MANASQUAN PLANNING BOARD MEETING AGENDA CONDUCTED WITH ZOOM JUNE 21, 2022 4:00 PM – TUESDAY

Join Zoom Meeting

https://us06web.zoom.us/j/6652076223?pwd=WFZiUVcyQ0tqOHlrajFUa0dpRTc3Zz09

OR Tel – 1-646 876 9923 US (New York) ID # 665 207 6223 Password 365 120

Please take notice that the Manasquan Planning Board will convene a remote meeting on June 21, 2022 4:00 PM. (The Board had previously advertised the said meeting, but the within notice is being re-advertised so as to publicize the remote nature of the same.) Due to the Coronavirus/COVID-19 Borough and State Directives, the said meeting is being held remotely, through a web-meeting conference communication system. The remote meeting format will allow Board Members and the Public to simultaneously hear, listen to, participate in, digest, observe, comment on, and/or otherwise object to any and all Board decisions/actions. The remote meeting format, as aforesaid, will allow the Borough's Planning Board to conduct business, without violating any Executive Orders, without violating any COVID-19 Health and Safety Protocol, and while still complying with the spirit and intent of Prevailing Provisions of New Jersey Law. (Please note that the public access to the Municipal Building is not currently permitted).

Members of the public are welcome to, and encouraged to, participate by observing/participating in the remote meeting. The meeting will be held via Zoom. You can access the meeting through the Zoom App via a smartphone or tablet, via a special link on your computer, or by telephone. Note the information printed above.

PUBLIC MEETING

Salute to the Flag Roll Call Sunshine Law Announcement

APPLICATION

1. #10-2022 Manasquan Holdings - 176 East Main Street - Block 90 Lot 12 (ACME)

ADJOURNMENT

June 16, 2022



Barbara Ilaria, Secretary Manasquan Borough Planning Board 201 East Main Street Manasquan, NJ 08736

Re: Boro File No. MSPB-R1890
Site Plan – Manasquan Holdings LLC - CVS
Block 90, Lot 12
176 East Main Street
BR-1 - Business Retail Zone
Borough of Manasquan, Monmouth County, NJ

Dear Ms. Ilaria:

As per your request, I have reviewed the above-referenced application in accordance with the provisions of the Borough Land Development Ordinance. The documents reviewed in conjunction with this application include:

- 1. Architectural Floor Plan and Elevations prepared by Neves Architecture & Design, LLC dated May 11, 2022.
- 2. Preliminary and Final Site Plan prepared by Douglas Grysko, PE, of Dynamic Engineering, dated May 9, 2022.
- 3. Boundary and Topographic Survey prepared by Craig Black, PE, PLS, of Dynamic Survey, LLC, dated November 4, 2020.
- 4. Stormwater Management Report prepared by Douglas Grysko, PE, of Dynamic Engineering, dated May, 2022.
- 5. Traffic Impact and Parking Assessment prepared by Justin Taylor, PE, PTOE, of Dynamic Traffic, LLC, dated May 12, 2022.

The property is located in the BR-1 Business Retail Zone with frontage on Main Street, Taylor Avenue and Colby Avenue. With this application, the applicant proposes to convert the existing building to a CVS Pharmacy with a drive-thru. A reconfigured parking lot and associated site improvements are also proposed. The application is deemed <u>complete</u> on June 15, 2022.

The following are our comments and recommendations regarding this application:

<u>Zoning</u>

1. The property is located in the BR-1 - Business Retail Zone. The proposed retail use is permitted in the zone.



Re: Boro File No. MSPB-R1890 ENGINE Site Plan – Manasquan Holdings LLC -CVS Block 90, Lot 12

- 2. The following bulk ('c') variances are required as part of this application:
 - a. A maximum lot coverage of 60% is permitted, whereas a lot coverage of 84.8% is proposed (99.6% exists).
 - b. A minimum parking stall size of 9' x 19' is required, whereas stalls of 9' x 18' are proposed.
 - c. Only one sign is permitted per building face, whereas multiple signs are proposed on the south and east elevations.
 - d. A maximum signage surface area of 100 square feet is permitted, whereas a total signage surface of 256.73 is proposed.
- 3. A number of design waivers, mostly for landscaping items, are required with the proposed layout. The applicant should be prepared to detail the requested waivers and provide appropriate justifications for their consideration.
- 4. The architectural plans indicate the building height to the top of the proposed decorative tower is conforming at 37'9", where 40 feet is permitted. The applicant should verify this is the height as measured from the top of curb as required.
- 5. The applicant should be prepared to discuss the hours of operation, hours of site and signage lighting, as well as delivery and garbage collection times.
- 6. The applicant should describe the drive-thru operations and if a speaker system will be installed and if so, approximate decibel levels.
- 7. The survey indicates an area subject to restrictions on the eastern side of the property. This restriction must be explained to the Board and documentation provided.

<u>Drainage</u>

- 8. There will be a total reduction in impervious coverage for the site. The applicant proposes a piped drainage system for the majority of the site which will direct stormwater to the existing NJDOT drainage inlet at the intersection. Approval from the NJDOT to connect to and discharge to their system will be required.
- 9. Although there is a reduction in impervious coverage, a variance is still required for lot coverage. As such, I recommend the applicant provide perforated pipe and sump inlets for the drainage system to provide as much on-site recharge as possible.
- 10. Grading and offsite elevations along Colby Avenue must be shown to demonstrate there will be no ponding from the addition of the new curb.
- 11. The applicant should explain how the roof drains will be handled for the building. I suggest they be connected to the proposed drainage system if at all possible.



Re: Boro File No. MSPB-R1890 ENGINE Site Plan – Manasquan Holdings LLC -CVS Block 90, Lot 12

<u>Traffic</u>

- 12. The proposed site layout exceeds the parking requirement and also proposes four banked parking spaces if needed in the future.
- 13. The site layout proposes to relocate the existing Main Street entrance to the east, away from the intersection. However, I suggest that the access to Main Street be considered for a right in, right out only as traffic from the intersection is frequently stacked at this location. This would also direct left turns out of the site to Colby Avenue, moving them away from the intersection and eliminating a turning movement in this congested area.
- 14. I suggest Do Not Enter signs be added on both sides of the Colby Avenue Drive-thru exit.
- 15. Fire Lanes pavement marking should be shown on the plan. The proposed Loading Zone should also be marked.
- 16. The applicant should confirm that the entire parking lot will be repaved and indicate areas of base repair and full depth replacement and regrading.

Landscaping/Lighting

- 17. The proposed trees adjacent to Colby Avenue should be moved back from the right-ofway to prevent any sight distance obstructions.
- 18. The applicant should explain the borough streetscape landscaping and how this will be addressed.
- 19. I suggest landscaped islands be considered in the center of the main parking rows in the center of the site.
- 20. It does not appear that any substantial existing trees on the property will be removed as part of the application.
- 21. The proposed lighting levels meet the ordinance levels with the only spillage at the access drives.

Miscellaneous

- 22. The applicant should explain how carts will be handled at the location and removed from the parking lot.
- 23. The existing or proposed water and sewer locations should be shown on the plan.
- 24. I suggest bollards be provided across the front of the store as barrier free curbing is proposed.
- 25. The limits of pavement repair along Colby Avenue for the curb replacement must be shown on the plan.



Re: Boro File No. MSPB-R1890 ENGINE Site Plan – Manasquan Holdings LLC -CVS Block 90, Lot 12

June 16, 2022 Sheet 4

- 26. A height and detail for the loading zone screening fence must be provided.
- 27. Any new utilities must be located underground if possible.
- 28. All necessary outside agency approvals must be obtained for this project. These may include, but not be limited to the following:
 - a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. NJDOT

Should you have any questions or desire any additional information, please do not hesitate to contact me.

Very truly yours,

ALBERT D. YODAKIS, P.E., P.P.

ALBERT D. YODAKIS, P.E., P.P. PLANNING BOARD ENGINEER BOROUGH OF MANASQUAN

ADY:jy

cc: George McGill, esq., Planning Board Attorney
 C. Keith Henderson
 52 Abe Vorhees Drive, PO Box 260, Manasquan, NJ 08736
 Douglas Grysko, PE
 Dynamic Engineering, 40 Main Street, 3rd Floor, Toms River, NJ 08753
 Manasquan Holdings, LLC
 975 US Highway 22 West, North Plainfield, NJ 07060

Item 1.

BOROUGH HALL 201 EAST MAIN STREET

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

CONSTRUCTION DEPARTMENT

732-223-0544 Fax 732-223-1300

FRANK F. DIROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736

APPLICATION TO THE PLANNING BOARD

*Applicant's Name: Manasquan Holdings, LLC

*Applicant's Address: 975 U.S. Highway 22 West, North Plainfield, NJ 07060

*Telephone Number: Home: 800 - 488 - 0768 Cell:

*e-mail Address: mgagneron@levinmat.com

*Property Location: NJSH Route 71 & Main Street

*Block: 90 Lot: 12

*Type of Application: Preliminary and Final Major Site Plan Application

Bulk Variance, Non-Permitted Use- Conditional Use- Subdivision- Minor Subdivision- Major-Site Plan Approval

*Date of Zoning Officer's Denial Letter: <u>TBD</u> Attach Zoning Permit Application

*Plot Plan (Survey) not older than five (5) years, clearly indicating all buildings and setbacks.

*Is the Applicant the Landowner? YES

*Does the Applicant own any adjoining land? NO

*Are the property taxes paid to date? PENDING

*Have there been any previous applications to the Planning Board concerning this property?<u>NO</u> (Attach copy)

**Are there any Deed Restrictions, Easements, or Covenants affecting this

(Attach copy)

*The applicant agrees to be responsible for and pay for the costs entailed in the review of this application by any experts retained by the Planning Board for advice in this matter.

Max Gagneron, Vice President Levin Management Corporation as Agent for Applicant 5/12/22

www.manasquan-nj.gov

BOROUGH HALL 201 EAST MAIN STREET

EDWARD G. DONOVAN Mayor

THOMAS F. FLARITY Municipal Administrator Incorporated December 30, 1887

732-223-05 Fax 732-223-1300

CONSTRUCTION DEPARTMENT

BOROUGH OF MANASQUAN COUNTY OF MONMOUTH NEW JERSEY 08736 FRANK F. DiROMA Supervisor of Code Enforcement

> STEVEN J. WINTERS Construction Official

May 24, 2022

Keith Henderson, Esq. 52 Abe Voorhees Drive PO Box 260 Manasquan, NJ 08736

Re: Block: 90 Lot: 12 Zone: BR-1 Manasquan Holdings, LLC 176 East Main Street

Dear Sir:

On this date we reviewed your application for the following project.

Renovate the existing building into a CVS Pharmacy with a drive thru window and additional site improvements.

Revised boundary and topographic survey prepared by Craig Black on May 2, 2022. Preliminary and final major site plan prepared by Joseph Jaworski on May 9, 2022.

Application denied for the following reason(s):

Section 35-18.3 - Requires Planning Board approval for the proposed project.

Section 35- 9.4 – Lot Coverage – 60% Permitted 99.6% Existing 84.8% Proposed

Section 35-13.2 – Parking Spaces – 9' x 19' Required 9' x 18' Proposed

Section 35-25.2b1– Permits only one sign per building face.

Section 35-25.2b5 – Permits a maximum surface area of all signage on the property not to exceed 100s.f.



	Item 1.
EW EXTERIOR GHTING FIXTURE EW DRIVE-THRU ANOPY	ConstantConstantpharmacypharmacystore number:12401 Taylor Avenue Manasquan, nj 08736
EW SCREEN EW DRIVE-THRU OLUMN EW ROWLOCK RICK COURSE	CS PROJECT NUMBER: 144307
EW BRICK OLDIER COURSE	NEVES ARCHITECTURE & DESIGN, LLC 4 05 KEARNY AVE., SUITE #2 KEARNY, NEW JERSEY 07032 TEL.201.246.7979 - FAX.201.246.0235 WEBSITE : NEVESARCHITECTURE.COM NJ LIC# 15042 CT LIC# 11657 NY LIC# 029951
	CONSULTANT:
	DEVELOPER
	SEAL:
	REVISIONS: ISSUED FOR TOWN BOARD 05/11/2022
IOMER NOT TO EXCEED 40'-0"	
HEIGHT OF	DATE: 05/11/2022 JOB NUMBER: 20-CVS-G TITLE: PROPOSED ELEVATIONS
ISTING CONCRETE SE TO BE INTED WHITE	SHEET NUMBER:



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EEN /ETHRU	CS PROJECT NUMBER: 144307
LOCK URSE K COURSE	ARCHITECT OF RECORD
	CONSULTANT:
	DEVELOPER
	SEAL:
	REVISIONS: ISSUED FOR TOWN BOARD 05/11/2022
RETE	DRAWING BY: G.P. DATE: 05/11/2022 JOB NUMBER: 20-CVS-G TITLE: PROPOSED ELEVATIONS SHEET NUMBER: PEL-1

Item 1.



