPPING

PROPERTY LINE PER RESERVE PLAN No. 1

20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER

REFERENCE MERIDIAN N.J.S.P. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
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BRIELLE, NJ 08730

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103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
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PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning


InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 43927*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO.

C204


File: X:\Job\25-2482 – IWRV Scudders Road, LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road, Plainsboro, NJ\25482001\CAD\Land\03-Existing Conditions.dwg, ---> C204 Existing Conditions
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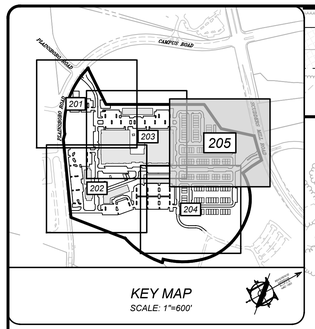


KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C203

MATCHLINE: SHEET C203

MATCHLINE: SHEET C204

MATCHLINE: SHEET C204

SCUDDERS MILL ROAD
(100' WIDE R.O.W. PER "M" MAP NO.1)
(AKA CR 616)

BLOCK 1601
LOT 1
N/F N.J. DEPARTMENT OF TRANSPORTATION

BLOCK 1601
LOT 17

BLOCK 1601
LOT 50
N/F IWRV SCUDDERS ROAD, LLC

BLOCK 1601
LOT 56
N/F PRINCETON HD OWNER LLC

P.O.B.
N:548618.76
E:460726.

20' SANITARY SEWER EASEMENT PER REF: PLAN No. 1

20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER REF: PLAN No. 1

SLOPE AND DRAINAGE EASEMENT PER REF: PLAN No. X

PROPERTY LINE PER REFERENCE PLAN No. 5 (TYP.)

REFERENCE MERIDIAN
N.J.P.C.S.
NAD 1983

30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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PLAN INFORMATION

DRAWING TITLE:

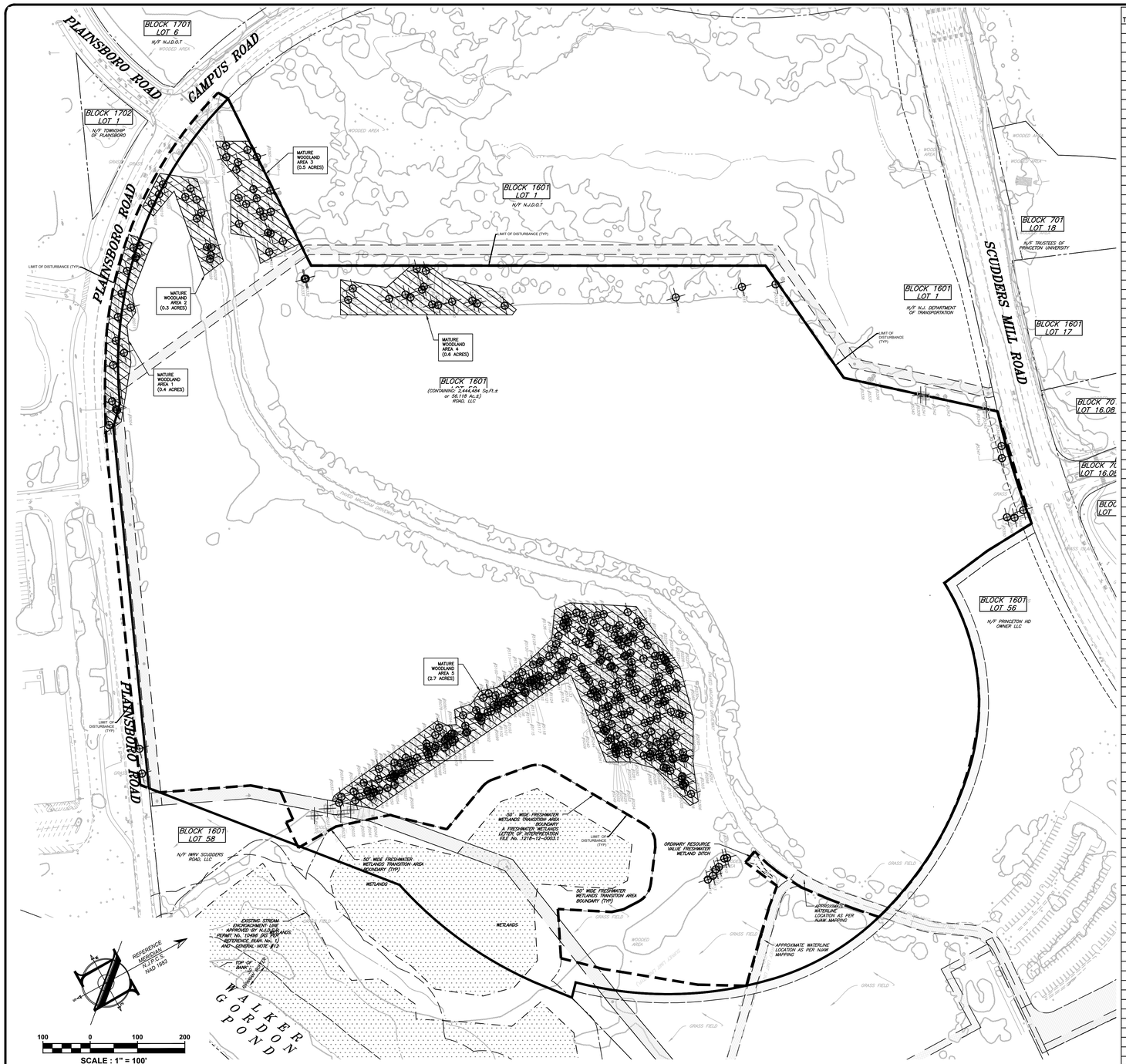
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C205




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 50 | CONTOUR LINE | 50 |
| + 46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

MATURE WOODLAND AREA

TOTAL AREA: 4.5 ACRES

## TREE LEGEND

TREES TO BE REMOVED

EXISTING TREES TO REMAIN

**TREE LOCATIONS**

TREE LOCATIONS ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN OF BLOCK 1601, LOT 50 PREPARED FOR SCUDDERS MILL HOLDING, LCC", PREPARED BY VAN NOTE–HARVEY ASSOCIATES, INC., DATED 01/31/23, LAST REVISED 07/24/25.

| TOTAL NUMBER OF REQUIRED REPLACEMENT TREES | | | | |
|---|---|---|---|---|
| TREE SIZE (DBH) | TOTAL NUMBER OF INDIVIDUAL LIVE TREES TO BE REMOVED | TREE REPLACEMENT FACTOR | TOTAL NUMBER OF TREES TO BE REPLACED | MIN. CALIPER OF REPLACEMENT TREES |
| 6"–12.99" | 244 | 1 x | 244 | 1.5" |
| 13"–22.99" | 72 | 2 x | 144 | 1.5" |
| 23"–32.99" | 10 | 3 x | 30 | 1.5" |
| 33"> | 3 | 4 x | 12 | 1.5" |
| | | TOTAL | 430 | |

SEE SHEET C101 FOR PLAN NOTES

| TREE TAG # | SPECIES | WIDTH (INCHES) | HEIGHT(FEET) |
|---|---|---|---|
| 5001 | SYCAMORE | 30 | 45 |
| 5002 | SYCAMORE | 36 | 45 |
| 5003 | RED MAPLE | 30 | 50 |
| 5004 | SYCAMORE | 10 | 35 |
| 5005 | CALIFORNIA PEAR | 8 | 20 |
| 5006 | HICKORY | 8 | 20 |
| 5007 | SYCAMORE | 12 | 30 |
| 5008 | RED MAPLE | 8, 9, 10 | 25 |
| 5009 | SYCAMORE | 14 | 40 |
| 5010 | SYCAMORE | 13 | 45 |
| 5011 | OAK | 11 | 40 |
| 5012 | SYCAMORE | 12 | 40 |
| 5013 | SYCAMORE | 12 | 45 |
| 5014 | CALIFORNIA PEAR | 10 | 45 |
| 5015 | CALIFORNIA PEAR | 12 | 40 |
| 5016 | SYCAMORE | 12 | 35 |
| 5017 | MAPLE | 8, 8, | 35 |
| 5018 | SYCAMORE | 14 | 45 |
| 5019 | CALIFORNIA PEAR | 12 | 40 |
| 5020 | SWEET GUM | 8 | 35 |
| 5021 | PEAR | 10 | 35 |
| 5022 | CALIFORNIA PEAR | 8 | 35 |
| 5023 | CALLERY PEAR | 11 | 40 |
| 5024 | CEDAR | 9 | 30 |
| 5025 | CEDAR | 11 | 35 |
| 5026 | CEDAR | 8 | 20 |
| 5027 | CEDAR | 8 | 20 |
| 5028 | BLACK CHERRY | 8 | 25 |
| 5029 | BLACK CHERRY | 11 | 40 |
| 5030 | ASH | 8 | 30 |
| 5031 | BLACK OAK | 24 | 40 |
| 5032 | MAPLE | 14 | 40 |
| 5033 | PIN OAK | 13 | 40 |
| 5034 | ASH | 10 | 35 |
| 5035 | ASH | 12 | 30 |
| 5036 | DOGWOOD | 8 | 25 |
| 5037 | PIN OAK | 18 | 50 |
| 5038 | OAK | 8 | 30 |
| 5039 | CHERRY | 10 | 35 |
| 5040 | PIN OAK | 10 | 40 |
| 5041 | NORWAY MAPLE | 8 | 35 |
| 5042 | CHERRY | 20 | 50 |
| 5043 | PIN OAK | 18 | 50 |
| 5044 | PIN OAK | 8 | 35 |
| 5045 | CHERRY | 12 | 30 |
| 5046 | ASH | 10 | 60 |
| 5047 | PIN OAK | 18 | 20 |
| 5048 | LOCUST | 8 | 25 |
| 5049 | CHERRY | 10 | 35 |
| 5050 | ASH | 10 | 30 |
| 5051 | MAPLE | 8, 9, 8 | 30 |
| 5052 | CHERRY | 8 | 15 |
| 5053 | CHERRY(DEAD) | 10 | 35 |
| 5054 | PIN OAK | 9 | 30 |
| 5055 | CHERRY | 8 | 30 |
| 5056 | CHERRY | 8 | 35 |
| 5057 | CHERRY | 12 | 30 |
| 5058 | HICKORY | 10 | 30 |
| 5059 | (DEAD) | 12 | 25 |
| 5060 | HORNBEAM | 10 | 45 |
| 5061 | ASH | 10 | 40 |
| 5062 | OAK | 14 | 35 |
| 5063 | CHERRY | 16 | 40 |
| 5064 | OAK | 12 | 25 |
| 5065 | CHERRY(DEAD) | 13 | 35 |
| 5066 | HICKORY | 12 | 60 |
| 5067 | PIN OAK | 14 | 60 |
| 5068 | PIN OAK | 17 | 35 |
| 5069 | CHERRY | 9 | 35 |
| 5070 | CHERRY | 10 | 40 |
| 5071 | CHERRY | 10 | 40 |
| 5072 | CHERRY | 10 | 40 |
| 5073 | HICKORY | 9, 12, 12, 12 | 50 |
| 5074 | ASH | 9 | 35 |
| 5075 | HICKORY | 8,8 | 35 |
| 5076 | CHERRY | 8 | 35 |
| 5077 | CHERRY | 8,8 | 40 |
| 5078 | CHERRY | 8 | 25 |
| 5079 | LOCUST | 12 | 40 |
| 5080 | CHERRY | 8,8 | 40 |
| 5081 | ASH | 10 | 45 |
| 5082 | OAK | 18 | 50 |
| 5083 | CHERRY | 10, 10 | 35 |
| 5084 | CHERRY | 8, 8 | 40 |
| 5085 | ASH | 10 | 45 |
| 5086 | ASH | 12 | 45 |
| 5087 | HICKORY | 10 | 45 |
| 5088 | CHERRY | 12 | 35 |
| 5089 | ASH | 10 | 35 |
| 5090 | CHERRY | 8 | 30 |
| 5091 | ASH | 15 | 45 |
| 5092 | CHERRY | 9, 7 | 35 |
| 5093 | CHERRY | 20 | 40 |
| 5094 | CHERRY | 20 | 50 |
| 5095 | HICKORY | 10 | 30 |
| 5096 | ASH | 12 | 35 |
| 5097 | ASH | 9 | 35 |
| 5098 | ASH | 12 | 35 |
| 5099 | CHERRY | 12 | 35 |
| 5100 | CHERRY | 13 | 45 |
| 5101 | GUM | 12 | 40 |
| 5102 | CHERRY | 10 | 40 |
| 5103 | CHERRY | 15 | 45 |
| 5104 | CHERRY | 8 | 45 |
| 5105 | MAPLE | 10, 8 | 30 |
| 5106 | ASH | 14 | 50 |
| 5107 | CHERRY | 15 | 50 |
| 5108 | CHERRY | 16 | 45 |
| 5109 | CHERRY | 8, 8 | 35 |
| 5110 | ASH | 8 | 45 |
| 5111 | OAK | 8 | 35 |
| 5112 | OAK | 14 | 50 |
| 5113 | (DEAD) | 10 | 30 |
| 5114 | OAK | 12 | 50 |
| 5115 | HICKORY | 14 | 50 |
| 5116 | CHERRY | 16 | 45 |
| 5117 | CEDAR | 12 | 30 |
| 5118 | CHERRY(DEAD) | 9 | 30 |
| 5119 | HICKORY | 10 | 45 |
| 5120 | CHERRY | 8 | 40 |
| 5121 | CHERRY | 18 | 40 |
| 5122 | OAK | 13 | 40 |
| 5123 | ASH | 10 | 40 |
| 5124 | ASH | 8 | 35 |
| 5125 | (DEAD) | 10 | 25 |
| 5126 | CHERRY | 10 | 35 |
| 5127 | ASH | 8 | 30 |
| 5128 | ASH | 12 | 35 |
| 5129 | OAK | 8 | 25 |
| 5130 | CHERRY | 21 | 50 |
| 5131 | ASH | 10 | 45 |
| 5132 | ASH | 15 | 50 |
| 5133 | ASH | 8 | 40 |
| 5134 | CHERRY | 24 | 50 |
| 5135 | ASH | 8 | 30 |
| 5136 | ASH | 9 | 40 |
| 5137 | (DEAD) | 15 | 25 |
| 5138 | HICKORY | 8 | 35 |
| 5139 | ASH | 8 | 35 |
| 5140 | HICKORY | 24 | 55 |
| 5141 | HICKORY | 10 | 45 |
| 5142 | HICKORY | 11 | 45 |
| 5143 | HICKORY | 18 | 45 |
| 5144 | ASH | 8 | 40 |
| 5145 | CEDAR | 18 | 45 |
| 5146 | ASH | 8 | 35 |
| 5147 | ASH | 10 | 35 |
| 5148 | NORWAY MAPLE | 36 | 30 |
| 5149 | CHERRY | 9 | 40 |
| 5150 | CHERRY | 12 | 50 |
| 5151 | ASH | 12 | 45 |
| 5152 | ASH | 11 | 50 |
| 5153 | ASH | 10 | 50 |
| 5154 | ASH | 12 | 45 |
| 5155 | CHERRY | 8 | 40 |
| 5156 | CHERRY | 11 | 40 |
| 5157 | CHERRY | 8 | 35 |
| 5158 | ASH | 8,8 | 35 |
| 5159 | (DEAD) | 8 | 30 |
| 5160 | (DEAD) | 24 | 25 |
| 5161 | (DEAD) | 18 | 40 |
| 5162 | MAPLE | 11 | 45 |
| 5163 | ASH | 18 | 45 |
| 5164 | HICKORY | 9 | 50 |
| 5165 | ASH | 9 | 50 |
| 5166 | ASH | 9 | 45 |
| 5167 | ASH | 10 | 50 |
| 5168 | ASH | 10 | 50 |
| 5169 | ASH | 10 | 50 |
| 5170 | ASH | 9 | 45 |
| 5171 | WALNUT | 12 | 50 |
| 5172 | WALNUT | 10 | 45 |
| 5173 | WALNUT | 12 | 50 |
| 5174 | MAPLE | 10, 18 ,8 ,9 | 35 |
| 5175 | (DEAD) | 12, 14, 13 | 35 |
| 5176 | MAPLE | 10 | 40 |
| 5177 | WALNUT | 12 | 40 |
| 5178 | HICKORY | 10 | 40 |
| 5179 | ASH | 8 | 30 |
| 5180 | ASH | 9 | 40 |
| 5181 | ASH | 9 | 40 |
| 5182 | WALNUT | 12 | 45 |
| 5183 | MAPLE | 10, 15 | 40 |
| 5184 | HICKORY | 15 | 50 |
| 5185 | ASH | 11 | 50 |
| 5186 | ASH | 11 | 50 |
| 5187 | ASH | 10, 10 | 50 |
| 5188 | ASH | 9 | 50 |
| 5189 | ASH | 10 | 50 |
| 5190 | MAPLE | 24, 24 | 60 |
| 5191 | MAPLE | 20 | 60 |
| 5192 | ASH | 12 | 50 |
| 5193 | ASH | 10 | 50 |
| 5194 | ASH | 10 | 45 |
| 5195 | ASH | 9 | 45 |
| 5196 | ASH | 10 | 45 |
| 5197 | ASH | 15 | 50 |
| 5198 | ASH | 15 | 60 |
| 5199 | MAPLE | 15 | 45 |
| 5200 | MAPLE | 12 | 45 |
| 5201 | OAK | 10, 8 | 40 |
| 5202 | OAK | 30 | 50 |
| 5203 | OAK | 40 | 40 |
| 5204 | MAPLE | 9 | 35 |
| 5205 | CHERRY | 10 | 35 |
| 5206 | (DEAD) | 12,8,10 | 25 |
| 5207 | MAPLE | 30 | 50 |
| 5208 | CHERRY | 12 | 45 |
| 5209 | (DEAD) | 12 | 45 |
| 5210 | CHERRY | 24 | 50 |
| 5211 | MAPLE | 15 | 50 |
| 5212 | MAPLE | 8 | 30 |
| 5213 | CHERRY | 14 | 50 |
| 5214 | CHERRY | 10 | 50 |
| 5215 | CHERRY | 24 | 50 |
| 5216 | MAPLE | 8 | 45 |
| 5217 | ASH | 8 | 45 |
| 5218 | HICKORY | 12 | 50 |
| 5219 | HICKORY | 11 | 50 |
| 5220 | HICKORY | 12 | 50 |
| 5221 | HICKORY | 9 | 40 |
| 5222 | (DEAD) | 18,12,10 | 25 |
| 5223 | CHERRY | 12 | 45 |
| 5224 | MAPLE | 15 | 45 |
| 5225 | MAPLE | 14 | 45 |
| 5226 | MAPLE | 8 | 40 |
| 5227 | MAPLE | 10 | 40 |
| 5228 | MAPLE | 20 | 40 |
| 5229 | MAPLE | 24 | 50 |
| 5230 | HICKORY | 12 | 45 |
| 5231 | ASH | 9 | 40 |
| 5232 | ASH | 9 | 40 |
| 5233 | CHERRY | 8 | 40 |
| 5234 | MAPLE | 18 | 45 |
| 5235 | (DEAD) | 33 | 50 |
| 5236 | (DEAD) | 24 | 50 |
| 5237 | (DEAD) | 24 | 50 |
| 5238 | (DEAD) | 10 | 45 |
| 5239 | (DEAD) | 22 | 35 |
| 5240 | ASH | 10 | 35 |
| 5241 | ASH | 15 | 40 |
| 5242 | ASH | 12 | 45 |
| 5243 | CHERRY | 11 | 35 |
| 5244 | (DEAD) | 20 | 40 |
| 5245 | ASH | 12 | 40 |
| 5246 | ASH | 18 | 45 |
| 5247 | ASH | 15 | 50 |
| 5248 | ASH | 11 | 40 |
| 5249 | (DEAD) | 12 | 30 |
| 5250 | ASH | 12 | 45 |
| 5251 | CHERRY | 8 | 30 |
| 5252 | MAPLE | 12 | 25 |
| 5253 | HICKORY | 15 | 45 |
| 5254 | ASH | 8 | 50 |
| 5255 | ASH | 15 | 50 |
| 5256 | ASH | 11 | 50 |
| 5257 | OAK | 12 | 50 |
| 5258 | MAPLE | 18 | 50 |
| 5259 | (DEAD) | 15 | 40 |
| 5260 | (DEAD) | 15 | 25 |
| 5261 | HICKORY | 9 | 40 |
| 5262 | ASH | 12 | 45 |
| 5263 | ASH | 13 | 45 |
| 5264 | ASH | 9 | 40 |
| 5265 | MAPLE | 8,8,12,12 | 30 |
| 5266 | MAPLE | 12,18,18 | 50 |
| 5267 | MAPLE | 10 | 45 |
| 5268 | ASH | 11 | 45 |
| 5269 | ASH | 8 | 45 |
| 5270 | ASH | 15 | 45 |
| 5271 | HICKORY | 12 | 50 |
| 5272 | HICKORY | 15 | 50 |
| 5273 | (DEAD) | 8 | 30 |
| 5274 | ASH | 15 | 50 |
| 5275 | HICKORY | 15 | 50 |
| 5276 | HICKORY | 9 | 40 |
| 5277 | MAPLE | 12 | 35 |
| 5278 | ASH | 15 | 50 |
| 5279 | HICKORY | 18 | 45 |
| 5280 | MAPLE | 12,12,12 | 50 |
| 5281 | (DEAD) | 12 | 20 |
| 5282 | ASH | 15 | 45 |
| 5283 | ASH | 15 | 45 |
| 5284 | ASH | 12 | 50 |
| 5285 | ASH | 12 | 40 |
| 5286 | (DEAD) | 12 | 15 |
| 5287 | HICKORY | 10 | 20 |
| 5288 | ASH | 15 | 40 |
| 5289 | (DEAD) | 20 | 20 |
| 5290 | ASH | 10 | 45 |
| 5291 | HICKORY | 18 | 50 |
| 5292 | HICKORY | 12 | 40 |
| 5293 | HICKORY | 13 | 40 |
| 5294 | ASH | 9 | 35 |
| 5295 | ASH | 10 | 35 |
| 5296 | HICKORY | 12 | 45 |
| 5297 | ASH | 8 | 35 |
| 5298 | ASH | 10 | 45 |
| 5299 | OAK | 8 | 35 |
| 5300 | ASH | 8 | 35 |
| 5301 | ASH | 15 | 45 |
| 5302 | ASH | 12 | 40 |
| 5303 | HICKORY | 18 | 45 |
| 5304 | OAK | 15 | 25 |
| 5305 | HICKORY | 12 | 40 |
| 5306 | MAPLE | 12,9 | 40 |
| 5307 | ASH | 10 | 40 |
| 5308 | TREE OF HEAVEN | 10,11 | 40 |
| 5309 | OAK | 9 | 30 |
| 5310 | OAK | 12 | 50 |
| 5311 | OAK | 18,15 | 60 |
| 5312 | BIRCH | 12,12 | 55 |
| 5313 | OAK | 12 | 50 |
| 5314 | OAK | 14 | 50 |
| 5315 | CALIFORNIA PEAR | 10 | 30 |
| 5316 | ASH | 10 | 30 |
| 5317 | CEDAR | 8 | 25 |
| 5318 | HORNBEAM | 8 | 25 |
| 5319 | CEDAR | 8 | 25 |
| 5320 | CEDAR | 10 | 40 |
| 5321 | LOCUST | 10 | 35 |
| 5322 | ASH | 12 | 50 |
| 5323 | LOCUST | 15,18 | 35 |
| 5324 | LOCUST | 15,18 | 30 |
| 5325 | CEDAR | 10 | 30 |
| 5326 | CEDAR | 10 | 40 |
| 5327 | LOCUST | 12 | 40 |
| 5328 | LOCUST | 10 | 30 |
| 5329 | ASH | 9 | 25 |
| 5330 | CEDAR | 8 | 25 |
| 5331 | CEDAR | 8 | 30 |
| 5332 | CEDAR | 9 | 30 |
| 5333 | BIRCH | 9 | 30 |
| 5334 | ASH | 8 | 40 |
| 5335 | CEDAR | 8 | 30 |
| 5336 | HORNBEAM | 8,8 | 35 |
| 5337 | ASH | 10 | 40 |
| 5338 | CHERRY | 8 | 30 |
| 5339 | (DEAD) | 8 | 35 |
| 5340 | PEAR | 9,9 | 40 |
| 5341 | ASH | 9 | 40 |
| 5342 | ASH | 8 | 35 |
| 5343 | ASH | 9 | 35 |
| 5344 | (DEAD) | 15 | 35 |
| 5345 | WALNUT | 12 | 45 |
| 5346 | BIRCH | 8,8 | 50 |
| 5347 | OAK | 8,12 | 50 |
| 5348 | OSAGE ORANGE | 8,10 | 30 |
| 5349 | LOCUST | 12 | 40 |
| 5350 | OAK | 10 | 35 |
| 5351 | OAK | 12 | 45 |
| 5352 | CEDAR | 9 | 30 |
| 5353 | CEDAR | 9 | 25 |
| 5354 | CEDAR | 9 | 30 |
| 5355 | CEDAR | 10 | 30 |
| 5356 | CEDAR | 8 | 35 |
| 5357 | CEDAR | 9 | 35 |
| 5358 | OAK | 24 | 50 |
| 5359 | CEDAR | 8 | 30 |
| 5360 | CEDAR | 8 | 30 |
| 5361 | CEDAR | 8 | 25 |
| 5362 | CEDAR | 9 | 30 |
| 5363 | HORNBEAM | 8 | 30 |
| 5364 | BIRCH | 8 | 25 |
| 5365 | ASH | 9 | 40 |
| 5366 | ASH | 8 | 30 |
| 5367 | CEDAR | 9 | 30 |
| 5368 | CEDAR | 8 | 25 |
| 5369 | CEDAR | 8 | 30 |
| 5370 | CEDAR | 10 | 30 |
| 5371 | CEDAR | 8,10 | 30 |
| 5372 | CEDAR | 10 | 25 |

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC
SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=100' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB # 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

TREE REMOVAL PLAN

SHEET NO:

C206

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2026\02\Dwg\02-Tree Removal.dwg —> C206 Tree Removal Plan
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GENERAL NOTES

1. SUBJECT PROPERTY
TAX MAP #16: BLOCK #1601, LOT #50, BOROUGH/TOWNSHIP OF PLAINSBORO, MIDDLESEX COUNTY, NEW JERSEY
CENTER SITE COORDINATES: 547,532 N 460,713 E.

2. SURVEY DATA
a. SURVEY INFORMATION CONTAINED HEREON IS BASED ON A SURVEY PERFORMED BY VAN NOTE-HARVEY DIVISION OF PENNONI, ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF LOT 50, BLOCK 1601, PREPARED FOR IVY REALTY, INC., SITUATED IN PLAINSBORO TOWNSHIP, MIDDLESEX CO., N.J.", BEING DATED 07/25/24, LAST REVISED 7/25/25.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
b. SURVEY ENTITLED "DETAILED SPECIFIC AREAS, TOPOGRAPHIC SURVEY" OF PORTIONS OF LOT 50, BLOCK 1601, PREPARED BY VAN NOTE-HARVEY DIVISION OF PENNONI, DATED 6/24/25.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88
c. SURVEY ENTITLED "EXISTING CONDITIONS PLAN" OF BLOCK 1601, LOT 50, PREPARED BY VAN NOTE-HARVEY ASSOCIATES, INC., DATED 1/31/23, LAST REVISED 7/24/25.
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

3. FRESHWATER WETLANDS
FRESHWATER WETLANDS SHOWN ON THIS PLAN TAKEN FROM "PLAN SHOWING FRESHWATER WETLANDS OF BLOCK 1601, LOT 50 FOR IVY REALTY SITUATED IN PLAINSBORO TWP. MIDDLESEX, CO. SCALE 1"=100' DATED MAY 1, 2012 LAST REVISED 8/6/13. WETLANDS HAVE BEEN VERIFIED BY NJDEP LOI, FILE NUMBER 1218-12-0003.1, DATED 3/25/19..

4. PROPOSED LOT NUMBERS
PROPOSED LOT NUMBERS TO BE APPROVED BY THE TOWNSHIP'S TAX ASSESSOR.

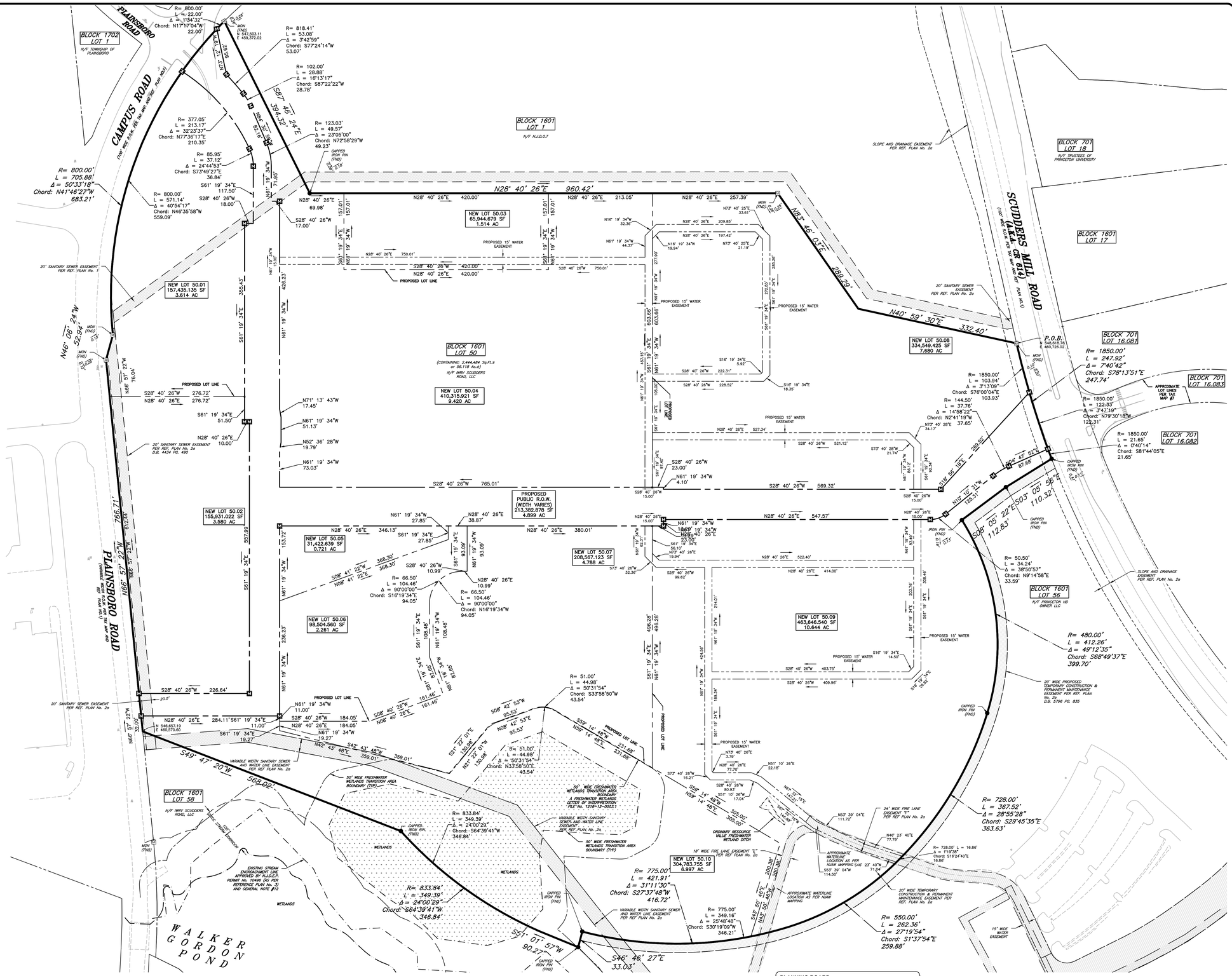
5. NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)
ALL NJDEP CONSTRAINTS AND REGULATED ACTIVITIES SHOWN HEREON WERE APPROVED BY THE NJDEP AS FOLLOWS: EXISTING STREAM ENCROACHMENT LINE APPROVED BY NJDEP PERMIT No. 10496.

6. SUBDIVISION PLAT FILING
THIS PLAT SHALL BE FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

7. HORIZONTAL DATUM
THE BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (N.J.P.C.S.) NORTH AMERICAN DATUM OF 1983 (NAD 83)

8. COORDINATES
THE COORDINATES SHOWN SHALL NOT BE USED TO ESTABLISH BOUNDARY LINES ON THE GROUND.

9. BEARING AND DISTANCE
ERROR OF CLOSURE BEARINGS AND DISTANCES ARE WITHIN A LIMIT OF ERROR OF NOT MORE THAN ONE (1) PART IN TEN THOUSAND (10,000).




## SURVEY MARKER LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ⊟ | MONUMENT | ⊠ |
| ● | ID CAP | ○ |

## LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (X46.80)
- BUILDING
- WALL
- GAS (G)
- WATER (W)
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE (OH)
- ELECTRIC (E)
- TELEPHONE (T)
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION
- GRADE FLOW ARROW
- SWALE CENTER LINE

## LOT SUMMARY

| | PROPOSED | | | EXISTING | |
|---|---|---|---|---|---|
| LOT NUMBER | AREA (SF) | AREA (AC) | LOT NUMBER | AREA (SF) | AREA (AC) |
| | | | 50 | 2,444,483.677 | 56.118 |
| 50.01 | 157,435.135 | 3.614 | | | |
| 50.02 | 155,931.022 | 3.580 | | | |
| 50.03 | 65,944.679 | 1.514 | | | |
| 50.04 | 410,315.921 | 9.420 | | | |
| 50.05 | 31,422.639 | 0.721 | | | |
| 50.06 | 98,504.560 | 2.261 | | | |
| 50.07 | 208,567.123 | 4.788 | | | |
| 50.08 | 334,549.425 | 7.680 | | | |
| 50.09 | 463,646.540 | 10.644 | | | |
| 50.10 | 304,783.755 | 6.997 | | | |
| PROPOSED ROW | 213,382.878 | 4.899 | | | |
| TOTAL | 2,444,483.677 | 56.118 | | 2,444,483.677 | 56.118 |

**SURVEYOR: SURVEY**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LAND SURVEY DATED 01/12/21 REFERENCED ABOVE MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW" AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SHALL BE SET.

KENNETH T. SCHILLING, P.L.S. # GS 34496 DATE

**SURVEYOR: SUBDIVISION PLAT**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE PROVISIONS OF "THE MAP FILING LAW".

FRANK J. BARLOWSKI, P.L.S. # DATE

**MIDDLESEX COUNTY PLANNING BOARD (STAMP)**

**OWNER**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE MUNICIPAL PLANNING BOARD.

OWNER DATE

NOTARY PUBLIC

SWORN AND SUBSCRIBED TO BEFORE ME THIS DAY OF

NOTARY PUBLIC DATE

**PLANNING BOARD**

CLASSIFIED AND APPROVED AS A MAJOR SUBDIVISION BY THE TOWNSHIP OF PLAINSBORO PLANNING BOARD ON _____

BOARD CHAIRPERSON

ATTEST

BOARD ENGINEER DATE

THIS PLAT (OR A DEED DESCRIBING THIS SUBDIVISION) MUST BE FILED IN THE OFFICE OF THE CLERK OF MIDDLESEX COUNTY ON OR BEFORE _____ WHICH DATE IS NINETY FIVE (95) DAYS FROM THE SIGNATURE OF THIS MAP FOR FINAL.

BOARD SECRETARY DATE

**MUNICIPAL ENGINEER**

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT COMPLIES WITH THE APPLICABLE SECTIONS OF TITLE 46 OF THE REVISED STATUTES N.J.S.A. 46: 26A-1 THROUGH N.J.S.A. 46: 26B-8 ET SEQ. RESOLUTION OF APPROVAL, AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

MUNICIPAL ENGINEER N.J. REG. NO. DATE

**MUNICIPAL CLERK**

THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED ON THE "MUNICIPAL LAND USE LAW," PL1975, C291 (C.40:55D-1) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK DATE

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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InSite Engineering, LLC
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20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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**FRANK J. BARLOWSKI, PLS**
PROFESSIONAL LAND SURVEYOR
NJPE LIC. NO.

**ERIC R. BALLOU, PE**
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

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| SCALE: | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
SUBDIVISION PLAT

SHEET NO.
C207

File: X:\Jobs\2482 — IWRV Scudders Road (LOT-25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2025\MD\DWG\Dwg\15–SubdivMap.dwg —> D207 Subdivision Plat
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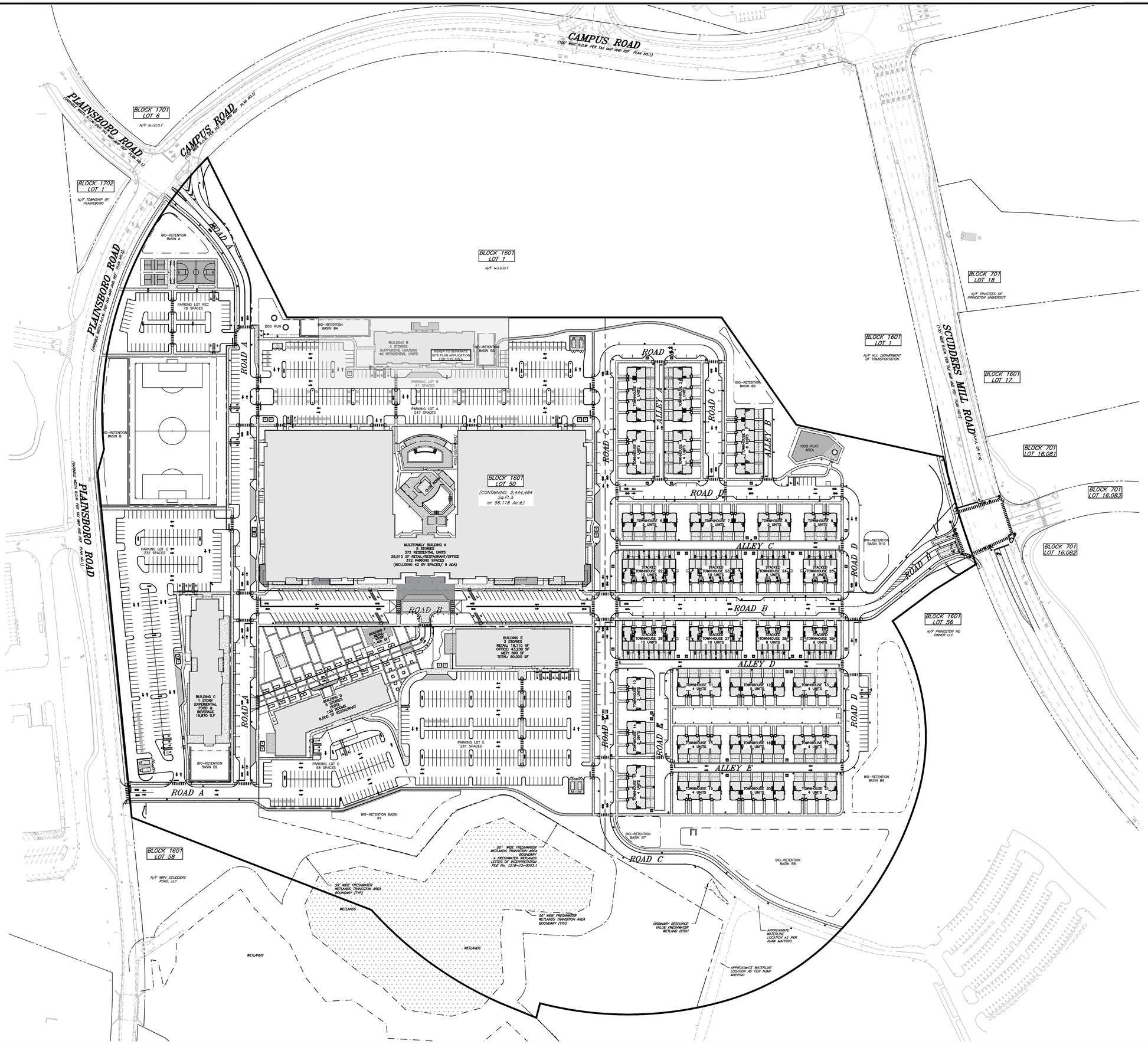


## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 90 | CONTOUR LINE | 90 |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP1 | TEST PIT LOCATION | TP1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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FAIRFIELD, NJ 07004

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8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
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SURVEYOR:
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PRINCETON, NJ 08540

TRAFFIC:
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1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | |
| APPROVED BY: | |
| ☐ FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

OVERALL SITE LAYOUT PLAN

SHEET NO.

C300

File: X:\Job\25-2482 – IWRV Scudders Road, LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\25482001CAD\Dwg\15-Overall Plan.dwg ---> C300 Overall Site Layout Plan
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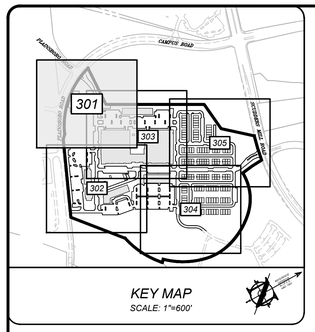
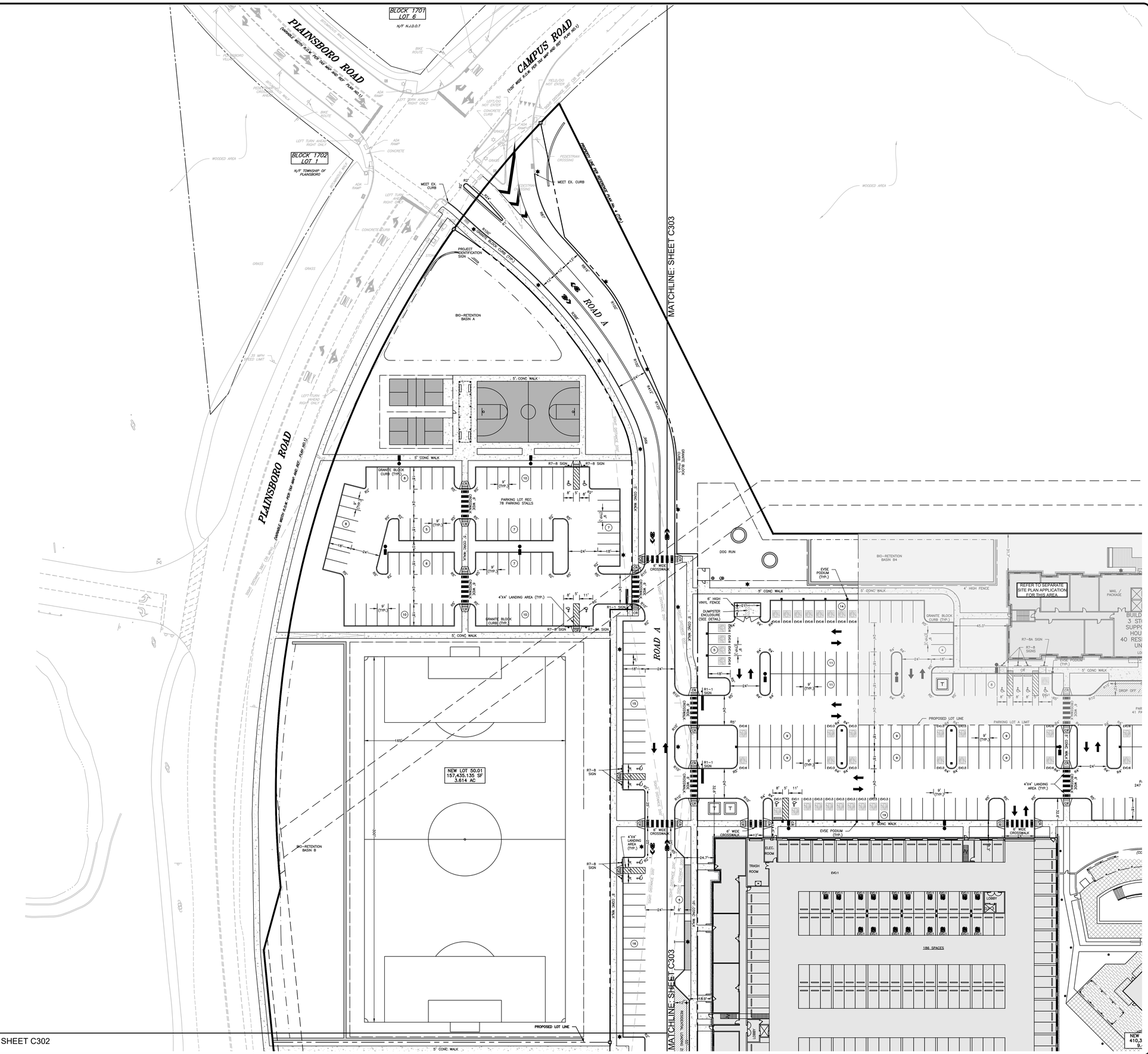
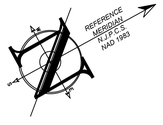



KEY MAP
SCALE: 1"=600'




30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | 50 |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| SAN | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| TP | TEST PIT LOCATION | TP |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro, Road & Scudders Mill Road_Plainsboro, NJ\2534501\CAD\Arch\25-SSp.dwg —> C301 Site Layout Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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VIENNA, VA 22182

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104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
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103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
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PRINCETON, NJ 08540

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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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165 CHESTNUT STREET, SUITE 200,
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ERIC B. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
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|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

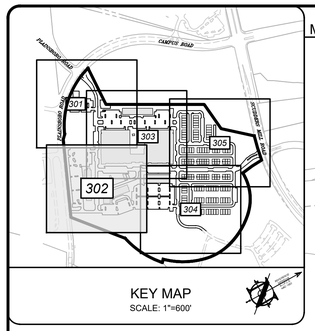
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.

C301




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C301

PLAINSBORO ROAD
(MARKET BSTR R.O.W. PER TAX MAP AND REF. PLAN NO.1)

PROPOSED LOT LINE

5' CONC. WALK

PARKING LOT C
232 PARKING SPACES

NEW LOT 50.02
155,931.022 SF
3.580 AC

BUILDING C
1 STORY
EXPERIENTIAL FOOD
& BEVERAGE
19,870 S.F

NEW LOT 50.04
410,315.921 SF
9.420 AC

MULTIFAMILY BUILDING A
5 STORIES
372 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/6 ADA)

MATCHLINE: SHEET C303

ROAD A

ROAD B

NEW LOT 50.05
31,422.639 SF
0.721 AC

BUILDING F
RETAIL KIOSK
1,400 SF

NEW LOT 50.06
98,504.560 SF
2.261 AC

BUILDING D
5 STORIES
100 ROOMS
6,000 SF RESTAURANT

PARKING LOT D
99 PARKING STALLS

BIO-RETENTION BASIN B2

BIO-RETENTION BASIN B1

BLOCK 1601
LOT 58
N/F IMRV SCUDDERS ROAD, LLC

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

MATCHLINE: SHEET C304

REFERENCE MERIDIAN N.J.P.C.S. NAD 1983

30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| HYD | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IMRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\SITE\CAD\Dwg\03–Site.dwg, ---> C302 Site Layout Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MELILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

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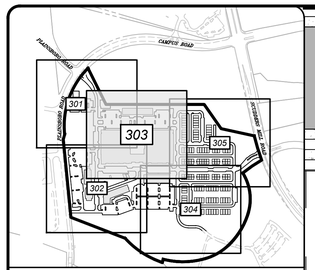
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.
C302




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C301

MATCHLINE: SHEET C305

MATCHLINE: SHEET C302

MATCHLINE: SHEET C304

N/F N.J.D.O.T.

