

AMENDED SITE PLAN

FOR

AMERIGAS PROPANE, INC. WAWA - STORE #948 PROPOSED PROPANE KIOSK

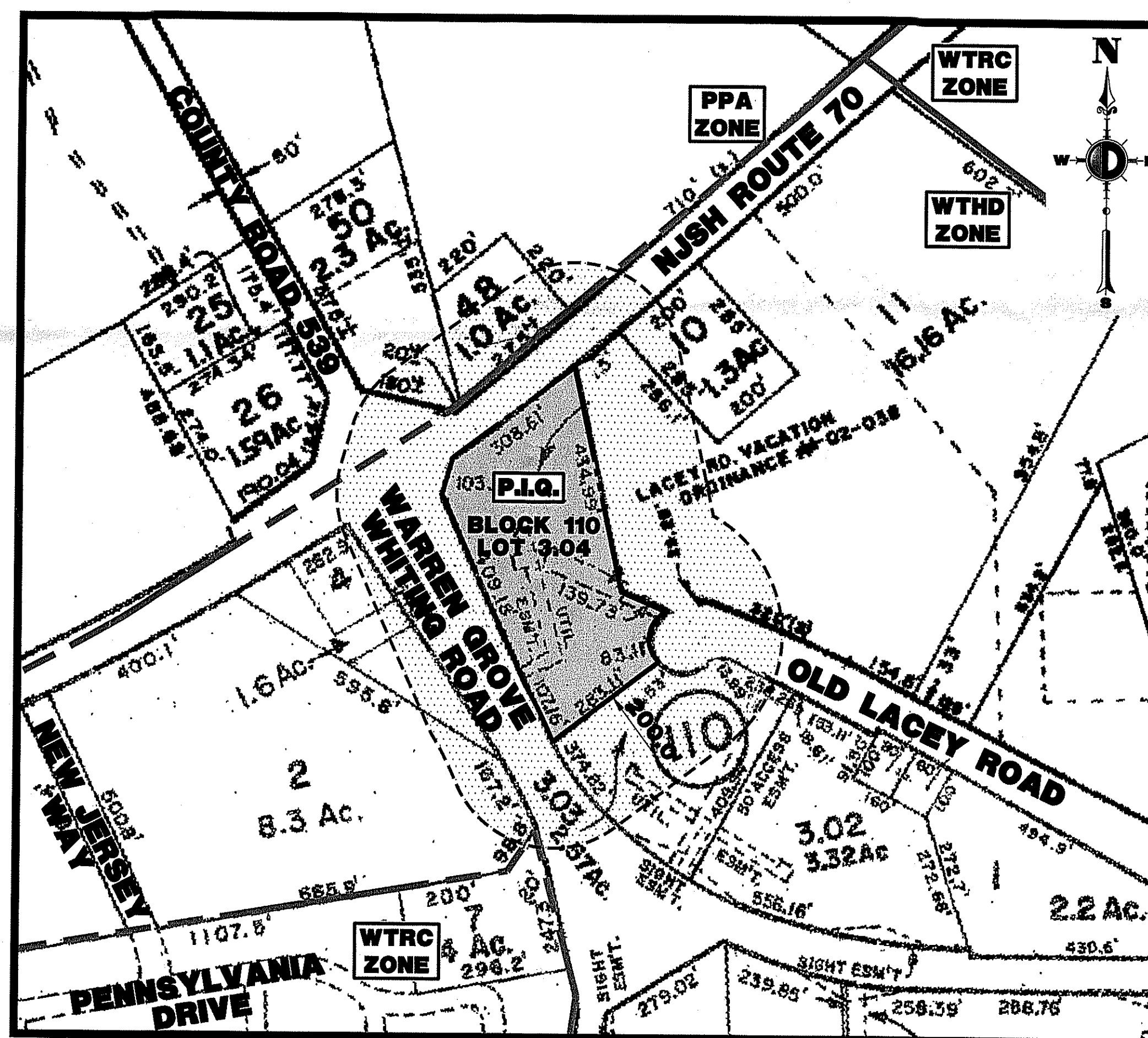
BLOCK 110, LOT 3.04; TAX MAP SHEET #23 - LATEST REV. DATED 7-21-2021

