

KEY MAP
SHEETS 11, 12, 13, 16, & 17
SCALE 1"=200'

PROPOSED BUILDING FOR: UNION AVENUE 33, LLC

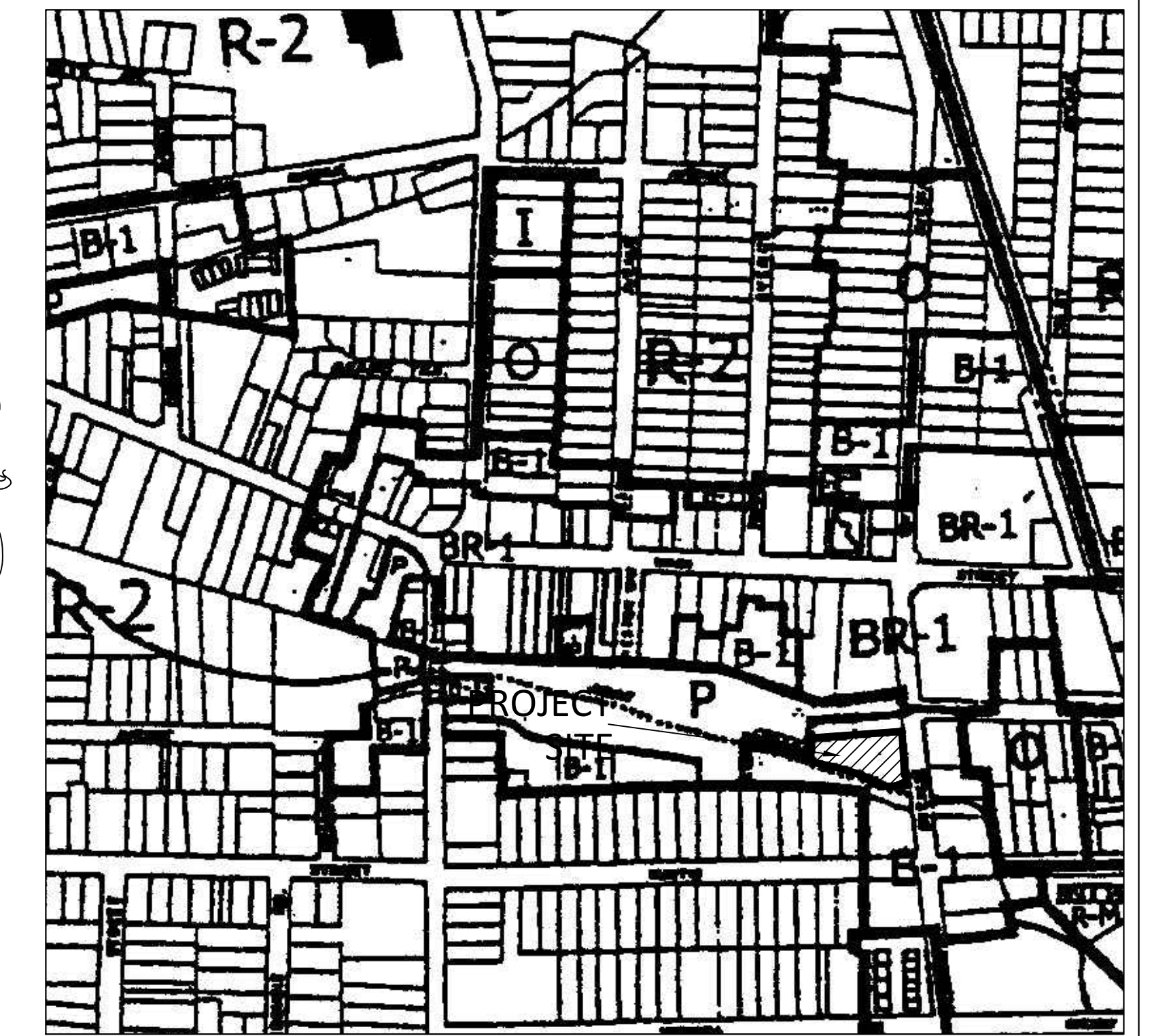
33 UNION AVENUE, MANASQUAN, NJ
TAX MAP SHEET 12 DATED JAN. 2006
BLOCK 66.02 LOT 31.01

ZONE AR-2
MAJOR SITE PLAN
OCTOBER 28, 2019

OWNER/APPLICANT/DEVELOPER:
UNION AVENUE 33, LLC
126 MAIN STREET
MANASQUAN, NJ 08736
PHONE:(732) 522-0197

ENGINEER:
ENGENUITY INFRASTRUCTURE, LLC
JACLYN J. FLOR, PE, PP, CME
NJ PE# 24GE04542600
NJ PP# 33LI00592000
2 BRIDGE AVENUE, SUITE 323
RED BANK, NJ 07701
PHONE: (732)741-3176
JFLOR@ENGENUITYNJ.COM

ATTORNEY:
GIORDANO, HALLERAN & CIESLA
ATTORNEYS AT LAW
JOHN A. SARTO, ESQ.
125 HALF MILE ROAD
SUITE 300
RED BANK, NJ 07701-6777
(732) 219-5496



ZONING MAP
MARCH 2009
NOT TO SCALE

200' PROPERTY OWNERS LIST:

Block	Lot	Owner Complete Name	Property Address	Mailing Street	Mailing City, State, Zip Code
65.02	19.03	ALGONQUIN ARTS	60-62-64 ABE VOORHEES DR	171 MAIN ST SUITE 202	MANASQUAN, NJ 087363544
65.02	22.01	MANASQUAN SAVINGS BANK	185 MAIN ST	PO BOX E	MANASQUAN, NJ 087363635
65.02	120.01	R K KOCHHAR, INC	199 MAIN ST	199 MAIN ST	MANASQUAN, NJ 087363544
66	29.01	BOROUGH OF MANASQUAN	65 ABE VOORHEES DR	201 E MAIN ST	MANASQUAN, NJ 087363004
66	42	KASHEY, GEORGE M & KASHEY, GRACE M	58 CURTIS AVE	58 CURTIS AVE	MANASQUAN, NJ 087363502
66	44	CIERPIK, ALLEN R & MARJORIE S	64 CURTIS AVE	64 CURTIS AVE	MANASQUAN, NJ 087363502
66	46	66 CURTIS AVE, LLC	66 CURTIS AVE	81. N. MAIN STREET	MANASQUAN, NJ 08736
66	48	KARRON, ABRAHAM & THERESA	70 CURTIS AVE	70 CURTIS AVE	MANASQUAN, NJ 087363502
66	50	LINTOTT, JOHN T JR & GRETA K	74 CURTIS AVE	74 CURTIS AVE	MANASQUAN, NJ 087363502
66	52.01	MCCRONE, MARK & COLLEEN J	78 CURTIS AVE	78 CURTIS AVE	MANASQUAN, NJ 087363502
66	54.01	MANNI, SHARON	84 CURTIS AVE	84 CURTIS AVE	MANASQUAN, NJ 08736
66	55	53 UNION AVE, LLC C/O HENNESSEY	53 UNION AV	619 NEW JERSEY AVE	PT PLEASANT BEACH, NJ 087423030
66.02	31.01	UNION AVENUE 33 LLC	33-33-1/2-39 UNION AVE	126 MAIN STREET	MANASQUAN, NJ 08736
66.02	126	SQUAN VILLAGE PROPERTIES LLC	29 UNION AVE	3026 HURLEY POND ROAD	WALL, NJ 07719
66.02	126.01	JASAITIS, JOSEPH E & JOANNE C ETALS	75 ABE VOORHEES DR	75 ABE VOORHEES DR	MANASQUAN, NJ 087363504
82	18.01	SHIBLA, JANICE M & ROBERT N	9 EUCLID AVE	9 EUCLID AVE	MANASQUAN, NJ 087363603
82	19.03	PAPERTH, FREDERIC	28 UNION AVE	2201 RIVER RD APT 3201	PT PLEASANT, NJ 087422285
82	22.01	CAWCO CORP C/O CARTON LAW FIRM	40 UNION AVE	40 UNION AVE	MANASQUAN, NJ 087363630
82	23	SHILOH BAPTIST CHURCH	44 UNION AVE	44 UNION AVE	MANASQUAN, NJ 087363630
82	24.01	JYOTSNA & KOKILA PROPERTIES, LLC	50 UNION AVE	50 UNION AVE	MANASQUAN, NJ 087363630
82	26	KILDARE PROPERTIES, LLC	104 CURTIS AVE	1740 BELMAR BLVD	BELMAR, NJ 07719
89	4.02	BOROUGH OF MANASQUAN	201 MAIN ST E	201 MAIN ST E	MANASQUAN, NJ 08736

200' UTILITIES OWNERS LIST:

Jersey Central Power & Light Co Customer Service PO Box 16001 Reading, PA 19612-6001	NJ Natural Gas Company 1415 Wyckoff Rd PO Box Wall, NJ 1378 07715-0001	NJ American Water Company Attn: Corporate Secretary 131 Woodcrest Rd PO Box 5079 Cherry Hill, 5079 NJ 08034-5079	State of New Jersey Attn: Commissioner of Transportation Department of Transportation 1035 Parkway Ave Trenton, NJ Ave 08625-2309
Verizon PO Box 4833 Trenton, NJ 4833 08650-4833	Cablevision 1111 Stewart Ave. Bethpage, NY Ave 11714-3533	Monmouth County Highway Dep't. 250 Center St. Freehold, NJ St 07728-2465	

I HAVE REVIEWED THIS MAJOR SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A POND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES

BOROUGH ENGINEER DATE

BOROUGH CLERK DATE

BUILDING PERMIT ISSUED DATE

I CONSENT TO THE FILING OF THIS MAJOR SITE PLAN WITH THE PLANNING BOARD OF THE BOROUGH OF MANASQUAN

OWNER DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL THE DIMENSIONS AND INFORMATION ARE CORRECT

JACLYN J. FLOR, PE, PP, CME
NJ PE# 24GE04542600
NJ PP# 33LI00592000

DATE

GENERAL NOTES:

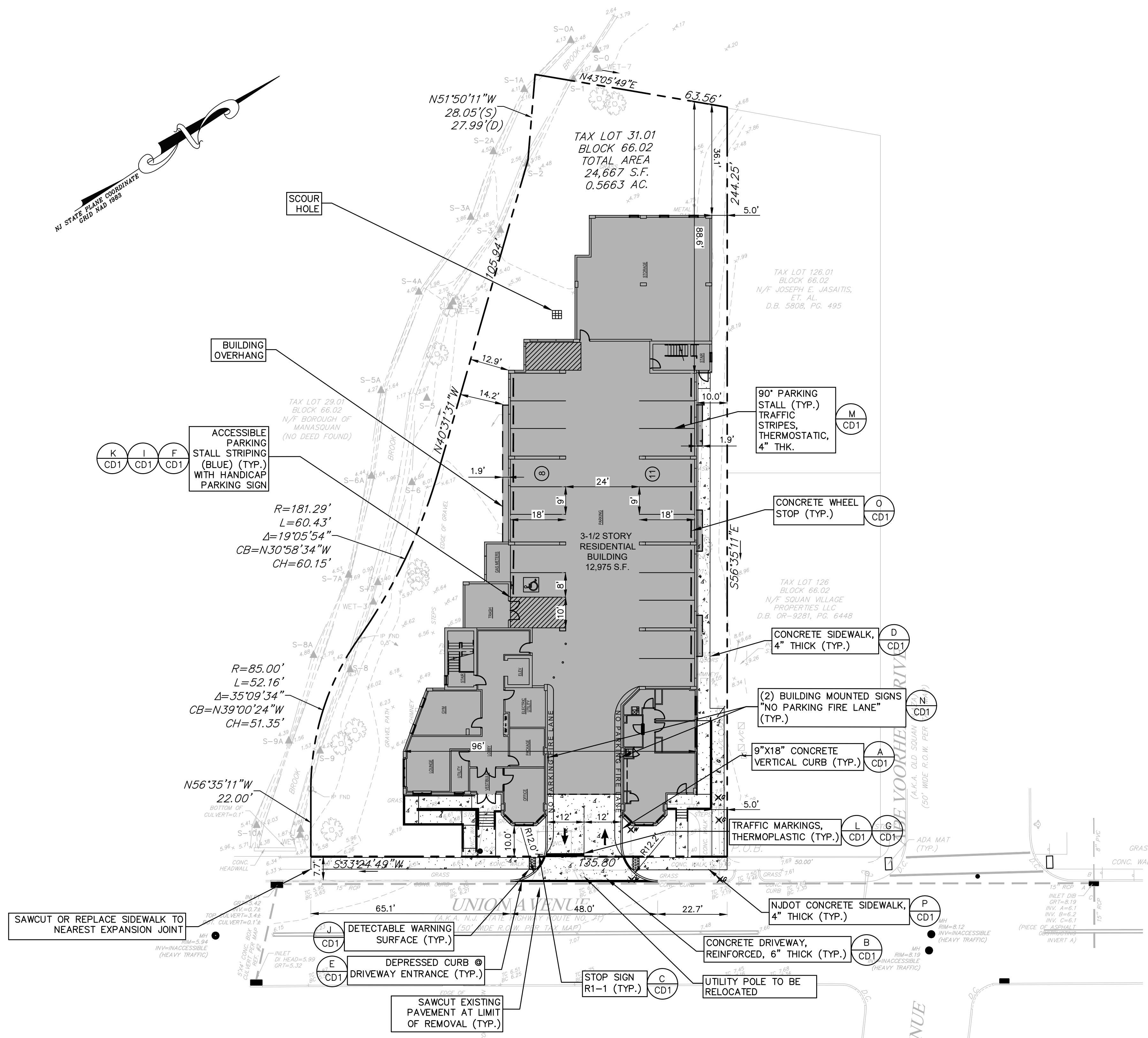
- ALL WORK TO CONFORM WITH THE LATEST EDITION OF THE FOLLOWING:
-NJDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
-MONMOUTH COUNTY DESIGN STANDARDS
-MUNICIPAL DESIGN STANDARDS
-CURRENT MANUFACTURERS SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
-CURRENT, PREVAILING UTILITY COMPANY OR AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
- ALL BARRIER FREE CONSTRUCTION TO BE IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE, SUBCHAPTER 7: BARRIER FREE SUBCODE & ADA REQUIREMENTS AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL WORKER SAFETY, TRAINING, AND SAFETY DEVICE USAGE FOR AND DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE CONTRACTOR IS DESIGNATED AS RESPONSIBLE PARTY DURING CONSTRUCTION OF THE IMPROVEMENTS HEREON. AS SUCH, CONTRACTOR WILL PROVIDE ADEQUATE SAFETY TRAINING, EQUIPMENT AND OVERSIGHT.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND APPROVALS FOR CONSTRUCTION OF THE DEPICTED SITE IMPROVEMENTS.
- ALL DISTURBED AREAS ON SITE TO BE STABILIZED IN ACCORDANCE WITH THE FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.
- ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE SHALL BE SEEDED OR OTHERWISE STABILIZED IN ACCORDANCE WITH SOIL EROSION CONTROL SPECIFICATIONS SET FORTH IN THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, 7TH EDITION, REVISED JULY 2017.
- THE NEW JERSEY CALL SYSTEM SHOULD BE CONTACTED PRIOR TO EXCAVATION ON-SITE OR WITHIN R.O.W. (800) 272-1000
- ALL UTILITY CONNECTIONS AND RELOCATIONS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH EACH UTILITY COMPANY TO PROVIDE THE MOST APPROPRIATE LOCATION FOR UTILITY CONNECTIONS AND/OR RELOCATIONS.
- EXISTING SITE AND UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- ALL TRAFFIC SIGNS AND STRIPING SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ANY DAMAGE TO EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- CONCRETE SHALL BE NJDOT CLASS "B" UNLESS OTHERWISE STATED HEREON OR WITHIN THE CONSTRUCTION DETAILS.
- ALL IMPROVEMENTS SHOWN HEREON "TO BE REMOVED" SHALL BE DISPOSED OF IN A MANNER NOT CONTRARY TO LOCAL OR STATE ORDINANCES.
- CONTRACTOR TO NOTIFY THE UNDERSIGNED PROFESSIONAL IF FIELD CONDITIONS VARY FROM THAT WHICH IS SHOWN HEREON.
- THIS PLAN SET HAS BEEN PREPARED FOR MUNICIPAL AND AGENCY APPROVALS. THIS PLAN NOT TO BE UTILIZED FOR CONSTRUCTION UNTIL MARKED "FOR CONSTRUCTION".
- SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, TAX LOT 31.01" PREPARED BY DPK CONSULTING DATED AUGUST 6, 2018 AND LAST REVISED ON DECEMBER 16, 2019.
- EXISTING UTILITY CONNECTIONS TO BE UTILIZED WHERE FEASIBLE & APPROVED BY UTILITY AUTHORITY.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS, AS APPLICABLE.
- ALL CURB, SIDEWALK AND PAVEMENT SHALL BE RESTORED TO THE SATISFACTION OF THE BOARD'S ENGINEER.

PLAN INDEX

1 OF 10	T-1	TITLE SHEET
2 OF 10	CP-1	SITE PLAN
3 OF 10	GR SE-1	GRADING PLAN / SOIL EROSION AND SEDIMENT CONTROL PLAN
4 OF 10	LS-1	LANDSCAPE PLAN
5 OF 10	LI-1	LIGHTING PLAN
6 OF 10	CD-1	CONSTRUCTION DETAILS
7 OF 10	CD-2	CONSTRUCTION DETAILS
8 OF 10	CD-3	CONSTRUCTION DETAILS
9 OF 10	SESC-CD-1	SOIL EROSION AND SEDIMENT CONTROL NOTES
10 OF 10	SESC-CD-2	SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NO. SEPE-00010
DRAWING T-1
SHEET NO. 1 OF 10

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SITE PLAN

GENERAL NOTES:

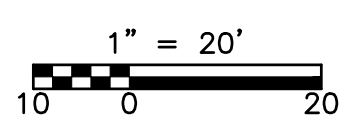
- SURVEY INFORMATION SHOWN HEREON BASED ON A PLAN ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, TAX LOT 31.01" PREPARED BY DPK CONSULTING DATED AUGUST 6, 2018 AND LAST REVISED ON DECEMBER 16, 2019
- ENGENUITY INFRASTRUCTURE MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. ENGENUITY INFRASTRUCTURE FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ENGENUITY INFRASTRUCTURE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CALL FOR A MARK-OUT PRIOR TO ANY WORK.
- PREMISES ARE COMMONLY KNOWN AS 33 UNION AVENUE, MANASQUAN BOROUGH, MONMOUTH COUNTY, NEW JERSEY.
- PREMISES ARE ALSO KNOWN AS BLOCK 66.02, LOT 31.01 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF MANASQUAN, MONMOUTH COUNTY, NEW JERSEY.
- ALL NEW UTILITIES ARE PROPOSED TO BE LOCATED UNDERGROUND.
- THE ENTIRETY OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION OF 9 FEET.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT.
- THE LAYOUT AND DESIGN ARE SUBJECT TO FURTHER MODIFICATION TO COMPLY WITH APPROVALS FROM AGENCIES HAVING JURISDICTION OVER THE SITE..
- ALL NEW UTILITIES ARE PROPOSED TO BE LOCATED UNDERGROUND.

LEGEND

- PRINCIPAL & ACCESSORY STRUCTURES
- NEW CONCRETE

ZONE AR-2 (AFFORDABLE HOUSING)			
REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
MINIMUM LOT SIZE	24,000 sf	24,667 sf	
MINIMUM LOT FRONTAGE	130'	135.8'	
MINIMUM LOT DEPTH	240'	244.25'	
MINIMUM FRONT YARD SETBACK	10'	10'	
MINIMUM SIDE YARD SETBACK (ONE)	4'	5'	
MINIMUM SIDE YARD SETBACK (BOTH)	9'	17.9'	
MINIMUM REAR YARD SETBACK	20'	36.1'	
MAXIMUM BUILDING HEIGHT - FEET	40'	40'	
MAXIMUM BUILDING HEIGHT - STORIES	3 1/2-Story	3 1/2-Story	
MAXIMUM BUILDING COVERAGE	60%	52.60%	
MAXIMUM LOT COVERAGE	60%	60%	
MAXIMUM BUILDING WIDTH	100'	96'	
MINIMUM PARKING SETBACK (SIDE)	5'	10'	
MINIMUM PARKING SETBACK (REAR)	20'	88.6'	
MINIMUM PARKING SPACES (RATIO)	0.6/unit	0.83/unit	
MINIMUM PARKING SPACES (NUMBER)	14	19	

BEDROOM SUMMARY:			
CATAGORY	MARKET RATE UNITS	AFFORDABLE HOUSING	TOTAL
Residential, 1-Bedroom	2 Units	2 Units	4
Residential, 2-Bedroom	12 Units	5 Units	17
Residential, 3-Bedroom	0 Units	2 Units	2
Total Units =			23



REV. NO.	DATE	DRWN	CHKD	REMARKS
3	1/26/22	MPK	MCM	REVISED PER NJDOT REVIEW LETTER DATED 1/18/22
2	10/19/20	PAS	MJB	REVISED PLANS AS PER FINAL ARCHITECTURAL BUILDING FOOTPRINT
1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY: PAS
 DRAWN BY: PAS
 SHEET CHK'D BY: JJE
 CROSS CHK'D BY:
 APPROVED BY:
 DATE: OCTOBER 28, 2019

