TOWNSHIP OF WEST WINDSOR BULK REQUIREMENTS

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUESTED
ZONING DISTRICT	R-30 LOW DENSITY RESIDENTIAL			
MIN. LOT AREA (SF)	30,000	36,314	36,314	-
MIN. LOT WIDTH (FT)	150	144.79	144.79	ENC
MAX. FAR (%)	13	7.27	7.27	-
MAX. IMPROVEMENT COVERAGE (%)	18	17.97	25.15	V
MAX. BLDG HEIGHT (STORIES/FT)	2.5/35	2/<35	2/<35	-
BUILDING SETBACKS FOR PRINCIPAL STRUCTURE				
FRONT YEAR SETBACK (FT)	40	52.30	52.30	-
REAR YEAR SETBACK (FT)	30	138.40	138.40	-
SIDE YEAR SETBACK (FT)	30	31.95	31.95	-

NOTES:
1. THE FOLLOWING ZONING REQUIREMENTS WERE DERIVED FROM THE TOWNSHIP OF WEST WINDSOR ORDINANCE, LAND USE SECTION CHAPTER 200-163, R-30 DISTRICT BULK AND AREA REGULATIONS.
2. ENC INDICATES AN EXISTING NON-CON-FORMING CONDITION.
3. - INDICATES NO VARIANCE IS REQUIRED.
4. V INDICATES VARIANCE IS REQUIRED.

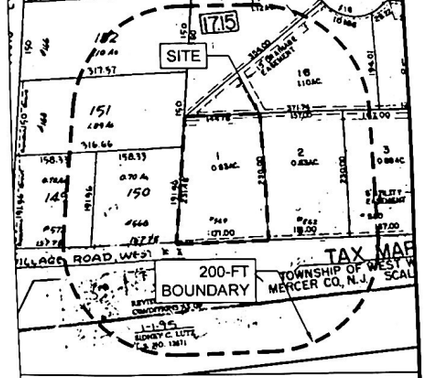
IMPERVIOUS COVERAGE CALCULATIONS

IMPERVIOUS TYPE	EXISTING IMPERVIOUS AREA (SF)	EXISTING PERCENT IMPERVIOUS (%)	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED PERCENT IMPERVIOUS (%)
DWELLING & SHED	2,640	7.27	3,104	8.55
PAVEMENT, ASPHALT, CONCRETE & PAVERS - (INCLUDING DECK AND PATIO)	3,887	10.70	5,073	13.97
POOL & POOL EQUIPMENT	0	0.00	957	2.63
TOTAL	6,527	17.97	9,133	25.15

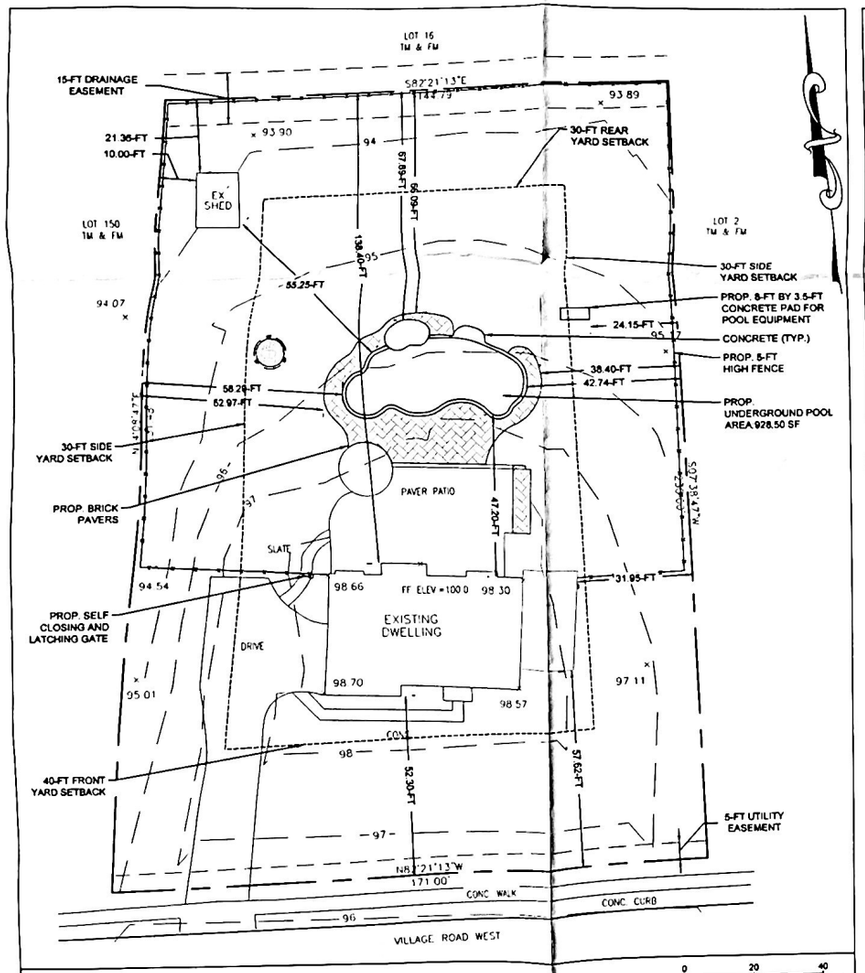
NOTES
1. THE POOL AREA IS EXCLUDED FROM THE IMPERVIOUS COVERAGE CALCULATIONS

GENERAL NOTES:
1. OWNER/APPLICANT:
KAUSHIK PATEL
564 VILLAGE ROAD WEST
WEST WINDSOR, NJ 08550
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "POOL GRADING PLAN", PREPARED BY JAMES E. MACCARIELLA JR., DATED 07/07/2021 OR LAST REVISED.
3. THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
4. ALL ELEVATIONS GIVEN ARE ON NAVD88 DATUM.
5. THE SUBJECT PARCEL, BLOCK 17.15 LOT 1 CONSISTS OF 36,314 S.F. (0.834 ACRES).
6. NO DEED RESTRICTIONS OR COVENANTS ARE PROPOSED FOR THE SITE.

NOTES:
1. SEE ENGINEERING DETAIL SHEETS FOR ALL SITE DETAILS AND SUPPORTING NOTES.
2. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN MARKED "ISSUED FOR CONSTRUCTION."
3. THE LOCATION, TYPE, LINE SIZE, DEPTH, ETC. OF ALL EXISTING UTILITIES, ARE APPROXIMATE. LOCATION OF SERVICE LATERALS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND AT HIS OWN EXPENSE PRIOR TO THE START OF CONSTRUCTION.
4. IN NO CASE SHALL THE POOL WATER BE DISCHARGED INTO A PUBLIC SANITARY SEWER GROUND WITHIN 50 FEET OF A WELL OR WITHIN 25 FEET OF AN ADJACENT PROPERTY POOL OR RESIDENCE.

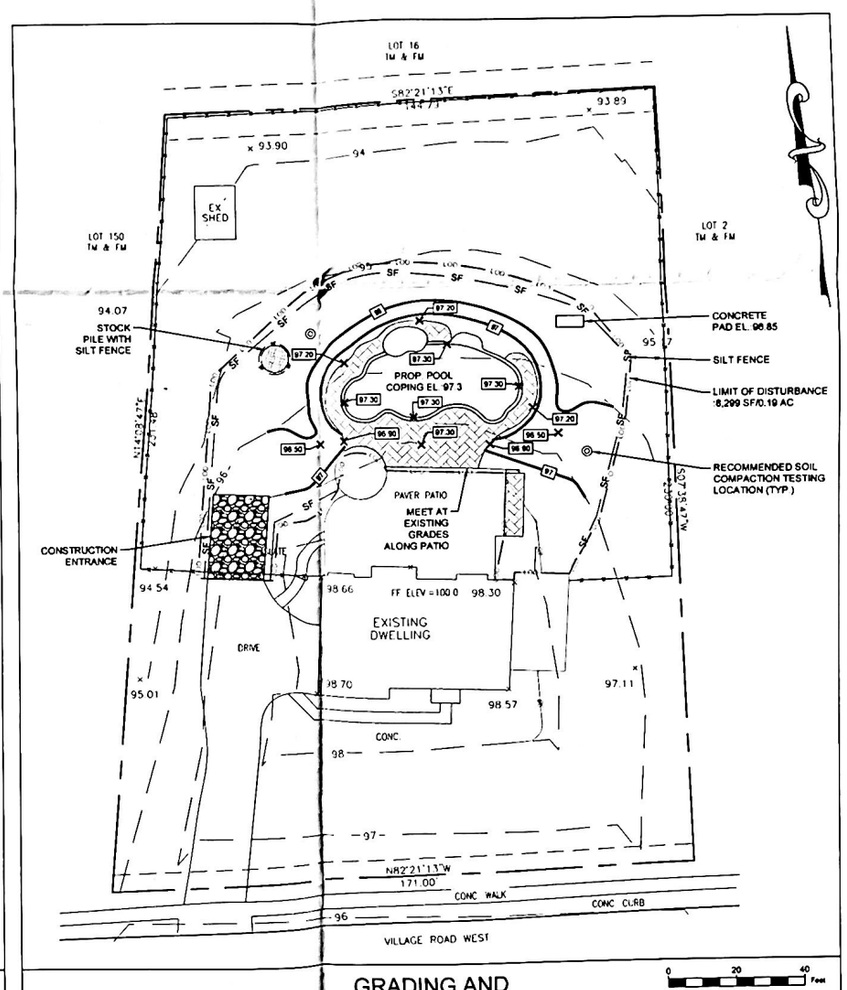


TAX MAP SHEET 26.01
SCALE: 1 INCH = 120 FEET



PLOT PLAN

SCALE 1"=20'



GRADING AND SOIL EROSION PLAN

SCALE 1"=20'

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PH. 908-238-0544 FAX. 908-238-0572
A PROFESSIONAL ASSOCIATION
CERTIFICATE OF AUTHORIZATION NO.: 24GA28021500 EXP. 8/31/2022

NO.	REVISION	BY	DATE

10/21/2021
DATE

ANDREW DEREK RANGER
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE05449900

PROJECT:
564 VILLAGE ROAD
BLOCK 17.15, LOT 1
WEST WINDSOR TOWNSHIP
MERCER COUNTY NEW JERSEY

TITLE:
POOL PLOT PLAN

JOB NO.	0121360
SCALE:	AS SHOWN
DESIGNED:	AMS
CHECKED:	AMS
FILENAME:	GRADING PLAN (POOL) DWG
DATE:	10/21/2021

DRAWING NO.: 1