

Site Plan
Wetland Foot Print of Disturbance
 Prepared For
Princeton Aero Corporation
 Situated In
 Montgomery Township
 Somerset County ~ New Jersey

APPLICANT/OWNER - LOT 57
 PRINCETON AERO CORP.
 C/O KEN NIERENBERG
 41 AIRPARK ROAD
 NJ ROUTE 206
 PRINCETON NJ 08540
 (609) 921-3100

- PHASE I**
- CONSTRUCT 2nd STORY OFFICE 3,050 S.F.
 - RECONFIGURE AUTOMOBILE PARKING BY OFFICE, INCLUDING NEW WHEEL STOPS, HANDICAPPED PARKING, LANDSCAPING & LIGHTING
 - CONSTRUCT BUILDING 4 (9,450 S.F.) AND PAVEMENT AREAS ASSOCIATED WITH BUILDING #4.
 - REMOVE 5 EXISTING TIE-DOWN SPACES (PH I) TO CREATE 26 RENTAL SPACES. (PH II)
 - FIVE (5) TIE-DOWN AREAS WILL BE CONSTRUCTED AT THE WESTERLY END OF THE AIRPORT
 - CONSTRUCT TWO RAIN GARDENS BY BUILDING #4
- PHASE II**
- CONSTRUCT BUILDING 4A (2,050 S.F.) & 4B (12,960 S.F.)
 - COMPLETE REMAINING PAVEMENT AREAS.
 - LANDSCAPING ALONG ROUTE 206 FRONTAGE
 - CREATE 26 PARKING SPACES FOR RENTAL CAR SERVICE
 - 13 ADDITIONAL TIE-DOWN AREAS ADDED AT THE WESTERLY END OF AIRPORT
 - CONSTRUCT TWO DRYWELLS BY BUILDING #4
 - CONSTRUCT DRY WATER LINE
- PARKING CALCULATIONS - PRINCETON AIRPORT**
- 1 PARKING SPACE FOR EVERY 250 SQUARE FEET OF NET HABITABLE FLOOR AREA FOR PERMITTED OFFICE
- EXISTING OFFICE = 4,500 SQ. FT.
 PROPOSED OFFICE = 3,050 SQ. FT.
 TOTAL 7,550 SQ. FT. 250 = 30.2 ~ 31 PARKING SPACES REQUIRED
- 1 PARKING SPACE FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA UTILIZED AS A AIRPORT HANGAR
- EXISTING HANGAR = 69,720 SQ. FT.
 PROPOSED HANGAR = 74,040 SQ. FT.
 TOTAL 143,820 SQ. FT. / 1,000 = 143.8 ~ 144 PARKING SPACES REQUIRED
- TOTAL NUMBER OF PARKING SPACES REQUIRED FOR OFFICES AND HANGAR = 175 PARKING SPACES REQUIRED

NOTE: FOR EVERY INSIDE (WITHIN HANGAR) AIRCRAFT PARKING SPACE, THERE IS PROVIDED 1 CAR PARKING SPACE.

EXISTING AND PROPOSED PARKING - PRINCETON AIRPORT

87	OUTSIDE PARKING	
51	EX. HANGAR BAYS WHERE AUTOMOBILES MAY BE PARKED.	83
48	ADDITIONAL HANGAR BAYS WHERE AUTOMOBILES MAY BE PARKED	78
187	EXISTING AND PROPOSED PARKING PROVIDED	18
		96

FLOOR AREA RATIOS - PRINCETON AIRPORT

EXISTING HANGARS AND OFFICE FLOOR AREA	69,720 S.F.
RECENTLY BUILT HANGARS	59,030 S.F.
PROPOSED HANGARS	15,010 S.F.
RECENTLY BUILT OFFICE W/ STAIRS	3,050 S.F.
TOTAL	146,810 S.F.

FAR = FLOOR AREA TOTAL / LOT AREA
 (146,810/43560) / 33.8 AC. <= 0.0997 AC

SANITARY SEWER

2,500 GALLONS PER DAY WILL FLOW TO AN EXISTING SANITARY SEWER MANHOLE, JUST WEST OF PROPOSED PROPERTY.

BUILDING HEIGHT REQUIREMENTS

ALL PROPOSED BUILDINGS WILL NOT EXCEED THE MAXIMUM BUILDING HEIGHT OF 35 FEET AS SPECIFIED IN SECTION 16-4.6.c. OF THE MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE. ANY BUILDING WHICH IS LOCATED IN THE AIRPORT HAZARD AREA MUST BE CHECKED FOR CONFORMANCE WITH SECTION 16-6.6.a. VERTICAL DEVELOPMENT RESTRICTIONS AS OUTLINED IN THE MONTGOMERY TOWNSHIP LAND DEVELOPMENT ORDINANCE.

