

GENERAL NOTES:

- THIS PLAN REFERENCES BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED: 4/21/2004, LAST REVISED 8/21/2009.
- ZONING DATA: ZONE: RHB (RURAL HIGHWAY BUSINESS) - TOMS RIVER ZONE: HD-3 (HIGHWAY DEVELOPMENT) - MANCHESTER TOWNSHIPS OF TOMS RIVER & MANCHESTER OCEAN COUNTY, NEW JERSEY TOMS RIVER: RETAIL IS A PERMITTED USE MANCHESTER: GENERAL MERCHANDISE STORES ARE A PERMITTED USE
- BULK REQUIREMENTS:

REQUIREMENT	HD-3 ZONE (MANCHESTER) [S-25.2]	PROPOSED - MANCHESTER BLOCK 44, LOT 2.01 [S-46-10.7.2]	RHB ZONE (TOMS RIVER) [S-46-10.7.2]	PROPOSED - TOMS RIVER BLOCK 505, LOT 14.01 [S-46-10.7.2]	PROPOSED OVERALL [S-46-10.7.2]
MINIMUM LOT AREA	3 ACRES	26.87 AC (1,126,967 SF)*	1 ACRE	17.13 AC (746,386 SF)*	43.01 AC (1,873,303 SF)*
MINIMUM LOT FRONTAGE	300'	504.18'	150'	672.88'	1,077.01'
N.J.S.H. ROUTE 37 NORTHAMPTON BLVD.	300'	622.99'	150'	681.99'	1,084.99'
MINIMUM LOT DEPTH	N/A	1,058.18'	200'	1,068.18'	1,068.18'
MINIMUM FRONT YARD SETBACK	100'	N/A	100'	15.8' (NORTHAMPTON BLVD.) (V)	15.8' (NORTHAMPTON BLVD.)
MINIMUM SIDE YARD SETBACK	50' (60' TO RESIDENTIAL)	N/A	20'	24'	24'
MINIMUM REAR YARD SETBACK	N/A	N/A	50'	24' (AT TRIP BOUNDARY) 65.6' (AT GARDEN CENTER)	119.8'
MAXIMUM BUILDING HEIGHT	35'	N/A	40'	35' (WALMART BUILDING)	35' (WALMART BUILDING)
MAXIMUM BUILDING LOT COVERAGE	18%	0%	80% ***	25.90% (183,306 SF)	10.32% (193,306 SF)
MAXIMUM IMPERVIOUS LOT COVERAGE	65%	63.0% (63,643 SF)	N/A	73.11% (64,643 SF)	34.12% (63,643 SF)
DAFPA IMPERVIOUS LOT COVERAGE	0%	0%	0%	0%	<0%
MINIMUM FLOOR AREA	15,000 SF	0	N/A	0	0
MAXIMUM SITE IMPROVEMENT RATIO	0.18	0.00	N/A	N/A	N/A
MINIMUM UNOCCUPIED OPEN SPACE	N/A	N/A	25%	26.42% (197,788 SF)**	N/A

(V) = VARIANCE (NS) = NOT SPECIFIED (N/A) = NOT APPLICABLE (W) = WAIVER
 (*) = ACCOUNTS FOR ROADWAY IMPROVEMENTS, SUBDIVIDED PORTION OF LOT 4 (23,222 SF) AND PARCEL #83 (1,893 SF) TO BE ACQUIRED, AND AFTER DEDICATION OF 14,883 SF TO NJDOT.
 (**) = AS DETERMINED BY AN UNOCCUPIED, GRASSED, WOODED OR LANDSCAPED AREA OPEN TO THE SKY ON THE SAME LOT WITH A PRINCIPAL AND/OR ACCESSORY BUILDING, IMPROVED SIDEWALKS, PAVED PATHS OR OTHER PEDESTRIAN WAYS WITHIN AN UNOCCUPIED OPEN SPACE AREA, WHICH EXCEED FOUR FEET IN WIDTH, SHALL BE DEDUCTED IN DETERMINING THE UNOCCUPIED OPEN SPACE AREA.
 (***) = MAXIMUM BUILDING LOT COVERAGE OF 80% IS EXTENDED BY THE PERMIT EXTENSION ACT OF 2008.