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Item 1.

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BOROUGH OF MANASQUAN ZONING PERMIT APPLICATION				
DATE RECEIVED	om			
ADDRESS_070 C.C. FIIGHWAY 22 WOOL TEL: HOME_800 - 488 - 0768 CELL PRESENT LISE: SINGLE FAMILY MULTI FAMILY COMMERCIAL X OTHER	-			
EXISTING ACCESSORY BUILDINGS: DETACHED GARAGE SHED POOL CABANA	-			
	2			
	~			
DESCRIPTION OF PROPOSED WORK: Renovation of the existing building for a new CVS Pharmacy which will include a drive-thru pharmacy window and associated site improvements.	-			
PREVIOUS ZONING APPLICATION: YESNODATE				
BRIEF DESCRIPTION:	-			
9.1.21				

<u>LO</u>T EXISTING REQUIRED PROPOSED VARIANCE 30 FT 190.74 190.74 No FRONTAGE: N/S --DEPTH: 5,000 SF 90,003 SF 90,003 SF No AREA: N/S ------WIDTH: PRINCIPAL BUILDING REQUIRED EXISTING PROPOSED VARIANCE 64.2 64.2 10 FT No FRONT SETBACK: 5 FT REAR SETBACK: NA N/A 5.2 5.2' 3 FT No SIDE SETBACK: -SIDE SETBACK: BUILDING HEIGHT: 40 FT 1 221 7.2' No 3 No NO. STORIES: 1 1

	ACCESSORY BUILDING OR STRUCTURE					
	REQUIRED	EXISTING	PROPOSED	VARIANCE		
FRONT SETBACK:	N/A	N/A	N/A	No		
REAR SETBACK:	N/A	NA	N/A	No		
SIDE SETBACK:	N/A	N/A	<u>N/A</u>	No		
SIDE SETBACK:	N/A	N/A	N/A	No		
BUILDING HEIGHT:	N/A	N/A	N/A	No		
AREA:	N/A	N/A	N/A	N.		
CURB CUT:	N/A	N/A	N/A	No		
PARKING:	N/A	NIA	N/A	N.		
BUILDING COVERAG	GE: PERMITTED:	40% EXISTING: 21.8		ARIANCE: No		
LOT COVERAGE:	PERMITTED:	60% _{EXISTING: 99.4}	7. PROPOSED: 84.8% V.	ARIANCE: Yes		
APPLICANT SIGNATURE Levin Management Corporation as Agent for Owner ZONING OFFICER: APPROVED/ DENIED DATE DATE						

STORMWATER MANAGEMENT REPORT

for

Manasquan Holdings, LLC CVS Pharmacy

176 East Main Street Manasquan, NJ 08736 Block 90, Lot 12

Prepared by:



40 Main Street, 3rd Floor Toms River, NJ 08753 (732) 678-0000

Douglas Grysko, P.E. NJ Professional Engineer License #45896

May 2022 DEC# 0863-99-009

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IV.	Proposed Drainage Conditions	5
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VIII.	Conclusion	3

APPENDIX

- Web Soil Survey
- Hydrographs Existing Conditions WQSE, 2 yr., 10 yr., 25 yr. & 100 yr.
- Hydrographs Proposed Conditions WQSE, 2 yr., 10 yr., 25 yr. & 100 yr.
- Hydrograph Summary Reports–Pre vs Post Conditions WQSE, 2 yr., 10 yr., 25 yr. & 100 yr.
- Drainage Area Maps

I. SITE DESCRIPTION

The project area consists of Lot 12 in Block 90 in the Borough of Manasquan, Monmouth County, New Jersey. The overall parcel is currently developed with a 19,612 s.f. commercial building (former ACME Food Store), associated parking lot and other accompanying site improvements. The existing parcel is comprised of nearly 100% impervious surfaces with direct sheet flow runoff to the surrounding roadways. Surrounding conditions include to the east, Colby Avenue with NJ Transit railways beyond; to the south, Main Street with the Borough's Muncipal complex beyond; to the west, Taylor Avenue (N.J.S.H. Route 71) with commercial businesses and offices beyond; and to the north by other commercial businesses. The proposed project consists of maintaining the existing building to be renovated for the new CVS Pharamcy store and the existing parking lot will be reconfigured with new pavement surfaces including curbing, landscaping and lighting.

II. DESIGN OVERVIEW

This report has been prepared to define and analyze the stormwater drainage conditions that would occur as a result of the reduction of impervious motor vehicle surfaces associated with the parking lot improvements.

The scope of the study includes the existing building and its associated driveways, parking areas, landscaped areas and other related site improvements as shown on the accompanying engineering drawings. The existing site condition consists of 89,643 s.f. (2.06 ac.) of onsite impervious coverage. The proposed parking and landscaping improvements reduces the impervious motor vehicle surfaces by 14,638 s.f. (0.336 Ac.) which is approximately 16% of the site. The proposed pervious areas are to be planted with shade trees, various plant species and grasses. Under the re-development of the site, the proposed impervious coverage includes the existing 19,612 s.f. (0.499 ac.) building and 55,622 SF (1.231 ac.) of parking lot improvements in the post development condition with a limit of disturbance of 70,633 SF (1.622 Acres).

Based upon the fact that the proposed improvements will result in more than one (1) acre of land disturbance, this project is classified as a "major development"; and therefore, would be subject to the stormwater runoff quantity, stormwater runoff quality and groundwater recharge standards set forth by NJAC 7:8. Typically, a project classified as a major development has to satisfy one of the following conditions to satisfy the stormwater runoff quantity set forth by NJAC 7:8. The site does not create more than 0.25 ac. of new motor vehicle surface, therefore water quality is not required.

- 3 -

- Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, postconstruction runoff hydrographs for the 2, 10 and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;
- 2. Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2, 10 and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
- 3. Design stormwater management measures so that the post-construction peak runoff rates for the two, 10 and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.

This report will demonstrate compliance with the first condition, through identification that the postdevelopment runoff does not exceed the pre-developed runoff rates at any point. It is also the intention of the design of this project to comply with the Stormwater Management Best Management Practices.

III. EXISTING DRAINAGE CONDITIONS

The tract has been evaluated with the following drainage sub-watershed area as depicted on the Existing Drainage Area Map:

<u>Study Area – Main Street:</u> This area encompasses the entire tract of the proposed redevelopment project. This area consists of existing impervious areas. Under existing conditions, stormwater runoff from this area is directed to Main Street and enters the Borough of Manasquan's storm sewer system.

MONMOUTH COUNTY SOIL SURVEY INFORMATION							
SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP					
DouB	Downer-Urban land complex, 0	А					
	to 5 percent slopes						

IV. PROPOSED DRAINAGE CONDITIONS

The site has been evaluated with the following drainage sub-watershed areas as depicted on the Proposed Drainage Area Map:

<u>Study Area – Main Street:</u> This area encompasses the entire tract proposed to be re-developed. This area consists of proposed impervious and open space areas. Under proposed conditions, stormwater runoff from this area is directed to Main Street and enters the Borough of Manasquans storm sewer system.

Within the Appendix of this report are the overlaid hyrdographs comparing the total runoff for existing and proposed conditions. As can be seen, the proposed condition never exceeds the existing condition hydrograph throughout the entire compilation of hydrographs for the 2, 10, 25 and 100 year storm events. This result demonstrates compliance with the first condition of the water quantity standards of NJAC 7:8.

Existing and Proposed Conditions Peak Runoff Results Summary To Main Street						
	Existing Runoff Rate	Realized Runoff Reduction	Proposed Runoff Rate			
WQSE	6.15 cfs	16 %	5.15 cfs			
2 Year	6.24 cfs	16 %	5.23 cfs			
10 Year	9.72 cfs	16 %	8.14 cfs			
25 Year	12.15 cfs	16 %	10.27 cfs			
100 Year	16.66 cfs	13 %	14.44 cfs			

V. DESIGN METHODOLOGY

The intention of the design of the proposed stormwater management facilities for this project is to provide measures as required to address applicable aspects of the Borough of Manasquan Land Use Ordinance and NJAC 7:8.

The parking lot improvements with associated stormwater inlets and piping will be appropriate to collect and convey stormwater runoff generated through the project site.

The overall stormwater management design for the tract has been evaluated by Dynamic Enginering Consultants to ensure that the overall development satisfies the standards set forth by the NJDEP in NJAC 7:8 and the Borough of Manasquan's Land Use Ordinance.

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VI. WATER QUALITY

As noted previously in this report, the proposed development results in a decrease in impervious coverage. Furthermore, the proposed development also results in a decrease in regulated motor vehicle surface, as defined by NJDEP. Pursuant to NJAC 7:8-5.5 (a), the water quality provisions are applicable to developments that increase regulated motor vehicle surface by more than one quarter acre. Therefore, the water quality aspect of NJAC 7:8 and the Borough of Manasquan's Land Use Ordinance do not apply to this development.

VII. GROUNDWATER RECHARGE

The subject development does not meet the requirement for Groundwater Recharge per NJAC 7:8. According to these rules a "major development" project is one that disturbs 1 acre of land or creates 0.25 acres of new impervious surfaces. The proposed project has a reduction of impervious surfaces of 14,638 s.f. (0.336 ac.) approximately 16% of the site therefore reducing the 100% impervious conditions.

VIII. CONCLUSION

In conclusion, the subject development complies with the stormwater runoff quantity requirements, set forth by NJAC 7:8 by demonstrating that the proposed condition runoff hydrographs do not exceed, at any point, the pre-developed runoff hydrographs.

Finally, based upon the reduction in regulated motor vehicle surface compared to the existing condition, pursuant to 7:8-3.5, no water quality standards apply to this development.

With this stated, it is evident that the proposed development will not have a negative impact on the existing stormwater management system, on site or within the vicinity of the subject parcel.

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APPENDIX

WEB SOIL SURVEY



Item 1.







USDA

Natural Resources Conservation Service

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DouB	Downer-Urban land complex, 0 to 5 percent slopes	A	2.0	100.0%
Totals for Area of Intere	st		2.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified Tie-break Rule: Higher

HYDROGRAPH SUMMARY REPORTS EXISTING CONDITIONS WQSE, 2 YR. 10 YR. 25 YR. & 100 YR.

Item 1.



Manasquan Holdings IIc

0863-99-009-EXISTING

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Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 6612 NJ Monmouth-D

Manasquan Holdings IIc

2

1.25

0863-99-009-EXISTING

5

WQSE

NJ DEP 2-hr

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Duration B/B Depth Event# Event Storm Type Curve Mode AMC Name (hours) (inches) 1 2 1 2-Year NOAA 24-hr D Default 24.00 3.38 2 10-Year NOAA 24-hr D Default 24.00 1 5.23 2 3 25-Year NOAA 24-hr 2 D Default 24.00 1 6.53 2 4 100-Year NOAA 24-hr D Default 24.00 1 8.94

Rainfall Events Listing

Default

2.00

1

Manasquan Holdings Ilc

0863-99-009-EXISTING

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Area Listing (all nodes)

Area	CN	Description
 (acres)		(subcatchment-numbers)
1.567	98	Paved parking, HSG A (E-1)
0.499	98	Roofs, HSG A (E-1)
2.066	98	TOTAL AREA

Manasquan Holdings Ilc

0863-99-009-EXISTING

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Printed 5/2/2022 Page 5

Soil Listing (all nodes)

Area	Soil	Subcatchment
(acres)	Group	Numbers
2.066	HSG A	E-1
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
2.066		TOTAL AREA

Manasquan Holdings Ilc

0863-99-009-EXISTING

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Printed 5/2/2022 Page 6

Ground Covers (all nodes)

HSG-A	HSG-B	HSG-C	HSG-D	Other	Total	Ground	Subcatchment
 (acres)	(acres)	(acres)	(acres)	(acres)	(acres)	Cover	Numbers
1.567	0.000	0.000	0.000	0.000	1.567	Paved parking	E-1
0.499	0.000	0.000	0.000	0.000	0.499	Roofs	E-1
2.066	0.000	0.000	0.000	0.000	2.066	TOTAL AREA	

0863-00-000-EXISTING	Manasquan Holdings Ilc
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: EDA-1Runoff Area=2.066 ac100.00% ImperviousRunoff Depth=3.15"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=6.24 cfs0.542 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.542 af Average Runoff Depth = 3.15" 0.00% Pervious = 0.000 ac 100.00% Impervious = 2.066 ac

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Manasquan Holdings Ilc NOAA 24-hr D 2-Year Rainfall=3.38" Printed 5/2/2022 s LLC Page 8

