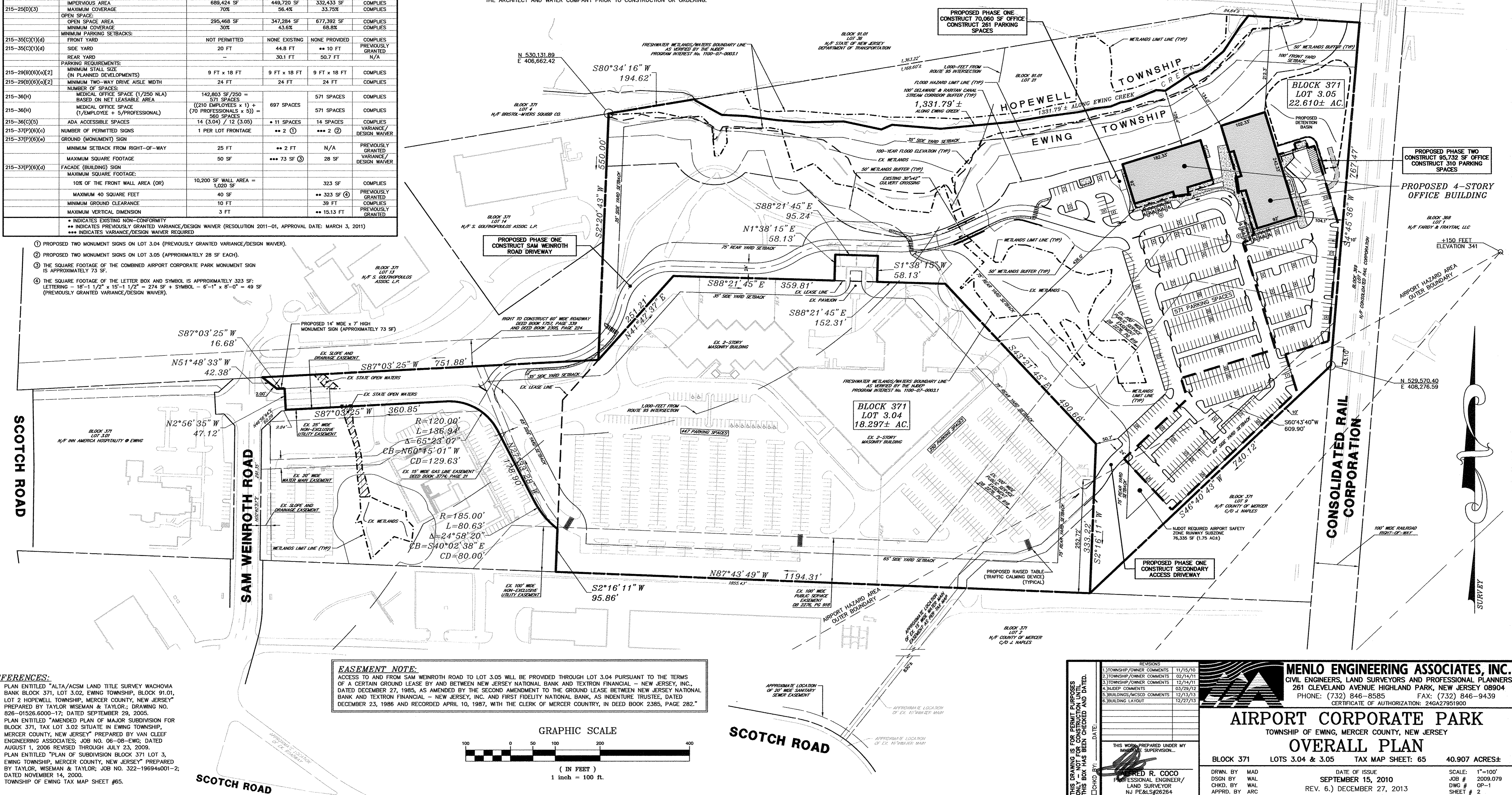


IP-1 ZONE DATA					
INDUSTRIAL PARK DISTRICT					
PROPOSED USE : MEDICAL OFFICE - LOCATED WITHIN 1,000-FOOT ROUTE 95 INTERSECTION					
TAX MAP INFORMATION : BLOCK 371, LOT 3.05					
SECTION	ITEM	REQUIRED	EXISTING (LOT 3.04)	PROVIDED (LOT 3.05)	CONDITION (LOT 3.05)
215-25(0)(1)(a)	MINIMUM LOT AREA:	130,680 SF	797,004 SF	984,005 SF	COMPLIES
	SQUARE FEET	3 ACRES	22,610 ACRES	22,610 ACRES	COMPLIES
	MINIMUM LOT FRONTAGE	250 FT	106 FT	249 FT	N/A
215-25(0)(1)(b)	MINIMUM LOT WIDTH	250 FT	75 FT	315 FT	COMPLIES
	MINIMUM LOT DEPTH	250 FT	1,750 FT	1,017 FT	N/A
	MINIMUM SETBACKS:				
215-25(0)(1)(c)	FRONT YARD (BUILDING OVER 40 FEET HIGH)	100 FT	860 FT	212 FT	COMPLIES
	SIDE YARD	35 FT	47 FT	128 FT	COMPLIES
	REAR YARD (TOTAL OF TWO)	100 FT	290 FT	469 FT	COMPLIES
215-25(0)(1)(d)	FRONT YARD	75 FT	95 FT	426 FT	COMPLIES
	REAR YARD	0 FT	N/A	104 FT	COMPLIES
	RAILROAD R.O.W.				
215-25(0)(1)(e)	MAXIMUM BUILDING HEIGHT:				
	(BUILDINGS W/ 1,000 FEET OF THE SCOTCH ROAD/95 INTERCHANGE)				
	STORIES	6 STORIES	2 STORIES	4 STORIES	COMPLIES
215-25(0)(1)(f)	FEET	85 FT	< 85 FT	60 FT	COMPLIES
	TOTAL GROSS FLOOR AREA		176,520 SF	162,196 SF	N/A
	TOTAL NET LEASABLE AREA			142,803 SF	N/A
215-25(0)(3)	BUILDING COVERAGE:				
	BUILDING AREA	344,712 SF	90,825 SF	40,550 SF	COMPLIES
	MAXIMUM COVERAGE	35%	11.4%	4.12%	COMPLIES
215-25(0)(5)	LOT COVERAGE:				
	IMPERVIOUS AREA	689,424 SF	449,720 SF	332,433 SF	COMPLIES
	MAXIMUM COVERAGE	70%	56.4%	33.76%	COMPLIES
215-25(0)(6)	OPEN SPACE:				
	OPEN SPACE AREA	295,468 SF	347,284 SF	677,392 SF	COMPLIES
