



**SED/AH ZONE DATA - SPECIAL ECONOMIC / AFFORDABLE HOUSING DEVELOPMENT ZONE**

LISTED PERMITTED USES INCLUDE: RESIDENTIAL, ASSISTED LIVING FACILITIES, PHARMACIES OR BANKS INCLUDING DRIVE-THROUGH FACILITIES, RETAIL, ALL FORMS OF RESTAURANTS INCLUDING DRIVE-THROUGH, BUSINESS & PROFESSIONAL OFFICE, MEDICAL OFFICE, FITNESS/HEALTH CLUBS AND COMMUNITY BUILDINGS

SECTION	ITEM	REQUIRED	PROPOSED	CONDITION
	RETAIL/ COMMERCIAL/ RESTAURANT/ MEDICAL OFFICE			
	MINIMUM LOT AREA (BEFORE ANY DEDICATIONS)	2 ACRES	5.84 AC OR 254,404 SF	COMPLIES
	MINIMUM LOT FRONTAGE	200 FT	570 FT±	COMPLIES
	MINIMUM LOT DEPTH	300 FT	442 FT±	COMPLIES
	FRONT YARD SETBACK	100 FT/60 FT SIDE ST	95.5 FT	COMPLIES
	SIDE YARD SETBACK (ONE)	15 FT	145.8 FT	COMPLIES
	SIDE YARD SETBACK (BOTH)	50 FT	297.2 FT	COMPLIES
	REAR YARD SETBACK	50 FT	261.4 FT	COMPLIES
	MAXIMUM HEIGHT	50 FT	<50 FT	COMPLIES
	MAXIMUM FLOOR AREA RATIO			
	MEDICAL OFFICE PARCEL 254,404 x 0.6 = 152,642 SF	0.6 FAR	.08 FAR	COMPLIES
	MAXIMUM BUILDING COVERAGE			
	MEDICAL OFFICE PARCEL 254,404 x 0.15 = 38,160 SF	15%	20,250 SF OR 8.0%	COMPLIES
	MAXIMUM LOT COVERAGE			
	MEDICAL OFFICE PARCEL 254,404 x 0.60 = 152,642 SF	60%	71,736 SF OR 28.2%	COMPLIES
	PARKING SETBACK FROM STREET	10 FT	14.8 FT	COMPLIES
	PARKING SETBACK TO SIDE LOT LINE	15 FT	15 FT	COMPLIES
	PARKING SETBACK TO REAR LOT LINE	50 FT	206.9 FT	COMPLIES
	MINIMUM NUMBER OF SPACES			
	MEDICAL OFFICE			
	(1) SPACE/150 GSF = 20,250/150 = 135 SPACES		135 SPACES	COMPLIES
SEC. 95-9.2B(2)	PARKING SPACE SIZE	10 FT X 20 FT 9 FT X 18 FT (EMPLOYEE)	9 FT X 19 FT	VARIANCE COMPLIES
SEC 95-8.1	<b>SIGNS</b>			
	MONUMENT SIGN (NUMBER)	1	1	COMPLIES
	MONUMENT SIGN (AREA)	80 FT	80 FT	COMPLIES
	MONUMENT SIGN (SETBACK)	20 FT	20 FT	COMPLIES
	FACADE SIGN (NUMBER)	1	4	VARIANCE
	FACADE SIGN (AREA)	20% OF WALL AREA	32 SF	COMPLIES

