

Block 33
Lot 40
Area of Tract is
32,670± S.F. or 0.75± Acres

OLD TRENTON ROAD
(40' R.O.W.)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS IF ANY ARE BASED ON AN ASSUMED DATUM.
3. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
4. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
6. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
7. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
8. NO WETLANDS HAVE BEEN DELINEATED AND/OR LOCATED ON THIS PROPERTY.
9. THIS CERTIFICATION IS MADE ONLY TO THE HEREIN NAMED PARTIES.
10. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
11. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
12. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 12/17/2020. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.
13. TREE DIAMETER BASED ON BREAST HEIGHT DIAMETER.
14. NO TREE SPECIMEN HAS BEEN DETERMINED.
15. DUE TO COUNTY RECORDER'S OFFICE CLOSURES AND LIMITED ACCESS RELATED TO COVID-19 WE MAY BE TEMPORARILY UNABLE TO RECORD DOCUMENTS IN THE NORMAL COURSE OF BUSINESS.
16. BENCHMARK BASED ON MAG NAIL SET (ELEVATION=91.42')

LEGEND

- Traffic Sign
- Point of Beginning
- Right-of-Way
- Found
- Typical
- Concrete
- Diameter
- Tree

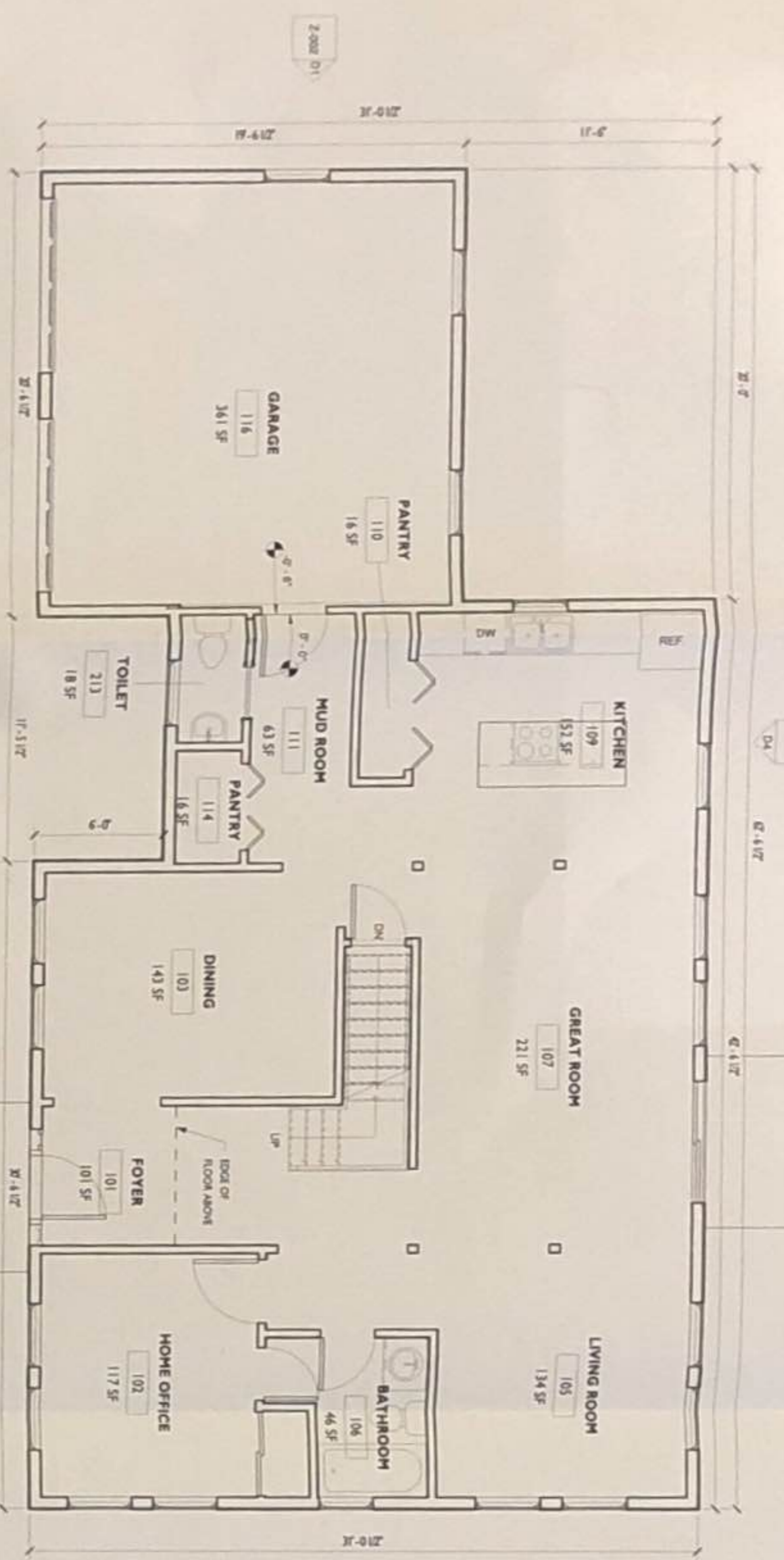
DESCRIPTION:

BEING KNOWN AS LOT 40 BLOCK 33 AS SHOWN ON SHEET NUMBER 38.01 OF THE OFFICIAL TAX MAP OF TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY.

