

MidAtlantic

Engineering Partners

October 2, 2020

APR-184

Via Hand Delivery

West Windsor Township
271 Clarksville Road
PO Box 38
West Windsor, NJ

Attn: Mr. Sam Surtees

**Reference: Heritage at West Windsor
PB 19-08
Preliminary / Final Major Site Plan and Subdivision
Block 28; Lots 15 & 21
Township of West Windsor, Mercer County, New Jersey**

Dear Mr. Surtees:

As a result of correspondence held during and subsequent to the September 23rd planning board hearing, and prior to the October 14th continuation meeting, please find the following documentation and summaries.

- 1) Seven (7) full size and seventeen (17) reduced (11x17) copies of the Architectural Floor Plans and Elevations, prepared by CPL Partnership, last revised 09/30/20, with revisions as tabulated below.
 - Revise the 3-Bedroom COAH Unit to incorporate a Powder Room.
 - Incorporate the Building Type 'F' Floor plans and Elevations into the filing set of drawings, whereas it was previously a single sheet submitted prior to the 9/23 hearing.
 - Add the Floor Plan and Elevations for the Group Home.
 - Revise the elevation of Model D, which had a roof over the garage doors. Originally it had a full roof with columns but has now been revised it to a partial roof with brackets.

- 2) Seven (7) full size and seventeen (17) reduced (11x17) copies of the following sheets from the "Preliminary / Final Major Site Plan and Subdivision", prepared by MidAtlantic Engineering, last revised 10/02/20, with revisions relating to **ONLY THE GROUP HOME** (proposed Lot 21.01) as tabulated below.
 - Sheet 1 – Title Sheet
 - Sheet index dates updated.
 - Parking chart revised to reflect:
 - The proposed group home parking spaces. No additional spaces were added above and beyond what was shown on the previously submitted site plan. The chart was simply updated to show the 9 proposed spaces, instead of "provided by others".
 - Typo corrected regarding the amount of proposed spaces provided via townhouse garages or driveways. No additional common area parking has been added.
 - Sheet 4 – Overall Geometry, Signage and Striping Plan
 - Parking chart revised as described above.
 - Sheet 7 - Geometry, Signage and Striping Plan
 - Group home building footprint and adjacent sidewalks updated.
 - Additional labeling provided.

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- Sheet 12 – Grading Plan
 - Grading revisions around building.
 - FFE listed
 - Spot elevations provided
 - Drainage and sanitary infrastructure provided
- Sheet 16 – Utility Plan
 - Drainage and sanitary infrastructure provided
 - Building roof leaders provided
 - Building sewer and water services provided
- Sheet 25 – Landscape Plan
 - Trees, foundation and buffer plantings provided
- Sheet 30 – Lighting Plan
 - Pole mounted lights provided; of the same type proposed throughout the remainder of the site

Please utilize the following procedure to collate a complete, up-to-date set of site plans:

- Locate the Site Plans with a last revision date of 8/31/20
 - Remove the above listed Sheet #'s with a last revised date of 8/31/20 or earlier. Sheet numbers are listed in the lower right-hand corner of each sheet.
 - Insert the above listed replacement Sheet #'s in kind, maintaining numerical order.
- 3) Twenty-four (24) copies of the “Group Home Trip Generation Analysis”, prepared by Shropshire Associates and dated 10/02/20;

Further, the applicant would like to clarify the approvals sought, which remains in accordance with the newspaper notification provided prior to the 9/23 hearing.

- Preliminary / Final Major Subdivision for the entire project
- Preliminary / Final Major Site Plan for the project – proposed Lots 15.02 & 15.03
- Preliminary Major Site Plan for the group home – proposed Lot 21.01

Should you have any questions, please do not hesitate to contact me.

Sincerely,

MidAtlantic Engineering Partners, LLC



Michael V. Weseloski, P.E.

enclosures

cc: Greg Kanter – American Properties
Frank Petrino – Eckert Seamans
Nathan Mosley – Shropshire Associates
Rob Larsen – CPL Partnership