1180 NJSH ROUTE 70

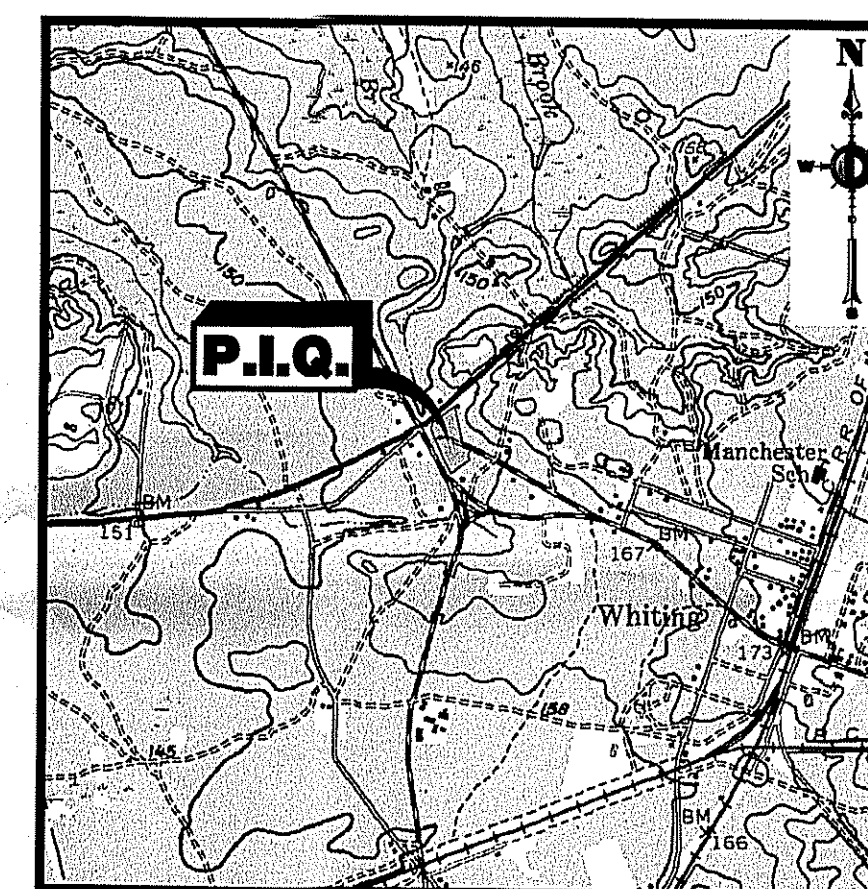
TOWNSHIP OF MANCHESTER
OCEAN COUNTY, NEW JERSEY

200' PROPERTY OWNERS LIST

PROPERTY OWNER	BLOCK	LOT
BLANK, ROBERT JR & SUSAN 224 EXEMERE DR TOMS RIVER, NJ 08755	79	48.01
BRACO INC 4 US CT SATREVILLE, NJ 08872	79	49
KOTZAS, BYRON TRUST 26 W 37 TOMS RIVER, NJ 08753	83	10
SFA RES. LLC, K TL SIX LLC 1 PARAGON DR, SUITE 252 MONTAILE, NJ 07845	83	11
PARAMOUNT COMMONS AT WHITING LLC 1195 Rte 70 #2000 LAKEWOOD, NJ 08701	110	3.03
TMR ENTERPRISES LLC 2 HUSPER AVE, SUITE 88 TOMS RIVER, NJ 08753	111	2
MILELLI-WHITING LLC ST HARTER RD MORRISTOWN, NJ 07960	111	4
PAYNE, MATTHEW V 5 HARBORCOTE LA MANCHESTER, NJ 08759	111	7
ALSO TO BE NOTIFIED:		
COMCAST 630 ROUTE 37 WEST TOMS RIVER, NJ 08755		
MANCHESTER TOWNSHIP CLERK'S OFFICE 1 COLONIAL DR MANCHESTER, NJ 08759		
NJ NATURAL GAS PO BOX 1464 WALL, NJ 07719		
VERIZON, ENG. DEPT. PO BOX 152006 IRVING, TX 75015		
NJ DEP CN 401 TRENTON, NJ 08625		
OCEAN COUNTY MUA PO BOX 1 BAYVILLE, NJ 08721		
GPU 400 LINCOLN STREET PHILIPSBURG, NJ 08865		
NUDOT ROUTE 79 & DANIELS WAY FREENHOLD, NJ 07728		
OCEAN COUNTY ROAD DEPT. 119 HOOPER AVENUE TOMS RIVER, NJ 08753		