Summary for Subcatchment E-1: EDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 6.24 cfs @ 12.07 hrs, Volume= 0.542 af, Depth= 3.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 2-Year Rainfall=3.38"

	Area	(ac) (CN Des	cription			
	0.	499	98 Roo	fs, HSG A			
	1.	567	98 Pav	ed parking	, HSG A		
2.066			Weighted Average				
2.066			100	.00% Impe	rvious Area	l de la constante d	
	Тс	Length	Slope	Velocity	Capacity	Description	
_	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)		
	1.3	100	0.0150	1.28		Sheet Flow, Sheet	
						Smooth surfaces n= 0.011 P2= 3.50"	
	0.3	40	0.0150	2.49		Shallow Concentrated Flow, Shallow	
_						Paved Kv= 20.3 fps	
	1.6	140	Total				

Subcatchment E-1: EDA-1



0863-99-009-EXISTING	NOAA 24-hr D	Manasquan Holdings Ilc <i>10-Year Rainfall=5.</i> 23″
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: EDA-1Runoff Area=2.066 ac100.00% ImperviousRunoff Depth=4.99"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=9.72 cfs0.860 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.860 af Average Runoff Depth = 4.99" 0.00% Pervious = 0.000 ac 100.00% Impervious = 2.066 ac

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Summary for Subcatchment E-1: EDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 9.72 cfs @ 12.07 hrs, Volume= 0.860 af, Depth= 4.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 10-Year Rainfall=5.23"

	Area	(ac) (CN Des	cription			
	0.	499	98 Roc	ofs, HSG A			
	1.	567	98 Pav	ed parking	, HSG A		
2.066			Weighted Average				
2.066			100	.00% Impe	rvious Area	l de la constante d	
	Tc	Length	Slope	Velocity	Capacity	Description	
	(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)		
	1.3	100	0.0150	1.28		Sheet Flow, Sheet	
						Smooth surfaces n= 0.011 P2= 3.50"	
	0.3	40	0.0150	2.49		Shallow Concentrated Flow, Shallow	
						Paved Kv= 20.3 fps	
	1.6	140	Total				

Subcatchment E-1: EDA-1



Manasquan Holdings Ilc NOAA 24-hr D 10-Year Rainfall=5.23" Printed 5/2/2022 Itions LLC Page 10

0863-99-009-EXISTING	NOAA 24-	-hr D	Manasquan Holdings Ilc 25-Year Rainfall=6.53"
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: EDA-1Runoff Area=2.066 ac100.00% ImperviousRunoff Depth=6.29"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=12.15 cfs1.083 af

Total Runoff Area = 2.066 ac Runoff Volume = 1.083 af Average Runoff Depth = 6.29" 0.00% Pervious = 0.000 ac 100.00% Impervious = 2.066 ac
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Summary for Subcatchment E-1: EDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 12.15 cfs @ 12.07 hrs, Volume= 1.083 af, Depth= 6.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 25-Year Rainfall=6.53"

Area	(ac) (CN Des	cription		
0.	499	98 Roofs, HSG A			
1.	567	98 Pav	ed parking	, HSG A	
2.	066	Wei	ghted Aver	rage	
2.	066	100.	.00% Impe	rvious Area	I
Тс	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
1.3	100	0.0150	1.28		Sheet Flow, Sheet
					Smooth surfaces n= 0.011 P2= 3.50"
0.3	40	0.0150	2.49		Shallow Concentrated Flow, Shallow
					Paved Kv= 20.3 fps
1.6	140	Total			

Subcatchment E-1: EDA-1



Manasquan Holdings Ilc NOAA 24-hr D 25-Year Rainfall=6.53" Printed 5/2/2022 utions LLC Page 12

		Manasquan Holdings Ilc
0863-99-009-EXISTING	NOAA 24-hr D	100-Year Rainfall=8.94"
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: EDA-1Runoff Area=2.066 ac100.00% ImperviousRunoff Depth=8.70"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=16.66 cfs1.498 af

Total Runoff Area = 2.066 ac Runoff Volume = 1.498 af Average Runoff Depth = 8.70" 0.00% Pervious = 0.000 ac 100.00% Impervious = 2.066 ac

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NOAA 24-hr D 100-Year Rainfall=8.94"

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Summary for Subcatchment E-1: EDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 16.66 cfs @ 12.07 hrs, Volume= 1.498 af, Depth= 8.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 100-Year Rainfall=8.94"

Area	(ac)	CN De	scription			
0.	.499	98 Ro	ofs, HSG A			
1.	.567	98 Pa	ved parking	, HSG A		
2.	.066	We	eighted Ave	rage		
2.	.066	100).00% Impe	rvious Area	l de la constante d	
			-			
Tc	Length	ı Slope	e Velocity	Capacity	Description	
(min)	(feet) (ft/ft)) (ft/sec)	(cfs)		
1.3	100	0.0150) 1.28		Sheet Flow, Sheet	
					Smooth surfaces n= 0.011 P2= 3.50"	
0.3	40	0.0150) 2.49		Shallow Concentrated Flow, Shallow	
					Paved Kv= 20.3 fps	
1.6	140) Total				

Subcatchment E-1: EDA-1



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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment E-1: EDA-1Runoff Area=2.066 ac100.00% ImperviousRunoff Depth>1.03"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=6.15 cfs0.178 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.178 af Average Runoff Depth = 1.03" 0.00% Pervious = 0.000 ac 100.00% Impervious = 2.066 ac

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Manasquan Holdings Ilc NJ DEP 2-hr WQSE Rainfall=1.25" Printed 5/2/2022 LLC Page 16

Summary for Subcatchment E-1: EDA-1

[49] Hint: Tc<2dt may require smaller dt [73] Warning: Peak may fall outside time span

Runoff = 6.15 cfs @ 1.02 hrs, Volume=

0.178 af, Depth> 1.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NJ DEP 2-hr WQSE Rainfall=1.25"

	Area	(ac) C	N Des	cription				
	0.	499 9	98 Roo	fs, HSG A				
_	1.	567 9	98 Pav	ed parking	, HSG A			
	2.066 Weighted Average							
	2.	066	100.	00% Impe	rvious Area			
	Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description		
	1.3	100	0.0150	1.28		Sheet Flow, Sheet		
_	0.3	40	0.0150	2.49		Smooth surfaces n= 0.011 P2= 3.50" Shallow Concentrated Flow, Shallow Paved Kv= 20.3 fps		

1.6 140 Total

Subcatchment E-1: EDA-1



Item 1.

HYDROGRAPH SUMMARY REPORTS PROPOSED CONDITIONS WQSE, 2 YR. 10 YR. 25 YR. & 100 YR.



Item 1.

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Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 6612 NJ Monmouth-D

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B/B Depth Event# Event Storm Type Curve Mode Duration AMC Name (hours) (inches) 1 2 1 2-Year NOAA 24-hr D Default 24.00 3.38 2 10-Year NOAA 24-hr D Default 24.00 1 5.23 2 3 25-Year NOAA 24-hr 2 D Default 24.00 1 6.53 2 4 100-Year NOAA 24-hr D Default 24.00 1 8.94 5 WQSE NJ DEP 2-hr 2.00 2 Default 1 1.25

Rainfall Events Listing

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Area Listing (all nodes)

(acres)	CN	(subcatchment-numbers)
0.336	39	>75% Grass cover, Good, HSG A (P)
1.231	98	Paved parking, HSG A (P)
0.499	98	Roofs, HSG A (P)
2.066	88	TOTAL AREA

Manasquan Holdings Ilc

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Soil Listing (all nodes)

Area	Soil	Subcatchment
(acres)	Group	Numbers
2.066	HSG A	Р
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
2.066		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
 0.336	0.000	0.000	0.000	0.000	0.336	>75% Grass cover, Good	P
1.231	0.000	0.000	0.000	0.000	1.231	Paved parking	Р
0.499	0.000	0.000	0.000	0.000	0.499	Roofs	Р
2.066	0.000	0.000	0.000	0.000	2.066	TOTAL AREA	

	Manasquan Holdings IIc
0863-99-009-PROPOSED	NOAA 24-hr D 2-Year Rainfall=3.38"
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P: PDA-1Runoff Area=2.066 ac83.74% ImperviousRunoff Depth=2.64"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=5.23 cfs0.454 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.454 af Average Runoff Depth = 2.64" 16.26% Pervious = 0.336 ac 83.74% Impervious = 1.730 ac

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Manasquan Holdings IIc NOAA 24-hr D 2-Year Rainfall=3.38" Printed 5/2/2022 Page 8

Summary for Subcatchment P: PDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 5.23 cfs @ 12.07 hrs, Volume= 0.454 af, Depth= 2.64" Routed to nonexistent node 1L

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 2-Year Rainfall=3.38"

Area ((ac) (CN	Desc	cription		
0.4	499	98	Roof	s, HSG A		
1.2	231	98	Pave	ed parking,	, HSG A	
0.3	336	39 :	>75%	% Grass co	over, Good,	, HSG A
2.0	066		Weig	ghted Aver	age	
0.3	336		16.2	6% Pervio	us Area	
1.	730	i	83.74	4% Imperv	vious Area	
Тс	l enath	SI	one	Velocity	Canacity	Description
(min)	(feet)	(f	t/ft)	(ft/sec)	(cfs)	Description
1.3	100	0.0	150	1.28		Sheet Flow, Sheet
						Smooth surfaces n= 0.011 P2= 3.50"
0.3	40	0.01	150	2.49		Shallow Concentrated Flow, Shallow
						Paved Kv= 20.3 fps

1.6 140 Total

Subcatchment P: PDA-1



		Manasquan Holdings IIc
0863-99-009-PROPOSED	NOAA 24-nr D	10-Year Rainfall=5.23
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P: PDA-1Runoff Area=2.066 ac83.74% ImperviousRunoff Depth=4.22"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=8.14 cfs0.727 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.727 af Average Runoff Depth = 4.22" 16.26% Pervious = 0.336 ac 83.74% Impervious = 1.730 ac

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NOAA 24-hr D 10-Year Rainfall=5.23" Printed 5/2/2022 Solutions LLC Page 10

Manasquan Holdings IIc

Summary for Subcatchment P: PDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 8.14 cfs @ 12.07 hrs, Volume= Routed to nonexistent node 1L 0.727 af, Depth= 4.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 10-Year Rainfall=5.23"

Area	(ac) C	N Des	cription					
0.	0.499 98 Roofs, HSG A							
1.	1.231 98 Paved parking, HSG A							
0.336 39 >75% Grass cover, Good, HSG A								
2.	066	Wei	ghted Avei	age				
0.	336	16.2	6% Pervio	us Area				
1.	730	83.7	4% Imper	∕ious Area				
Тс	Length	Slope	Velocity	Capacity	Description			
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)				
1.3	100	0.0150	1.28		Sheet Flow, Sheet			
					Smooth surfaces n= 0.011 P2= 3.50"			
0.3	40	0.0150	2.49		Shallow Concentrated Flow, Shallow			
					Paved Kv= 20.3 fps			
1.6	140	Total						
				Subcate	chment P: PDA-1			



0863-99-009-PROPOSED	NOAA 24-hr D	Manasquan Holdings Ilc 25-Year Rainfall=6.53"
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P: PDA-1Runoff Area=2.066 ac83.74% ImperviousRunoff Depth=5.37"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=10.27 cfs0.924 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.924 af Average Runoff Depth = 5.37" 16.26% Pervious = 0.336 ac 83.74% Impervious = 1.730 ac

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Manasquan Holdings Ilc NOAA 24-hr D 25-Year Rainfall=6.53" Printed 5/2/2022 tions LLC Page 12

Summary for Subcatchment P: PDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 10.27 cfs @ 12.07 hrs, Volume= Routed to nonexistent node 1L

0.924 af, Depth= 5.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 25-Year Rainfall=6.53"

Area	(ac)	CN	Desc	cription		
0.	499	98	Roof	fs, HSG A		
1.	231	98	Pave	ed parking	, HSG A	
0.	336	39	>75%	% Grass co	over, Good,	, HSG A
2.	066		Weig	ghted Aver	age	
0.	336		16.2	6% Pervio	us Area	
1.	730		83.7	4% Imper\	vious Area	
Tc	Length	i S	Slope	Velocity	Capacity	Description
(min)	(feet)		(ft/ft)	(ft/sec)	(cfs)	
1.3	100	0.0	0150	1.28		Sheet Flow, Sheet
						Smooth surfaces n= 0.011 P2= 3.50"
0.3	40	0.0	0150	2.49		Shallow Concentrated Flow, Shallow
						Paved Kv= 20.3 fps

