



# WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF ENGINEERING

## MEMORANDUM

TO: West Windsor Township Planning Board

FROM: Francis A. Guzik, PE, CME  
Director of Community Development / Township Engineer

DATE: January 17, 2023

SUBJECT: **Princeton Executive Park**  
**Amended Final Major Site Plan – Phase 1 Hotel**  
**Amended Preliminary Site Plan – Phase 3 Restaurant**  
Block 9, Lot 12.01 and 12.011  
US Route 1 North, Meadow Road and Carnegie Center Drive  
**PB19-15-AM**

### Documents Received/Reviewed:

The following documents have been submitted for review.

- A. Plans entitled “Amended Final Major Site Plan for Phase 1 - Hotel; Amended Preliminary Site Plan for Phase 3 - Restaurant –Block 9, Lots 12.01 and 12.011; Tax Map Sheet 2, Dated May 16, 1998, Rev. March 2005 - West Windsor Township, Mercer County, New Jersey” 21 Sheets total, prepared by Bowman Consulting Group, LTD. (James M. Ward, PE), dated September 12, 2022, revised through December 15, 2022;
- B. Architectural Plans entitled “Element Hotel”, 6 Sheets total, prepared by Prime AE, dated December 23, 2022, consisting of floor plans and elevations;
- C. Plans entitled “Princeton Executive Park – West Windsor, New Jersey – Landscape Architecture Plans” 11 Sheets total, prepared by Melillo-Bauer-Carman Landscape Architecture., revised through December 16, 2022, including landscape architecture and site lighting plans; and
- D. Report entitled “Engineer’s Report – Drainage, Sanitary Sewer, and Water – Princeton Executive Park – Amended Final Site Plan for Phase 1 – Hotel; Preliminary Site Plan for Phase 3- Restaurant - Block 9, Lots 12.01 and 12.011 - Township of West Windsor, Mercer County, New Jersey”, prepared by Bowman, dated September 12, 2022;
- E. Development application package, including:
  - Development Application form with Addendum; and
  - Completed Site Plan Checklist

**Narrative:**

The subject development received Preliminary and Final Major Site Plan and Subdivision approval for Phases 1 (Hotel) and 2 (Northerly Residential), as well as Preliminary Site Plan approval for Phases 3 (Restaurant and Retail) and 4 (Southerly Residential). The applicant now seeks an Amended Final Site Plan approval for the hotel, to eliminate the rooftop bar and the previously proposed 5<sup>th</sup> story, and add an extension to one wing of the hotel. The now 4-story structure will contain 128 guest rooms as opposed to the 130 guest rooms previously approved.

The applicant also seeks to amend the Phase 3 approval as it relates to the proposed restaurant. The approved footprint of same was 6,915 square feet, which is to be expanded to 8,075 square feet and the proposed number of seats increased from 250 to 306. The amended development will result in the elimination of 76 parking spaces and the addition of 12 electric vehicle charging spaces.

I have reviewed the information submitted and offer the following for the Board's consideration.

**1.0 Amended Site Plan**

- 1.01 The following checklist items have not been provided and submission waivers will be required to be granted by the Board or else be satisfied by the applicant:
- **Preliminary Site Plan Checklist Item 200-13.C.3) (c)** which requires a survey map prepared by a NJ-licensed surveyor. I have no objection to granting this waiver as a survey was included with the original application for which this amended approval is being sought;
  - **Preliminary Site Plan Checklist Item 200-13.C.3) (d)** which requires all existing or proposed deed restrictions, exceptions or covenants affecting said property. A title report was not provided with the submission, nor are all proposed easements identified on the submitted plans. However, the applicant has indicated that no previously approved easements are impacted by the proposed amendments; as such, I have no objection to granting the waiver.
- 1.02 The applicant shall present an exhibit to the Board with supporting testimony that makes clear what changes are proposed, i.e., changes to building footprints, the change in gross floor area of the hotel, parking spaces that have been removed, infrastructure that has been reoriented, etc.
- 1.03 The applicant is proposing to provide twelve (12) electric vehicle (EV) charging stations in the vicinity of the hotel and restaurant. The proposed pavement markings and signage details conform to previously approved applications elsewhere in the Township.
- 1.04 The applicant shall provide testimony to the Board on the modification to the number of proposed parking spaces versus Ordinance requirements so that it may be determined whether an amended design waiver will or will not be required as part of this application.
- 1.05 The proposed modifications result in a reduction of impervious surfaces of 2.2% on Lot 12.011 (4,000 square feet, more or less). The previously approved SWM design remains in effect without the need for revisions.
- 1.06 The proposed modifications result in a reduction of sanitary sewer demand of 5,540 gallons per day. As a condition of approval, the applicant will be required to file an amendment to the Treatment Works Application with Stony Brook Regional Sewerage Authority (SBRSA) and the NJDEP that returns that unused flow allocation to SBRSA.