AREA MAP
1" = 200'



KEY MAP
1" = 2000'

DRAWING INDEX

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1904 Main Street, Lake Como, NJ 07719
Tel: 908.879.9229 | Fax: 908.879.9228

TITLE: COVER SHEET

PROJECT: **WAWA - STORE #948**
PROPOSED PROPANE KIOSK
BLOCK 110, LOT 3.04
1180 NJSH ROUTE 70
TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY

JOB No: 3626-99-001 DATE: 05/26/21
SCALE: (H) A (V) S SHEET No: 1 OF 3

DRAWN BY: MCC
DESIGNED BY: DRL
CHECKED BY: MJB

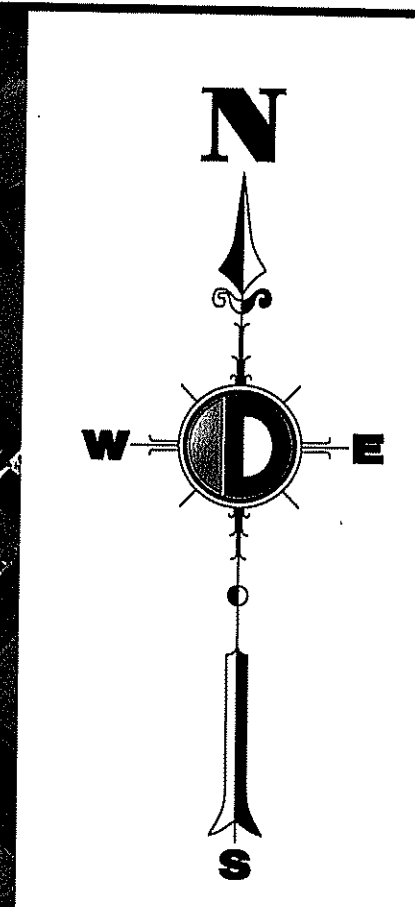
MATTHEW J. BERSCH PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 54522

MARK A. WHITAKER PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

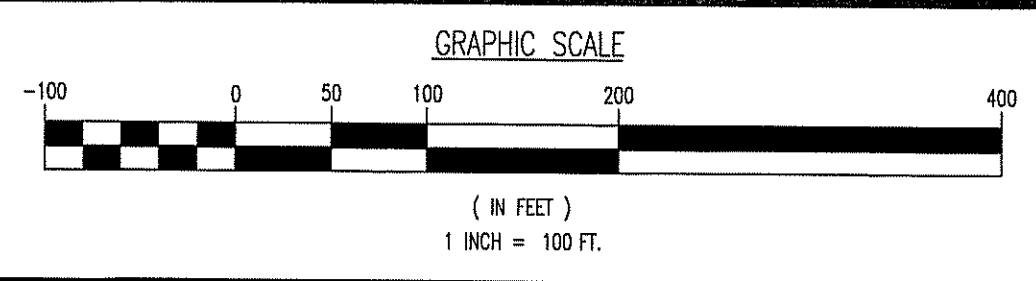
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PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
1904 MAIN STREET
LAKE COMO, NJ 07719
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Product Ver: 24.0s (LMS Tech)
 Plotter: 11/18/21 - 12:41 PM, Bx: P:\projects\1180 Route 70 - Store #948\Draw\Site Plans\0362699001 - 948 - PKG.dwg, 01 COVER SHEET
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Plotfile: 11/18/21 - 12:43 PM, By: pdmoyam, Product: Ver: 24.0a (LMS Tech)
 File: \\unposatun\cadd\clients\1180\1180 Route 70 - Store #948\Site Plans\036269001 - 948 - PKA.dwg, ----> 02 AERIAL MAP



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 05/26/2021. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

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104 Main Street
 Littleton, CO 80120
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TITLE: **AERIAL MAP**

PROJECT: **WAWA - STORE #948**
PROPOSED PROPANE KIOSK
 BLOCK 110, LOT 3.04
 1180 NJSH ROUTE 70
 TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY

JOB No: 3626-99-001
 DATE: 05/26/2021
 DRAWN BY: MCC
 SCALE: (H) 1"=100'
 (V)
 SHEET No:

CHECKED BY: DJL
 CHECKED BY: MJB

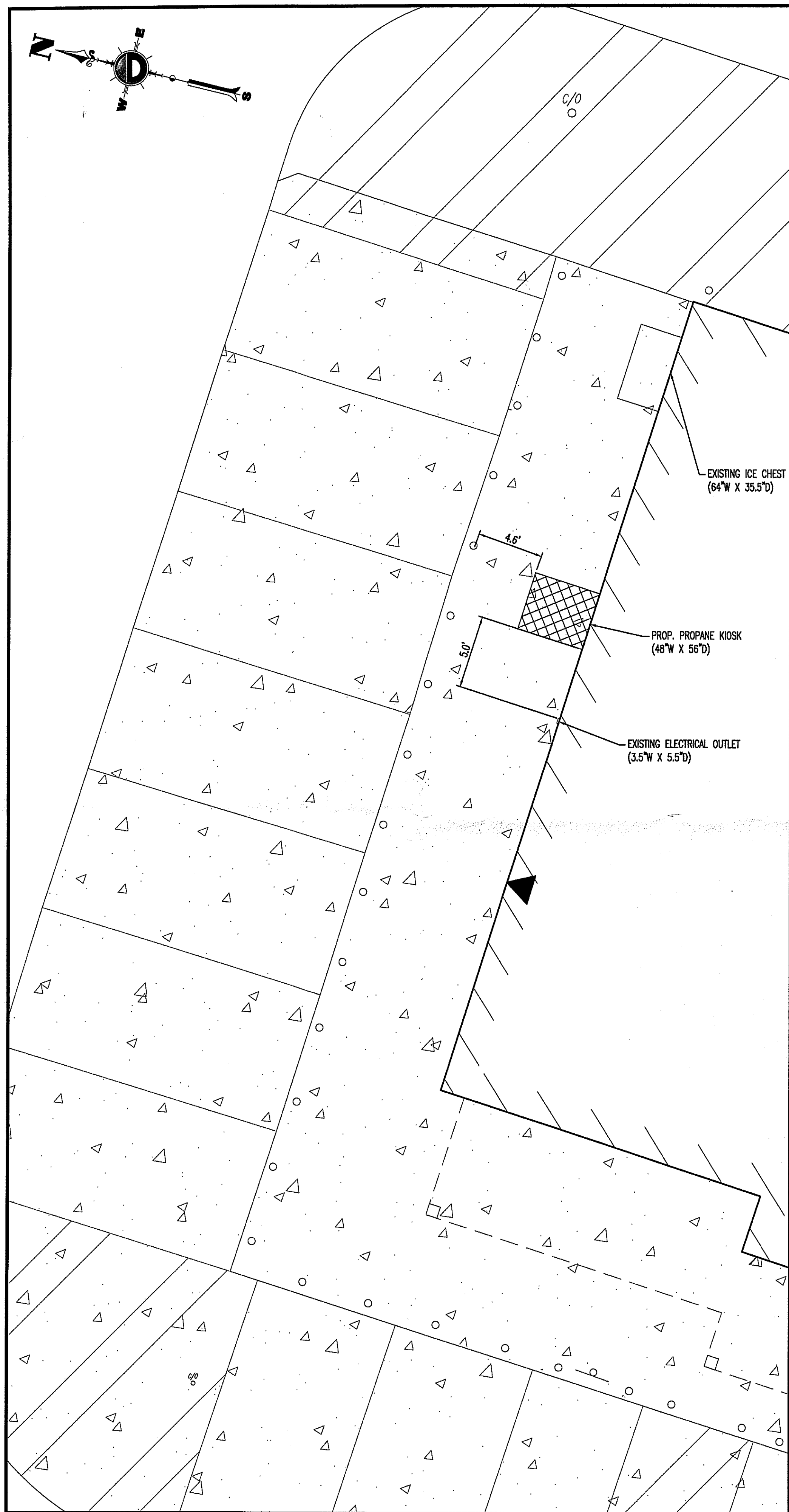
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