1.6 140 Total

Subcatchment P: PDA-1



		Manasquan Holdings Ilc
0863-99-009-PROPOSED	NOAA 24-hr D	100-Year Rainfall=8.94"
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P: PDA-1Runoff Area=2.066 ac83.74% ImperviousRunoff Depth=7.54"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=14.44 cfs1.298 af

Total Runoff Area = 2.066 ac Runoff Volume = 1.298 af Average Runoff Depth = 7.54" 16.26% Pervious = 0.336 ac 83.74% Impervious = 1.730 ac

Manasquan Holdings IIc

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NOAA 24-hr D 100-Year Rainfall=8.94"

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Summary for Subcatchment P: PDA-1

[49] Hint: Tc<2dt may require smaller dt

Runoff = 14.44 cfs @ 12.07 hrs, Volume= Routed to nonexistent node 1L

1.298 af, Depth= 7.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NOAA 24-hr D 100-Year Rainfall=8.94"

Area	(ac) (CN	Desc	cription		
0.	499	98	Roof	s, HSG A		
1.	231	98	Pave	ed parking,	, HSG A	
0.	336	39	>75%	6 Grass co	over, Good	, HSG A
2.	066		Weig	ghted Aver	age	
0.	336		16.2	6% Pervio	us Area	
1.	730		83.74	4% Imperv	∕ious Area	
Тс	Length	SI	lope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	·
1.3	100	0.0	150	1.28		Sheet Flow, Sheet
						Smooth surfaces n= 0.011 P2= 3.50"
0.3	40	0.0	150	2.49		Shallow Concentrated Flow, Shallow
						Paved Kv= 20.3 fps

1.6 140 Total

Subcatchment P: PDA-1



	Manasquan Holdings IIc
0863-99-009-PROPOSED	NJ DEP Z-III VVQSE Railliali-1.23
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Time span=0.10-40.00 hrs, dt=0.10 hrs, 400 points Runoff by SCS TR-20 method, UH=SCS, Weighted-Q Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment P: PDA-1Runoff Area=2.066 ac83.74% ImperviousRunoff Depth>0.87"Flow Length=140'Slope=0.0150 '/'Tc=1.6 minCN=WQRunoff=5.15 cfs0.149 af

Total Runoff Area = 2.066 ac Runoff Volume = 0.149 af Average Runoff Depth = 0.87" 16.26% Pervious = 0.336 ac 83.74% Impervious = 1.730 ac

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Manasquan Holdings Ilc NJ DEP 2-hr WQSE Rainfall=1.25" Printed 5/2/2022 LLC Page 16

Summary for Subcatchment P: PDA-1

[49] Hint: Tc<2dt may require smaller dt [73] Warning: Peak may fall outside time span

Runoff	=	5.15 cfs @	1.02 hrs,	Volume=
Route	d to no	onexistent node 1	L	

0.149 af, Depth> 0.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.10-40.00 hrs, dt= 0.10 hrs NJ DEP 2-hr WQSE Rainfall=1.25"

 Area	(ac)	CN	Desc	ription		
0.	499	98	Roof	s, HSG A		
1.	231	98	Pave	ed parking,	HSG A	
 0.	336	39	>75%	6 Grass co	over, Good,	HSG A
 2.	066		Weig	ghted Aver	age	
0.	336		16.20	6% Pervio	us Area	
1.	730		83.74	4% Imperv	vious Area	
Тс	Length	າ S	lope	Velocity	Capacity	Description
 (min)	(feet) ((ft/ft)	(ft/sec)	(cfs)	
1.3	100	0.0	0150	1.28		Sheet Flow, Sheet
						Smooth surfaces n= 0.011 P2= 3.50"
0.3	40	0.0	0150	2.49		Shallow Concentrated Flow, Shallow
						Paved Kv= 20.3 fps
1.6	140) To	otal			

0863-99-009-PROPOSED

Manasquan Holdings IIc NJ DEP 2-hr WQSE Rainfall=1.25" Prepared by Dynamic Engineering Consultants, PC HydroCAD® 10.10-7a s/n 08640 © 2021 HydroCAD Software Solutions LLC Printed 5/2/2022 Page 17

Hydrograph Runoff NJ DEP 2-hr 5 WQSE Rainfall=1.25" Runoff Area=2.066 ac 4-Runoff Volume=0.149 af Flow (cfs) Runoff Depth>0.87" 3-Flow Length=140' Slope=0.0150 '/' 2-Tc=1.6 min CN=WQ 1 n 2 4 6 8 10 12 20 30 34 14 16 18 22 24 26 28 32 36 38 40 Time (hours)

Subcatchment P: PDA-1

Item 1.

HYDROGRAPH SUMMARY REPORTS PRE VS POST CONDITIONS WQSE, 2 YR. 10 YR. 25 YR. & 100 YR.

NJ DEP 2-hr WQSE Rainfall=1.25"

Printed 5/16/2022

0863-99-009-EXISTING

Prepared by Dynamic Engineering Consultants, PC HydroCAD® 10.10-7a s/n 08640 © 2021 HydroCAD Software Solutions LLC



NOAA 24-hr D 2-Year Rainfall=3.38"

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0863-99-009-EXISTING

NOAA 24-hr D 10-Year Rainfall=5.23" Prepared by Dynamic Engineering Consultants, PC HydroCAD® 10.10-7a s/n 08640 © 2021 HydroCAD Software Solutions LLC



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0863-99-009-PROPOSED

NOAA 24-hr D 25-Year Rainfall=6.53" Prepared by Dynamic Engineering Consultants, PC HydroCAD® 10.10-7a s/n 08640 © 2021 HydroCAD Software Solutions LLC



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NOAA 24-hr D 100-Year Rainfall=8.94" Prepared by Dynamic Engineering Consultants, PC HydroCAD® 10.10-7a s/n 08640 © 2021 HydroCAD Software Solutions LLC



DRAINAGE AREA MAPS



	CVS
ph	armacv
19,612 S. STORE I N.J.S.H. ROUTE BOROUGH OF MA PROJECT TYPE: DEAL TYPE: CS PRO	F. BUILDING CONVERSION NUMBER: 71 & MAIN STREET NASQUAN, MONMOUTH COUNTY, NEW JERSEY AS IS FF-EX BLDG LEASE JECT NUMBER: 107542
LAND DEVEN GEOT TRAFFIC IT I: 73 Offic	An and a maximum of the formation of the
DO	UGLAS GRYSKO
PF NE JOS	ROFESSIONAL ENGINEER EW JERSEY LICENSE No. 45896 EPH G. JAWORSKI
PF	ROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 36618 PENNSYLVANIA LICENSE NO. 47943 NEW YORK LICENSE NO. 075707 CONNECTICUT LICENSE NO. 20811 MASSACHUSETTS LICENSE NO. 40835 DELAWARE LICENSE NO. 16354 TEXAS LICENSE NO. 120486
DEVELOPER: MANASQU 975 U.S. HIGH NORTH PLAINFI TELE: (908) 7 PROJECT CONT	JAN HOLDINGS, LLC IWAY 22 WEST IELD, NJ 07060 55–2401 TACT: MAX GAGNERON
Rev. Date	Comments By
SCALE:	(H) 1"=20'
DRAWN BY:	(V) PS
DESIGNED BY:	MP
DATE:	DG 05/09/2022
JOB No:	0863-99-009
TITLE: EXIST	TING DRAINAGE AREA MAP
SHEET No:	0F 2
Comments: This plan is	For Approval process only and
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	CVS
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19,612 S. STORE N N.J.S.H. ROUTE BOROUGH OF MAR PROJECT TYPE: DEAL TYPE: CS PRO	F. BUILDING CONVERSION NUMBER: 71 & main street iasquan, monmouth county, new jersey As is FF-ex bldg lease JECT NUMBER: 107542
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	OFESSIONAL ENGINEER
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	UFESSIONAL ENGINEER NEW JERSEY LICENSE No. 36618 PENNSYLVANIA LICENSE No. 47943 NEW YORK LICENSE No. 2075707 CONNECTICUT LICENSE No. 20811 IASSACHUSETTS LICENSE No. 40835 DELAMAGE LICENSE NO. 40835
DEVELOPER: MANASQU 975 U.S. HIGH NORTH PLAINFI TELE: (908) 75 PROJECT CONT.	AN HOLDINGS, LLC WAY 22 WEST ELD, NJ 07060 55-2401 ACT: MAX GAGNERON
Rev. Date	Comments By
SCALE:	(H) 1"=20' (V) .
DRAWN BY:	PS MP
CHECKED BY:	DG
DATE:	05/09/2022
	0863-99-009 OSED DRAINAGE AREA MAP
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	OF 2
COMMENTS:	
THIS PLAN IS (For Approval process only and

Item 1.

PRELIMINARY AND FINAL MAJOR SITE PLAN FOR MANASQUAN HOLDINGS, LLC PROPOSED CVS PHARMACY BLOCK 90, LOT 12; TAX MAP SHEET #17 - LATEST REV. DATED 5/2004 N.J.S.H. ROUTE 71 & MAIN STREET BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY 200' PROPERTY OWNERS LIST **B-3** ZONE ALSO TO BE NOTIFIED: JERSEY CENTRAL POWER & LIGHT CUSTOMER SERVICE P.O. BOX 16001 READING, PA 19612-6001 VERIZON P.O. BOX 4833 TRENTON, NJ 08650-4833 0 ZONE B-1 ZONE

PROPERTY OWNER	BLOCK	LOT	PROPERTY OWNER	<u>BLOCK</u>	LOT
NJ TRANSIT 1 PENN PLAZA E NEWARK, NJ 07105	92	1	PROVOST, LORRAINE 11 WYCKOFF AVE MANASQUAN, NJ 08736	95	11.01
CROWDER, SUSAN A 218 E MAIN ST MANASQUAN, NJ 08736	95	10	BEST, JOHN & DEBORAH L 31 WYCKOFF AVE MANASQUAN, NJ 08736	95	14
AMERMAN, CLAIRE 50 COLBY AVE MANASQUAN, NJ 08736	95	1	GIUNCO REALTY & GIUNCO, JOHN A 99 CRINE RD COLTS NECK, NJ 07722	88	39.01
LITWIN, DIANA 1111 HOLLYWOOD BLVD PT PLEASANT, NJ 08742	95	7.01	TRUEX, WILLIAM F & DORIS J 837 WILLIAM DR BRIELLE, NJ 08730	90	11.01
MAZZONE, ROBIN 32 A TAYLOR AVE MANASQUAN, NJ 08742	90	10	208 PROPERTIES, LLC 208 E MAIN ST MANASQUAN, NJ 08736 DWONAGOZYK OKTUERINE & DRUNG	95	9
RUFOLO PROP MGMT AT TAYLOR LLC 6 MOYSE PL SUITE 201 EDISON, NJ 08820	90	9	27 WYCKOFF AVE MANASQUAN, NJ 08736	95	13
BERMAN, ALEC H & KREY, LAURA ADELE 200 CHAMBERS ST, APT 5A NEW YORK, NY 10007	95	15	238 W 71ST ST APT 3B NEW YORK, NY 10023	95	4
LYONS, ANNE T & LYONS, CAROLE R 78 COLBY AVE MANASQUAN, NJ 08736	95	6	204 E MAIN ST MANASQUAN, NJ 08736	95	7.02
RUFOLO PROP MGMT AT COLBY, LLC 6 MOYSE PL SUITE 201 EDISON, NJ 08820	90	13.04	FICALORA, LYNN M 221 E MAIN ST LOWER MANASQUAN, NJ 08736	89	2
MANASQUAN CROSSINGS C/O HOUSEN, C 229 E MAIN ST MANASQUAN, NJ 08736	83	52	MAHER, ROBERT D 17 WYCKOFF AVE MANASQUAN, NJ 08736	95	11.02
NJ TRANSIT 1 PENN PLAZA E NEWARK, NJ 07105	83	52	SUGAR RUN, LLC C/O COYLE 811 RATHJEN RD BRIELLE, NJ 08730	90	8
PARKHILÌ, MICHAEL & ANDREA 217 MAIN ST E MANASQUAN, NJ 08736	89	3	MANASQUAN HOLDINGS, LLC C/O LEVIN PO BOX 35382 CHARLOTTE, NJ 28235	90	12
ROBERT L DOOLITTLE REVOCABLE LIVING 634 SUMMIT PL BRIELLE, NJ 08730	90	13.02	LUDWIG & WARE, LLC & LITWIN, DIANA 204 E MAIN ST MANASQUAN, NJ 08736	95	12
OCLAR PROPERTIES, LLC 36 COLBY AVENUE MANASQUAN, NJ 08736	95	5	JLH CUSTOM HOMES, LLC 52 TAYLOR AVE MANASQUAN, NJ 08736	90	7.04
WASNESKY, ERIC M & KIMBERLY 54 COLBY AVE MANASQUAN, NJ 08736	94	3	SCHECHTER 7,11 MANASQUAN LLC 125 EAST 87 TH STREET NEW YORK, NY 10128	90	14
206 EAST MAIN, LLC C/O WIGHT PO BOX 318 MANASQUAN, NJ 08736	95	8	MAZZELLA, PETER 55 COLBY AVENUE MANASQUAN, NJ 08736	93	4.04
DEMPSEY'S LLC 126 MAIN STREET MANASQUAN, NJ 08736	90	13.03	SKOKNA, EST OF EDWARD J C/O BELDIN 48 COLBY AVE MANASQUAN, NJ 08736	95	2
CAPRA, DOUGLAS R & JUDY J 42 COLBY AVENUE MANASQUAN, NJ 08736	95	3	NJ TRANSIT 1 PENN PLAZA E NEWARK, NJ 07105 2027 MIN STREET LLO	83	1
JCP&L C/O FE SERVICE TAX DEPT 800 CABÍN HILL DR GREENSBURG, PA 15601	90	15.02	227 MAIN STREET, LLC 216 THE TERRACE SEA GIRT, NJ 08750	89	1

