

PRELIMINARY & FINAL - MAJOR SITE PLAN FOR TAX BLOCK 69 - TAX LOT 8 TOWNSHIP OF MANCHESTER OCEAN COUNTY NEW JERSEY

PROPERTY OWNERS LIST

SUPPLIED BY THE TOWNSHIP OF MANCHESTER ON
CIVIL ENGINEER'S OFFICE, NAVAL
AIR ENGINEERING STATION
ATTN: CODE CNI 01L
LAKEHURST, NJ 08733

COMCAST
830 ROUTE 37 WEST
TOMS RIVER, NJ 08755

VERIZON ENG. DEPT.
PO BOX 9615
IRVING, TX 75015

GPU
400 LINCOLN ST
PHILIPSBURG, NJ 08865

MANCHESTER TOWNSHIP
CLERKS OFFICE
1 COLONIAL DR
MANCHESTER, NJ 08759

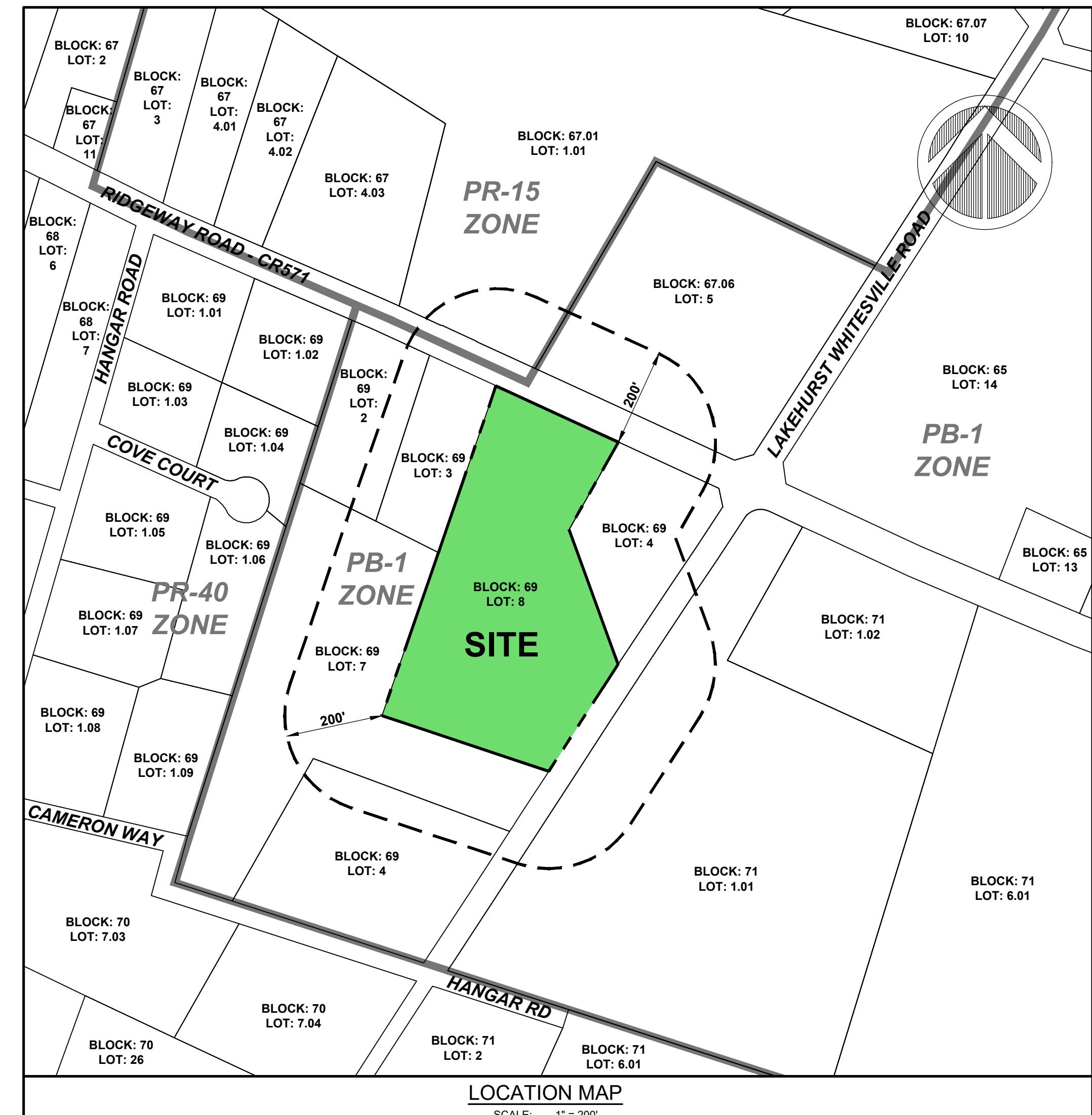
NJ DEP
CR 401
TRENTON, NJ 08625

NUDOT
ROUTE 79 & DANIELS WAY
FREEHOLD, NJ 07728

NJ NATURAL GAS
PO BOX 1464
WALL, NJ 07719

OCEAN COUNTY MUA
PO BOX P
BAYVILLE, NJ 08721

OCEAN COUNTY ROAD DEPT
119 HOOPER AVE
TOMS RIVER, NJ 08753



LOCATION MAP

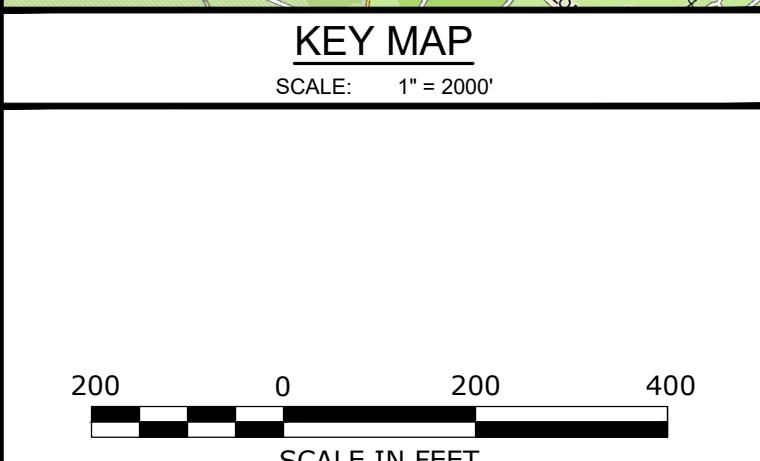
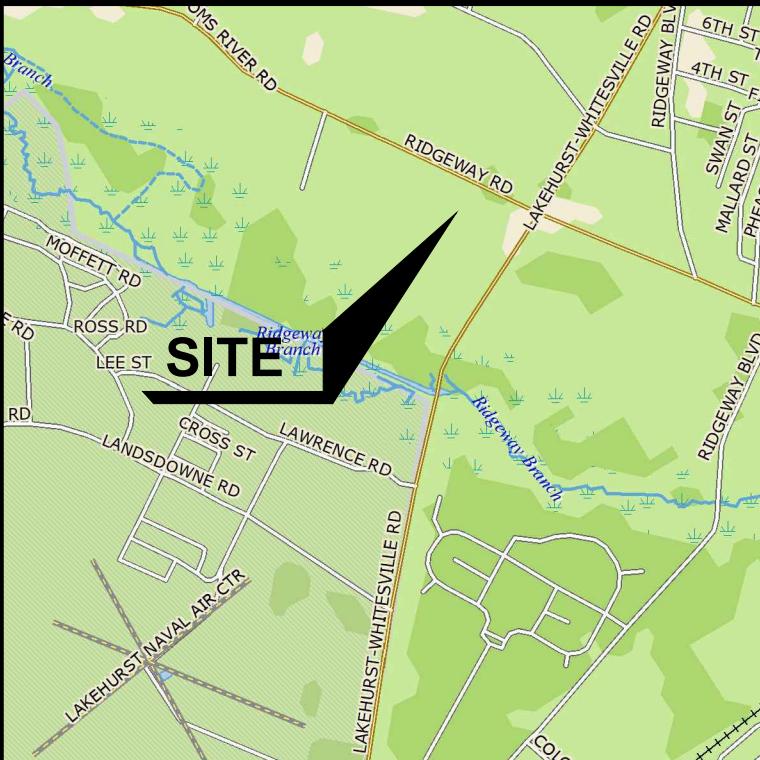
SCALE: 1" = 200'

APPROVED BY:
THE MANCHESTER TOWNSHIP
PLANNING BOARD

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

GENERAL NOTES

- PROPERTY IS KNOWN AS BLOCK 69 - LOT 8 AS SHOWN ON THE MANCHESTER TOWNSHIP TAX MAP SHEET.
- OUTBOUND & TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED "MAP OF SURVEY FOR TAX BLOCK 69 - TAX LOT 8, TOWNSHIP OF MANCHESTER, OCEAN COUNTY, NEW JERSEY", AS PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC, DATED AUGUST 8, 2023.
- THE PROPERTY IS CURRENTLY LOCATED WITHIN THE PB-1 ZONE AND CONTAINS APPROXIMATELY 6.24 ACRES.
- IT IS ASSUMED THAT THERE ARE NO FRESHWATER WETLANDS LOCATED ON OR WITHIN 300 FEET OF THE PROPERTY.
- IT IS PROPOSED TO CONSTRUCT A MIXED USE DEVELOPMENT IN ACCORDANCE WITH THE TOWNSHIP OF MANCHESTER ORDINANCE #23-41.
- IT IS PROPOSED TO CONSTRUCT 38 TOWNHOUSE UNITS AND 1 5,600 SF OFFICE BUILDING WITH 6 AFFORDABLE HOUSING UNITS ON THE SECOND FLOOR.
- WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER.
- SEWAGE SERVICE WILL BE PROVIDED PUBLIC SEWER.
- ALL UTILITIES (ELECTRIC, TELEPHONE, ETC.) TO BE PROVIDED UNDERGROUND. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE SIGHT TRIANGLE EASEMENTS ARE SUBJECT TO RESTRICTIONS CONTAINED WITHIN THE OCEAN COUNTY LAND USE REGULATIONS.
- SOLID WASTE IS TO BE PICKED UP BY A PRIVATE GARBAGE HAULER. THE REFUSE AREA SHALL CONTAIN AN AREA FOR THE COLLECTION OF RECYCLABLE MATERIALS.
- MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUBJECT TO INSPECTION BY THE TOWNSHIP OF MANCHESTER.
- ALL TRAFFIC CONTROL SIGNAGE INCLUDING PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
- EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
- TRAFFIC DIRECTION ARROWS, FIRE LANE MARKINGS, ETC. SHALL BE IN CONFORMANCE WITH MANCHESTER TOWNSHIP FIRE PREVENTION BUREAU AND TOWNSHIP ENGINEERING DEPARTMENT REQUIREMENTS.
- THE OWNER OR HIS/HER REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(e) OF THE NJ UNIFORM CONSTRUCTION CODE. THE OWNER OR HIS/HER REPRESENTATIVE, PROFESSIONAL DESIGN SERVICES, LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- NO PHASING OF SITE IMPROVEMENTS IS PROPOSED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATED TO THE PROJECT SCOPE OR THE RELATED CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF THE RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.



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CERTIFICATE OF AUTHORIZATION NO. 24G/28125400

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PRELIMINARY & FINAL MAJOR SITE PLAN

COVER

TAX BLOCK 69 TAX LOT 8

TOWNSHIP OF MANCHESTER
OCEAN COUNTY NEW JERSEY

SCALE: AS SHOWN JOB NUMBER: 322319

DRAWN BY: KNL DATE: NOVEMBER 14, 2023

DESIGN/CALC'D BY: IMB SHEET: 1

CHECKED BY: WAS

18

ZONE REQUIREMENTS § 245-74.1 Mixed Use Developments		PROVIDED
B. Permitted Principal Uses.	All proposed uses are permitted	
C. Development standards.		
(1) Minimum lot size: 5 acres.	5.24 Acres	
(2) The maximum density for Residential Dwelling units, shall be 8 units per gross acre of the entire development tract for mixed use developments.	7.3 units/ acre is provided	Complies
(3) The ground floor of a mixed-use building shall be utilized as a shopping plaza as specified here-in. No permitted principal use other than multifamily residential dwellings shall be located above the ground floor of any mixed-use building.		
(4) Minimum setback distance:		
(a) Minimum front yard: 70 feet from a collector road or arterial road as identified in the Master Plan.	70 feet	
(b) Minimum side yard setback: 30 feet;	30 feet	
(c) Minimum rear yard setback: 30 feet.	N/A	
(5) A swimming pool of 1,000 square feet minimum size and/or a splash pad of 1,500 square feet minimum size shall be provided for all development of 90 units or more.	Not Required	
(6) Minimum width of any residential unit shall be 20 feet.	20 feet	
(7) Minimum floor area per any residential unit shall be 600 square feet.	> 600 sf	
(8) Maximum floor area per multifamily residential unit shall be 1,500 square feet.	< 1,500 sf	
(9) Maximum building height: Same as underlying zone.	40 feet	
(10) Maximum number of stories per townhome: 2.5 story.	<2.5 stories	
(11) Maximum building coverage for commercial and mixed use buildings: Same as underlying zone.	20% permitted, 15.0% proposed	
(12) Minimum number of multifamily residential units per structure shall be 8.	8 units proposed	
(13) Maximum number of multifamily residential units per structure: 28.	8 units proposed	
(14) Maximum number of townhouse units per structure: 8.	Complies 8 provided	
(15) Maximum number of eight-unit townhouse structures shall not be more than 50% of all residential structures included in the townhouse development.	Complies 50% proposed	
(16) The minimum distance between townhouse buildings shall be as follows:		
(a) For townhouse dwellings oriented essentially at 90° to each other, the minimum distance between same shall be 30 feet.	Complies 30 feet	
(b) For townhouse dwellings oriented essentially end-to-end to each other, the minimum distance between same shall be 30 feet.	Complies 30 feet	
(c) For townhouse dwellings oriented essentially with parallel axis facing each other, the minimum distance between same shall be 50 feet.	Complies 50 feet	
(17) A minimum of one (1) outdoor refuse and recycling storage area shall be required per ten (10) acres of residential development. All such outdoor refuse and recycling storage areas shall be appropriately located & screened by a wall enclosure constructed of materials similar to the facades of the buildings and with appropriate landscaping as required by the Planning Board.	Complies 2 are proposed	
D. Recreation requirement.		
(1) Playground area or areas shall be provided at the rate of 500 square feet per four dwelling units for all development of 90 units or more. A swimming pool of 1,000 square feet minimum size and/or a splash pad of 1,500 square feet minimum size shall be provided. Outdoor playground equipment shall be installed in each playground in sufficient amount and variety to service the occupants of the project. No certificate of occupancy shall be issued until recreation areas are completed.	Not Required	
(2) All areas of mixed use development not used for the construction of buildings, roads, accessways, parking areas or sidewalks shall be fully landscaped or grassed.	Complies	
E. Off-street parking requirements.		
(1) Off-street parking, loading and vehicular access.		
(a) Minimum off-street parking, loading and vehicular access shall be provided in accordance with the standards set forth in § 245-28 of this chapter as defined for that particular use.	Complies, see parking table	
(c) Guest parking areas shall be provided at a minimum of .5 parking spaces per residential unit.	Complies, see parking table	
(2) Garage facilities or off-street parking areas shall be provided and shall be developed and maintained in accordance with the following:	Complies, no garage facilities are proposed	
(a) Garages and parking area shall be used for automobile parking only. The sale of automobiles, dead storage of automobiles, repair work, dismantling or servicing of any kind is strictly prohibited.	Complies	
(b) Parking areas shall be paved and curbed and provided with an adequate system of stormwater drainage.	Complies	
(c) No garages or off-street parking areas shall be located nearer than five feet from any tract property line.	Complies	
(d) No detached garages shall be located between the main building or buildings and the street line on which the building(s) fronts.	N/A	
(e) Where the rear or side yard of a lot abuts on a street, no garage or off-street parking area shall be located nearer than 25 feet from such street line.	N/A	
(f) No parking area, with exception to townhome driveways, shall be placed closer to a building than 12 feet.	Complies	
(g) All garage walls facing any street shall be screened from street view by dense evergreen planting or hedge planting at least six feet in height maintained in good condition.	N/A	

(h) All off-street parking shall be efficiently screened along all side and rear lot line by a six-foot high fence landscaped with dense evergreen planting, or a dense evergreen shrub or hedge screening at least six feet in height maintained in good condition.	Complies
F. Utility requirements.	
(1) The applicant for the site plan approval shall arrange with the serving utility for the underground installation of the utilities distribution supply lines and service connections in accordance with the provisions of the applicable standard terms and conditions incorporated as part of its tariff on file with the State of New Jersey Board of Public Utility Commissioners.	Complies
(2) All mixed use developments shall be served by public sewer in accordance with the requirements of the Manchester Township Division of Utilities.	Complies
G. Landscaping and buffer requirements.	
All areas of mixed use developments not used for the construction of buildings, roads, accessways, parking areas or sidewalks shall be fully landscaped, and/or grass. Where a mixed use development boundary line abuts a lot in a residential zone, which lot is not owned by the mixed use developer, which there shall not be cut, uprooted, destroyed or taken away any existing trees, shrubbery or other planting within the area of 20 feet inside the boundary line of the mixed use development abutting a residential lot. If inadequate trees, shrubs or planting exists in the twenty-foot area in the natural state of the premises before development, the area shall be provided with an adequate approved planting plan to provide a belt of screening within the twenty-foot area.	Complies
H. Interior roads and driveway location.	
(1) All roads and other accessways within the mixed use development shall be private roads constructed, paved and curbed to a right-of-way width of not less than 26 feet. All such construction, paving and curbing shall be completed in accordance with the subdivision regulations of Manchester Township.	N/A
(2) Driveways for ingress and egress for the project shall not be located within 200 feet of an existing intersection or create any hazardous conditions. Acceleration and deceleration lanes shall be installed where a traffic hazard exists or where substantial traffic congestion shall be created.	Complies
I. Accessory uses. Accessory uses incidental to the above uses, as specified below:	
(1) Noncommercial garages for exclusive use of site residents only.	N/A
(2) Parking, including for residential dwellings as provided herein.	Complies
(3) Active and passive non-commercial recreational facilities for residents, which may include, but not be limited to, a clubhouse, swimming pool, splash pad, fitness and exercise areas and bicycle/walking paths for exclusive use of site residents only.	Not Required
(4) Signage for residential and commercial uses subject to the approval of the Manchester Township Planning.	Complies
(5) Garbage storage and recycling enclosures.	Complies
(6) Centralized mail cluster boxes as required by the USPS.	Complies
(7) Any other uses which are subordinate and customarily incidental to a permitted use, subject to the approval of the Manchester Township Planning Board.	N/A
J. Association required.	
Any applicant requesting a townhouse project approval shall provide for the creation of an association. Such documents creating the association shall specifically provide for the association to have responsibility for maintenance for all common areas and shall provide for assurances that the Township shall in no way be held responsible for and shall be held harmless for the cost of maintenance of the common elements.	N/A
K. Affordable housing requirement.	
The applicant shall provide for a twenty percent of the total number of market rate units as an inclusionary component or such other requirement that is in effect in accordance with a court-approved housing plan or a housing plan approved by the New Jersey Council on Affordable Housing (COAH) at the time of final site plan approval. The inclusionary component shall not require integration of affordable units with market rate units. The type, construction and distribution of affordable housing units shall conform to the regulations in effect by COAH, by the Department of Community Affairs or such other state agency designated as the regulatory agency for affordable housing and affordable housing construction in New Jersey at the time of the issuance of the first building permit for the development.	Complies 6 Affordable units are required
L. Pinelands development credits.	
In the PB-1 and PRC-1 Zoning Districts, Pinelands development credits shall be purchased and redeemed for 30% of all units, excluding up to 20% of the total project units that are made affordable for low- and moderate-income households in accordance with applicable state law. Units made affordable for low- and moderate-income households that account for more than 20% of the total project units shall purchase and redeem Pinelands development credits for 30% of all such units.	2.5 PDC's are required for the 32 market units

FIRE PROTECTION NOTES

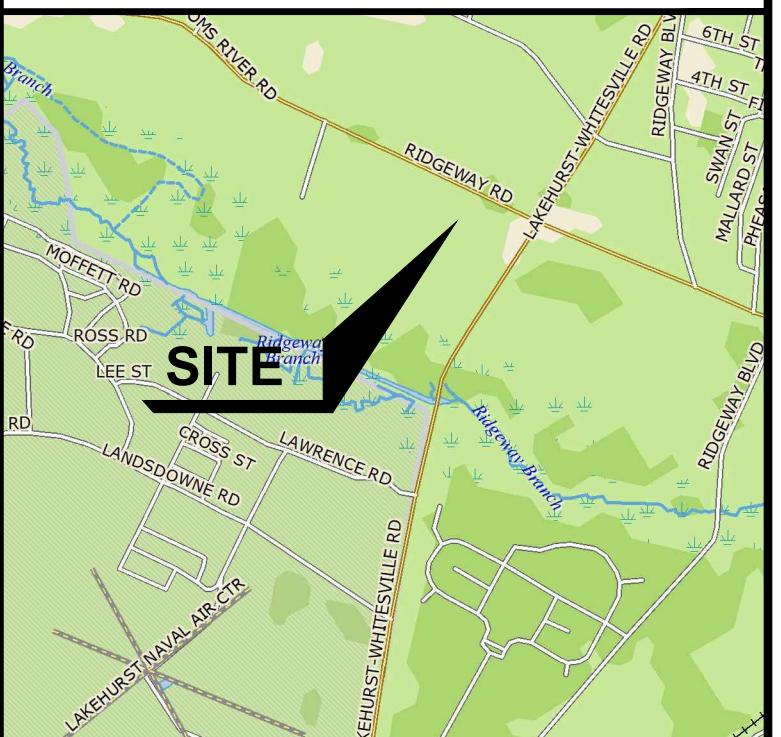
1. ADDRESS SIGNAGE DENOTING THE PROPOSED LOCATION SHALL BE ERECTED AT THE ENTRANCES ON HOPE CHAPEL ROAD & RIDGEWAY ROAD. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A FASHION THAT IS VISIBLE FROM THE STREET OR ROAD FROM WHICH THE PROPERTY IS LOCATED. IDENTIFICATION CHARACTERISTICS SHALL CONSIST OF A BACKGROUND COLOR AND LETTERS. LETTERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
2. GROUND FIRE LANE MARKING NOTED, AND SIGNAGE, SHALL BE INSTALLED IN ACCORDANCE WITH TOWNSHIP OF MANCHESTER CODE CHAPTER 179.
3. AN EMERGENCY KEY LOCK BOX SHALL BE INSTALLED ON EACH PROPOSED BUILDING, IN ACCORDANCE WITH TOWNSHIP OF MANCHESTER CODE CHAPTER 179, AT A LOCATION TO BE DETERMINED BY THE FIRE OFFICIAL.
4. ANY REQUIRED FIRE SUPPRESSION SYSTEM PLANS FOR THE PROPOSED BUILDINGS SHALL BE SUBMITTED AFTER ALL REQUIREMENTS NOTED BY UCC OFFICIALS ARE MET. ONCE RECEIVED, WE SHALL REVIEW AND ADD OR CORRECT LOCATIONS FOR FIRE HYDRANTS TO MEET THE CORRECT DISTANCE TO ANY FIRE DEPARTMENT CONNECTIONS.
5. ALL GAS AND ELECTRIC METERS SHALL BE LABELED ON ALL PROPOSED BUILDINGS.

6. LIGHTWEIGHT TRUSS SIGNS, IF APPLICABLE, SHALL BE PERMANENTLY AFFIXED TO THE LEFT OF THE MAIN ENTRANCE DOOR OF EACH PROPOSED BUILDING AT A HEIGHT BETWEEN FOUR AND SIX FEET ABOVE THE GROUND. THE ELEMENTS SHALL BE OF A BRIGHT AND RECOGNIZABLE COLOR OR MARK OD RED, GREEN, OR BLUE. THE SHAPE OF THE ELEMENTS SHALL BE A TRUSS OR A SCROLLED TRUSS, AND THE SIZE SHALL BE 12 INCHES HORIZONTALLY BY SIX INCHES VERTICALLY. THE FOLLOWING LETTERS, OF A SIZE AND COLOR TO MAKE THEM CONSPICUOUS, SHALL BE PRINTED ON THE EMBLEM: "F" TO SIGNIFY A FLOOR WITH TRUSS CONSTRUCTION; "R" TO SIGNIFY A ROAD WITH TRUSS CONSTRUCTION; OR "F/R" TO SIGNIFY BOTH A FLOOR AND ROAD WITH TRUSS CONSTRUCTION.
7. DURING CONSTRUCTION THE DEVELOPER OR CONTRACTOR SHALL COMPLY WITH NJ UCF CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, IN PARTICULAR, BUT NOT LIMITED TO, FIRE ACCESS TO THE SITES UNDER CONSTRUCTION, HOT WORK OPERATIONS, APPROVED SMOKING AREA, FLAMMABLE GASES, TEMPORARY HEATING EQUIPMENT, FLAMMABLE AND COMBUSTIBLE LIQUIDS, WATER SUPPLY, AND ANY OTHER PRECAUTIONS AGAINST FIRE REQUIRED BY THE FIRE OFFICIAL.

8. THE HYDRANTS WITHIN THE COMPLEX SHALL COMPLY WITH THE MANCHESTER TOWNSHIP MUA SPECIFICATIONS FOR INSTALLATION.
- A. FIRE HYDRANT PAINTING SCHEDULE: CAP AND BONNETS ARE TO BE PAINTED BASED ON FLOWS AS FOLLOWS:

FLOW:	COLOR
0-500 GPM	RED
500-1000 GPM	ORANGE
1000-1500 GPM	GREEN
OVER 1500 GPM	BLUE

- B. FIRE HYDRANTS LOCATED ON 'DRY WATER' SYSTEMS SHALL BE PAINTED BLACK.
- C. FIRE HYDRANT BARRELS ARE TO BE PAINTED SILVER.



KEY MAP

SCALE: 1" = 2000'

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PRELIMINARY & FINAL MAJOR SITE PLAN

