

# **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**

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**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

Licensed in NJ, PA, DE, NY, CT, NC, DC, & CO

## **TABLE OF CONTENTS**

<b>INTRODUCTION.....</b>	<b>3</b>
<b>PROJECT DESCRIPTION .....</b>	<b>3</b>
<b>AVERAGE DAILY SANITARY SEWER DEMAND .....</b>	<b>4</b>

### **Appendix A**

Tax Map  
USGS Map

### **Appendix B**

Proposed Sanitary Flows

### **InSite Engineering, LLC**

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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.

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### **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**

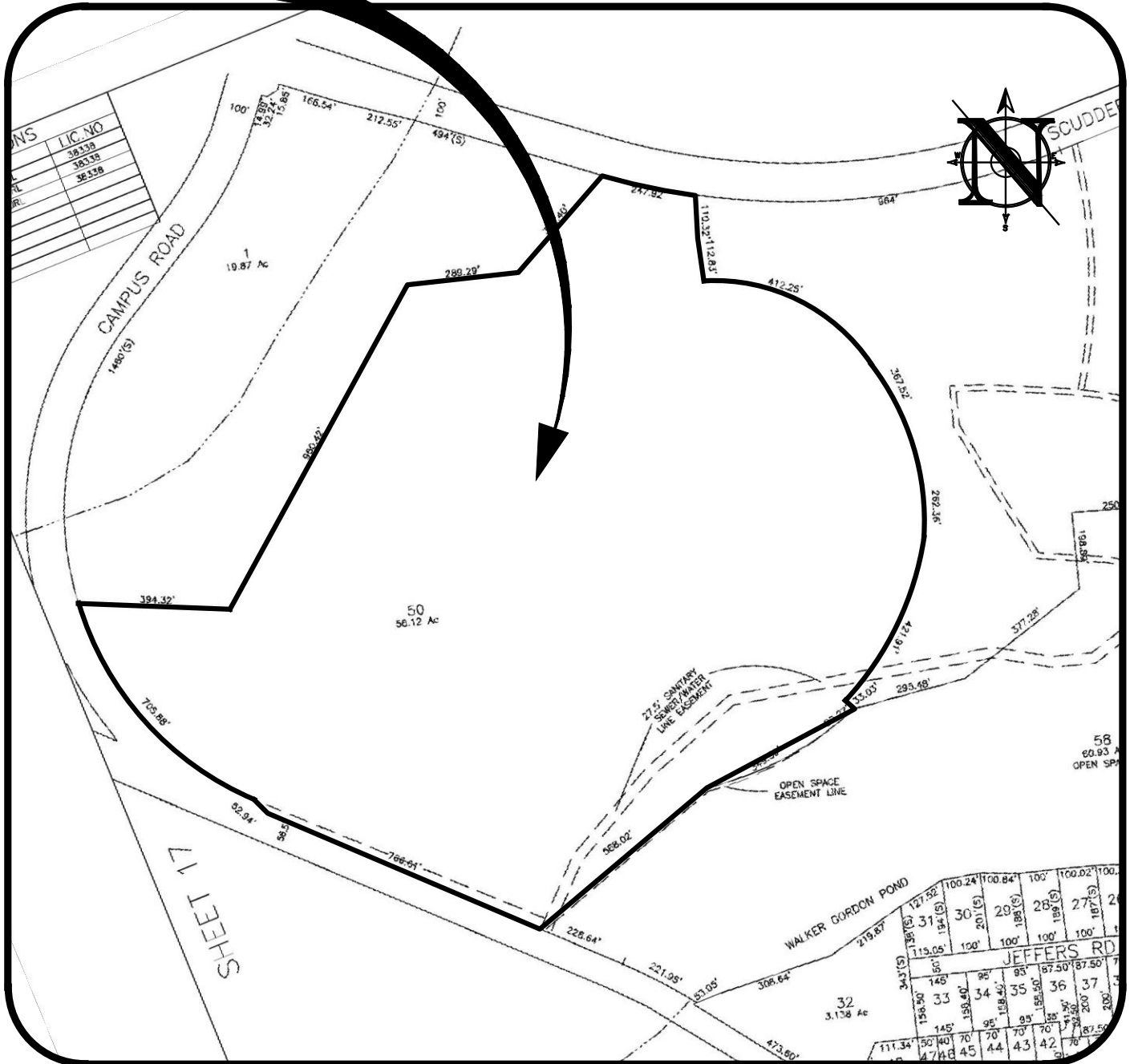
**InSite Engineering, LLC**

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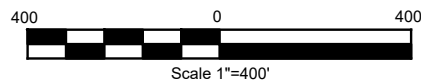
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# SITE