	MINIMUM COVERAGE	30%	43.6%	68.8%	COMPLIES
215-35(0)(1)(a)	MINIMUM PARKING SETBACKS:				
	FRONT YARD	NOT PERMITTED	NONE EXISTING	NONE PROVIDED	COMPLIES
	SIDE YARD	20 FT	44.8 FT	10 FT	PREVIOUSLY GRANTED
215-35(0)(1)(d)	REAR YARD		30.1 FT	50.7 FT	N/A
	PARKING REQUIREMENTS:				
	MINIMUM STALL SIZE (IN PLANNED DEVELOPMENTS)	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	COMPLIES
215-29(0)(6)(a)(2)	MINIMUM TWO-WAY DRIVE AISLE WIDTH	24 FT	24 FT	24 FT	COMPLIES
	NUMBER OF SPACES:				
	MEDICAL OFFICE SPACE (1/250 NLA) BASED ON NET LEASABLE AREA	142,803 SF/250 = 571 SPACES	697 SPACES	571 SPACES	COMPLIES
215-36(1)	MEDICAL OFFICE SPACE (1/EMPLOYEE + 5/PROFESSIONAL)	(210 EMPLOYEES x 1) + (70 PROFESSIONALS x 5) = 560 SPACES	571 SPACES	571 SPACES	COMPLIES
	ADA ACCESSIBLE SPACES	14 (3.04) / 12 (3.05)	11 SPACES	14 SPACES	COMPLIES
	NUMBER OF PERMITTED SIGNS	1 PER LOT FRONTAGE	2	2	VARIANCE/DESIGN WAIVER
215-37(0)(6)(c)	GROUND (MONUMENT) SIGN				
	MINIMUM SETBACK FROM RIGHT-OF-WAY	25 FT	2 FT	N/A	PREVIOUSLY GRANTED
	MAXIMUM SQUARE FOOTAGE	50 SF	73 SF	28 SF	VARIANCE/DESIGN WAIVER
215-37(0)(6)(g)	MAXIMUM SQUARE FOOTAGE:				
	10% OF THE FRONT WALL AREA (OR)	10,200 SF WALL AREA = 1,020 SF		323 SF	COMPLIES
	MAXIMUM 40 SQUARE FEET	40 SF	323 SF	323 SF	PREVIOUSLY GRANTED
215-37(0)(6)(h)	MINIMUM GROUND CLEARANCE	10 FT	39 FT	39 FT	COMPLIES
	MAXIMUM VERTICAL DIMENSION	3 FT	15.13 FT	15.13 FT	PREVIOUSLY GRANTED
	INDICATES EXISTING NON-CONFORMITY				
INDICATES PREVIOUSLY GRANTED VARIANCE/DESIGN WAIVER (RESOLUTION 2011-01, APPROVAL DATE: MARCH 3, 2011)					
INDICATES VARIANCE/DESIGN WAIVER REQUIRED					