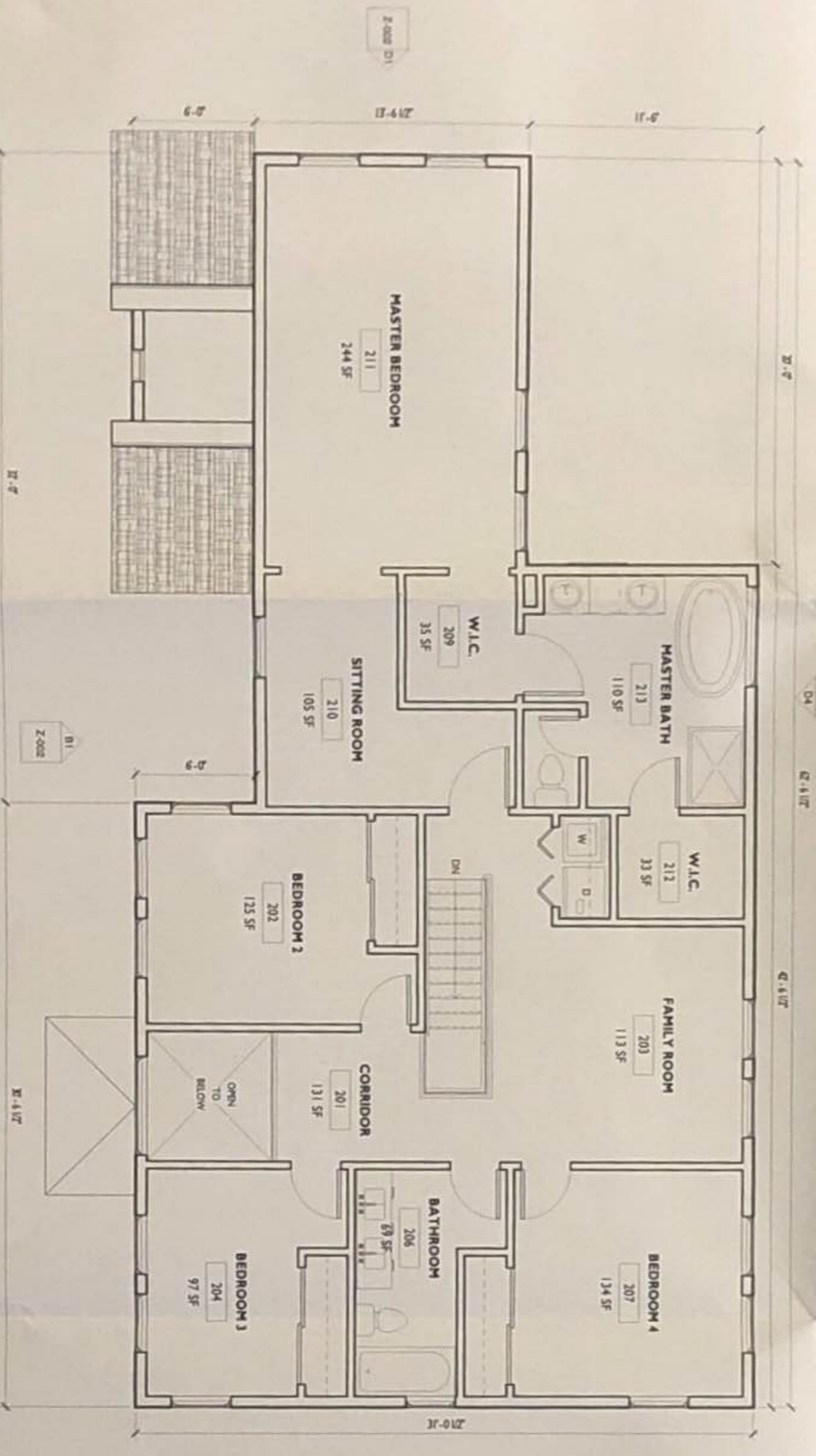
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BOUNDARY TOPOGRAPHIC SURVEY		AMERICAN LAYOUT & LAND SURVEYING		<small>THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS SUBMITTED FOR THE USE AND BY THE PARTY FOR WHOM THE SAME WAS CONTRACTED BY THE STATE OF NEW JERSEY. THIS DRAWING MAY NOT BE COPIED, REPRODUCED, DISTRIBUTED OR RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF AMERICAN LAYOUT, LLC.</small>	
PREPARED FOR BLOCK 33 - LOT 40 1781 OLD TRENTON ROAD		922 NJ-33, SUITE 3 FREEHOLD, NJ 07728 TEL: (848) 787-8399		LAND SURVEYING CONSTRUCTION SURVEYING	
SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY		AMERICAN LAYOUT WWW.AMERICANSURVEYORS.US		SHEET NO. 1 OF 1	
ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E. PROFESSIONAL LAND SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER NJ LICENSE No. 42579 - PA LICENSE SU-075530 - PL LICENSE LS7020				DATE 12/17/2020	
REVISION		DATE		SCALE 1" = 30'	
				DRAWN PI CHECKED AM	
				CADD FILE 2582 Boundary Topo.dwg	
				PROJECT FILE NO. 2582	



