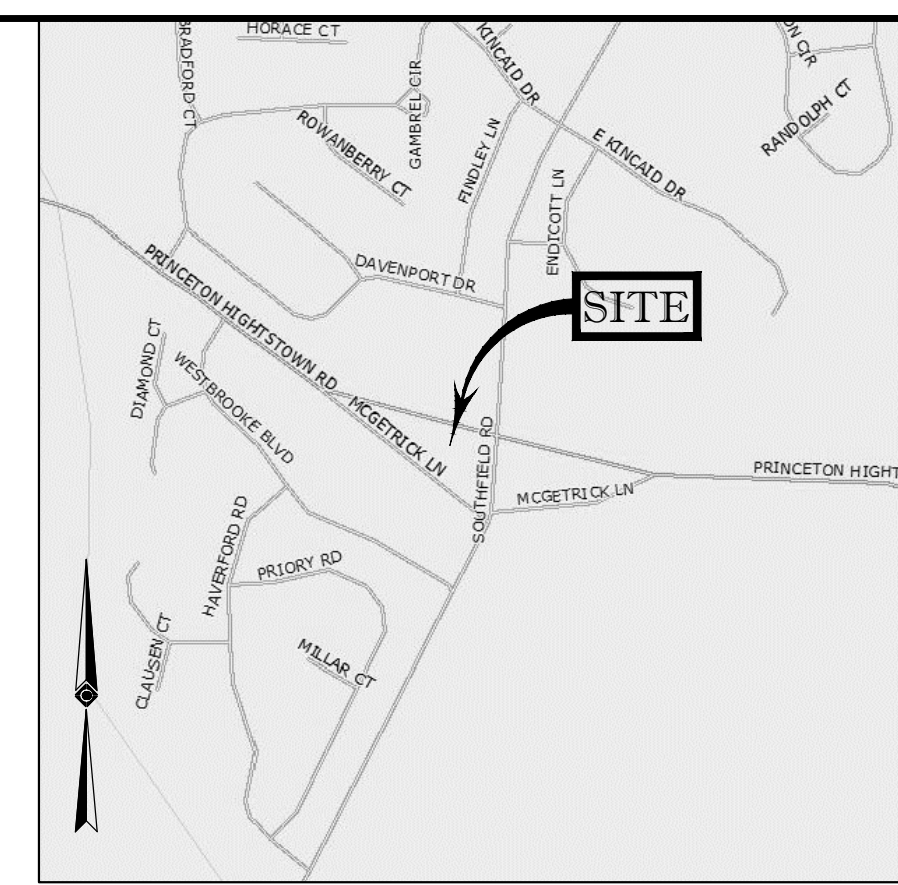
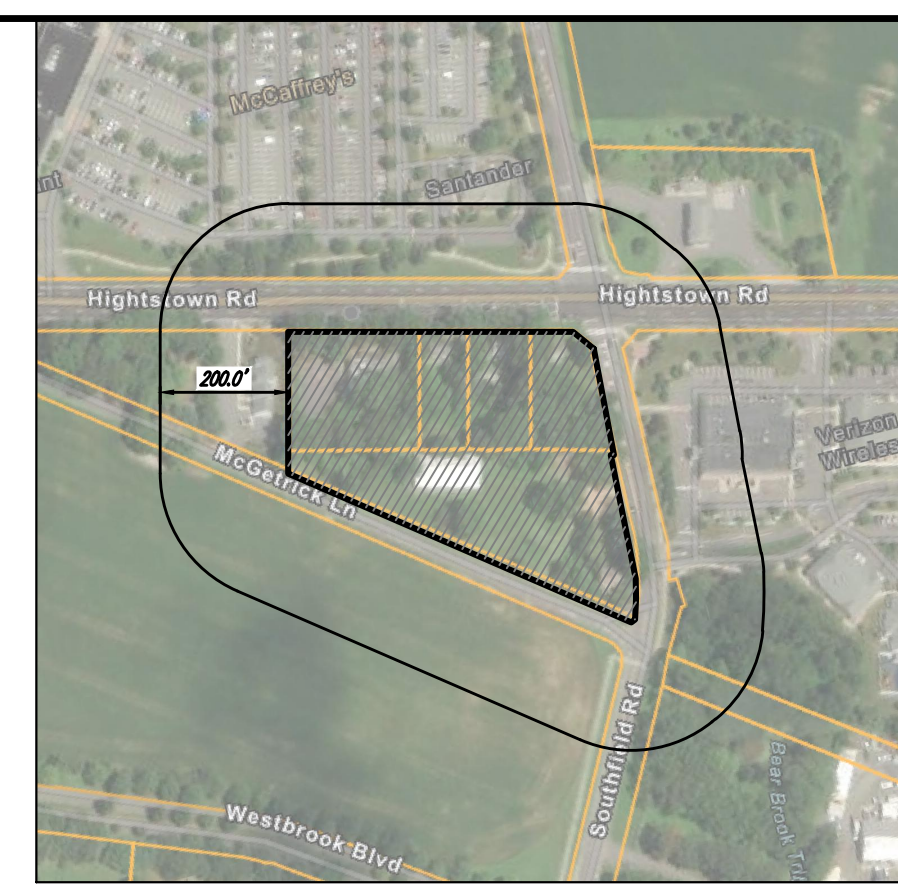
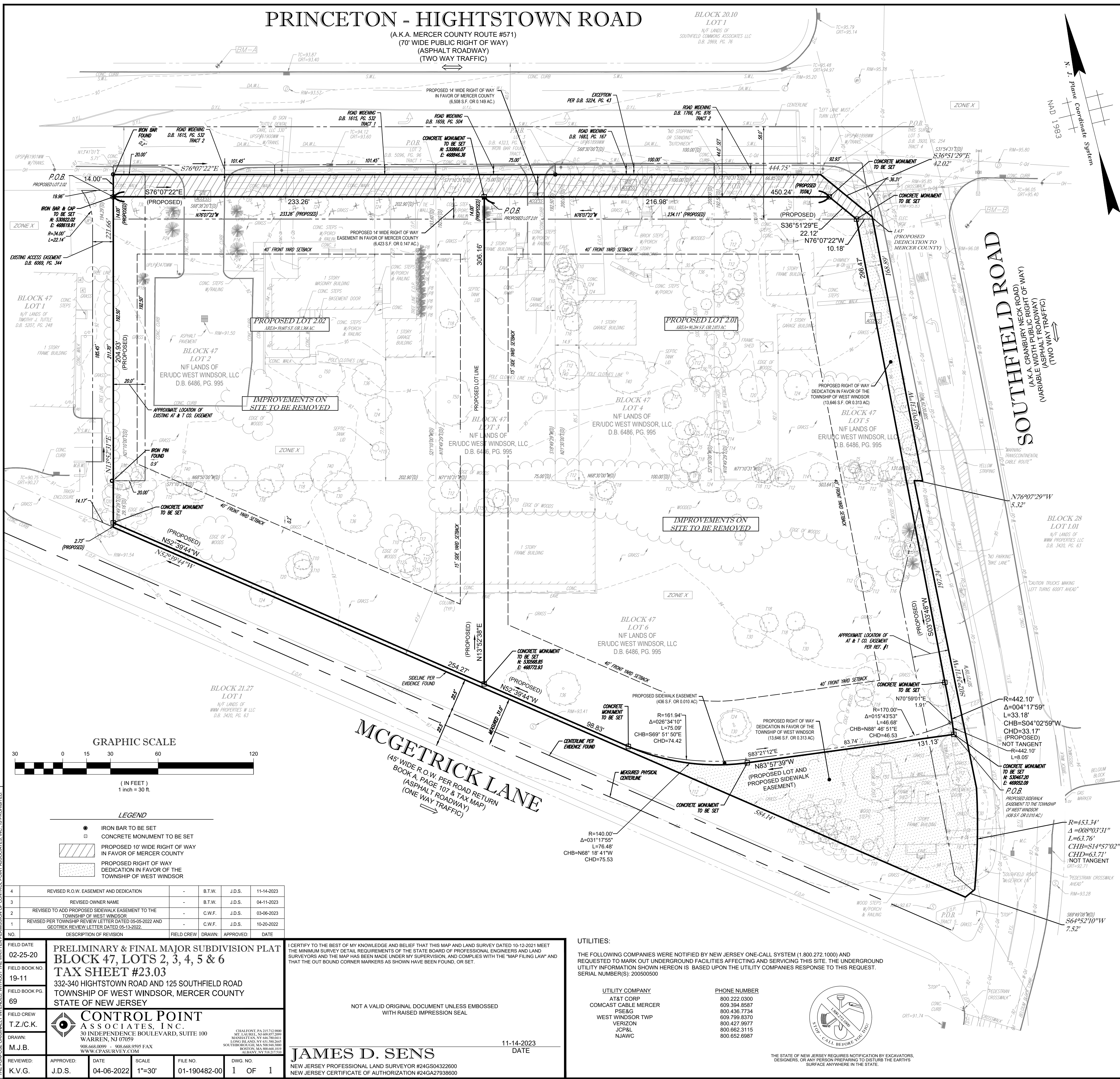


