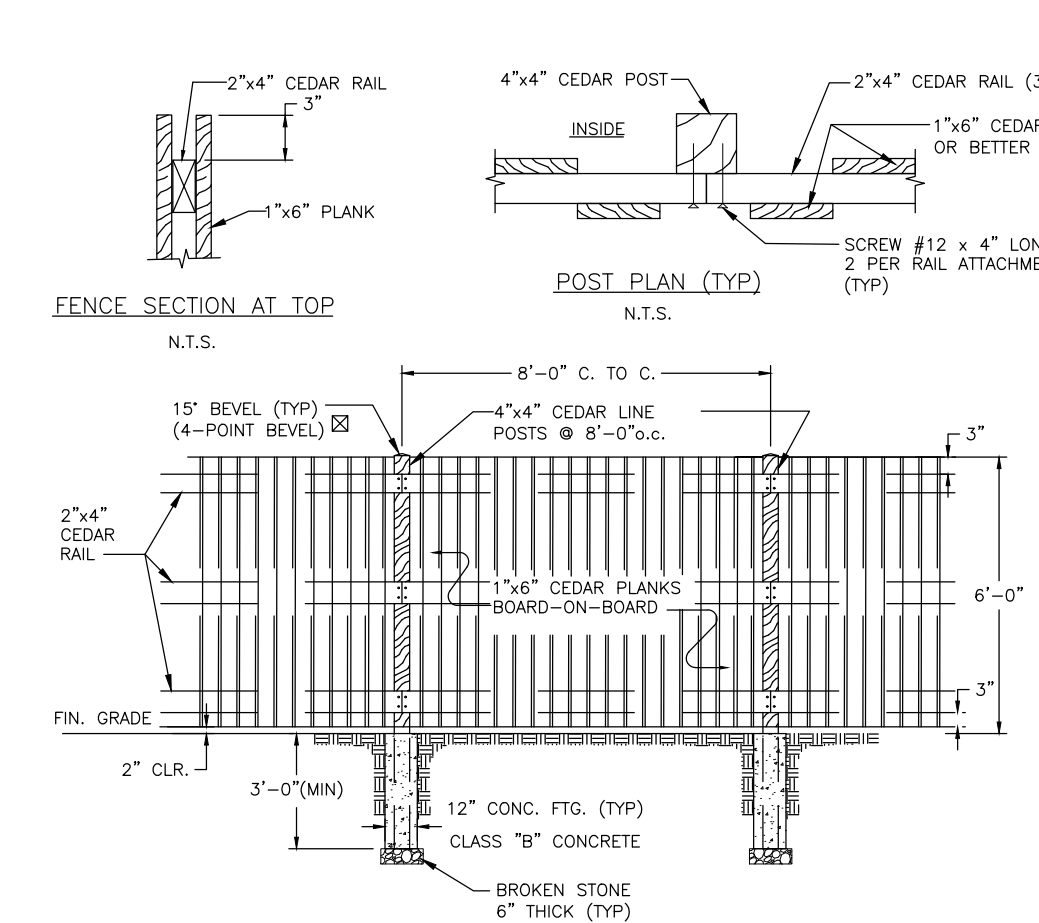