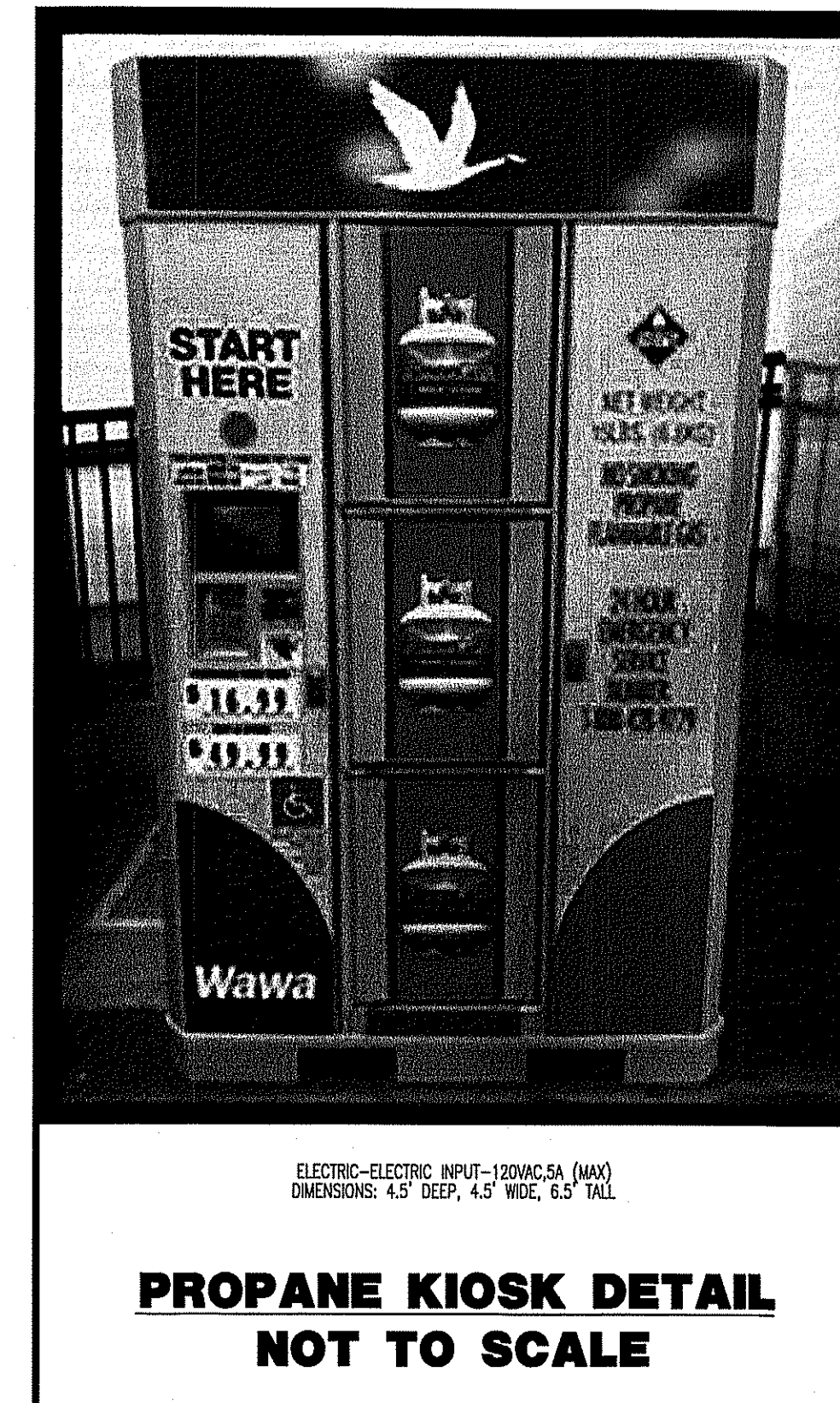
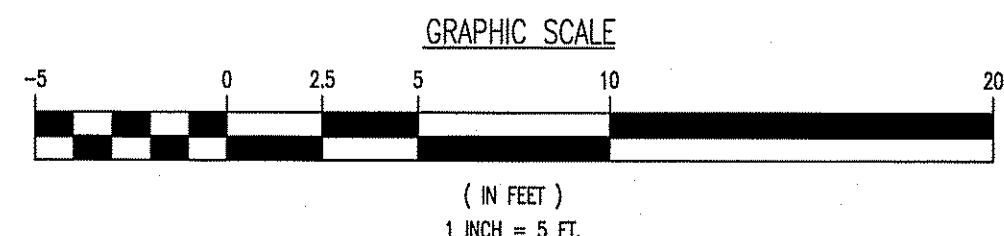
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2
 OF 3
 Rev. # 1

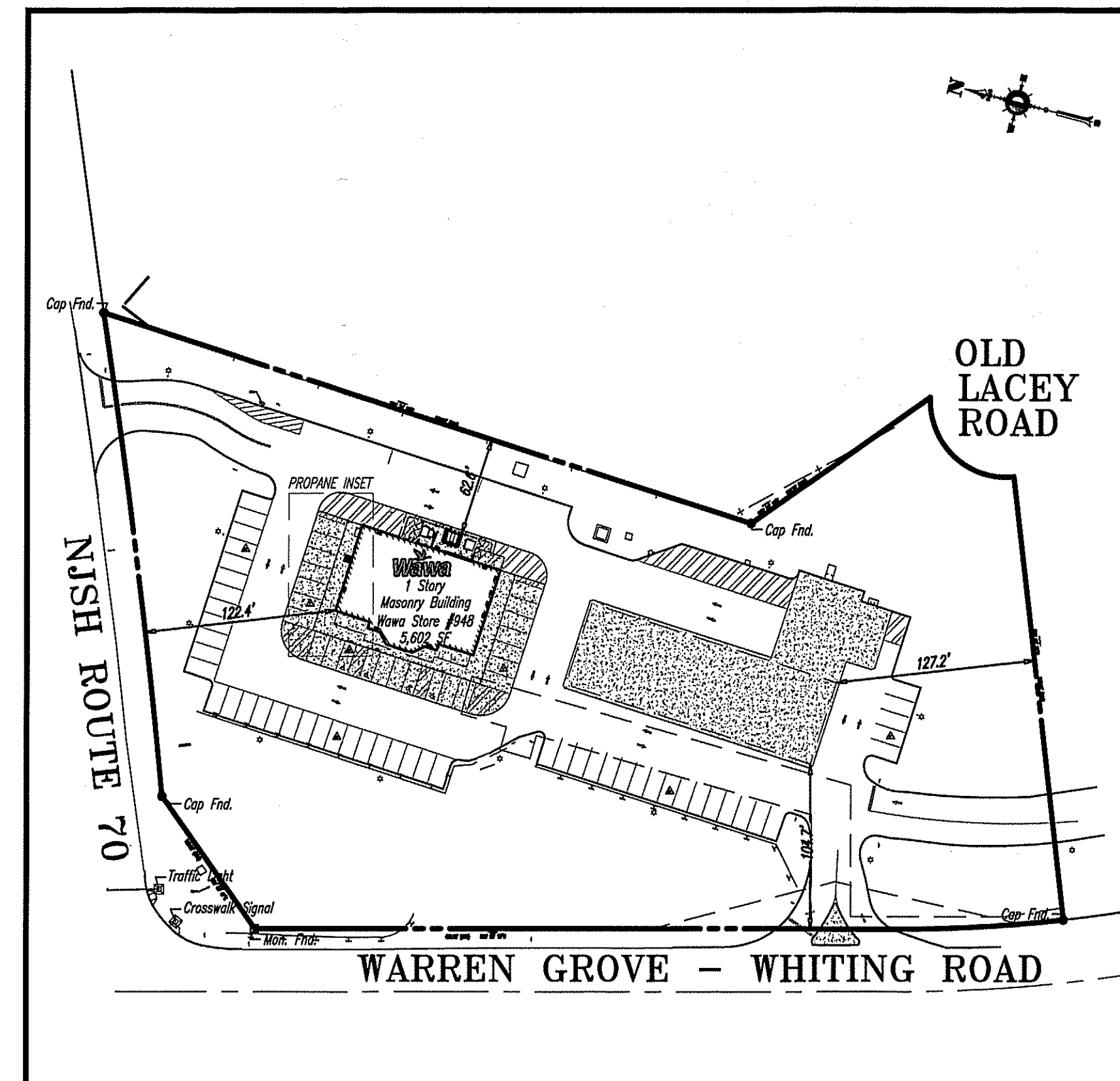
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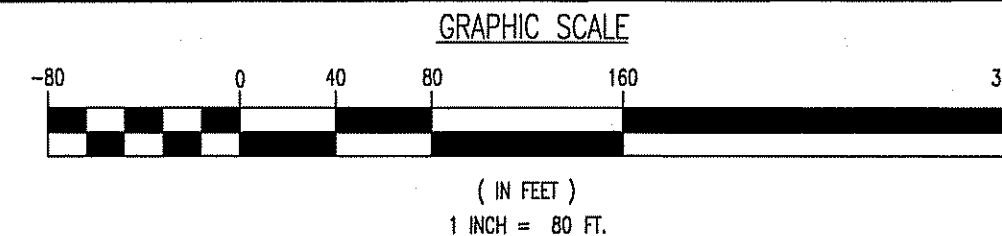
INSET A
1" = 5'