STATE OF NEW JERSEY, COMMISSION OF TRANSPORTATION DEPARTMENT OF TRANSPORTATION 1035 PARKWAY AVENUE TRENTON, NJ 08625–2309

<u>PLANNING</u>	BO/	ARD	APPRO	
APPROVED BY THE PLANNING BOA	RD OF BOROUGH	OF MANASQUAN M	IONMOUTH COUNTY, N	NEW JERSEY
CHAIRMAN			[DATE
SECRETARY			[DATE
BOARD ENGINEER			[DATE



AREA MAP 1" = 200'

PREPARED BY DYNAMIC ENGINEERING CONSULTANTS, P.C. 40 MAIN STREET, 3RD FLOOR TOMS RIVER, NJ 08753 WWW.DYNAMICEC.COM

KEY MAP 1" = 2000'

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SOIL EROSION CONTROL NOTES & DETAILS	11 of 16
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CONSTRUCTION DETAILS	13 of 16
CONSTRUCTION DETAILS	14 of 16
CVS SIGNAGE DETAILS	15 of 16
VEHICLE CIRCULATION	16 of 16

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DEVELOPER: MANASQU 975 U.S. HIGH NORTH PLAINFI TELE: (908) 7 PROJECT CONT	JAN HOLDINGS, LLC IWAY 22 WEST IELD, NJ 07060 55–2401 TACT: MAX GAGNERON	
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	MINIMUM SIGN SETBACK:		10 FT	SIGN SETBACK:		10 FT	(WAIVER REI R. NO MORE T
	MINIMUM CLEARANCE:		6 IN	SIGN CLEARANCE:		N/S	S. ONE SHADE T. A LANDSCAL
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		EXC	CEED 100 SF)	SOUTH FACADE:			SHRUBS (§ X. <u>R</u> EQUIRED L
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				"DRIVE-THRU PHARMA	ICY" SIGN ' SIGN	17.65 SF 3.0 SF	PRECEDENCE U BETWEEN SOILS
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				"CVS PHARMACY" SIGN	N	<u>74.43 SF</u>	22. ALL EXCAVATED 23. CONTRACTOR IS
			N /C	IUTAL FACADE SIGN A	AKF4:	74.43 SF	ADDITIONAL PR 24. ALL CONTRACT INSURANCE (CO
	MINIMUM ULEARANCE:		N/S 15 IN	PROJECTION		IBD 5 IN	INSURED AND CONTRACTORS
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] ONE BUILDING M(DUNTED SIGN IS PERMITTED PE	R BUILDING FACE					AND SUBCONS NOT LIMITED T
3] THE TOTAL AGGRE	EGATE SURFACE AREA OF ALL	SIGNS ON A LOT SHALL NOT EXCE	EED ONE HUNDR	RED (100) SF (§ 35-25	5.2.B.5)		CONSULTANTS, THEIR WORK
1] ANY SIGN HAVING	TWO (2) EXPOSURES SHALL	BE MEASURED FOR AREA USING TH	HE SURFACE OF	ONE (1) SIDE ONLY (§ 35–25.3.P)		ENGINEERING (POLICIES OF G
							PRODUCT DATA THE DESIGN (
PLICANT: MAI 97: NO	KE COMO, NJ 07719 RVEYOR FILE NO: 0863–99–00 NASQUAN HOLDINGS, LLC 5 U.S. HIGHWAY 22 WEST RTH PLAINFIELD, NJ 07060	95					DYNAMIC ENGIN THE PROJECT 28. THE CONTRACT REQUIRE ALL SUBCONSULTAN THOSE AGREEN 29. IF THE CONTR
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) IN ANY STREET RIGHT-OF-WAY SHALL BE PLANTED ONE TREE EVERY 40 FEET OF STREET FRONTAGE. (§33-4.B.3) (WAIVER REQUESTED - BOROUGH

UT OF REQUIRED TREES WITHIN A STREET RIGHT-OF-WAY IS IMPOSSIBLE OR IMPRACTICAL DUE TO THE PRESENCE OF SIDEWALKS, CRITICAL AREAS OR ENVIRONMENTAL FEATURES, THE PLANNING BOARD MAY REQUIRE A 10-FOOT-WIDE STREET TREE EASEMENT TO BE LOCATED ADJACENT TO THE

RUBBERY, BUSHES, FLOWERS, AND SIMILAR PLANTINGS SHALL BE DESIGNED TO SERVE DECORATIVE AND ORNAMENTAL FUNCTIONS AS WELL AS FERING. (\$33–4.C.1) SHALL LARGELY BE USED FOR SCREENING AND BUFFERING, WHILE FLOWERING SHRUBS AND SIMILAR PLANTS SHALL BE USED AT HIGHLY VISIBLE FRONT YARDS AND BUILDING ENTRANCES. (§33–4.C.2)

RDENS, PERENNIAL FLOWERBEDS AND PLANTERS IS STRONGLY ENCOURAGED IN ALL COMMERCIAL DEVELOPMENT. (§33-4.C.3) PORTION OF THE PARKING AREAS SHALL BE LANDSCAPED, EXCLUDING ALL PERIMETER LANDSCAPING, AND REQUIRED BUFFER AREAS. (§33–4.D.1)

ARKING STALLS SHALL EXIST IN A CONTINUOUS ROW WITHOUT A LANDSCAPED BREAK. (§33–4.D.2) (WAIVER REQUESTED) LL BE PROVIDED FOR EVERY 10 PARKING STALLS TO CREATE A CANOPY EFFECT. (§33–4.D.3)) AT LEAST FOUR FEET IN WIDTH SHALL SEPARATE THE ENDS OF PARKING ROWS FROM DRIVE AISLES (§33-4.D.4).

RKING OR LOADING AREA SHALL HAVE A WIDTH OF AT LEAST FOUR FEET AND BE IN DEFINED LANDSCAPED AREAS THAT ARE UNIFORMLY DISTRIBUTED KING OR LOADING AREA. (§33–4.D.5). S SHALL BE REQUIRED TO SCREEN HÉADLIGHTS IN PARKING AREAS FROM PUBLIC RIGHTS-OF-WAY AND ADJACENT RESIDENTIAL PROPERTIES.

SHALL CONSIST OF EVERGREEN GROUND COVER AND SHRUBS MIXED WITH A VARIETY OF FLOWERING AND DECIDUOUS PLANT SPECIES OF TREES AND ING SHALL BE MAINTAINED AND NOT ALLOWED TO FALL INTO DISREPAIR. THE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, SHALL MAINTAIN VEGETATION ANCE WITH AN APPROVED SITE PLAN. A DEVELOPER SHALL BE REQUIRED TO REPLACE DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF TWO YEARS ISSUANCE OF A FINAL ZONING PERMIT FOR OCCUPANCY AND SHALL POST A MAINTENANCE GUARANTEE FOR SUCH. IF PLANT MATERIAL IS DEAD OR ANTING SEASON, IT SHALL BE REPLACED THE SAME SEASON. IF PLANT MATERIAL IS DEAD OR DYING DURING A NON-PLANTING SEASON, IT SHALL BE AND DEVELOPMENT OF DEVELOPMENT FOR OCCUPANCY AND SHALL POST A MAINTENANCE GUARANTEE FOR SUCH. IF PLANT MATERIAL IS DEAD OR ANTING SEASON, IT SHALL BE REPLACED THE SAME SEASON. IF PLANT MATERIAL IS DEAD OR DYING DURING A NON-PLANTING SEASON, IT SHALL BE

S IS REASONABLY POSSIBLE AT THE START OF THE NEXT PLANTING SEASON. (§33–4.E.3) VSPECTION. ALL LANDSCAPING SHALL BE SUBJECT TO A POST-DEVELOPMENT INSPECTION BY THE PLANNING BOARD ENGINEER. (§33-4.F)

S ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO ON WAIVERS. NSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO RICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE

ABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE IES. PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY WIT & PLANS. INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC. EY SHALL BE CONSIDERED A PART OF THESE PLANS. OWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. JITABLE MAINST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION. PONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS US TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE. MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY LI CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL OVIDE CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL DYNER CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL DYNER OF ALL CONTRACTORS AND FEREING CONSULTANTS, P.C. AND TRACTORS WILL TO THE FUELDED INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE P

ONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY TRACTORS. NAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT RUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC

TISS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S IABILITY INSURANCE. CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, S AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION OF THE CONSTRUCTI ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE OWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, E ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. ONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT OLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE. INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO PENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, PLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL

VIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR TH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND RESULTING THEREFROM. E RESULTING THEREFROM. ND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" DERAL HIGHWAY ADMINISTRATION. K DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED. EDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT C CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD. DVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A IOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23–7 AND THE HANDICAP PARKING SPACES MUST IEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

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DEVELOPER: MANASQUAN 975 U.S. HIGHWAY 22 NORTH PLAINFIELD, NJ TELE: (908) 755–240 PROJECT CONTACT: MA	HOLDINGS, LLC WEST 07060 1 X GAGNERON	
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 DEMOCLITION PLAN LEGEND

 PROPOSED LIMIT OF DISTURBANCE LINE

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 PROPOSED TREE PROTECTION FENCE LINE

 EXISTING IMPROVEMENTS TO BE REMOVED

 UNLESS OTHERWISE NOTED

 TREES TO REMAIN

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DEMOLITION NOTES

- 1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- 2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
- 4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
- 5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
- 6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
- 7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
- 8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
- 9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
- 10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
 CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
 COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL
- MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- 17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.
- 18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.
- NOTES
 IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
 CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
 ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
 ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY
- NOTE: ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS NOTED ON THE PLAN.



REQUIREMENTS.

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EXISTING UTILITY NOTES

EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER SERVICE SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.

UTILITY NOTES

. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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- 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- 3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- 4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
- ALL WATER MAIN SHALL BE CEMENT-LINED, CLASS 52 DUCTILE IRON PIPE, UNLESS OTHERWISE DESIGNATED.
 THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
- 7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
- 8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
- 9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILIZATION OF THE EXISTING SEWER MAIN, STRUCTURES AND APPURTENANCES DURING CONNECTION.
- LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
 ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
- 13. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
- 14. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- 15. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
- 16. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HDPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HDPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.
- 17. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURER RECOMMENDATIONS.
- 18. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

<u>GRADING/UTILITY GRAPHIC LEGEND</u>

PROPERTY LINE (PARCEL IN QUESTION)