ENGENUITY INFRASTRUCTURE
 2 BRIDGE AVENUE, SUITE 323
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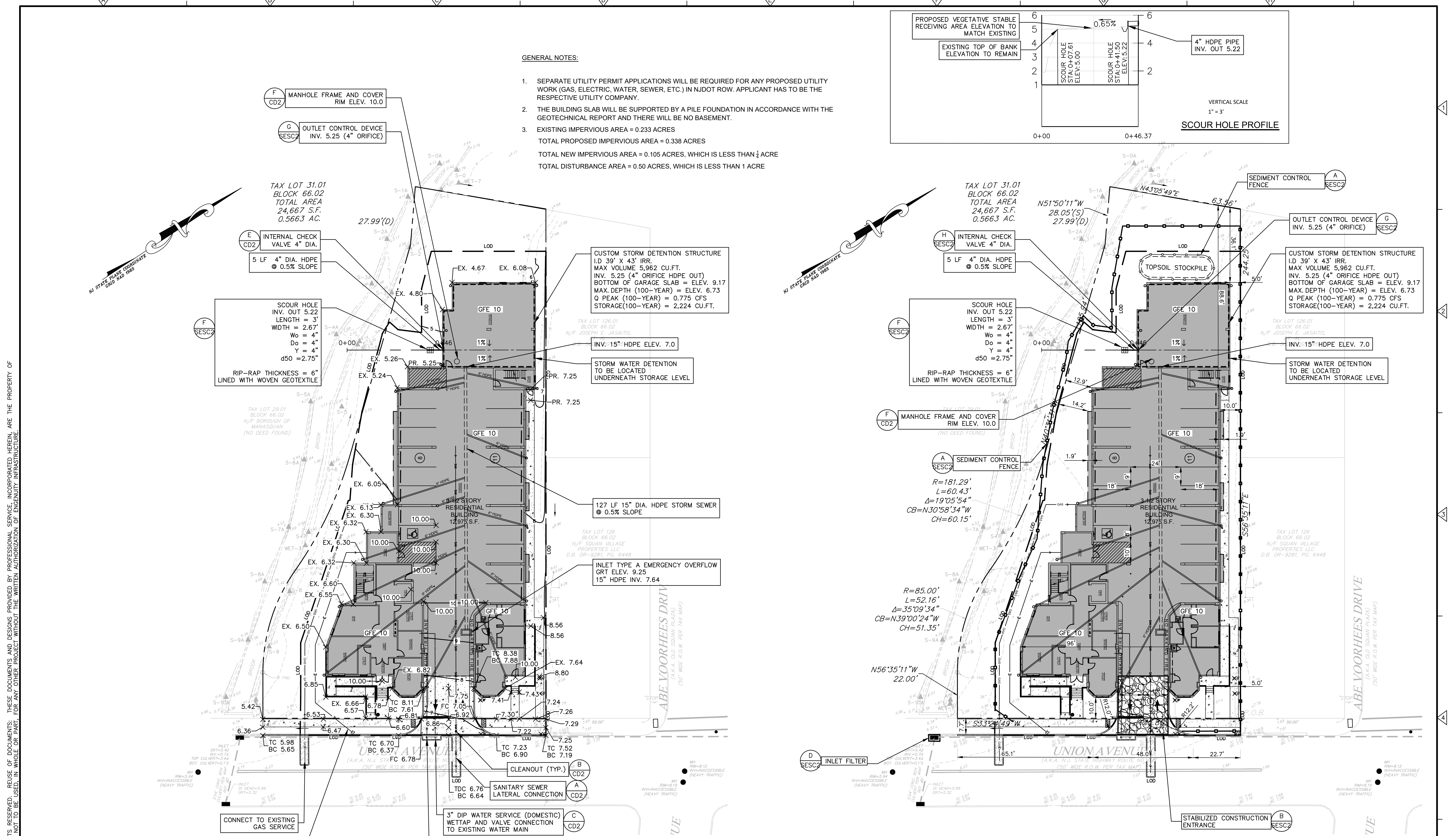
MAJOR SITE PLAN
 TAX BLOCK 66.02
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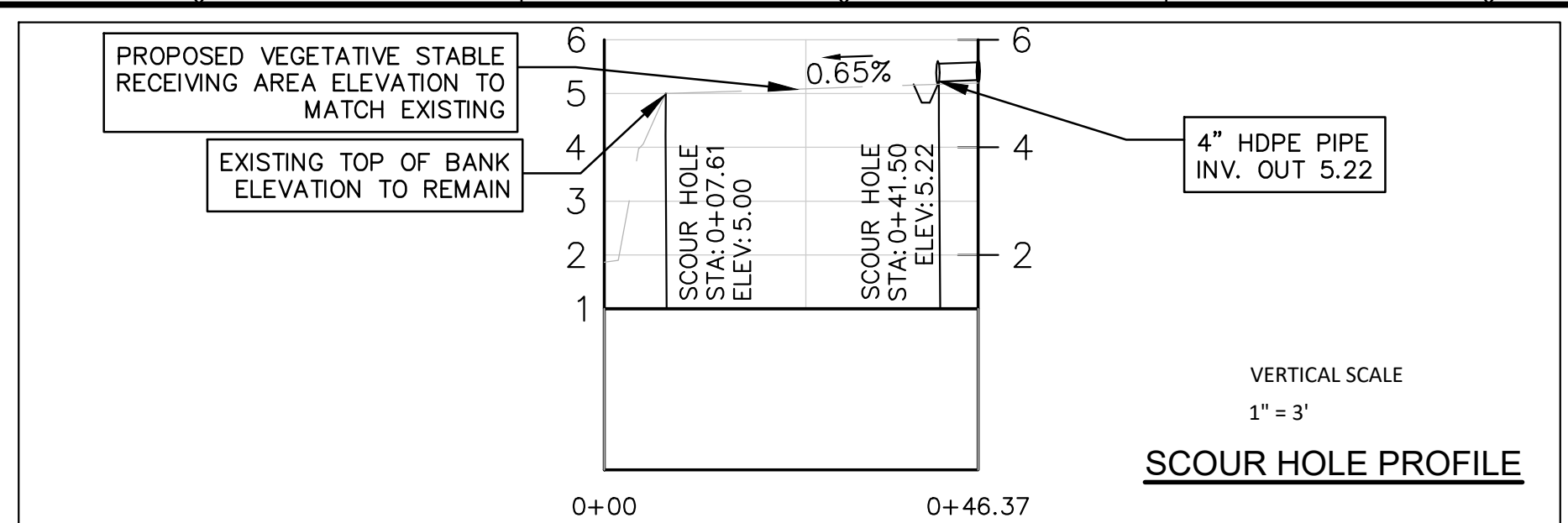
JACLYN J. FLOR, P.E., P.P., C.M.E.
 CONSULTING ENGINEER

 LICENSED PROFESSIONAL ENGINEER
 STATE OF NJ LICENCE NO. 24GE045426
 CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO. SEPE-00010
 DRAWING CP-1
 SHEET NO. 2 OF 10



- GENERAL NOTES:**
- SEPARATE UTILITY PERMIT APPLICATIONS WILL BE REQUIRED FOR ANY PROPOSED UTILITY WORK (GAS, ELECTRIC, WATER, SEWER, ETC.) IN NJDOT ROW. APPLICANT HAS TO BE THE RESPECTIVE UTILITY COMPANY.
 - THE BUILDING SLAB WILL BE SUPPORTED BY A PILE FOUNDATION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THERE WILL BE NO BASEMENT.
 - EXISTING IMPERVIOUS AREA = 0.233 ACRES
 TOTAL PROPOSED IMPERVIOUS AREA = 0.338 ACRES
 TOTAL NEW IMPERVIOUS AREA = 0.105 ACRES, WHICH IS LESS THAN 1/4 ACRE
 TOTAL DISTURBANCE AREA = 0.50 ACRES, WHICH IS LESS THAN 1 ACRE



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GRADING & UTILITY PLAN

REV. NO.	DATE	DRWN	CHKD	REMARKS
6	1/26/22	MPK	MCM	REVISED PER NJDOT REVIEW LETTER DATED 1/18/22
5	12/27/21	PAS	MJB	REVISED DRAINAGE AS PER SESC REVIEW LETTER COMMENTS 12/07/21
4	11/3/21	PAS	MJB	REVISED DRAINAGE TO REMOVE CONNECTION TO DOT STORM SEWER
3	11/11/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S COMMENTS 11/04/20
2	10/19/20	PAS	MJB	REVISED PLANS AS PER FINAL ARCHITECTURAL BUILDING FOOTPRINT
1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY: PAS
 DRAWN BY: PAS
 SHEET CHK'D BY: JUF
 CROSS CHK'D BY:
 APPROVED BY:
 DATE: OCTOBER 28, 2019

ENGENUITY INFRASTRUCTURE
 2 BRIDGE AVENUE, SUITE 323
 RED BANK, NJ 07701
 732.741.3176
 ENGENUITYNJ.COM

MAJOR SITE PLAN
 TAX BLOCK 66.02
 LOT 31.01
 BOROUGH OF MANASQUAN
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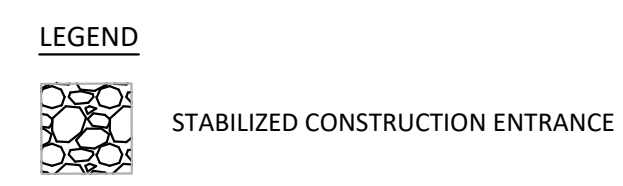
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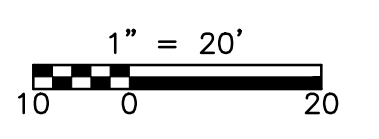
PROJECT NO. SEPE-00010
 DRAWING GR / SESC-1
 SHEET NO. 3 OF 10

STABILIZED CONSTRUCTION ENTRANCE NOTE:

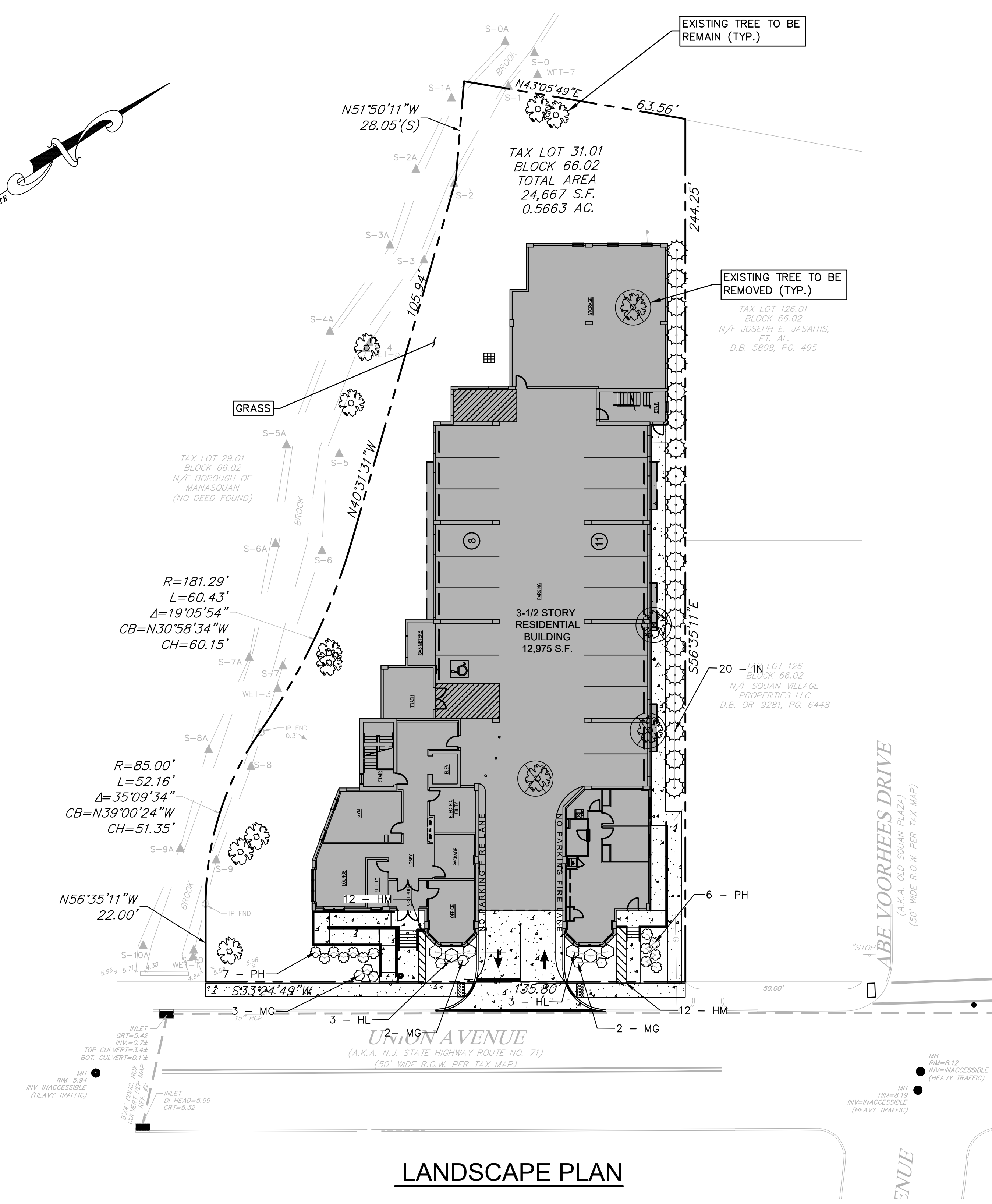
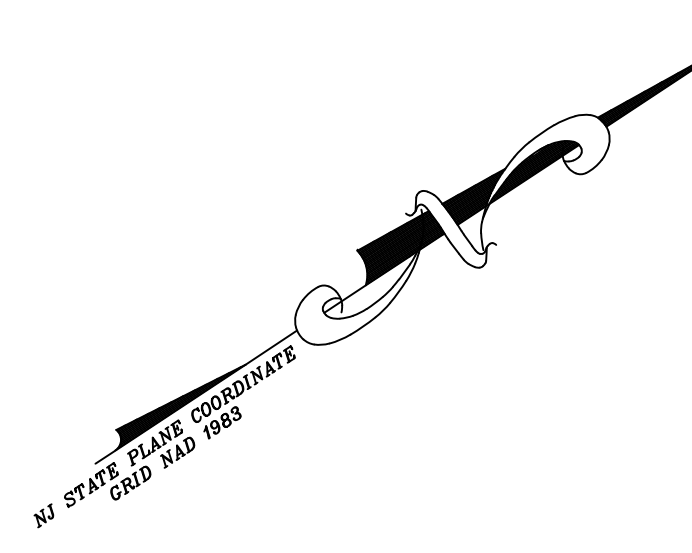
- STONE SIZE - USE ASTM C-33, SIZE NO. 2 (2 1/2 TO 1 1/2 IN) OR 3 (2 TO 1 IN). USE CLEAN CRUSHED ANGULAR STONE. CRUSHED CONCRETE OF SIMILAR SIZE MAY BE SUBSTITUTED BUT WILL REQUIRE MORE FREQUENT UPGRADING AND MAINTENANCE. THICKNESS - NOT LESS THAN SIX (6) INCHES.



SESC PLAN

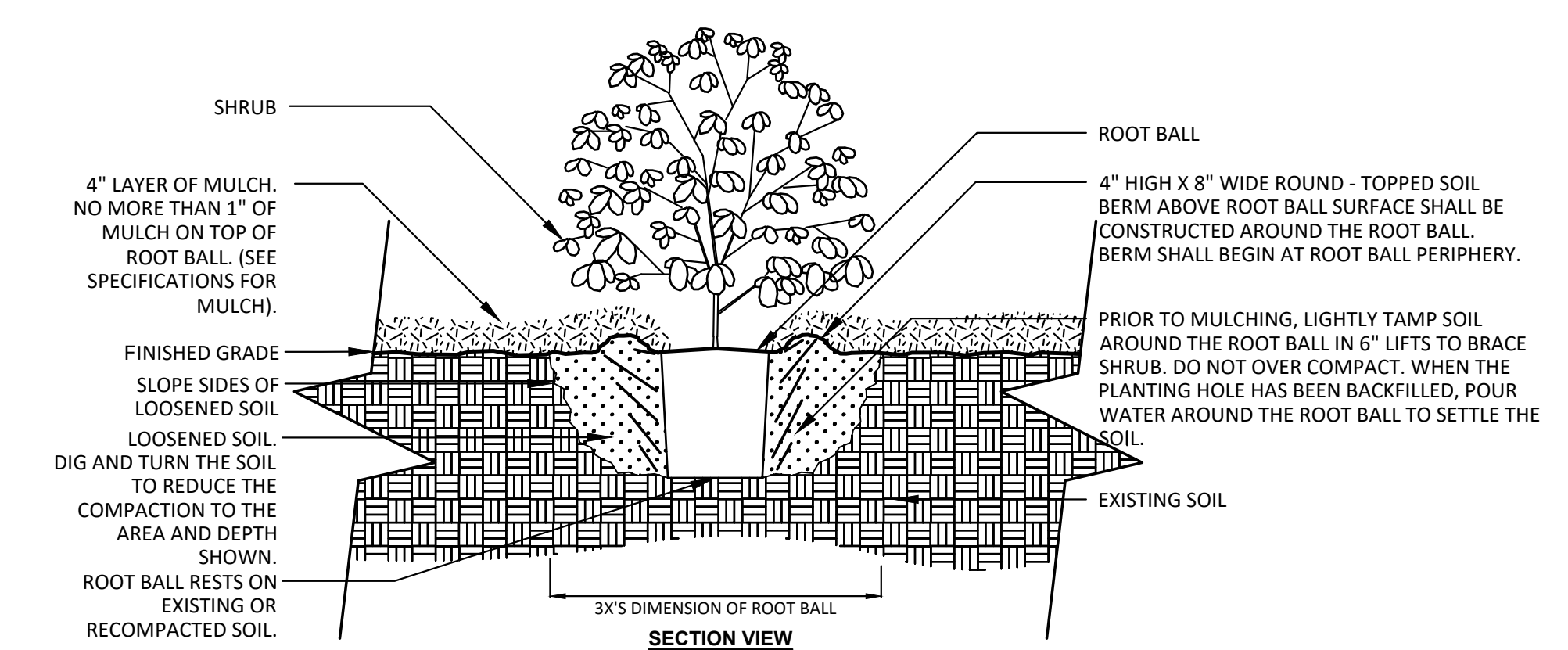


NOT FOR CONSTRUCTION



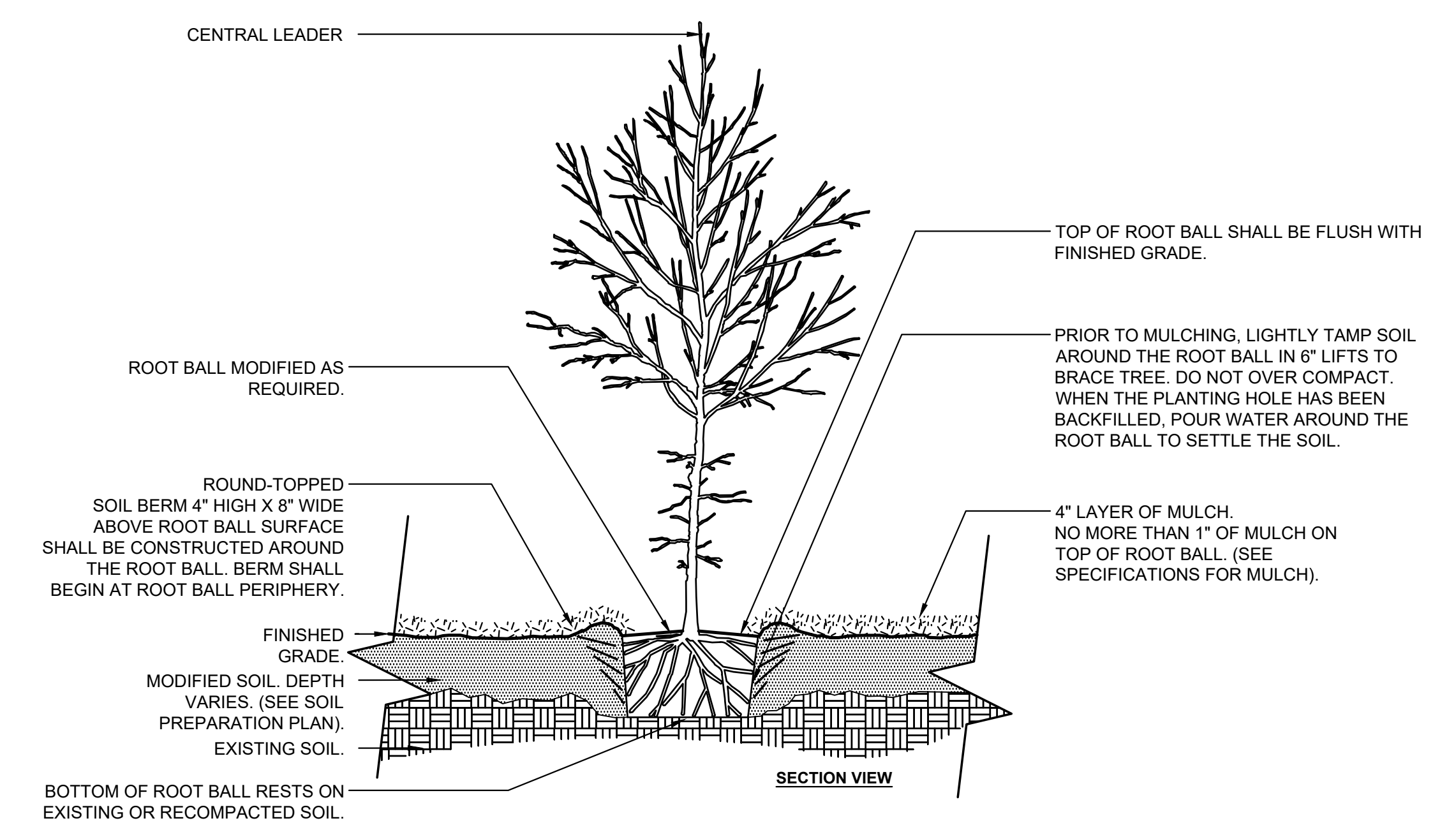
LANDSCAPE PLAN

PLANT-SCHEDULE								
SHRUBS & TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	
	HL	6	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal.	Pot	3' O.C.	
	MG	7	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	Pot	FULL PLANTS	
	PH	13	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	3 gal.	Pot	FULL PLANTS	
	IN	20	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	3' - 4'	Pot	B & B	FULL TO GROUND
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	SPACING
	HM	24	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	2 gal.	Pot	FULL PLANTS	18" O.C.

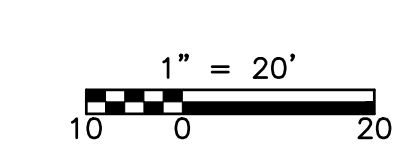


NOTES:
 1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

**SHRUB PLANTING
DETAIL
A**



**TREE PLANTING
DETAIL
B**



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5	1/26/22	MPK	MCM	REVISED PER NJDOT REVIEW LETTER DATED 1/18/22
4	6/24/21	JWP	MJB	REVISED PLANS AS PER RESOLUTION COMPLIANCE
3	11/11/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S COMMENTS 11/04/20
2	10/19/20	PAS	MJB	REVISED PLANS AS PER FINAL ARCHITECTURAL BUILDING FOOTPRINT
1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY: _____	PAS
DRAWN BY: _____	PAS
SHEET CHK'D BY: _____	JJF
CROSS CHK'D BY: _____	
APPROVED BY: _____	
DATE: _____	OCTOBER 28, 2019