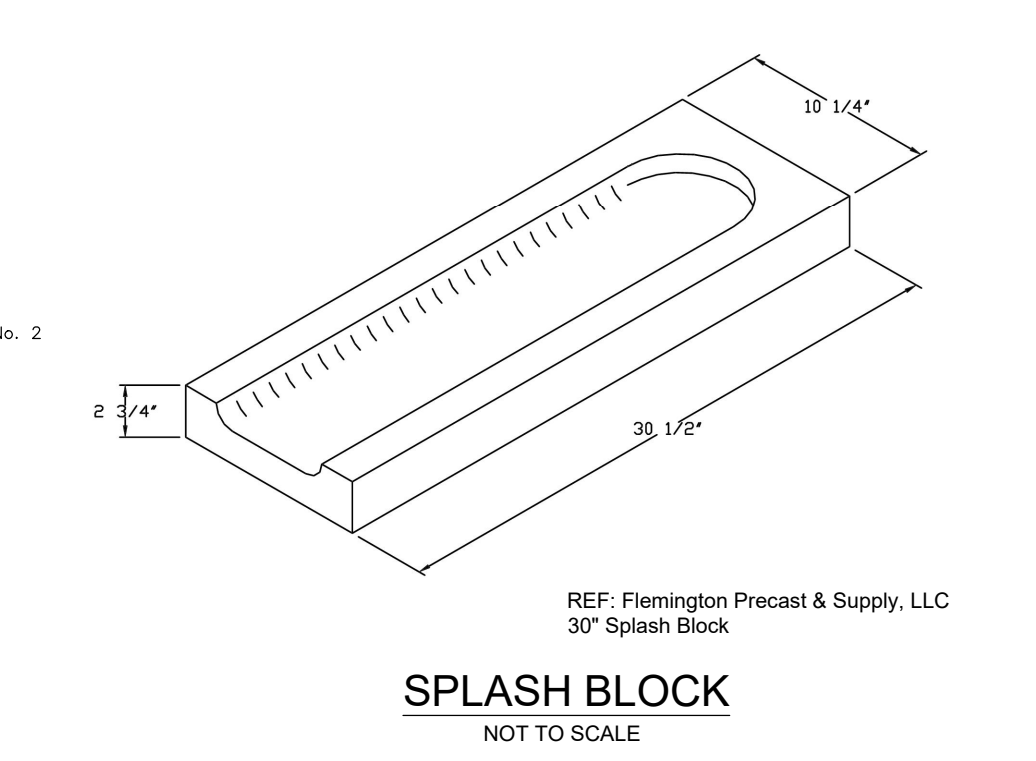
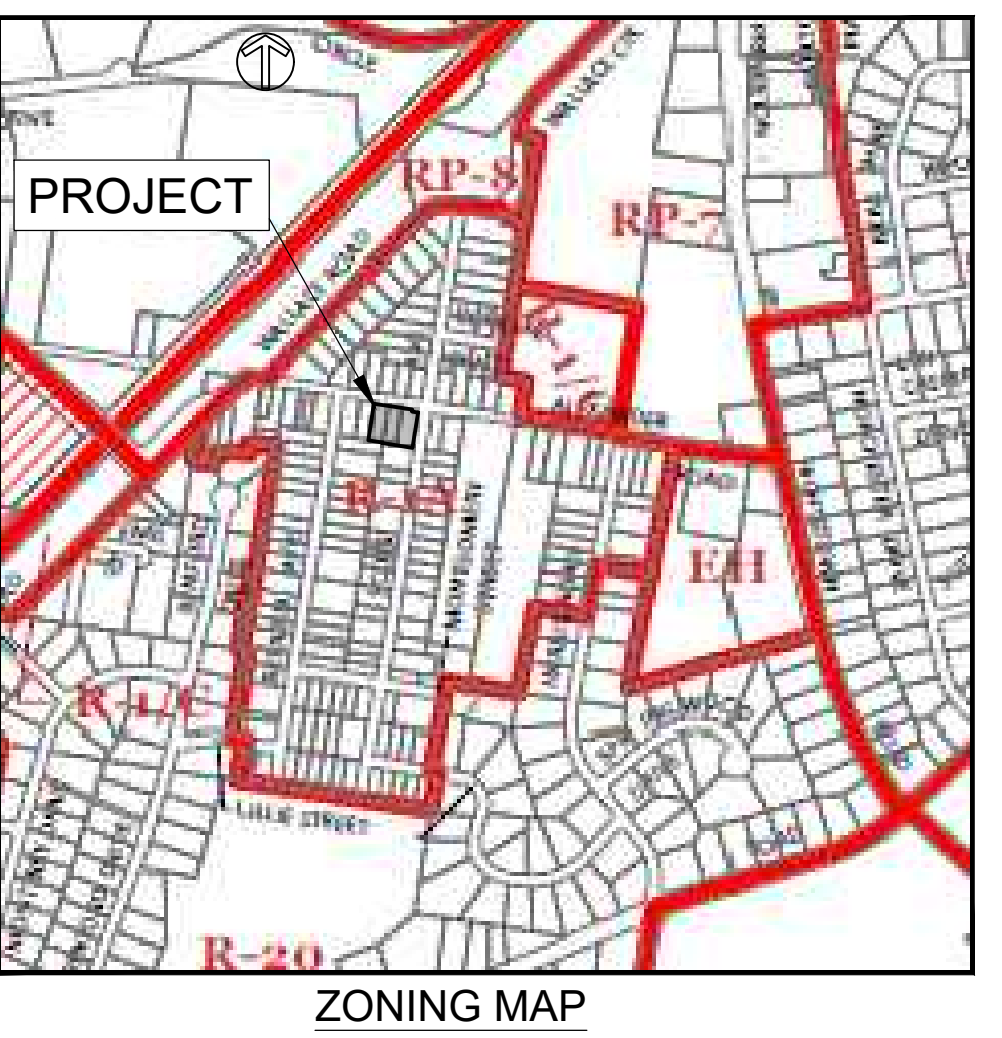
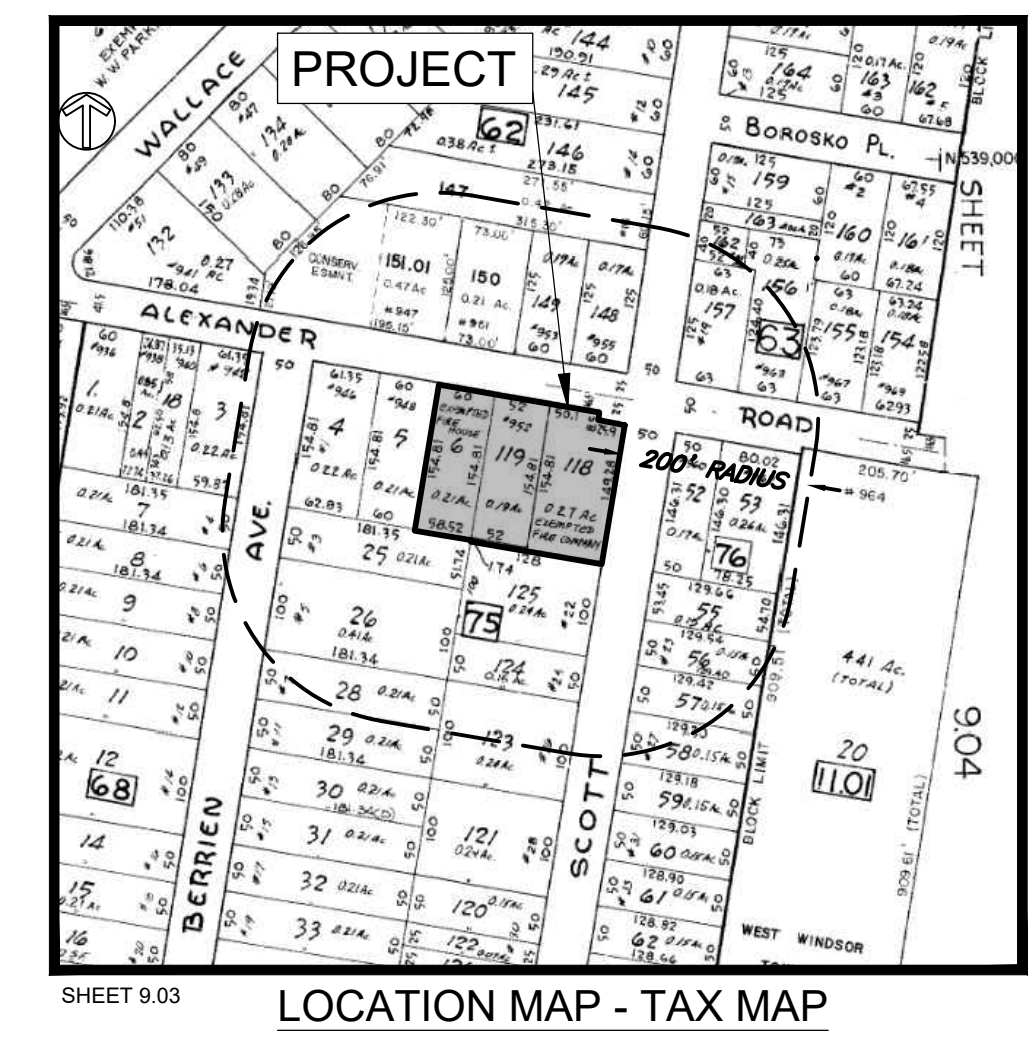