		OFF-SITE PROPERTY LINES	, ,	OHE OHE L
_				UP No ID
	EXIST. CABLE LINE -	(PROP. CABLE LINE	
		E	PROP. ELECTRIC LINE	V NO A
	EXIST. FIBER UPTIC LINE -	F0	PROP. FIBER OPTIC LINE	
	EXIST. GAS LINE -		PRUP. GAS LINE	
	EXIST. OVERTILAD WIRES	TT	DROD TELEDHONE LINE	
, , , , , , , , , , , , , , , , , , ,				
	(NO. & SIZE OF CONDUITS NOT DEFINED)	UULI	(NO. & SIZE OF CONDUITS NOT DEFINED)	
W W	EXIST. WATER LINE -	w	PROP. WATER LINE	NJD01
S S S	EXIST. SANITARY SEWER LINE	SS	PROP. SANITARY SEWER LINE	
= = = = = =	EXIST. STORM DRAIN LINE		PROP. STORM DRAIN LINE	
	EXIST. MINOR CONTOUR & ELEVATION			IP No ID w/Light
	EXIST. MAJOR CONTOUR & ELEVATION	(<u>XX</u>]	PROP. FINISH GRADE CONTOUR & ELEVATION	Tele Manhole
~~	EXIST. MONITORING WELL			RIM: 11.14
₹` <i>P-#</i>				
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× 6: 8.90	EXIST. GUTTER ELEV.	TC: 000.00		
× TC: 8.90	EXIST. TOP OF CURB ELEV.	G: 000.00	PROP. TOP OF CURB & FINISHED GRADE ELEV.	
× FF: 8.90	EXIST. FINISH FLOOR ELEV.	FF: 000.00	PROP. FINISHED FLOOR ELEV.	
× GF: 8.90	EXIST. GARAGE FLOOR ELEV.	Tw. 000 00	PROP. TOP OF WALL & FINISHED GRADE @ LOW SIDE	OHE C
X.	EXIST. FIRE HYDRANT	GL: 000.00	OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO	Ø
WV XX	EXIST. WATER VALVE		DE ESTADEISTIED DI WALL DESIGNERY	
5×	EXIST. GAS VALVE	TC: 000.00	PROP. TOP OF EXTENDED CURB, (GH) FINISHED GRADE	
GM	EXIST. GAS METER	GL: 000.00	GRADE O LOW SIDE OF EXTENDED CURB & (GL) FINISHED	040
	EXIST. ELECTRIC METER			
	EXIST. ELECTRIC BOX	-~-	PROP. DIRECTION OF DRAINAGE FLOW ARROW	
<i>c</i> //0	EXIST. CLEAN OUT	X X	PROP. WATER VALVE	
(W) WCO	EXIST. WELL	SA N	PROP. GAS VALVE	RIM 11.07
nsu O TFI	EXIST. WATER SHUT OFF VALVE	•	PROP. STORM CLEANOUT	(INV N/A TRAFFIC)
	EXIST. TELEPHONE BOX	©	PROP. SANITARY CLEANOUT	
	ENDI VADLE IV DUN FYIST LITILITY DOLF	(E	PROP. AREA LIGHT	DHE OHE d
~ · · · · · · · · · · · · · · · · · · ·	EXIST. GUY WIRE		PROP. OUTLET CONTROL STRUCTURE	Type 'B' Inlet
**	EXIST. UGHT POLF		PROP. DRAINAGE MANHOLE	GRT: 10.50
↔ □	EXIST. BUILDING LIGHT			INV: 8.71
	EXIST SHOE BOX LIGHT		FRUE SANHARI SEWER MANHULE	
			$F \pi \cup F$. A INLET	
\\\	EXIST. COBRA LIGHT POLE			
_	EXIST. TRAFFIC SIGNAL POLE		PROP. E INLEI	
\bigcirc	EXIST. MANHOLE		PROP. YARD INLET	UP No ID-
===	EXIST. "A" INLET		PROP. FLARED END SECTION	W/ Light
	EXIST. "B" INLET		PROP. HEADWALL	
	EXIST. "E" INLET	7		
	EXIST. YARD INLET			
	EXIST. FLARED END SECTION			
	EXIST. HEADWALL			



CVS
pharmacy
19,614 S.F. BUILDING CONVERSION STORE NUMBER: N.J.S.H. ROUTE 71 & MAIN STREET BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY PROJECT TYPE: DEAL TYPE: CS PROJECT NUMBER: 107542
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DOUGLAS GRYSKO
Dough Linh
PROFESSIONAL ENGINEER
JOSEPH G. JAWORSKI
NEW JERSEY LICENSE No. 36618 PENNSYLVANIA LICENSE No. 47943 NEW YORK LICENSE No. 75707 CONNECTICUT LICENSE No. 20811 MASSACHUSETTS LICENSE No. 40835 DELAWARE LICENSE No. 16354 TEXAS LICENSE No. 120486
DEVELOPER: MANASQUAN HOLDINGS, LLC 975 U.S. HIGHWAY 22 WEST NORTH PLAINFIELD, NJ 07060 TELE: (908) 755–2401 PROJECT CONTACT: MAX GAGNERON
Rev. Date Comments By
(SCALE: (H) 1"=20'
(V) DRAWN BY: KJH
DESIGNED BY: MP
CHECKED BY: DG
JOB No: 0863-99-009
DRAINAGE PLAN
SHEET No:
OF 16
OF 16 Comments: This plan is for approval process only and May not be used for constituication

Item 1



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(IN FEET) 1 INCH = 20 FT.

	I AROG			
KEY QTY SHADE TREE(S) AROG 7	BOTANICAL NAME	COMMON NAME	<u>SIZE</u> 2 1/2-3" (AL	<u>REMARKS</u> R+P
ORNAMENTAL TREE(S) CC 4	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	в+в
EVERGREEN SHRUB(S) BMWG 24 BS 23	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36" 30-36"	B+B B+B
ICH <u>24</u> 71	BUXUS SEMPERVIRENS ILEX CRENATA 'HELLERI'	AMERICAN BOXWOOD HELLERI JAPANESE HOLLY	30-36 15-18"	#3 CAN
DECIDUOUS SHRUB(S) PG 5 SBAW 10 VPT <u>11</u> <u>26</u> GROUND COVER	PRUNUS GLANDULOSA SPIRAEA X BUMALDA 'ANTHONY WATERER' VIBURNUM PLICATUM TOMENTOSUM	DWARF FLOWERING ALMOND ANTHONY WATERER SPIREA DOUBLEFILE VIBURNUM	24-30" 18-24" 3-4'	#3 CAN #3 CAN B+B
EFEG 11 PERENNIAL(S)	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	15–18"	#3 CAN
CNFLR 83 HSD 46 LM 286 RAM 44 459	ECHINACEA PURPUREA HEMEROCALLIS 'STELLA D'ORO' LIRIOPE MUSCARI 'BIG BLUE' ROSA 'ALBA MEIDILAND'	CONEFLOWER STELLA D'ORO DAYLILY BIG BLUE LILYTURF WHITE MEIDLAND ROSE	1 GAL. 2 GAL. 1 PT. 1 GAL.	CONTAINER CONTAINER CONTAINER CONTAINER
PA 35 NOTE: IF ANY DISCREPA	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS PLAN AND THE PLANT LIST. THE PLAN	2 GAL. SHALL DICTATE.	CONTAINER

ph	armacv
19,614 S	.F. BUILDING CONVERSION
N.J.S.H. ROUTE	TOMOLIN.
BOROUGH OF MA	NASQUAN, MONMOUTH COUNTY, NEW JERSEY
DEAL TYPE:	FF-EX BLDG LEASE
C2 PRO	JECI NUMBER: 10/542
DYI	VAMIC
GEO TRAFFIC	IECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
4	0 Main Street, 3rd Floor Toms River, NJ 08753
T: 7 Offic	32.687.0000 F: 732.974.3521 ces conveniently located at: Loke Comp. New Jersey • 17.7329740198
	Chester, New Jersey • T: 908.879.9229 Newark, New Jersey • T: 973.55.7200 Toms River, New Jersey • T: 732.687.0000 Newtown, Pennsykaralia • 1: 247.488.0076
	Philadelphia, Pennsylvania • T: 215.253.4888 Bethlehem, Pennsylvania • T: 610.598.4400 Allen, Texas • T: 972.534.2100 Houston, Texas • T: 281.789.6400
	Alistin, Texas • T: 512.646.2646 Delray Beach, Florida • T: 561.921.8570
	www.dynamicec.com
	UGLAS GITTSILU
<u>d</u>	Joyh Dyph
ŘI NE	ROFESŜIONAL ENGINEE N Ew jersey license no. 45896
JOS	EPH G. JAWORSKI
	NEW JERSEY LICENSE No. 36618 PENNSYLVANIA LICENSE No. 47943 NEW YORK LICENSE No. 075707 CONNECTICUT LICENSE No. 20811
	MASSACHUSETTS LICENSE No. 40835 DELAWARE LICENSE No. 16354 TEXAS LICENSE No. 120486
DEVELOPER: MANASOL	JAN HOLDINGS, LLC
975 U.S. HIGH NORTH PLAINF TELE: (908) 7	HWAY 22 WEST IELD, NJ 07060 255–2401
PROJECT CON	FACT: MAX GAGNERON
Rev. Date	Comments By
(SCALE.	(H) 1"=20'
DRAWN BY:	(V)
DESIGNED BY:	 MP
CHECKED BY:	DG
 DATE:	05/09/2022
JOB No:	0863-99-009
TITLE:	
	PI AN
SHEET No:	
	8
	OF 16
Comments: Thus plan is	FOR APPROVAL PROCESS ONLY AND
	T BE USED FOR CONSTRUCTION
Rev. #	0

ICES AS DEFENDENCES TO BE LEARNER AND RELEASE OF THE MANUAL STATEMENT AS A STATEMENT AND RELEASE AND LEARNER AND RELEASE AND RELEASE AND LEARNER AND RELEASE AN								to.1 to.1 to.1 to.0 to.0 to.0 to.0 to.0 to.0 to.0 to.0	ta.1 to.2 to.1 to.2 to.1 to.2 to.1 to.2 to.1 to.1 to.0 to.0 to.0 to.0	
LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.	 CONDUITS SHALL ALL WIRING METHO REFER TO ARCHIT LIGHTING DESIGN A. STREET LI DESIGN AI B. ALL LIGHT POSSIBLE, C. ALL OUTD ON NEARE D. LIGHTING REQUIRE A. LIGHT THE THE INTENT LIGHTING REQUIRE A. THE MAXII B. PEDESTRIASING C. DRIVE-THI MAXIMUM (WAVER F D. LIGHTING E. METAL-HA HIGH-PRE F. THE MAXII 	BE INSTALLED A MINIMUL DDS AND EQUIPMENT CO ECTURAL PLANS FOR SIT GUIDELINES GHTING AND PARKING AF ESTHETIC ESTABLISHED B ING SHALL BE DESIGNED THE LIGHTING SHALL BE 3Y STREETS, DRIVEWAYS, SHALL BE SHIELDED AND E DIRECTLY OR REFLECT IAT HAVE A YELLOW, REF ISITY, SHIELDING, DIRECT MENTS MUM HEIGHT OF LIGHTS IN AND PARKING AREAS AGE NOT BEING LESS TI ROUGH AREAS AND OTHE ALLOWABLE VALUES BUT EQUESTED AT THE PROPERTY BOUN HTS PROVIDE ILLUMINATI LIDE (OR COMPARABLE I SSURE SODIUM LIGHTING WUM COLOR TEMPERATUF	M OF 2 FEET BEHIND INSTRUCTION SHALL CA TE LIGHTING DIAGRAM. REA LIGHTING SHALL M 2Y THE DECORATIVE LIA 2) IN A MANNER THAT 3E SIMILAR AND CONFO 4 SIMILAR AND CONFO 5 SHOWN ON THE SITE RESIDENCES, AND OV 5 DIRECTED DOWN ON 5 INTO WINDOWS OR S 10, GREEN, OR BLUE E 100, REFLECTION, AND 5 SHALL BE 15 FEET M 5 SHALL HAVE A MINIMU HAN ONE-HALF (0.5) 3ER SIMILAR AREAS WHI 5 SHALL NOT EXCLED 100ARY SHALL NOT EXC ON. (§ 33–6.B.4) LIGHT QUALITY) AND L 5 SHALL NOT BE ALLO 10 F ALL LIGHT FIXT 11 OF ALL LIGHT FIXT	GUIDERAIL POSTS. DNFORM TO THE CUF IEET THE MINIMUM S SHTING ALONG MAIN CONFORMS TO THE S PLAN IN SUFFICIEN ERHEAD SKY GLOW. TO THE SITE SO AS HINE ONTO STREETS IEAM AND/OR THAT F O SIMILAR CHARACTER EASURED FROM THE IM OF ONE-HALF (O FOOT-CANDLES. (§ . IEE MONEY IS EXCH/ TEN (10) FOOT-CANI EED ZERO (0) FOOT ED LAMPS ARE SUGG WED. (§ 33–6.B.5) URES SHALL BE 3,00	RENT NATIONAL ELECTRICAL C TANDARDS SET FORTH BELOW STREET. (§ 33–6.A.1) STYLE AND ARCHITECTURAL DE) T DETAIL TO ALLOW A DETERM (§ 33–6.A.3) NOT TO SHINE OR GLARE ONT AND DRIVEWAYS TO INTERFERI ROTATE, PULSATE, OR OPERATH (STICS OF LIGHTING SHALL BE SURROUNDING GRADE. (§ 33- .5) FOOT-CANDLE AND A MAX 33–6.B.2) ANGED MAY HAVE A LIMITED F DLES UNLESS REGULATORY RE -CANDLE, EXCEPT THOSE ARE SESTED FOR THEIR EFFICIENCY DOK. (§ 33–6.B.6) (WAIVER RI	ODE. AND SHALL BE DESIGNED TO CA SIGN OF ADJACENT STRUCTURES INATION OF ITS EFFECT AT THE O ADJACENT PROPERTY OR STR E WITH DRIVER VISION. (§ 33–6 E INTERMITTENTLY ARE PROHIBITE SUBJECT TO SITE PLAN APPRO -6.B.1) (WAVER REQUESTED) IMUM OF FIVE (5) FOOT-CANDLI COTPRINT WHERE LIGHTING LEVE QUIREMENTS SPECIFY OTHERWISE AS ADJACENT TO A PUBLIC STRE AND LIGHT QUALITY. MERCURY EQUESTED)	DMPLEMENT THE AND USES. WHERE PROPERTY LINE AN EETS. LIGHTING SH/ A.4) ID. (§ 33–6.A.5) VAL. (§ 33–6.A.6) ES, WITH THE OVER LS MAY EXCEED TH E. (§ 33–6.B.3) EET WHERE PUBLIC VAPOR AND	to.0 EVER to.0 ALL to.0 ALL to.0 ALL to.0 ALL to.0 TO.	$ \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c}$	

ISO CURVES ARE MAINTAINED AND SHOWN AT 1.0, 0.5 AND 0.1 FC.