West Windsor Township Planning Board

Princeton Executive Park – Amended Final Site Plan Phase 1; Amended Preliminary Site Plan Phase 3

January 17, 2023

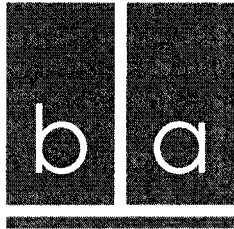
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- 1.07 The potable water demand has decreased by an equivalent amount. Any required changes to the official allocation for the project are between the applicant and NJ American Water.
- 1.08 Due to the relatively minor nature of the changes, I recommend that the previously posted bonds and construction inspection escrow be allowed to stand as submitted.
- 1.09 As per Ordinance section 200-81.1 the applicant will be required to provide, via both hard copy and in electronic format, approved amended site plans being submitted for signature and as-built surveys upon project completion should this project be approved and constructed.
- 1.10 The proposed amendments have no impact on any easements that have previously been approved.
- 1.11 The applicant will provide amended approvals from Mercer County Planning Board, Mercer County Soil Conservation District, and the Delaware and Raritan Canal Commission, or obtain letters of no interest from each. This should be made a condition of any Board action on this application.

This completes the review of the plans. Further comments may be provided pending testimony by the applicant or questions from the Board members.

FG:ih

cc: Ian Hill, PE  
Applicant (rshim@huttshim.com)



COMMUNITY PLANNING  
LAND DEVELOPMENT AND DESIGN  
LANDSCAPE ARCHITECTURE

**B U R G I S**  
A S S O C I A T E S , I N C .

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## MEMORANDUM

To: West Windsor Planning Board  
West Windsor Division of Land Use

From: David Novak PP, AICP

Subject: Princeton Executive Park  
Amended Final Site Plan – Hotel – Phase 1  
Amended Preliminary Site Plan – Restaurant – Phase 3  
Block 9 Lots 12.011 and 12.012  
US Route 1 North & Meadow Road

Date: January 16, 2023

BA#: 3908.12

WWT#: PB 19-15 Amended

### Introduction

The applicant, BLG West Windsor, LLC, has submitted an application seeking amended final site plan approval and amended preliminary site plan approval for a previously approved hotel and restaurant, respectively. The site was part of a previous application which received approval for a mixed-use development consisting of six hundred and fifty-six multifamily dwelling units as well as a hotel, a restaurant, and two retail pads. The site, which is identified by municipal tax records as Block 9 Lots 12.011 and 12.012, is located at the corner of US Route 1 North and Meadow Road in the PMN-1 District.

The following has been submitted for review:

1. Amended final site plan and amended preliminary site plan prepared by Bowman Consulting, dated September 12, 2022 (last revised December 15, 2022).
2. Architectural plan prepared by Prime AE, dated December 23, 2022 (no revision date).
3. Landscape architectural plan prepared by Melillo + Bauer Associates, dated March 27, 2020 (last revised December 16, 2022).
4. Engineer's report – Drainage, Sanitary and Water prepared by Bowman, dated September 12, 2022.
5. Planning Board resolution of approval dated December 9, 2020.

## Property Description

The subject site is located in the northwesterly portion of the Township, near the intersection of US Route 1 and Meadow Road. The site has an area of 4.13 acres and is irregularly shaped. It is part of a larger site which received approval for a mixed-use development consisting of six hundred and fifty-six multifamily dwelling units as well as a hotel, a restaurant, and two retail pads, all of which are to be constructed in four separate phases.

