



**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)

- plans on proper size sheets
- scale of plat
- key map in relation to remainder of municipality & land owner
- plan certified by licensed architect or engineer
- boundaries of tract, dimensions and bearings
- north arrow
- date
- zone district
- existing & proposed streets
- street names
- existing contours at proper intervals
- proposed contours
- existing & proposed streams
- existing & proposed easements
- existing flood hazard elevations
- location of proposed buildings
- location of existing building
- location of proposed & existing signs
- total building coverage in acres
- total building coverage in square feet
- percentage of lot covered by buildings
- parking layout
- total number of parking spaces
- dimensions of parking spaces
- dimensions of all building setbacks and yards
- size and height of proposed and existing buildings or structures
- building dimensions
- size location, rendering of existing and proposed signs on the tract and within 100' of tract
- written descriptions, see ordinance §85-36B.5
- floor plan
- building elevations, each side

- building material to be used
- NA indicate buildings to remain
- driveways
- proposed circulation plan
- curbs
- aisles & lanes
- fire lanes
- loading areas
- loading berths & docks
- pedestrian walks
- facilities for movement and storage of goods
- location of exterior lighting
- location of exterior light standards, direction, reflection, intensity of lighting on the tract and within 100' of tract
- cross sections of  streets  aisles
- lanes  driveways
- existing & proposed wooded areas
- buffer areas
- landscape plan  species, caliper & location planting  seeded areas  sodded areas
- grading
- retaining walls
- fencing
- recreation areas
- man-made improvements
- location & grades & size of proposed  drain  sewer  water
- type material for drainage water & sewer
- method of sewer disposal
- method of waste disposal and incineration
- percolation test & soil log, if applicable
- location, height direction of illumination, power & type of proposed outdoor lighting with photometric diagram on plan

**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.