GENERAL NOTES

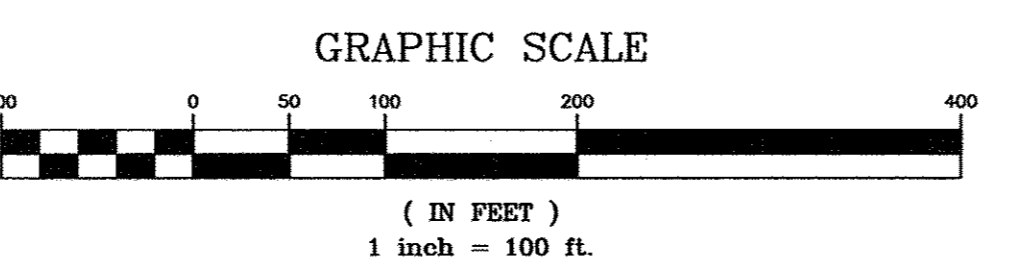
- SITE IS IN HORIZONTAL DATUM NAD 83.
- SIDESLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- WATERLINES TO HAVE A MINIMUM OF FOUR FEET COVER.
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF 10' APART HORIZONTALLY AND 18" VERTICALLY UNLESS OTHERWISE NOTED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED & PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIP, COUNTY & STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SPOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST 6 INCHES OF COVER ON THOSE AREAS.
- SITE GRADING & UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL DRAINAGE IS TO BE REINFORCED CONCRETE PIPE CLASS III-WALL, B UNLESS OTHERWISE NOTED. ALL SANITARY PIPE TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- NO ON-SITE SOIL TESTING HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
- THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING FACILITIES AS DESIGNED AND INSTALLED BY THE RESPECTIVE COMPANY, AS APPROVED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS. STREET LIGHTING SHALL BE APPROPRIATELY SHIELDED TO AVOID GLARE INTO NEARBY HOMES. LIGHTING PLANS TO BE SUBMITTED TO MUNICIPALITY FOR APPROVAL.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR SHALL BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
- WATERLINE AND SANITARY SEWER DESIGN (ALL A.C. 7.10-11.06.01.5).
- ALL WATER MAINS AND SANITARY OR INDUSTRIAL SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (I.E. DUCTILE IRON OR REINFORCED CONCRETE PIPE), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
- STRUCTURAL DESIGN, STABILITY CALCULATIONS AND SHOP DRAWINGS FOR THE RETAINING WALLS SHALL BE PROVIDED FOR REVIEW TO THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL CLEARING LIMITS AND TREES TO BE SAVED SHALL BE FLAGGED BY THE CONTRACTOR AND SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO CLEARING WORK.