- PHASE I CONSTRUCTION**
- RAIN GARDENS
 - TWO (2) DRYWELLS
 - TRENCH DRAIN AND STORM PIPING
 - BUILDING #4 (9,450 S.F.)
 - PAVEMENT AREAS (PER SHADING)

CAR RENTAL FACILITY

4 EMPLOYEES
 10 RENTAL CARS ON-SITE

HOURS OF OPERATION

MONDAY - SUNDAY 7:00 AM - 5:30 PM (DUSK)

PROPOSED 26 PARKING SPACES TO ACCOMMODATE CAR RENTAL EMPLOYEES, CUSTOMERS, VISITORS AND RENTAL CARS.

RUNWAY OPEN 24 HOURS PER DAY 7 DAYS A WEEK

AREA BREAKDOWN

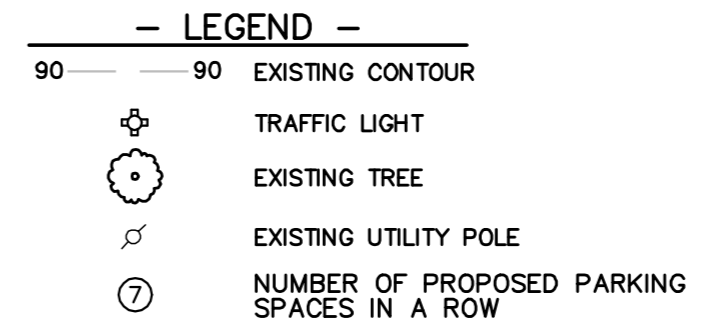
AVIATION SIDE RUNWAY & TAXIWAY ACREAGE	= 59,000 ACRES
LANDSIDE DEVELOPMENT ACREAGE	= 33,7996 ACRES
TOTAL	92,7996 ACRES

- PLANNING NOTES**
- THE IMPROVEMENTS ON THE REMAINING LANDS OF THE AIRPORT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ANY RESOLUTION APPROVING THE SUBJECT APPLICATION, DOES NOT APPLY TO THE IMPROVEMENTS SHOWN ON THE REMAINING LANDS. PRINCETON AERO CORP. WILL BE REQUIRED TO OBTAIN ANY AMENDED SITE PLAN APPROVALS THEY NEED.
 - THE PROPOSED SUBDIVISION WILL ELIMINATE DIRECT ACCESS TO THE PUBLIC ROAD (ROUTE 206) TO THE IMPROVEMENTS SHOWN ON THE REMAINING LANDS. PRINCETON AERO CORP. WILL BE REQUIRED TO OBTAIN ANY AMENDED SITE PLAN APPROVALS THEY NEED.
 - THE EXISTING AIRPORT SIGN IS NOTED TO BE REMOVED, WHICH SHOULD BE COMPLETED PRIOR TO THE FILING OF THE SUBDIVISION AS A CONDITION OF ANY APPROVAL. IF A NEW AIRPORT SIGN IS TO BE ERRECTED, THE SIGN DETAIL AND INFORMATION SHOULD BE PROVIDED UNLESS IT IS PART OF AN AMENDED APPLICATION BY THE AIRPORT.
 - ONE OF THE DETENTION BASIN SERVING THE AIRPORT WILL STRADDLE THE PROPOSED 7.2 ACRE LOT AND THE AIRPORT LOT. AN EASEMENT BETWEEN THE AIRPORT OWNERS AND THE APPLICANT MAY BE NECESSARY TO ADDRESS THE MAINTENANCE OF THE BASIN.

