

MERCER COUNTY PLANNING BOARD

October 9, 2024

VIRTUAL MEETING VIA ZOOM

9:00 A.M.

Most up to date meeting links can be found on County Planning Department Site:

<http://www.mercercounty.org/departments/planning/planning-board>

In order to participate by phone, use one of the following phone numbers:

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 880 5029 9996

AGENDA

1. Statement of Adequate Notice

Pursuant to the Sunshine Law, notice of this meeting and all meetings for the 2024 calendar year were sent to the Trenton Times on January 10, 2024, was posted in the County Administration Building on January 22, 2024 and was published in the Trenton Times on January 14, 2024.

2. Attendance Roll Call

Michael Shine	_____	William S. Agress	_____
Kristin L. McLaughlin	_____	Samuel Rubino	_____
Dallas Barr	_____	Marvin Ross	_____
Maria Connolly	_____	Basit Muzaffar	_____

3. Approval of Minutes of September 11, 2024

4. Public Comment

5. Old Business

5. New Business

1. Future County Planning Board Meeting Date, Time & Location
 2. Courtesy Presentation from Architect Vince Myers regarding the Reconstruction of Ewing Senior Center & Renovations at Bath House
- 6. Correspondence**
1. Documents regarding IV1 (Formerly JDN Enterprises) Warehouse appeal.
- 7. Adjournment**

-Land Development Committee will follow-

LAND DEVELOPMENT COMMITTEE

October 9, 2024

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality / Street / Block & Lot</u>
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1. Subdivision MC#24-309	Princeton Academy of Sacred Heart	Municipality of Princeton 1128 Great Road Block 301, Lots 1, 2 & 3
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Developer/ Applicant: *Princeton Academy of Sacred Heart*
Engineer/ Firm: *Eric Rupnarain, Goldenbaum Baill Engineering*
Attorney: *Robert F. Casey, Prime, Lenox Law Firm*

The subject property consists of (3) existing lots that are owned by the Princeton Academy of Sacred Heart (PASH). 1128 Great Road is the main school property of approximately 43.12 acres. 41 Drakes Corner Road houses a faculty member and family and is approximately 4.78 acres. 73 Drakes Corner road also houses a faculty member and family is approximately 1.74 acres. The applicant is at this time seeking both preliminary and final major subdivision approval to subdivide the (3) lots to create (2) new lots. The new lots are proposed to be as follows:

- Proposed Lot 1.01 is reducing the size of 41 Drakes from 4.78 acres to 4.00 acres.
- Proposed Lot 2.01 is increasing the size of 73 Drakes from 1.74 acres to 3.00 acres.
- Proposed Lot 3.01 will be created along Great Road and will be 4.00 acres in size.
- Proposed Lot 3.02 will be created along Drakes Corner Road and will be 3.00 acres in size.
- Existing Lot 3 (the PASH campus) will be reduced to approximately 36.11 acres.

At this time, there is no proposed development, construction or land disturbance on the new proposed lots 3.01 and 3.02. Upon development of Lot 3.02, the existing driveway accessing PASH from Drakes Corner Road will be moved onto Lot 3. Any utilities on new proposed lots 3.01 and 3.02 will be moved, relocated or accommodated by easements. A small portion of the baseball dugout will be within the setback on proposed lot 3.01. As there is no construction proposed, it is requested that this small portion of the dugout be allowed to remain until such time as construction is performed.



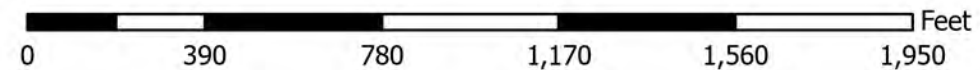
Princeton Academy of Sacred Heart Subdivision 1128 Great Road Municipality of Princeton

Block 301, Lots 1, 2 & 3



1 inch equals 423 feet

MC#24-309



OWNER / APPLICANT
PRINCETON ACADEMY OF SACRED HEART
 1128 GREAT ROAD
 PRINCETON, NJ 08540

REQUIRED APPROVALS
 PRINCETON PLANNING BOARD
 MERCER COUNTY PLANNING BOARD

GENERAL NOTES:

- BOUNDARY AND EXISTING FEATURES PER A FIELD SURVEY PERFORMED BY GOLDENBAUM BAIL ENGINEERING, INC., IN JANUARY 2022.
- THE PROPOSED SUBDIVISION WILL CREATE FOUR NEW LOTS AND LANDS REMAINING.
- WETLANDS WERE IDENTIFIED AND MARKED IN THE FIELD BY DUBOIS ENVIRONMENTAL CONSULTANTS ON 10/16/2019. THE FLAGGING WAS SURVEYED BY HOWELL VALLEY ENGINEERING, P.C. THE WETLANDS SHOWN HAVE NOT BEEN ACCEPTED BY NUDEP AT THIS TIME.
- THE PROJECT DOES NOT PROPOSE ANY CONSTRUCTION OF LAND DISTURBANCE.
- NO FLOODPLAIN EXIST ONSITE PER PER FEMA MAP NO. 3401200127E, EFFECTIVE DATE 7/20/2016.
- ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
- ALL DRAINAGE AND SEWER EASEMENTS FOR PUBLIC PURPOSE SHALL BE DEDICATED TO THE MUNICIPALITY, UNLESS OTHERWISE NOTED.
- ALL ACCESS ROADS AND UTILITIES SHALL REMAIN ON LOT 4.05 UNLESS IT IS SOLD FOR PURPOSES OF DEVELOPMENT. IF SOLD FOR DEVELOPMENT, THE ACCESS ROAD AND UTILITIES SHALL BE RELOCATED TO THE AREA WEST OF LOT 4.05. THE RELOCATION SHALL MINIMIZE TREE CLEARING AND IT IS TO BE SUBJECT TO REVIEW AND APPROVAL OF THE MUNICIPAL ARBORIST AND LANDSCAPE COMMITTEE.
- IF LOT 4.02 IS SOLD, THE APPLICANT SHALL REMOVE THE PORTION OF THE BASEBALL FIELD, INCLUDING THE DUGOUT AND BENCHES, AND THE CROSS COUNTY TRAILS ON IT, UNLESS THE APPLICANT SECURES A LEASE FROM THE NEW PROPERTY OWNER PERMITTING SUCH FACILITIES TO REMAIN AND SECURES CONDITIONS USE AUTHORIZATION FROM THE BOARD.
- PRIOR TO ANY DEVELOPMENT ON THE NEW PROPOSED RESIDENTIAL LOTS (LOTS 4.02 AND 4.05), THE APPLICANT IS REQUIRED TO SUBMIT A TREE REMOVAL PERMIT AND COMPLY WITH THE SHADE TREE ORDINANCES AS IT RELATES TO TREE PROTECTION AND TREE REPLACEMENT.
- IF TREES ARE REMOVED BECAUSE OF THE ACCESS DRIVE AND UTILITIES ARE RELOCATED TO LOT 4.01 WEST OF LOT 4.05, THE APPLICANT SHALL PROVIDE A TREE REPLACEMENT PLAN SUBJECT TO THE REVIEW AND APPROVAL OF THE MUNICIPAL ARBORIST AND LANDSCAPE COMMITTEE AS PART OF THE NEW DRIVEWAY AND UTILITIES LOCATION.
- IF THE TWO (2) NEW RESIDENTIAL LOTS ARE SOLD FOR DEVELOPMENT, A SANITARY SEWER EASEMENT SHALL BE PROVIDED FOR THEM ALONG THE EXISTING SEWER MAIN FROM THE POINT OF CONNECTION TO THE PUBLIC RIGHT-OF-WAY. EASEMENT SHALL BE REVIEWED AND APPROVED BY THE BOARD ATTORNEY.
- AN COST ESTIMATE SHALL BE PREPARED AND SUBMITTED TO THE MUNICIPAL ENGINEER FOR RELOCATION OF THE EXISTING DRIVEWAY TO DETERMINE INSPECTION FEES IF LOT 4.05 IS SOLD FOR DEVELOPMENT.
- ALL PROPERTY CORNERS MARKERS (PINS AND CONCRETE MONUMENTS) SHALL BE SET AND CERTIFIED BY THE SURVEYOR. THE COST FOR INSTALLATION OF ALL PROPERTY CORNERS SHALL BE BONDED UNTIL INSTALLED AND REQUIRED CERTIFICATION RECEIVED BY THE MUNICIPALITY OF PRINCETON.

STORMWATER MANAGEMENT NOTES:

- CONSTRUCTION OF NEW RESIDENTIAL IMPROVEMENTS ON LOTS 4.02 OR 4.05 SHALL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE SECTION 1106-227 FOR MAJOR DEVELOPMENTS.
- ANY REQUIRED STORMWATER MANAGEMENT FACILITY SHALL BE COMPLETELY LOCATED WITHIN EACH PROPOSED LOT.

