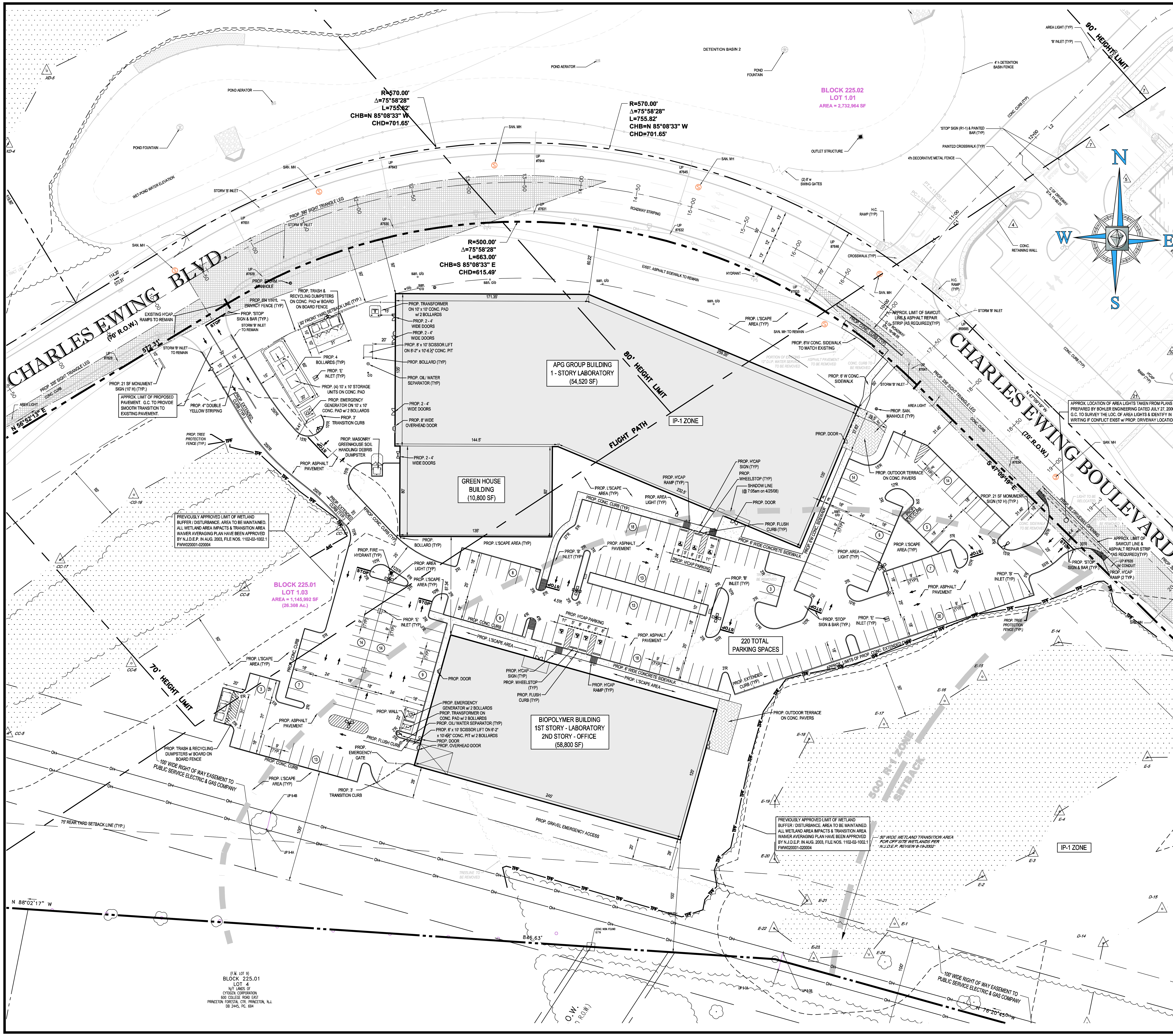

ZONING NOTES

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC.
 35 TECHNOLOGY DRIVE, 1ST FLOOR
 WARREN, NJ 07059
 DATED: 08/07/2002; LAST REVISED 05/02/06
 JOB#: C98531.02A

2. SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ET. AL. RELATED TO THIS PROJECT INCLUDE (BUT MAY NOT BE LIMITED TO) THE FOLLOWING:
 - SURVEY
 - GEOTECHNICAL
 - ENVIRONMENTAL
 - DRAINAGE REPORT
 - OPERATIONS AND MAINTAINANCE MANUAL
 - PLANS REFERENCE DESIGN INFORMATION PREPARED BY BUKHBINDER LOEFFLE ASSOC., DATED 6/20/2006 AS WELL AS PLANS PREPARED BY BOHLER ENGINEERING DATED JULY 27, 2006; LAST REVISED JUNE 23, 2007.

 CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING THEMSELVES WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

3. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE REFERENCED SURVEYOR'S BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.

4. APPLICANT: PRINCETON SOUTH DEVELOPMENT, LLC.
 610 WEST GERMANTOWN PIKE
 SUITE 400
 PLYMOUTH MEETING, PA 19462

5. OWNER: PRINCETON SOUTH DEVELOPMENT, LLC.
 610 WEST GERMANTOWN PIKE
 SUITE 400
 PLYMOUTH MEETING, PA 19462

6. PARCEL: BLOCK 225.01; LOT 1.03
 CHARLES EWING BOULEVARD
 TOWNSHIP OF EWING
 MERCER COUNTY, NEW JERSEY

 ZONED: IP-1 (ZONE UNDERLAY); P-D PLANNED DEVELOPMENT (ZONE OVERLAY)
 USE: OFFICE - (PERMITTED USE)
 USE: RESEARCH AND LABORATORY - (PERMITTED USE)

7. BULK REQUIREMENTS:

IP-1 ZONE	OTHER USES	OFFICE USE	EXISTING	PREVIOUSLY APPROVED	PROPOSED
MIN. LOT AREA *	3 ACRES	3 ACRES	26.308 ACRES	26.308 ACRES	26.308 ACRES
MIN. LOT WIDTH *	250'	250'	2,799'	2,799'	2,799'
MAX. HEIGHT OF PRINCIPAL BLDG.	40'	45' (3 STORY) 60' (4 STORY)	N/A	N/S	21' - APG 34' - BIOPOLYMER
MAX. HEIGHT OF ACCESSORY BLDG.	40'	40'	N/A	N/A	N/A
BLDG. TRACT PERIMETER BUFFER	10' - 50'	10' - 50'	N/A	399.33'	100'
BLDG. SETBACK FROM PUBLIC STREET	50'	50'	N/A	50'	50'
SIDE YARD SETBACK *	35' / 100'	35' / 100'	N/A	N/A	N/A
REAR YARD SETBACK *	75'	75'	N/A	399.33'	100'
MIN. SEPARATION BETWEEN BUILDINGS	50'	50'	N/A	N/A	87.34'
MAX. TRACT COVERAGE ***	70%	50%	N/A	12.03% (137,913 SF)	18.32% (210,043 SF)
MAX. TRACT BUILDING COVERAGE ***	35%	25%	N/A	3.2% (37,362 SF)	8.26% (94,720 SF)
MAX. FLOOR AREA RATIO ***	N/A	0.25	N/A	0.098	0.11
MIN. TRACT OPEN SPACE RATIO ***	0.30	0.50	N/A	0.86	0.82

N/A = NOT APPLICABLE N/S = NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-CONFORMANCE
* - BULK REQUIREMENT TAKEN FROM IP-1 (INDUSTRIAL PARK) ZONE.
** - WHERE A PUBLIC STREET IS ALSO THE TRACT PERIMETER, THE "BUILDING SETBACK FROM PUBLIC STREET" SHALL CONTROL.
*** - APPLIES TO LOT 1.03

8. PARKING REQUIREMENTS:

	NUMBER OF EMPLOYEES ON MAXIMUM SHIFT (NOT INCLUDING MANAGERS)	NUMBER OF MANAGERS	NUMBER OF COMPANY VEHICLES
APG BUILDING	90	10	0
BIOPOLYMER BUILDING	86	16	1

USE:	REQUIRED:	PROPOSED:
RESEARCH OR LABORATORY USE	1 FOR EACH EMPLOYEE ON MAXIMUM SHIFT, PLUS 1 VISITOR SPACE FOR EACH 8 MANAGERIAL PERSONNEL PLUS 1 FOR EACH VEHICLE USED DIRECTLY IN THE CONDUCT OF THE ENTERPRISE. 176 + 26 / 8 + 1 = 181 SPACES	220 SPACES
OFFICE USE	4 FOR EACH 1,000 SF OF GROSS LEASABLE AREA N/A (ALL EMPLOYEES INCLUDING MANAGERS USING THE LAB ON 1ST FLOOR HAVE OFFICES ON THE 2ND FLOOR)	