NOTES

FOR

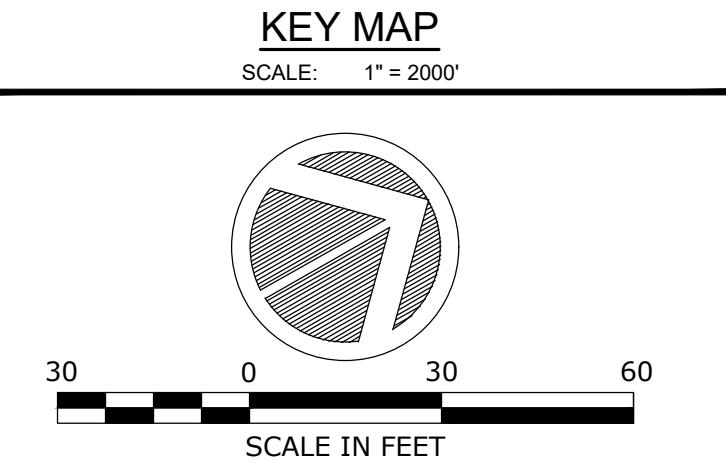
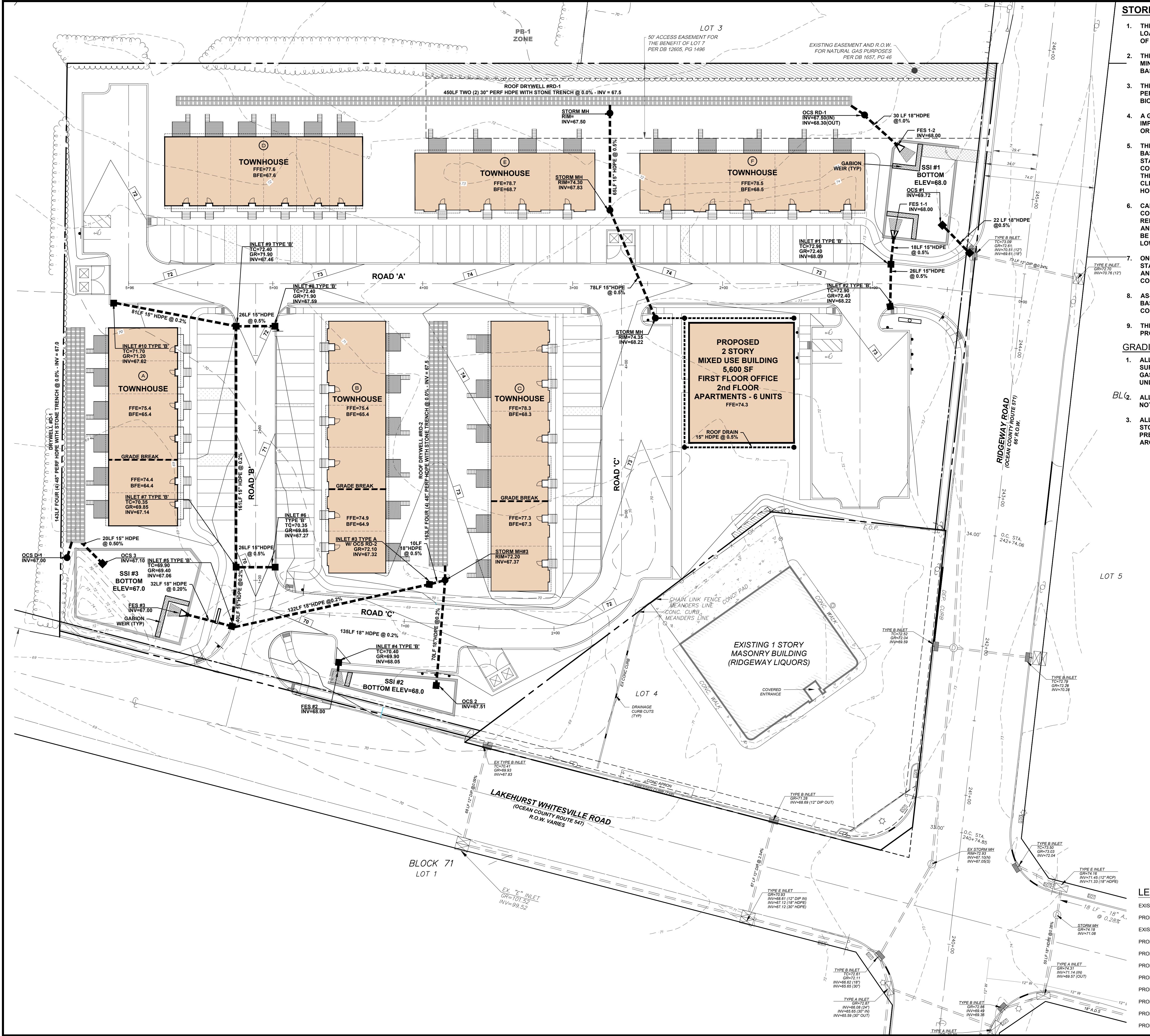
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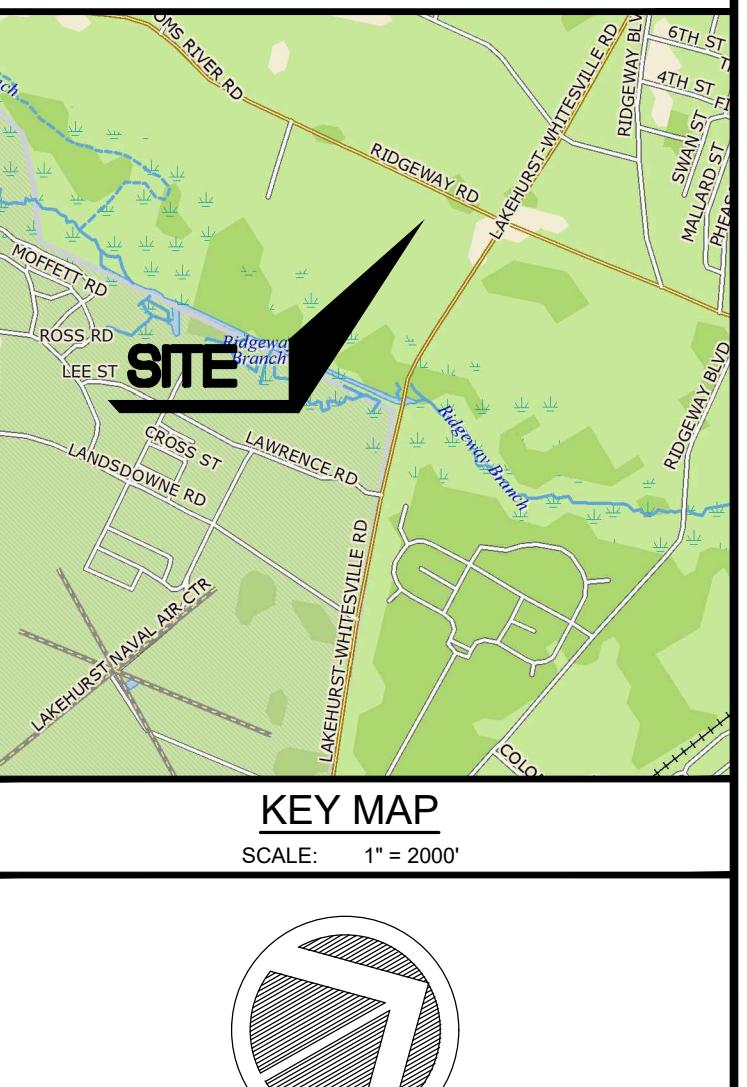
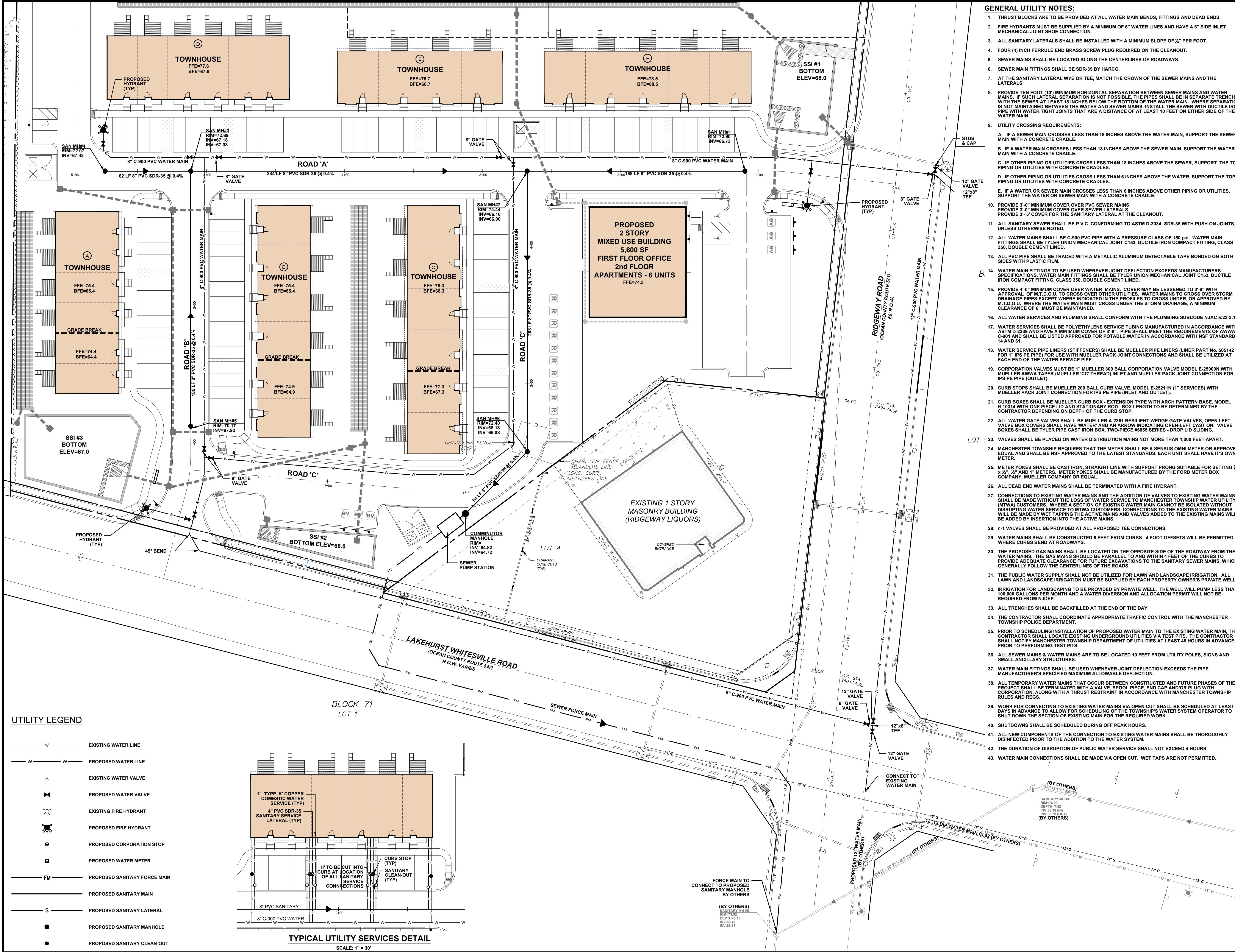
TAX LOT 8

TOWNSHIP OF MANCHESTER

OCEAN COUNTY NEW JERSEY

SCALE: NOT TO SCALE JOB NUMBER: 322319
DRAWN BY: KNL DATE: NOVEMBER 14, 2025
DESIGN/CALC'D BY: IMB SHEET: 2
CHECKED BY: WAS





NO. DATE DESCRIPTION BY

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PRELIMINARY & FINAL MAJOR SITE PLAN

UTILITY PLAN

FOR

TAX BLOCK 69

TAX LOT 8

TOWNSHIP OF MANCHESTER

OCEAN COUNTY NEW JERSEY

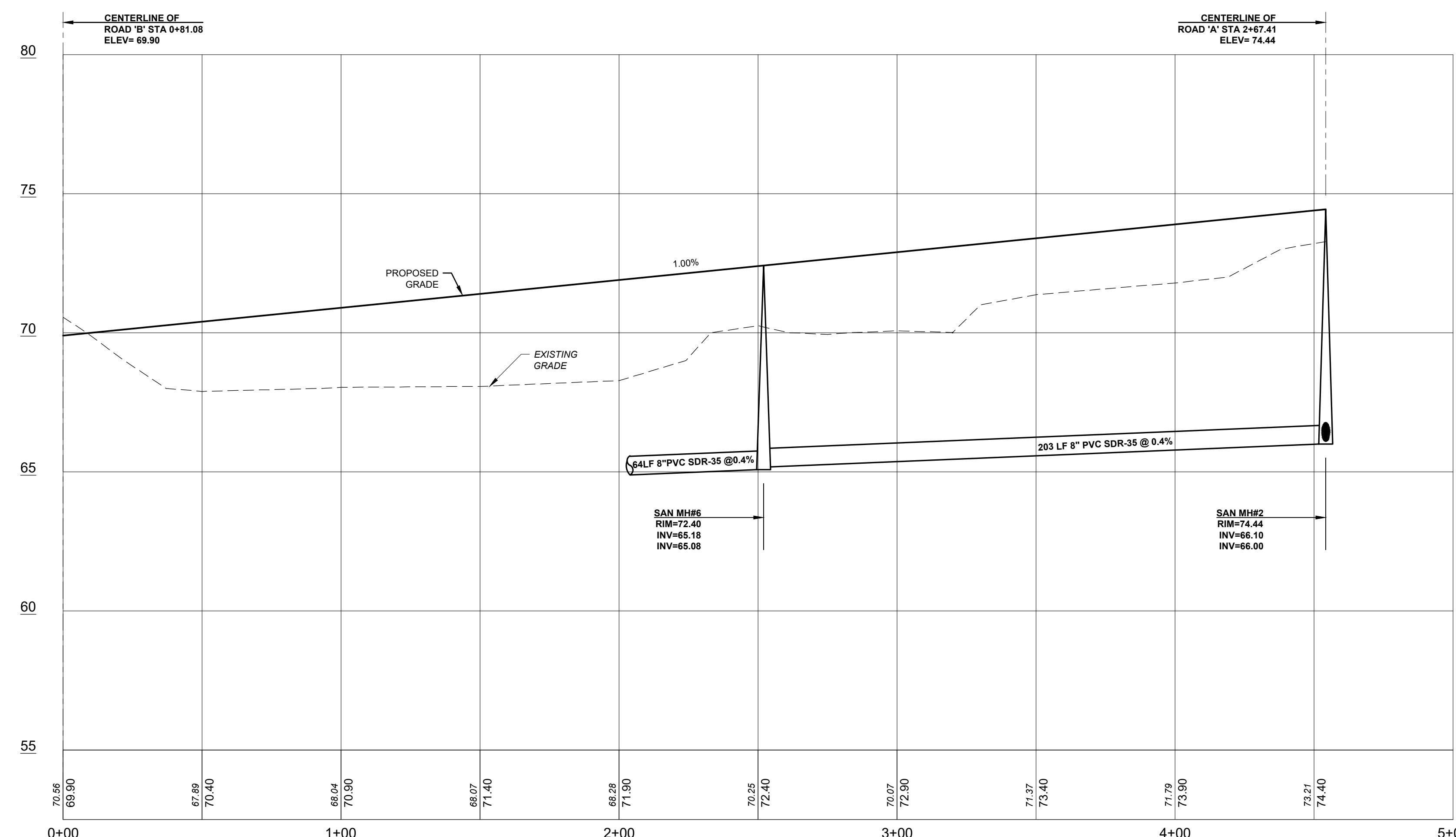
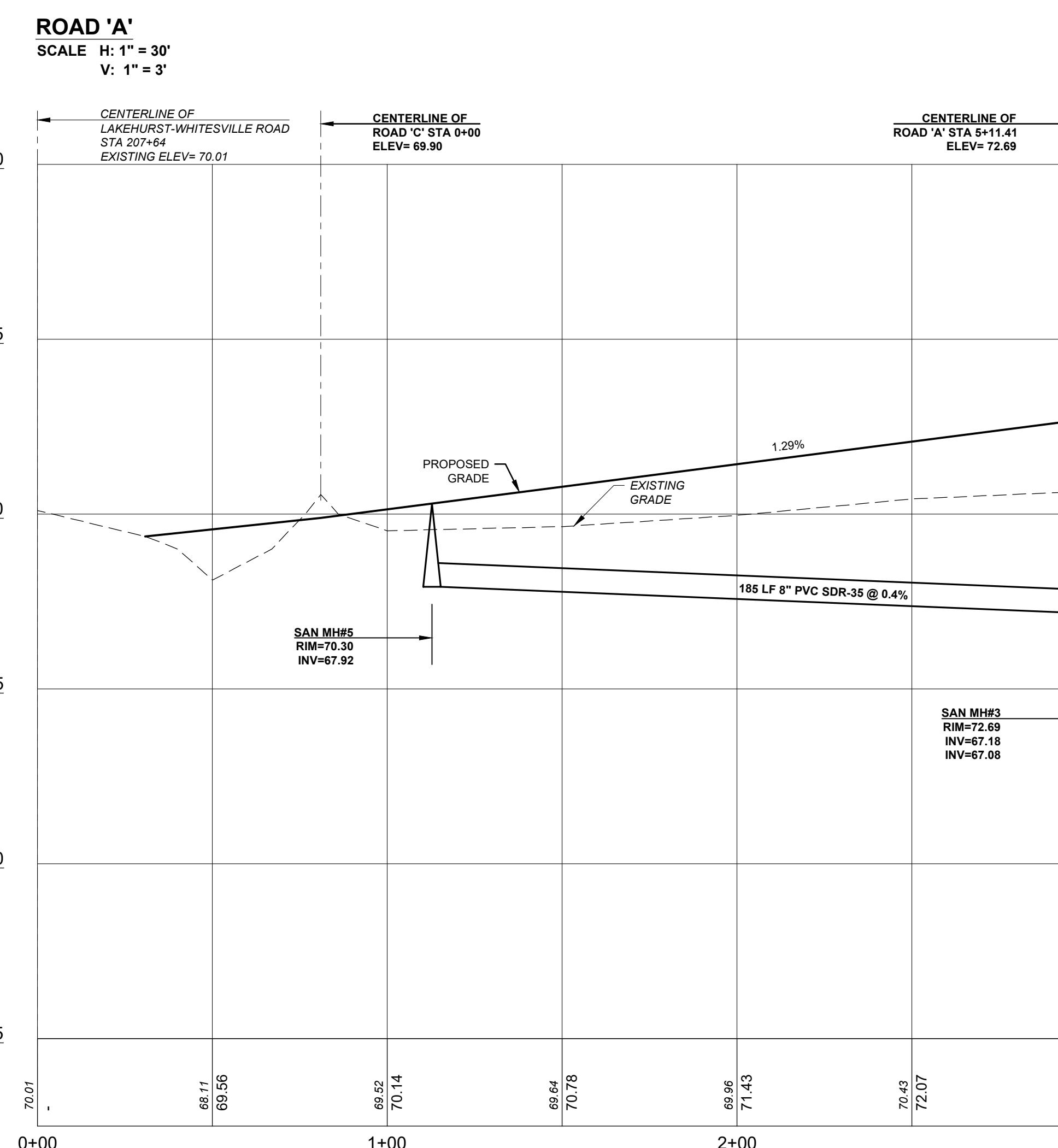
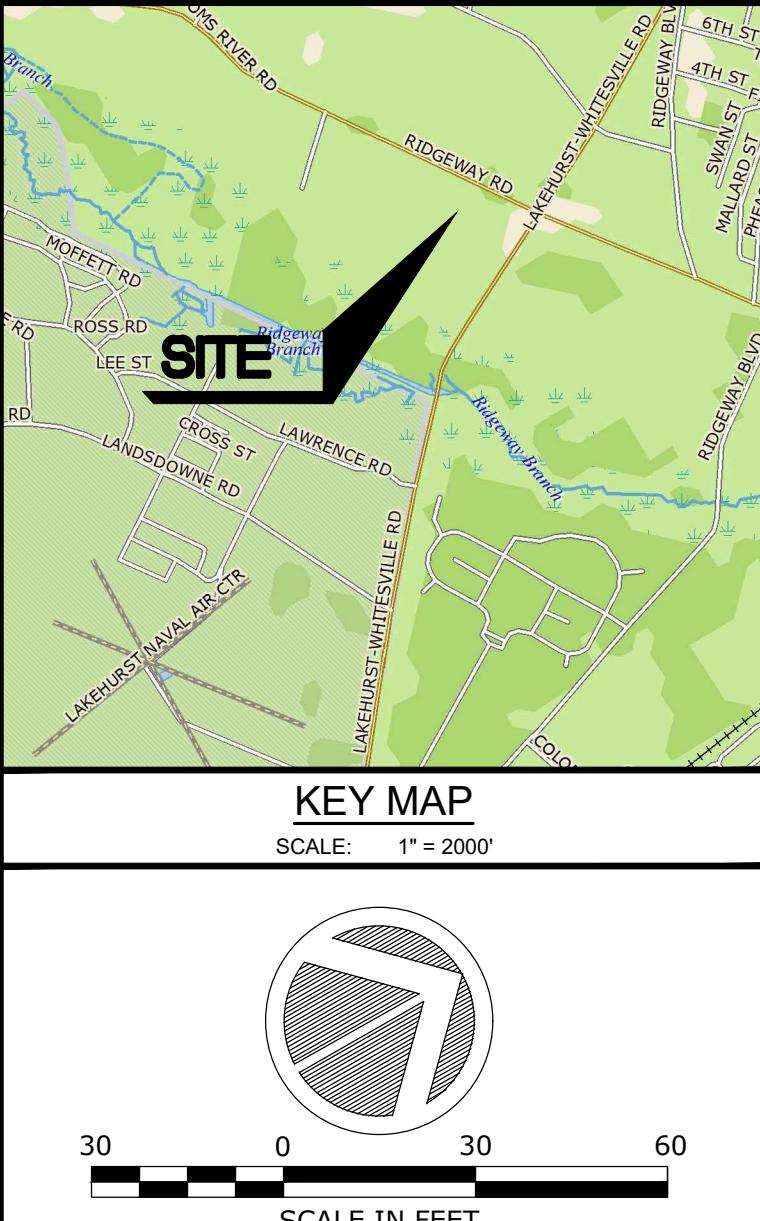
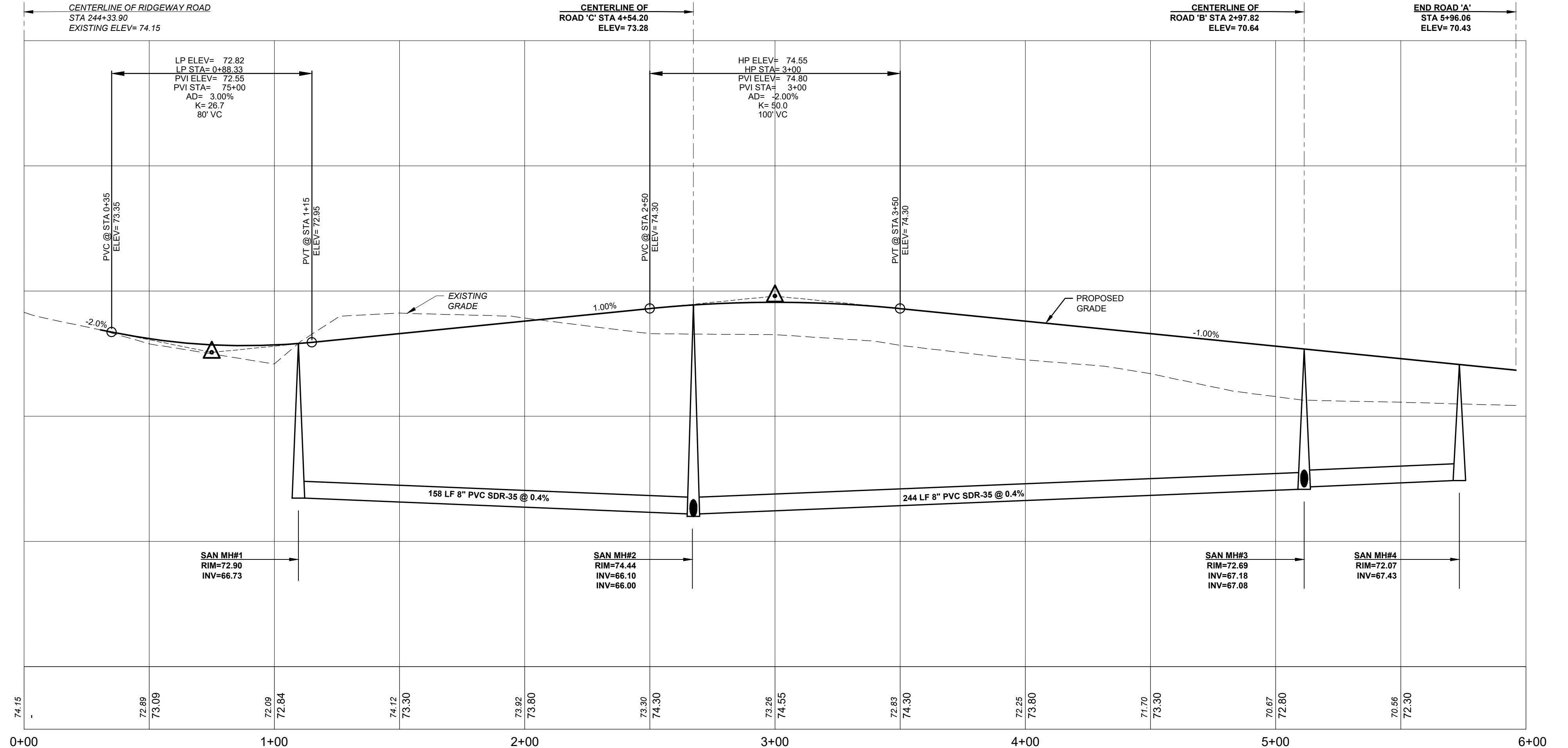
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PRELIMINARY & FINAL MAJOR SITE PLAN

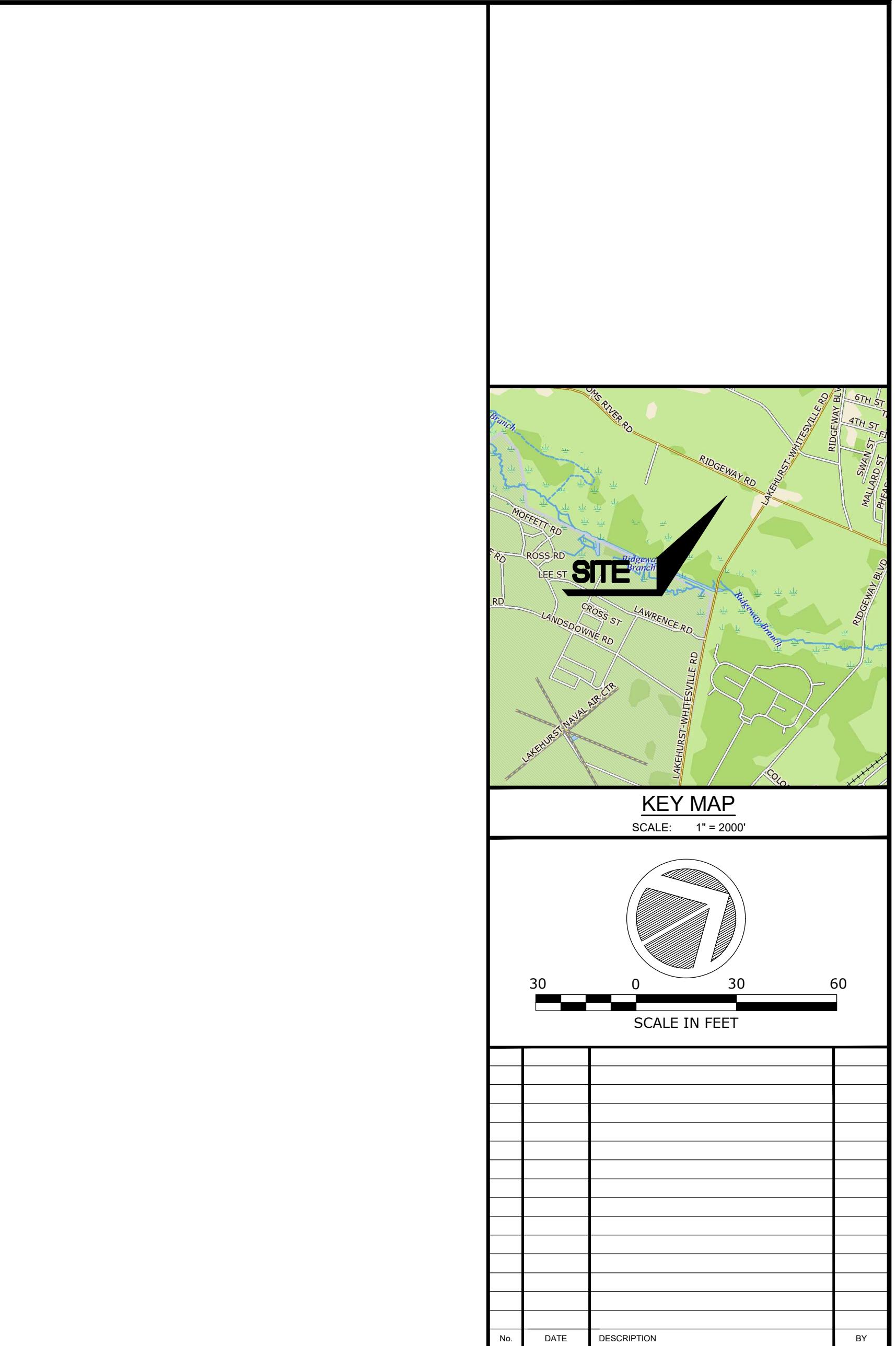
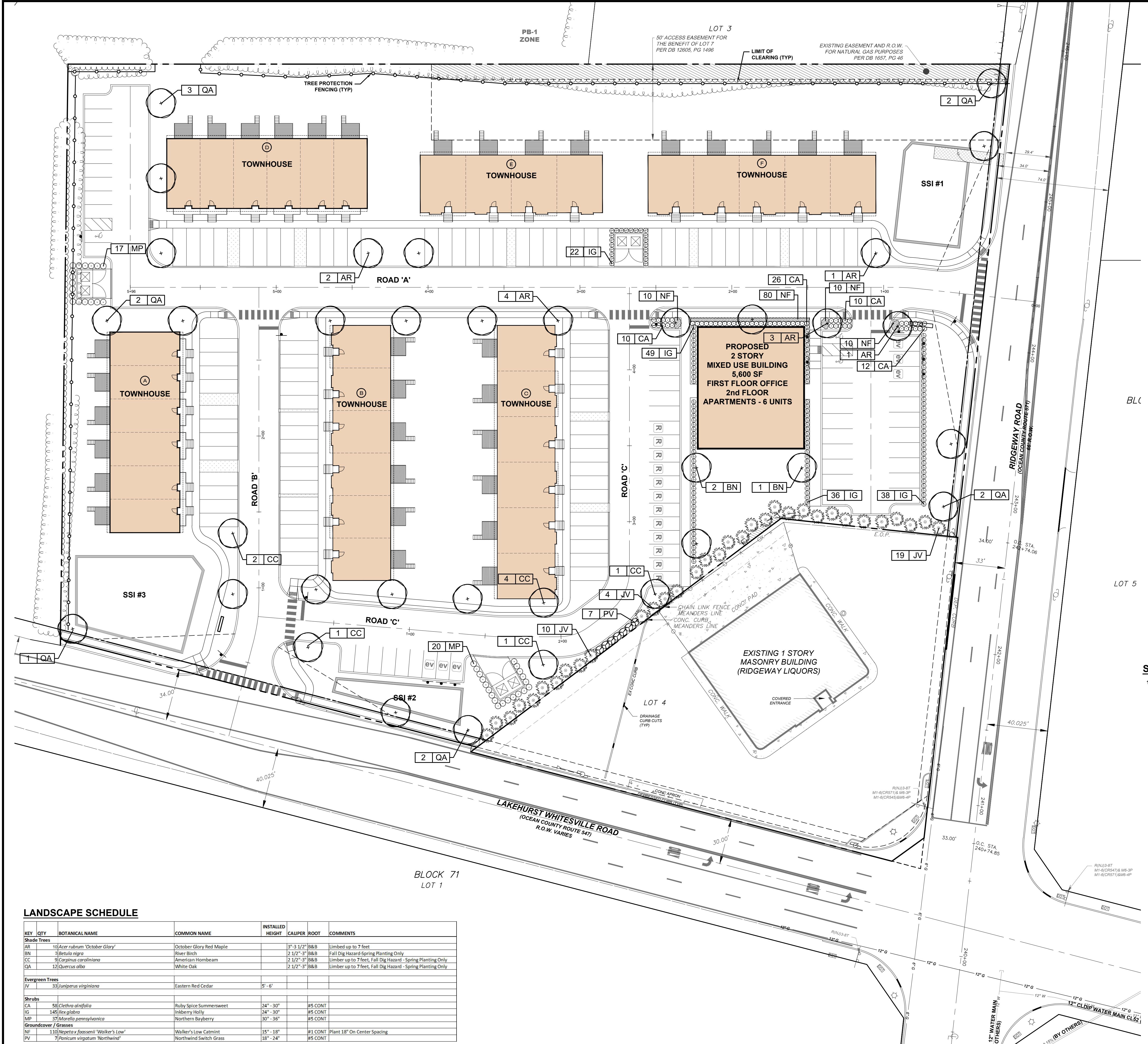
ROAD PROFILES

FOR TAX BLOCK 69 TAX LOT 8

TOWNSHIP OF MANCHESTER

OCEAN COUNTY NEW JERSEY

SCALE:	AS SHOWN	JOB NUMBER:	322319
DRAWN BY:	KNL	DATE:	NOVEMBER 14, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	7
CHECKED BY:	WAS	18	



PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES,
1245 AIRPORT ROAD, SUITE 1, LAKewood, NEW JERSEY 08701
PHONE: 732-363-0061 FAX: 732-363-0073
NEW JERSEY STATE BOARD OF PE & LS
CERTIFICATE OF AUTHORIZATION NO. 24G28125400

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PRELIMINARY & FINAL MAJOR SITE PLAN

LANDSCAPE PLAN

FOR
TAX BLOCK 69
TAX LOT 8
TOWNSHIP OF MANCHESTER

OCEAN COUNTY NEW JERSEY

SCALE: 1" = 30' JOB NUMBER: 322319

DRAWN BY: KNL DATE: NOVEMBER 14, 2025

DESIGN/CALC'D BY: IMB SHEET: 9

CHECKED BY: WAS

18

LANDSCAPE NOTES

1. GENERAL NOTES

- A. THIS PLAN SHALL BE UTILIZED FOR LANDSCAPE AND TREE SAVES USES ONLY. PLEASE REFER TO SITE PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS.
- B. ALL TREES ARE DRAWN TO THEIR ANTICIPATED MATURE DIPLINE.
- C. CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A MARKOUT OF FIELD CONDITIONS FOR SPECIFIC LOCATIONS, PLANT STRUCTURES, ETC. NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
- D. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
- E. ALL PLANTING MATERIAL AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF THE TOWNSHIP OF MANCHESTER, NEW JERSEY, AS OF THE DATE OF THIS PLANTING. THE TOWNSHIP STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, IN THE EVENT OF CONFLICT BETWEEN A.A.N. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
- F. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES, PUBLIC WALKWAYS OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL PROPOSED WITHIN THE REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLES ARE SELECTED SO AS TO NOT EXCEED A MATURE HEIGHT OF 10' FEET. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSSES OR WITHIN REQUIRED SIGHT DISTANCES / SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED AND LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUND COVERS, ARE TO HAVE THEIR CENTERED CLEAVER THAN 7'-0" TO THE GROUND. THE CENTERED CLEAVER IS DETERMINED IN SIGHT TRIANGLES IN ACCORDANCE WITH MANCHESTER TOWNSHIP ORDINANCE.