The hotel was approved to have a height of sixty feet and was to comprise a total floor area of 100,673 square feet. It was approved to contain one hundred and thirty rooms with one hundred and fifty total beds. In addition to transient and extended stay rooms, the hotel was to feature an indoor pool, meeting room, lounge, dining room, food prep room, a motion room (fitness center), and administrative and maintenance spaces. The top floor was also to feature an indoor/outdoor bar area with two hundred and ten seats. The façade of the hotel was to predominantly consist of EIFS finishes of a variety of colors, as well as metal and cement paneling accents. The restaurant was approved to be located to the immediate west of the proposed hotel. It was to be connected to the hotel and to have an area of 6,915 square feet as well as two hundred and fifty seats.

## Proposed Development

The applicant seeks amended final site plan approval and amended preliminary site plan approval for the aforementioned hotel and restaurant, respectively. The following is noted:

### Amended Final Site Plan Approval – Hotel – Phase 1

The applicant seeks amended final site plan approval for the hotel to be constructed in Phase 1. The height of the hotel is proposed to be reduced from five to four stories, while its total number of rooms will be reduced from one hundred and thirty to one hundred and twenty-eight. The ground floor of the hotel will continue to feature an indoor pool, meeting room, motion room (fitness center), lounge, food prep room, and administrative and maintenance spaces. A laundry and housekeeping room is to be located on the ground floor, while conference suites are proposed on the remaining floors. The previously approved indoor/outdoor rooftop bar area is no longer proposed. The facade of the hotel is to consist of EIFS finishes of a variety of colors, as well as metal and cement paneling accents.

### Amended Preliminary Site Plan – Restaurant – Phase 3

The applicant seeks amended preliminary site plan approval for the restaurant to be constructed in Phase 3. The size of the restaurant is proposed to increase from 6,915 square feet to 8,075 square feet. Its number of seat is also proposed to increase from two hundred and fifty to three hundred and six.

## Parking Layout

The applicant also proposes modifications to the parking layout, which will reduce the approved number of parking spaces from three hundred and twelve to two hundred and ninety. Twelve Make-Ready parking spaces are also proposed.

## Master Plan

The following is noted in regard to the Township's master planning documents' relationship to the subject site:

### 2019 Housing Element and Fair Share Plan (HE&FSP)

The Township adopted its most recent HE&FSP on February 27, 2019. The Township's HE&FSP was prepared in accordance with a Settlement Agreement that was signed between the Township and Fair Share Housing Center on October 9, 2018 and amended on October 29, 2018.

The subject site was identified in the Township's HE&FSP as a site to address West Windsor's affordable housing obligation. The HE&FSP noted that the Township intended to rezone the property to encourage a mix of uses, including: a minimum of fifteen thousand square feet of nonresidential floor area; a minimum of six hundred residential units; and a limited service hotel with a minimum of one hundred and twenty rooms. The HE&FSP envisioned that a total of six hundred and fifty-six dwelling units would be located on site, of which one hundred and sixty-four would be reserved as affordable units.

### 2020 Land Use Plan

In addition to the above, the Township adopted its most recent Land Use Plan Element of the Master Plan on February 12, 2020. As per the 2020 Land Use Plan, the site is located in the Residence/Business Mixed Use Neighborhood/Affordable Housing (PMN-1) land use category. This land use category and corresponding district are intended to encourage a mix of residential development in conjunction with appropriately scaled and compatible commercial development consisting of retail sales and services, a hotel, corporate suites, general and administrative offices, fitness and instructional studios, and similar uses with convenient access to Route 1 as well as the to the Princeton Junction Train Station and the surrounding employment centers.

In regard to residential development, the 2020 Land Use Plan notes that garden and mid-rise apartments as well as townhouse dwellings are permitted in the district. A minimum of six hundred residential units are required, with a maximum average gross density of twelve units per acre. The 2020 Plan also establishes that a minimum of fifteen thousand square feet and a maximum of thirty thousand square feet of neighborhood retail uses are to be provided, as well as a limited service hotel with one hundred and twenty rooms.

## Zoning

The site is located in the PMN-1 Planned Mixed Use Neighborhood/Affordable Housing District, wherein the proposed development is permitted. Compliance with the District’s bulk standards is outlined in the following tables.

