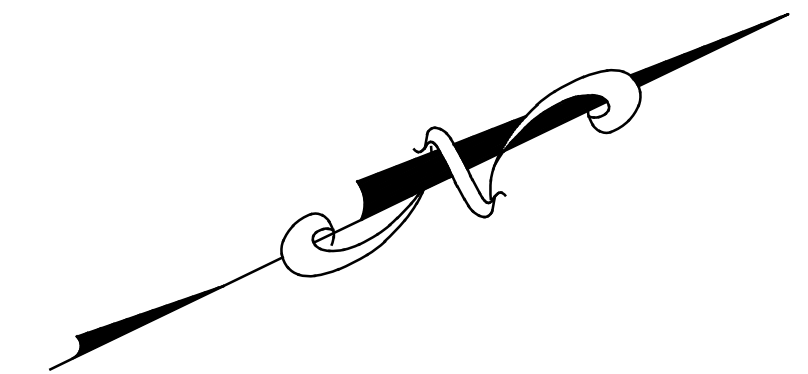


Existing Stormwater Management Basin



OLD TRENTON ROAD (A.K.A. CR. 335)

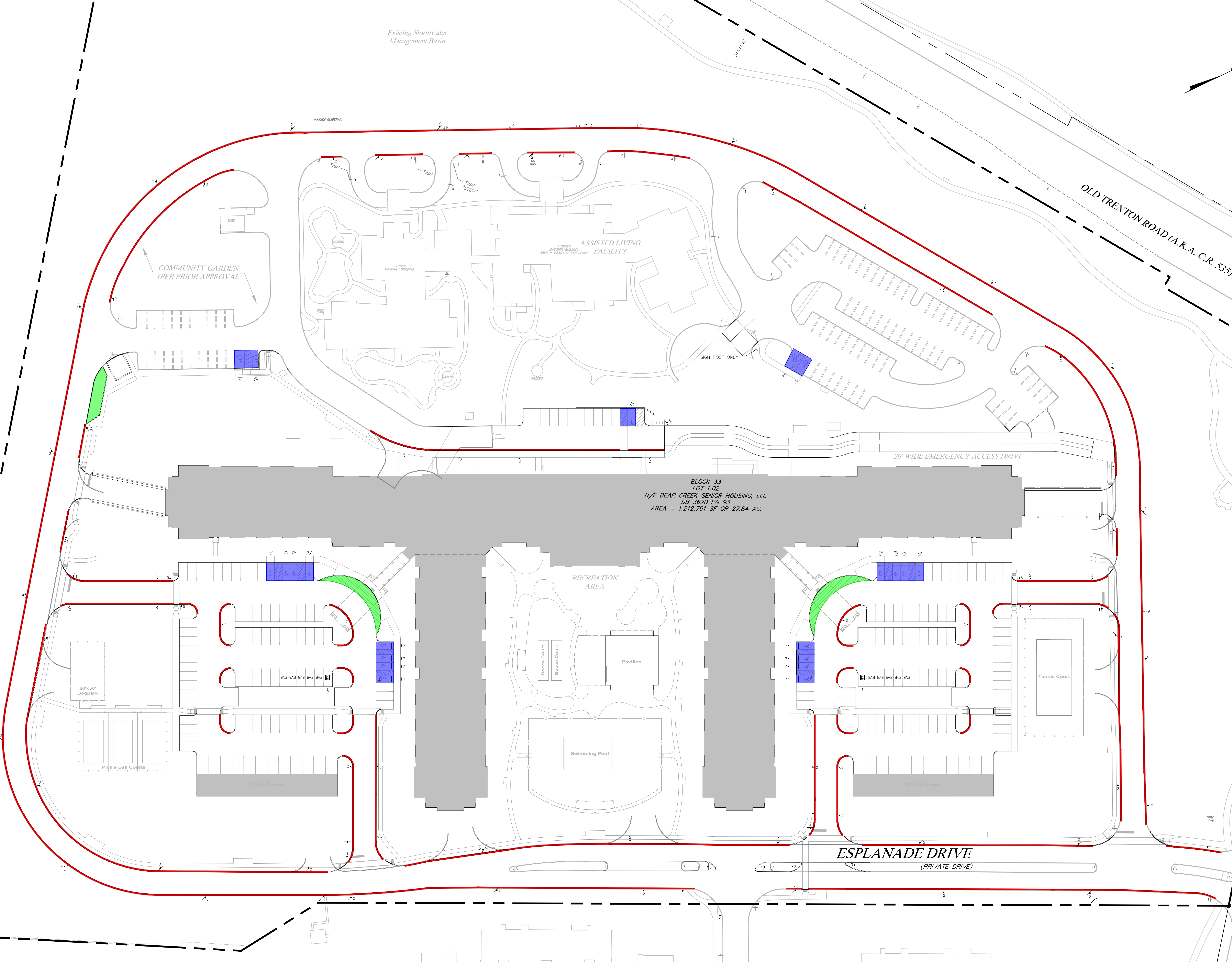
VILLAGE ROAD EAST
(VARIABLE WIDTH R.O.W.)