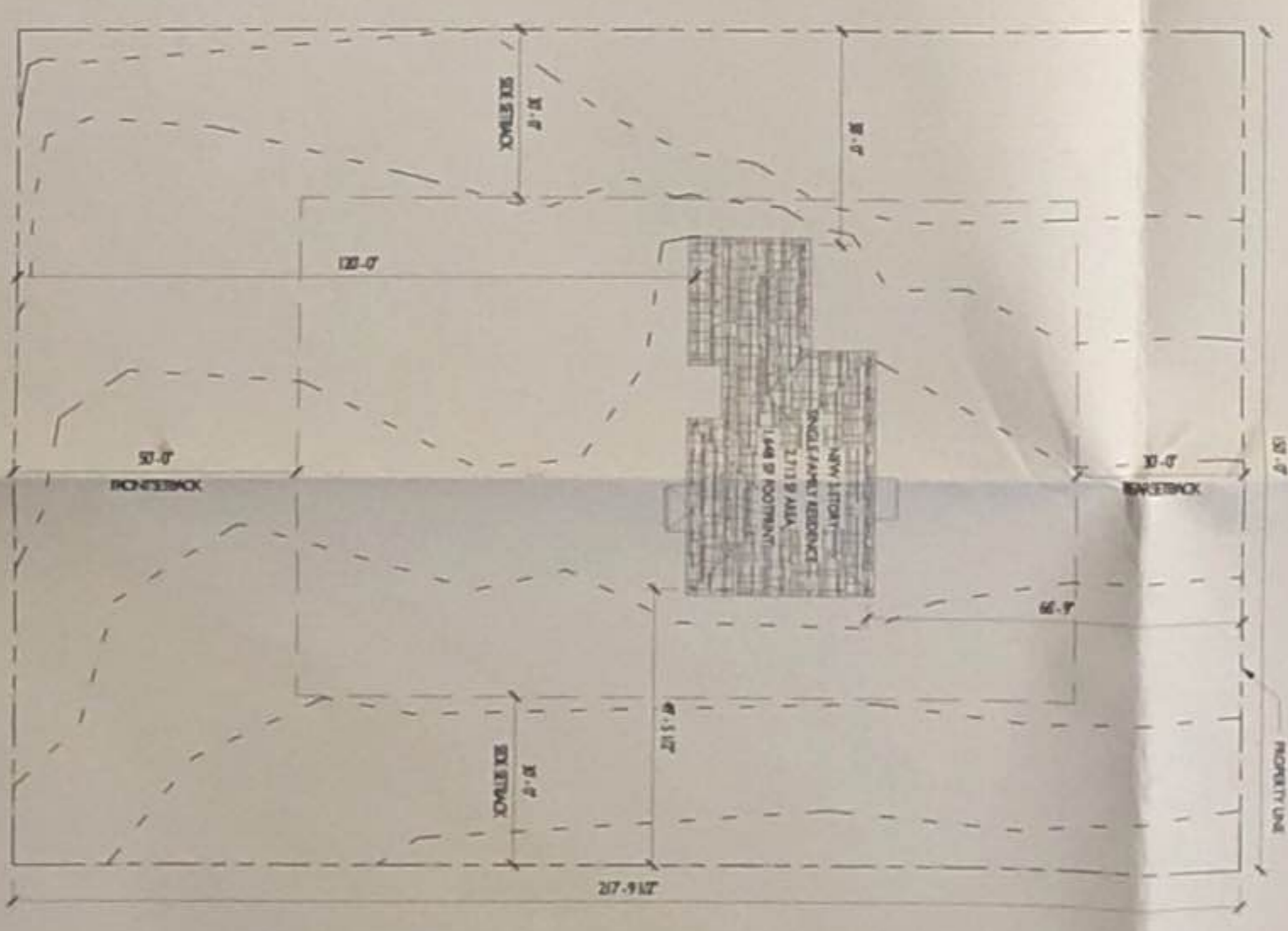
B1
Proposed First Floor Plan
1/4" = 1'-0"



D1
Proposed Second Floor Plan
1/4" = 1'-0"

ZONING ANALYSIS

OWNER INFORMATION	PROPERTY INFORMATION	ALLOWED	PROPOSED
Address: 10101 Forest Blvd	Address: 10101 Forest Blvd	1,148 SF (2.00)	1,148 SF (2.00)
Lot Area: 11,107 SF (0.25 ac)	Lot Area: 11,107 SF (0.25 ac)	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. ENVELOPE/LOT AREA PARAMETER	BLDG. ENVELOPE/LOT AREA PARAMETER	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. FOOTPRINT (IN OR OUT)	BLDG. FOOTPRINT (IN OR OUT)	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. AREA	BLDG. AREA	1,148 SF (2.00)	1,148 SF (2.00)
OVERHANG AREA	OVERHANG AREA	1,148 SF (2.00)	1,148 SF (2.00)
GARAGE AREA	GARAGE AREA	1,148 SF (2.00)	1,148 SF (2.00)
FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR)	1,148 SF (2.00)	1,148 SF (2.00)
LOT COVERAGE (IN OR OUT)	LOT COVERAGE (IN OR OUT)	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. HEIGHT AT TOP OF ROOF	BLDG. HEIGHT AT TOP OF ROOF	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. HEIGHT AT EAVES	BLDG. HEIGHT AT EAVES	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. HEIGHT AVG ABOVE GROUND FLOOR	BLDG. HEIGHT AVG ABOVE GROUND FLOOR	1,148 SF (2.00)	1,148 SF (2.00)
BLDG. NUMBER OF STORES	BLDG. NUMBER OF STORES	1,148 SF (2.00)	1,148 SF (2.00)



D7
Architectural Site Plan
1" = 20'-0"



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Ramirez Juarez
1781 Old Irons Rd
West Windsor, N.J. 08859
2023/10/1

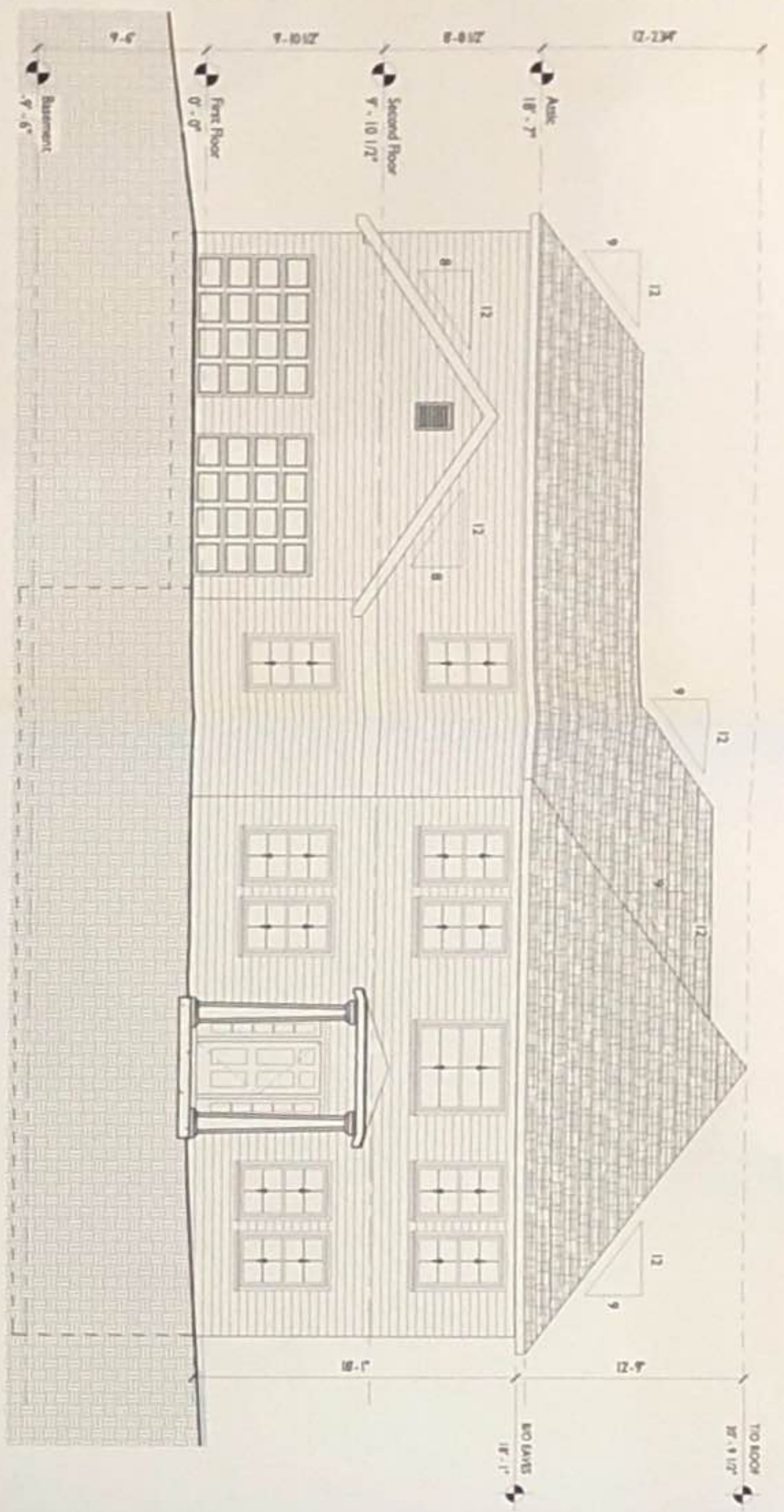
New Residential Construction
1781 Old Irons Rd
West Windsor, N.J. 08859
Proposed First and Second Floor Plans

REVISIONS

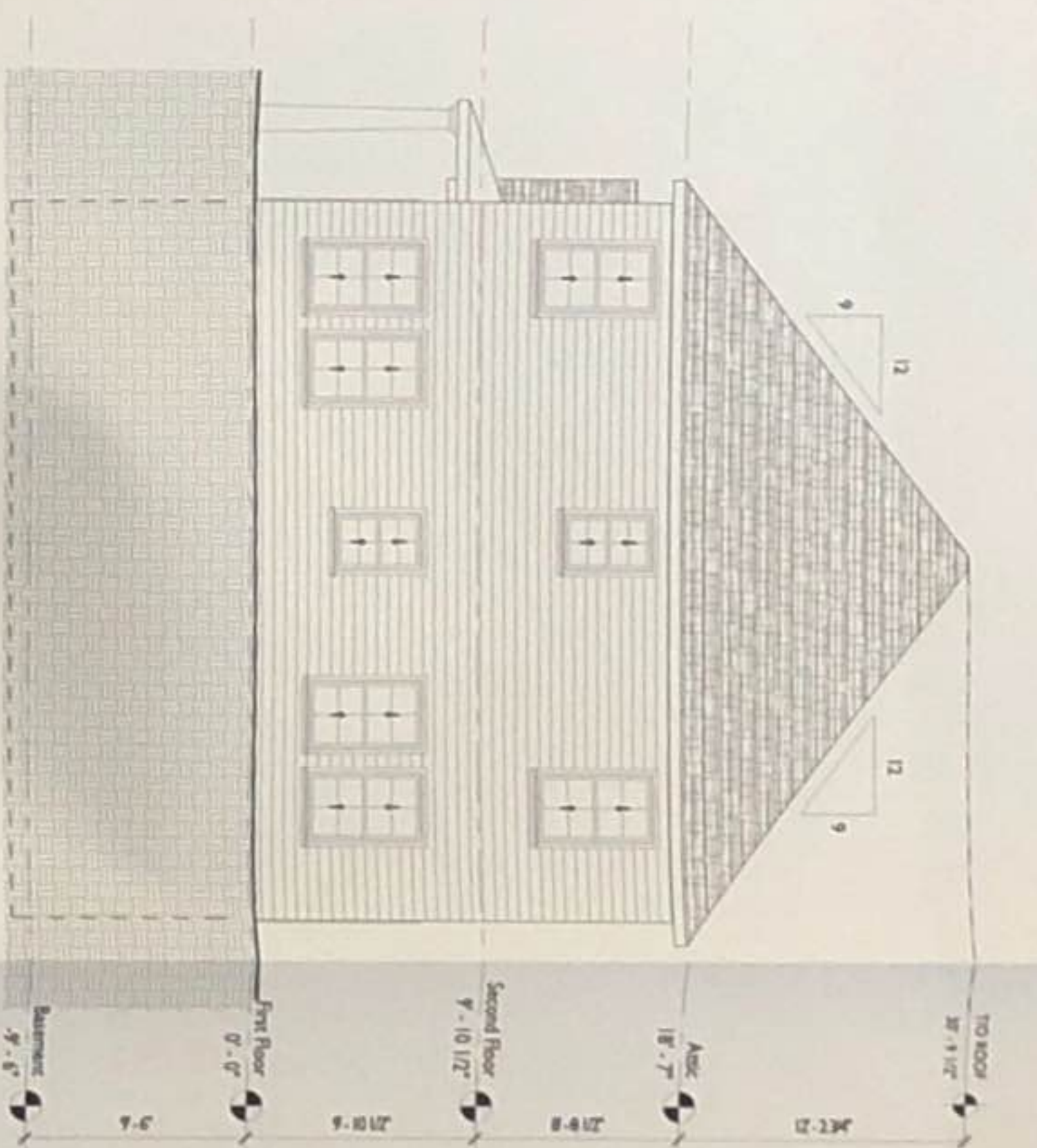
NO.	DATE	DESCRIPTION
1	10/20/23	CONSTRUCTION

SCALE
1/4" = 1'-0"