PRINCETON - HIGHTSTOWN ROAD

(A.K.A. MERCER COUNTY ROUTE #571)
(70' WIDE PUBLIC RIGHT OF WAY)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

BLOCK 20.10
LOT 1
N/F LANDS OF
SOUTHFIELD COMMONS ASSOCIATES LLC
D.B. 2869, PG. 76



- NOTES:**
- PROPERTY KNOWN AS LOTS 2, 3, 4, 5, AND 6, BLOCK 47, AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY.
 - THIS PLAN IS BASED ON DATA ACQUIRED BY A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - BOUNDARY INFORMATION & SITE FEATURES ARE SHOWN FOR REFERENCE AS SETBACK LINES THAT ARE SHOWN REFLECT CURRENT ZONING AND ARE NOT TO BE CONSIDERED AS RESTRICTIONS THAT RUN WITH THE LAND. CERTAIN PLANNING FEATURES MAY HAVE BEEN OMITTED BECAUSE OF PARTIALLY WOODED CONDITIONS AND OVERGROWN VEGETATION.
 - BY GRAPHIC NOTING ONLY PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER REF. #2.
 - BENCH MARKS SET: B.M.A. REBAR WITH CAP SET IN GRASS; B.M.B. REBAR WITH CAP SET IN GRASS; PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - A BULKHEAD CROSS ACCESS AND MAINTENANCE AGREEMENT BETWEEN PROPOSED LOTS 2.01 & 2.02, IS TO BE RECORDED IN THE MERCER COUNTY CLERK'S OFFICE.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY, SHEET #23.03.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FEMA FLOOD INSURANCE RATE MAP MERCER COUNTY, NEW JERSEY, (ALL JURISDICTIONS), PANEL 182 OF 297, MAP NUMBER 3402100109, EFFECTIVE DATE: JULY 25, 2018.
 - MAP ENTITLED "EXISTING INTERSECTION PLAN OF PRINCETON - HIGHTSTOWN ROAD (S71) AND SOUTHFIELD ROAD" PREPARED BY COUNTY OF MERCER, NJ, DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, DIVISION OF ENGINEERING, DATED 3-24-82.
 - MAP ENTITLED "PLAN PROFILE AS BUILT" PREPARED FOR SANITARY SEWER CONNECTION, SOUTHFIELD ROAD, SITUATED IN WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY, DATED AUGUST 2, 1994, REVISED DECEMBER 2, 1994.
 - MAP ENTITLED "USE VARIANCE AND CONCEPT PLAN, CELEBRATIONS AT WEST WINDSOR, BLOCK 21.27 - LOT 1, WEST WINDSOR TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY EP DESIGN SERVICES, LLC, SHEET 7 OF 14, DATED NOVEMBER 9, 2018, REVISED FEBRUARY 14, 2019.
 - MAP ENTITLED "ALTAN'S LAND TITLE SURVEY, BLOCK 47, LOTS 2, 3, 4, 5, 6, 332-340 HIGHTSTOWN ROAD AND 125 SOUTHFIELD ROAD, TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, STATE OF NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 03-19-2020, LAST REVISED 10-04-2021.
 - MAP ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLAN & PRELIMINARY & FINAL MAJOR SUBDIVISION PLAN FOR WEST WINDSOR LLC" PREPARED BY BOHLER ENGINEERING N.J. LLC, DATED 11-14-2021, LAST REVISED 03-07-2022.
 - 040 FILE CONTAINING THE PROPOSED SIDEWALK EASEMENT LINE WORK RECEIVED FROM BOHLER ENGINEERING N.J. LLC ON 03-06-2023.

