



**OPERATIONAL NOTES:**  
HOURS OF OPERATION - 5AM-2AM 7 DAYS/WEEK

**GENERAL NOTES:**

1. THIS PROJECT REFERENCES CONTROL POINT ASSOCIATES, INC. (90000911201)  
A SURVEY PREPARED BY:  
30 INDEPENDENCE BLVD., SUITE 100 WARREN, NJ 07059  
DATED 11-11-2021, LAST REVISED 12-14-2021  
JOB NO. 21-05-0279-04
2. PARCEL: BLOCK 34001 LOTS 46.01, 56, 57, 77, 78, & 79  
COUNTY ROUTE 518 N.J.S. ROUTE 206  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY

NOTE: EXISTING LOT 46.01 IS 54.64 ACRES, BUT PART OF ROAD A CONNECTING INTO GEORGETOWN-FRANKLIN TURNPIKE CUTS INTO PROPERTY, MAKING THE PROPOSED LOT 46.01 31.47 ACRES. THE OVERALL PROPOSED LOTS ARE 3.47 ACRES LARGER THAN THE OVERALL EXISTING LOTS DUE TO THIS.



PHASE 1 PARKING REQUIREMENTS			
ITEM	CODE	REQUIRED	PROPOSED
MIN. STALL SIZE	§ 16-2.1	9' x 20'	9' x 20'
MIN. AISLE WIDTH	§ 16-5.8.F	TWO WAY 60' PARKING = 24' ONE WAY PARALLEL PARKING = 12' ONE WAY 60' PARKING = 18'	TWO WAY 60' * 24' ONE WAY PARALLEL = 12' ONE WAY 60' * 20'
LOADING REQUIREMENTS	§ 16-5.5.H.15	1 SPACE / BUILDING OR GROUP OF BUILDINGS	5 (3 PV)
MIN. LOADING SIZE	§ 16-5.5.H.15	15' x 40'	15' x 40'
MIN. NUMBER OF STALLS	§ 16-5.5.H.14	865 SPACES	1,165 SPACES
RETAIL SALES AND SERVICE USE: 1 SPACE / 250 SF [161,348 SF / 250 = 645.4 = 646 SPACES] **			
OFFICE USE: 1 SPACE / 200 SF (N/A)			
BANK USE: 1 SPACE / 200 SF WITH 12 VEHICLE QUEUE CAPACITY FOR DRIVE-THROUGH [2,600 SF / 200 = 13 SPACES]			
RESTAURANT USE: 1 SPACE / 2 SPACES (100 SEATS) 1" = 14.3" = 145 SPACES			
RESIDENTIAL PARKING DETERMINED FROM NJ RESIDENTIAL SITE IMPROVEMENT STANDARDS			
* PARKING SPACE MAY BE REDUCED TO 9'X18' WHEN 2' OVERHANG IS PROVIDED			
** SQUARE FOOTAGE IS NOT REDUCED FOR RESTAURANT BUILDING AREA			
ADA PARKING REQUIREMENTS			
REQUIRED FOR TOTAL NUMBER OF PARKING SPACES OVER 100. PROVIDE 20 SPACES PLUS 1 PER 100 SPACES			
= 20 + (11,071 / 22) SPACES REQUIRED			
PROVIDED: 45 SPACES			
ELECTRIC VEHICLE CHARGING STATIONS			
PROVIDED: 10 SPACES			
100' TO BE DETERMINED			

