

REFERENCE PLANS:

- PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF BLOCK 104 LOT 1.01 AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TWP, MIDDLESEX CO. NJ, SCALE 1"=80', DATED 11-1-2010" PREPARED BY VAN NOTE-HARVEY ASSOCIATES, P.C.
- PLAN ENTITLED, "AS-BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF RUTH CHRIS STEAK HOUSE AT PRINCETON FORRESTAL VILLAGE, DATED 12-02-09, PLAINSBORO TOWNSHIP, MIDDLESEX CO. NJ, PREPARED BY VAN NOTE-HARVEY ASSOCIATES.
- PLAN ENTITLED, "AS-BUILT SURVEY P.O. LOT NO. 1 BLOCK 104 OF SALT CREEK GRILLE AT PRINCETON FORRESTAL VILLAGE, PLAINSBORO TOWNSHIP, MIDDLESEX CO. NJ, DATED 12-08-06, LAST REVISED 10-15-07, PREPARED BY VAN NOTE-HARVEY ASSOCIATES.
- PLAN ENTITLED, "AS-BUILT SURVEY OF HARMONY SCHOOL, PREPARED FOR PRINCETON FORRESTAL VILLAGE, LLC, PLAINSBORO TOWNSHIP, MIDDLESEX CO. NJ, DATED 8-13-10, PREPARED BY VAN NOTE-HARVEY ASSOCIATES.
- PLAN ENTITLED, "MINOR SUBDIVISION LOT 1.59 BLOCK 3, TOWNSHIP OF PLAINSBORO, MIDDLESEX CO. NJ, JUNE 28, 1999" PREPARED BY SCHOOR DEPALMA.
- PLAN ENTITLED, "FINAL SUBDIVISION PHASE 1 & 2 OF THE WINDROWS N/H HOLDINGS, TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO. NJ, APRIL 5, 1995" PREPARED BY VAN NOTE-HARVEY ASSOC. FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON 4-2-96 AS MAP NO. 4 FILE NO. 1945.
- PLAN ENTITLED, "PRELIMINARY/FINAL SUBDIVISION OF PRINCETON FORRESTAL VILLAGE FOR GALE & WENTWORTH, INC., PLAINSBORO TWP, MIDDLESEX CO. NJ, MAY 9, 1987" PREPARED BY VAN NOTE-HARVEY ASSOC. FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON 8-12-96 AS MAP NO. 5760 FILE NO. 881.
- PLAN ENTITLED, "NEW JERSEY DEPARTMENT OF TRANSPORTATION GENERAL PROPERTY PARCEL MAP, ROUTE U.S. 1 (1053) SECTION 3, MILLSTONE RIVER TO MONMOUTH JUNCTION ROAD, SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIPS OF PLAINSBORO AND SOUTH BRUNSWICK, COUNTY OF MIDDLESEX, AUGUST 1988".
- PLAN ENTITLED, "PLAN OF SURVEY BLOCK 104 LOT 1 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO. NJ, SCALE 1"=80', DATED OCTOBER 1, 2008" PREPARED BY VAN NOTE-HARVEY ASSOCIATES P.C.
- PLAN ENTITLED, "FINAL SUBDIVISION PLAT BLOCK 102 LOTS 2, 3 & 4; BLOCK 103 LOT 1; AND BLOCK 105 LOT 4 PREPARED FOR THE TRUSTEES OF PRINCETON UNIVERSITY, PLAINSBORO TWP, MIDDLESEX CO. NJ, DATED AUGUST 22, 2015 AND LAST REVISED SEPTEMBER 8, 2014" PREPARED BY VAN NOTE-HARVEY ASSOCIATES P.C., ORDER NO. 4123-100-11.
- PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF LOTS 1.01 & LOT 4, BLOCK 104 PREPARED FOR LINCOLN EQUITIES GROUP, PLAINSBORO TWP, MIDDLESEX CO. NJ, SCALE 1"=80', DATED AUGUST 4, 2014 AND LAST REVISED ON MAY 19, 2015" PREPARED BY VAN NOTE-HARVEY ASSOCIATES P.C., ORDER NO. 4123-100-11, SAID PLAN FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE ON AUGUST 5, 2015 AS MAP NO. 6713, FILE NO. 889.
- PLAN ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF BLOCK 104, LOTS 1.03, P/O LOT 1.04 & LOT 1.05 (FORMERLY KNOWN AS LOT 1.01) AT PRINCETON FORRESTAL VILLAGE PLAINSBORO TWP, MIDDLESEX CO. NJ, DATED DECEMBER 22, 2015 AND LAST REVISED ON JANUARY 4, 2016" PREPARED BY VAN NOTE-HARVEY ASSOCIATES, P.C., ORDER NO. 42888-100-11.
- PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF LOT 1.04, BLOCK 104, PREPARED FOR LINCOLN EQUITIES GROUP, PLAINSBORO TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY, PREPARED BY VAN NOTE-HARVEY ASSOCIATES P.C., DATED FEBRUARY 29, 2016, LAST REVISED 4/7/16, FILED ON 4/7/16 MAP NO. 6906, FILE NO. 989.
- PLAN ENTITLED, "FINAL MAJOR SUBDIVISION PLAN OF LOTS 1.051, 1.052 AND 1.07, BLOCK 104 PRINCETON FORRESTAL VILLAGE, PREPARED FOR PFV HOLDINGS, LLC, LIMITED LIABILITY COMPANY, PLAINSBORO TWP, MIDDLESEX CO. NJ, SCALE 1"=80', DATED AUGUST 23, 2024 AND LAST REVISED 11/26/2023" PREPARED BY VAN NOTE-HARVEY DIVISION OF PENNONI, ORDER NO. PNFV023001, SAID PLAN ABOUT TO BE APPROVED AND PERFECTED AND FILED IN THE MIDDLESEX COUNTY CLERK'S OFFICE.