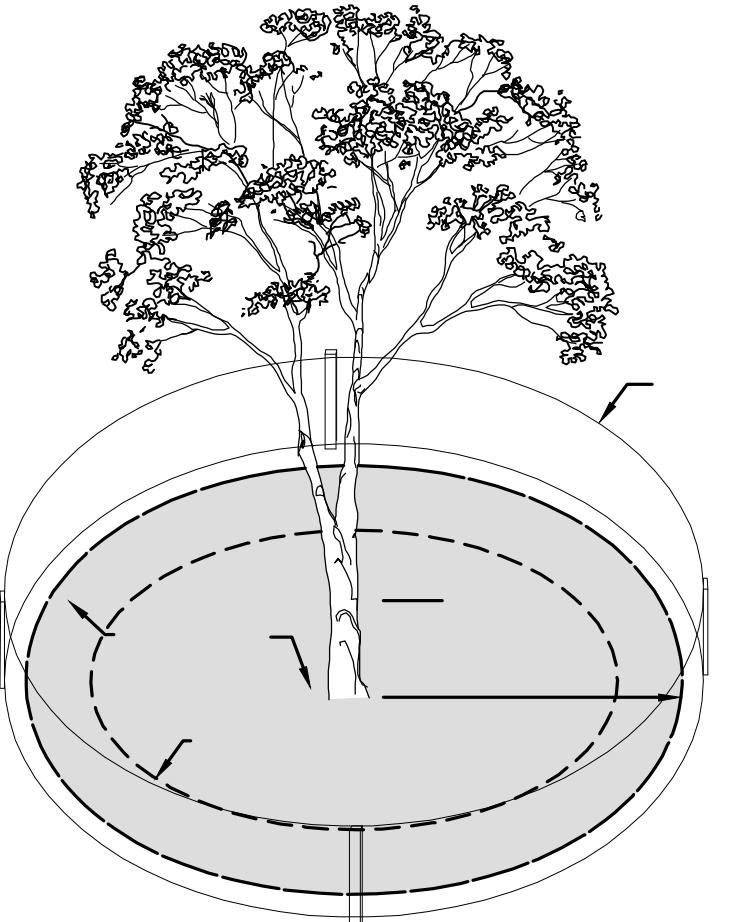
2. PLANTING

- A. SOIL MUST BE FROST-FREE, FRIBLLE AND NOT MUDDY AT THE TIME OF PLANTING.
- B. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL, 20% FULLY COMPOSTED COW OR HORSE MANURE AND 10% PEAT MOSS. TOPSOIL SHALL MEET NJDOT 2007 STANDARD SPECIFICATIONS SECTION 917.01, AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
- C. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD, PRIOR TO BEING DUG. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY THE ENGINEER, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROPRIATELY ABOVE THE GROUND LEVEL. WITH TOPSOIL AND MULCH GENTLY MOUNDING TO AVOID EXCESSIVE DRYING AT THE SURFACE. PLANTING IN CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
- D. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER 1/2 OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
- E. ALL WIRE BASKETS MUST BE REMOVED PRIOR TO PLANTING.
- F. ALL PROPOSED TREES SHALL BE SET IN BEDS EQUIVALENT TO THE LIMIT OF THEIR PLANTING. PLANTS AS NOTED ALL OTHER TYPES OF PLANTINGS SHALL BE SET IN CONTINUOUS, MASSED PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC FERTILIZER FROM ANY OBJECTIONABLE OR FOREIGN MATERIALS.
- G. THE MULCH AT THE OUTER PERIMETER OF PLANTING PITS AND BEDS SHALL BE PREPARED SO THAT A 2" HIGH RIM TO RETAIN MOISTURE IS CONSTRUCTED. THE THICKNESS OF THE MULCH SHALL BE FEATHERED WITHIN 3" OF STEM OR TRUNK, SO THAT NO MULCH IS IN DIRECT PHYSICAL CONTACT WITH THE PLANTS BRANCHING OR TRUNKS. PLANTING OF GROUNDCOVERS MAY BE SUBSTITUTED FOR MULCH IN PARKING LOT ISLANDS.
- H. TREES SHALL NOT BE GUED, EXCEPT IF AND WHERE REQUIRED BY THE MUNICIPALITY, WHEREVER GUES ARE GREATER THAN FIVE FEET IN HEIGHT MAY BE STAKED AND GUYED PER THE DETAILS.
- I. PLANT MATERIAL

- A. NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION FROM THE TOWNSHIP TREE SPECIALIST. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE TOWNSHIP TREE SPECIALIST FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- B. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
- C. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
- D. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION,

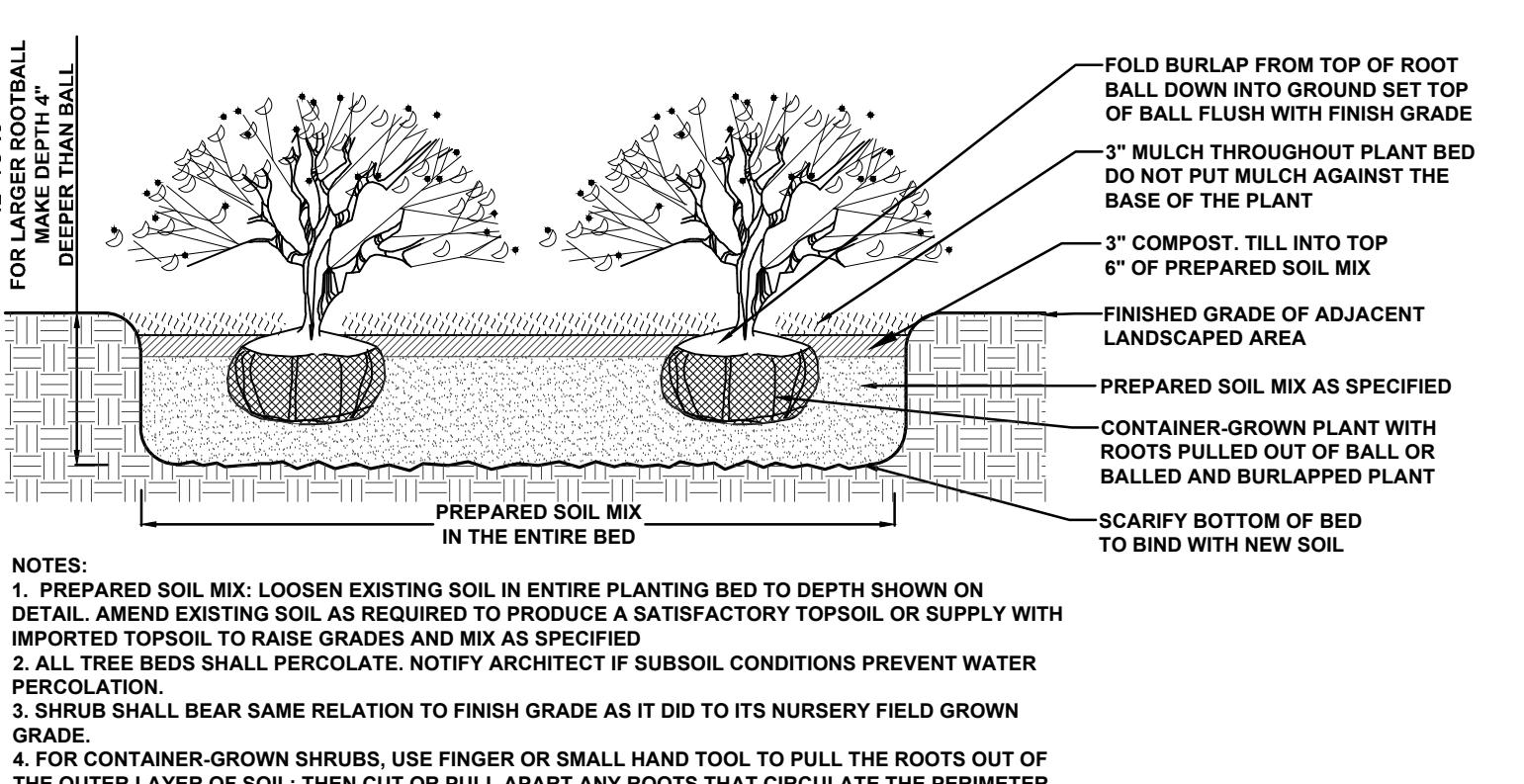
TREE REMOVAL AND LANDSCAPE NOTES

1. THE CONTRACTOR MUST PROVIDE WRITTEN NOTICE TO THE MANCHESTER TOWNSHIP FORESTER A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF TREE REMOVAL OPERATIONS.
2. THE CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF MANCHESTER TOWNSHIP ORDINANCE
3. THE EXISTING TREES MUST BE PROTECTED BY INSTALLATION OF A 4 FOOT ORANGE CONSTRUCTION FENCING. THE FENCING MUST BE PLACED AT THE PROTECTED ROOT ZONE PRIOR TO COMMENCEMENT OF TREE REMOVAL OPERATIONS.
4. THE TREE PROTECTION FENCING SHALL BE INSTALLED AND APPROVED BY THE TOWNSHIP TREE SPECIALIST PRIOR TO ANY CLEARING OR EXCAVATION. TREE FENCING TO REMAIN UNTIL PROTECTION AUTHORIZED TO BE REMOVED BY THE TOWNSHIP TREE SPECIALIST OR AFTER THE FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.
5. THE RETAINED TREES MUST BE IDENTIFIED BY FLAGGING EACH WITH RIBBON. THE CONTRACTOR MUST CONTACT THE MANCHESTER TOWNSHIP FORESTER TO SCHEDULE AN INSPECTION.
6. ALL REMAINING TREES ARE TO BE PRUNED AS NECESSARY IN ACCORDANCE WITH INDUSTRY STANDARDS BY A NJ CERTIFIED TREE EXPERT.
7. THE CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF MANCHESTER TOWNSHIP TREE REMOVAL ORDINANCE CHAPTER 403.
8. THE MANCHESTER TOWNSHIP FORESTER SHALL REQUIRE DEAD, BROKEN BRANCH AND SELECT RISK TREE REMOVAL ON REMAINING SPECIMEN TREES BEFORE PERFORMANCE BOND RELEASE.
9. THERE ARE NO SPECIMEN TREES LOCATED ON THIS SITE.
10. ALL TREE STUMPS AND OTHER TREE PARTS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE LAND. NO TREE STUMPS, PORTIONS OF A TREE TRUNK OR LIMBS SHALL BE BURIED ANYWHERE IN THE DEVELOPMENT.



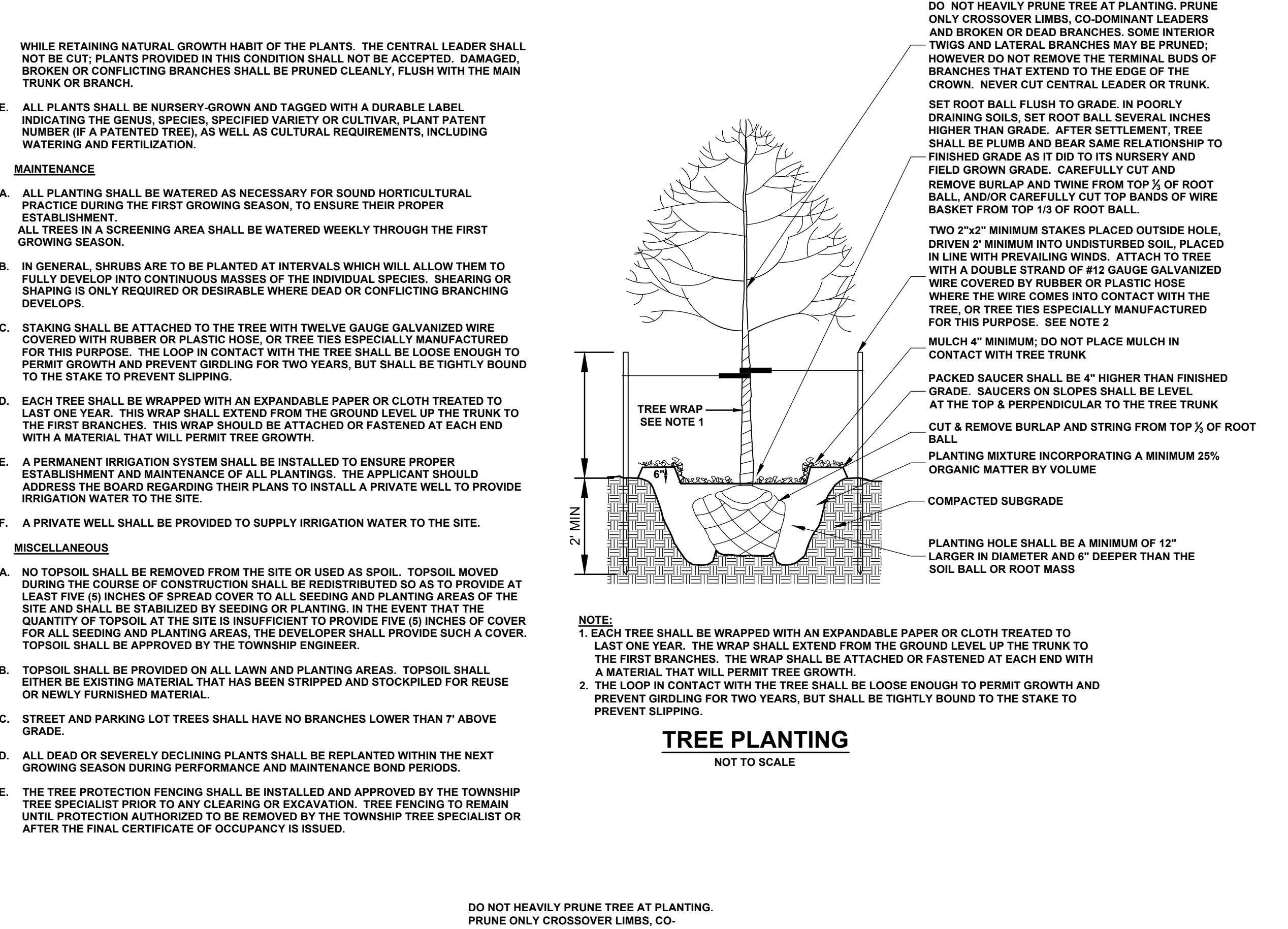
ROOT PROTECTION DURING CONSTRUCTION

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

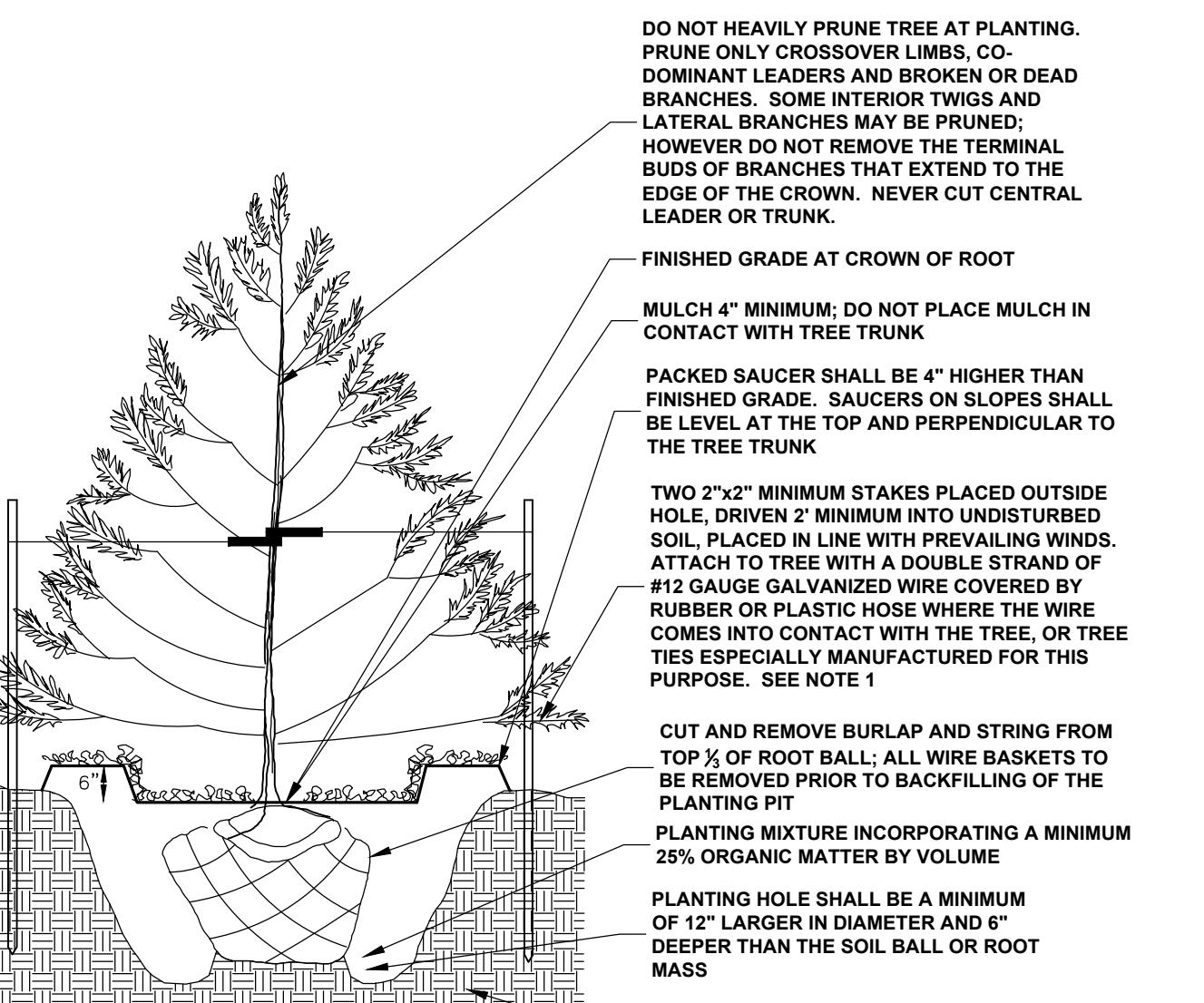


TREE PLANTING

NOT TO SCALE

NOTE: 1. EACH TREE SHALL BE WRAPPED WITH AN EXPANDABLE PAPER OR CLOTH TREATED TO LAST ONE YEAR. THE WRAP SHALL EXTEND FROM THE GROUND LEVEL UP THE TRUNK TO THE FIRST BRANCHES. THIS WRAP SHOULD BE ATTACHED OR FASTENED AT EACH END WITH A MATERIAL THAT WILL PERMIT TREE GROWTH.

2. THE LOOP IN CONTACT WITH THE TREE SHALL BE LOOSE ENOUGH TO PERMIT GROWTH AND PREVENT GIRDLING FOR TWO YEARS, BUT SHALL BE TIGHTLY BOUND TO THE STAKE TO PREVENT SLIPPING.



NOTE: 1. EACH TREE SHALL BE WRAPPED WITH AN EXPANDABLE PAPER OR CLOTH TREATED TO LAST ONE YEAR. THE WRAP SHALL EXTEND FROM THE GROUND LEVEL UP THE TRUNK TO THE FIRST BRANCHES. THIS WRAP SHOULD BE ATTACHED OR FASTENED AT EACH END WITH A MATERIAL THAT WILL PERMIT TREE GROWTH.

2. THE LOOP IN CONTACT WITH THE TREE SHALL BE LOOSE ENOUGH TO PERMIT GROWTH AND PREVENT GIRDLING FOR TWO YEARS, BUT SHALL BE TIGHTLY BOUND TO THE STAKE TO PREVENT SLIPPING.

EVERGREEN TREE PLANTING

NOT TO SCALE

NOTE: 1. THE LOOP IN CONTACT WITH THE TREE SHALL BE LOOSE ENOUGH TO PERMIT GROWTH AND PREVENT GIRDLING FOR TWO YEARS, BUT SHALL BE TIGHTLY BOUND TO THE STAKE TO PREVENT SLIPPING.

A850SRLLED OLD TOWN SERIES															
LED															
															
EPK 1.21 (ft)	7 YEAR WARRANTY	Lumen Range 2,300 to 14,110	Life-Span MINIMUM 100,000 HOURS	UL LISTED	CLICK FOR FWD*	RATED IP65	JOBSITE NAME	JOB NUMBER							
WEIGHT 43 LBS	7A	14,110	100,000	UL	INFO	IP65	JOBSITE FIXTURE TYPE								
BUILD A PART NUMBER															
ORDERING EXAMPLE: 2A-A850SRLLED-SP-16L40T5-MDL014-A-PEC-FHD/480PM/4212FP4/GFF/3KCT															
Mounting Config.	Fixture	Filter	LED	CCT	Distribution Type	Driver	Lens	Option Control Receptacle	Option Power	Option Ring	Option GFI	Option Term. Block	Option Head See Am Spec Shield	Option Pole See Am Spec Shield	Finish

Mounting Configuration
(Click here to link to mounting configuration specification page)

• PEK: Twist-Lock Photocontrol (120V-277V)

• 5C: Shorting Cap

• PEC: Electronic Button Photocontrol (120V-277V)

• PEC-B: Electronic Button Photocontrol (480V)

• FHD: Double-Fuse and Holder

• CDR: Cast Decorative Ring

• DCRL: Cast Decorative Ring with Custom Gasket

• GFF: GFCI GFI for Utility Filter

• T0: Terminal Block

• HSS: 120° House Side Shield

• BLD: Back Light Optical Control

• LED: 32L - 14L - 16L - 12L

• CCT: Color Temperature (K)

• 2700K - 3000K - 3500K - 4000K - 5000K

• Distribution Type

• T2 - T3 - T4 - T5

• Driver

• MDL018 (120V-277V, 180mA)

• MDH018 (347V-480V, 180mA)

• MDL016 (120V-277V, 160mA)

• MDH016 (347V-480V, 160mA)

• MDL014 (347V-480V, 140mA)

• MDH014 (347V-480V, 140mA)

• MDL008 (120V-277V, 80mA)

• MDH008 (347V-480V, 80mA)

• SLD: System Only

• SLL: 16L or 14L System Only

• L2: System Only

• Lens

• A (Acrylic) - P (Polycarbonate)

Options
(Click here to view accessories sheet)

• R7: 7-Pin control receptacle only

• SRR: Roof Mounted 7-Pin Control Receptacle Only

• DWGT: Old World Gray Textured

• Finish (Click here to view paint finish sheet)

• Standard Finishes²

• BKT: Black Textured

• WHT: White Textured

• PCT: Painted Green Textured

• ADR: Architectural Medium Bronze Textured

• DBT: Dark Bronze Textured

²Smooth Finishes are available upon request.

Custom Finishes³

• CM: Custom Match

• OI: Old Iron

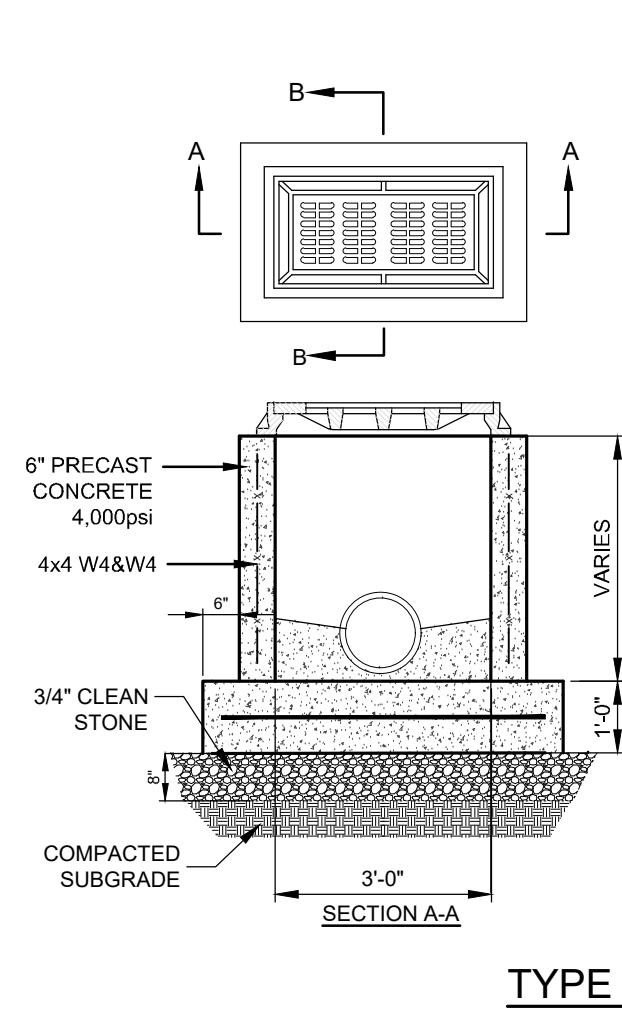
• RT: Rust

• WBR: Weathered Brown

• CD: Cedar

• WBL: Weathered Black

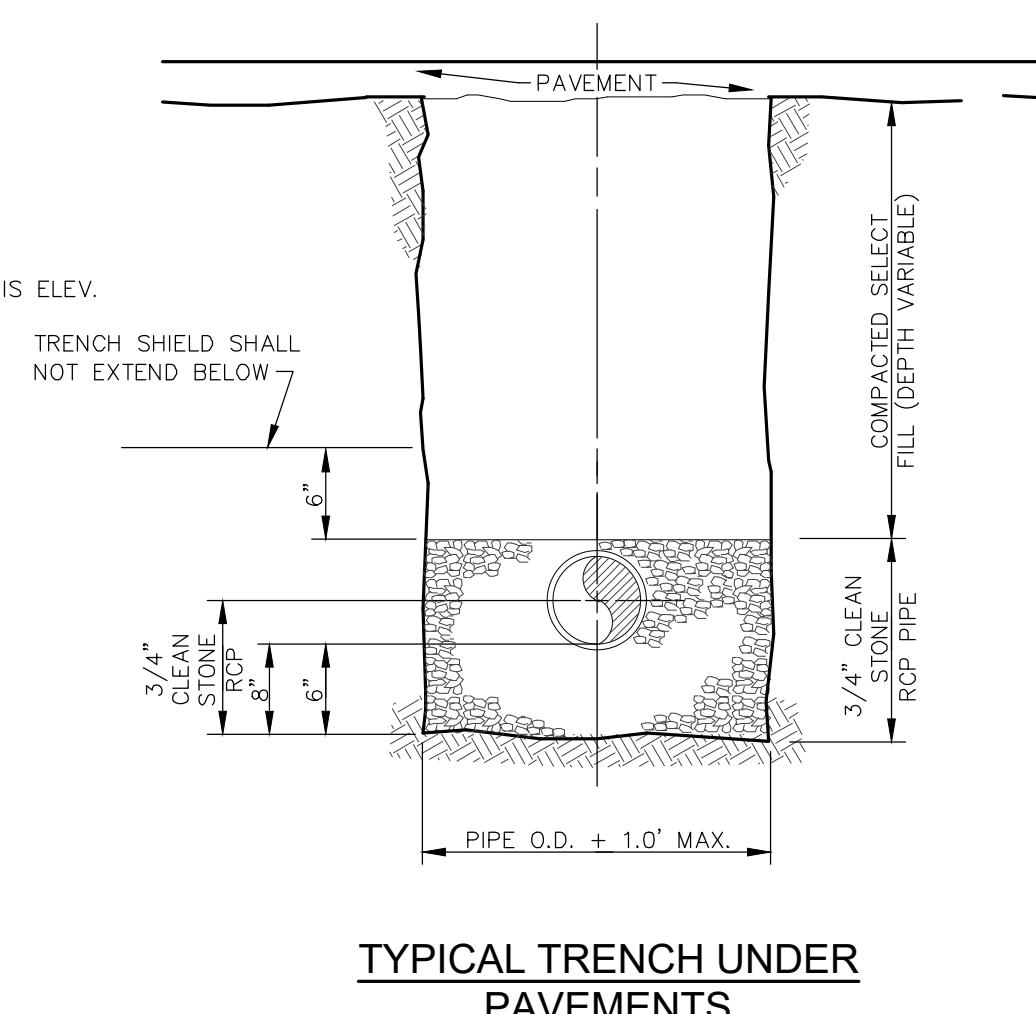
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TYPE A INLET

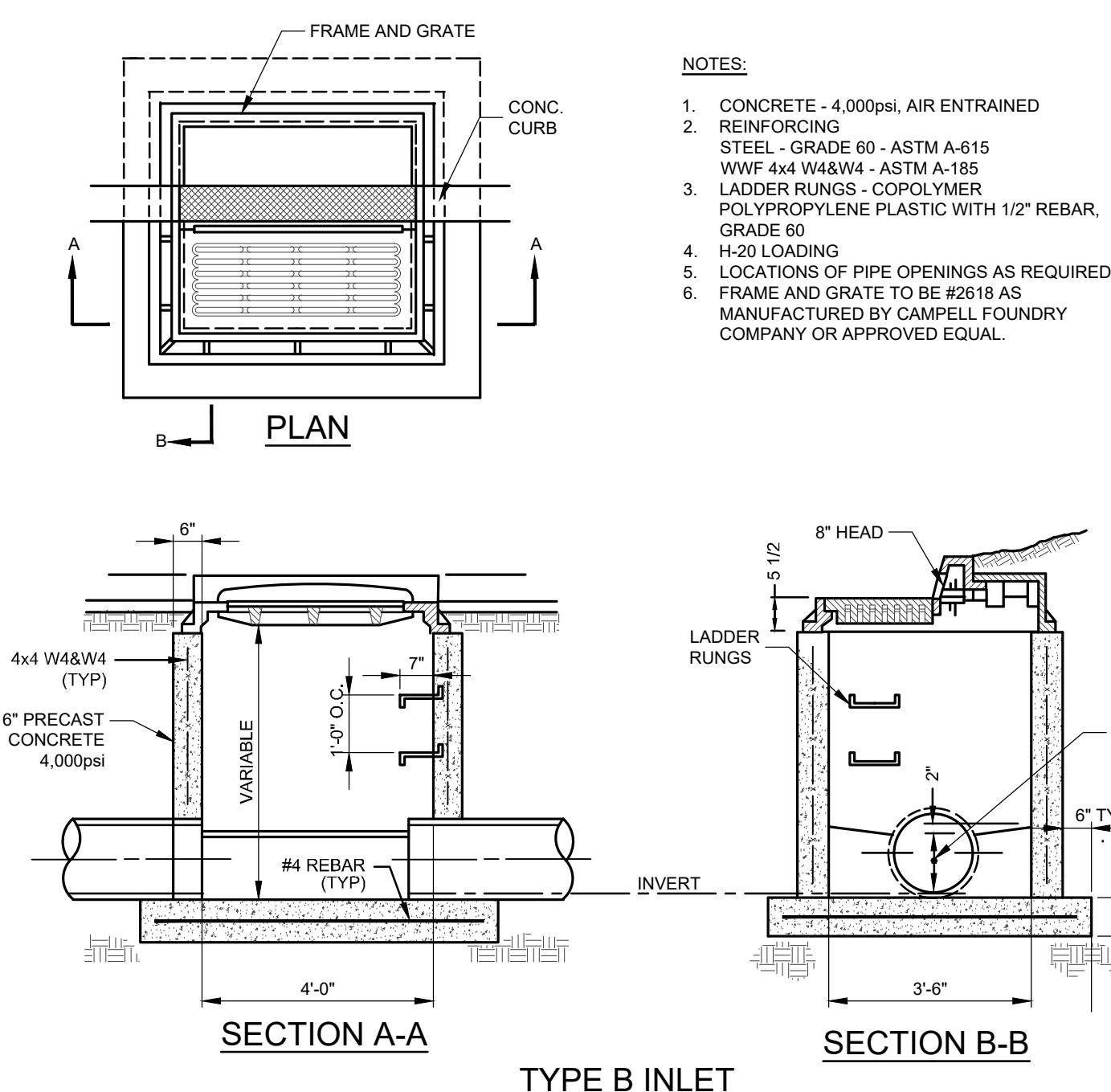
SCALE: 3/8"=1'-0"

NOTES:
1. CONCRETE - 4,000psi, AIR ENTRAINED
2. REINFORCING
STEEL - GRADE 60 - ASTM A-615
WWF 4x4 W48W4 - ASTM A-185
3. LADDER RUNGS - COPOLYMER
POLYPROPYLENE PLASTIC WITH 1/2" REBAR,
GRADE 60
4. H-20 LOADING
5. LOCATIONS OF PIPE OPENINGS AS REQUIRED
6. FRAME AND GRATE TO BE #3440 AS
MANUFACTURED BY CAMPBELL FOUNDRY
COMPANY OR APPROVED EQUAL.