- PARKING REQUIREMENTS:
 - MINIMUM PARKING AND AISLE SETBACK [S-46-10.7.2](B):
 - TOMS RIVER: 20' REQUIRED TO R.O.W. OR ROAD BASEMENT
 - MANCHESTER: 28' REQUIRED (1/2 OF REAR YARD) TO REAR PROPERTY LINE [S-25-48] 12.5' REQUIRED (1/4 OF SIDE YARD) TO SIDE PROPERTY LINE [S-25-48] 40' REQUIRED (TO RESIDENTIAL ZONE) [S-25-42]
 - MINIMUM AISLE WIDTH:
 - TOMS RIVER: 24' WIDTH REQUIRED [S-46-10.7.2]
 - MANCHESTER: 24' WIDTH REQUIRED
 - MINIMUM ISLAND WIDTH [S-46-10.7.2](B):
 - TOMS RIVER: 10' MIN WIDTH REQUIRED SEPARATING STALL FROM CIRCULATION AND ENTRANCE / EXIT DRIVES
 - MANCHESTER: 10' WIDTH PROPOSED
 - MINIMUM LANDSCAPE ISLANDS [S-46-10.7.2](B):
 - TOMS RIVER: A 10' WIDE LANDSCAPE STRIP SHALL BE PROVIDED TO SEPARATE EVERY 50 SPACES
 - MANCHESTER: NONE PROPOSED (W)
 - MINIMUM SPACE SIZE:
 - TOMS RIVER: 9' x 18' REQUIRED [S-46-10.7.2]
 - MANCHESTER: 10' x 20' REQUIRED [S-25-34]
 - ADA ACCESSIBLE:
 - TOMS RIVER: 12' x 18' REQUIRED [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
 - MINIMUM REQUIRED SPACES:
 - TOMS RIVER: 1 PER 250 ± 4.0 / 1,000 SF GFA (TO NEAREST WHOLE NUMBER) (193,486/250) = 774 SPACES REQUIRED [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
 - MINIMUM HANDICAP SPACES REQUIRED:
 - TOMS RIVER: 2% OF TOTAL = 15.68 (17) SPACES [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
- LOADING REQUIREMENTS:
 - MINIMUM SETBACK:
 - TOMS RIVER: NO LOADING SPACES IN FRONT YARD [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
 - MINIMUM SPACE SIZE:
 - TOMS RIVER: 12' x 30' ± 14' VERTICAL CLEARANCE REQUIRED [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
 - MINIMUM REQUIRED SPACES:
 - TOMS RIVER: 1 SPACE FOR BUILDINGS OVER 10,000 SF PLUS ADDITIONAL SPACES TO BE DETERMINED BY THE TOWNSHIP [S-46-10.7.2]
 - MANCHESTER: NOT APPLICABLE
- FENCES:
 - TOMS RIVER: HEIGHT IN FRONT YARD - 4' [S-46-13A] HEIGHT IN SIDEYARD YARD - 4' [S-46-13A]
 - MANCHESTER: HEIGHT IN FRONT YARD - 4' [S-23-14] HEIGHT IN SIDEYARD YARD - 4' [S-23-14]

