HERITAGE AT WEST WINDSOR

HERITAGE AT WEST WINDSOR
VILLA - FRONT

American Properties
REALTY INC.
A LICENSED REAL ESTATE BROKER

NJGEOGS NAD 83

200 100 0 250 500 750
250 150 50
GRAPHIC SCALE
1 inch = 250 feet

HERITAGE AT WEST WINDSOR

EXISTING SITE AERIAL IMAGE
BLOCK 28, LOTS 15 & 21
TOWNSHIP OF WEST WINDSOR ,MERCER COUNTY, NEW JERSEY

MidAtlantic Engineering Partners

PREPARED BY: DJS
SCALE: 1"=250'
PROJECT NUMBER: APR-184
DATE: 09/14/20

PROJECT NAME: HERITAGE AT WEST WINDSOR	ZONE: R-5D: Residence District
PROPOSED USE	Residential: Townhouses, Apartments and Group Home

BLOCK 28, LOTS 15 & 21

BULK ZONE CRITERIA

	ORDINANCE	REQUIRED	EXISTING	PROPOSED	COMPLIES
MIN. TRACT AREA	§200-186A(1)	5 Ac.	66.74 Ac.	66.26 Ac.	YES
MIN. TRACT FRONTAGE					
Edinburg Road (C.R. 535)	§200-186A(2)	150 Ft.	336.11 Ft.	355.96 Ft.	YES
Princeton Hightstown Rd (C.R. 571)	§200-186A(2)	150 Ft.	351.69 Ft.	351.69 Ft.	YES
MIN. OPEN SPACE PRESERVATION	§200-189.3B(3)	30 Ac.	N/A	30.7 Ac.	YES
MIN. USEABLE RECREATION FACILITIES AREA	§200-189.3B(4)	2.5% Gross Tract (1.67 AC)	N/A	3.3 AC[1]	YES
MIN. OPEN SPACE FOR ACTIVE RECREATION	§200-189.3B(6)	2 AC	N/A	3.3 AC[1]	YES
AVERAGE GROSS DENSITY	§200-189C	10 DU / Ac.	N/A	3.8 DU/Ac.[2]	YES
NET DENSITY	§200-189.3A(5)(a)	25 DU/Ac.	N/A	9.8 DU/Ac.[3]	YES
MAX. IMPROVEMENT COVERAGE	§200-186A(5)	40%	1.4%	29.6%	YES
MAX. BUILDING HEIGHT	§200-186C	4 Story / 45 Ft.	N/A	< 4 Story / 45 Ft.	YES
BUILDING SETBACKS					
Local Internal Road	§200-190A (2)(h)[2][a]	20 Ft.	N/A	20.1 Ft.	YES
Edinburg Road (C.R. 535)	§200-190A (2)(h)[2][a]	50 Ft.	46.6 Ft.	60.2 Ft.	YES
Princeton Hightstown Rd (C.R. 571) (Building 8)	§200-190A (2)(h)[2][a]	50 Ft.	N/A	61.8 Ft.	YES
Princeton Hightstown Rd (C.R. 571) (Group Home)	§200-190A (2)(h)[2][a]	50 Ft.	N/A	50.7 Ft.	YES
DESIGN STANDARDS					
Building Layout	§200-30A				
End Wall to End Wall	§200-30A	Min. 12 Ft.	N/A	30 Ft.	YES
Building Face to Street Curb	§200-30A	Min. 20 Ft.	N/A	20.1 Ft.	YES
Building Face to Parking Area	§200-30A	Min. 12 Ft.	N/A	12.4 Ft.	YES
End Wall to Window Wall	§200-30A	Min. 30 Ft.	N/A	30 Ft.	YES
Window Wall to Window Wall	§200-189.3B(2)	Min. 30 Ft.	N/A	30 Ft.	YES

1. Includes front amenities & lawn areas, bike lanes, Zaitz trail interconnection and pond area. Reference Overall Landscape & Open Space Plan for detailed breakdown.
2. Average Gross Density = 255 Dwelling Units / 66.26 Acres = 3.8 DU / Ac. Refer to ordinance §200-186A(4).
3. Net Density = 255 Dwelling Units / (35.1 Ac. LOD – 5.9 Ac. Street Impervious – 3.3 Ac. Open Space) = 9.8 DU / Ac. Refer to ordinance §200-184A(4)(4) and §200-184A(4)(4).

UNIT & PARKING TABLE

UNIT TYPE (RSIS)	UNITS	SPACES REQUIRED	SPACES PROPOSED
TOWNHOUSE (GARAGE & DRIVEWAY)[3]			
3-BEDROOM UNIT (2.4 SPACES / UNIT)	194	466	483
TOWNHOUSE (GUEST PARKING)[4]			
(0.5 SPACES / UNIT)		97	97[5]
SUB-TOTAL	194	563	580[5]
GARDEN APARTMENT			
1-BEDROOM UNIT (1.8 SPACES / UNIT)	12	22	22
2-BEDROOM UNIT (2.0 SPACES / UNIT)	36	72	72
3-BEDROOM UNIT (2.1 SPACES / UNIT)	12	25	25
GROUP HOME			
4-BEDROOM UNIT (2.5 SPACES / UNIT)	1	3	PROVIDED BY OTHERS
SUB-TOTAL	61	122	119
TOTAL	**255**	**685**	**699[5]**

1. A MINIMUM OF 7 HANDICAP PARKING STALLS ARE REQUIRED AND 8 ARE PROVIDED.
2. THE PROJECT PROPOSES 255 UNITS, 64 (25.1%) OF WHICH ARE AFFORDABLE.
3. PER R.S.I.S. (N.J.A.C. 5:21-4.14(d)3.) A 2-CAR GARAGE & DRIVEWAY COMBINATION WITH A MINIMUM 20 FT WIDE DRIVEWAY SHALL COUNT AS 3.5 OFF-STREET SPACES PER UNIT. AS THE PROJECT DRIVEWAYS HAVE BEEN DESIGNED AT 18 FT WIDE, THIS STANDARD HAS BEEN CONSERVATIVELY REDUCED TO 2.5 OFF-STREET SPACES PER UNIT.
4. PER R.S.I.S. TABLE 4.4, NOTE B
5. 23 SPACES PROPOSED AS LAND BANKED PARKING.

