

# STORMWATER MANAGEMENT REPORT

*for*

## OFFICE & WAREHOUSE

*Located at*

**BLOCK 3101; LOT 3**

*In*

**NEPTUNE TOWNSHIP  
MONMOUTH COUNTY, NJ**

*Has been prepared for*

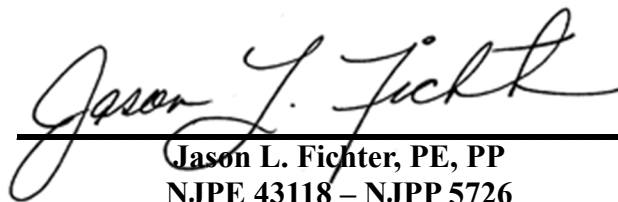
**LIPSCHITZ, JACOB & MIRIAM D**

**188 HADASSAH LANE  
LAKEWOOD, NJ 08701**

*On*

**August 25, 2021**

**InSite Project No. 21-1671-01**

  
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# **TABLE OF CONTENTS**

<b>INTRODUCTION.....</b>	<b>2</b>
<b>PROJECT LOCATION .....</b>	<b>2</b>
<b>PROJECT DESCRIPTION .....</b>	<b>2</b>
<b>FLOOD HAZARD AREA .....</b>	<b>2</b>
<b>SOIL CHARACTERISTICS .....</b>	<b>3</b>
<b>PRE-DEVELOPMENT CONDITIONS.....</b>	<b>4</b>
<b>POST-DEVELOPMENT CONDITIONS.....</b>	<b>4</b>
<b>SOIL EROSION AND SEDIMENT CONTROL.....</b>	<b>4</b>
<b>CONCLUSION .....</b>	<b>4</b>

## **INTRODUCTION**

This stormwater management report is being submitted as part of the development application for Flex Space & Warehouse, located on Block 3101; Lot 3 as shown on Sheet 31 of the Official Tax Map of Township of Neptune, Monmouth County, New Jersey. The address of the property is 3525 Highway 33 within Neptune Township. This report has been prepared to outline the pre- and post-development stormwater conditions for the development. This report was prepared in accordance with the Township of Neptune, the State Soil Conservation District (SCD) Standards, as well as current industry standards and practices for stormwater management.

## **PROJECT LOCATION**

The address of the property is 3525 Highway 33 within Neptune Township. The southern property line has frontage on NJ State Highway Route 33 and is in between the intersections of Route 33 and Jumping Brook Road/Old Corlies Avenue and West Bangs Avenue. The surrounding area consists of highway commercial uses and single-family residential uses.

## **PROJECT DESCRIPTION**

The existing site is currently undeveloped and is wooded. The application proposes to develop the property to construct a two-story office space and a one-story warehouse. Additional site improvements include but are not limited to a parking lot, two driveway entrances and exits, landscaping, lighting, utilities, and stormwater management

The project will disturb approximately 3.2± acres. The post development analysis analyzes the stormwater impacts and is considered a major development since there is more than one acre of disturbance proposed. The design complies with stormwater requirements through the use of two storm basins to meet existing peak runoff rates and offset any additional stormwater volume.

## **FLOOD HAZARD AREA**

According to FEMA's current Effective FIRM entitled, "Flood Insurance Rate Map (FIRM)", Community Panel # 3403170329F, dated 09/25/09, a portion of the site is located in zone AE and

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X, with a base flood elevation of 68. The FEMA maps and the record survey reference the NAVD88 vertical datum.

According to FEMA's current Preliminary FIRM entitled, "Preliminary Flood Insurance Rate Map (FIRM)", Community Panel #3403170329G, dated 01/31/14, a portion of the site is located in zone AE and X, with a base flood elevation of 68.

The proposed improvements will be located above the flood hazard elevation.

### **SOIL CHARACTERISTICS**

The existing soil classifications for the site are based on the USDA NRCS Web Soil Survey. The survey is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses. Based on the NRCS data, the site consists of the following soil types:

<b><u>SOIL NAME</u></b>	<b><u>HYDROLOGIC GROUP</u></b>
EvuB – Evesboro-Urban land complex, 0 to 5 percent slopes	A
EvuC – Evesboro sand, 5 to 10 percent slopes	A
EvuE – Evesboro sand, 15 to 20 percent slopes	A
DocCO – Downer loamy sand, 5 to 10 percent slopes, Northern Tidewater Area	A
FapA – Fallsington loams, 0 to 2 percent slopes, Northern Coastal Plain	C/D

### **PRE-DEVELOPMENT CONDITIONS**

Under existing conditions, the property slopes from south to north, towards the stream at the rear of the property.

### **POST-DEVELOPMENT CONDITIONS**

The drainage pattern of the site will remain similar to the existing conditions by capturing onsite runoff, directing into the two proposed surface basins, and ultimately discharge to the stream in the rear. The project is considered a major development and requires stormwater management. The two surface basins proposed will meet the stormwater quality and quantity reduction requirements. The proposed development is located within Planning Area 1 (Metropolitan Planning Area) and is not required to meet groundwater recharge.

### **SOIL EROSION AND SEDIMENT CONTROL**

In accordance with the Soil Erosion and Sediment Control Act, soil erosion measures will be incorporated into the design and graphically depicted on the Soil Erosion and Sediment Control Plans. These measures consist of, but are not limited to:

- Sediment Barriers and Silt Fences
- Stabilized Construction Access
- Topsoil Stockpiles
- Temporary and Permanent Stabilization

An application will be filed to the Soil Conservation District for the plan to be certified.

### **CONCLUSION**

The project is considered a major development and requires stormwater management. The two surface basins proposed will meet the stormwater quality and quantity reduction requirements. Although the final design has not been prepared at this time, the final design will be provided during the site plan phase of this application.

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