PROPANE KIOSK DETAIL
NOT TO SCALE



SITE MAP
1" = 80'



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 AMENDED SITE PLAN
 PROPOSED TRASH ENCLOSURE
 DYNAMIC ENGINEERING CONSULTANTS, PC
 1904 MAIN ST.
 LAKE COMO, NJ 07719
 DATED: 01/26/2021
 LAST REVISED: 05/21/2018
 RESOLUTION OF APPROVAL DATED: 08/04/2015
- OWNER: BOB BENNETT INC
 500 BOARDWALK
 SEASIDE HEIGHTS, NJ 08751
- APPLICANT: AMERIGAS PROPANE, INC
 460 NORTH GULPH ROAD
 KING OF PRUSSIA, PA 19406
- PARCEL DATA: BLOCK 110, LOT 3.04
 1180 ROUTE 70
 MANCHESTER TOWNSHIP
 OCEAN COUNTY, NEW JERSEY 08759
- ZONE: WTHD (WHITING TOWN HIGHWAY DEVELOPMENT) ZONE
- EXISTING USE: RETAIL - FOOD STORE (PERMITTED USE)
 GASOLINE SERVICE STATION (PERMITTED CONDITIONAL USE)
- PROPOSED USE: RETAIL - FOOD STORE (PERMITTED USE)
 GASOLINE SERVICE STATION (PERMITTED CONDITIONAL USE)

B. SCHEDULE OF ZONING REQUIREMENTS (§ 245-33)

ZONE REQUIREMENT	ZONE WTHD	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	176,530 SF (4.053 Ac)	176,530 SF (4.053 Ac)
MINIMUM LOT FRONTAGE	200 FT	928.21 FT	928.21 FT
MINIMUM LOT WIDTH	200 FT	257.4 FT	257.4 FT
MINIMUM IMPROVABLE LOT AREA	18,750 SF	116,681.35 SF	116,681.35 SF
MINIMUM YARD REQUIREMENTS			
-FRONT YARD SETBACK	50 FT	104.7 FT	104.7 FT
-REAR YARD SETBACK	30 FT	62.6 FT	62.6 FT
-EACH SIDE SETBACK	20 FT	127.2 FT	127.2 FT
MAXIMUM BUILDING COVERAGE	20%	8.33%	8.33%
MAXIMUM LOT COVERAGE	65%	48.11% (84,931 SF)	48.11% (84,931 SF)
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MINIMUM FLOOR AREA	2,500 SF	5,773 SF	5,773 SF
CONDITIONAL USE REQUIREMENTS			
MINIMUM LOT AREA	40,000 SF	176,530 SF (4.053 Ac)	176,530 SF (4.053 Ac)
MINIMUM LOT WIDTH	200 FT	257.4 FT	257.4 FT
MINIMUM LOT DEPTH	200 FT	257.4 FT	257.4 FT
MAXIMUM LOT COVERAGE	40%	48.11% (84,931 SF) (E)	48.11% (84,931 SF) (E)
MINIMUM YARD REQUIREMENTS			
-FRONT YARD SETBACK	50 FT	104.7 FT	104.7 FT
-SIDE YARD SETBACK	50 FT	127.2 FT	127.2 FT
-REAR YARD SETBACK	50 FT	62.6 FT	62.6 FT
-SERVICE APPLIANCES	50 FT	104.7 FT	104.7 FT
MAXIMUM BUILDING HEIGHT	1-1/2 STORIES, 25 FT	<1-1/2 STORIES, 25 FT	<1-1/2 STORIES, 25 FT
MINIMUM CANOPY SETBACK TO SIDE PROPERTY LINE	50 FT	79.2 FT	79.2 FT

