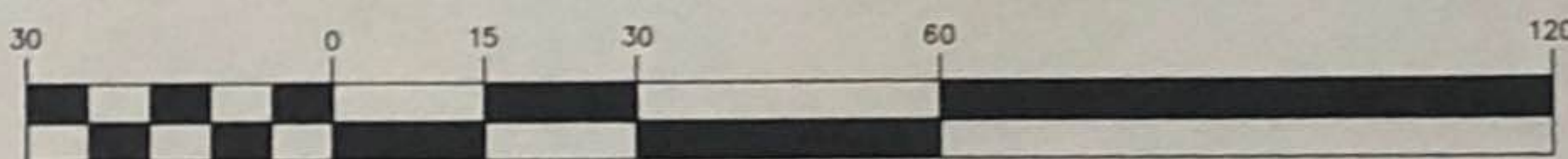


Block 33
Lot 40
Area of Tract is
32,670± S.F. or 0.75± Acres

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
- P.O.B. Point of Beginning
- R.O.W. Right-of-Way
- Fnd. Found
- Typ. Typical
- Conc. Concrete
- DI Diameter
- Tree

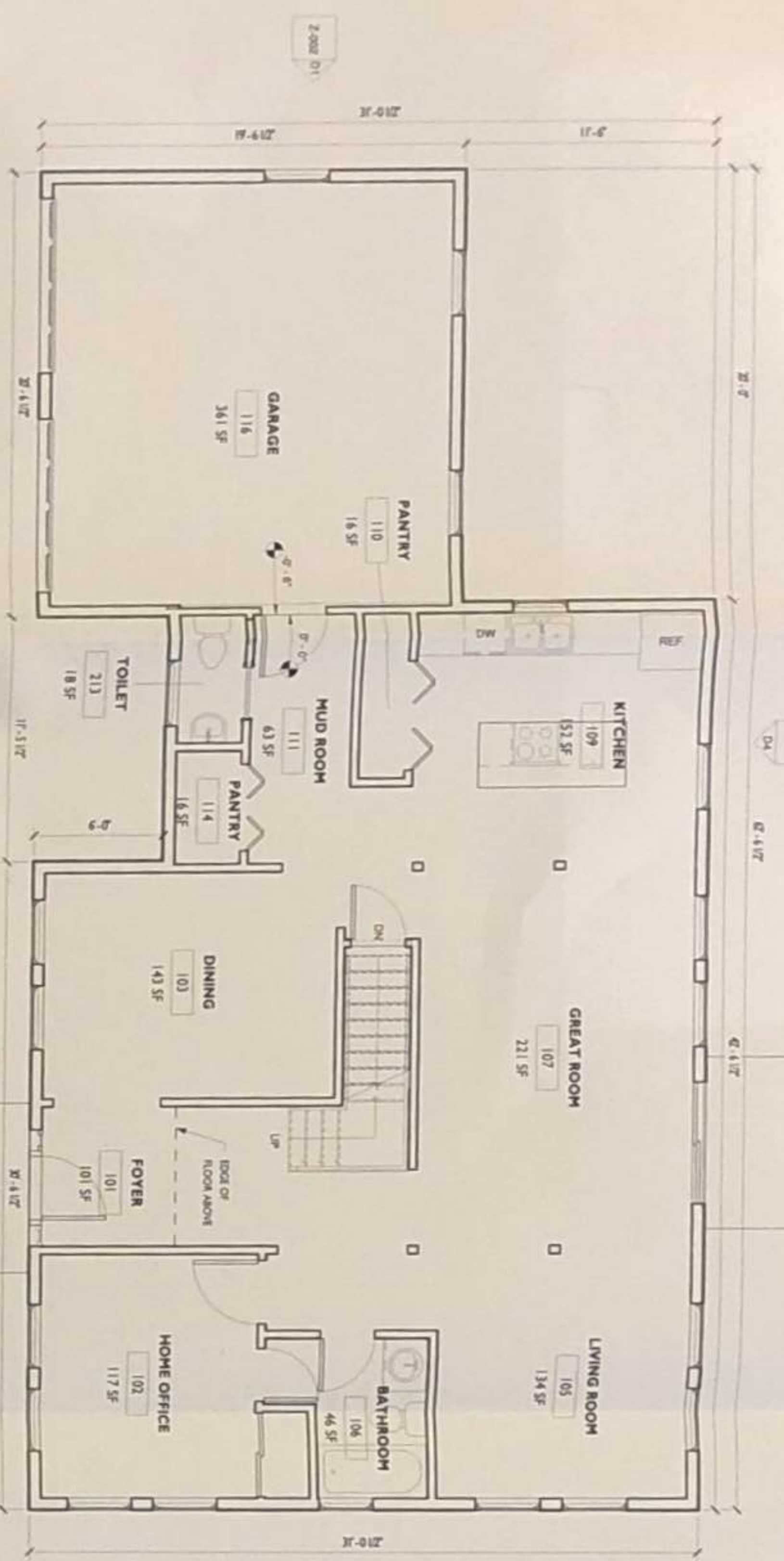
DESCRIPTION:

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.