Heritage at West Windsor – Unit Type & Quantity Breakdown

Building Type	Unit Type	Total Buildings	Total Units
Type A	4 Townhouse Units	7	28 Units
Type B	5 Townhouse Units	3	15 units
Type C	6 Townhouse Units	7	42 Units
Type D	4 Townhouse Units	11	44 Units
Type E	4 Townhouse Units	15	60 Units
	4 Affordable Units		60 Units
Type F	5 Townhouse Units	1	5 units
Total		44	254

PRINCETON HIGHSTOWN RD RT. 571

OLD TRENTON ROAD

EDINBURG ROAD (a.k.a. COUNTY

PROPOSED SITE DEVELOPMENT BY OTHERS

SITE PLAN RENDERING
HERITAGE AT WEST WINDSOR
WEST WINDSOR, NJ

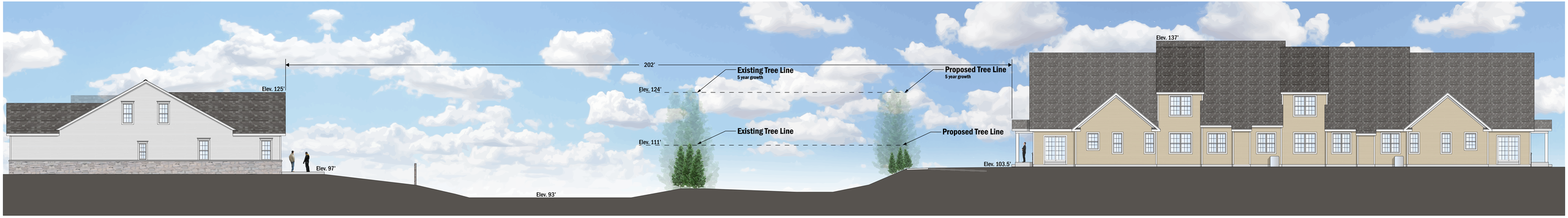
DATE: 09.14.2020 SCALE: 1" = 30'-0"

MELILLO+BAUER ASSOCIATES Landscape Architecture

MidAtlantic Engineering Partners

HERITAGE AT WEST WINDSOR - PLANTING AT INSTALLATION

HERITAGE AT WEST WINDSOR - PLANTING AT 5 YEAR GROWTH



Northwest Property Buffer Cross Section

1" = 10'

8 4 0 10 20 30
10 6 2

Graphic Scale
1 Inch = 10 feet

BUILDING MATERIAL BOARDS

HERITAGE AT WEST WINDSOR
VILLA - FRONT

HERITAGE AT WEST WINDSOR
VILLA - REAR

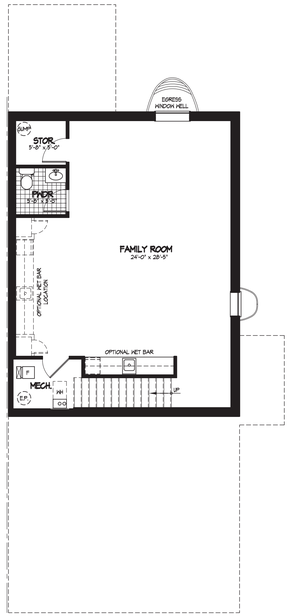
HERITAGE AT WEST WINDSOR
TOWNHOME - FRONT