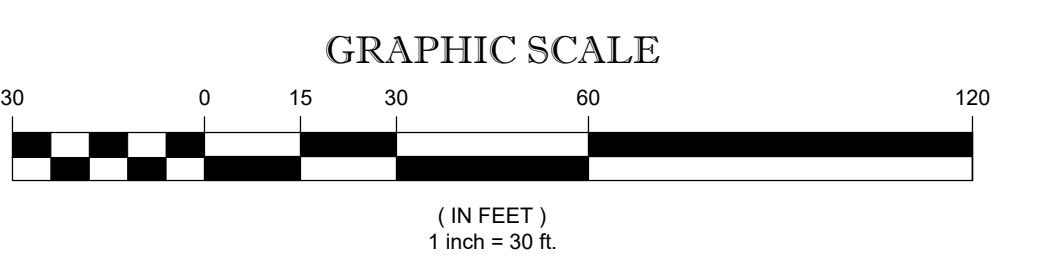
Block	Lot	Name	Address
47	2, 3, 4, 5, 6	Honjoon, LLC	61 Cranbrook Rd, Hamilton Square, NJ 08690
47	1	Chatsyok Holdings, LLC	330 Hightstown Road, West Windsor, NJ 08550
47	4	Stanley Sibart	338 Hightstown Rd., West Windsor, NJ 08550
21.27	1	WWM Prop., LLC	%Charles Town Ct, 1260 Stetson Rd, Piscataway, NJ 08854
20.10	1	Southfield Commons Assoc.	Heller, PO Box 700, 180 Main St., Madison, NJ 07940
22	3.02	Tri-State Petro Inc.	PO Box 31, Windsor, NJ 08561
18	1.01	WWM Prop., LLC	%Charles Town Ct, 1260 Stetson Rd, Piscataway, NJ 08854
28	6	West Windsor Township	PO Box 38, 271 Clarksville Road, West Windsor, NJ 08550
28	16	West Windsor Township	PO Box 38, 271 Clarksville Road, West Windsor, NJ 08550

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, Tolu, Newark, NJ 07102
NJ American Water Company Inc., GIS Supervisor, 1 Water Street, Camden, NJ 08102-1658
Verizon-NJ c/o Wireline Engineering, 999 W. Main St. Flr2, Freehold, NJ 07728
JCP&L Real Estate, PO Box 1911, Morrisstown, NJ 07962

List prepared and certified by: Lisa Komjati 3/14/21

I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FLING LAW" REQUIREMENTS APPLICABLE THERE TO.