SANITARY SEWER NOTES

- THE ENTIRE PROJECT AREA IS LOCATED WITHIN THE SEWER SERVICE AREA OF THE SBRSA.
- PROPOSED LOT 4.02 AND 4.05 SHALL BE SERVED BY PUBLIC SEWER.
- ALL PROPOSED SANITARY SEWER CONNECTIONS FOR LOT 4.02 AND 4.05 SHALL BE CONNECTED TO THE EXISTING SEWER LINE SERVING LOT 4.01.

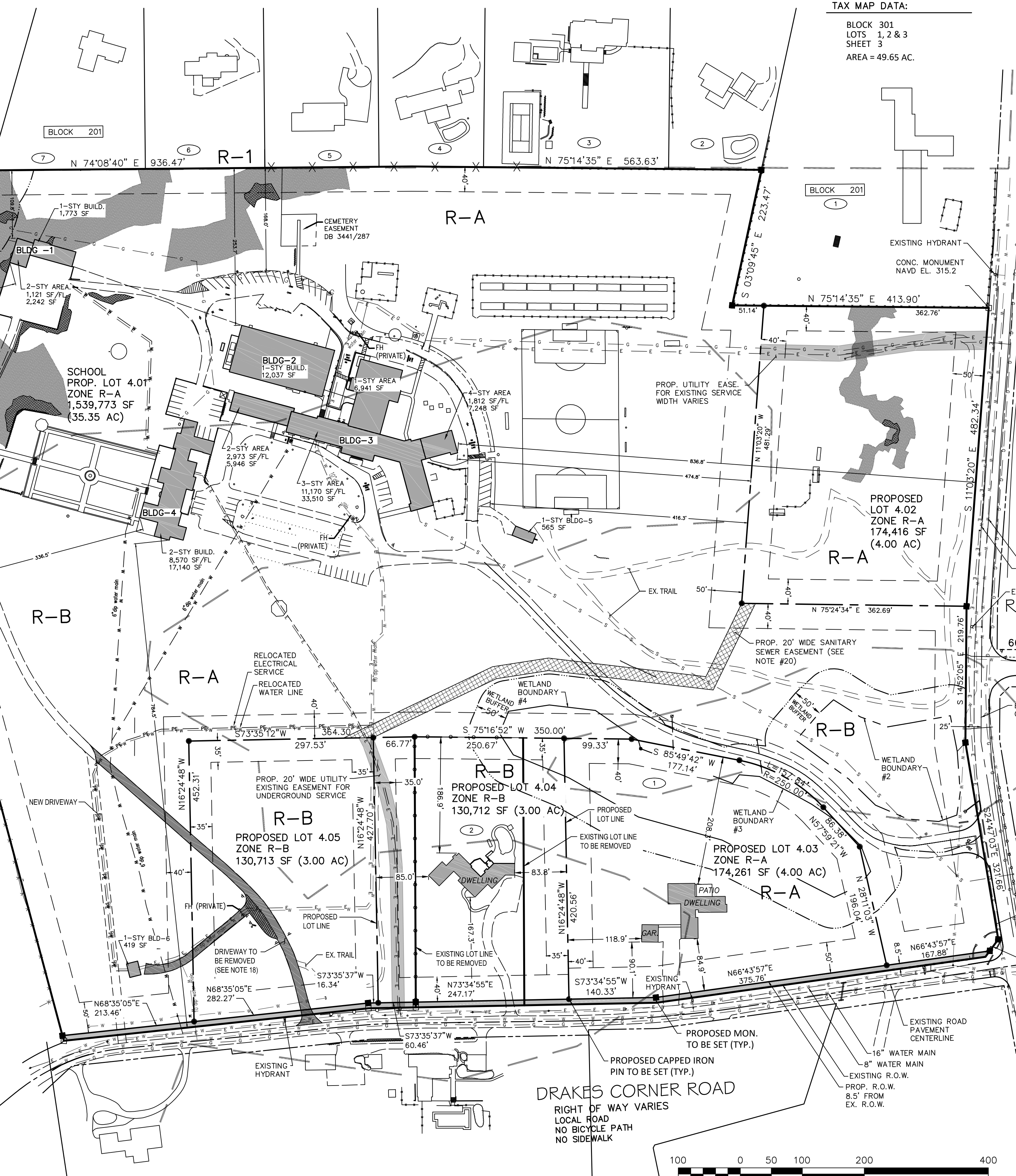
PRINCETON ZONING DEPARTMENT		
LIST OF PROPERTY OWNERS REQUIRING NOTICE WITHIN 200 FEET OF SUBJECT PROPERTY (N.J.S.A.40:55-12b)		
DEVELOPMENT CASE NO.:	MEETING NO.:	MEETING DATE:
STREET ADDRESS : 1128 Great Road; 41 Drakes Corner Road; 73 Drakes Corner Road; Block 301, Lots 1, 2 and 3		
OWNER APPLICANT: Princeton Academy of the Sacred Heart		
I certify that the lot and section numbers listed below or attached herewith are for properties situated in part or entirely within 200 feet of the subject property given above.		
I certify that the names and addresses listed below are those of the owners of the properties listed said names, all as shown on the current tax duplicate.		
9/12/2023 Date Derek Bridges, Zoning Officer	9/20/2023 Date Neal Snyder, Tax Assessor/ Will Jankauskas, Deputy Tax Assessor	

Please note you must provide written notice via certified mail to every person and entity, including the municipality set forth on the owners list or your case will not be heard and you will be required to re-notice everyone on the owners list.

Block	Lot	Qualifier	Location	Owner	Owner Add1	Owner Add2	Owner Zip
00102	00011.01	Q0014	660 CHERRY VALLEY RD	SHECHTEL RAQUEL	155 DRAKES CORNER ROAD	PRINCETON NJ	08540
00102	00013	Q0014	155 DRAKES CORNER RD	SHECHTEL RAQUEL K	155 DRAKES CORNER ROAD	PRINCETON NJ	08540
00201	00001	Q0001	22 HEATHER LANE	MURRAY JAMES	22 HEATHER LANE	PRINCETON NJ	08540
00201	00002	Q0001	34 HEATHER LANE	MENAPACE RONALD & KRISTIN	34 HEATHER LANE	PRINCETON NJ	08540
00201	00003	Q0001	46 HEATHER LANE	BIBRO BRENDAN & JENNIFER BUONO	46 HEATHER LANE	PRINCETON NJ	08540
00201	00004	Q0001	70 HEATHER LANE	LEVINE MARIE CHRISTINE	70 HEATHER LANE	PRINCETON NJ	08540
00201	00005	Q0001	84 HEATHER LANE	KASTER ROBERT A & LAURIA A	84 HEATHER LANE	PRINCETON NJ	08540
00201	00006	Q0001	98 HEATHER LANE	FAN KE & HUA ZHONG	98 HEATHER LANE	PRINCETON NJ	08540
00201	00007	Q0001	112 HEATHER LANE	BROSOF ALAN B & SHERRY G	112 HEATHER LANE	PRINCETON NJ	08540
00201	00008	Q0001	124 HEATHER LANE	O'NEIL JOHN T JR & JACQUELIN M	1111 CRANDON BLVD APTA101	KEY BISCAYNE FL	33149
00201	00009	Q0001	140 HEATHER LANE	CHARLAP LEONARD	140 HEATHER LANE	PRINCETON NJ	08540
00301	00001	Q0001	41 DRAKES CORNER RD	PRINCETON ACADEMY/SACRED HEART INC	101 DRAKES CORNER RD	PRINCETON NJ	08540
00301	00002	Q0001	73 DRAKES CORNER RD	PRINCETON ACADEMY/SACRED HEART INC	101 DRAKES CORNER RD	PRINCETON NJ	08540
00301	00003	Q0001	1128 GREAT ROAD	PRINCETON ACADEMY OF SACRED HEART	1128 GREAT ROAD	PRINCETON NJ	08540
00401	00021	Q0001	1163 GREAT ROAD	JONES DARRYL & RACHEL CHORON	1163 GREAT ROAD	PRINCETON NJ	08540
00401	00022	Q0001	1193 GREAT ROAD	SIMON MARYL & ZIMMERMAN JUDITH TST	1193 GREAT ROAD	PRINCETON NJ	08540
01901	00003	Q0001	132 DRAKES CORNER RD	BICKHAM KARLA L & SAMUEL L SEWARD JR	132 DRAKES CORNER RD	PRINCETON NJ	08540
01901	00005	Q0001	106 DRAKES CORNER RD	BURETTA JOHN D & SHARON VOLCKHAUSEN	106 DRAKES CORNER ROAD	PRINCETON NJ	08540
01901	00007	Q0001	68 DRAKES CORNER RD	GLOVER CURTIS A & SOPHIE S	68 DRAKES CORNER RD	PRINCETON NJ	08540
01901	00008	Q0001	36 DRAKES CORNER RD	LAIN MARINA BARBARA	35 DRAKES CORNER RD	PRINCETON NJ	08540
01901	00009	Q0001	1093 GREAT ROAD	MICO INC	345 WITHERSPOON ST	PRINCETON NJ	08540
02001	00020	Q0001	1107 GREAT ROAD	KALIF TAL & ESTHER	1107 GREAT ROAD	PRINCETON NJ	08540
02001	00021	Q0001	500 RIDGEVIEW RD	SAMTANI LAVESH & SHALINI	500 RIDGEVIEW RD	PRINCETON NJ	08540