SIGNAGE TABLE

ALLOWABLE - MANCHESTER TOWNSHIP	PROPOSED - MANCHESTER TOWNSHIP	ALLOWABLE - TOMS RIVER TOWNSHIP	PROPOSED - TOMS RIVER TOWNSHIP
WALL SIGNS: NUMBER OF SIGNS: 1 PER BUSINESS 1 PER WALL FRONTING PUBLIC ROAD MAX. AREA: 40% OF SIGNAGE AREA OR 80 SF (WHICHEVER IS LESS) MAXIMUM GRAPHICS CONTENTS COVERAGE OF ANY SIGN FACE: 60%	NA	WALL SIGNS: NUMBER OF SIGNS: NOT SPECIFIED MAX. AREA: 40% OF SIGNAGE AREA* SIGNAGE AREA IS GREATER THAN 75 SF * 5.4 x 0.75 (SF) = 4.05 SF NO WALL SIGNS MAY EXTEND MORE THAN FIVE FEET ABOVE THE TOP WINDOW LINE (SMA-BLIND)	FRONT ELEVATION WALL SIGNAGE: ONE (1) WALMART SIGN @ 280.0 SF ONE (1) MARKET & PHARMACY SIGN @ 122.74 SF ONE (1) OUTDOOR LIVING SIGN @ 73.5 SF ONE (1) HOME & LIVING SIGN @ 73.5 SF TOTAL TOMS RIVER TOWNSHIP BUILDING WALL SIGNAGE AREA = 650.84 SF WALL SIGNAGE EXTENDS 5' ABOVE THE TOP WINDOW LINE (S)
GROUND SIGNS: NUMBER OF SIGNS: 1 MAX. AREA PER SIGN: 100 SF ALLOWED AREA: 50% OF FRONTAGE ON HIGHWAY MIN. SETBACK TO R.O.W.: 12' (THE REQUIRED SETBACK OR FRONT YARD SETBACK FOR PRINCIPAL BUILDING - 12')	GROUND SIGNS: (ONE) 1 WALMART SIGN @ 95 SF HEIGHT: 7' 6" TO R.O.W. 30' TO PROPERTY LINE 30' (ONE) 1 NORTHAMPTON SQUARE SIGN @ 38 SF HEIGHT: 8' 6" SETBACK: 30' TO R.O.W. 30' TO PROPERTY LINE 41.2'	GROUND SIGNS: NUMBER OF SIGNS: 1 MAX. HEIGHT: 10 FT MIN. SETBACK: 30 FT MIN. SETBACK TO R.O.W.: 10 FT MIN. SETBACK TO INTERSECTION: 22' (FOR SIGN AREA > 80 SF) 18' (FOR SIGN AREA < 80 SF)	GROUND SIGNS: ONE (1) WALMART SIGN @ 95 SF HEIGHT: 30 FT ONE (1) NORTHAMPTON SQUARE SIGN @ 38 SF HEIGHT: 30 FT WALMART SIGN: 30' NORTHAMPTON SQUARE SIGN: 30'
MIN. SPACING BETWEEN SIGNS GREATER THAN 8 SF: 10'	MIN. SPACING BETWEEN SIGNS GREATER THAN 8 SF: 10'	MIN. SPACING BETWEEN SIGNS GREATER THAN 8 SF: 10'	MIN. SPACING BETWEEN SIGNS GREATER THAN 8 SF: 10'
MAXIMUM GRAPHICS CONTENTS COVERAGE OF ANY SIGN FACE: 60%	MAXIMUM GRAPHICS CONTENTS COVERAGE OF ANY SIGN FACE: 60%	MAXIMUM GRAPHICS CONTENTS COVERAGE OF ANY SIGN FACE: 60%	MAXIMUM GRAPHICS CONTENTS COVERAGE OF ANY SIGN FACE: 60%
* SIGNAGE AREA = AREA OF FACADE WHICH IS FREE OF DOORS AND WINDOWS AND WHICH MAY BE USED FOR SIGNAGE WITHOUT DISRUPTING MAJOR ARCHITECTURAL DETAILS. (TOMS RIVER ORDINANCE 348-53)			TOTAL GROUND SIGNAGE AREA = 131 SF TOTAL NUMBER OF SIGNS = 2 (V)

PROTECT YOURSELF
 A PHONE CALL CAN BE YOUR INSURANCE POLICY

WHAT YOU DON'T KNOW CAN HURT YOU!
 THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO EXCAVATE THE EARTH'S SURFACE ANYWHERE IN THE STATE.
 (G080101 - 09/23/08)