ROAD A

ROAD B

ROAD C

BLOCK 1601
LOT 50
(CONTAINING: 2,444,484 Sq.Ft.± or 56.118 Ac.±)

N/F INVRV SCUDDERS ROAD, LLC

NEW LOT 50.03
65,944,679 SF
1.514 AC

NEW LOT 50.04
410,315.921 SF
9.420 AC

NEW LOT 50.02
155,931.022 SF
3.580 AC

NEW LOT 50.05
31,422.639 SF
0.721 AC

PROPOSED LOT LINE

PROPOSED PUBLIC R.O.W. (WIDTH VARIES)
213,382.878 SF
4.899 AC

REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA

BUILDING B
3 STORIES
SUPPORTIVE HOUSING
40 RESIDENTIAL UNITS
LOBBY
MAIL / PACKAGE
AMENITY
MEP

MULTIFAMILY BUILDING A
5 STORIES
372 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/6 ADA)

AMENITY

RETAIL/RESTAURANT/OFFICE

BUILDING E
3 STORIES
ELEC. ROOM
WATER ROOM
OFFICE LOBBY

BUILDING F
RETAIL KIOSK
1,400 SF

CANOPY LIMIT

PARKING LOT A
247 PARKING STALLS

PARKING LOT B
41 PARKING STALLS

PARKING LOT A LIMIT

186 SPACES

186 SPACES

DROP OFF / PICK UP AREA

CLUB ROOM

POOL EQUIPMENT

TOWNHOUSE 1
5 UNITS

TOWNHOUSE 3
4 UNITS

BIO-RETENTION BASIN B4

BIO-RETENTION BASIN B5

DOG RUN

GRANITE BLOCK CURB (TYP.)

5' CONC WALK

6' HIGH VINYL FENCE

DUMPSTER ENCLOSURE (SEE DETAIL)

SOLID WASTE ENCLOSURES (SEE DETAIL)

EVSE PODIUM (TYP.)

4' HIGH FENCE

6' WIDE CROSSWALK

4'X4' LANDING AREA (TYP.)

ELEC. ROOM

TRASH ROOM

LOBBY

WATER RM.

SERVICE CORRIDOR

RESIDENTIAL LOUNGE ZONE

GRANITE BLOCK MEDIAN (TYP.)

R7-8 SIGN

R7-8A SIGN

R7-8A SIGN MOUNTED TO LIGHT POLE

R1-1 SIGN

R1-5 SIGN

W12-1-10 & W1-1L SIGN

W12-1-10R & W1-1R SIGN

R2-1-25 SIGN

SCREEN WALL (TYP.)

SIGHT DISTANCE 200'

SIGHT DISTANCE 125'

SIGHT DISTANCE 115'

SIGHT DISTANCE 150'

REFERENCE MERIDIAN N.J.S.P.C. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\24482 - IWRV Scudders Road LLC\25-24482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\3\24482-01(A4).dwg\03-Site.dwg --> C303 Site Layout Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

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VIENNA, VA 22182

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PLAN INFORMATION

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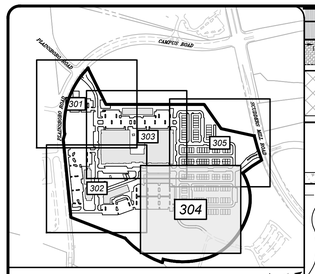
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.:

C303




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C303

MATCHLINE: SHEET C305

MATCHLINE: SHEET C305

PROPOSED PUBLIC R.O.W. (WIDTH VARIES) SF 213,382.878 4.899 AC

GRANITE BLOCK MEDIAN (TYP.)

GRANITE BLOCK CURB (TYP.)

BUILDING E
3 STORIES
RETAIL: 16,110 SF
OFFICE: 43,200 SF
MEP: 690 SF
TOTAL: 60,000 SF

ELEC ROOM
WATER ROOM
OFFICE LOBBY
RETAIL/ PROF OFFICE
RETAIL/ PROF OFFICE

NEW LOT 50.07
208,567.123 SF
4.788 AC

BUILDING ROOF OVERHANG (TYP.)

6" CONC WALK

PARKING LOT E
281 PARKING STALLS

4'X4' LANDING AREA (TYP.)

SOLID WASTE ENCLOSURES (SEE DETAIL)

5' BITUMINOUS PATH

ROAD B

ROAD C

ROAD D
20 PARKING SPACES

ROAD E

ALLEY D

ALLEY E

STACKED TOWNHOUSE 26
10 UNITS

STACKED TOWNHOUSE 27
10 UNITS

STACKED TOWNHOUSE 28
6 UNITS

STACKED TOWNHOUSE 29
6 UNITS

TOWNHOUSE 10
3 UNITS

TOWNHOUSE 11
4 UNITS

TOWNHOUSE 12
5 UNITS

TOWNHOUSE 13
4 UNITS

TOWNHOUSE 14
3 UNITS

TOWNHOUSE 15
4 UNITS

TOWNHOUSE 16
5 UNITS

TOWNHOUSE 17
4 UNITS

TOWNHOUSE 18
4 UNITS

TOWNHOUSE 19
4 UNITS

TOWNHOUSE 20
5 UNITS

TOWNHOUSE 21
4 UNITS

NEW LOT 50.09
463,646.540 SF
10.644 AC

NEW LOT 50.10
304,783.755 SF
6.997 AC

BIO-RETENTION BASIN B7

BIO-RETENTION BASIN B8

BIO-RETENTION BASIN B9

PROPOSED LOT LINE

~50' WIDE FRESHWATER WETLANDS TRANSITION AREA AS DETERMINED BY A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH

APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64.8 (ETHOD 1: STATE STUDY)

APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 69 (METHOD 3: FEMA)

WETLANDS

WOODED AREA

GRASS FIELD

BITUMINOUS DRIVEWAY

EDGE OF PAVEMENT

IRON ROD FOUND

PROPERTY LINE PER RESURVEY PLAN No. 4 (TYP.)

REFERENCE MERIDIAN N.J.P.S. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | X X X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS


ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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INSITE Engineering•Surveying•Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

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ALLENDALE, NJ 07401

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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| | | |

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| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION

APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO.

C304


File: X:\Jobs\2482 – IWRV Scudders Road, LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\01\00\Dwg\03-Site.dwg —> C304 Site Layout Plan
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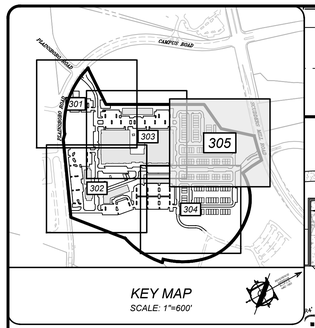
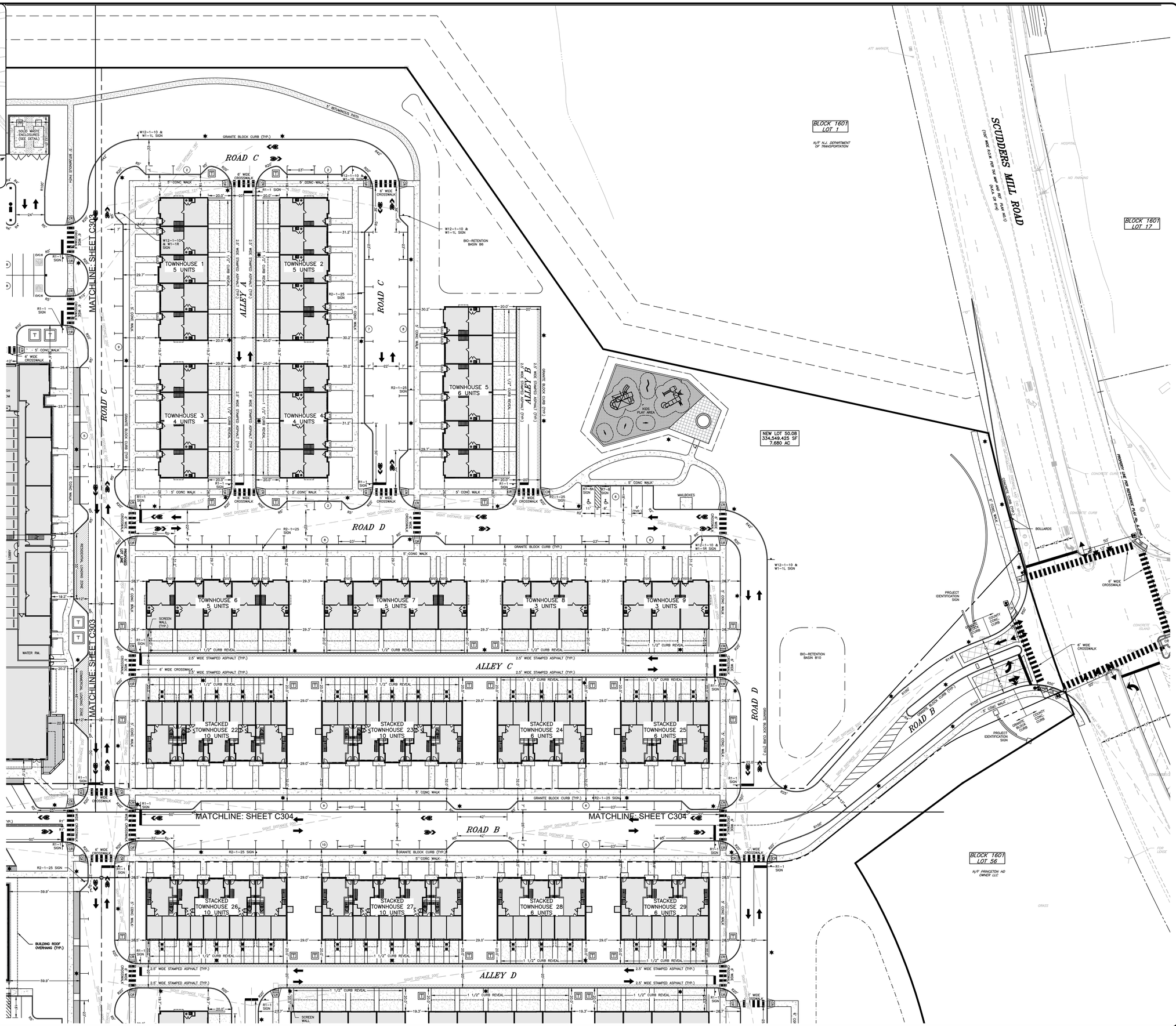



KEY MAP
SCALE: 1"=600'




REFERENCE MERIDIAN N.J.S.P.C. NAD 1983

30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 98 | CONTOUR LINE | 98 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IWV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro,_NJ\2024\02\DWG\Arch\C-Site.dwg, —> C305 Site Layout Plan
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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev.# | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

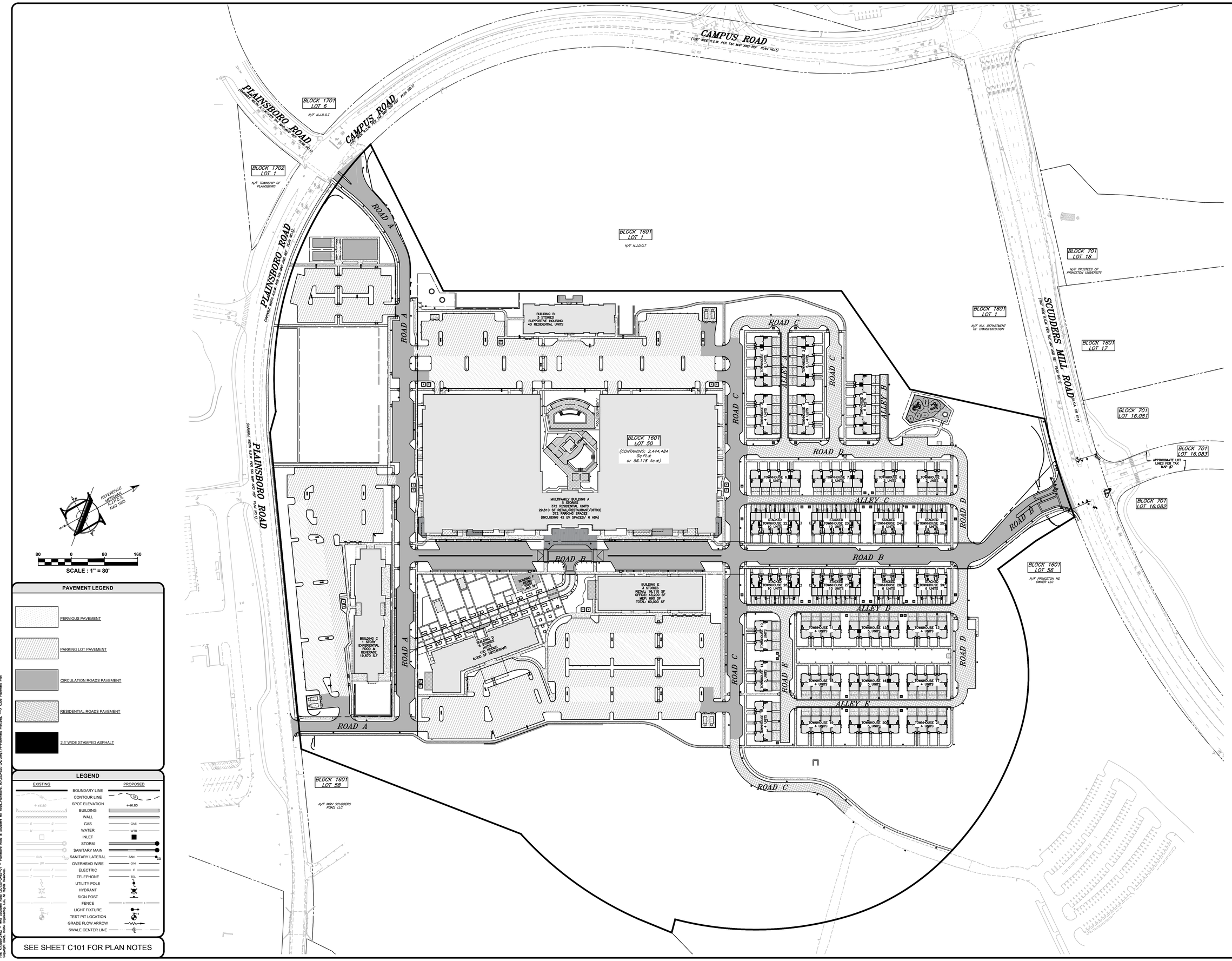
| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.
C305




REFERENCE MERIDIAN N.J.P.C.S. NAD 1983

80 0 80 160

SCALE : 1" = 80'

## PAVEMENT LEGEND

- PERVIOUS PAVEMENT
- PARKING LOT PAVEMENT
- CIRCULATION ROADS PAVEMENT
- RESIDENTIAL ROADS PAVEMENT
- 2.5' WIDE STAMPED ASPHALT

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 50 | CONTOUR LINE | 50 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | C |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
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PRINCETON, NJ 08540

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**ERIC R. RALLO, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
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| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION

APPROVED BY:

☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

PAVEMENT PLAN

SHEET NO.

C306

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\25102\Dwg\14-Pavement Plan.dwg —> C306 Pavement Plan
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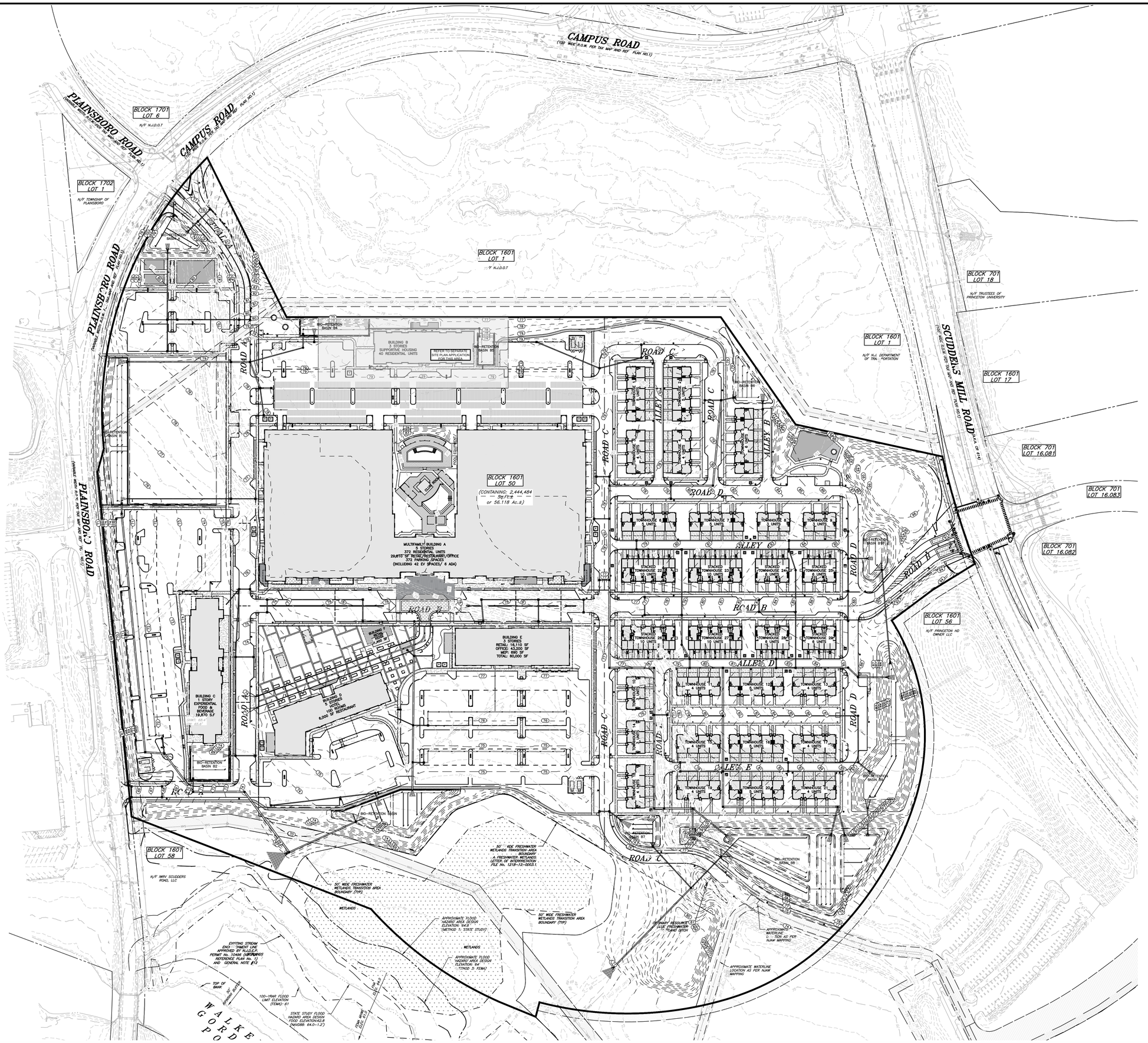


## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 70 | CONTOUR LINE | 70 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP1 | TEST PIT LOCATION | TP1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
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8521 LEESBURG PIKE, SUITE 700,
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PRINCETON, NJ 08540

GEOTECHNICAL:
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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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*NJPE LIC. NO. 42827*

## REVISIONS

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| JOB #: 25-2482-01 | CHECKED BY: ERB |
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| | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:
**PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION**

SHEET TITLE:
**OVERALL GRADING & DRAINAGE PLAN**

SHEET NO.
**C400**

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\100\Dwg\10-Overall Plan.dwg, ---> C400 Overall Grading & Drainage Plan
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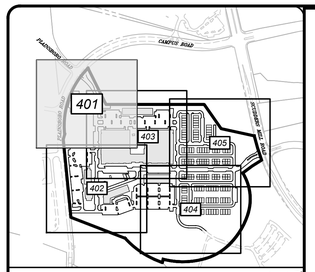


KEY MAP
SCALE: 1"=600'




30 0 30 60
SCALE : 1" = 30'

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-3 | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

MATCHLINE: SHEET C402

MATCHLINE: SHEET C403

File: X:\Work\2482 – IWV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\CAD\dwg\04-Grading.dwg, --> 0401 Grading Plan
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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

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VIENNA, VA 22182

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PRINCETON, NJ 08540

GEOTECHNICAL:
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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
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TRAFFIC:
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*NJPE LIC. NO. 42827*

## REVISIONS

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| | |
|---|---|
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☒ NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

## PLAN INFORMATION

DRAWING TITLE:

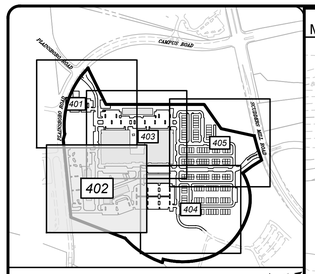
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C401




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C401

MATCHLINE: SHEET C403

MATCHLINE: SHEET C404

PLAINSBORO ROAD
(OWNER: NORTH 0.5 R.O.W. PER TAX MAP AND REF. PLAN NO.1)

ROAD B

BUILDING C
1 STORY
EXPERIENTIAL FOOD
& BEVERAGE
19,870 S.F
FF 75.00

BUILDING F
RETAIL KIOSK
1,400 SF

BUILDING D
5 STORIES
100 ROOMS
6,000 SF RESTAURANT
FF 77.0

MULTIFAMILY BUILDING A
5 STORIES
± 2 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/6 ADA)
FF 79.0
AMENITY

RETAIL/RESTAURANT/OFFICE
SERVICE CORRIDOR
LOBBY
RESTAURANT /AMENITIES
AMENITIES
CORRIDOR
BOH
STORAGE
ELEC. ROOM
WATER METER ROOM
LIBRARY/ CONCIERGE

BLOCK 1601
LOT 24
N/F IMRV SCUDDERS ROAD, LLC

BLOCK 1601
LOT 58
N/F IMRV SCUDDERS ROAD, LLC

UNNAMED TRIBUTARY TO MILLSTONE RIVER (C1)

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

REFERENCE MERIDIAN N 11°15'00" E G.P.S. NAD 1983

30 0 30 60
SCALE : 1" = 30'

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS


ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540


INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning


InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C402


File: X:\Jobs\2482 – IMRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\SDP\CAD\Dwg\04-Grading.dwg —> C402 Grading Plan
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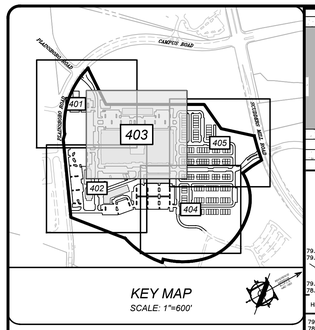


KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C401

MATCHLINE: SHEET C402

MATCHLINE: SHEET C403

MATCHLINE: SHEET C404

ROAD A

ROAD B

ROAD C

N/F N.J.D.O.T.

REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA

BUILDING B
3 STORIES
SUPPORTIVE HOUSING
40 RESIDENTIAL UNITS

FF 80.0

MAIL PACKAGE

AMENITY

LOBBY

MEP

BLOCK 1601
LOT 50

(CONTAINING: 2,444,404± Sq.Ft. or 56.116 Ac.±)

N/F INVV SCUDDERS 78 LLC
ROAD, LLC

CLUB ROOM

POOL EQUIPMENT

PERVIOUS PAVEMENT 1
TOP STORAGE ELEV: 77.7
BOTTOM ELEV: 75.0

BUILDING F
RETAIL KIOSK
1,400 SF

SNOWPLOW LIMIT

BUILDING E
3 STORIES

MULTIFAMILY BUILDING A
5 STORIES
± 2 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/6 ADA)
FF 79.0
AMENITY

RETAIL/RESTAURANT/OFFICE

SERVICE CORRIDOR

TRASH ROOM

ELEC. ROOM

WATER ROOM

OFFICE LOBBY

186 SPACES

156 SPACES

TOWNHOUSE 1
5 UNITS

TOWNHOUSE 3
4 UNITS

SCREEN WALL (TYP.)

REFERENCE MERIDIAN NEW JERSEY STATE PLANE NAD 1983

30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 44.80 | SPOT ELEVATION | + 44.80 |
| | BUILDING | |
| | WALL | |
| G | GAS | GAS |
| W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E | ELECTRIC | E |
| T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\JOBS\2482 - IWV Scudders Road LLC\25-2482-01 — Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2482501DWG\dwg\04-Grading.dwg, ---> D403 Grading Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

*ARCHITECT:*
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

*ATTORNEY:*
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

*GEOTECHNICAL:*
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

*LANDSCAPE ARCHITECT:*
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

*SURVEYOR:*
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

*TRAFFIC:*
**LANGAN**
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PRINCETON, NJ 08540

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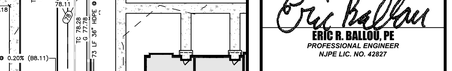

**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | |
| FOR CONSTRUCTION | APPROVED BY: |

PLAN INFORMATION

DRAWING TITLE:

*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:

*GRADING & DRAINAGE PLAN*

SHEET NO.

*C403*

MATCHLINE: SHEET C403

MATCHLINE: SHEET C405

MATCHLINE: SHEET C405

BUILDING E
3 STORIES
RETAIL: 16,110 SF
OFFICE: 43,200 SF
MEP: 690 SF
TOTAL: 60,000 SF
FF 77.90

RETAIL/ PROF OFFICE

ELEC ROOM

WATER ROOM

OFFICE LOBBY

RETAIL/ PROF OFFICE

BUILDING ROOF OVERHANG (TYP.)

6" PERIMETER DRAIN

STACKED TOWNHOUSE 26 10 UNITS

STACKED TOWNHOUSE 27 10 UNITS

STACKED TOWNHOUSE 28 6 UNITS

STACKED TOWNHOUSE 2 6 UNITS

ROAD B

ALLEY B

ALLEY A

ROAD D

ROAD C

ROAD E

ROAD

TOWNHOUSE 10 3 UNITS

TOWNHOUSE 11 4 UNITS

TOWNHOUSE 12 5 UNITS

TOWNHOUSE 13 4 UNITS

TOWNHOUSE 14 3 UNITS

TOWNHOUSE 15 4 UNITS

TOWNHOUSE 16 5 UNITS

TOWNHOUSE 17 4 UNITS

TOWNHOUSE 18 4 UNITS

TOWNHOUSE 19 4 UNITS

TOWNHOUSE 20 5 UNITS

TOWNHOUSE 21 4 UNITS

PERVIOUS PAVEMENT 3 TOP STORAGE ELEV: 75.0 BOTTOM ELEV: 72.0

PERVIOUS PAVEMENT 4 TOP STORAGE ELEV: 74.0 BOTTOM ELEV: 71.0

STORMWATER BASIN B9o BOTTOM ELEV: 78.0

STORMWATER BASIN B8o BOTTOM ELEV: 71.25

STORMWATER BASIN B8n BOTTOM ELEV: 71.25

STORMWATER BASIN B8d BOTTOM ELEV: 71.25

~50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY
A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1216-12-0003.1

ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH

24' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1

APPROXIMATE WATERLINE LOCATION AS PER NJAW MAPPING

18' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1

PROPERTY LINE PER REFERENCE PLAN No. 4 (TYP.)

20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER REFERENCE PLAN No. 1

REFERENCE MERIDIAN N.J.P.S.P. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

MATCHLINE: SHEET C402

KEY MAP
SCALE: 1"=600'

# FUSION

## PROJECT INFORMATION

PROJECT NAME:

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS


ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
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PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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NJPE LIC. NO. 42827

## REVISIONS

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PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO:
C404


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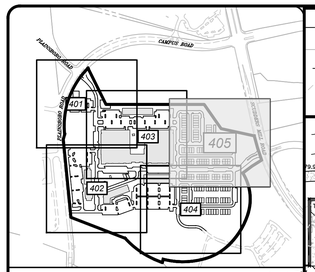


KEY MAP
SCALE: 1"=600'




30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 10 | CONTOUR LINE | 10 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| SAN SAN | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
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GEOTECHNICAL:
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SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
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PRINCETON, NJ 08540

TRAFFIC:
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Eric R. Ballou

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*NJPE LIC. NO. 42827*

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| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO.
C405

CAMPUS ROAD
(100' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)

PLAINSBORO ROAD
(VARIABLE WIDTH R.O.W. PER TAX MAP AND REF. PLAN NO.1)

BLOCK 1701
LOT 6
N/F N.J.D.O.T

BLOCK 1702
LOT 1
N/F TOWNSHIP OF PLAINSBORO

BLOCK 1601
LOT 1
N/F N.J.D.O.T

BLOCK 1601
LOT 1
N/F N.J. DEPARTMENT OF TRANSPORTATION

BLOCK 701
LOT 18
N/F TRUSTEES OF PRINCETON UNIVERSITY

SCUDDERS MILL ROAD (A/K/A CR 614)
(100' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)

BLOCK 1601
LOT 17

BLOCK 701
LOT 16.081

BLOCK 701
LOT 16.083

BLOCK 701
LOT 16.082

BLOCK 1601
LOT 56
N/F PRINCETON HD OWNER LLC

BLOCK 1601
LOT 50
(CONTAINING: 2,444,484 Sq.Ft.± or 56.118 Ac.±)

MULTIFAMILY BUILDING A
5 STORIES
372 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/ 6 ADA)

BUILDING B
3 STORIES
SUPPORTIVE HOUSING
40 RESIDENTIAL UNITS
REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA

BUILDING C
1 STORY
EXPERIENTIAL FOOD & BEVERAGE
19,870 SJF

BUILDING D
5 STORIES
5 SUITES
100 ROOMS
6,000 SF RESTAURANT

BUILDING E
5 STORIES
RETAIL: 16,110 SF
OFFICE: 43,200 SF
MEP: 690 SF
TOTAL: 60,000 SF

BUILDING F
1 STORY
RETAIL
1,200 SF

POOL COURTYARD

CLUB HOUSE

ROAD A
ROAD B
ROAD C
ROAD D
ALLEY A
ALLEY B
ALLEY C
ALLEY D

TOWNHOUSE 1 — 5 UNITS
TOWNHOUSE 2 — 4 UNITS
TOWNHOUSE 3 — 5 UNITS
TOWNHOUSE 4 — 4 UNITS
TOWNHOUSE 5 — 5 UNITS
TOWNHOUSE 6 — 5 UNITS
TOWNHOUSE 7 — 5 UNITS
TOWNHOUSE 8 — 5 UNITS
TOWNHOUSE 9 — 4 UNITS
TOWNHOUSE 10 — 4 UNITS
TOWNHOUSE 11 — 4 UNITS
TOWNHOUSE 12 — 5 UNITS
TOWNHOUSE 13 — 4 UNITS
TOWNHOUSE 14 — 4 UNITS
TOWNHOUSE 15 — 4 UNITS
TOWNHOUSE 16 — 5 UNITS
TOWNHOUSE 17 — 4 UNITS
TOWNHOUSE 18 — 4 UNITS
TOWNHOUSE 19 — 4 UNITS
TOWNHOUSE 20 — 5 UNITS
TOWNHOUSE 21 — 4 UNITS
STACKED TOWNHOUSE 22 — 10 UNITS
STACKED TOWNHOUSE 23 — 10 UNITS
STACKED TOWNHOUSE 24 — 6 UNITS
STACKED TOWNHOUSE 25 — 6 UNITS
STACKED TOWNHOUSE 26 — 10 UNITS
STACKED TOWNHOUSE 27 — 10 UNITS
STACKED TOWNHOUSE 28 — 6 UNITS
STACKED TOWNHOUSE 29 — 6 UNITS

BLOCK 1601
LOT 58
N/F IWRV SCUDDERS ROAD, LLC

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)
50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY
A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1

WETLANDS

ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH

APPROXIMATE WATERLINE LOCATION AS PER NJMW MAPPING

1' WIDE CONCRETE WALL MOUNTED

1' WIDE CONCRETE HEADWALL

REFERENCE MERIDIAN N.J.P.C.S. NAD 1983

80 0 80 160

SCALE : 1" = 80'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IWRV Scudders Road, LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\03\CAD\dwg\15-Overall Plan.dwg, ---> C500 Overall Utility Plan
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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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**LESSARD DESIGN, INC. PC**
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VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
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ERIC R. RALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. #23927

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

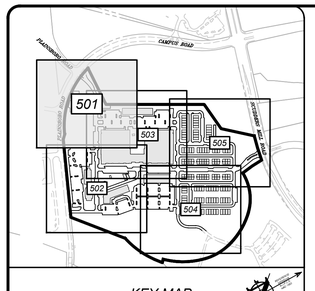
| | |
|---|---|
| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

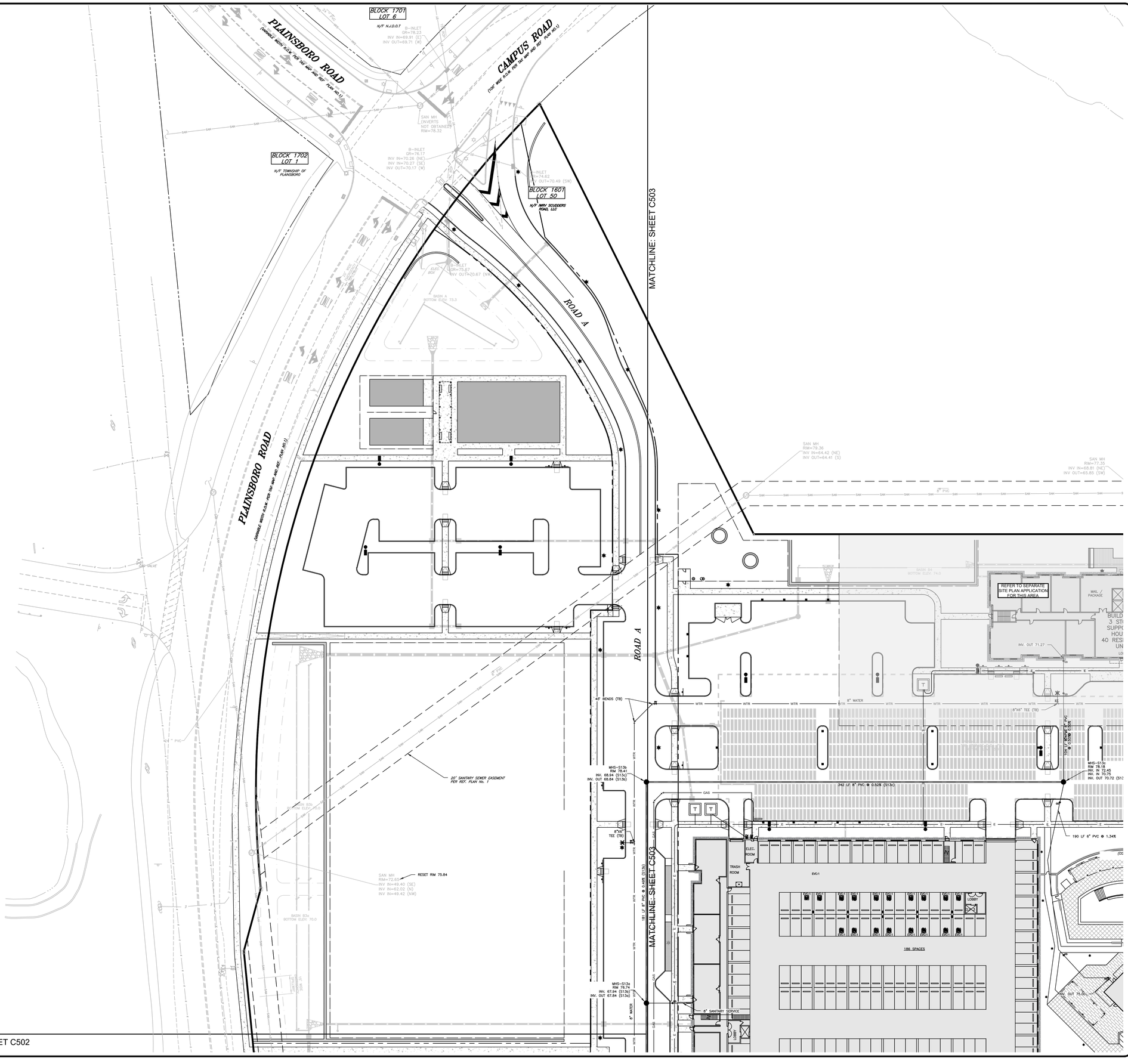
DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

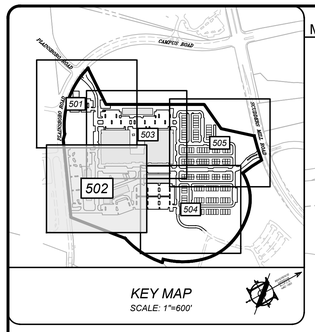
SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NO.
C500




KEY MAP
SCALE: 1"=600'


BLOCK 1701
LOT 6
N/F N.J.D.O.T
PLAINSBORO ROAD
(VARIABLE WIDTH R.O.W. PER TAX MAP AND REF. PLAN NO.1)
CAMPUS ROAD
(100' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)
BLOCK 1702
LOT 1
N/F TOWNSHIP OF PLAINSBORO
BLOCK 1601
LOT 50
N/F IWRV SCUDDERS ROAD, LLC
ROAD A
MATCHLINE: SHEET C503
MATCHLINE: SHEET C502
20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1
RESET RIM 75.84
REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA
342 LF 8" PVC @ 0.52% (S13b)
190 LF 6" PVC @ 1.34%
181 LF 8" PVC @ 0.40% (S13c)
45° BENDS (TB)
8"x6" TEE (TB)
6"x90° TEE (TB)
8" WATER
8" SANITARY SERVICE
MHS-S13b
RIM 78.41
INV. IN 68.94 (S13c)
INV. OUT 68.84 (S13b)
MHS-S13c
RIM 78.18
INV. IN 72.45
INV. IN 70.75
INV. OUT 70.72 (S13
MHS-S13a
RIM 78.74
INV. IN 67.94 (S13b)
INV. OUT 67.84 (S13a)
INV. OUT 71.27
INV. OUT 75.00
SAN MH
RIM=79.36
INV IN=64.42 (NE)
INV OUT=64.41 (S)
SAN MH
RIM=77.35
INV IN=65.81 (NE)
INV OUT=65.85 (SW)
SAN MH
(INVERTS NOT OBTAINED)
RIM=76.32
B-INLET
GR=78.23
INV IN=69.91 (E)
INV OUT=69.71 (W)
B-INLET
GR=76.17
INV IN=70.26 (NE)
INV IN=70.27 (SE)
INV OUT=70.17 (W)
B-INLET
GR=74.62
INV OUT=70.49 (SW)
B-INLET
GR=75.87
INV OUT=70.67 (NW)
SAN MH
RIM=72.65
INV IN=69.40 (SE)
INV IN=62.02 (N)
INV IN=69.42 (NW)
BASIN A
BOTTOM ELEV. 73.3
BASIN B3b
BOTTOM ELEV. 70.0
BASIN B3c
BOTTOM ELEV. 70.0
BASIN B3a
BOTTOM ELEV. 74.0
ELEC. ROOM
TRASH ROOM
LOBBY
EVC1
186 SPACES
MAIL / PACKAGE
BUILD
3 STO
SUPPO
HOU
40 RESI
UN
LO
8" PVC
8" PVC
8" PVC




MATCHLINE: SHEET C501

MATCHLINE: SHEET C503

MATCHLINE: SHEET C504

PLAINSBORO ROAD
(MARKED WIDTH SCALE PER TAX MAP AND REF PLAN NO.1)

20' SANITARY SEWER EASEMENT PER REF. PLAN NO. 7 D.B. 4434 PG. 490

215 LF 8" PVC @ 0.50% (S13)

50 LF 8" PVC @ 0.81% (S12)

MHS-S12
RIM 71.75
INV. 64.03 (S13)
INV. OUT 63.93 (S12)

MHS-S13
RIM 76.52
INV. 65.21 (S13a)
INV. 65.21 (S14)
INV. OUT 65.11 (S13)

131 LF 8" PVC @ 2.01% (S13a)

125 LF 8" PVC @ 0.50% (S14)

301 LF 8" PVC @ 1.92% (S14a)

MHS-S14a
RIM 78.02
INV. OUT 71.72 (S14a)

81 LF 8" PVC @ 0.50% (S15)

MHS-S14
RIM 75.78
INV. 65.34 (S14a)
INV. 65.84 (S15)
INV. OUT 65.84 (S14)

MHS-S15
RIM 73.93
INV. 66.45 (S16)
INV. OUT 66.35 (S15)

127 LF 8" PVC @ 0.50% (S16)

MHS-S16
RIM 74.09
INV. 67.19 (S17)
INV. OUT 67.09 (S16)

MHS-S17
RIM 76.61
INV. OUT 69.66 (S17)

234 LF 8" PVC @ 1.85% (S17)

SAN MH
RIM=70.29
INV IN=49.76 (SE)
INV IN=49.88 (NW)
INV IN 61.52

RESET RIM 73.02

PERVIOUS PAVEMENT 5
TOP ELEV. 70.0
BOTTOM ELEV. 67.5

SAN MH
RIM=68.76
INV IN=49.91 (SE)
INV OUT=49.86 (NW)

RESET RIM 70.07

EXISTING 16" WATER

12" x 16" WET TAP

20' SANITARY SEWER EASEMENT PER REF. PLAN No. 7

12" WATER

8"x6" TEE (TB)
8"x4" TEE (TB)
12"x6" TEE (TB)
12"x4" TEE (TB)

6" FIRE SERVICE
4" DOMESTIC SERVICE
8" SANITARY SERVICE
6" SANITARY SERVICE
4" SANITARY SERVICE
1" DOMESTIC WATER SERVICE (TYP.)

MULTIFAMILY BUILDING A
5 STORIES
372 RESIDENTIAL UNITS
29,810 SF RETAIL/RESTAURANT/OFFICE
372 PARKING SPACES
(INCLUDING 42 EV SPACES/6 ADA)

RETAIL/RESTAURANT/OFFICE
AMENITY
LOBBY
WATER RM.
FDC
SERVICE CORRIDOR

ROAD B

BUILDING C
1 STORY
EXPERIENTIAL FOOD
& BEVERAGE
19,870 S.F

HOR

ROAD A

BUILDING F
RETAIL KIOSK
1,400 SF

CANOPY LIMIT

BUILDING D
5 STORIES
HOTEL
100 ROOMS
8,000 SF RESTAURANT

AMENITIES
CORRIDOR
STORAGE
BOH
ELEC. ROOM
SANITARY SERVICE
LOBBY / CONCIERGE

BUILDING OVERHANG (TYP.)

22.5° BENDS (TB)

RESTAURANT /AMENITIES

4" UNDERDRAIN (TYP.)
INV. 66.00

STORMWATER BASIN B2
BOTTOM ELEV. 68.5

45° BENDS (TB)

STORMWATER BASIN B1a
BOTTOM ELEV. 69.0

STORMWATER BASIN B1b
BOTTOM ELEV. 69.0

BLOCK 1601
LOT 50
N/F INRV SCUDDERS ROAD, LLC

BLOCK 1601
LOT 58
N/F INRV SCUDDERS ROAD, LLC

VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF. PLAN No. 1

A—INLET
GR=63.62
INV OUT=61.39 (E)

A—INLET
GR=63.11
INV IN=61.06 (S)

A—INLET
GR=62.79
INV OUT=60.09 (NE)

8" CMP
6" GMP
10" CMP

18" RCP

SAN MH
RIM=66.90
INV IN=51.15 (NE)
INV OUT=50.09 (SW)
INV OUT=~11.95 (NW)

SAN MH
RIM=67.72
INV IN=51.50 (NE)
INV OUT=51.48 (SW)

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP.)

100' WIDE EMERGENCY SPILLWAY

GAS VALVE

REFERENCE MERIDIAN N.J.S.P. NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | X X |
| | LIGHT FIXTURE | |
| TP 1 | TEST PIT LOCATION | TP 1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\2482 - IRRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\CAD\Dwg\05-Utility.dwg —> 02/02 Utility Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
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200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
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PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42927*

## REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| | | |
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:

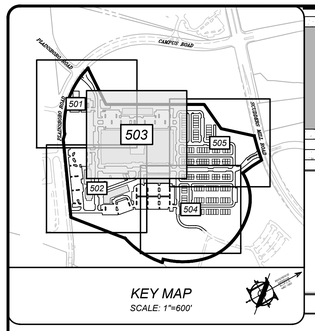
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

UTILITY PLAN

SHEET NO.

C502




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C501

N/F N.J.D.O.T.

SAN MH
RIM=79.36
INV IN=64.42 (NE)
INV OUT=64.41 (S)

SAN MH
RIM=77.35
INV IN=68.81 (NE)
INV OUT=65.85 (SW)

SAN MH
RIM=77.13
INV IN=67.21 (NE)
INV OUT=67.19 (SW)

8" PVC

ROAD A

REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA

BUILDING B
3 STORIES
SUPPORTIVE HOUSING
40 RESIDENTIAL UNITS
LOBBY
MAIL / PACKAGE
AMENITY
MEP

INV. OUT 71.27

BASIN B4
BOTTOM ELEV. 74.0

BASIN B5
BOTTOM ELEV. 74.0

4" DOMESTIC SERVICE
6" FIRE SERVICE
8"x4" TEE (TB)
8"x6" TEE (TB)

8" WATER

45° BENDS (TB)

40° BENDS (TB)

8"x6" TEE (TB)

8"x8" TEE (TB)

8"x4" TEE (TB)

8"x6" TEE (TB)

8"x6" TEE (TB)

8"x6" TEE (TB)

8"x6" TEE (TB)

8"x6" TEE (TB)

8"x6" TEE (TB)

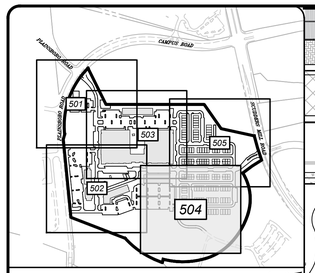
8"x6" TEE (TB)

8"x6" TEE (TB)

8"x8" TEE (TB)

8"x8" TEE (TB)

8"x8




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C503

MATCHLINE: SHEET C505

MATCHLINE: SHEET C505

12"x6" TEE (TB)
12"x4" TEE (TB)
MHS-S6a
RIM 78.12
INV. IN 69.28 (S6b)
INV. OUT 69.18 (S6a)
12" WATER
12"x8" TEE (TB)
MHS-S6b
RIM 77.96
INV. OUT 71.66 (S6b)
117 LF 8" PVC @ 2.04% (S6b)
190 LF 8" PVC @ 1.01% (S6a)
6" SANITARY SERVICE
6" SANITARY SERVICE
6" FIRE SERVICE
ELEC ROOM
WATER ROOM
4" DOMESTIC SERVICE
OFFICE LOBBY
BUILDING E
3 STORIES
RETAIL: 16,110 SF
OFFICE: 43,200 SF
MEP: 690 SF
TOTAL: 60,000 SF
RETAIL/ PROF OFFICE
RETAIL/ PROF OFFICE
BUILDING ROOF OVERHANG (TYP.)
45° BENDS (TB)
MHS-S5
RIM 76.85
INV. 66.52 (S6)
INV. OUT 66.42 (S5)
PERVIOUS PAVEMENT 3
TOP STORAGE ELEV: 75.0
BOTTOM ELEV: 73.0
PERVIOUS PAVEMENT 4
TOP STORAGE ELEV: 74.0
BOTTOM ELEV: 71.0
ROAD C
ROAD B
ALLEY D
ALLEY E
ROAD D
ROAD E
STACKED TOWNHOUSE 26
10 UNITS
STACKED TOWNHOUSE 27
10 UNITS
STACKED TOWNHOUSE 28
6 UNITS
STACKED TOWNHOUSE 29
6 UNITS
6" PVC ROOF LEADER CONNECTOR
2" DOMESTIC SERVICE
4" SANITARY SERVICE (TYP.)
12"x8" TEE (TB)
8"x8" TEE (TB)
TOWNHOUSE 10
3 UNITS
TOWNHOUSE 11
4 UNITS
TOWNHOUSE 12
5 UNITS
TOWNHOUSE 13
4 UNITS
TOWNHOUSE 14
3 UNITS
TOWNHOUSE 15
4 UNITS
TOWNHOUSE 16
5 UNITS
TOWNHOUSE 17
4 UNITS
TOWNHOUSE 18
4 UNITS
TOWNHOUSE 19
4 UNITS
TOWNHOUSE 20
5 UNITS
TOWNHOUSE 21
4 UNITS
1" DOMESTIC WATER SERVICE (TYP.)
12"x6" TEE (TB)
MHS-S4a
RIM 81.68
INV. 76.42 (S4c)
INV. OUT 76.32 (S4a)
MHS-S4b
RIM 78.45
INV. 67.61 (S4a)
INV. 65.81 (S5)
INV. OUT 65.71 (S4)
MHS-S4c
RIM 84.67
INV. OUT 78.22 (S4c)
MHS-S3a
RIM 80.83
INV. 73.14 (S3b)
INV. OUT 73.04 (S3a)
MHS-S3b
RIM 84.95
INV. OUT 76.94 (S3b)
MHS-S3
RIM 79.51
INV. 64.56 (S3a)
INV. 64.56 (S4)
INV. OUT 64.46 (S3)
122 LF 6" PVC @ 0.50% (S5)
210 LF 8" PVC @ 4.15% (S4c)
180 LF 8" PVC @ 3.00% (S4b)
259 LF 8" PVC @ 0.50% (S4)
230 LF 8" PVC @ 4.00% (S3a)
190 LF 8" PVC @ 2.00% (S3b)
173 LF 8" PVC @ 0.50% (S3)
MHS-S2
RIM 75.71
INV. 63.59 (S3)
INV. OUT 63.49 (S2)
45° BENDS (TB)
22.5° BEND (TB)
11.25° BEND (TB)
ORDINARY RESOURCE VALUE FRESHWATER WETLAND DITCH
12" WATER
24' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 4
45° BEND (TB)
6"x12" WET TAP
EXISTING 8" WATER
EXISTING 16" WATER
APPROXIMATE WATERLINE LOCATION AS PER NJAW MAPPING
16' WIDE FIRE LANE EASEMENT "F" PER REF PLAN No. 1
20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER
MHS-S1
RIM 73.45
INV. 62.74 (S2)
INV. OUT 62.64 (S1)
105 LF 8" PVC @ 4.00% (S2)
228 LF 8" PVC @ 4.00% (S1)
INVERT IN=68.42 (N) (DAYLIGHTED)
INVERT OUT=68.04 (S) (DAYLIGHTED)
STORMWATER LINE
STORMWATER BASIN 87
BOTTOM ELEV: 71.5
STORMWATER BASIN 88a
BOTTOM ELEV: 71.25
STORMWATER BASIN 88b
BOTTOM ELEV: 71.25
STORMWATER BASIN 88c
BOTTOM ELEV: 71.25
STORMWATER BASIN 88d
BOTTOM ELEV: 71.25
50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY
A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1
50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)
VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF PLAN No. 1
APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64.8 (METHOD 1: STATE STUDY)
APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 64 (METHOD 3: FEMA)
WETLANDS
SAN MH
RIM=67.89
INV IN=51.95 (E)
INV IN=59.49 (N)
INV OUT=51.93 (SW)
12" PVC
8" PVC
MATCHLINE: SHEET C502

REFERENCE MERIDIAN N 0° 0' 0" E NAD 1983

30 0 30 60
SCALE : 1" = 30'

LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | 50 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN 50 |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – RWV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road, Plainsboro, NJ\2024\SD\CAD\Arp\Grd–Utility Arp ---> C504 Utility Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050
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**ERIC R. BALLOU, PE**
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:

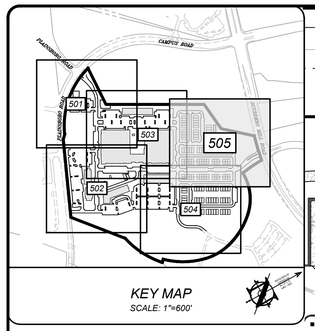
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

UTILITY PLAN

SHEET NO.