	REQUIRED	PROPOSED
PARKING STALL SIZE	9' x 18'	9' x 18'
AISLE WIDTH	24'	24'

9. LOADING REQUIREMENTS:
 - LOADING SPACE SIZE: 12' (W) x 40' (L) x 14' (H) (COMPLIES)
 - RETAIL, COMMERCIAL, PLANNED COMMERCIAL AND INDUSTRIAL GROUPS; WHOLESALING, MANUFACTURING, AND WAREHOUSE USES.

GROSS FLOOR AREA	REQUIRED BERTHS
5,000 - 15,000 SF	1
15,000 - 30,000 SF	2
30,000 - 50,000 SF	3
50,000 - 75,000 SF	4

 - OFFICES:

10,000 SF OR MORE	1

 - LOADING ZONE IS PROPOSED FOR BOTH BUILDINGS IN ACCORDANCE WITH OPERATIONAL NEEDS. (W)

10. OFF-STREET PARKING AREAS MUST BE SCREENED FROM STREETLINES BY A 25' LANDSCAPED BUFFER. (31.46' PROVIDED; COMPLIES)
11. ALL UTILITIES FOR PLANNED DEVELOPMENTS SHALL BE INSTALLED UNDERGROUND AT A DEPTH AN LOCATION THAT WILL MINIMIZE RISK AND INTERRUPTION OF SERVICES. (COMPLIES)
12. ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS. (COMPLIES)
13. LIMITS OF PROPOSED EXTENDED CURB ARE APPROXIMATE. CONTRACTOR TO PROVIDE SMOOTH TRANSITION FROM EXTENDED CURB TO REGULAR CURB.

SIGNAGE TABLE

REQUIRED	PROPOSED
ONE (1) MONUMENT SIGN PER BUILDING MAX. AREA = 21 SF MAX. HEIGHT = 10 FEET MAX PERMITTED: 2 x 21 SF = 42 SF	2 MONUMENT SIGNS @ 21 SF = 42 SF TOTAL HEIGHT = 10'
ONE (1) FACADE SIGN FOR EACH COMMERCIAL USE ON EACH FRONTAGE. MAX. AREA: 10% OF FRONT WALL OR 40 SF, WHICHEVER IS LESS APG GROUP: (232.5' x 21' x 0.10) = 488.25 SF BIOPOLYMER: (245 x 34' x 0.10) = 833 SF USE 40 SF MIN. CLEARANCE = 10 FEET MAX. VERTICAL DIMENSION = 3 FEET	ONE (1) SIGN FOR EACH BUILDING 40 SF EACH = 80 SF TOTAL

ALL EXISTING FEATURES IN R.O.W. ARE TO REMAIN UNLESS OTHERWISE NOTED.

ALL EXISTING ON-SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.

REFER TO GENERAL NOTES PLAN (SHEET 2) FOR GENERAL NOTES.

GRAPHIC SCALE 40 0 20 40 80 160
1 INCH = 40 FEET

BOHLER ENGINEERING
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; WHITE PLAINS, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	07/28/08	PER TOWNSHIP COMMENTS	SPS
2	07/31/08	PER CLIENT'S COMMENTS	SPS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	J080619
DRAWN BY:	M. AGUILAR / S. SHAH
CHECKED BY:	D. FILIPESCU
DATE:	07/08/2008
SCALE:	AS NOTED
CAD I.D.:	04-SITE

PROJECT:

AMENDED PRELIMINARY & FINAL LAND DEVELOPMENT SITE PLAN

FOR

PRINCETON SOUTH DEVELOPMENT, LLC.

PROPOSED PRINCETON SOUTH CORPORATE CENTER RESEARCH & LABORATORY

BLOCK 225.01, LOT 1.03
CHARLES EWING BOULEVARD
& LOWER FERRY ROAD
TOWNSHIP OF EWING
MERCER COUNTY, NEW JERSEY

BOHLER ENGINEERING
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R.L. STREKER
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 45344

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

4

OF 14

REVISION 2 - 07/31/2008