

**PARKING SCHEDULE**

**REQUIRED:**  
 PARKING SPACE SIZE: 9'X18' REQUIRED 9'X18' PROPOSED  
 OFFICE - 1 SPACE PER 250 SF OF GROSS FLOOR AREA  
 508,700 SF / 250 SF = 2,035 SPACES

**WAREHOUSE - 1 SPACE PER 4,000 SF OF GROSS FLOOR AREA**  
 84,180 SF / 4,000 SF = 21 SPACES  
 PLUS 1 SPACE FOR EVERY EMPLOYEE ON MAX. SHIFT - 104 EMPLOYEES = 104 SPACES

**HOTEL - 1 SPACE PER ROOM - 160 ROOMS - 160 SPACES**  
 1 SPACE PER THREE EMPLOYEES - 30 EMPLOYEES MAX. AT SHIFT - 10 SPACES USES.

**TOTAL REQUIRED = 2,331 SPACES**

**EXISTING:**  
 BUILDING #3 OFFICE = 215 SPACES

**PROPOSED:**

	PROPOSED
BUILDING #1 OFFICE AND WAREHOUSE	= 504 SPACES
BUILDING #2 OFFICE	= 509 SPACES
BUILDING #4 OFFICE	= 292 SPACES
BUILDING #5 OFFICE	= 516 SPACES
BUILDING #6 HOTEL	= 171 SPACES

**TOTAL REQUIRED PARKING SPACES = 2,331 SPACES**  
**TOTAL PROPOSED PARKING SPACES = 2,207 SPACES**

**PREVIOUS PRELIMINARY APPROVAL:**  
**TOTAL REQUIRED PARKING SPACES = 3,096 SPACES**  
**TOTAL APPROVED PARKING SPACES = 2,752 SPACES**

ZONE: ORH-OFFICE, RESEARCH, HOTEL DISTRICT  
 EXISTING USE: CORPORATE OFFICE PARK

ZONING COMPLIANCE SUMMARY														
MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONTAGE	MIN. FRONT YARD	MIN. LOT DEPTH	MIN. SIDE YARD	MIN. PARKING AND DRIVEWAY SETBACK	MIN. REAR YARD	MAX. IMPERVIOUS SURFACE RATIO WITH SEWER	WITHOUT SEWER	MIN. GROSS FLOOR AREA	WITHOUT SEWER	MAX. FLOOR AREA RATIO WITH SEWER	WITHOUT SEWER	MAX. BUILDING HEIGHT
REQUIRED	25 ACRES	400'	400'	25% OF AVG. LOT DEPTH	500'	3 X HEIGHT OF BUILDING OR 100'	3 X HEIGHT OF BUILDING OR 100'	50% OR 45.6 ACRES	0.4	3,000	20%	5%	45' OR 3 STORIES	4 SPACES PER 1000 S.F. IF USES ARE LESS THAN 300,000 S.F. 3.2 SPACES PER 1000 S.F. IF USES ARE MORE THAN 300,000 S.F.
PREVIOUS PRELIMINARY APPROVAL	91.2 ACRES	1590'	1635'	570 FT.	---	GREATER THAN 3X'S BUILDING HEIGHT	GREATER THAN 3X'S BUILDING HEIGHT	48.7%	N/A	---	20%	N/A	---	3.5 SPACES PER 1000 S.F.
PROPOSED	71.41 ACRES	1590'	1635'	570 FT.	1712'	GREATER THAN 3X'S BUILDING HEIGHT	GREATER THAN 3X'S BUILDING HEIGHT	49.7%	N/A	20,500	15.3%	N/A	---	3.7 SPACES PER 1000 S.F.

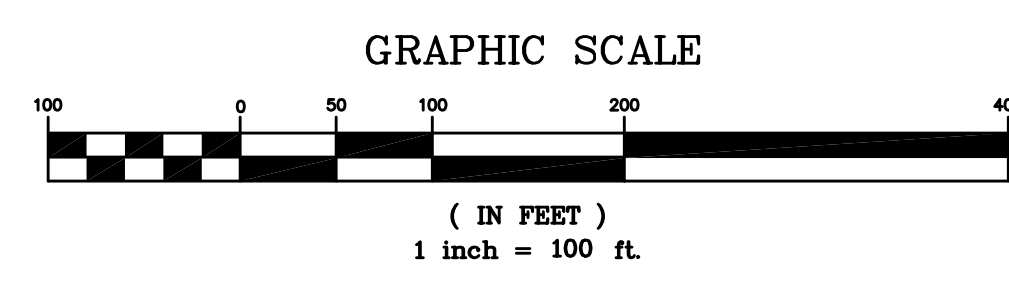
\* INDICATES VARIANCE REQUESTED  
 NOTE:  
 1. IMPERVIOUS AREA IS INCREASED FROM PREVIOUS APPROVED PRELIMINARY PLANS DUE TO RESULT OF NEW STORMWATER REGULATIONS BASED ON PRIOR APPROVAL.