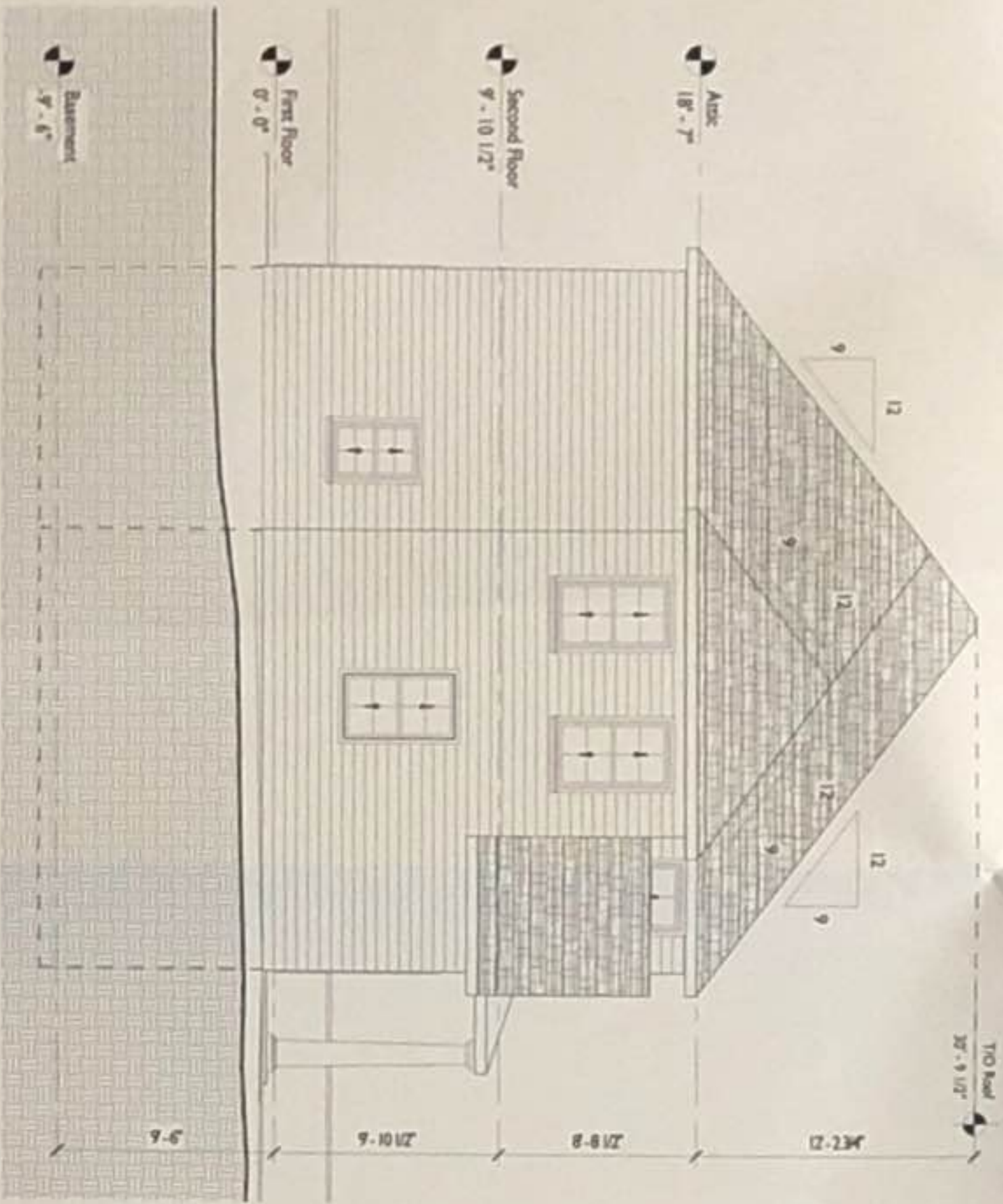
Z-001



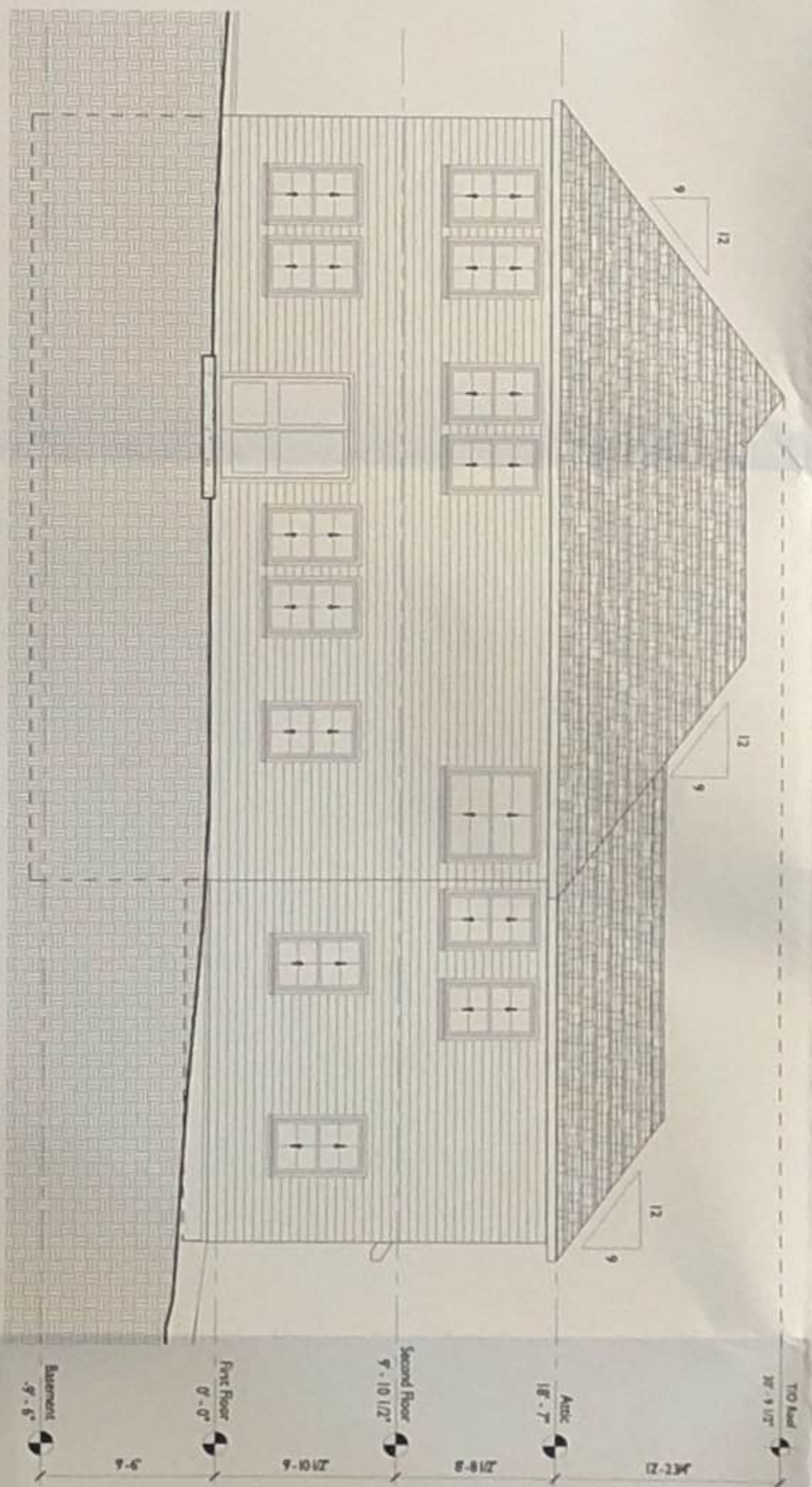
B1
3/16" = 1'-0"



B6
3/16" = 1'-0"



D1
3/16" = 1'-0"



D4
3/16" = 1'-0"



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MD Licensed Arch. No. A1 18564



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Ramirez Janga
1781 Old Irons Rd
West Windsor, NJ 08858
2023.01

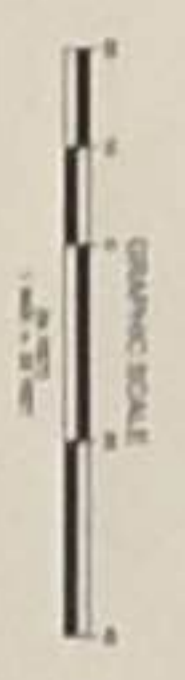
New Residential Construction
1781 Old Irons Rd
West Windsor, NJ 08858
Proposed Elevations

REVISIONS
DATE: 11/9/2023
CLIENT: CONSTRUCTION

DATE: 11/9/2023
CLIENT: CONSTRUCTION

Z-002

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NO.	DATE	REVISIONS	BY	CHK.
1	01/27/2022	REVISED PER DIVISION LAND USE LETTER	KKH	EDH

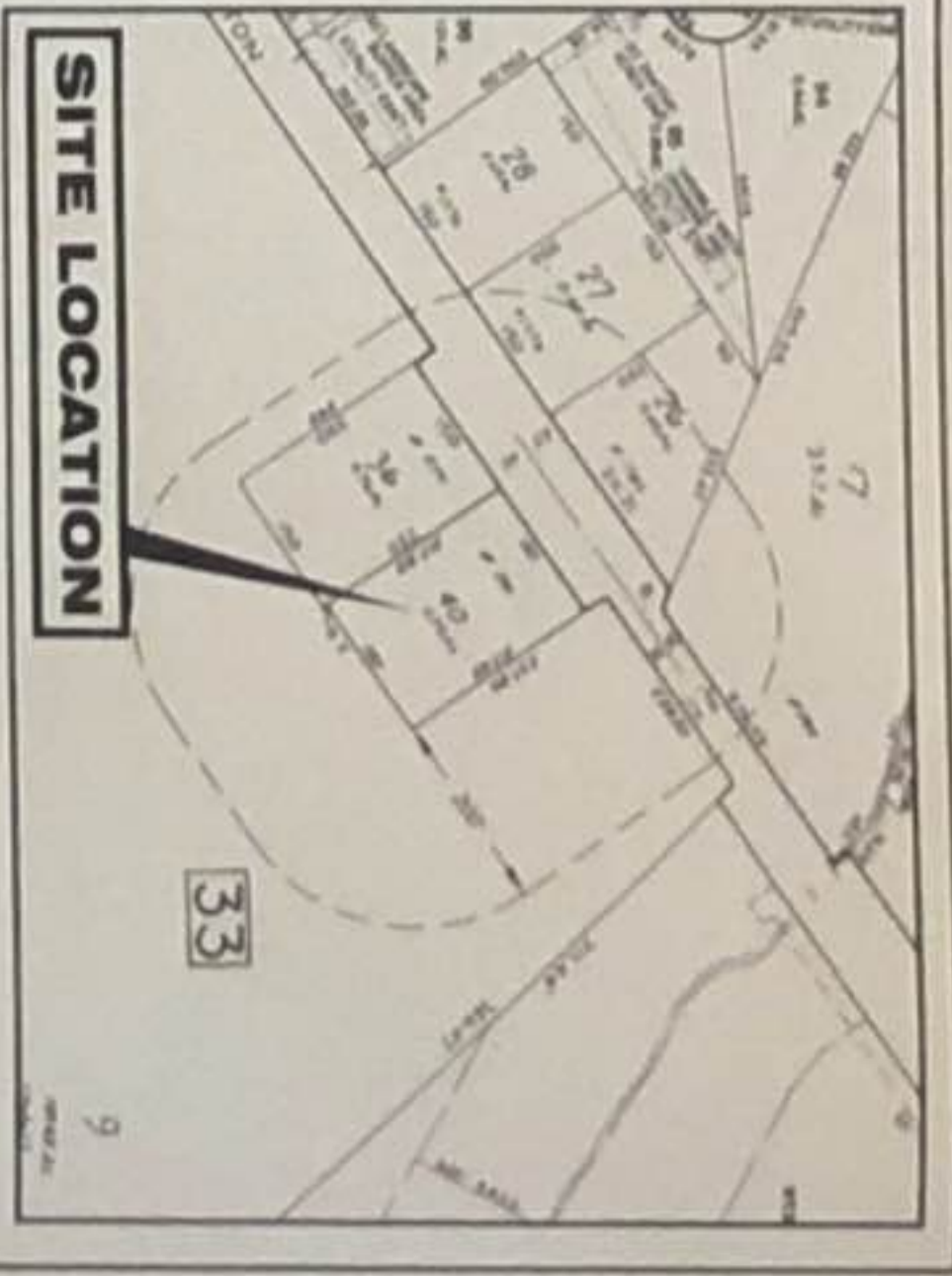
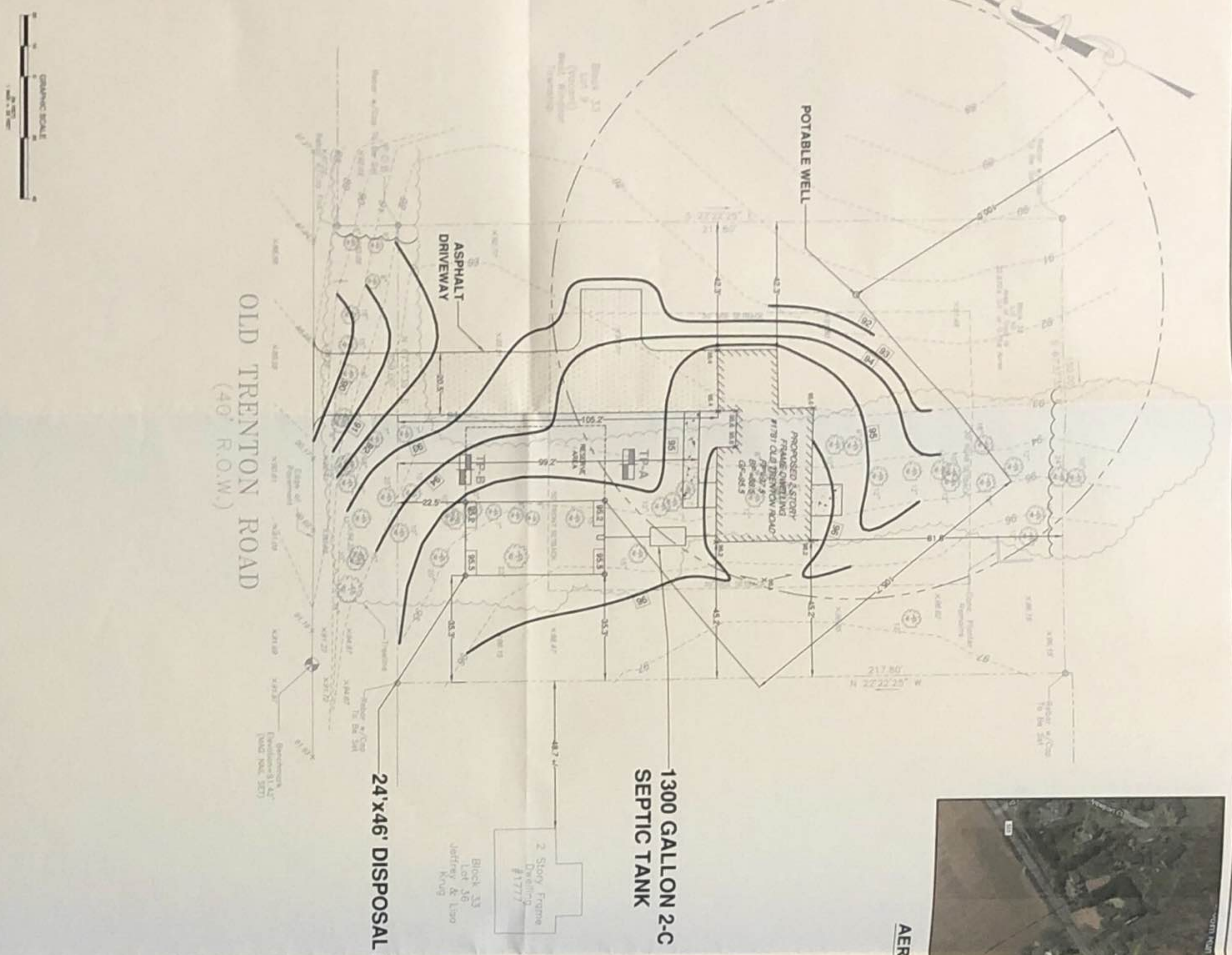
DESIGNED BY:	EDH	SCALE:	AS SHOWN
DRAWN BY:	KKH	DATE:	12/10/2021
CHECKED BY:	EDH	PROJECT NO.:	RJ000121
CLIENT APPROVAL BY:		REVISION NUMBER:	1

