

ZONE GI-2

DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
LOT AREA	2 ACRES	* 1.023 ACRES
MIN. LOT WIDTH	200 FT.	* 170.00 FT.
MIN. LOT FRONTAGE	200 FT.	233.25 FT.
MIN. LOT DEPTH	200 FT.	285 FT.
FRONT YARD SETBACK	75 FT. (RTE 35)	84.72 FT.
SIDE YARD SETBACK	25 FT.	28.14 FT.
REAR YARD SETBACK	25 FT.	107.00 FT.
MAX. BUILDING COVERAGE	20 %	14.4 %
MAX. IMP. COVERAGE	65 %	64.6 %
MAX. NUMBER STORIES	3 STY	2 STY
MAX. BUILDING HEIGHT	40 FT.	< 40 FT.
DRIVEWAY SETBACK	5 FT.	** 3 FT.
LOADING ZONE	12' x 45'	(2) 12' x 45'
ACC. TRASH SIDE SETBACK	25 FT.	** 3 FT.
ACC. TRASH REAR SETBACK	25 FT.	** 5 FT.
OUTDOOR STORAGE SIDE SETBACK	50 FT.	** 28.6 FT. (NORTH)
		** 3 FT. (SOUTH)
OUTDOOR STORAGE REAR SETBACK	75 FT.	** 5 FT.

**PARKING CALCULATIONS**

400 S.F. OFFICE @ 5 SP / 1,000 S.F. = 0.2 SPACES  
 2,560 S.F. SHOWROOM @ 6 SP / 1,000 S.F. = 15.4 SPACES  
 3,440 S.F. WAREHOUSE @ 0.75 SP / 1,000 S.F. = 2.6 SPACES  
 3,000 S.F. MEZZANINE @ 0.75 SP / 1,000 S.F. = 2.3 SPACES

TOTAL REQUIRED = 20.5 SPACES (21 SPACES)  
 TOTAL PROVIDED = 12 SPACES \*\*

\* - EXISTING NON-CONFORMITY  
 \*\* - VARIANCE REQUIRED

**LOADING CALCULATIONS**

WHOLESALE SALES @ 1 SP (12x45x14) FOR < 10,000 S.F.

TOTAL REQUIRED = 1 LOADING SPACE  
 TOTAL PROVIDED = 2 LOADING SPACES

**VARIANCES AND/OR WAIVERS REQUESTED:**

- LOT AREA - 2.0 ACRES REQUIRED, 1.023 ACRES EXISTS
- MIN. LOT WIDTH - 200 FT. REQUIRED, 170.0 FT. EXIST
- MIN. DRIVEWAY SETBACK - 5 FT. REQUIRED, 3.0 FT. PROPOSED
- PARKING STRIPING REQUIRED, NO STRIPING IN GRAVEL AREA PROPOSED
- PARKING MATERIAL - PAVEMENT REQUIRED, PARTIAL GRAVEL PROPOSED
- PARKING QUANTITY - 23 SPACES REQUIRED, 12 SPACES PROPOSED
- ACCESSORY TRASH SIDE SETBACK - 25 FT. REQUIRED, 3 FT. PROPOSED
- ACCESSORY TRASH REAR SETBACK - 25 FT. REQUIRED, 5 FT. PROPOSED
- OUTDOOR STORAGE SIDE SETBACK - 50 FT. REQUIRED, 28.6 FT. & 3 FT. PROPOSED
- OUTDOOR STORAGE REAR SETBACK - 75 FT. REQUIRED, 5 FT. PROPOSED
- OUTDOOR STORAGE COVER - PAVEMENT REQUIRED, STONE PROPOSED
- PARKING GROUND COVER - PAVEMENT REQUIRED, STONE PROPOSED (4 SPACES)
- PARKING SPACE SIZE - 9X19 PERMITTED W/ HAIRPIN STRIPING, NON-HAIRPIN PROPOSED
- ACCESS SETBACK - 30 FT. REQUIRED, 21.8 FT. PROVIDED (WAIVER)
- PARKING STALL DELINEATION - NO CURBING OR STRIPING AT STONE AREA (WAIVER)
- PARKING STALL BACKOUT - 10 FT. REQUIRED, 3 FT. PROVIDED.
- BUILDING MOUNTED SIGNAGE - 50 S.F. REQUIRED, 70 S.F. PROVIDED

**SIGNAGE REQUIREMENTS**

	REQUIRED/PERMITTED	PROPOSED
<b>TYPE 1 FREESTANDING SIGN</b>		
MAX. SIGN HEIGHT	15 FT.	15 FT.
MAX. SIGN AREA	150 S.F.	MAX. 150 S.F.
MIN. SIGN SETBACK	15 FT.	20.5 FT.
<b>BUILDING MOUNTED SIGNS</b>		
MAX. SIGN AREA (1)	50 S.F.	** 70 S.F.