C504




KEY MAP
SCALE: 1"=600'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road, Plainsboro, NJ\2024\05\01\CAD\Layout\25-1(ISO)_Proj. ---> C505 Utility Plan
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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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**ERIC R. RALLOU, PE**
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
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| | |
|---|---|
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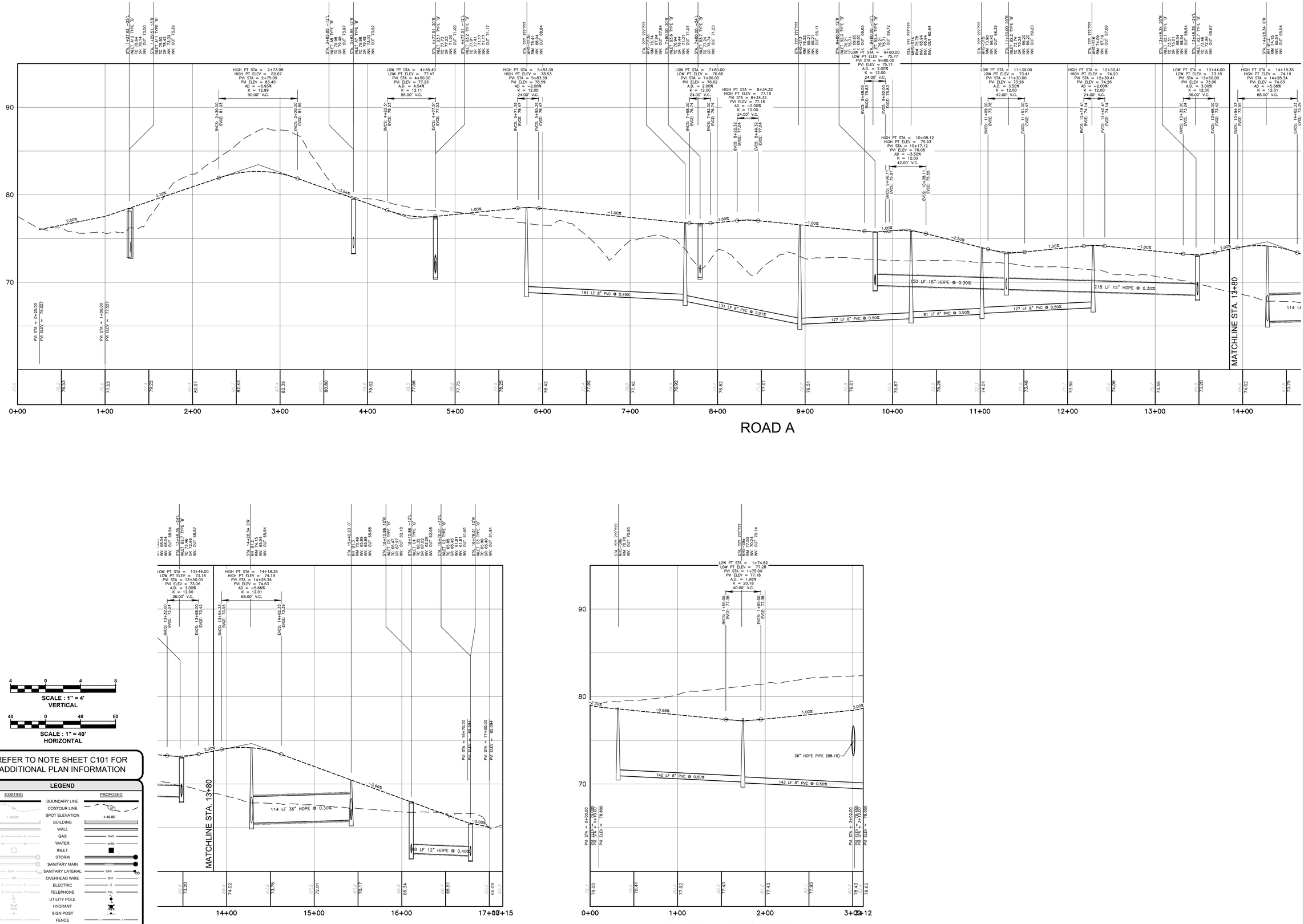
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | |
| | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
UTILITY PLAN

SHEET NO.
C505







ROAD A (CONT.)




ALLEY A PROFILE

SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS


ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
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104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN WOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

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*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

PROFILES

SHEET NO:

C506


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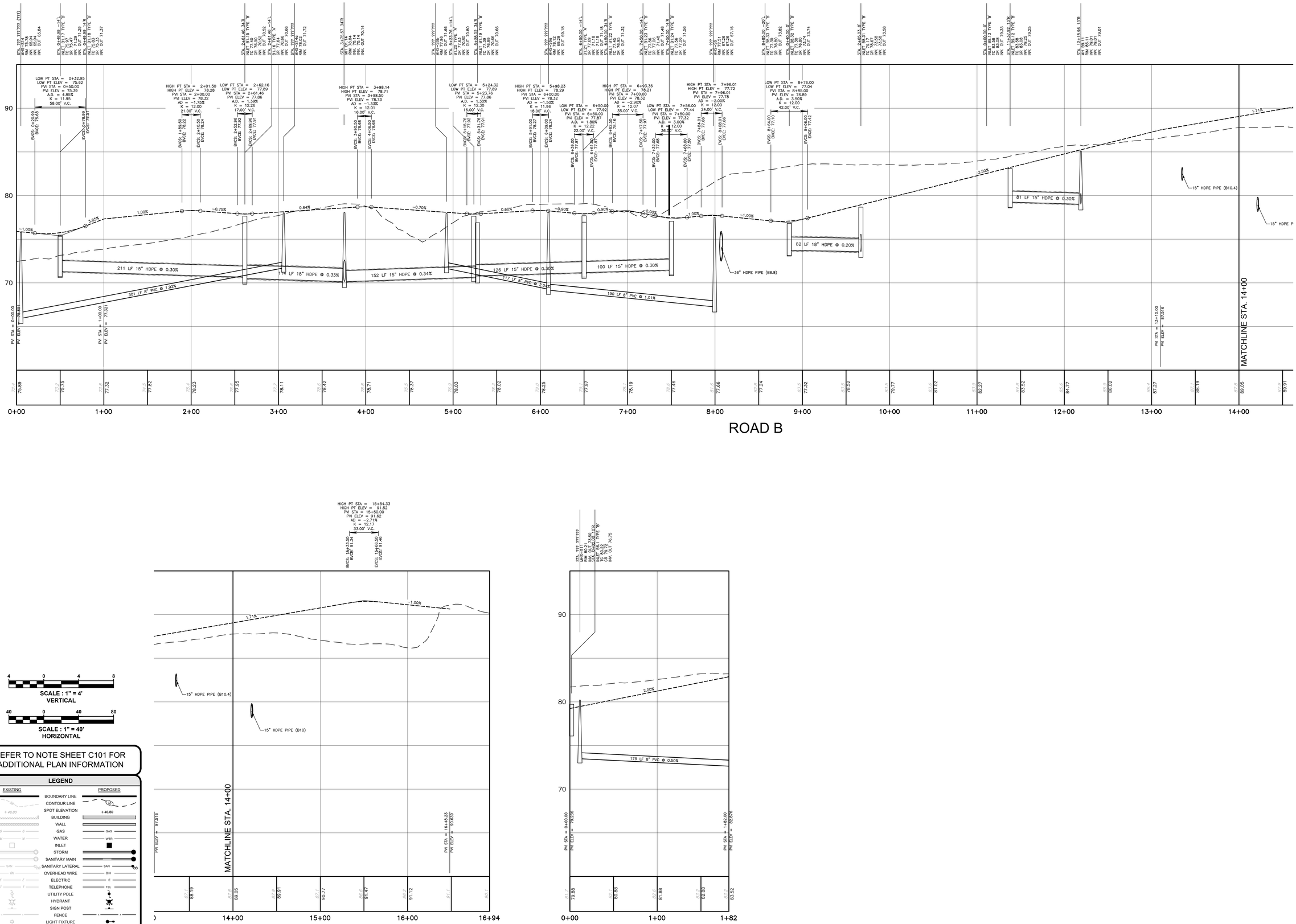








SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
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104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

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APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

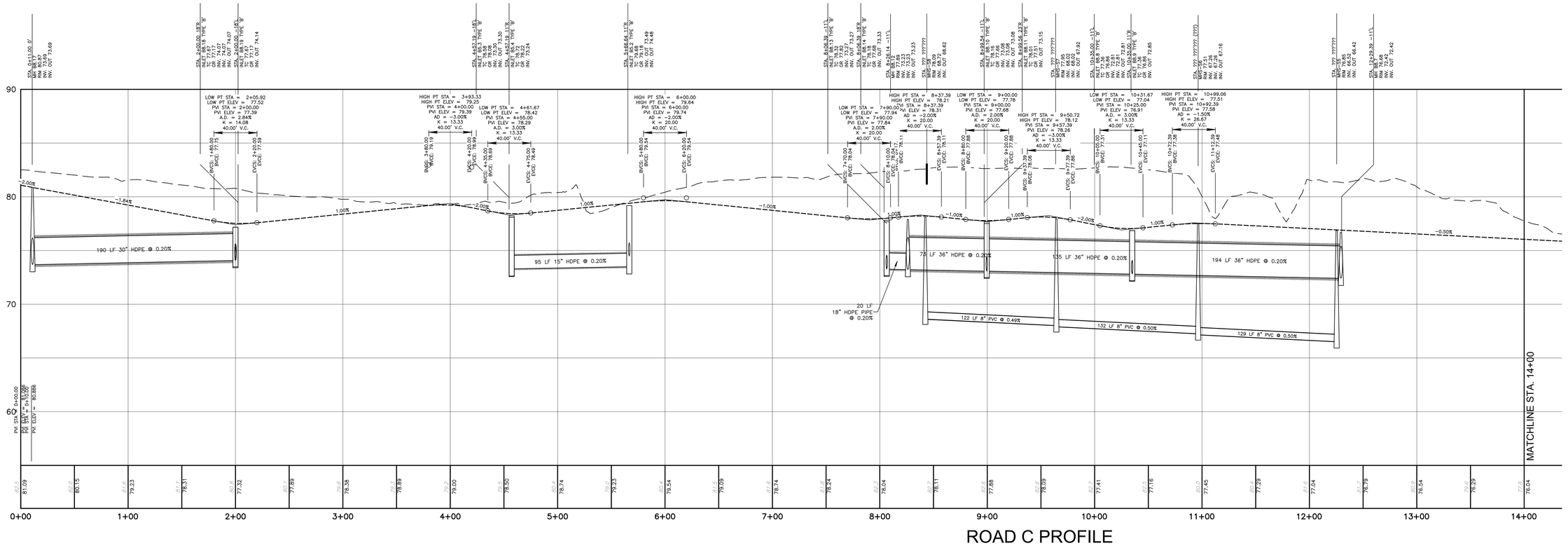
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

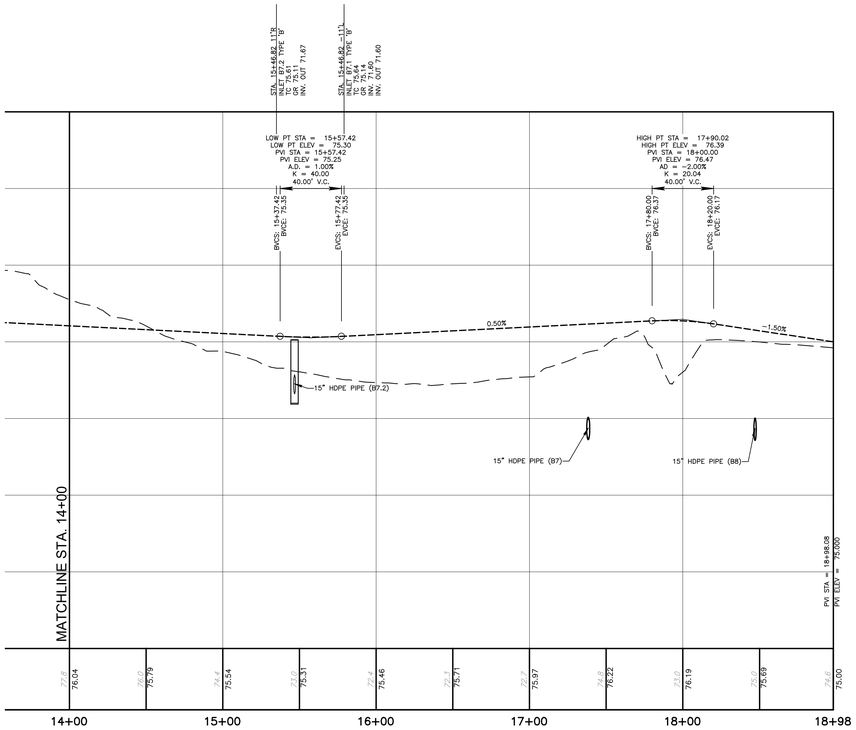
PROFILES

SHEET NO:

C507




ROAD C PROFILE

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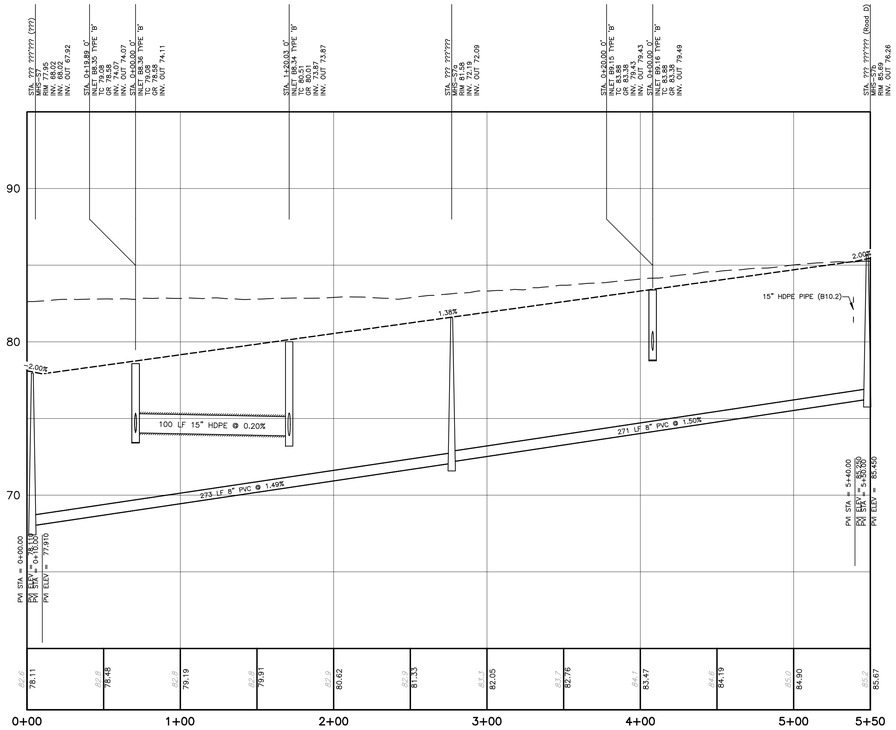


ALLEY C PROFILE

SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

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8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

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CERTIFICATE OF AUTHORIZATION: 24GA28083200

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*NJPE LIC. NO. 42827*

REVISIONS

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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

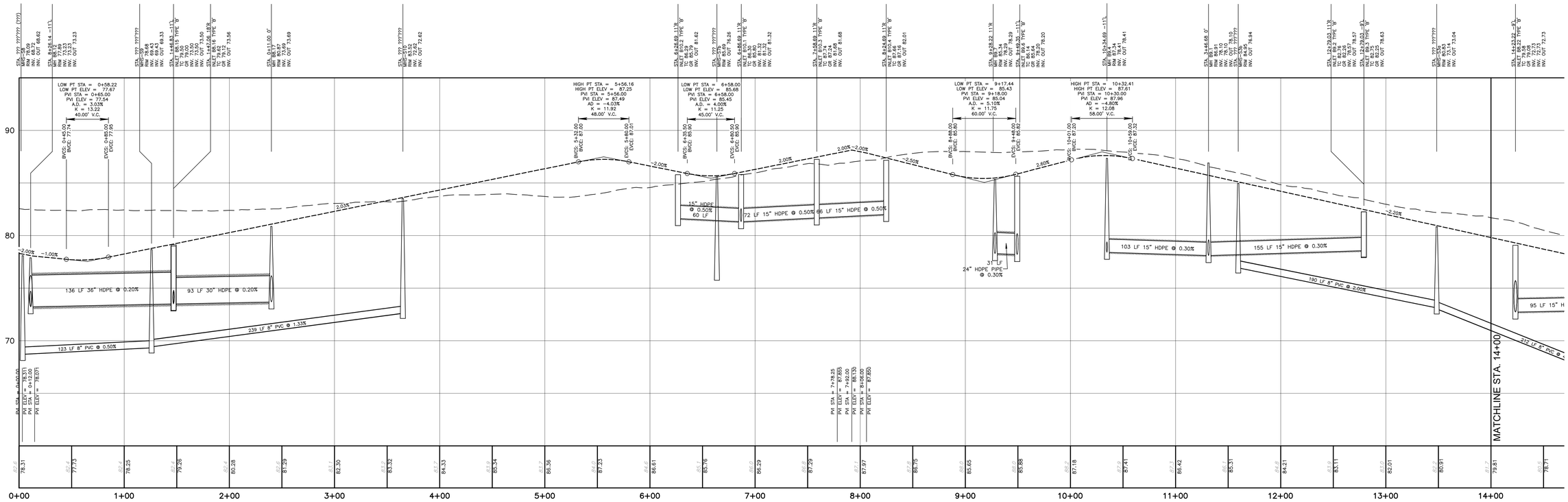
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

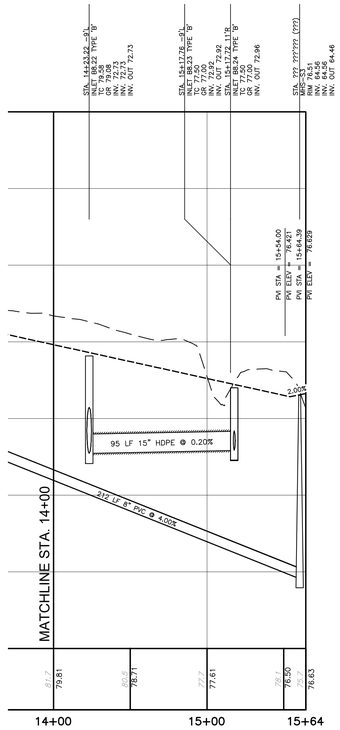
SHEET TITLE:

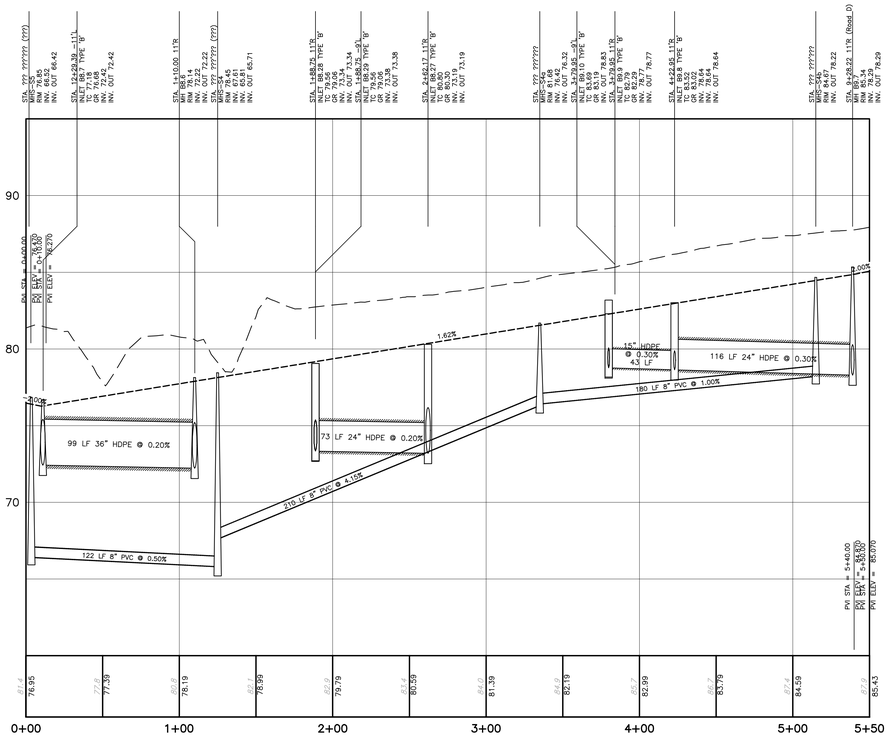
*PROFILES*

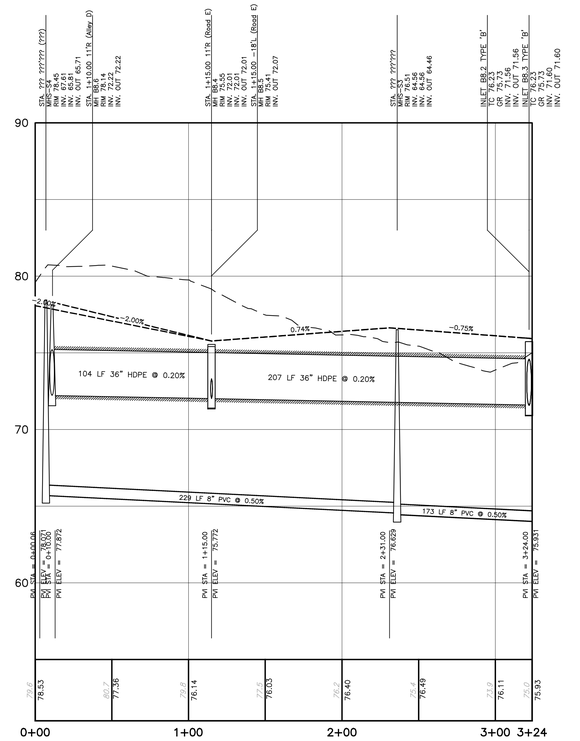
SHEET NO:

*C508*




SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-3 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: AS SHOWN | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

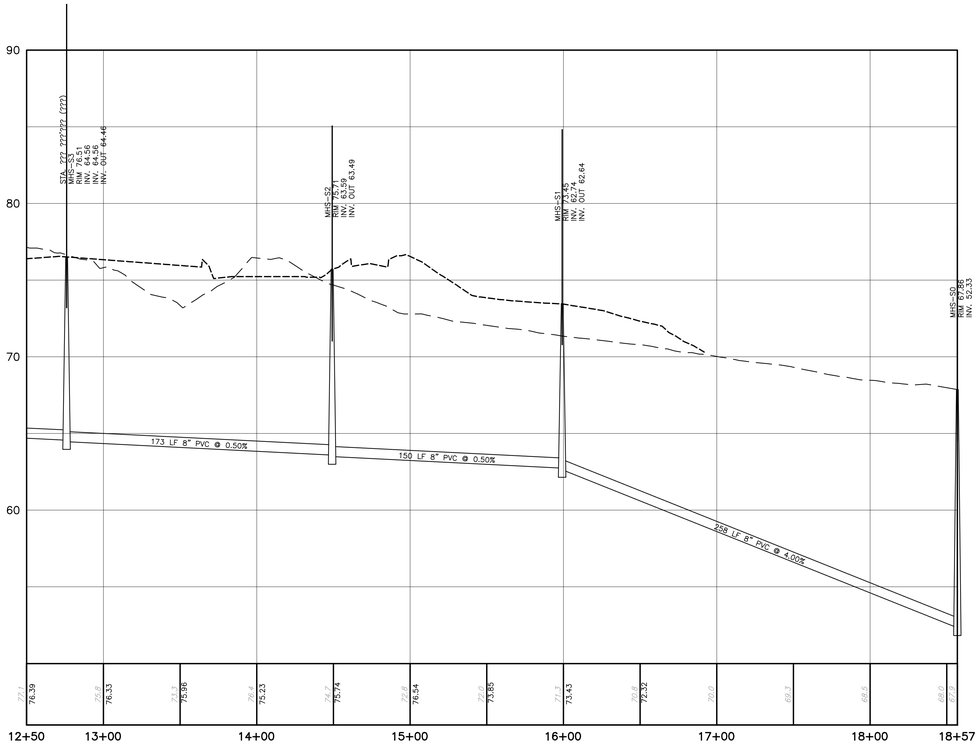
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:

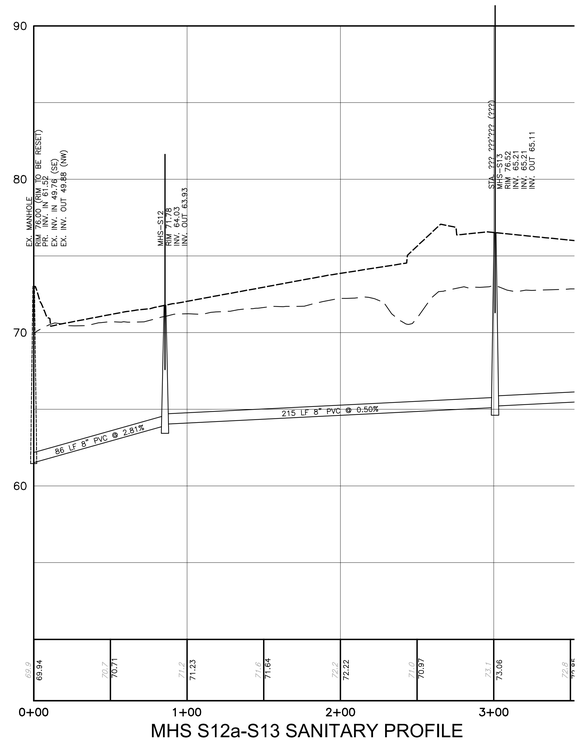
*PROFILES*

SHEET NO:

*C509*




MHS S3 - S0 SANITARY PROFILE

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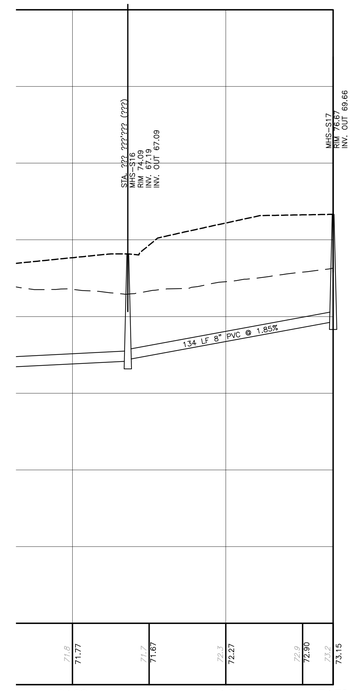


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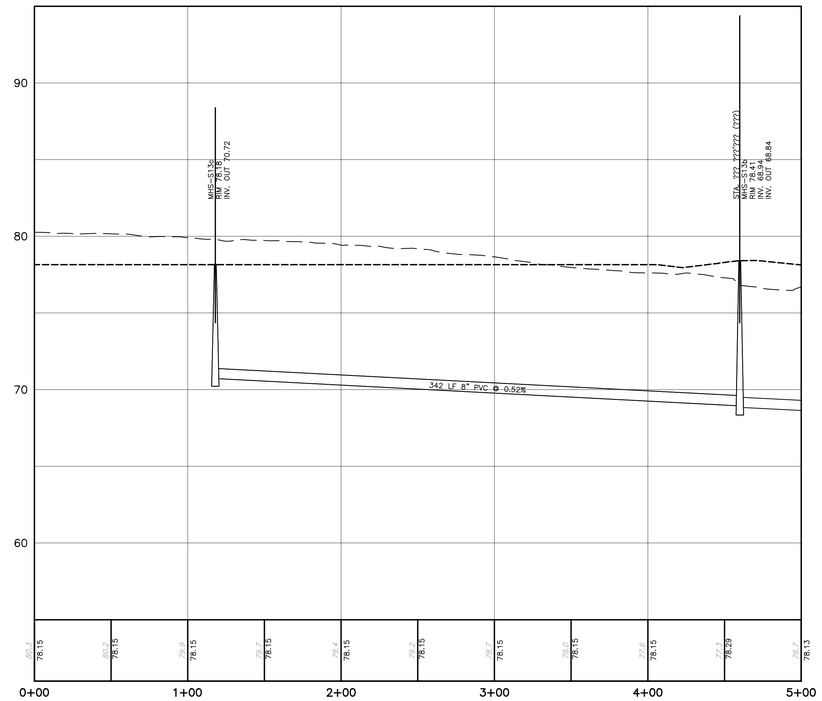


MHS S13C - S13B SANITARY PROFILE

SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\24B2 - MHO Scudders Road LLC\25-24B2-01 – Plotsheets Road & Scudders Mill Road_Plotsheets_NJ\2024B2\DWG\Arch\13–Profiles.dwg, ---> C510 Profiles
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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
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PRINCETON, NJ 08540

TRAFFIC:
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PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

REVISIONS

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| SCALE: AS SHOWN | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-24B2-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

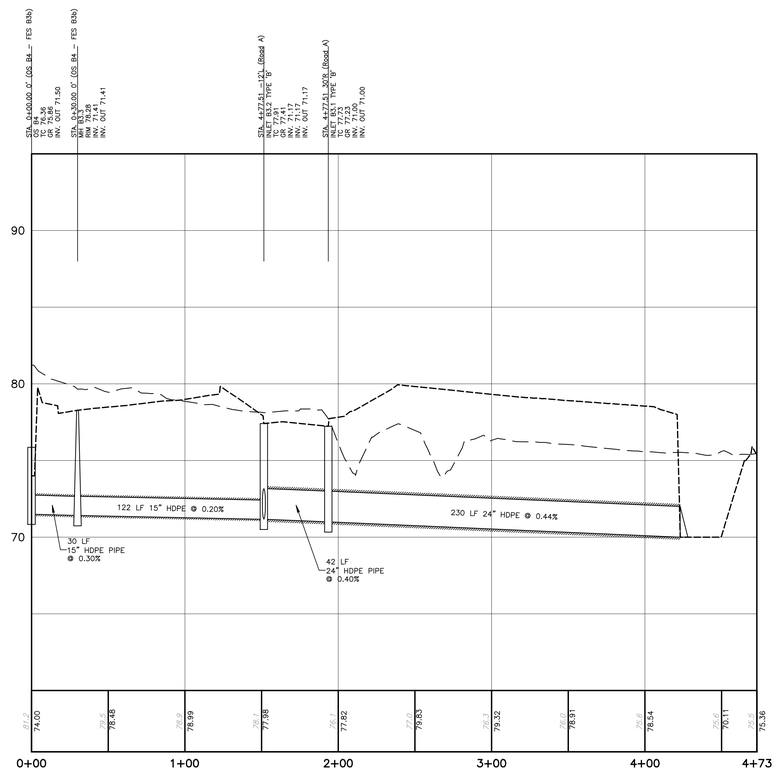
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

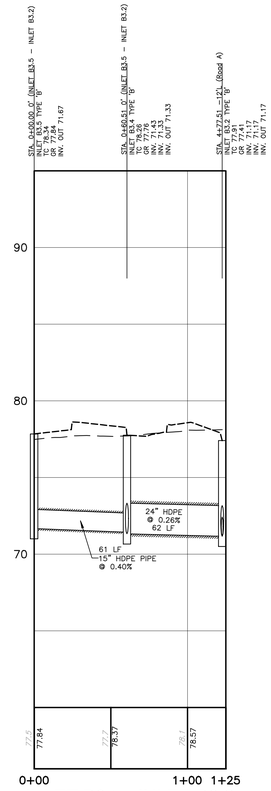
PROFILES

SHEET NO:

C510




OS B4 - FES B3b DRAINAGE PROFILE

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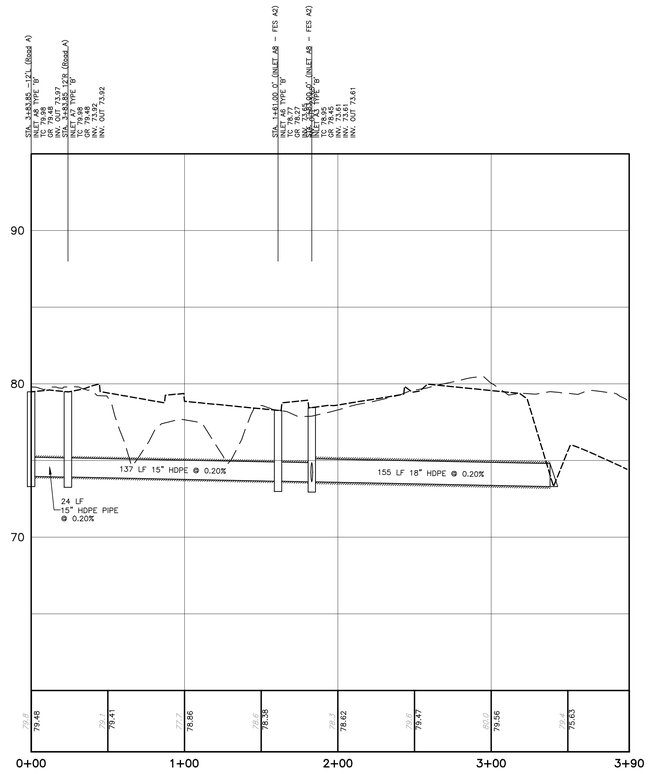
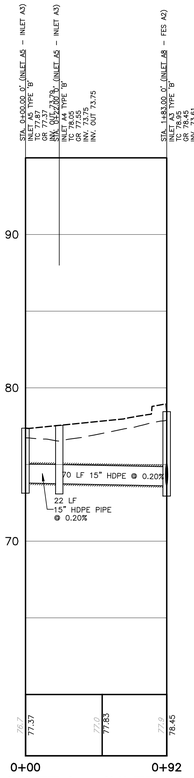



INLET A8 - FES A2 DRAINAGE PROFILE

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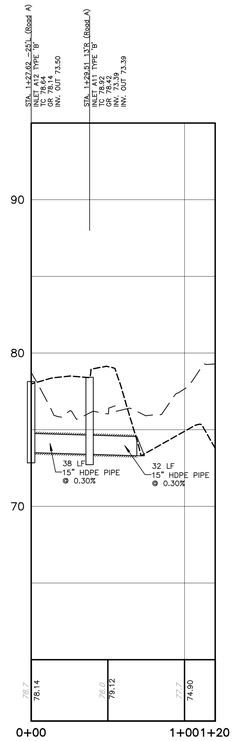


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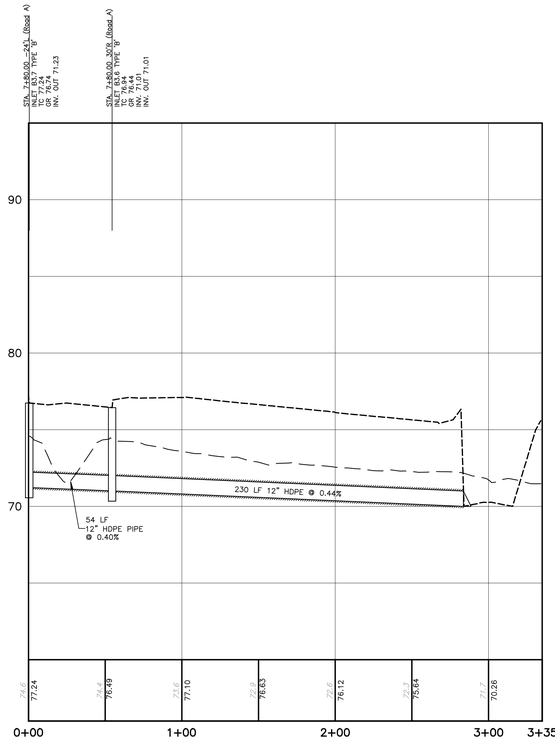
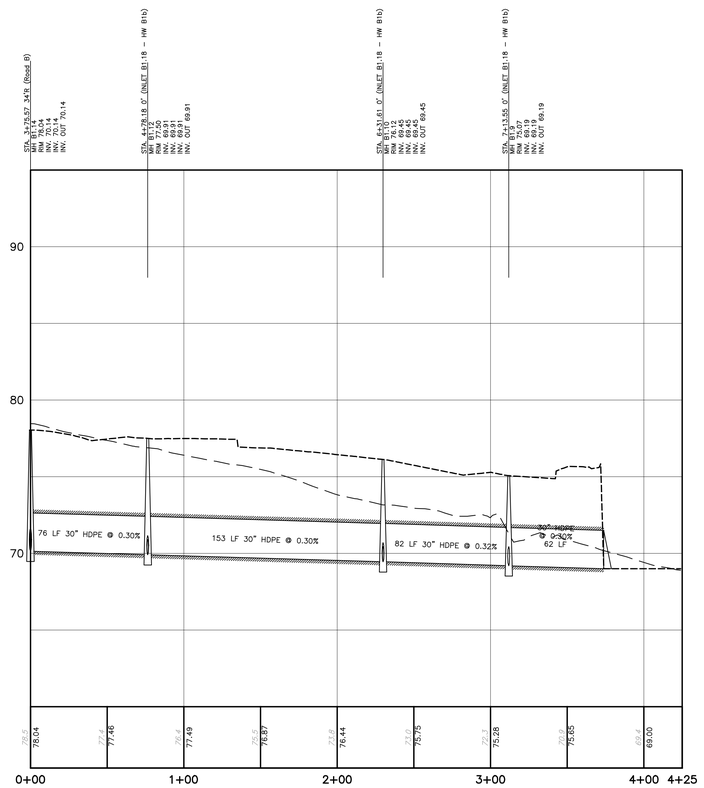



INLET B3.7 - HW B3a DRAINAGE PROFILE




MH B1.14 - HW B1b DRAINAGE PROFILE

SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\2482 - IWRV Scudders Road LLC\25-2482-01 – Pidcock Road & Scudders Mill Road_Pidcock, NJ\2548\2D\CAD\dwg\04-Grading.dwg, ---> C511 Profiles
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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
MANAHAWKIN, NJ 08050

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

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|---|---|
| SCALE: AS SHOWN | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

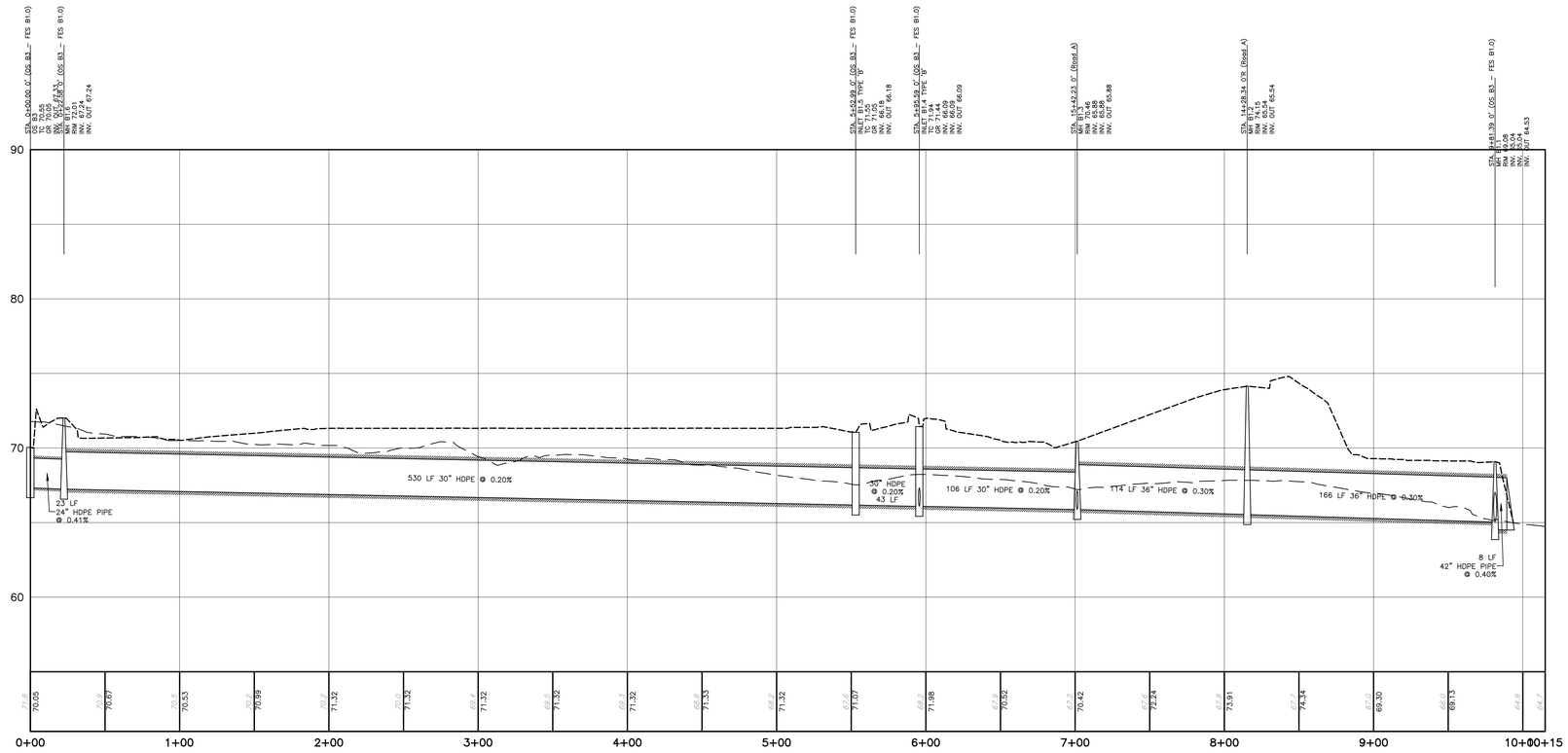
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:

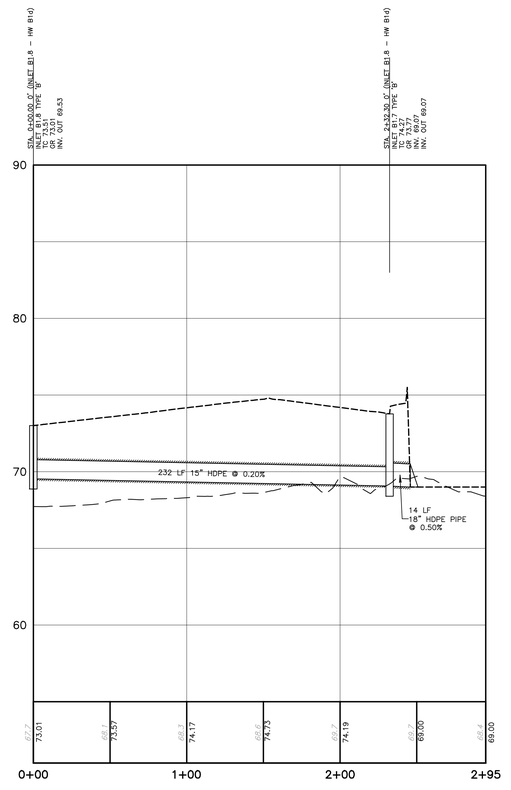
*PROFILES*

SHEET NO:

*C511*




OS B3 - FES B1.0 DRAINAGE PROFILE

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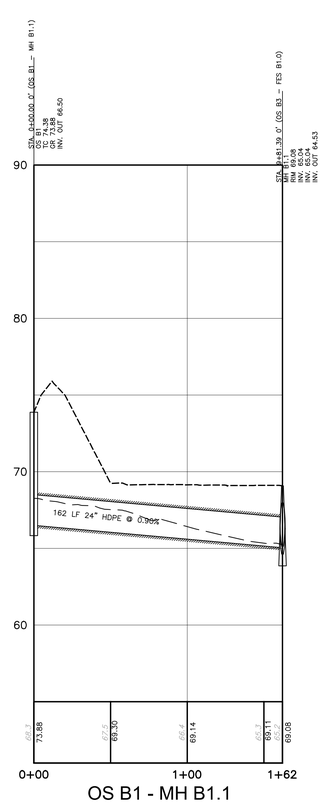
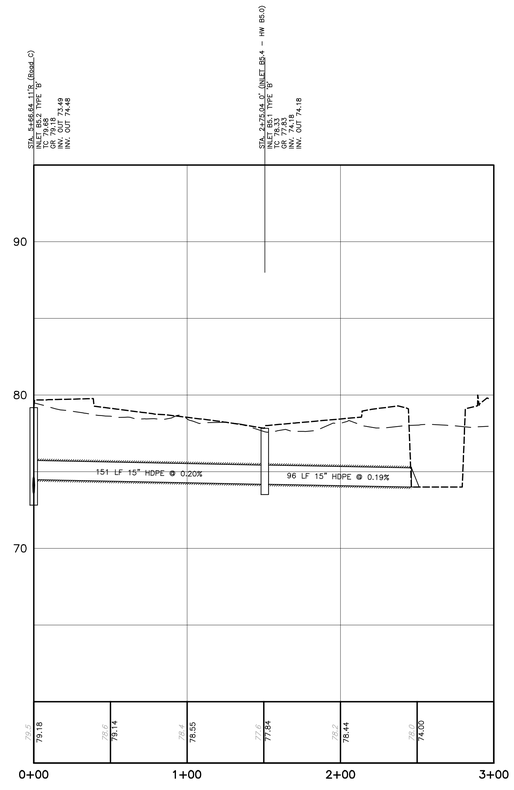



OS B1 - MH B1.1
DRAINAGE PROFILE




INLET B5.2 - HW B5.0 DRAINAGE PROFILE

SCALE : 1" = 4'
VERTICAL

SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\24R2 - IWRV Scudders Road LLC\25-2482-01 – Pidcock Road & Scudders Mill Road_Pidcock, NJ\25248201DWG\dwg\04-Grading.dwg, ---> C512 Profiles
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## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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*NJPE LIC. NO. 42827*

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| JOB #: 25-2482-01 | CHECKED BY: ERB |

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APPROVED BY:

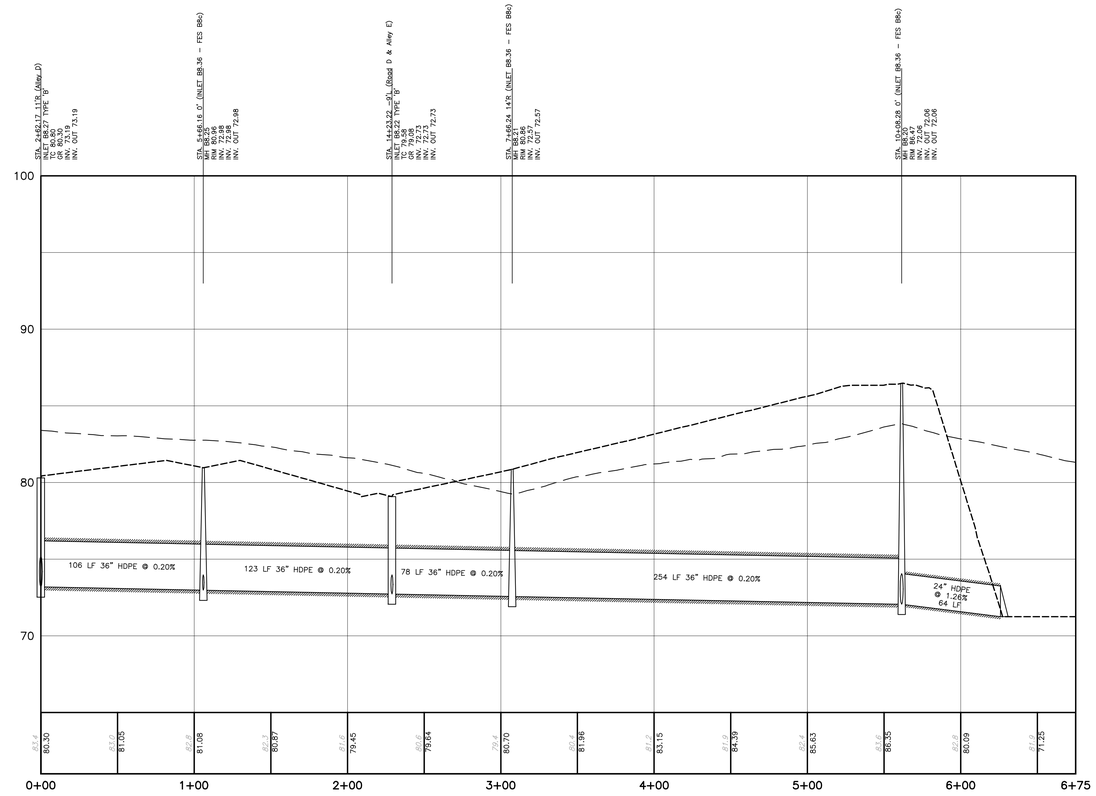
FOR CONSTRUCTION

PLAN INFORMATION

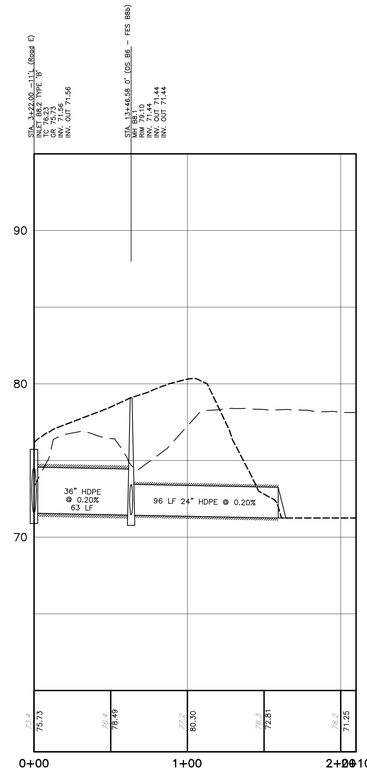
DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*PROFILES*

SHEET NO:
*C512*




INLET B8.27 - FES B8d DRAINAGE PROFILE

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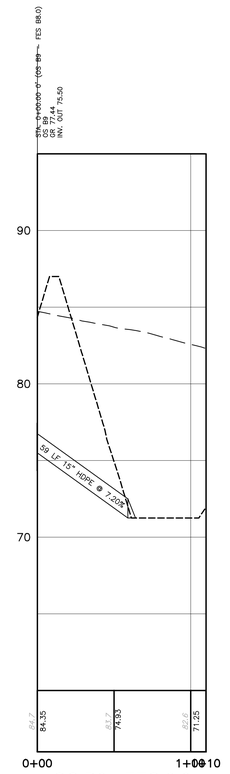
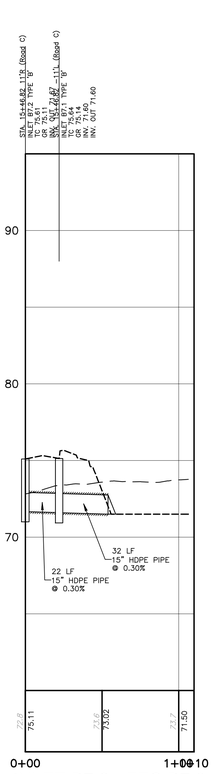
DRAINAGE PROFILE




OS B9 - FES 8.0
DRAINAGE PROFILE




INLET B7.2 - FES B7.0
DRAINAGE PROFILE

4 0 4 8
SCALE : 1" = 4'
VERTICAL

40 0 40 80
SCALE : 1" = 40'
HORIZONTAL

REFER TO NOTE SHEET C101 FOR ADDITIONAL PLAN INFORMATION

**LEGEND**

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 80 | CONTOUR LINE | 80 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-3 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

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700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

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FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: AS SHOWN | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-24B2-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

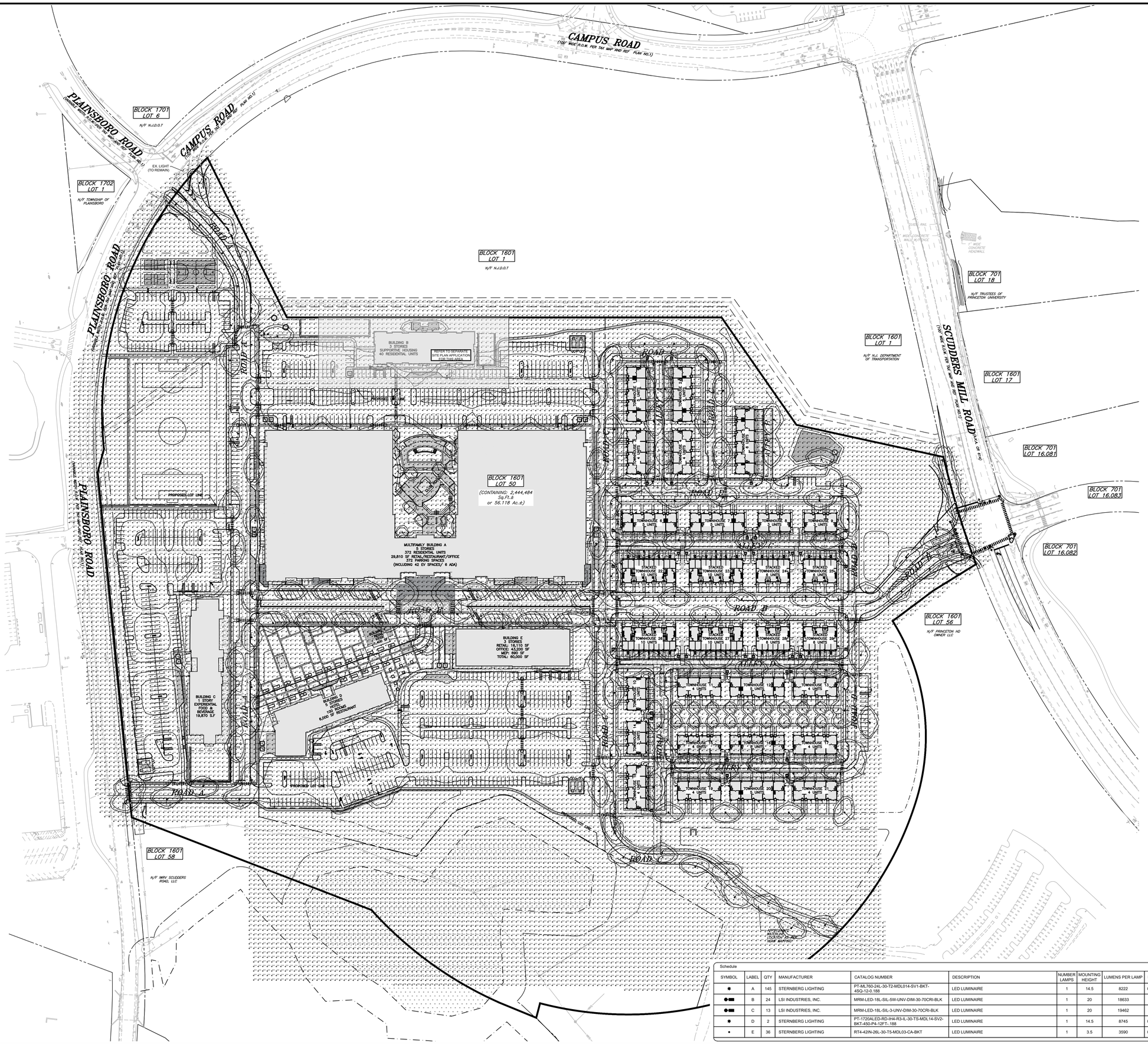
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

PROFILES

SHEET NO:

C513




## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| TP1 | TEST PIT LOCATION | TP1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

### Schedule

| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | NUMBER LAMPS | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | WATTAGE |
|---|---|---|---|---|---|---|---|---|---|---|
| ✱ | A | 145 | STERNBERG LIGHTING | PT-ML760-24L-30-T2-MDL014-SV1-BKT-4SQ-12-0.188 | LED LUMINAIRE | 1 | 14.5 | 8222 | 0.83 | 88.3 |
| ●■ | B | 24 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-5W-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 18633 | 1 | 135 |
| ●■ | C | 13 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 19462 | 1 | 135 |
| ✱ | D | 2 | STERNBERG LIGHTING | PT-1720ALED-RD-IH4-R3-IL-30-TS-MDL14-SV2-BKT-450-P4-12FT-.188 | LED LUMINAIRE | 1 | 14.5 | 8745 | 0.88 | 79.7 |
| • | E | 36 | STERNBERG LIGHTING | RT4-42IN-26L-30-T5-MDL03-CA-BKT | LED LUMINAIRE | 1 | 3.5 | 3590 | 0.85 | 30.7 |

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
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104 CARNEGIE CENTER DRIVE, SUITE 203
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GEOTECHNICAL:
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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
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SURVEYOR:
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103 COLLEGE ROAD EAST
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TRAFFIC:
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1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

## PLAN INFORMATION

DRAWING TITLE:

**PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION**

SHEET TITLE:

**OVERALL LIGHTING PLAN**

SHEET NO.

**C600**

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\25248201\00\dwg\15-Overall Plan.dwg, —> C600 Overall Lighting Plan
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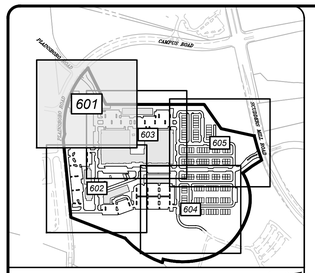


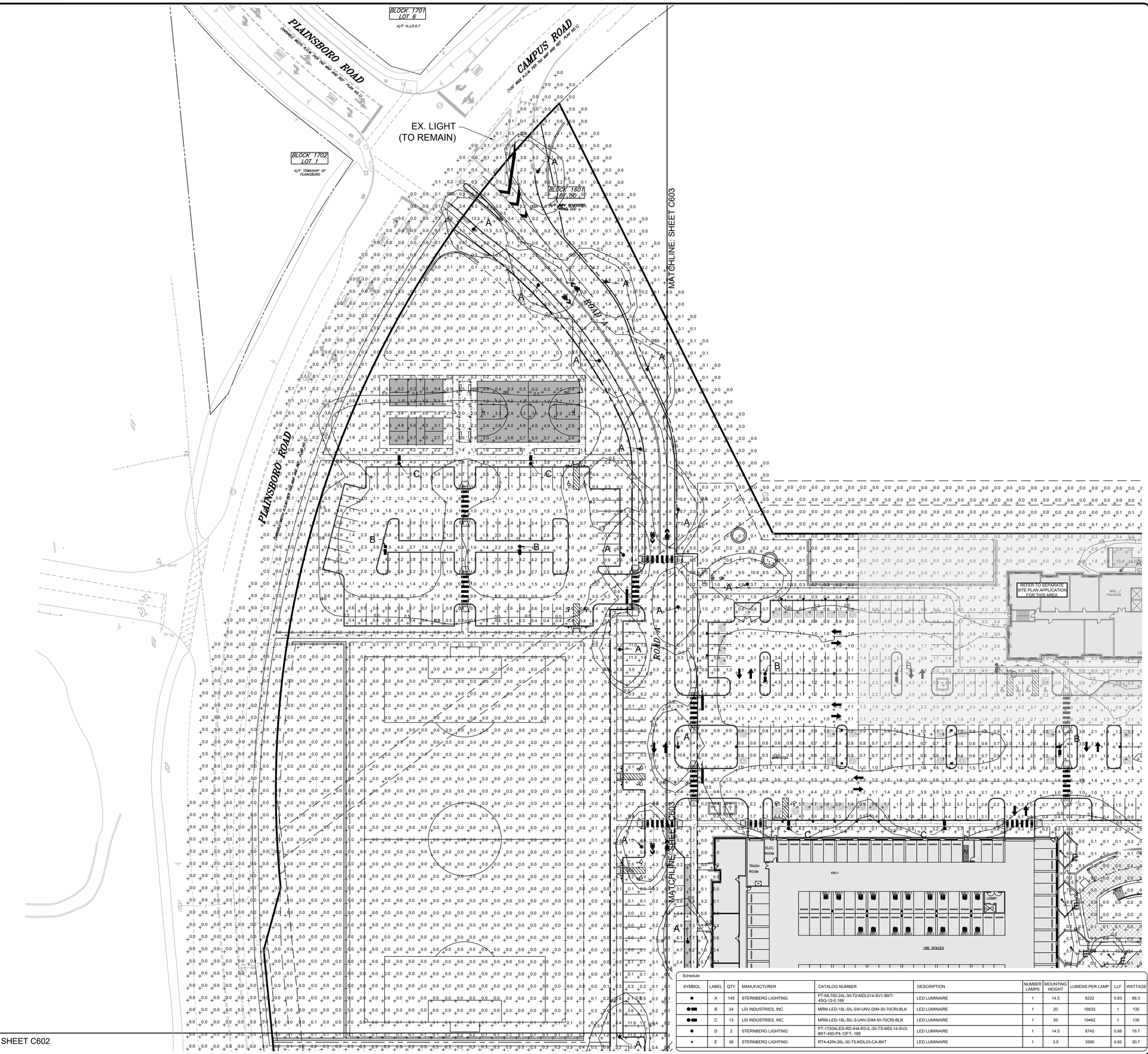


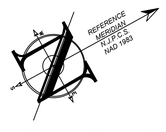


30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP1 | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

MATCHLINE: SHEET C602

Schedule

| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | NUMBER LAMPS | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | WATTAGE |
|---|---|---|---|---|---|---|---|---|---|---|
| ✱ | A | 145 | STERNBERG LIGHTING | PT-ML760-24L-30-T2-MDL014-SV1-BKT-45Q-12-0.188 | LED LUMINAIRE | 1 | 14.5 | 8222 | 0.83 | 88.3 |
| ●▬ | B | 24 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-SW-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 18633 | 1 | 135 |
| ●▬ | C | 13 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 19462 | 1 | 135 |
| ✱ | D | 2 | STERNBERG LIGHTING | PT-1720ALED-RD-IH4-R3-IL-30-TS-MDL14-SV2-BKT-45Q-P4-12FT-.188 | LED LUMINAIRE | 1 | 14.5 | 8745 | 0.88 | 79.7 |
| • | E | 36 | STERNBERG LIGHTING | RT4-42IN-26L-30-T5-MDL03-CA-BKT | LED LUMINAIRE | 1 | 3.5 | 3590 | 0.85 | 30.7 |

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro, Road & Scudders Mill Road, Plainsboro, NJ\2534001\CAD\Arch\Lighting\Arch_ --> C601 Lighting Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200,
ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B,
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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

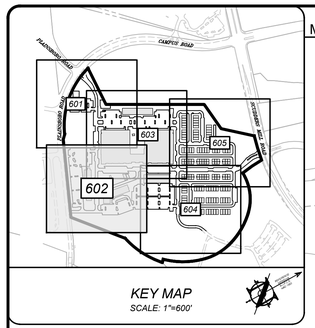
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

LIGHTING PLAN

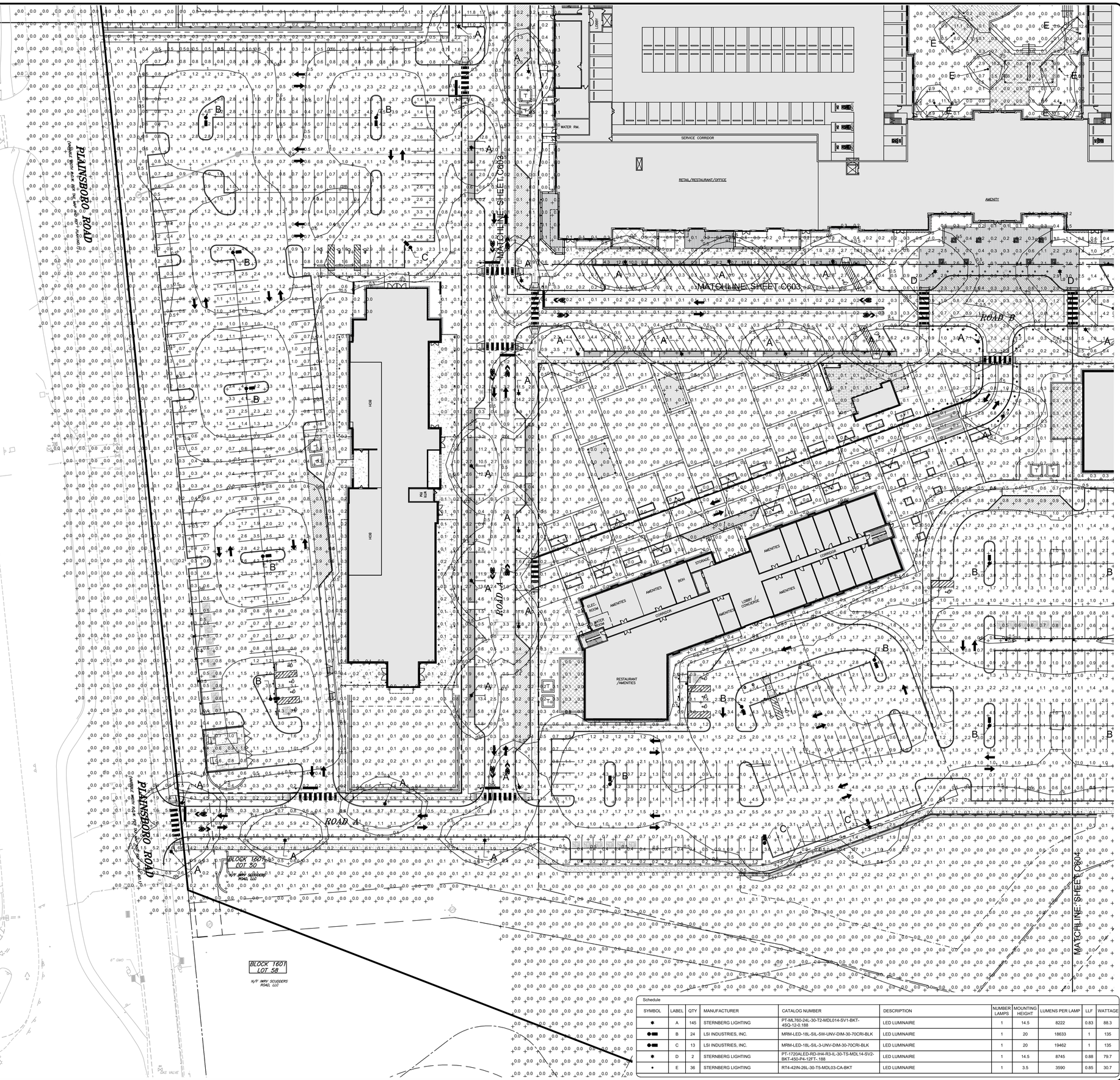
SHEET NO.

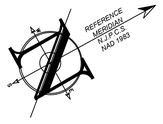
C601




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C601




30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

| Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | NUMBER LAMPS | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | WATTAGE |
| ✱ | A | 145 | STERNBERG LIGHTING | PT-MLT60-24L-30-T2-MDL014-SV1-BKT-4SQ-12-0.188 | LED LUMINAIRE | 1 | 14.5 | 8222 | 0.83 | 88.3 |
| ●▬ | B | 24 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-SW-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 18633 | 1 | 135 |
| ●▬ | C | 13 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 19462 | 1 | 135 |
| ✱ | D | 2 | STERNBERG LIGHTING | PT-1720ALED-RO-IH4-R3-IL-30-TS-MDL14-SV2-BKT-450-P4-12FT-1.188 | LED LUMINAIRE | 1 | 14.5 | 8745 | 0.88 | 79.7 |
| ▪ | E | 36 | STERNBERG LIGHTING | RT4-42IN-26L-30-T5-MDL03-CA-BKT | LED LUMINAIRE | 1 | 3.5 | 3590 | 0.85 | 30.7 |

File: X:\Job*2482 – MRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\SD\CAD\Arc\[25-Lighting.dwg, ---> C602 Lighting Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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VIENNA, VA 22182

ATTORNEY:
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104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
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SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
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PRINCETON, NJ 08540

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PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|

0 09/04/25 INITIAL RELEASE

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

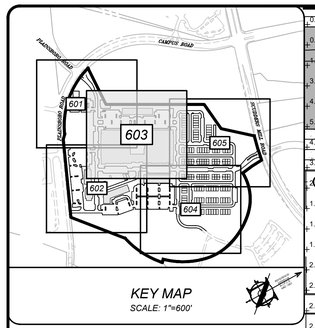
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

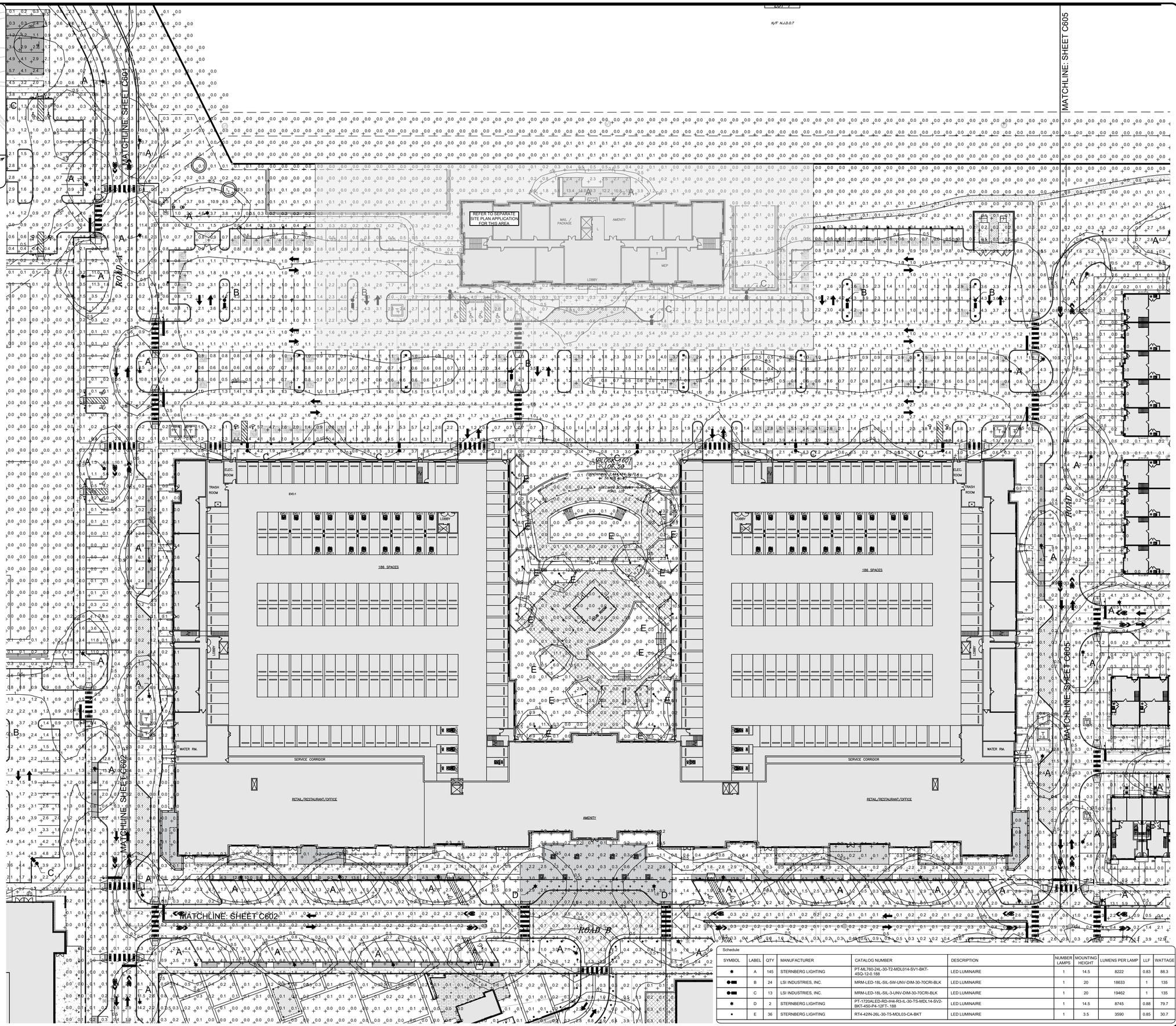
LIGHTING PLAN

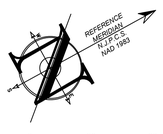
SHEET NO.

C602




KEY MAP
SCALE: 1"=600'




30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

| Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | NUMBER LAMPS | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | WATTAGE |
| ✱ | A | 145 | STERNBERG LIGHTING | PT-ML760-24L-30-T2-MDL014-SV1-BKT-45Q-12-0.188 | LED LUMINAIRE | 1 | 14.5 | 8222 | 0.83 | 88.3 |
| ●▬ | B | 24 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-SW-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 18633 | 1 | 135 |
| ●▬ | C | 13 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 19462 | 1 | 135 |
| ✱ | D | 2 | STERNBERG LIGHTING | PT-1720ALED-RD-IH4-R3-IL-30-TS-MDL14-SV2-BKT-45Q-P4-12FT-.188 | LED LUMINAIRE | 1 | 14.5 | 8745 | 0.88 | 79.7 |
| • | E | 36 | STERNBERG LIGHTING | RT4-42IN-26L-30-T5-MDL03-CA-BKT | LED LUMINAIRE | 1 | 3.5 | 3590 | 0.85 | 30.7 |

File: X:\Jobs\2482 – INSV Scudders Road LLC\25-2482-01 – Plainsboro, Road & Scudders Mill Road, Plainsboro, NJ\2534825\01CAD\Arch\04-Lighting\Arch_ – > C603 Lighting Plan
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## PROJECT INFORMATION

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FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

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**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

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InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
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**ERIC R. BALLOU, PE**
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

## PLAN INFORMATION

DRAWING TITLE:

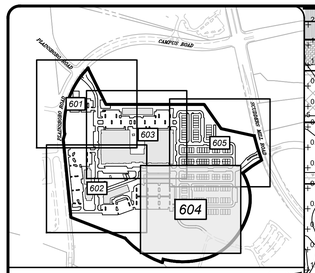
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

LIGHTING PLAN

SHEET NO.

C603




KEY MAP
SCALE: 1"=600'

MATCHLINE SHEET C603

MATCHLINE SHEET C603

MATCHLINE SHEET C603

ROAD B

ELEC ROOM

WATER ROOM

OFFICE LOBBY

RETAIL/ PROF OFFICE

RETAIL/ PROF OFFICE

ALLEY D

ROAD D

ROAD E

ALLEY E

50' WIDE FRESHWATER WETLANDS, TRANSITIONAL AREA BOUNDARY
A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 0219-19-0002.1

ROAD C

ORDINARY RESOURCE VALUE) FRESHWATER WETLAND (VFW)

50' WIDE FRESHWATER WETLANDS, TRANSITIONAL AREA BOUNDARY (TYP)

WETLANDS

APPROXIMATE MATCHLINE LOCATION AS PER NJDEP GIS DATA

MATCHLINE SHEET C602

REFERENCE MERIDIAN N.J. STATE PLANE NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | 50 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G | GAS | GAS |
| W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E | ELECTRIC | E |
| T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

| Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SYMBOL | LABEL | QTY | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | NUMBER LAMPS | MOUNTING HEIGHT | LUMENS PER LAMP | LLF | WATTAGE |
| ★ | A | 145 | STERNBERG LIGHTING | PT-ML760-24L-30-T2-MDL014-SV1-BKT-45Q-12-0.188 | LED LUMINAIRE | 1 | 14.5 | 8222 | 0.83 | 88.3 |
| ●▬ | B | 24 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-5W-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 18633 | 1 | 135 |
| ●▬ | C | 13 | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BLK | LED LUMINAIRE | 1 | 20 | 19462 | 1 | 135 |
| ★ | D | 2 | STERNBERG LIGHTING | PT-1720ALED-RD-IH4-R3-IL-30-TS-MDL14-SV2-BKT-45Q-P4-12FT-.188 | LED LUMINAIRE | 1 | 14.5 | 8745 | 0.88 | 79.7 |
| ▪ | E | 36 | STERNBERG LIGHTING | RT4-42IN-26L-30-T5-MDL03-CA-BKT | LED LUMINAIRE | 1 | 3.5 | 3590 | 0.85 | 30.7 |

File: X:\Jobs\2482 – INNV Scudders Road LLC\25-2482-01 – Hightstown, Road & Scudders Mill Road_Plainsboro, NJ\2548201\CAD\Arch\04-Lighting\Arq. ---> 0604 Lighting Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
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PLAN INFORMATION

DRAWING TITLE:

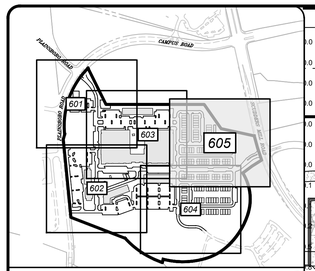
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

LIGHTING PLAN

SHEET NO:

C604

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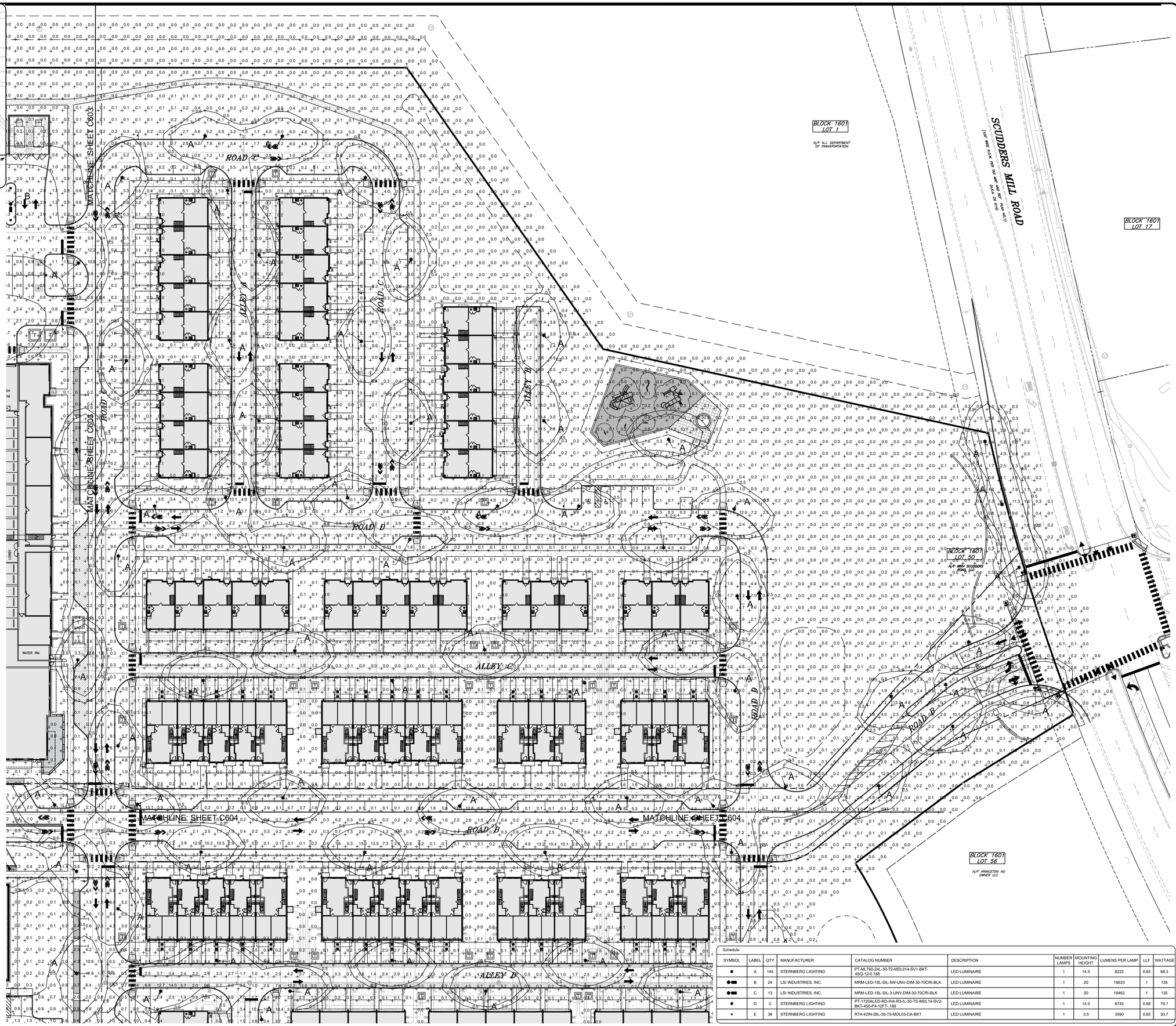
SCALE: 1"=600'




REFERENCE MERIDIAN N.J.C.S. NAD 1983

30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

| Schedule | | | | | | | | |
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APPROVED BY:
FOR CONSTRUCTION

## PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
LIGHTING PLAN

SHEET NO.
C605

File: X:\Job\2482 - IWRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road, Plainsboro, NJ\2024\SD\CAD\Arch\Site\Lighting\Arq_ --> C605 Lighting Plan
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# 1720LED VILLA SERIES

LED

EPA: 1.1 (ft²) WEIGHT: 37 LBS

7 YEAR WARRANTY

LUMEN RANGE: 4,000 to 9,070

LIFE SPAN: L70 MINIMUM 100,000 HOURS

UL LISTED

CLICK FOR FAQ's

IP RATING*: 66

*Optical module only

JOB NAME

FIXTURE TYPE

MEMO

*Assure "H" shown above, additional styles on page 3

## BUILD A PART NUMBER

ORDERING EXAMPLE: PT-**1720CLED-RA-IHI-R3-IL40TS-MDL07-SV2-MS-RS-PE/**BKT

| Mounting Config. | Fixture | Roof | Internal Housing | Filter | LED | CCT | Type | Driver | Internal Lens | Option Misc Shade | Option External Rings | Option Control Receptacle | Option Control | Option Fuse | Option Housing/Height | Option House Side Shield | Arm (See Arm Options Below) | Pole (See Pole Options Below) | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

**Mounting Configuration** (Click here to view mounting options)

- PT • 2AP
- 2 • 3AP
- 2AP • 4A
- 3AP • 5A
- 4A • 6AP/B
- 5A • SHA4

PE=Wall Mount, PT=Post Top, A=1Arm Mount, AM=1Arm Mid-Mount, PB=Pre-Base, CAP=Cantilever, BK=Skirt Ring

*Include overall drop length in inches after designation for stem applications (E.G. SHA4-48")

**Fixture**

- 1720CLED
- 1720DLED
- 1720CLED+
- 1720DLED+
- 1720CLED+H

H=Hanging Fixture

**Roof**

- **RA** (Deep shade w/ sloped top)
- **RS** (Deep shade w/ stepped top)
- **RD** (Shallow shade w/ flat top)

*Not for use with "IHI" option only
**Not for use with "TSL" or "TAL" optic only
***Not for use with "R" style fixture

**Internal Housing***

- **IHI**** (Stacked louvers)
- **IHZ**** (Smooth cylinder)
- **B141** (6-vaned discs)
- **B161** (6-vaned discs, non-rise cone)

*Not for use with "SV2RB" Internal Lens
**Not for use with "RD" roof
***For use with "TSL" or "TAL" optic only
† Internal Housing offered with Silver Finish only

**Filter**

- 419 • RA • NA*

*Not for use with hanging (H) fixtures only

**LED**

- 4L

**CCT - Color Temperature (K)**

- 2700CL • 3000CL • 3500CL • 4000CL • 5000CL

**Electrical Options**

- **TS** (Symmetric, behind internal lens)
- **TSL*** (Symmetric, with large optic)
- **TAL*** (Asymmetric, with large optic)

*Not for use with "RC" roof

**Driver**

- **MDL07** (120V-277V, 700mA)
- **MDL09** (120V-277V, 900mA)
- **MDL10** (120V-277V, 1000mA)
- **MDL14** (120V-277V, 1400mA)
- **MDH07** (347V-480V, 700mA)
- **MDH09** (347V-480V, 900mA)
- **MDH10** (347V-480V, 1000mA)
- **MDH14** (347V-480V, 1400mA)

**Internal Lens**

- **SV2RB*** (Soft Vue Moderate Diffused Ribbed Acrylic Vertical Lens)
- **SV2**** (Soft Vue Moderate Diffused Acrylic Vertical Lens)
- **SV4**** (Soft Vue Maximum Diffused Acrylic Vertical Lens)
- **SC*** (No Internal Vertical Lens)

*For use with "TS" optic only
**For use with "TSL" or "TAL" optic only

**Internal Housing***

- **MS**** Mini-Shade
- **ES5**† External Rings
- **R7**: 3-Pin control receptacle only
- **R5***: 5-Pin control receptacle only
- **R7***: 7-Pin control receptacle only
- **PE3**†: Twist-Lock Photocontrol (120V-277V)
- **PE5**†: Twist-Lock Photocontrol (347V)
- **PE4***: Twist-Lock Photocontrol (480V)
- **SC***: Shorting Cap
- **FHD***: Double Fuse and Holder
- **HSHS***: Standard Horizontal Hangstraight, Spike Finish
- **HSHM***: Standard Horizontal Hangstraight, No Finish
- **HSHB***: Standard Horizontal Hangstraight, Ball Finish
- **EZ***: Vertical Hangstraight, Large, "EZ" Mount
- **HSV***: Vertical Hangstraight, Standard
- **HSS**: 120° House Side Shield

*For use with "C" style fixture only
**Cannot be used with SHA4, CAT, EZ or HSV mounting style
†For use with hanging fixtures
*Stops loose for installation in base
*For use with Hanging (H) fixture only

**Arm** (Click here to link to arm specification page)

See Arms & Wall Brackets specification sheets.

- UM
- VF
- HM
- VL
- CAT
- VC

**Pole** (Click here to link to pole specification page)

See Pole specification sheets.

**Finish** (Click here to view pole/finish sheet)

**Standard Urban Finishes**

- **UCMT**: Gun Metal Textured
- **UGM**: Gun Metal Matte
- **UBT**: Urban Bronze Textured
- **UB**: Urban Bronze Matte
- **USLT**: Urban Silver Textured
- **USL**: Urban Silver Matte
- **UWHT**: Urban White Textured
- **UWH**: Urban White Matte
- **BKT**: Black Textured

**Custom Urban Finishes***

- **CM**: Custom Match
- **CHL**: Custom Highlights (consult factory for more information)

*Smooth finishes are available upon request.

## Specifications

**Fixture**

Fixture shall be cylindrical in form (straight or tapered) and be specified, and fixture both a roof opening and internal housing manufactured via permanent mold tooling. The outer lens shall be one-piece, injection molded, non-yellowing acrylic, sealed top and bottom with seamless silicone gaskets so an IP66 rating. Set screws and related hardware shall be finish painted to match the fixture housing. The luminaire shall be UL listed in the U.S. and Canada.

**Optional Mini-Shade / External Rings**

Offered on fixture style "C" only.

**(Mini-Shade)** A small cast aluminum louvered shade measuring 13"-1/2" OD x 5-1/2" tall, installed above the shade on roof style **RC**. Installed under shade on styles **RA, ISS, RD & ISE**

**(External Rings)** 2 flat cast aluminum rings

LEDS page

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
www.sternberglighting.com

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# POST TOP LIGHT DETAIL: TYPE D

NTS

SEE SHEET C101 FOR PLAN NOTES

---

Specification Sheet

**Round Poles**
ASC 550, LU900 & SL900

Project Name | Qty

Type | Catalog / Part Number

**Certifications**

**Shafts**

**Description**

These round poles are offered with with bow profile base covers. The base is made of heavy wall, 356 alloy cast aluminum. It will have a 3/4" thick, floor cast as an integral part of the base. It will have a cast anchor bolt cover designed with a curved relief. The shaft shall be double circumferentially welded internally and externally to the base for added strength.

**Physical**

**Pole Model**

**450**: 10.5" Ø x 3" tall
**550**: 12" Ø x 4" tall
**LU900**: 19" Ø x 9" tall
**SL900**: 18.5" Ø x 6" tall

**Shafts**

**T4**: 4"x3" Tapered Smooth
**P4**: 4" Straight Smooth
**PF4**: 4" Straight Fluted
**T5**: 5"x3" Tapered Smooth
**T54**: 5"x4" Tapered Smooth
**P5**: 5" Round Straight Smooth
**PF5**: 5" Round Straight Fluted

**Height (in feet)**

8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28'

**Wall Thickness**

.125": 1/8" Wall Thickness
.188": 3/16" Wall Thickness
.250": 1/4" Wall Thickness

**Optional Post Center Cap**

**BCC**: Ball Center Cap
**FCC**: Finial Center Cap
**SCC**: Spike Center Cap
**TCC**: Tall Finial Center Cap
**SSCC**: Slab Spike Center Cap
**RCC**: Round Center Cap
**FCC**: Flute Center Cap, Rpl



---

Specification Sheet

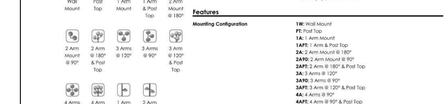
**Millenia™**
ML760 Large Post Top

Project Name | Qty

Type | Catalog / Part Number

**7 Year Warranty**

**Mounting Configuration**




**Description**

The Millenia™ ML760 large post top luminaire is a breakthrough in modern area lighting technology utilizing die-cast and permanent mold parts, its new world urban design transcends traditional lighting convention by seamlessly interweaving form and function to yet another level. Available with a myriad of options, the Millenia™ is perfect for commercial, institutional and municipal markets.

**EPA: 1.4 (ft²) | WEIGHT: 50 LBS**

**Features**

| | |
|---|---|
| **Mounting Configuration** | **1W:** Wall Mount<br>**PT:** Post Top<br>**1A:** 1 Arm Mount<br>**1AT:** 1 Arm & Post Top<br>**2A:** 2 Arm Mount @ 180°<br>**2AT90:** 2 Arm Mount @ 90°<br>**2AT2:** 2 Arm @ 180° & Post Top<br>**3A:** 3 Arms @ 120°<br>**3AT0:** 3 Arms @ 90°<br>**3AT1:** 3 Arms @ 120° & Post Top<br>**4A:** 4 Arms @ 90°<br>**4AT1:** 4 Arms @ 90° & Post Top<br>**1AM:** 1 Arm Mid-Mount<br>**2AM:** 2 Arm Mid-Mount @180° |
| **Optional Control Receptacle** | **R7:** 7-Pin control receptacle only |
| **Optional Control** | **PE:** Twist-Lock Photocontrol (120V-277V)<br>**PE4:** Twist-Lock Photocontrol (347V-480V)<br>**SC:** Shorting Cap<br>**PEC:** Electronic Button Photocontrol (120V-277V)<br>**PEC4:** Electronic Button Photocontrol (480V) |
| **Optional Fuse** | **FHD:** Double Fuse and Holder |
| **Optional House Side Shield** | **RLOC:** Rock Light Optical Control |

**Notes:**

1. Only available with a round profile pole.
2. 3A, or 120, system only.
3. Not for use with 480V.
4. Not for use with 208V.
5. See specification sheet section for more info on compatibility with wireless controllers.

6. Recyclable cardboard packaging.
7. Made in the USA or imported.
8. Easy mount for installation in base.
9. Must be used with 10 optic.
10. Custom colors require exchange.



---

Specification Sheet

**Millenia™**
ML760 Large Post Top

**How to Order**

| Mounting Configuration | Fixture | LED | CCT - Color Temp (K) | Distribution Type | Driver | Lens | Optional Control Receptacle (1) | Optional Control | Optional Fuse (2) | Optional House Side Shield (3) | Optional Fixed Dimming Remote Ready Board | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1W**<br>Wall Mount<br>**PT**<br>Post Top<br>**1A**<br>1 Arm Mount<br>**1AT**<br>1 Arm & Post Top<br>**2A**<br>2 Arm Mount @ 180°<br>**2AT**<br>2 Arm @ 180° & Post Top<br>**3A**<br>3 Arm @ 120°<br>**3AT**<br>3 Arm @ 120° & Post Top<br>**4A**<br>4 Arm @ 90°<br>**4AT**<br>4 Arm @ 90° & Post Top<br>**1AM**<br>1 Arm Mid-Mount<br>**2AM**<br>2 Arm Mid-Mount @180° | **ML760**<br>Millenia™ ML760 Large Post Top | **4L**<br>4,000K<br>**5L**<br>5,000K | **2T**<br>2,700K<br>**3T**<br>3,000K<br>**4T**<br>4,000K<br>**5T**<br>5,000K | **T2**<br>Type 2<br>**T3**<br>Type 3<br>**T4**<br>Type 4<br>**T5**<br>Type 5 | **MDL07** (120V-277V, 700mA)<br>**MDL09** (120V-277V, 900mA)<br>**MDL10** (120V-277V, 1000mA)<br>**MDL14** (120V-277V, 1400mA)<br>**MDH07** (347V-480V, 700mA)<br>**MDH09** (347V-480V, 900mA)<br>**MDH10** (347V-480V, 1000mA)<br>**MDH14** (347V-480V, 1400mA) | **CA**<br>Clear Acrylic<br>**SV1**<br>Soft Vue Light Moderate Diffused Acrylic<br>**SV2**<br>Soft Vue Moderate Diffused Acrylic | **R7**<br>7-Pin control receptacle only | **PE**<br>Twist-Lock Photocontrol (120V-277V)<br>**PE4**<br>Twist-Lock Photocontrol (347V-480V)<br>**SC**<br>Shorting Cap<br>**PEC**<br>Electronic Button Photocontrol (120V-277V)<br>**PEC4**<br>Electronic Button Photocontrol (480V) | **FHD**<br>Double Fuse and Holder | **RLOC**<br>Rock Light Optical Control | **FDRB**<br>Fixed Dimming Remote Board | **UGMT**<br>Urban Gun Metal Textured<br>**UGM**<br>Urban Gun Metal Matte<br>**UBT**<br>Urban Bronze Textured<br>**UB**<br>Urban Bronze Matte<br>**USLT**<br>Urban Silver Textured<br>**USL**<br>Urban Silver Matte<br>**UWHT**<br>Urban White Textured<br>**UWH**<br>Urban White Matte<br>**BKT**<br>Black Textured<br>**CM**<br>Custom Match |

**Notes:**

1. Only available with 7 pin receptacle.
2. 3A, or 120, system only.
3. Not for use with 208V.
4. Not for use with 480V.
5. See specification sheet section for more info on compatibility with wireless controllers.

6. Recyclable cardboard packaging.
7. Made in the USA or imported.
8. Easy mount for installation in base.
9. Must be used with 10 optic.
10. Custom colors require exchange.