WP-1

C-1

(FM) – FLUSH MOUNT FOUNDATION (PED) – PEDESTAL FOUNDATION

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

SINGLE

SINGLE

15

VARIES

LITHONIA LIGHTING

SPECTRUM LIGHTING

0.850

0.903

	ST/	TISTICAL AI	REA SUMMAR	Y			
LABEL	LABEL AVERAGE MAXIMUM MINIMUM AVG./MIN. MAX./MIN.						
PAVEMENT	3.70	18.1	0.5	7.40	36.20		

39

4.3

PM, 5



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~	<u>GRAPHIC</u>	SCALE	~
		+0 	
SEE SHEET 1	14 OF 16 FOR LI		I DETAILS

	CVS
ph	armacy
19,614 S. STORE N.J.S.H. ROUTE BOROUGH OF MAR PROJECT TYPE: DEAL TYPE:	F. BUILDING CONVERSION NUMBER: 71 & MAIN STREET NASQUAN, MONMOUTH COUNTY, NEW JERSEY AS IS FF-EX BLDG LEASE
CS PRO	JECT NUMBER:107542
LAND DEVEL GEOT TRAFFIC 40 T T: 73 Offic	A convenience of the service of the
	www.dynamicec.com
	UGLAS GRYSKO
	NEW JERSEY LICENSE No. 36618 PENNSYLVANIA LICENSE No. 47943 NEW YORK LICENSE No. 075707 CONNECTICUT LICENSE No. 20811 WASSACHUSETTS LICENSE No. 40835 DELAWARE LICENSE No. 16354 TEXAS LICENSE No. 120486
DEVELOPER: MANASQU 975 U.S. HIGH NORTH PLAINFI TELE: (908) 75 PROJECT CONT	VAN HOLDINGS, LLC WAY 22 WEST ELD, NJ 07060 55–2401 TACT: MAX GAGNERON
Rev. Date	Comments By
SCALE:	(H) 1"=20'
SCALE:	(H) 1"=20' (V).
SCALE:	(H) 1"=20' (V) KJH
SCALE: DRAWN BY: DESIGNED BY: CHECKED BY:	(H) 1"=20' (V)
SCALE: DRAWN BY: DESIGNED BY: CHECKED BY: DATE:	(H) 1"=20' (V) KJH DG 05/09/2022
SCALE: DRAWN BY: DESIGNED BY: CHECKED BY: DATE: JOB No: TITL F:	(H) 1"=20' (V) KJH MP DG 05/09/2022 0863-99-009
SCALE: DRAWN BY: DESIGNED BY: CHECKED BY: DATE: JOB No: TITLE: LIGH	(H) 1"=20' (V) KJH MP DG 05/09/2022 0863-99-009 HTING PLAN
SCALE: DRAWN BY: DESIGNED BY: CHECKED BY: DATE: JOB No: TITLE: LIGH SHEET No:	(H) 1"=20" (V) КЈН МР DG 05/09/2022 0863-99-009 HTING PLAN G



CVS
pharmacy
19,614 S.F. BUILDING CONVERSION STORE NUMBER: N.J.S.H. ROUTE 71 & MAIN STREET BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY PROJECT TYPE: DEAL TYPE: CS PROJECT NUMBER: 107542
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DOUGLAS GRYSKO
PROFESSIONAL ENGINEEN NEW JERSEY LICENSE No. 45896
JOSEPH G. JAWORSKI
PROFESSIONAL ENGINEER NEW JERSEY LICENSE NO. 36618 PENNSYLVANIA LICENSE NO. 47943 NEW YORK LICENSE NO. 075707 CONNECTICUT LICENSE NO. 20811 MASSACHUSETTS LICENSE NO. 40835 DELAWARE LICENSE NO. 16354 TEYNA LICENSE NO. 16354
DEVELOPER: MANASQUAN HOLDINGS, LLC 975 U.S. HIGHWAY 22 WEST NORTH PLAINFIELD, NJ 07060 TELE: (908) 755–2401 PROJECT CONTACT: MAX GAGNERON
Rev. Date Comments By
SCALE: (H) 1"=20' (V) (V)
DESIGNED BY: MP
CHECKED BY: DG
JOB No: 0863-99-009
SOIL EROSION AND SEDIMENT CONTROL PLAN
SHEET No: 10 OF 16
COMMENTS: THIS PLAN IS FOR APPROVAL PROCESS ONLY AND MAY NOT BE USED FOR CONSTRUCTION
Rev. # 0

REEHOLD	SOIL	CONSERVATION	DISTRICT	NOTES

- 1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY 2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED
- 3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO
- THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS 4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.

- 6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS
- 7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
- 8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF. 9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
- 10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
- 11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- 12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
- 13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL. 14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY
- DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
- 15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
- 16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
- 17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6. 18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

- 1. SITE PREPARATION
- A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARD FOR LAND GRADING. B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND
- C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5
- INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES,
- SEDIMENT BASINS, AND WATERWAYS.
- 2. SEEDBED PREPARATION A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAFS.RUTGERS.FDU/COUNTY/
- FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING
- B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS
- C. HIGH ACID PRODUCING SOIL. SOILS HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE BEFORE INITIATING SEEDBED REPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOILS FOR SPECIFIC REQUIREMENTS.

A. PERM	ANENT VEGETATIVE MIXTURES & PLANTIN	IG RATES	
(1)	HARD FESCUE –	175 LBS/ACRE	4 LBS/1000 SQ.F
(2)	CHEWING FESCUE -	175 LBS/ACRE	4 LBS/1000 SQ.F
(3)	STRONG CREEPING RED FESCUE -	175 LBS/ACRE	4 LBS/1000 SQ.F
(4)	PERENNIAL RYEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.F
(5)	KY. BLUEGRASS –	45 LBS/ACRE	1 LBS/1000 SQ.F

- B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.
- EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL
- MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORTFIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS. THERE IS A REDUCED SEED GERMINATION AND GROWTH.
- MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.
- A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1.5 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRÉ. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLÍSHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.
- APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE
- FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.
- ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST. 1. PEG AND TWINE 2. MULCH NETTINGS
- 3. CRIMPER MULCH ANCHORING COULTER TOOL 4. LIQUID MULCH-BINDERS

. MULCHING

- B. WOOD-FIBER OR PAPER-FIBER MULCH SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH Shall not be mixed in the tank with seed. Use is limited to flatter slopes and during optimum seeding periods in spring and fall.
- . PELLETIZED MULCH COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO–POLYMERS, TACKIFIERS, FERTILIZERS, AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENÓVATION AREAS, SEEDED AREAS WHERE WEEDSEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

- PROTECTION FENCING.
- EXCAVATION. PHASE 3: EXCAVATION, CONSTRUCTION, AND STABILIZATION OF DETENTION BASIN(S), EXCAVATE AND INSTALL UNDERGROUND PIPING AND DRAINAGE STRUCTURES.
- PHASE 4: EXCAVATE FOR BUILDING FOUNDATION. PHASE 5: COMPLETE BUILDING CONSTRUCTION.
- PHASE 6: EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING CURBING, UNDERGROUND PIPING, AND DRAINAGE STRUCTURES.
- PHASE 7: FINAL GRADING ON SITE. PHASE 8: INSTALL PAVING, CONCRETE, AND FINAL VEGETATION INCLUDING SEEDING AND
- LANDSCAPING PHASE 9: REMOVE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE
- PERIMETER HAYBALES, SILT FENCING AND TREE PROTECTION FENCING.

STANDARD FOR STABILIZATION WITH MULCH ONLY 1. SITE PREPARATION

- BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
- 2. PROTECTIVE MATERIALS
- SEEN BELOW THE MULCH.
- HYDROSEEDER D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED. THEM INTO AN INLET AND PLUG I
- SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.
- A. PEG AND TWINE
- B. MULCH NETTINGS CRIMPER MULCH ANCHORING COULTER TOOL D. LIQUID MULCH-BINDERS

STANDARD FOR TEMPORARY VEGETATIVE **COVER FOR SOIL STABILIZATION**

- 1. SITE PREPARATION
- SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42
- 2. SEEDBED PREPARATION
- MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE
- AND MAGNESIUM TO GRASSES AND LEGUMES.
- PRFPARED
- 3. SEEDING A. TEMPORARY VEGETATIVE STABILIZATION GRASSES, SEEDING RATES, DATES AND DEPTHS
- COOL SEASON GRASSES:
- —WARM SEASON GRASSES
- SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.
- ROCKS, STUMPS, ETC. BE MAXIMIZED.
- 4. MULCHING
- THE PRESENCE OF WEED SEED.
- 1 PEG AND TWINE 2. MULCH NETTINGS
- 3. CRIMPER MULCH ANCHORING COULTER TOOL 4. LIQUID MULCH-BINDERS

- AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

- C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING
- BE MAXIMIZED. D. HYDROSEFDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER-MOUNTED TANK WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR

PHASE 1: INSTALL STONE ANTI-TRACKING PAD AND OTHER SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING DOWN SLOPE PERIMETER HAYBALES, SILT FENCING AND TREE PHASE 2: CLEAR AND ROUGH GRADE FOR NEW BUILDING SITE AND OTHER STRUCTURES REQUIRING

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING. B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT

A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER. C. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A

. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH F. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED.

3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING, PG. 19-1. B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE - FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10–20–10 OR EQUIVALENT WITH 50% - CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS C. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED IN ACCORDANCE WITH THE ABOVE. D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

(1) PERENNIAL RYEGRASS - 100 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 0.5 INCHES. 2) SPRING OATS - 86 LBS / ACRE; PLANT BETWEEN MARCH 1 AND MAY 15 BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES. 3) WINTER BARLEY – 96 LBS / ACRE; PLANT BETWEEN AUGUST 15 AND OCTOBER 1; AT A DEPTH OF 1.0 INCHES. 4) ANNUAL RYEGRASS - 100 LBS / ACRE: PLANT BETWEEN MARCH 1 AND JUNE 15 BETWEEN AUGUST 1 AND SEPTEMBER 15: AT A DEPTH OF 0.5 INCHES. (5) WINTER CEREAL RYE - 112 LBS / ACRE; PLANT BETWEEN AUGUST 1 AND NOVEMBER 15; AT A DEPTH OF 1.0 INCHES.

(1) PEARL MILLET - 20 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES. (2) MILLET (GERMAN OR HUNGARIAN) - 30 LBS / ACRE; PLANT BETWEEN MAY 15 AND AUGUST 15; AT A DEPTH OF 1.0 INCHES.