Table 1: PMN-1 District Hotel Standards

Regulations	PMN-1	Previously Approved	Proposed	Code
Min. Lot Area (ac)	1	4.13	4.13	200-194.4L(1)(a)
Min. Lot Width (ft)	200	N/A	N/A	200-194.4L(1)(b)
Min. Lot Depth (ft)	200	835.00	835.00	200-194.4L(1)(c)
Yard Dimensions (ft)				
Front Yard, Internal Street/Drive	15	87.50	15.00	200-194.4L(1)(d)[1]
Front Yard, Public Street	35	82.50	83.00	200-194.4L(1)(d)[1]
Side/Rear Yard	20	51.20/27.90	41.70/33.90	200-194.4L(1)(d)[2] & [3]
Building Height (st/ft)	60/5	60/5	47.6/4	200-194.4L(1)(e)
Max. Improvement Coverage (%)	75	74.30	72.10	200-194.4L(1)(f)
Min. Number of Rooms (#)	120	130	128	200-194.4B.(2)

## Planning Review

We offer the following comments on the proposed development:

### Proposed Hotel

The following is noted regarding the proposed hotel.

1. Operational Characteristics. The applicant should provide a general overview of the operational characteristics of the proposed hotel. Information should include, but not be limited to: the envisioned number of staff members, both total and per shift; whether the hotel will be for standard stay or extended stay; if the hotel will be utilized for conferences, weddings, receptions, and other similar events; and the expected number and types of deliveries.
2. Comparison to Prior Hotel. The following table provides a comparison of the previously approved hotel to the proposed hotel. As shown, the height, floor area, number of rooms, and number of beds have all been reduced with this proposed amendment.

Table 2: Hotel Comparison

	Previously Approved Hotel	Proposed Hotel
Stories (st/ft)	60/5	47.6/4
Rooftop Bar	Provided	Not Proposed
Floor Area (sf)	100,673	86,050
Rooms (#)	130	128
Beds (#)	150	128

Signage

The following is noted regarding signage.

3. Wall-Mounted Signage. The applicant has proposed three wall-mounted signs: one sign located along its northerly elevation, one sign located along its southerly elevation, and one sign located on its westerly elevation. The following table summarizes the proposed signage’s compliance with the Township’s design standards. As shown, **waiver relief** is required for both the maximum sign area and the maximum letter height. This is due in part to the proposed hotel’s setback of 43.7 feet from the northerly property line. Pursuant to Section 200-32B.(2)(c), this reduces the permitted sizes of its signage. The hotel has a greater setback as measured from US Route 1.

Table 3: Hotel Comparison

Regulations	Required	North Elevation	South Elevation	West Elevation	Code
Max. Signs	1 per business for each front business façade or each rear or side business façade	1	1	1	Section 200-32B.(2)(a)
Type of Sign Proposed	Internally lit raised letters with concealed ballast; back-lit raised letters w/ concealed ballast; signage board w/gooseneck lighting; individual cut letters with gooseneck lighting	Internally Illuminated	Internally Illuminated	Internally Illuminated	Section 200-32B.(2)(b)
Max. Sign Area	90% of the linear building frontage, with a max. area of 50 sf	48	<b>(W) 73</b>	<b>(W) 73</b>	Section 200-32B.(2)(c)
Max. Letter Height	18 inches	<b>(W) &gt; 18</b>	<b>(W) &gt; 18</b>	<b>(W) &gt; 18</b>	Section 200-32B.(2)(c)
Location	Not permitted above roofline	Complies	Complies	Complies	Section 200-32B.(2)(f)

4. Monument Signage. The applicant has proposed a monument sign to the south of the hotel. The sign will have a height of four feet, a width of twelve feet, and a total area (inclusive of the base) of forty-eight square feet. We note that the Township’s definition of “sign area” does not include the base of the sign. Thus, the proposed sign area is smaller than what is otherwise permitted.



## Overall Layout

The following is noted regarding the overall layout of the site.