20' WIDE EMERGENCY ACCESS DRIVE

BLOCK 33
LOT 1.02
N/F BEAR CREEK SENIOR HOUSING, LLC
DB: 3620 PG 93
AREA = 1,212,791 SF OR 27.84 AC.

RECREATION AREA

ESPLANADE DRIVE
(PRIVATE DRIVE)



NOTES

1. ON-STREET PARKING SPACE LOCATION SHALL COMPLY WITH NJ TITLE 39 STANDARDS, SPECIFICALLY 39-4-138:
 - A. NO PARKING WITHIN 50' OF A STOP SIGN
 - B. NO PARKING WITHIN 25' OF A CROSS WALK
 - C. NO PARKING WITHIN 10' OF A FIRE HYDRANT
 - D. NO PARKING WITHIN INTERSECTION

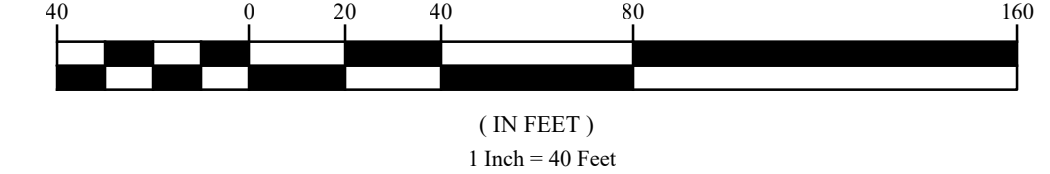
PAVEMENT LEGEND

- NO PARKING
- LOADING ZONE
- HANDICAP PARKING ONLY

SIGN LEGEND

- 1 STOP SIGN
- 2 NO PARKING ANYTIME SIGN
- 3 KEEP RIGHT SIGN
- 4 NO THRU TRAFFIC SIGN
- 5 PEDESTRIAN CROSSING SIGN
- 6 ELECTRIC VEHICLE CHARGING STATION SIGN
- 7 ACCESSIBLE PARKING SIGN
- 7V ACCESSIBLE VAN PARKING SIGN
- 8 EMERGENCY VEHICLES ONLY SIGN
- 9 NO PARKING FIRE LANE SIGN
- 10 DO NOT ENTER SIGN

GRAPHIC SCALE



NO.	DATE	REVISION	REVISIONS PER 03/10/26 TRC MEETING	BZ	DG	DG
2	03/18/2026					
1	05/15/2025	PLANNING COMMENTS		BZ	DG	DG

PARTNER
Engineering and Science, Inc.
(a DBA of Partner Assessment Corp. a NJ Engineering firm)

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Ashby Park, NJ 07712
NJ Certificate of Authorization No. 240A28222000
Tel: 732.380.1700
Fax: 732.380.1701
WWW.PARTNERESI.COM

Date: 04/04/2025 Scale: (H) 1" = 40' (V) N/A Drawn: DBS Designed: DBS Checked: DG Released: DG

TITLE 39 – EXHIBIT
BEAR CREEK
LOT 1.022, BLOCK 33

SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

Job No.: 18232363-C1
Dwoner Number: 000-000
Drawing Name: AS-TITLE-39-EXHIBIT.dwg
1 of 1

P:\18232363-C1\18232363-C1.dwg
 04/04/2025 10:51 AM By: [redacted]
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