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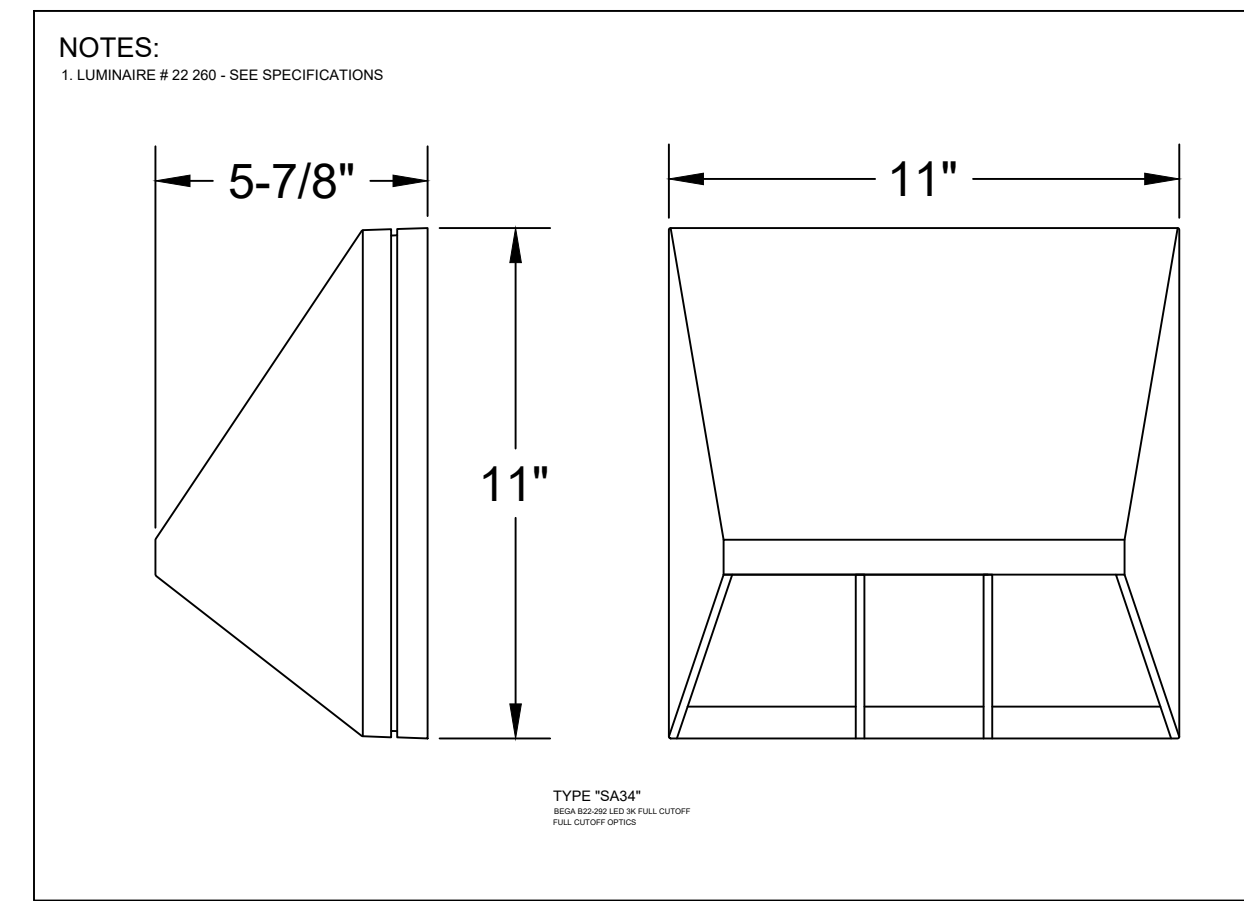
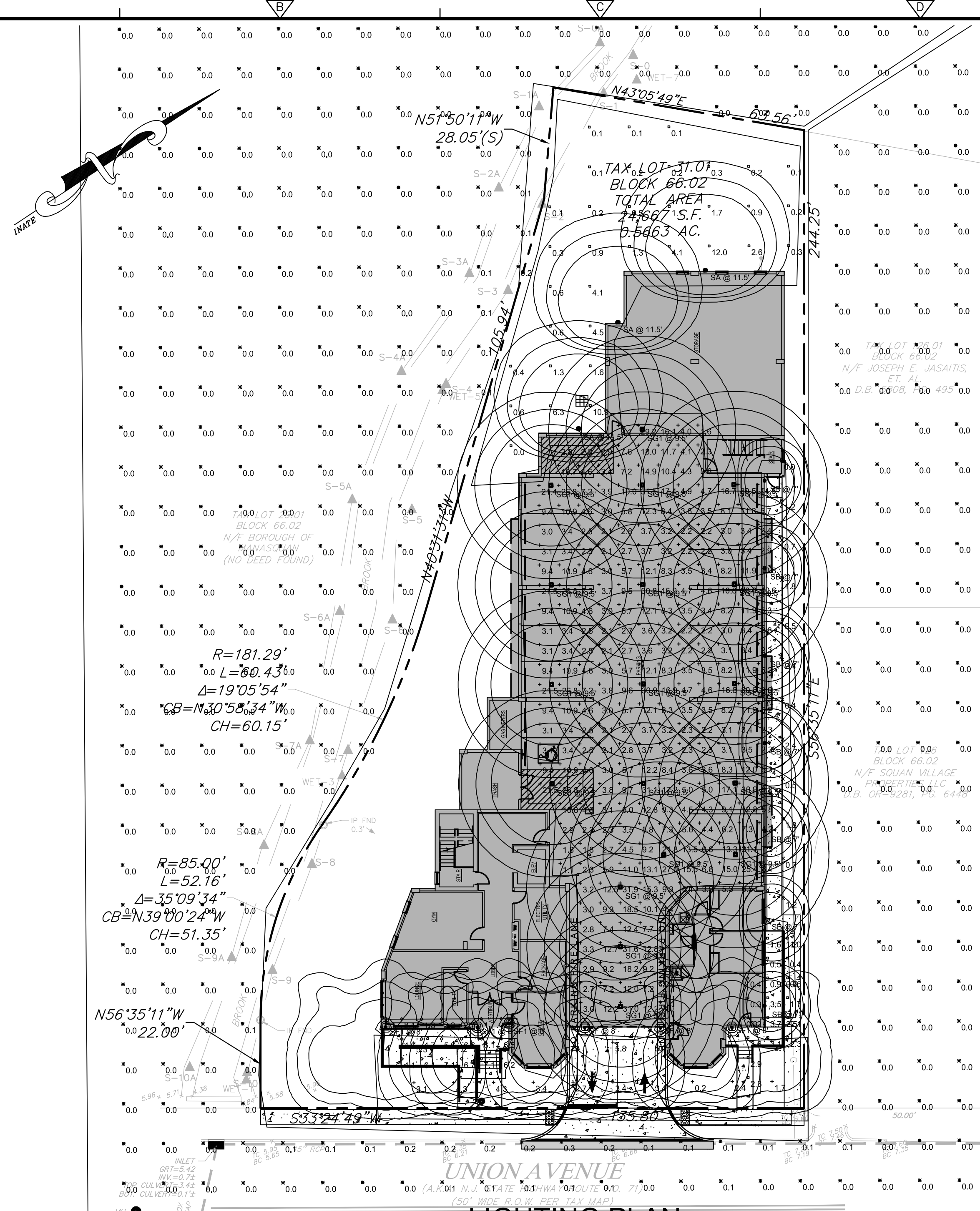
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PROJECT NO. SEPE-00010
DRAWING LS-1
SHEET NO. 4 OF 10



CNY LED Canopy/Ceiling Luminaire

Specifications

Width	10"	12"
Height	4.5"	4"
Depth	10"	12"
Weight	4.5lbs	10lbs

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

Accessories

Features & Specifications

Notes

LED wall luminaires - directed

Application

Materials

Electrical

Finish

Type: BEGA Product: Modified:

Luminaire Locations

No.	Label	Location					Aim			
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	SA34	248.00	252.00	11.50	11.50	0.00	0.00	248.00	252.17	0.00
2	SA34	292.00	297.00	11.50	11.50	0.00	0.00	292.00	297.17	0.00
3	SA34	273.00	283.00	11.50	11.50	270.00	0.00	272.84	283.00	0.00
1	SF	210.30	105.10	8.00	8.00	180.00	0.00	210.30	104.98	0.00
2	SF	245.90	105.20	8.00	8.00	180.00	0.00	245.90	105.08	0.00
3	SF	272.60	104.60	8.00	8.00	180.00	0.00	272.60	104.48	0.00
1	SF1	304.60	105.40	8.00	8.00	180.00	0.00	304.60	105.28	0.00
2	SG1	244.00	157.00	9.50	9.50	0.00	0.00	244.00	157.00	0.00
3	SG1	269.00	157.00	9.50	9.50	0.00	0.00	269.00	157.00	0.00
4	SG1	294.00	157.00	9.50	9.50	0.00	0.00	294.00	157.00	0.00
5	SG1	244.00	175.00	9.50	9.50	0.00	0.00	244.00	175.00	0.00
6	SG1	269.00	175.00	9.50	9.50	0.00	0.00	269.00	175.00	0.00
7	SG1	294.00	175.00	9.50	9.50	0.00	0.00	294.00	175.00	0.00
8	SG1	244.00	193.00	9.50	9.50	0.00	0.00	244.00	193.00	0.00
9	SG1	269.00	193.00	9.50	9.50	0.00	0.00	269.00	193.00	0.00
10	SG1	294.00	193.00	9.50	9.50	0.00	0.00	294.00	193.00	0.00
11	SG1	244.00	211.00	9.50	9.50	0.00	0.00	244.00	211.00	0.00
12	SG1	269.00	211.00	9.50	9.50	0.00	0.00	269.00	211.00	0.00
13	SG1	294.00	211.00	9.50	9.50	0.00	0.00	294.00	211.00	0.00
14	SG1	244.00	229.00	9.50	9.50	0.00	0.00	244.00	229.00	0.00
15	SG1	269.00	229.00	9.50	9.50	0.00	0.00	269.00	229.00	0.00
16	SG1	294.00	229.00	9.50	9.50	0.00	0.00	294.00	229.00	0.00
17	SG1	244.00	247.00	9.50	9.50	0.00	0.00	244.00	247.00	0.00
18	SG1	269.00	247.00	9.50	9.50	0.00	0.00	269.00	247.00	0.00
19	SG1	291.00	256.00	9.50	9.50	0.00	0.00	291.00	256.00	0.00
24	SG1	265.00	139.00	9.50	9.50	0.00	0.00	265.00	139.00	0.00

Statistics: UNION AVE REV 6 7-29-20 LLG

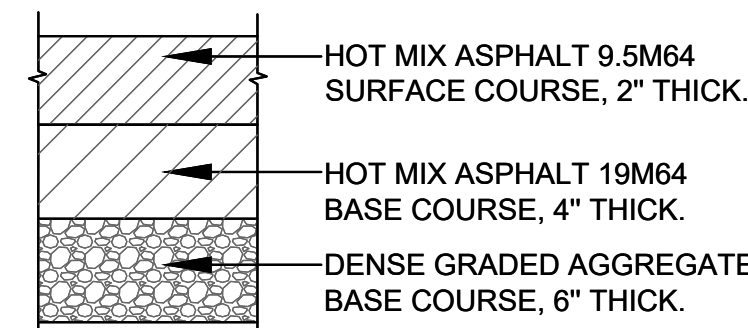
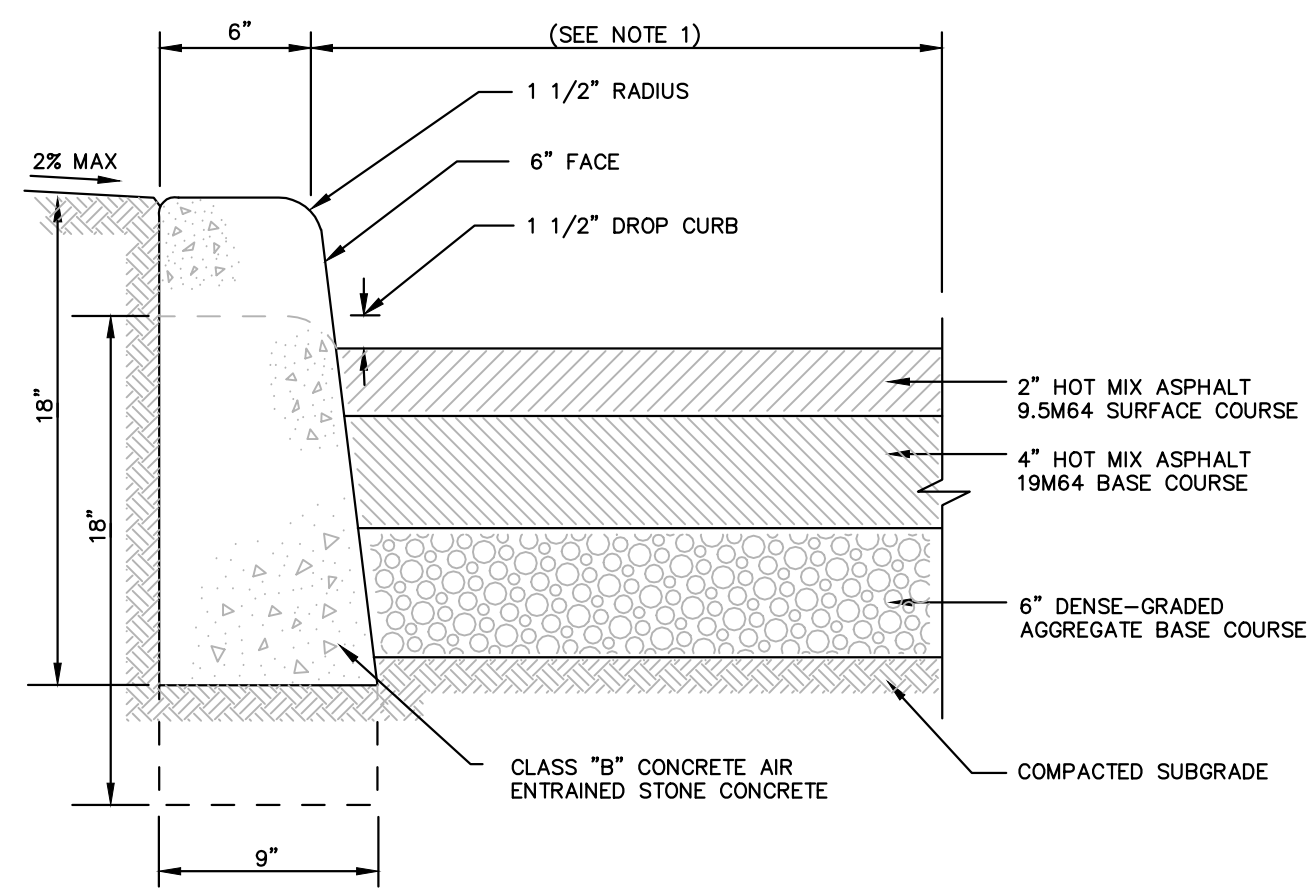
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKS	+	3.9 fc	7.6 fc	0.2 fc	38.0:1	19.5:1
GARAGE	+	8.1 fc	31.9 fc	1.1 fc	29.0:1	7.4:1
HC RAMP -PORCH 2	□	1.7 fc	3.7 fc	0.2 fc	18.5:1	8.5:1
HC RAMP-PORCH 1	◇	4.7 fc	7.1 fc	1.7 fc	4.2:1	2.8:1
OFF SITE	✖	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
REAR PROPERTY	□	1.7 fc	12.0 fc	0.0 fc	N/A	N/A
SIDEWALK-RAMP EAST	✖	1.1 fc	2.5 fc	0.0 fc	N/A	N/A

Schedule

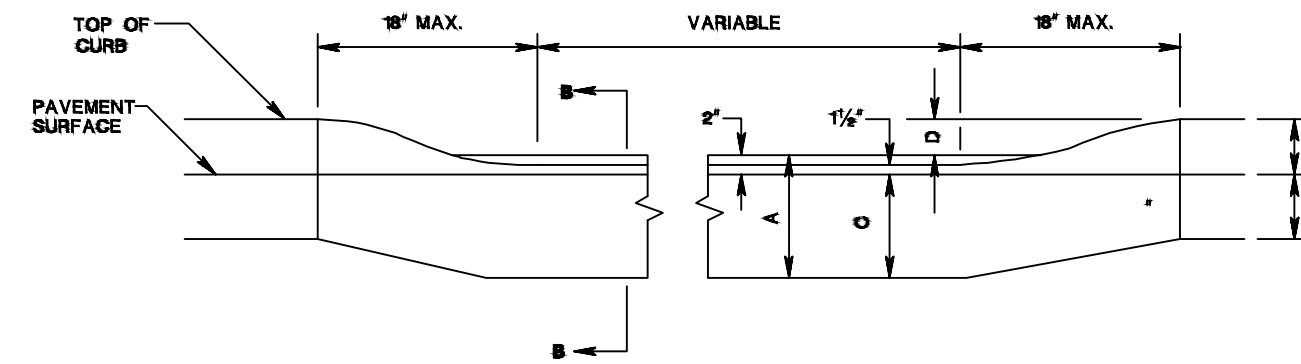
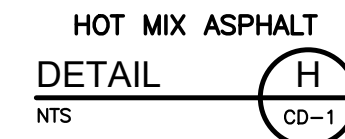
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiple	LLF	Wattage	Efficiency	Distrib ion	Polar Plot	Notes
SA	SA		3	BEGA USA	1DW22 260 3K-MV-COLOR	22260	LED 29,8W	1	22260 IES	3557	1	0.9	34	100%			
SB	SB		7	BEGA Converted by LUMCat V 30.09.2016 / H.R.		24 372 K3	LED 6,1W	1	24372_BEGA_I ES.ies	459	1	0.9	8	100%			
SF	SF		2	Sternberg Lighting	1DW6130LED- 1RND30T4-MDL03-CSA	6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Seeded Acrylic, Type 4	26 LEDs	1	6130LED- 1RND30T4- MDL03-CSA.ies	2712	1	0.9	30.4	100%			
SF1	SF1		4	Sternberg Lighting	1DW6130LED- 1RND30T4-MDL03-CSA- LHSS	6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Seeded Acrylic, Type 4	26 LEDs	1	6130LED- 1RND30T4- MDL03-CSA.ies	2712	1	0.9	30.4	100%			
SF2	SF2		0	Sternberg Lighting	1DW6130LED- 1RND30T4-MDL03-CSA- LHSS-90HSS	6130LED HERITAGE, 6-Sided Post Top Lantern, Clear Seeded Acrylic, Type 4	26 LEDs	1	6130LED- 1RND30T4- MDL03-CSA.ies	2712	1	0.9	30.4	100%			
SG1	SG1		18	Lithonia Lighting	CNY LED P1 40K MVOLT	CNY LED Canopy P1=4,500lm		108	CNY_LED_P1_4 0K_MVOLT.ies	4476	1	0.9	35.36	1%	TYPE VS. CUTOFF, BUG RATING: B2 - U3 - G1		

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DESIGNED BY: PAS	<p>ENGENTUITY INFRASTRUCTURE 2 BRIDGE AVENUE, SUITE 323 RED BANK, NJ 07701 732.741.3176 ENGENTUITYNJ.COM</p>	<p>MAJOR SITE PLAN TAX BLOCK 66.02 LOTS 31.01 BOROUGH OF MANASQUAN MONMOUTH COUNTY, NEW JERSEY</p>	<p>OWNER / DEVELOPER / APPLICANT: UNION AVENUE 33, LLC 126 MAIN STREET MANASQUAN, NJ 08736 PHONE: (732) 522-0197</p>	<p>JACLYN J. FLOR, P.E., P.P., C.M.E. CONSULTING ENGINEER <i>Jaclyn Flor</i> 10/28/19 DATE</p>	<p>PROJECT NO. SEPE-00010 DRAWING LI-1 SHEET NO. 5 OF 10</p>
DRAWN BY: PAS					
SHEET CHK'D BY: JJF					
CROSS CHK'D BY:					
APPROVED BY: _____ DATE: OCTOBER 28, 2019					

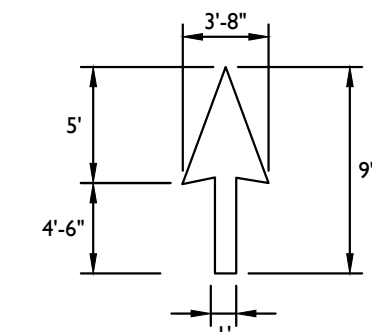


PAVEMENT DETAIL

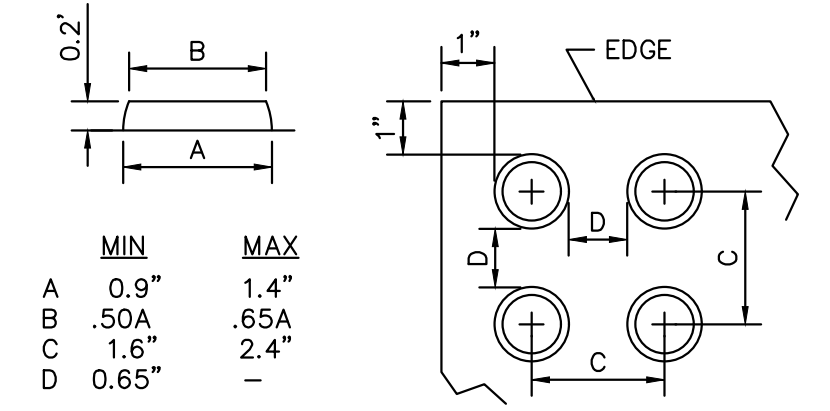


NOTES:
1. SIGN SHALL BE WHITE WITH RED TEXT AND BORDER

NO PARKING FIRE LANE SIGN DETAIL (N) CD-1

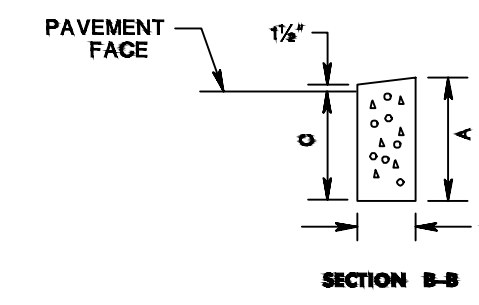


PAVEMENT MARKINGS DETAIL (L) CD-1

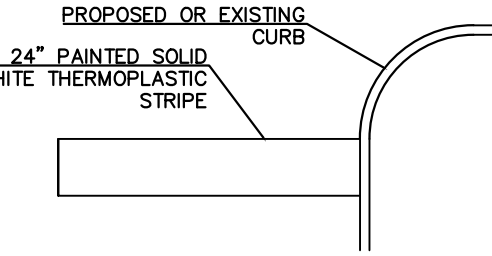
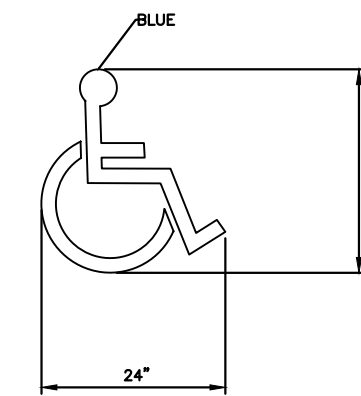


DETAIL - DETECTABLE WARNING (SEE GENERAL NOTE 11) NOT TO SCALE

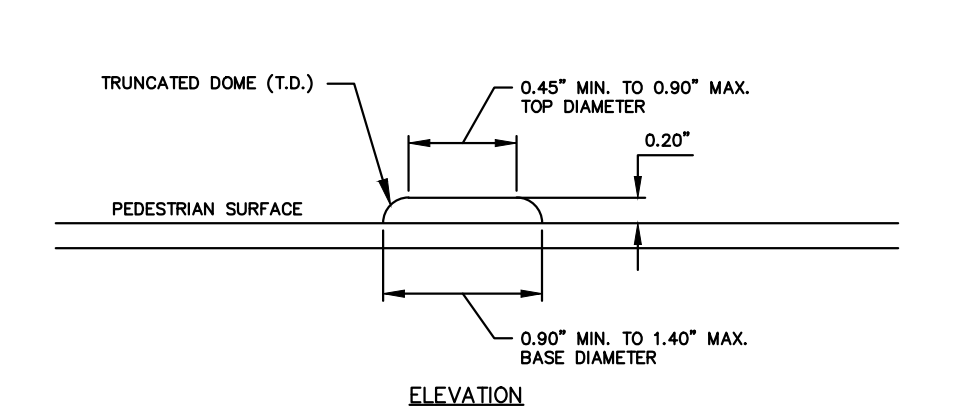
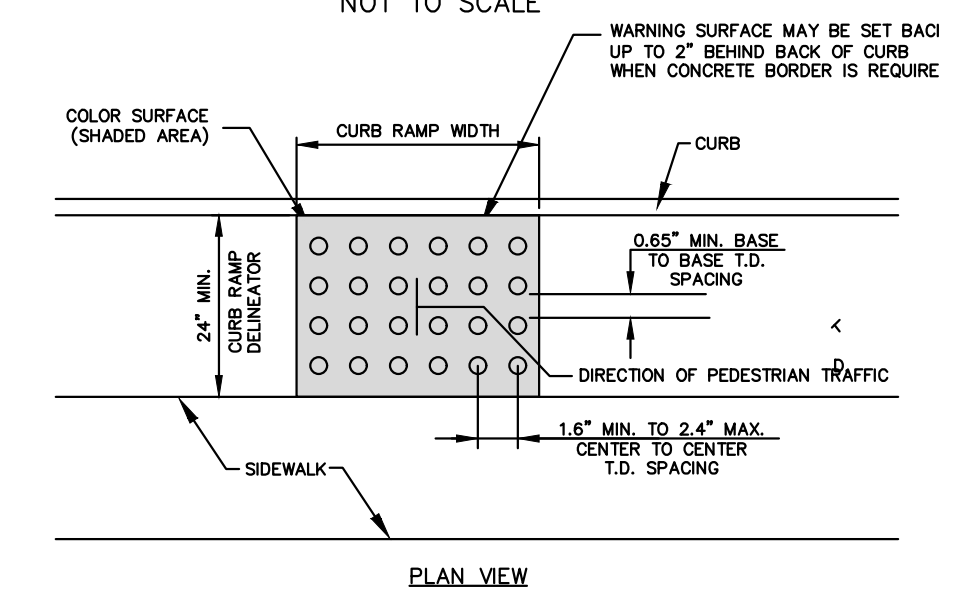
CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9' x 16'	16"	4"	14"	2"
9' x 18'	18"	6"	16"	4"