SITE DATA TABLE

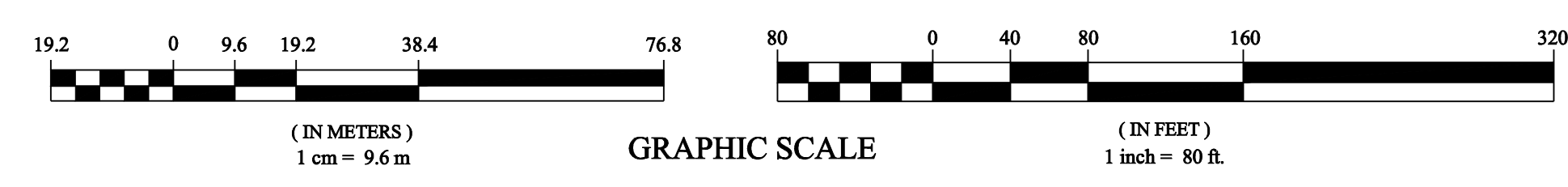
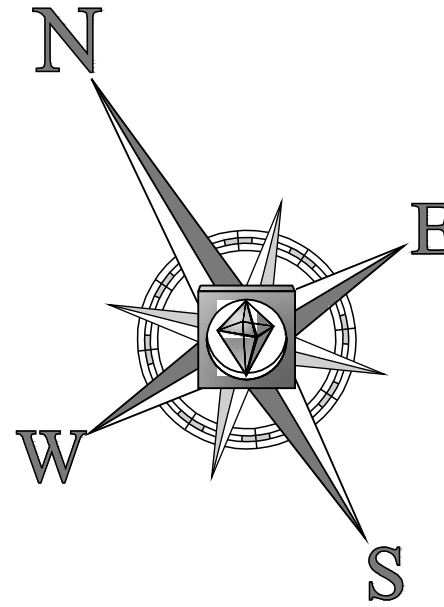
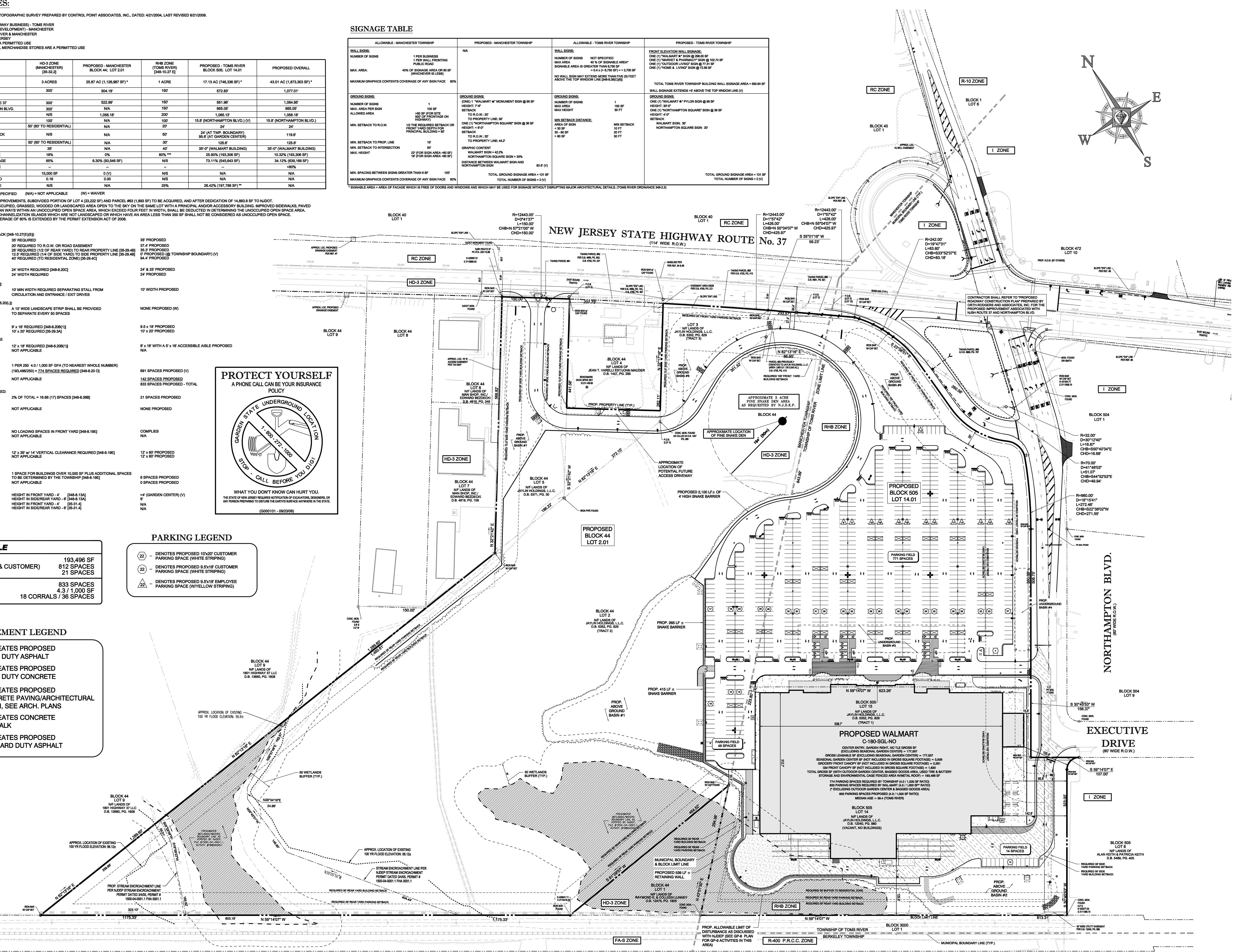
WAL-MART BLDG.	193,496 SF
PARKING (ASSOCIATE & CUSTOMER) ACCESSIBLE PARKING	812 SPACES
TOTAL PARKING	833 SPACES
PARKING RATIO	4.3 / 1,000 SF
CART CORRALS	18 CORRALS / 36 SPACES

