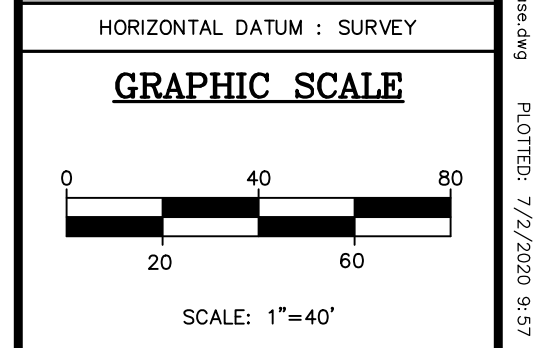
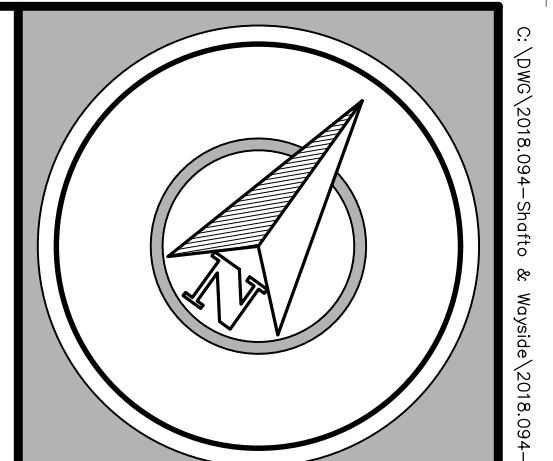


IOP ZONE DATA					
IOP - INDUSTRIAL OFFICE PARK					
PERMITTED USES: OFFICE BUILDINGS, CONTRACTOR YARDS, LIGHT INDUSTRIAL (FLEX SPACE), RETAIL WAREHOUSE					
SECTION	ITEM	REQUIRED/PERMITTED (FLEX SPACE)	EXISTING	PROPOSED	CONDITION
40-28E	MINIMUM LOT AREA	2 ACRES (87,120 SF)	3.847 AC (167,559.05 SF)	3.847 AC (167,559.05 SF)	COMPLIES
40-28E	MINIMUM LOT WIDTH	225 FT	326± FT	326± FT	COMPLIES
40-28E	MINIMUM LOT DEPTH	225 FT	405± FT	405± FT	COMPLIES
40-28E	FRONT YARD SETBACK (WYCOFF-SHAFTO ROAD)	70 FT BUT NOT LESS THAN 3X BLDG. HT. (110.5 FT)	-	93.8 FT	VARIANCE
40-28E	FRONT YARD SETBACK (WAYSIDE ROAD)	70 FT BUT NOT LESS THAN 3X BLDG. HT. (110.5 FT)	-	86 FT	VARIANCE
40-28E	SIDE YARD SETBACK	30 FT BUT NOT LESS THAN 2X BLDG. HT. (74 FT)	-	-	COMPLIES
40-28E	REAR YARD SETBACK	30 FT BUT NOT LESS THAN 2X BLDG. HT. (74 FT)	-	62.5 FT	VARIANCE
40-28E	MAXIMUM LOT COVERAGE	60%	-	57.9% ±	COMPLIES
40-28E	WITH LAND BANKED PARKING	60%	-	59.9% ±	COMPLIES
40-28E	MAXIMUM BUILDING HEIGHT (FT)	40 FT	-	36'-10"	COMPLIES
40-28E	MAXIMUM FLOOR AREA RATIO (FAR)	0.30	-	0.18	COMPLIES
40-39.A.4.	SETBACKS TO PARKING	25 FT	-	26 FT	COMPLIES
40-39.Q.2.L	PARKING STALL SIZE (NON RETAIL COMMERCIAL)	10 FT X 18 FT	-	10 FT X 18 FT	COMPLIES
40-39.B	PARKING REQUIREMENTS (1 SPACE/250 SF GFA) OF FLEX SPACE	29,440 SF/250 SF = 118 SPACES	-	37 SPACES + 18 LAND BANKED SPACES = 55 SPACES	VARIANCE
40-39Q.2F	PARKING AISLE SIZE	18 FT - 24 FT	-	30 FT	COMPLIES
40-39.D	LOADING SPACE (3 SPACE/5,000-50,000) OF FLEX SPACE	29,440 SF = 3 SPACES	-	11 SPACES	COMPLIES
40-25N1E	MAXIMUM LIGHT FIXTURE HEIGHT	18 FT	-	25 FT	VARIANCE
40-25N1H	MAXIMUM GROUND LEVEL LIGHT INTENSITY AT PROPERTY LINE	0.1 FOOTCANDLES	-	4 FOOTCANDLES	VARIANCE

NOTES:
 - POTENTIAL ROAD WIDENING TO BE DETERMINED BY N.J.DOT ACCESS REGULATIONS.
 - BUILDING HEIGHT MEASURED FROM AVERAGED EXTERIOR WALL GROUND ELEVATIONS 145 AND 149 PER TOWNSHIP ORDINANCE

GENERAL NOTES

- NAVD 88 DATUM TO BE VERIFIED BY PROFESSIONAL SURVEYOR.
 - ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIPS, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
 - THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND AS NOTED).
 - DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
 - ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE SDR-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
 - WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
 - WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
 - CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
 - FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
 - SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
 - ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
 - TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
 - SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
 - COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURES AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
 - ADEQUACY OF WATER SUPPLY SYSTEM FOR FIRE PROTECTION HAS NOT BEEN CONFIRMED WITH RESPECTIVE WATER SUPPLIER OR INSURANCE COMPANY. WATER SUPPLY SYSTEM TO BE REVIEWED AND APPROVED BY THE ARCHITECT AND WATER COMPANY PRIOR TO CONSTRUCTION OR ORDERING.
 - SANITARY SEWER DESIGN (N.J.A.C. 7-14A-23.6(B)(4)&(5)) SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
- NO OUTDOOR STORAGE IS PERMITTED.
 - THE PROPOSED "BANKED" PARKING WILL BE REQUIRED TO BE CONSTRUCTED UNDER THE DIRECTION OF THE ZONING OFFICER OR CONSTRUCTION OFFICIAL IN EITHER'S SOLE DISCRETION.



REVISIONS

1) ARCH COORD./RESO. RIGHTS	09/28/19
2) RESO COMPLIANCE	12/05/19
3) COUNTY REVIS	03/02/20
4) REMOVE HISTORIC DEED INFO	03/12/20
5) SHADE TREE EASEMENT	04/14/20

THIS DRAWING IS FOR PERMIT PURPOSES ONLY
 NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHKD BY: _____ DATE: _____



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

menlo engineering associates

Civil Engineering Consultants
 Landscape Architects
 Professional Planners

261 Cleveland Avenue
 Highland Park, NJ 08904

menloeng.com | in | f | t

732-846-8585 | 732-846-9439

Certificate of Authorization : 246427951900

STAVOLA-SHAFTO & WAYSIDE

**BOROUGH OF TINTON FALLS
 MONMOUTH COUNTY
 NEW JERSEY**

**BLOCK 113.01, LOT 30 & 32
 TAX MAP SHEET 54
 3.847± ACRES**

OVERALL PLAN

DRAWN BY	RM
DESIGNED BY	RUG
APPROVED BY	ST

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

SCOTT H. TURNER
 PROFESSIONAL ENGINEER
 NJPE# 43811

PROJECT NUMBER	2018.094	OP-1
DATE OF ISSUE	MAY 20, 2019	
REVISION	5	3
	APRIL 14, 2020	