**GENERAL NOTES**

- ALL ELEVATIONS ARE BASED ON NAVD83 DATUM AS SHOWN IN THE "BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY" PROVIDED BY CONTROL LAYOUTS INC.
- ALL CONSTRUCTION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE TOWNSHIPS, COUNTY, STATE AND/OR ANY OTHER GOVERNING BODIES STANDARDS.
- THE CONTRACT DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT AND ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (1-800-272-1000). ANY CONFLICTS WITH PROPOSED CONSTRUCTION ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSINGS LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
- DESIGN AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TV TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- ALL DRAINAGE TO BE REINFORCED CONCRETE PIPE CLASS III - WALL B UNLESS OTHERWISE NOTED. ALL SANITARY LATERALS AND CLEANOUTS SHALL BE CONSTRUCTED OF 80# 40 PVC UNLESS OTHERWISE NOTED. ALL SANITARY PIPES TO BE 30#-35 PVC PIPE UNLESS OTHERWISE NOTED. ALL WATERLINES TO BE CLASS 52 CEMENT-LINED DUCTILE IRON PIPE UNLESS OTHERWISE NOTED.
- WATERLINE AND SANITARY SEWER TO BE A MINIMUM OF TEN (10) FEET APART HORIZONTALLY AND EIGHTEEN (18) INCHES VERTICALLY UNLESS OTHERWISE NOTED.
- WATERLINES TO HAVE A MINIMUM OF FOUR (4) FEET COVER.
- CONSTRUCTION MATERIALS AND METHODS NOT OTHERWISE SPECIFIED OR SHOWN HEREIN SHALL CONFORM TO NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (THE LATEST EDITION AND AMENDMENTS).
- FOR SPECIFIC BUILDING DETAILS SEE ARCHITECTURAL DRAWINGS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL EXISTING OR PROJECT GENERATED DEBRIS IS TO BE REMOVED AND PROPERLY DISPOSED ACCORDING TO ALL APPLICABLE REGULATIONS.
- TOPSOIL THAT HAS BEEN REMOVED FOR THE GRADING OF THE SITE SHALL NOT BE USED AS SOIL. THE TOPSOIL SHALL BE REDISTRIBUTED ON GREEN AREAS SO AS TO PROVIDE A MINIMUM OF AT LEAST SIX (6) INCHES OF COVER ON THOSE AREAS.
- SIDE SLOPES TO BE GRADED AT A MAXIMUM OF 3:1.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- ALL IMPORTED FILL SHALL BE CERTIFIED AS CLEAN FILL.
- ALL STOP BARS, PAVEMENT ARROWS AND ANY OTHER PAVEMENT MARKING WITHIN THE TRAVEL WAY SHALL BE THERMOPLASTIC WITH GLASS BEADS. ALL OTHER STRIPING SUCH AS PARKING STALLS SHALL BE LONG-LIFE EPOXY PAINT.
- POTABLE WATER SHALL NOT BE USED TO IRRIGATE COMMON AREAS. ALL SUCH IRRIGATION SHALL BE INDIVIDUAL WELLS THAT WILL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL METERS SHALL BE PURCHASED BY THE APPLICANT AND, UPON INSTALLATION, BECOME THE PROPERTY OF THE TOWNSHIP OF MANALAPAN. INSTALLATION AND INITIATION OF OPERATION, AND SUBSEQUENT BILLING, SHALL BE COORDINATED WITH SUEZ'S REPRESENTATIVE.
- ALL WATER UTILITY MATERIALS SHALL BE "AMERICAN MADE."
- IF A REDUCED PRESSURE BACKFLOW PREVENTER IS REQUIRED FOR THE WATER SERVICE, SAME SHALL LOCATED WITHIN THE BUILDING.
- SANITARY SEWER DESIGN (N.J.A.C. 7:14A-23.6(b)(4&1))  
SEWERS CONVEYING SANITARY FLOW, COMBINED SANITARY AND STORM WATER FLOW, OR INDUSTRIAL FLOW SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST TEN (10) FEET HORIZONTALLY. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE DEPARTMENT.  
WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL JOINTS. IF SUCH HORIZONTAL SEPARATION IS AT LEAST TEN (10) FEET ON EITHER SIDE OF THE CROSSING, IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER SHALL BE PROVIDED. THE DEPARTMENT MAY ALSO REQUIRE ADDITIONAL STRUCTURAL SUPPORT FOR STORM SEWERS OVER SEWER LINES.
- CONNECT ROOF DOWNSPOUTS TO DRAINAGE SYSTEM OR DIRECTLY TO DETENTION BASIN.