**FOR MUNICIPAL APPROVAL ONLY  
 NOT FOR CONSTRUCTION**

REV. NO.	DATE	DESCRIPTION
3.	8/31/18	REVISED PER T&M REVIEW LTR. DATED 7/26/18, PER WALL FIRE LTR. DATED 8/3/18
2.	5/21/18	REVISED UNDER WETLANDS & FLOOD HAZARD COMMENTS
1.	1/12/18	REVISED PER FLOOD HAZARD REQUIREMENTS

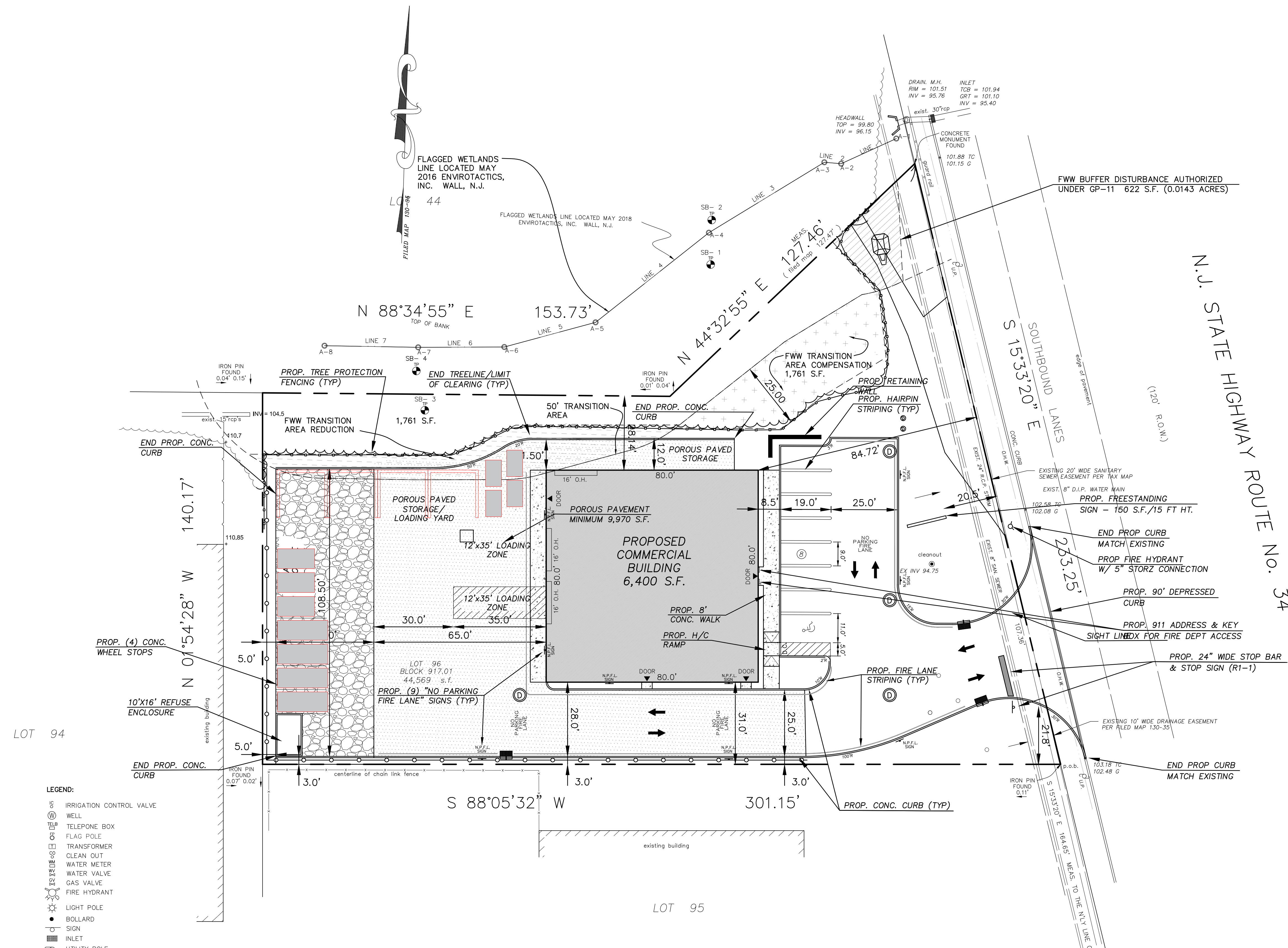
**LAYOUT PLAN**  
**PRELIMINARY AND FINAL MAJOR SITE PLAN**  
 1671 ROUTE 34  
**BLOCK 917.01 - LOT 96**  
 FOR THOMAS PAOLINO, INC.