**PREVIOUSLY APPROVED PRELIMINARY SITE COVERAGE CALCULATIONS:**

ROADS	3.43 AC.
PARKING	23.53 AC.
BUILDINGS	7.90 AC.
POND & BASINS	9.58 AC.
<b>TOTAL</b>	<b>= 44.44 AC. OR 48.7%</b>

**AMENDED PRELIMINARY SITE COVERAGE CALCULATIONS:**

ROADS	3.49 AC.
PARKING	16.65 AC.
BUILDINGS	4.72 AC.
POND & BASINS	10.65 AC.
<b>TOTAL</b>	<b>= 35.51 OR 49.7%</b>



**NOTES:**  
 OWNER/APPLICANT: THOMPSON REALTY CO. OF PRINCETON  
 195 NASSAU STREET  
 PRINCETON, NEW JERSEY 08542

LOCATION: T.M. SHEET 13, BLOCK 41.01 - LOT 31  
 ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NEW JERSEY

**FIELD SURVEY:**  
 INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY PENNONI ASSOCIATES INC. ON 09/17/03. THIS PLAN DEPICTS CONDITIONS AS THEY EXIST ON THE DATE OF THE FIELD SURVEY.

**REFERENCE PLAN:**  
 BOUNDARY & BASE INFORMATION AS SHOWN PER A CERTAIN PLAN ENTITLED, "PLAN OF PROPERTY & WATER MAIN," PREPARED BY PENNONI ASSOCIATES, INC., JOB NUMBER THMP 0101, DATED JUNE 19, 2001, DRAWING NUMBER S0901.

**TOPOGRAPHY:**  
 EXISTING TOPOGRAPHY OBTAINED FROM AERIAL PHOTOGRAPHY PERFORMED BY "PROMAPS, INC." DATE OF FLIGHT ON OR ABOUT SEPTEMBER 16, 2003.

**VERTICAL DATUM = NGVD 1929**

WETLANDS LINE TAKEN FROM PLAN ENTITLED "WETLANDS MAP, MERCER CORPORATE PARK, SITUATE IN WASHINGTON TOWNSHIP, MERCER COUNTY, NEW JERSEY, DATED 4-9-96, REVISED TO 9-10-96, PREPARED BY HENDERSON AND BODWELL AND AS APPROVED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, FILE NO. 1112-96-003.2.

ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH EQUAL TO 4,500 P.S.I. AT 28 DAYS.

PROJECT SITE IS OUTSIDE THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 340 255 005 B.

IT IS THE RESPONSIBILITY OF ALL DESIGNERS & CONTRACTORS UTILIZING THIS PLAN & THE INFORMATION CONTAINED THEREON TO CALL THE NJ ONE-CALL SYSTEM AT 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, RECORD PLANS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED UNDERGROUND UTILITIES FOR LOCATION.

FRESHWATER WETLANDS FILL AREAS TAKEN FROM PLAN ENTITLED "ENVIRONMENTAL PERMITTING PLAN, MERCER CORPORATE PARK LOOP ROAD," DATED 7-29-2004, AS PREPARED BY PENNONI ASSOCIATES, INC. JOB NUMBER THMP 0201.002.02 DRAWING NUMBER C3001.

**Pennoni Associates Inc.**  
 515 Grove Street  
 Haddon Heights, N.J. 08035  
 Engineers • Surveyors • Planners • Landscape Architects  
 IN CERTIFICATE OF INCORPORATION NO. 626800000  
 WWW.PENNONI.COM  
 TEL: 856 • 647 • 0606  
 FAX: 856 • 647 • 9174

<b>ALAN J. IPPOLITO</b> PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 28577	JOB NO. <b>THMP 0802</b> SHEET <b>3 OF 15</b>
<b>OVERALL AMENDED PRELIMINARY SITE PLAN</b> MERCER CORPORATE PARK - BUILDING 4 BLOCK 41.01, LOT 31 ROBBINSVILLE TOWNSHIP, MERCER COUNTY NEW JERSEY THOMPSON REALTY CO. 195 NASSAU STREET PRINCETON, NEW JERSEY 08542	