5. Comparison to Prior Approval. We recommend the applicant provide an exhibit to the Board offering a comparison to the prior approval illustrating the proposed changes in the building and parking layout.
6. Architectural and Design Standards. Section 200-194.3.P establishes a series of architectural standards and guidelines. These are reiterated below, with our comments provided beneath each one.
  - a. *Buildings shall generally relate in scale to the surrounding buildings in the development and off-tract. Buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by reflecting architectural styles and details, design themes, building materials, and colors used in surrounding buildings.*

**No architectural plan for the proposed restaurant is required at this time, as the applicant is only seeking amended preliminary site plan review for that portion of the development. An architectural plan will be provided during final site plan review, to be submitted at a later date. To the extent feasible, the hotel, restaurant, and two retail buildings (to be constructed in Phase 3) should share similar design elements, including materials and colors, to promote a unified architectural theme.**

- b. *Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections such as balconies, canopies, and signs, recesses, and changes in floor level, shall be used in order to add architectural interest and variety and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets, dormers, or gables shall be provided in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.*

**The applicant is addressing this standard through the utilization of building articulation, varying roof heights, and varying façade materials.**

- c. *The architectural treatment of the front facade shall be continued in its major features around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, colors, and details. Blank wall or service area treatment of side and rear elevations visible from the public views is discouraged.*

**As previously noted, the hotel, restaurant, and two retail buildings (to be constructed in Phase 3) should share similar design elements, including materials and colors, to promote a unified architectural theme.**

- d. *Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper-story windows shall be vertically aligned with the location of windows and doors on the ground level.*

**The applicant is addressing this standard for the proposed hotel.**

- e. *All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, or others, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.*

**The applicant is addressing this standard in regard to the main hotel entrance.**

- f. *Ground-floor retail, services, and restaurant uses shall have large-pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground-level facade area.*

**This will be addressed at a later date.**

- g. *Heating, ventilating and air-conditioning (HVAC) systems, utility meters and regulators, exhaust pipes and stacks, satellite dishes and other telecommunications receiving devices shall be screened or otherwise specially treated to be, as much as possible, inconspicuous as viewed from the public right-of-way and adjacent properties.*

**It is our understanding that any rooftop mechanical equipment will be screened with metal panels similar to those utilized on the façade, and that such screening and equipment will not be easily viewed from the public right-of-way.**

- h. *Street furniture such as benches, street lamps, bicycle racks, receptacles for litter, including mandatory recycling receptacles, bus stops, landscape planters and hanging baskets shall be provided. A standard street furnishing plan shall be established for the entire district. Options shall be established in order to permit variety. Furnishings manufactured from recycled materials shall be considered. Furnishings manufactured from local or regional sources shall be considered.*

**The applicant has provided bicycle racks in the vicinity of the hotel. Street furniture for the restaurant will be addressed at a later date.**