HERITAGE AT WEST WINDSOR
TOWNHOME - REAR

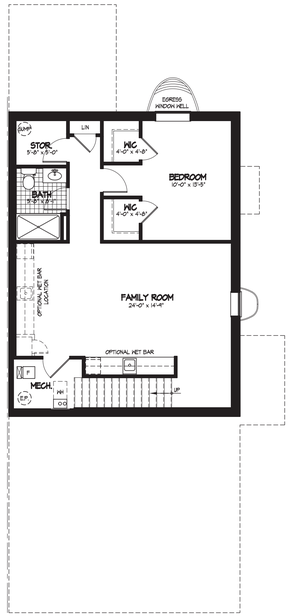
HERITAGE AT WEST WINDSOR
MARKET/AFFORDABLE - FRONT

HERITAGE AT WEST WINDSOR
MARKET/AFFORDABLE - REAR

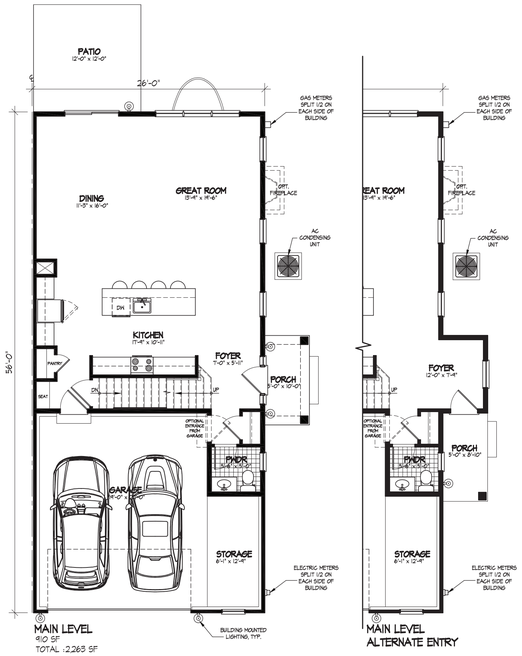
HERITAGE AT WEST WINDSOR
CLUBHOUSE



BASEMENT LEVEL FAMILY ROOM FINISH OPTION

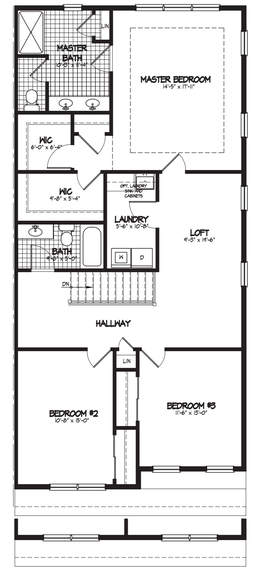


BASEMENT LEVEL BEDROOM FINISH OPTION



MAIN LEVEL
610 SF
TOTAL 2,263 SF

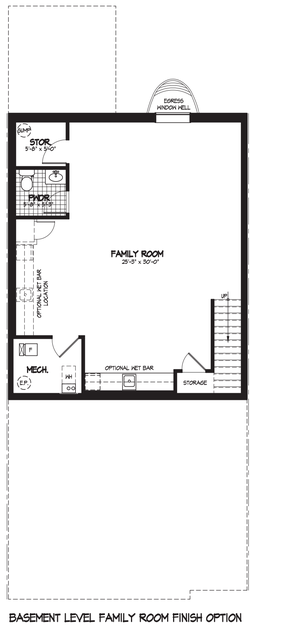
MAIN LEVEL
ALTERNATE ENTRY



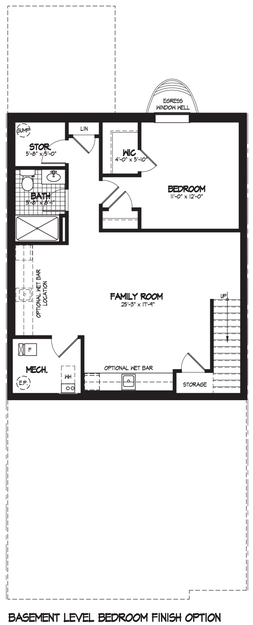
UPPER LEVEL
1,353 SF

1 MODEL 'A' 2,263 SF

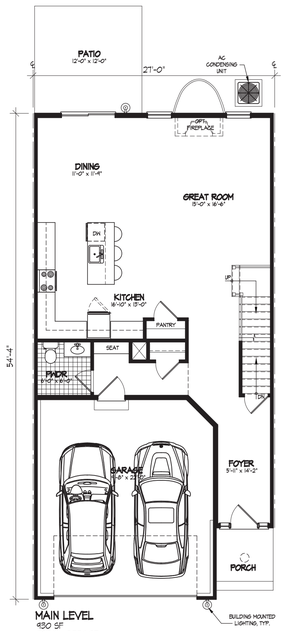
SCALE: 1/8" = 1'-0"



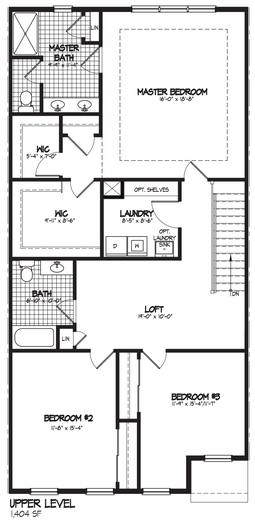
BASEMENT LEVEL FAMILY ROOM FINISH OPTION



BASEMENT LEVEL BEDROOM FINISH OPTION



MAIN LEVEL
930 SF
TOTAL 2,334 SF



UPPER LEVEL
1,404 SF

2 MODEL 'B' 2,334 SF

SCALE: 1/8" = 1'-0"

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HERITAGE AT WEST WINDSOR
NEW TOWNHOUSE PROJECT

WEST WINDSOR TOWNSHIP

MERCER COUNTY NEW JERSEY

CERTIFICATES OF AUTHORIZATION -
BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000
BOARD OF ARCHITECTS: 21AC00699000

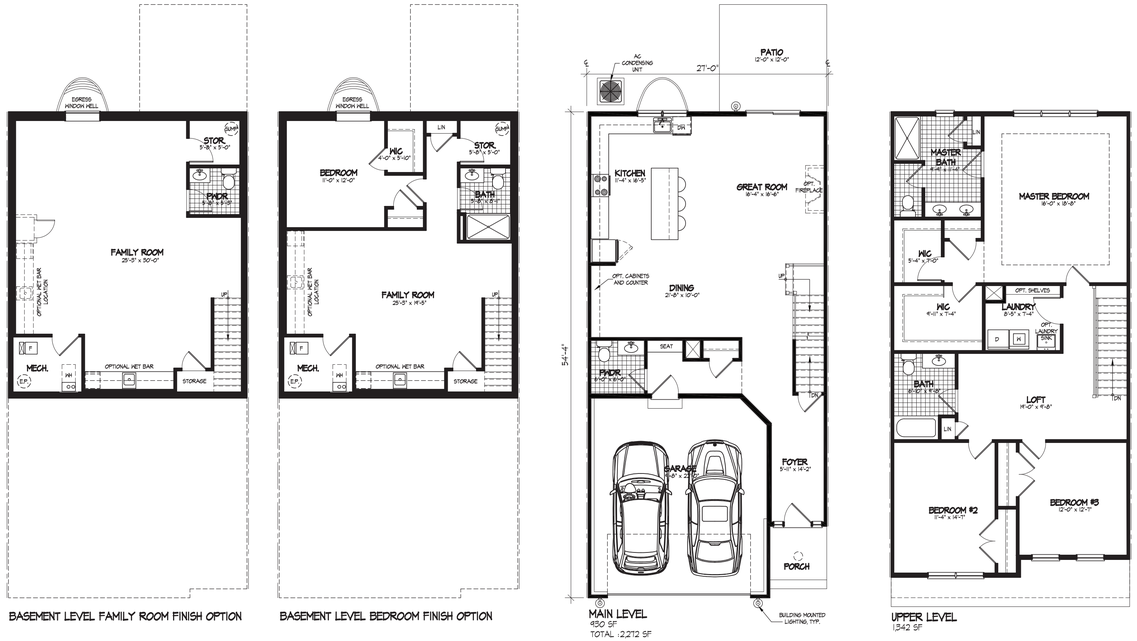
GREGORY PLOUSSAS, P.E., P.P., C.M.E. PROFESSIONAL PLANNER
MICHAEL PUCCI PROFESSIONAL PLANNER
ROBERT S. LARSEN REGISTERED ARCHITECT PROFESSIONAL PLANNER
JOSEPH M. DELUCIA REGISTERED ARCHITECT
RICHARD G. RUCHALSKI PROFESSIONAL LAND SURVEYOR PROFESSIONAL PLANNER

ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
N.J. LIC. NO. AI-0008957/20
N.J. LIC. NO. 33L00614400

DATE	REVISIONS
03/04/2020	ISSUED FOR FILING
06/29/2020	REVISED PER TRC COMMENTS
08/26/2020	REISSUED FOR FILING

MODEL A & B
FLOOR PLANS

FILE NO.	19025
DATE:	02/28/2020
SCALE:	1/8"=1'-0" U.N.O.
DRAWN BY:	TWA
CHECKED BY:	-
DRAWING NO.	BP-17
SHEET NO.	2 OF 11



BASEMENT LEVEL FAMILY ROOM FINISH OPTION

BASEMENT LEVEL BEDROOM FINISH OPTION

MAIN LEVEL
930 SF

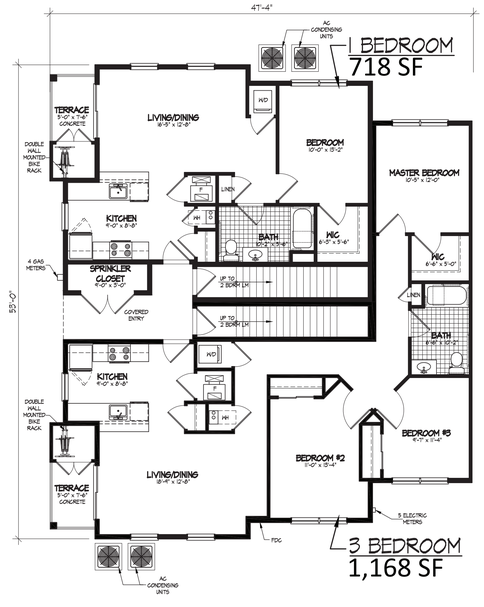
UPPER LEVEL
1,342 SF

TOTAL : 2,272 SF

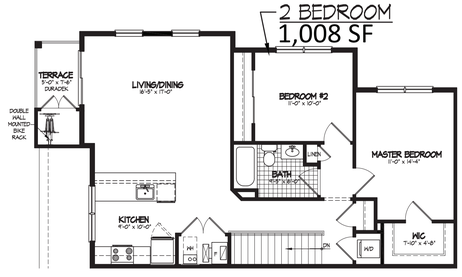
1 MODEL 'B-1'
SCALE: 1/8"= 1'-0"

2,272 SF

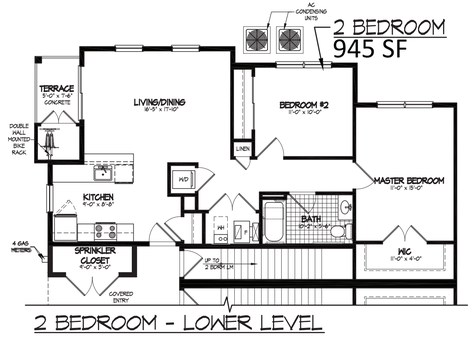
REAR KITCHEN



2 COAH UNIT PLANS
SCALE: 1/8"= 1'-0"



2 BEDROOM - UPPER LEVEL



2 BEDROOM - LOWER LEVEL

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NEW TOWNHOUSE PROJECT

WEST WINDSOR TOWNSHIP

MERCER COUNTY NEW JERSEY

CERTIFICATES OF AUTHORIZATION -
BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159900
BOARD OF ARCHITECTS: 21AC00069900

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ROBERT S. LARSEN
NJ LIC. NO. 21AI00314700
N.J. LIC. NO. 33LI00314400

DATE	REVISIONS
03/04/2020	ISSUED FOR FILING
06/29/2020	REVISED PER TRC COMMENTS
08/26/2020	REISSUED FOR FILING

MODEL B-1 & COAH FLOOR PLANS

FILE NO.	19025
DATE:	02/28/2020
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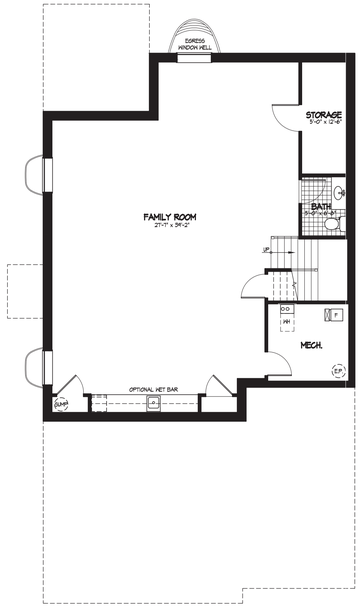
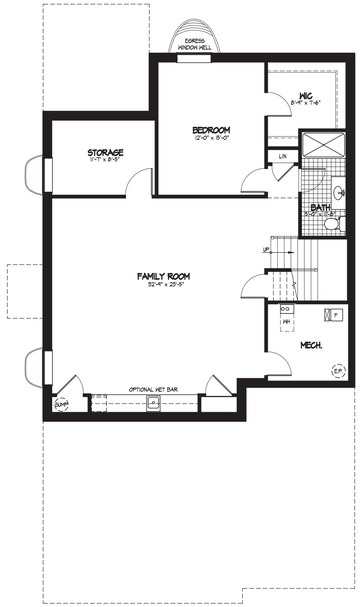
DRAWN BY:	TWA
CHECKED BY:	-
DRAWING NO.	BP-17
SHEET NO.	3 OF 11