CLIENT:
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 (201) 705-9693

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Evan D. Hill, P.E.
 PROFESSIONAL ENGINEER

DRAWING NAME:	VARIANCE & PLOT PLAN	DRAWINGS:	PP-1
PROJECT NAME:	PROPOSED SINGLE FAMILY RESIDENCE	SHEET NO.:	1 OF 1
PROPERTY LOCATION:	BLOCK 33, LOT 40 - 1781 OLD TRENTON ROAD WEST WINDSOR TWP, MERCER COUNTY, NEW JERSEY		



RR/C ZONING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	3.33 AC	0.75 AC (1)
MIN. LOT FRONTAGE	100 FT	150 FT
MIN. LOT DEPTH	200 FT	150 FT
MIN. LOT HEIGHT	10 FT	11 FT (1)
MIN. FRONT YARD SETBACK	50 FT	88.2 FT
MIN. SIDE YARD SETBACK (EACH)	50 FT	42.3 FT
MIN. REAR YARD SETBACK (EACH)	50 FT	81.8 FT
MAX. LOT COVERAGE (MAX. DEPTH)	10%	15.6%
MAX. FLOOR AREA (MAX. DEPTH)	5%	8.3%
MAX. BUILDING HEIGHT	3.5 STORIES	2 STORIES (2)