DEPRESSED CURB AT DRIVEWAY DETAIL (E) CD-1



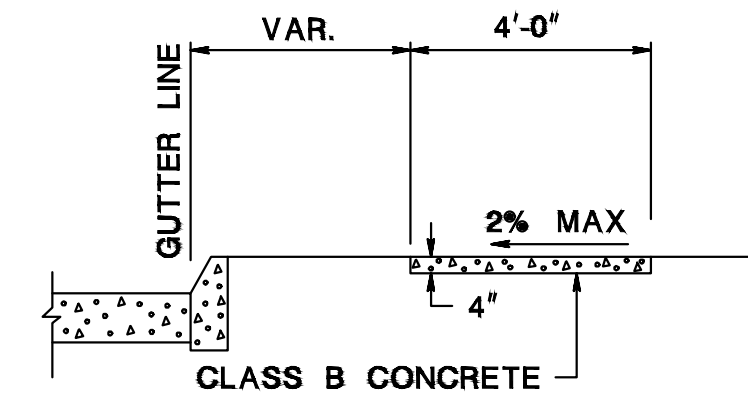
STOP BAR DETAIL (G) CD-1



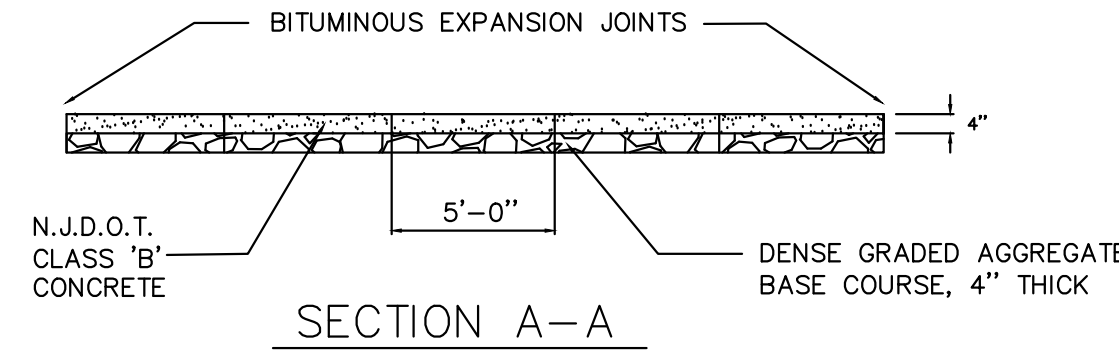
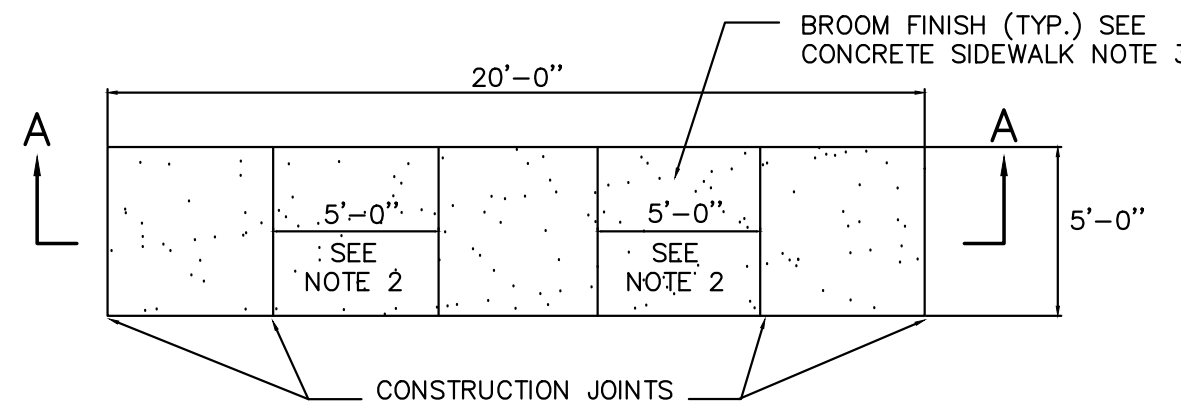
DETECTABLE WARNING SURFACE DETAIL (J) CD-1

- NOTE: 1) IN AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, A 2' WIDE PAVEMENT REPAIR STRIP SHALL BE CONSTRUCTED ALONG PROPOSED CURB. THE FOLLOWING ITEMS OF WORK WITHIN THE REPAIR STRIP ARE INCLUDED UNDER 9' x 18" CONCRETE VERTICAL CURB:
- SAWCUT
 - CONCRETE CURING AND SEALING COMPOUND
 - EXCAVATION UNCLASSIFIED
 - BACKFILL MATERIAL
 - COMPACTED SUBGRADE
 - DENSE-GRADED AGGREGATE BASE COURSE
 - HOT MIX ASPHALT 19M64 BASE COURSE - REMOVAL OF MONOLITHIC CONCRETE CURB AND GUTTER (IF REQUIRED)
- 2) CURB DEPTH SHALL BE MAINTAINED AT DROP CURBS.
- 3) 4" THICK, COARSE AGGREGATE SIZE NO. 57 SHALL BE CONSTRUCTED UNDERNEATH PROPOSED CURB IN WET FIELD CONDITIONS AS DIRECTED BY ENGINEER.
- 4) TOP OF CURB SHALL NOT BE SET HIGHER THAN ADJACENT EXISTING OR PROPOSED SIDEWALK UNDER ANY CONDITION.
- 5) ALL CONCRETE SURFACES SHALL BE TREATED WITH A CONCRETE CURING AND SEALING COMPOUND.

9"x18" CONCRETE VERTICAL CURB DETAIL (A) CD-1



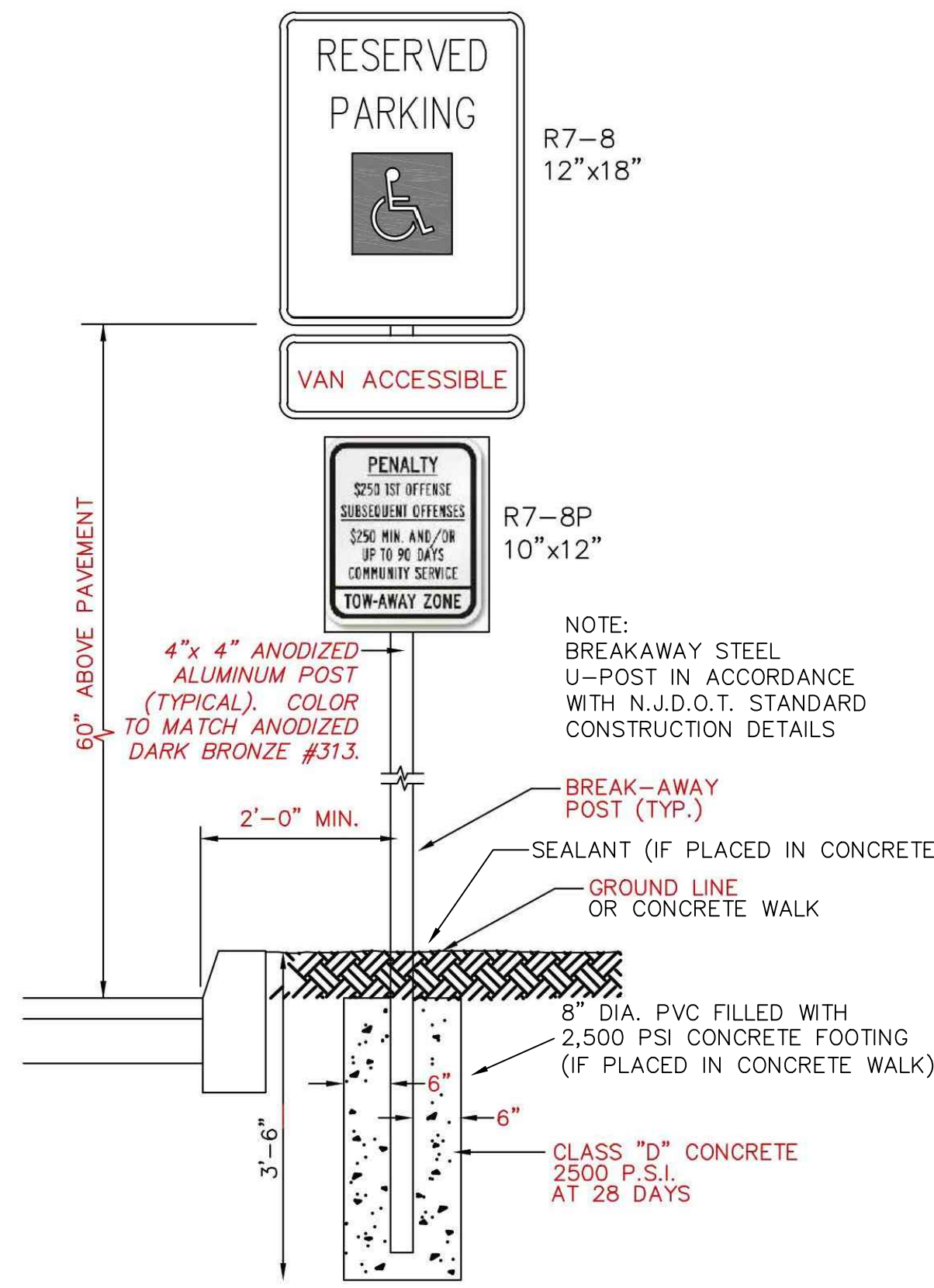
CONCRETE SIDEWALK, 4" THICK DETAIL (P) CD-1



CONCRETE SIDEWALK NOTES:

- A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY TWENTY (20) FEET.
- CONSTRUCTION JOINTS SHALL BE INSTALLED EVERY FIVE (5) FEET THE FULL WALK WIDTH. HOWEVER, WHERE SIDEWALK IS DISTINCTLY WIDER THAN 5 FEET, THE JOINT SPACING IS TO BE INCREASED TO PROVIDE APPROXIMATELY SQUARE CONCRETE SIDEWALK FLATS BETWEEN JOINTS. CONSTRUCTION AND EXPANSION JOINT SPACING WHERE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING JOINT SPACING.
- THERE SHALL BE A BROOM FINISH WITH THE EDGES FINISHED WITH A SUITABLE TOOL CONCRETE FINISHING WHERE THE SIDEWALK ABUTS THE EXISTING SIDEWALK IN THE COUNTY RIGHT-OF-WAY SHALL MATCH THE EXISTING CONCRETE FINISHING.
- CONCRETE SIDEWALK THAT ABUT BUILDINGS SHALL PROVIDE A 6" TO 8" THICK HAUNCH FOR A WIDTH OF 6" TO 8".
- UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CONSTRUCTION WHICH DOES NOT CONFORM TO THE TOLERANCES SPECIFIED (IE. WHICH EXCEEDS THE MAXIMUM OR IS LESS THAN THE MINIMUM) WILL BE REMOVED AND REPLACED WITHOUT COST TO THE OWNER.
- CONCRETE FOR CURBS, SIDEWALKS, CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES SHALL BE NJDOT CLASS B.
- EXPANSION JOINTS WITH PREFORMED EXPANSION JOINT FILLER FOR CONCRETE (BITUMINOUS TYPE), SHALL BE PROVIDED AS FOLLOWS:
 - 3.1 1/2" THICK AT LONGITUDINAL INTERVALS OF APPROXIMATELY TWENTY FEET (20') AND BETWEEN ALL SIDEWALK CURB RAMPS AND MONOLITHIC CURB RAMP CRADLES.
 - 3.2 1/2" THICK BETWEEN CURB AND SIDEWALK, AROUND ALL STRUCTURES OR APPURTENANCES, SUCH AS MANHOLES, JUNCTION BOXES AND UTILITY POLES, AND ADJACENT TO ANY FIXED STRUCTURE.
- EXPANSION JOINT MATERIAL SHALL BE TRIMMED AS TO BE SLIGHTLY BELOW THE SURFACE OF THE CONCRETE.
- JOINT SEALER WHERE SHOWN OR REQUIRED SHALL CONFORM TO NJDOT SPECIFICATION 914. HOT-POURED JOINT SEALER SHALL CONFORM TO ASTM D 6690. COLD-APPLIED JOINT SEALER SHALL CONFORM TO ASTM D 5893, TYPE SL OR TYPE NS.
- TOOLED JOINTS SHALL BE PROVIDED WITH A GROOVING TOOL SO AS TO DIVIDE THE CONCRETE SURFACE INTO BLOCKS AS CLOSELY APPROACHING A SQUARE AS PRACTICABLE. GROOVES SHALL BE CUT TO A DEPTH OF AT LEAST 1/2 INCH AND SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
- UNLESS OTHERWISE DIRECTED BY THE ENGINEER, EXPANSION AND TOOLED JOINTS IN CONCRETE SURFACES SHALL BE ALIGNED WITH JOINTS IN CURBS.
- PUBLIC SIDEWALK CURB RAMPS, TURNING SPACES, BLENDED TRANSITIONS AND CLEAR SPACES WITHIN THE PEDESTRIAN ACCESS ROUTE SHALL NOT CONTAIN GRATINGS, COVERS, UTILITY BOXES OR SIMILAR OBSTRUCTION. OUTSIDE OF THE ABOVE AREAS, GRATINGS IN PUBLIC SIDEWALKS MAY HAVE OPENINGS NO GREATER THAN 1/2 INCH WIDE MEASURED PARALLEL TO DIRECTION OF TRAVEL.

CONCRETE SIDEWALK DETAIL (D) CD-1



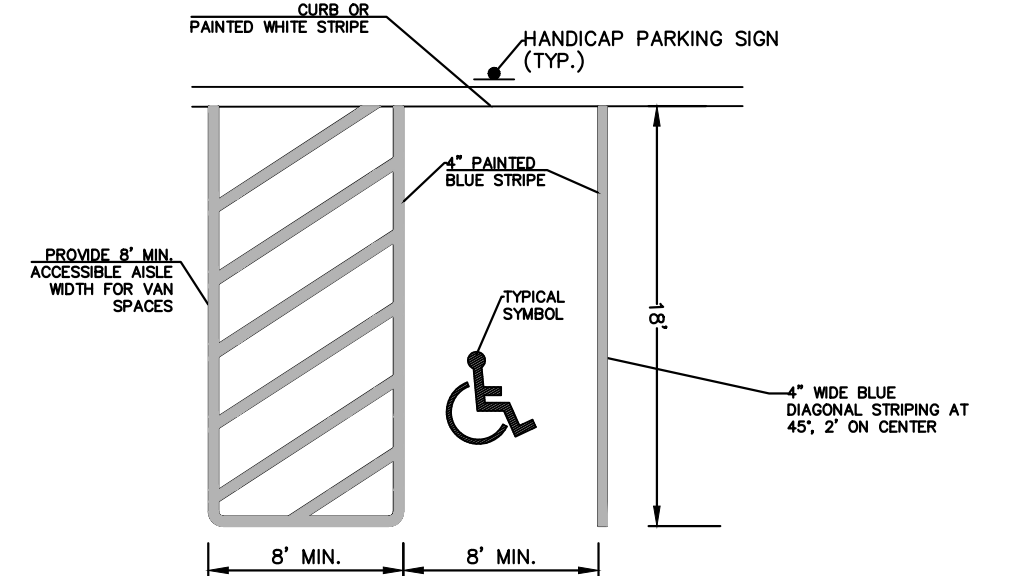
CONSTRUCTION DETAILS

TYPICAL HANDICAP PARKING SIGN DETAIL (I) CD-1

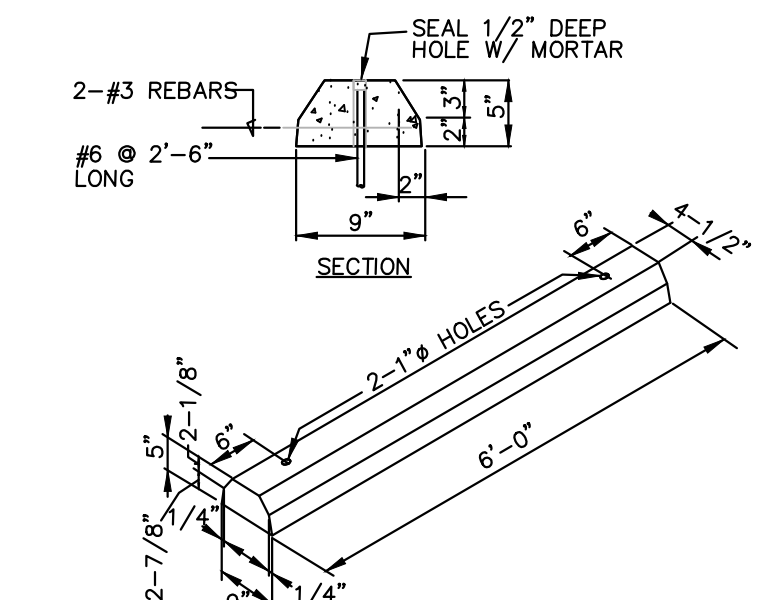
90° PARKING STALL DETAIL (M) CD-1

GENERAL NOTES - SIGN POSTS:

- ALL POSTS TO BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND AS INDICATED BELOW.
- ALL SMALL SIGN SUPPORTS TO BE OF THE BREAKAWAY TYPE WITH EXCEPTION OF THOSE INSTALLED BEHIND GUIDE RAIL OR OTHER ROADSIDE BARRIER.
- ALL STEEL POSTS AND BRACKETS TO BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING TO BE ACCORDING TO ASTM A123.
- ALL STEEL U-POST SIGN SUPPORTS MUST BE INSTALLED FACING THE PREDOMINANT TRAFFIC FLOW. USE A MOUNTING BRACKET ON SIDE MOUNTED SIGNS SUCH AS "ONE WAY" SIGNS INSTALLED IN MEDIANS.
- SIGN PANEL SIZES ARE TO DETERMINE POST TYPE AND NUMBER AS SHOWN ON THIS DETAIL.
- BOLTS ARE NOT TO PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT, BUT ARE TO ENGAGE ALL THREADS IN THE NUT.
- WHEN SIGNS ARE INSTALLED ON SLOPES 10H:1V OR FLATTER, THE MINIMUM VERTICAL CLEARANCE REQUIREMENTS FOR SIGNS ARE:
 - FOR SINGLE POST INSTALLATIONS - THE MINIMUM DISTANCE BETWEEN THE EDGE OF THE PAVEMENT AND THE BOTTOM OF ANY PANEL MUST BE 7 FEET, AND THE MINIMUM DISTANCE FROM EDGE OF PAVEMENT TO THE TOP OF ANY SIGN PANEL MUST BE 9 FEET.
 - WHERE GRADING OF 90H:1V OR FLATTER CANNOT BE OBTAINED, OR WHERE CURB OR BERM IS GREATER THAN 4 INCHES, THE MINIMUM VERTICAL CLEARANCE WILL BE MEASURED FROM THE GROUND LINE TO THE BOTTOM OF THE SIGN.
- THE HORIZONTAL OFFSET FROM EDGE OF PAVEMENT TO EDGE OF SIGN IS DERIVED FROM SECTION 2A.19 OF THE MUTCD.
- EXTRUDED ALUMINUM SIGN PANELS ARE NOT PERMITTED FOR USE WITH STEEL U-POST SIGN SUPPORTS.



ACCESSIBLE PARKING STALL STRIP DETAIL (K) CD-1

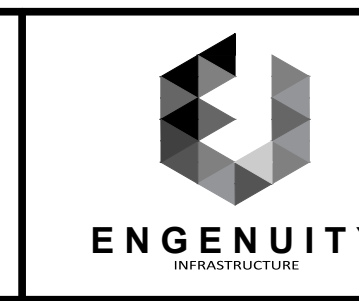


CONCRETE WHEEL STOP DETAIL (O) CD-1

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REV. NO.	DATE	DRWN	CHKD	REMARKS
2	1/26/22	MPK	MCM	REVISED PER NJDOT REVIEW LETTER DATED 1/18/22
1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY:	PAS
DRAWN BY:	PAS
SHEET CHK'D BY:	JJE
CROSS CHECK'D BY:	
APPROVED BY:	
DATE:	OCTOBER 28, 2019



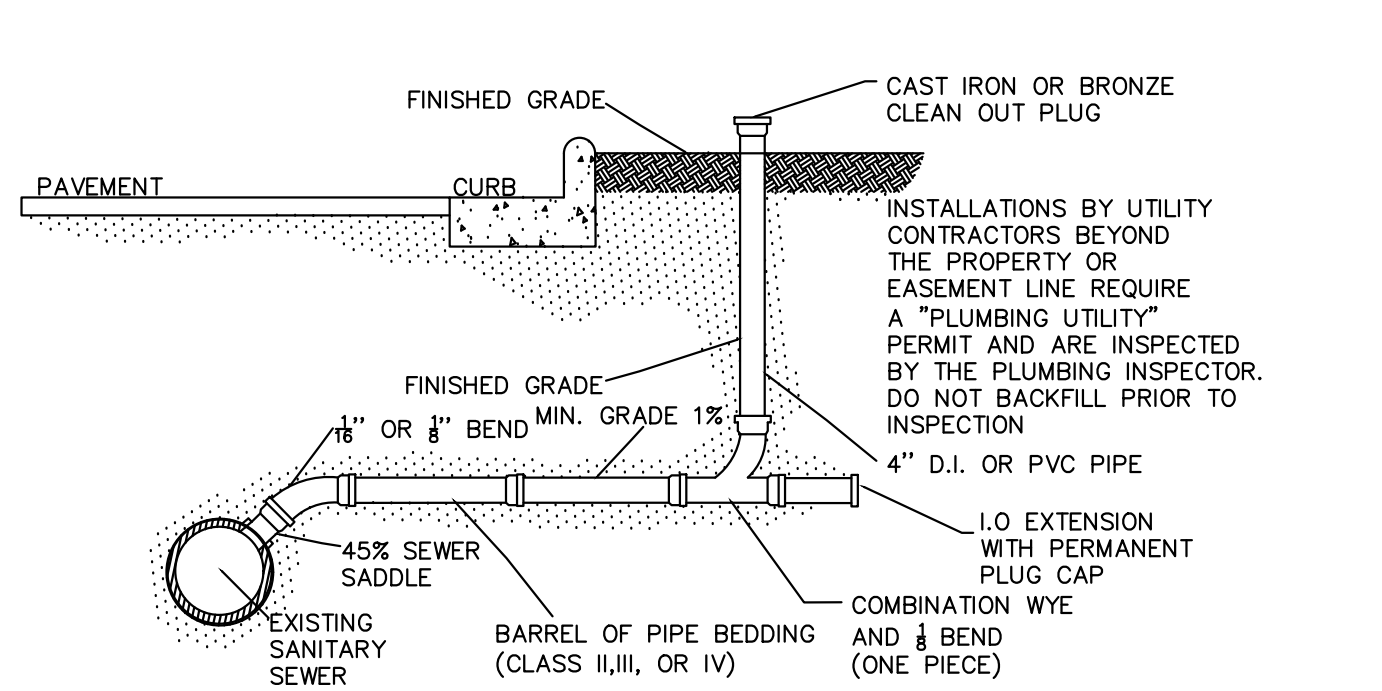
ENGENUITY INFRASTRUCTURE
2 BRIDGE AVENUE, SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

MAJOR SITE PLAN
TAX BLOCK 66.02
LOTS 31.01
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

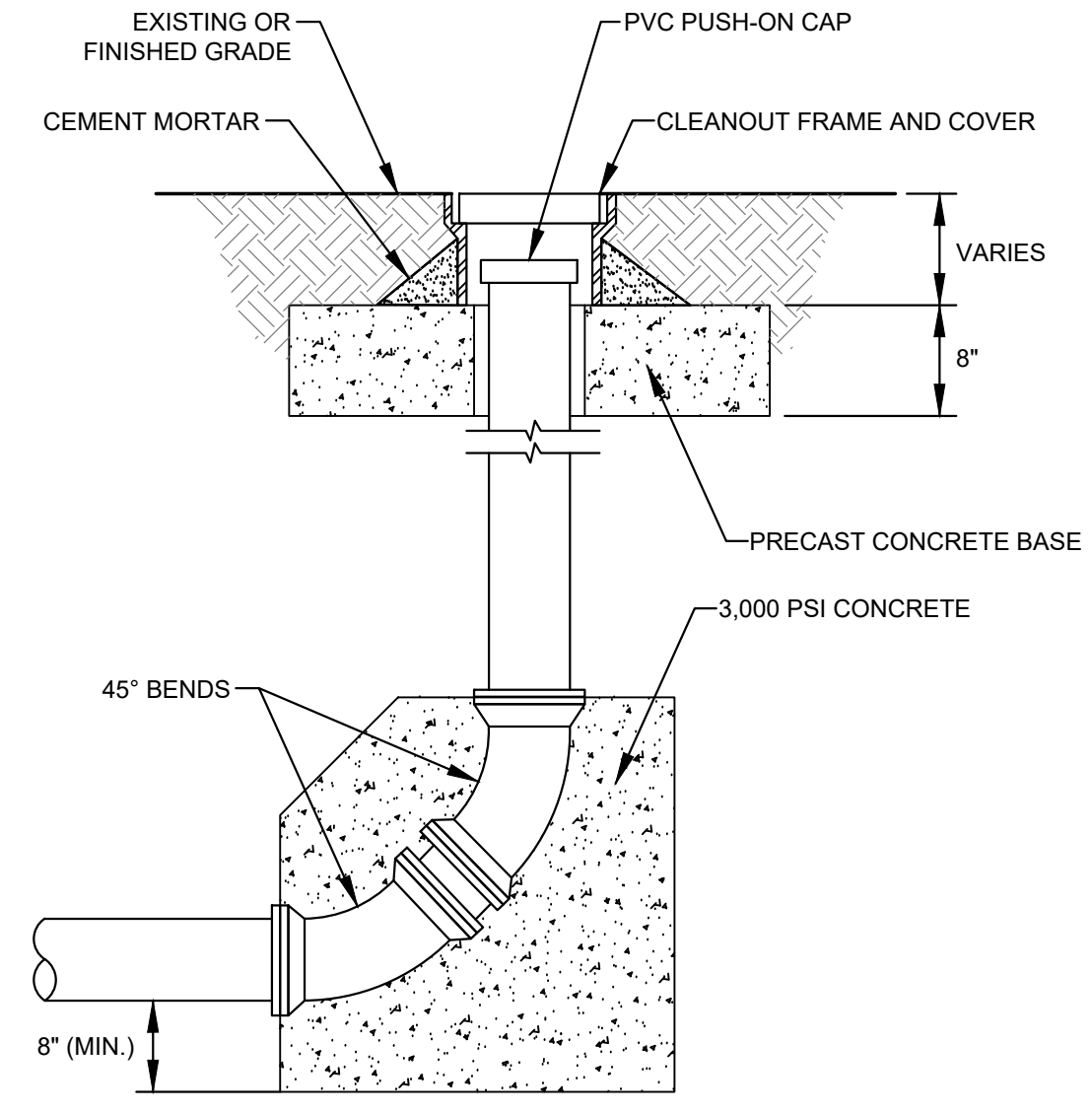
OWNER / DEVELOPER / APPLICANT:
UNION AVENUE 33, LLC
126 MAIN STREET
MANASQUAN, NJ 08736
PHONE: (732) 522-0197

JACLYN J. FLOR, P.E., P.P., C.M.E.
CONSULTING ENGINEER
Jaclyn J. Flor
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENSE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000

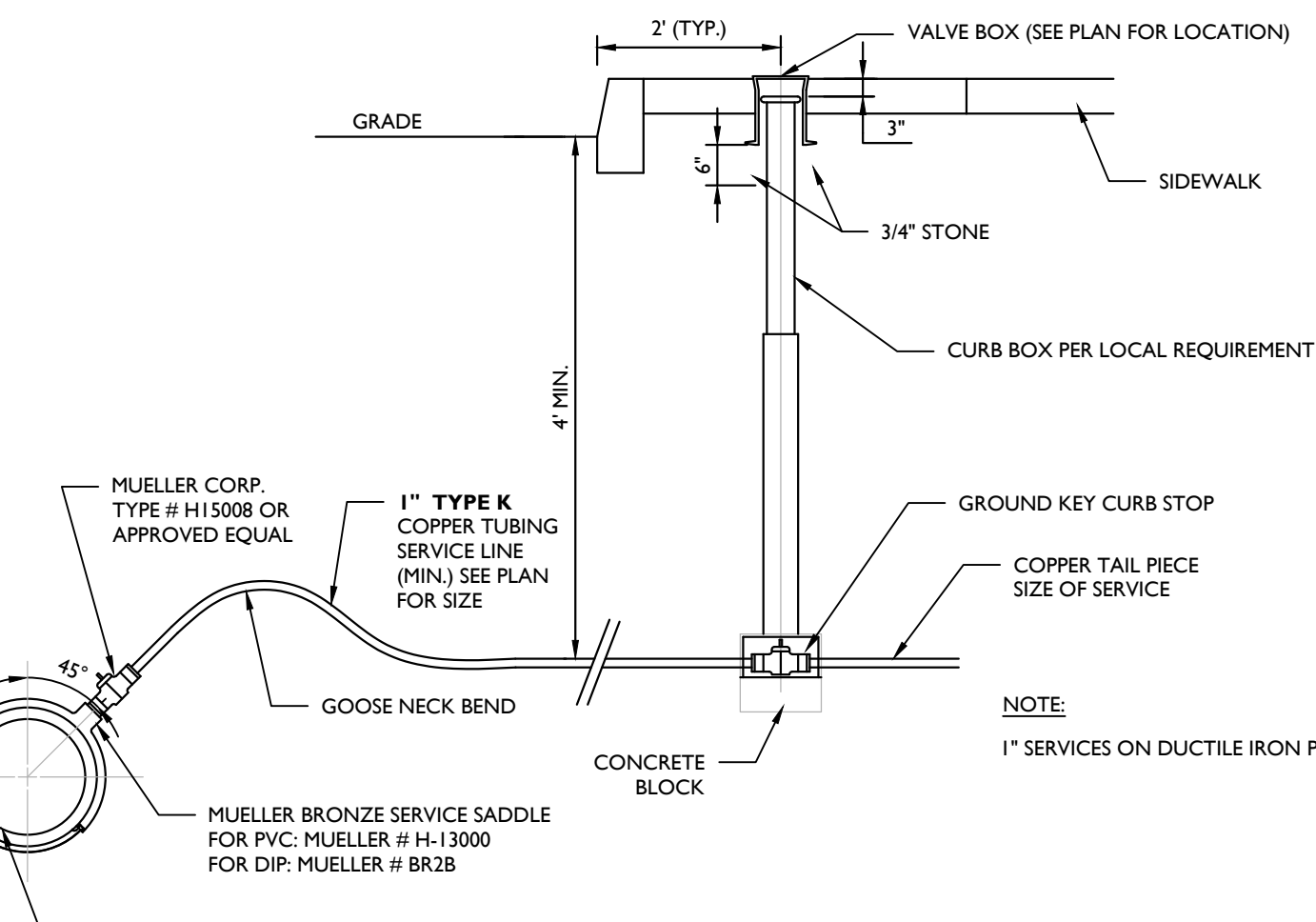
PROJECT NO. SEPE-00010
DRAWING CD-1
SHEET NO. 6 OF 10



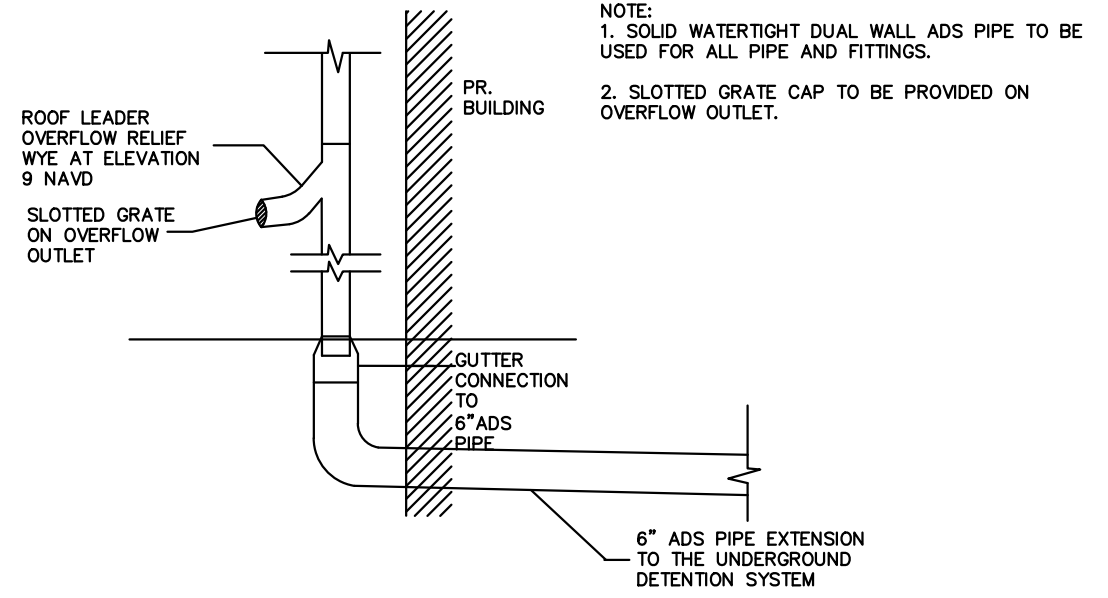
SANITARY SEWER LATERAL CONNECTION
 DETAIL A
 NTS CD-2



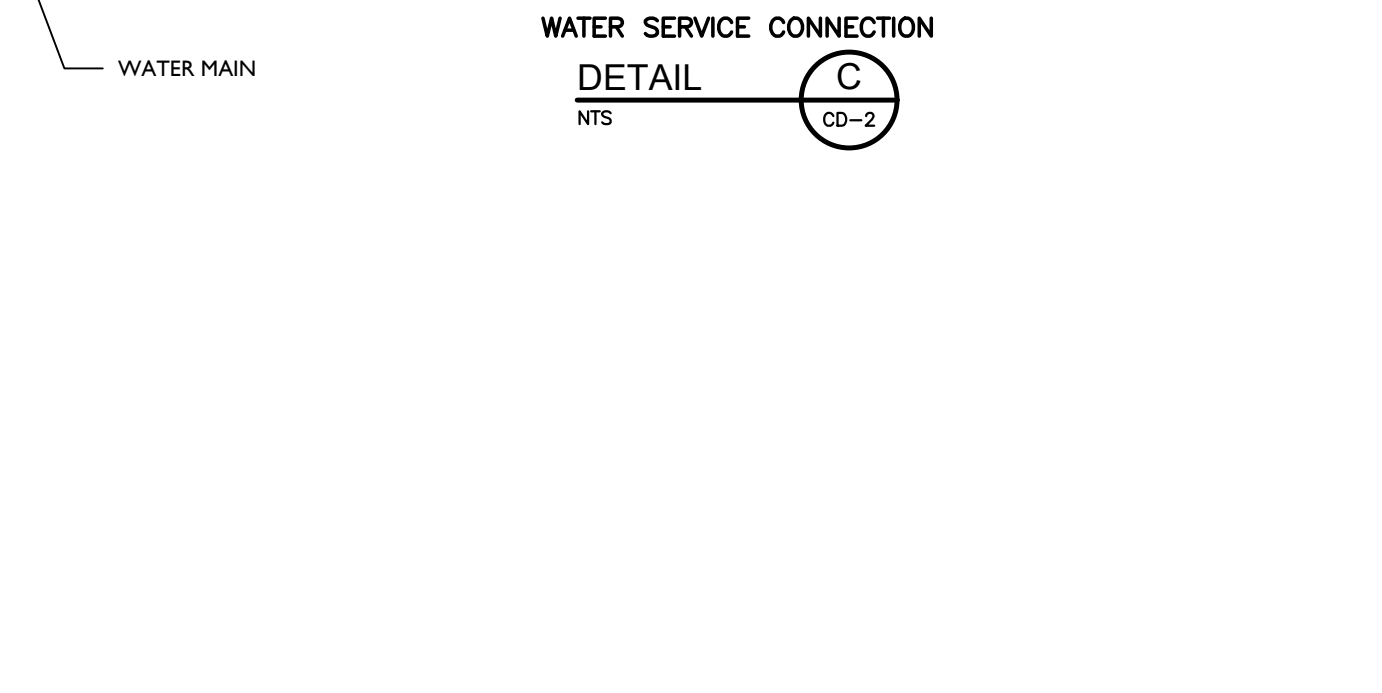
CLEANOUT
 DETAIL B
 NTS CD-2



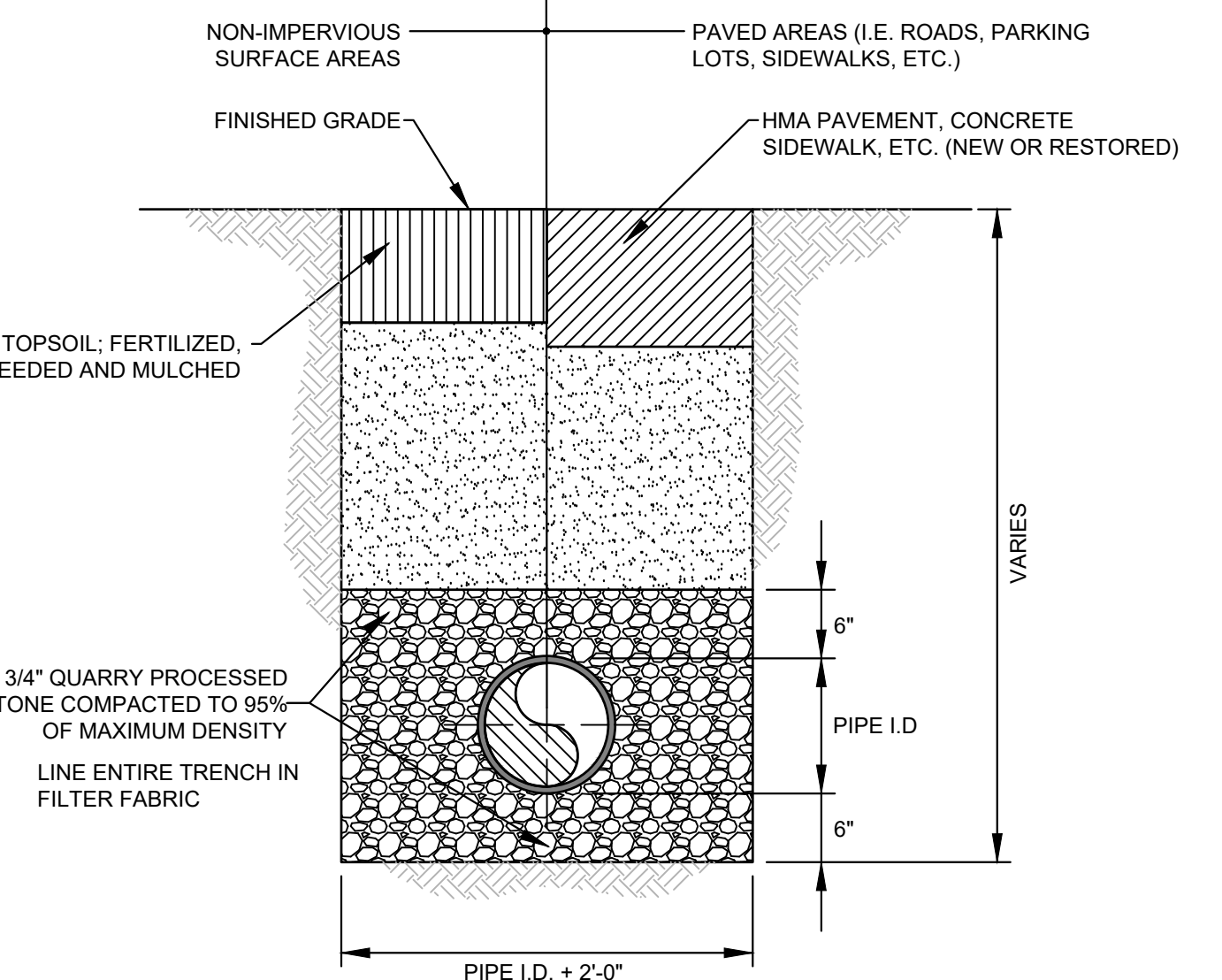
WATER SERVICE CONNECTION
 DETAIL C
 NTS CD-2



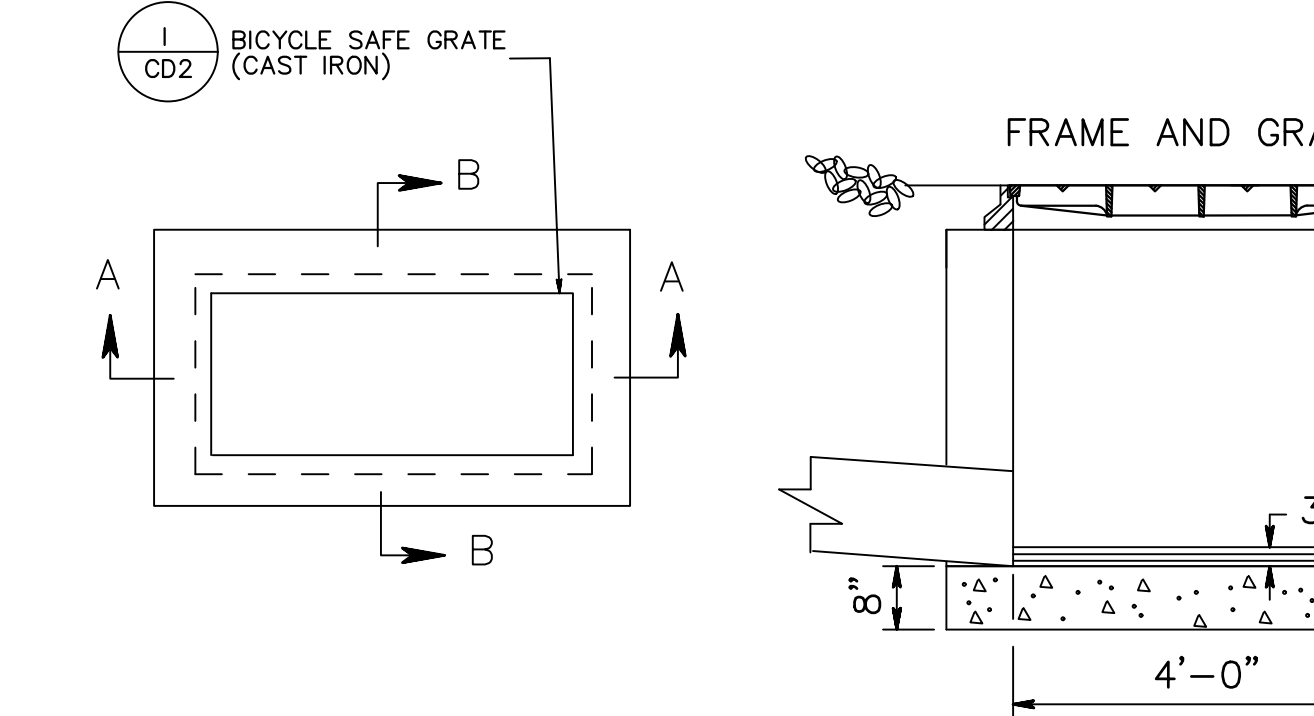
ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL D
 NTS CD-2



WATER SERVICE CONNECTION
 DETAIL E
 NTS CD-2



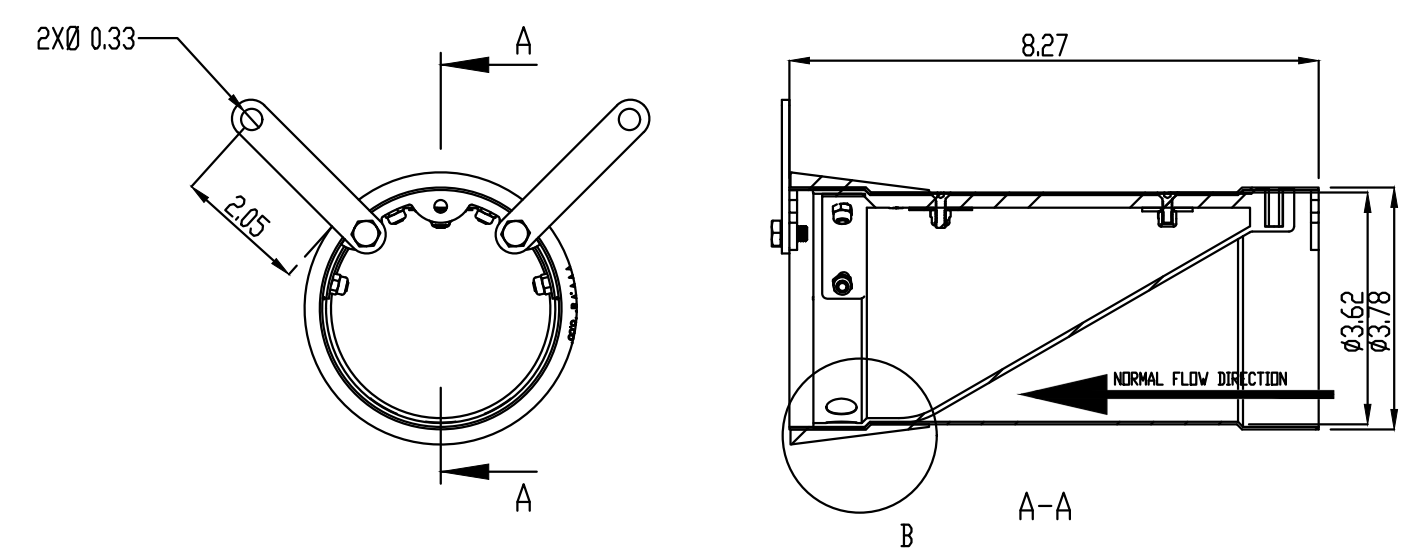
HDPE/PVC PIPE BEDDING
 DETAIL F
 NTS CD-2



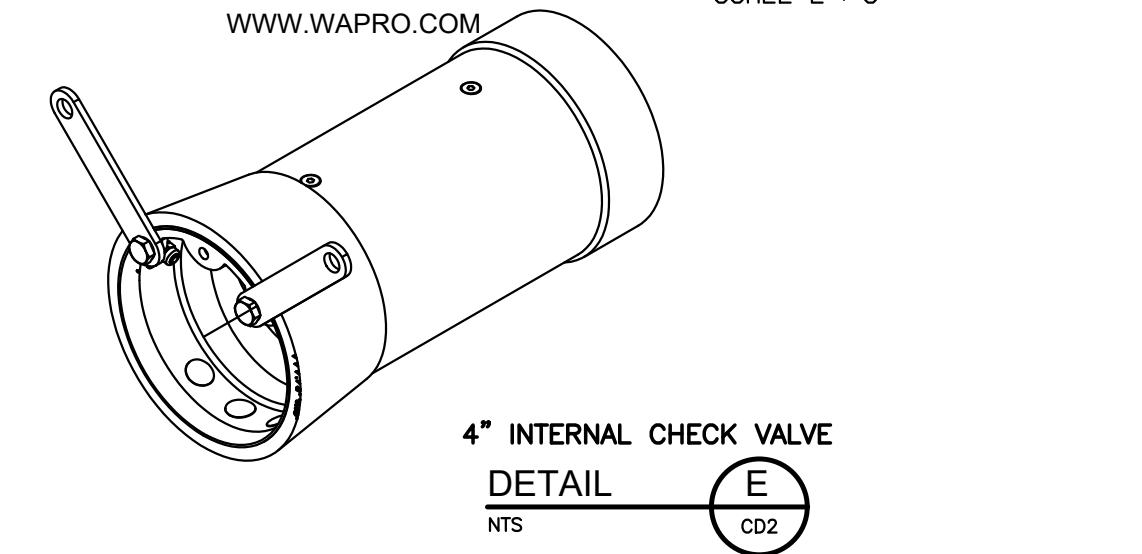
ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL G
 NTS CD-2

- INLETS MAY BE CONSTRUCTED OF BRICK, CONCRETE, CONCRETE BLOCK, OR PRECAST CONCRETE. WALLS TO BE 8 INCHES THICK IF BRICK AND 6 INCHES THICK IF CONCRETE, CONCRETE BLOCK, OR PRECAST CONCRETE. INLET FOUNDATIONS AND INVERTS TO BE CLASS B CONCRETE.
- CORRELLING OF INLET WALLS WILL BE PERMITTED AT THE RATE OF 1/2 INCH PER 8 INCHES OF HEIGHT; MAXIMUM CORBEL 6 INCHES PER WALL.
- EXCEPT FOR INLETS TYPE A AND C, FOUNDATIONS AND INVERTS TO BE CONSTRUCTED IN TWO STAGES, AND THE BOTTOM OF THE FOOTINGS TO BE 8 INCHES BELOW THE OUTER WALL OF THE LOWEST PIPE IN THE INLET.
- WHEN THE DEPTH OF AN INLET THAT IS NOT PRECAST EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, WALLS BELOW A DEPTH OF 8 FEET TO BE 12 INCHES THICK AND THE DEPTH OF FOUNDATION INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION NOT TO BE INCREASED.
- PLACE INLET FOUNDATIONS WHICH ARE PRECAST ON A 6 INCH THICK BED OF COMPACTED COARSE AGGREGATE #57. EXTEND THE COARSE AGGREGATE 6 INCHES BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
- ADJUST CASTINGS FOR PRECAST INLETS TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12 INCHES MAXIMUM.
- WHEN THE DEPTH OF A PRECAST INLET EXCEEDS 10 FEET AS MEASURED FROM TOP OF GRATE TO INVERT, THE FOUNDATION IS TO BE INCREASED TO 12 INCHES. WHEN ROCK IS ENCOUNTERED, THE DEPTH OF THE FOUNDATION IS NOT TO BE INCREASED.

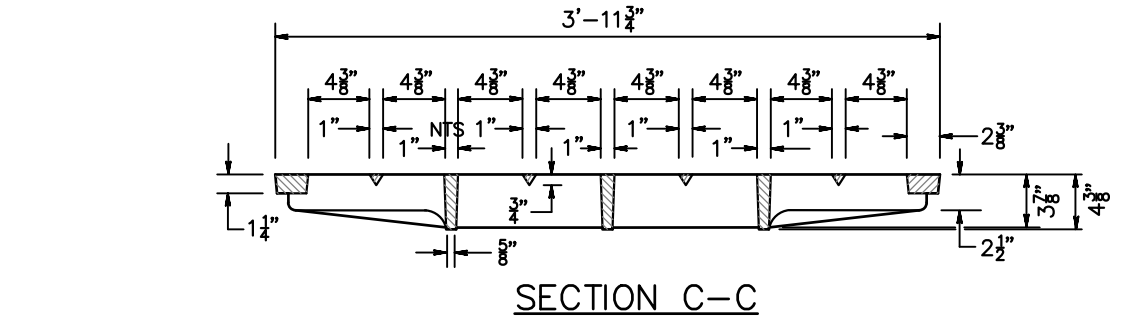
CONSTRUCTION DETAILS



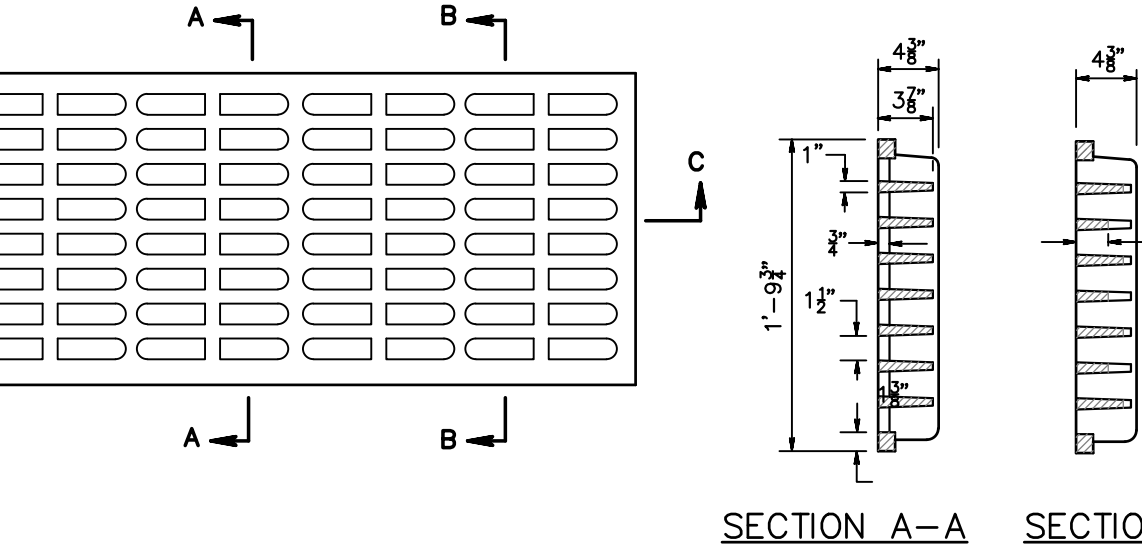
**4\"/>
 DETAIL E
 NTS CD-2**



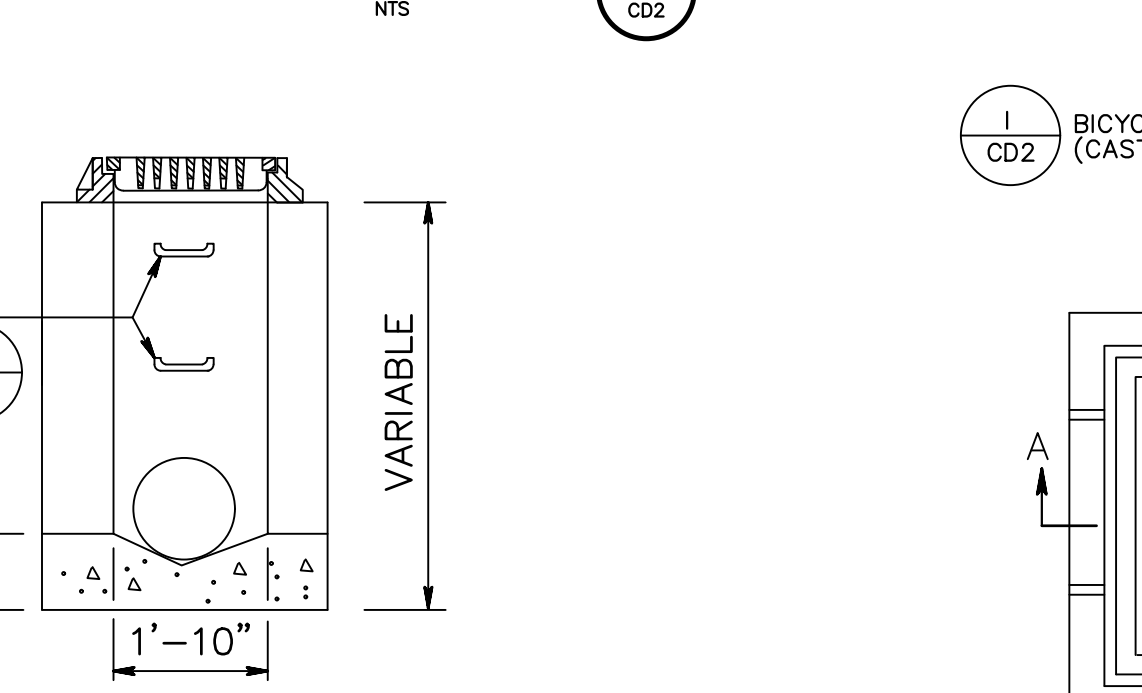
BICYCLE SAFE GRATE (CAST IRON)
 DETAIL I
 NTS CD-2



ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL J
 NTS CD-2



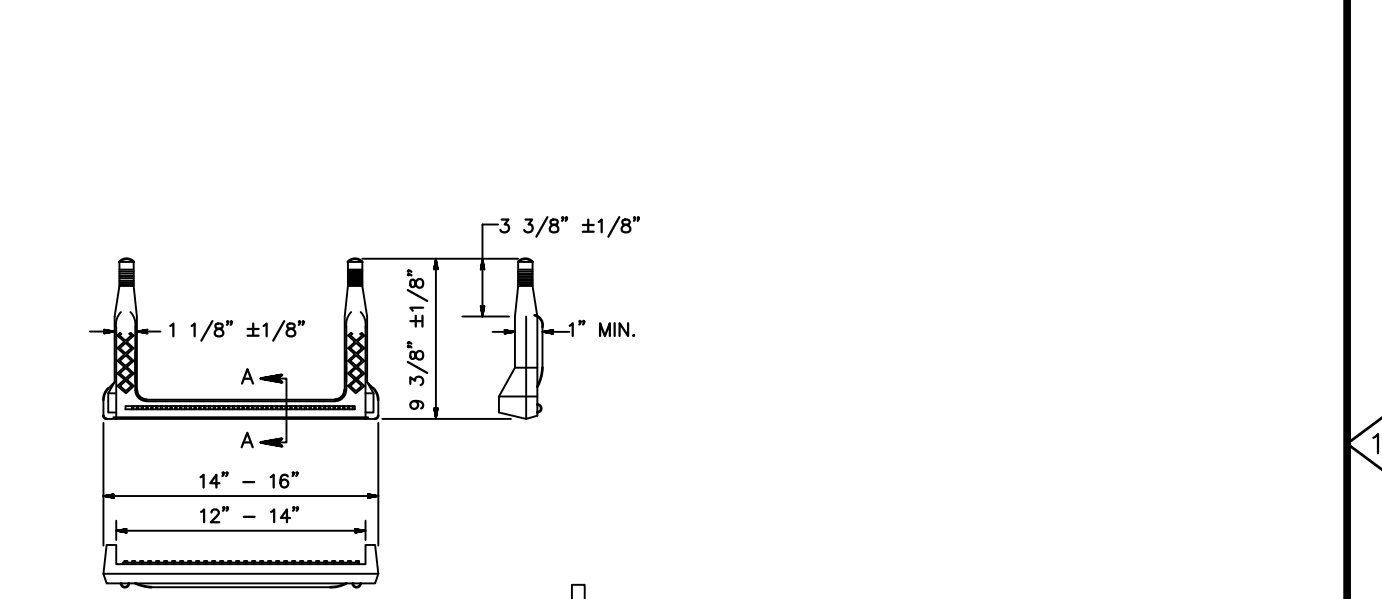
MANHOLE FRAME AND GRATE
 DETAIL G
 NTS CD-2



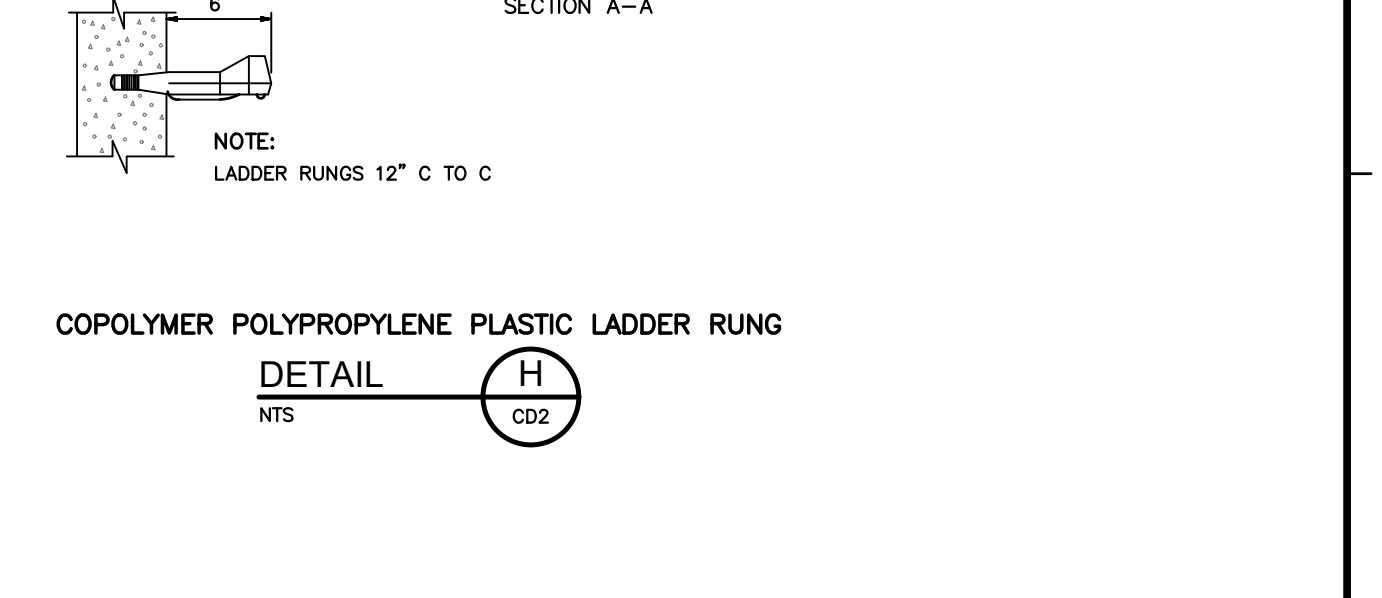
ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL K
 NTS CD-2



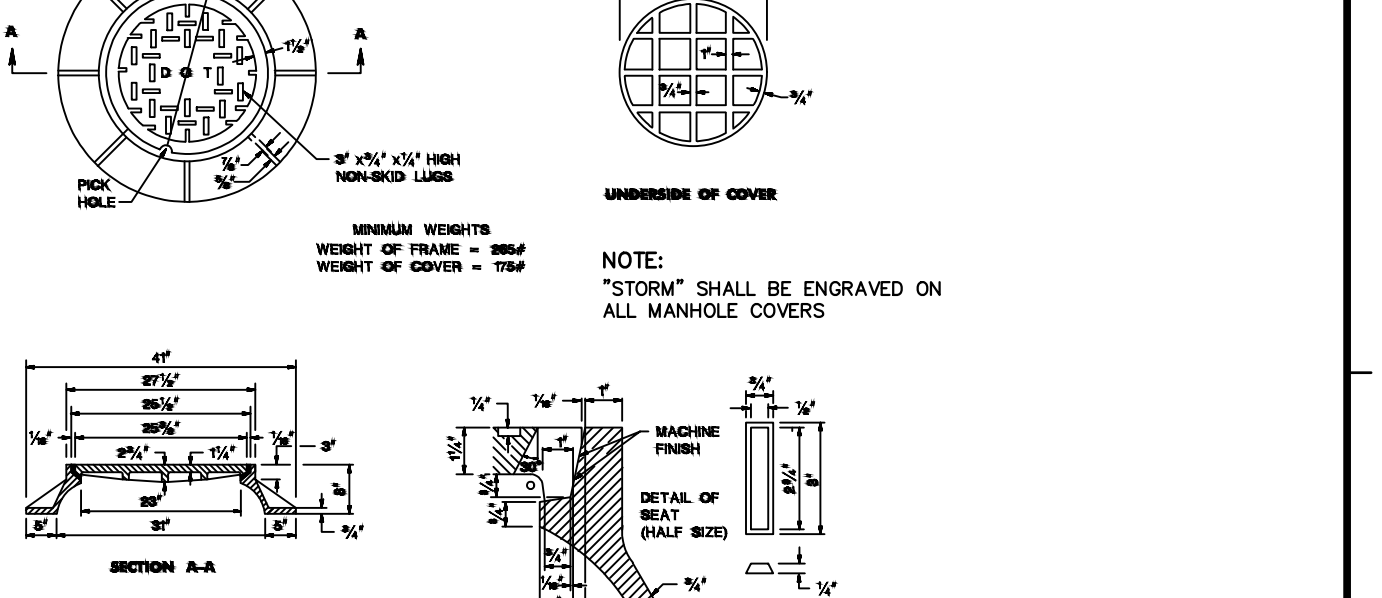
ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL L
 NTS CD-2



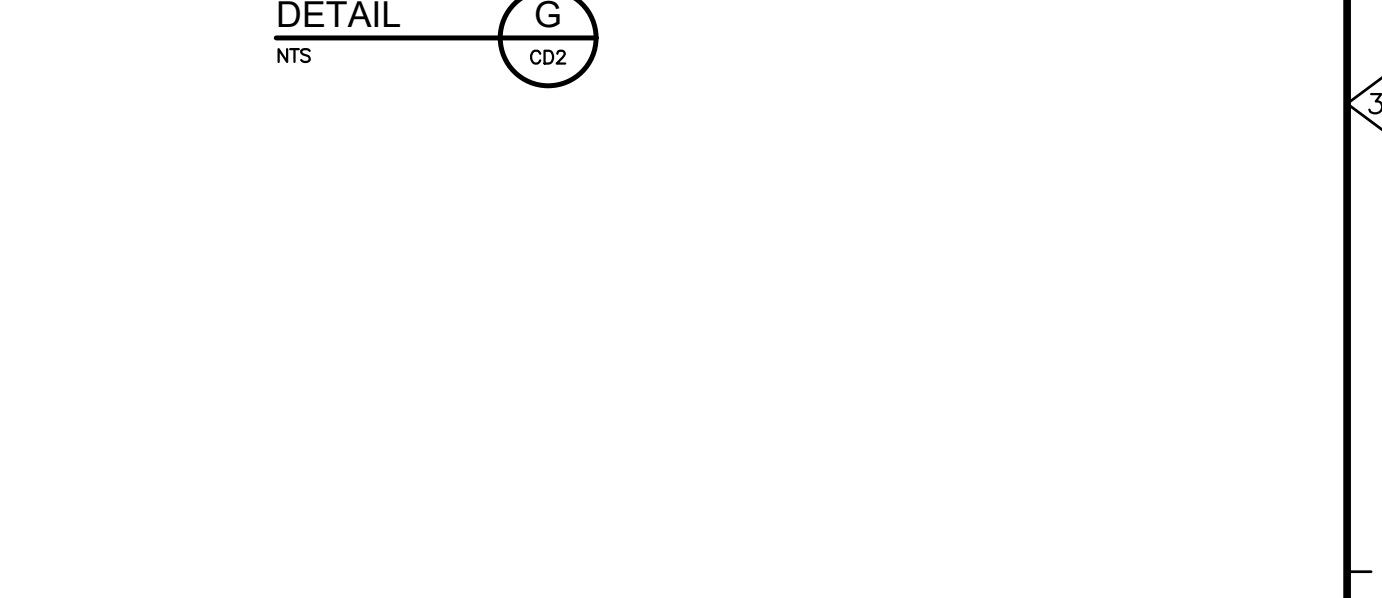
COPOLYMER POLYPROPYLENE PLASTIC LADDER RUNG
 DETAIL H
 NTS CD-2



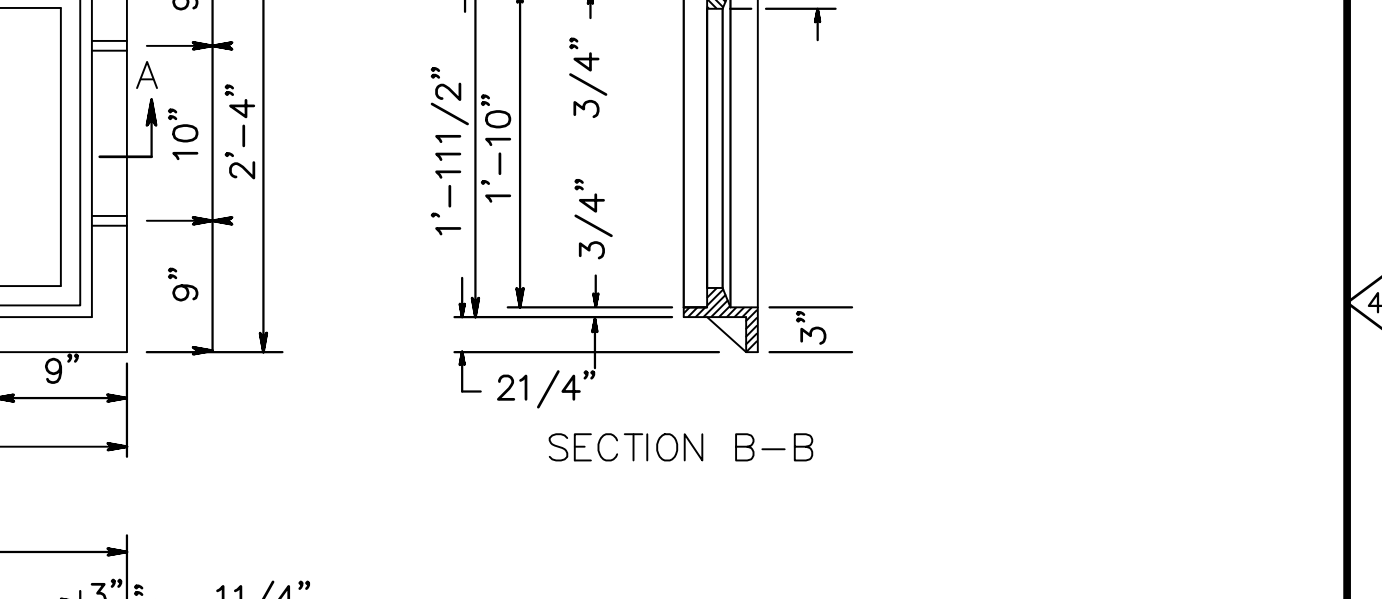
MANHOLE FRAME AND GRATE
 DETAIL G
 NTS CD-2



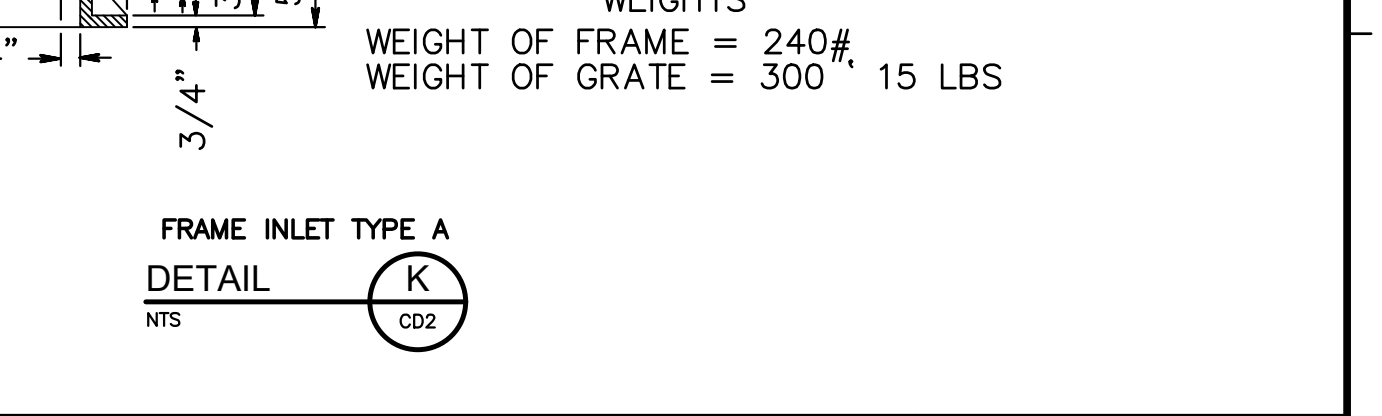
ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL J
 NTS CD-2



ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL K
 NTS CD-2



ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL L
 NTS CD-2



ROOF LEADER CONNECTION TO UNDERGROUND DETENTION
 DETAIL M
 NTS CD-2

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REV. NO.	DATE	DRWN	CHKD	REMARKS
4	1/26/22	MPK	MCM	REVISED PER NJDOT REVIEW LETTER DATED 1/18/22
3	11/3/21	PAS	MJB	REVISED DRAINAGE TO REMOVE CONNECTION TO DOT STORM SEWER
2	11/11/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S COMMENTS 11/04/20
1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY:	PAS
DRAWN BY:	PAS
SHEET CHK'D BY:	JJE
CROSS CHK'D BY:	
APPROVED BY:	
DATE:	OCTOBER 28, 2019

ENGENUITY
 INFRASTRUCTURE
 2 BRIDGE AVENUE, SUITE 323
 RED BANK, NJ 07701
 732.741.3176
 ENGENUITYNJ.COM

MAJOR SITE PLAN
 TAX BLOCK 66.02
 LOTS 31.01
 BOROUGH OF MANASQUAN
 MONMOUTH COUNTY, NEW JERSEY

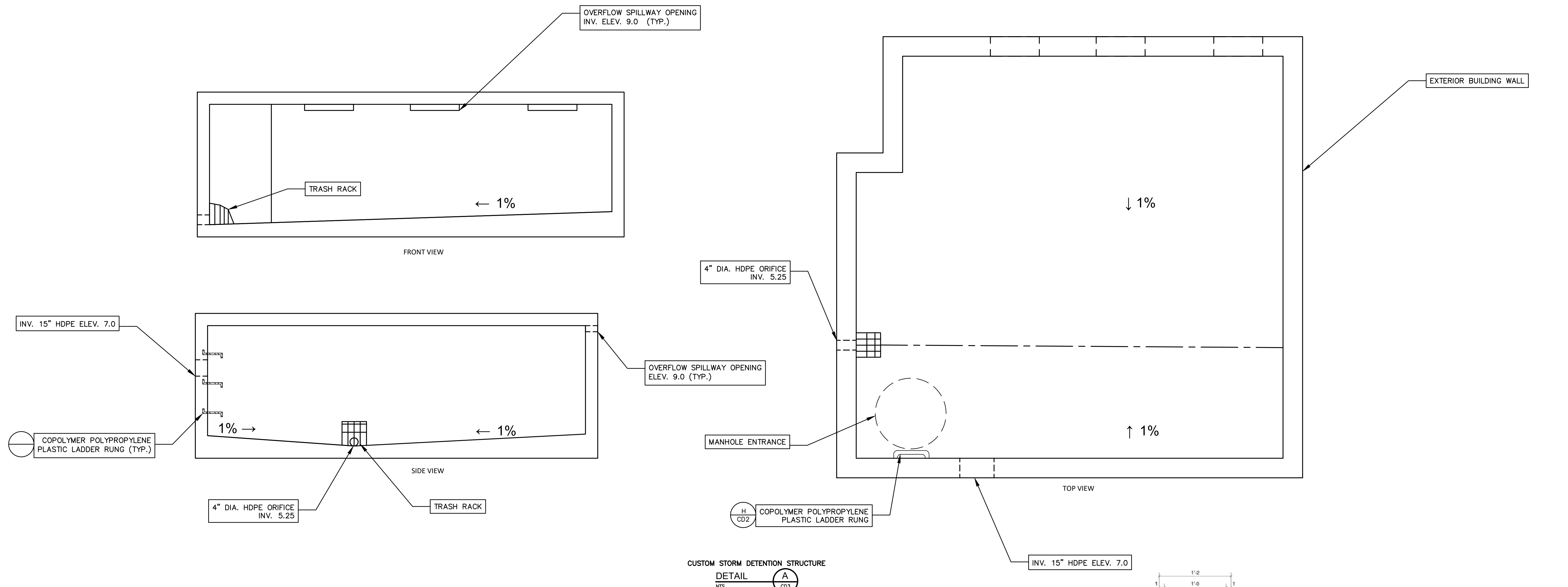
OWNER / DEVELOPER / APPLICANT:
UNION AVENUE 33, LLC
 126 MAIN STREET
 MANASQUAN, NJ 08736
 PHONE: (732) 522-0197

JACLYN J. FLOR, P.E., P.P., C.M.E.
 CONSULTING ENGINEER

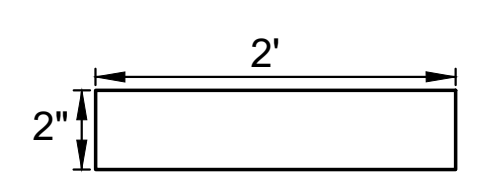
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NJ LICENSE NO. 24GE045426
 CERTIFICATE OF AUTHORIZATION 24GA28268000

PROJECT NO.	SEPE-00010
DRAWING	CD-2
SHEET NO.	7 OF 10

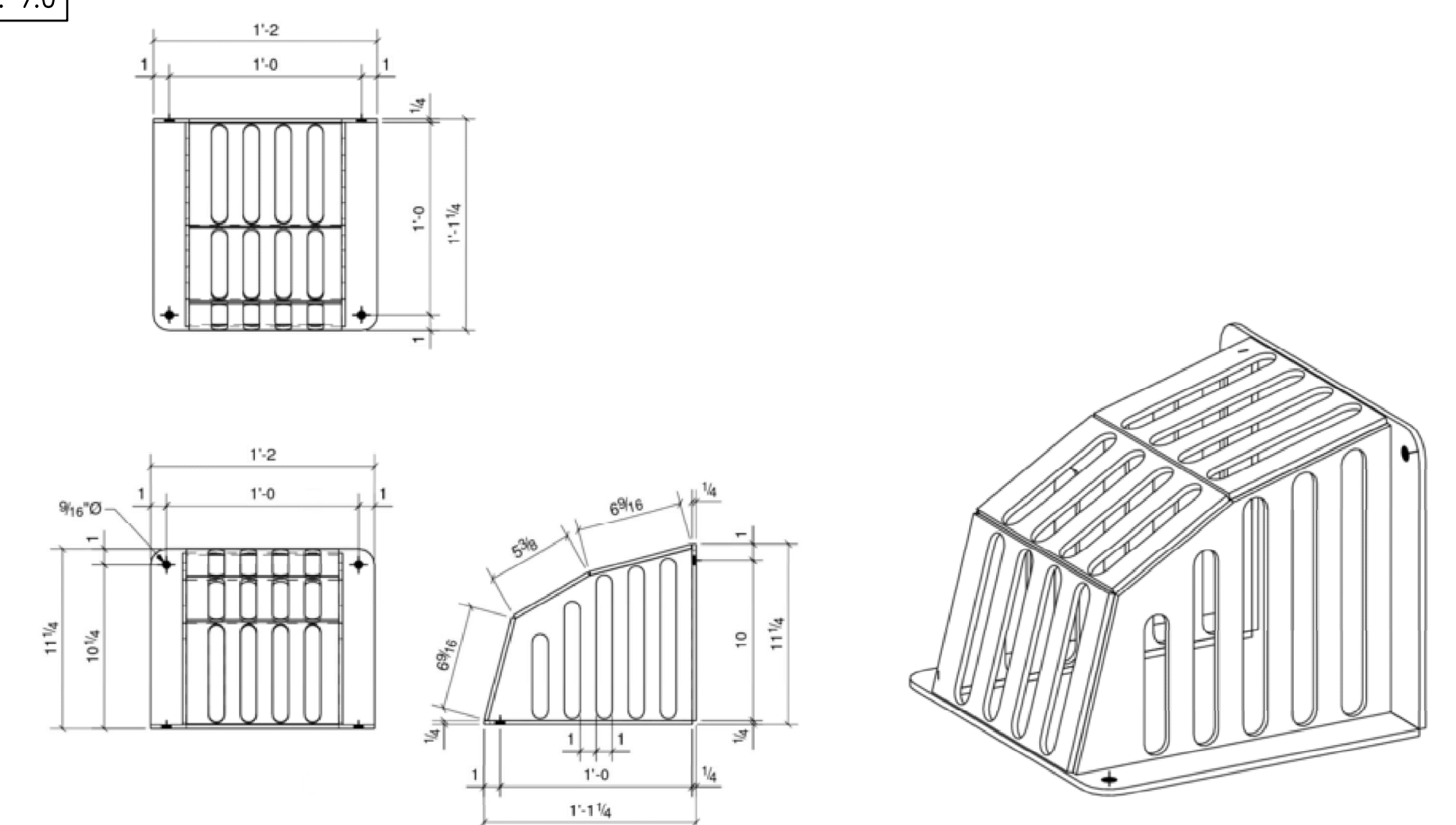
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CUSTOM STORM DETENTION STRUCTURE
 DETAIL A
 NTS CD3



OVERFLOW SPILLWAY OPENING
 DETAIL B
 NTS CD3



TRASH RACK
 DETAIL C
 NTS CD3

CONSTRUCTION DETIALS

REV. NO.	DATE	DRWN	CHKD	REMARKS
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DESIGNED BY: PAS
 DRAWN BY: PAS
 SHEET CHK'D BY: JJE
 CROSS CHK'D BY:
 APPROVED BY:
 DATE: OCTOBER 28, 2019



ENGENUITY INFRASTRUCTURE
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 RED BANK, NJ 07701
 732.741.3176
 ENGENUITYNJ.COM

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 CONSULTING ENGINEER

 LICENSED PROFESSIONAL ENGINEER
 STATE OF NJ LICENCE NO. 24GE045426
 CERTIFICATE OF AUTHORIZATION 24GA28268000
 DATE: 10/28/19

PROJECT NO. SEPE-00010
 DRAWING CD-3
 SHEET NO. 8 OF 10

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STANDARD FOR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

Establishment of temporary vegetative cover on soils exposed for periods of two to 6 months which are not being graded, not under active construction or not scheduled for permanent seeding within 60 days.

Where Applicable: Potential for causing off-site environmental damage.

- Methods and Materials: Site Preparation, Seeded Preparation, Mulch Nettings, Crimper, Liquid Mulch-Binders, Applications, Organic and Vegetable Based Binders, Synthetic binders, Wood-fiber or paper-fiber mulch, Pelletized mulch, High acid producing soils.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.

Where Applicable: Potential for causing off-site environmental damage.

Table with columns: SEED SELECTION, SEEDING RATES 1/ (Per Acre, Per 1,000 Sq. Ft.), OPTIMUM SEEDING DATE 2/ (Based on Plant Hardiness Zone 3/), and OPTIMUM SEED DEPTH 4/ (inches). Rows include Cool Season Grasses (Perennial ryegrass, Spring Oats, Winter Barley, Annual ryegrass, Winter Cereal Rye) and Warm Season Grasses (Pearl millet, Millet).

- Seeding rates for warm season grass, shall be adjusted to reflect the amount of Pure Live Seed (PLS) as determined by a germination test result. No adjustment is required for cool season grasses.

- Zone 5b (-10 to -15) Portions of Sussex and Warren Counties; Zone 6a (-5 to -10) Portions of Sussex, Warren, Passaic, Morris, Somerset and Hunterdon counties; Zone 6b (0 to -5) Portions of Bergen, Camden, Essex and Gloucester, Hunterdon, Mercer, Middlesex, Hudson, Monmouth, Ocean, Burlington, Morris, Passaic, Somerset, Union, Atlantic, Cumberland, and Cape May counties; Zone 7a (5 to 10) Portions of Camden, Gloucester, Salem, Cumberland, Cape May, Atlantic, Burlington, Ocean, and Monmouth counties; Zone 7b (10 to 5) Portions of Cape May, Atlantic, Ocean and Monmouth counties.

- 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 seed placement may be 1/4 inch deeper on coarse textured soil.

IV. Mulching

- 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.

- Mulch Nettings - Staple paper, jute, cotton, or plastic nettings to the soil surface. Use a degradable netting in areas to be mowed.
- Crimper (mulch anchoring tool). A tractor-drawn implement, somewhat like a disc harrow, especially designed to push or cut some of the broadcast long fiber mulch 3 to 4 inches into the soil so as to anchor it and leave part standing upright. This technique is limited to areas traversable by tractor, which must operate on the contour of slopes. Straw mulch rate must be 3 tons per acre. No tackifying or adhesive agent is required.
- Liquid Mulch-Binders - May be used to anchor soil hay or straw mulches.

- 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.

STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

Establishment of permanent vegetative cover on exposed soils where perennial vegetation is needed for long term protection.

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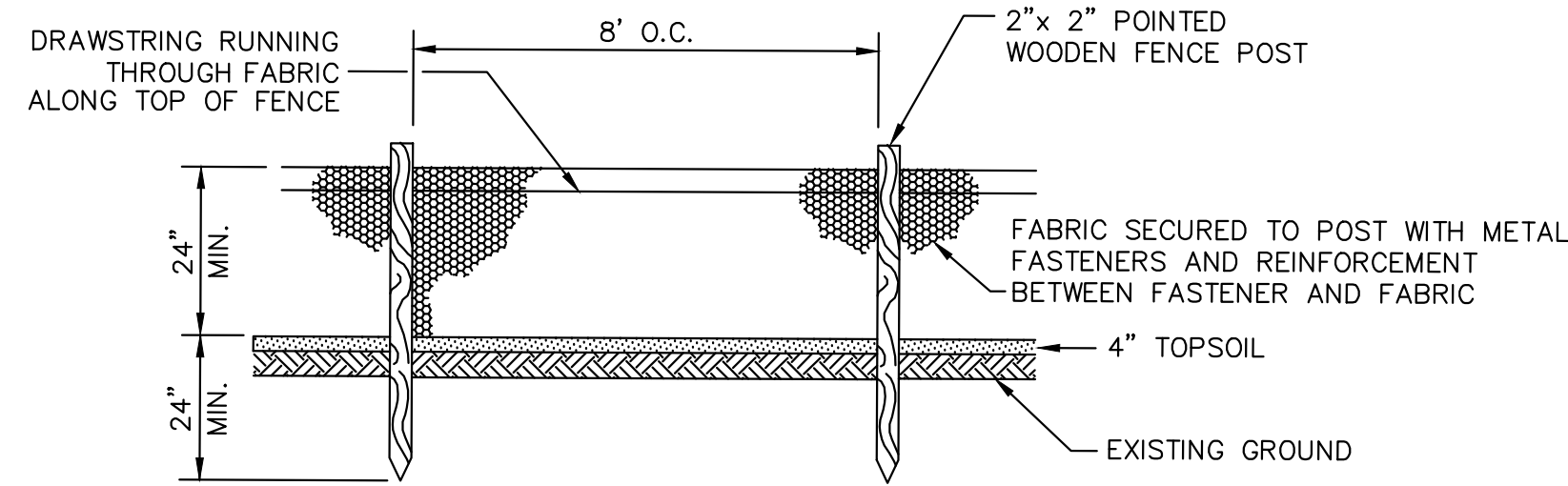
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IV. Mulching

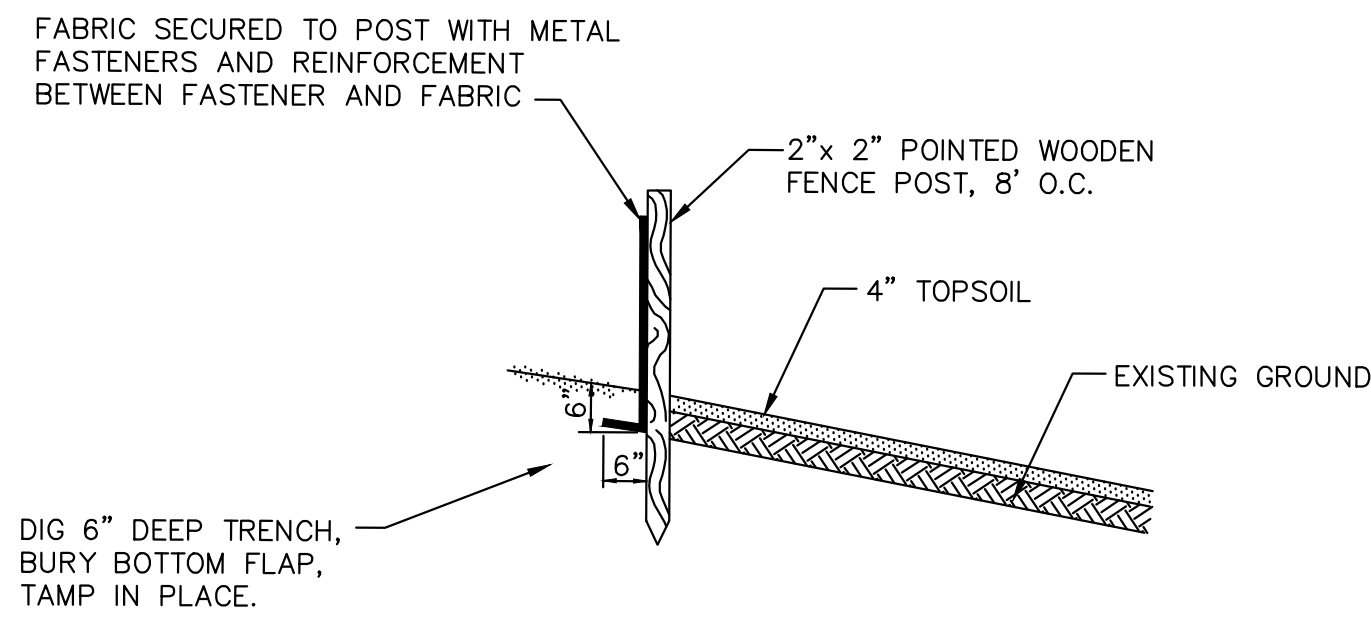
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SOIL EROSION AND SEDIMENT CONTROL NOTES

Project information table including: DESIGNED BY: PAS; DRAWN BY: PAS; SHEET CHK'D BY: JJE; APPROVED BY: ENGENUITY; PROJECT NO. SEPE-00010; DRAWING: SESC-1; DATE: 10/28/19; SHEET NO. 9 OF 10.



FRONT ELEVATION

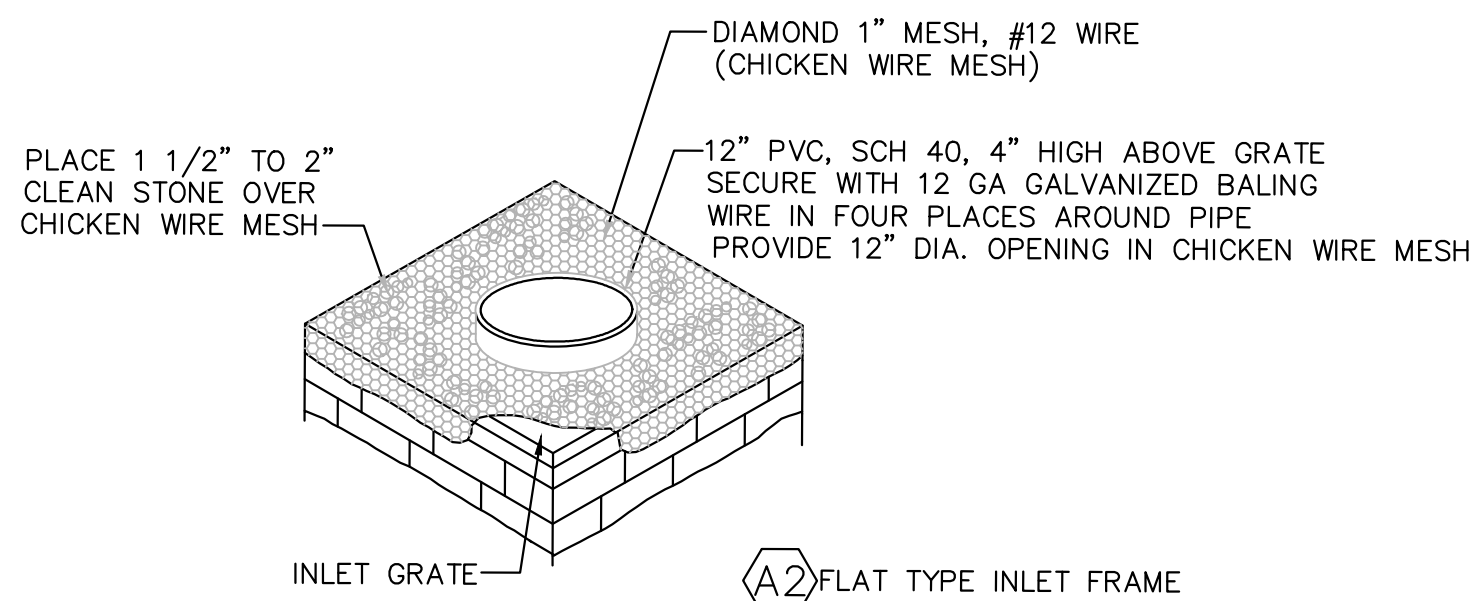


SIDE ELEVATION

SEDIMENT CONTROL FENCE

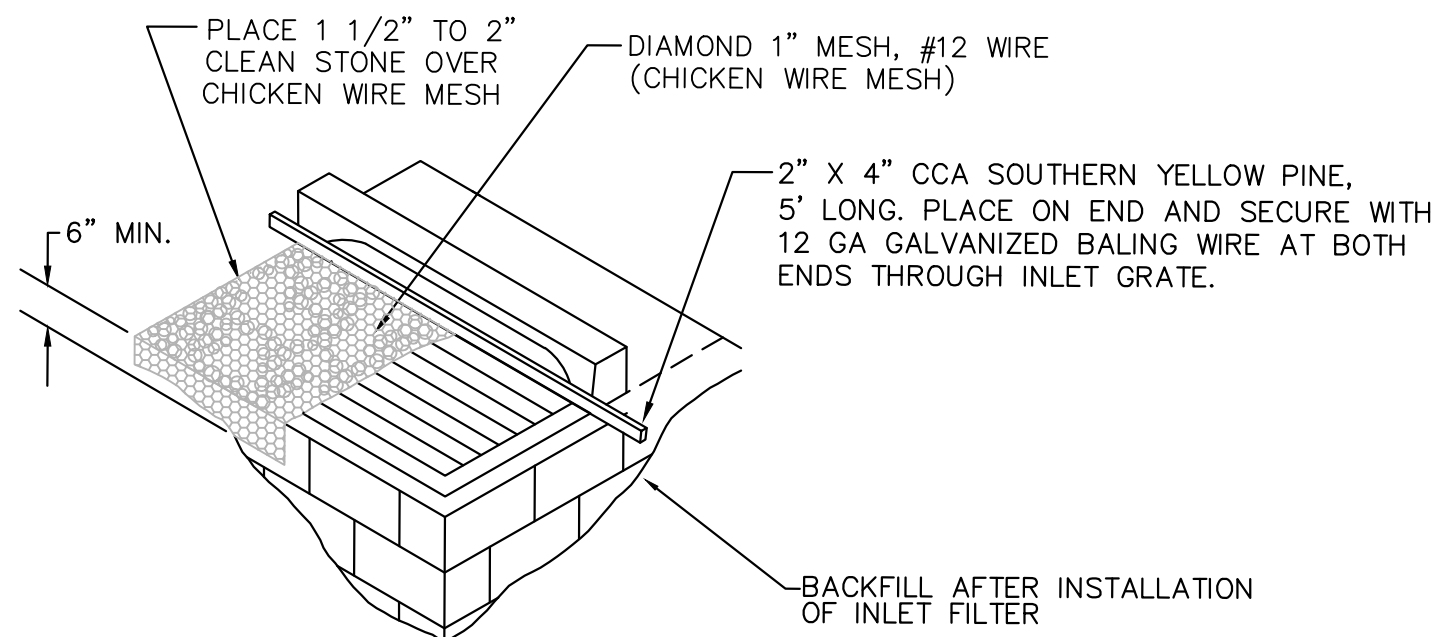
DETAIL A SESC2 NTS

PLAN SYMBOL C1



FLAT TYPE INLET FRAME

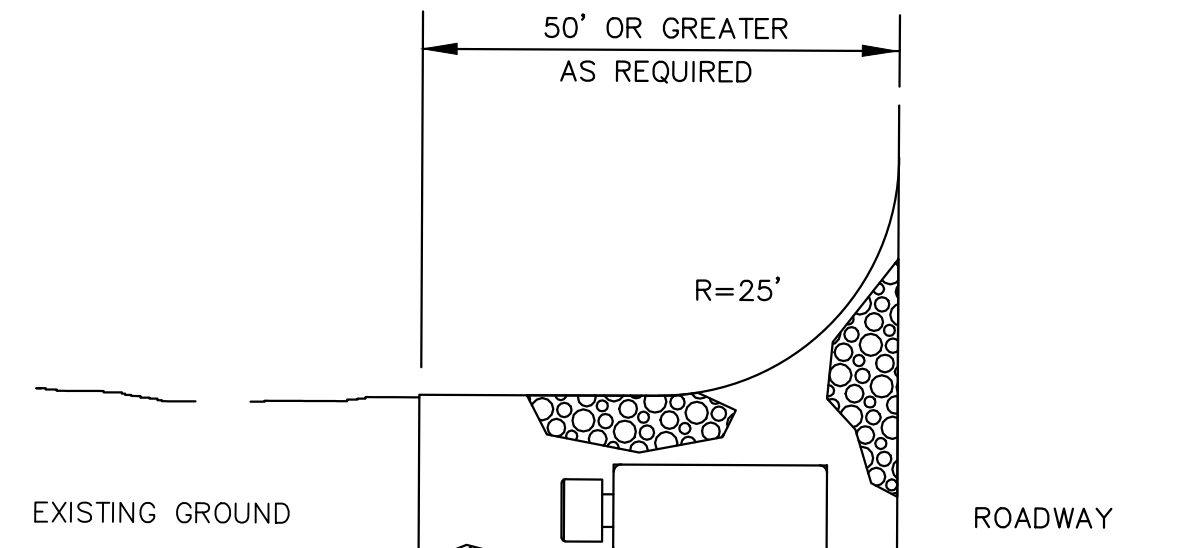
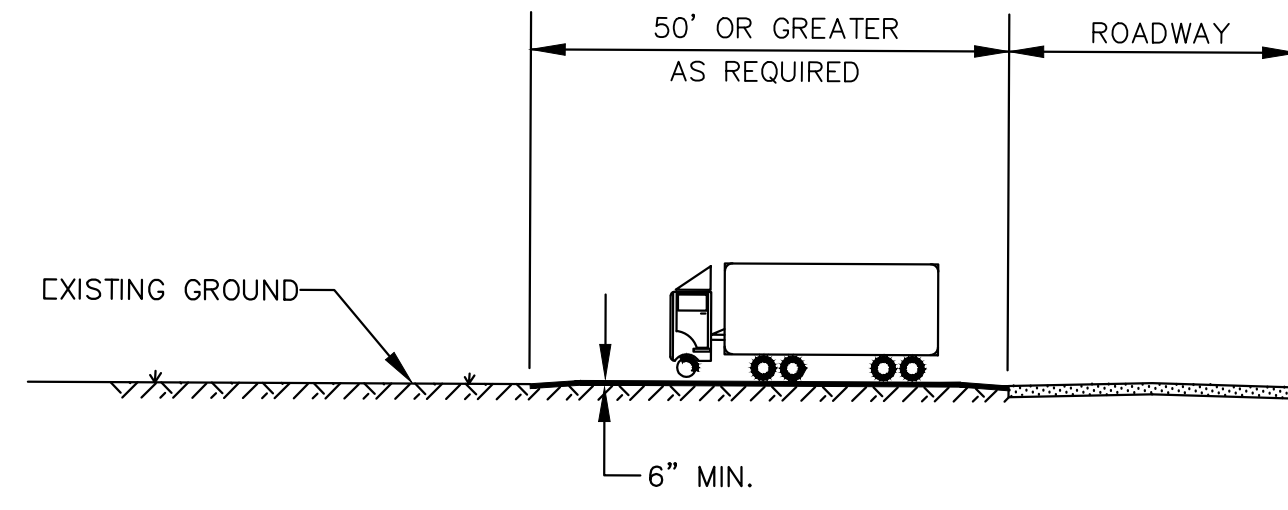
- GENERAL NOTES:
- CONTRACTOR TO CLEAN INLET FILTER AFTER EVERY STORM.
 - FILTER FABRIC, WOOD PIECE OR PVC PIPE TO BE REMOVED AFTER PAVING OR FINAL GRADING AND ESTABLISHMENT OF VEGETATION.



CURB TYPE INLET FRAME

INLET FILTER PROTECTION

DETAIL D SESC2 NTS



PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND ROADWAY.

PLAN SYMBOL E2

Stone Size - Use ASTM C-33, size No. 2 (2 1/2 to 1 1/2 in) or 3 (2 to 1 in). Use clean crushed angular stone. Crushed concrete of similar size may be substituted but will require more frequent upgrading and maintenance.

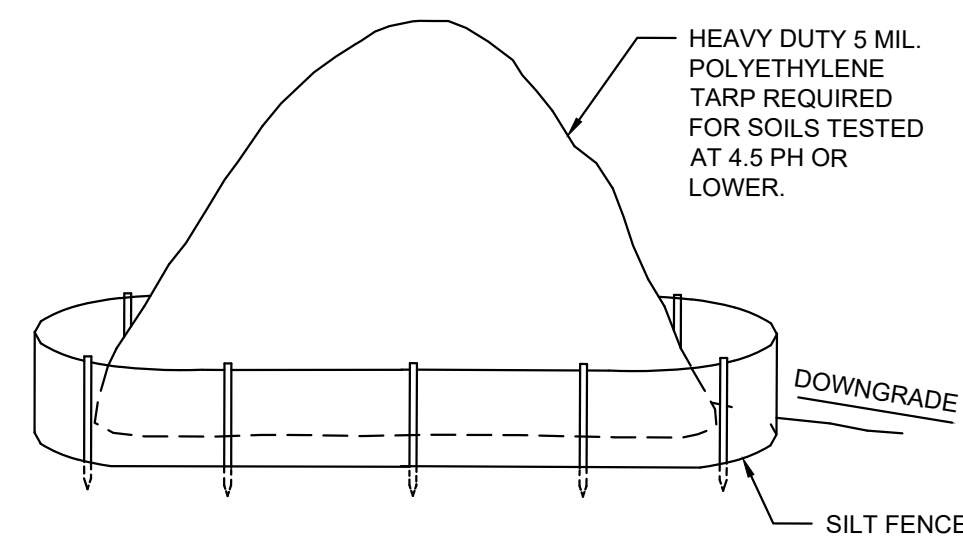
Table 29-1: Lengths of Construction Exits on Sloping Roadbeds

Percent Slope of Roadway	Length of Stone Required	
	Coarse Grained Soils	Fine Grained Soils
0 to 2%	50 Feet	100 Feet
2 to 5%	100 Feet	200 Feet
> 5%	Entire surface stabilized with Hot Mix Asphalt Base Course, Mix 1-2	

1. As prescribed by local ordinance or other governing authority.

STABILIZED CONSTRUCTION ENTRANCE

DETAIL B SESC2 NTS



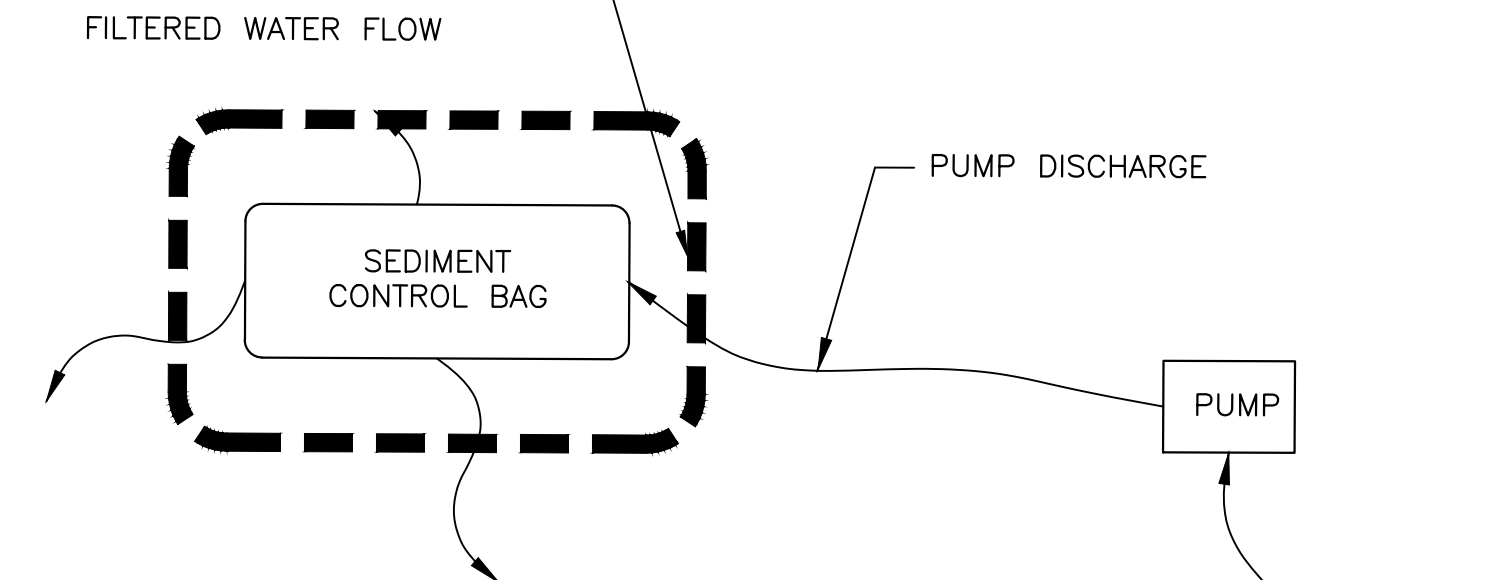
NOTES:

- ALL STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE
DETAIL C SESC2 NTS

SOIL EROSION AND SEDIMENT CONTROL DETAILS

BAG MAY BE SURROUNDED BY STAKED HAY BALES AND FABRIC TO ENHANCE SEDIMENT CAPTURE

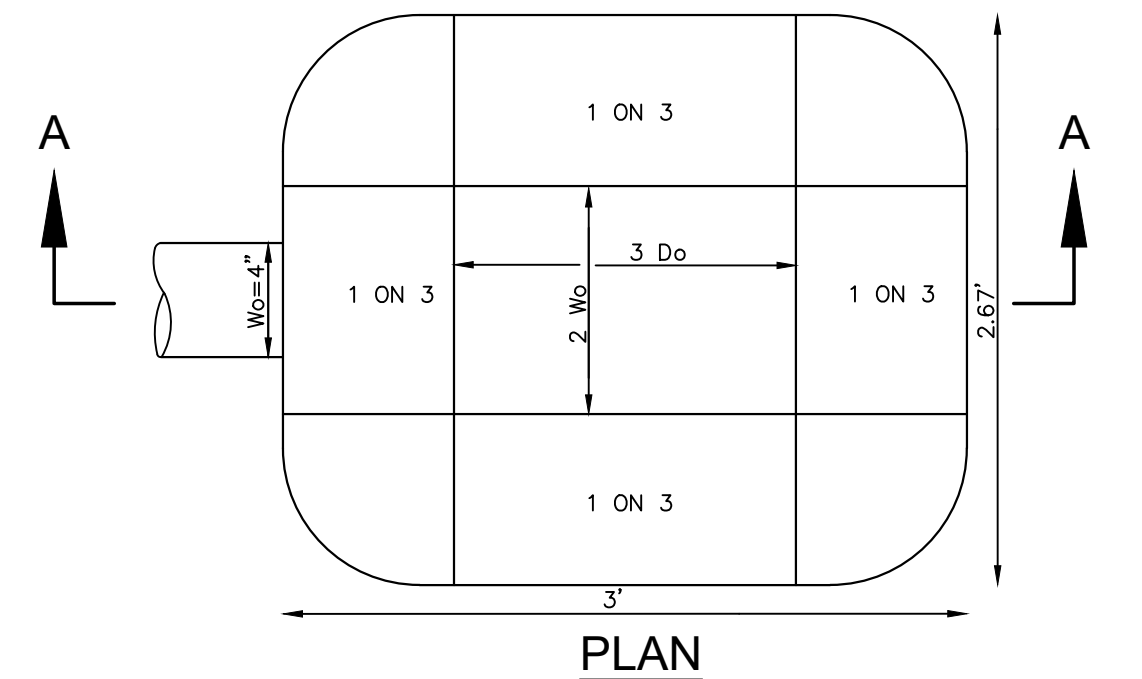


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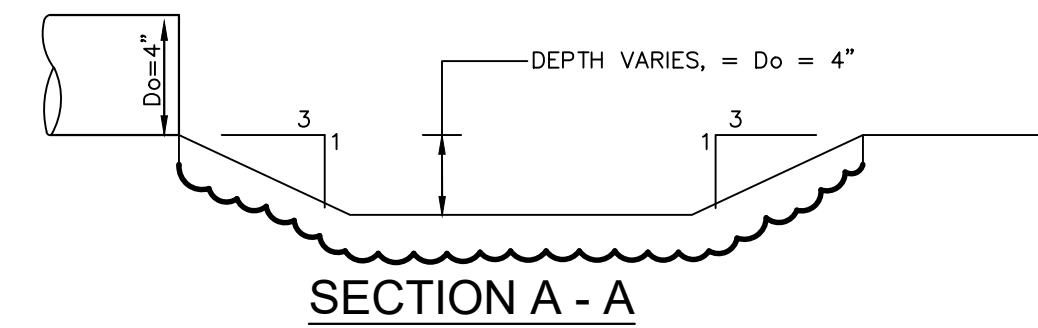
- BAGS MUST BE LOCATED AWAY FROM RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES.
- BAGS MUST BE DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

SEDIMENT CONTROL BAG FOR DEWATERING

DETAIL E SESC2 NTS



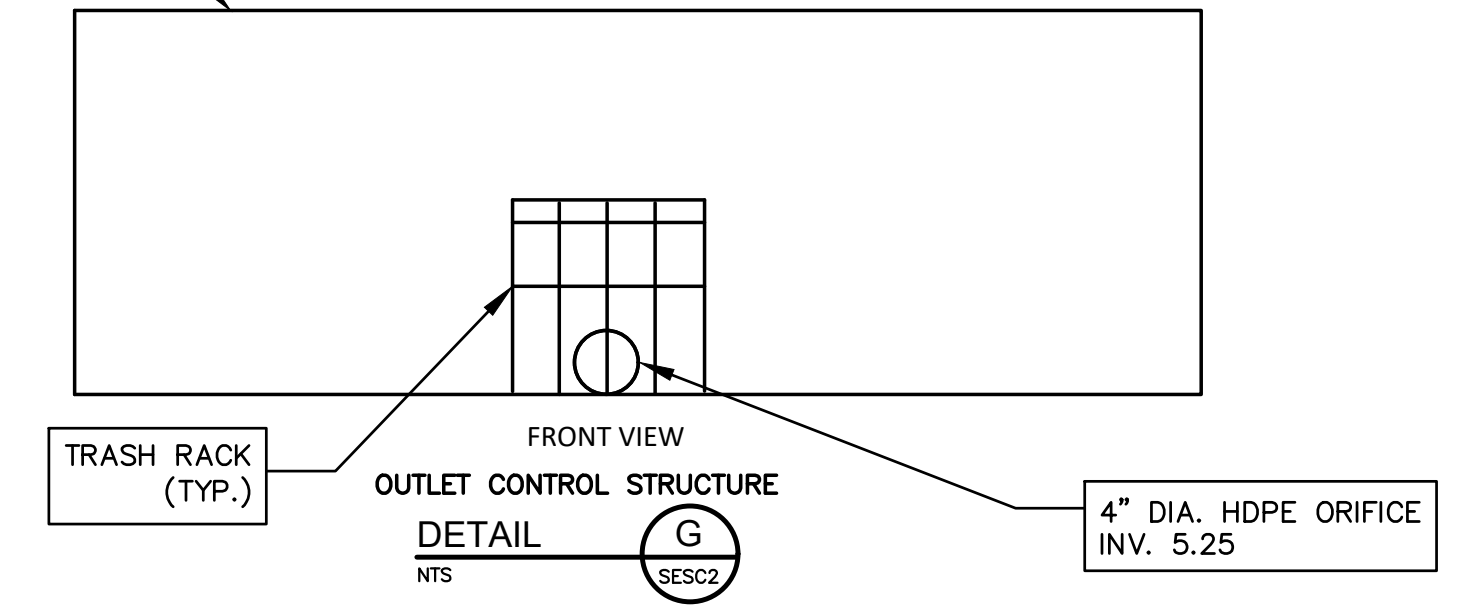
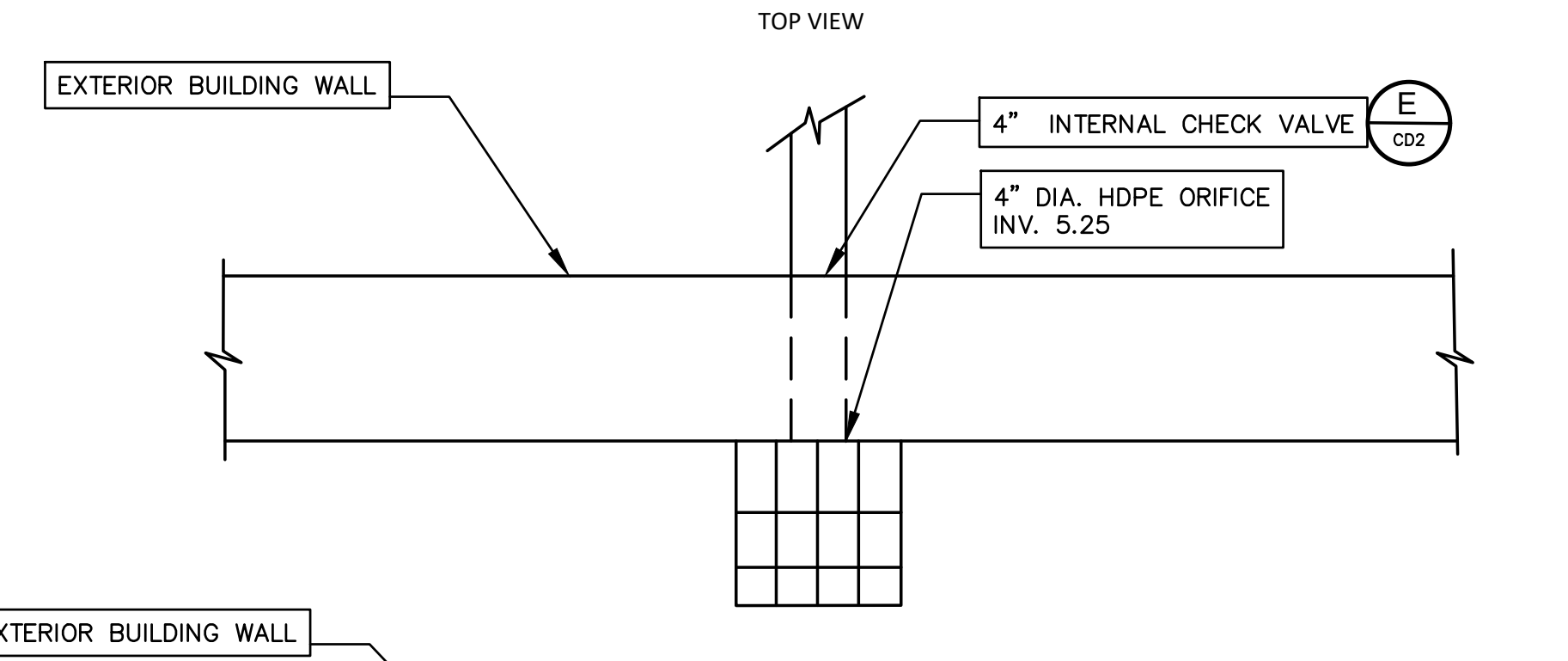
PLAN



SECTION A - A

PREFORMED SCOUR HOLE

DETAIL F SESC2 NTS



PROPOSED CONSTRUCTION SEQUENCE

APPROX. DURATION:

- | | |
|--|----------|
| 1. APPLICATION OF PROPER MEASURES FOR THE CONTROL OF SOIL EROSION & SEDIMENT CONTROL. | 2 DAYS |
| 2. CLEARING OF THE SITE (INCLUDING DEMOLITION OF STRUCTURES). | 10 DAYS |
| 3. TEMPORARY STABILIZATION OF AREAS INITIALLY DISTURBED. STABILIZATION TO BE ACCOMPLISHED BY USE OF TEMPORARY SEEDING AND/OR STRAW MULCHING OR EQUIVALENT MATERIAL AT A RATE OF TWO TONS PER ACRE, ACCORDING TO STATE STANDARDS. | 1 DAYS |
| 4. CONSTRUCT BUILDING AND RELATED APPURTENANCES. | 180 DAYS |
| 5. INSTALLATION OF STORMWATER SYSTEM. | 15 DAYS |
| 6. INSTALLATION OF CURB, SIDEWALK AND OTHER MATERIALS FOR ROADWAY CONSTRUCTION. | 5 DAYS |
| 7. INSTALLATION OF TOPSOILING, FERTILIZING, SEEDING, AND MULCHING. | 1 DAYS |
| 8. REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL DEVICES AFTER ESTABLISHED VEGETATIVE GROWTH HAS OCCURRED. | 1 DAYS |

THE TOTAL ESTIMATED TIME OF CONSTRUCTION IS 215 DAYS*

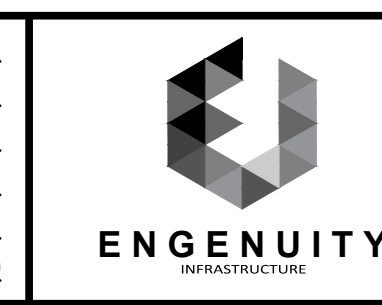
* NOTE: PROPOSED CONSTRUCTION SEQUENCE IS PROVIDED FOR SOIL CONSERVATION DISTRICT USE ONLY.

TOTAL PROJECT DISTURBED AREA = 0.50 ACRES
NO LAND DISTURBING CONSTRUCTION ACTIVITIES ARE TO OCCUR OUTSIDE THE INDICATED LIMITS OF DISTURBANCE.

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1	7/24/20	PAS	MJB	REVISED PLANS AS PER BOARD ENGINEER'S REVIEW LETTER 02/13/20

DESIGNED BY: PAS
DRAWN BY: PAS
SHEET CHK'D BY: JJE
CROSS CHK'D BY:
APPROVED BY:
DATE: OCTOBER 28, 2019



ENGENUITY INFRASTRUCTURE
2 BRIDGE AVENUE, SUITE 323
RED BANK, NJ 07701
732.741.3176
ENGENUITYNJ.COM

MAJOR SITE PLAN
TAX BLOCK 66.02
LOTS 31.01
BOROUGH OF MANASQUAN
MONMOUTH COUNTY, NEW JERSEY

OWNER / DEVELOPER / APPLICANT:
UNION AVENUE 33, LLC
126 MAIN STREET
MANASQUAN, NJ 08736
PHONE: (732) 522-0197

JACLYN J. FLOR, P.E., P.P., C.M.E.
CONSULTING ENGINEER
Jaclyn J. Flor
LICENSED PROFESSIONAL ENGINEER
STATE OF NJ LICENCE NO. 24GE045426
CERTIFICATE OF AUTHORIZATION 24GA28268000
10/28/19
DATE

PROJECT NO. SEPE-00010
DRAWING
SESC-2
SHEET NO.
10 OF 10