BASEMENT LEVEL FAMILY ROOM FINISH OPTION



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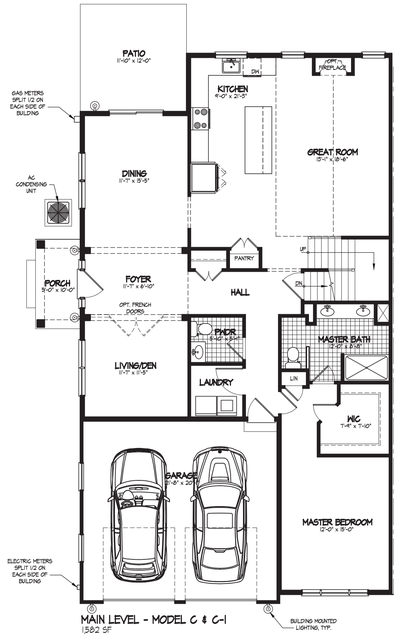
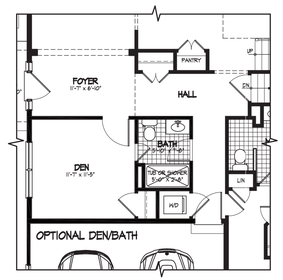
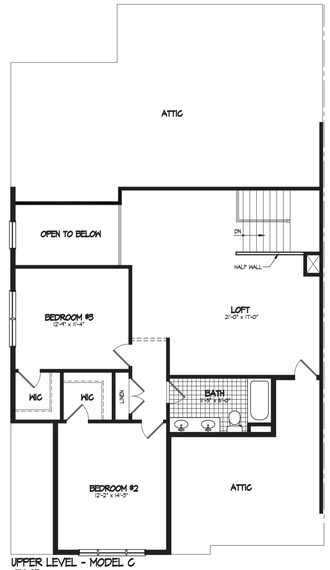
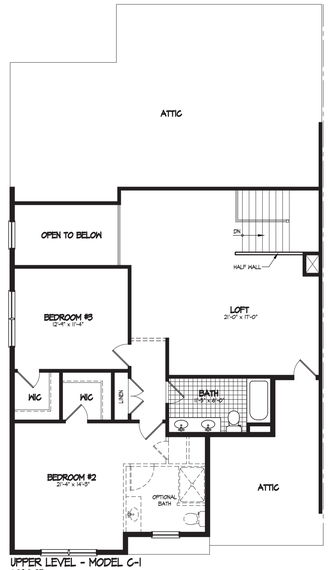


MAIN LEVEL - MODEL C & C-1
1,382 SF





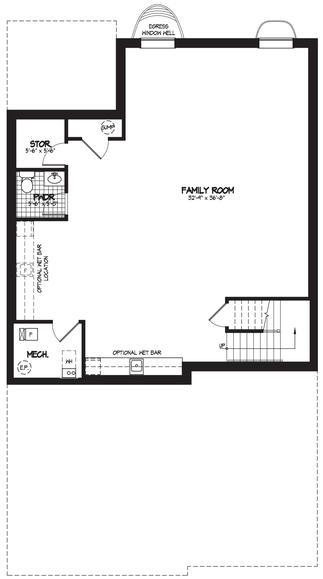
UPPER LEVEL - MODEL C
970 SF



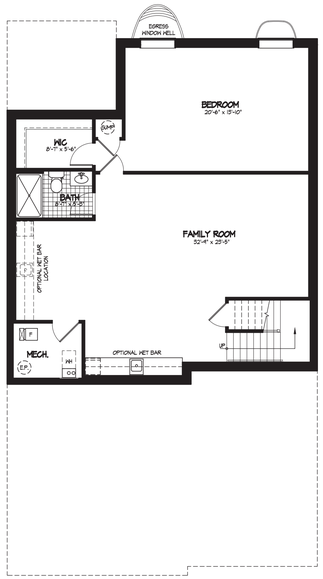
UPPER LEVEL - MODEL C-1
1,080 SF

1 MODEL 'C' & 'C-1'
SCALE: 1/8"= 1'-0"

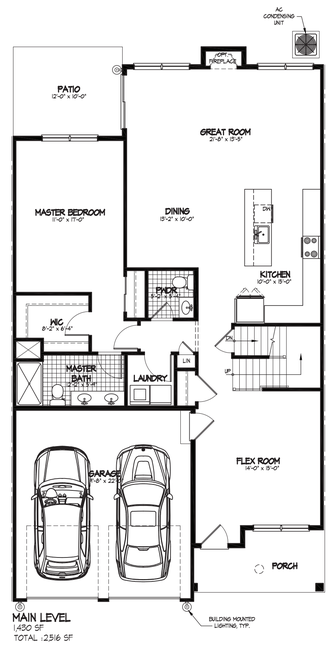
C: 2,502 SF
C-1: 2,662 SF



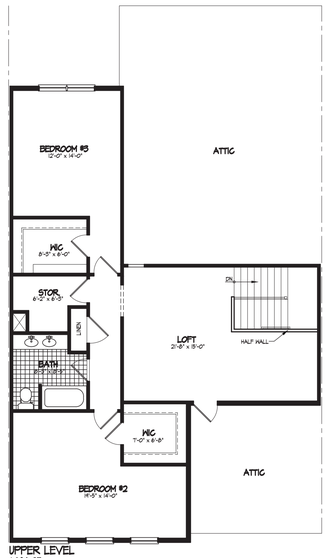
BASEMENT LEVEL FAMILY ROOM FINISH OPTION