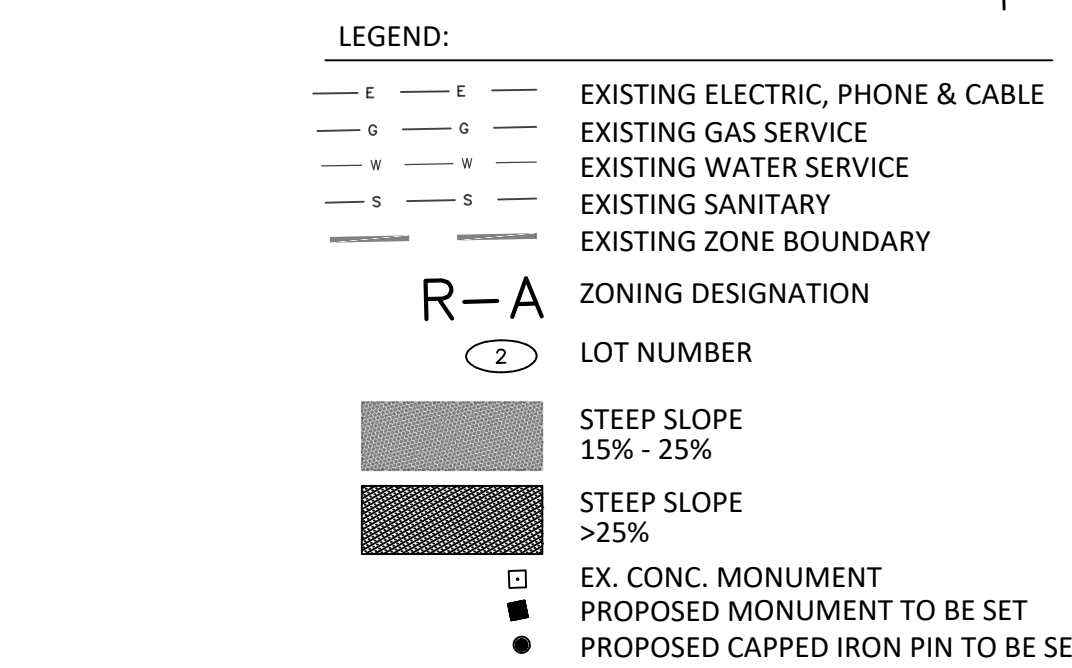
NOTICE TO APPLICANTS

Electric:	Telephone:	Gas:	Gas Pipeline:	Water:	Cable TV:	Sewer:
Public Service Electric Richard Franklin Mngr. Corporate Properties 80 Park Plaza T-68 Newark, NJ 07102	Verizon William Higgins OSP Engineering/ROW Agent 99 West Main Street Freehold NJ 07728	Public Service Attn: Gas Manager 80 Park Plaza Newark, NJ 07102	Sun Pipe Line L.P. Connie Chadwick Right-of-Way Department Morriello Complex 325 Freewater Road Sinking Spring PA 19608	New Jersey American Water Operation Attn: Donna Short 1025 Laurel Oak Rd Voorhees, NJ 08843	Comcast of Central Jersey II Construction Mngr. 50 Randolph Road Somerset, NJ 08873	Sewer Operating Committee 400 Witherspoon St Princeton NJ 08542



IMPERVIOUS SURFACE CALCULATIONS

Lot	Impervious Surface	Driveway	Total Impervious
LOT 4.01	EXISTING IMPERVIOUS = 181,395	DRIVEWAY REMOVED = 10,669	TOTAL IMPERVIOUS = 170,726
LOT 4.03	DWELLING = 4,198	GARAGE = 748	DRIVEWAY = 3,710
LOT 4.04	DWELLING = 4,031	POOL = 874	PATIO = 1,875
LOT 4.05	DWELLING = 4,031	GARAGE = 748	DRIVEWAY = 4,400
TOTAL IMPERVIOUS = 11,180			



I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A FIELD SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREBY, BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 17:27-1. LAND SURVEYOR: PREPARATION OF LAND SURVEYS, AND IS SUBJECT TO THE FINDINGS OF A FILL AND ACCURATE TITLE SEARCH, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. THE FINAL RESOLUTION OF THE LOCATION OF RECORD TITLE LINES IS SUBJECT TO JUDICIAL CONSIDERATION. THESE FINDINGS REPRESENT MY PROFESSIONAL OPINION OF THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY. THEY ARE SUBJECT TO AGREEMENT BY ADJOINERS, AND MAY BE SUBJECT TO VARYING INTERPRETATION BY OTHERS.

THIS MAP IS MADE TO PROVIDE INFORMATION SOLELY TO THE ABOVE NAMED PARTIES ONLY FOR THE ORIGINAL PURPOSE OF THIS SURVEY AND WHERE PREPARED FOR CONVEYANCE, SPECIFICALLY IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

THIS SURVEY DOES NOT PURPORT TO REFLECT ONSITE OR NEARBY PHYSICAL CONDITIONS SUCH AS AREAS OF FRESHWATER INLAND WETLANDS (OR THEIR ASSOCIATED BUFFERS), AREAS OF FLOODING OR TIDALLANDS, HAZARDOUS WASTE CONDITIONS, ELECTROMAGNETIC FIELDS OR UNDERGROUND UTILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREBY, EXCEPT AS NOTED. THIS SURVEY DOES NOT REPORT ON RESTRICTIVE COVENANTS, ZONING SETBACKS, MASTER PLAN OR OTHER LAND USE REGULATIONS, WHETHER LOCAL, STATE OR FEDERAL, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREBY.

CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."

VINCENT J. RIGELON, JR. N.J.P.L.S.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 33111

8/16/24

DRAWN BY: AHM CHECKED BY: EBR

File: 2022-22-104

ZONE: R-A

DESCRIPTION	REQUIRED	PROPOSED		
		LOT 4.01	LOT 4.02	LOT 4.03
LOT AREA	174,240 SF	1,539,773 SF	174,416 SF	174,261 SF
LOT WIDTH	4 AC	35.3483 AC	4.0040 AC	4.0005 AC
LOT DEPTH	200 FT.	541.42 FT.	482.34 FT.	496.65 FT.
LOT FRONTAGE	300 FT.	1,656.3 FT.	362.0 FT.	313.26 FT.
FRONT BLDG. SETBACK	50 FT.	784.5 FT.	93.4 FT.	93.4 FT.
SIDE BLDG. SETBACK (EACH)	40 FT.	109.8 FT.	108.7 FT.	108.7 FT.
REAR BLDG. SETBACK	40 FT.	240.4 FT.	208.3 FT.	208.3 FT.
BLDG. SETBACK-HEIGHT RATIO	1/1.5	8.1/1		
MAX. % BLDG. F.A.R.	6.5%	5.7%		2.8%
PARKING SETBACK - FRONT	40 FT.	474.8 FT.		
SIDE	50 FT.	168.5 FT.		
REAR	40 FT.	195.7 FT.		
MAX. PERMITTED IMPERVIOUS COVERAGE (>4 AC)	14.0%	11.5%		5.3%

FLOOR AREA RATIO (FAR)

LOT	FIRST FLOOR	SECOND FLOOR	TOTAL FLOOR AREA
LOT 4.03	4,155 SF	748 SF	4,903 SF
LOT 4.04	4,031 SF	1,017 SF	5,048 SF
LOT 4.01	4,015 SF	12,037 SF	17,140 SF
BUILDING #1	4,015 SF		4,015 SF
BUILDING #2	12,037 SF		12,037 SF
BUILDING #3	53,645 SF		53,645 SF
BUILDING #4	17,140 SF		17,140 SF
BUILDING #5	565 SF		565 SF
BUILDING #6	419 SF		419 SF
TOTAL	87,821 SF		87,821 SF

ZONE: R-B

DESCRIPTION	REQUIRED	PROPOSED	
		LOT 4.04	LOT 4.05
LOT AREA	130,680 SQ. FT.	130,712 SF	130,713 SF
LOT WIDTH	3 AC	3.0008 AC	3.0008 AC
LOT DEPTH	200 FT.	301.81 FT.	496.65 FT.
LOT FRONTAGE	200 FT.	301.81 FT.	294.02 FT.
FRONT BLDG. SETBACK	40 FT.	175.8 FT.	175.8 FT.
SIDE BLDG. SETBACK	35 FT. (EACH)	69.0 FT.	69.0 FT.
REAR BLDG. SETBACK	35 FT.	186.9 FT.	186.9 FT.
MAX. BLDG. HEIGHT	35 FT.		
BLDG. SETBACK-HEIGHT RATIO	1:1.5		
MAX. % BLDG. F.A.R.	7.5%	3.9%	
PARKING SETBACK - FRONT	35 FT.		
SIDE	40 FT.		
REAR	35 FT.		
MAX. PERMITTED IMPERVIOUS COVERAGE (3 AC. - 4 AC.)	15.0%	8.6%	

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEFS FIND IT CONFORMS WITH THE PROVISIONS OF "THE MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.

MUNICIPAL ENGINEER _____ DATE _____

THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY AND HAS APPROVED THIS MAP AND THE MAP COMPLIES WITH ALL PROVISIONS OF THE "MAP FILING LAW." I FURTHER CERTIFY THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN THE TIME LIMIT PROVIDED IN THE "MUNICIPAL LAND USE LAW," P.L.1975, C.291 (C.40:55D-1 ET SEQ.) OR LOCAL ORDINANCE. I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS AS DESIGNATED AND SHOWN ON THIS MAP.

MUNICIPAL CLERK _____ DATE _____

I HEREBY CERTIFY THAT A MAP SHOWING ALL UTILITIES AND ALL OTHER REQUIRED ON-TRACT IMPROVEMENTS IN THE EXACT LOCATION AND ELEVATION, IDENTIFYING THOSE PORTIONS ALREADY INSTALLED AND THOSE TO BE INSTALLED AND SPECIFYING THOSE UTILITIES AND OTHER ON-TRACT IMPROVEMENTS THAT ARE TO BE COVERED BY PERFORMANCE OR MAINTENANCE GUARANTEES HAS BEEN PROVIDED BY THE APPLICANT.

MUNICIPAL ENGINEER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF PRINCETON AS A MAJOR SUBDIVISION DEVELOPMENT.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

OWNER CERTIFICATION:
 I (WE) HEREBY CONSENT TO THE FILING OF THIS MAJOR SUBDIVISION APPLICATION WITH THE MUNICIPAL PLANNING BOARD OF PRINCETON.

PRINCETON ACADEMY OF SACRED HEART _____ DATE _____

REVISIONS

NO.	DATE	DESCRIPTION	DRN	CHK
1	1/20/24	PER COMPLETENESS REVIEW DATED 11/22/23		
2	5/15/24	REVISED PER LOT 3.02 DESCRIPTION		
3	12/16/24	PER RESOLUTION OF APPROVAL DATED 4/18/24		
4	8/14/24	REVISE R.O.W. DEDICATION ALONG DRAKES CORNER ROAD		

GOLDENBAUM BAIL ENGINEERING INC.

ENGINEERING • LAND SURVEYING • PLANNING
 CERTIFICATE OF AUTHORIZATION NUMBER 24GA28220200

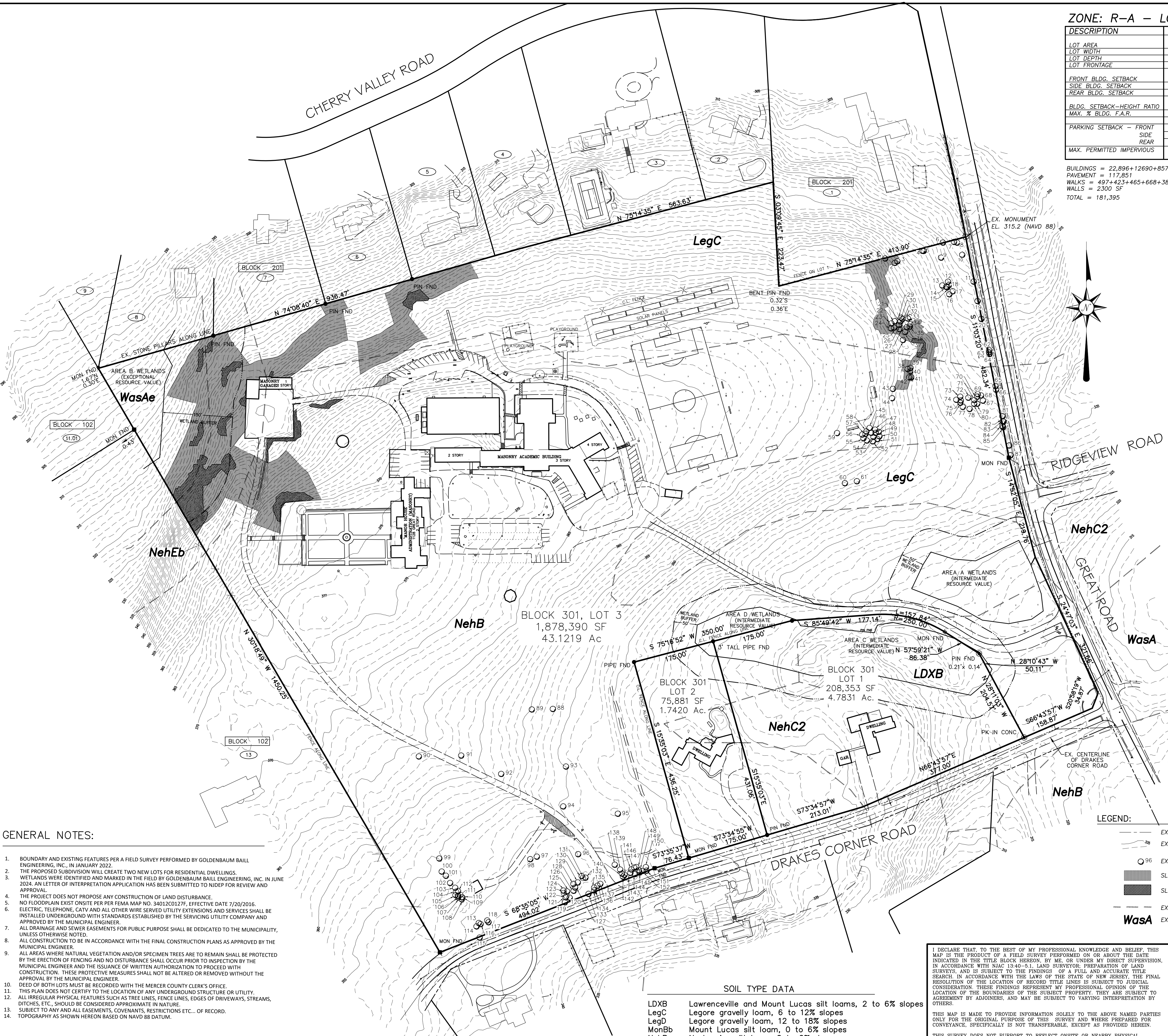
MAILING ADDRESS
 1509 ROUTE 179
 LAMBERTVILLE, NJ 08530

Telephone: (609) 397-1505
 Fax: (609) 397-1739

GBA@BAMAIL.COM
 WWW.GOLDENBAUMBAIL.COM

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN
 PREPARED FOR BLOCK 301, LOT 3, SHEET 3
BLOCK 301, LOTS 1, 2 & 3
 PRINCETON, MERCER COUNTY, NEW JERSEY

SCALE:	DATE:	PROJ. NO.:
1"=100'	5/30/23	3



ZONE: R-A - LOT 3

DESCRIPTION	REQUIRED	EXISTING	VARIANCE
LOT AREA	174,240 SF	1,878,390	NO
LOT WIDTH	4 AC	43,121.9 AC	NO
LOT DEPTH	200 FT.	541.42 FT.	NO
LOT FRONTAGE	300 FT.	1,656.3 FT.	NO
FRONT BLDG. SETBACK	40 FT.	574.0 FT.	NO
SIDE BLDG. SETBACK	50 FT.	836.8 FT.	NO
REAR BLDG. SETBACK	40 FT. (EACH)	109.6 FT.	NO
BLDG. SETBACK-HEIGHT RATIO	1/1.5	8.1/1	NO
MAX. % BLDG. F.A.R.	6.5%	6.4%	NO
PARKING SETBACK - FRONT	40 FT.	679.3 FT.	NO
PARKING SETBACK - SIDE	50 FT.	166.0 FT.	NO
PARKING SETBACK - REAR	40 FT.	526.8 FT.	NO
MAX. PERMITTED IMPERVIOUS COVERAGE (>4 AC.)	14.0%	9.7%	NO

BUILDINGS = 22,896+12690+8570+2,894+419+565+502+510 = 49,046
 PAVEMENT = 117,851
 WALKS = 497+423+465+668+382+257+616+92+328+8470 = 12,198
 WALLS = 2300 SF
 TOTAL = 181,395

ZONE: R-A - LOT 1

DESCRIPTION	REQUIRED	LOT 1
LOT AREA	174,240 SF	208,353 SF
LOT WIDTH	4 AC	4,783.1 AC
LOT DEPTH	200 FT.	496.65 FT.
LOT FRONTAGE	300 FT.	313.26 FT.
FRONT BLDG. SETBACK	40 FT.	589.04 FT.
SIDE BLDG. SETBACK	50 FT.	98.6 FT.
REAR BLDG. SETBACK	40 FT. (EACH)	394.7 FT.
BLDG. SETBACK-HEIGHT RATIO	1/1.5	208.3 FT.
MAX. % BLDG. F.A.R.	6.5%	
PARKING SETBACK - FRONT	40 FT.	
PARKING SETBACK - SIDE	50 FT.	
PARKING SETBACK - REAR	40 FT.	
MAX. PERMITTED IMPERVIOUS COVERAGE (>4 AC.)	14.0%	4.4%

LOT 1
 DWELLING = 4,198
 GARAGE = 748
 PATIO = 495
 DRIVEWAY = 3,710
 TOTAL IMPERVIOUS = 9,151

ZONE: R-B - LOT 2

DESCRIPTION	REQUIRED	LOT 2
LOT AREA	130,880 SQ. FT.	75,881 SF
LOT WIDTH	3 AC.	1,7420
LOT DEPTH	200 FT.	175.0 FT.
LOT FRONTAGE	200 FT.	431.06 FT.
FRONT BLDG. SETBACK	40 FT.	175.8 FT.
SIDE BLDG. SETBACK	35 FT. (EACH)	14.6 FT.
REAR BLDG. SETBACK	35 FT.	186.9 FT.
BLDG. SETBACK-HEIGHT RATIO	1/1.5	
MAX. % BLDG. F.A.R.	7.5%	
PARKING SETBACK - FRONT	35 FT.	
PARKING SETBACK - SIDE	40 FT.	
PARKING SETBACK - REAR	35 FT.	
MAX. PERMITTED IMPERVIOUS COVERAGE (1.5 AC. - 1.99 AC.)	19.5%	8.6%

LOT 2
 DWELLING = 4,031
 POOL = 874
 PATIO = 1,875
 DRIVEWAY = 4,400
 TOTAL IMPERVIOUS = 11,180

EXISTING TREE

TAG	DBH	SPECIES
1	40	PINE 53 30
2	42	PINE 54 24
3	24	PINE 55 24
4	36	PINE 56 30
5	18	TREE 57 12
6	30	TREE 58 16
7	30	TREE 59 10
8	14	TREE 60 42
9	18	TREE 61 40
10	10	TREE 62 18
11	10	TREE 63 18
12	46	PINE 64 18
13	46	PINE 65 12
14	46	PINE 66 10
15	18	PINE 67 36
16	46	PINE 68 24
17	46	PINE 69 24
18	46	PINE 70 24
19	10	TREE 71 8
20	12	TREE 72 18
21	24	PINE 73 26
22	10	PINE 74 24
23	36	PINE 75 32
24	36	PINE 76 32
25	10	PINE 77 34
26	24	PINE 78 34
27	18	PINE 79 42
28	48	PINE 80 30
29	24	PINE 81 12
30	18	TREE 82 18
31	24	PINE 83 12
32	36	PINE 84 12
33	24	PINE 85 12
34	36	PINE 86 14
35	36	PINE 87 14
36	24	TREE 88 24
37	24	PINE 89 24
38	22	TREE 90 20
39	30	PINE 91 36
40	30	TREE 92 20
41	36	PINE 93 30
42	32	TREE 94 18
43	12	TREE 95 40
44	12	TREE 96 26
45	28	PINE 97 26
46	18	PINE 98 18
47	24	PINE 99 24
48	24	PINE 100 28
49	36	PINE 101 24
50	36	PINE 102 6
51	36	PINE 103 24
52	36	PINE 104 24

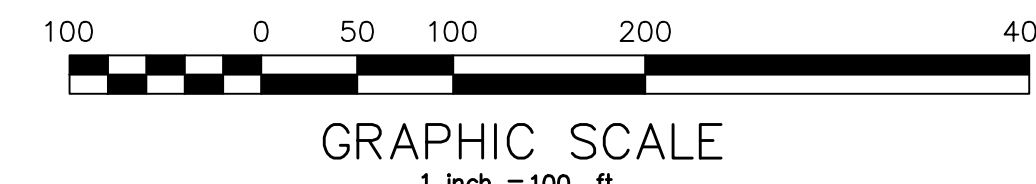
GENERAL NOTES:

- BOUNDARY AND EXISTING FEATURES PER A FIELD SURVEY PERFORMED BY GOLDENBAUM BAIL ENGINEERING, INC. IN JANUARY 2022.
- THE PROPOSED SUBDIVISION WILL CREATE TWO NEW LOTS FOR RESIDENTIAL DWELLINGS.
- WETLANDS WERE IDENTIFIED AND MARKED IN THE FIELD BY GOLDENBAUM BAIL ENGINEERING, INC. IN JUNE 2024. AN LETTER OF INTERPRETATION APPLICATION HAS BEEN SUBMITTED TO NJDEP FOR REVIEW AND APPROVAL.
- THE PROJECT DOES NOT PROPOSE ANY CONSTRUCTION OF LAND DISTURBANCE.
- NO FLOODPLAIN EXIST ON-SITE PER FEMA MAP NO. 34012C01277, EFFECTIVE DATE 7/20/2016.
- ELECTRIC, TELEPHONE, CATV AND ALL OTHER WIRE SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND WITH STANDARDS ESTABLISHED BY THE SERVICING UTILITY COMPANY AND APPROVED BY THE MUNICIPAL ENGINEER.
- ALL DRAINAGE AND SEWER EASEMENTS FOR PUBLIC PURPOSE SHALL BE DEDICATED TO THE MUNICIPALITY, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FINAL CONSTRUCTION PLANS AS APPROVED BY THE MUNICIPAL ENGINEER.
- ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIES TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE MUNICIPAL ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT THE APPROVAL BY THE MUNICIPAL ENGINEER.
- DEED OF BOTH LOTS MUST BE RECORDED WITH THE MERCER COUNTY CLERK'S OFFICE.
- THIS PLAN DOES NOT CERTIFY TO THE LOCATION OF ANY UNDERGROUND STRUCTURE OR UTILITY.
- ALL IRREGULAR PHYSICAL FEATURES SUCH AS TREE LINES, FENCE LINES, EDGES OF DRIVEWAYS, STREAMS, DITCHES, ETC., SHOULD BE CONSIDERED APPROXIMATE IN NATURE.
- SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS ETC... OF RECORD.
- TOPOGRAPHY AS SHOWN HEREON BASED ON NAVD 88 DATUM.

SOIL TYPE DATA

- LDXB Lawrenceville and Mount Lucas silt loams, 2 to 6% slopes
- LegC Legore gravelly loam, 6 to 12% slopes
- LegD Legore gravelly loam, 12 to 18% slopes
- MonBb Mount Lucas silt loam, 0 to 6% slopes
- NehB Neshaminy silt loam, 2 to 6% slopes
- NehC2 Neshaminy silt loam, 6 to 12% slopes
- NehEb Neshaminy silt loam, 18 to 35% slopes
- WasA Watchung silt loam, 0 to 2% slopes
- WasAe Watchung silt loam, 0 to 3% slopes

- LEGEND:**
- EXISTING ROAD CENTERLINE
 - EXISTING CONTOURS
 - EXISTING TREE
 - SLOPE AREA 15% - 25%
 - SLOPE AREA >25%
 - EXISTING SOIL BOUNDARY
 - EXISTING SOIL TYPE



REVISIONS

NO.	DATE	DESCRIPTION	DRN BY	CHK BY
1	1/20/24	PER COMPLETENESS REVIEW DATED 1/22/23		
2	2/16/24	PER RESOLUTION OF APPROVAL DATED 4/18/24		
3	07/16/24	NO CHANGE MARK TO THIS PLAN		

I DECLARE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP IS THE PRODUCT OF A FIELD SURVEY PERFORMED ON OR ABOUT THE DATE INDICATED IN THE TITLE BLOCK HEREON, BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH NJAC 13-40-5.1, LAND SURVEYOR; PREPARATION OF LAND SURVEYS, AND IS SUBJECT TO THE FINDINGS OF A FILE AND ACCURATE TITLE SEARCH, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW JERSEY. THE FINAL RESOLUTION OF THE LOCATION OF RECORD TITLE LINES IS SUBJECT TO JUDICIAL CONSIDERATION. THESE FINDINGS REPRESENT MY PROFESSIONAL OPINION OF THE LOCATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY. THEY ARE SUBJECT TO AGREEMENT BY ADJOINERS, AND MAY BE SUBJECT TO VARYING INTERPRETATION BY OTHERS.

THIS MAP IS MADE TO PROVIDE INFORMATION SOLELY TO THE ABOVE NAMED PARTIES ONLY FOR THE ORIGINAL PURPOSE OF THIS SURVEY AND WHERE PREPARED FOR CONVEYANCE, SPECIFICALLY IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

THIS SURVEY DOES NOT PURPORT TO REFLECT ON-SITE OR NEARBY PHYSICAL CONDITIONS SUCH AS AREAS OF FRESHWATER INLAND WETLANDS (OR THEIR ASSOCIATED BUFFERS), AREAS OF FLOODING OR TIDALWATERS, HAZARDOUS WASTE CONDITIONS, ELECTROMAGNETIC FIELDS OR UNDERGROUND UTILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREON, EXCEPT AS NOTED. THIS SURVEY DOES NOT REPORT ON RESTRICTIVE COVENANTS, ZONING SETBACKS, MASTER PLAN OR OTHER LAND USE REGULATIONS WHETHER LOCAL, STATE OR FEDERAL, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE PROPERTY SHOWN HEREON.

CERTIFICATE OF AUTHORIZATION NUMBER 24G28220200

9/18/23

VINCENT J. RIGELON, JR. N.J.P.L.S.
 NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. 33111

DRAWN BY: AHM CHECKED BY: EBR

File: 2022\22-104

GOLDENBAUM BAIL ENGINEERING INC.

ENGINEERING • LAND SURVEYING • PLANNING
 CERTIFICATE OF AUTHORIZATION NUMBER 24G28220200 WWW.GOLDENBAUMBAIL.COM

MAILING ADDRESS
 1509 ROUTE 179
 LAMBERTVILLE, NJ 08530
 Telephone: (609) 397-1505
 Fax: (609) 397-1739

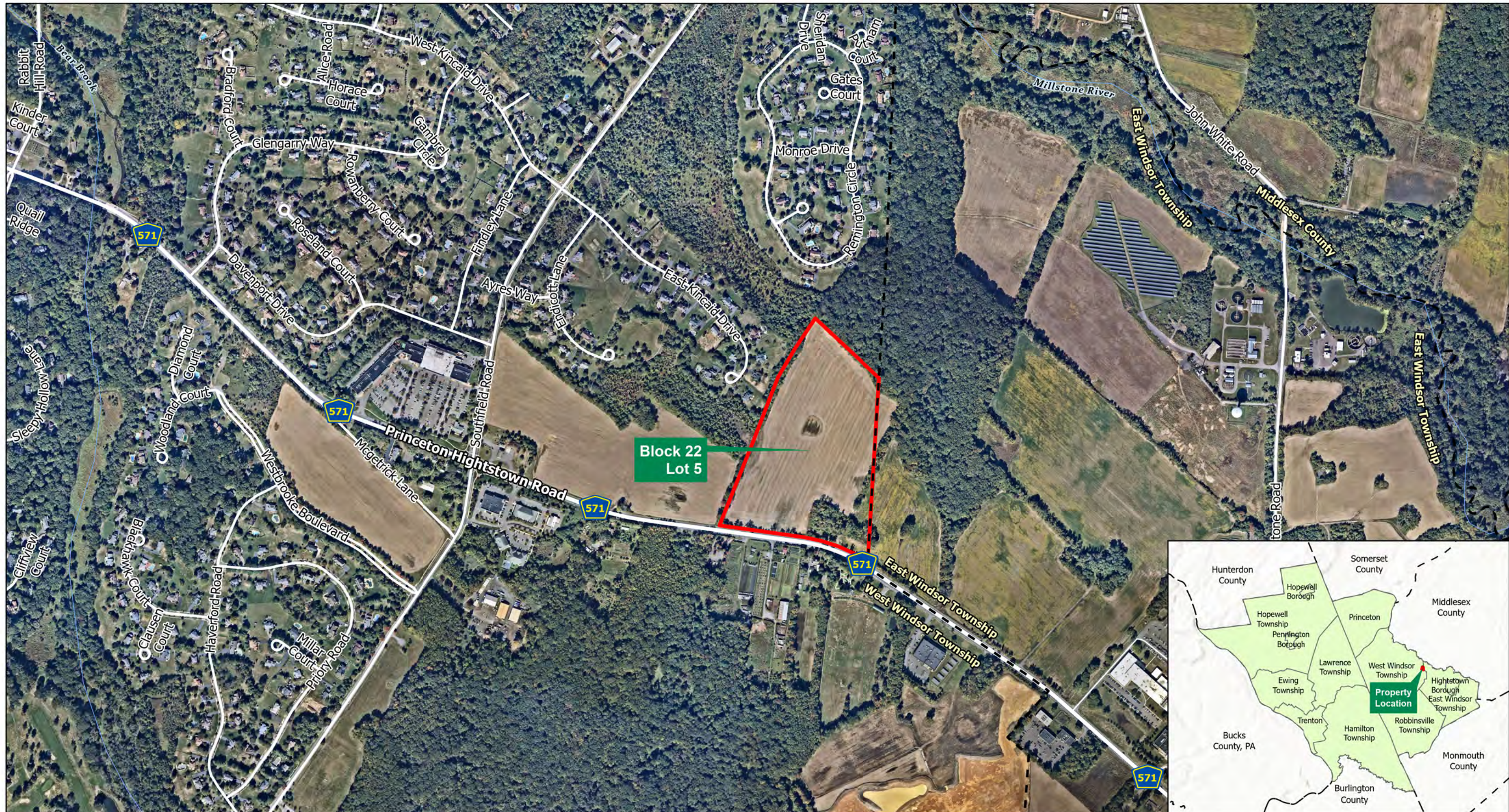
BOUNDARY & TOPOGRAPHIC SURVEY
 PREPARED FOR BLOCK 301, LOT 3, SHEET 3
BLOCK 301, LOTS 1, 2 & 3
 PRINCETON, MERCER COUNTY, NEW JERSEY

SCALE: 1"=100' DATE: 5/30/23 PROJ. NO: 22-104 2



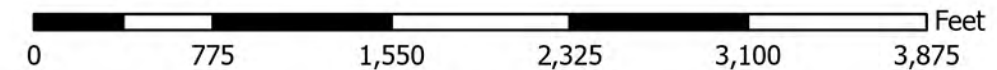
JDN Warehouse Princeton-Hightstown Road Township of West Windsor

Block 22 Lot 5



1 inch equals 833 feet

MC#21-708



GENERAL NOTES

- 1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/NS/D LAND TITLE SURVEY... OWNER/APPLICANT: IVI WINDSOR LOGISTICS CENTER, LLC... PARCEL DATA: BLOCK 22, LOT 5... ZONE: ROM-3 (RESEARCH OFFICE, LIMITED MANUFACTURING) INDUSTRIAL DISTRICT... EXISTING USE: UNDEVELOPED AGRICULTURE (PERMITTED USE) (S 200-214)...

Table with 4 columns: ZONE REQUIREMENT, ZONE ROM-3, EXISTING, PROPOSED. Rows include MINIMUM LOT AREA, MINIMUM LOT AREA FOR WAREHOUSE AND DISTRIBUTION FACILITIES, MINIMUM LOT WIDTH, MINIMUM LOT FRONTAGE, MINIMUM FRONT YARD SETBACK, MINIMUM REAR YARD SETBACK, MINIMUM SIDE YARD SETBACK, MINIMUM DISTANCE BETWEEN BUILDINGS, MINIMUM IMPROVEMENT COVERAGE, MAXIMUM BUILDING HEIGHT, BUILDING PERIMETER FRONTAGE.

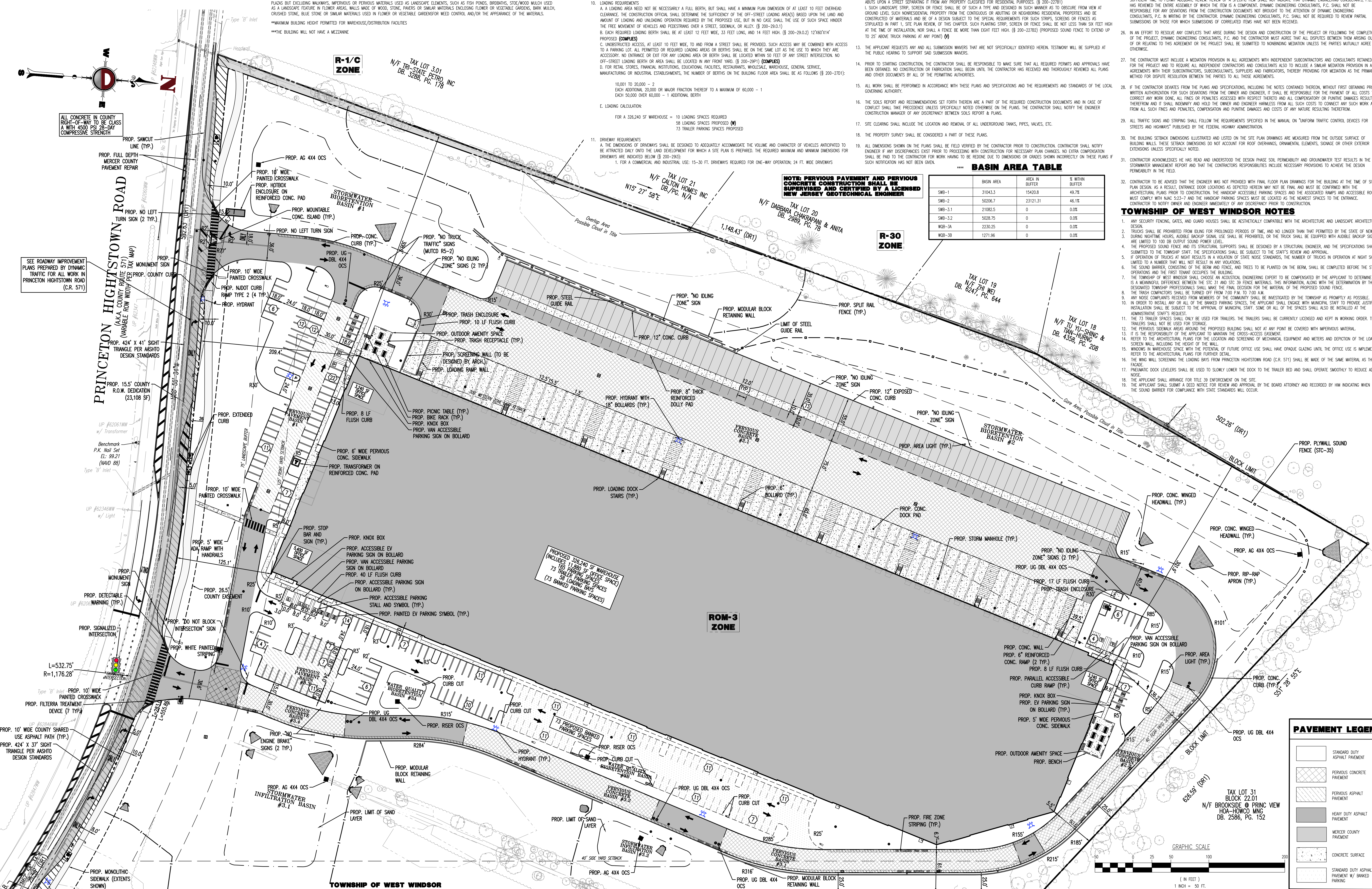
N/S: NOT STANDARD, N/A: NOT APPLICABLE, (E): EXISTING NON-CONFORMANCE, (V): VARIANCE. *THE BUILDING COVERAGE PLUS THE AREA OF ALL PAVED SURFACES... **THE BUILDING WILL NOT HAVE A MEZZANINE.

- 9. PARKING REQUIREMENTS: A. STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH... B. PARKING SHALL BE PERMITTED IN THE FRONT, REAR, AND SIDE YARD SETBACKS... C. PARKING AND LOADING IS PERMITTED BETWEEN THE FRONTS OF BUILDINGS AND THE STREET LINE... D. PARKING FOR THE UNDEVELOPED, THE NUMBER, LOCATION, SIZE AND MARKING OF SPACES SHALL CONFORM TO THE DESIGN REQUIREMENTS... E. PARKING AT WAREHOUSE AND DISTRIBUTION FACILITIES... F. PER N.J. SENATE BILL S2323... G. UNDEVELOPED ACCESS... H. DRAWING REQUIREMENTS... I. LOADING CALCULATION...

- 2. ALL DRIVEWAYS SHALL BE FIVE FEET WIDE AT THE CURBLINE... 3. WHERE ACCESS TO A PARKING AREA OF 100 OR MORE SPACES IS PROVIDED... 4. ACCESS FOR THE MOVEMENT AND CIRCULATION OF VEHICLES SHALL BE PERMITTED... 5. PARKING REQUIREMENTS... 6. PARKING AT WAREHOUSE AND DISTRIBUTION FACILITIES... 7. UNDEVELOPED ACCESS... 8. DRAWING REQUIREMENTS... 9. LOADING CALCULATION...

- 10. SOLID WASTE TO BE DEPOSITED BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS... 11. ALL EXCAVATED UNDESIRABLE MATERIAL SHALL BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION... 12. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING DURING EXCAVATION... 13. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION... 14. NEITHER THE PROFESSIONAL ACTS OF DYNAMIC ENGINEERING CONSULTANTS... 15. DYNAMIC ENGINEERING CONSULTANTS... 16. THE CONTRACTOR SHALL OBTAIN A MEDIATION PROVISION... 17. ANY SECURITY FENCING, GATES, AND GUARD HOUSES SHALL BE AESTHETICALLY COMPATIBLE... 18. TRUCKS SHALL BE PROHIBITED FROM DUMPING... 19. THE TOWNSHIP OF WEST WINDSOR NOTES... 20. THE CONTRACTOR SHALL BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL PLAN DRAWINGS... 21. ANY SECURITY FENCING, GATES, AND GUARD HOUSES SHALL BE AESTHETICALLY COMPATIBLE... 22. TRUCKS SHALL BE PROHIBITED FROM DUMPING... 23. DURING NIGHTTIME HOURS, ALLODIBLE BACKUP SIGNALS... 24. THE PROPOSED SOUND FENCE AND ITS STRUCTURAL SUPPORTS... 25. THE TOWNSHIP OF WEST WINDSOR SHALL CHOOSE AN INDEPENDENT ENGINEERING EXPERT... 26. THE TRUCK COMPACTORS SHALL BE TURNED OFF FROM 7:00 P.M. TO 7:00 A.M... 27. ANY NOISE COMPLAINTS RECEIVED FROM MEMBERS OF THE COMMUNITY... 28. THE APPLICANT SHALL ARRANGE FOR TITLE 39 ENFORCEMENT ON THE SITE... 29. THE APPLICANT SHALL SUBMIT A DEED NOTICE FOR REVIEW AND APPROVAL... 30. THE CONTRACTOR SHALL BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL PLAN DRAWINGS... 31. ANY SECURITY FENCING, GATES, AND GUARD HOUSES SHALL BE AESTHETICALLY COMPATIBLE...

Basin Area Table with 4 columns: BASIN AREA, AREA IN BUFFER, % WITHIN BUFFER. Rows include SHB-1, SHB-2, SHB-3, SHB-4, SHB-5, SHB-6, SHB-7, SHB-8.



PAVEMENT LEGEND table with 2 columns: PAVEMENT TYPE, DESCRIPTION. Includes STANDARD DUTY ASPHALT PAVEMENT, PERVIOUS CONCRETE PAVEMENT, PERVIOUS ASPHALT PAVEMENT, HEAVY DUTY ASPHALT PAVEMENT, MEDIUM DUTY ASPHALT PAVEMENT, CONCRETE SURFACE, STANDARD DUTY ASPHALT PAVEMENT W/ BANDED PAVING.

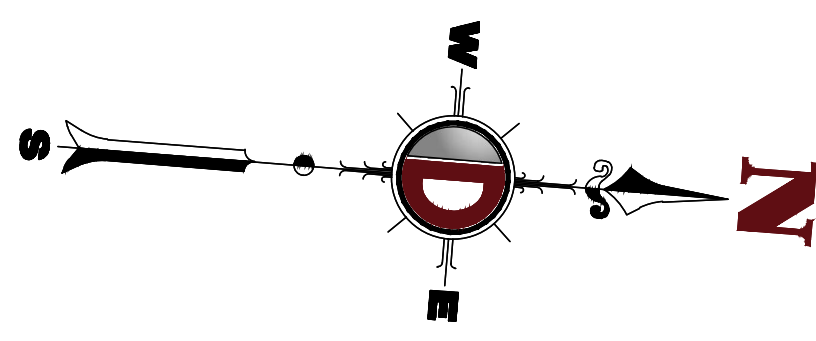
DYNAMIC ENGINEERING logo and project information table with columns for REVIEW, DATE, COMMENTS.