NEVIUS BLVD. AND BOLMER CORNER ARE TO BE DEDICATED TO TOWNSHIP

REFER TO "COUNTY IMPROVEMENT PLANS" AND "NJDOT ROADWAY IMPROVEMENT PLANS" FOR WORK WITHIN ROUTE 518 & ROUTE 206

REFER TO "OVERALL SITE PLAN (PHASE 2) FOR LAND USE BULK REQUIREMENTS AND NOTES

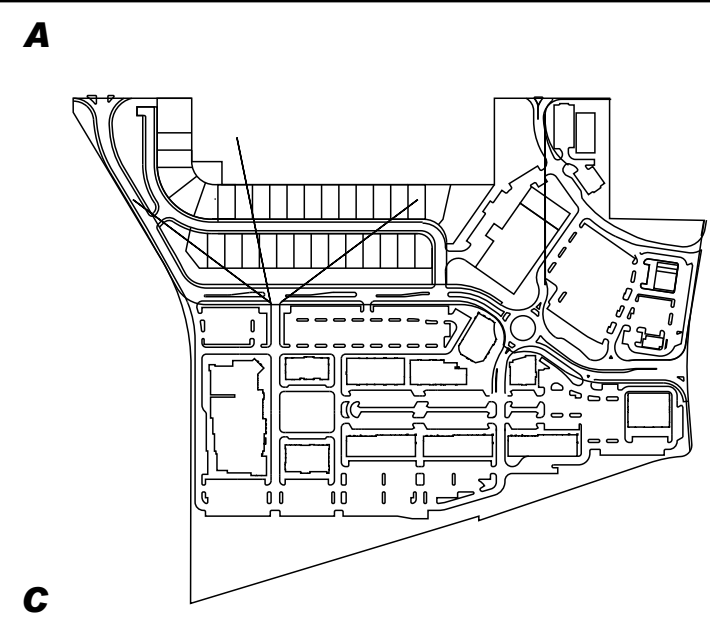
THE APPLICANT ACKNOWLEDGES THE REQUIREMENTS OF SUBSECTION 16-9.2

NO HAZARDOUS MATERIALS WILL BE STORED ON THE SITE

REFER TO CONCEPTUAL SUBDIVISION PLAN FOR ADDITIONAL LOT INFORMATION

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

FOR ADDITIONAL INFORMATION REFER TO THE GENERAL NOTES SHEET



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	11/04/2016	REV. PER TOWNSHIP COMMENTS	OTI/AD
2	09/28/2017	REV. PER TOWNSHIP COMMENTS	AD/CF
3	11/07/2017	REV. PER TOWNSHIP COMMENTS	AD/CF
4	01/02/2018	REV. PER TOWNSHIP COMMENTS	AD/CF
5	03/30/2018	REV. PER TOWNSHIP COMMENTS	AD/CF
6	09/19/2018	REV. PER CLIENT COMMENTS	GB/AD
7	10/19/2018	REV. PER TOWNSHIP COMMENTS	GB
8	03/08/2019	REV. PER RESOLUTION COMPLIANCE	BB
9	05/13/2019	REV. PER TWA COMMENTS	APR
10	08/27/2019	REV. PER TWP & TWA COMMENTS	APR
11	10/04/2019	REV. PER TWP & TWA COMMENTS	APR
12	10/21/2021	REV. PER CLIENT COMMENTS	ECW
13	04/29/2022	REV. PER CLIENT COMMENTS	ECW
14	06/15/2022	REV. PER TOWNSHIP COMMENTS	DGR

**811**  
Know what's below.  
Call before you dig.  
NEW JERSEY  
YOU MUST CALL 811 BEFORE ANY EXCAVATION, WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-872-1800  
www.nj-811.org

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. NO BE INDICATED OTHERWISE.

PROJECT NO.: JS210927  
DRAWN BY: OTI/AD/CO  
CHECKED BY: LW  
DATE: 06/03/2016  
CAD I.D.: JS210927-01-MCRP-0A

PROJECT:  
**AMENDED  
PRELIMINARY / FINAL  
MAJOR SITE PLAN PHASE 1  
& FINAL MAJOR SITE  
PLAN PHASE 2**  
FOR

PRINCETON  
PROMENADE, LLC

PROPOSED RETAIL &  
RESIDENTIAL DEVELOPMENT

MAP: 61 | BLK: 34001 | LOTS: 46.01,  
56, 57, 77, 78 & 79  
TOWNSHIP OF MONTGOMERY  
SOMERSET COUNTY, NEW JERSEY

**BOHLER**  
BOHLER ENGINEERING LLC  
30 INDEPENDENCE BLVD., SUITE 200  
WARREN, NJ 07059  
PHONE: (908) 958-5300  
FAX: (908) 754-4401  
www.BohlerEngineering.com  
LICENSE: OF ARCHITECTURE NO. 000007016 (N.J. 000007016)

**B.A. BOHLER**  
PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE NO. 47421  
NEW YORK LICENSE NO. 080514-1  
PENNSYLVANIA LICENSE NO. 077368  
CONNECTICUT LICENSE NO. 28039  
DELAWARE LICENSE NO. 17111  
OHIO LICENSE NO. 78207

SHEET TITLE:

**OVERALL SITE  
PLAN (PHASE 1)**

SHEET NUMBER:

**C-102**

REVISION 14 - 06/15/2022