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Specification Sheet

**Square Poles**
Square Poles
ASC 550, LU900 & SL900

Project Name | Qty

Type | Catalog / Part Number






**Certifications**

**Shafts**




**Description**

The post shall be one-piece construction made from aluminum. The fixture profile cast aluminum base is constructed with a 4", 5" or 6" square extruded shaft with a sharp corner profile. The anchor bolt nuts are hidden from view with aluminum dies that recess into the base. The high tensile aluminum shaft shall be double circumferentially welded internally and externally to the base for added strength.

**Physical**

**Pole Model**

**4SQ**: 4" Straight Square
**5SQ**: 5" Straight Square
**6SQ**: 6" Straight Square

**Optional Decorative Base**

**ML760**: 17.5" Square x 5.9" Tall

**Height (in feet)**

8', 10', 12', 14', 16', 18', 20', 22', 24', 26', 28'

**Wall Thickness**

**.125**: 1/8" Wall Thickness
**.188**: 3/16" Wall Thickness
**.250**: 1/4" Wall Thickness

**Optional Post Center Cap**

**FCC:** Plate Center Cap, Rpl

**Optional Burial**

**DB4:** Direct Burial mounting style pole, with 4" direct burial section (or advise other length)
**HXB:** HXB – Hollo Base mounting style pole

**Optional Vibration Damper**

**VD:** 3-Internal Vibration Damper

**Optional Receptacle**

**GFI (PEC):** 120V, 15 Amp Duplex GFCI receptacles with a tamper-life in-use cover
**USB (PEC):** 120V, 15 Amp Duplex USB/ Receptacle combo with a tamper-life in-use cover (NON-GFCI)
**GFI EC:** 120V, 15 Amp Duplex GFCI receptacles with a standard in-use cover

**Optional Flag Pole Holder**

**FH:** Cast Aluminum flag holder mount, for use with 1" diameter flag pole.



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Specification Sheet

**Square Poles**
Square Poles
ASC 550, LU900 & SL900

**How to Order**

| Pole Model | Optional Decorative Base | Height (in feet) | Wall Thickness | Optional Post Center Cap | Optional Burial | Optional Vibration Damper (4) | Optional Protocol | Optional Receptacle | Optional Motion Sensor On Arm (5) | Optional Flag Pole Holder |
|---|---|---|---|---|---|---|---|---|---|---|
| **4SQ**<br>4" Straight Square (6)<br>**5SQ**<br>5" Straight Square (6)<br>**6SQ**<br>6" Straight Square (6) | **ML760**<br>ML760 Large Post Top<br>**-Blank-**<br>None | **08FT**<br>8'<br>**10FT**<br>10'<br>**12FT**<br>12'<br>**14FT**<br>14'<br>**16FT**<br>16'<br>**18FT**<br>18'<br>**20FT**<br>20'<br>**22FT**<br>22'<br>**24FT**<br>24'<br>**26FT**<br>26'<br>**28FT**<br>28' | **.125**<br>1/8" Wall Thickness<br>**.188**<br>3/16" Wall Thickness | **FCC**<br>Plate Center Cap, Rpl | **DB4**<br>Direct Burial mounting style pole, with 4' direct burial section (or advise other length)<br>**HXB**<br>HXB – Hollo Base mounting style pole | **VD**<br>3-Internal Vibration Damper | **PE**<br>Twist-Lock Photocontrol (120V-277V)<br>**PE4**<br>Twist-Lock Photocontrol (347V-480V)<br>**PEC**<br>Electronic Button Photocontrol (120V-277V)<br>**PEC4**<br>Electronic Button Photocontrol (480V) | **GFI (PEC)**<br>120V, 15 Amp Duplex GFCI receptacles with a tamper-life in-use cover<br>**USB (PEC)**<br>120V, 15 Amp Duplex USB/ Receptacle combo with a tamper-life in-use cover (NON-GFCI)<br>**GFI EC**<br>120V, 15 Amp Duplex GFCI receptacles with a standard in-use cover | **MSA-NOA2**<br>Motion Sensor Activated for Nor-Con 2 Sensor (20' - 30' MH)<br>**MSA-NOA3**<br>Motion Sensor Activated for Nor-Con 3 Sensor (20' - 30' MH) | **FH**<br>Cast Aluminum flag holder mount, for use with 1" diameter flag pole. |

| Finish |
|---|
| **UGMT**<br>Urban Gun Metal Textured |
| **UGM**<br>Urban Gun Metal Matte |
| **UBT**<br>Urban Bronze Textured |
| **UB**<br>Urban Bronze Matte |
| **USLT**<br>Urban Silver Textured |
| **USL**<br>Urban Silver Matte |
| **UWHT**<br>Urban White Textured |
| **UWH**<br>Urban White Matte |
| **BKT**<br>Black Textured |
| **CM**<br>Custom Match |

**Notes:**

1. Not for use with 208V.
2. Not for use with 480V.
3. See specification sheet section for more info on compatibility with wireless controllers.

4. Recyclable cardboard packaging.
5. Made in the USA or imported.
6. Easy mount for installation in base.
7. Must be used with 10 optic.
8. Custom colors require exchange.



# SQUARE POLE DETAIL

NTS

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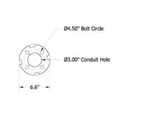
Specification Sheet

**Rialto®**
RTA5 CLEARK

Project Name | Qty

Type | Catalog / Part Number




**Certifications**

**Finish**

**Distribution Type**




**CCT - Color Temp (K)**

**Description**

The R4xx Rialto® ballard is a snowplace, cylindrical, three tiagled, open cage ground mounted luminaire designed to bring ambiance to any project by providing a performance lighting package in a vertical form. The 8" cast aluminum cage cylinder adds a luminous element that adds visual interest by illuminating from the top casting and giving the effect of moon light from within in cage form. The R4xx can be configured with a choice of Clear Acrylic (CA) or Softvue (SV2) lenses, and 85 types 3, 4, 3L 3R and 2 distribution with high efficiency and low wattage consumption.

**Available in heights:** 34", 42" and 48"

**Features**

| | |
|---|---|
| **Housing** | **RT4:** 8" Rialto, Open Body |
| **Overall Height (in inches)** | 34", 42", 48" |
| **Lens** | **CA:** Clear Acrylic<br>**SV2:** Flat SoftVue™ Moderate Diffused Acrylic |
| **Optional Protocell** | **PCD:** Electronic Button Photocontrol, mounted on an access door (120V-277V)<br>**PCD4:** Electronic Button Photocontrol, mounted on an access door (480V) |
| **Optional Fuse** | **FHD:** Double Fuse and Holder |
| **Optional Receptacle** | **GFR (PEC):** 120V, 15 Amp Duplex GFCI receptacles with a tamper-life in-use cover<br>**USB (PEC):** 120V, 15 Amp Duplex USB/ Receptacle combo with a tamper-life in-use cover (NON-GFCI) |
| **Optional Fixed Dimming Resistor Board** | **FDRB:** Fixed Dimming Resistor Board |



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Specification Sheet

**Rialto®**
RTA5 CLEARK

**How to Order**

| Model | Overall Height (in inches) | LED | CCT - Color Temp (K) | Distribution Type | Driver | Lens | Optional Protocell (1) | Optional Fuse (2) | Optional Receptacle (3) | Optional Fixed Dimming Resistor Board (4) | Finish (5) (6) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **R4**<br>Rialto® Open Body | **34in**<br>34"<br>**42in**<br>42"<br>**48in**<br>48" | **4L**<br>4,000K<br>**5L**<br>5,000K | **2T**<br>2,700K<br>**3T**<br>3,000K<br>**4T**<br>4,000K<br>**5T**<br>5,000K | **T2**<br>Type 2<br>**T3**<br>Type 3<br>**T4**<br>Type 4<br>**T5**<br>Type 5 | **MDL07**<br>(120V-277V, 700mA)<br>**MDL09**<br>(120V-277V, 900mA)<br>**MDL10**<br>(120V-277V, 1000mA)<br>**MDL14**<br>(120V-277V, 1400mA)<br>**MDH07**<br>(347V-480V, 700mA)<br>**MDH09**<br>(347V-480V, 900mA) | **CA**<br>Clear Acrylic<br>**SV2**<br>Soft VueTM Moderate Diffused Acrylic | **PCD**<br>Electronic Button Photocontrol, mounted on an access door (120V-277V) (7)<br>**PCD4**<br>Electronic Button Photocontrol, mounted on an access door (480V) (7) | **FHD**<br>Double Fuse and Holder | **GFR (PEC)**<br>120V, 15 Amp Duplex GFCI receptacles with a tamper-life in-use cover<br>**USB (PEC)**<br>120V, 15 Amp Duplex USB/ Receptacle combo with a tamper-life in-use cover (NON-GFCI) | **FDRB**<br>Fixed Dimming Resistor Board | **UGMT**<br>Urban Gun Metal Textured<br>**UGM**<br>Urban Gun Metal Matte<br>**UBT**<br>Urban Bronze Textured<br>**UB**<br>Urban Bronze Matte<br>**USLT**<br>Urban Silver Textured<br>**USL**<br>Urban Silver Matte<br>**UWHT**<br>Urban White Textured<br>**UWH**<br>Urban White Matte<br>**BKT**<br>Black Textured<br>**CM**<br>Custom Match |

**Notes:**

1. Not for use with 208V.
2. Not for use with 480V.
3. See specification sheet section for more info on compatibility with wireless controllers.

4. Recyclable cardboard packaging.
5. Made in the USA or imported.
6. Easy mount for installation in base.
7. Must be used with 10 optic.
8. Custom colors require exchange.



# BOLLARD LIGHT DETAIL: TYPE E

NTS

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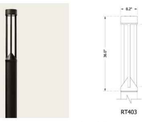
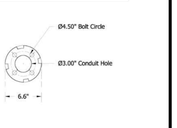
Specification Sheet

**Rialto®**
RTA5 CLEARK

Project Name | Qty

Type | Catalog / Part Number






**Certifications**

**Distribution Type**

**CCT - Color Temp (K)**

**Finish**

**Description**

The R1403 Rialto® column is a cylindrical, three lagged, open cage post top mounted column designed to bring ambiance to any project by providing a performance lighting package in a vertical form. The 8" cast aluminum cage cylinder adds a three foot high luminous element that adds visual interest by illuminating from the top casting and giving the effect of moon light from within in cage form. The R1403 can be configured with a choice of Clear Acrylic (CA) or Softvue (SV2) lenses, and 85 types 5, 4, 3, 3R and 2 distribution with high efficiency and low wattage consumption.

**Available in heights:** 4' to 18' in 1' increments.

**Features**

| | |
|---|---|
| **Mounting Configuration** | **PT:** Post Top |
| **Height (in feet)** | 4', 7', 8', 9', 10', 11', 12', 13', 14', 15', 16', 17', 18' |
| **Fixture** | **R1403:** 8" Rialto, Open Body |
| **Lens** | **CA:** Clear Acrylic<br>**SV2:** Flat SoftVue™ Moderate Diffused Acrylic |
| **Optional Control Receptacle** | **R7:** 7-Pin control receptacle only |
| **Optional Control** | **PE:** Twist-Lock Photocontrol (120V-277V)<br>**PE4:** Twist-Lock Photocontrol (347V-480V)<br>**SC:** Shorting Cap<br>**PEC:** Electronic Button Photocontrol, mounted on an access door (120V-277V)<br>**PEC4:** Electronic Button Photocontrol, mounted on an access door (480V) |
| **Optional Fuse** | **FHD:** Double Fuse and Holder |
| **Optional Fixed Dimming Resistor Board** | **FDRB:** Fixed Dimming Resistor Board |



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Specification Sheet

**Rialto®**
RTA5 CLEARK

**How to Order**

| Mounting Configuration | Height (in feet) | Fixture | LED | CCT - Color Temp (K) | Distribution Type | Driver | Lens |
|---|---|---|---|---|---|---|---|
| **PT**<br>Post Top | **04FT**<br>4'<br>**07FT**<br>7'<br>**08FT**<br>8'<br>**09FT**<br>9'<br>**10FT**<br>10'<br>**11FT**<br>11'<br>**12FT**<br>12'<br>**13FT**<br>13'<br>**14FT**<br>14'<br>**15FT**<br>15'<br>**16FT**<br>16'<br>**17FT**<br>17'<br>**18FT**<br>18' | **R1403**<br>8" Rialto, Open Body | **4L**<br>4,000K<br>**5L**<br>5,000K | **2T**<br>2,700K<br>**3T**<br>3,000K<br>**4T**<br>4,000K<br>**5T**<br>5,000K | **T2**<br>Type 2<br>**T3**<br>Type 3<br>**T4**<br>Type 4<br>**T5**<br>Type 5 | **MDL07**<br>(120V-277V, 700mA)<br>**MDL09**<br>(120V-277V, 900mA)<br>**MDL10**<br>(120V-277V, 1000mA)<br>**MDL14**<br>(120V-277V, 1400mA)<br>**MDH07**<br>(347V-480V, 700mA)<br>**MDH09**<br>(347V-480V, 900mA)<br>**MDH10**<br>(347V-480V, 1000mA)<br>**MDH14**<br>(347V-480V, 1400mA) | **CA**<br>Clear Acrylic<br>**SV2**<br>Soft VueTM Moderate Diffused Acrylic |

**Notes:**

1. Not for use with 208V.
2. Not for use with 480V.
3. See specification sheet section for more info on compatibility with wireless controllers.

4. Recyclable cardboard packaging.
5. Made in the USA or imported.
6. Easy mount for installation in base.
7. Must be used with 10 optic.
8. Custom colors require exchange.



# COLUMN LIGHT DETAIL

NTS

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Specification Sheet

**Round Poles**
ASC 550, LU900 & SL900

Project Name | Qty

Type | Catalog / Part Number

**How to Order**

| Pole Model | Shafts | Height (in feet) | Wall Thickness | Optional Post Center Cap | Optional Burial | Optional Vibration Damper (4) | Optional Protocell | Optional Receptacle | Optional Motion Sensor On Arm (5) | Optional Flag Pole Holder |
|---|---|---|---|---|---|---|---|---|---|---|
| **450**<br>10.5" Ø x 3" tall<br>**550**<br>12" Ø x 4" tall<br>**LU900**<br>19" Ø x 9" tall<br>**SL900**<br>18.5" Ø x 6" tall | **T4**<br>4"x3" Tapered Smooth<br>**P4**<br>4" Straight Smooth<br>**PF4**<br>4" Straight Fluted<br>**T5**<br>5"x3" Tapered Smooth<br>**T54**<br>5"x4" Tapered Smooth<br>**P5**<br>5" Round Straight Smooth<br>**PF5**<br>5" Round Straight Fluted | **08FT**<br>8'<br>**10FT**<br>10'<br>**12FT**<br>12'<br>**14FT**<br>14'<br>**16FT**<br>16'<br>**18FT**<br>18'<br>**20FT**<br>20'<br>**22FT**<br>22'<br>**24FT**<br>24'<br>**26FT**<br>26'<br>**28FT**<br>28' | **.125**<br>1/8" Wall Thickness<br>**.188**<br>3/16" Wall Thickness<br>**.250**<br>1/4" Wall Thickness | **BCC**<br>Ball Center Cap<br>**FCC**<br>Finial Center Cap<br>**SCC**<br>Spike Center Cap<br>**TCC**<br>Tall Finial Center Cap<br>**SSCC**<br>Slab Spike Center Cap<br>**RCC**<br>Round Center Cap<br>**FCC**<br>Flute Center Cap, Rpl | **DB4**<br>Direct Burial mounting style pole, with 4' direct burial section (or advise other length)<br>**HXB**<br>HXB – Hollo Base mounting style pole | **VD**<br>3-Internal Vibration Damper | **PCD**<br>Electronic Button Photocontrol, mounted on an access door (120V-277V)<br>**PCD4**<br>Electronic Button Photocontrol, mounted on an access door (480V) | **GFI (PEC)**<br>120V, 15 Amp Duplex GFCI receptacles with a tamper-life in-use cover<br>**USB (PEC)**<br>120V, 15 Amp Duplex USB/ Receptacle combo with a tamper-life in-use cover (NON-GFCI)<br>**GFI EC**<br>120V, 15 Amp Duplex GFCI receptacles with a standard in-use cover | **MSA-NOA2**<br>Motion Sensor Activated for Nor-Con 2 Sensor (20' - 30' MH)<br>**MSA-NOA3**<br>Motion Sensor Activated for Nor-Con 3 Sensor (20' - 30' MH) | **FH**<br>Cast Aluminum flag holder mount, for use with 1" diameter flag pole. |

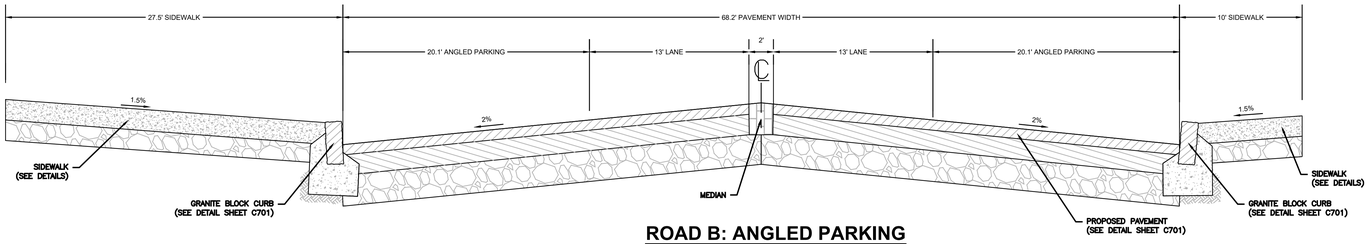
| Finish |
|---|
| **UGMT**<br>Urban Gun Metal Textured |
| **UGM**<br>Urban Gun Metal Matte |
| **UBT**<br>Urban Bronze Textured |
| **UB**<br>Urban Bronze Matte |
| **USLT**<br>Urban Silver Textured |
| **USL**<br>Urban Silver Matte |
| **UWHT**<br>Urban White Textured |
| **UWH**<br>Urban White Matte |
| **BKT**<br>Black Textured |
| **CM**<br>Custom Match |

**Notes:**

1. Not for use with 208V.
2. Not for use with 480V.
3. See specification sheet section for more info on compatibility with wireless controllers.

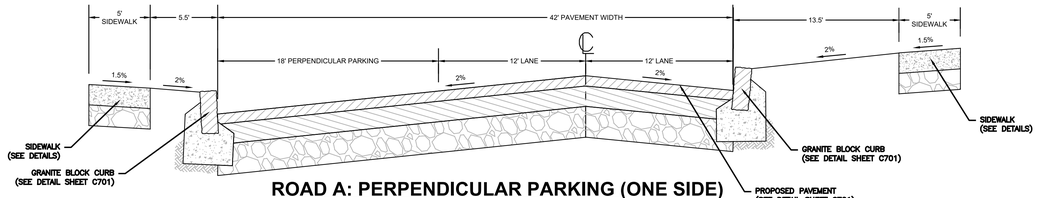
4. Recyclable cardboard packaging.
5. Made in the USA or imported.
6. Easy mount for installation in base.
7. Must be used with 10 optic.
8. Custom colors require exchange.

Stern



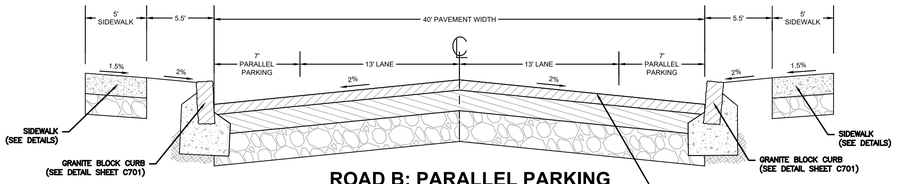

## ROAD B: ANGLED PARKING

H: 1" = 5'
V: 1" = 1'



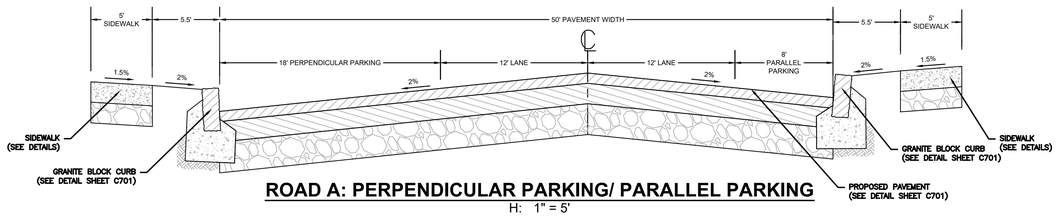

## ROAD A: PERPENDICULAR PARKING (ONE SIDE)

H: 1" = 5'
V: 1" = 1'




## ROAD B: PARALLEL PARKING

H: 1" = 5'
V: 1" = 1'



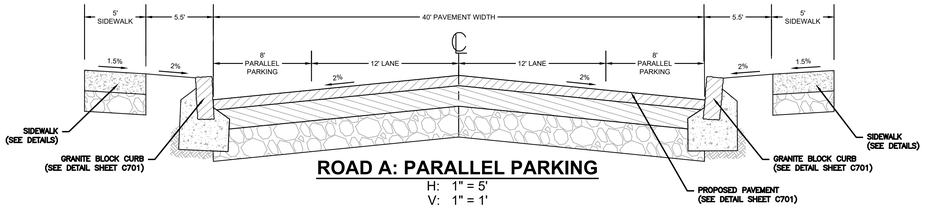

## ROAD A: PERPENDICULAR PARKING/ PARALLEL PARKING

H: 1" = 5'
V: 1" = 1'



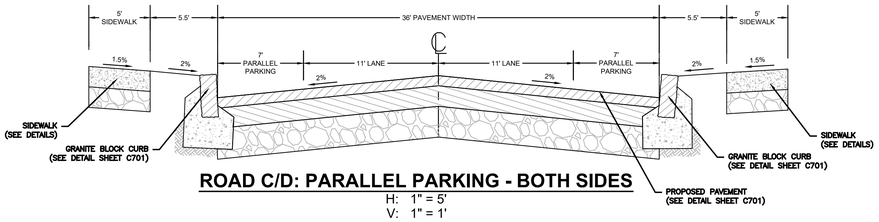

## ROAD C/D: PARALLEL PARKING - ONE SIDE

H: 1" = 5'
V: 1" = 1'



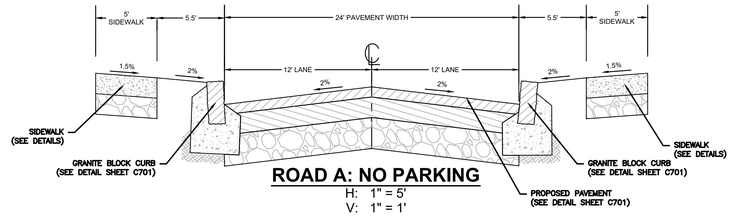

## ROAD A: PARALLEL PARKING

H: 1" = 5'
V: 1" = 1'



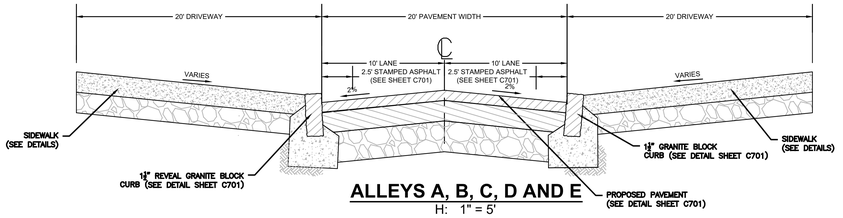

## ROAD C/D: PARALLEL PARKING - BOTH SIDES

H: 1" = 5'
V: 1" = 1'




## ROAD A: NO PARKING

H: 1" = 5'
V: 1" = 1'




## ALLEYS A, B, C, D AND E

H: 1" = 5'
V: 1" = 1'

1 0 1 2
SCALE : 1" = 1'
VERTICAL

5 0 5 10
SCALE : 1" = 5'
HORIZONTAL

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – IWV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2025\8\20\CAD\Jobj\12-Roadway Sections.dwg, --> C700 Roadway Sections
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PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: AS SHOWN | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

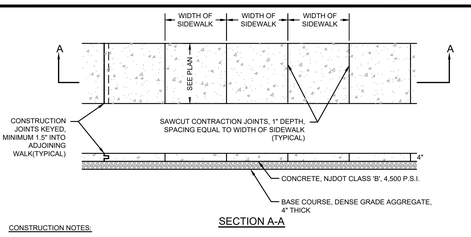
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

ROADWAY SECTIONS

SHEET NO.:

C700




## SECTION A-A

CONSTRUCTION NOTES:

1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
2. FLOAT FINISH SIDEWALK FOLLOWED BY MEDIUM-TO FINE-TEXTURED BROOM FINISH, PERPENDICULAR TO THE LINE OF TRAFFIC.
3. ISOLATION JOINTS SHALL BE CONSTRUCTED WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.

# CONCRETE SIDEWALK

NTS

TECHNICAL DATA SHEET
STRENGTH & KNOW-HOW

GOLIATHTECH SCREW PILE SYSTEM

| | Pile Diameter x Thickness (in) x (in) | Max Torque (Tube Connection Failure Point) (lb-ft) | Allowable Compression Capacity (SF of 2 applied) (lb) | Allowable Tension Capacity depth ≥ 14ft (SF of 2 applied) (lb) | Allowable Tension Capacity depth <14ft (SF of 2 applied) (lb) | Torque Correlation Factor Kt (ft-1) |
|---|---|---|---|---|---|---|
| 1 7/8" | 1.875"x 0.154" | 1975 | 9875 | 4938 | 6913 | 10 |
| 2 3/8" | 2.375"x 0.154" | 3150 | 15750 | 7875 | 11025 | 10 |
| 2 7/8" | 2.875"x 0.250" | 7800 | 34875 | 17438 | 24413 | 9 |
| 3 ½" | 3.500"x 0.250" | 12570 | 43750 | 21875 | 30625 | 7 |
| 4 ½" | 4.500"x 0.250" | 18495 | 51786 | 25893 | 36250 | 5.6 |
| 5 9/16" | 5.5625"x 0.250" | 29120 | 65520 | 32760 | 45864 | 4.5 |
| 5 9/16" | 5.5625"x 0.375" | 40988 | 92223 | 46112 | 64556 | 4.5 |
| 6 5/8" | 6.625"x 0.250" | 42155 | 84310 | 42155 | 59017 | 4 |
| 6 5/8" | 6.625"x 0.375" | 59951 | 119902 | 59951 | 83931 | 4 |
| 8 5/8" | 8.625"x 0.250" | 73231 | 109847 | 54923 | 76893 | 3 |
| 8 5/8" | 8.625"x 0.375" | 105451 | 158177 | 79088 | 110724 | 3 |
| 10 ¾" | 10.75"x 0.250" | 115832 | 144510 | 72225 | 101157 | 2.5 |
| 10 ¾" | 10.75"x 0.375" | 167832 | 209790 | 104895 | 146853 | 2.5 |
| 12 ¾" | 12.75"x 0.375" | 239756 | 239756 | 119878 | 167829 | 2 |

MATIVE INFORMATION

GoliathTech Inc. products are certified and approved by ICC-ES ESR-3726 and the Canadian Construction Materials Centre (CCMC 13675-R.) Their performance is equivalent or superior to prescribed NBC2015 standards. GoliathTech manufacturing facility is certified to the quality standard ISO 9001:2015 (Certificate number Q1012142) as well as the environmental standard ISO 14001:2015. Its manufacturing welding facility is certified to CSA W47.1.

TS

Helical piles shall be installed to appropriate depth in suitable bearing stratum as determined by the geotechnical engineer or local jurisdictional authority. Torque correlated capacities are based on installing the pile to its torque rating, using consistent rate of advance and RPM. A minimum factor of safety of 2 has already been applied to the above numbers. To calculate ultimate compression or tension multiply above allowable numbers by 2. Deflections of 0.25 to 0.50 inches are typical at allowable capacity.

1. The distance between the piles has to be a minimum of 3x the helix size (although we suggest 5x) from the center of the pile but no less than 3'.
2. Compression values are based on fully laterally supported piles (pile fully embedded in soil), if not, contact engineering department for calculations.
3. The compression and tension values take into account the steel corrosion for 50 years.
4. Steel shaft conform to CAN/CSA G40.21 and ASTM-A500 class C , hot dip galvanized conform to ASTM A123.
5. Steel yield strength for 3 1/2" piles and less Fy = 60 ksi, Tensile strength Fu = 70 ksi
6. Steel yield strength for 4 1/2" piles and more Fy = 55 ksi, Tensile strength Fu = 65 ksi (other strengths can be obtained for special orders, contact customer service.)
7. Different helix configurations and pile heads are available.
8. For custom heads or steel assembly (including mechanical design and shop drawing) contact customer service.

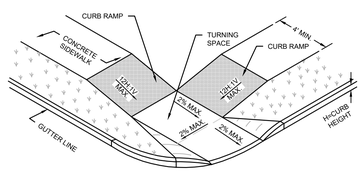
| GoliathTech Inc. 1758 rue Pilladeau, Magog, QC, Canada, J1X 5C9 | Date 11-May-2021 | Seal |
|---|---|---|
| TECHNICAL DATA SHEET | Doc Number GTSPEC001 | 7/29/2021 |

GOLIATHTECH Inc.
Telephone : 1-855-743-4777 / 1-819-843-4777
Email : Info@goliaththechpiles.com

Revision number : 4
Date : May 11th, 2021
www.goliaththechpiles.com

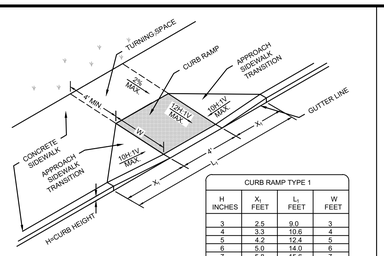
# HELICAL BOLLARD DETAIL

NTS




# CURB RAMP TYPE 6

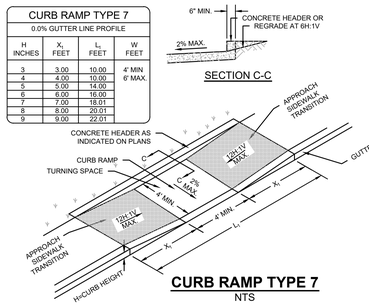
NTS




| CURB RAMP TYPE 1 | | | |
|---|---|---|---|
| H INCHES | $X_2$ FEET | $L_2$ FEET | W FEET |
| 3 | 2.5 | 9.0 | 3 |
| 4 | 3.3 | 10.6 | 4 |
| 5 | 4.2 | 12.4 | 5 |
| 6 | 5.0 | 14.0 | 6 |
| 7 | 5.8 | 15.6 | 7 |
| 8 | 6.7 | 17.4 | 8 |
| 9 | 7.5 | 19.0 | 9 |

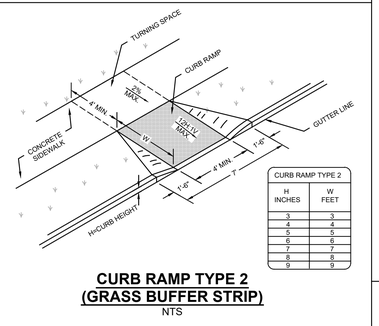
# CURB RAMP TYPE 1

NTS




# CURB RAMP TYPE 7

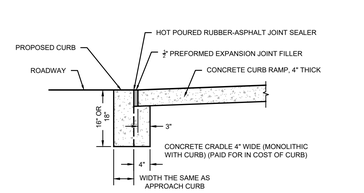
NTS




| CURB RAMP TYPE 2 | |
|---|---|
| H INCHES | W FEET |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |

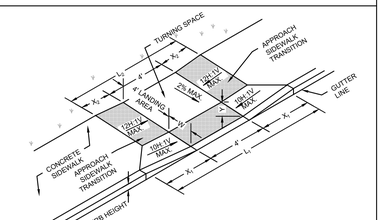
# CURB RAMP TYPE 2 (GRASS BUFFER STRIP)

NTS



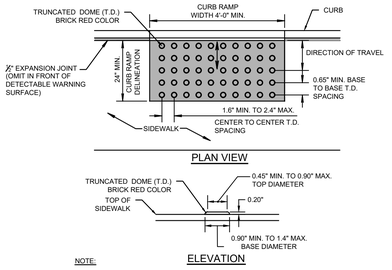

# DROPPED CURB AND CRADLE

NTS




# CURB RAMP TYPE 3 (LANDING AREA REQUIRED)

NTS

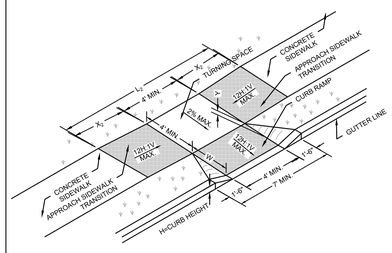



NOTE:

CONTRACTOR SHALL PROVIDE A DETECTABLE WARNING SURFACE SUBMITTAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

# DETECTABLE WARNING SURFACE

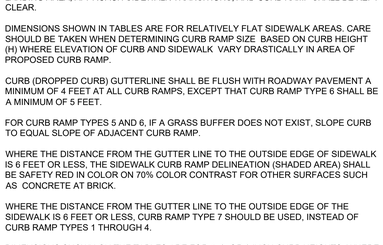
NTS




# CURB RAMP TYPE 4

(GRASS BUFFER STRIP WITH TURNING SPACE REQUIRED)

NTS




| CURB RAMP TYPE 5 | |
|---|---|
| H INCHES | W FEET |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |

# CURB RAMP TYPE 5

NTS

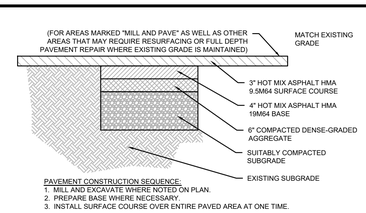
GENERAL NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR.
2. DIMENSIONS SHOWN IN TABLES ARE FOR RELATIVELY FLAT SIDEWALK AREAS. CARE SHOULD BE TAKEN WHEN DETERMINING CURB RAMP SIZE BASED ON CURB HEIGHT (H) WHERE ELEVATION OF CURB AND SIDEWALK VARY DRASTICALLY IN AREA OF PROPOSED CURB RAMP.
3. CURB (DROPPED CURB) GUTTERLINE SHALL BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4 FEET AT ALL CURB RAMPS, EXCEPT THAT CURB RAMP TYPE 6 SHALL BE A MINIMUM OF 5 FEET.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, THE SIDEWALK CURB RAMP DELINEATION (SHADED AREA) SHALL BE SAFETY RED IN COLOR ON 70% COLOR CONTRAST FOR OTHER SURFACES SUCH AS CONCRETE AT BRICK.
6. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF THE SIDEWALK IS 6 FEET OR LESS, CURB RAMP TYPE 7 SHOULD BE USED, INSTEAD OF CURB RAMP TYPES 1 THROUGH 4.
7. DIMENSIONS SHOWN ON THE TABLES ARE FOR 4, 6, OR 8 INCH CURB HEIGHTS, WHERE THE CURB HEIGHTS ARE OTHER THAN WHAT IS PROVIDED IN THE TABLES, THE DIMENSIONS OF THE RAMPS WILL HAVE TO BE CALCULATED BASED ON THE CROSS SLOPES SHOWN.
8. ALL FULL CURB DEPRESSIONS SHALL BE CONSTRUCTED OF CONCRETE, REGARDLESS OF THE CURB TYPE THROUGHOUT THE PROJECT.

# ADA ACCESSIBLE SIDEWALK AND CURB RAMPS

NTS

SEE SHEET C101 FOR PLAN NOTES



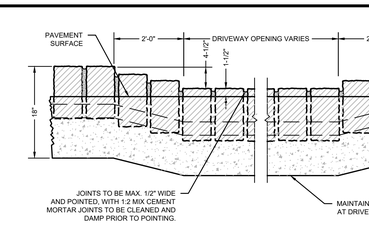

PAVEMENT CONSTRUCTION SEQUENCE:

1. MILL AND EXCAVATE WHERE NOTED ON PLAN.
2. PREPARE BASE WHERE NECESSARY.
3. INSTALL SURFACE COURSE OVER ENTIRE PAVED AREA AT ONE TIME.

MATERIALS FOR ASPHALT SURFACE SHALL CONFORM TO SECTION 404.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
MATERIALS FOR ASPHALT BASE SHALL CONFORM TO SECTIONS 301.02 AND 304.02 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).

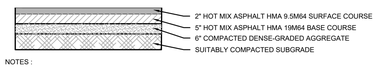
# PAVEMENT REPAIR

NTS




# DEPRESSED GRANITE BLOCK CURB AT DRIVEWAY

NTS

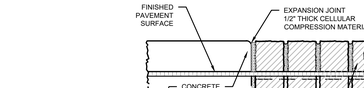



NOTES :

1. ALL SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. FILL PLACEMENT AS NEEDED SHALL BE PLACED IN ACCORDANCE WITH GEOTECHNICAL REPORT. SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF DENSE GRADED AGGREGATE.
2. BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. SUBBASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557.
3. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.10 AND TABLE 901.10.01-1 OR SOIL AGGREGATE DESIGNATED I-5 CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.09 AND SHOWN IN TABLE 901-2 OR APPROVED BY GEOTECHNICAL ENGINEER.

# PAVEMENT SECTION: CIRCULATION ROADS

NTS

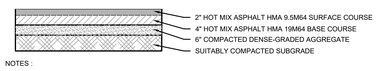



NOTE:

1. TRANSITION FROM GRANITE BLOCK TO CONCRETE SHALL BE PROVIDED AT ALL ACCESSIBLE SIDEWALK RAMPS OR CURB CUTS.

# TRANSITION BETWEEN GRANITE BLOCK AND CONCRETE CURB

NTS




NOTES :

1. ALL SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. FILL PLACEMENT AS NEEDED SHALL BE PLACED IN ACCORDANCE WITH GEOTECHNICAL REPORT. SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF DENSE GRADED AGGREGATE.
2. BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557. SUBBASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-180 OR ASTM D-1557.
3. THE GRANULAR BASE SHALL BE DENSE GRADED AGGREGATE CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.10 AND TABLE 901.10.01-1 OR SOIL AGGREGATE DESIGNATED I-5 CONFORMING TO NJDOT SPECIFICATIONS SECTION 901.09 AND SHOWN IN TABLE 901-2 OR APPROVED BY GEOTECHNICAL ENGINEER.

# PAVEMENT SECTION: RESIDENTIAL ROADS/ ALLEYS/PARKING LOTS

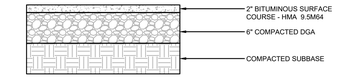
NTS

NOTES:

1. CONCRETE TO BE NJDOT CLASS "B", 4,500 PSI (AIR ENTRAINED).
2. JOINTS ARE TO BE 1/2" WIDE USING I-2 MIX CEMENT MORTAR STRUCK WITH CONCRETE TOOL.

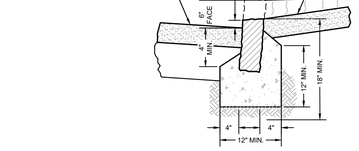
# VERTICAL GRANITE BLOCK CURB

NTS



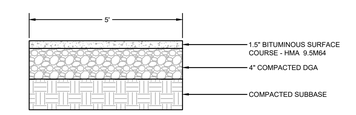

# TOWNHOUSE DRIVEWAY PAVEMENT

NTS



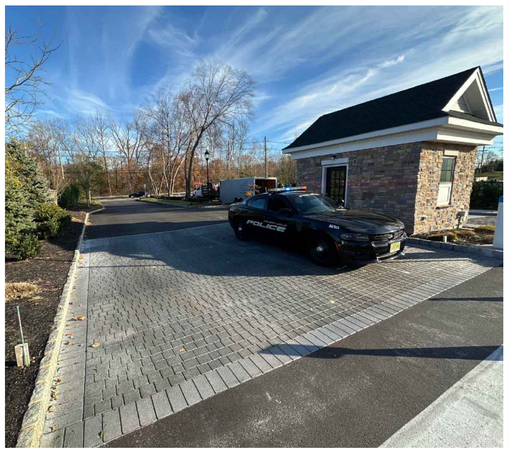

# 1-1/2" REVEAL GRANITE BLOCK CURB

NTS




# BITUMINOUS WALKWAY

NTS




# STAMPED ASPHALT PAVEMENT DETAIL

NTS

PATTERN: OFFSET BRICK PATTERN; PATTERN TO RUN LONGITUDINALLY ALONG THE STREET. (PATTERN BY STREETBOND OR APPROVED EQUAL)

COLOR: TERRA COTTA

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
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103 COLLEGE ROAD EAST
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TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
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| 0 | 09/04/25 | INITIAL RELEASE |

SCALE: N/A | DESIGNED BY: EAS
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NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO.
C701

File: X:\Jobs\25482 - IWRV Scudders Road LLC\25-2482-C1 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\01\DWG\Dwg\01-Details.dwg, ---> C701 Construction Details
Plotted: 9/4/2025 10:56 AM by Eric Ballou
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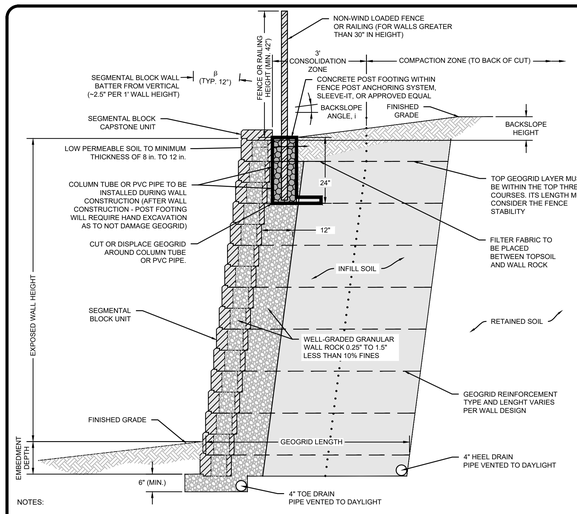



NOTES:

1. SUBGRADE CONDITIONS AND COMPACTION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE INSTALLATION OF THE WALL.
2. ALL RETAINING WALLS SHALL BE DESIGNED TO INCORPORATE ANY APPLICABLE SURCHARGE ABOVE THE WALLS AND ADDRESS SATURATED CONDITIONS.
3. ALL PROPOSED RETAINING WALL DETAILS AND STRUCTURAL DESIGN CALCULATIONS SHALLL BE PROVIDED BY THE SITE CONTRACTOR AND SUBMITTED TO THE OWNER, SITE ENGINEER, PLANNING BOARD ENGINEER AND THE MUNICIPAL CONSTRUCTION OFFICAL FOR REVIEW, APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION OF THE WALL.
4. WALL INSTALLATION CONTRACTOR SHALL VERIFY THAT THE WALL CONSTRUCTION DESIGN/DETAILS CAN BE CONSTRUCTED WITHOUT ENCROACHING ONTO ADJACENT PROPERTY, EXISTING OR PROPOSED STRUCTURES AND SUBSURFACE SITE IMPROVEMENTS (eg. UTILITY LINES, DRAINAGE PIPES, ETC.) PRIOR TO CONSTRUCTION.
   IF AN ENCROACHMENT ISSUE IS DETERMINED, THE WALL INSTALLATION CONTRACTOR SHALL NOTIFY THE WALL DESIGNER AND REVISE DESIGN AS NEEDED.
5. PROPOSED FENCE, MINIMUM HEIGHT: 42" (FOR ALL WALLS GREATER THAN 30" IN HEIGHT).
6. FENCE POSTS SHALL UTILIZE STRATA, SLEEVE IT, SD-1 FENCE POST ANCHORING SYSTEM OR APPROVED EQUAL

(NOT FOR CONSTRUCTION)

## SEGMENTAL BLOCK RETAINING WALL
NTS

## SLEEVE-IT

**Product Data Sheet**

Sleeve-It SD1 is the only patented fence-post anchoring system that integrates stable fence footings into the support structure of an SRW while it is being constructed. Sleeve-It is a pre-engineered below-grade system for enhancing the fence foundation stability in an SRW taller than 30". Uniquely designed for ease of installation, Sleeve-It also maximizes the useable real estate on top of the wall by eliminating the 36" offset requirement for rails and fences under IBC 1015.2.

| COMPOSITION |
|---|
| ~95% Post-Consumer Recycled Polypropylene |

| PROPERTIES | UOM | VALUE* |
|---|---|---|
| **Total Unit** | | |
| Weight | pounds | 7 |
| Height | inches | 23.4 |
| Width | inches | 15.3 |
| Depth | inches | 30.6 |
| Volume | feet$^3$ | 1.673 |
| **Base** | | |
| Height | inches | 1.5 |
| **Perforated Lid** | | |
| Lid Aperture | inches | 9.4 x 7.4 |

*Values are nominal.

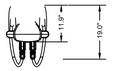
**UNIT DIAGRAM**

This information has been carefully compiled by Strata Systems, Inc., and to the best of our knowledge is accurate. Final determination of the suitability of any information or material is the sole responsibility of the user. Structural design shall be performed by a licensed design professional.

Revised 3/2018

1831 North Park Avenue
Burlington, NC 27217
1-800-680-7750
strata@geogrid.com
www.geogrid.com

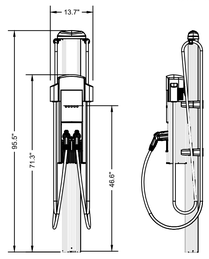
## SLEEVE-IT DETAIL
NTS



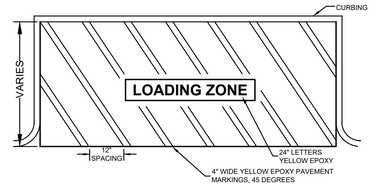
PRODUCT INFORMATION:

MANUFACTURER: CHARGEPOINT
PHONE: 408-841-4500
MODEL: CT4023
DUAL CHARGING STATION
WWW.CHARGEPOINT.COM

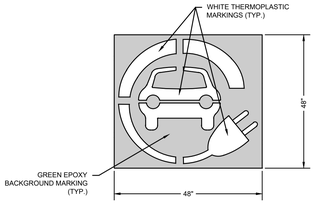
OR APPROVED EQUAL.



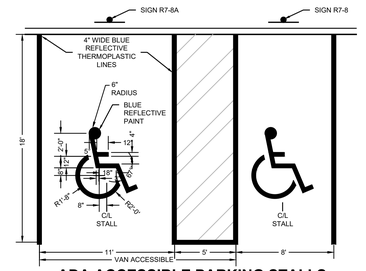

## 6' DUAL PORT WALL MOUNT ELECTRIC VEHICLE CHARGING STATION
NTS



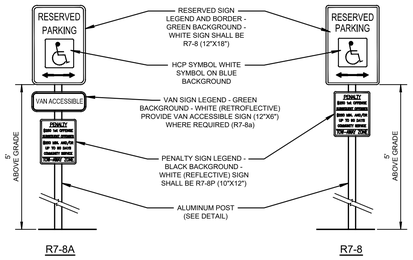

## LOADING ZONE STRIPING DETAIL
NTS



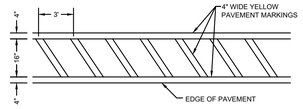

## ELECTRIC VEHICLE CHARGING STATION PAVEMENT MARKINGS
NTS



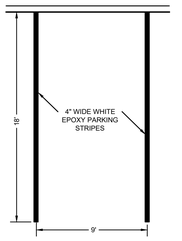

## ADA ACCESSIBLE PARKING STALLS
NTS




## ADA ACCESSIBLE PARKING SIGNS
NTS




## FIRE LANE STRIPING
NTS




## PARKING STRIPING
NTS

BICYCLE WARNING SIGN
W11-1 (30" x 30")

SHARE THE ROAD SIGN
W16-1P (18" x 24")

## STOP SIGN (R1-1)
NTS

## W11-2 SIGN
NTS

## W1-1L SIGN
NTS

## W1-1R SIGN
NTS

## SPEED LIMIT 25 SIGN (R2-1)
NTS

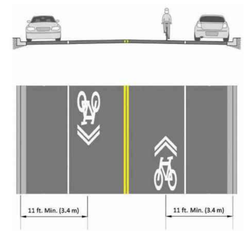
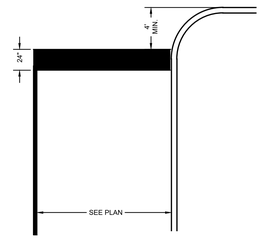



Figure 4-5. Typical Shared-Lane Marking Cross Section on Street with Parking



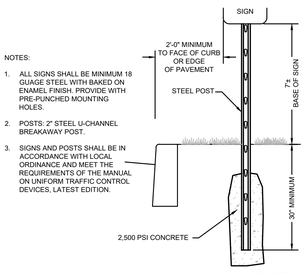

## STOP BAR
NTS




## ADVISORY SPEED SIGN
W13-1-10 (12" x 12")

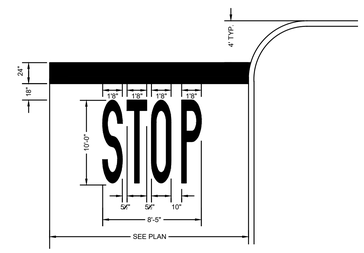
W16-9P

## "STOP HERE FOR PEDESTRIAN" SIGN
R1-5B (36"x 36")

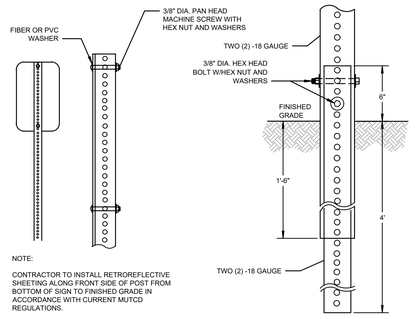



## SIGN POST
NTS

Figure 4-6. Typical Shared-Lane Marking Cross Section on Street with No On-Street Parking




## STOP BAR & PAVEMENT LETTERING
NTS

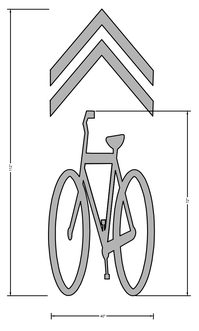



NOTE:

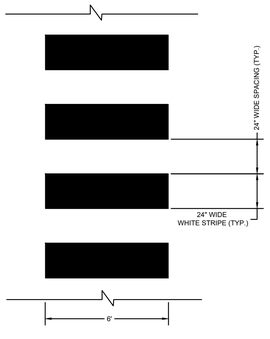
CONTRACTOR TO INSTALL RETROREFLECTIVE SHEETING ALONG FRONT SIDE OF POST FROM BOTTOM OF SIGN TO FINISHED GRADE IN ACCORDANCE WITH CURRENT MUTCD REGULATIONS.