FINAL FOR SEWER DESIGN and TOWNSHIP OF WEST WINDSOR NOTES sections.

DYNAMIC ENGINEERING contact information and project details.

BRETT W. SKAPINETZ and DANIEL T. SEHNAL professional information and SITE PLAN title block.

Vertical text on the left edge: Project: 07/13/23 - 10:03 AM, File: P:\ALP\PROJECTS\1709 Broadfield Properties\19-007 West Windsor\Site Plans\190709007SS.dwg, Date: 04/11/2024 10:03 AM.

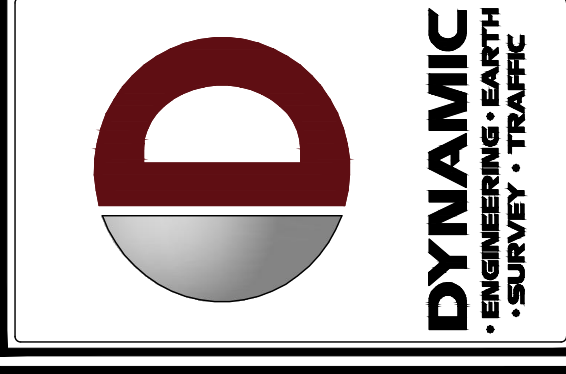
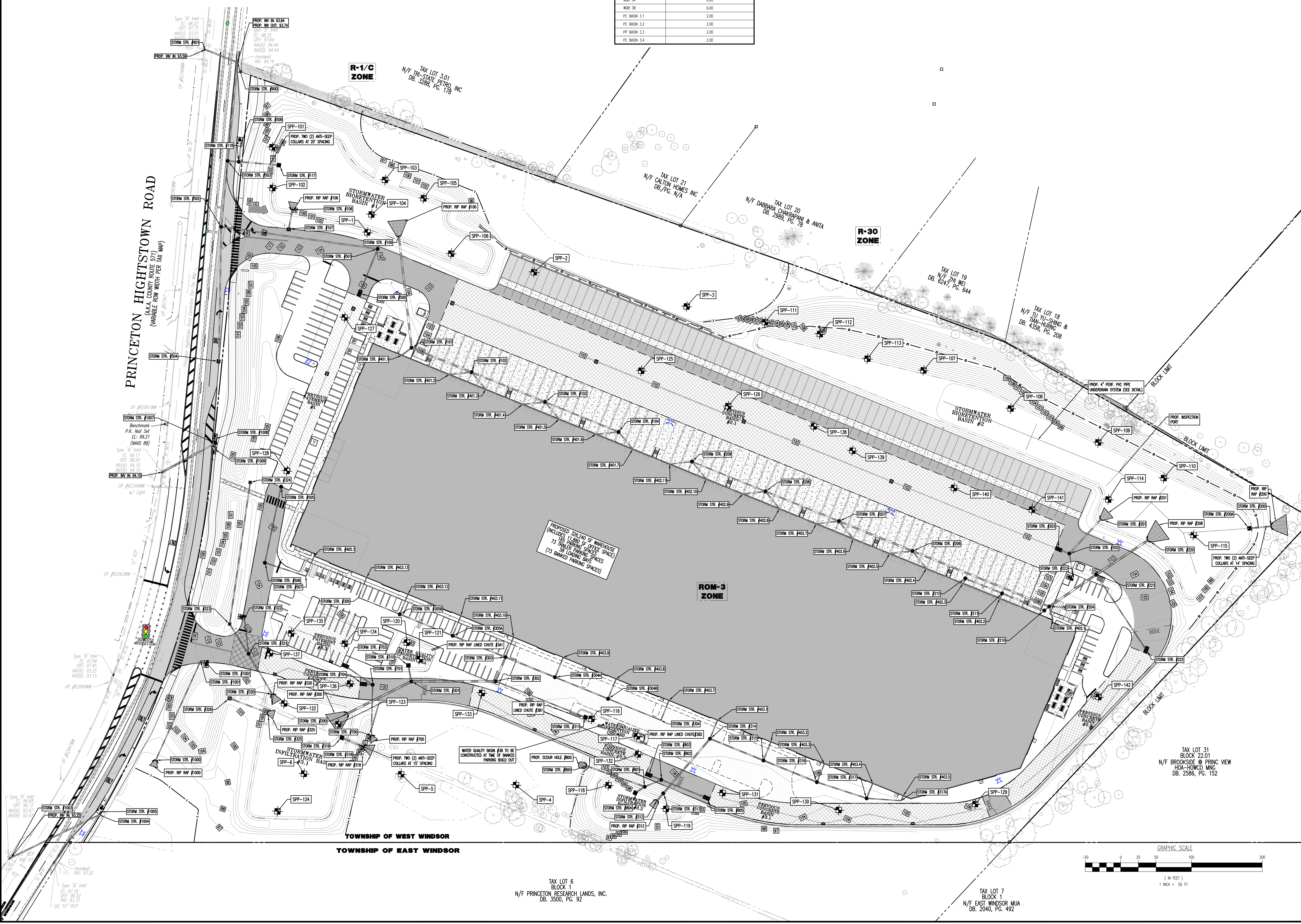


SOIL TESTING NOTES

1. FOR ADDITIONAL INFORMATION REGARDING SOIL TESTING PITS SHOWN ON PLAN, PLEASE REFER TO THE "REPORT OF SUPPLEMENTAL GEOTECHNICAL INVESTIGATION" PREPARED BY DYNAMIC EARTH, LLC DATED JANUARY 7, 2022.

PROPOSED INFILTRATION BMP K VALUES	
BMP	MINIMUM "K" VALUE FOR SUBSOIL FILL (IN/HR)
SMB 1	1.00
PP BASIN 1	1.00
SMB 2	2.00
PC BASIN 2.1	2.00
PC BASIN 2.2	2.00
SMB 3.1	8.00
SMB 3.2	2.00
WQB 3A	6.00
WQB 3B	6.00
PC BASIN 3.1	2.00
PC BASIN 3.2	2.00
PP BASIN 3.3	2.00
PC BASIN 3.4	2.00

LEGEND	
SPP-1XX	SOIL PROFILE PIT LOCATION (APPROXIMATE)
SMB	STORMWATER BASIN
WQB	WATER QUALITY BASIN
PP	PERVIOUS PAVEMENT
PC	PERVIOUS CONCRETE



REV.	DATE	COMMENTS
18	06/05/23	REVISED PER NADFP COMMENTS
17	04/18/23	REVISED PER ARCHITECTURAL COORDINATION AND TMA COMMENTS
16	02/23/23	REVISED PER ARCHITECTURAL COORDINATION
15	01/20/23	REVISED PER ARCHITECTURAL COORDINATION
14	12/22/22	REVISED PER ARCHITECTURAL COORDINATION
13	12/22/22	REVISED PER ARCHITECTURAL COORDINATION
12	11/28/22	REVISED PER RESOLUTION COMPLIANCE & ARCHITECTURAL COORDINATION
11	10/10/22	REVISED PER RESOLUTION COMPLIANCE
9	06/23/22	REVISED PER COUNTY COMMENTS
8	05/16/22	REVISED PER SPD COMMENTS
7	02/22/22	REVISED PER NADFP COMMENTS
6	02/22/22	REVISED PER NADFP COMMENTS
5	02/22/22	REVISED PER ROADWAY DESIGN COMMENTS

FINAL FOR SEWER DESIGN

ISSUED BY: KAC
 CHECKED BY: JDS
 DATE: 01/20/23

PROJECT: IVI WINDSOR B LOGISTICS CENTER, LLC
 PROPOSED WAREHOUSE
 300 PRINCETON HIGHTSTOWN ROAD (CG 571)
 TOWNSHIP OF WEST WINDSOR
 MERCER COUNTY, NEW JERSEY

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www.dynamiccc.com

BRETT W. SKAPINETZ
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 41985

DANIEL T. SEHNAL
 PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE NO. 53572

TITLE:
DRAINAGE PLAN

SCALE: (H) 1"=50'
 (V) 1"=20'

DATE: 09/02/2021

PROJECT No: 3709-99-007

SHEET No: **6** Rev. #:

Project: 07/13/23 - 10:05 AM - Rev. 01
 File: P:\USPC PROJECTS\3709 Broadfield Properties\99-007 West Windsor\Draw\Site Plans\0370999007SDR.dwg - 06 DRAINAGE PLAN