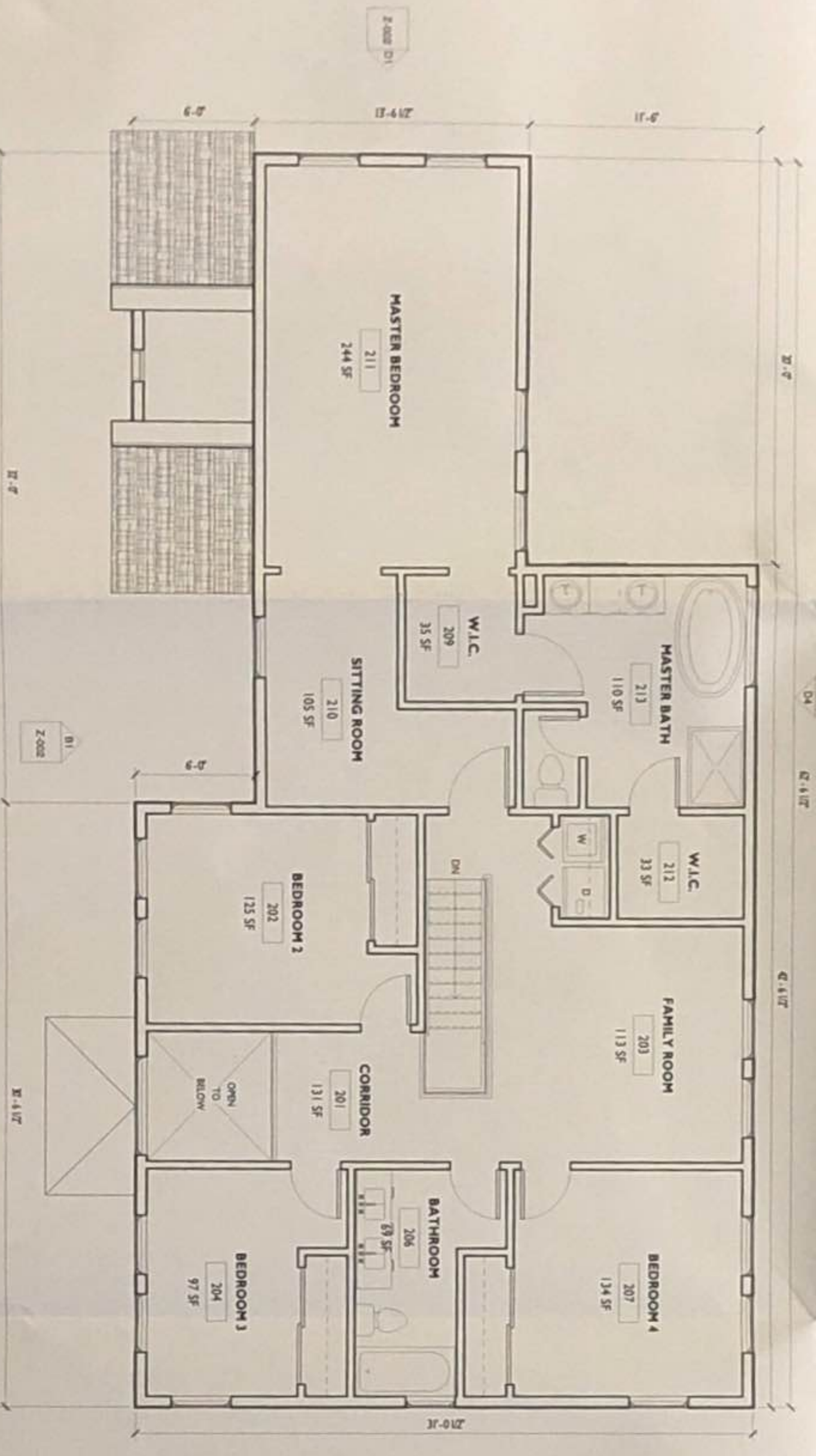
ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK, AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 12/17/2020 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT (N.J.A.C. 13-40-5.1(d)).

BOUNDARY TOPOGRAPHIC SURVEY		AMERICAN LAYOUT & LAND SURVEYING		<small>922 NJ-33, SUITE 3 FREEHOLD, NJ 07728 TEL: (848) 787-8399</small>		LAND SURVEYING CONSTRUCTION SURVEYING	
PREPARED FOR BLOCK 33 - LOT 40 1781 OLD TRENTON ROAD				WWW.AMERICANSURVEYORS.US		DATE 12/17/2020	
SITUATED IN TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY		AMERICAN LAYOUT		SCALE 1" = 30'		SHEET NO. 1 OF 1	
REVISION		DATE		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		DRAWN CHECKED RELEASED FILE 2582 Boundary Topo.dwg PROJECT FILE NO. 2582	

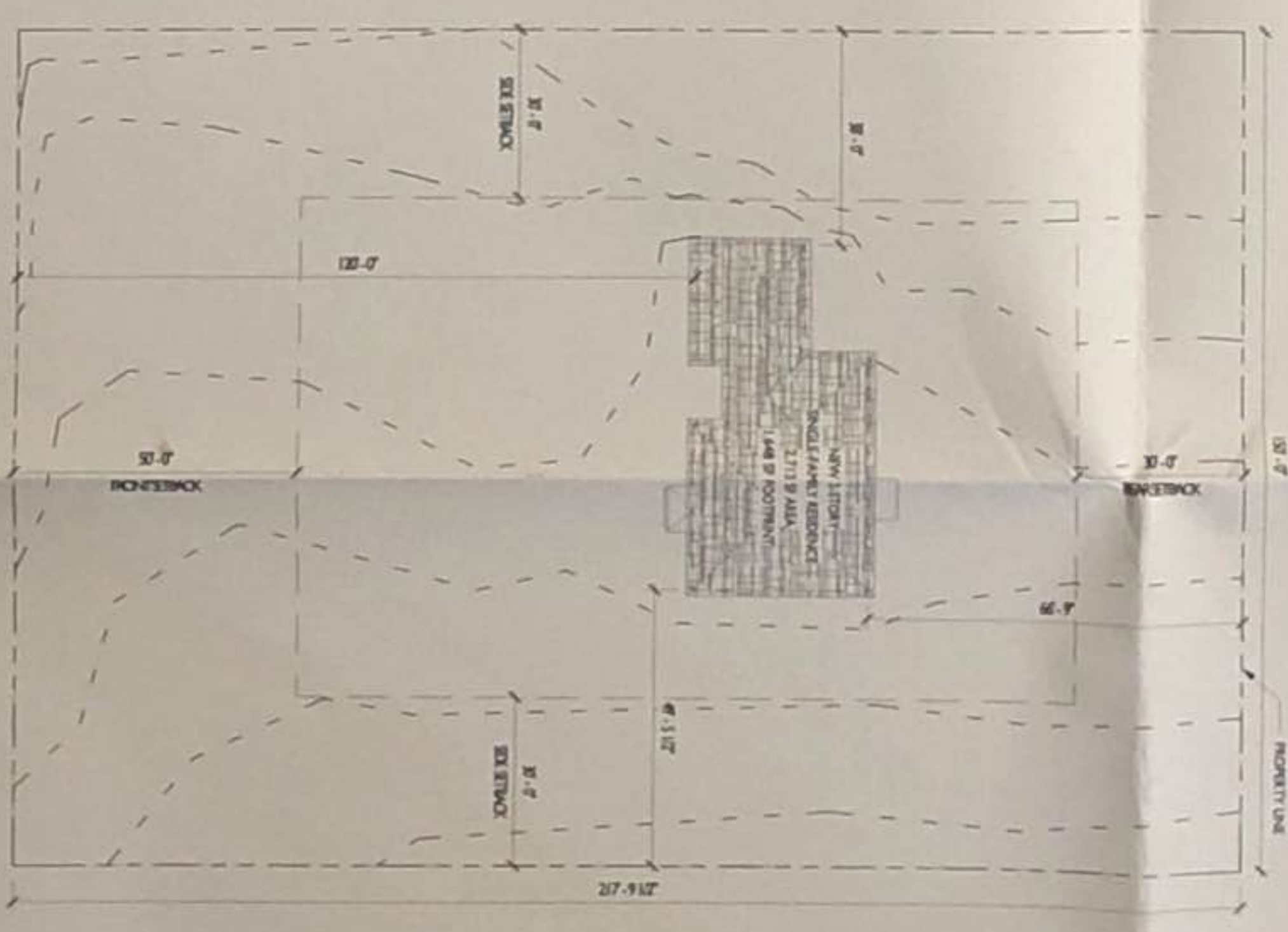


B1
Proposed First Floor Plan
1/4" = 1'-0"



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

ZONING ANALYSIS			
OWNER INFORMATION			
Name: [Redacted]			
PROPERTY INFORMATION			
Address:	[Redacted]		
Lot Area:	[Redacted]		
Block:	[Redacted]		
Zone:	[Redacted]		
Lot Area:	[Redacted]		
BLDG ENVIRONMENTAL AREA PARAMETER			
BLDG FOOTPRINT (IN OR LOT)	ALLOWED	PROPOSED	
BLDG AREA	1,548 SF (100%)	1,548 SF (100%)	
BLDG HEIGHT AT TOP OF ROOF	15'-0"	15'-0"	
BLDG HEIGHT AT FINISH FLOOR	14'-0"	14'-0"	
BLDG NUMBER OF STORES	1.5	1.5	



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

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Elizabeth, NJ 07202
(908) 605-0530
www.fgarchitecturstudio.com

Francisco A. Cornejo, AIA
NJ License No. AI 18564

Ramesh Janga
1781 Old Ironsides Rd
West Windsor, NJ 08859
2023/10/1

New Residential Construction
Proposed First and Second Floor Plans

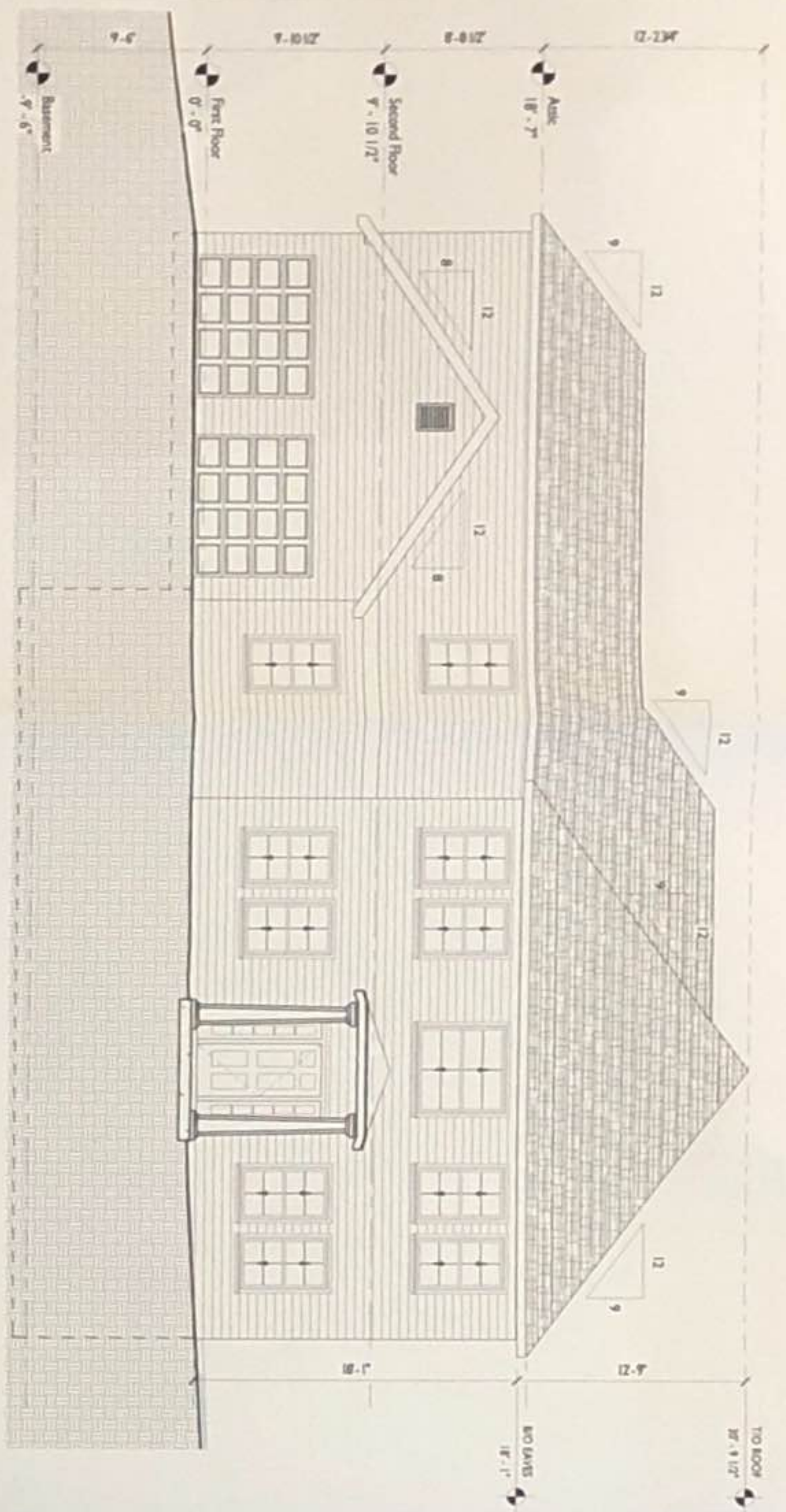
1781 Old Ironsides Rd
West Windsor, NJ 08859

DATE: 10/20/23
CLIENT: [Redacted]
PROJECT: [Redacted]
CONSTRUCTION: [Redacted]

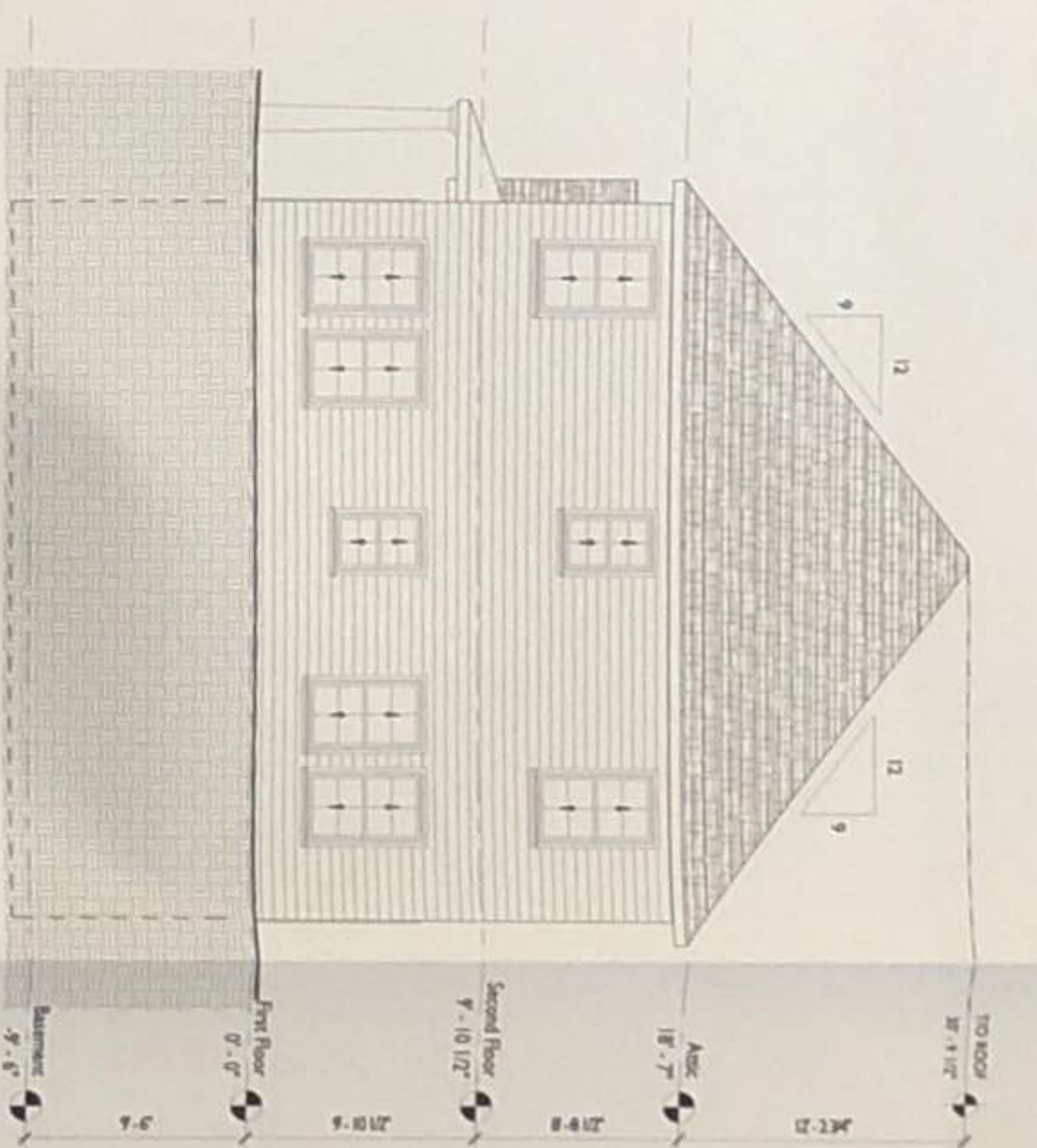
REVISIONS:

1
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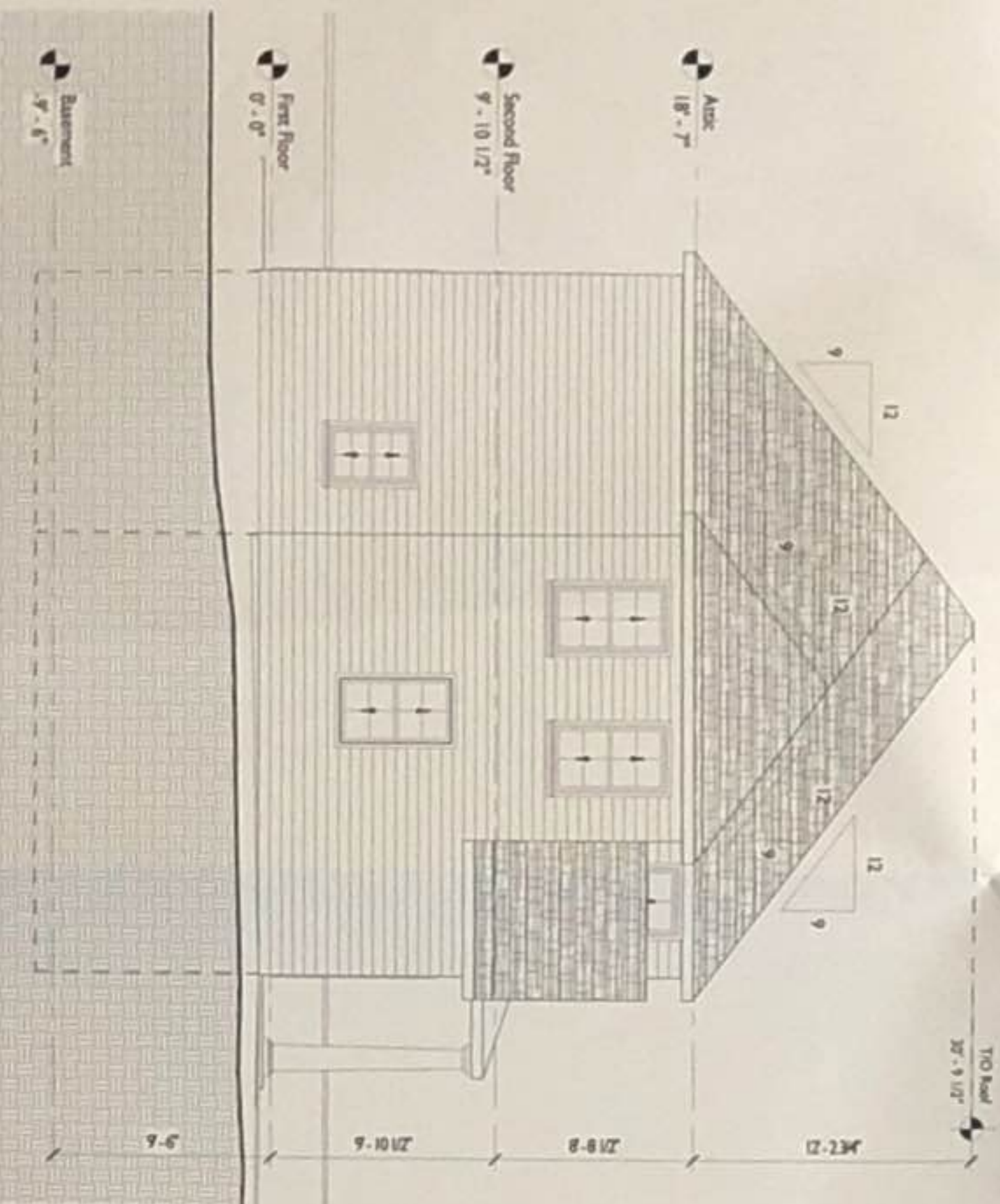
Z-001



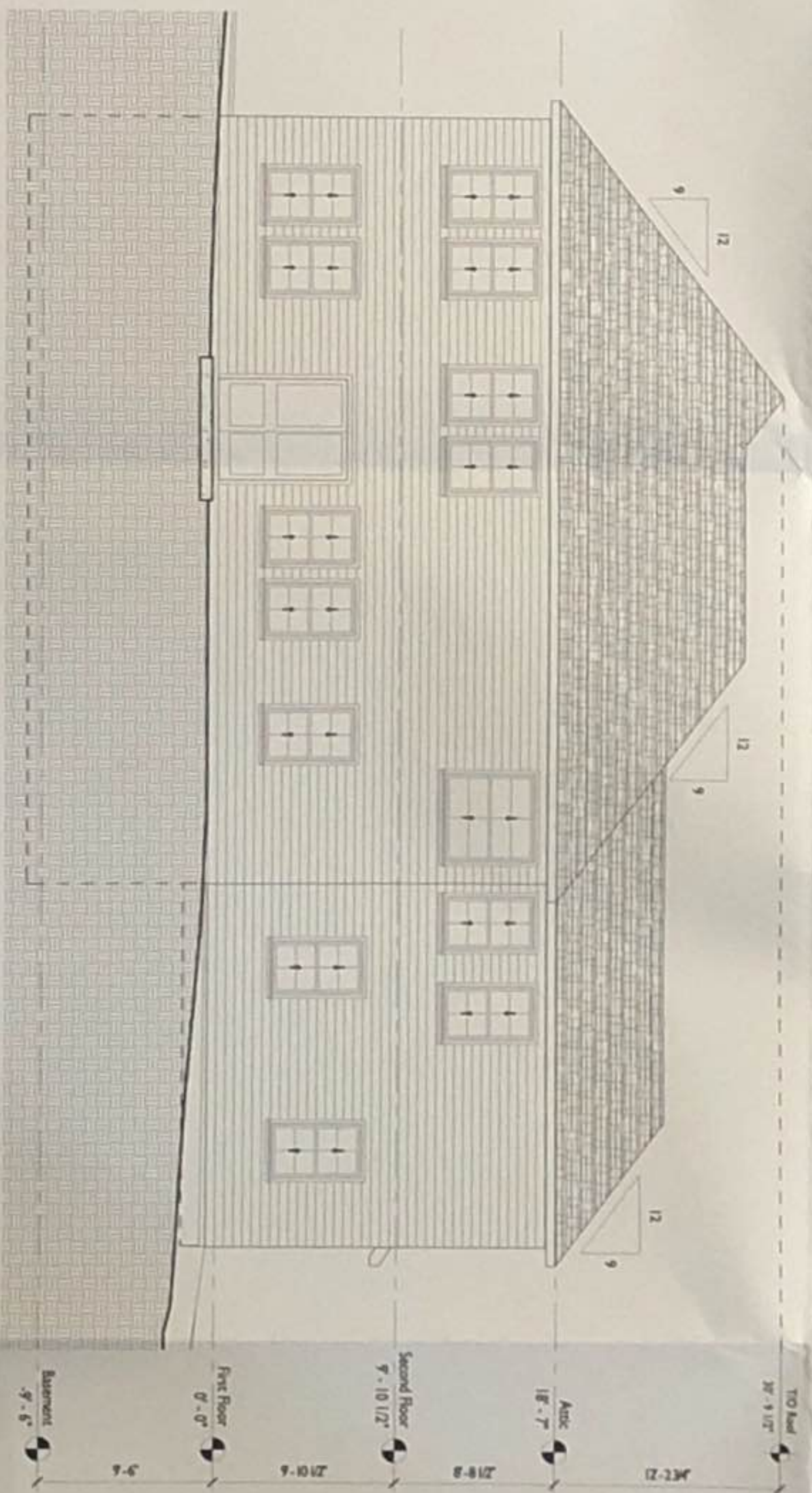
B1
Proposed South Elevation
3/16" = 1'-0"



B6
Proposed East Elevation
3/16" = 1'-0"



D1
Proposed West Elevation
3/16" = 1'-0"



D4
Proposed North Elevation
3/16" = 1'-0"



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Elizabeth, NJ 07202
(908) 605-0530
www.fgarchitecturastudio.com
Francisco A. Grimaldi, AIA
NJ Licensed Arch. No. A118564



This drawing was prepared by the firm of FG Architecture Studio, LLC, a limited liability company, under the supervision and seal of the architect, Francisco A. Grimaldi, AIA, NJ Licensed Architect No. A118564. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

Client:
Ramesh Janga
1781 Old Irons Rd
West Windsor Twp, NJ 08858

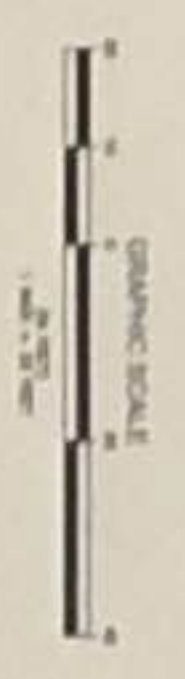
Project:
New Residential
Construction
1781 Old Irons Rd
West Windsor Twp, NJ 08858

Drawn by:
CONSTRUCTION
11/9/2021

Revisions:

Z-002

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NO.	DATE	REVISIONS
1	01/27/2022	REVISED PER DIVISION LAND USE LETTER
DESIGNED BY:	EDH	SCALE: AS SHOWN
DRAWN BY:	KKH	DATE: 12/10/2021
CHECKED BY:	EDH	PROJECT NO.: R1000121
CLIENT APPROVAL BY:	EDH	REVISION NUMBER: 1

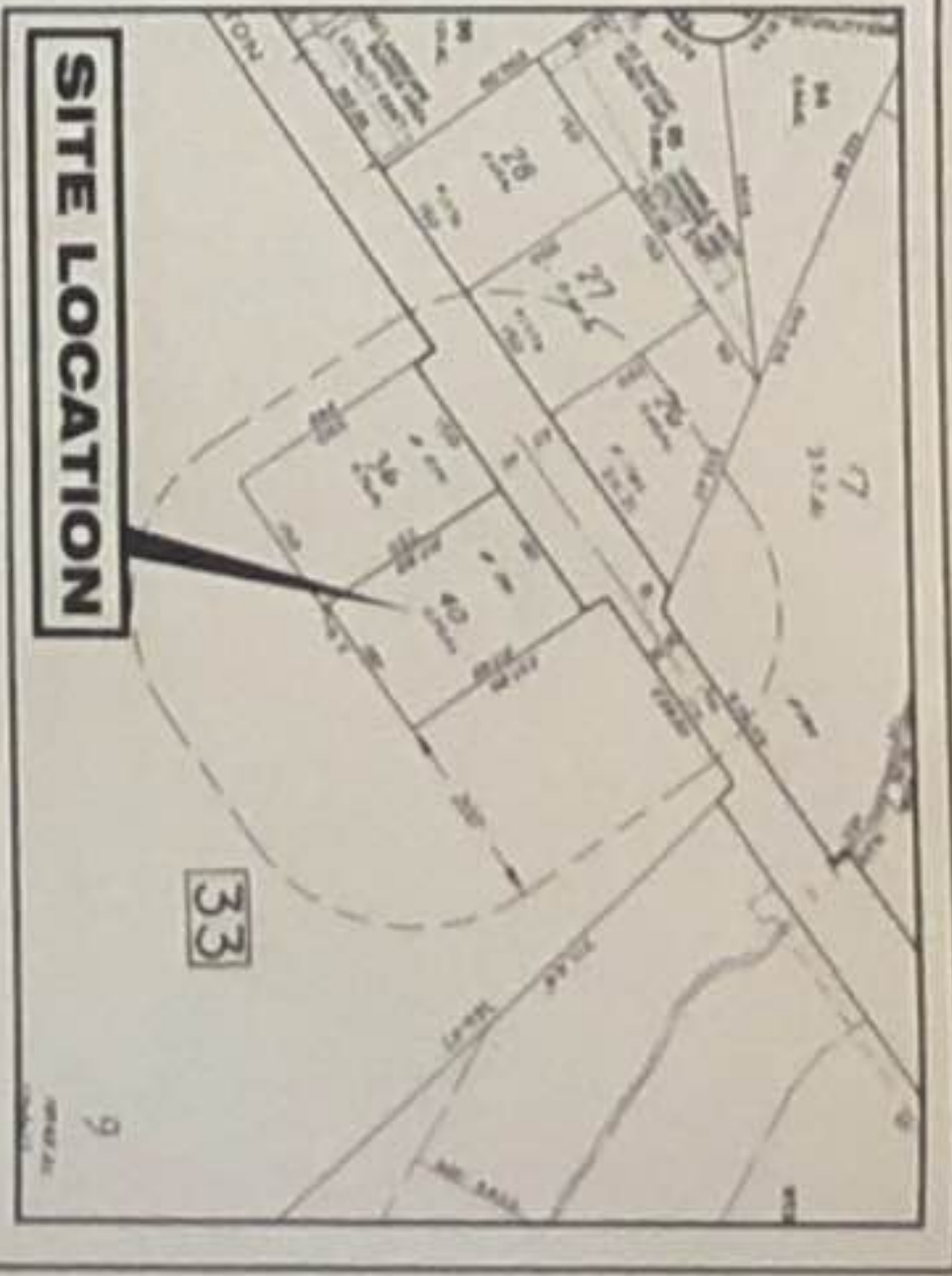
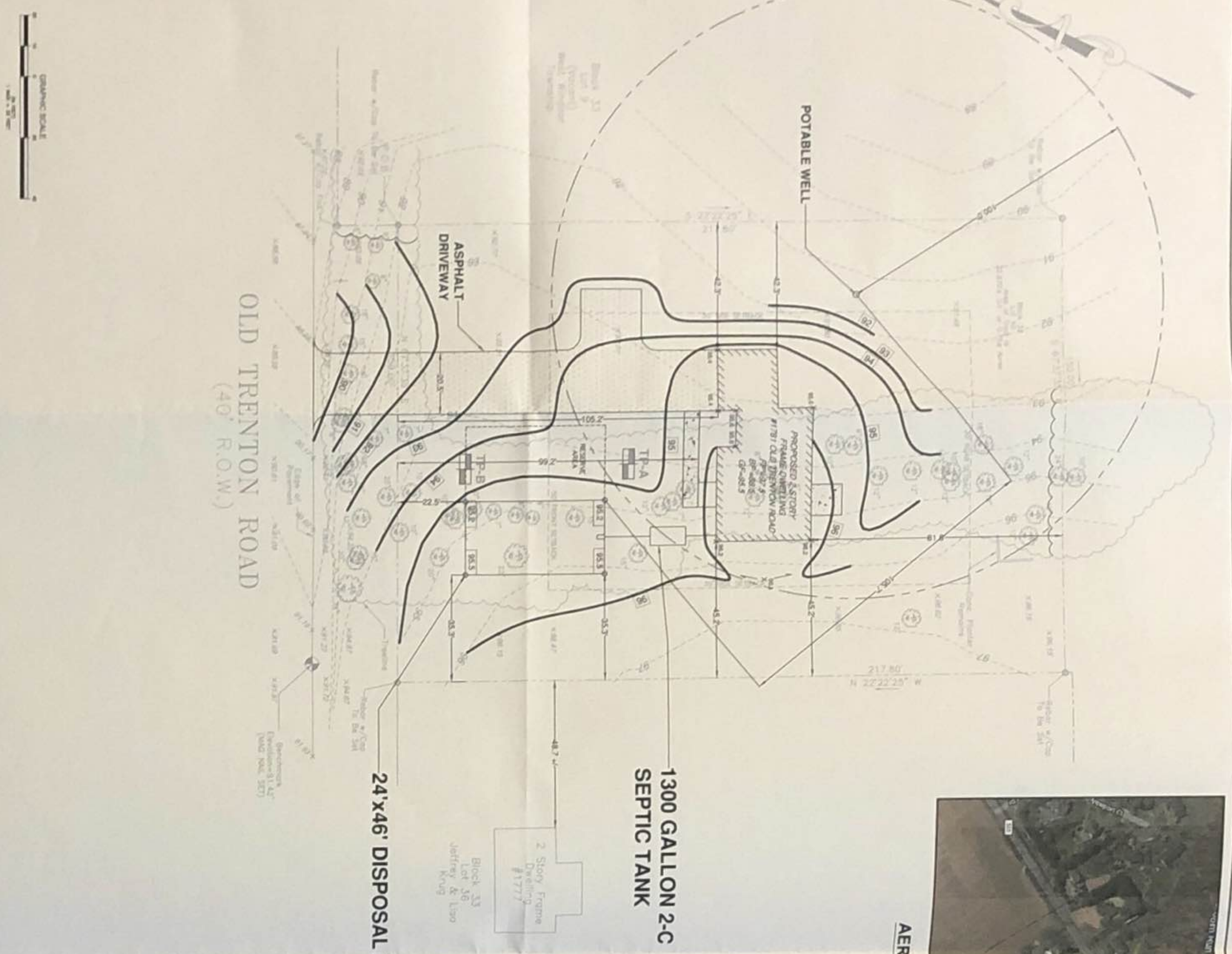
CLIENT:
RAMESH JANGA
 601 RAVENS CREST DRIVE
 PLAINSBORO, NEW JERSEY 08536
 (201) 705-9693

EDH Engineering Services, LLC.
 Civil & Geotechnical Consulting Engineers
 446 Burns Road • Jackson, New Jersey 08527
 PH: (732) 944-5065 • Email: edhengineering@edh.com

Evan D. Hill, P.E.
 PROFESSIONAL ENGINEER

1/1/2022

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



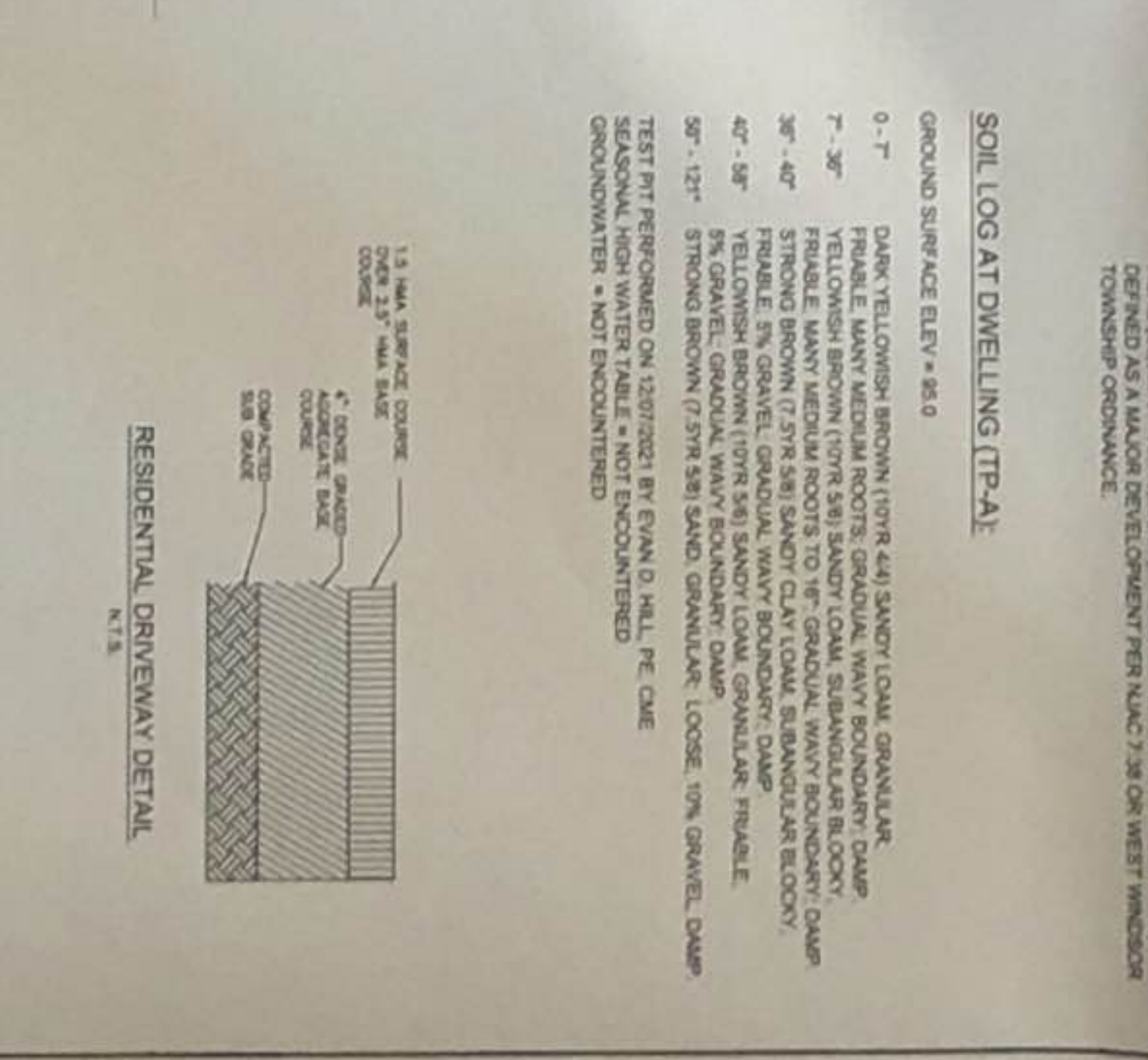
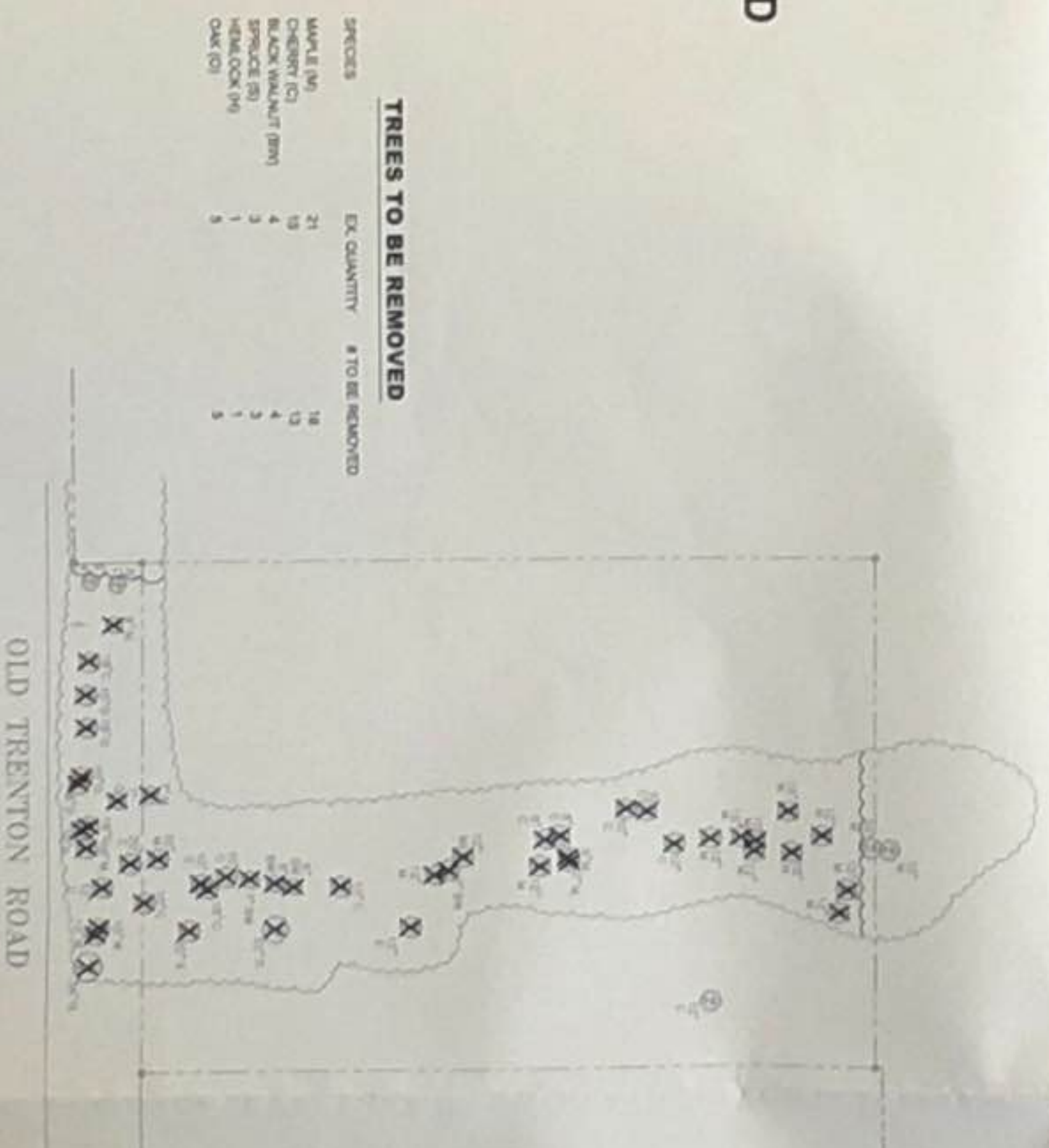
RR/C ZONING REQUIREMENTS

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. PERCENT)	10%	15.6%
MAX. FLOOR AREA (SQ. FT.)	58	8,328
MAX. BUILDING HEIGHT	35 FT	42.3 FT
OFF-STREET PARKING (1.5 SPACES)	3.5 SPACES	3 SPACES (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
DRIVING DRIVEWAY	-	1,843 SF
WALKWAYS AND PATIO	-	2,128 SF
TOTALS	-	3,971 SF
LOT AREA	32,870 SF	32,870 SF
CALCULATED LOT COVERAGE	0.0%	12.08%



GENERAL NOTES:

- PROPERTY IS DEBONDED AS BLOCK 33, LOT 40 CONSISTING OF 32,870 SF (0.75 AC) LOCATED ALONG AND TO THE SOUTH OF OLD TRENTON ROAD IN THE TOWNSHIP OF WEST WINDSOR AS DEPICTED ON TAX MAP SHEET 36 OF 38.
- PROPERTY SURVEY, EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION BASED ON A PLAN TITLED "BOUNDARY TOPOGRAPHIC SURVEY" PREPARED BY ANTHONY M. LITZEL, PLS DATED 12/17/2020.
- PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD RATE INSURANCE MAP 54070C018P DATED 07/20/2016.
- THE APPLICANT PROPOSES TO CONSTRUCT A 2,170 SF 4-BEDROOM SINGLE FAMILY DWELLING WITH ASPHALT DRIVEWAY, WALKWAY AND PATIO.
- PROPOSED DWELLING WILL BE SERVICED BY ON-SITE WASTEWATER DISPOSAL SYSTEM TO BE PERMITTED THROUGH THE MERCER COUNTY BOARD OF HEALTH AND WEST WINDSOR TOWNSHIP.
- PROPOSED DWELLING WILL BE SERVICED BY ON-SITE POTABLE WELL.
- BASED ON NADEP MAPPING AND FIELD OBSERVATIONS, THERE ARE NO RIPARIAN BUFFERS, FRESHWATER WETLANDS OR TRANSDITION AREAS ON OR WITHIN PROXIMITY TO THE PROPERTY THAT IMPACT THE PROPOSED CONSTRUCTION.
- THE PROJECT PROPOSES TO CONSTRUCT LESS THAN 1/4 ACRE OF NEW IMPERVIOUS COVER AS 3,971 SF VS. 16,800 SF AND DISTURB LESS THAN ONE ACRE (0.088 SF VS. 42,562 SF). ACCORDINGLY, THE PROJECT IS NOT DEFINED AS A MAJOR DEVELOPMENT PER N.J.A.C. 7:28 OR WEST WINDSOR TOWNSHIP ORDINANCE.