

WATER 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

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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 water flows from this development.

PROJECT DESCRIPTION

The 56-acre property is vacant and 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 water distribution system consists of a 12" water main through the center of the project that connects to an existing 16" water main within Plainsboro Road at the southeast portion of the property and a connection to an existing 16" water main at the northeast portion of the property. The development will also have 8" water mains connection to the 12" main to service the residential buildings.

AVERAGE DAILY WATER DEMAND

The proposed average daily water demand is **124,705 GPD**. The daily water demands for residential units are based on N.J.A.C. 5:21-5.1, while the daily water demands for non-residential units are based on N.J.A.C. 7:10-12.6 – Table 1. See Appendix B for water demand calculations.

APPENDIX A

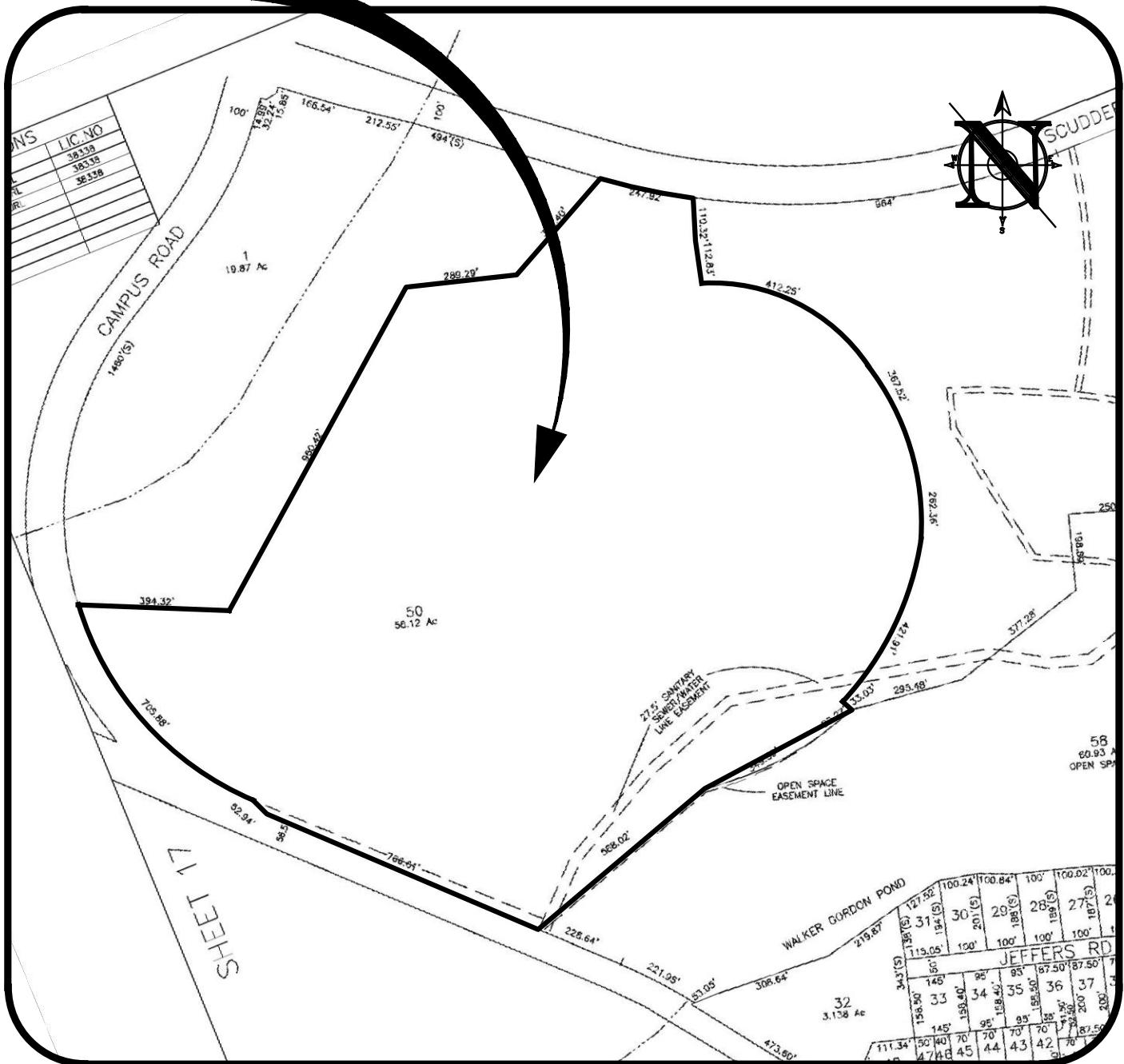
Tax Map

USGS Map

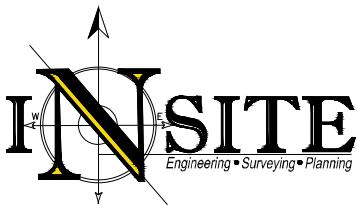
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SITE



TAX MAP EXHIBIT



InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28083200
1955 ROUTE 34, SUITE 1A
WALL, NJ 07719
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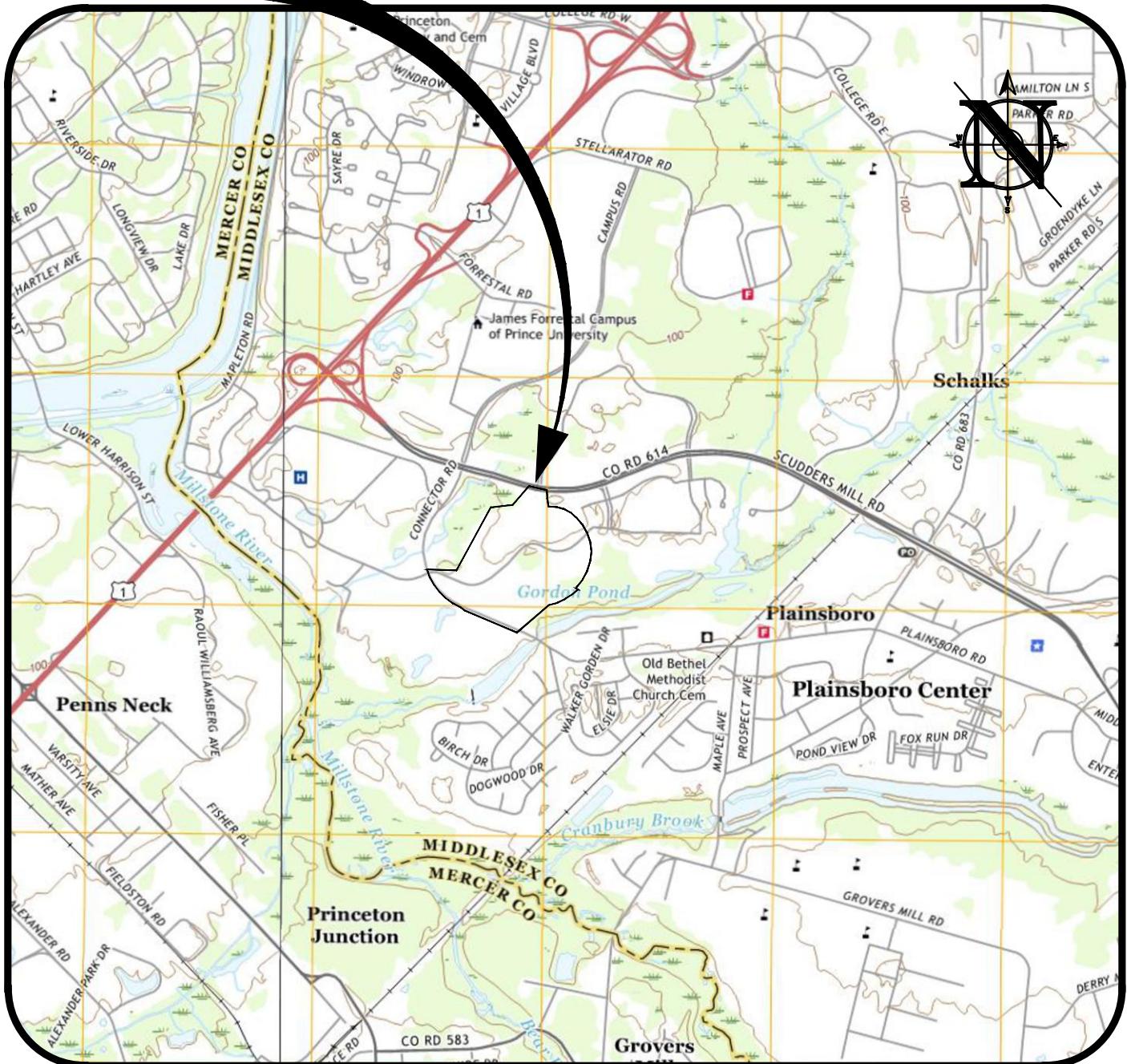
Site Location:
700 Scudders Mill Road
Block 1601, Lot 50
Township of Plainsboro, Middlesex County, NJ

