

West Windsor Township

Fire & Emergency Services

45 Sean Kehler Way • PO Box 38 • West Windsor, NJ 08550 • 609-799-8735

Site Plan Requirements

INTRODUCTION

This document is intended to provide basic design guidance to applicants coming before either the Township Planning Board and/or Township Zoning Board.

OVERVIEW

This document represents both the statutory (Ordinances) and recommended practices (Regulations) to safe guard building or housing owners and occupants in the community during times of fire and/or medical emergencies.

WATER SUPPLIES

Ordinance: F-4004.2 Fire hydrant local standard: Following are the minimum standards for the installation and placement of public or private fire hydrants:

- (a) Hydrants in single-family residential zones shall be spaced with a hydrant every 800 feet along the roadway(s) measured along the roadway edge.
- (b) Hydrants in residential townhouse, condominium, cluster and multifamily zones shall be spaced with a hydrant every 600 feet along the roadway edge.
- (c) Hydrants in business, commercial and industrial zones shall be spaced with a hydrant at each intersection and one every 500 feet along the roadway(s) as a minimum requirement.

Ordinance: F-4005.4 Water supply: The fire protection water supply system, including fire hydrants shown on the approved site plan, shall be installed and in service prior to placing combustible building materials on the project site or utilizing them in the construction of building structures. If phased construction is approved, coordinated phased installation of the fire protection water system shall be permitted as approved by the Fire Marshal.

ACCESS

Regulation: Access for emergency vehicles is vital for the safety of building occupants. The Township has adopted the following regulations and ordinance to address access;

- Access for emergency vehicles shall meet the Township's with the WB-50 standard for emergency vehicle access.
- Applicant shall provide composite plan showing compliance with WB-50 standard.
- Due to the limited access, No Parking Fire Lanes shall be created by the applicant along all curb areas to restrict curbside parking from the entire site.
- As a design aid, a template for Fire Apparatus Dimensions for Turning Radii is attached.

Ordinance F-4005.3 Access: Temporary all-weather surface access roads, gravel or equivalent, capable of supporting a 30-ton emergency vehicle, shall be provided at all times for fire department vehicular access to all structures under construction and to all structures used for the storage of combustible construction materials. Access of 125 unobstructed feet shall be provided to all such locations at all times.

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Ordinance: F-4005.5 Emergency vehicle access: Emergency Vehicle Access shall be provided for the following buildings:

- (a) One or two story buildings with full automatic fire sprinkler protection shall be provided with emergency vehicle access to 25% percent of its entire perimeter.
- (b) One or two story buildings without full automatic fire sprinkler systems shall be provided with emergency vehicle access to 50% of its entire perimeter.
- (c) Buildings three stories or 35 feet in height or higher with full automatic fire sprinkler protection shall be provided with emergency vehicle access to 50% of its entire perimeter.
- (d) Buildings three stories or 35 feet in height or higher without full automatic fire sprinkler protection shall be provided with emergency vehicle access around the entire perimeter.
- (e) All High-Hazard Structures as defined by the New Jersey Uniform Commercial Code regardless of built-in fire protection or height shall be provided with emergency access around the entire perimeter.
- (f) All mercantile structures as defined by the New Jersey Uniform Construction Code with three or more spaces, regardless of built-in fire protection or height shall be provided with Emergency Vehicle access its entire perimeter.

MISCELLANEOUS REGULATIONS

- A lock box to allow immediate access by the Fire Department shall be installed on the front of the building.
- The position of the fire department connection that supports the fire sprinkler system shall be at the front of the building.
- We request the installation of fire department standpipes in each stair tower. The standpipes shall have 2 ½' national standard thread hose outlets on each stair tower floor landing. The standpipes shall be tied into the fire sprinkler piping so that there will be only one fire department connection.
- Applicant shall limit the number of trees in close proximity to the buildings as they restrict access by the fire department.

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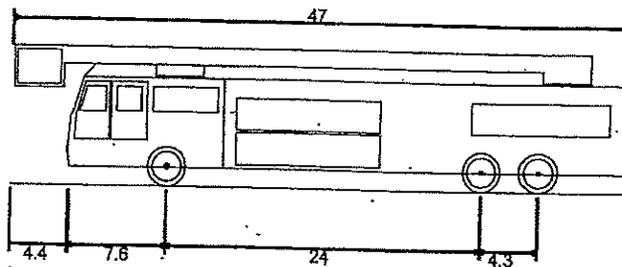
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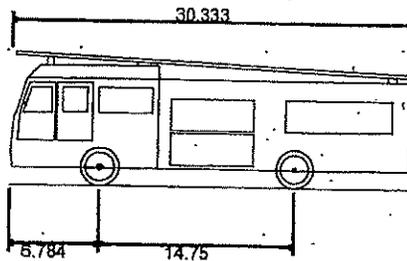
Fire Apparatus Dimensions for Turning Radii

The illustrations below of West Windsor Township fire apparatus may be used for determining the needed turning radii required for access to proposed applications for land development.



AERIAL 100' LADDER

Overall Length	47.000ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	36.250ft



PUMPER

Overall Length	30.333ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



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