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD RECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT. A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET). EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT). THE RATE OF APPLICATION IS 3 IONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS IN ACCORDANCE WITH THE STATE STANDARDS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COST.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS. USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORM A MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION



TEMPORARY STOCKPILE DETAIL NOT TO SCALE





HAYBALE SEDIMENT BARRIER DETAIL NOT TO SCALE



Item 1



pharmacy						
19,614 S.F. BUILDING CONVERSION STORE NUMBER: N.J.S.H. ROUTE 71 & MAIN STREET BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY PROJECT TYPE: DEAL TYPE: CS PROJECT NUMBER: 107542						
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DOUGLAS GRYSKO Adam A PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 45896 JOSEPH G. JAWORSKI						
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 36618 PENNSYLVANIA LICENSE No. 47943 NEW YORK LICENSE No. 75707 CONNECTICUT LICENSE No. 20811 MASSACHUSETTS LICENSE No. 40835 DELAWARE LICENSE No. 16354 TEXAS LICENSE No. 120486						
DEVELOPER: MANASQUAN HOLDINGS, LLC 975 U.S. HIGHWAY 22 WEST NORTH PLAINFIELD, NJ 07060 TELE: (908) 755–2401 PROJECT CONTACT: MAX GAGNERON						
Rev. Date Comments By						
(V) SHOWN						
DESIGNED BY:						
CHECKED BY:						
DATE: 05/09/2022						
JOB No: 0863-99-009						
TITLE: CONSTRUCTION DETAILS						
SHEET No: 12 OF 16						
Comments: This plan is for approval process only and May not be used for construction Rev. # 0						



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I9,614 S. STORE I N.J.S.H. ROUTE BOROUGH OF MAI PROJECT TYPE: DEAL TYPE: CS PRO	F. BUILDING CONVERSION NUMBER: 71 & MAIN STREET NASQUAN, MONMOUTH COUNTY, NEW JERSEY AS IS FF-EX BLDG LEASE JECT NUMBER: 107542					
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DEVELOPER: MANASQU 975 U.S. HIGH NORTH PLAINFI TELE: (908) 7 PROJECT CONT	I AN HOLDINGS, LLC WAY 22 WEST ELD, NJ 07060 55–2401 TACT: MAX GAGNERON					
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SHEET No:	13					
COMMENTS:	OF 16					
MAY NOT Rev. #	7 BE USED FOR CONSTRUCTION					











Sign Placement - Sign Key

Right Elevation								
вз	drive-thru pharmacy	1'-8-1/2"H x 10'-4"W	17.65 SqFt					
вз	drive-thru pharmacy	1'-8-1/2"H x 10'-4"W	17.65 SqFt					
B14	receiving entrance *cvs	1'-6"H x 2'-0"W	3.0 SqFt					
		Total Proposed	19.0 SqFt					
Left Elevation								
B2	CVS pharmacy	2'-9"H x 26'-5-9/16"W	74.43 SqFt					
		Total Proposed	74.43 SqFt					



Proposed Signage - Monument Details









2'-9"H x 26'-5-9/16"W	74.43 SqFt
1'-6-9/16"H x 1'-2-1/2"W	1.87 SqFt
7'-6"H x 9'-0-3/8"W	67.7 SqFt
Total Proposed	144.0 SqFt





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19,614 S STORE N.J.S.H. ROUTE BOROUGH OF MA PROJECT TYPE: DEAL TYPE: CS PRO	F. BUILDING CONVERSION NUMBER: 71 & main street anasquan, monmouth county, new jersey As is FF-EX BLDG LEASE JECT NUMBER:107542	
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DESIGNED BY:	KJH 	
CHECKED BY:	DG	
DATE:	05/09/2022	
JOB No:	0863-99-009	
TITLE: VEH	ICLE CIRCULATION	
SHEET No:	16 OF 16	
COMMENTS: THIS PLAN IS	FOR APPROVAL PROCESS ONLY AND T RE INGED FOR ANY FROM	
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		84



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1.	DEED	BOOK	9253,	PAG	E 3128 - LOT 12, BLOCK 90 -
2.	DEED	BOOK	8914,	PG.	6843 – LOT 2, BLOCK 89
3.	DEED	BOOK	5914,	PG.	162 - LOT 4.02, BLOCK 89
4.	DEED	BOOK	9288,	PG.	452 - LOT 1.02, BLOCK 90
5.	DEED	BOOK	8904,	PG.	6124 - LOT 2, BLOCK 90
6.	DEED	BOOK	8222,	PG.	7645 - LOT 3, BLOCK 90
7.	DEED	BOOK	9283,	PG.	9569 - LOT 4, BLOCK 90
8.	DEED	BOOK	5914,	PG.	162 - LOT 4.02, BLOCK 90
9.	DEED	BOOK	9271,	PG.	9860 - LOT 5, BLOCK 90
10.	DEED	BOOK	9200,	PG.	8267 – LOT 7, BLOCK 90
11.	DEED	BOOK	8454,	PG.	4991 - LOT 8, BLOCK 90
12.	DEED	BOOK	5684,	PG.	322 – LOT 9, BLOCK 90
13.	DEED	BOOK	8107,	PG.	3259 - LOT 10, BLOCK 90
14.	DEED	BOOK	4459,	PG.	484 - LOT 11.01, BLOCK 90
15.	DEED	BOOK	9253,	PG.	3128 - LOT 12, BLOCK 90
16.	DEED	BOOK	9082,	PG.	1581 - LOT 13.02, BLOCK 90
17.	DEED	BOOK	9226,	PG.	4275 - LOT 13.03, BLOCK 90



Dynamic Traffic, LLC 1904 Main Street Lake Como, NJ T. 732.681.0760 Item 1.

May 12, 2022 Via FedEx

Borough of Manasquan Planning Board 201 East Main Street Manasquan, NJ 08736

Attn: Planning Board Secretary

Re: Traffic Impact and Parking Assessment Proposed CVS Pharmacy Block 90 – Lot 12 NJ Route 71 & Main Street Manasquan Borough, Monmouth County, NJ DT # 0863-99-009T

Dear Planning Board Members:

Dynamic Traffic has prepared the following assessment to determine the traffic impact and adequacy of access, circulation, and parking associated with re-occupancy of the vacant Acme building located in the northeast quadrant of the intersection of Route 71 and Main Street in the Borough of Manasquan, Monmouth County, New Jersey (see Site Location Map). The site is designated as Block 90 – Lot 12 on the Borough of Manasquan Tax Maps. The site is currently developed with the vacant 19,612 SF Acme Food Market. It is proposed to construct a drive-thru along the eastern face of the building and re-occupy the building as a CVS Pharmacy (The Project).

Access to the site is currently provided via two full movement driveways along Route 71 and a full movement driveway along Main Street, as well as along the site's Colby Avenue frontage. It is proposed to maintain the driveways along Route 71, relocate the full movement driveway along Main Street further east, as well as formalize and organize the access along Colby Avenue via the construction of a new full movement driveway and a new egress only driveway.

This assessment documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing trip generation data as published by the New Jersey Department of Transportation.
- The proposed site driveways were inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.

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Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • The parking layout and supply was assessed based on the Ordinance, accepted design standards, and demand experienced at similar developments.

Existing Conditions

<u>Route 71</u> is an Urban Principal Arterial roadway under NJDOT jurisdiction with a general north/south orientation. In the vicinity of the site the posted speed limit is 30 MPH and the roadway provides one travel lane in each direction. On-street parking is prohibited along both sides of the roadway. Curb and sidewalk are provided along both sides of the roadway. Route 71 provides a straight horizontal alignment and a relatively flat vertical alignment in the vicinity of the subject site. The land uses along Route 71 in the vicinity of The Project are mixed commercial and residential.

<u>Main Street</u> is an Urban Major Collector roadway under Manasquan Borough jurisdiction with a general northwest/southeast orientation. Since Main Street intersects Route 71, and in order to remain consistent with the north/south designation of Route 71, Main Street will be considered an east/west roadway for the remainder of this report. In the vicinity of the site the posted speed limit is 25 MPH and the roadway provides one travel lane in each direction. On-street parallel parking is permitted along the southern side of the roadway between Route 71 and Colby Avenue as well as along both sides of the roadway west of Colby Avenue, while on-street angled parking is permitted along both sides of the roadway west of Route 71. Curb and sidewalk are provided along both sides of the roadway. Main Street provides a straight horizontal alignment and a relatively flat vertical alignment in the vicinity of the subject site. The land uses along Main Street in the vicinity of The Project are mixed commercial and residential.

<u>Colby Avenue</u> is a local roadway under Manasquan Borough jurisdiction with a general north/south orientation. In the vicinity of the site the speed limit is unposted and roadway provides one travel lane in each direction. On-street perpendicular parking is provided along the eastern side of the roadway. Curb and sidewalk are not provided along either side of the roadway. Colby Avenue provides a straight horizontal alignment and a relatively flat vertical alignment. The land uses along Colby Avenue are primarily commercial.

Site Generated Traffic

For the purpose of projecting The Project's trip generation, the NJDOT published rates were used. Trip generation projections for The Project were prepared utilizing trip generation research data found under Land Use Code (LUC) 850 – Supermarket for the previous use on site (Acme Food Market) and LUC 881 – Pharmacy/Drugstore with Drive-Through Window for the proposed use. The following table details the trip generation associated with the Acme Food Market that was previously on site and compares them to the trip generation of the proposed use.

Table I										
HAPS Trip Generation										
Land Usa	AM PSH			PM PSH			Sat PSH			
	In	Out	Total	In	Out	Total	In	Out	Total	
19,612 SF Acme Food Market (Existing)	68	63	131	94	87	181	189	182	371	
19,612 SF CVS Pharmacy (Proposed)	90	89	179	111	111	222	84	88	172	
Difference (Proposed – Existing)	+22	+26	+48	+17	+24	+41	-105	-94	-199	

As shown in Table I, the proposed re-occupancy is anticipated to generate a maximum of 48 additional peak hour trips to the adjacent roadway network as compared to the Acme Food Market which was previously on site. It should be noted that the number of new trips falls below the industry accepted standard of a significant increase in traffic of 100 trips. Based on *Transportation Impact Analysis for Site Development*, published by the ITE "it is suggested that a transportation impact study be conducted whenever a proposed development will generate 100 or more added (new) trips during the adjacent roadways' peak hour or the development's peak hour." Additionally, NJDOT has determined that the same 100 vehicle threshold is considered a "significant increase in traffic," hence, it is not anticipated that the change in use will have any perceptible impact on the traffic operation of the adjacent roadway network.

Site Access, Parking and Circulation

As previously noted, access to the site will be provided via the existing full movement driveways along Route 71, relocation of the existing full movement driveway along Main Street further east, as well as via a formalized full movement driveway and egress only driveway along Colby Avenue.

The site will be served by parking aisles with widths of at least 25 feet wide for two-way movements, which satisfies the Ordinance's minimum requirement of 24' for two-way aisles. These aisles will allow for full site circulation and 90 degree parking. Review of the site plan indicates that the site can sufficiently accommodate a large wheel base vehicle such as a single unit truck (SU), or a tractor with a 43' trailer, along with the automobile traffic anticipated.

The proposed parking stalls are a mix of 9'x18' and 10'x20' which do not all satisfy the Ordinance's minimum requirement of 9'x19' and a variance is requested. It should be noted that industry standards recommend stall widths of between 8'9'' and a length of 9' and a length of 18' for high-turnover land uses such as The Project, which is satisfied as designed. As such, the Board can feel comfortable granting the variance.

It is proposed to provide 91 parking spaces (including 5 handicap spaces) in support of The Project. The Ordinance sets forth a parking requirement of 1 parking space per 300 SF for offices, retail stores, and businesses providing personal services. With 19,612 SF of retail floor area, this equates to a parking requirement of 66 parking spaces. Consequently, the Ordinance parking requirements are satisfied and the proposed parking supply will be sufficient to support the anticipated demand of the project. It should be noted that in addition to the 91 parking spaces, four (4) parking spaces will be banked in the eastern end of the property.

The Ordinance also sets forth a loading requirement of 1 loading space for retail and commercial uses under 25,000 SF. Loading is anticipated to take place at the loading dock in the northeast corner of the building, similar to when the Acme was in business. This area will be sufficient to accommodate all deliveries anticipated for The Project.

Findings

Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed 19,612 SF CVS Pharmacy with drive-thru is anticipated to generate 22 additional entering trips and 26 additional exiting trips during the weekday morning peak hour, 17 additional entering trips and 24 additional exiting trips during the weekday evening peak hour, and 105 fewer entering trips and 94 fewer exiting trips during the Saturday midday peak hour as compared to the previous use on site.
- Access to the site will be provided via the existing full movement driveways along Route 71, relocation of the existing full movement driveway along Main Street further east, as well as via a formalized full movement driveway and egress only driveway along Colby Avenue.
- As proposed, The Project's site driveways and internal circulation have been designed to provide for safe and efficient movement of automobiles and large wheel base vehicles.
- The proposed parking supply and design is sufficient to support the projected demand.

Conclusion

Based upon our Traffic Assessment as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of NJDOT and the Borough of Manasquan will not experience any significant degradation in operating conditions with the re-occupancy of the building. The site driveways are located to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides for good circulation throughout the site and provides adequate parking to accommodate The Project's needs.

If you have any questions on the above, please do not hesitate to contact me.

Sincerely,

Dynamic Traffic, LLC

Justin Taylor, PE, PTOE Principal NJ PE License 45988

JPT;jdp

Nick Verderese, PE Senior Principal NJ PE License 38991

c: Max Gagneron (via email w/enclosures) Keith Henderson, Esq. (via email w/ enclosures) Doug Grysko/Peter Scheidt (via email w/enclosures)

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Site Location Map