PLAN



## 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

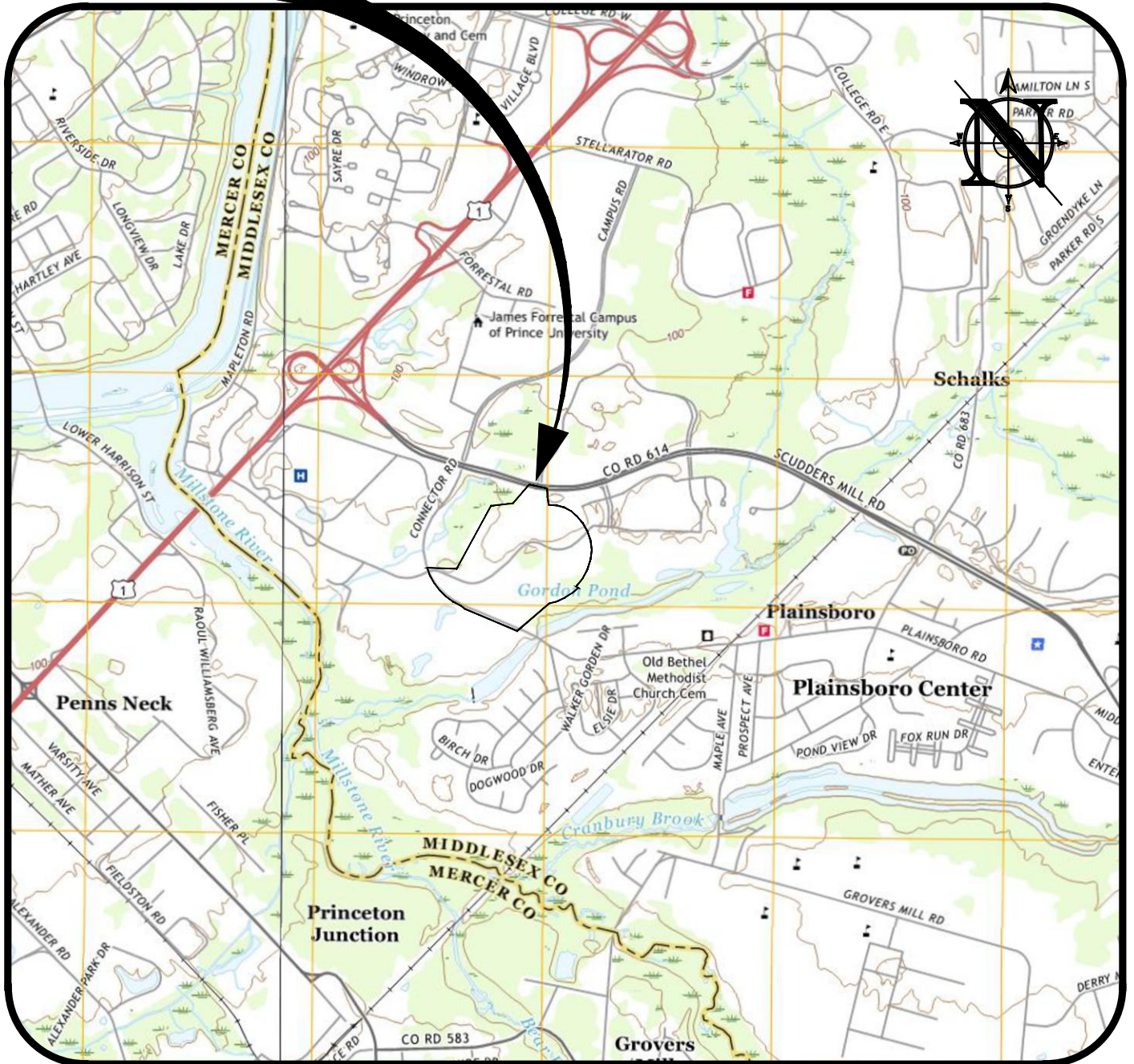
**Site Location:**  
 700 Scudders Mill Road  
 Block 1601, Lot 50  
 Township of Plainsboro, Middlesex County, NJ

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

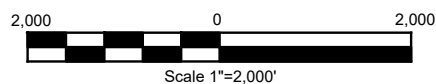
**InSite Project No.**  
 25-2482-01  
**Drawing No.**  
 25-2482-01r0  
**Date**  
 March 18, 2025

**Revisions**

# SITE



## PLAN



## USGS MAP EXHIBIT



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**Site Location:**  
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 Township of Plainsboro, Middlesex County, NJ

**Reference:**  
 US Geological Survey  
 Hightstown Quadrangle-2019

**InSite Project No.**  
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### Revisions

## **APPENDIX B**

### **Proposed Sanitary Flows**

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**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

<b>TOTAL GPD =</b>	<b>169,027. GPD</b>
<b>=</b>	<b>0.1690 MGD</b>