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

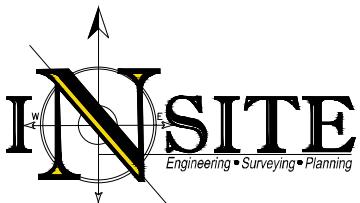
SITE



PLAN



USGS MAP EXHIBIT



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Site Location:
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.
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Revisions

APPENDIX B

Proposed Water Flows

PROJECTED AVERAGE DAILY WATER DEMAND SUMMARY

N.J.A.C. 5:21 Subchapter 5 - Water Supply

N.J.A.C. 7:10-12.6 - Water Volume Requirements

Designed by: ERB

Checked by: ERB

Date: 10/02/25

Type of Establishment	Measurement Unit	GPD per Unit	# of Units	GPD
Low Rise Apartment - 1 bedroom/Studio: Market Rate (Building A)	per dwelling	95	167	15,865
Low Rise Apartment - 1 bedroom/Studio: Affordable (Building A)	per dwelling	95	5	475
Low Rise Apartment - 2 bedroom: Market Rate (Building A)	per dwelling	140	156	21,840
Low Rise Apartment - 2 bedroom: Affordable (Building A)	per dwelling	140	15	2,100
Low Rise Apartment - 3 bedroom: Market Rate (Building A)	per dwelling	215	23	4,945
Low Rise Apartment - 3 bedroom: Affordable (Building A)	per dwelling	215	6	1,290
Low Rise Apartment - 1 bedroom/Studio: Affordable (Building B)	per dwelling	95	34	3,230
Low Rise Apartment - 2 bedroom: Affordable (Building B)	per dwelling	140	3	420
Low Rise Apartment - 4 bedroom: Affordable (Building B)	per dwelling	215	3	645
Townhouse - 2 bedroom (Stacked Townhouses)	per dwelling	140	32	4,480
Townhouse - 3 bedroom (Stacked Townhouses)	per dwelling	200	32	6,400
Townhouse - 3 bedroom (Townhouses)	per dwelling	200	89	17,800
Restaurant (> 12 hours operation, sanitary & kitchen demand) (Building C)	per seat	30	700	21,000
Restaurant (> 12 hours operation, sanitary & kitchen demand) (Building D)	per seat	30	180	5,400
Office Building (Building E)	per SF	0.125	43,200	5,400
Store-Retail (Building A)	per SF	0.125	29,810	3,726
Store-Retail (Building F)	per SF	0.125	1,400	175
Store-Retail (Building E)	per SF	0.125	16,110	2,014
Hotel (Building D)	per person	75	100	7,500

(data obtained from N.J.A.C. 5:21-5.3, Table 5.1, dated June 4, 2007)

(data obtained from N.J.A.C. 7:10-12.6, Table 1, dated November 4, 2004)

TOTAL GPD = 124,705. GPD

= 0.1247 MGD

Notes: