

PROPERTY OWNERS WITHIN 200 FT.

Block	Lot	Name	Address
Please find the requested list generated by this office. Please note the statement at the bottom of this form when utilizing the following pages.			
5	8.05	SRI International	333 Ravenswood Ave – Taxes, Menlo Park, CA 94025
6	6	NJ Dept of Transportation	1035 Parkway Ave-CN600, Trenton, NJ 08618
6	9	Jamie Hope LLC, 8 Sherwood Lane	Columbus, NJ 08022
6	10	CNR Property LLC; 22 Larchmont Court	Pennington, NJ 08534
6	12	Siderax Inc, 18 Benedek Road	Princeton, NJ 08540
6	14	Amtrak, Real Estate Dev Dept, 30 th St. Station	FL 55, Box 25, Philadelphia, PA 19104
6	27	National Railroad Passenger Corp	400 North Capital St NW, Washington, DC 20001
6	41	Joseph & James Weingart	35 Station Drive, Princeton, NJ 08550
6	44	NJ Transit Corp – Property Management	One Penn Plaza E, Newark, NJ 07105-2246
6	48	Far Sighted Investment LLC; PO Box 3081	Princeton, NJ 08543
6	57	Joseph & James Weingart	35 Station Drive, Princeton, NJ 08550
6	65	NJ Dept of Transportation	1035 Parkway Ave-CN600, Trenton, NJ 08618
6	66	Amtrak, Real Estate Dev Dept, 30 th St. Station	FL 55, Box 25, Philadelphia, PA 19104
6	67	Amtrak, Real Estate Dev Dept, 30 th St. Station	FL 55, Box 25, Philadelphia, PA 19104
13	1	11 Washington Rd, LLC; 255 Nassau St	PO Box 125, Princeton, NJ 08542
13	9	Thesa Ventures, LLC; 19 Washington Rd	Princeton, NJ 08550
13	10	Carnegie Holdings, LLC; 225 Turnbull Ave	Hamilton, NJ 08610
13	11	Carnegie Holdings, LLC; 225 Turnbull Ave	Hamilton, NJ 08610
13	12	Donald Schuler, Jr; 503 Stevens Rd	Morrisville, PA 19067
Notification also required for:			
Comcast, Monmouth Cluster, 751 Brick Blvd., Brick, NJ 08723			
Mercer County Dept. of Transportation, 640 S. Broad St., Admin. Bldg. Room 301, Trenton, NJ 08650			
Public Service Electric and Gas Company, Manager-Corporate Properties, 80 Park Plaza, T6B, Newark, NJ 07102			
NJ American Water Company Inc., GIS Supervisor, 1 Water Street, Camden, NJ 08102-1658			
Verizon-NJ c/o Wireline Engineering, 599 W. Main St. Fl#2, Freehold, NJ 07728			
JCP&L Real Estate, PO Box 1911, Morristown, NJ 07962			
List prepared and certified by: Lisa Komjati <i>Lisa Komjati</i> 2/1/21			

NOTE: - Service must be made in conformance with the Municipal Land Use, Chapter 291, Laws of NJ 1975, 440-519-12 - Notice of Applications.
- It is the applicant's responsibility to notify the appropriate State, County, and other such agencies as determined by the Municipal Land Use Law.
- State Law now requires that applicants with respect to certain applications for development provide notice to public utilities and cable television companies in accordance with N.J.S.A. 40:55D-12(b).

SIGNATURES

(PRELIMINARY) or (FINAL)

1. SITE PLAN OF _____ LOT _____ ZONE _____
BLOCK _____ SCALE _____
DATE _____
APPLICANT _____
ADDRESS _____
SITE PLAN CONTROL NO. _____
(Owner) _____ (Date) _____

2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE TOWNSHIP PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
(Chairman) _____ (Date) _____

3. To be signed before issuance of a Building Permit and incorporated only on a Final Site Plan (As applicable).
I HEREBY CERTIFY THAT A BOND HAS BEEN POSTED FOR ALL THE REQUIRED IMPROVEMENTS IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
(Township Clerk) _____ (Date) _____

(Building Permit Issued) _____ (Date) _____

4. To be incorporated only on Final Site Plan and signed prior to issuance of a Building Permit: VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT
(Township Clerk) _____ (Date) _____

5. APPROVED BY THE PLANNING BOARD (Preliminary Approval Date) _____
(Final Approval Date) _____
(Chairman) _____ (Date) _____

(Secretary) _____ (Date) _____

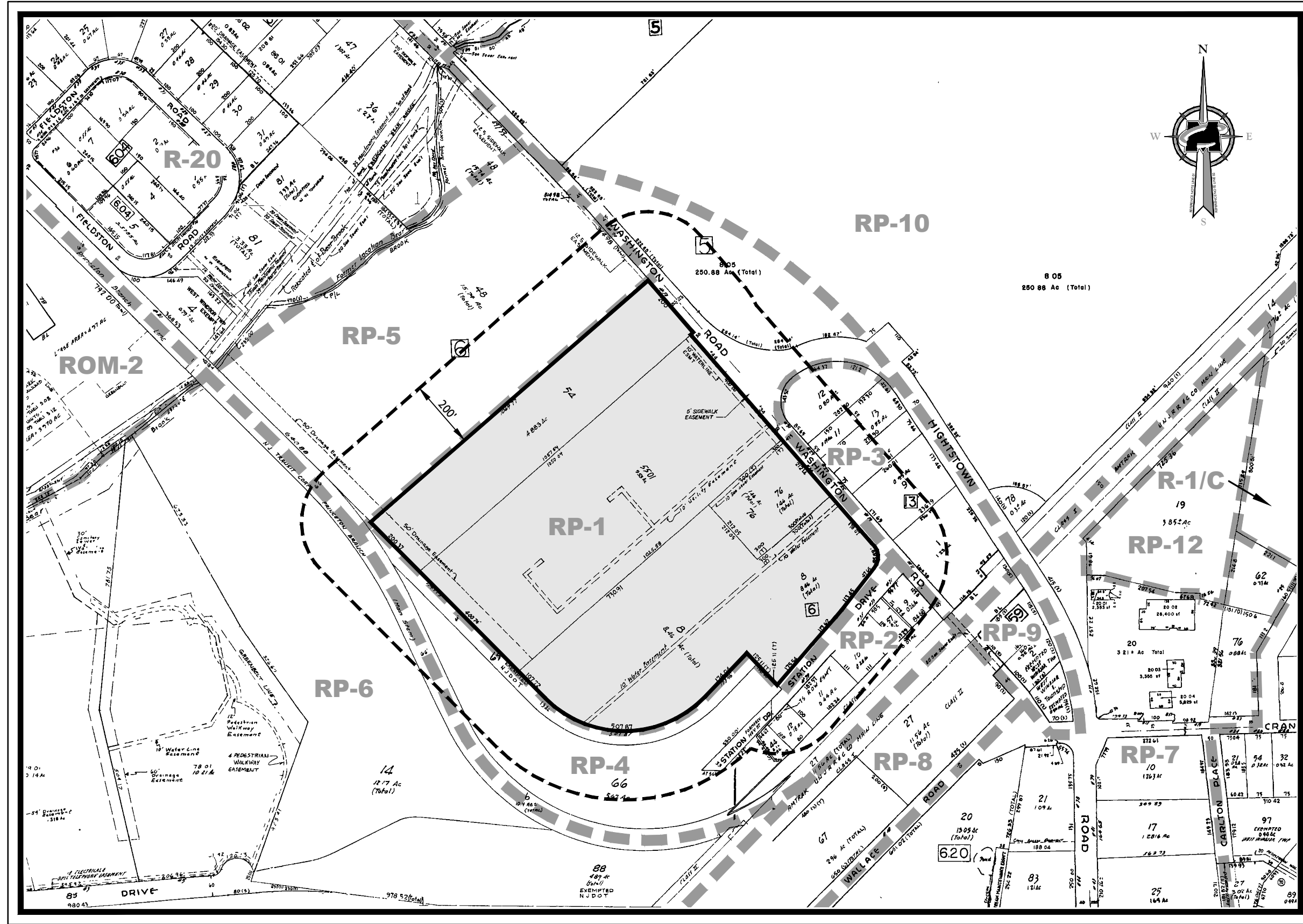
6. APPROVED BY THE HEALTH OFFICER
(Chairman) _____ (Date) _____

7. EXPIRATION OF APPROVAL (PRELIMINARY – 3 YEARS; FINAL – 2 YEARS)
Date of Expiration (Without Extensions) _____
(Not to be used for planning application form until pre-checked box)

INDEX OF SHEETS

SHT. No.	DESCRIPTION
1	COVER SHEET
2	OVERALL DIMENSION PLAN
3	PERMANENT SIGNAGE LOCATION PLAN
4 - 5	PERMANENT SIGNAGE DETAILS
6 - 7	TEMPORARY SIGNAGE & SALES TRAILER PLAN
8	TEMPORARY SIGNAGE & SALES TRAILER DETAILS

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR PRINCETON JUNCTION TRAIN STATION REDEVELOPMENT BLOCK 6 LOTS 8, 54, 55.01 AND 76 TOWNSHIP OF WEST WINDSOR MERCER COUNTY NEW JERSEY



KEY & ZONING MAP

R-1/C	LOW DENSITY RESIDENTIAL / CONSERVATION	RP-7	RP-7 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
R-20	LOW / MEDIUM DENSITY RESIDENTIAL	RP-8	RP-8 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-1	RP-1 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN	RP-9	RP-9 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-2	RP-2 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN	RP-10	RP-10 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN
RP-3	RP-3 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN	RP-12	RP-12 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN (AFFORDABLE HOUSING)
RP-4	RP-4 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN	ROM-2	RESEARCH / OFFICE / LIMITED MANUFACTURING
RP-5	RP-5 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN		
RP-6	RP-6 OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN		

SIGNAGE SCHEDULE

ORDINANCE SECT.	CONFORMANCE OR ORDINANCE (2000-32 B.1) [NON-RESIDENTIAL PLANNED DEVELOPMENT ZONE]	REQUIREMENT (2000-32 B.1) [RP-1 ZONE]	PROPOSED
WALL SIGNAGE "ATRIA BUILDING SIGN #1" & "ATRIA BUILDING SIGN #2"	LEADER OF 50 SF OR 90% OF BUSINESS FRONTAGE	5% OF TENANT WALL AREA	58.5 SF (SIGN #1) 119.5 SF (SIGN #2)
2000-32 B.1(a)	MAX. SIGN AREA	N/A	3 FT 6 IN (SIGN #1) 6 FT 6 IN (SIGN #2)
2000-32 B.1(b)	MAX. LETTER HEIGHT	N/A	3 FT
2000-32 B.1(c)	MAX. SIGN HEIGHT	N/A	4 FT
MONUMENT SIGNAGE "ATRIA MONUMENT SIGN #1"	1 BUSINESS	N/A	1
2000-32 B.1(a)	MAX. SIGN AREA	N/A	24 SF
2000-32 B.1(b)	MAX. SIGN HEIGHT	N/A	4 FT
INSTRUCTIONAL SIGNAGE "EAST GARAGE SIGN" & "WEST GARAGE SIGN #1 & #2"	VARIABLE	N/A	3
2000-32 B.1(a)	MAX. SIGN AREA	N/A	115.7 SF (WEST GARAGE) 78.1 SF (EAST GARAGE #2)
INSTRUCTIONAL SIGNAGE "DIRECTIONAL SIGN"	VARIABLE	N/A	1
2000-32 B.1(a)	MAX. SIGN AREA	N/A	12.67 SF
BANNER SIGNAGE "AVALON BANNER SIGN #1"	N/A	N/A	1
2000-32 B.1(a)	MAX. SIGN AREA	N/A	100 SF SIDE 48.25 SF
2000-32 B.1(b)	MAX. LETTER HEIGHT	N/A	3.58 FT
2000-32 B.1(c)	MAX. SIGN HEIGHT	N/A	22 FT
2000-32 B.1(d)	MAX. LETTER HEIGHT	N/A	50 FT
2000-32 B.1(e)	MAX. LETTER HEIGHT	N/A	24 IN
2000-32 B.1(f)	MAX. LETTER HEIGHT	N/A	1 FT 9 3/4 IN

THE FOLLOWING WAIVERS ARE REQUESTED:

2000-28(2)(2)(9) MINIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS AS REQUIRED BY THIS ARTICLE MAY ONLY BE EXCEEDED AS PERMITTED IN THIS ARTICLE OR WHERE IT CAN BE DEMONSTRATED AT THE TIME OF PLANNING BOARD REVIEW THAT SUCH ADDITIONAL PARKING FACILITIES ARE NECESSARY FOR THE ACTUAL OPERATION OF A PROPOSED USE WHEREAS PROPOSED PARKING IS ABOVE THE MINIMUM REQUIREMENT THRESHOLD.

2000-28(7)(E)(1)(B) WALL SIGNS ARE PERMITTED WITHIN THE RP-1 ZONE HOWEVER THE REQUIREMENT STATES THAT MAXIMUM WALL AREA IS BASED UPON 5% OF TENANT WALL AREA WHEREAS ATRIA'S WALL SIGNAGE IS NOT REPRESENTATIVE OF A TENANT.

2000-28(7)(E) THERE IS NO STANDARD FOR MONUMENT SIGNAGE WITHIN THE RP-1 ZONE WHEREAS ONE (1) MONUMENT SIGN IS PROPOSED.

2000-28(7)(E) THERE IS NO STANDARD FOR INSTRUCTIONAL SIGNAGE WITHIN THE RP-1 ZONE WHEREAS THREE (3) INSTRUCTIONAL SIGNS ARE PROPOSED.

2000-28(7)(E) THERE IS NO STANDARD FOR GROUND-MOUNTED PROJECT SIGNAGE WITHIN THE RP-1 ZONE WHEREAS NINE (9) GROUND-MOUNTED PROJECT SIGNS ARE PROPOSED.

2000-28(7)(F)(1) FOR TEMPORARY CONSTRUCTION AND SALES SIGNAGE ONE SIGN PER EACH ROAD FRONTAGE SHALL BE PERMITTED WHEREAS MULTIPLE SIGNS ARE PROPOSED.

GENERAL INFORMATION

PARKING REQUIREMENTS	REQUIRED	REQUIRED	PROPOSED
MULTIFAMILY	1,4375	1,4375X535=769	885
CONDOMINIUM	1,4375	1,4375X48=69	50 INSIDE BUILDING REMAINDER 12 WITHIN SURFACE LOT
TOWNHOUSE	2 SPACES	2X150=300	327
ASSISTED LIVING PER RIS	0.5 SPACES/UNIT	0.5X135=67.5	81 (DEDICATED)
NON-RESIDENTIAL	1 SPACE/1,000 SF	21.215 SF = 21.2 SAY	22 SPACES PROVIDED
HOTEL	0.6	N/A	N/A
TOTAL		1,228	1,405
ADA COMPLIANT:			2%

Building	Total Exterior Perimeter	Vehicle Accessible Perimeter	Courtyard Perimeter
Avalon East	2,600 LF	2,530 LF (97%)	1,030 LF
Avalon West	1,445 LF	1,390 LF (96%)	560 LF
Amtrak	1,165 LF	980 LF (80%)	
Condominium	643 LF	643 LF (100%)	
Townhouse	5,361 LF	5,361 LF (100%)	

5. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, AVALON BAY WEST WINDSOR, WEST WINDSOR TWP., MERCER COUNTY, NEW JERSEY, DATED DECEMBER 5, 2017 PREPARED BY JANIGAN, JOSEPH E. ROMANO, P.L.S. LIC. NO. 38273 OF NEW JERSEY AND SUPPLEMENTED BY A PLAN ENTITLED "EXISTING CONDITIONS PLAN FOR AVALON WEST WINDSOR" SHEETS 1 THROUGH 4 DATED NOVEMBER 15, 2018, LAST REVISED JANUARY 1, 2020 PREPARED BY MASER CONSULTING, P.A., ERIC V. WILDE, P.L.S. LIC. NO. 43379 OF NEW JERSEY.

6. PROPOSED CONDITIONS BASED UPON PLANS TITLED "PRELIMINARY AND FINAL SITE PLANS FOR PRINCETON JUNCTION TRAIN STATION REDEVELOPMENT BLOCK 6 LOTS 8, 54, 55.01 AND 76 TOWNSHIP OF WEST WINDSOR MERCER COUNTY NEW JERSEY" PREPARED BY MASER CONSULTING, DATED 12/18/20, REVISED THROUGH 02/04/2022 HERE AMENDED FOR REVISIONS OF PROPOSED SIGNAGE LOCATIONS, DETAILS, AND SPEC AND PROPOSED PARKING PLAN.

7. NO FRESHWATER WETLANDS ARE KNOWN TO EXIST ON THE SITE. ONLY A TRANSITION AREA FROM AN OFF-STATE WETLAND, A LETTER OF INTERPRETATION – PRE-EXISTENCE DETERMINATION WAS RECEIVED FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (FILE NO. 1113-03-00123-PW2100001) DATED 2/20/2020.

8. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

9. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.

10. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREON.

11. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED, AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG DOTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.

13. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

14. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN EACH DWELLING UNIT FOR TOWNHOMES AND WITHIN REFUSE SPACES WITHIN BUILDING UNITS. DESIGNATED PICK UP DAY AS NOTED ON THE PLANS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

16. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.

17. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

A. RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21).

B. NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2015, AS SUPPLEMENTED.

C. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.

D. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

E. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

18. AS PER SECTION 200-260(2)(F)(1), TEMPORARY CONSTRUCTION SIGNAGE SHALL BE REMOVED WITHIN THE LATER OF A) THREE YEARS OF THE ISSUANCE OF A SITE PERMIT OR B) ONE YEAR OF THE TIME OF THE FINAL CERTIFICATE OF OCCUPANCY.

19. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

20. SIGNAGE NOTES

21. SIGNAGE NOTES

22. SIGNAGE NOTES

23. SIGNAGE NOTES

24. SIGNAGE NOTES

MASER CONSULTING
WILL BE KNOWN AS COLLIER ENGINEERING & DESIGN IN 2021
Customer Loyalty through Client Satisfaction
www.maserconsulting.com
Office Locations:
■ NEW JERSEY ■ NEW MEXICO
■ NEW YORK ■ MARYLAND
■ PENNSYLVANIA ■ GEORGIA
■ VIRGINIA ■ TEXAS
■ FLORIDA ■ TENNESSEE
■ NORTH CAROLINA ■ COLORADO
■ SOUTH CAROLINA

811
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

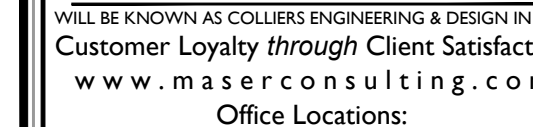
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DISBURS, OR ANY PERSON
PREPARED TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE



Copyright © 2022, Maser Consulting. All Rights Reserved.
drawing and all the information contained herein is authorized
use only by the party for whom the services were contracted
whom it is certified. This drawing may not be copied, re-
disclosed, distributed or relied upon for any other purpose with-
out the express written consent of Maser Consulting.