TYPICAL TRENCH UNDER
PAVEMENTS

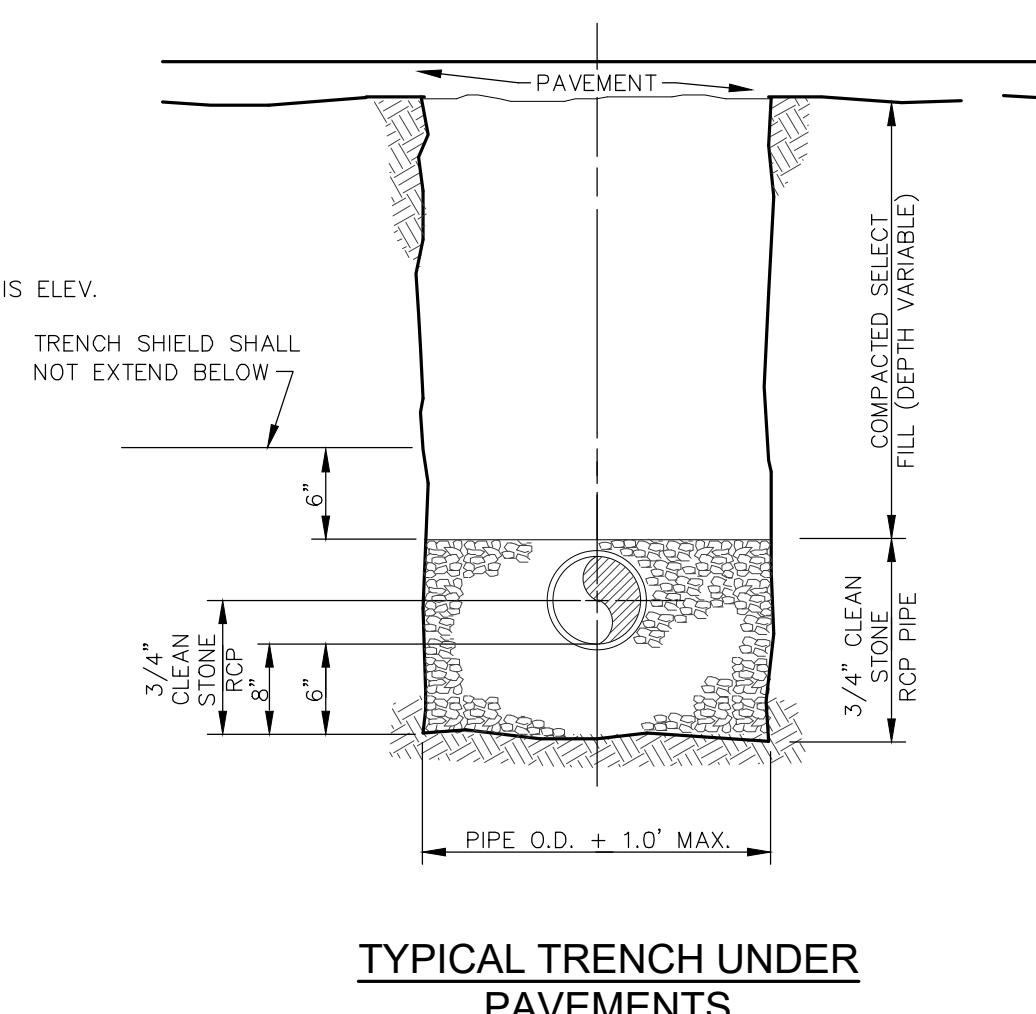
NTS



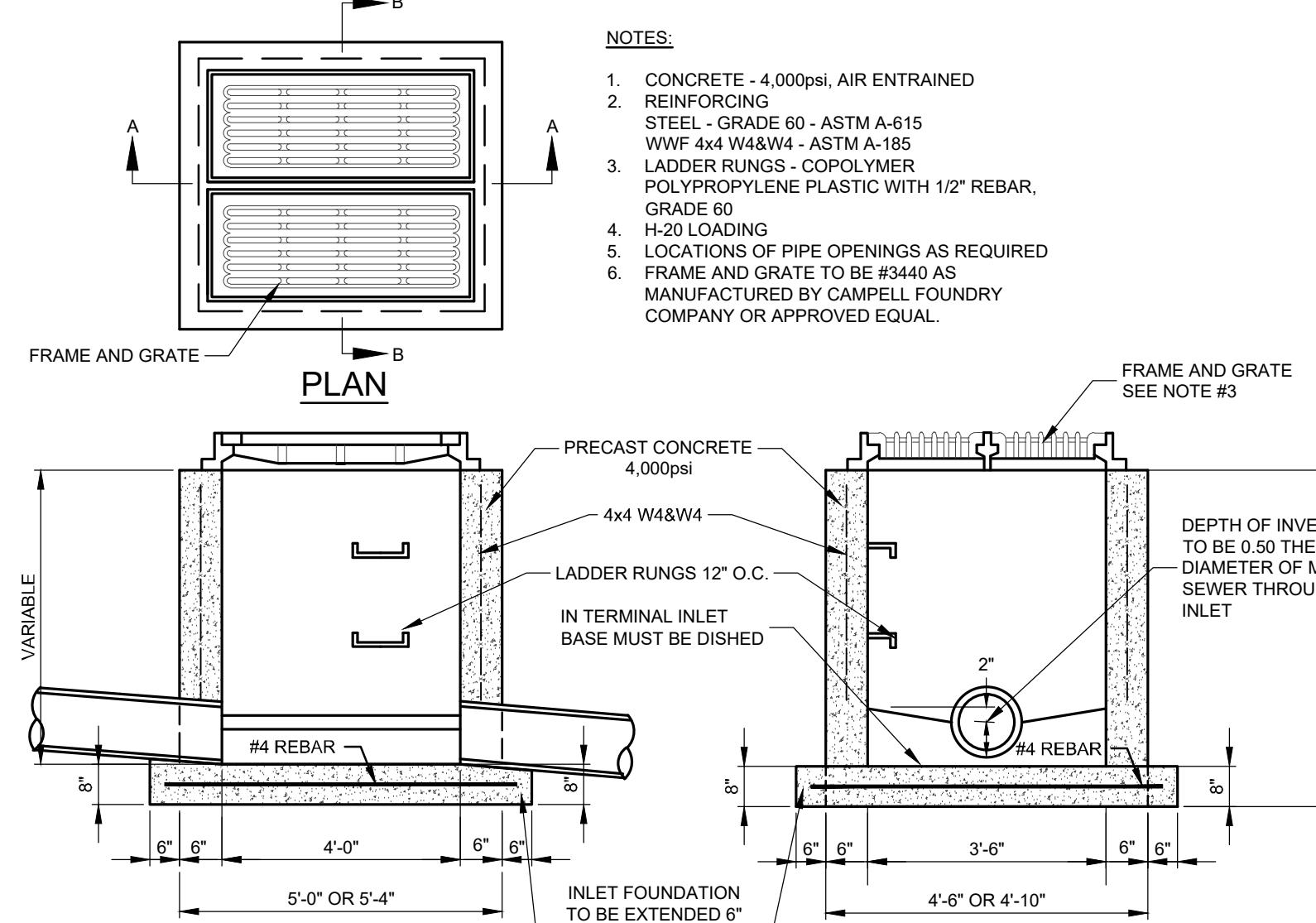
TYPE B INLET

SCALE: 3/8"=1'-0"

NOTES:
1. CONCRETE - 4,000psi, AIR ENTRAINED
2. REINFORCING
STEEL - GRADE 60 - ASTM A-615
WWF 4x4 W48W4 - ASTM A-185
3. LADDER RUNGS - COPOLYMER
POLYPROPYLENE PLASTIC WITH 1/2" REBAR,
GRADE 60
4. H-20 LOADING
5. LOCATIONS OF PIPE OPENINGS AS REQUIRED
6. FRAME AND GRATE TO BE #3440 AS
MANUFACTURED BY CAMPBELL FOUNDRY
COMPANY OR APPROVED EQUAL.

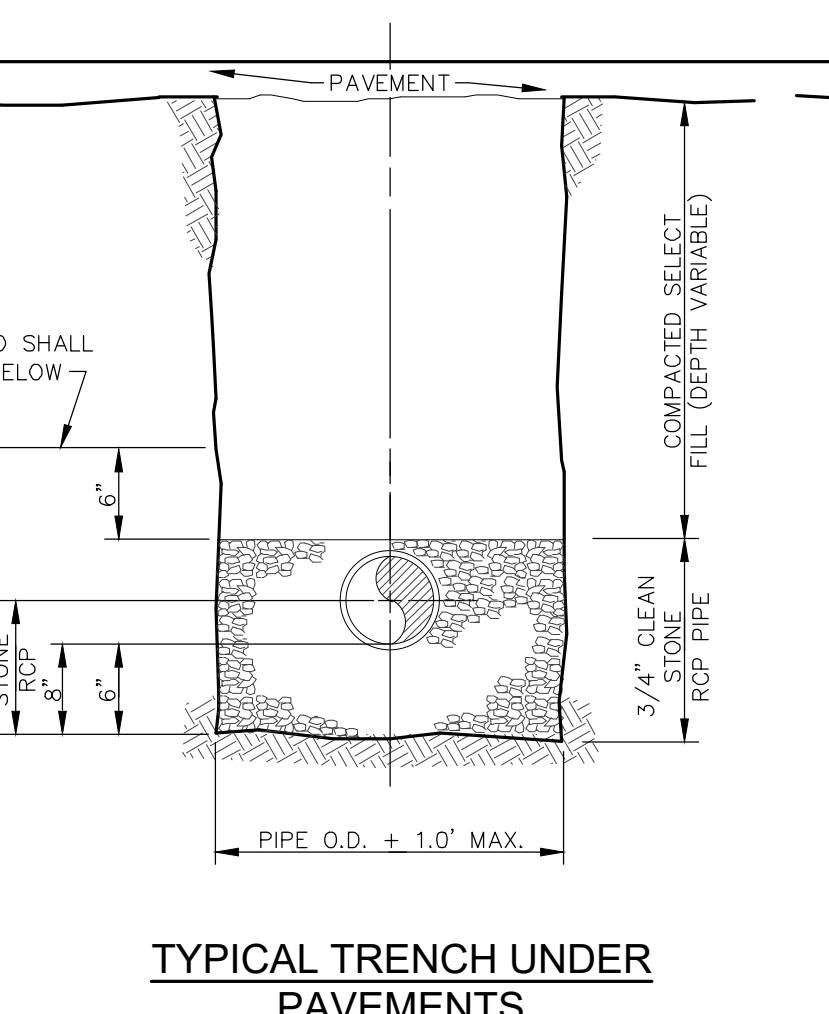


NOTES:
1. CONCRETE - 4,000psi, AIR ENTRAINED
2. REINFORCING
STEEL - GRADE 60 - ASTM A-615
WWF 4x4 W48W4 - ASTM A-185
3. LADDER RUNGS - COPOLYMER
POLYPROPYLENE PLASTIC WITH 1/2" REBAR,
GRADE 60
4. H-20 LOADING
5. LOCATIONS OF PIPE OPENINGS AS REQUIRED
6. FRAME AND GRATE TO BE #3440 AS
MANUFACTURED BY CAMPBELL FOUNDRY
COMPANY OR APPROVED EQUAL.



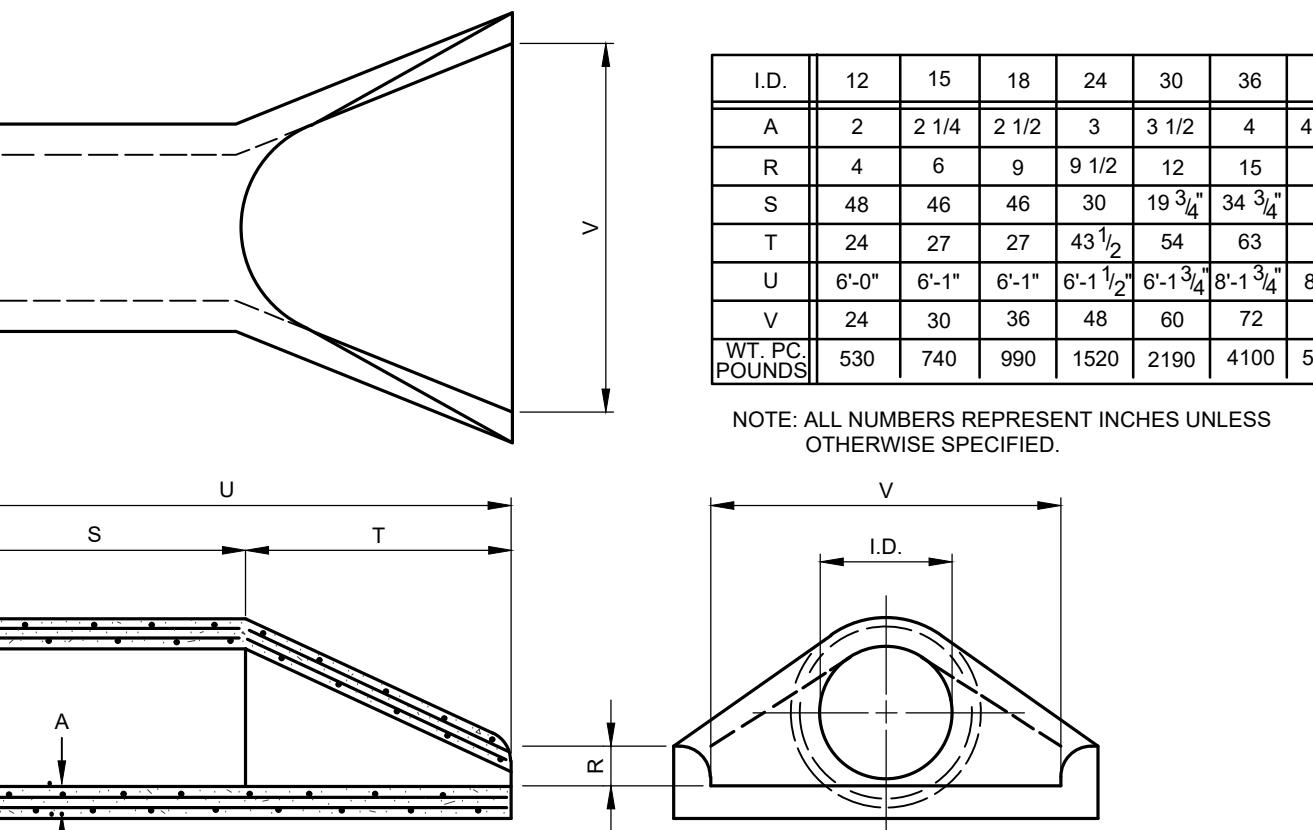
TYPE E INLET

SCALE: 3/8"=1'-0"

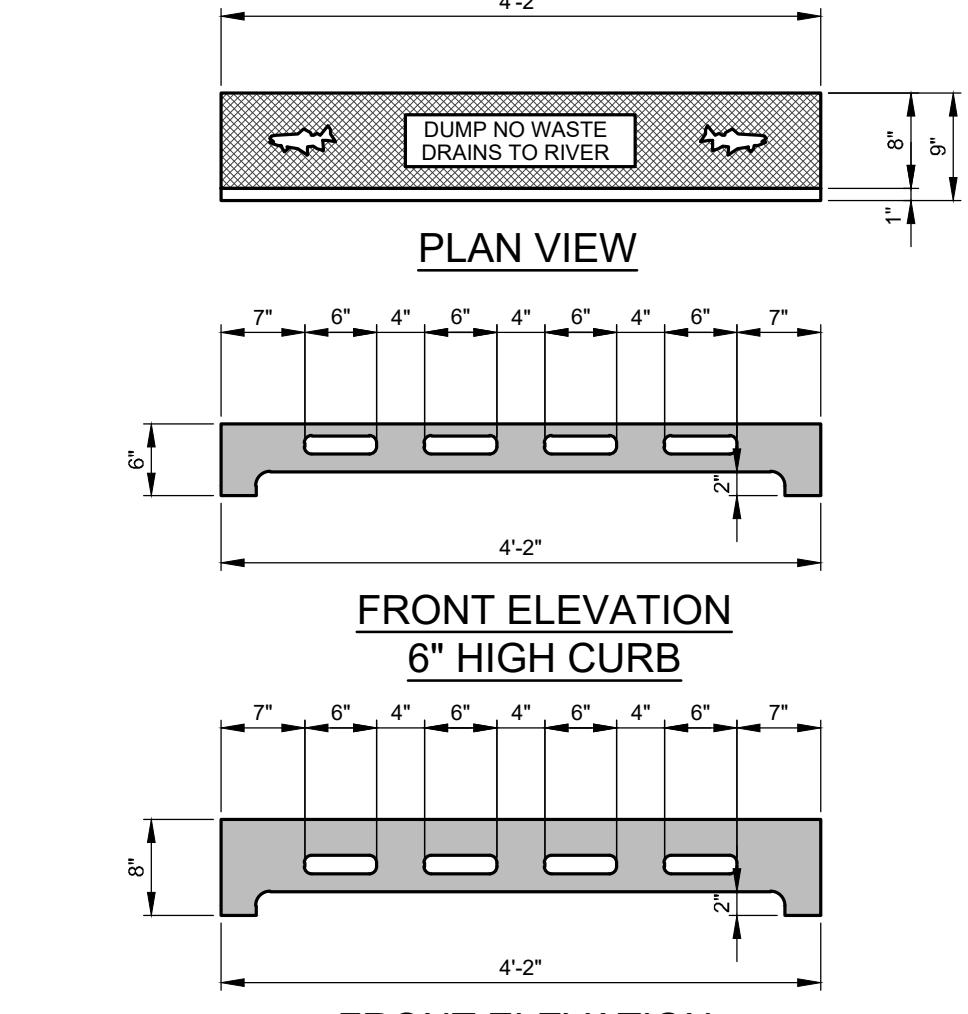


HEADWALL- ENDWALL FLARED END SECTION
REINFORCED CONCRETE PIPE SCHEDULE

NOT TO SCALE

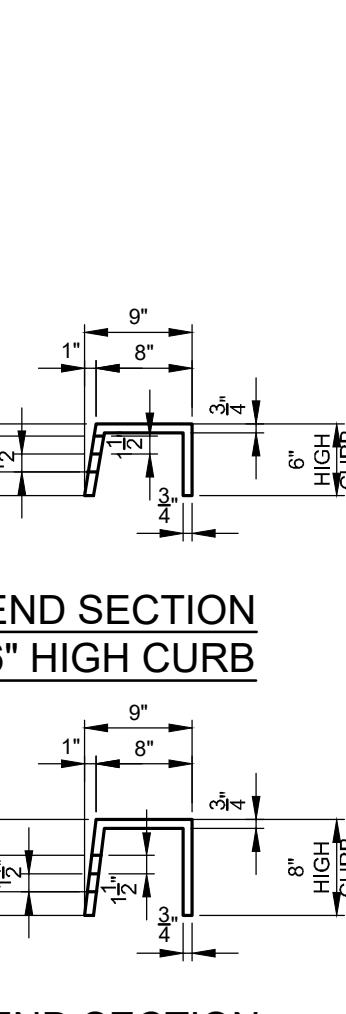


NOTE: ALL NUMBERS REPRESENT INCHES UNLESS
OTHERWISE SPECIFIED.



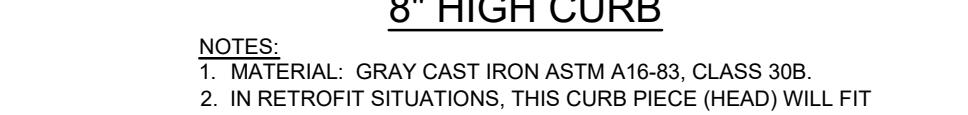
PLAN VIEW
FRONT ELEVATION
6" HIGH CURB

END SECTION
6" HIGH CURB



PLAN VIEW
FRONT ELEVATION
8" HIGH CURB

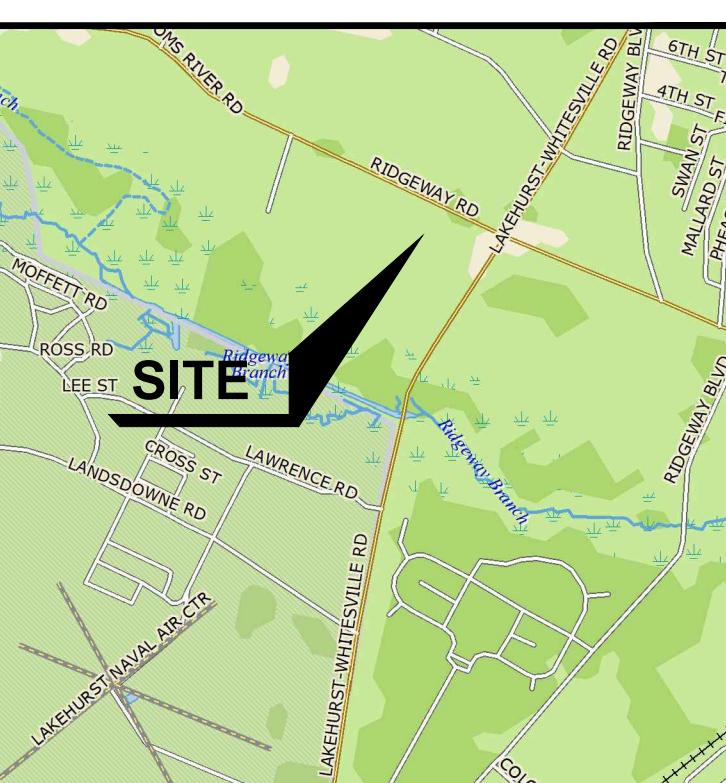
END SECTION
8" HIGH CURB



NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A16-83, CLASS 30B.
2. IN RETROFIT SITUATIONS, THIS CURB PIECE (HEAD) WILL FIT
EXISTING CONCRETE CURB. MANUFACTURED CURB INLETS FOR
NJDOT TYPE B, B-1, B-5, D-1 AND D-2.
3. NAMEPLATE MESSAGE CAN BE MODIFIED TO SPECIFIC
NEEDS WITHIN THE AREA SHOWN.
4. CASTING SUPPLIED WITHOUT SURFACE COATING.

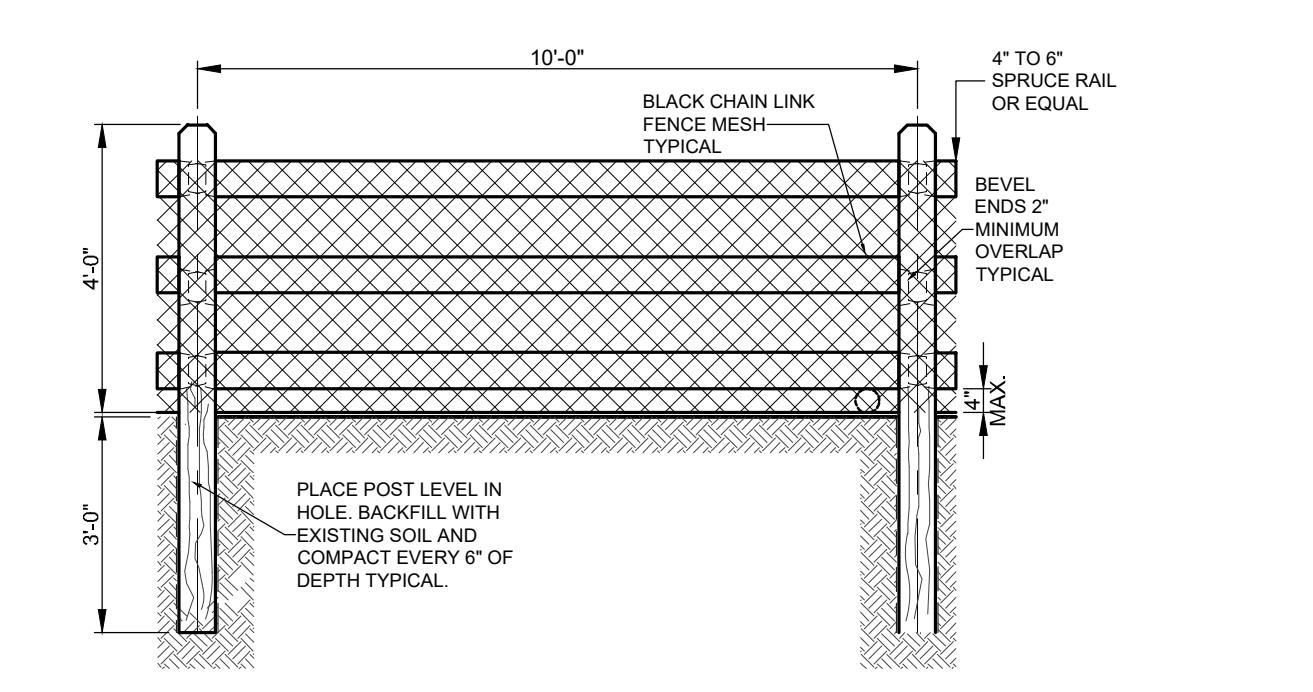
TYPE "N" CURB PIECE INLET

SCALE: 3/4"=1'-0"



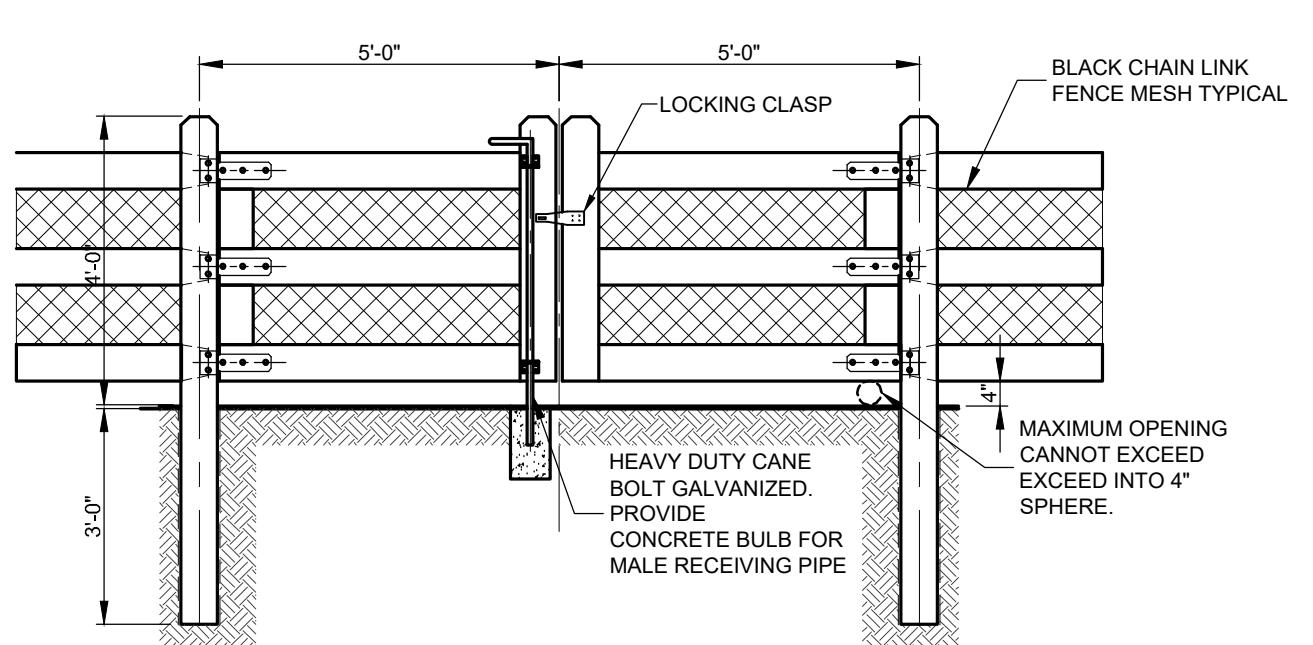
KEY MAP

SCALE: 1" = 2000'



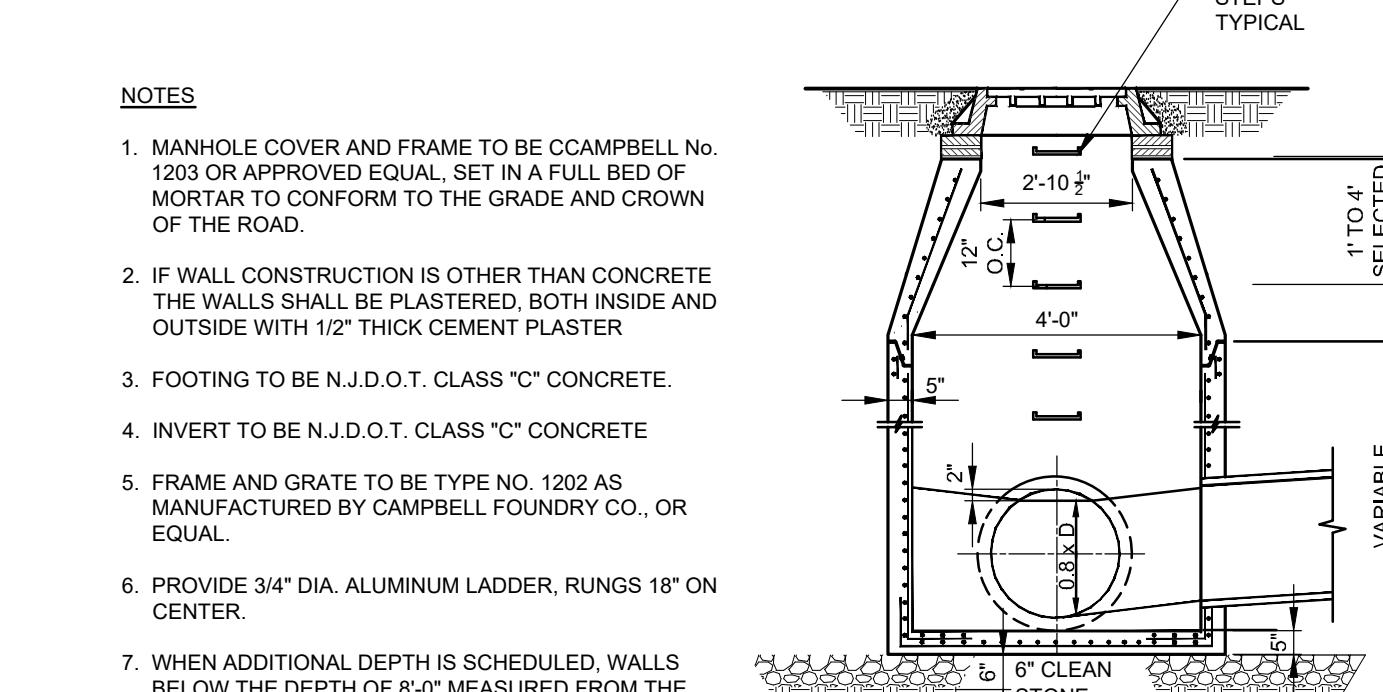
POST AND RAIL FENCE DETAIL

SCALE: 3/8"=1'-0"

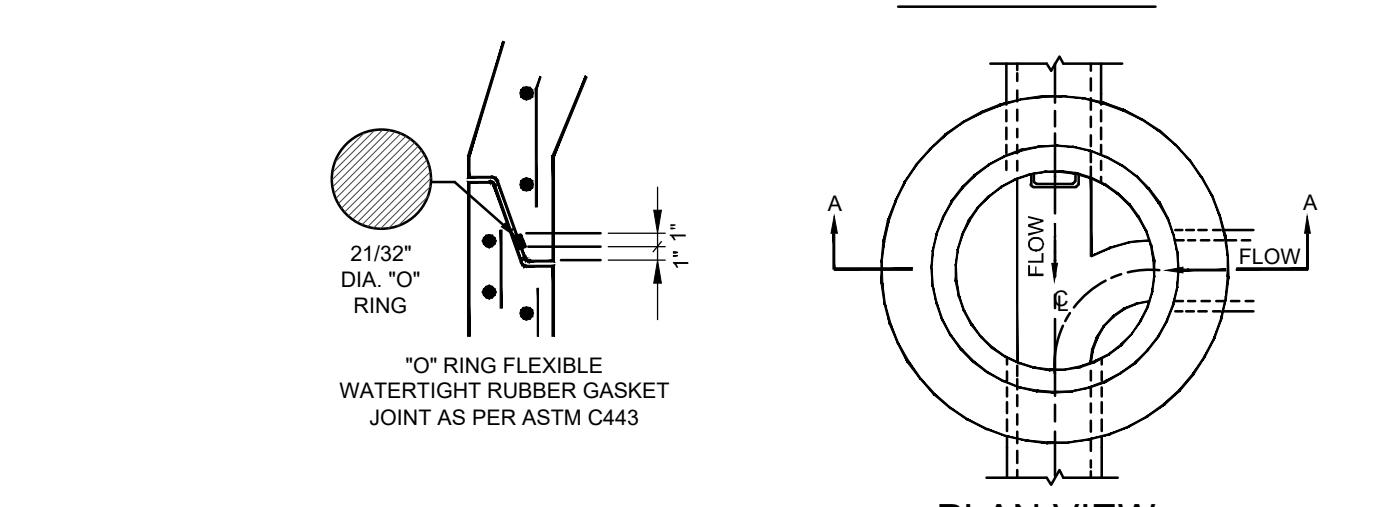


POST & RAIL GATE DETAIL

SCALE: 3/8"=1'-0"

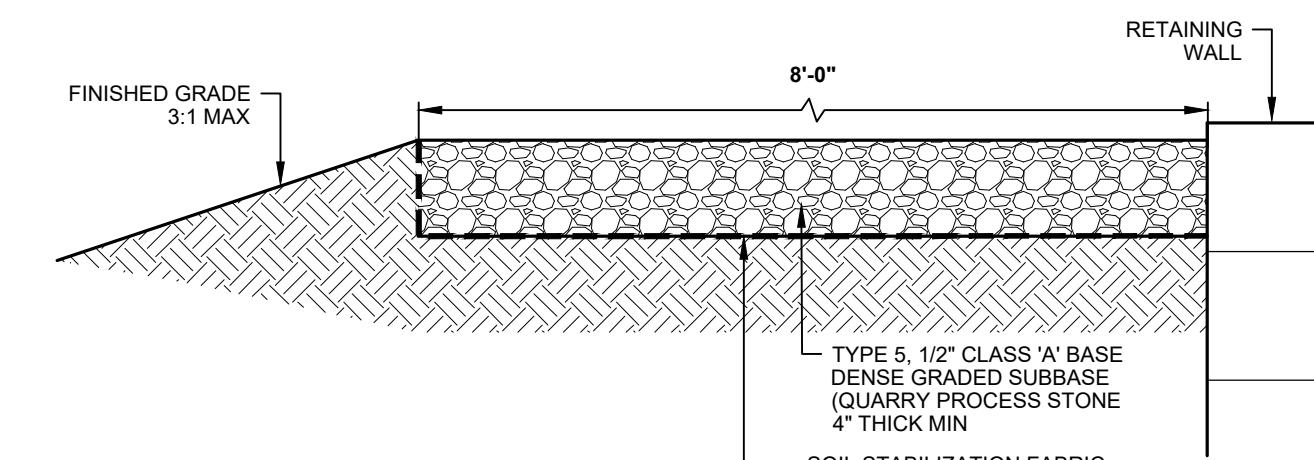


SECTION A-A



STORM DRAINAGE MANHOLE

SCALE: 3/8"=1'-0"



STORMWATER BASIN STABILIZED ACCESS ROAD

NTS

NOTE:
1. BASIN ACCESS ROAD WILL NOT BE PROVIDED AT SSI 2 &
3 DUE TO SMALL SIZE AND SHALLOW DEPTH OF THESE
BASINS.

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NEW JERSEY STATE BOARD OF P.L. & LS
CERTIFICATE OF AUTHORIZATION NO. 24G28125400

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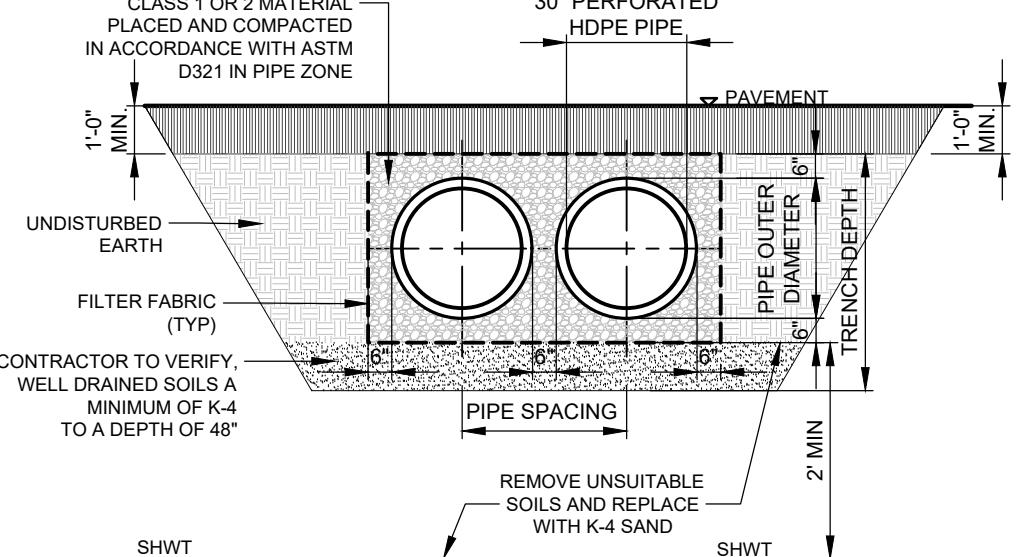
STEVEN@PDS-NJ.COM

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PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

PRELIMINARY & FINAL MAJOR SITE PLAN
CONSTRUCTION DETAILS
STORMWATER DETAILS

FOR
TAX BLOCK 69
TAX LOT 8
TOWNSHIP OF MANCHESTER
OCEAN COUNTY NEW JERSEY
KRISTIN 11/16/2025
H: PROJECT 512-319 < 322219 S12 DETAILS >

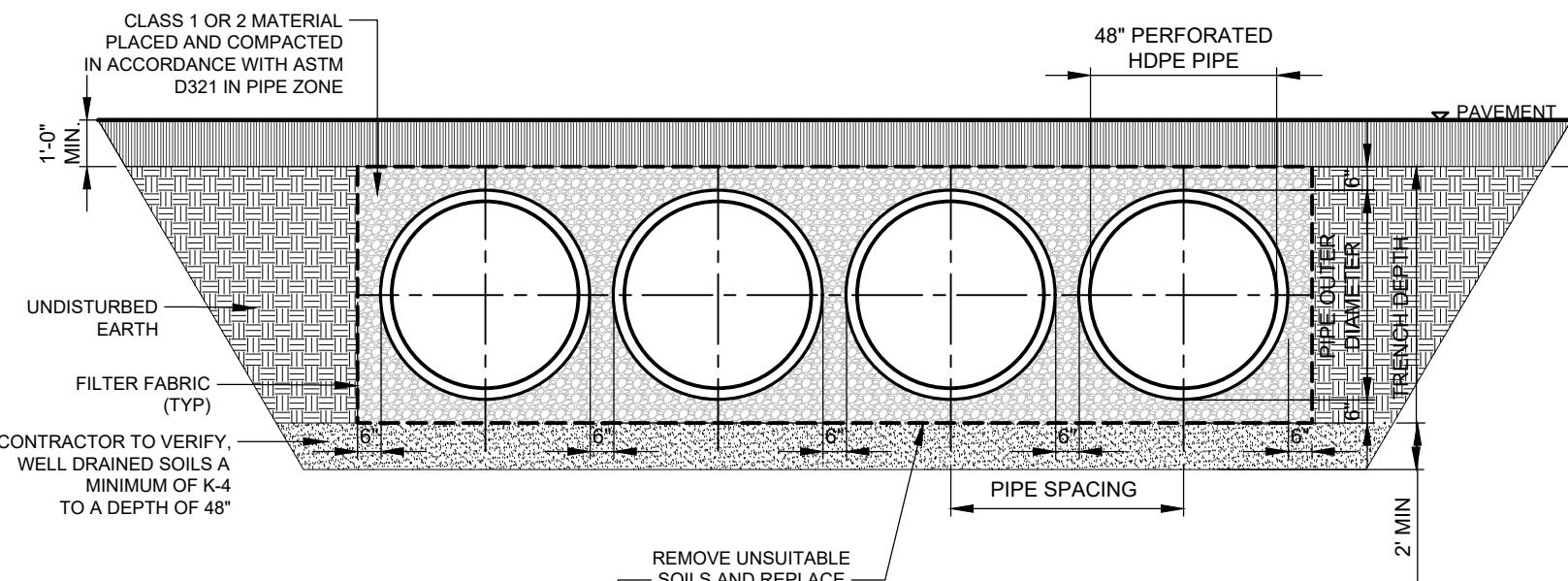
SCALE: AS SHOWN JOB NUMBER: 322319
DRAWN BY: KNL DATE: NOVEMBER 14, 2025
DESIGN/CALC'D BY: IMB SHEET: 13
CHECKED BY: WAS
18



UNDERGROUND ROOF RECHARGE SYSTEM #RD-1

SCALE: 1/4" = 1'-0"

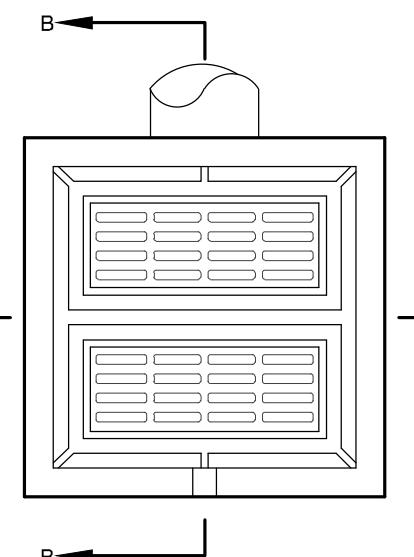
NOTES:
1. ALL RESTRICTIVE SOILS HAVING A PERMEABILITY LESS THAN ONE (1) INCH PER HOUR MUST BE REMOVED AND REPLACED BY SOILS HAVING A PERMEABILITY RATE BETWEEN ONE (1) AND TWENTY (20) INCHES PER HOUR.



UNDERGROUND ROOF RECHARGE SYSTEM #D-1 & RD-2

SCALE: 1/4" = 1'-0"

NOTES:
1. ALL RESTRICTIVE SOILS HAVING A PERMEABILITY LESS THAN ONE (1) INCH PER HOUR MUST BE REMOVED AND REPLACED BY SOILS HAVING A PERMEABILITY RATE BETWEEN ONE (1) AND TWENTY (20) INCHES PER HOUR.

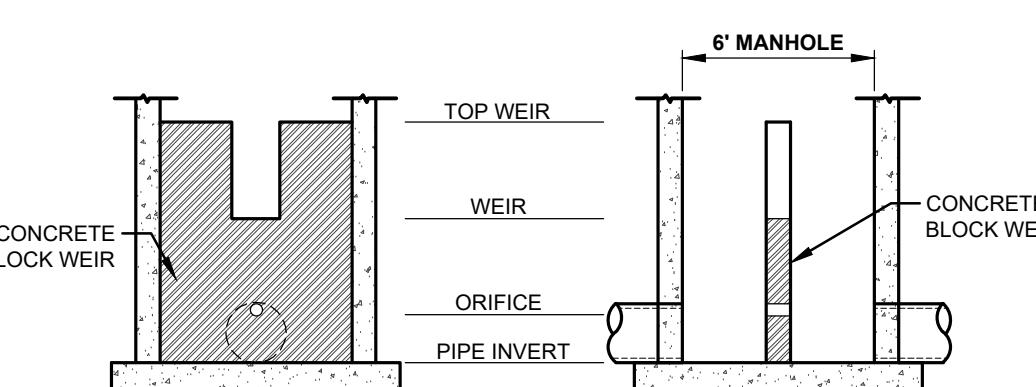


OUTLET CONTROL STRUCTURE
N.T.S.

OCS	ORIFICE		WEIR		GRATE	
	SIZE	ELEVATION	SIZE	ELEVATION	PRINCIPAL	EMERGENCY
SSI 1	6	69.0	N/A		72.3	72.5
SSI 2	6	69.0	N/A		70.0	70.3
SSI 3	6	67.0	N/A		69.0	69.5
RD 1	3	68.5	1.0	70.0	N/A	
RD 2	3	68.0	1.0	70.5	N/A	
D 1	6	68.0	2.0	70.0	N/A	

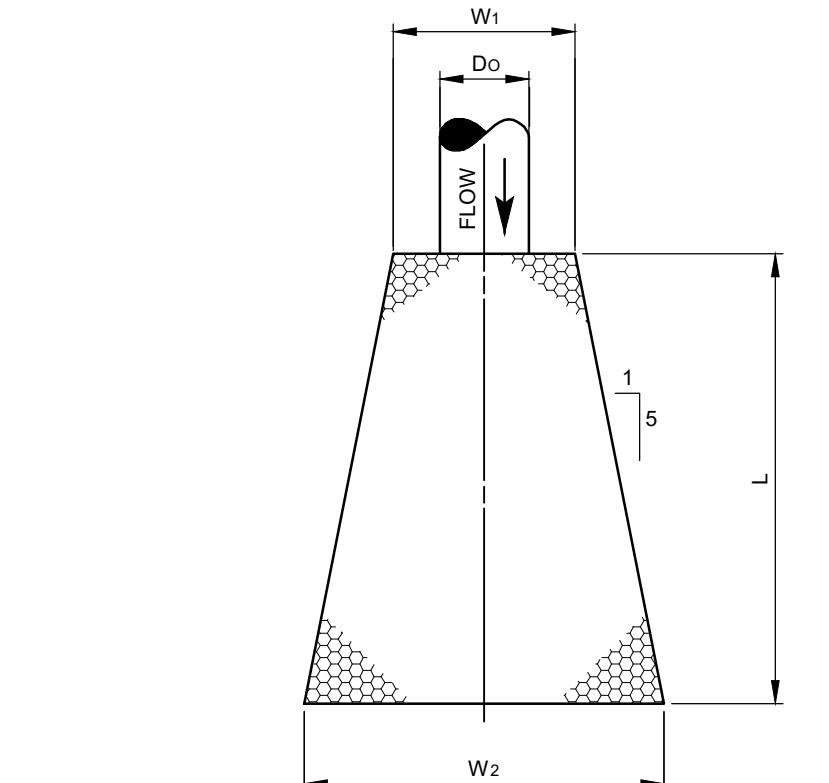
OUTLET CONTROL STRUCTURE

N.T.S.



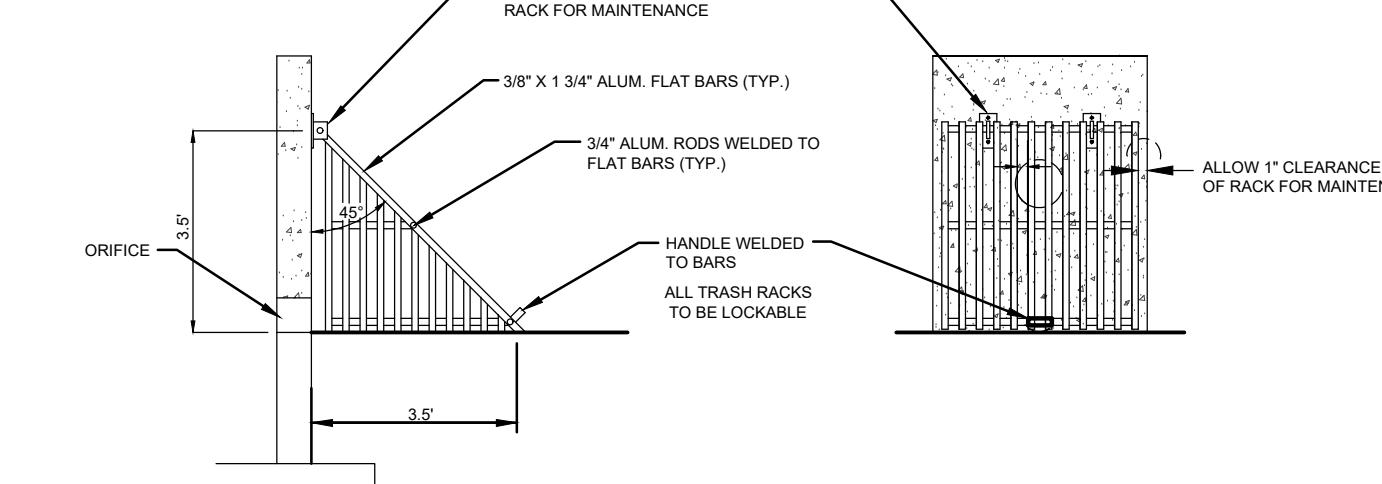
OUTLET CONTROL STRUCTURE MANHOLE
UNDERGROUND SYSTEM

SCALE: N.T.S.

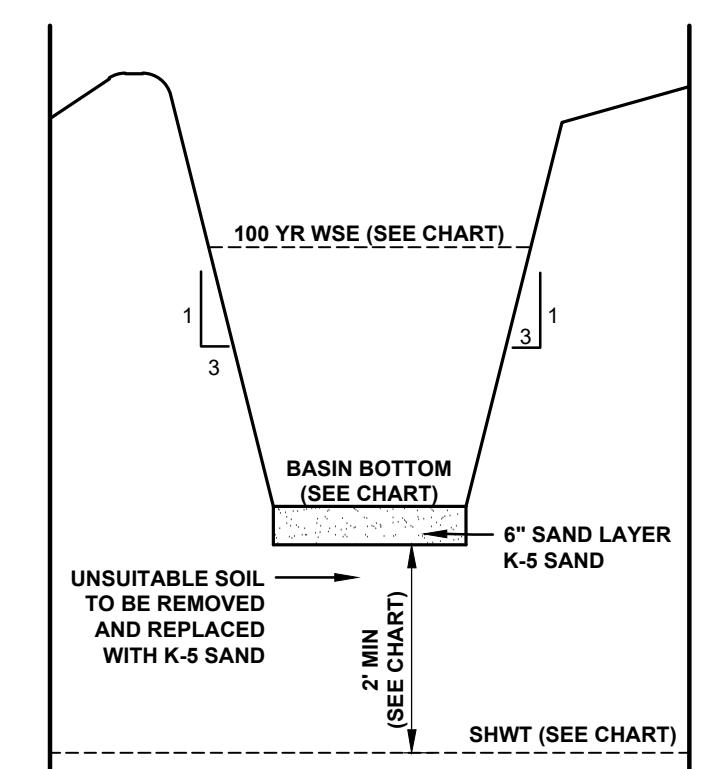


NOTE: STONE THICKNESS TO BE 2X d50 OVER FILTER FABRIC
OUTLET CONDUIT PROTECTION
NOT TO SCALE

FLARED END SECTION NUMBER	d _o (FEET)	L (FEET)	W ₁ (FEET)	W ₂ (FEET)	d _e (INCHES)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

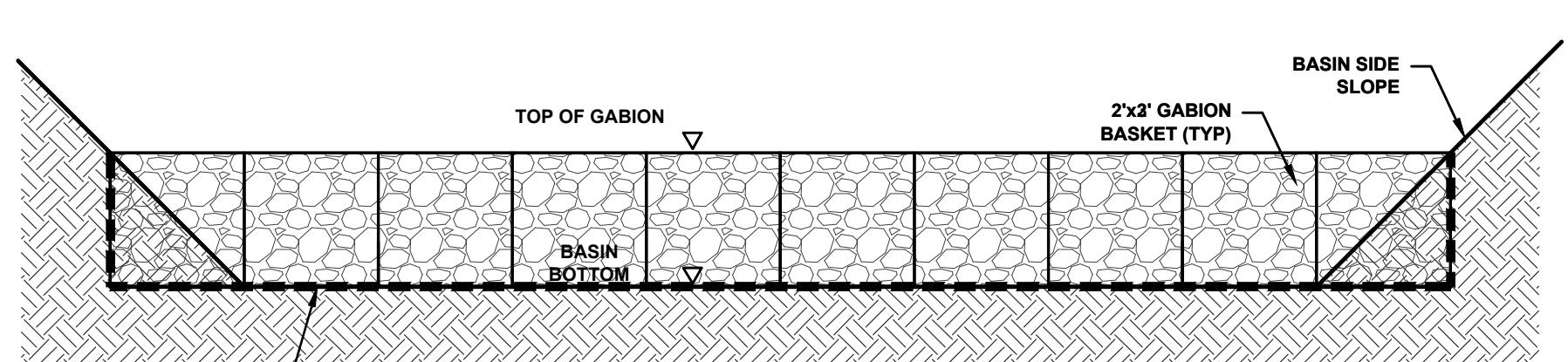


TRASH RACK
NTS



INFILTRATION BASIN SECTION

NOTES:
1. ALL RESTRICTIVE SOILS HAVING A PERMEABILITY LESS THAN ONE (1) INCH PER HOUR MUST BE REMOVED AND REPLACED BY SOILS HAVING A PERMEABILITY RATE BETWEEN ONE (1) AND TWENTY (20) INCHES PER HOUR.



GABION WEIR
N.T.S.

NOTE:
1. WIRE MESH BASKETS SHALL BE FILLED WITH 4" TO 7" ANGULAR SHAPED ROCK, AS PER THE RIP RAP STANDARD.
2. PVC COATED WIRE MESH NOMINAL/THICKNESS 0.02" WITH 3.5" OPENINGS.
3. STONE TO BE D50 OF 1.5".



KEY MAP

SCALE: 1" = 2000'