PARKING LEGEND

- ⊘ DENOTES PROPOSED 10'x20' CUSTOMER PARKING SPACE (WHITE STRIPING)
- ⊙ DENOTES PROPOSED 8.5'x18' CUSTOMER PARKING SPACE (WHITE STRIPING)
- ⊚ DENOTES PROPOSED 9.5'x18' EMPLOYEE PARKING SPACE (YELLOW STRIPING)

PAVEMENT LEGEND

- [Pattern] DELINEATES PROPOSED HEAVY DUTY ASPHALT
- [Pattern] DELINEATES PROPOSED HEAVY DUTY CONCRETE
- [Pattern] DELINEATES PROPOSED CONCRETE PAVING/ARCHITECTURAL APRON, SEE ARCH. PLANS
- [Pattern] DELINEATES CONCRETE SIDEWALK
- [Pattern] DELINEATES PROPOSED STANDARD DUTY ASPHALT



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 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS:

REV.	DATE	COMMENTS:	BY:

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: J030354
 DRAWN BY: SK
 CHECKED BY: TP
 DATE: 08.26.2009
 SCALE: AS NOTED
 CAD I.D.: 04-OVERALL

PROJECT:
PRELIMINARY AND FINAL SITE PLAN & MINOR SUBDIVISION

FOR
PROPOSED Walmart
 (STORE #1844-05)

BLOCK 44, LOTS 2, 3, 5 & PART OF LOT 4, MANCHESTER TWP. (TAX MAP SHEETS 7.02, 5 & 9)
 BLOCK 505, LOTS 14 & 15
 TOMS RIVER TOWNSHIP (TAX MAP SHEET 54)
 NISH RT. EST. & NORTHAMPTON BLVD. OCEAN COUNTY, NEW JERSEY

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M. MOONAN

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
5
 OF 29

REVISION 0