NOTES:

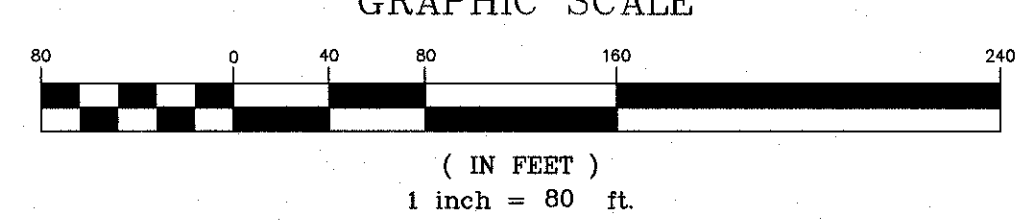
- THE HORIZONTAL DATUM SHOWN HEREON IS MODIFIED GROUND NJSPS HAD 83 HAVING AN AVERAGE COMBINED SCALE FACTOR (ACSF) OF 0.9999004658.
- ALL DISTANCES SHOWN HEREON ARE GROUND (AT GRADE) DISTANCES BASED ON MODIFIED GROUND NJSPS HAD 83 COORDINATE SYSTEM AS PER NOTE 1 ABOVE.
- FRESHWATER INLAND WETLANDS, IF ANY, NOT DELINEATED OR SHOWN HEREON.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
- THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS IF ANY, BELOW THE SURFACE AND NOT VISIBLE.
- LOCATION OF THE CENTERLINE OF WATER EASEMENT CONTAINED IN DEED BOOK 4255 ON PG. 216 IS APPROXIMATE.
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AREAS OF MINIMAL FLOODING AS AS DEPICTED BY THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, PLAINSBORO TOWNSHIP, COMMUNITY PANEL NO. 340230228F, PANEL 228 OF 286, EFFECTIVE DATE JULY 6, 2010.

	PMUD REQUIRED	EXISTING LOT 1.051	PROPOSED LOT 1.0511	PROPOSED LOT 1.052	PROPOSED LOT 1.053	PROPOSED LOT 1.054
MINIMUM:						
LOT AREA	---	36,420 AC	31,478 AC	1,854 AC	1,699 AC	1,389 AC
LOT WIDTH	---	727'±	727'±	269'±	311'±	152'±
LOT FRONTAGE	---	946'±	946'±	300'±	685'±	178'±
LOT DEPTH	---	166'±	166'±	261'±	206'±	308'±
SETBACK FRONT	---	---	---	---	---	---
SETBACK REAR	---	---	---	---	---	---
SETBACK SIDE	---	---	---	---	---	---
MAX. BUILDING HEIGHT	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX	60 FEET OR 4 STORIES MAX
EXISTING BUILDING COVERAGE	---	---	---	---	---	---
PROPOSED BUILDING COVERAGE	---	---	---	---	---	---
*50 FOOT SETBACK REQUIRED FROM PMUD ZONE BOUNDARY & 50 FOOT SETBACK FROM ANY STATE OR COUNTY ROAD	---	---	---	---	---	---

LEGEND

- DENOTES EXISTING CONCRETE MONUMENT
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES EXISTING CAPPED IRON PIN
- DENOTES CAPPED IRON PIN TO BE SET
- ⊗ DENOTES EXISTING PK NAIL W/WASHER TO BE SET
- ⊗ DENOTES EXISTING X CUT ON CURB
- DENOTES EXISTING DRILL HOLE

GRAPHIC SCALE



* SEE SHEET 2 OF 2 FOR ADDITIONAL EASEMENTS, RESTRICTIONS AND CONSTRAINTS.

APPLICATION No. _____

van note-harvey division of pennoni 103 College Road East • Princeton, NJ 08540 • 609-987-2323 211 Bery Drive • Cape May Court House, NJ 08210 • 609-485-2600 www.vannoteharvey.com Certificate of Authorization No. 24GA28033300 www.pennoni.com				
FINAL MAJOR SUBDIVISION PLAN OF LOT 1.051, BLOCK 104 PRINCETON FORRESTAL VILLAGE PREPARED FOR PFV HOLDINGS, LLC, LIMITED LIABILITY COMPANY PLAINSBORO TWP, MIDDLESEX CO., N.J. SCALE 1"=80' OCTOBER 7, 2023				
DRAWN BY <i>Dr</i>	FIELD BK	ORDER NO.	FILE NO.	SHEET NO.
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