

PROJECT INFORMATION

PROJECT NAME: PREMIER STORAGE INVESTORS



SELF STORAGE FACILITY

PROJECT LOCATION: BLOCK 1709, LOT 1  
2419 HIGHWAY 33  
TOWNSHIP OF NEPTUNE,  
MONMOUTH COUNTY, NJ

OWNER: SHORE ORCHID GROWERS-VARIETY GROWER  
2419 HIGHWAY 33  
NEPTUNE, NJ 07753

APPLICANT: PSI ATLANTIC NEPTUNE NJ, LLC  
530 OAK COURT DRIVE, SUITE 185  
MEMPHIS, TN 38117

APPLICANT'S PROFESSIONALS

ATTORNEY: ANSELL GRIMM & AARON PC  
JENNIFER S. KRIMKO  
1500 LAWRENCE AVENUE  
OCEAN, NJ 07712

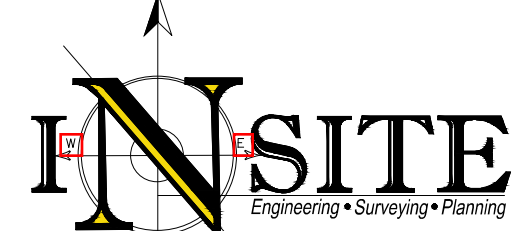
SURVEYOR: INSITE SURVEYING, LLC  
1955 HIGHWAY 34, SUITE 1A  
WALL, NJ 07719

GEOTECHNICAL: INGRAM ENGINEERING SERVICES, INC.  
19 HAGERTY BLVD., SUITE 400  
WEST CHESTER, PA 19382



CALL BEFORE YOU DIG!  
NJ ONE CALL... 800-272-1000

ELECTRIC	RED
GAS	YELLOW
COMMUNICATIONS/TV	ORANGE
WATER	BLUE
SEWER	GREEN
MARKERS	MAGENTA
PROPOSED EXCAVATION	WHITE



InSite Engineering, LLC  
CERTIFICATE OF AUTHORIZATION: 24GA28083200  
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719  
732-531-7100 (PH) 732-531-7344 (FAX)  
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA  
DELAWARE, CONNECTICUT, NORTH CAROLINA  
COLORADO, & DISTRICT OF COLUMBIA

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*Jason L. Fichter*  
JASON L. FICHTER, PE, PP, CFM, CME  
NJPE 43118 NJPP 8726 PAPE 81968  
DCPE 3819 NYPE 802285 CPEE 21291  
NCPE 33336 DCPE 900682 COPE 36605

REVISIONS

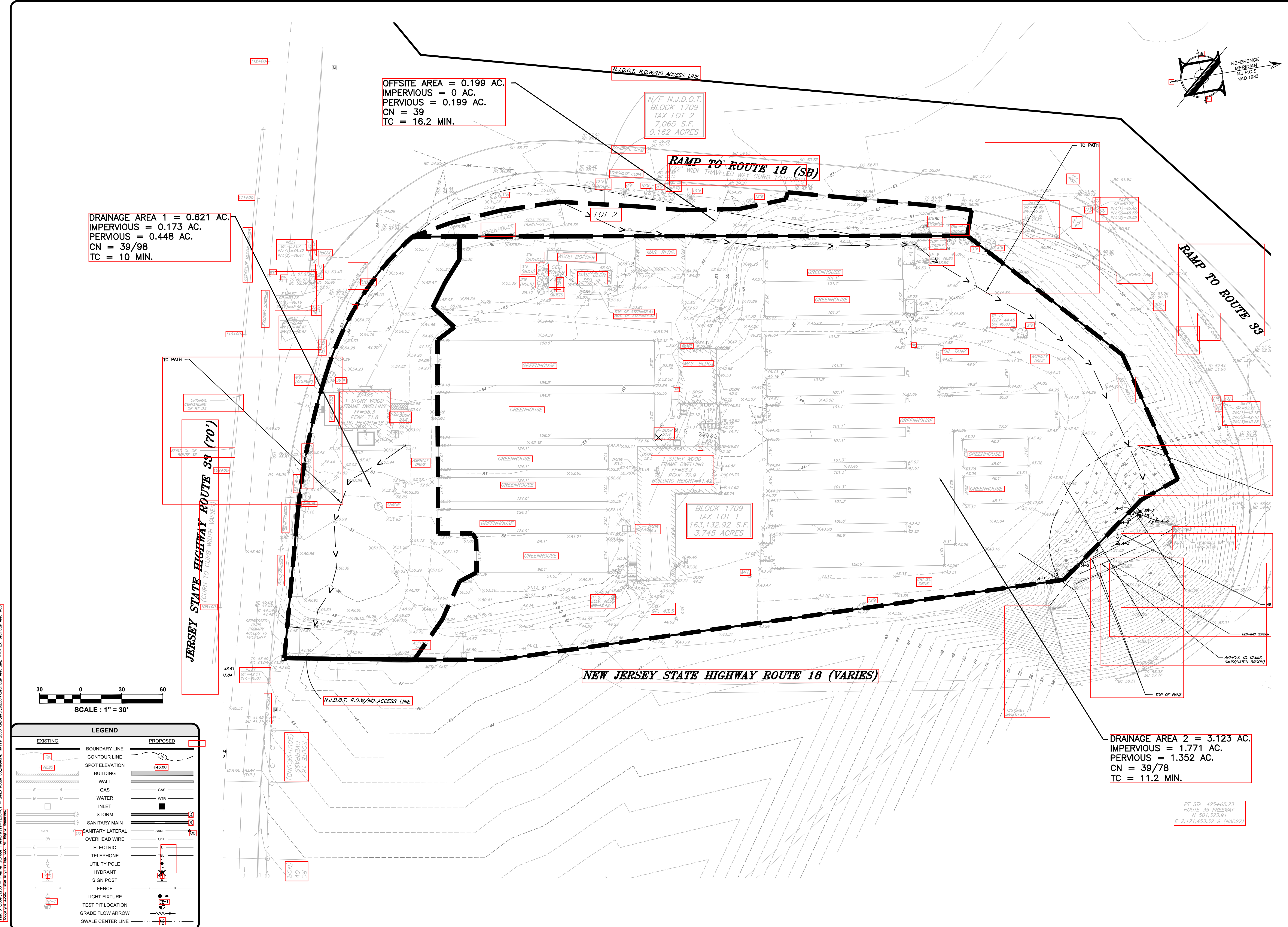
REV #	DATE	COMMENT
0	02/07/20	INITIAL RELEASE
1	02/07/20	DESIGNED BY: SGM
2	02/07/20	DRAWN BY: BRK
3	19-1255-01	CHECKED BY: JLF
4	19-1255-01r1	

NOT FOR CONSTRUCTION APPROVED BY:

FOR CONSTRUCTION PLAN INFORMATION

PRELIMINARY & FINAL MAJOR SITE PLAN

EXISTING DRAINAGE AREA MAP



DRAINAGE AREA 1 = 0.621 AC.  
IMPERVIOUS = 0.173 AC.  
PERVIOUS = 0.448 AC.  
CN = 39/98  
TC = 10 MIN.

OFFSITE AREA = 0.199 AC.  
IMPERVIOUS = 0 AC.  
PERVIOUS = 0.199 AC.  
CN = 39  
TC = 16.2 MIN.

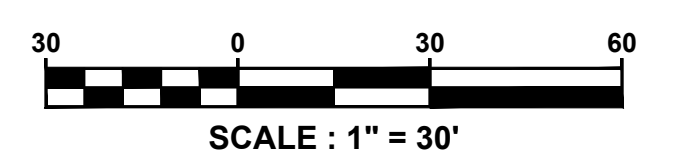
N/F N.J.D.O.T. BLOCK 1709  
TAX LOT 2  
7,065 S.F.  
0.162 ACRES

RAMP TO ROUTE 18 (SB)  
22' WIDE TRAVELLED WAY CURB TO CURB

BLOCK 1709  
TAX LOT 1  
163,132.92 S.F.  
3.745 ACRES

DRAINAGE AREA 2 = 3.123 AC.  
IMPERVIOUS = 1.771 AC.  
PERVIOUS = 1.352 AC.  
CN = 39/78  
TC = 11.2 MIN.

PT STA. 425+65.73  
ROUTE 35 FREEWAY  
N 501,323.91  
E 2,171,453.32 9 (NAD22)



**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

File: X:\0804\1555 - Premier Storage Investors\15-1255-01 - 2419 Route 33, Neptune, NJ\191255-01.dwg (Storage Area Map) - E: Drainage Area Map  
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PROJECT INFORMATION

PROJECT NAME:



SELF STORAGE FACILITY

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MONMOUTH COUNTY, NJ

OWNER:  
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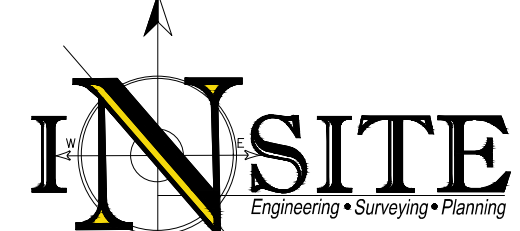
SURVEYOR:  
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GEOTECHNICAL:  
**INGRAM ENGINEERING SERVICES, INC.**  
16 HAGERTY BLVD., SUITE 400  
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GAS	YELLOW
COMMUNICATION/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TRAP MARKING	MAGENTA
PROPOSED EXCAVATION	WHITE



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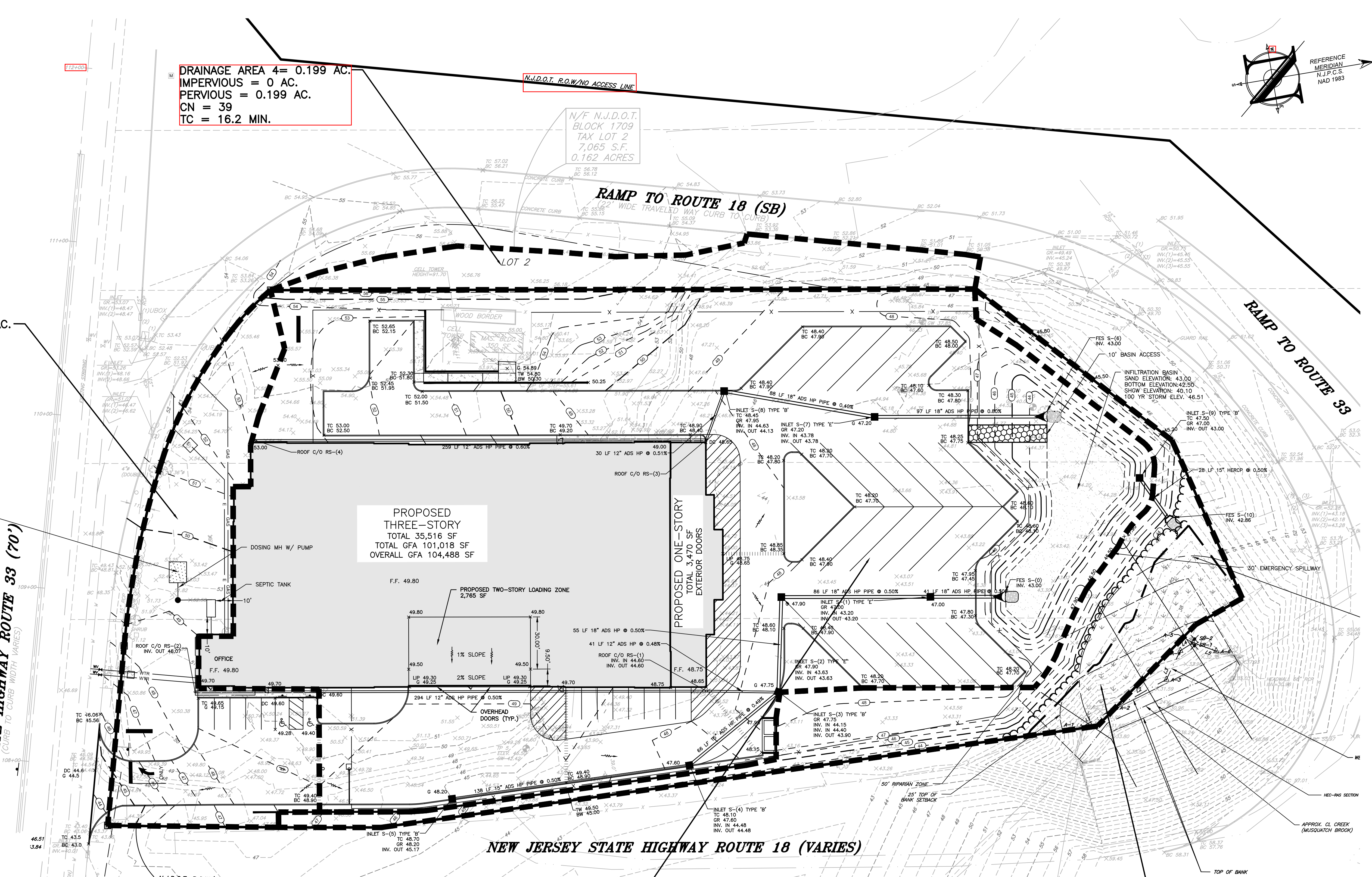
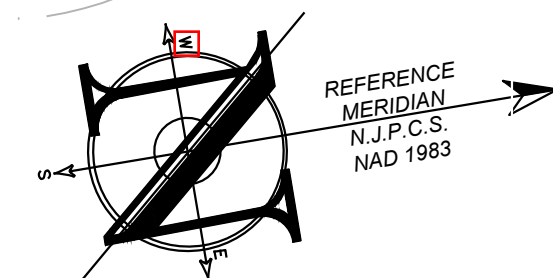
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*Jason L. Fichter, PE, PP, CFM, CME*  
N.J.P.E. #3118 N.J.P.P. #726 PA.P.E. #1968  
D.E.P.E. #819 N.Y.P.E. #02295 C.T.P.E. #23291  
N.C.P.E. #3336 D.C.P.E. #00682 C.O.P.E. #6605

