



LEGEND	
[Solid Yellow Line]	PROPERTY LINE
[Dashed Yellow Line]	BUILDING SETBACK LINE
[Dashed Blue Line]	200' BOUNDARY OFFSET
[Dashed Green Line]	LANDSCAPE BUFFER LINE
[Light Blue Shaded Area]	FLOOD HAZARD AREA
[Light Green Shaded Area]	WETLAND BUFFER
[Dark Green Shaded Area]	WETLAND AREA
[Red Dashed Line]	STREAM CENTERLINE
[Blue Dashed Line]	200-FT STREAM BUFFER
[Green Dashed Line]	WEST WINDSOR TOWNSHIP GREENBELT BOUNDARY
[Red Dashed Line]	STREAM TOP OF BANK
[Blue Dashed Line]	RIPARIAN BUFFER

- NOTES:**
- 1) THE PROJECT SITE IS LOCATED WITHIN THE PLANNED COMMERCIAL DISTRICT (PCD).
 - 2) BUILDING SETBACKS AND LANDSCAPE BUFFERS OBTAINED FROM THE TOWNSHIP OF WEST WINDSOR ORDINANCE 2020-25.
 - 3) LOCATION OF FLOOD HAZARD AREA SHOWN PER FHA 1113-10-0001.2, PENDING NJDEP CONFIRMATION.
 - 4) LOCATION OF FRESHWATER WETLANDS AND BUFFERS PER NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATIONS 1113-10-0001.1.
 - 5) GREENBELT BOUNDARY SHOWN PER MUNICIPAL MAPPING.

- REQUIRED ENVIRONMENTAL PERMITTING:**
- NJDEP
- FLOOD HAZARD AREA INDIVIDUAL PERMIT
 - FLOOD HAZARD AREA VERIFICATION
 - FRESHWATER WETLANDS GENERAL PERMIT NOS. 2, 6, 7, 10B AND 11
 - FRESHWATER WETLANDS TRANSITION AREA AVERAGING PLAN WAIVER
- DRCC
- DRCC INDIVIDUAL APPROVAL

Date	Description	No.
2/15/2022	Revised per Township Comments	2
12/3/2021	Completeness Revisions 1	1

REVISIONS

Chris Roche
 SIGNATURE CHRISTIAN ROCHE 11/12/2021
 PROFESSIONAL ENGINEER NJ Lic. No. 243E04888100

LANGAN
 Langan Engineering and Environmental Services, Inc.
 989 Lenox Drive, Suite 124
 Lawrenceville, NJ 08648
 T: 609.282.8000 F: 609.282.8001 www.langan.com
 NJ CERTIFICATE OF AUTHORIZATION No. 246A2798469

Project
BRIDGE POINT 8 INDUSTRIAL PARK
 WEST WINDSOR TOWNSHIP
 MERCER COUNTY NEW JERSEY
 Drawing Title

EXISTING CONSTRAINTS PLAN

Project No.	Drawing No.
130172801	EX100
Date	12/03/2021
Drawn By	SLK
Checked By	CMR