- NOTES**
- OUTBOUND BEARINGS AND DISTANCES ARE TAKEN FROM A MAP ENTITLED "BOUNDARY SURVEY" PREPARED BY B2A/SURVASAT DATED JUNE 19, 1998 FOR THE PRINCETON AIRPORT.
 - EXISTING CONTOURS, BUILDING LOCATIONS, UTILITY LOCATIONS, AND ELEVATIONS SHOWN ARE TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY B2A/SURVASAT DATED APRIL 23, 2004 FOR THE PRINCETON AIRPORT.
 - THE MASTER PRELIMINARY PLAT IS BASED ON A PLAN ENTITLED "FINAL PLAT" PREPARED BY B2A/SURVASAT DATED LAST JUNE 20, 1998 FOR THE PRINCETON AIRPORT.
 - THE FRESHWATER WETLANDS AND STATE OPEN WATERS BOUNDARY LINE(S) AS SHOWN ARE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION MAP FOR THE PRINCETON AIRPORT BLOCK 34001, LOTS 45, 47 AND 57" PREPARED BY BROKAW DERISO ASSOCIATES, INC. DATED LAST REVISED AUGUST 22, 1994.
 - N.J.D.E.P. PERMIT NUMBER 1813-92-0017.4 ISSUED NOVEMBER 22, 1994
 - THE FRESHWATER WETLANDS BUFFERS AS SHOWN ARE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION MAP FOR THE PRINCETON AIRPORT BLOCK 34001, LOTS 45, 47 AND 57" PREPARED BY BROKAW DERISO ASSOCIATES, INC.
 - N.J.D.E.P. PERMIT NUMBER 1813-92-0017.5 ISSUED APRIL 12, 1995
 - THE PROPOSED RUNWAY LOCATION AND DESIGN ARE TAKEN FROM A SET OF CONSTRUCTION DRAWINGS ENTITLED "RUNWAY 10-28 RELOCATION" PREPARED BY C&S ENGINEERS, INC. DATED MAY 1998.
 - COORDINATE SYSTEM IS BASED ON THE NEW JERSEY STATE PLAN GRID SYSTEM (NAD83) AND VERTICAL CONTROL IS BASED ON NAVD88 DATUM.
 - PRINCETON AIRPORT IS SITUATED IN THE MILLSTONE RIVER DRAINAGE BASIN.
 - THE SOIL LIMIT LINE AND INFORMATION WAS TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY OF SOMERSET COUNTY, NEW JERSEY.
 - ADDITIONAL FRESHWATER WETLANDS AND STATE OPEN WATERS BOUNDARY LINE(S) AS SHOWN ARE TAKEN FROM A MAP ENTITLED "WETLAND DELINEATION MAP FOR THE PRINCETON AIRPORT BLOCK 34001, LOT 57" PREPARED BY D.S. ENGINEERING, P.C. DATED DECEMBER 22, 1998 AND REVISED THROUGH MAY 10, 1999. N.J.D.E.P. PERMIT NUMBER 1813-92-0017.6 ISSUED MAY 27, 1999

PROPERTY OWNERS WITHIN 200'
 MONTGOMERY TOWNSHIP

BLOCK	LOT	OWNER	ADDRESS
34001	38.03	BLOMBERG LP/C/O GELLAR & CO.	909 3RD AVE, 15TH FLOOR NEW YORK, NY 10022
	43.02	TOWNSHIP OF MONTGOMERY	THE FRESHWATER WETLANDS AND STATE OPEN WATERS BOUNDARY LINE(S) AS SHOWN ARE TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY B2A/SURVASAT DATED APRIL 23, 2004 FOR THE PRINCETON AIRPORT.
	43.04	TOWNSHIP OF MONTGOMERY	BELLE MEAD, NJ 08502
	43.05	HUEBNER, CHARLES & LUCIA	2261 RTE 206 BELLE MEAD, NJ 08502
	43.07	TOWNSHIP OF MONTGOMERY	105 CRUISER RD HORNELL, NY 08525
	44	DRAKE FAMILY L.L.C. C/O JOHN DRAKE	2261 RTE 206 BELLE MEAD, NJ 08502
	46	DRAKE FAMILY L.L.C. C/O JOHN DRAKE	889 ROUTE 516 SKILLMAN, NJ 08558
	57.01	TOWNSHIP OF MONTGOMERY	889 ROUTE 516 SKILLMAN, NJ 08558
	58	LARKENS ASSOCIATES	2261 RTE 206 BELLE MEAD, NJ 08502
	74	GH MNO, L.L.C.	249 HOMESTEAD RD. HILLSBOROUGH, NJ 08844
	75	WOOD, MARY ANNE B.	194 NASSAU STREET PRINCETON, NJ 08542
	76	C/O KELER DOODS ETC	163 NASSAU STREET PRINCETON, NJ 08542
	78	REWOOD PRINCETON SELF STORAGE LLC	294 PLEASANT ACRES RD. YORK, PA 17402
	77	THOMPSON REUTERS PROPERTY TAX	1 NEW YORK PLAZA, 34TH FL NEW YORK, NY 10004
	78	THOMPSON REUTERS PROPERTY TAX	1 NEW YORK PLAZA, 34TH FL NEW YORK, NY 10004
35001	10	RESEARCH PARK, L.L.C.	194 NASSAU STREET PRINCETON, NJ 08542
	11	ABCF L.L.C.	802 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
	12	ABCF L.L.C.	802 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
	13	ABCF L.L.C.	802 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
	14	ABCF L.L.C.	802 CARNEGIE CTR, STE 400 PRINCETON, NJ 08540
	15	GH MNO, L.L.C.	194 NASSAU STREET PRINCETON, NJ 08542



D.S. ENGINEERING, P.C.
 ENGINEERS AND DESIGN PROFESSIONALS
 P.O. Box 792
 Rocky Hill, New Jersey, 08553
 (908)-359-0899 Fax (908)-359-4118
 BY: David J. Schmidt Professional Engineer N.J. Lic. No. 39409