

SANITARY SEWER ENGINEER'S REPORT

for the

FUSION
located at

BLOCK 1601, LOT 50
TOWNSHIP OF PLAINSBORO
MIDDLESEX COUNTY, NEW JERSEY

has been prepared for

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

PLAINSBORO HOUSING LP
6 FOREST AVENUE
PARAMUS, NJ 07652

Dated
October 2, 2025

Eric Ballou

Eric Ballou, P.E.
NJPE 42827

InSite Engineering, LLC

1955 Route 34, Suite 1A • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
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INTRODUCTION

This report is being submitted as part of the planning board application for the property located at 700 Scudders Mill Road, Township of Plainsboro. The Property is south of County Road 614 (Scudders Mill Road), north of Plainsboro Road/Campus Road, east of the Novo Nordisk property and west of NJDOT vacant property.

This report establishes the proposed sewage flows from the development.

PROJECT DESCRIPTION

The 56-acre property is vacant with existing sanitary sewer mains within easements along the eastern, western and southern portion of the property. The project consists of the following proposed buildings:

Building A (Mixed-Use):	372 Residential Units / 29,810 SF Retail (346 Market Rate / 26 Affordable)
Building B (Supportive Housing):	40 Residential Units (Affordable)
Building C (Experiential Food & Beverage):	700 Seats Restuarant
Building D (Hotel):	100 Rooms / 180 Seat Restaurant
Building E (Retail / Office):	16,110 SF Retail / 43,200 SF Office
Building F (Retail Kiosk):	1,400 SF Retail
Townhouse Buildings #1-21:	89 Residential Units
Stacked Townhouse Buildings #22-29:	64 Residential Units

The proposed sanitary sewer conveyance system consists of 8-inch gravity sewer mains to service the buildings. The northern collection system services the northern portion of Building A, Building E and the regular & stacked townhouses. The northern system connects to an existing 16" sewer main within an existing sewer easement at the southeast corner of the property. The southern collection system services the southern portion of Building A, Building B, Building C, Building D and Building F. The southern system connects to an existing 24" sewer main within an existing sewer easement at the southwest portion of the property adjacent to Plainsboro Road.

AVERAGE DAILY SANITARY SEWER DEMAND

The proposed average daily sanitary sewer demand is **169,027 GPD**. The proposed connection will increase sanitary flow demand by more than 8,000 GPD, therefore a NJDEP Treatment Works Approval is required. The daily sanitary sewer demands are based on N.J.A.C. 7:14A-23.3. See Appendix B for flow calculations.