## SIGN PANEL ATTACHMENT
NTS

## BREAKAWAY SIGN POST
NTS



## SHARED LANE MARKING
NTS




## CROSSWALK DETAIL
NTS

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\25482_-_IWRV Scudders_Road LLC\25-2482-01 – Pohatcong Road & Scudders Mill Road_Pohatcong, NJ\25482501\CAD\Dwg\07-Details.dwg, ---> C702 Construction Details
Plotted: 09/04/2025 - 10:39am By: Eric Ballou
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

## REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

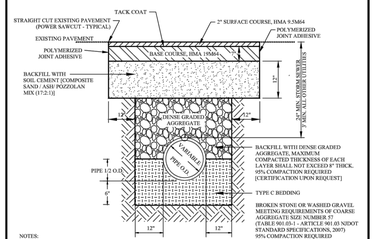
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO.

C702

## DETAIL #3




NOTES:

1. BACKFILLING WITH EXCAVATED MATERIAL SHALL NOT BE PERMITTED IN TRENCHES FOR STORM SEWER AND ALL OTHER UTILITIES.

2. REINFORCED CONCRETE PIPE IS REQUIRED WITHIN COUNTY R.O.W.

3. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINNTS.

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |
| 2 | 10/8/19 | KP |

MIDDLESEX COUNTY • NJ
*Department of Transportation • Office of Engineering / Planning / Public Works*
*75 Bayard St., New Brunswick, NJ 08901*

**STORM SEWER TRENCH AND BEDDING DETAIL (PAVED AREA)**

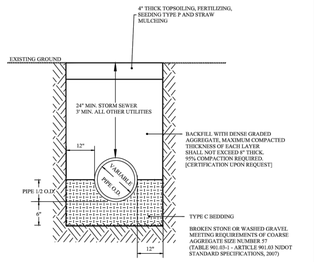
Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

| Inspect By | Insert By |
|---|---|
| RS | EHC |
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 4/25/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #4




NOTES:

1. BACKFILLING WITH EXCAVATED MATERIAL SHALL NOT BE PERMITTED IN TRENCHES FOR STORM SEWER AND ALL OTHER UTILITIES.

2. TYPE OF SEEDING SHALL MEET FREEHOLD SOIL CONSERVATION DISTRICT REQUIREMENTS.

3. REINFORCED CONCRETE PIPE REQUIRED WITHIN COUNTY R.O.W.

4. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINNTS.

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |
| 2 | 10/8/19 | KP |

MIDDLESEX COUNTY • NJ
*Department of Transportation • Office of Engineering / Planning / Public Works*
*75 Bayard St., New Brunswick, NJ 08901*

**STORM SEWER / UTILITY TRENCH AND BEDDING DETAIL (UNPAVED AREA)**

Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

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|---|---|
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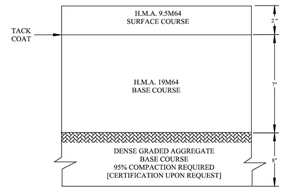
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 4/25/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #6




NOTES:

1. MIX NUMBERS ARE IN ACCORDANCE WITH THE CURRENT NEW JERSEY DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINNTS.

3. PAVEMENT CORES (UPON REQUEST)

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |

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*75 Bayard St., New Brunswick, NJ 08901*

**HOT MIX ASPHALT PAVEMENT DETAIL**

Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

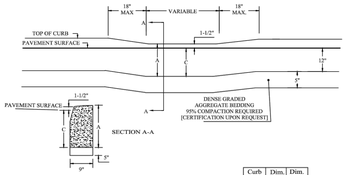
| Inspect By | Insert By |
|---|---|
| RS | EHC |
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 4/25/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #8

METHOD OF DEPRESSING CURBS




| Curb Size | Dim. "A" | Dim. "C" |
|---|---|---|
| 9"x16" | 17.0" | 16" |

NOTE:

1. PREFORMED BITUMINOUS CELLULAR TYPE EXPANSION JOINT FILLER (AASHTO M33) 1/2" WIDE IN THE CURB SHALL BE PROVIDED AT APPROXIMATELY EQUAL DISTANCES OF NOT MORE THAN 20' BETWEEN JOINTS, AND SHALL BE FLUSH WITH THE TOP AND FACE OF CURB.

2. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINNTS.

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |

MIDDLESEX COUNTY • NJ
*Department of Transportation • Office of Engineering / Planning / Public Works*
*75 Bayard St., New Brunswick, NJ 08901*

**DEPRESSED CURB DETAIL**

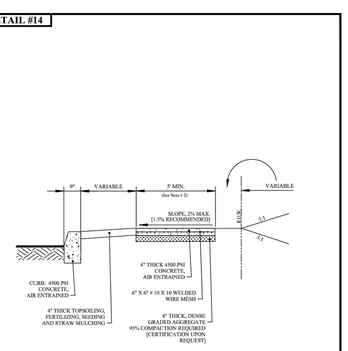
Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

| Inspect By | Insert By |
|---|---|
| RS | EHC |
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 4/25/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #14




NOTE:

1. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE PROVIDED AT INTERVALS OF NOT MORE THAN 15' AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER (AASMTO M33). LONGITUDINAL JOINTS, 1/2" WIDE, SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS, AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER (AASHTO M33). THE TOP OF ALL JOINT FILLER SHALL BE 1/2" BELOW THE TOP OF THE SIDEWALK AND FILLED WITH JOINT SEALER (SIKAFLEX-1A), OR AN APPROVED EQUAL.

2. SIDEWALK WIDTH SHALL BE 5'-0" MINIMUM UNLESS OTHERWISE NOTED ON THE APPROVED PLANS.

3. TYPE OF SEEDING SHALL MEET FREEHOLD SOIL CONSERVATION DISTRICT REQUIREMENTS.

4. THE COST OF THE EXPANSION JOINT, JOINT FILLER, WELDED WIRE MESH AND DENSE GRADED AGGREGATE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE CONCRETE SIDEWALK.

5. IN LIEU OF WELDED WIRE MESH FIBER REINFORCED CONCRETE IS ACCEPTABLE.

6. IN LIEU OF DENSE GRADED (DGA), RECYCLED CONCRETE AGGREGATE (RCA) IS ACCEPTABLE. ALL RCA MUST MEET NJDOT SPECIFICATIONS AND BE CERTIFIED BY AN NJDOT APPROVED PLANT OF ORIGIN. ALL RCA SHIPMENTS MUST BE FREE OF FOREIGN MATERIALS AND CONTAMINNTS.

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |

MIDDLESEX COUNTY • NJ
*Department of Transportation • Office of Engineering / Planning / Public Works*
*75 Bayard St., New Brunswick, NJ 08901*

**REINFORCED CONCRETE SIDEWALK DETAIL**

Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

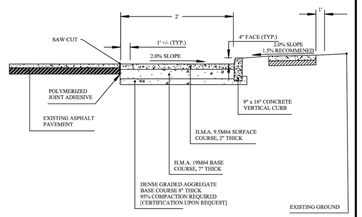
| Inspect By | Insert By |
|---|---|
| RS | EHC |
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 4/25/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #16

TYPICAL COUNTY CURB INSTALLATION DETAIL




NOTE:

1. PROVIDE SLOPE TOWARDS GUTTER LINE TO ENSURE POSITIVE DRAINAGE.

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |
| 1 | 1/16/19 | KP |

MIDDLESEX COUNTY • NJ
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*75 Bayard St., New Brunswick, NJ 08901*

**TYPICAL COUNTY CURB INSTALLATION DETAIL**

Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

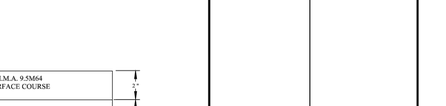
| Inspect By | Insert By |
|---|---|
| RS | EHC |
| Owned By | Approved By |
| RS | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: 5/22/17

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

## DETAIL #20

**CROSSWALK MARKINGS**




**Middlesex County "high visibility" crosswalk pattern for signalized intersections, crossing County road(s) including midblock crosswalks and right-turn ramps.**

NOTES:

1. **Spaces between markings should be placed in wheel tracks of each lane.**
2. **The "BARC" crosswalk is the current standard used by the NJDOT.**
3. **The "Longitudinal Bar" and "Perpendicular" crosswalks are High-Visibility crosswalks.**

| Revisions | | |
|---|---|---|
| NO. | DATE | BY |

MIDDLESEX COUNTY • NJ
*Department of Transportation • Office of Engineering / Planning / Public Works*
*75 Bayard St., New Brunswick, NJ 08901*

**TRAFFIC STRIPES AND MARKINGS**

Ronald M. Sandner — Date
Licensed Professional Engineer
License No. 24GE05161620

| Inspect By | Insert By |
|---|---|
| NJDOT | LC |
| Owned By | Approved By |
| SF | RS |

Scale: Not to Scale
Sheet No. 1 of 1
Date: August 11, 2023

Ronald M. Sandner
County Engineer
N.J. P.E. No. 24GE05161620

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\25482 — MWD Scudders Road LLC\25-2482-01 — Hainesburg Road & Scudders Mill Road_Plainsboro, NJ\25482010\CAD\dwg\07-Details.dwg, ---> C703 Construction Details
Plotted: 9/4/2025 10:08 AM by Eric Ballou
Xref Dependencies: Xref Supporting Files not found: Image Dependencies

## PROJECT INFORMATION

*PROJECT NAME:*

FUSION

*PROJECT LOCATION:*

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

*OWNER:*

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

*APPLICANT:*

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

*ARCHITECT:*
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

*ATTORNEY:*
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

*GEOTECHNICAL:*
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

*LANDSCAPE ARCHITECT:*
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

*SURVEYOR:*
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

*TRAFFIC:*
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

*CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED*

**ERIC R. BALLOU, PE**
***PROFESSIONAL ENGINEER***
***NJPE LIC. NO. 42827***

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

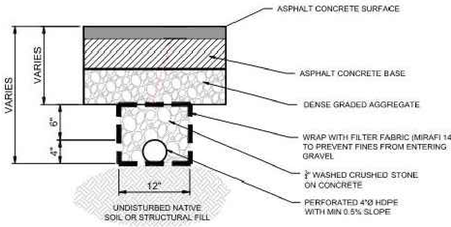
| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION — APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION

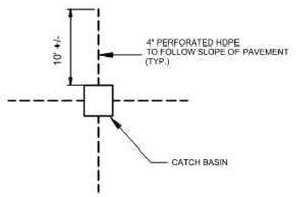
*DRAWING TITLE:*
***PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION***

*SHEET TITLE:*
***CONSTRUCTION DETAILS***

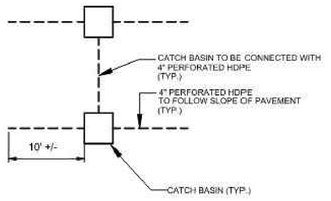
*SHEET NO.*
**C703**



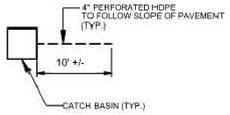

## UNDERDRAIN DRAIN DETAIL
NTS



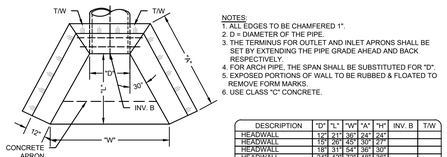

## UNDERDRAIN WHERE CATCH BASIN IS NOT ALONG CURB
NTS




## UNDERDRAIN FOR CATCH BASINS AT LOW POINT IN ROADWAY ALONG CURB
NTS



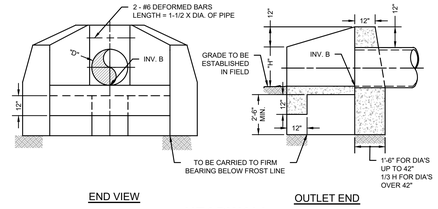

## UNDERDRAIN WHERE CATCH BASIN IS ALONG CURB (NOT AT LOW POINT)
NTS




PLAN VIEW

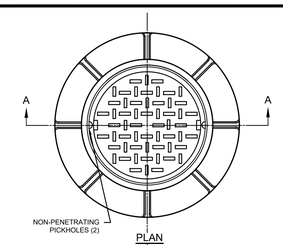
NOTES:
1. ALL EDGES TO BE CHAMFERED 1".
2. D = DIAMETER OF THE PIPE.
3. THE TERMINUS FOR OUTLET AND INLET APRONS SHALL BE SET BY EXTENDING THE PIPE GRADE AHEAD AND BACK RESPECTIVELY.
4. FOR ARCH PIPE, THE SPAN SHALL BE SUBSTITUTED FOR "D".
5. EXPOSED PORTIONS OF WALL TO BE RUBBED & FLOATED TO REMOVE FORM MARKS.
6. USE CLASS "C" CONCRETE.

| DESCRIPTION | "D" | "L" | "W" | "A" | "H" | INV. B | T/W |
|---|---|---|---|---|---|---|---|
| HEADWALL | 12" | 21" | 36" | 24" | 24" | | |
| HEADWALL | 15" | 26" | 45" | 30" | 27" | | |
| HEADWALL | 18" | 31" | 54" | 36" | 30" | | |
| HEADWALL | 24" | 42" | 72" | 48" | 36" | | |
| HEADWALL | 30" | 52" | 90" | 60" | 42" | | |
| HEADWALL | 36" | 62" | 108" | 72" | 48" | | |
| HEADWALL | 48" | 83" | 144" | 96" | 60" | | |

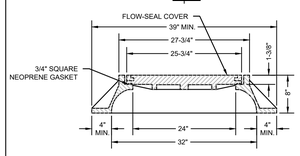



END VIEW OUTLET END

## HEADWALL
NTS



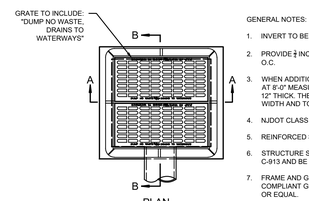

PLAN




SECTION A-A

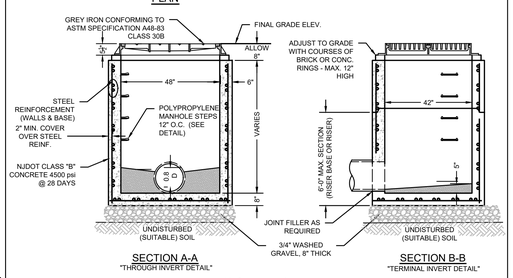
NOTES:
1. MANHOLE FRAME AND COVER SHALL BE PATTERN NO. 1203BAS MANUFACTURED BY THE CAMPBELL FOUNDARY CO., OR APPROVED EQUAL.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO A.S.T.M. SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.

## STANDARD MANHOLE FRAME & COVER
NTS



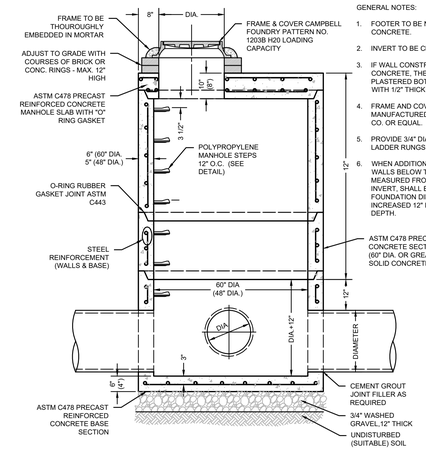

PLAN

GENERAL NOTES:
1. INVERT TO BE CLASS "C" CONCRETE.
2. PROVIDE ¾ INCH DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
3. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
4. NJDOT CLASS "B" CONCRETE, 4500 PSI @ 28 DAYS.
5. REINFORCED STEEL: GRADE 60 REBAR.
6. STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-913 AND BE RATED FOR HS-20 LOADING.
7. FRAME AND GRATE TO BE NO. 3425, PHASE II STORMWATER COMPLIANT GRATE, AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.




SECTION A-A "THROUGH INVERT DETAIL" SECTION B-B "TERMINAL INVERT DETAIL"

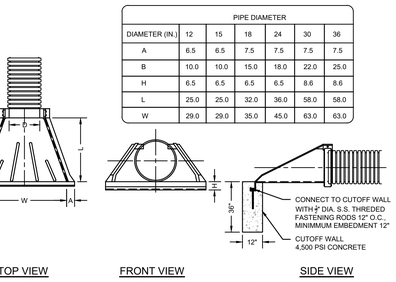
## TYPE 'E' INLET
NTS




GENERAL NOTES:
1. FOOTER TO BE NJSHD CLASS "D" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND COVER TO BE NO. 1203B AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. PROVIDE 3/4" DIAMETER POLYPROPYLENE LADDER RUNGS 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.

ASTM C478 PRECAST REINFORCED CONCRETE SECTIONS, 5" (48" DIA.), 6" (60" DIA. OR GREATER) THICK OR 6" SOLID CONCRETE BLOCK, ASTM C139

## SLAB TOP MANHOLE 48" - 60" BASE
NTS




| GRATE OPTIONS | LOAD RATING | PART # | DRAWING # |
|---|---|---|---|
| PEDESTRIAN | MEETS H10 | 1990OP | 7001-110-212 |
| BYPASS/DRO | MEETS H20 | 1999DOS | 7001-110-213 |
| SOLID COVER | MEETS H20 | 1999COC | 7001-110-214 |
| CORB | N/A | 1999CGD | 7001-110-215 |
| DROP IN GRATE | LIGHT DUTY | 1901DI | 7001-110-216 |

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 6H' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-080.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

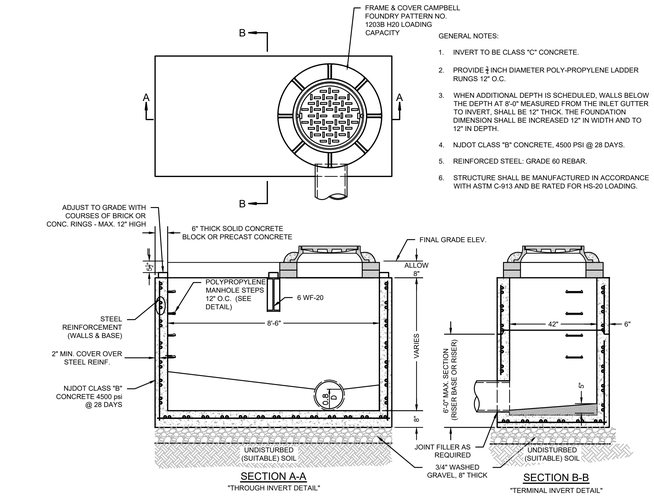
## TYPE 'Y': NYLOPLAST 18" DRAIN BASIN
NTS

| PIPE DIAMETER | | | | | | |
|---|---|---|---|---|---|---|
| DIAMETER (IN.) | 12 | 15 | 18 | 24 | 30 | 36 |
| A | 6.5 | 6.5 | 7.5 | 7.5 | 7.5 | 7.5 |
| B | 10.0 | 10.0 | 15.0 | 18.0 | 22.0 | 25.0 |
| H | 6.5 | 6.5 | 6.5 | 6.5 | 8.6 | 8.6 |
| L | 25.0 | 25.0 | 32.0 | 36.0 | 58.0 | 58.0 |
| W | 29.0 | 29.0 | 35.0 | 45.0 | 63.0 | 63.0 |




TOP VIEW FRONT VIEW SIDE VIEW

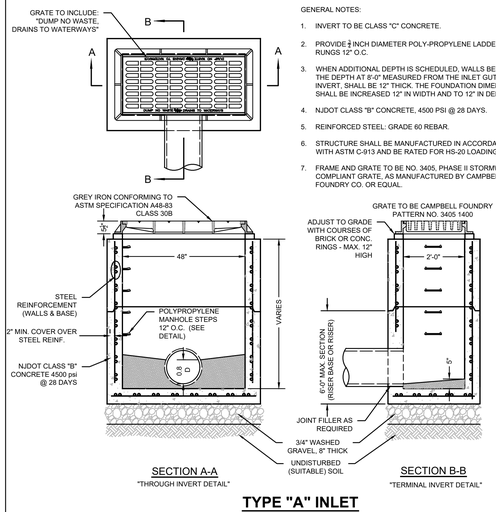
## ADS FLARED END SECTION AND CUTOFF WALL
NTS




SECTION A-A "THROUGH INVERT DETAIL" SECTION B-B "TERMINAL INVERT DETAIL"

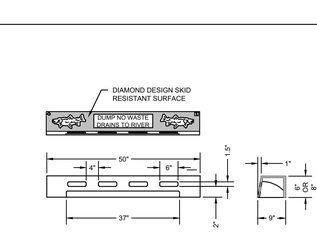
## TYPE 1 MANHOLE
NTS

GENERAL NOTES:
1. INVERT TO BE CLASS "C" CONCRETE.
2. PROVIDE ¾ INCH DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
3. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
4. NJDOT CLASS "B" CONCRETE, 4500 PSI @ 28 DAYS.
5. REINFORCED STEEL: GRADE 60 REBAR.
6. STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-913 AND BE RATED FOR HS-20 LOADING.
7. FRAME AND GRATE TO BE NO. 3405, PHASE II STORMWATER COMPLIANT GRATE, AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.

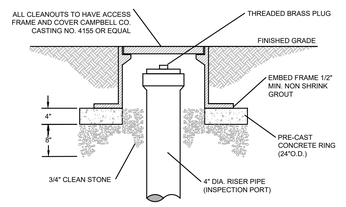



SECTION A-A "THROUGH INVERT DETAIL" SECTION B-B "TERMINAL INVERT DETAIL"

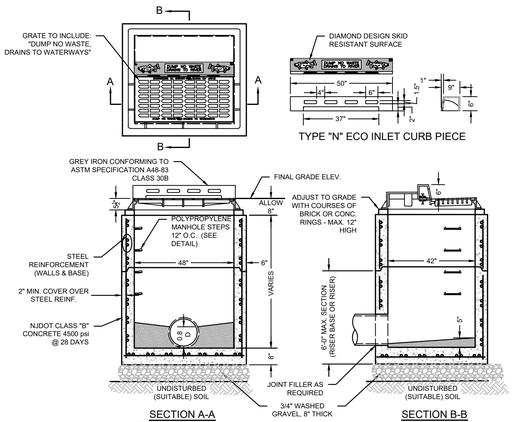
## TYPE "A" INLET
NTS




## TYPE "N" ECO INLET CURB PIECE
NTS



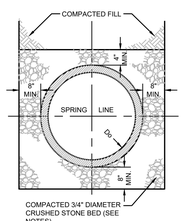

## CLEANOUT FRAME AND COVER: INSPECTION PORT
NTS



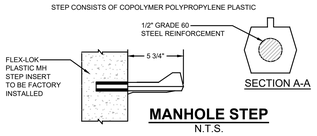

SECTION A-A "THROUGH INVERT DETAIL" SECTION B-B "TERMINAL INVERT DETAIL"

GENERAL NOTES:
1. INVERT TO BE CLASS "C" CONCRETE.
2. PROVIDE ¾ INCH DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
3. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
4. NJDOT CLASS "B" CONCRETE, 4500 PSI @ 28 DAYS.
5. REINFORCED STEEL: GRADE 60 REBAR.
6. STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-913 AND BE RATED FOR HS-20 LOADING.
7. FRAME AND GRATE, PHASE II STORMWATER COMPLIANT GRATE, TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL. CURB PIECE SHALL BE TYPE "N".
8. CURB PIECE SHALL BE TYPE 'N' - ECO CURB PIECE WITH "DRAINS TO WATERWAYS" CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.

## TYPE "B" INLET
NTS




STEP CONSISTS OF COPOLYMER POLYPROPYLENE PLASTIC




## MANHOLE STEP
N.T.S.




GENERAL NOTES

1. AN 8-INCH THICK LAYER OF 3/4 INCH CLEAN STONE SHALL BE PLACED BELOW THE PROPOSED STORM SEWER PIPING TO 4" ABOVE THE TOP OF THE PIPE TO PROVIDE A UNIFORM BED FOR SUPPORT.
2. BACKFILL MATERIALS ABOVE THE PIPE AND OVER THE TOP OF THE PIPE FOR A DISTANCE OF AT LEAST 8-INCHES SHOULD CONSIST OF THE APPROVED PORTIONS AND COMPACTED BY HAND. ALL BACKFILL MATERIAL SHALL BE FREE OF STUMPS, BRUSH, WEEDS, ROOTS, RUBBISH, WOOD, AND OTHER MATERIALS THAT MAY DECAY. ABOVE THIS LEVEL, CONTROLLED COMPACTED FILL SHOULD BE PLACED TO ATTAIN THE FINAL DESIGN GRADES.
3. ANY IMPORTED FILL MATERIAL REQUIRED TO COMPLETE THE BACKFILL OPERATIONS SHOULD CONSIST OF RELATIVELY WELL-GRADED GRANULAR SOILS CONTAINING LESS THAN 15% BY WEIGHT PASSING A U.S. STANDARD NO. 200 SIEVE AND HAVING A MAXIMUM PARTICLE SIZE OF 3-INCHES. ALL BACKFILL SHOULD BE PLACED IN LAYERS ON THE ORDER OF 8-INCHES IN LOOSE THICKNESS AND UNIFORMLY COMPACTED USING VIBRATORY COMPACTION EQUIPMENT TO AT LEAST 92% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE. IN ADDITION, THE UPPER 3 FEET OF BACKFILL BELOW ROADWAYS, SIDEWALKS, AND OTHER STRUCTURAL AREAS SHOULD BE COMPACTED WITH A HEAVY VIBRATING DRUM COMPACTOR TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 TEST PROCEDURE.

## STORM SEWER PIPE BEDDING
NTS

GENERAL NOTES:
1. INVERT TO BE CLASS "C" CONCRETE.
2. PROVIDE ¾ INCH DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
3. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
4. NJDOT CLASS "B" CONCRETE, 4500 PSI @ 28 DAYS.
5. REINFORCED STEEL: GRADE 60 REBAR.
6. STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-913 AND BE RATED FOR HS-20 LOADING.
7. FRAME AND GRATE TO BE NO. 2618 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL. CURB PIECE SHALL BE TYPE "N".
8. CURB PIECE SHALL BE TYPE 'N' - ECO CURB PIECE WITH "DRAINS TO WATERWAYS" CAST ON TOP AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.

## TYPE "B" INLET
NTS

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 — IWV Scudders Road LLC\25-2482-01 — Plainsboro, Road & Scudders Mill Road_Plainsboro, NJ\25248201CAD\dwg\01-Details.dwg, ---> CIVIL Construction Details
Plotted: 09/04/2025 - 10:49 AM By: Wayne Kennedy

PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

*BLOCK 1601, LOT 50*
*700 SCUDDERS MILL ROAD*
*TOWNSHIP OF PLAINSBORO,*
*MIDDLESEX COUNTY, NJ*

OWNER:

**IWRV SCUDDERS ROAD, LLC**
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
*8521 LEESBURG PIKE, SUITE 700,*
*VIENNA, VA 22182*

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
*104 CARNEGIE CENTER DRIVE, SUITE 203*
*PRINCETON, NJ 08540*

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
*117 CANAL ROAD*
*SOUTH BOUND BROOK, NJ 08880*

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
*200 UNION AVENUE*
*BRIELLE, NJ 08730*

SURVEYOR:
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*103 COLLEGE ROAD EAST*
*PRINCETON, NJ 08540*

TRAFFIC:
**LANGAN**
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*PRINCETON, NJ 08540*

INSITE ENGINEERING, LLC SINCE 2003

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InSite Engineering, LLC
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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

REVISIONS

| Rev.# | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

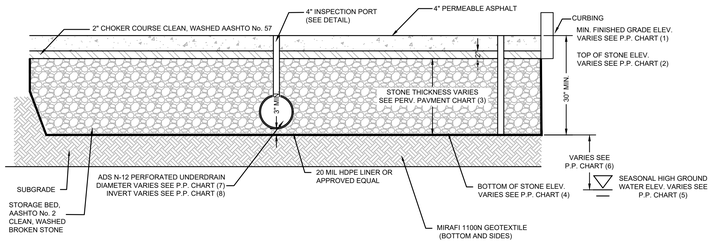
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*CONSTRUCTION DETAILS*

SHEET NO.
*C704*




## CHOKER COURSE SPECIFICATIONS:

1. THE CHOKER COURSE MUST CONSIST OF CLEAN, WASHED BROKEN STONE WHOSE THICKNESS IS APPROPRIATE FOR THE SURFACE COURSE DESIRED AND DESIGN LOAD CONDITIONS.
2. THE CHOKER COURSE MUST CONSIST OF CLEAN, WASHED AASHTO No. 57 BROKEN STONE.

## STORAGE BED SPECIFICATIONS:

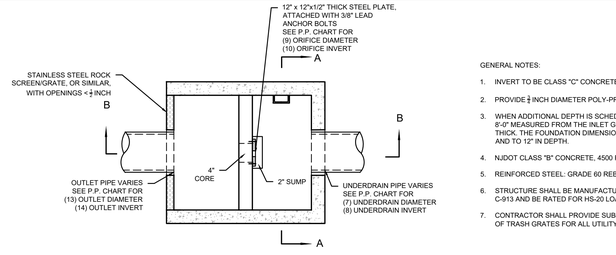
1. STORAGE BED AGGREGATE MUST BE PLACES IN LIFTS AND COMPACTED USING PLATE COMPACTORS. THE MAXIMUM RECOMMENDED LOOSE LIFT THICKNESS IS 6 INCHES.
2. NO STANDING WATER MAY REMAIN IN THE STORAGE BED 72 HOURS AFTER A RAIN EVENT IN ORDER TO ALLOW FOR SUFFICIENT STORAGE FOR THE NEXT RAIN EVENT. STORAGE TIMES IN EXCESS OF 72 HOURS MAY RENDER THE SYSTEM INEFFECTIVE AND MAY RESULT IN ANAEROBIC CONDITIONS, ODOR, AND BOTH WATER QUALITY AND MOSQUITO BREEDING ISSUES.

## PERMEABLE PAVEMENT SPECIFICATIONS:

1. THE POROSITY OF THE PERMEABLE ASPHALT SURFACE COURSE MUST BE 15%-25%
2. THE BINDER USED IN THE SURFACE COURSE MUST BE PERFORMANCE GRADED FOR THE TYPE OF USE; THEREFORE, THE ASPHALT PLANT MUST ALSO BE ADVISED OF THE TYPE OF SURFACE COURSE SPECIFIED IN ORDER TO USE THE CORRECT BINDER FOR THE INSTALLATION. FOR PARKING LOTS, POLYMER MODIFIED BINDER PG 64E-22 MUST BE SPECIFIED AS IT HAS BEEN SHOWN TO MINIMIZE SCUFFING CAUSED BY AUTOMOBILES WITH POWER STEERING.
3. THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE LESS THAN OR EQUAL TO 25%
4. MINIMUM AIR TEMPERATURE FOR PAVING: 50 DEGREES
5. INSTALLATION OF PERMEABLE ASPHALT REQUIRES DIFFERENT TEMPERATURE GUIDELINES, AS FOLLOWS, THAN THAT THOSE OF IMPERVIOUS ASPHALT:
   - 5.1. ASPHALT BASE COURSE: 200-245 DEGREES
   - 5.2. FINISH ROLLING BASE COURSE: 140-150 DEGREES
   - 5.3. ASPHALT SURFACE COURSE: 200-220 DEGREES
   - 5.4. FINISH ROLLING SURFACE COURSE: 110-140 DEGREES
6. VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
7. THE MINIMUM CHOKER COURSE THICKNESS IS 2 INCHES
8. STORAGE BED AGGREGATE MUST BE CLEAN, WASHED AND OPEN-GRADED AASHTO No. 2 BROKEN STONE.

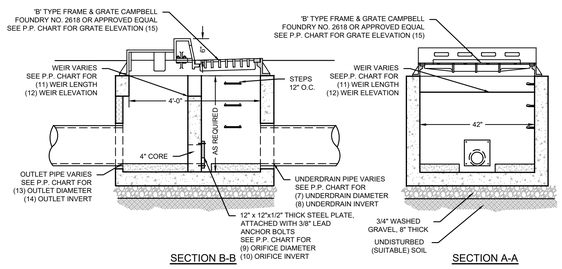
## PERVIOUS SYSTEM: CROSS-SECTION

NTS




GENERAL NOTES:

1. INVERT TO BE CLASS "C" CONCRETE.
2. PROVIDE ½ INCH DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
3. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
4. NJDOT CLASS "B" CONCRETE, 4500 PSI @ 28 DAYS.
5. REINFORCED STEEL: GRADE 60 REBAR.
6. STRUCTURE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C-913 AND BE RATED FOR HS-20 LOADING.
7. CONTRACTOR SHALL PROVIDE SUBMITTALS INCLUDING INSTALLATION OF TRASH GRATES FOR ALL UTILITY STRUCTURES.



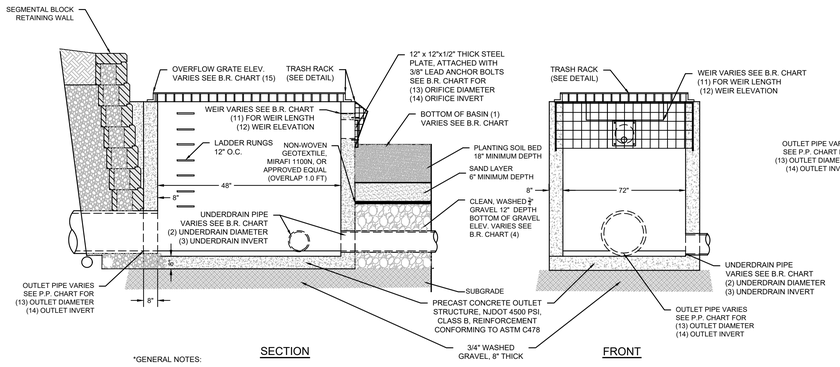

SECTION B-B SECTION A-A

## OUTLET STRUCTURE: PERVIOUS PAVEMENT

NTS

PERVIOUS PAVEMENT SYSTEMS CHART

| SYSTEM | MIN. FINISHED GRADE (1) | TOP STONE ELEV. (2) | STORAGE BED THICKNESS (3) | BOTTOM STONE ELEV. (4) | SEASONAL HIGH WATER TABLE ELEV. (5) | SHWT TO BOTTOM OF STONE (6) | GROUND WATER ELEV. (5) | GW TO BOTTOM OF STONE(6) | UNDERDRAIN DIAMETER (7) & INV. (8) | ORIFICE DIAMETER (9) & INV. (10) | WEIR LENGTH (11) & ELEV. (12) | OUTLET DIAMETER (13) & INV. (14) | OCS GRATE ELEV. (15) | CURRENT WSE | | | | FUTURE WSE | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | 2-YR | 10-YR | 100-YR | | 2-YR | 10-YR | 25-YR | 100-YR |
| PP1 | 78.04 | 77.7 | 32" | 75.0 | 74.5-79.4 | -4.4 - 0.5 (LINER) | | 64.8-73.7 | 1.3 - 10.2 (LINER) | 6" / 75.5 | - | 1.7' / 75.0 | 24" / 71.5 | 78.22 | 75.8 | 76.2 | 77.1 | 76.0 | 76.4 | 76.5 | 77.6 |
| PP2 | 76.39 | 75.5 | 30" | 73.0 | 69.3 | 3.7 (LINER) | | 66.5-70.5 | 2.5 - 6.5 (LINER) | 6" / 73.5 | 2.5' / 73.0 | 3.5' / 74.8 | 15" / 70.0 | 77.39 | 74.3 | 74.9 | 75.4 | 74.5 | 75.0 | 75.0 | 75.5 |
| PP3 | 75.90 | 75.0 | 36" | 72.0 | 71.0-72.6 | -0.6 - 1.0 (LINER) | | 60.0-67.8 | 4.2 - 12.0 (LINER) | 6" / 72.5 | 2.5' / 72.0 | 4' / 74.4 | 15" / 69.3 | 75.90 | 73.2 | 74.0 | 74.7 | 73.4 | 74.3 | 74.4 | 75.0 |
| PP4 | 74.68 | 74.0 | 36" | 71.0 | 68.4-72.4 | 1.4 - 2.6 (LINER) | | 63.9-68.6 | 2.4 - 7.1 (LINER) | 6" / 71.5 | 2.5' / 71.0 | 4' / 73.2 | 15" / 69.3 | 74.80 | 72.2 | 73.0 | 73.6 | 72.5 | 73.3 | 73.3 | 73.9 |
| PP5 | 70.44 | 70.0 | 30" | 67.5 | 64.5-69.0 | 1.5 - 3.0 (LINER) | | 61.8-65.6 | 1.9 - 5.7 (LINER) | 6" / 68.0 | 2.5' / 67.5 | 4' / 69.35 | 15" / 66.2 | 72.12 | 68.5 | 69.2 | 69.7 | 68.8 | 69.4 | 69.5 | 70.0 |



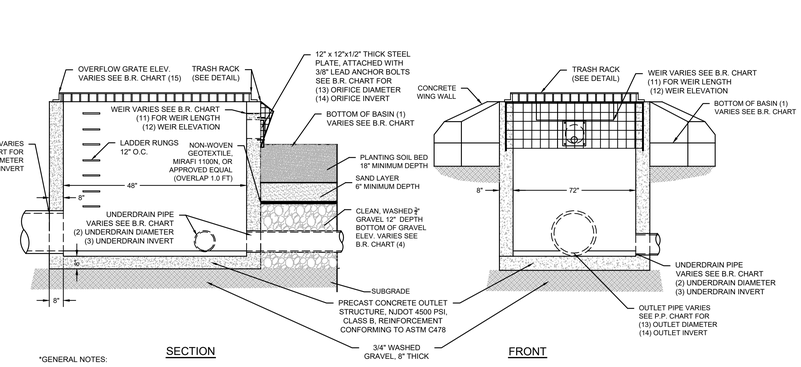

*GENERAL NOTES:

1. PRECAST CONCRETE OUTLET STRUCTURE, NJDOT 4,500 PSI, CLASS "B" REINFORCEMENT CONFORMING TO ASTM C478
2. FOOTER TO BE NJDOT CLASS "D" CONCRETE.
3. INVERT TO BE CLASS "C" CONCRETE.
4. PROVIDE 3/4" DIAMETER POLY- PROPYLENE LADDER RUNGS, 12" ON CENTER.
5. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR REVIEW & APPROVAL BY THE SITE ENGINEER.

*SUBMITTALS TO BE PROVIDED TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE

## OUTLET STRUCTURE: BIO-RETENTION BASIN

NTS




*GENERAL NOTES:

1. PRECAST CONCRETE OUTLET STRUCTURE, NJDOT 4,500 PSI, CLASS "B" REINFORCEMENT CONFORMING TO ASTM C478
2. FOOTER TO BE NJDOT CLASS "D" CONCRETE.
3. INVERT TO BE CLASS "C" CONCRETE.
4. PROVIDE 3/4" DIAMETER POLY- PROPYLENE LADDER RUNGS, 12" ON CENTER.
5. CONTRACTOR SHALL PROVIDE SUBMITTAL FOR REVIEW & APPROVAL BY THE SITE ENGINEER.

*SUBMITTALS TO BE PROVIDED TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE

*WING WALL TO BE CONSTRUCTED FOR OUTLET CONTROL STRUCTURES OF BASINS A, B1, B6, B7, B8, B9, B10

## OUTLET STRUCTURE WITH WING WALL: BIO-RETENTION BASIN

NTS

PERVIOUS PAVEMENT SYSTEMS CHART

| SYSTEM | BOTTOM OF BASIN (1) | UNDERDRAIN DIAMETER (2) & INV. (3) | BOTTOM OF STONE (4) | SPILLWAY ELEV. (5) | TOP OF BERM ELEV. (6) | SEASONAL HIGH WATER TABLE ELEV. (7) | SHWT TO BOTTOM OF STONE (8) | GROUND WATER ELEV. (7) | GW TO BOTTOM OF STONE (8) | ORIFICE DIAMETER (9) & INV. (10) | WEIR LENGTH (11) & ELEV. (12) | OUTLET DIAMETER (13) & INV. (14) | OCS GRATE ELEV. (15) | CURRENT WSE | | | | FUTURE WSE | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | WQDS | 2-YR | 10-YR | 100-YR | 2-YR | 10-YR | 25-YR | 100-YR |
| BASIN A* | 73.3 | 4" / 70.8 | 70.55 | 76.6 | 77.9 | 71.3 | -0.75 (LINER) | 67.8 | 2.75 (LINER) | 2.5" / 74.2 | 4' / 75.3 | 12" / 70.8 | 78.50 | 74.2 | 75.3 | 75.6 | 76.3 | 75.4 | 75.8 | 75.9 | 76.5 |
| BASIN B1* | 69 | 4" / 66.5 | 66.25 | 74.6 | 75.9 | 67.8 | -1.55 (LINER) | 60.5-62.0 | 4.25 - 5.75 (LINER) | 2.5" / 70.0 | 4' / 72.0 | 24" / 66.5 | 74.10 | | 72.1 | 72.5 | 73.6 | 71.2 | 72.8 | 72.9 | 74.1 |
| BASIN B1a | | | | - | 70.0 | | | | | 2.5" / 70.0 | - | - | - | 70.0 | - | - | - | - | - | - | - |
| BASIN B1b | | | | - | 70.0 | | | | | BERM @ 70.0 | - | - | - | 70.0 | - | - | - | - | - | - | - |
| BASIN B2 | 68.5 | 4" / 66.0 | 65.75 | - | 74.0 | 68.4 | -2.65 (LINER) | 65.6 | 0.15 (LINER) | 2.5" / 69.1 | 4' / 70.0 | 15" / 66.0 | 71.00 | 69.1 | 70.0 | 70.3 | 70.8 | 70.1 | 70.5 | 70.5 | 70.9 |
| BASIN B3 | 70.0 | 4" / 67.5 | 67.25 | 74.6 | 75.9 | 71.5 | -4.25 (LINER) | 66.7 | 0.55 (LINER) | 8" / 70.5 | 4' / 71.7 | 24" / 67.3 | 74.00 | - | 72.1 | 72.6 | 73.3 | 72.3 | 72.8 | 72.8 | 73.9 |
| BASIN B3a | | | | - | 70.5 | | | | | 8" / 70.5 | - | - | - | 70.5 | - | - | - | - | - | - | - |
| BASIN B3b | | | | - | 70.5 | | | | | BERM @ 70.5 | - | - | - | 70.5 | - | - | - | - | - | - | - |
| BASIN B4 | 74.0 | 4" / 71.5 | 71.25 | - | 78.0 | 76.2 | -4.95 (LINER) | 66.2 | 5.05 (LINER) | 11" / 74.8 | - | 15" / 71.5 | 77.80 | 74.8 | 75.5 | 76.2 | 77.2 | 75.8 | 76.4 | 76.5 | 77.7 |
| BASIN B5 | 74.0 | 4" / 71.5 | 71.25 | - | 79.0 | 75.6 | -4.35 (LINER) | 69.6 | 1.65 (LINER) | 9" / 75.0 | - | 12" / 75.0 | 77.90 | 75.0 | 75.6 | 76.2 | 77.3 | 75.9 | 76.5 | 76.5 | 77.8 |
| BASIN B6* | 76.7 | 4" / 74.2 | 73.95 | 78.6 | 79.9 | 75.2 | -1.25 (LINER) | 72.2 | 1.75 (LINER) | - | 2.5' / 77.4 | 15" / 74.2 | 78.60 | 77.4 | 77.8 | 78.0 | 78.3 | 77.9 | 78.1 | 78.1 | 78.6 |
| BASIN B7* | 71.5 | 4" / 69.0 | 68.75 | 74.6 | 75.9 | 72.0 | -3.25 (LINER) | 67.9 | 0.85 (LINER) | 2.5" / 72.5 | 4' / 73.4 | 15" / 68.8 | 74.60 | 72.5 | 73.5 | 73.9 | 74.3 | 73.6 | 74.0 | 74.0 | 74.6 |
| BASIN B8* | 71.3 | 4" / 68.8 | 68.55 | 76.6 | 77.9 | 67.4-72.3 | -3.75 - 1.15 (LINER) | 68.3 | 0.25 (LINER) | 2.5" / 71.9 | 1' / 75.3 | 15" / 68.5 | 76.40 | - | 73.4 | 74.7 | 76.0 | 73.9 | 75.3 | 75.4 | 76.4 |
| BASIN B8a | | | | - | 72.3 | | | | | 2.5" / 71.9 | - | - | - | 71.9 | - | - | - | - | - | - | - |
| BASIN B9b | | | | - | 72.3 | | | | | BERM @ 72.3 | - | - | - | 71.8 | - | - | - | - | - | - | - |
| BASIN B8c | | | | - | 72.3 | | | | | BERM @ 72.3 | - | - | - | 72.2 | - | - | - | - | - | - | - |
| BASIN B8d | | | | - | 72.3 | | | | | BERM @ 72.3 | - | - | - | 72.2 | - | - | - | - | - | - | - |
| BASIN B9* | 78.0 | 4" / 75.5 | 75.25 | - | 89.0 | 79.5 | -4.25 (LINER) | NE | NE | 2.5" / 79.0 | - | 15" / 75.5 | 85.00 | - | 80.0 | 81.3 | 83.7 | 80.5 | 81.9 | 82.1 | 84.8 |
| BASIN B9a | | | | - | 79.0 | | | | | 2.5" / 79.0 | - | - | - | 78.3 | - | - | - | - | - | - | - |
| BASIN B9b | | | | - | 79.0 | | | | | BERM @ 79.0 | - | - | - | 79.0 | - | - | - | - | - | - | - |
| BASIN B10* | 81.0 | 4" / 78.5 | 78.25 | 85.5 | 86.8 | 84.1 | -5.85 (LINER) | 76.8 | 1.45 (LINER) | 2.5" / 81.5 | 1' / 84.4 | 15" / 78.5 | 85.30 | 81.8 | 82.8 | 83.9 | 85.0 | 83.2 | 84.4 | 84.5 | 85.3 |

*OUTLET CONTROL STRUCTURE TO BE DESIGNED WITH WING WALL

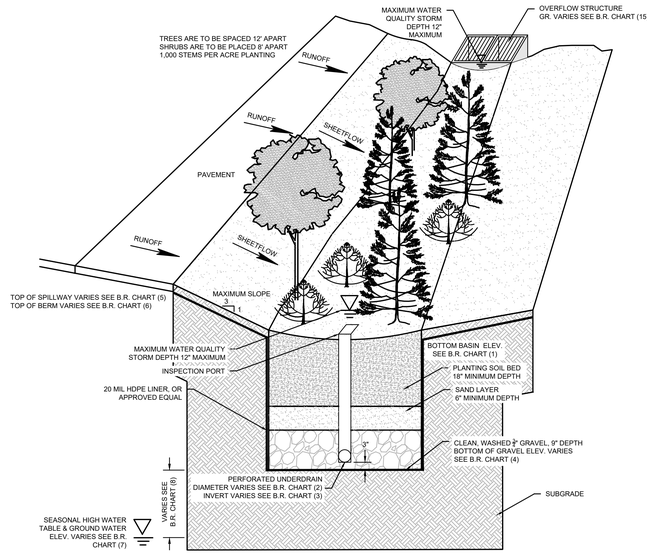
NOTES:

1. TRASH RACKS TO BE GRADE 60, NO. 4 BARS, 2" O.C. EACH WAY WELDED TO 2 X 2 ANGLES. (SEE DETAILS)
2. FABRICATED GRATES TO BE HOT DIPPED GALVANIZED AND BOLTED TO CONCRETE STRUCTURE.
3. TRASH RACK SHALL MEET N.J.A.C. 7:8-6.2 REQUIREMENTS.
4. TRASH RACKS SHALL BE CONSTRUCTED OF RIGID, DURABLE AND CORROSION RESISTANT MATERIAL AND DESIGNED TO WITHSTAND A PERPENDICULAR LIVE LOADING OF 300 LBS./FT. SQ.