(N/S): NO STANDARD (N/A): NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

- GENERAL REGULATIONS §245-25
 A. ACCESSORY BUILDING ATTACHED TO PRINCIPLE BUILDING SHALL COMPLY IN ALL RESPECTS WITH THE REQUIREMENTS FOR PRINCIPLE BUILDINGS §245-25D. (COMPLIES)
- PERFORMANCE STANDARDS §245-26
 A. ALL OUTDOOR STORAGE FACILITIES SHALL BE ENCLOSED BY A FENCE TO CONCEAL THE FACILITIES FROM ANY ADJACENT PROPERTIES §245-26(1). (COMPLIES)
- PARKING, LOADING AND VEHICULAR ACCESS §245-28
 A. OFF-STREET PARKING REQUIREMENTS §245-28B AND §245-66B(1).
 - RETAIL REQUIRES 1 SPACE PER 200 SF OF FLOOR AREA.
 - GASOLINE SERVICE STATIONS REQUIRE 2 SPACES PER 300 SF OF FLOOR AREA.
 - EXISTING 5,773 SF WAWA REQUIRES 67 SPACES.
 - 73 SPACES PROVIDED. (COMPLIES)
 B. EACH PARKING SPACE SHALL NOT BE LESS THAN 10 FEET IN WIDTH AND 20 FEET IN LENGTH §245-28C(1). (COMPLIES)
 C. PARKING SHALL NOT BE CLOSER THAN 20 FEET FROM ROW, 10 FEET FROM REAR AND SIDE PROPERTY LINES §245-28D(2). (COMPLIES)
 D. THERE SHALL BE PROVIDED AT LEAST ONE TRUCK STANDING, LOADING AND UNLOADING SPACE ON THE PREMISES NOT LESS THAN 12 FEET IN WIDTH, 35 FEET IN LENGTH AND A MINIMUM VERTICAL CLEARANCE OF 14 FEET §245-28E(1). ONE 12 FT BY 56.3 FT LOADING SPACE PROVIDED. (COMPLIES)
- FENCES §245-30
 A. FENCES SHALL NOT EXCEED 6 FEET IN HEIGHT §245-30B. (EXISTING NON-CONFORMANCE - 8' PVC FENCE PROP.)
- CONDITIONAL USE: GASOLINE SERVICE STATIONS §245-66
 A. NO DRIVEWAY SHALL BE LOCATED WITHIN 100 FEET OF THE NEAREST RIGHT-OF-WAY INTERSECTION OF TWO PUBLIC STREETS NOR WITHIN 100 FEET OF ANY PRIVATE DRIVEWAY EXISTING AT THE TIME OF APPLICATION §245-66C(1). (COMPLIES)
 B. DRIVEWAYS SHALL BE NO LESS THAN 32 FEET AND NO MORE THAN 38 FEET WIDE. THE DRIVEWAY SHALL HAVE SUFFICIENT CURB RADIUS AT THE CURBLINE TO FACILITATE AUTO INGRESS AND EGRESS §245-66C(2). (COMPLIES)
 C. CURB CUTS SHALL BE NOT LESS THAN 25 FEET FROM ANY ADJACENT PROPERTY LINE §245-66C(3). (COMPLIES)
 D. CURBS, A RAISED CURB OF AT LEAST SIX INCHES IN HEIGHT SHALL BE PROVIDED ALONG ALL STREET PROPERTY LINES, EXCEPT FOR DRIVEWAY OPENINGS §245-66C(4). (COMPLIES)
 E. A FENCE, WALL OR OTHER LANDSCAPING SIX FEET IN HEIGHT SHALL BE PROVIDED ALONG ALL ADJOINING PROPERTY LINES. HOWEVER, SIGHT RIGHTS SHALL NOT BE INTERFERED WITH §245-66E(1). (COMPLIES)
 F. AN ENCLOSED AREA SHALL BE PROVIDED FOR THE TEMPORARY STORAGE OF TRASH, GARBAGE AND UNUSABLE AUTOMOTIVE PARTS. EXCEPT FOR TRASH, ALL TRASH SHALL BE STORED IN TIGHT CONTAINERS. THE ENCLOSED AREA SHALL BE DESIGNED SO THAT TRASH SHALL NOT BE SEEN BY THE GENERAL PUBLIC OR FROM ADJOINING PROPERTIES. (COMPLIES)
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR OPERATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

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 F: 732.874.3521
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TITLE: **AMENDED SITE PLAN**

PROJECT: **WAWA - STORE #948**
PROPOSED PROPANE KIOSK
 BLOCK 110, LOT 3.04
 1180 NUSH ROUTE 70
 TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY

JOB No: 3626-99-001 DATE: 05/26/2021

DRAWN BY: PSD SCALE: (H) AS SHOWN (V) SHOWN

DESIGNED BY: DRL SHEET No: 3 OF 3

CHECKED BY: MJB

CHECKED BY: -

MATTHEW J. BERSCH PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 54152

MARK A. WHITAKER PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 41417

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