APPENDIX A

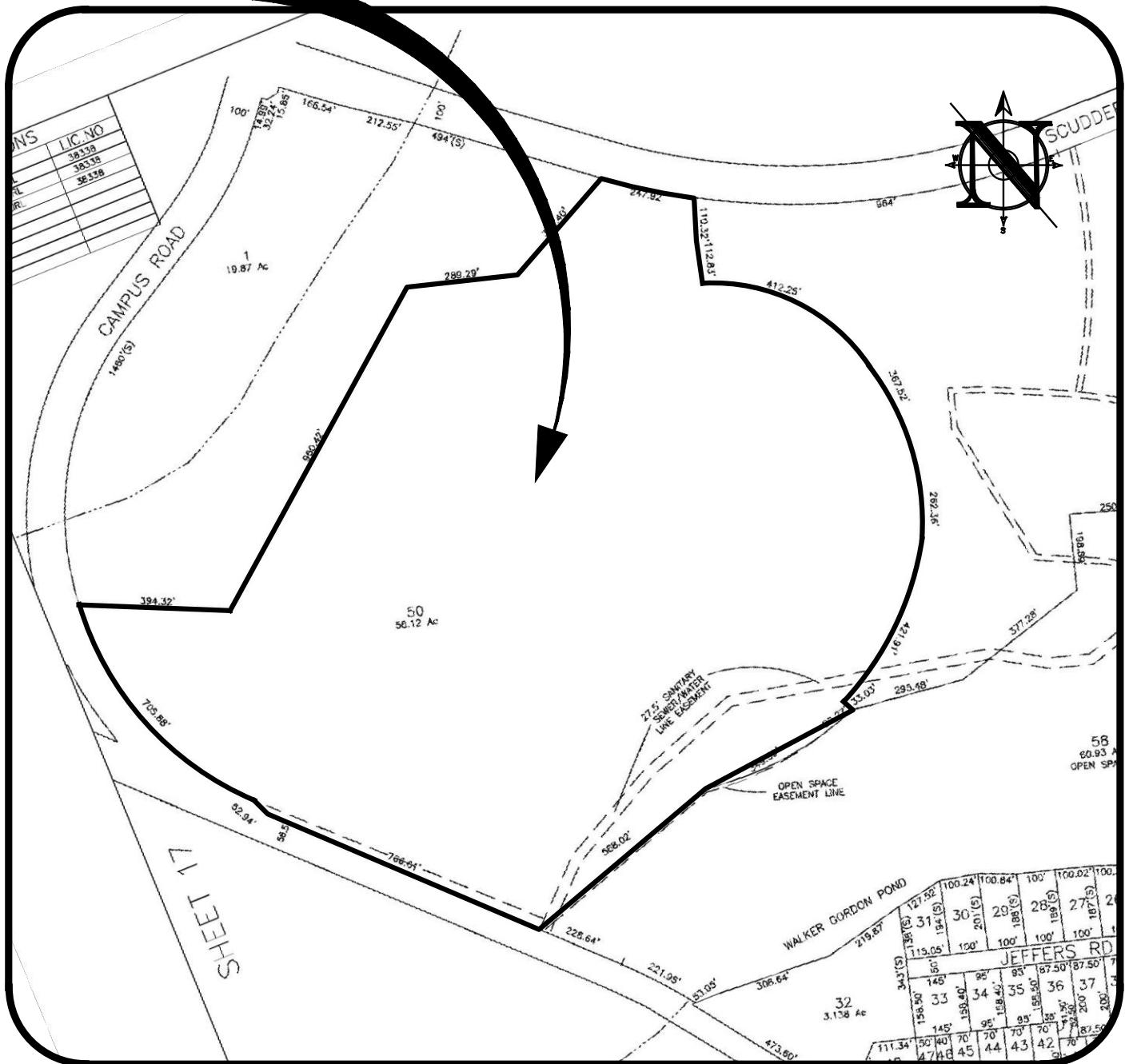
Tax Map

USGS Map

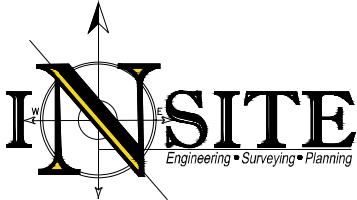
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SITE



TAX MAP EXHIBIT



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28083200
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
732-531-7100 (Ph)
732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

Site Location:
700 Scudders Mill Road
Block 1601, Lot 50
Township of Plainsboro, Middlesex County, NJ

Reference:
Township of Plainsboro-Tax Map
Sheet 16
Date: December 2012

InSite Project No.

25-2482-01

Drawing No.