*SUBMITTALS TO BE PROVIDED TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASE

## TRASH RACKS (22)

NTS




**BIO RETENTION SOIL DETAIL NOTES:**

1. THE SOIL BED MUST BE A MINIMUM OF 18" IN DEPTH.
2. THE SOIL BED MATERIAL MUST CONSIST OF THE FOLLOW VOLUME MIX: 85% TO 95% SAND, WITH NO MORE THAN 25% OF THE SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY WITH 2% TO 5% CLAY CONTENT. THE ENTIRE MIX MUST THEN BE AMENDED WITH 3% TO 7% ORGANICS, BY WEIGHT.
3. THE SOIL BED MATERIAL SHALL BE FREE OF CONTAMINANTS.
4. PREMIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENT ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY. THE CONTENT OF ANY SOIL MIXED ON-SITE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY; IN ADDITION, THE ENGINEER MUST BE PRESENT WHILE THE SOIL IS MIXED.
5. THE PH OF THE SOIL BED MATERIAL IS RECOMMENDED TO RANGE FROM 5.5 TO 6.5
6. FOR THE CALCULATION OF RUNOFF RETENTION, THE POROSITY, THE FIELD CAPACITY AND THE WILTING POINT OF THE SOIL BED MATERIAL MUST BE OBTAINED EITHER FROM A PUBLISHED RESEARCH ARTICLE OR TESTED IN ACCORDANCE WITH THE ASTM D-6836 METHOD OR THE SOIL SURVEY INVESTIGATIONS REPORT NO. 42, KELLOGG SOIL SURVEY LABORATORY METHODS MANUAL, PUBLISHED BY NRCS.
7. THE SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES. ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.

## BIO-RETENTION BASIN WITH UNDERDRAINS

NTS

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\25-2482-01 - MPG Scudders Mill LO,LP3 - Robbins Rood & Scudders Mill Road_Plainsboro, NJ\25-2482-01DR\dwg\07-Details.dwg, ---> C105 Construction Details
Plotted: 09/04/25 By: Emily Ramundo

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

*BLOCK 1601, LOT 50*
*700 SCUDDERS MILL ROAD*
*TOWNSHIP OF PLAINSBORO,*
*MIDDLESEX COUNTY, NJ*

OWNER:

***IWRV SCUDDERS ROAD, LLC***
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

APPLICANT:

***IWRV SCUDDERS ROAD, LLC***
*100 PASSAIC AVENUE, SUITE 240*
*FAIRFIELD, NJ 07004*

## APPLICANT'S PROFESSIONALS

ARCHITECT:
***LESSARD DESIGN, INC. PC***
*8521 LEESBURG PIKE, SUITE 700,*
*VIENNA, VA 22182*

ATTORNEY:
***TROUTMAN PEPPER LOCKE***
*104 CARNEGIE CENTER DRIVE, SUITE 203*
*PRINCETON, NJ 08540*

GEOTECHNICAL:
***GZA GEOENVIRONMENTAL, INC.***
*117 CANAL ROAD*
*SOUTH BOUND BROOK, NJ 08880*

LANDSCAPE ARCHITECT:
***MEILLO BAUER CARMAN***
*200 UNION AVENUE*
*BRIELLE, NJ 08730*

SURVEYOR:
***PENNONI VAN WOTE-HARVEY ASSOCIATES, INC.***
*103 COLLEGE ROAD EAST*
*PRINCETON, NJ 08540*

TRAFFIC:
***LANGAN***
*1 UNIVERSITY SQUARE BOULEVARD, SUITE 110*
*PRINCETON, NJ 08540*

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

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ERIC R. BALLOU, PE
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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PLAN INFORMATION

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*CONSTRUCTION DETAILS*

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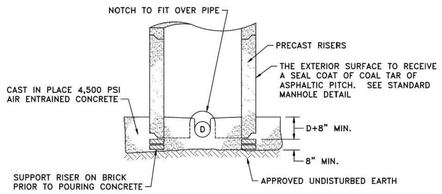
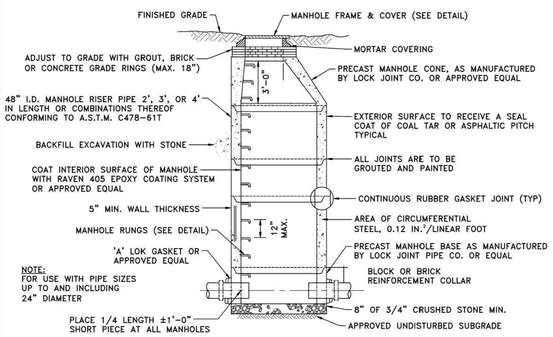



NOTES:
1. TOP OF PIPE SHALL BE NEATLY CUT AFTER CAST-IN-PLACE CONC. BASE AND BENCH HAS SET.
2. FOR DETAIL OF UPPER PART OF MANHOLE, SEE "STANDARD MANHOLE" DETAIL.
3. ACRYLIMIDE GEL GROUT INJECTION SHALL BE USED TO STOP LEAKS, IF ANY.

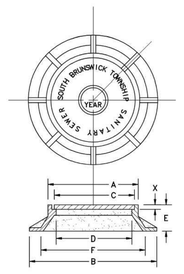
## DOG HOUSE MANHOLE

(FOR INSTALLING NEW MANHOLE ON ACTIVE SEWER)




NOTE:
FOR USE WITH PIPE SIZES UP TO AND INCLUDING 24" DIAMETER

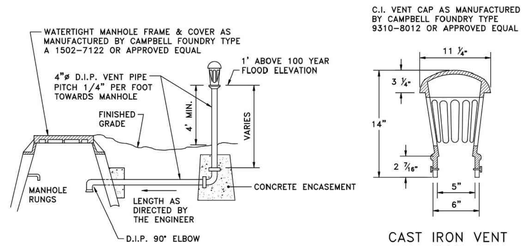
## STANDARD PRECAST MANHOLE




NOTE:
MANHOLE FRAME AND COVER AS MANUFACTURED BY CAMPBELL FOUNDRY, TYPE 1202B-7122 OR APPROVED EQUAL.

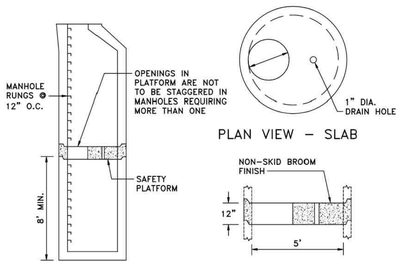
| PATTERN NO. | DIMENSIONS IN INCHES | | | | | | |
|---|---|---|---|---|---|---|---|
| ROUND FLANGE | A | B | C | D | E | F | X |
| 1202B - 7122 | 27¾ | 39 | 25¾ | 23 | 8 | 31 | 2 |

## MANHOLE FRAME & COVER




CAST IRON VENT CAP

## WATERTIGHT MANHOLE FRAME & COVER




PLAN VIEW - SLAB

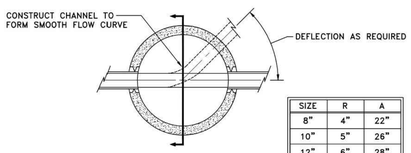



CROSS SECTION - SLAB

M.H. CROSS SECTION
17 FT. OR GREATER

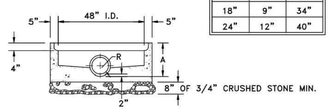
MANHOLE SPECIFICATIONS:
1. CONCRETE IS DESIGNED TO OBTAIN A STRENGTH OF 4,500 PSI IN 28 DAYS.
2. REINFORCING STEEL HAS A MINIMUM YIELD STRENGTH OF 60,000 PSI.
3. SLAB IS DESIGNED FOR A CONCENTRATED LOAD OF 10,000 LBS.

## 5' DIA. MANHOLE DEPTH 17' OR GREATER

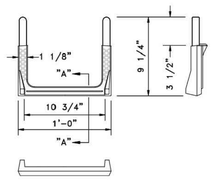


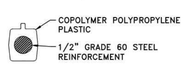

PLAN VIEW

| SIZE | R | A |
|---|---|---|
| 8" | 4" | 22" |
| 10" | 5" | 26" |
| 12" | 6" | 28" |
| 14" | 7" | 30" |
| 16" | 8" | 32" |
| 18" | 9" | 34" |
| 24" | 12" | 40" |



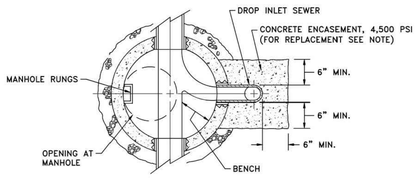

## INVERT DETAIL PRECAST MANHOLE BASE



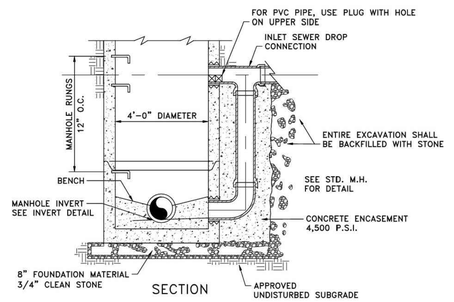

SECTION "A-A"

## MANHOLE RUNGS



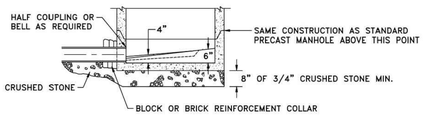

PLAN VIEW

NOTES:
1. ATLANTIC PRECAST CONCRETE DROP MANHOLE COLLARS OR EQUAL CAN BE USED IN PLACE OF CONCRETE ENCASEMENT. IF USED, FORMS SHALL BE ELIMINATED.
2. PRECAST UNITS ARE PREFERRED.
3. INTERIOR DROP STRUCTURES SHALL NOT BE ALLOWED UNLESS PRIOR APPROVAL IS RECEIVED BY THE TOWNSHIP AND IT'S ENGINEER.

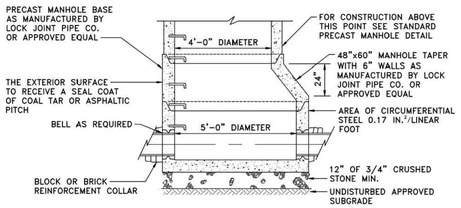



SECTION

## DROP MANHOLE

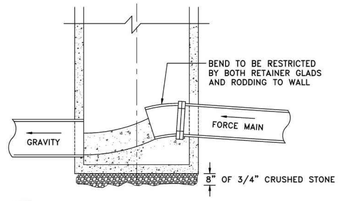



## INVERT DETAIL PRECAST FLUSH MANHOLE BASE




NOTE:
FOR USE WITH PIPE SIZES OVER 24" DIAMETER AND UP TO AND INCLUDING 36" DIAMETER.

## 5 FT. DIAMETER MANHOLE BASE




NOTE:
TRANSITION CHAMBER SHALL MEET ALL REQUIREMENTS OF STANDARD MANHOLE.

## PRESSURE TO GRAVITY TRANSITION CHAMBER

SEE SHEET C101 FOR PLAN NOTES

# SEWER DETAILS (1 of 2)
# SOUTH BRUNSWICK TWP.

MIDDLESEX COUNTY, NEW JERSEY

SCALE: N.T.S.

WILBUR F. DOWNING, JR., L.S. 10623 TOWNSHIP ENGINEER

MUNICIPAL BUILDING KINGSTON LA.
MONMOUTH JUNCTION N.J.

MARCH 2019

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
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8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*N.J.P.E. LIC. NO. 42827*

## REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

SCALE: N/A | DESIGNED BY: EAS
DATE: 09/04/25 | DRAWN BY: EAS
JOB #: 25-2482-01 | CHECKED BY: ERB
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*CONSTRUCTION DETAILS*

SHEET NO.
*C706*

File: X:\Jobs\2482-01 IWRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2025\400\CAD\dwg\07-Details.dwg, ---> C706 Construction Details
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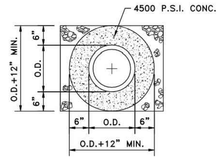
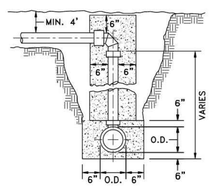
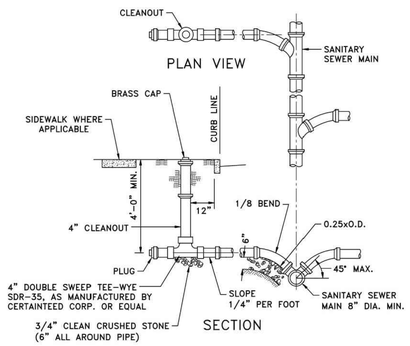



NOTE:
LENGTH AS DIRECTED BY THE ENGINEER.

CONCRETE ENCASEMENT




TYPICAL RISER CONNECTION

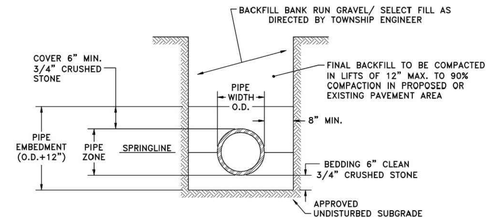



NOTES:
1. IN EASEMENT AREAS 4" CLEANOUTS SHALL BE LOCATED AS CLOSE TO THE EASEMENT LINE AS POSSIBLE.
2. ALL PIPING 4" DIA. PVC SDR-35.

STANDARD HOUSE CONNECTION

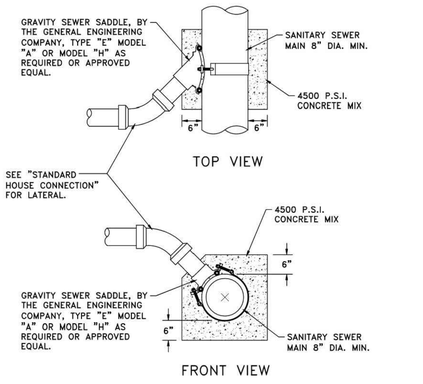
NOTES:

1. MINIMUM EASEMENT WIDTH IS 25 FEET WIDE – ORDINANCE: 175-59(G).
2. EASEMENTS NOT RUNNING PARALLEL WITH AND ADJACENT TO PUBLIC IMPROVED ROAD R.O.W. SHALL BE COMPACTED, GRADED AND STABILIZED SO AS TO PROVIDE A MINIMUM WIDTH OF 18 FEET WHOSE SURFACE IS FIRM, UNYIELDING AND SHALL HAVE A POSITIVE DRAINAGE AWAY FROM IT. DRAINAGE CONTROL MEASURES SHALL BE IMPLEMENTED AS FIELD CONDITIONS WARRANT OR AS DIRECTED BY THE TOWNSHIP ENGINEER.
3. ALL SANITARY SEWER LINES THAT ARE TO BE OWNED AND OPERATED BY THE TOWNSHIP SHALL BE SO NOTED ON THE PLANS.
4. SANITARY SEWER GRAVITY PIPE SHALL BE PVC, SDR-35. FORCE MAIN PIPE SHALL BE C900, DR-14.
5. SANITARY SEWER GRAVITY MAINS SHALL BE AIR, LAMP AND MANDREL TESTED PRIOR TO OPERATION ACCORDING TO INDUSTRY STANDARD OR AS DIRECTED BY THE TOWNSHIP ENGINEER.
6. FORCE MAINS SHALL BE WATER TESTED AT 1.5 TIMES THE MAXIMUM RATED PUMP OUTLET PRESSURE OR 100 PSIG, WHICHEVER IS GREATER.
7. FINAL PIPE TESTING SHALL NOT BE PERFORMED PRIOR TO SUB-BASE PAVING GRADE.
8. MINIMUM DEPTH OF SANITARY SEWER MAIN IS 4 FT.
9. ALL COMMERCIAL OR INDUSTRIAL BUILDING/UNITS SHALL HAVE A SAMPLING MANHOLE WHICH IS ACCESSIBLE TO THE TOWNSHIP FOR WASTEWATER SAMPLE COLLECTION.
10. NON METALLIC/MAGNETIC FORCE MAIN SHALL BE INSTALLED WITH CONTINUOUS TRACER WIRE BEGINNING AND ENDING AT VALVE BOXES.
11. LANDSCAPE PLANTINGS SHALL BE INSTALLED SO AS NOT TO INTERFERE WITH THE OPERATION OF THE SANITARY SEWER AND APPURTENANCES.
12. ALL RESIDENTIAL UNITS SHALL HAVE A CLEANOUT INSTALLED IN THE R.O.W. BETWEEN THE PROPERTY LINE AND THE EDGE OF PAVEMENT.
13. SEWERAGE PUMP STATION:
    a. PROPOSALS FOR INDIVIDUAL PUMP STATIONS SERVING ISOLATED DEVELOPMENTS SHALL NOT BE CONSIDERED UNLESS AND UNTIL IT IS DEMONSTRATED THAT A GRAVITY SYSTEM IS PHYSICALLY INFEASIBLE. INDIVIDUAL PUMP STATIONS SHALL BE MAINTAINED BY THE DEVELOPMENT IT SERVES. HOWEVER, THE TOWNSHIP RESERVES THE RIGHT TO ACCEPT OR REJECT OWNERSHIP OF THE PUMP STATION. THE OWNER OF A PRIVATE PUMP STATION IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS OF THE FORCE MAIN SERVICING SAID PUMP STATION. THIS RESPONSIBILITY BEGINS AT THE PUMP STATION AND CONTINUES UP TO THE TOWNSHIP OWNED TRANSITION GRAVITY MANHOLE REGARDLESS OF WHETHER IT IS LOCATED ON A TOWNSHIP OWNED ROAD.
    b. THE FOLLOWING SUBMISSIONS ARE REQUIRED:
        i) SITE PLAN OF THE PUMP STATION, WHICH SHALL INCLUDE BUILDING CONSTRUCTION PLAN.
        ii) ENGINEERING PUMP AND IMPELLER DATA AND PUMP SIZING CALCULATIONS – NSPH-CURVE, HYDRAULIC/ENERGY GRADE LINE, NAME AND TYPE OF PUMP, PERFORMANCE AND EFFICIENCY CURVE, SYSTEM CURVE CLEARLY INDICATING OPERATING REGION AND PUMP SUPPLIER.
        iii) FOUR SETS OF SHOP DRAWINGS OF ALL EQUIPMENT PROPOSED TO BE INSTALLED, WHICH MUST BE APPROVED PRIOR TO CONSTRUCTION.
14. AS-BUILT SHALL INDICATE LOCATION OF SANITARY SEWER LINE IN PLAN AND PROFILE WITH DISTANCES AND ELEVATION ACCORDING TO USGS DATUM. THE USGS MONUMENT USED AS THE BENCH MARK MUST BE NOTED ON THE PLANS. EASEMENTS SHALL BE SHOWN ON THE AS-BUILT PLANS WITH DEED REFERENCES (BOOK, PAGE, DATE OF FILING). MINIMUM LIST OF INFORMATION REQUIRED ON AS-BUILTS ARE AS FOLLOWS:
    INVERT AND RIM ELEVATIONS; PIPE DIAMETERS AND MATERIAL; DISTANCES; GRADES; LOCATIONS OF LATERAL CLEANOUTS (BY TRIANGULATION), PROFILES, UTILITY CROSSINGS. THESE AS-BUILT PLANS SHALL BE MARKED CLEARLY AND BE EASILY READABLE, BE OF THE SAME SCALE AS THE CONSTRUCTION PLANS, AND SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL SURVEYOR.
15. ALL DOGHOUSE AND CORED MANHOLES SHALL USE A LINK-SEAL IN THE ANNULAR SPACE BETWEEN THE PIPES AND THE MANHOLE WALL. THE DOWNSTREAM MANHOLE IS TO BE PLUGGED DURING CONSTRUCTION AND UNTIL NEW WORK HAS BEEN FLUSHED AND DEBRIS REMOVED.
16. ALL PLUGS TO BE MECHANICAL TYPE AND TIED-OFF ON MANHOLE LADDER RUNGS.
17. CONTRACTOR SHALL JET AND TELEVISE SEWER MAINS ONE WEEK PRIOR TO REQUESTING TEMPORARY OR PERMANENT CO. ALL DEBRIS IS TO BE REMOVED FROM DOWNSTREAM MANHOLE AND RECEIPT FOR DEBRIS DISPOSAL SHALL BE SUBMITTED TO THE TOWNSHIP SEWER DEPARTMENT. A COPY OF THE TV INSPECTION ON DVD SHALL ALSO BE SUBMITTED FOR REVIEW PRIOR TO REMOVAL OF DOWNSTREAM PLUG. NO PLUG SHALL BE REMOVED WITHOUT APPROVAL BY THE TOWNSHIP AND IT'S ENGINEER.
    a. FOR SANITARY SEWER MAINS THAT WILL BE DEDICATED TO THE AUTHORITY, THE TELEVISION INSPECTIONS MUST BE PERFORMED WITH RUNNING WATER FROM A HYDRANT TO REVEAL ANY LOW SPOTS OR BELLIES IN THE PIPE.
    b. TELEVISION INSPECTIONS ARE REQUIRED FOR SANITARY SEWER MAINS THAT WILL REMAIN PRIVATE. HOWEVER, THE TELEVISION INSPECTION MAY BE PERFORMED DRY, WITHOUT THE USE OF RUNNING HYDRANT WATER.
18. ALL DETAILS ARE SUBJECT TO CHANGE WITHOUT ADVANCE NOTICE.

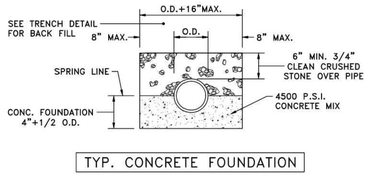



NOTES:
1. PIPE EMBEDMENT SHALL BE 3/4" CLEAN CRUSHED STONE.
2. WHERE SUBGRADE IS UNACCEPTABLE FOUNDAION SHALL BE REQUIRED AS SPECIFIED BY THE ENGINEER.
3. TYP. CONCRETE FOUNDATION IS SPECIFIED BELOW.
4. ENTIRE TRENCH WIDTH SHALL BE BACKFILLED AS SPECIFIED IN THE TRENCH DETAIL ABOVE.
5. FOR WIDE TRENCHES (GREATER THAN 6 PIPE DIA.) SEE TYP. SUBDITCH TRENCH DETAIL BELOW.

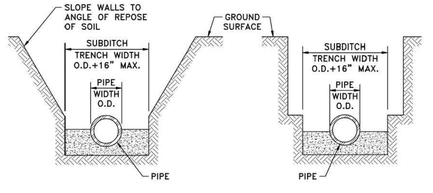
TRENCH DETAIL



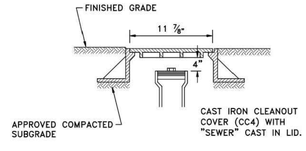

STRAP-ON SADDLE DETAIL




TYP. CONCRETE FOUNDATION




TYP. SUBDITCH TRENCH DETAIL FOR WIDE TRENCHES




NOTE:
CLEANOUT COVER REQUIRED FOR ALL CLEANOUTS LOCATED IN SIDEWALK OR PAVEMENT.

CLEANOUT COVER DETAIL

SEE SHEET C101 FOR PLAN NOTES

# SEWER DETAILS (2 of 2)
# SOUTH BRUNSWICK TWP.

MIDDLESEX COUNTY, NEW JERSEY

SCALE: N.T.S.

WILBUR F. DOWNING, JR., L.S. 10623 TOWNSHIP ENGINEER

MUNICIPAL BUILDING KINGSTON LA.
MONMOUTH JUNCTION N.J.

MARCH 2019

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
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8521 LEESBURG PIKE, SUITE 700,
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ATTORNEY:
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PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
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INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

SCALE: N/A | DESIGNED BY: EAS
DATE: 09/04/25 | DRAWN BY: EAS
JOB #: 25-2482-01 | CHECKED BY: ERB
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*CONSTRUCTION DETAILS*

SHEET NO.
C707

File: X:\Jobs\2482 - IWRV Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\25248201DWG\dwg\07-Details.dwg, --> C707 Construction Details
Plotted: Sep 04, 2025 - 3:39pm by Eric Rallou
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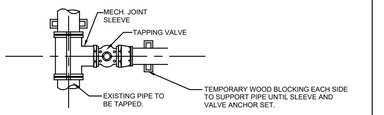
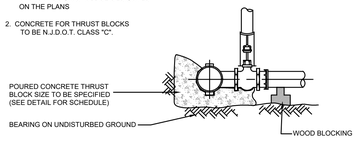



PLAN

NOTES:

1. SIZE AND BEARING AREA FOR THRUST BLOCKS SHALL CONFORM TO CURRENT STANDARDS OR SHALL BE DEDICATED ON THE PLANS
2. CONCRETE FOR THRUST BLOCKS TO BE N.J.D.O.T. CLASS "C".

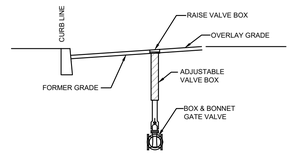



ELEVATION

## TAPPING VALVE AND SLEEVE ASSEMBLY
## WET TAP ASSEMBLY

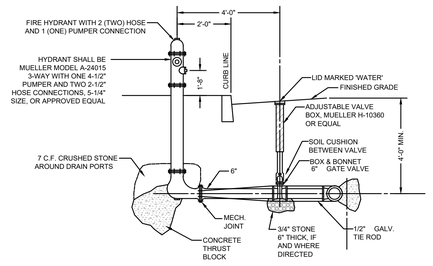
NTS

NOTE: THE CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVES WITH COMPATABLE TAPPING VALVES.



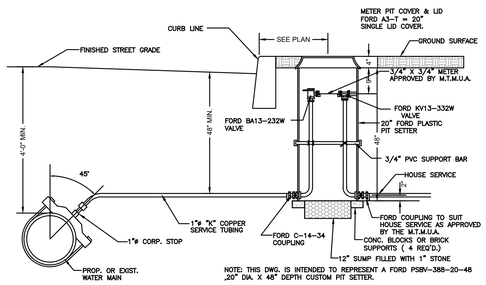

## RESET VALVE DETAIL

NTS



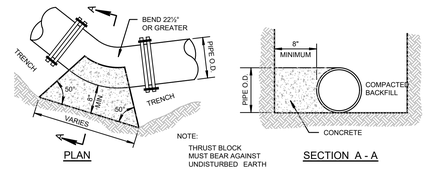

## FIRE HYDRANT DETAIL

NTS




## TYPICAL TOWNHOUSE SERVICE CONNECTION WITH FORD METER PIT

NTS




PLAN

NOTE: THRUST BLOCK MUST BEAR AGAINST UNDISTURBED EARTH

SECTION A - A

## *THRUST BLOCK*

NOT TO SCALE

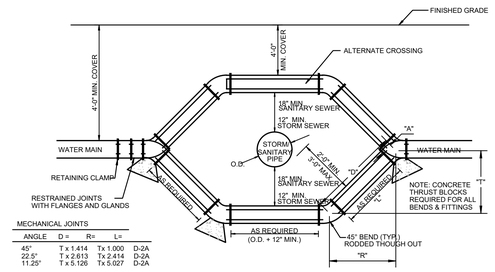
| DIAMETER OF PIPE | 22-1/2° ELBOW | 45° ELBOW | 90° ELBOW | TEE CONNECTION | PLUG |
|---|---|---|---|---|---|
| | A | A | A | A | A |
| 6" | 1.1 | 2.1 | 4.0 | 2.9 | 2.9 |
| 8" | 2.0 | 3.7 | 7.1 | 5.0 | 5.0 |
| 10" | 3.1 | 5.8 | 11.1 | 7.9 | 7.9 |
| 12" | 4.4 | 8.4 | 16.0 | 11.3 | 11.3 |

A = CONTACT BEARING AREA OF THRUST BLOCK WITH EARTH, IN SQUARE FEET

NOTES:
1. BEARING AREAS ARE BASED ON UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 psf. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
2. ALL CONCRETE THRUST BLOCKS SHALL BE 4500 psi @ 28 DAY CONCRETE.
3. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.

## TABLE OF THRUST BLOCKS FOR PRESSURES UP TO 200 P.S.I.

NTS



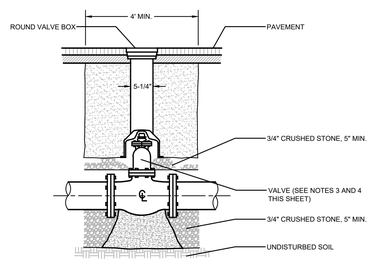

MECHANICAL JOINTS

| ANGLE | D = | R= | L= |
|---|---|---|---|
| 45° | T x 1.414 | Tx 1.000 | D-2A |
| 22.5° | T x 2.613 | Tx 2.414 | D-2A |
| 11.25° | T x 5.126 | Tx 5.027 | D-2A |

NOTES:
1. WATER MAIN MAY BE LOOPED ABOVE OBSTRUCTION, IF 3 FT. MINIMUM COVER IS MAINTAINED ABOVE WATERMAIN.
2. WATERMAIN SHALL BE DUCTILE IRON CEMENT LINED PIPE, ALL JOINTS SHALL BE MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE MECHANICAL JOINT CAST IRON.
3. OFFSETS MAY BE SUBSTITUTED FOR A T OF 24' IF APPROVED BY THE ENGINEER.
4. CONCRETE TRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.
5. MINIMUM CLEARANCE BETWEEN SANITARY SEWER AND WATERMAIN SHALL BE 18" MIN. CLEARANCE BETWEEN WATERMAIN AND OTHER OBSTRUCTIONS SHALL BE 6".
6. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS. DETAILS OF TIE RODS ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE TRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MECHANICAL RETAINERS ALSO ACCEPTABLE IN PLACE OF TIE RODS.

## WATER MAIN - CROSSING UTILITY

NTS




NOTES:

1. BOXES SHALL BE MANUFACTURED BY BINGHAM & TAYLOR PATTERN No. 4905 AND SHALL BE A TWO PIECE ADJUSTABLE SCREW TYPE WITH THE WORD "WATER" CAST IN THE COVER OR APPROVED EQUAL.
2. BOX MUST BE PLUMB AND CENTERED OVER VALVE.
3. BOX MUST NOT BEAR ON VALVE TUBE, PIPE OR STOP.
4. INTERMEDIATE BOX SECTIONS MAY BE REQUIRED ON DEEP VALVE SETTINGS.

## WATER VALVE BOX

NTS

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 - IWRV Scudders Road LLC\24-2482-01 - Princeton Road & Scudders Mill Road_Plainsboro, NJ\2024SR01\DWG\Dwg\01-Details.dwg, ---> C708 Construction Details
Printed: 9/8/2025 By: Eric Ballou, PE All Rights Reserved

PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
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8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
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165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050
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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 43927

REVISIONS

| Rev. # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

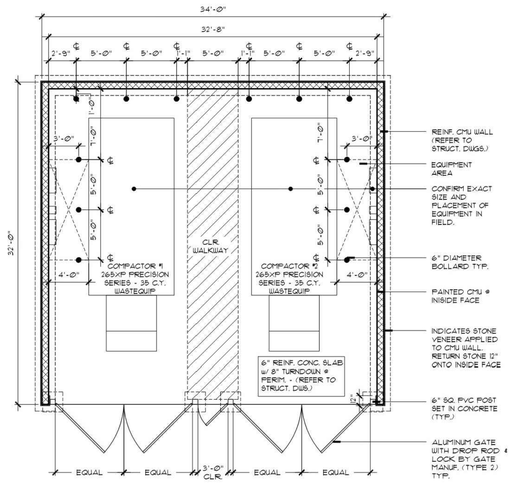
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

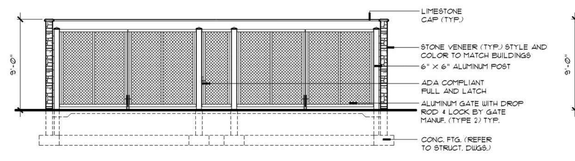
CONSTRUCTION DETAILS

SHEET NO.

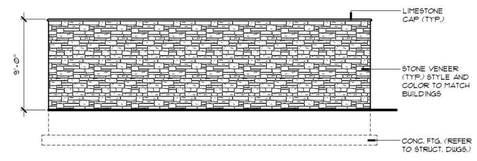
C708




**SOLID WASTE ENCLOSURE: BUILDINGS A,C, AND D/E**
NTS




**FRONT ELEVATION**
NTS




**SIDE ELEVATION**
NTS




NOTES:
1. PROVIDE CONTROL JOINTS AT 6' MAX SPACING 1" DEEP AND EXPANSION JOINTS AT EDGE OF WALLS.
2. CONCRETE TO BE NJDOT CLASS B, 4,500 PSI.

**SOILD WASTE ENCLOSURE CONCRETE PAD**
NTS

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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## APPLICANT'S PROFESSIONALS

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8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
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TRAFFIC:
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PRINCETON, NJ 08540

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**ERIC B. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

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| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NO:
C709

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2548201\04\dwg\01-Details.dwg, ---> C709 Construction Details
Date/Time: 9/4/2025 4:06:19 PM by Eric Ballou
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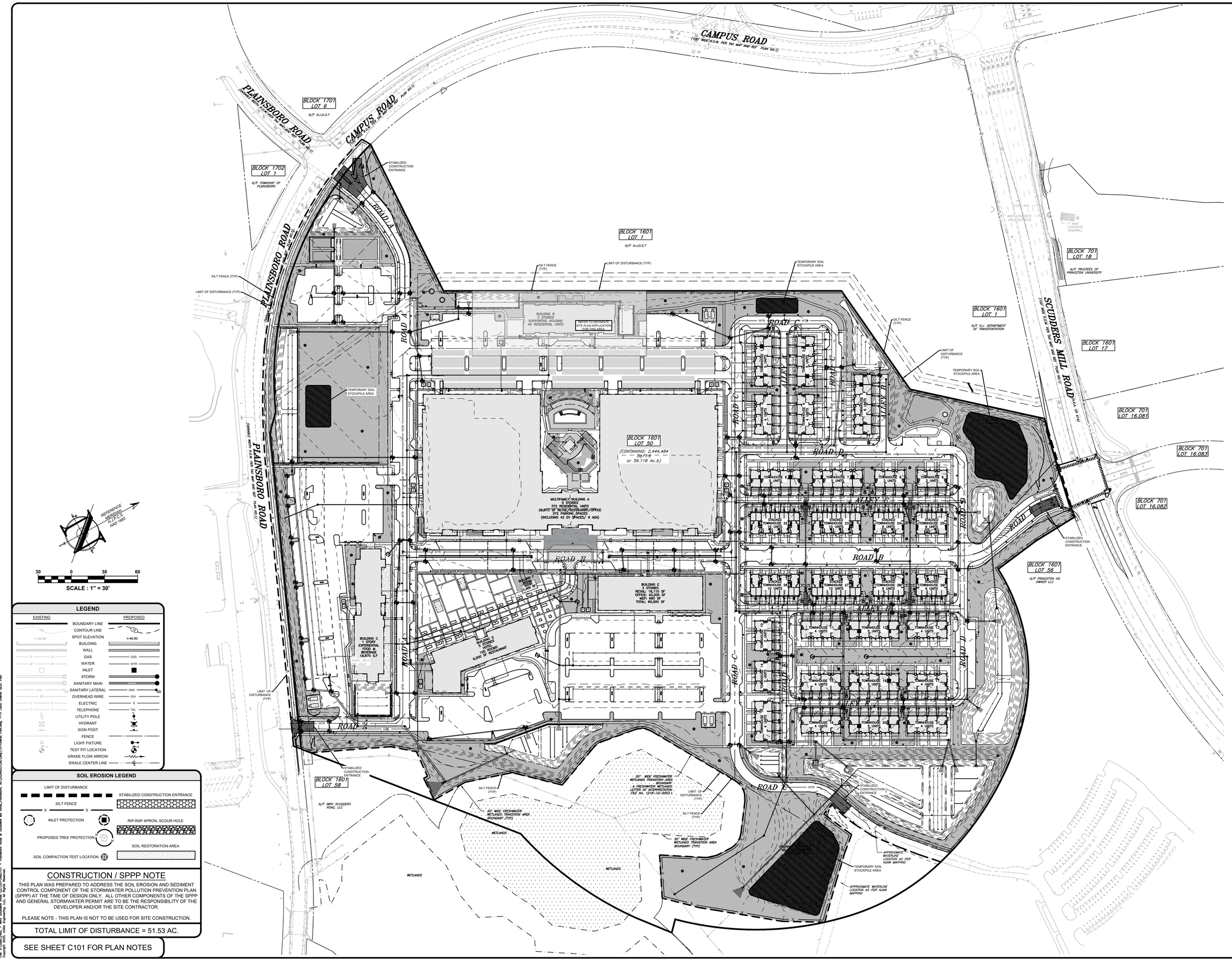


## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | 100 |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | O/H |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| X X | FENCE | X X |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

## SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

## CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 51.53 AC.

SEE SHEET C101 FOR PLAN NOTES

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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FAIRFIELD, NJ 07004

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ATTORNEY:
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117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
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BRIELLE, NJ 08730

SURVEYOR:
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TRAFFIC:
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PRINCETON, NJ 08540


INSITE ENGINEERING, LLC SINCE 2003


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*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.

C800

File: X:\Jobs\2482 – IWRV Scudders Road LLC\25-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\01\00\Dwg\15-Overall Plan.dwg, ---> C800 Overall SESC Plan
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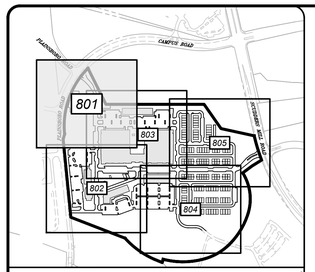


KEY MAP
SCALE: 1"=600'




SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| +46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP1 | TEST PIT LOCATION | TP1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

## SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

## CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 51.53 AC.

SEE SHEET C101 FOR PLAN NOTES

MATCHLINE: SHEET C802

MATCHLINE: SHEET C803

File: X:\Work\2482 – IWV Scudders Road LLC\24-2482-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\DAD\Dwg\08-SESC.dwg —> 080 SESC Plan
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BLOCK 1701 LOT 6
N/F N.J.D.O.T.

BLOCK 1702 LOT 1
N/F TOWNSHIP OF PLAINSBORO

PLAINSBORO ROAD
(VARIABLE WIDTH R.O.W. PER TAX MAP AND REF. PLAN NO.1)

CAMPUS ROAD
(100' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)

ROAD A

STABILIZED CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

LIMIT OF DISTURBANCE (TYP)

TEMPORARY SOIL STOCKPILE AREA

20' SANITARY SEWER EASEMENT PER REF. PLAN No. 1

REFER TO SEPARATE SITE PLAN APPLICATION FOR THIS AREA

PERVIOUS PAVEMENT 1
TOP STORAGE ELEV: 77.7
BOTTOM ELEV: 75.0

6" PERIMETER DRAIN

186 SPACES

TRASH ROOM

LOBBY

MAIL / PACKAGE

BASIN A BOTTOM ELEV: 73.3

BASIN B3n BOTTOM ELEV: 70.0

BASIN B3o BOTTOM ELEV: 70.0

BIO-RETENTION BASIN B

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:
BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:
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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:
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## APPLICANT'S PROFESSIONALS

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VIENNA, VA 22182

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**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

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SOUTH BOUND BROOK, NJ 08880

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SURVEYOR:
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TRAFFIC:
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NJPE LIC. NO. 42827

## REVISIONS

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| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: 1"=30' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

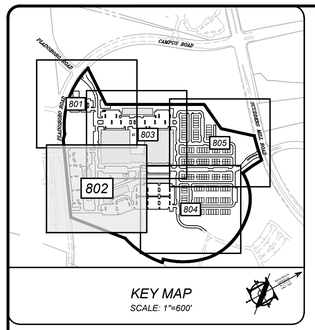
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.
C801







MATCHLINE: SHEET C801

MATCHLINE: SHEET C803

MATCHLINE: SHEET C804

PLAINSBORO ROAD (VARIABLE WIDTH PUBLIC R.O.W. PER TAX MAP AND ROT PLAN NO.1)

ROAD B

LIMIT OF DISTURBANCE (TYP)

STABILIZED CONSTRUCTION ENTRANCE

SILT FENCE (TYP)

BLOCK 1601 LOT 58 N/F INRV. SCUDDERS ROAD, LLC

RETAIL/RESTAURANT/OFFICE

SERVICE CORRIDOR

AMENITY

RESTAURANT /AMENITIES

AMENITIES

CORRIDOR

STORAGE

BOH

LOBBY / CONCIERGE FF 77.0

FF 75.0

FF 79.0

6" PERIMETER DRAIN

PERVIOUS PAVEMENT 5 TOP ELEV: 70.0 BOTTOM ELEV: 67.5

PERVIOUS PAVEMENT 2 TOP STORAGE ELEV: 75.5 BOTTOM ELEV: 73.0

STORMWATER BASIN B2 BOTTOM ELEV: 68.5

STORMWATER BASIN B1a BOTTOM ELEV: 69.0

STORMWATER BASIN B1b BOTTOM ELEV: 69.0

OVERFLOW CATCHMENT

INTERNAL SEWER EASEMENT D.B. 4434 PG. 490

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)

50' WIDE EMERGENCY SPILLWAY

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G | GAS | G |
| W | WATER | WTR |
| | INLET | |
| | STORM | |
| SAN | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E | ELECTRIC | E |
| TEL | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

## SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
- PROPOSED TREE PROTECTION
- SOIL COMPACTION TEST LOCATION
- STABILIZED CONSTRUCTION ENTRANCE
- RIP-RAP APRON, SCOUR HOLE
- SOIL RESTORATION AREA

## CONSTRUCTION / SPPP NOTE

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PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 51.53 AC.

SEE SHEET C101 FOR PLAN NOTES

File: X:\Jobs\2482 – INRV Scudders Road LLC\25-2482-01 – Plainsboro, Road & Scudders Mill Road_Plainsboro, NJ\2548201\CAD\dwg\sdp-SESC.dwg, ---> 09/02 SESC Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
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TRAFFIC:
**LANGAN**
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INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

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CERTIFICATE OF AUTHORIZATION: 24GA28083200
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Eric B. Balloli

**ERIC B. BALLOLI, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|

0 09/04/25 INITIAL RELEASE

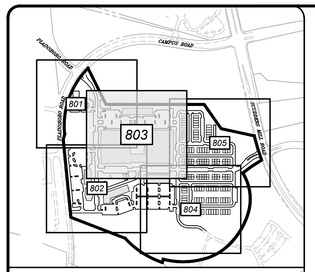
SCALE: 1"=30' DESIGNED BY: EAS
DATE: 09/04/25 DRAWN BY: EAS
JOB #: 25-2482-01 CHECKED BY: ERB
NOT FOR CONSTRUCTION
APPROVED BY:
FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
*PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION*

SHEET TITLE:
*SOIL EROSION & SEDIMENT CONTROL PLAN*

SHEET NO.
C802




KEY MAP
SCALE: 1"=600'




30 0 30 60
SCALE : 1" = 30'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | +46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
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| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

## SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- INLET PROTECTION
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SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\2482 - MW Scudders Road LLC\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024\02\04\Dwg\QB-SESC.dwg —> 0803 SESC Plan
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## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

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100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

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*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

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|---|---|
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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |
| ☒ NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

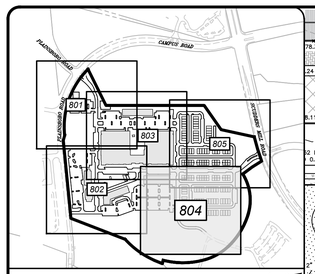
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.

C803




KEY MAP
SCALE: 1"=600'

MATCHLINE: SHEET C803

MATCHLINE: SHEET C805

MATCHLINE: SHEET C805

MATCHLINE: SHEET C802

RETAIL/ PROF OFFICE

OFFICE LOBBY

ELEC ROOM

WATER ROOM

RETAIL/ PROF OFFICE

FF 77.90

6" PERIMETER DRAIN

PERVIOUS PAVEMENT 3
TOP STORAGE ELEV: 75.0
BOTTOM ELEV: 72.0

PERVIOUS PAVEMENT 4
TOP STORAGE ELEV: 74.0
BOTTOM ELEV: 71.0

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ALLEY D

ALLEY E

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE (TYP)

SILT FENCE (TYP)

TEMPORARY SOIL STOCKPILE AREA

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY (TYP)

50' WIDE FRESHWATER WETLANDS TRANSITION AREA BOUNDARY. A FRESHWATER WETLANDS LETTER OF INTERPRETATION FILE No. 1218-12-0003.1

ORDINARY RESOURCE VALUE FRESHWATER WETLAND (OFW)

WETLANDS

APPROXIMATE FLOOD HAZARD AREA DESIGN ELEVATION: 69 (METHOD 3: FEMA)

APPROXIMATE WATERLINE LOCATION AS PER NJWA MAPPING

APPROXIMATE WATERLINE LOCATION AS PER NJWA MAPPING

18' WIDE FIRE LANE EASEMENT "E" PER REF PLAN No. 1

20' WIDE TEMPORARY CONSTRUCTION & PERMANENT MAINTENANCE EASEMENT PER

24' WIDE ONE LANE EASEMENT "E" PER REF PLAN No. 1

VARIABLE WIDTH SANITARY SEWER AND WATER LINE EASEMENT PER REF PLAN No. 1

REFERENCE MERIDIAN N 51° 0' 0" E NAD 1983

30 0 30 60

SCALE : 1" = 30'

## LEGEND

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| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
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| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | |
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## SOIL EROSION LEGEND

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File: X:\Job\2482 – RWV Scudders Road LLC\25-2482-01 – Plainsboro, Road & Scudders Mill Road_Plainsboro, NJ\2024\0310\CAD\dwg\08-SESC.dwg —> 08/04 SESC Plan
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FUSION

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

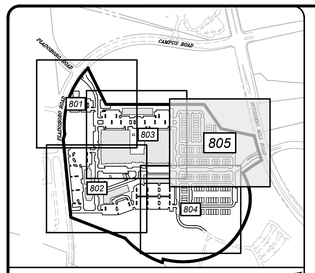
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

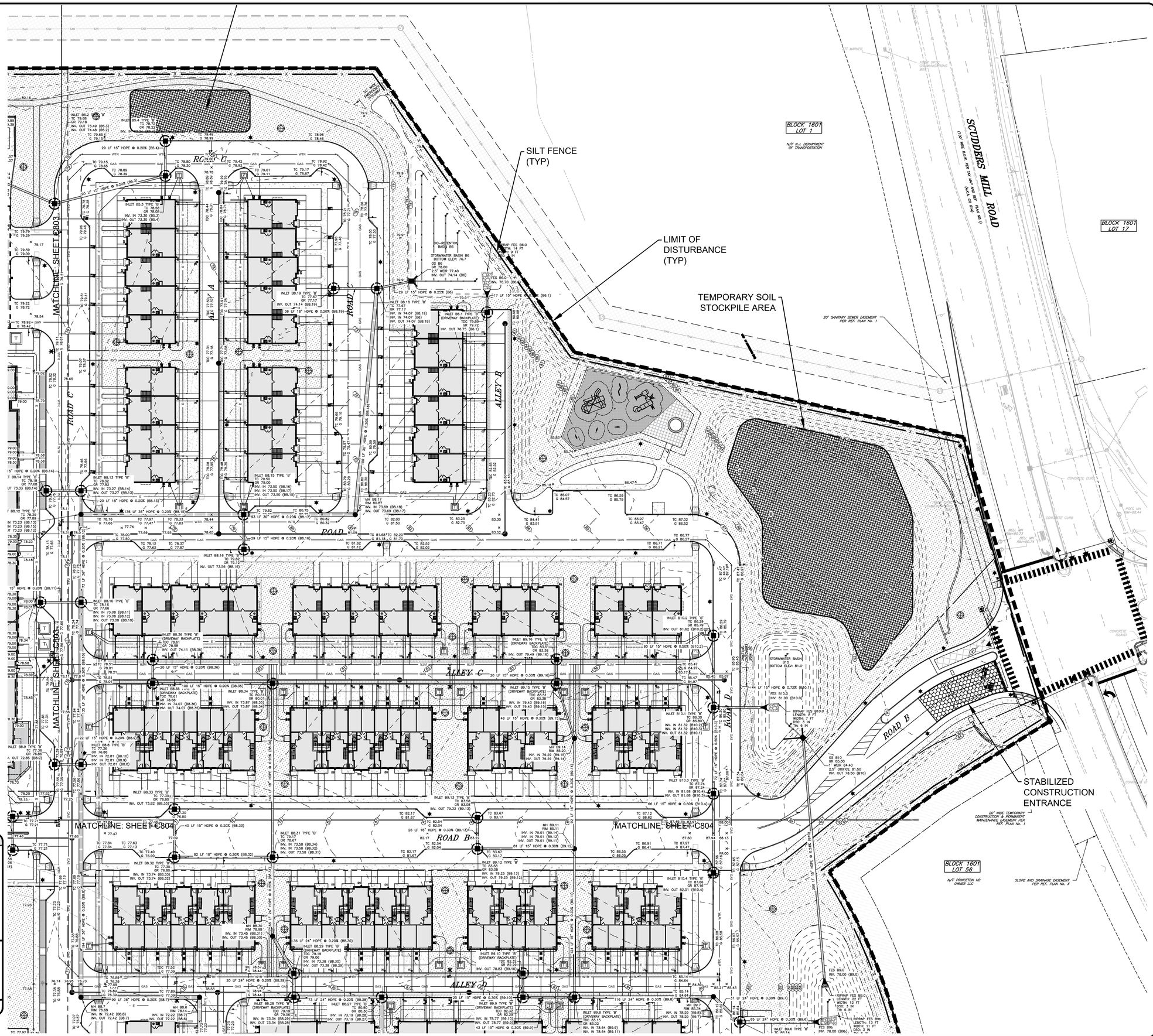
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.

