



REO-3 DISTRICT REQUIREMENTS		
	REQUIRED	LOT 64
MINIMUM LOT AREA	5 Acres	13.6360 Acres (Net)
MINIMUM LOT FRONTAGE	400 FT.	470.56 FT.
MINIMUM LOT WIDTH	400 FT.	449 FT.
MINIMUM LOT DEPTH	400 FT.	1,007 FT.
MINIMUM SIDE YARD	60 FT.	97.0 FT.
MINIMUM FRONT YARD FROM CHERRY VALLEY ROAD	125 FT.	125.9 FT.
MINIMUM FRONT YARD FROM MASTER PLAN ROAD	60 FT.	71.6 FT.
MINIMUM REAR YARD	60 FT.	579.9 FT.
MAXIMUM BUILDING HEIGHT	35 FT./ 2-1/2 Stys.	< 35 FT.

MAXIMUM FLOOR AREA RATIO
• WHEN PERCENTAGE OF GROSS FLOOR UTILIZED BY OFFICES IS LESS THAN 40%
• FOR NON-CRITICAL ACRES 0.16
• FOR CRITICAL ACRES 0.032

ALLOWABLE FLOOR AREA RATIO IS BASED ON LESS THAN 40% OFFICE USE

	TOTAL AREA	NON-CRITICAL AREA	CRITICAL AREA
LOT 64	13.6360 Acres	9.2141 Acres	4.4219 Acres

MAXIMUM GROSS FLOOR AREA
= 9.2141 NON-CRITICAL ACRES X 0.16 + 4.4219 CRITICAL ACRES X 0.032
= 1.6158 ACRES = 70,384 Sq. Ft.
PROPOSED GROSS FLOOR AREA = 66,175 Sq. Ft.

MAXIMUM LOT COVERAGE
• WHEN PERCENTAGE OF GROSS FLOOR UTILIZED BY OFFICES IS LESS THAN 40%
37.5%
35.4% INCLUDING THE MASTER PLAN ROAD PROPOSED TO BE CONSTRUCTED AS PART OF THE SITE PLAN

PARKING SUMMARY TABLE	
CUSTOMER PARKING SPACES	= 47
EMPLOYEE PARKING SPACES	= 19
SERVICE & INVENTORY STORAGE SPACES	= 268
TOTAL PARKING SPACES	= 334

PARKING SETBACKS	
• FROM A PROPERTY LINE	REQUIRED 50 FT.
	PROPOSED 50 FT.

DATE:	APRIL 4, 2016
SCALE:	1" = 40'
DESIGNED BY:	CRA/RBH
DRAWN BY:	AB
CHECKED BY:	R.B.H.
REVISIONS	AUTH. DATE
JOB No.	0142M-A

BY: Robert B. Heibell
New Jersey Professional Engineer
And Land Surveyor No. 20792



Van Cleef
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OFFICES THROUGHOUT NJ, EASTERN PA AND DE
NJ LLC CERT. No. 245A28132390

SITE / LANDSCAPING EXHIBIT
FOR
PRINCETON AUDI SERVICE CENTER
LOT 64 IN BLOCK 34001
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY