

ABBREVIATED STORMWATER MANAGEMENT REPORT

for

1208-1210 FIFTH AVENUE

located at

**1208-1210 FIFTH AVENUE
BLOCK 420, LOT 18**

in

**TOWN OF NEPTUNE
MONMOUTH COUNTY, NJ**

has been prepared for

**1208 5th Ave, LLC
1924 Heck Avenue
Neptune, NJ 07753**

on

**October 16, 2023
InSite Project No. 22-2045-01**

**Andrew J. Grover, PE
NJPE 47123**

InSite Engineering, LLC

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1.0 INTRODUCTION

On behalf of the applicant, 1208 5th Ave, LLC, this report was prepared for the proposed project titled "1208-1210 Fifth Avenue" located in the Town of Neptune in Monmouth County, NJ. The applicant is proposing to redevelop the existing property to convert the existing 1-story warehouse into a self-storage facility along with outdoor storage units with a paved parking lot. The purpose of this report is to demonstrate the project is in compliance with the Town Municipal Stormwater Management Plan, last revised May 2009.

2.0 PROJECT SUMMARY

The property consists of a 0.53 acre parcel designated as Block 420, Lot 18 with frontage to Fifth Avenue to the south and Atkins Avenue to the east, and is bound by a commercial building to the north and residential property to the west. The property is currently developed and consists of a 1-story warehouse, a 1-story garage, a gravel yard, concrete driveway, and screened landscaping along the frontage. The total existing impervious area is approximately 20,670 square feet. Existing drainage patterns show surface runoff flowing from the northwest corner towards the right of way to the south and east. There are currently no existing stormwater management practices observed on site or within the adjacent right-of-way.

The project proposes to demolish the 1-story garage and concrete driveway to install outdoor storage units directly on the existing gravel yard. Additionally, 2,560 square feet of existing gravel will be replaced with asphalt pavement for dedicated parking spaces and drive aisle. The limit of disturbance is approximately 0.37 acres with a net zero increase in impervious area. Drainage patterns will continue to follow the existing conditions towards the right of way.

3.0 STORMWATER CRITERIA

According to the Town of Neptune Municipal Stormwater Management Plan (MSWMP), last revised May 2009, the proposed project is not defined as a "major development" considering the limit of disturbance is less than 1 acre and new impervious area is less than 1/4 of an acre. Therefore, groundwater recharge, water quantity, and water quality requirements per the MSWMP and the NJDEP Stormwater Management Rules (NJAC 7:8) are not applicable.

4.0 CONCLUSION

Since the project is not considered a "major development" considering the limit of disturbance and new impervious area, groundwater recharge, water quantity, and water quality requirements per the MSWMP and NJDEP are not applicable.

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Abbreviated Stormwater Management Report
1208-1210 Fifth Avenue
Town of Neptune, Monmouth County, NJ

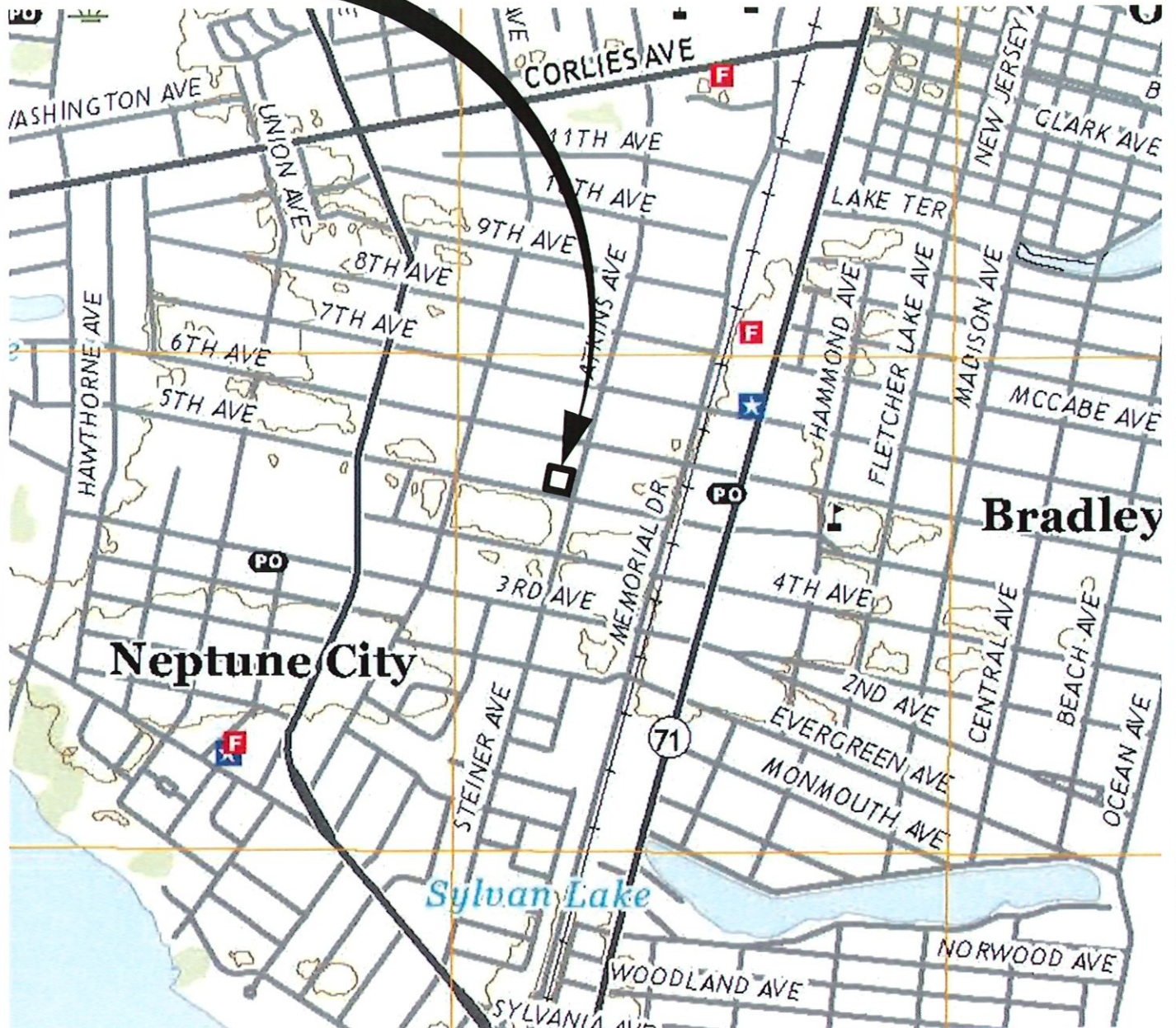
APPENDIX A

USGS Map

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SITE



SCALE: 1" = 1000'



MAP TITLE



InSite Engineering, LLC
 CERTIFICATE OF AUTHORIZATION:
 24GA28083200
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 WALL, NJ 07719
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Site Location:

1208-1210 FIFTH AVENUE
 TOWN OF NEPTUNE, MONMOUTH COUNTY, NJ

InSite Project No.

22-2045-01

Drawing No.

22-2045-01r0

Date

05/11/2023

Revisions