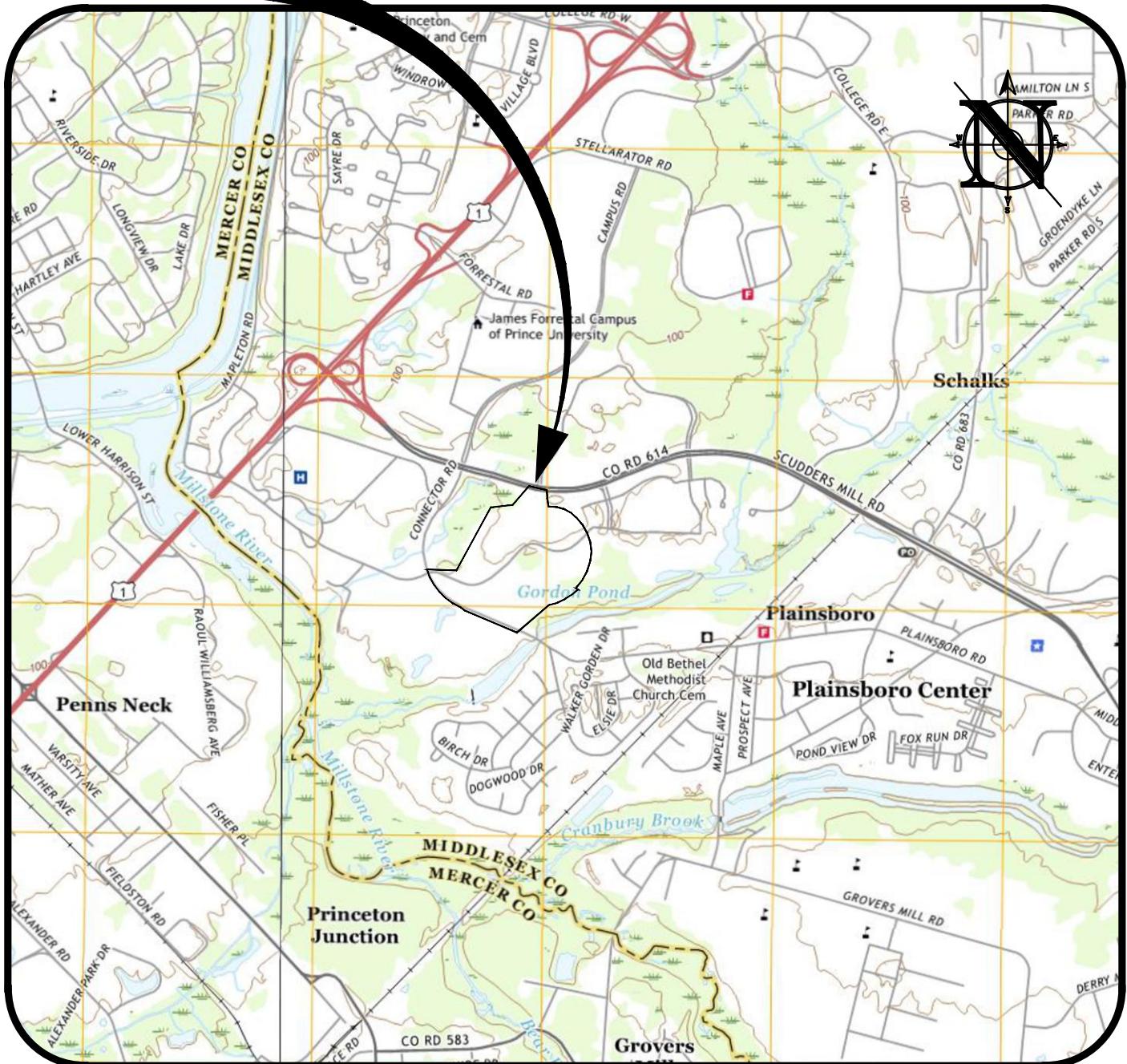
25-2482-01r0

Date

March 18, 2025

Revisions

SITE

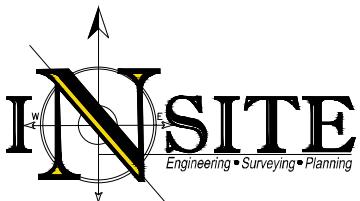


PLAN



Scale 1"=2,000'

USGS MAP EXHIBIT



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Site Location:
700 Scudders Mill Road
Block 1601, Lot 50
Township of Plainsboro, Middlesex County, NJ

Reference:
US Geological Survey
Hightstown Quadrangle-2019

InSite Project No.
25-2482-01
Drawing No.
25-2482-01r0
Date
March 18, 2025

Revisions

APPENDIX B

Proposed Sanitary Flows

FUSION**NJDEP - PROJECTED WASTEWATER FLOW SUMMARY**

N.J.A.C. 7:14A Subchapter 23 - Technical Requirements for Treatment Works Approval Applications

Designed by: ERB

Checked by: ERB

Date: 10/02/25

Type of Establishment	Measurement Unit	GPD per Unit	# of Units	GPD
Residential Dwelling - 1 bedroom unit: Market Rate (Building A)	per dwelling	150	167	25,050.
Residential Dwelling - 1 bedroom unit: Affordable (Building A)	per dwelling	150	5	750.
Residential Dwelling - 2 bedroom unit: Market Rate (Building A)	per dwelling	225	156	35,100.
Residential Dwelling - 2 bedroom unit: Affordable (Building A)	per dwelling	225	15	3,375.
Residential Dwelling - 3 bedroom unit: Market Rate (Building A)	per dwelling	300	23	6,900.
Residential Dwelling - 3 bedroom unit: Affordable (Building A)	per dwelling	300	6	1,800.
Residential Dwelling - 1 bedroom unit: Affordable (34 Units) (Building B)*	per bed	100	34	3,400.
Residential Dwelling - 2 bedroom unit: Affordable (3 Units) (Building B)*	per bed	100	6	600.
Residential Dwelling - 4 bedroom unit: Affordable (3 Units) (Building B)*	per bed	100	12	1,200.
Residential Dwelling - 2 bedroom unit (Stacked Townhouses)	per dwelling	225	32	7,200.
Residential Dwelling - 3 bedroom unit or larger (Stacked Townhouses)	per dwelling	300	32	9,600.
Residential Dwelling - 3 bedroom unit or larger (Townhouses)	per dwelling	300	89	26,700.
Restaurant - Average restaurant (Building C)	Seat	35	700	24,500.
Restaurant - Average restaurant (Building D)	Seat	35	180	6,300.
Office Buildings (Building E)	Sq Ft	0.1	43,200	4,320.
Stores-Retail (Building A)	Sq Ft	0.1	29,810	2,981.
Stores-Retail (Building F)	Sq Ft	0.1	1,400	140.
Stores-Retail (Building E)	Sq Ft	0.1	16,110	1,611.
Transit dwelling unit - Hotel (Building D)	Bedroom	75	100	7,500.

(data obtained from N.J.A.C. 7:14A-23.3, dated 10/01/2007)

*Assisted Living criteria utilized for sewer demand

TOTAL GPD = 169,027. GPD
= 0.1690 MGD