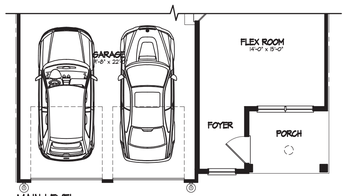
BASEMENT LEVEL BEDROOM FINISH OPTION



MAIN LEVEL
1,430 SF
TOTAL: 2,516 SF



UPPER LEVEL
1,086 SF



MAIN LEVEL
ALTERNATE ENTRY

2 MODEL 'D'
SCALE: 1/8"= 1'-0"

2,516 SF

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N.J. LIC. NO. 21GI00214400

REVISIONS	
DATE	
03/04/2020	ISSUED FOR FILING
06/29/2020	REVISED PER TRC COMMENTS
08/26/2020	REISSUED FOR FILING

MODEL C, C-1 & D
'VILLA' FLOOR PLANS

FILE NO.	19025
DATE:	02/28/2020
SCALE:	1/8"=1'-0"
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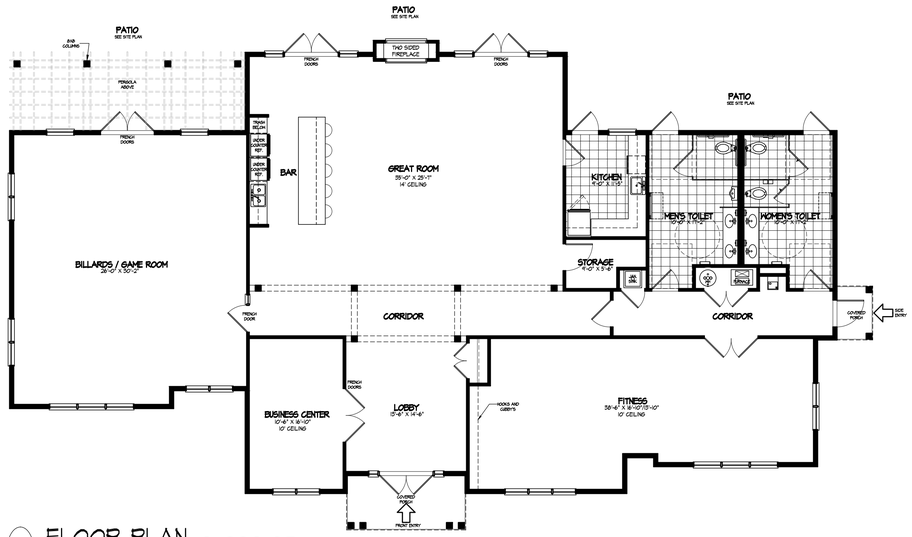
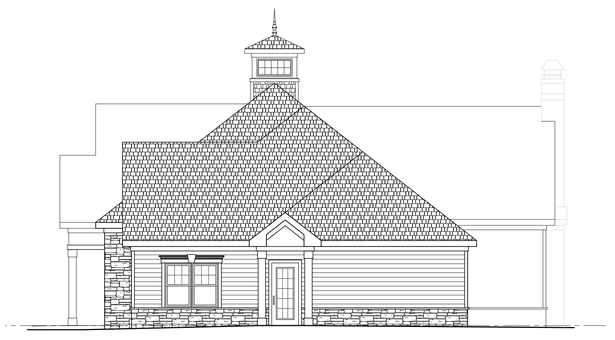
CHECKED BY:	-
DRAWING NO.	BP-17
SHEET NO.	4 OF 11

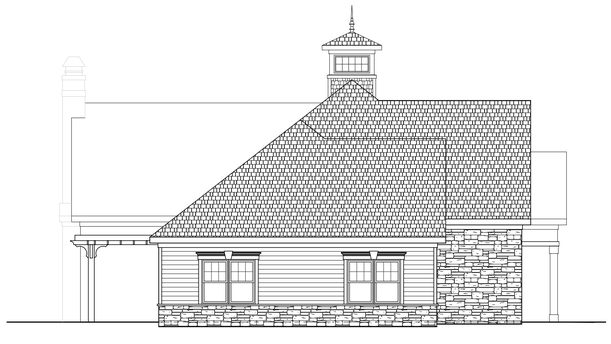


1 FLOOR PLAN 3,682 SF
SCALE: 1/8"= 1'-0"

FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

REAR ELEVATION

2 ELEVATIONS
SCALE: 1/8"= 1'-0"

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cpl partnership
planning
architecture
engineering
surveying

CHESTER, PLOUSSAS, LISOWSKY PARTNERSHIP, LLC

95 MATAWAN ROAD
SECOND FLOOR
MATAWAN, NJ 07747
P. 732.566.0297
www.cplpartnership.com

HERITAGE AT WEST WINDSOR
NEW TOWNHOUSE PROJECT
WEST WINDSOR TOWNSHIP
MERCER COUNTY NEW JERSEY

CERTIFICATES OF AUTHORIZATION:
BOARD OF ENGINEERS & LAND SURVEYORS: 24GA28159000
BOARD OF ARCHITECTS: 21AC00069900

GREGORY PLOUSSAS
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
MICHAEL PUCCI
PROFESSIONAL ENGINEER
PROFESSIONAL PLANNER
JOSEPH M. DELUCIA
REGISTERED ARCHITECT
RICHARD G. RUCHALSKI
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL PLANNER

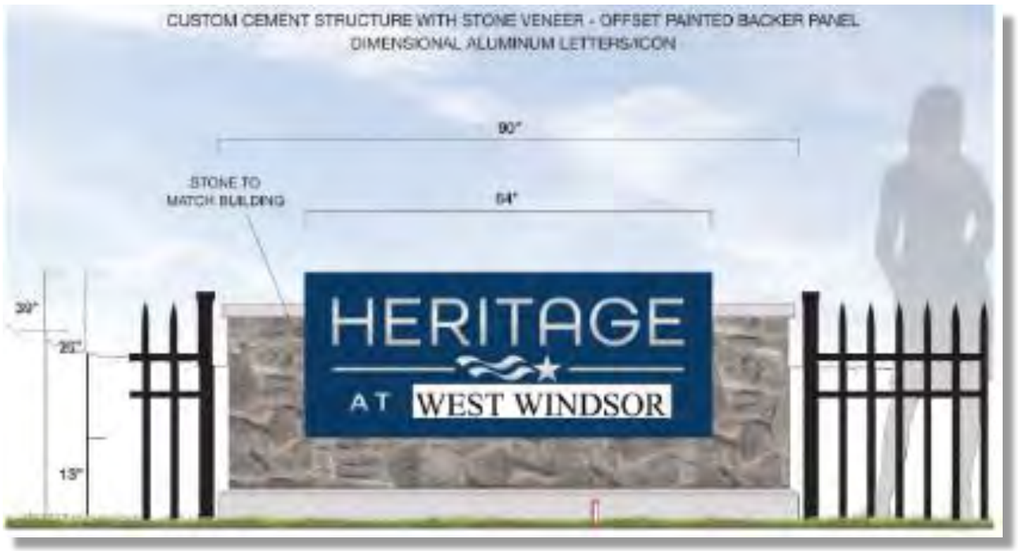
ROBERT S. LARSEN
REGISTERED ARCHITECT
PROFESSIONAL PLANNER
N.J. LIC. NO. 21AC00169700
N.J. LIC. NO. 33L00614400