[illegible]

Daniel Sobieski
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE55019
MASER CONSULTING, INC.
N.J. C.O.A. #: 24GA27986500

FOR
PRINCETON

BLOCK 6

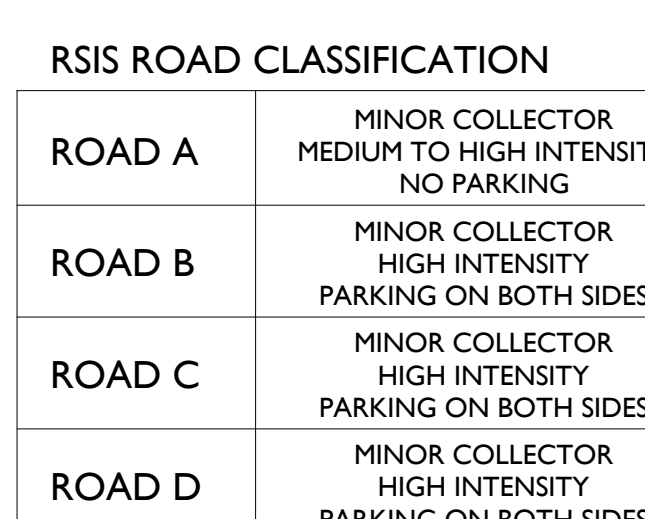
TOWNSHIP OF WEST WINDSOR
MERCER COUNTY
NEW JERSEY

331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.303.1050

PROJECT NUMBER:	DRAWING NAME:
16000081A	C-OLAY

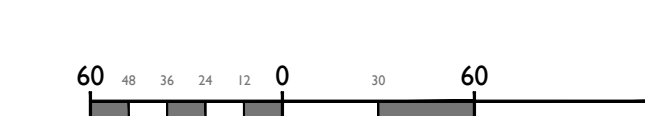
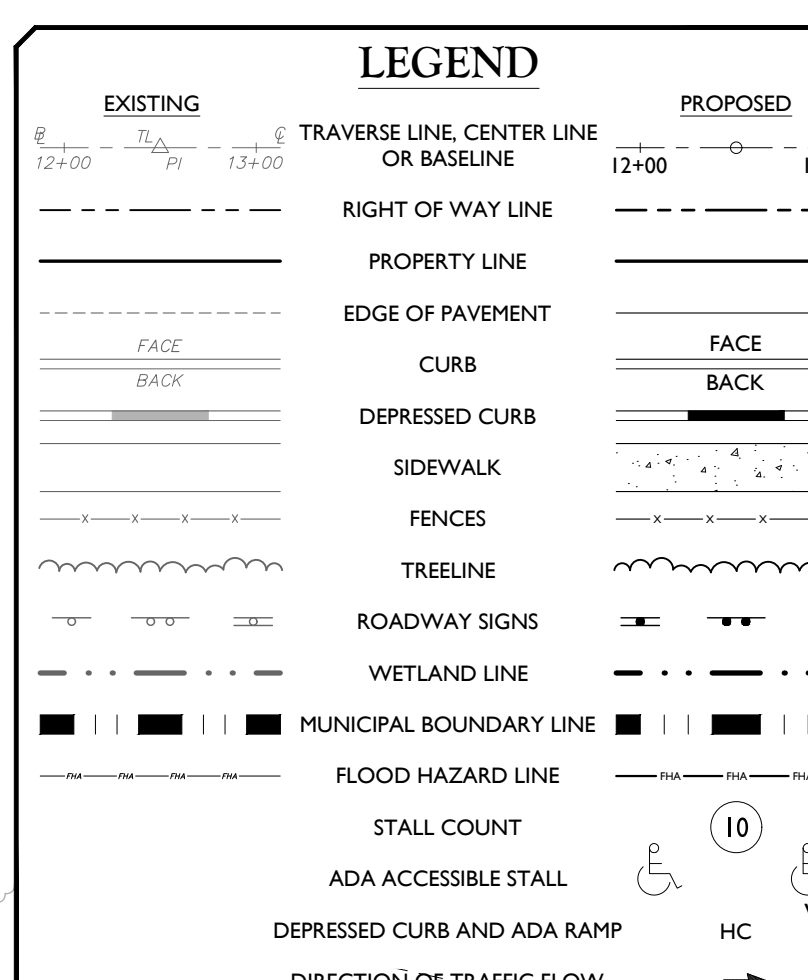
SHEET NUMBER: 2 of 8

2018

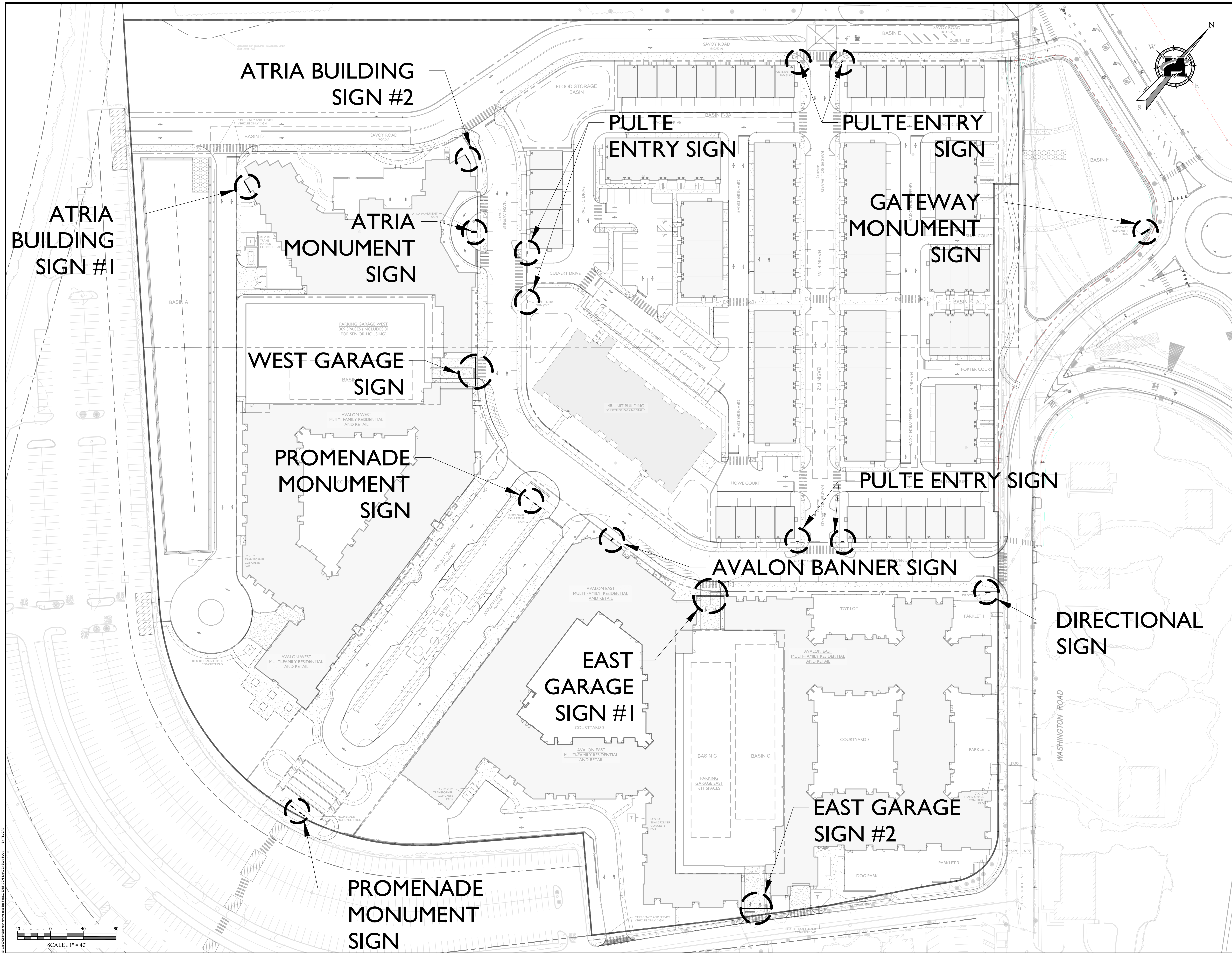



NOTES:

1. OFFSITE PROPERTY BOUNDARIES SHOWN PER MERCER COUNTY GIS MAPPING.
2. FOR ALL SITE SIGNS, FENCING, DECORATIVE PAVEMENT AND AMENITIES, REFER TO LANDSCAPE AND ARCHITECTURAL PLANS BY MELILLO AND BAUER.



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





MASER CONSULTING
WILL BE KNOWN AS COLLIER ENGINEERING & DESIGN IN 2021
Customer Loyalty through Client Satisfaction
www.maserconsulting.com

Office Locations:


- NEW JERSEY
- NEW YORK
- PENNSYLVANIA
- VIRGINIA
- FLORIDA
- NORTH CAROLINA
- SOUTH CAROLINA
- NEW MEXICO
- MARYLAND
- GEORGIA
- TEXAS
- TENNESSEE
- COLORADO

Copyright © 2021 Maser Consulting. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or for whom it is created. This drawing may not be copied, revised, deleted, duplicated or used for any other purpose without the express written consent of Maser Consulting.

811
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, DESIGNER, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.

REV	DATE	DESCRIPTION
1	3/24/22	ISSUED FOR TOWNSHIP AND JAIL LETTER DATED MARCH 17, 2022.
2	5/1/22	ISSUED FOR TECHNICAL REVIEW COMMITTEE COMMENTS.

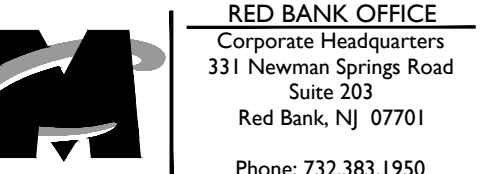


Daniel Sobieski
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE55019
MASER CONSULTING, INC.
NJ, C.O.A.# 36627986500

AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN FOR PRINCETON JUNCTION TRAIN STATION REDEVELOPMENT

BLOCK 6
LOT S 8, 54, 55.01 AND 76

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY
NEW JERSEY



RED BANK OFFICE
Corporate Headquarters
331 Newman Springs Road
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
Fax: 732.383.1984

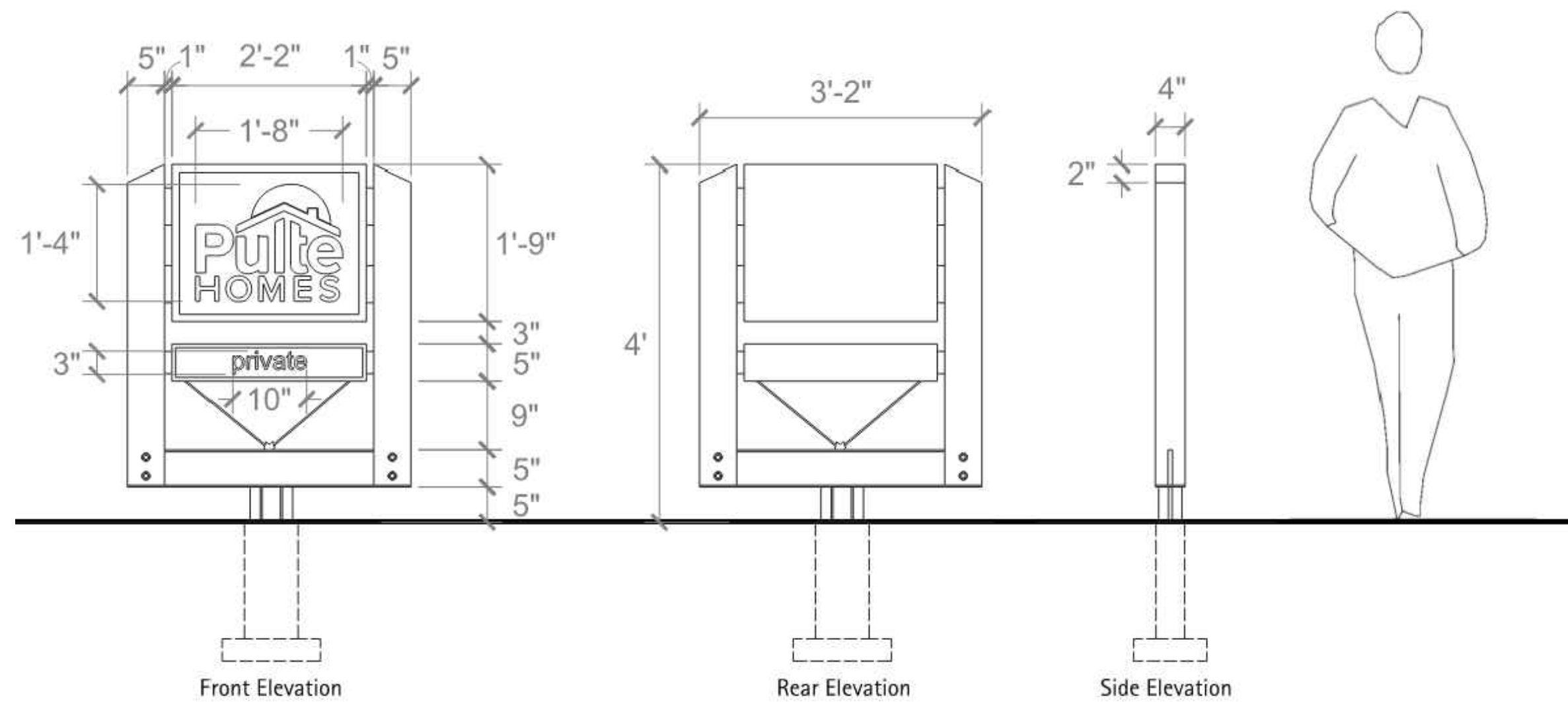
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	2/23/2022	TL	DSS

PROJECT NUMBER	DRAWING NAME
16000081 A	C-EXBT-SIGN

SHEET TITLE
PERMANENT SIGNAGE LOCATION PLAN

SHEET NUMBER
3 of 8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOT TO SCALE

GNRL-DTLS-STND-GRID

XXXXXXXXXX



AVALON BANNER SIGN

NOT TO SCALE

GNRL-DTLS-STND-GRIC

XXXXXX

-
- Architectural rendering of a wooden sign for Atria Senior Living Princeton Junction. The sign is 6 feet wide and 4 feet high. A detailed inset shows the letter heights: Atria (2 feet), SENIOR LIVING (13.5 inches), and Princeton Junction (33 inches).

NOT TO SCALE

GNRL-DTLS-STND-GRID

XXXXXX



NOT TO SCALE

GNRL-DTLS-STND-GRID

XXXXXX

-

NOT TO SCALE

GNRL-DTLS-STND-GRID

XXX/XXX/X



NOT TO SCALE

GNRL-DTLS-STND-GRID

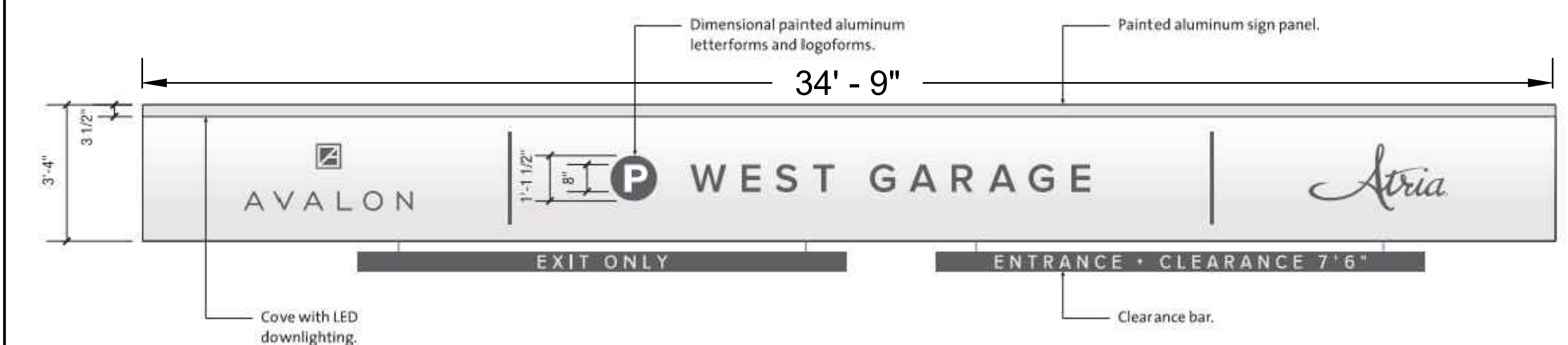
XXXXXX



NOT TO SCALE

GNRL-DTLS-STND-GRID

XXXXXX



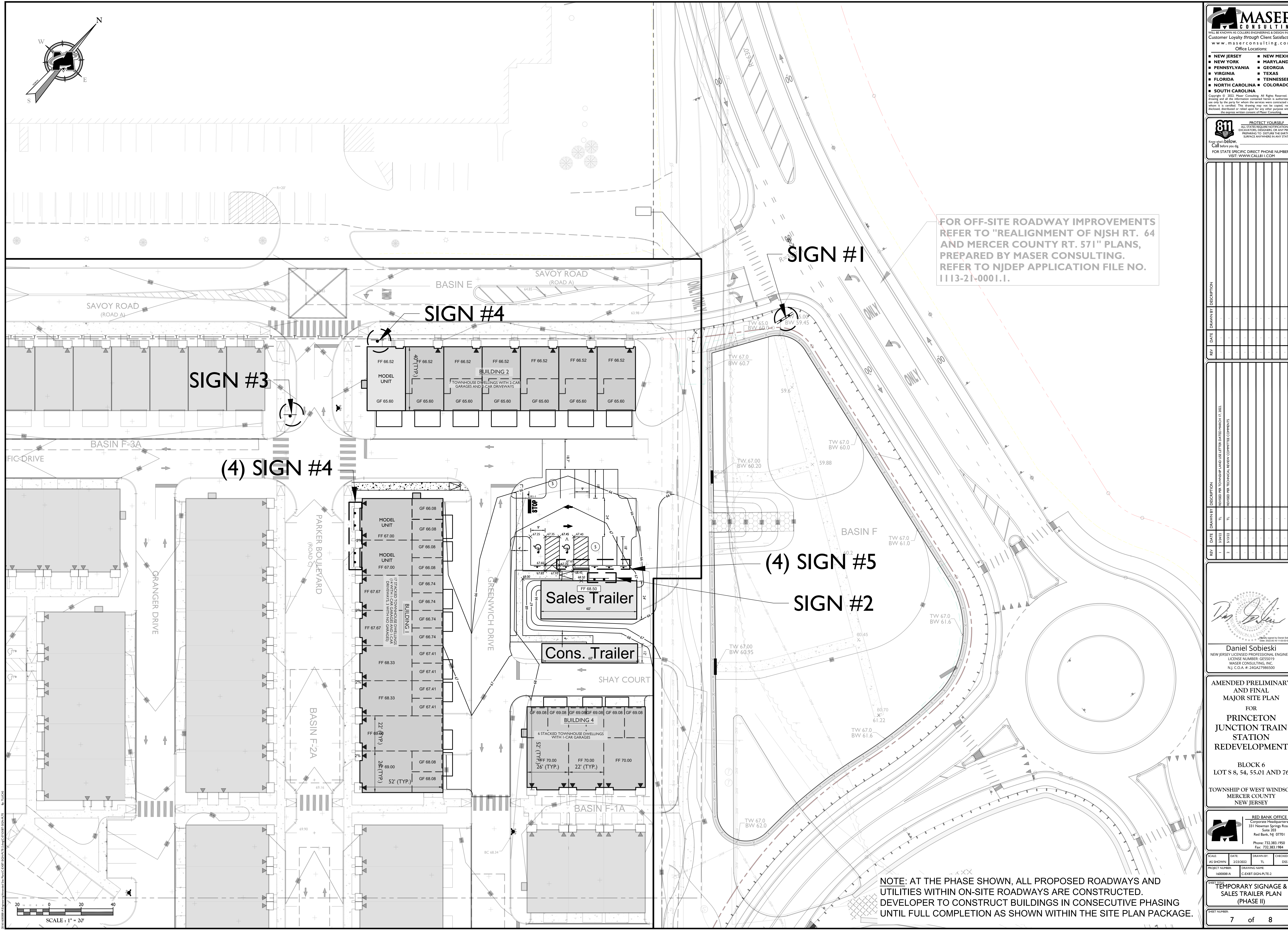
NOT TO SCALE

GNRL-DTLS-STND-GRID

XXXXXX

[illegible]

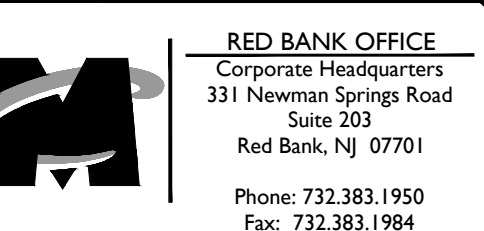
REV	DATE	DRAWN BY	DESCRIPTION
1	3-26-12	T.L.	REVISION PER TOWNSHIP LAND USE LETTER DATED MARCH 17, 2012.
2	8-13-12	T.L.	REVISION PER TECHNICAL REVIEW COMMITTEE COMMENTS
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			



NOTE: AT THE PHASE SHOWN, ALL PROPOSED ROADWAYS AND UTILITIES WITHIN ON-SITE ROADWAYS ARE CONSTRUCTED. DEVELOPER TO CONSTRUCT BUILDINGS IN CONSECUTIVE PHASING UNTIL FULL COMPLETION AS SHOWN WITHIN THE SITE PLAN PACKAGE.