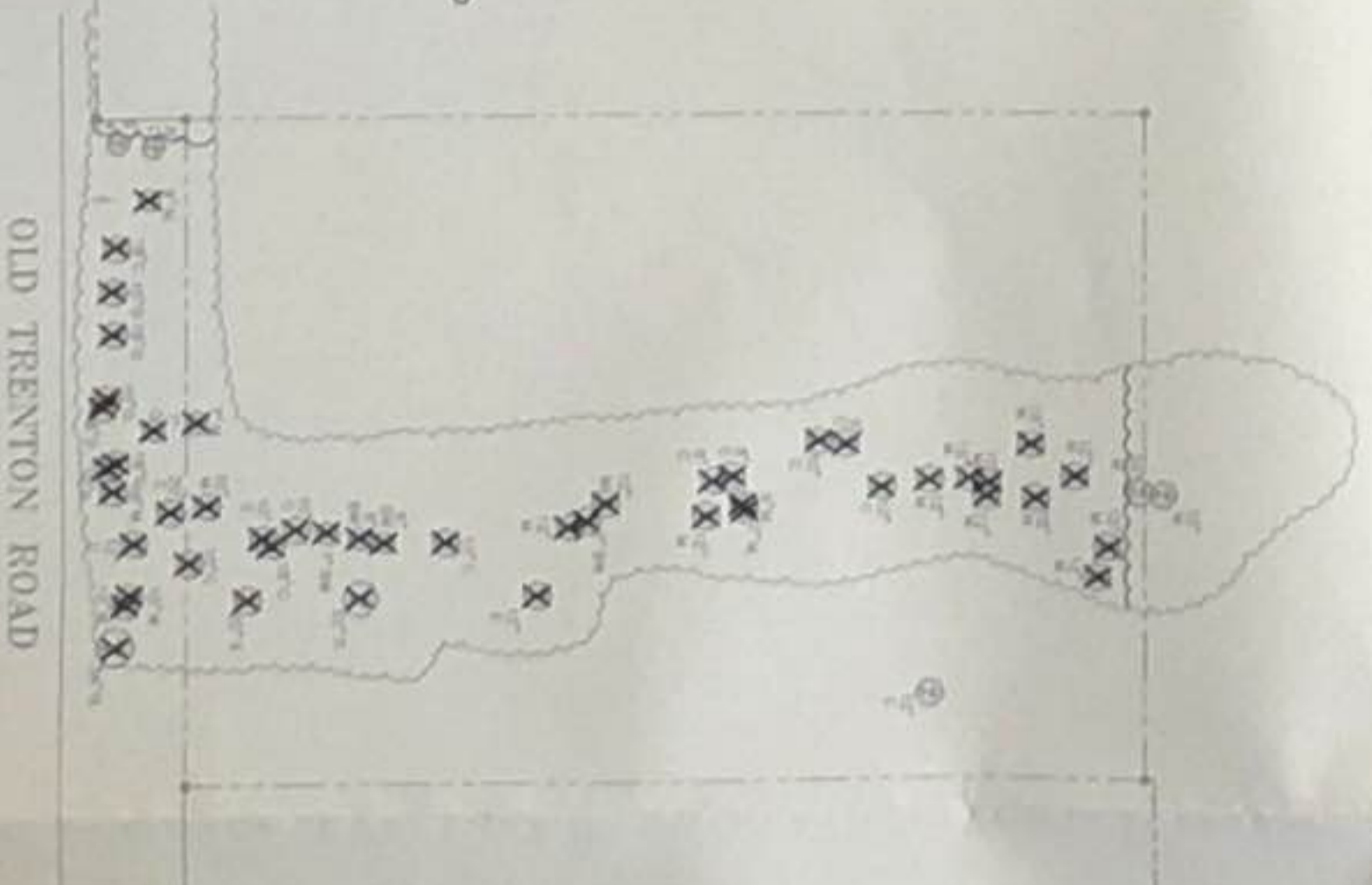
IMPERVIOUS COVER CALCULATION

(1) EXISTING NON-CONCRETING LOT OR RECORD
 (2) VARIANCE REQUESTED DUE TO EXISTING UNCOVERED LOT
 (3) 1 PARKING SPACE WITHIN GARAGE, 2 IN DRIVEWAY

DESCRIPTION	EXISTING	PROPOSED
DRIVEWAY	-	1,843 SF
CONCRETE	-	2,128 SF
WALKWAYS AND PATIO	-	310 SF
TOTALS	-	5,108 SF
LOT AREA	32,870 SF	32,870 SF
CALCULATED LOT COVERAGE	0.0%	15.5%

TREES TO BE REMOVED

SPECIES	EX. QUANTITY	# TO BE REMOVED
MAPLE (M)	21	18
CHERRY (C)	19	14
BLACK WALNUT (BW)	4	4
SPRUCE (S)	3	3
HORSESHOE (H)	1	1
OAK (O)	1	1



SOIL LOG AT DWELLING (TP-A)

GROUND SURFACE ELEV. = 86.0

0'-7" DARK TELLOWISH BROWN (10YR 4.5) SANDY LOAM GRANULAR
 FRACTION: MANY MEDIUM ROOTS (10YR 4.5) SANDY LOAM GRANULAR DAMP
 FRAGILE. MANY MEDIUM ROOTS TO 10". GRANULAR, WAVY BOUNDARY DAMP
 STRONG BROWN (7.5R 5.8) SANDY CLAY LOAM, SILTANNUAL BLOOMY,
 FRAGILE. 5% GRAVEL, GRANULAR, WAVY BOUNDARY DAMP
 40" - 58" YELLOWISH BROWN (10YR 5.8) SANDY LOAM GRANULAR FRAGILE
 5% GRAVEL, GRANULAR, WAVY BOUNDARY DAMP
 58" - 121" STRONG BROWN (7.5R 5.8) SAND, GRANULAR, LOOSE, 10% GRAVEL, DAMP

TEST PIT PERFORMED ON 12/07/2021 BY EVAN D. HILL, P.E. CME
 SEASONAL HIGH WATER TABLE = NOT ENCOUNTERED
 GROUNDWATER = NOT ENCOUNTERED