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NEW JERSEY STATE BOARD OF P.L. & LS
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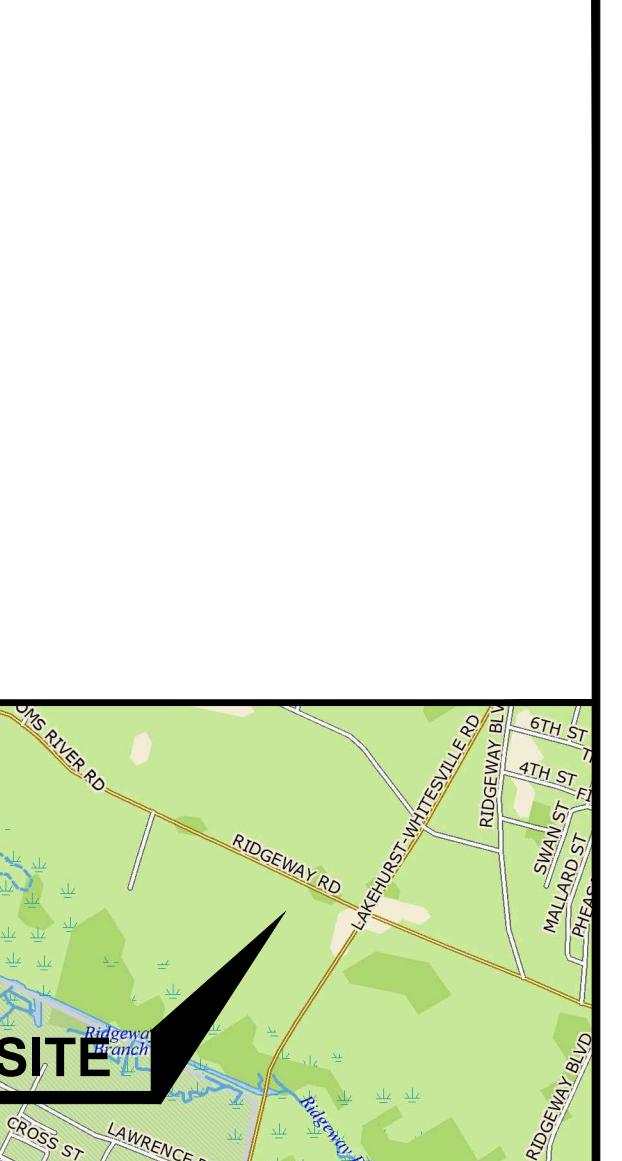
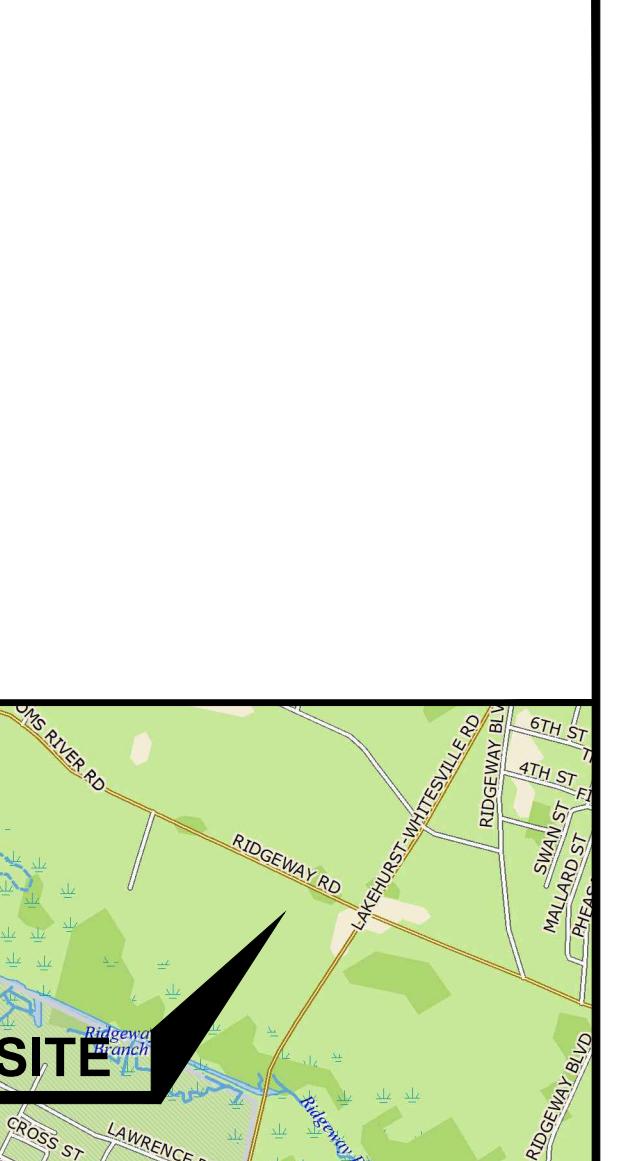
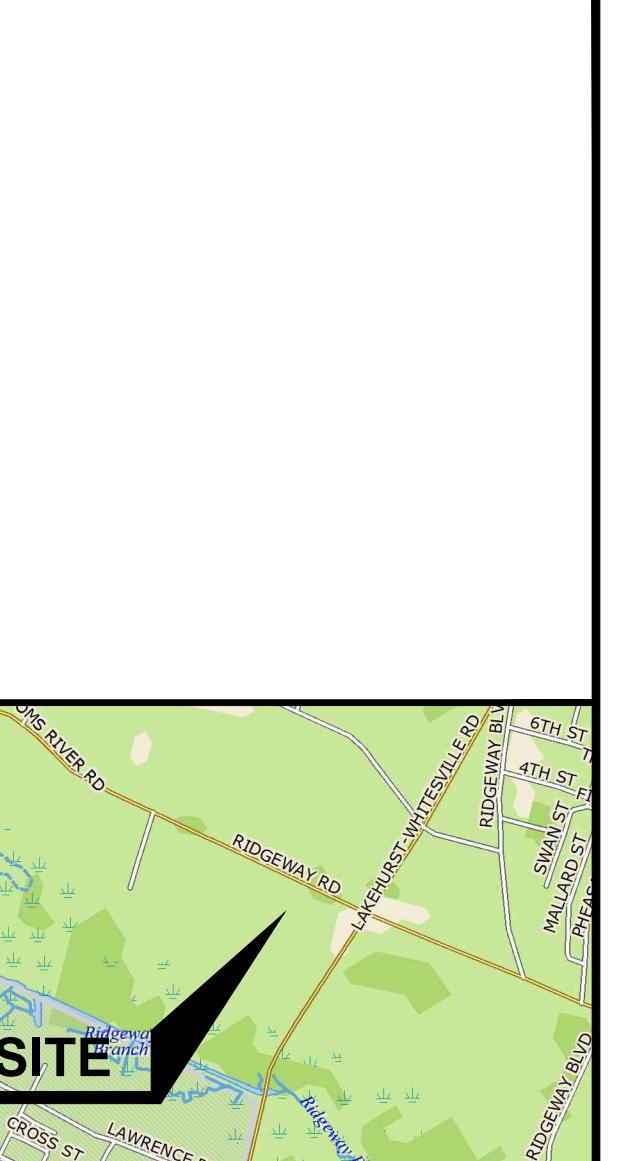
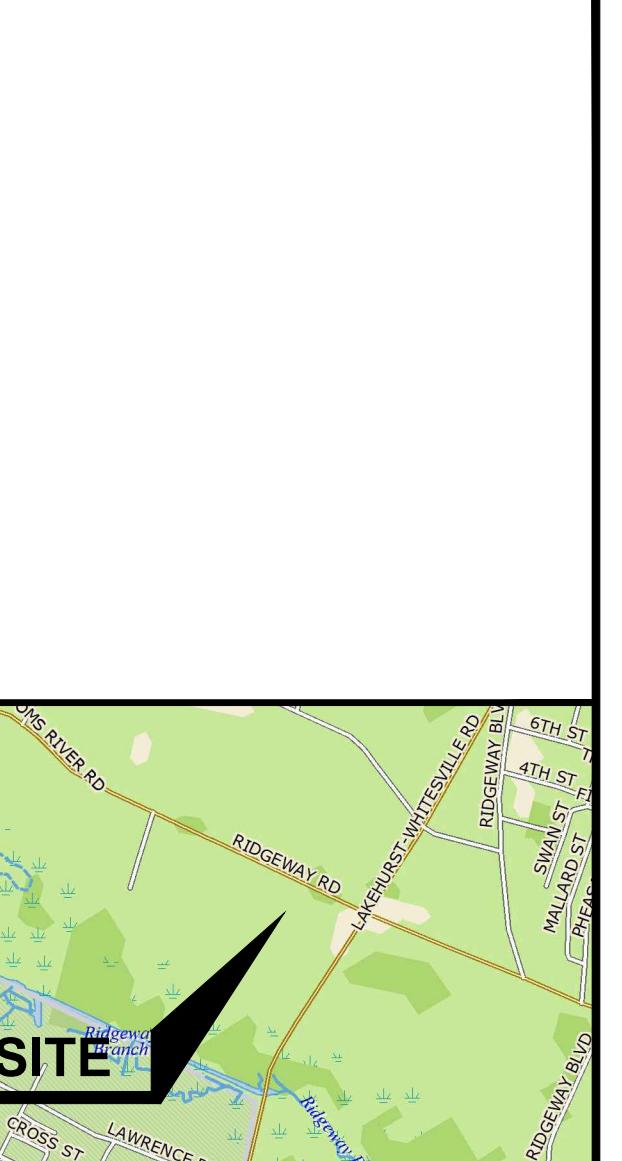
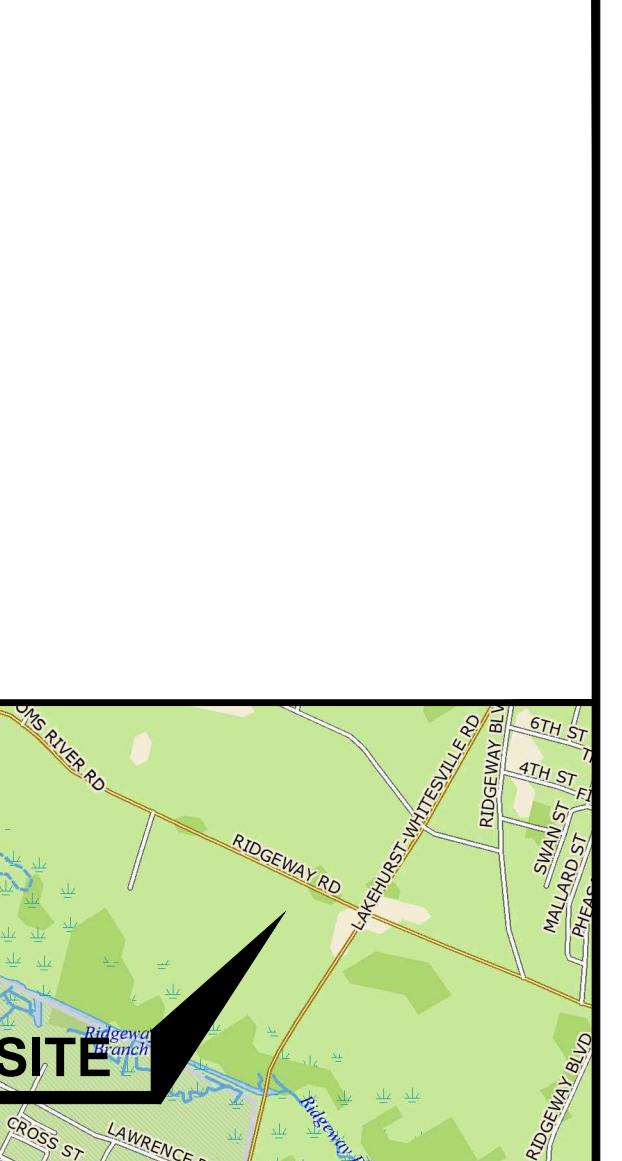
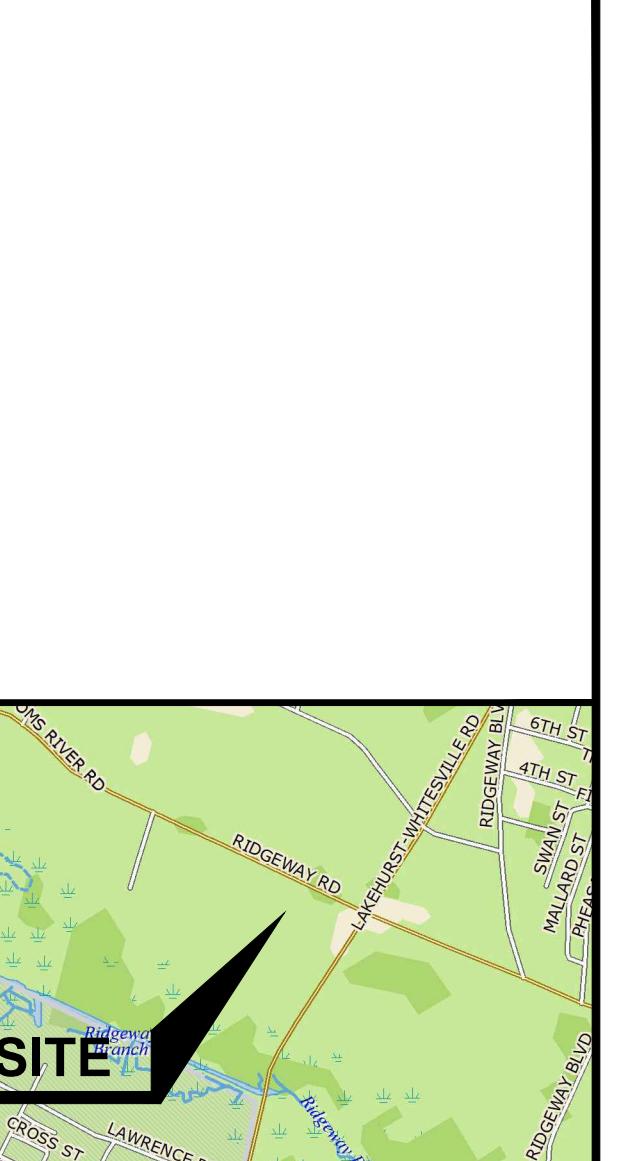
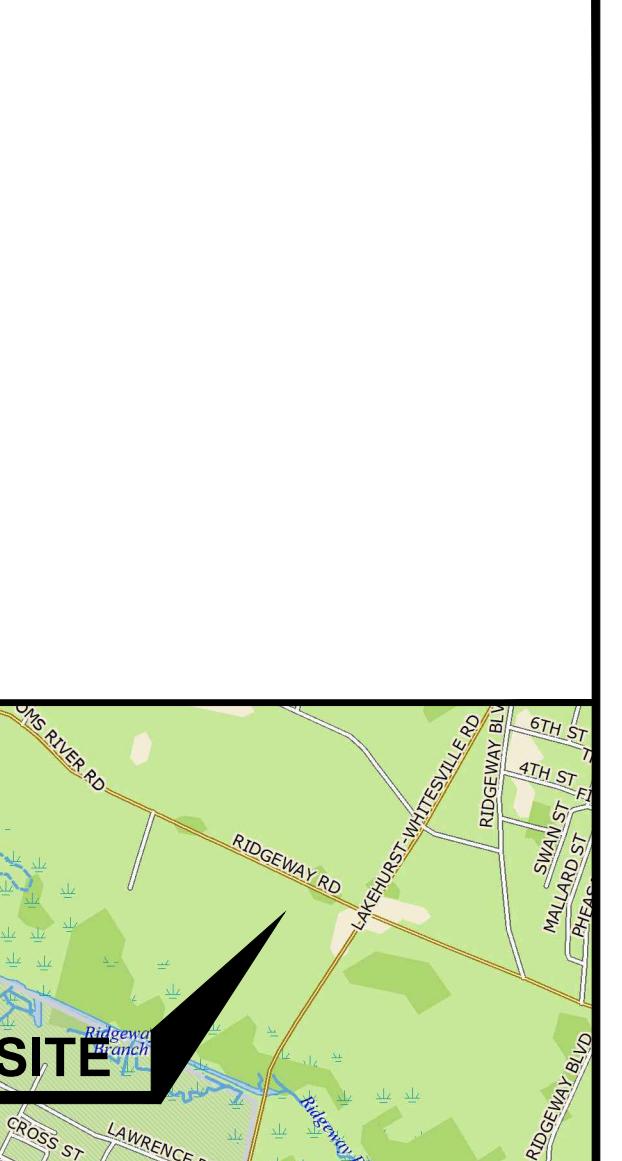
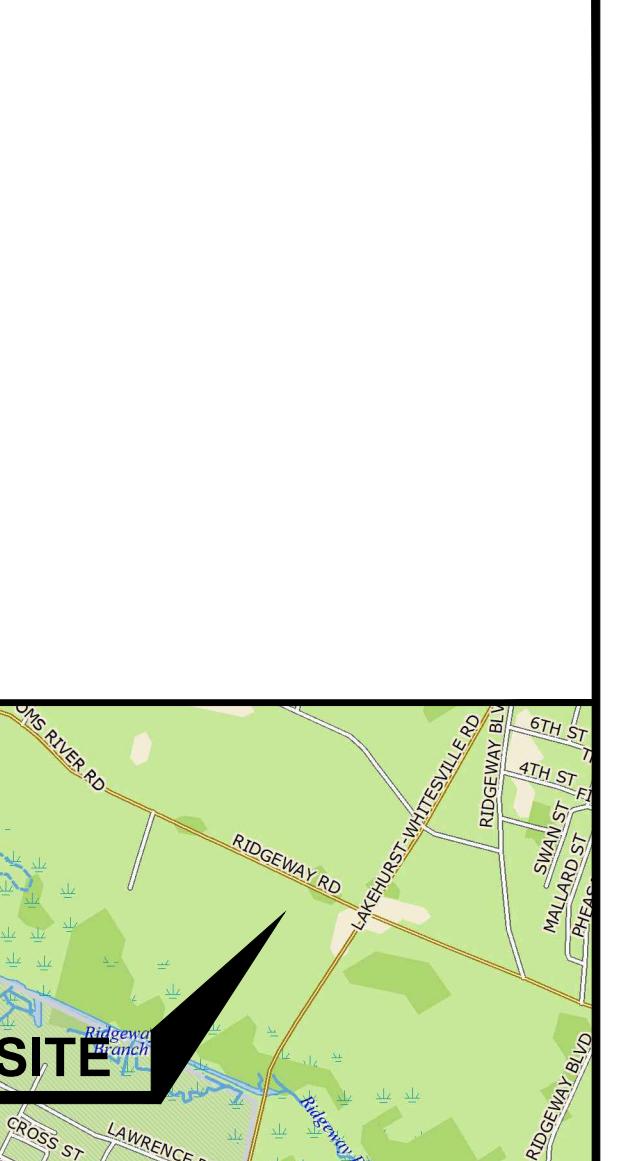
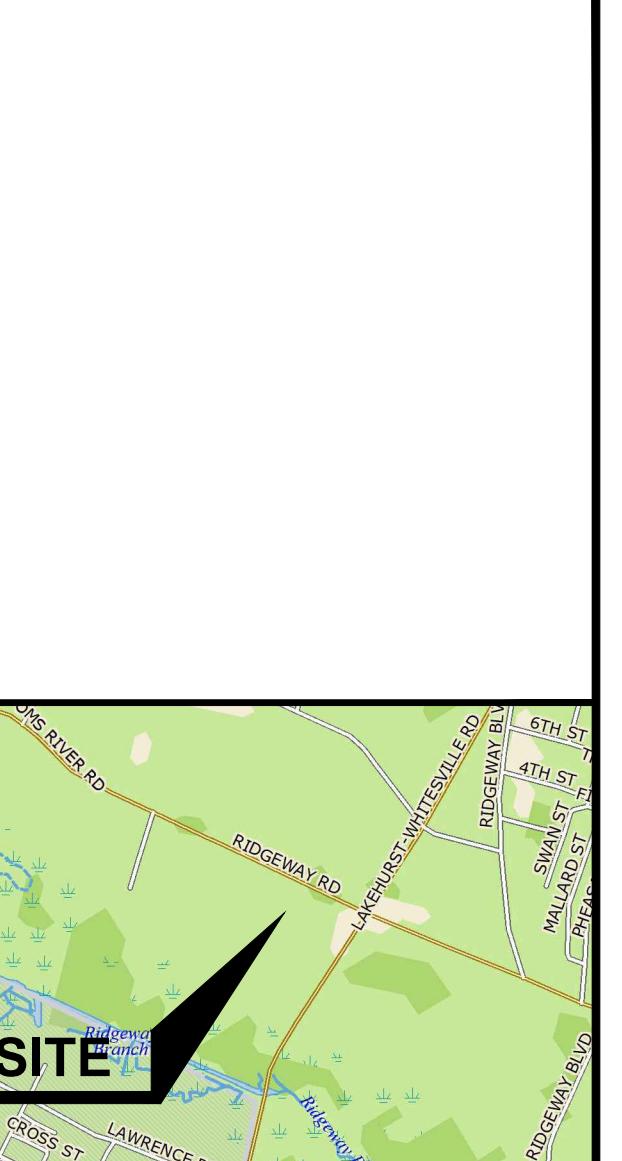
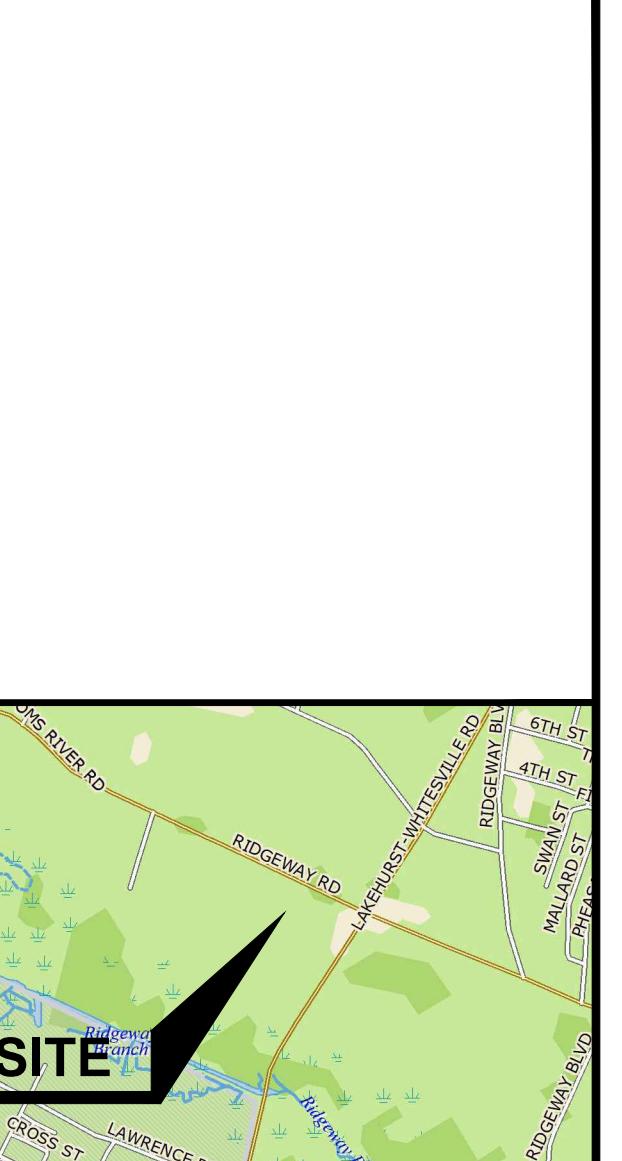
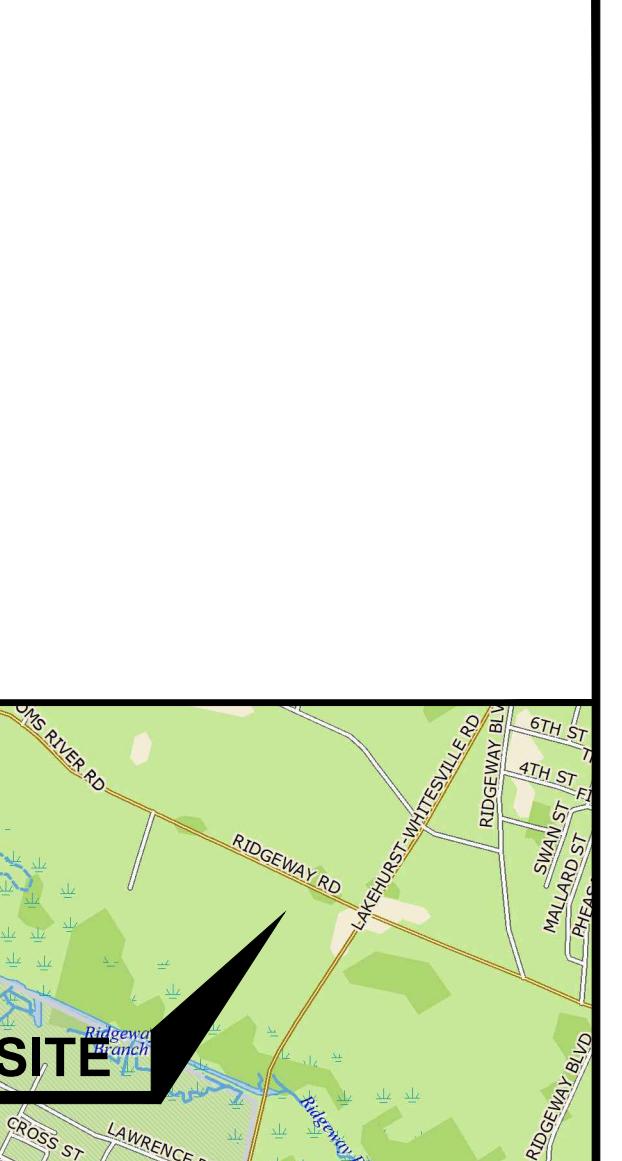
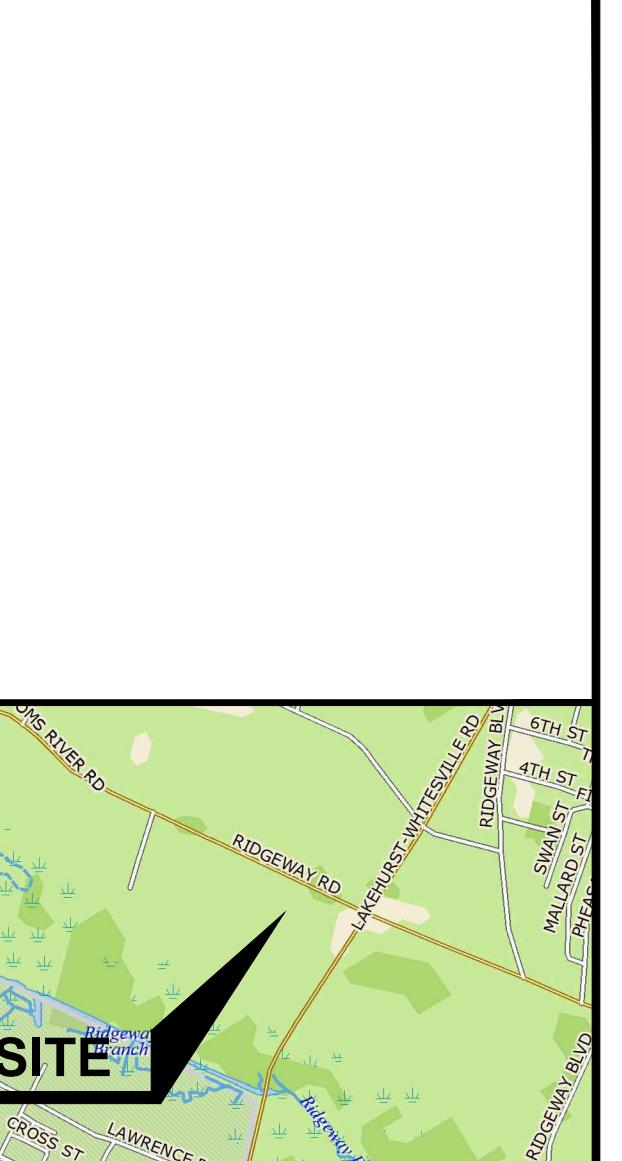