[illegible][illegible]

UNRECORDED PRELIMINARY
 AND FINAL
 MAJOR SITE PLAN
 FOR
 PRINCETON
 JUNCTION TRAIN
 STATION
 REDEVELOPMENT
 BLOCK 6
 LOT S 8, 54, 55.01 AND 76
 TOWNSHIP OF WEST WINDSOR
 MERCER COUNTY
 NEW JERSEY



DATE:	2/23/2022	DRAWN BY:	TL	CHECKED BY:	DSS
PROJECT NUMBER:	16000081A	DRAWING NAME:	C-EXBT-SIGN-PLT-2		

TITLE

**TEMPORARY SIGNAGE &
SALES TRAILER PLAN
(PHASE II)**

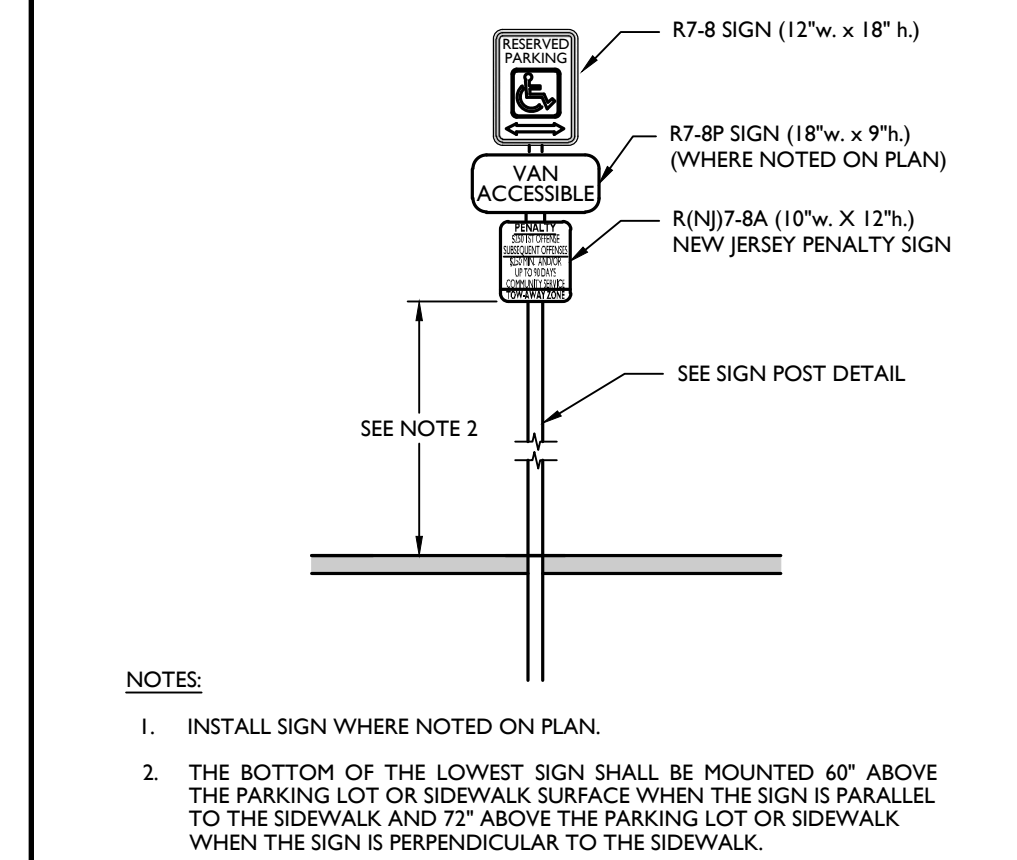
BY NUMBER:

7 of 8

W SQUARED SIGNAGE PACKAGE - Community ID Sign
48" x 96" Single-Sided • (2) White PVC Posts with Caps

W SQUARED SIGNAGE PACKAGE - Sales Center Directional Sign
(1) 18" x 24" Single-Sided • (1) White Concealed PVC Post with Cap

W SQUARED SIGNAGE PACKAGE - Future Homeowner Parking Sign
(4) 18" x 21" Single-Sided • (1 Per Sign) White Concealed PVC Post with Cap

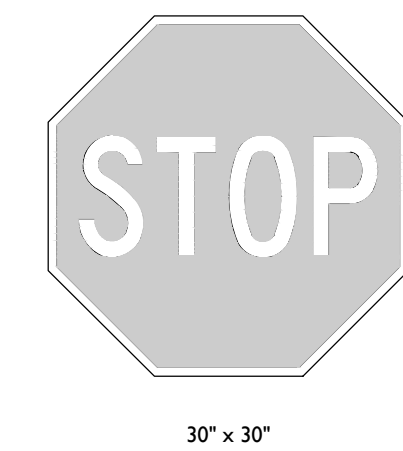


ACCESSIBLE PARKING
SIGN DETAIL

NOT TO SCALE

HC SIGN

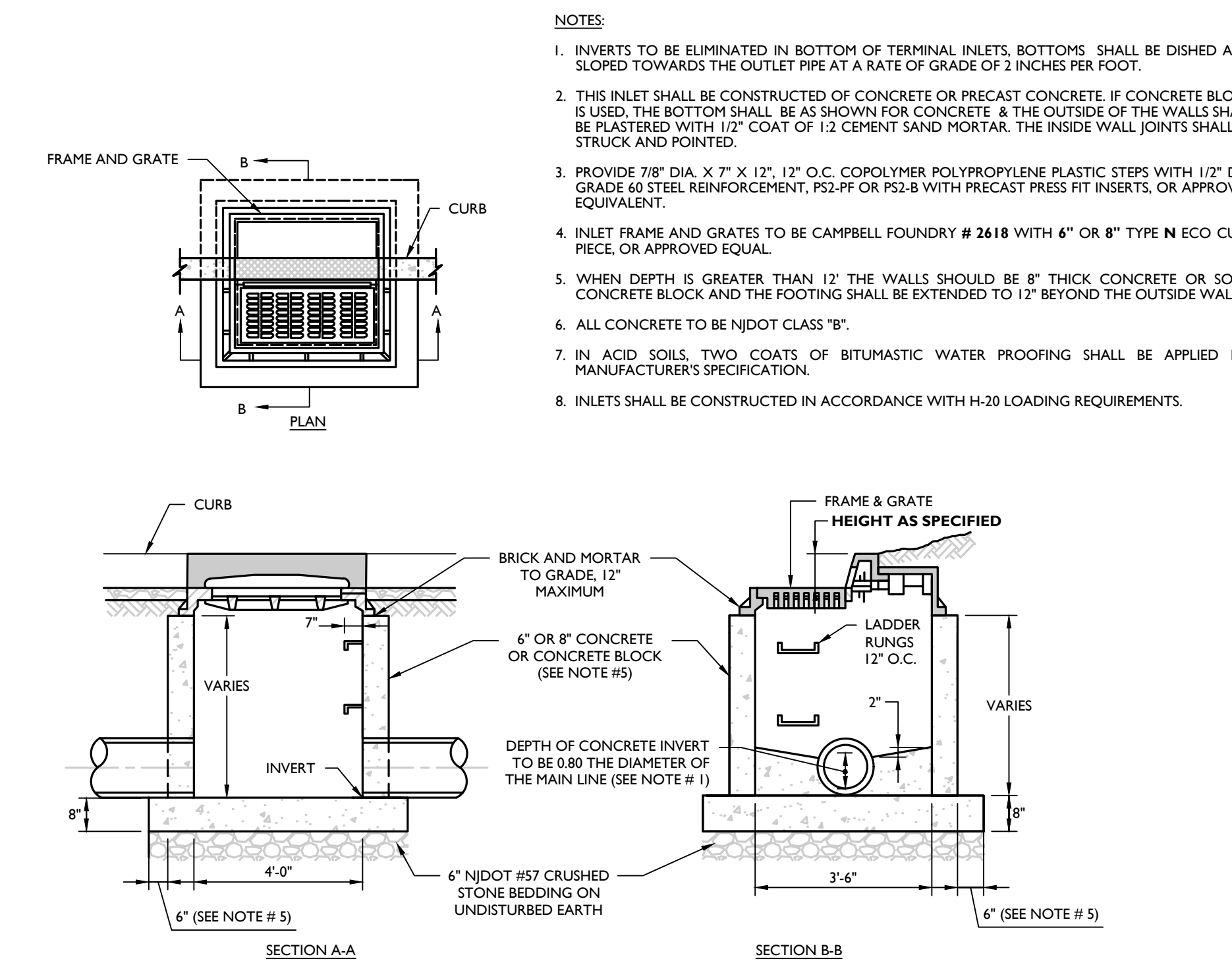
06/01/11



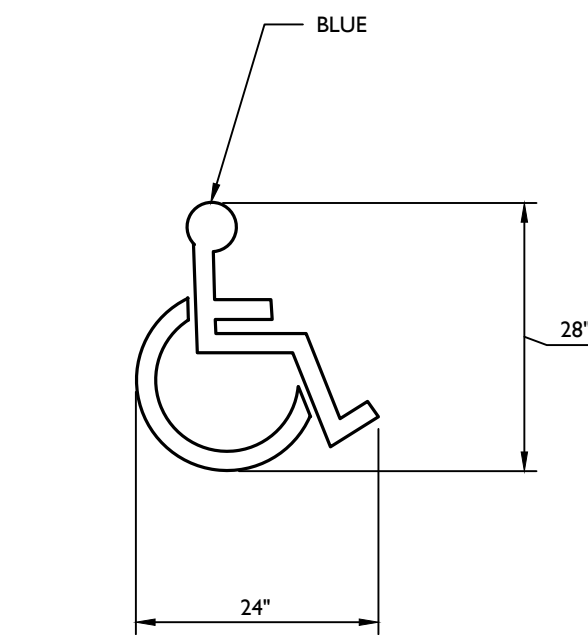
COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

W SQUARED SIGNAGE PACKAGE - Sales Center ID Sign
32" x 47" Single-Sided • (2) White PVC Posts with Caps

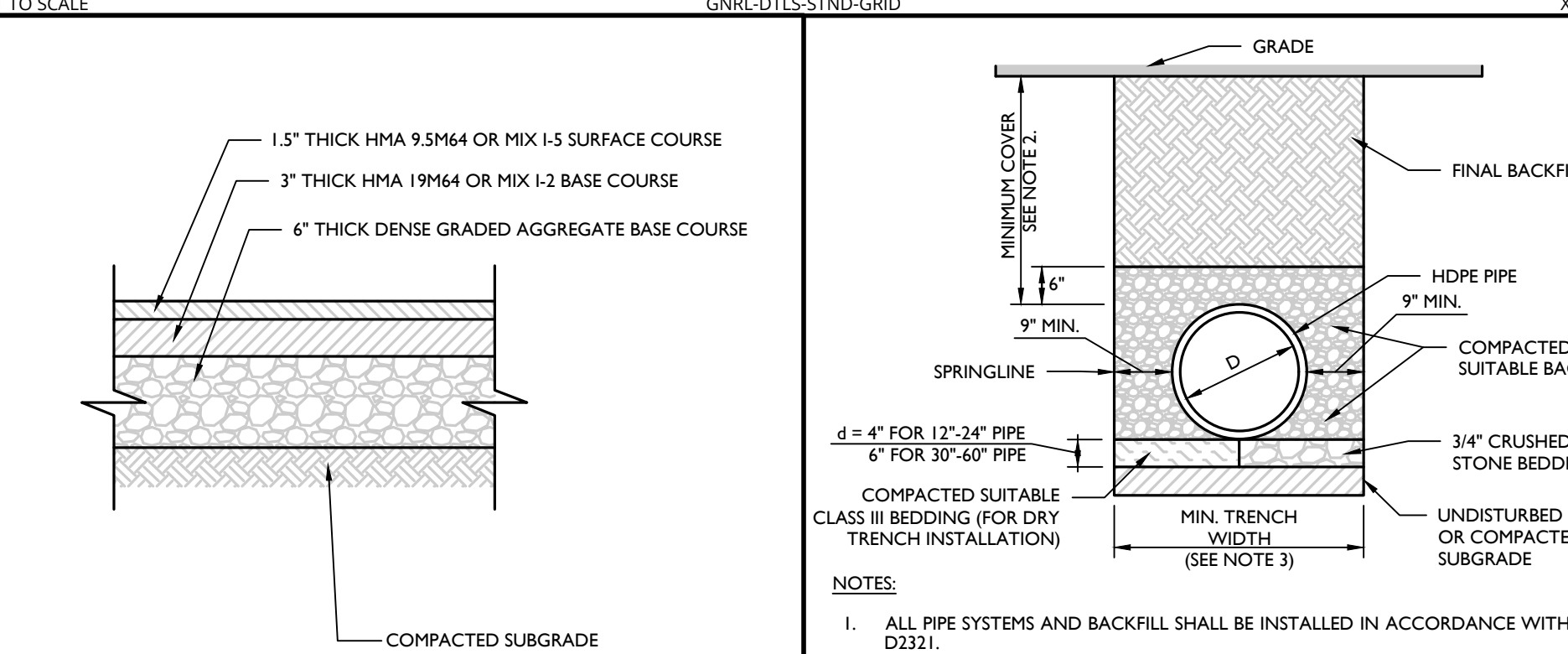
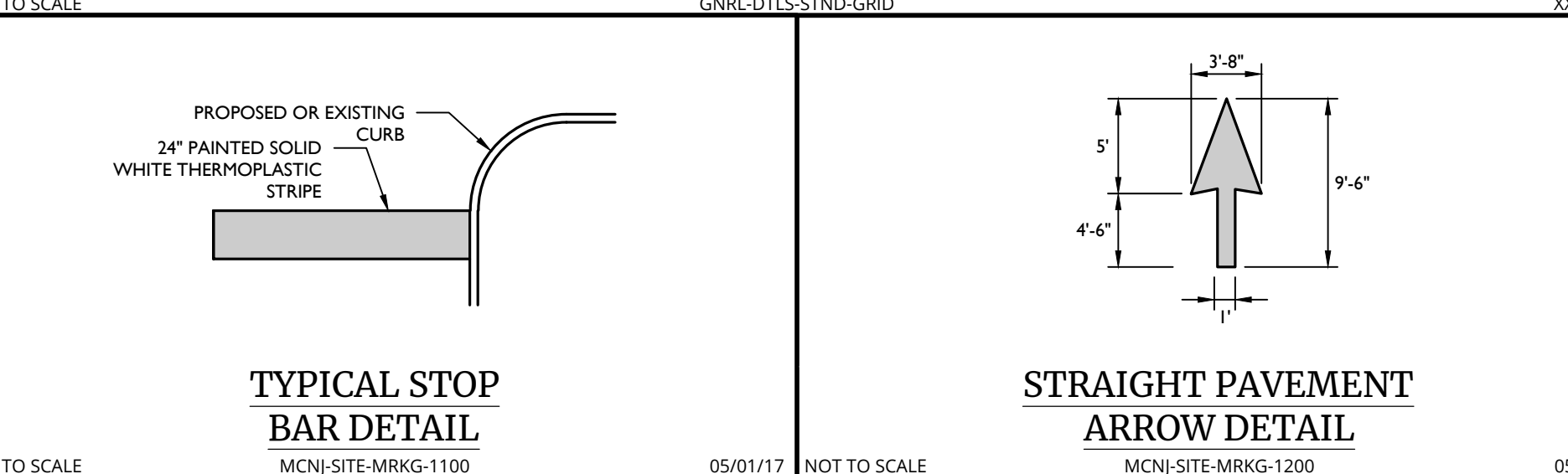
W SQUARED SIGNAGE PACKAGE - Model ID Signs
(5) 25" x 14" Single-Sided • (1 Per Sign) White Concealed PVC Post with Cap



