



# TOWNSHIP OF PLAINSBORO

Department of Planning and Zoning

641 Plainsboro Road

Plainsboro, NJ 08536

609-799-0909 ext. 1502

Form No. 13

## SITE PLAN CHECKLIST

Mark each item below with an (X) Information is provided on site plan or  
(W) Waiver is requested for this item (attach a list identifying,  
briefly explaining and justifying each requested waiver)

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> plans on proper size sheets   | <input checked="" type="checkbox"/> building material to be used  |
| <input checked="" type="checkbox"/> scale of plat   | <input checked="" type="checkbox"/> indicate buildings to remain  |
| <input checked="" type="checkbox"/> key map in relation to remainder of municipality & land owner                                 | <input checked="" type="checkbox"/> driveways   |
| <input checked="" type="checkbox"/> plan certified by licensed architect or engineer  | <input checked="" type="checkbox"/> proposed circulation plan   |
| <input checked="" type="checkbox"/> boundaries of tract, dimensions and bearings  | <input checked="" type="checkbox"/> curbs   |
| <input checked="" type="checkbox"/> north arrow   | <input checked="" type="checkbox"/> aisles & lanes  |
| <input checked="" type="checkbox"/> date  | <input checked="" type="checkbox"/> fire lanes  |
| <input checked="" type="checkbox"/> zone district   | <input checked="" type="checkbox"/> loading areas   |
| <input checked="" type="checkbox"/> existing & proposed streets   | <input checked="" type="checkbox"/> loading berths & docks  |
| <input checked="" type="checkbox"/> street names  | <input checked="" type="checkbox"/> pedestrian walks  |
| <input checked="" type="checkbox"/> existing contours at proper intervals   | <input checked="" type="checkbox"/> facilities for movement and storage of goods  |
| <input checked="" type="checkbox"/> proposed contours   | <input checked="" type="checkbox"/> location of exterior lighting   |
| <input checked="" type="checkbox"/> existing & proposed streams   | <input checked="" type="checkbox"/> location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract  |
| <input checked="" type="checkbox"/> existing & proposed easements   | <input checked="" type="checkbox"/> cross sections of <input checked="" type="checkbox"/> streets <input checked="" type="checkbox"/> aisles  |
| <input checked="" type="checkbox"/> existing flood hazard elevations  | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> lanes <input checked="" type="checkbox"/> driveways   |
| <input checked="" type="checkbox"/> location of proposed buildings  | <input checked="" type="checkbox"/> existing & proposed wooded areas  |
| <input checked="" type="checkbox"/> location of existing building   | <input checked="" type="checkbox"/> buffer areas  |
| <input checked="" type="checkbox"/> location of proposed & existing signs   | <input checked="" type="checkbox"/> landscape plan <input checked="" type="checkbox"/> species, caliper & location planting <input checked="" type="checkbox"/> seeded areas <input checked="" type="checkbox"/> sodded areas |
| <input checked="" type="checkbox"/> total building coverage in acres  | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> grading   |
| <input checked="" type="checkbox"/> total building coverage in square feet  | <input checked="" type="checkbox"/> retaining walls   |
| <input checked="" type="checkbox"/> percentage of lot covered by buildings  | <input checked="" type="checkbox"/> fencing   |
| <input checked="" type="checkbox"/> parking layout  | <input checked="" type="checkbox"/> recreation areas  |
| <input checked="" type="checkbox"/> total number of parking spaces  | <input checked="" type="checkbox"/> man-made improvements   |
| <input checked="" type="checkbox"/> dimensions of parking spaces  | <input checked="" type="checkbox"/> location & grades & size of proposed  |
| <input checked="" type="checkbox"/> dimensions of all building setbacks and yards   | <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> drain <input checked="" type="checkbox"/> sewer <input checked="" type="checkbox"/> water   |
| <input checked="" type="checkbox"/> size and height of proposed and existing buildings or structures                              | <input checked="" type="checkbox"/> type material for drainage water & sewer  |
| <input checked="" type="checkbox"/> building dimensions   | <input checked="" type="checkbox"/> method of sewer disposal  |
| <input checked="" type="checkbox"/> size location, rendering of existing and proposed signs on the tract and within 100' of tract | <input checked="" type="checkbox"/> method of waste disposal and incineration   |
| <input checked="" type="checkbox"/> written descriptions, see ordinance §85-36B.5   | <input checked="" type="checkbox"/> percolation test & soil log, if applicable  |
| <input checked="" type="checkbox"/> floor plan  | <input checked="" type="checkbox"/> location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan  |
| <input checked="" type="checkbox"/> building elevations, each side  |   |

- NA** architectural or historic significance of any existing building to remain or to be removed
- X** earthwork balance (surplus/shortage)
- X** soil type(s)
- W** scale model of proposed development
- X** traffic study, including but not limited to:
  - X** anticipated traffic volumes
  - X** capacity of existing and proposed roadway
  - X** traffic volume impact from other developments
  - X** roadway network problems e.g. unsafe intersections, turns, grades
  - X** need for traffic signals and other improvements
- NA** photographs of any unusual topographic, environmental, historic or physical aspect
- X** location of all structures with all setbacks, heights, yards, and floor area ratios, and finished floor evaluations
- W** sketches, plans and photographs of other known similar developments
- X** common open space including acreage calculations and proposed recreation facilities
- X** section or staging plan
- X** conformance to preliminary plan
- X** detailed soil erosion and sediment control plan
- X** detailed architectural and engineering data
- X** architect's ground floor or other floor plans
- X** illustrations of any signs visible to the public
- X** all taxes paid
- X** environmental impact assessment per §20-10 of the Township Code
- X** 200 foot property search list -- obtain from Tax Assessor's Office

#### CHECKLIST WAIVER REQUESTS

1. SCALE MODEL OF THE DEVELOPMENT: The applicant is requesting a checklist waiver for providing a model based upon the large size of the property.
2. SKETCHES, PLANS AND PHOTOGRAPHS OF OTHER SIMILAR DEVELOPMENTS: The proposed project is similar to recently approved "The Princeton Nurseries" project in regards to the streets, parking areas and landscaping. The applicant has provided floor plans and elevations to address the buildings appearance.

**Application of IWRV Scudders Road, LLC**

**Preliminary and Final Major Subdivision  
and  
Preliminary and Final Major Site Plan**

**700 Scudders Mill Road (Block 1601, Lot 50)  
Plainsboro Township, Middlesex County, New Jersey**

**Fusion Mixed-Use Development Project**

**Request for Waivers from the Township of Plainsboro  
Site Plan Checklist**

The following is provided in support of IWRV Scudders Road, LLC's ("IWRV") preliminary and final major site plan and preliminary and final major subdivision application request for site plan checklist/submission waiver relief.

1. IWRV requests a waiver from the requirement to provide a scale model of the proposed development. Given the size and scope of the project, preparing a physical model would be impractical and burdensome. The design team has already prepared detailed site plans and renderings that accurately illustrate the Fusion project. The team is happy to provide a digital presentation.
2. IWRV requests a waiver from the requirement to provide sketches, plans, and photographs of similar developments. The Fusion project is substantially similar in character (e.g., the streets, parking areas and landscaping) to the recently approved "The Princeton Nurseries" project. To address the buildings' appearances, IWRV has provided detailed floor plans and elevations which adequately illustrate the visual impact of the development.