## Parking, Loading, and Circulation

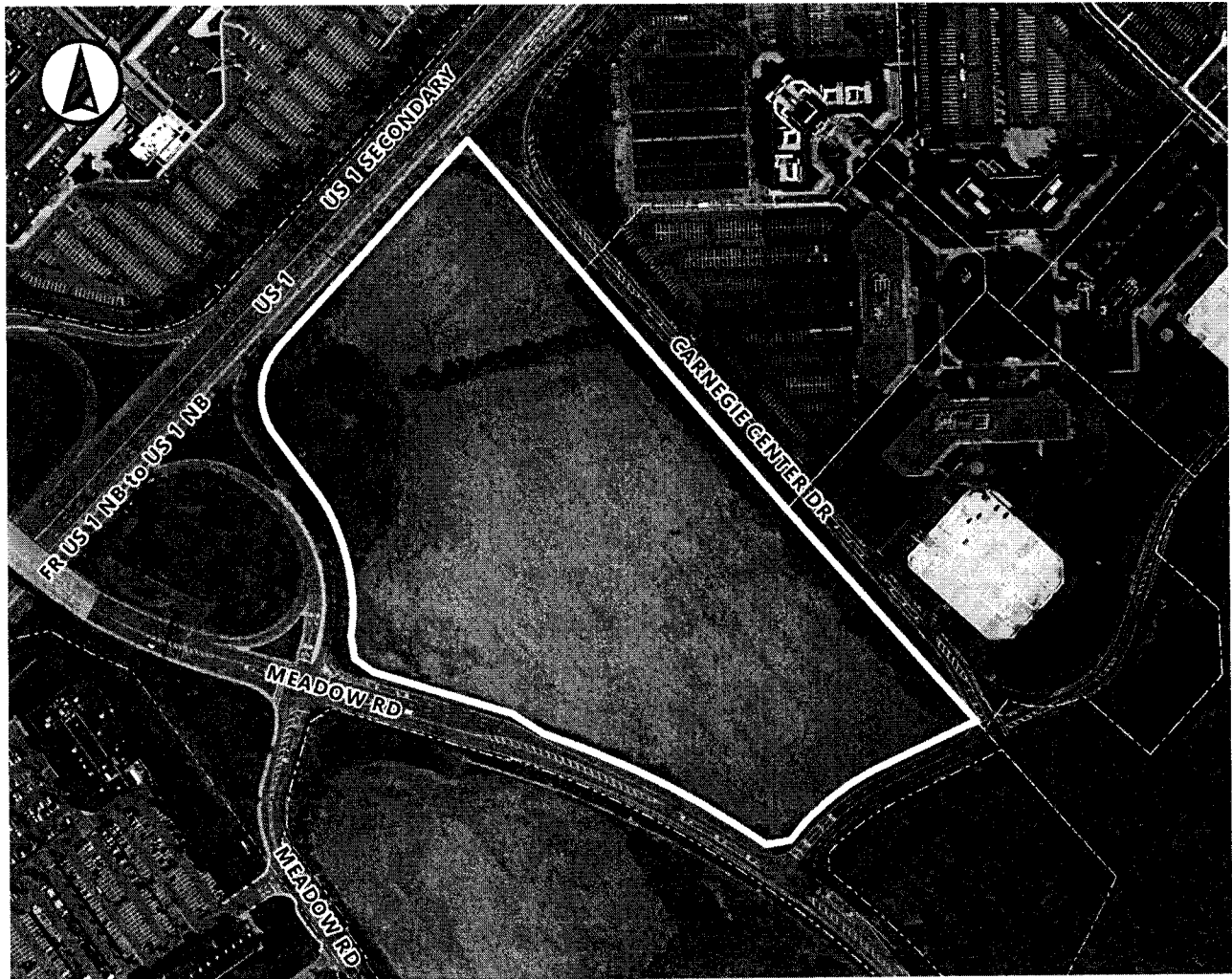
The following is noted regarding parking, loading, and circulation.

7. Excess Parking Spaces. **Waiver relief** is required from Section 200-28D.(2)(b) of the Township's site plan review standards for exceeding the required number of parking spaces. The applicant has calculated a parking need of two hundred and fifty-eight spaces, whereas two hundred and ninety spaces are proposed. Testimony should be provided regarding the rationale for the excess spaces, and whether any spaces could be banked until needed.
8. Make-Ready and EVSE Parking Spaces. As per recently adopted state legislation as well as the Township's recently amended land use regulations, the provision of Make Ready and Electric Vehicle Supply/Service Equipment (EVSE) is a required condition of any final site plan approval. As previously noted, the applicant seeks amended final site plan approval for a hotel and amended preliminary site plan approval for a restaurant.

While no Make Ready/EVSE parking spaces are technically required for the amended final site plan for the hotel, they are required for the amended preliminary site plan for the restaurant. The applicant has addressed the Make Ready/EVSE requirements for both the proposed hotel and restaurant.

## Waiver Relief

As per NJSA 40:55D-51 of the Municipal Land Use Law (MLUL), the board shall have the power to grant exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and approval, if the literal enforcement of one or more provisions is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.