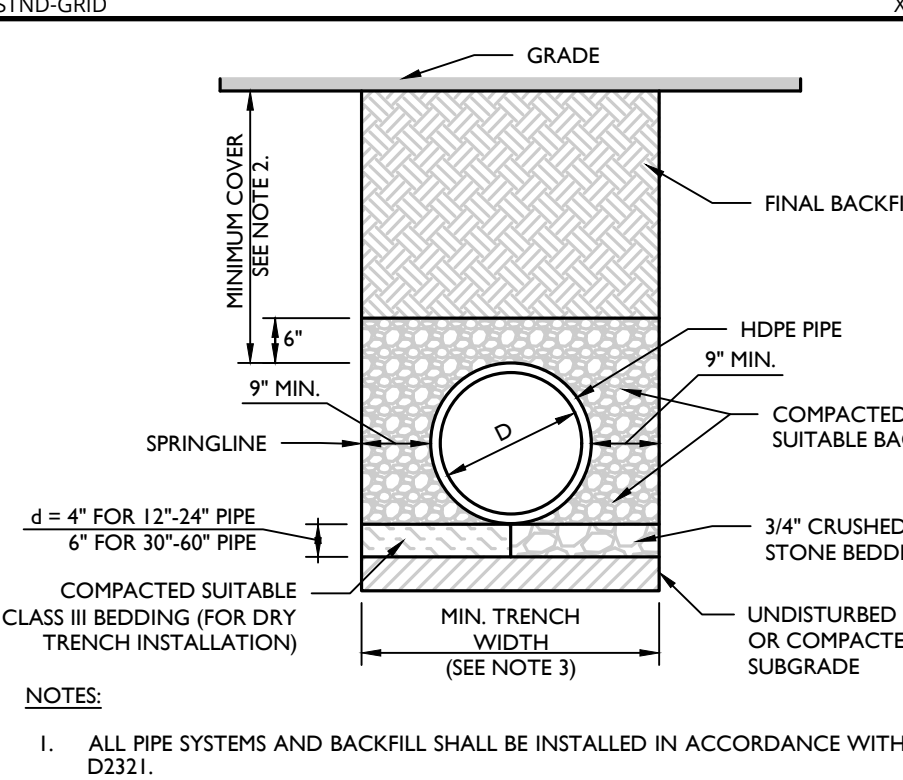
TYPE 'B' INLET DETAIL



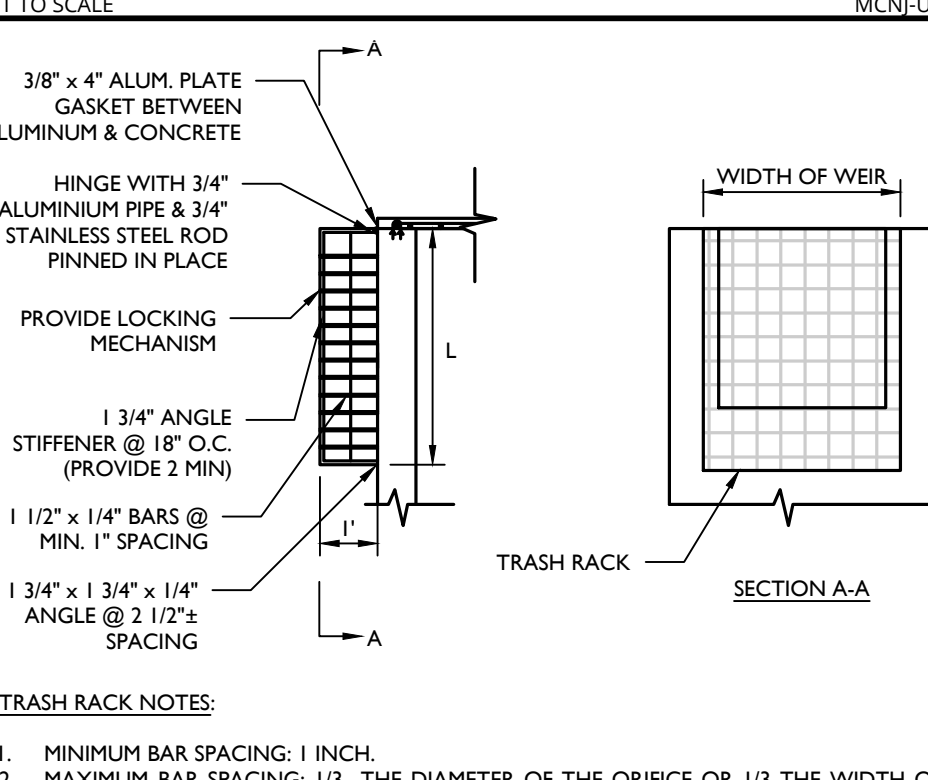
ADA SYMBOL DETAIL



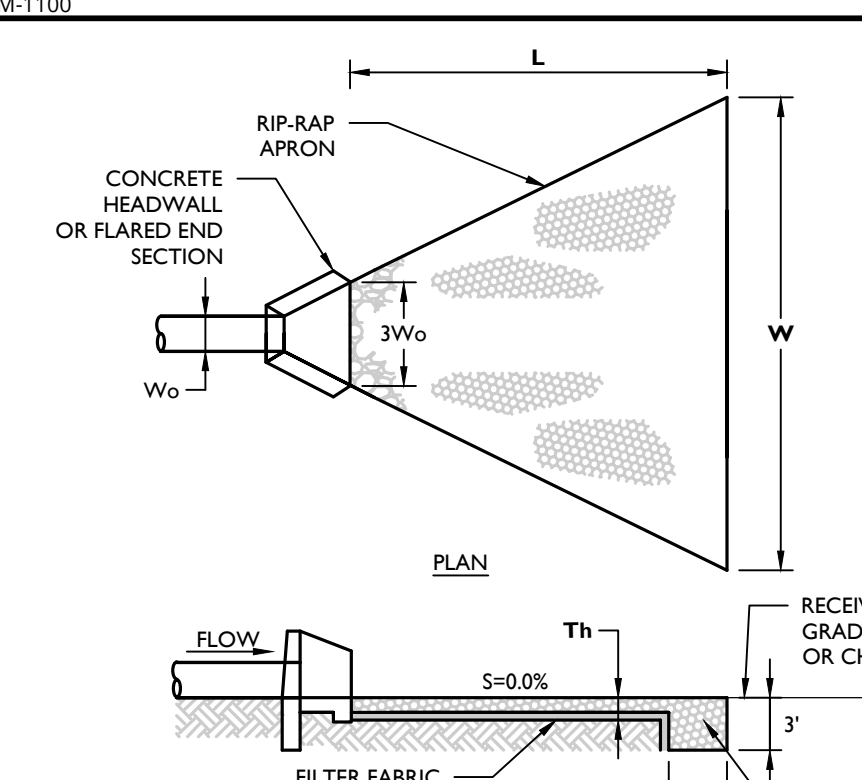
STANDARD ASPHALT PAVEMENT (RSIS) DETAIL



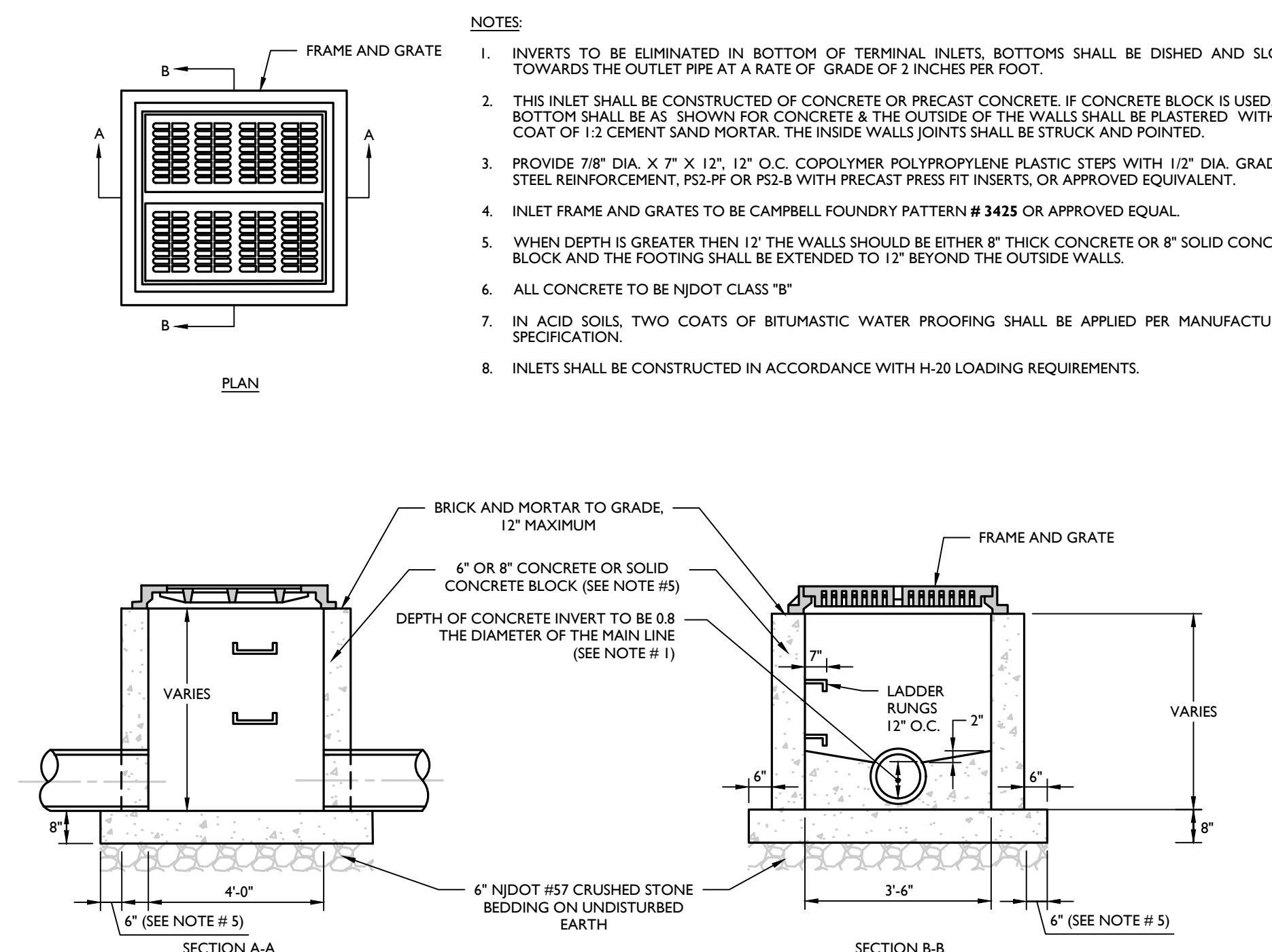
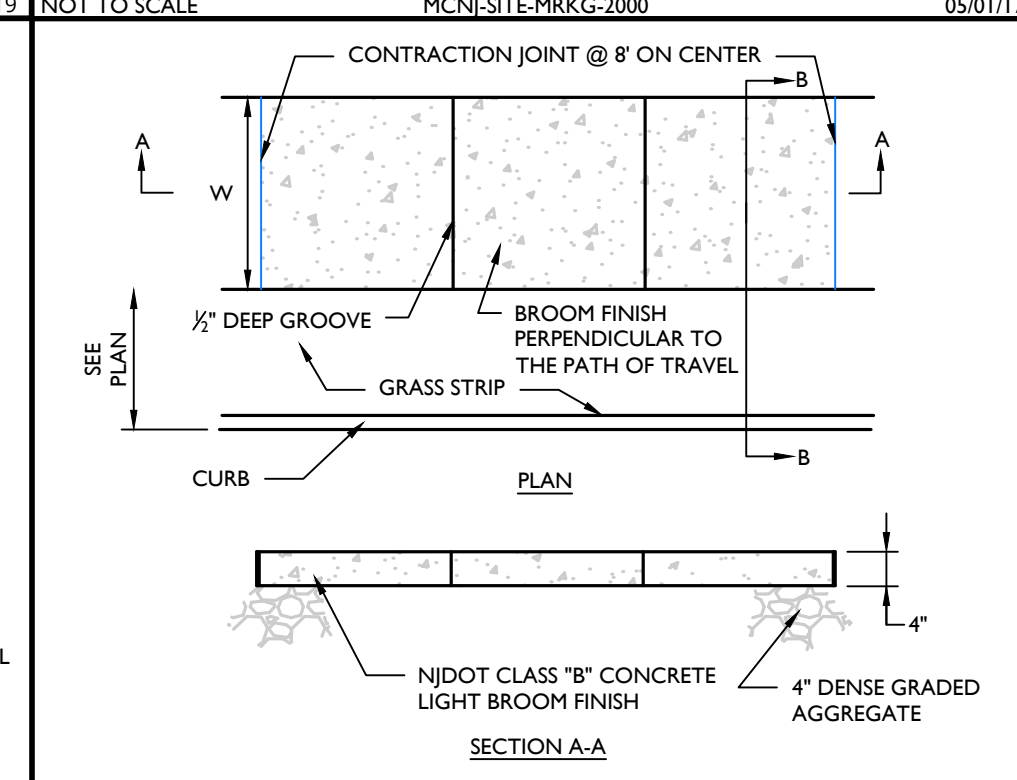
HDPE STORM PIPE BEDDING DETAIL



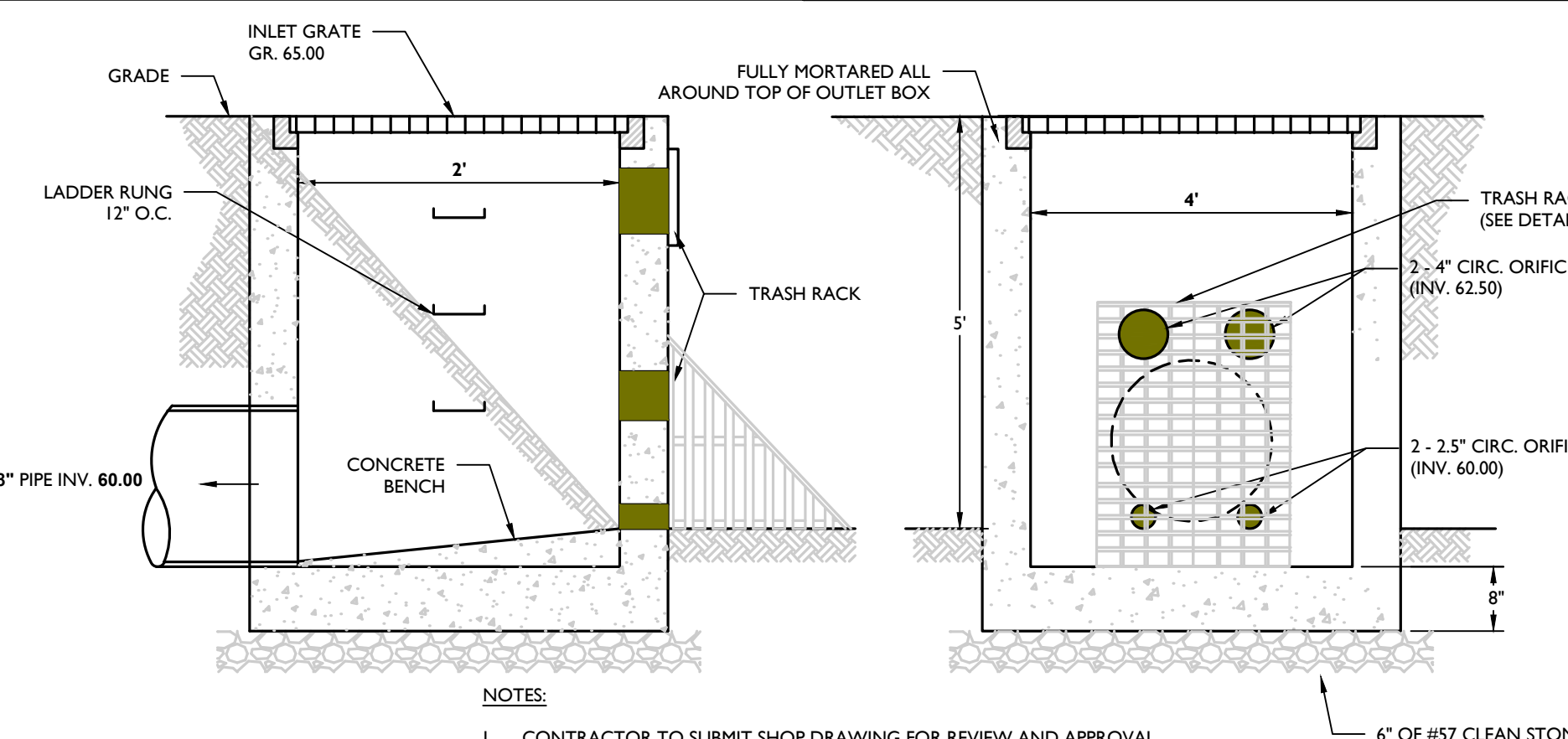
FLAT TRASH RACK DETAIL



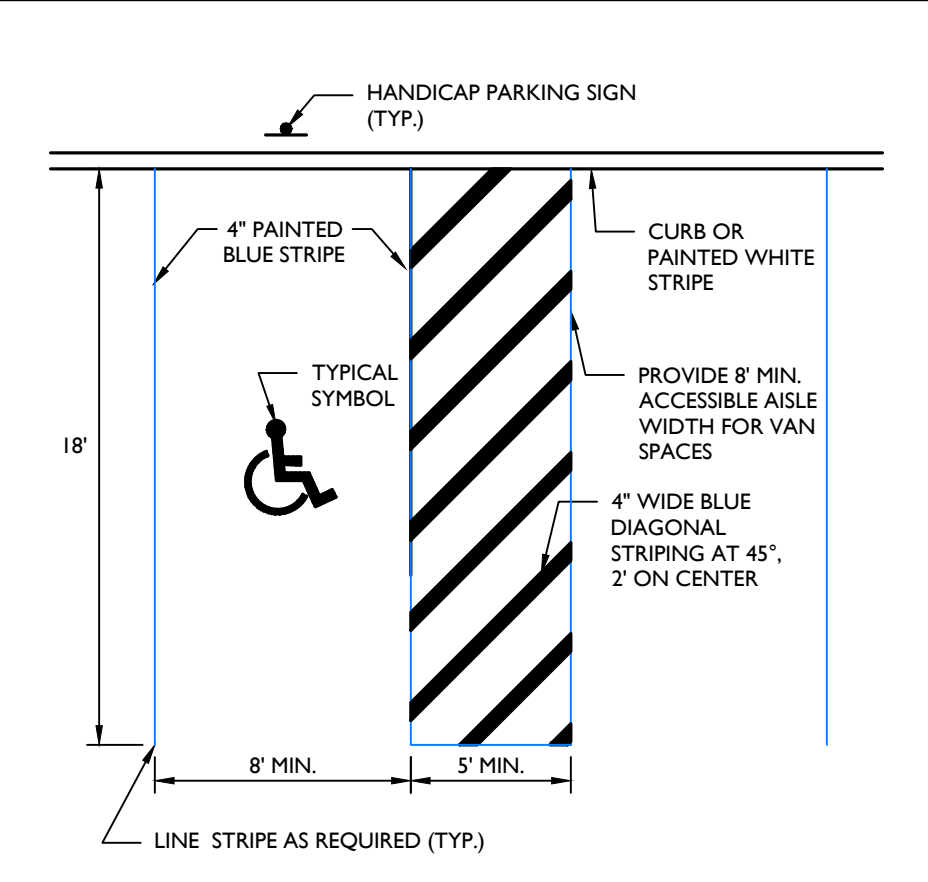
CONDUIT OUTLET PROTECTION DETAIL



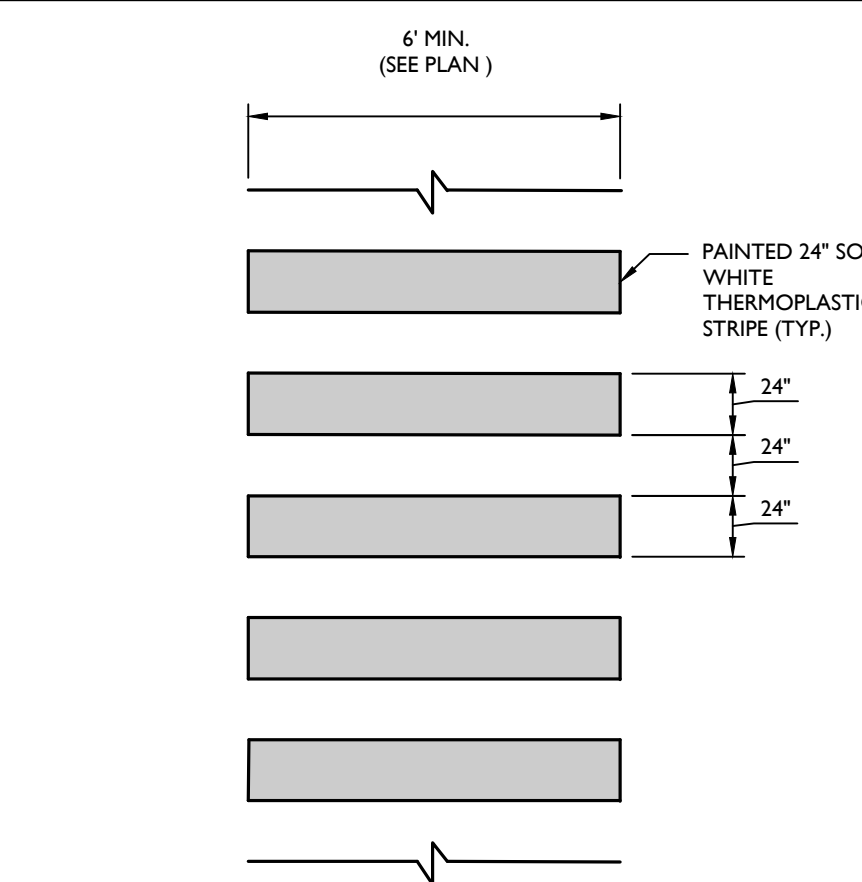
TYPE "E" INLET DETAIL



OUTLET CONTROL STRUCTURE DETAIL (SINGLE CHAMBER)



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL



PEDESTRIAN CROSSWALK DETAIL


MASER
CONSULTING

WE'LL BE KNOWN AS COLLIER ENGINEERING & DESIGN IN 2021
Customer Loyalty Through Client Satisfaction
www.maserconsulting.com
Office Locations:

■ NEW JERSEY	■ NEW MEXICO
■ NEW YORK	■ MARYLAND
■ PENNSYLVANIA	■ GEORGIA
■ VIRGINIA	■ TEXAS
■ FLORIDA	■ TENNESSEE
■ NORTH CAROLINA	■ COLORADO
■ SOUTH CAROLINA	

Copyright © 2020, Maser Consulting, All Rights Reserved. This drawing and all the information contained herein are authorized for use only by the person for whom the services were contracted. No other use, reproduction, distribution, or disclosure of this drawing may be made, revised, reissued, disclosed, disseminated or relied upon for any purpose, without the express written consent of Maser Consulting.

[illegible][illegible]



Daniel Sobieski
NEW JERSEY LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: GE55019
MASER CONSULTING, INC.
N.J. C.O.A. #: 246A27986500

AMENDED PRELIMINARY
AND FINAL
MAJOR SITE PLAN
FOR
PRINCETON
JUNCTION TRAIN
STATION
REDEVELOPMENT

BLOCK 6
LOT S 8, 54, 55.01 AND 76

TOWNSHIP OF WEST WINDSOR
MERCER COUNTY
NEW JERSEY

		RED BANK OFFICE Corporate Headquarters 331 Newman Springs Road Suite 403 Red Bank, NJ 07701 Phone: 732.383.1950 Fax: 732.383.1984	
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	2/23/2002	TL	DSS
PROJECT NUMBER:		DRAWING NAME:	
16000001A		C-EXBTR SIGN/PLT-2	
SHEET TITLE:			
TEMPORARY SIGNAGE & SALES TRAILER DETAILS			
SHEET NUMBER:			
8		of 8	