TOWNSHIP OF WALL  
 MONMOUTH COUNTY, NEW JERSEY

**KBA ENGINEERING SERVICES LLC**  
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 Certificate of Authority No.: 240A02820000

DRN	CHK
JJK	JJK
PROJECT NO. 2016-096	
SCALE AS SHOWN	
DATE 10/12/16	
SHEET 3 OF 8	

**JOSEPH J. KOCIUBA, P.E., P.P.**  
 P.E. License No.: GE45850



- LEGEND:**
- IRRIGATION CONTROL VALVE
  - WELL
  - TELEPHONE BOX
  - FLAG POLE
  - TRANSFORMER
  - CLEAN OUT
  - WATER METER
  - WATER VALVE
  - GAS VALVE
  - FIRE HYDRANT
  - LIGHT POLE
  - BOLLARD
  - SIGN
  - INLET
  - UTILITY POLE
  - GUY WIRE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - MANHOLE
  - SANITARY SEWER MANHOLE
  - AIRCONDITIONING UNIT
  - ELECTRIC METER
  - GAS METER
  - FENCE LINE
  - CONCRETE PAVING
  - GRAVEL / STONE
  - EDGE OF BITUMINOUS CONCRETE PAVING
  - WALL
  - OVERHEAD WIRE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE

**FLAGGED WETLANDS LINE**

LINE	DIRECTION	DISTANCE
LINE 1	S 25°47'35" W	6.44'
LINE 2	S 03°13'51" W	16.93'
LINE 3	N 38°14'32" W	12.32'
LINE 4	N 72°35'11" W	9.54'
LINE 5	N 87°08'33" W	6.37'
LINE 6	S 56°43'32" W	51.03'
LINE 7	S 49°45'12" W	54.53'
LINE 8	S 56°35'46" W	39.97'
LINE 9	S 83°40'47" W	33.36'
LINE 10	S 52°38'13" W	20.86'
LINE 11	S 76°57'44" W	24.99'
LINE 12	N 03°44'50" E	9.86'
LINE 13	N 78°17'59" E	13.95'
LINE 14	N 12°08'27" E	11.14'
LINE 15	N 55°49'55" W	13.53'

**PLAN NOTES**

- NO RETAIL IS PROPOSED.

**ANTICIPATED STORAGE & EQUIPMENT**

- 4 MASON DUMP TRUCKS STORED IN REAR GRAVEL PARKING STALLS
- 3 WORK TRUCKS - PICKUP STYLE PARKED IN FRONT OR REAR
- 3 SKID-STEER LOADERS STORED IN REAR
- 1 MINI EXCAVATOR STORED IN REAR
- 3 FRONT END LOADERS STORED IN REAR
- 4-5 MATERIAL BINS STORED IN REAR
- OTHER THAN PASSENGER TRUCKS, ALL STORAGE TO OCCUR IN THE REAR OF THE BUILDING
- NO STORAGE PROPOSED WITHIN LOADING AISLE
- RELIEF REQUESTED FOR LOADING ZONE SIZE - LOADING BY SMALL FLAT BED AND BOX TRUCK
- MAXIMUM MATERIAL STORAGE HEIGHT - 12 FT.

**GRAPHIC SCALE**