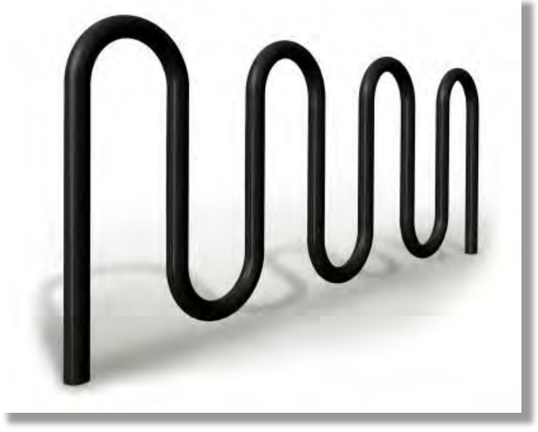
DATE	REVISIONS
03/04/2020	ISSUED FOR FILING
06/29/2020	REVISED PER TRC COMMENTS
08/26/2020	REISSUED FOR FILING

CLUBHOUSE FLOOR PLANS & ELEVATION

FILE NO.	19025
DATE:	02/28/2020
SCALE:	1/8"=1'-0" U.N.O.
DRAWN BY:	TWA
CHECKED BY:	-
DRAWING NO.	RECBP-06
SHEET NO.	11 OF 11

HERITAGE AT WEST WINDSOR - MATERIALS





ROAD 'C'

BICYCLE RACK

CHILDRENS PLAY
5 - 12 YEARS

BUILDING TYPE 'D'
FFE 103.5 (+/-)

CHILDRENS PLAY
6 MONTHS - 5 YEARS

COURTSIDE SEATING

TENNIS COURT

PRIVATE PATIO
(TYP)

MOVIE / ENTERTAINMENT
-MOVIE WALL
-SEATING STEPS

ROAD 'B'

POOLSIDE SEATING
-CHAISE LOUNGES
-UMBRELLAS
-TABLE & CHAIR SEATING

POOL
(25 YARD LAP SWIMMING)

SUN SHELF

BUILDING TYPE 'F'
FFE 103.5 (+/-)

YOGA /
EXERCISE LAWN

GRILLING & DINING
-CREATIVE LIGHTING
-DINING TABLES
-TWO PRIVATE GRILLING
& DINING STATIONS

LOUNGE TERRACE
-FIREPLACE
-LOUNGE SEATING
-BARSTOOL SEATING
-TABLE & CHAIR SEATING
-FIBERGLASS PLANTERS

CLUBHOUSE
FFE 106

AMENITY / GAMING
-DECORATIVE TREE
GRATES & SHADE TREES
-COMMUNAL GRILL STATION
-TABLE & CHAIR SEATING
-PING PONG

BICYCLE RACK

ROAD 'A'

COMMUNITY GARDENS
-FENCE ENCLOSURE
-RAISED PLANTERS

MEDITATION GARDEN
-SEATING
-WATER FEATURE
-GARDEN PLANTING

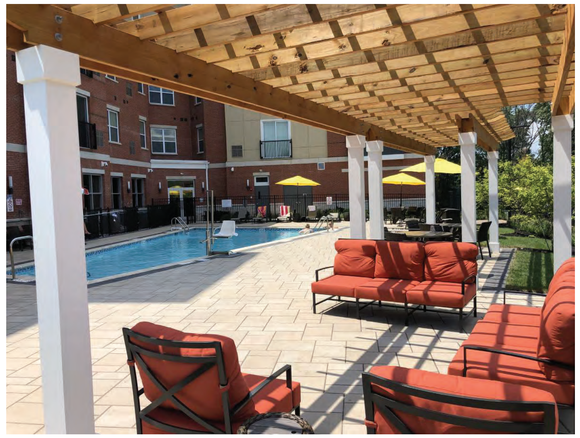
BICYCLE RACK

FEATURE WALL
-PROJECT SIGNAGE

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

CLUBHOUSE & AMENITY RENDERING
HERITAGE AT WEST WINDSOR
WEST WINDSOR, NJ

DATE: 09.14.2020 **SCALE**: 1/16"= 1'-0"



WOOD TRELLIS

FIBERGLASS TRELLIS

CONCRETE WITH PAVER BANDS

COLORED CONCRETE, SAWCUT JOINTS

COLORED CONCRETE WITH PAVER BANDS

STAMPED, COLORED CONCRETE, SAWCUT JOINTS

STAMPED, COLORED CONCRETE WITH PAVER BANDS

MELILLO+BAUER ASSOCIATES
Landscape Architecture

TRELLIS + PAVEMENT MATERIALS
HERITAGE
AT WEST WINDSOR

DATE: 2020-09-21

INDIVIDUAL GRILLS

MASONRY BLOCK BASE WITH GRANITE COUNTER

BRICK BASE WITH TILE BACKSPLASH AND GRANITE COUNTER

IPE BASE AND WALL WITH GRANITE COUNTER

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

GRILL MATERIALS
HERITAGE
AT WEST WINDSOR

DATE: 2020-09-21

MOVIE WALL ON BLANK BUILDING FACADE

IPE/ MASONRY MOVIE WALL WITH SCREEN

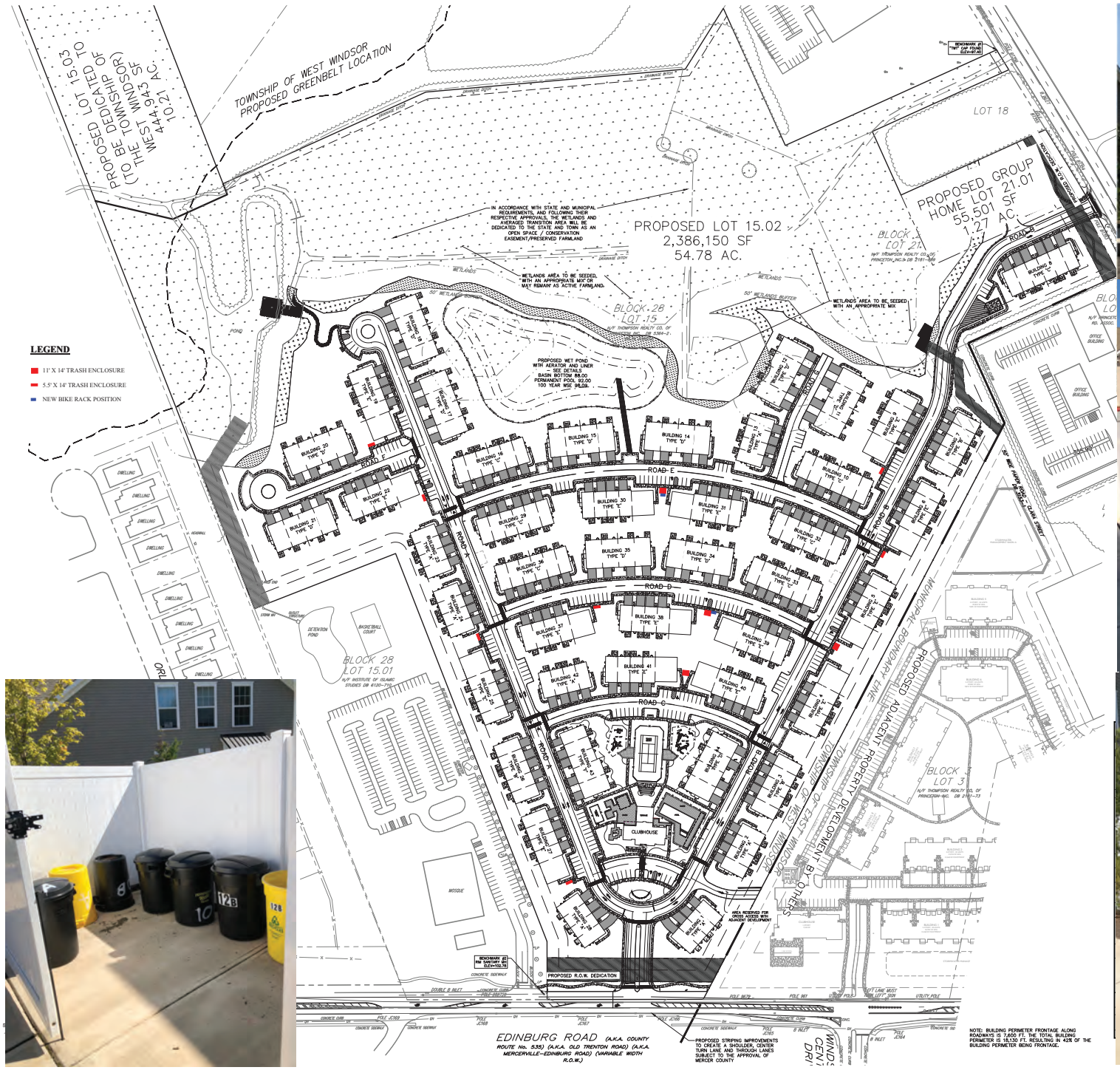
COMMUNITY GARDEN - TROUGH PLANTERS

COMMUNITY GARDEN - CONSTRUCTED PLANTERS

MELILLO+BAUER
ASSOCIATES
Landscape Architecture

MOVIE WALL + GARDEN MATERIALS
HERITAGE
AT WEST WINDSOR

DATE: 2020-09-21



DRAWN BY: EJD	CHECKED BY: M.W.	RELEASED BY:
DATE: 03/05/20	HORIZONTAL SCALE: 1"=50'	VERTICAL SCALE: N/A
PROJECT No.: AFR-184		
DRAWING NAME: 03-Layout.dwg		

DATE	REVISIONS	DRAWN BY	CHECKED BY
8/04/20	COUNTY REVIEW	DJS	MW
7/10/20	TOWNSHIP REVIEW COMMITTEE COMMENTS	DJS	MW
6/31/20	TOWNSHIP REVIEW COMMITTEE COMMENTS	DJS	MW

PRELIMINARY/FINAL MAJOR SITE PLAN & SUBDIVISION
BLOCK 28, LOTS 15 & 21
HERITAGE AT WEST WINDSOR
CONCEPTUAL TRASH ENCLOSURE EXHIBIT
SITUATED IN
TOWNSHIP OF WEST WINDSOR, MERCER COUNTY, NEW JERSEY

MidAtlantic
Engineering Partners, LLC
Certificate of Authorization No. 24GA28148600
Gateway 100 Centre
5 Centennial Way, Suite 202
Hamilton, NJ 08619
(609) 610-0400
Lic. No. L. Zangari (VP P.E.) PE No. GE52000300
Lic. No. M. Wilson (P.E.) PE No. GE52000300
Lic. No. J. Fallat (P.E.) PE No. GE52000300

Sheet Number
1 OF 1

File Name: Q:\American Properties\JOBS\AFR-184 - West Windsor\DWG\03-Layout.dwg
Plot Time: Aug 28, 2020 - 11:11am