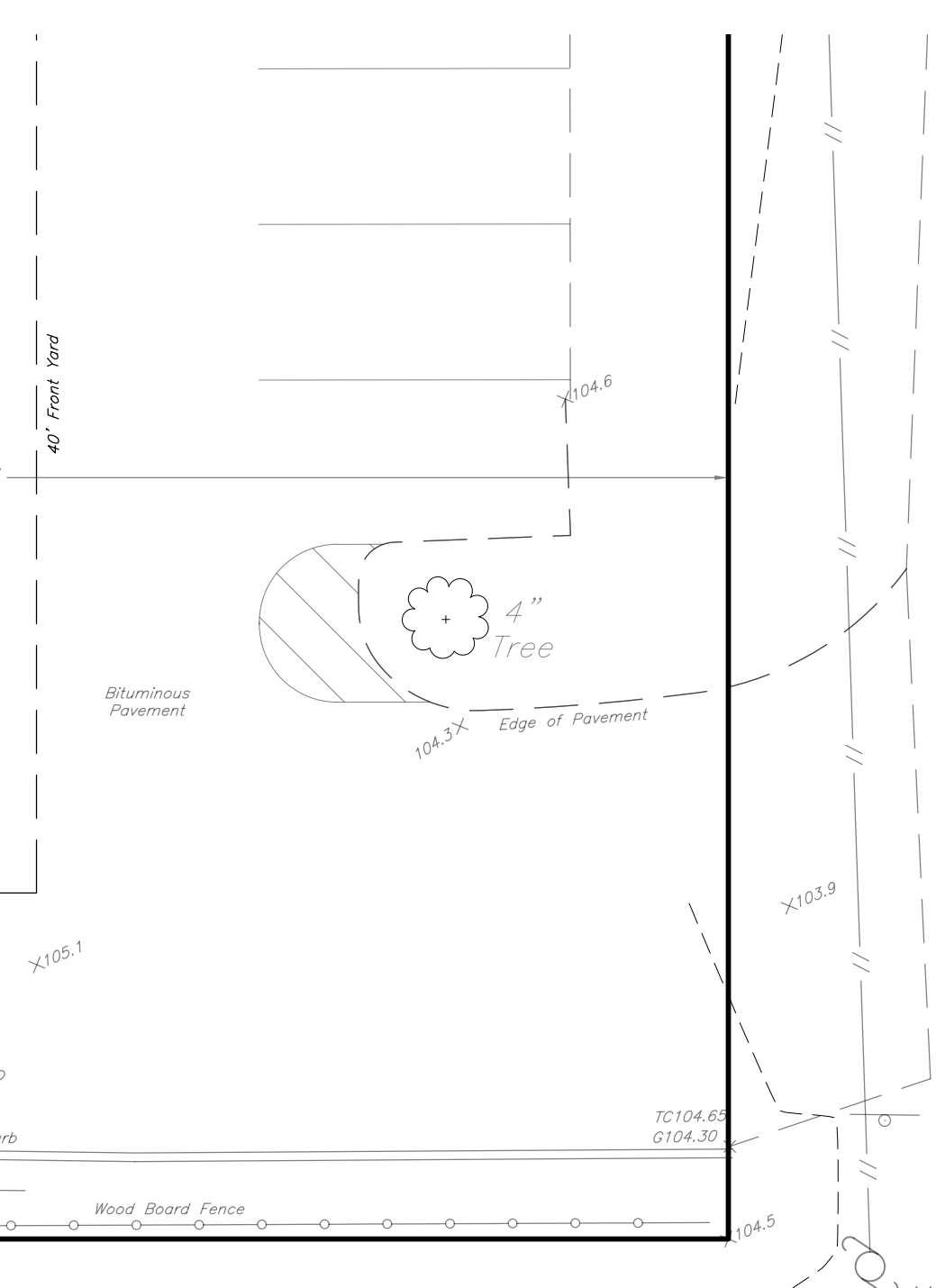


**GENERAL NOTES:**

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- ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS, ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- ALL UTILITIES WILL BE THE RESPONSIBILITY OF THE APPLICANT
- THE ENTIRE SITE IS COMPRISED OF SOIL UNIT UdgB, UDORTHENTS. PER THE USDA WEB SOIL SURVEY, UdgB IS CLASSIFIED AS SOIL GROUP D THAT HAVE A VERY SLOW INFILTRATION RATE AND CONSIST CHIEFLY OF CLAYS THAT HAVE A HIGH WATER TABLE. THESE SOILS HAVE CLAYPAN OR A CLAY LAYER AT OR NEAR THE SURFACE, AND ARE COMPRISED OF NEARLY IMPERVIOUS MATERIAL. THESE SOILS ALSO HAVE A VERY SLOW RATE OF WATER TRANSMISSION AND ARE NOT RECOMMENDED FOR DRYWELLS OR GROUNDWATER RECHARGE.



**6 FT. HIGH STOCKADE FENCE**



**ZONING DATA (R-1A) Low-Density Residential**

ITEM	REQUIRED	EXISTING	PROPOSED
Lot Area (ac)	1.67	0.67*	0.67*
Minimum Lot Frontage (ft.)	85	188.00	188.00
Minimum Lot Width (ft.)	175	187.60	187.60
Minimum Lot Depth (ft.)	175	154.80*	154.80*
Minimum Yards			
Front (ft.) Alexander Road	40	33.02*	33.02*
Front (ft.) Scott Avenue	40	87.2	87.2
Rear (ft.)	20	30.44	27.4
Side (ft.)	20	9.3*	9.3*
Maximum FAR (%)	13	24.7*	24.7*
Maximum Improvement Coverage (%)	17	66.40*	68.30** (V)
Maximum Building Height	2 1/2 (Stories) 35 ft.	2 Stories/ 26.6 ft. ±	2 Stories/ 26.6 ft. ±

(PRELIMINARY) OR (FINAL)

1. SITE PLAN OF  
BLOCK 75 LOTS 6, 118 & 119 ZONE R-1A  
DATE \_\_\_\_\_ SCALE AS NOTED

AYLIN GREEN, EXECUTIVE DIRECTOR, FOR WEST WINDSOR ARTS COUNCIL  
APPLICANT

952 ALEXANDER ROAD, PRINCETON JUNCTION, NEW JERSEY 08550  
ADDRESS

SITE PLAN CONTROL NO. \_\_\_\_\_

2. I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE TOWNSHIP PLANNING BOARD OF WEST WINDSOR TOWNSHIP.

AYLIN GREEN, EXECUTIVE DIRECTOR, FOR WEST WINDSOR ARTS COUNCIL (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) \_\_\_\_\_

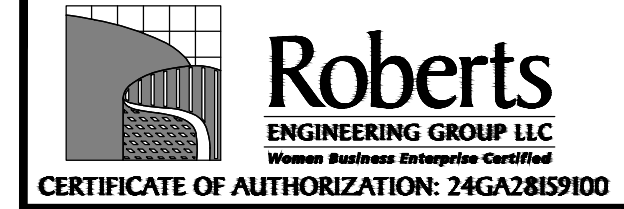
(Secretary) \_\_\_\_\_ (Date) \_\_\_\_\_

6. APPROVED BY THE HEALTH OFFICER

(Chairman) \_\_\_\_\_ (Date) \_\_\_\_\_

7. EXPIRATION OF APPROVAL (PRELIMINARY - 3 YEARS; FINAL - 2 YEARS)

Date of Expiration (Without Extensions) \_\_\_\_\_



1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
609-586-1141 Fax 609-586-1143  
www.RobertsEngineeringGroup.com

CAMERON CORIN, PE  
LICENSED PROFESSIONAL ENGINEER  
STATE OF NEW JERSEY LIC. No. 24GE05403500

TED W. PIVOVARNIK, PLS  
LICENSED PROFESSIONAL LAND SURVEYOR  
STATE OF NEW JERSEY LIC. No. 24GS03586800

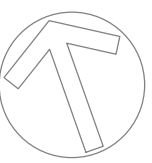
**Minor Site Plan**

FOR  
**WEST WINDSOR ARTS COUNCIL**  
LOTS 6, 118 & 119 BLOCK 75

952 ALEXANDER ROAD  
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

FILE NO: TP2279  
DESIGNED BY: TWP  
DRAWN BY: JA/GSB  
DATE: 7/10/23  
SCALE: AS NOTED  
DWG. No.: SP  
SHEET No. **1** OF 2

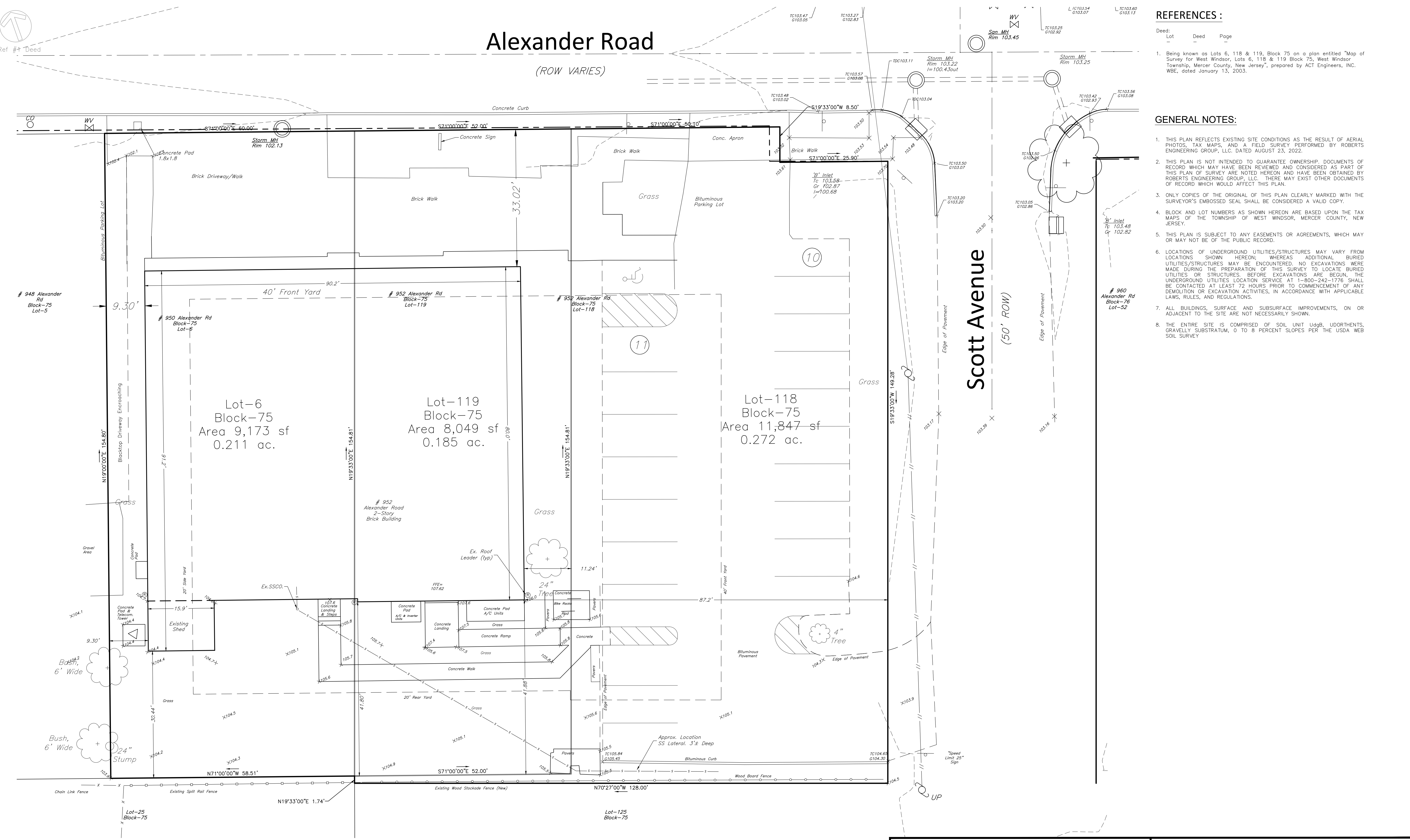




Ref # Deed

# Alexander Road

(ROW VARIES)

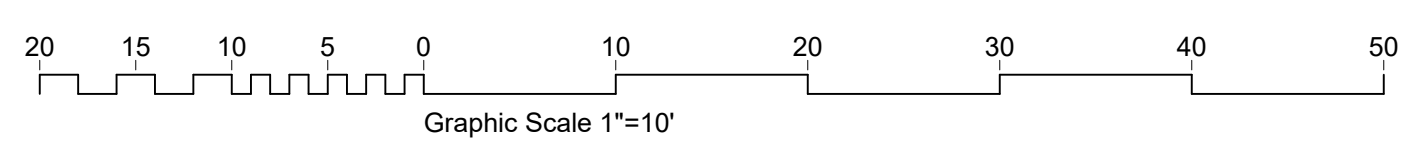


### REFERENCES :

- Deed: Lot Deed Page
- Being known as Lots 6, 118 & 119, Block 75 on a plan entitled "Map of Survey for West Windsor, Lots 6, 118 & 119 Block 75, West Windsor Township, Mercer County, New Jersey", prepared by ACT Engineers, INC. WBE, dated January 13, 2003.

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### LEGEND

- LOT LINE
- - - CENTERLINE ROAD
- - - EASEMENT
- - - EDGE OF PAVEMENT
- x x x FENCE
- - - 111 CONTOURS
- 102.00 SPOT ELEVATION
- ☼ TREE
- ⊙ SANITARY MANHOLE

NO.	DATE	REVISIONS	BY	CHECKED
1			GSB	TWP

**Roberts**  
ENGINEERING GROUP LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28159100

1670 Whitehorse-Hamilton Square Rd.  
Hamilton, New Jersey 08690  
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TED W. PIVOVARNICK, PLS  
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Existing Conditions

FOR  
**WEST WINDSOR ARTS COUNCIL**  
LOTS 6, 118 & 119 BLOCK 75

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TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

FILE NO: TP2279 DESIGNED BY: JA/JSB  
DRAWN BY: JA/JSB CHECKED BY: TWP  
DATE: 7/10/23  
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SHEET No. **2 OF 2**