

MidAtlantic

Engineering Partners

August 31, 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:

In support of our application for Preliminary / Final Major Site Plan and Subdivision, please find the below list of checklist submission waivers.

- Site Plan Checklist Section 200-14 Final Site Plan Approval
 - *The approved preliminary site and copy of the preliminary resolution of approval together with all proposed additions, changes or departures therefrom, if applicable.*

Preliminary and Final Applications are being simultaneously sought.

- Subdivision Checklist Section 200-54 Final Plat Approval, Major Subdivision

13) Proposed Grading Plan

- *As a condition precedent to the issuance of certificates of occupancy, pursuant to the Township Building Code, the developer's engineer shall submit an as-built lot grading plan to the construction official bearing a certification that the lot grading complies with the approved final lot grading and Soil Erosion Control Plans. Lot grading plans shall incorporate the required grading over the septic system.*
- *If the proposed individual lot grading plan deviates from the approved subdivision final drainage plan, then an amended subdivision final drainage plan shall be submitted to the Township Engineer for review and approval.*

As-built information will be provided / verified at the appropriate time.

- 14) Copy of preliminary approval resolution, together with all proposed additions, changes or departures therefrom, if applicable, shall be submitted with final plat application.*

Preliminary and Final Applications are being simultaneously sought.

18) *As-built lot grading plan*

- a. *As a condition precedent to the issuance of certificates of occupancy, pursuant to the State Uniform Construction Code, an as-built lot grading plan prepared by a land surveyor licensed in the State of New Jersey shall be submitted to the Construction Official and to the Township Engineer, bearing a certification that the lot grading complies with the proposed lot grading plan and the final drainage plan as approved or as amended and approved by the Township Engineer.*
- b. *The as-built plan shall be prepared with contours of one-foot intervals and shall include the building footprint, finished first floor elevation and ground elevations at all lot corners, all building corners, vehicle entrance to a garage, drainage swale inverts between adjacent interrupted landscape berms, top of the curb adjacent to the property corners, edge of the township-owned sidewalk adjacent to property corners and at the center of the driveway, inlet grate elevations (private and Township-owned) and all high points on the lot. The invert and surrounding ground elevation shall be shown for sanitary sewer clean-outs and for sump pump discharge line clean-outs. The plan shall also show the location of the septic system, lateral inverts, D-box outlet inverts and septic tank lid elevations, if applicable. All proposed ground elevations shown on the approved proposed grading plan shall be included on the as-built plan.*

As-built information will be provided / verified at the appropriate time.

The following design waivers are also requested.

- Parking
 - §200-28.D.(2)(b)
 - RSIS De Minimus Exception

Municipal parking requirements for an attached dwelling unit (not intended for the elderly) are less than the equivalent RSIS requirements. The “Unit & Parking Table” included on the Site Plans reflects RSIS requirements. A second “Unit & Parking Table Per West Windsor Ordinance” is attached to this letter to reflect those differences.

Further, the RSIS parking requirement for a 3-Bedroom Townhouse Unit is 2.4 spaces per unit, which includes a 0.5 space per unit provision for guest parking. However, since this provision must be provided for either on street or in common parking areas, the project proposes an additional 97 guest spaces.

For both of the above reasons, the project requests a waiver from §200-28.D.(2)(b).

Accordingly, pre-application review by your professionals suggests that the resulting project may be over parked and suggested the possibility of providing land banked spaces. The application currently proposes 23 land banked spaces, thereby requiring a de minimus exception from RSIS. The applicant will continue working with your professionals to agree on an appropriate amount of land banked spaces.

- Use of Pervious and Impervious Surfaces §200-36.1
The project proposes pervious surfaces for the connecting trail that will lead to the existing trails through the wetlands, for the clubhouse area and for the 24” space between some of the townhouse driveways. A waiver is requested from further compliance with this requirement, such as the use within driveways and sidewalks, on the basis that the site exhibits extremely poor infiltration rates.
- Townhouse Façade Offset §200-36.B.(2)(a)
Planes of other straight facades of townhouses should be no more than eighty (80) feet in length without at least a two (2) foot offset. The project proposes offsets of slightly less than two (2) feet for Building Types A, B, C, E and F.

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

Sincerely,

MidAtlantic Engineering Partners, LLC



Michael V. Weseloski, P.E.