TOWNSHIP ENGINEER _____
SUBDIVISION OF _____
BLOCK _____ LOT _____ ZONE _____
DATE _____ SCALE _____
APPLICANT _____
ADDRESS _____
SUBDIVISION CONTROL NO. _____
I CONSENT TO THE FILING OF THIS SUBDIVISION PLAN WITH THE PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
(OWNER) _____ (DATE) _____
VERIFICATION THAT PAYMENT OF MUNICIPAL TAXES OR ASSESSMENTS IS CURRENT
(TOWNSHIP CLERK) _____ (DATE) _____
MAJOR SUBDIVISION APPROVED (PRELIMINARY OR FINAL)
(DATE OF BOARD APPROVAL) _____
(CHAIRMAN) _____ (DATE) _____
(PLANNING BOARD SECRETARY) _____ (DATE) _____
EXPIRATION OF APPROVAL (1) MAJOR PRELIMINARY - 3 YEARS; FINAL - 2 YEARS; OR (2) MINOR - 2 YEARS
DATE (WITHOUT EXTENSIONS) _____
THIS MAP HAS BEEN APPROVED AT A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF WEST WINDSOR. THIS CERTIFICATION SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE OFFICE OF THE CLERK OR MERCER COUNTY ON OR BEFORE _____
BOARD CHAIRMAN _____
BOARD SECRETARY _____
APPLICANT: _____
PROPOSED LOTS 2.01 & 2.02
ERUDC WEST WINDSOR, LLC
290 MICHON DRIVE
SOUTH LAKE, TX 06877
OWNER: _____
EXISTING LOTS 2, 3, 4, 5 & 6
ERUDC WEST WINDSOR, LLC
290 MICHON DRIVE
SOUTH LAKE, TX 06877
THE UNDERSIGNED INDIVIDUAL UNDER THE LAWS OF THE STATE OF NEW JERSEY DO HEREBY DECLARE THAT THEY ARE THE PROPERTY OWNER AND HEREBY CONSENT TO THIS SUBDIVISION.
OWNER _____ DATE _____
THIS NOTARIZATION IS FOR THE OWNER'S SIGNATURE SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____
NOTARY PUBLIC _____
THE MONUMENTS SHOWN ON THIS MAP SHALL BE SET WITHIN AN APPROPRIATE TIME LIMIT AS PROVIDED FOR IN THE MUNICIPAL LAND USE LAW, P.L. 1975, C. 291 (C.40:35D-1 ET SEQ) OR LOCAL ORDINANCE.
I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE MUNICIPALITY, GUARANTEEING THE FUTURE SETTING OF THE MONUMENTS ON THIS MAP AND SO DESIGNATED.
(TOWNSHIP ENGINEER) _____ (DATE) _____
(TOWNSHIP CLERK) _____ (DATE) _____
BUILDING PERMIT ISSUED _____ (DATE) _____
MUNICIPAL CLERK _____ DATE _____



LEGEND

- IRON BAR TO BE SET
- CONCRETE MONUMENT TO BE SET
- ▨ PROPOSED 10' WIDE RIGHT OF WAY IN FAVOR OF MERCER COUNTY
- ▩ PROPOSED RIGHT OF WAY DEDICATION IN FAVOR OF THE TOWNSHIP OF WEST WINDSOR

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
4	REVISED R.O.W. EASEMENT AND DEDICATION		B.T.W.	J.D.S.	11-14-2023
3	REVISED OWNER NAME		B.T.W.	J.D.S.	04-11-2023
2	REVISED TO ADD PROPOSED SIDEWALK EASEMENT TO THE TOWNSHIP OF WEST WINDSOR		C.W.F.	J.D.S.	03-06-2023
1	REVISED PER TOWNSHIP REVIEW LETTER DATED 05-05-2022 AND GEOTECH REVIEW LETTER DATED 05-15-2022		C.W.F.	J.D.S.	10-20-2022

FIELD DATE: 02-25-20
FIELD BOOK NO: 19-11
FIELD BOOK PG: 69
FIELD CREW: T.Z.C.K.
DRAWN: M.J.B.
REVIEWED: K.V.G.
APPROVED: J.D.S.
DATE: 04-06-2022
SCALE: 1"=30'
FILE NO: 01-190482-00
DWO. NO: 1
OF: 1

PRELIMINARY & FINAL MAJOR SUBDIVISION PLAT
BLOCK 47, LOTS 2, 3, 4, 5 & 6
TAX SHEET #23.03
332-340 HIGHTSTOWN ROAD AND 125 SOUTHFIELD ROAD
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY
STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BOULEVARD, SUITE 100
WARREN, NJ 07059
908.668.0099 • 908.668.9595 FAX
WWW.CPASURVEY.COM