**REFERENCES:**

- PLAN ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHY FOR PLAN OF SURVEY" OF BLOCK 7232 LOTS 1.02 & 1.03 PREPARED BY CONTROL LAYOUTS, INC., NEW JERSEY PROFESSIONAL LAND SURVEYOR #6543304; JOB #420-16; DATED JUNE 9, 2017 REVISED THROUGH MARCH 10, 2020.
- TOWNSHIP OF MANALAPAN, MONMOUTH COUNTY TAX MAP SHEET #33.
- SEWERING AREA BASED ON N.J.S.P.C. (NAD-83).
- PLAN ENTITLED "AS-BUILT PLAN, WAWA STORE NO. 993 ROUTE 33 & WOODWARD ROAD" TAX MAP SHEET 33 BLOCK 66, LOT 22.1; PREPARED BY WILLIAM F. SEAMAN; PROJECT NO. 2004-183; DATED DECEMBER 1, 2012.
- PLAN ENTITLED "TOWNSHIP OF MANALAPAN MONMOUTH COUNTY, NJ, WATER SYSTEM MAP" PREPARED BY CME ASSOCIATES.
- PLAN ENTITLED "WOODWARD ROAD - WATER MAIN EXTENSION PLAN AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN 'SPORTIKA'" BLOCK 66 LOT 18.01; PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A.; JOB NO. 32485; DATED JANUARY 30, 2015.
- PLAN ENTITLED "OVERALL SEWER PLAN, SKEBA TRACT PRELIMINARY & FINAL SUBDIVISION & SITE PLAN" BLOCK 72 LOT 6.01; PREPARED BY NAJARIAN ASSOCIATES; DRAWING NO. 7355; DATED OCTOBER 13, 2017.
- PLAN ENTITLED "WETLAND DELINEATION PLAN FOR STAVOLA ASPHALT COMPANY, INC." OF BLOCK 7232 LOTS 1.02 & 1.03; PREPARED BY MASTER CONSULTING P.A.; DRAWING NAME 14001188A; DATED NOVEMBER 21, 2014.
- PLAN ENTITLED "OVERALL SITE PLAN AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN 'SPORTIKA'" BLOCK 66, LOT 18.01; PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A.; JOB NO. 32485; DATED JANUARY 30, 2015.
- FRESHWATER WETLANDS AND FLOOD HAZARD AREA PERMIT FROM STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION; FILE NO. 1326-16-0008.2; ACTIVITY NUMBER FWW70001; DATED APRIL 10, 2018.
- PLAN ENTITLED "OFF-SITE SANITARY SEWER FORCE MAIN AND WATER MAIN ASBUILT PLAN - STATION 20+00 TO EX. SS MH - BLOCK 78, LOT 28.06"; PREPARED BY CONCEPT ENGINEERING CONSULTANTS, P.A.; JOB NO. 31417; DATED SEPTEMBER 14, 1999.

HORIZONTAL DATUM : SURVEY

**GRAPHIC SCALE**

SCALE: 1"=60'

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REVISIONS	
1) RESO REVS	07/09/21

THIS DRAWING IS FOR PERMIT PURPOSES ONLY  
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHD BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THE STATE OF NEW JERSEY  
NOTIFICATION BY EXCITATIONS:  
DESIGNERS, OR ANY PERSON  
PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN THE STATE.

**menlo engineering associates**

**STAVOLA  
WOODWARD ROAD  
OFFICE**

TOWNSHIP OF MANALAPAN  
MONMOUTH COUNTY  
NEW JERSEY

**BLOCK 7232,  
PORTION OF LOT 1.06  
TAX MAP SHEET #33  
5.84 ACRES±**

**OVERALL PLAN**

PROJECT NUMBER	2013.076.07	OP-1
DATE OF ISSUE	FEBRUARY 4, 2021	
REVISION	JULY 8, 2021	3