NEW JERSEY STATE HIGHWAY ROUTE I-95



- PROPOSED TWO MONUMENT SIGNS ON LOT 3.04 (PREVIOUSLY GRANTED VARIANCE/DESIGN WAIVER).
- PROPOSED TWO MONUMENT SIGNS ON LOT 3.05 (APPROXIMATELY 28 SF EACH).
- THE SQUARE FOOTAGE OF THE COMBINED AIRPORT CORPORATE PARK MONUMENT SIGN IS APPROXIMATELY 73 SF.
- THE SQUARE FOOTAGE OF THE LETTER BOX AND SYMBOL IS APPROXIMATELY 323 SF. LETTERING - 18'-1 1/2" x 15'-1 1/2" = 274 SF + SYMBOL - 6'-1" x 8'-0" = 49 SF (PREVIOUSLY GRANTED VARIANCE/DESIGN WAIVER).

EASEMENT NOTE:
ACCESS TO AND FROM SAM WEINROTH ROAD TO LOT 3.05 WILL BE PROVIDED THROUGH LOT 3.04 PURSUANT TO THE TERMS OF A CERTAIN GROUND LEASE BY AND BETWEEN NEW JERSEY NATIONAL BANK AND TETRIXON FINANCIAL - NEW JERSEY, INC., DATED DECEMBER 27, 1985, AS AMENDED BY THE SECOND AMENDMENT TO THE GROUND LEASE BETWEEN NEW JERSEY NATIONAL BANK AND TETRIXON FINANCIAL - NEW JERSEY, INC. AND FIRST FIDELITY NATIONAL BANK, AS INDENTURE TRUSTEE, DATED DECEMBER 23, 1986 AND RECORDED APRIL 10, 1987, WITH THE CLERK OF MERCER COUNTY, IN DEED BOOK 2385, PAGE 282.



- REFERENCES:**
- PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY WACHOVIA BANK BLOCK 371, LOT 3.02, EWING TOWNSHIP, BLOCK 91.01, LOT 2 HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY TAYLOR WISEMAN & TAYLOR; DRAWING NO. 826-01526.6000-17; DATED SEPTEMBER 29, 2005.
 - PLAN ENTITLED "AMENDED PLAN OF MAJOR SUBDIVISION FOR BLOCK 371, TAX LOT 3.02 SITUATE IN EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY VAN GLEEF ENGINEERING ASSOCIATES; JOB NO. 06-08-EWG; DATED AUGUST 1, 2006 REVISED THROUGH JULY 23, 2009.
 - PLAN ENTITLED "PLAN OF SUBDIVISION BLOCK 371 LOT 3, EWING TOWNSHIP, MERCER COUNTY, NEW JERSEY" PREPARED BY TAYLOR, WISEMAN & TAYLOR; JOB NO. 322-19694s001-2; DATED NOVEMBER 14, 2000.
 - TOWNSHIP OF EWING TAX MAP SHEET #65.

REVISIONS

1. TOWNSHIP/OWNER COMMENTS	11/15/10
2. TOWNSHIP/OWNER COMMENTS	03/14/11
3. TOWNSHIP/OWNER COMMENTS	12/14/11
4. N.J.D.E.P. COMMENTS	03/29/12
5. BUILDINGS/JMCS/D COMMENTS	12/13/13
6. BUILDING LAYOUT	12/27/13

THIS DRAWING IS FOR PERMIT PURPOSES ONLY. THIS BOX HAS BEEN CHECKED AND DATED. CHECKED BY: DATE:

THIS WORK PREPARED UNDER MY INDIVIDUAL SUPERVISION...

RENEE R. COCO
PROFESSIONAL ENGINEER/
LAND SURVEYOR
NJ P.E.S.#26264

MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
261 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 08904
PHONE: (732) 846-8585 FAX: (732) 846-9439
CERTIFICATE OF AUTHORIZATION: 246A27951900

AIRPORT CORPORATE PARK
TOWNSHIP OF EWING, MERCER COUNTY, NEW JERSEY

OVERALL PLAN

BLOCK 371 LOTS 3.04 & 3.05 TAX MAP SHEET: 65 40.907 ACRES±

DRWN. BY MAD DATE OF ISSUE SEPTEMBER 15, 2010 SCALE: 1"=100'
DSGN. BY WAL CHKD. BY WAL JOB # 2009.079
APPRD. BY ARC REV. 6.) DECEMBER 27, 2013 DWG # 0F-1 SHEET # 2