



EXHIBIT

ZONING DATA SCHEDULE:

ZONING DISTRICT R-0

REQUIREMENT:	REQUIRED:	EXISTING: BLOCK-63 (LOT-6.6,1,10.03,10.04)	PROPOSED: BLOCK-63 (LOT-6.6,1,10.03,10.04)
MINIMUM LOT AREA (AC)	4	192.16±	190.09±
MINIMUM LOT WIDTH (FT)	350	3529.6±	NO CHANGE
MINIMUM LOT DEPTH (FT)	N/A	N/A	N/A
MINIMUM LOT FRONTAGE (FT)	N/A	N/A	N/A
REQUIRED PRINCIPAL BUILDING SETBACK:			
FRONT YARD SETBACK (FT)	175	298.3±	218.9±
SIDE YARD SETBACK (FT)	20	374.6±	909.7±
REAR YARD SETBACK (FT)	50	1409.9±	2051.7±
REQUIRED ACCESSORY BUILDING SETBACK:			
STREET LINE SETBACK (FT)	200	290.6±	NO CHANGE
SIDE LINE SETBACK UP TO BUILDING (FT)	50	101.6±	NO CHANGE
REAR LINE SETBACK UP TO BUILDING (FT)	50	174.6±	NO CHANGE
PRINCIPAL BUILDING (FT)	20	174.6±	NO CHANGE
FRONTAGE FOR PUBLIC ROAD (FT)	500	3429.6±	NO CHANGE
OFFICE PARK (AC)	25	36.12±	NO CHANGE
PERCENTAGE BUILDING COVERAGE	30%	5.77% (11.08 AC)	5.91% (11.24 AC)
PERCENTAGE IMPROVEMENT COVERAGE	65	12.22% (23.5 AC)	12.20% (23.2 AC)
FLOOR AREA RATIO	30%	6.29% (12.08 AC)	6.70% (12.24 AC)
BUILDING HEIGHT (FT)	55	45	NO CHANGE
PARKING SPACES		709	674

SIGHT DISTANCE ANALYSIS:

REQUIREMENTS:

THE SIGHT DISTANCE IS ANALYZED BASED ON THE STANDARD DESIGN MANUAL OF AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), CHAPTER-9 INTERSECTION SIGHT DISTANCE CONTROL. THE SIGHT DISTANCE IS DETERMINED BASED ON THE DESIGN SPEED OF PRINCETON HIGHTSTOWN ROAD WHICH IS 50 MPH. THE LEFT AND RIGHT TURN SIGHT DISTANCE REQUIREMENTS ARE AS BELOW:

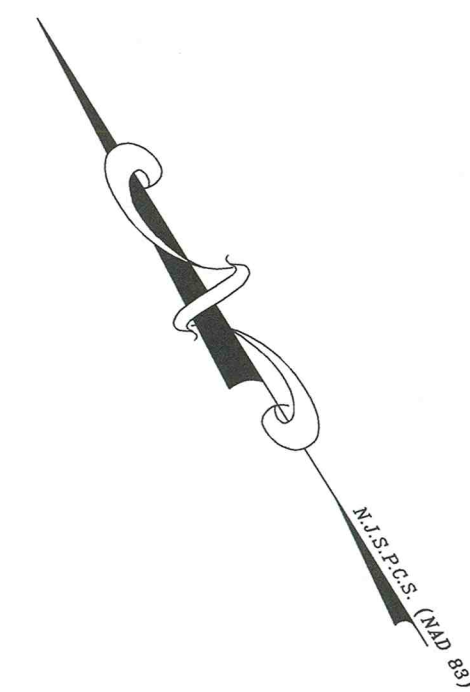
1. THE LEFT TURN REQUIRED SIGHT DISTANCE BASED ON THE 50 MPH DESIGN SPEED LIMIT IS 555'.
2. THE RIGHT TURN REQUIRED SIGHT DISTANCE BASED ON THE 50 MPH DESIGN SPEED LIMIT IS 480'.

PROVIDED:

1. THE SITE HAVE PROVIDED 560' OF THE LEFT TURN SIGHT DISTANCE.
2. THE SITE HAVE PROVIDED 490' OF THE RIGHT TURN SIGHT DISTANCE.

NOTE:

REFER TO THE EXISTING CONDITION PLAN SHEET 5 OF 5 FOR THE TREE LIST.



LEGEND:

MAJOR CONTOUR	POST INDICATOR VALVE
MINOR CONTOUR	GAS VALVE
GROUND SPOT SHOT	LIGHT POLE
HARDSCAPE SPOT SHOT	UTILITY MANHOLE
CLEAN-OUT	UTILITY BOX
SANITARY MANHOLE	BOLLARD
STORMWATER INLETS	SIGNS
FLARED END SECTION	TELECOM MANHOLE
DRAINAGE/STORMWATER MANHOLE	ELECTRIC MANHOLE
WATER VALVE	GUY WIRE
HYDRANT	TREE LOCATION
FIRE DEPT. CONNECTION	

ENVIRONMENTAL CONSTRAINTS LEGEND:

DRCC	DRCC STREAM CORRIDOR
FLOODWAY	FLOODWAY
NJFH	NJ FLOOD HAZARD AREA DESIGN FLOOD
WET	WETLANDS
	FRESHWATER WETLANDS BOUNDARY
	FRESHWATER WETLANDS TRANSITION AREA BOUNDARY
	100 YR FLOOD PLAIN

ABBREVIATIONS:

FG	= FINISHED GRADE	FC	= FLUSH CURB
BC	= TOP OF BRATE	F.F.E.	= FINISHED FIRST FLOOR
BC	= BOTTOM OF CURB	F.B.E.	= FINISHED BASEMENT FLOOR
DC	= TOP OF CURB	RT-1	= STOP SIGN
PC	= DEPRESSURE CURB	RS-1	= ONE WAY SIGN
PT	= POINT OF TANGENT	R4-7	= MEDIAN SIGN
PC	= POINT OF CURVE	SZE	= TYPE E INLET
S2B	= TYPE B INLET	VB	= VALVE BOX
TP	= TOP OF PIPE	WV	= WATER VALVE
TS	= TOP OF STRUCTURE	GV	= GAS VALVE
US	= UNDERGROUND	RM	= TOP OF WALL
SS	= STONE STORAGE	BN	= BOTTOM OF WALL
CM	= CURB OUT	SAN	= SANITARY SEWER
SM	= STORM SEWER	INL	= INLET
OS	= OUTLET STRUCTURE	HDWL	= HEADWALL
F.E.S.	= FLARED END SECTION	CONC.	= CONCRETE

PROPOSED DRAINAGE AND UTILITY LEGEND:

●	SANITARY SEWER MANHOLE
—	SANITARY SEWER PIPING
—	SANITARY SEWER FORCE MAIN
●	STORM DRAINAGE MANHOLE
—	STORM DRAINAGE INLET
▲	FLARED END SECTION
—	STORM DRAINAGE PIPING
—	WATER LINE
—	GAS SERVICE LINE
—	UNDERGROUND ELECTRIC/TELEPHONE/CATV
—	PERFORATED UNDERDRAIN (W/ CLEANOUTS)
✱	FIRE HYDRANT

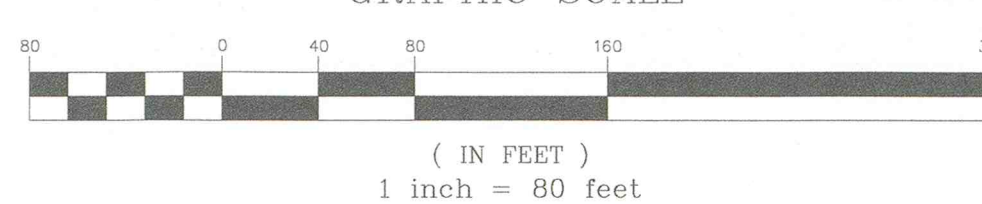
PROPOSED LAYOUT LEGEND:

—	CURB
—	DEPRESSURE CURB
—	MOUNTABLE CONCRETE CURB
—	CONCRETE WALK
—	BITUMINOUS PAVEMENT
—	PEDESTRIAN STRIPED CROSSWALK
—	DECORATIVE PAVERS
—	STABILIZED BASIN ACCESS
—	TRAFFIC CONTROL SIGNAGE
—	FENCING
○	PARKING SPACE COUNT
—	PARKING SPACE PAVEMENT STRIPING
—	HANDICAP PARKING SYMBOL
—	PROJECT/DIRECTIONAL SIGNS

EAST WINDSOR TOWNSHIP TAX MAP REFERENCE

SHEET Nos. 2, 3 and 9
BLOCK No. 63
LOT Nos. 6, 8, 9, and 51

GRAPHIC SCALE



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QTS			
OVERALL SITE PLAN			
OF			
QTS PJC-DC1 EW PHASE 2			
SITE PLAN SUBMISSION			
PREPARED FOR			
SITUATED IN			
EAST WINDSOR TOWNSHIP		MERCER CO., N.J.	
SCALE 80'		MARCH 10, 2023	
DRAWN BY: WDV	FILE NO.	ORDER NO.	SHEET NO.
DATE 03/10/23	45330-	400-21	204-E-2
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DATE 03/10/23			

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