Map 1: Aerial of Subject Site (scale: 1" = 350')

[https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3900series/Pb-3908.12/Planning Board/3908.12 Princeton Executive Park - Amended Preliminary and Amended Final Site Plan - Planning Board Review 01 \(PB 19-15 Amended\).docx](https://burgis.sharepoint.com/sites/BurgisData/Shared Documents/W-DOCS/PUBLIC/Pb-3900series/Pb-3908.12/Planning Board/3908.12 Princeton Executive Park - Amended Preliminary and Amended Final Site Plan - Planning Board Review 01 (PB 19-15 Amended).docx)



SURINDER S. ARORA, PE  
President

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## MEMORANDUM

**DATE:** January 9, 2023

**TO:** West Windsor Township Planning Board

**FROM:** Quazi Masood, P.E., PTOE *QM*  
William T. Dougherty, P.E., PTOE *WTD*

**SUBJECT:** Princeton Executive Park – formerly known as Roseland  
Planning Board Review Memorandum #1  
PB 19-15 Phase 1 (Hotel) and Phase 3 (Restaurant)  
Block 9, Lots 1.02 and 12.03; Block 9.03, Lot 12.02  
West Windsor Township, Mercer County, New Jersey

### Documents Received

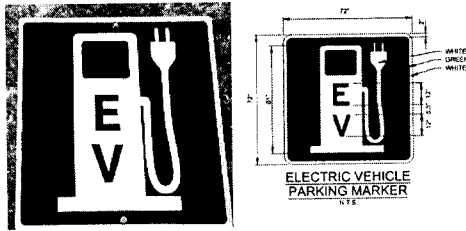
We have received a referral and recommendation request for Planning Board Review of the above referenced development. The following documents were received for this review:

- One West Windsor Township Community Development Division of Land Use Yellow Planning Board Review Transmittal Letter (1 page) prepared by Lisa Komjati dated December 28, 2022, with reports due no later than noon January 17, 2023.
- One copy of Development Application Addendum (9 pages) dated September 30, 2022
- One copy of Engineer's Report for Drainage, Sanitary Sewer and Water (3 pages) prepared by Bowman Consulting dated September 12, 2022
- One copy of the West Windsor Township Resolution of Memorialization (27 pages) approved August 26, 2020
- One copy of the Site Plan Checklist (8 pages) prepared by Bowman Consulting dated October 10, 2022
- One set of Architectural Plans (6 sheets) prepared by Prime AE dated December 23, 2022
- One set of Amended Final Major Site Plans for Phase 1 - Hotel and Amended Preliminary Site Plans for Phase 3 - Restaurant (21 sheets) prepared by Bowman Consulting last revised December 15, 2022
- One set of Landscape Plans (11 sheets) prepared by Melillo Bauer Carman Landscape Architecture dated March 27, 2020, last revised December 16, 2022

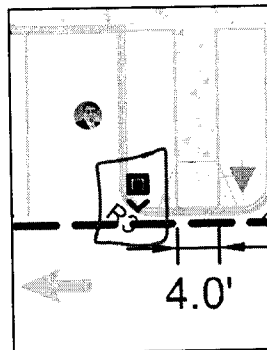
### Review Comments

1. Crosswalks shown on the Layout & Dimensioning Plan (Sheet 5) indicate "See M&B Plans" but the submission package do not include M&B Plans. Crosswalk details are also not shown on the Construction Details on Sheets 14A & 14B.
2. One of the Handicapped Accessible Signs is placed incorrectly for the easternmost spot in Sheet 5. The sign is placed on the 'accessible aisle', not at the ADA spot. This should be corrected.

3. Electric Vehicle (EV) sign provided on Sheet 14A should be revised to match the MUTCD standard D9-11b as depicted below. Moreover, the EV pavement markings should also be presented on Sheet 4A and Sheet 4B as per PANYNJ standard.



4. Fire Lane Marking Details are missing on Sheets 14A & 14B, which should be included.
5. Stop Bar Details are missing on Sheets 14A & 14B, which should be included.
6. The Garbage Truck Turning Template on Sheet 12 shows an SU-30 vehicle instead of a garbage truck. Please consult AutoTurn for a more appropriate vehicle template and take necessary measures to correct the plans accordingly.
7. The Pedestrian Rectangular Flashing Signal Beacon Detail on Sheet 14A has the downward pointing arrow to the 'right' instead of the 'left' in the 'adjacent assembled example'. The sign W16-7PL is correct and should be shown on the 'assembly'.
8. The site plan on Sheet 5 shows the following symbol but the description is missing. Please provide proper description of these symbols.



This completes our comments.

*Lisa Komjati*  
*Francis A. Guzik, P.E.*

*Sam Surtees*  
*Ronald Shimanowitz [rshim@huttshim.com](mailto:rshim@huttshim.com)*