REVISIONS

REV. #	DATE	DESCRIPTION
0	02/07/20	INITIAL RELEASE
1	02/07/20	DESIGNED BY: SGM
2	02/07/20	DRAWN BY: BRK
3	19-1255-01	CHECKED BY: JLF
CAD ID: 19-1255-01r1		
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APPROVED BY:		
FOR CONSTRUCTION		
PLAN INFORMATION		
DRAWING TITLE:		
PRELIMINARY & FINAL MAJOR SITE PLAN		
SHEET TITLE:		
PROPOSED DRAINAGE AREA MAP		
SHEET NO.:		
2 OF 3		



DRAINAGE AREA 4 = 0.199 AC.  
IMPERVIOUS = 0 AC.  
PERVIOUS = 0.199 AC.  
CN = 39  
TC = 16.2 MIN.

N/F N.J.D.O.T. BLOCK 1709  
TAX LOT 2  
7,065 S.F.  
0.162 ACRES

DRAINAGE AREA 1 = 0.475 AC.  
IMPERVIOUS = 0.137 AC.  
PERVIOUS = 0.338 AC.  
CN = 39/98  
TC = 10 MIN.

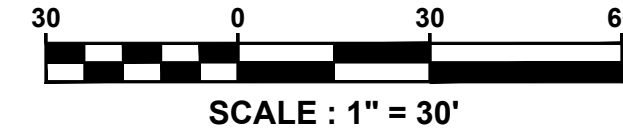
PROPOSED THREE-STORY  
TOTAL 35,516 SF  
TOTAL GFA 101,018 SF  
OVERALL GFA 104,488 SF

PROPOSED ONE-STORY  
TOTAL 3,470 SF  
EXTERIOR DOORS

DRAINAGE AREA 2 = 2.958 AC.  
IMPERVIOUS = 2.042 AC.  
PERVIOUS = 0.916 AC.  
CN = 39/98  
TC = 10 MIN.

DRAINAGE AREA 3 = 0.406 AC.  
IMPERVIOUS = 0.0 AC.  
PERVIOUS = 0.406 AC.  
CN = 30/39  
TC = 10 MIN.

File: X:\Users\1255 - Premier Storage Investors\19-1255-01 - 2425 Route 33, Neptune, NJ\19125501\DWG\SitePlan\Drainage Area.dwg, -- P: Drainage Area Map, Copyright 2020, InSite Engineering, LLC. All Rights Reserved.



EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
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ELECTRIC	ELECTRIC
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D.E.P.E. 3813 N.V.P.E. 802295 C.T.P.E. 23291  
N.C.P.E. 33336 D.C.P.E. 900682 C.O.P.E. 36605

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PRELIMINARY & FINAL

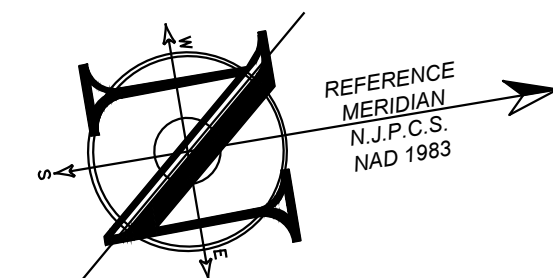
MAJOR SITE PLAN

SHEET TITLE:

INLET AREA MAP

SHEET NO.:

3 OF 3



N/F N.J.D.O.T.  
BLOCK 1709  
TAX LOT 2  
7,065 S.F.  
0.162 ACRES

INLET S-(8)  
AREA = 0.484 AC.

INLET S-(7)  
AREA = 0.492 AC.

RAMP TO ROUTE 18 (SB)

RAMP TO ROUTE 33

INLET RS-(3)  
AREA = 0.434 AC.

INLET RS-(2)  
AREA = 0.455 AC.

JERSEY STATE HIGHWAY ROUTE 33 (70')

PROPOSED  
THREE-STORY  
TOTAL 35,516 SF  
TOTAL GFA 101,018 SF  
OVERALL GFA 104,488 SF

PROPOSED ONE-STORY  
TOTAL 470 SF  
EXTERIOR DOORS



LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
BUILDING	BUILDING
WALL	WALL
GAS	GAS
WATER	WATER
INLET	INLET
STORM	STORM
SANITARY MAIN	SANITARY MAIN
SANITARY LATERAL	SANITARY LATERAL
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC	ELECTRIC
TELEPHONE	TELEPHONE
UTILITY POLE	UTILITY POLE
HYDRANT	HYDRANT
SIGN POST	SIGN POST
FENCE	FENCE
LIGHT FIXTURE	LIGHT FIXTURE
TEST PIT LOCATION	TEST PIT LOCATION
GRADE FLOW ARROW	GRADE FLOW ARROW
SWALE CENTER LINE	SWALE CENTER LINE

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