

PARKING REQUIREMENTS

HERITAGE COURT - PHASE 3

PARKING FOR APARTMENTS BASED ON RSI'S TABLE 4.4.
GARDEN APARTMENT

STUDIO - 1.0 SPACE/UNIT X 7 UNITS = 7 SPACES
1 BEDROOM - 1.8 SPACES/UNIT X 74 UNITS = 134 SPACES
2 BEDROOM - 2.0 SPACES/UNIT X 52 UNITS = 104 SPACES
3 BEDROOM - 2.1 SPACES/UNIT X 5 UNITS = 11 SPACES
TOTAL SPACES REQUIRED FOR APARTMENTS = 256 SPACES
TOTAL SPACES PROVIDED = 293 SPACES
TOTAL HC SPACES REQUIRED = 7
TOTAL VAN ACCESSIBLE HC SPACES REQUIRED = 1
TOTAL VAN ACCESSIBLE HC SPACES PROPOSED = 4

ENTERPRISE PARK

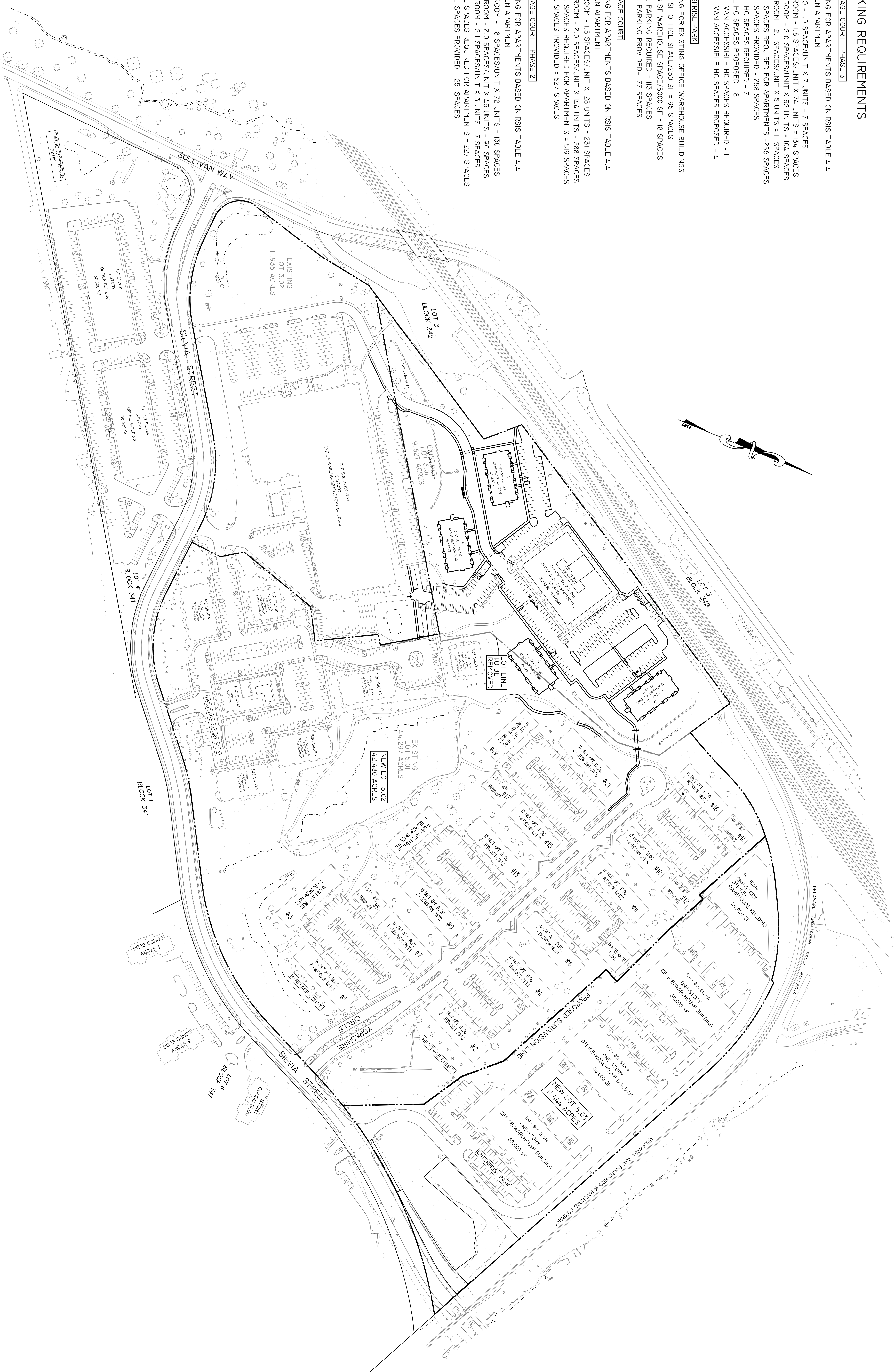
PARKING FOR EXISTING OFFICE/WAREHOUSE BUILDINGS
23,741 SF OFFICE SPACE/250 SF = 95 SPACES
90,288 SF WAREHOUSE SPACE/5000 SF = 18 SPACES
TOTAL PARKING REQUIRED = 113 SPACES
TOTAL PARKING PROVIDED = 177 SPACES

HERITAGE COURT

PARKING FOR APARTMENTS BASED ON RSI'S TABLE 4.4.
GARDEN APARTMENT
1 BEDROOM - 1.8 SPACES/UNIT X 128 UNITS = 231 SPACES
2 BEDROOM - 2.0 SPACES/UNIT X 144 UNITS = 288 SPACES
TOTAL SPACES REQUIRED FOR APARTMENTS = 519 SPACES
TOTAL SPACES PROVIDED = 527 SPACES

HERITAGE COURT - PHASE 2

PARKING FOR APARTMENTS BASED ON RSI'S TABLE 4.4.
GARDEN APARTMENT
1 BEDROOM - 1.8 SPACES/UNIT X 72 UNITS = 130 SPACES
2 BEDROOM - 2.0 SPACES/UNIT X 45 UNITS = 90 SPACES
3 BEDROOM - 2.1 SPACES/UNIT X 3 UNITS = 7 SPACES
TOTAL SPACES REQUIRED FOR APARTMENTS = 227 SPACES
TOTAL SPACES PROVIDED = 231 SPACES



IMPERVIOUS COVER

LOT 5.02
EXISTING = 940,424 SF
PROPOSED = 956,143 SF

LOT 5.03
EXISTING = 306,662 SF
PROPOSED = 306,662 SF

BUILDING AREAS (FOOTPRINTS)

LOT 5.02	LOT 5.03
HERITAGE COURT PH 3 - 65,882 SF	ENTERPRISE PARK - 114,029 SF
HERITAGE COURT - 248,765 SF	
HERITAGE COURT PH 2 - 53,353 SF	
TOTAL - 388,000 SF	TOTAL - 114,029 SF

REV.	DESCRIPTION	DATE
1	REV PER PLANNER & ENG PRS DTD JUN 2021	7-2-21

ROBERT C. BUSHAR
PROFESSIONAL ENGINEER
NEW JERSEY NO. Z40692915000

OVERALL AND PED. ACCESS PLAN
HERITAGE COURT-PHASE 3
BLOCK 341.01, LOTS 3.01 & 5.01
EWING TOWNSHIP, MERCER COUNTY, N.J.

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MAR 24, 2021 OVERALL 3 OF 22