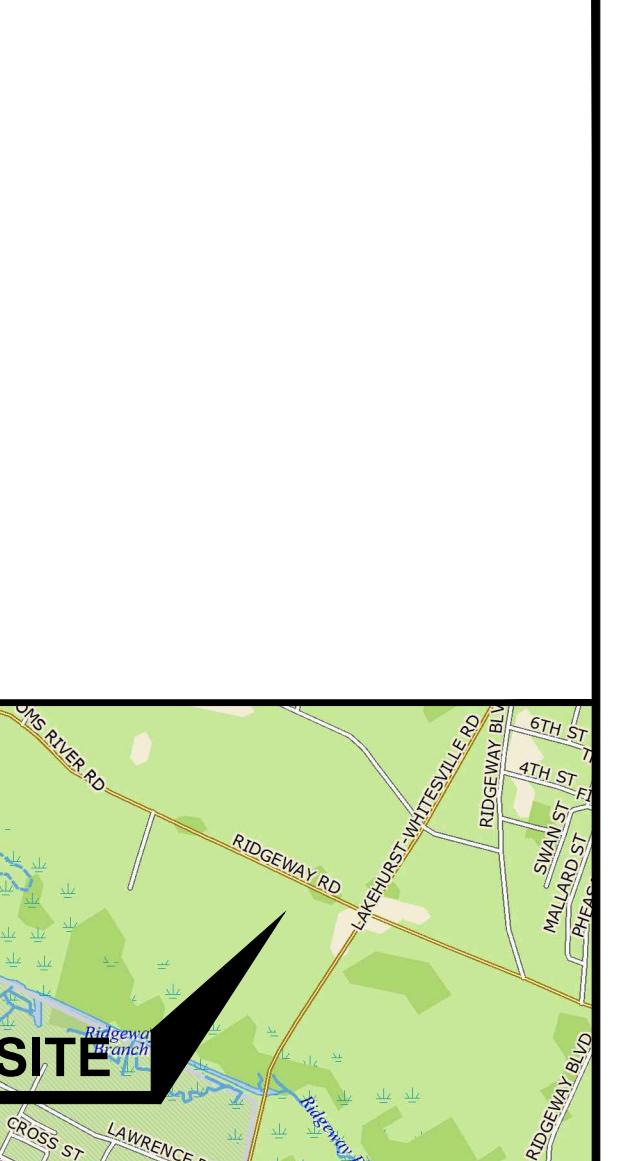
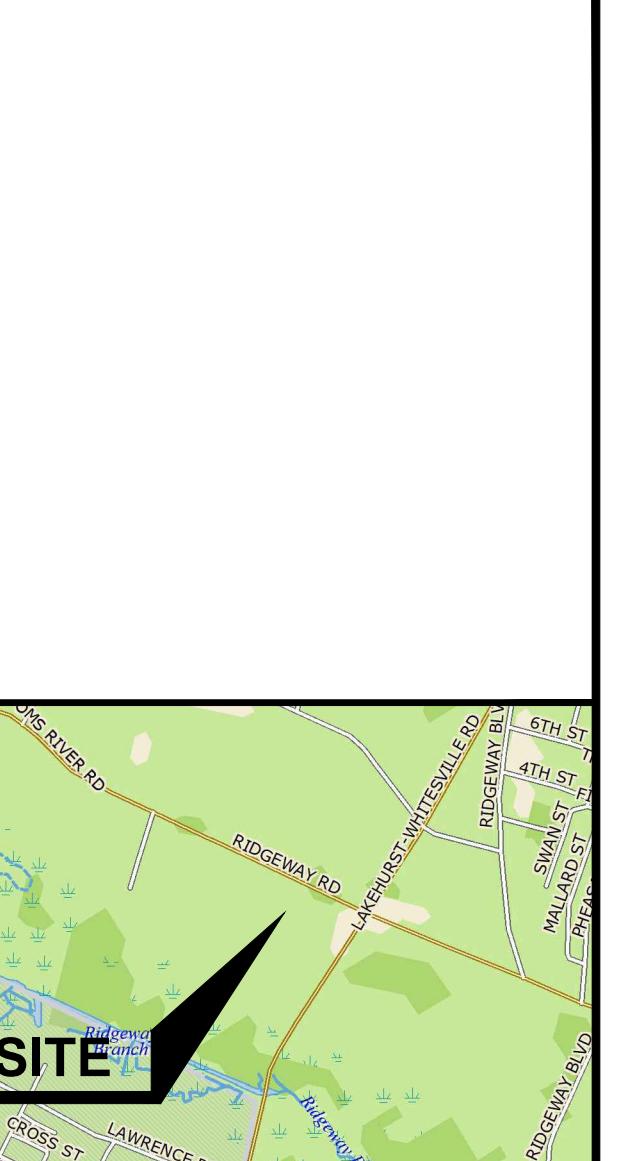
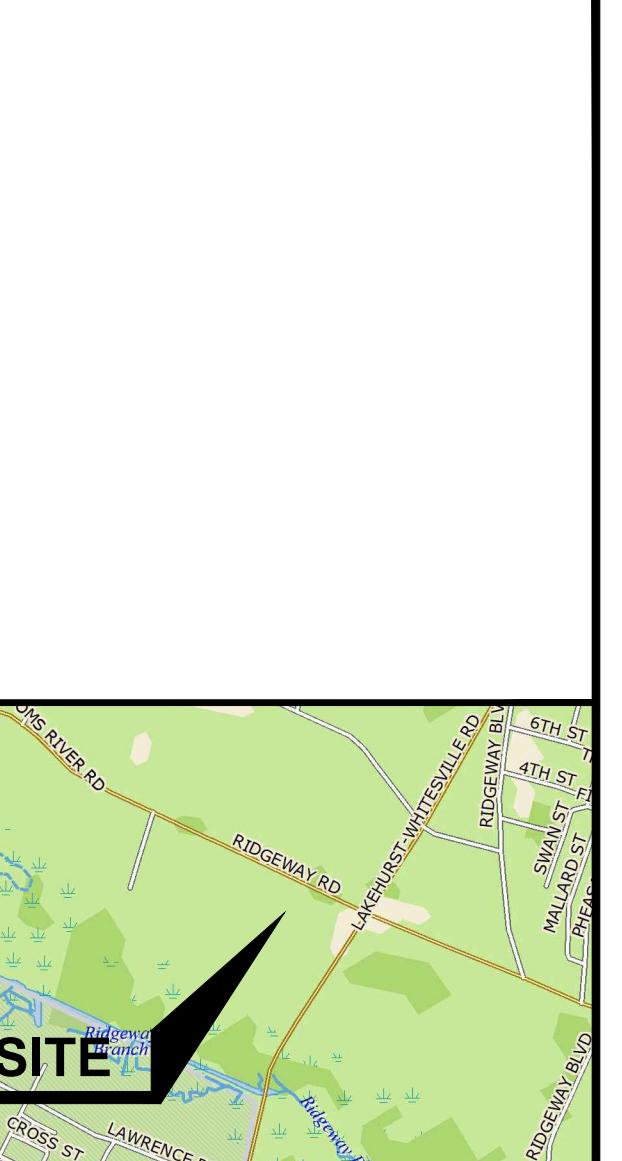
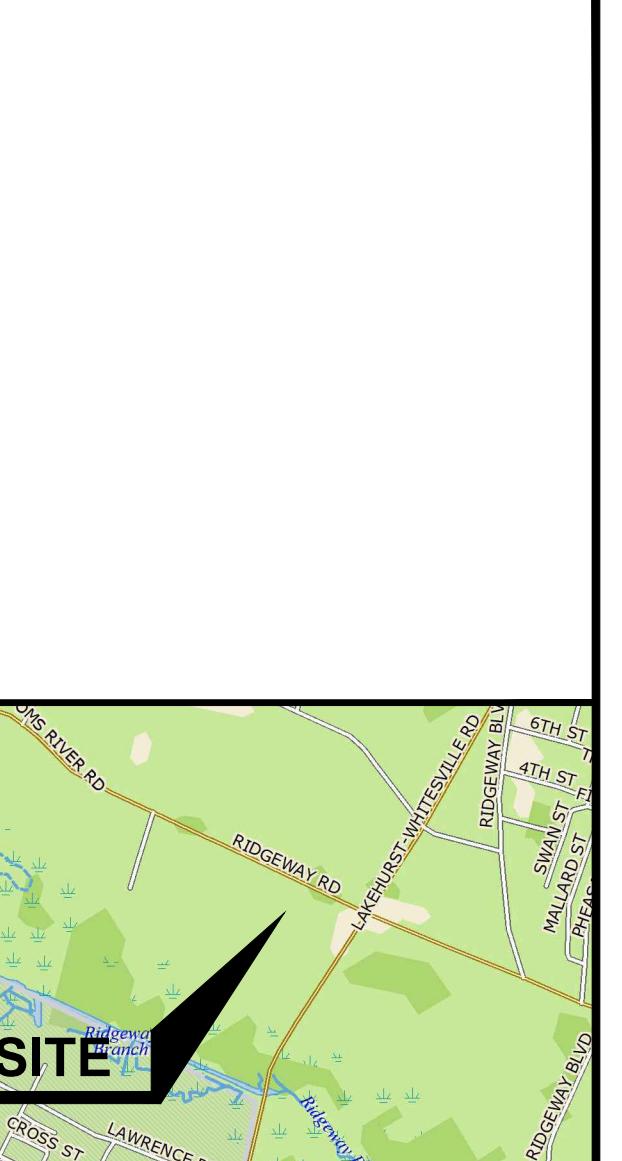
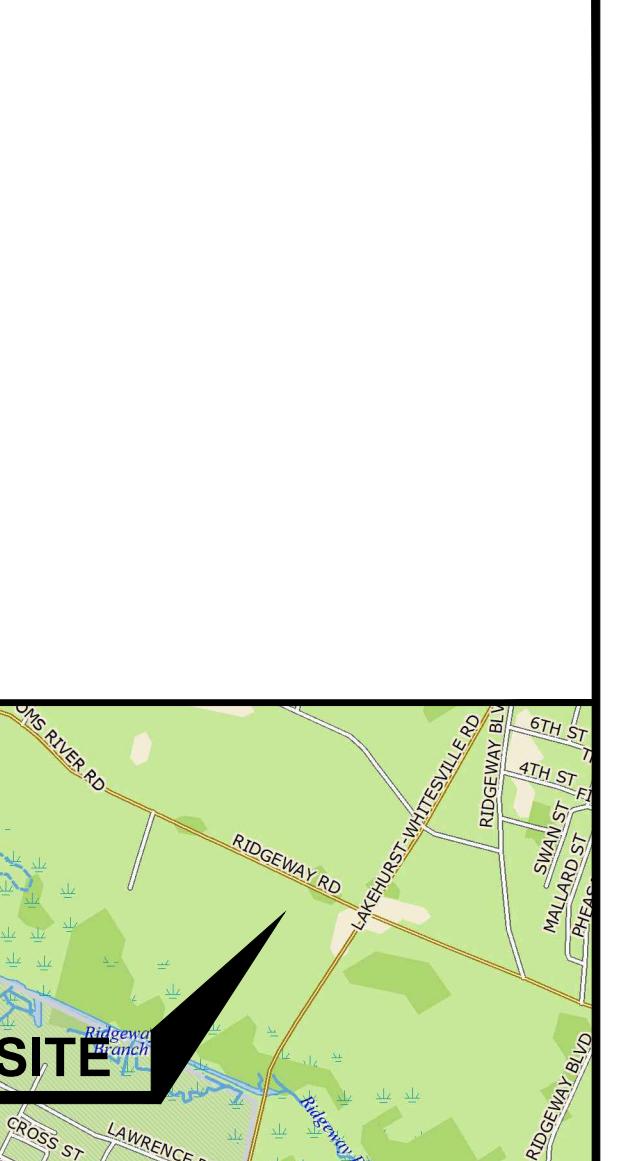
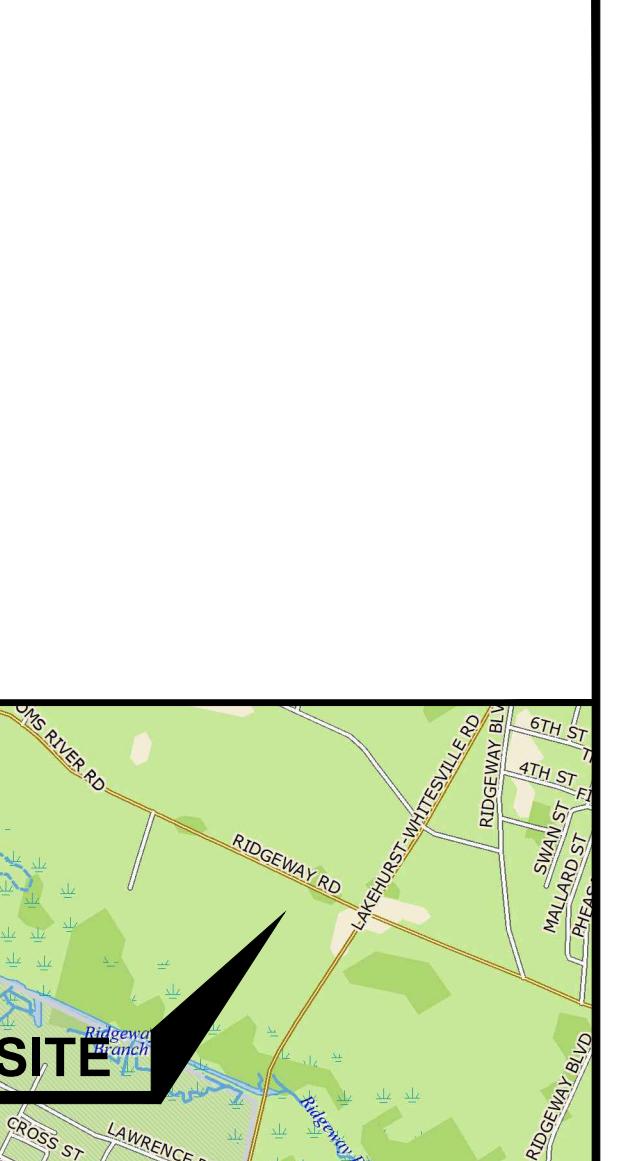
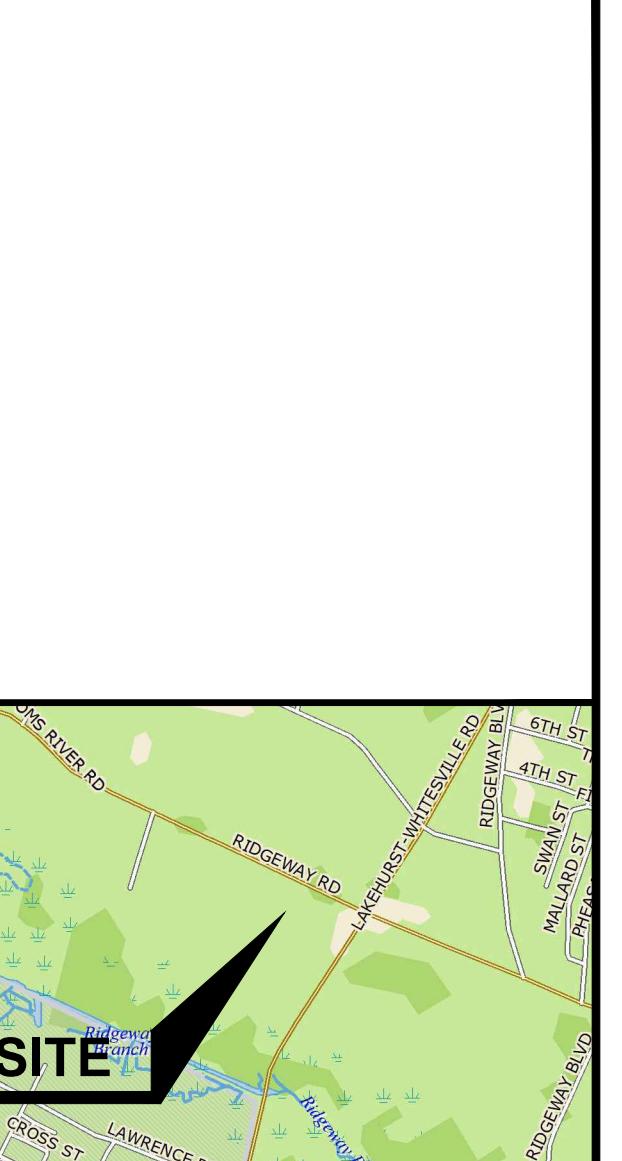
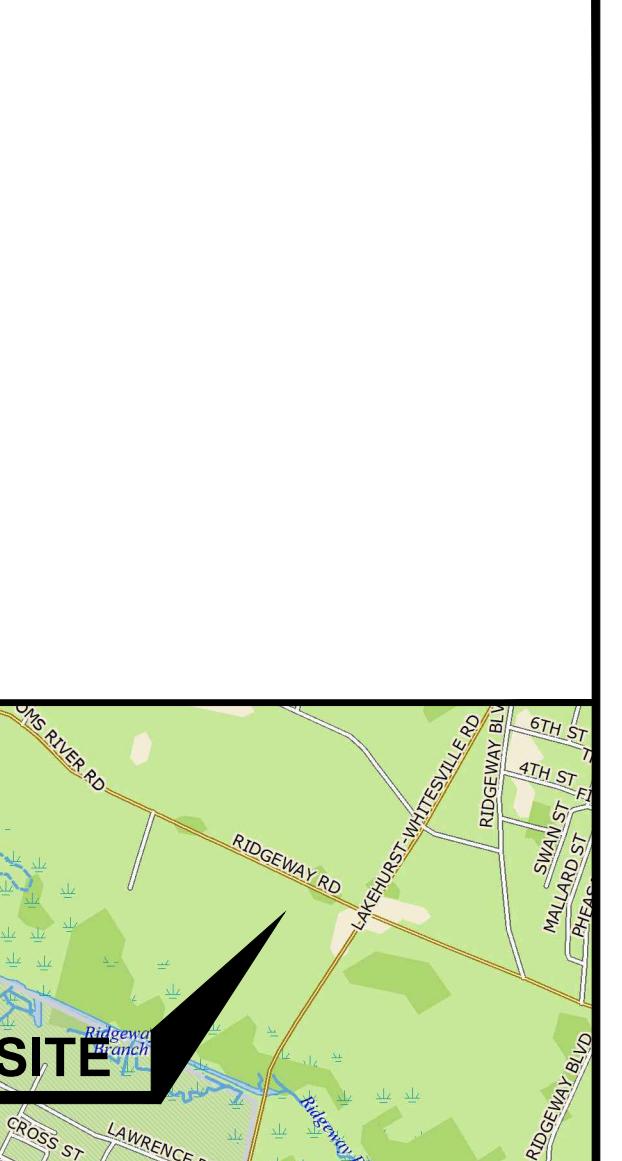
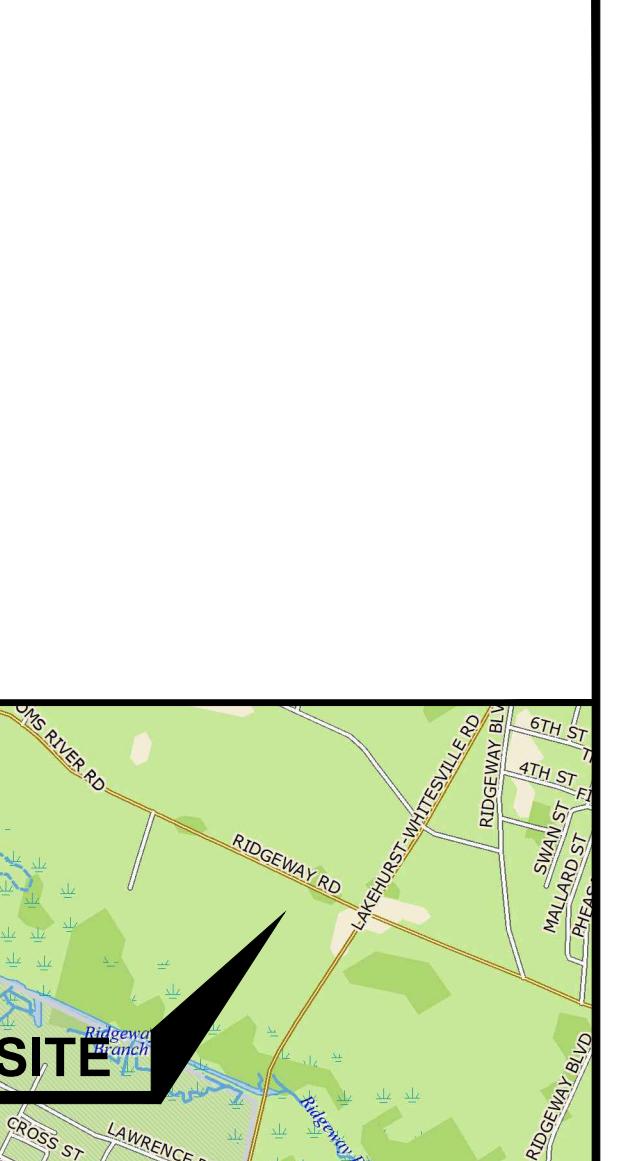
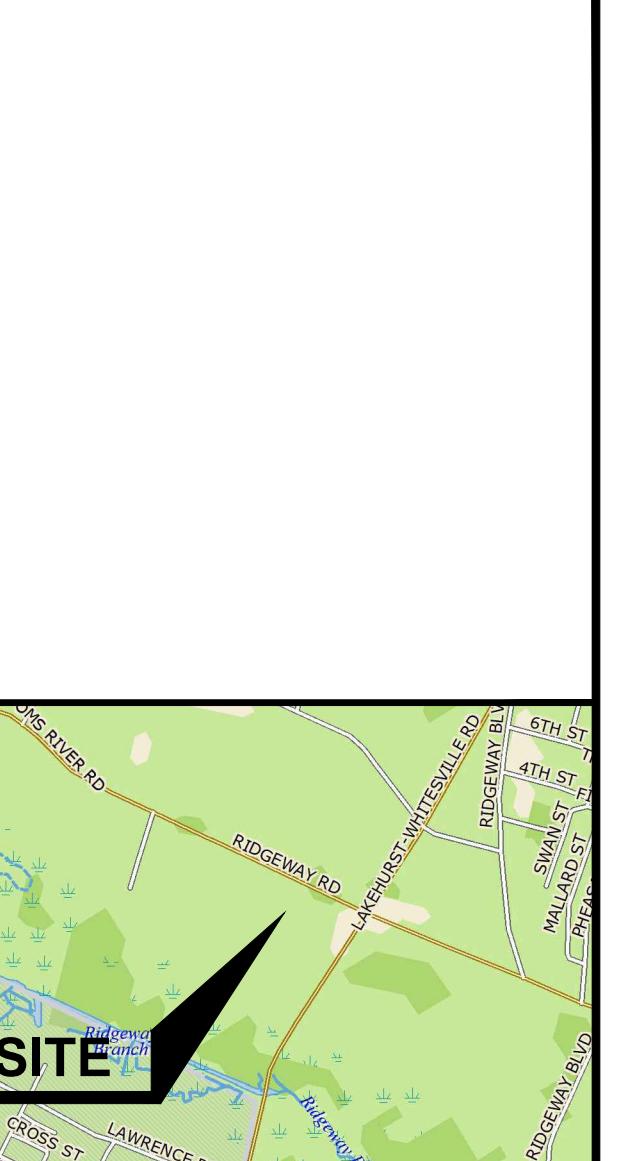
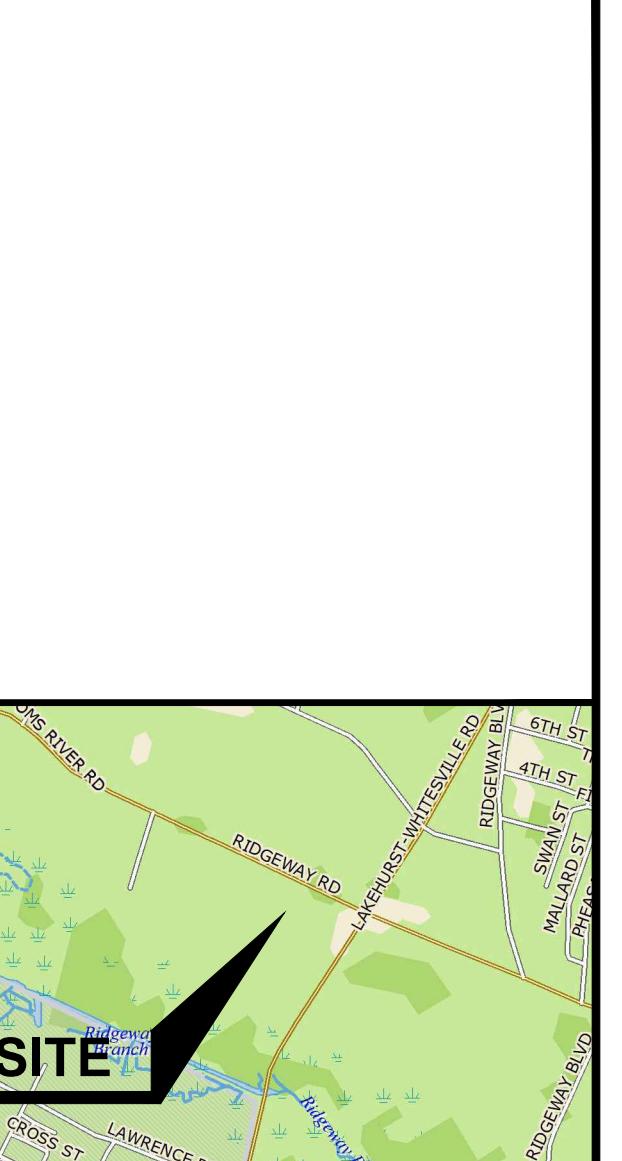
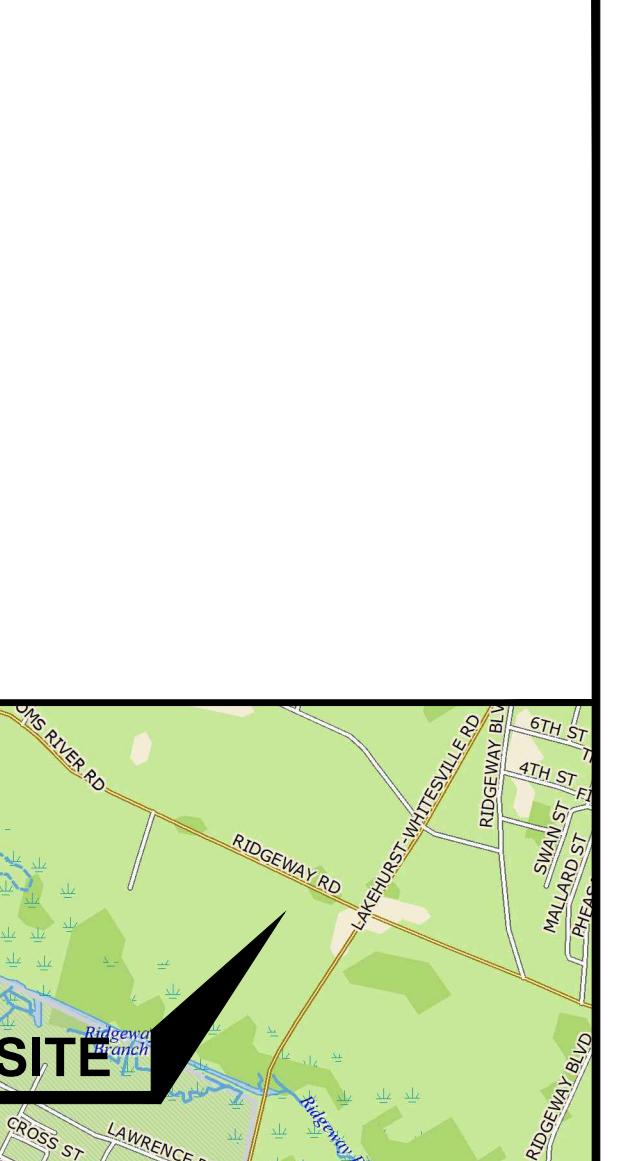
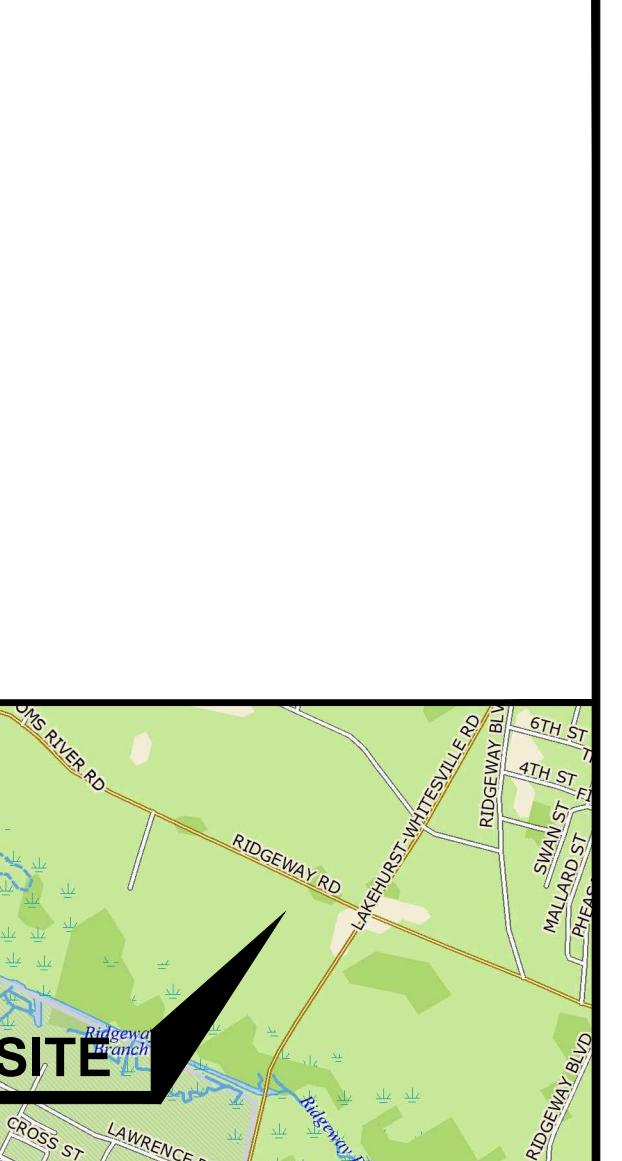
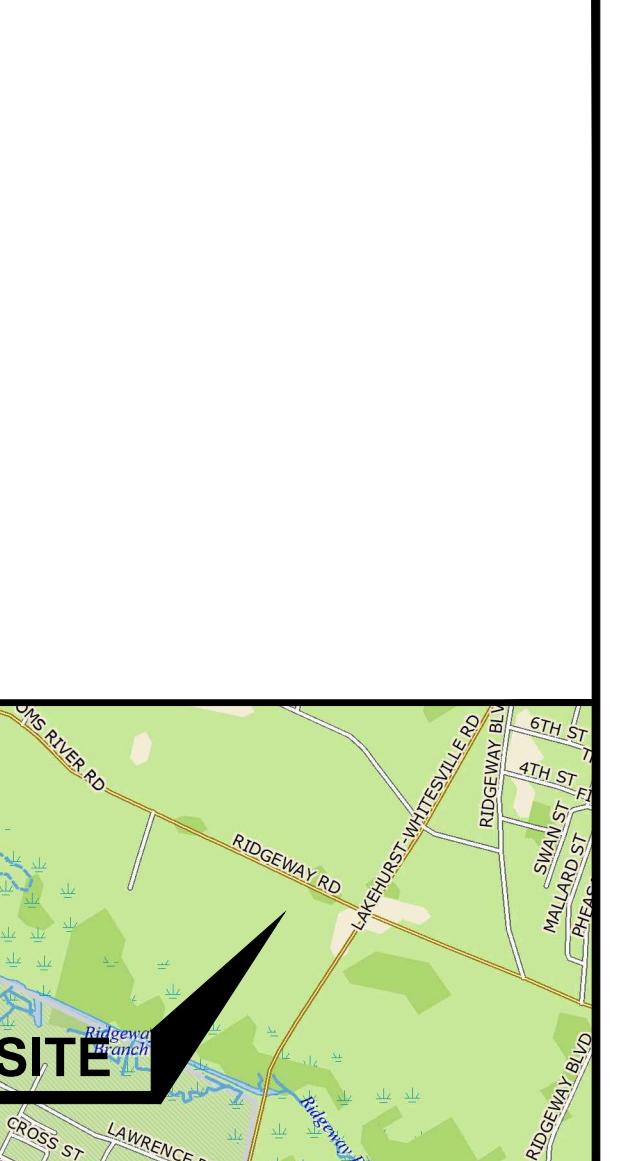
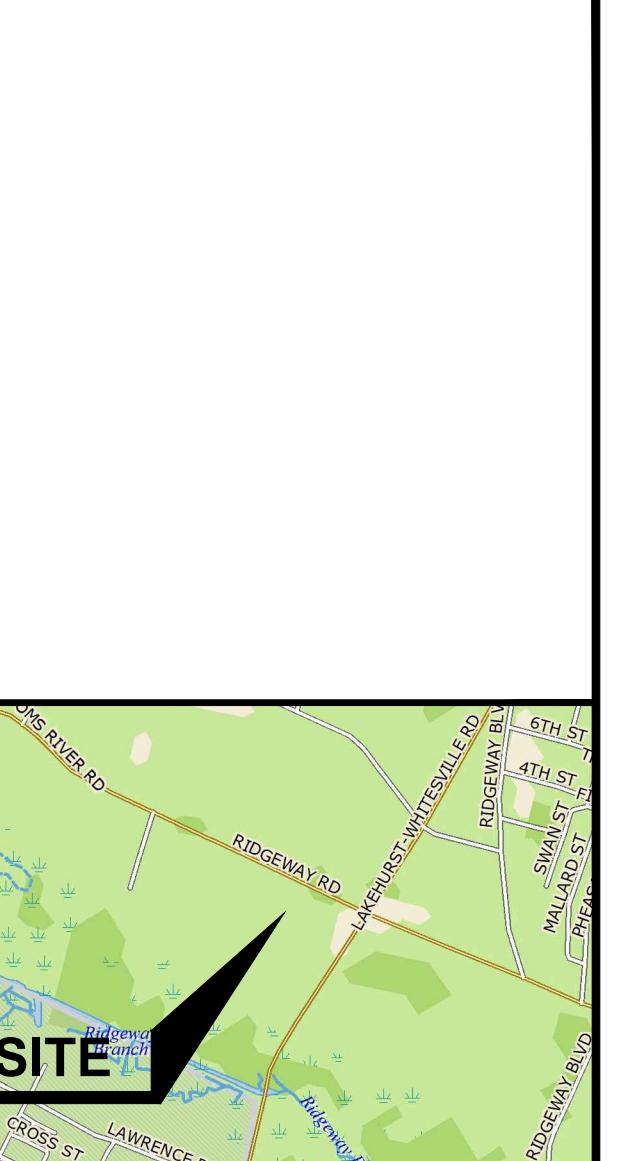
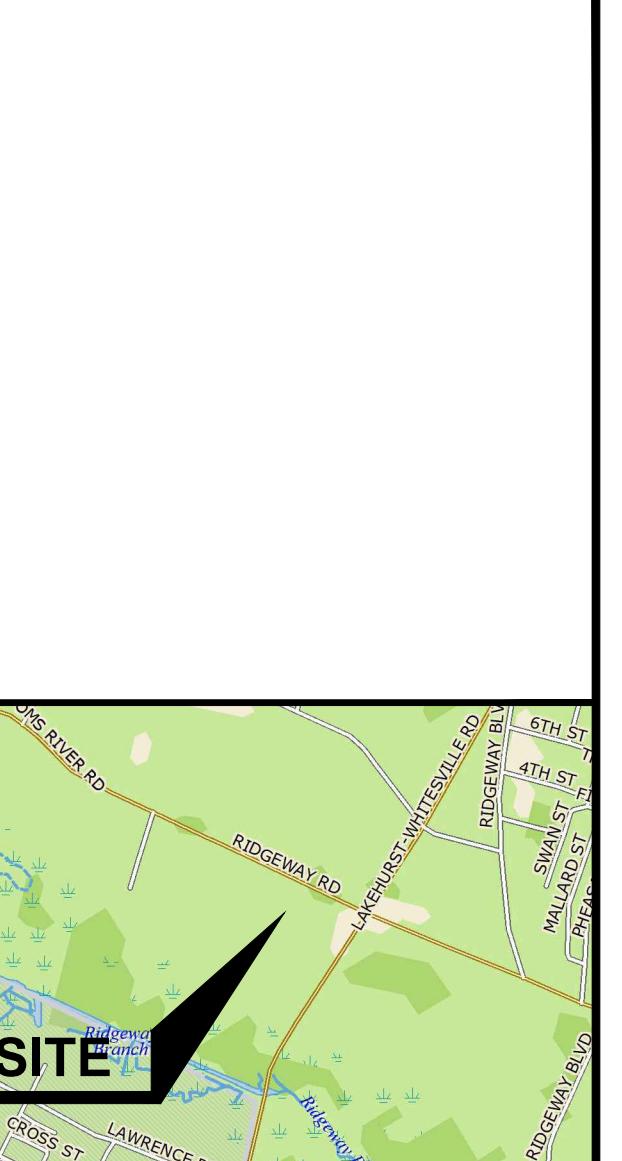