C804




KEY MAP
SCALE: 1"=600'

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| | FENCE | |
| TP-1 | LIGHT FIXTURE | TP-1 |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
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PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO.:

C805

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO 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 RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET, SEQ. REQUIRES THAT NO CERTIFICATES 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 IN NEW JERSEY 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-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL 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 TO 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 MULCH ANCHOR, IN ACCORDANCE 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 THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" – 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (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 RIGHT-OF-WAYS 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 ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED 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 THE STANDARD FOR DEWATERING.
15. SHOULD DUST 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.

**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.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. 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. LIMING RATES SHALL BE ESTABLISHED VIA 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, PG. 1-1.

3. SEEDING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY 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, 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. 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 IV 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.

D. 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, 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 AT LEAST 85% OF THE SOIL SURFACE IS 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.

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. CRIMPER (MULCH ANCHORING TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
      NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH- COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS. SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

**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 STANDARD 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 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 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 PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

(ZONE PMUD)

A. 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.

| SEED MIXTURE #13 FOR LAWN AREAS | PLANTING RATE LBS/1,000 (LBS/ACRE) |
|---|---|
| HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE | 4 (175) |
| PERENNIAL RYEGRASS | 1 (45) |
| KENTUCKY BLUEGRASS (BLEND) | 1 (45) |

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

| SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES | PLANTING RATE LBS/ 2,000 (LBS/ACRE) |
|---|---|
| STRONG CREEPING RED FESCUE | 3 (130) |
| KENTUCKY BLUEGRASS | 1 (50) |
| PERENNIAL RYEGRASS | 0.5 (20) |
| OR REDTOP | 0.25 (10) |
| PLUS WHITE CLOVER | 0.10 (5) |

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

3. 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 MAY 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.

4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 65O F AND ABOVE. SEE TABLE 4-3 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.

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 650F. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE 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 IV-MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT 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, 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.

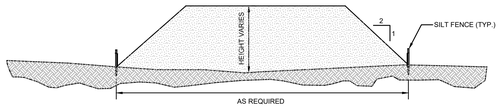
APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

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.

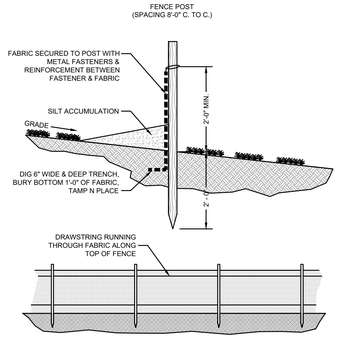
1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH 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. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.
4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.
   a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.
   b. USE ONE OF THE FOLLOWING:
      (1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.
      (2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.
      NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER S



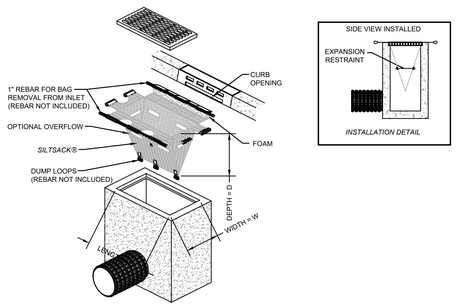

## SECTION THROUGH SOIL STOCKPILE (TYP.)
NTS



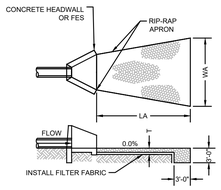

SILT FENCE MAINTENANCE

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

## SILT FENCE DETAIL
NTS

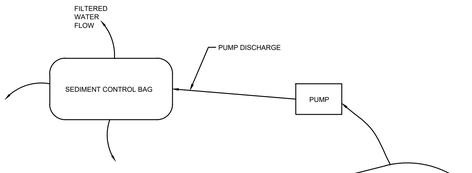



## INLET PROTECTION DETAIL
NTS




NOTE:
SEE PLAN FOR DIMENSIONS

## RIP-RAP APRON
N.T.S.

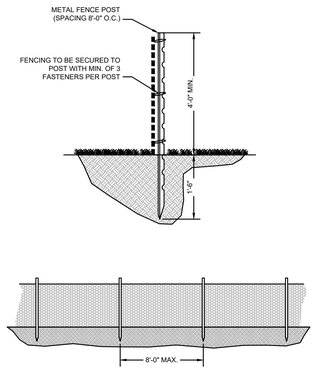



CONSTRUCTION SPECIFICATIONS:

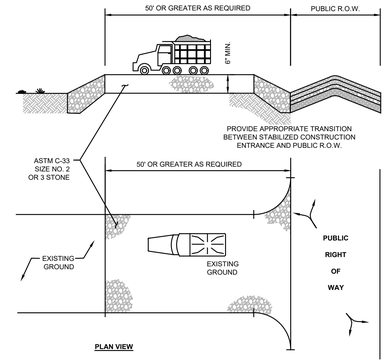
A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

## SEDIMENT CONTROL BAG FOR DEWATERING
NOT TO SCALE




## TREE PROTECTION FENCING
NTS




| PERCENT SLOPE OF ROADWAY | LENGTH OF STONE REQUIRED | |
|---|---|---|
| | COURSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT | 100 FT |
| 2 TO 5% | 100 FT | 200 FT |
| > 5% | ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1.2 ¹ | |

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

## STABILIZED CONSTRUCTION ENTRANCE
NTS

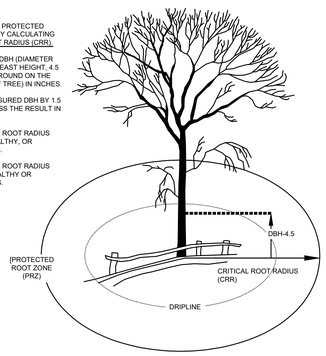
NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

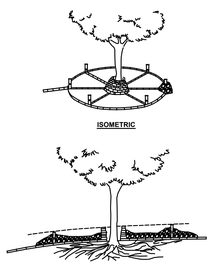
1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

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.



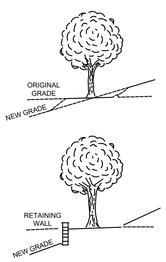

## TREE ROOT PROTECTION
NTS




TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

## TREE PROTECTION (FILL AREAS)
NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.




## TREE PROTECTION (CUT AREAS)
NTS

SEE SHEET C101 FOR PLAN NOTES

File: N:\JOBS\25-2482-01 - 700 Scudders Mill Rd (ECDP-24482-01) - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\DESIGN\CAD\dwg\07-Details.dwg, ---> C807 SSDC Details
Plot: 09/04/25 - 10:25am By: Eric Ballou, PE

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

## APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

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165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

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**ERIC R. BALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION — APPROVED BY:
FOR CONSTRUCTION
PLAN INFORMATION

DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NO.:
C807

SOIL MANAGEMENT AND PREPARATION

SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.

THIS SECTION OF THIS STANDARD ADDRESSES THE POTENTIAL FOR EXCESSIVE SOIL COMPACTION IN LIGHT OF THE INTENDED LAND USE, TESTING FOR EXCESSIVE SOIL COMPACTION WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED AND MITIGATION OF EXCESSIVE SOIL COMPACTION WHEN APPROPRIATE.

DUE TO USE OR SETTING, CERTAIN DISTURBED AREAS WILL NOT REQUIRE COMPACTION REMEDIATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. WITHIN 20 FEET OF BUILDING FOUNDATIONS WITH BASEMENTS, 12 FEET FROM SLAB OR CRAWL SPACE CONSTRUCTION.
2. WHERE SOILS OR GRAVEL SURFACES WILL BE REQUIRED TO SUPPORT POST-CONSTRUCTION VEHICULAR TRAFFIC LOADS SUCH AS ROADS, PARKING LOTS AND DRIVEWAYS (INCLUDING GRAVEL SURFACES), BICYCLE PATHS OR PEDESTRIAN WALKWAYS (SIDEWALKS ETC)
3. AIRPORTS, RAILWAYS OR OTHER TRANSPORTATION FACILITIES
4. AREAS REQUIRING INDUSTRY OR GOVERNMENT SPECIFIED SOIL DESIGNS, INCLUDING GOLF COURSES, LANDFILLS, WETLAND RESTORATION, SEPTIC DISPOSAL FIELDS, WET/LINED PONDS, ETC.
5. AREAS GOVERNED OR REGULATED BY OTHER LOCAL, STATE OR FEDERAL REGULATIONS WHICH DICTATE SOIL CONDITIONS
6. BROWNFIELDS (CAPPED USES), URBAN REDEVELOPMENT AREAS, , IN-FILL AREAS, , RECYCLING YARDS, JUNK YARDS, QUARRIES AND
7. SLOPES DETERMINED TO BE INAPPROPRIATE FOR SAFE OPERATION OF EQUIPMENT
8. PORTIONS OF A SITE WHERE NO HEAVY EQUIPMENT TRAVEL OR OTHER DISTURBANCE HAS TAKEN PLACE AREAS RECEIVING TEMPORARY VEGETATIVE STABILIZATION IN ACCORDANCE WITH THE STANDARD.
9. WHERE THE AREA AVAILABLE FOR REMEDIATION PRACTICES IS 500 SQUARE FEET OR LESS IN SIZE.
10. LOCATIONS CONTAINING SHALLOW (CLOSE TO THE SURFACE) BEDROCK CONDITIONS.

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

SOIL COMPACTION REMEDIATION OR TESTING TO PROVE REMEDIATION IS NOT NECESSARY WILL BE REQUIRED IN AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED THAT ARE NOT OTHERWISE EXEMPTED ABOVE. TESTING METHOD SHALL BE SELECTED, AND SOIL COMPACTION TESTING SHALL BE PERFORMED BY, THE CONTRACTOR OR OTHER PROJECT OWNER'S REPRESENTATIVE (E.G. ENGINEER). A MINIMUM OF TWO (2) TESTS SHALL BE PERFORMED FOR PROJECTS WITH AN OVERALL LIMIT OF DISTURBANCE OF UP TO ONE (1) ACRE AND AT A RATE OF TWO (2) TESTS PER ACRE OF THE OVERALL LIMIT OF DISTURBANCE FOR LARGER AREAS WHICH SHALL BE EVENLY DISTRIBUTED OVER THE AREA OF DISTURBANCE SUBJECT TO TESTING. TESTS SHALL BE PERFORMED IN AREAS REPRESENTATIVE OF THE CONSTRUCTION ACTIVITY PREVAILING IN THE AREA. IN THE EVENT THIS TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE TESTING METHOD, THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM COMPACTION MITIGATION OVER THE ENTIRE DISTURBED AREA (EXCLUDING EXEMPT AREAS) OR TO PERFORM ADDITIONAL TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION.

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.

SOIL TEST METHOD OPTIONS

1. PROBING WIRE TEST METHOD
THIS TEST SHALL BE CONDUCTED WITH A FIRM WIRE (15-1/2 GAUGE STEEL WIRE - E.G. SURVEY MARKER FLAG, STRAIGHT WIRE STOCK, ETC.), 18 TO 21 INCHES IN LENGTH, WITH 6" INCHES FROM ONE END VISIBLY MARKED ON THE WIRE. CONDUCT WIRE FLAG TEST BY HOLDING THE WIRE FLAG NEAR THE FLAG END AND PUSH IT VERTICALLY INTO THE SOIL AT SEVERAL DIFFERENT LOCATIONS IN THE FIELD TO THE LESSER OF A 6 INCH DEPTH OR THE DEPTH AT WHICH IT BENDS DUE TO RESISTANCE IN THE SOIL. RECORD THE DEPTH AT WHICH IT BENDS DUE TO RESISTANCE IN THE SOIL. THE WIRE SHOULD PENETRATE WITHOUT BENDING OR DEFORMING AT LEAST 6" INTO THE GROUND BY HAND, WITHOUT THE USE OF TOOLS. IF PENETRATION FAILS AND AN OBSTRUCTION IS SUSPECTED (ROCKS, ROOT, DEBRIS, ETC.) THE TEST CAN BE REPEATED IN THE SAME GENERAL AREA IF THE TEST IS SUCCESSFUL THE SOIL IS NOT EXCESSIVELY COMPACTED. IF THE WIRE IS DIFFICULT TO INSERT (WIRE BENDS OR DEFORMS PRIOR TO REACHING 6 INCHES IN DEPTH) THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

2. HANDHELD SOIL PENETROMETER TEST METHOD
THIS TEST SHALL BE CONDUCTED BASED ON THE STANDARD OPERATION PROCEDURE (SOP) #RCE2010-001, PREPARED BY THE RUTGERS COOPERATIVE EXTENSION, IMPLEMENTED JUNE 1, 2010, LAST REVISED FEBRUARY 28, 2011. A RESULT OF LESS THAN OR EQUAL TO 300 PSI SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN 300 PSI THE SOIL MAY BE EXCESSIVELY COMPACTED AND COMPACTION MITIGATION OR FURTHER TESTING VIA METHOD 3 OR 4 BELOW IS REQUIRED, THE CHOICE OF WHICH IS AT THE CONTRACTOR/OWNER'S DISCRETION.

3. TUBE BULK DENSITY TEST METHOD
THIS TEST SHALL BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER UTILIZING ONLY UNDISTURBED SAMPLES (RECONSTITUTION OF THE SAMPLE NOT PERMITTED) COLLECTED UTILIZING THE PROCEDURE FOR SOIL BULK DENSITY TESTS AS DESCRIBED IN THE USDA NRCS SOIL QUALITY TEST KIT GUIDE, SECTION 1-4, JULY 2001. WHEN THE TEXTURE OF THE SOIL TO BE TESTED IS A SAND OR LOAMY SAND AND LACK OF SOIL COHESION OR THE PRESENCE OF LARGE AMOUNTS OF COARSE FRAGMENTS, ROOTS OR WORM CHANNELS PREVENT THE TAKING OF UNDISTURBED SAMPLES, THIS TEST SHALL NOT BE USED.

WHERE THE RESULTS OF REPLICATE TESTS DIFFER BY MORE THAN TEN PERCENT (10%), THE SAMPLES SHALL BE EXAMINED FOR THE FOLLOWING DEFECTS:
i. CRACKS, WORM CHANNELS, LARGE ROOT CHANNELS OR POOR SOIL TUBE CONTACT WITHIN THE SAMPLES;
ii. LARGE PIECES OF GRAVEL, ROOTS OR OTHER FOREIGN OBJECTS
iii. SMEARING OR COMPACTION OF THE UPPER OR LOWER SURFACE OF THE SAMPLES

IF ANY OF THE DEFECTS DESCRIBED IN 3 (I-III) ABOVE ARE FOUND, THE DEFECTIVE CORE(S) SHALL BE DISCARDED AND THE TEST REPEATED USING A NEW REPLICATE SAMPLE FOR EACH DEFECTIVE REPLICATE SAMPLE. THE BULK DENSITY (DEFINED AS THE WEIGHT OF DRY SOIL PER VOLUME) RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BULK DENSITIES IN TABLE 19-1. A RESULT OF LESS THAN OR EQUAL TO THE APPLICABLE MAXIMUM BULK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

4. NUCLEAR DENSITY TEST METHOD
THIS TEST SHALL BE CERTIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER AND CONDUCTED BY A NUCLEAR GAUGE CERTIFIED INSPECTOR PURSUANT TO ASTM D6938 . THE BULK DENSITY MEASUREMENT RESULTS SHALL BE COMPARED WITH THE MAXIMUM DRY BULK DENSITIES IN TABLE 19-1. A RESULT OF LESS THAN OR EQUAL TO THE APPLICABLE MAXIMUM BULK DENSITY SHALL BE CONSIDERED PASSING. IF THE RESULT IS GREATER THAN THE MAXIMUM BULK DENSITY THE SOIL SHALL BE CONSIDERED EXCESSIVELY COMPACTED AND COMPACTION MITIGATION IS REQUIRED.

TABLE 19-1 - MAXIMUM DRY BULK DENSITIES (GRAMS/CUBIC CENTIMETER) BY SOIL TYPE

| SOIL TYPE/TEXTURE | BULK DENSITY (G/CC) |
|---|---|
| COARSE, MEDIUM AND FINE SANDS AND LOAMY SANDS | 1.80 |
| VERY FINE SAND AND LOAMY | 1.77 |
| VERY FINE SAND | |
| SANDY LOAM | .75 |
| LOAM, SANDY CLAY LOAM | 1.70 |
| CLAY LOAM | 1.65 |
| SANDY CLAY | 1.60 |
| SILT, SILT LOAM | 1.55 |
| SILTY CLAY LOAM | 1.50 |
| SILTY CLAY | 1.45 |
| CLAY | 1.40 |

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

PROCEDURES FOR SOIL COMPACTION MITIGATION
IF SUBGRADE SOILS ARE DETERMINED TO BE EXCESSIVELY COMPACTED BY TESTING, AS IDENTIFIED ABOVE, 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.) OR IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER.

INSTALLATION REQUIREMENTS
TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETATIVE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE PLAN.

TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL. SEE STANDARD FOR TOPSOILING, PG. 8-1.

FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS.

ALL STRUCTURAL FILLS SHALL BE COMPACTED AS DETERMINED BY STRUCTURAL ENGINEERING REQUIREMENTS FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESSIVE SATURATION.

ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION. SEE STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1.

TREES TO BE RETAINED SHALL BE PROTECTED IF NECESSARY IN ACCORDANCE WITH THE STANDARD FOR TREE PROTECTION DURING CONSTRUCTION, PG. 9-1.

SOIL DE-COMPACTION AND TESTING REQUIREMENTS

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 REMEDIATION 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)

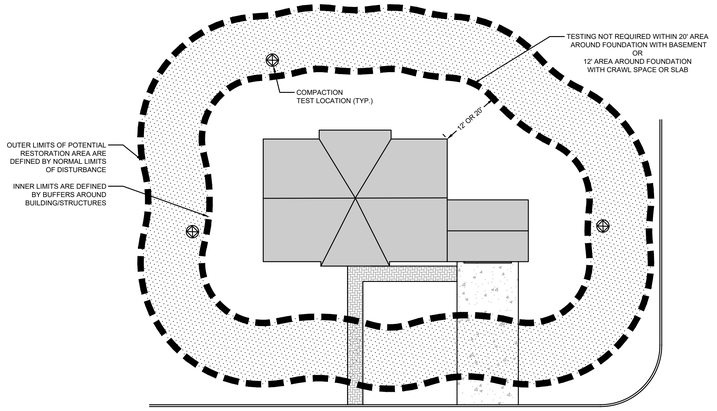
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.

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.

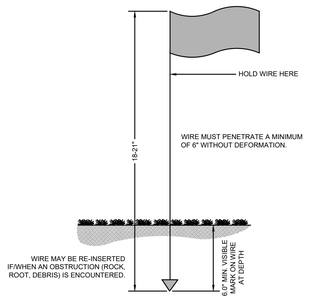
RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAYBE SUBSTITUTED SUBJECT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

SEE SHEET C101 FOR PLAN NOTES



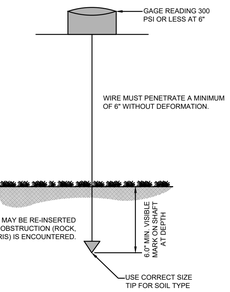

NOTE:
1. SOIL COMPACTION TESTING LOCATIONS ARE RECOMMENDED LOCATIONS FOR GRADED AND DISTURBED AREAS WITHIN THE VICINITY OF BUILDINGS AND STRUCTURES OR ON INDIVIDUAL LOTS.
2. FOR AREAS THAT ARE LESS THAN 1 ACRE, THE TEST LOCATION DENSITY IS A MINIMUM OF TWO (2) TESTS.
3. FOR MULTIFAMILY HOUSING, NON-RESIDENTIAL BUILDING/STRUCTURES AND TOWNHOUSE BUILDINGS, THE TESTING BOUNDARY SHALL BE AROUND THE OUTSIDE OF EACH BUILDING/STRUCTURE.
4. RECOMMENDED SPACING FOR SOIL COMPACTION TEST LOCATION(S) IS APPROXIMATELY 1 TEST PER .5 ACRE.

## TYPICAL SOIL COMPACTION: TESTING LOCATIONS
NTS




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.

## PROBE WIRE TEST
NTS




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 GAGE.

## HANDHELD SOIL PENETROMETER TEST
NTS

PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

OWNER:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT:

**IWRV SCUDDERS ROAD, LLC**
100 PASSAIC AVENUE, SUITE 240
FAIRFIELD, NJ 07004

APPLICANT'S PROFESSIONALS

ARCHITECT:
**LESSARD DESIGN, INC. PC**
8521 LEESBURG PIKE, SUITE 700,
VIENNA, VA 22182

ATTORNEY:
**TROUTMAN PEPPER LOCKE**
104 CARNEGIE CENTER DRIVE, SUITE 203
PRINCETON, NJ 08540

GEOTECHNICAL:
**GZA GEOENVIRONMENTAL, INC.**
117 CANAL ROAD
SOUTH BOUND BROOK, NJ 08880

LANDSCAPE ARCHITECT:
**MEILLO BAUER CARMAN**
200 UNION AVENUE
BRIELLE, NJ 08730

SURVEYOR:
**PENNONI VAN NOTE-HARVEY ASSOCIATES, INC.**
103 COLLEGE ROAD EAST
PRINCETON, NJ 08540

TRAFFIC:
**LANGAN**
1 UNIVERSITY SQUARE BOULEVARD, SUITE 110
PRINCETON, NJ 08540

INSITE ENGINEERING, LLC SINCE 2003

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
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**ERIC R. RALLOU, PE**
*PROFESSIONAL ENGINEER*
*NJPE LIC. NO. 42827*

REVISIONS

| Rev # | Date | Comment |
|---|---|---|
| 0 | 09/04/25 | INITIAL RELEASE |

| | |
|---|---|
| SCALE: N/A | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-2482-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:
FOR CONSTRUCTION

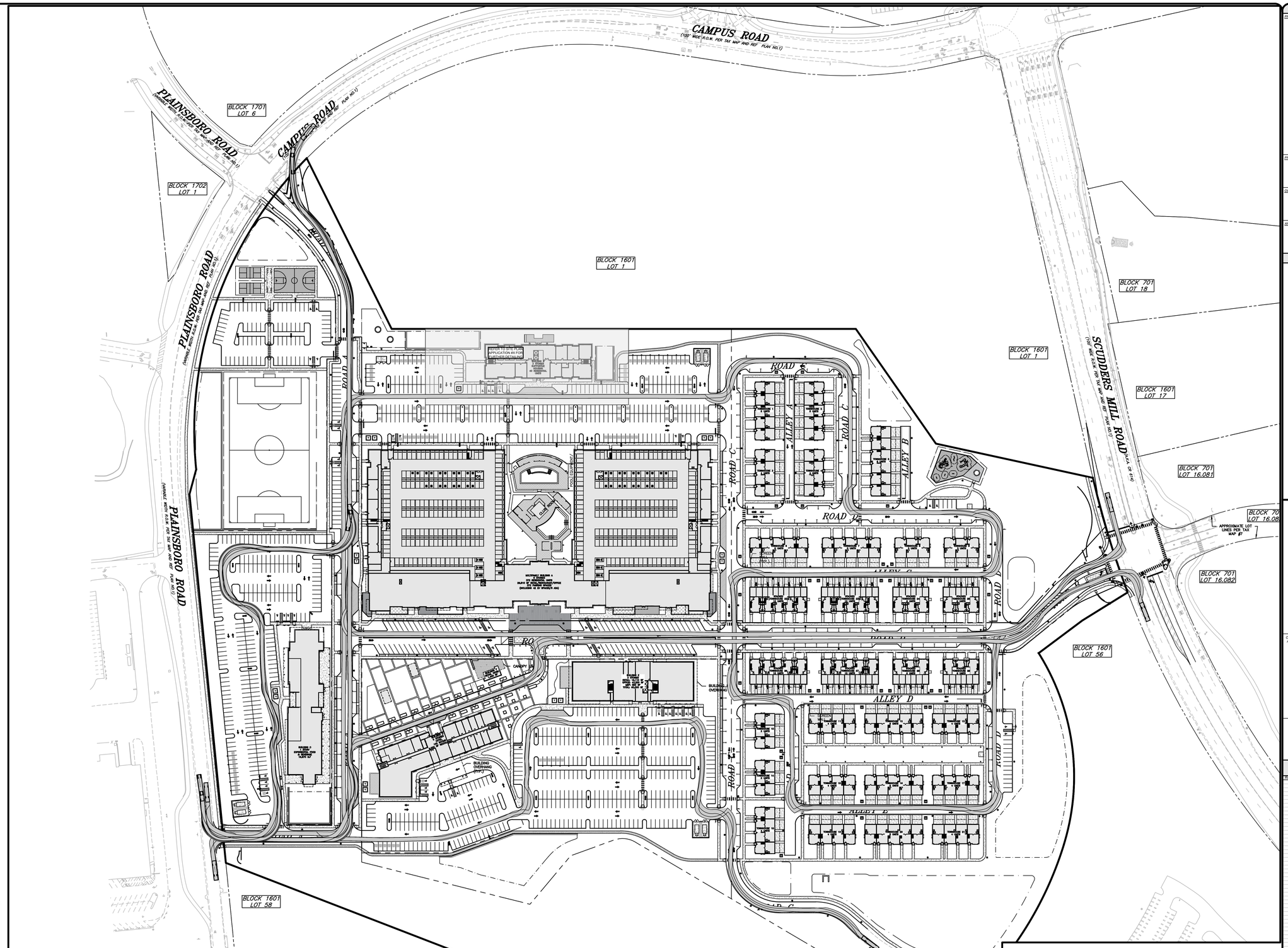
PLAN INFORMATION

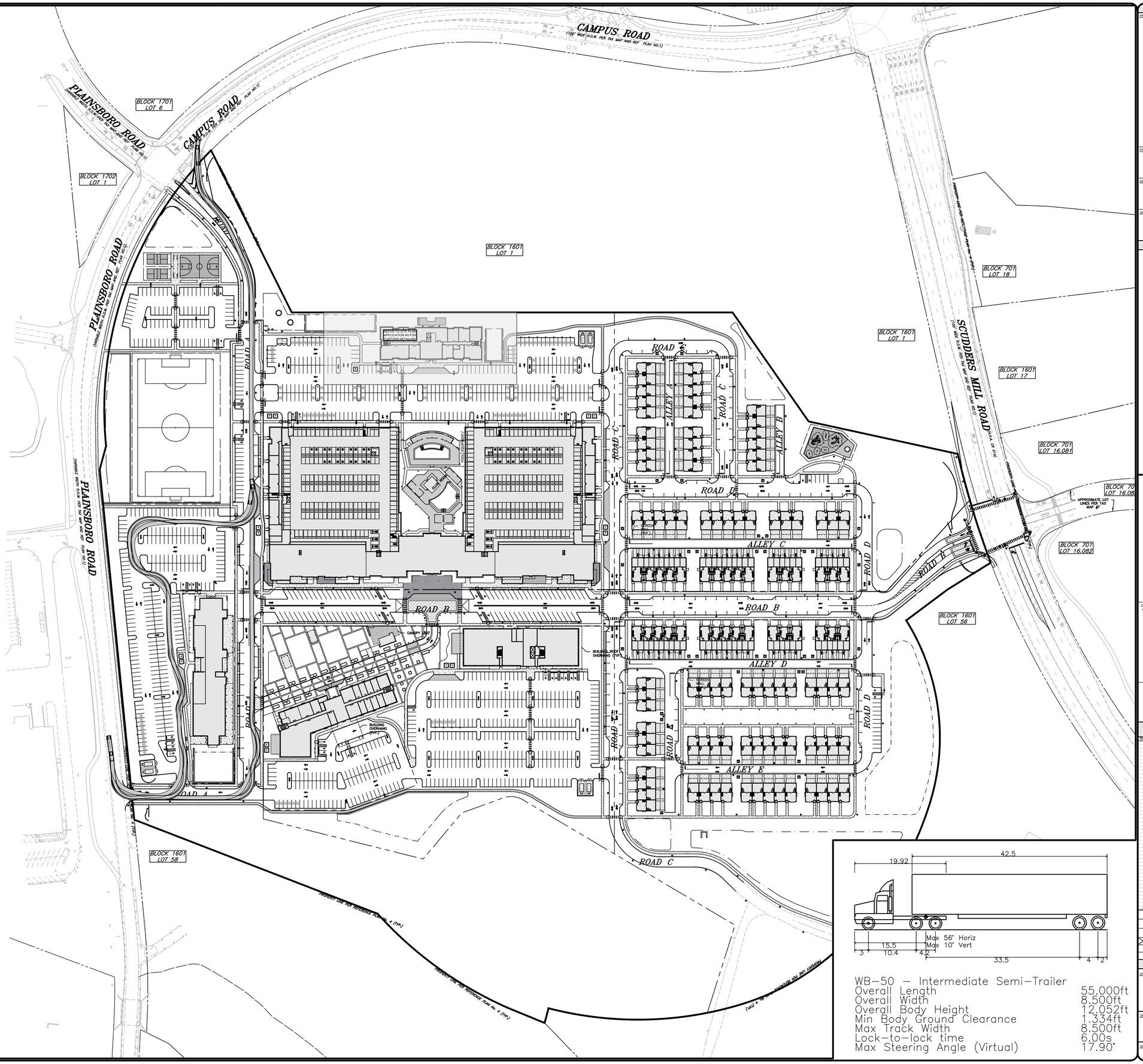
DRAWING TITLE:
PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

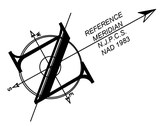
SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NO.
C808

File: N:\NJWA\Projects\2025\25-2482-01 - Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\25248201\CAD\dwg\07-Details.dwg, ---> 0808 SESC Details
Plot: 9/4/2025 2:46:39 PM, Plotted by: Eric Ralloy
Xrefs: 00-Title Sheet.dwg, 01-Plan Information.dwg, 02-Plan Overall.dwg


CAMPUS ROAD
(100' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)
PLAINSBORO ROAD
(VARIABLE WIDTH R.O.W. PER TAX MAP AND REF. PLAN NO.1)
SCUDDERS MILL ROAD
(66' WIDE R.O.W. PER TAX MAP AND REF. PLAN NO.1)
BLOCK 1701 LOT 6
BLOCK 1702 LOT 1
BLOCK 1601 LOT 1
BLOCK 701 LOT 18
BLOCK 1601 LOT 17
BLOCK 701 LOT 16.081
BLOCK 701 LOT 16.082
BLOCK 1601 LOT 56
BLOCK 1601 LOT 58
APPROXIMATE LOT LINES PER TAX MAP #7
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
ROAD K
ROAD L
ROAD M
ROAD N
ROAD O
ROAD P
ROAD Q
REFER TO SITE PLAN APPLICATION #4 FOR FURTHER DETAILING
MULTIPLEX BUILDING A
MULTIPLEX BUILDING B
MULTIPLEX BUILDING C
MULTIPLEX BUILDING D
MULTIPLEX BUILDING E
MULTIPLEX BUILDING F
MULTIPLEX BUILDING G
MULTIPLEX BUILDING H
MULTIPLEX BUILDING I
MULTIPLEX BUILDING J
MULTIPLEX BUILDING K
MULTIPLEX BUILDING L
MULTIPLEX BUILDING M
MULTIPLEX BUILDING N
MULTIPLEX BUILDING O
MULTIPLEX BUILDING P
MULTIPLEX BUILDING Q
GREEN 1 PARK 1
GREEN 2 PARK 2
GREEN 3 PARK 3
GREEN 4 PARK 4
GREEN 5 PARK 5
GREEN 6 PARK 6
GREEN 7 PARK 7
GREEN 8 PARK 8
GREEN 9 PARK 9
GREEN 10 PARK 10
GREEN




80 0 80 160

SCALE : 1" = 80'

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES




WB-50 – Intermediate Semi-Trailer

| | |
|---|---|
| Overall Length | 55.000ft |
| Overall Width | 8.500ft |
| Overall Body Height | 12.052ft |
| Min Body Ground Clearance | 1.334ft |
| Max Track Width | 8.500ft |
| Lock-to-lock time | 6.00s |
| Max Steering Angle (Virtual) | 17.90° |

## PROJECT INFORMATION

PROJECT NAME:

# FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
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ERIC R. BALLOU, PE
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NJPE LIC. NO. 42827

## REVISIONS

| Rev # | Date | Comment |
|---|---|---|
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| | |
|---|---|
| SCALE: 1"=80' | DESIGNED BY: EAS |
| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-24B2-01 | CHECKED BY: ERB |
| NOT FOR CONSTRUCTION | APPROVED BY: |
| FOR CONSTRUCTION | |

PLAN INFORMATION

DRAWING TITLE:

**PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION**

SHEET TITLE:

**WB-50 CIRCULATION PLAN**

SHEET NO:

**C901**

File: X:\Work\24B2 - IWRV Scudders Road LLC\25-24B2-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\3\24B201CAD\Dwg\09-Circulation.dwg —> C901 WB-50 Circulation Plan
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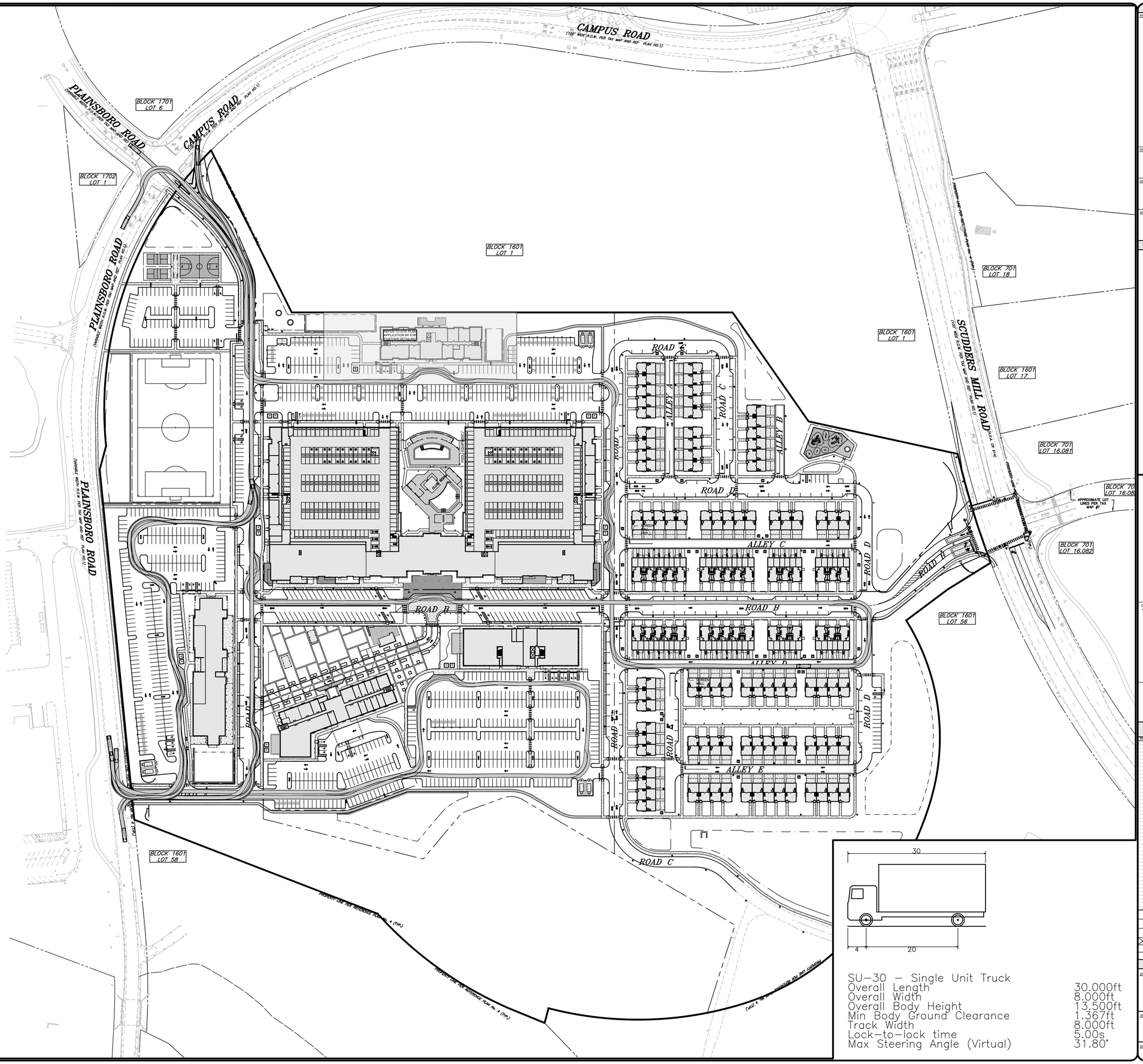


## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN SAN | SANITARY LATERAL | SAN |
| OH OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| | TEST PIT LOCATION | TP-1 |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES




SU–30 – Single Unit Truck

| | |
|---|---|
| Overall Length | 30.000ft |
| Overall Width | 8.000ft |
| Overall Body Height | 13.500ft |
| Min Body Ground Clearance | 1.367ft |
| Track Width | 8.000ft |
| Lock–to–lock time | 5.00s |
| Max Steering Angle (Virtual) | 31.80° |

## PROJECT INFORMATION

PROJECT NAME:

FUSION

PROJECT LOCATION:

BLOCK 1601, LOT 50
700 SCUDDERS MILL ROAD
TOWNSHIP OF PLAINSBORO,
MIDDLESEX COUNTY, NJ

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APPLICANT:

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SOUTH BOUND BROOK, NJ 08880

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INSITE ENGINEERING, LLC SINCE 2003


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*NJPE LIC. NO. 42827*

## REVISIONS

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|---|---|
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| DATE: 09/04/25 | DRAWN BY: EAS |
| JOB #: 25-24B2-01 | CHECKED BY: ERB |

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

**PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION**

SHEET TITLE:

**SU-30 CIRCULATION PLAN**

SHEET NO:

**C902**


File: X:\Work\24B2 - IWRV Scudders Road LLC\25-24B2-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024B201\DWG\dwg\09–Circulation–dwg —> 0902 SU–30 Circulation Plan
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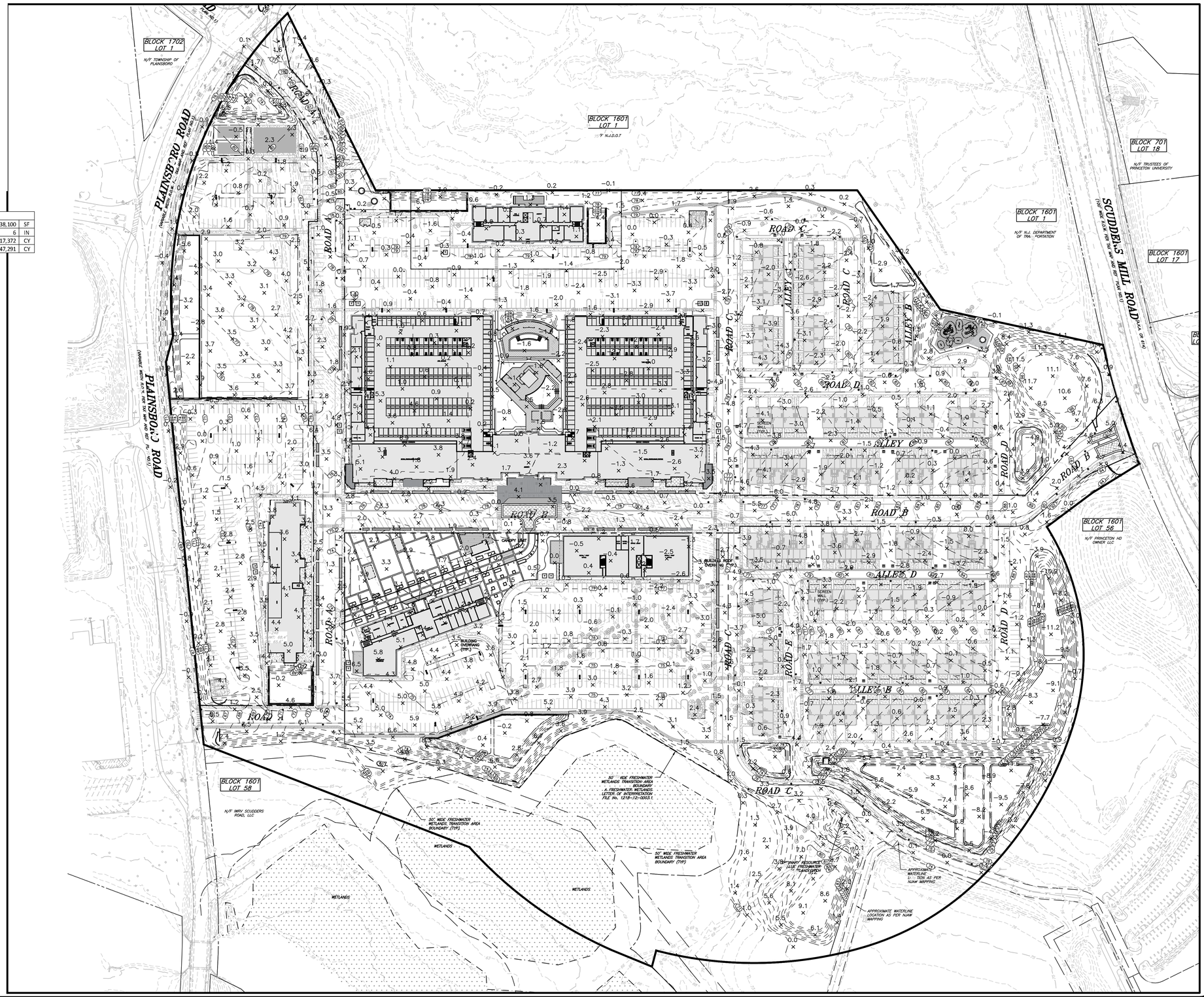
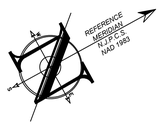
## Cut/Fill Summary

| Name | Cut Factor | Fill Factor | 2d Area | Cut | Fill | Net |
|---|---|---|---|---|---|---|
| VOLUME | 1.000 | 1.000 | 2,205,370 Sq. Ft. | 93,056 Cu. Yd. | 114,729 Cu. Yd. | 21,673 Cu. Yd.<Fill> |

| CUT & FILL ADJUSTMENTS | | | | | |
|---|---|---|---|---|---|
| TOTAL CUT (FG to FG) | 93,056 | CY | TOTAL FILL (FG to FG) | 114,729.00 | CY |
| | | | | | |
| BUILDING AREA | 401,876 | SF | | | |
| BUILDING PAD/STONE THICKNESS | 12 | IN | | | |
| BUILDING CUT | 14,884 | CY | | | |
| | | | | | |
| PAVEMENT AREA | 628,580 | SF | | | |
| PAVEMENT THICKNESS | 11 | IN | | | |
| PAVEMENT CUT | 21,341 | CY | | | |
| | | | | | |
| CONCRETE WALK AREA | 177,245 | SF | | | |
| CONCRETE WALK THICKNESS + BASE | 8 | IN | | | |
| CONCRETE WALK CUT | 4,376 | CY | | | |
| | | | | | |
| STORMWATER BASIN AREA | 86,395 | SF | | | |
| STORMWATER BASIN THICKNESS | 30 | IN | | | |
| STORMWATER BASIN CUT | 8,000 | CY | | | |
| | | | | | |
| PERVIOUS PAVEMENT AREA | 48,102 | SF | | | |
| PERVIOUS PAVEMENT THICKNESS | 30 | IN | | | |
| PERVIOUS PAVEMENT CUT | 4,454 | CY | | | |
| | | | | | |
| PERVIOUS PAVEMENT AREA | 77,214 | SF | | | |
| PERVIOUS PAVEMENT THICKNESS | 32 | IN | | | |
| PERVIOUS PAVEMENT CUT | 7,626 | CY | | | |
| | | | | | |
| PERVIOUS PAVEMENT AREA | 34,452 | SF | | | |
| PERVIOUS PAVEMENT THICKNESS | 36 | IN | | | |
| PERVIOUS PAVEMENT CUT | 3,828 | CY | | | |
| | | | | | |
| ADJUSTED CUTS | 157,565 | CY | | | |
| TOTAL FILL | 114,729 | CY | | | |
| CUT: EXPORT | 42,836 | CY | | | |

| TOPSOIL VOLUME | | | | | |
|---|---|---|---|---|---|
| AREA OF VEGETATION DISBURBANCE | 2,205,370 | SF | AREA OF PROPOSED LANDSCAPING | 938,100 | SF |
| AVG. TOPSOIL THICKNESS | 9.5 | IN | TOPSOIL THICKNESS | 6 | IN |
| TOPSOIL STRIPPED | 64,664 | CY | TOPSOIL REUSE | 17,372 | CY |
| | | | TOPSOIL EXPORT | 47,291 | CY |




80 0 80 160

SCALE : 1" = 80'

### LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | CONTOUR LINE | |
| + 46.80 | SPOT ELEVATION | + 46.80 |
| | BUILDING | |
| | WALL | |
| G G | GAS | GAS |
| W W | WATER | WTR |
| | INLET | |
| | STORM | |
| | SANITARY MAIN | |
| SAN | SANITARY LATERAL | SAN |
| OH | OVERHEAD WIRE | OH |
| E E | ELECTRIC | E |
| T T | TELEPHONE | TEL |
| | UTILITY POLE | |
| | HYDRANT | |
| | SIGN POST | |
| | FENCE | |
| | LIGHT FIXTURE | |
| TP-1 | TEST PIT LOCATION | |
| | GRADE FLOW ARROW | |
| | SWALE CENTER LINE | |

SEE SHEET C101 FOR PLAN NOTES

File: X:\Work\24B2 - IWRV Scudders Road LLC\B-24B2-01 – Plainsboro Road & Scudders Mill Road_Plainsboro, NJ\2024B2D1CAD\Dwg\1A-Earthwork Plan.dwg, ---> C903 Cut Fill Plan
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PROJECT INFORMATION

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FUSION

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY/FINAL MAJOR SITE PLAN AND SUBDIVISION

SHEET TITLE:

CUT/FILL PLAN

SHEET NO:

C903