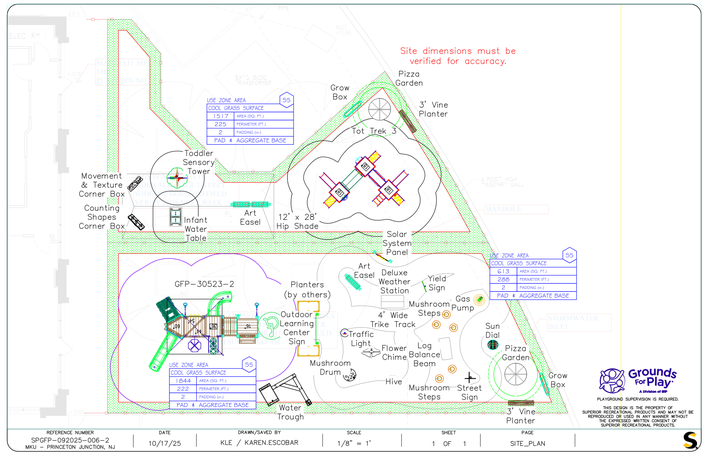
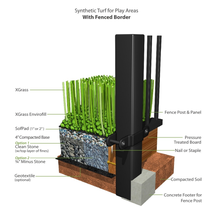


2 PROPOSED PLAYGROUND

NOT TO SCALE



PERMEABILITY TEST REPORT BY TSI TESTING SERVICES

COMPANY: X-GRASS

CONCLUSION:

THIS TEST METHOD DETERMINES THE RAINFALL DRAINAGE CAPACITY (PERMEABILITY) OF THE PLAYING SURFACE. TEST DATA VALUES REPRESENT DRAINAGE RATES VERTICALLY THRU THE TURF LISTED ABOVE ONLY, AND DO NOT TAKE INTO ACCOUNT THE PERCOLATION PROPERTIES OF AN INFILL PAD AND/OR UNDERLYING SUB BASE. THREE SPECIMENS, 15" DIAMETER, WERE CUT FROM THE 5' TURF ROLL SIDE-CENTER-SIDE MANNER. EACH TURF SPECIMEN WAS SECURELY FASTENED TO THE PERMEABILITY TUBE USING MECHANICAL FLANGES, ENSURING WATER FLOW THRU THE PRODUCT. WATER WAS PUMPED INTO THE TUBE FASTER THAN COULD EXIT, UNTIL THE WATER LEVEL REACHED 4". THE WATER SOURCE WAS SHUT OFF, ALLOWING THE ACCUMULATED 4" WATER LEVEL TO RECEDE. THE RECEDE WAS TIMED VIA STOPWATCH UNTIL THE WATER LEVEL EXITED THE TURF. THE FLOW TIME WAS RECORDED IN SECONDS. THE PROCURE WAS REPEATED A TOTAL OF 4 TIMES WHERE, THE FIRST PASS WAS FOR CONDITIONING, WITH THE 2, 3, USED FOR AVERAGING. THIS PROCESS WAS REPEATED ON THE REMAINING SPECIMENS.

SEE THE ATTACHED FULL REPORT NO. 14148

4 PLAYGROUND SURFACE DTL.

NOT TO SCALE

3 FENCE DETAIL

NOT TO SCALE

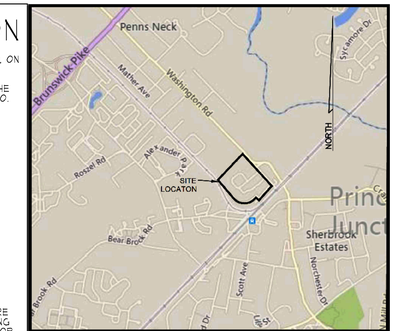
(PRELIMINARY) or (FINAL)

1. SITE PLAN OF _____
   BLOCK_____LOT_____ZONE_____
   DATE_____SCALE_____
   APPLICANT _____
   ADDRESS _____
   SITE PLAN CONTROL NO. _____
2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE TOWNSHIP PLANNING BOARD OF WEST WINDSOR TOWNSHIP.
   (Owner) (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)

PROJECT INFORMATION

1. THE SUBJECT PROPERTY IS KNOWN AS AVALON W SQUARED, ON LOT 8, 54, 55.01 & 16, BLOCK 4.
2. THE PROPERTY IS LOCATED IN RP-1 ZONING DISTRICT OF THE PRINCETON JUNCTION REDEVELOPMENT PLAN, MARCH 16, 2020.
3. OWNER:
   IC/L-A WASHINGTON ROAD LLC
   C/O LUBERT ADLER MANAGEMENT COMPANY L.P.
   CIRA CENTRE
   2929 ARCH STREET, 28TH FLOOR
   PHILADELPHIA, PA 19104-2868
4. APPLICANT:
   BRILLIANT BUDDIES ACADEMY LLC
   19 CARTIER DRIVE
   FRANKLIN PARK, NJ 08823
   TONY MAHFOUD

   APPLICANT'S AGENT:
   ARENCIBIA ARCHITECTS, INC.
   2534 E. TIMBER CREST NE
   LELAND, NC 28451
   JAVIER ARENCIBIA
5. APPLICATION DESCRIPTION:
   REQUEST FOR CONDITIONAL USE APPROVAL FOR A DAYCARE CENTER LOCATED IN THE EXISTING MIXED USE EAST BUILDING (401-404 AVALON SQUARE - 1ST FLOOR). THE PROJECT IS FOR A NEW CHILDCARE CENTER THAT IS APPROXIMATELY 8,900 S.F. AND AN APPROXIMATELY 4,500 S.F. FENCED PLAYGROUND.
6. NUMBER OF CHILDREN: 132
   NUMBER OF STAFF: 18
   TOTAL OCCUPANCY: 150
7. DOMESTIC WATER: EXISTING PUBLIC
8. WASTEWATER: EXISTING PUBLIC SANITARY

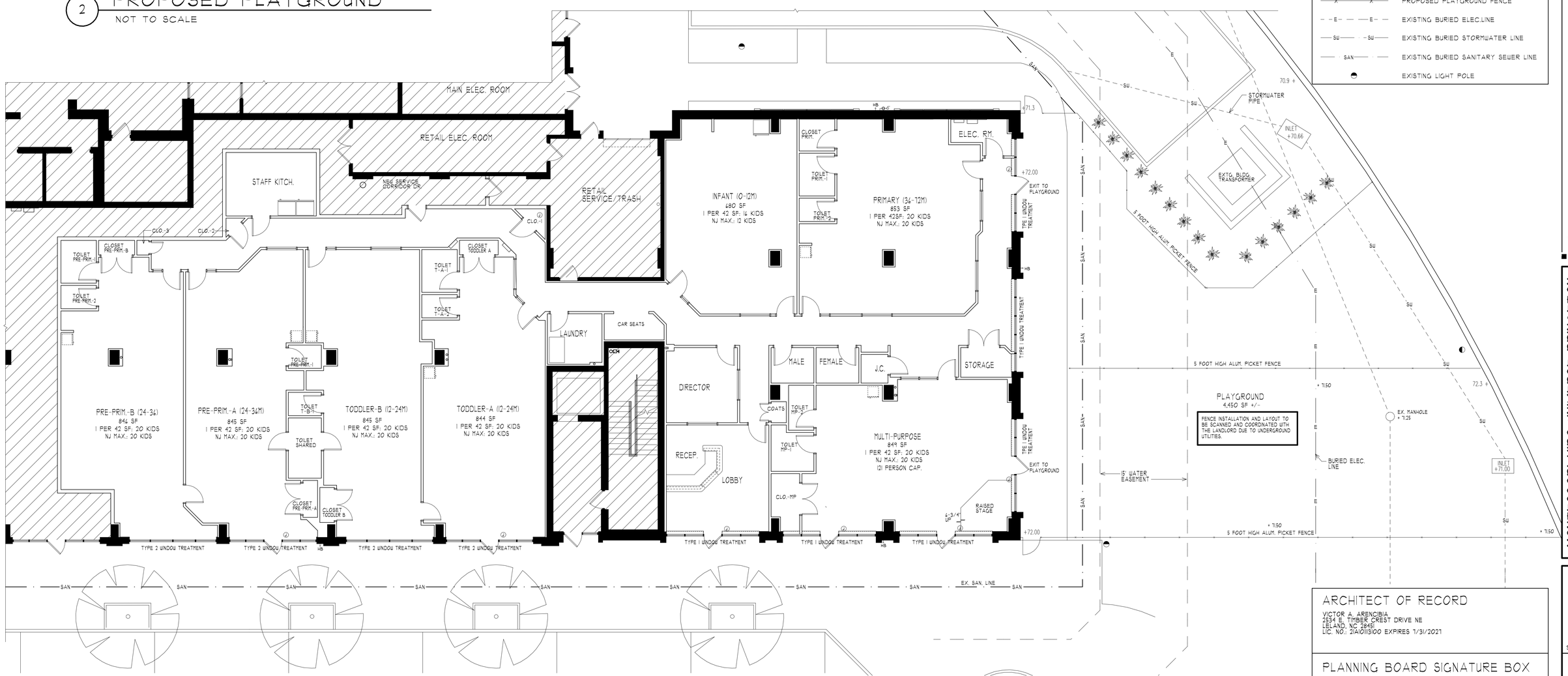


LOCATION MAP
SCALE: 1"=2,000'

DATE;
9 DEC. 2025
△ 19 JAN. 2026
26 JAN. 2026

SYMBOLS

- PROPOSED PLAYGROUND FENCE
- EXISTING BURIED ELEC.LINE
- EXISTING BURIED STORMWATER LINE
- EXISTING BURIED SANITARY SEWER LINE
- EXISTING LIGHT POLE



1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

8,912 USEABLE SQ. FT.

0 2 4 6 8 12 16 24

ARCHITECT OF RECORD

VICTOR A. ARENCIBIA
2534 E. TIMBER CREST DRIVE NE
LELAND, NC 28451
LIC. NO.: 21AI0113100 EXPIRES 1/31/2027

PLANNING BOARD SIGNATURE BOX

CHAIR:

SECRETARY:

Arencibia Architects, Inc.
703-298-8181
2534 E. Timber Crest Drive NE Leland, North Carolina 28451

MONTESSORI KIDS UNIVERSE PRINCETON
AVALON W SQUARED 1ST FLR. EAST BLDG.
401-404 AVALON SQUARE
WEST WINDSOR, NEW JERSEY 08550

SEAL:

COND. USE PLAN

JOB NO. 25-039

MKU
WEST WINDSOR, NJ

MSP-100