CHALFONT, PA 213.712.8888
MT. LAKEWOOD, NJ 908.982.8888
MANHATTAN, NY 914.381.2111
LONG BEACH, CA 562.901.2111
SOUTHFIELD, MI 248.294.2111
ROCKY HILL, CT 860.400.2111
ALBANY, NY 518.231.2111

11-14-2023
DATE

NEW JERSEY PROFESSIONAL LAND SURVEYOR #24G504322600
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA29388600

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY DATED 10-12-2021 MEET THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MAP HAS BEEN MADE UNDER MY SUPERVISION, AND COMPLIES WITH THE "MAP FLING LAW" AND THAT THE OUT BOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES D. SENS
11-14-2023
DATE

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW JERSEY ONE-CALL SYSTEM (1.800.272.1000) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 200500500

UTILITY COMPANY
AT&T CORP. 800.222.0300
COMCAST CABLE MERCER 609.394.8587
PSE&G 800.436.7734
WEST WINDSOR TWP 609.799.8370
VERIZON 800.427.9977
JCP&L 800.662.3115
NJAWC 800.652.6987

PHONE NUMBER
800.222.0300
609.394.8587
800.436.7734
609.799.8370
800.427.9977
800.662.3115
800.652.6987

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

	BULK REQUIREMENTS (§200-202.2)			
	B-2A ZONE	EXISTING	PROPOSED LOT 2.01	PROPOSED LOT 2.02
MINIMUM LOT AREA	1 AC	170,045 SF (3,904 AC)	106,537 SF (2,446 AC) 90,284 SF (2,073 AC)	63,509 SF (1,449 AC) 59,607 SF (1,368 AC)
MINIMUM LOT FRONTAGE	125 FT	486.77 FT (HIGHTSTOWN RD) 442.73 FT (SOUTHFIELD RD) 584.14 FT (MCGETTRICK LN)	234.52 FT (HIGHTSTOWN RD) 329.63 FT (SOUTHFIELD RD) 297.09 FT (MCGETTRICK LN)	233.25 FT (HIGHTSTOWN RD) 254.27 FT (MCGETTRICK LN)
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A
MINIMUM LOT DEPTH	N/A	N/A	N/A	N/A
MINIMUM FRONT YARD	40 FT	19.3 FT (SOUTHFIELD RD) (EN) 28.1 FT (HIGHTSTOWN RD) (EN) 12.7 FT (MCGETTRICK LN) (EN)	76.3 FT (SOUTHFIELD RD) 66.3 FT (SOUTHFIELD RD) 98 FT (HIGHTSTOWN RD)	116 FT (HIGHTSTOWN RD) 102 FT (HIGHTSTOWN RD) 97.7 FT (MCGETTRICK LN) 85.1 FT (MCGETTRICK LN)
MINIMUM REAR YARD	20 FT	N/A	N/A	N/A
MINIMUM SIDE YARD	15 FT	99.7 FT	54.5 FT	35.5 FT
YARDS ABUTTING RESIDENTIAL DISTRICTS	INCREASE BY 50 FT EXCEPT FOR DISTRICTS	N/A	N/A	N/A
MAXIMUM FLOOR AREA RATIO	0.18	0.08 (12,865 SF)	0.055 (5,852 SF) 0.054 (5,852 SF)	0.071 SF (4,541 SF) 0.075 SF (4,541 SF)
MAXIMUM IMPROVEMENT COVERAGE	70%	15.5% (26,327 SF)	94.6% (168,796 SF) 67.6% (61,038 SF)	92.9% (39,996 SF) 59.3% (35,369 SF)
MAXIMUM BUILDING HEIGHT	2+ STORIES / 35 FT	<35 FT	1 STORY / 35 FT	1 STORY / <35 FT

BEFORE DEDICATION
AFTER DEDICATION
(V) = VARIANCE REQUIRED
(W) = WAIVER REQUIRED
(EN) = EXISTING NONCONFORMANCE