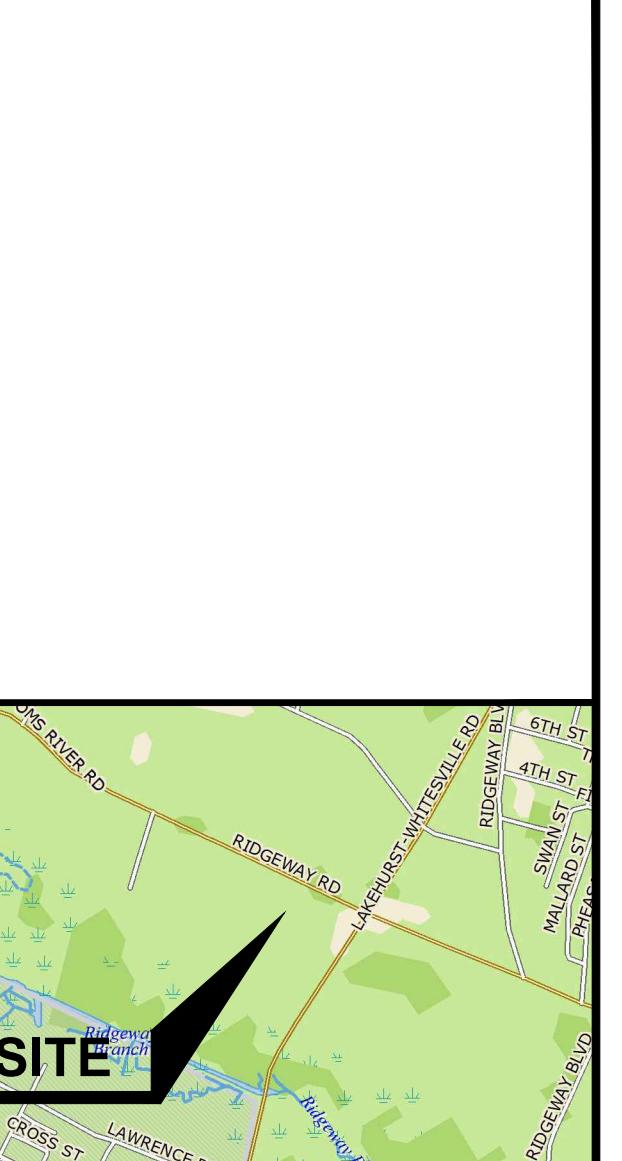
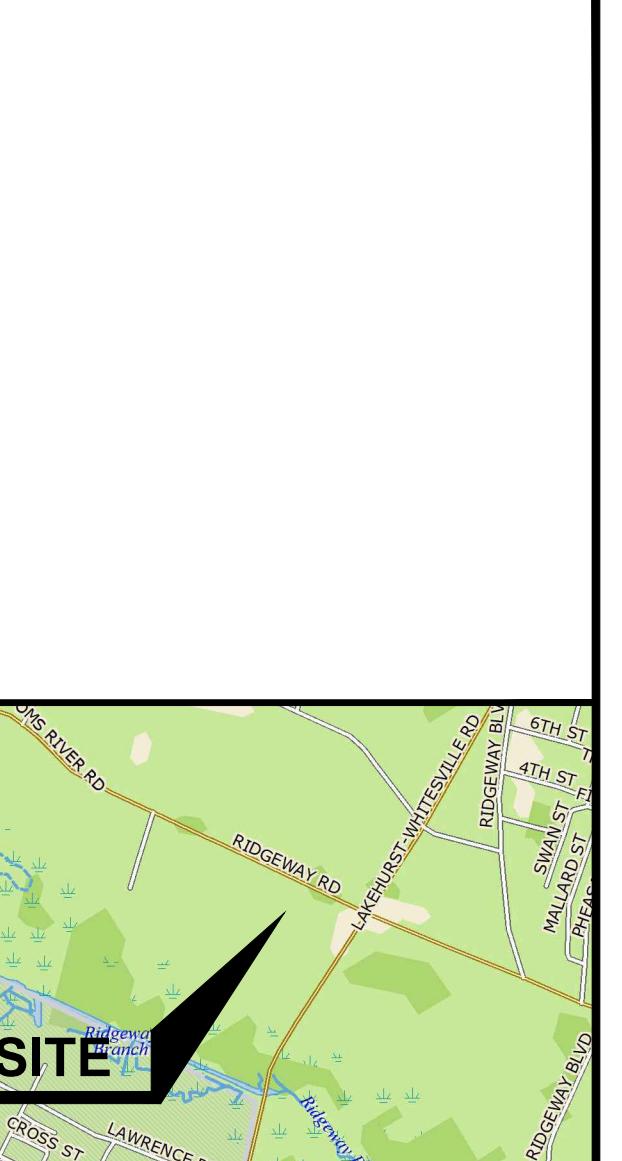
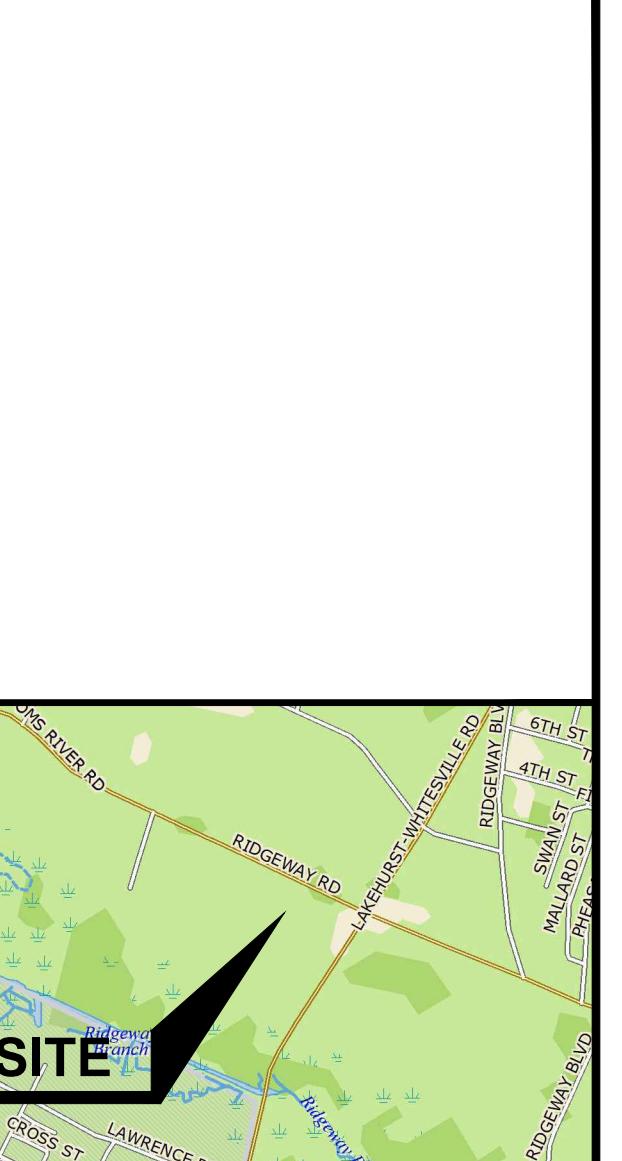
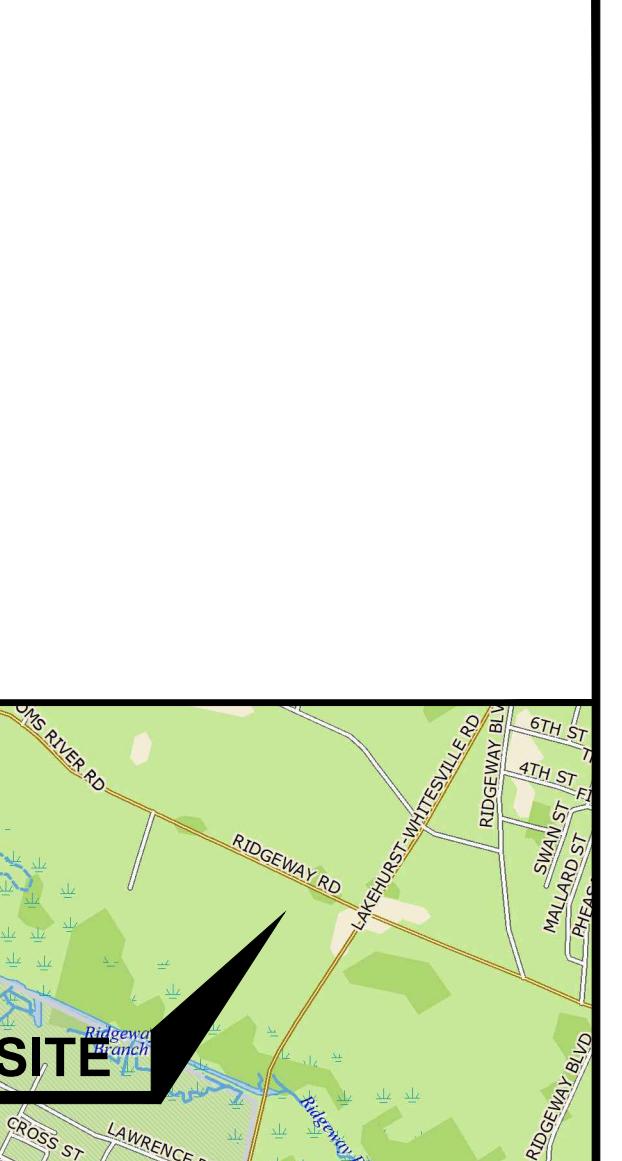
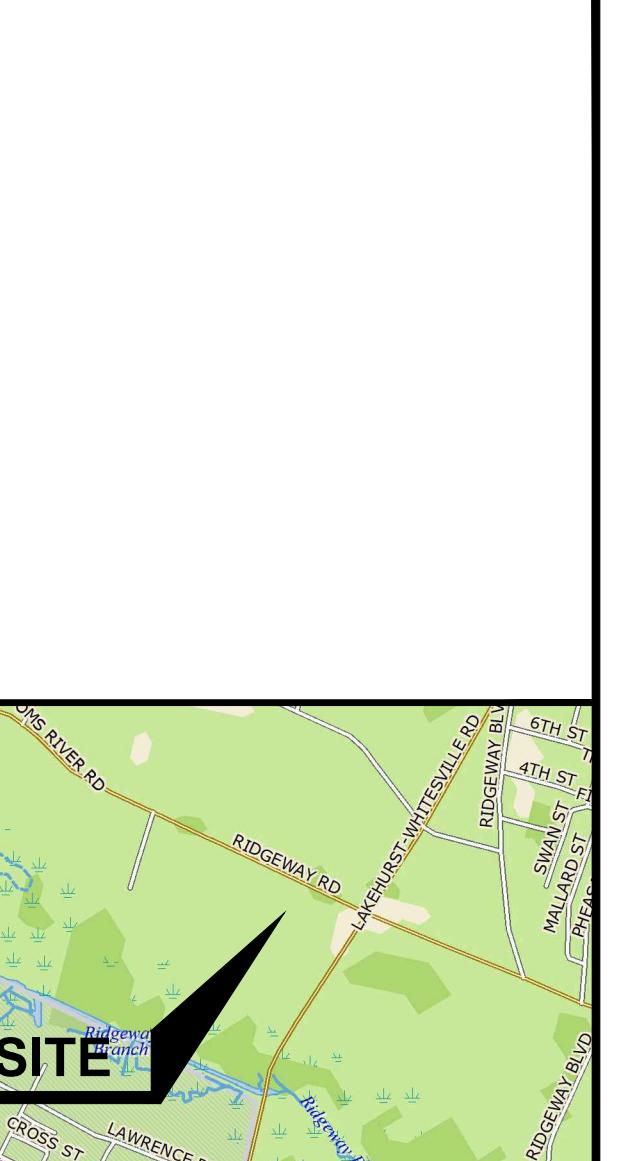
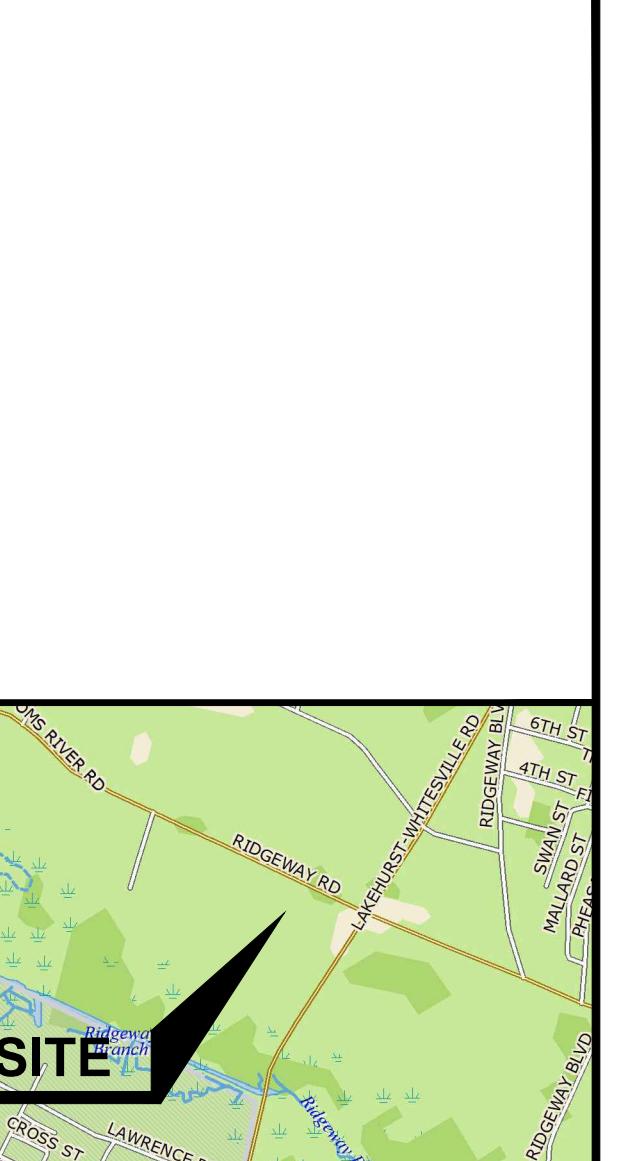
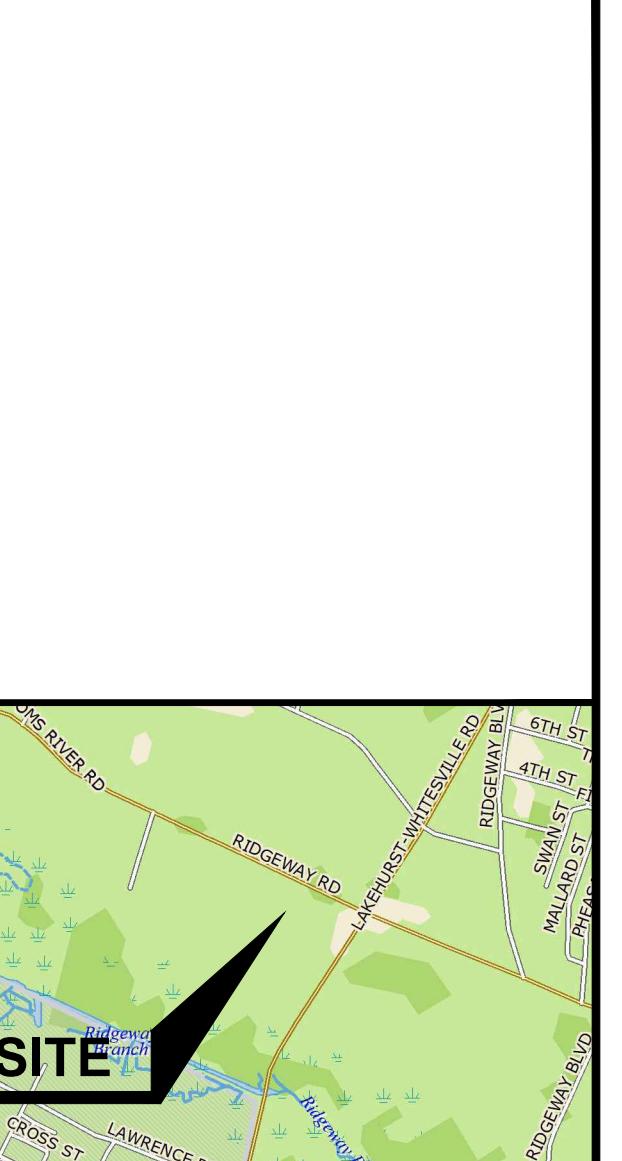
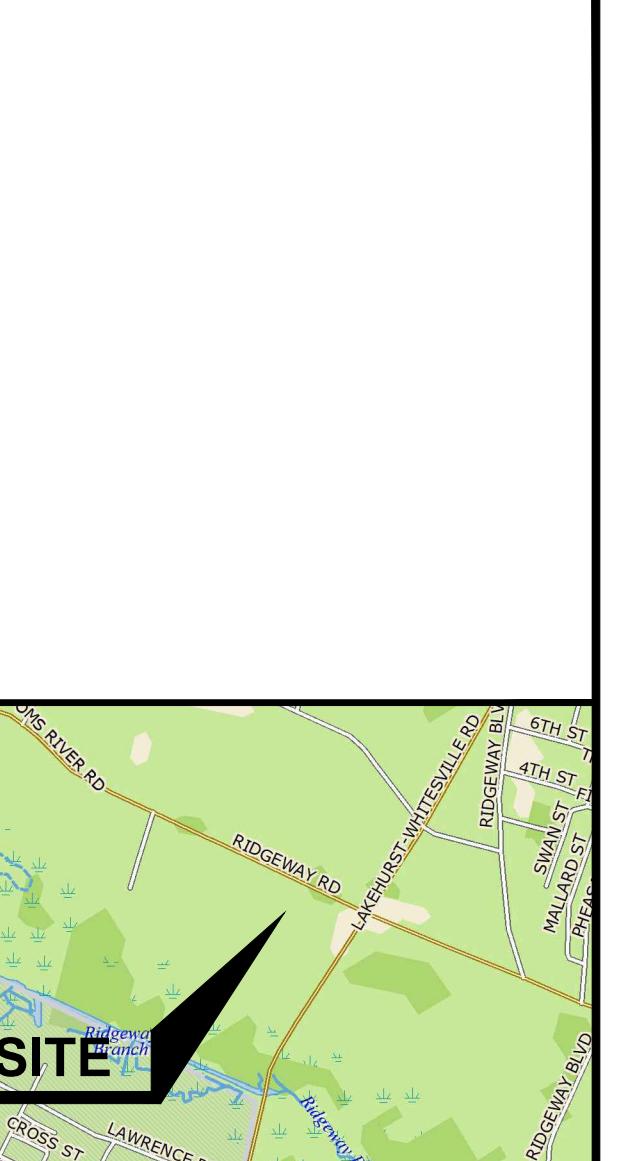
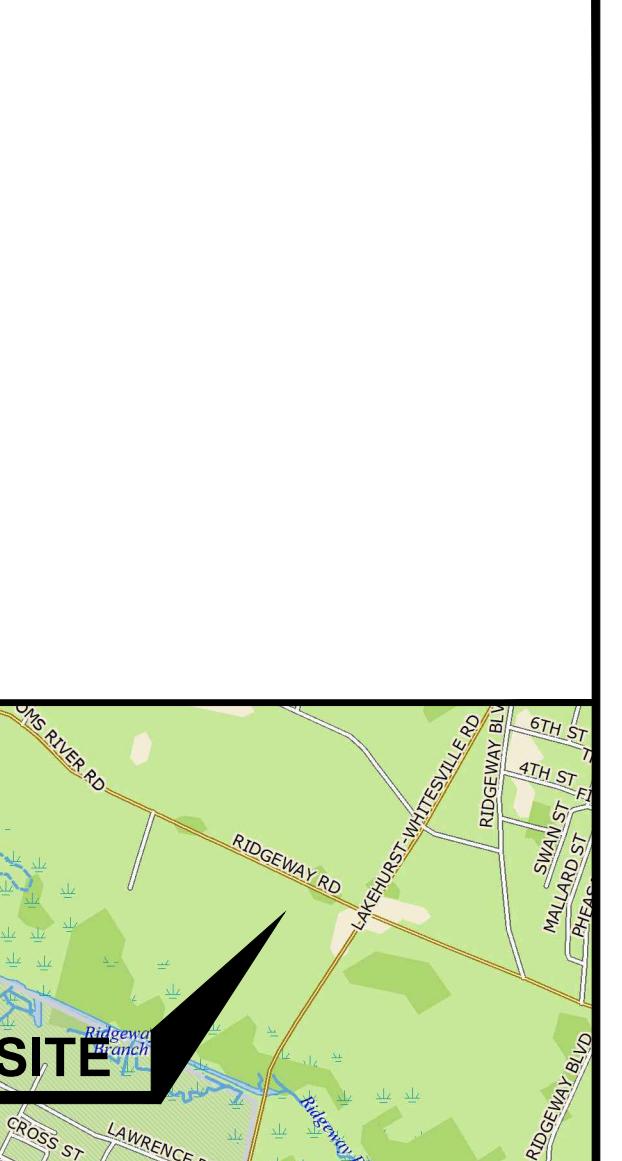
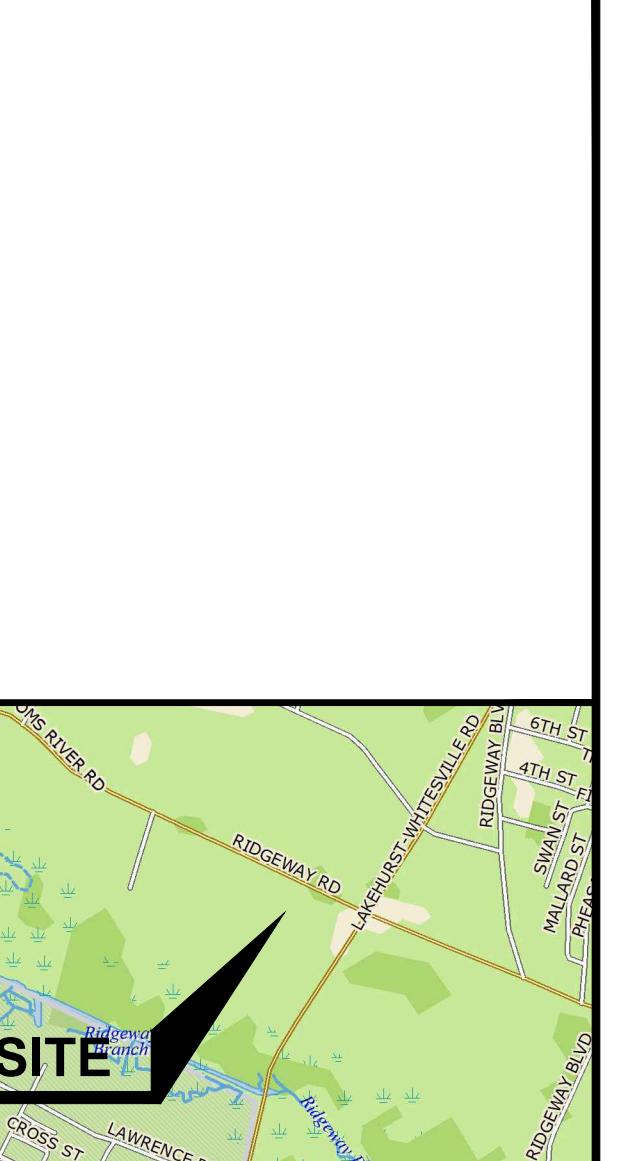
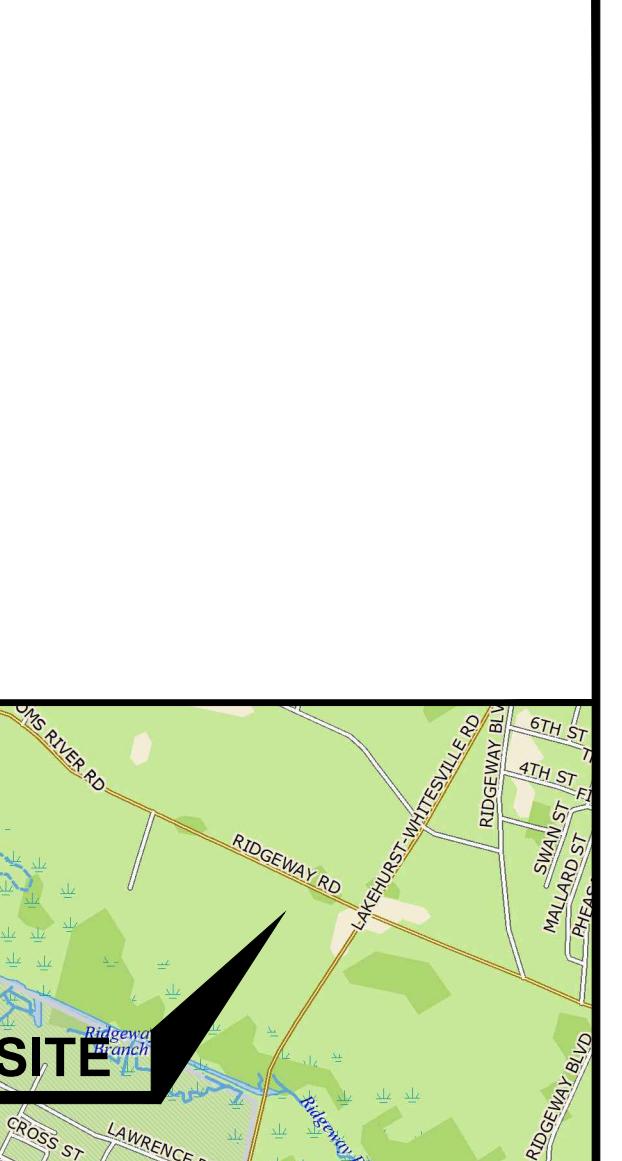
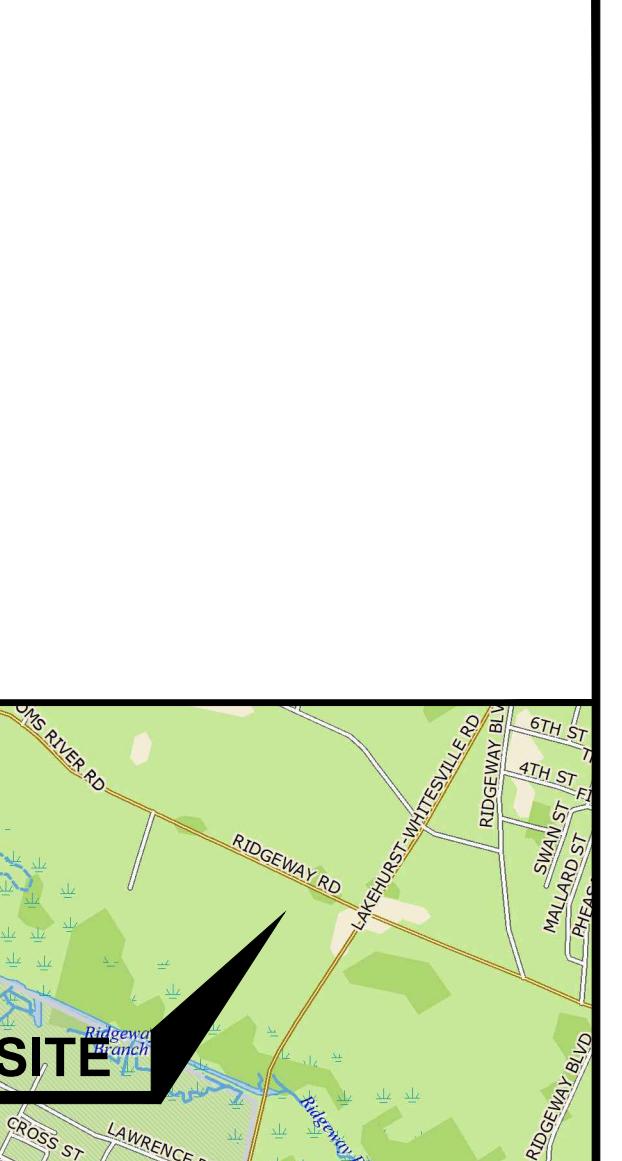
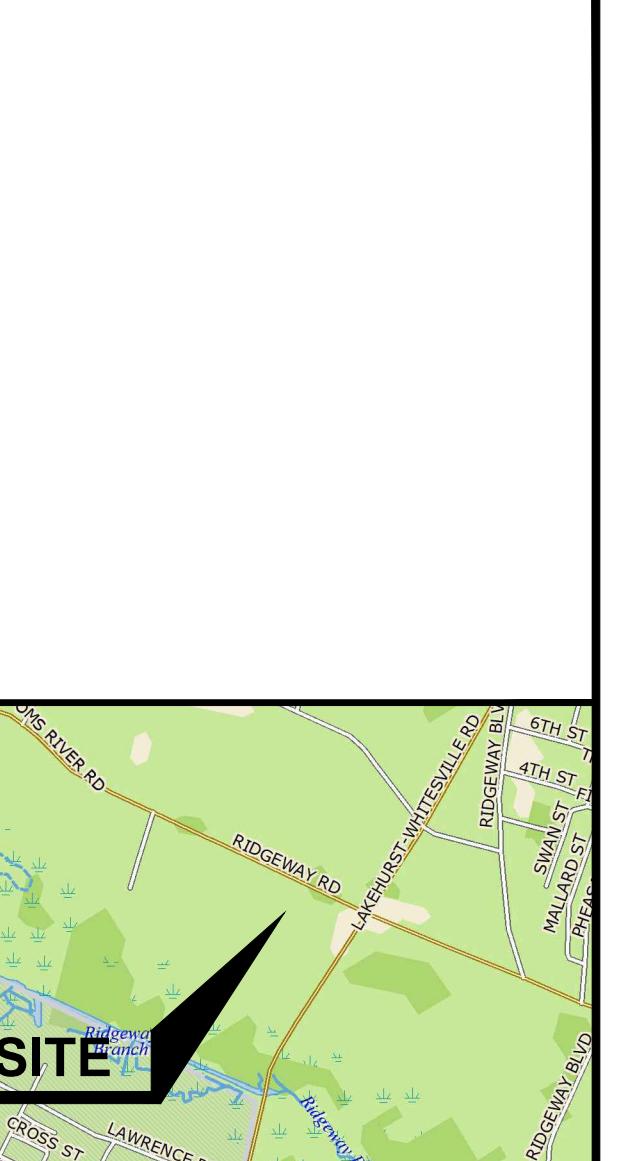
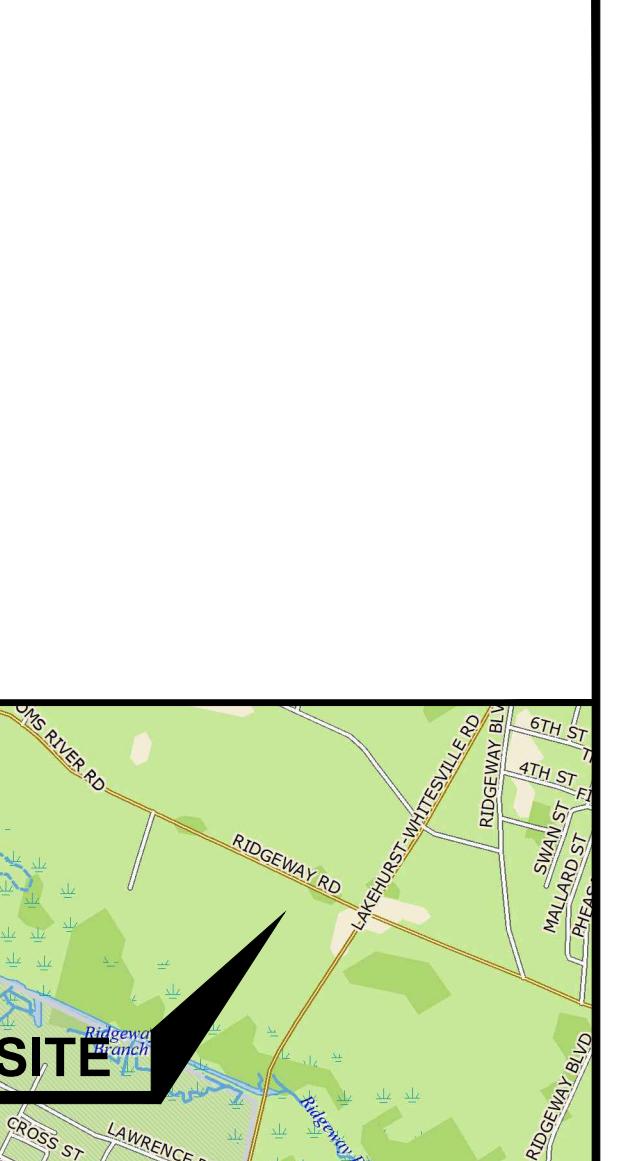
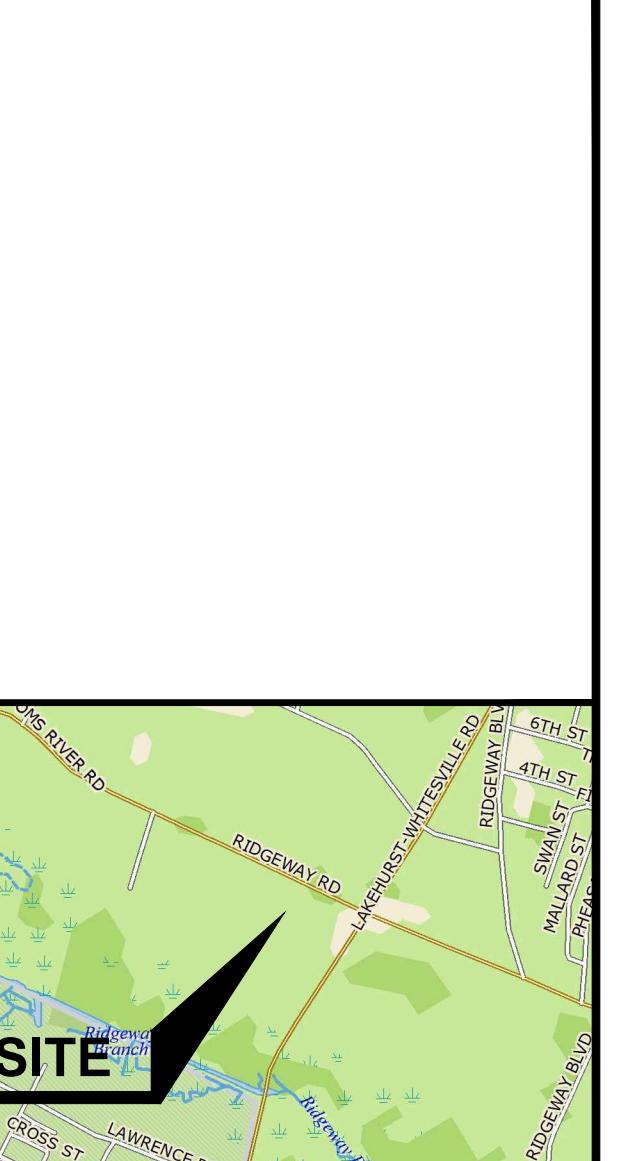
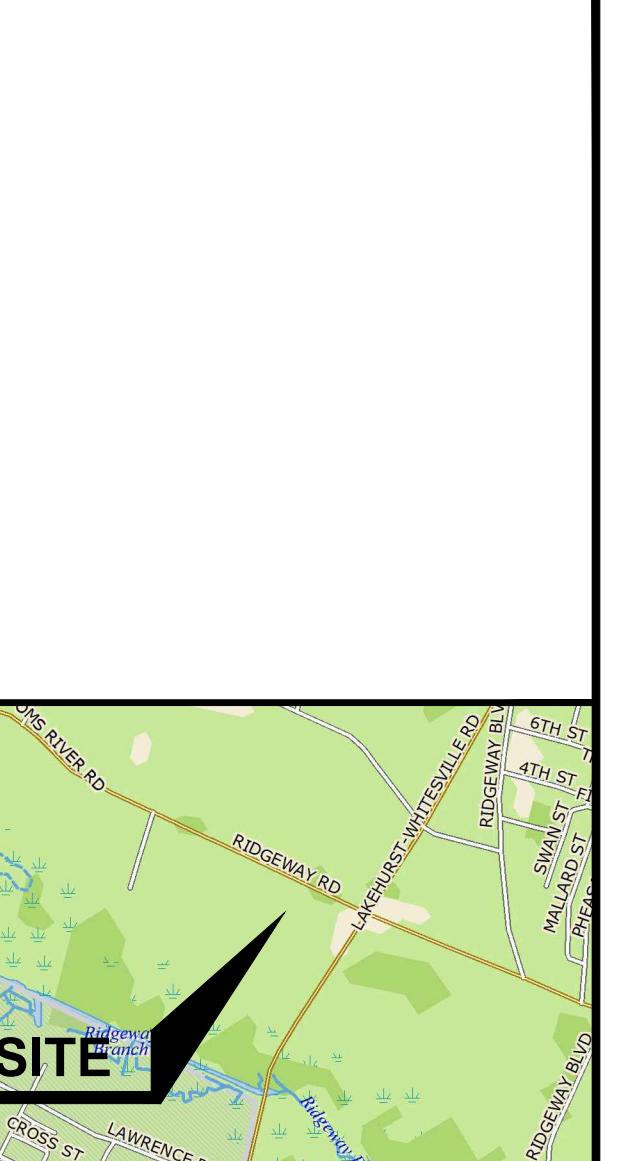
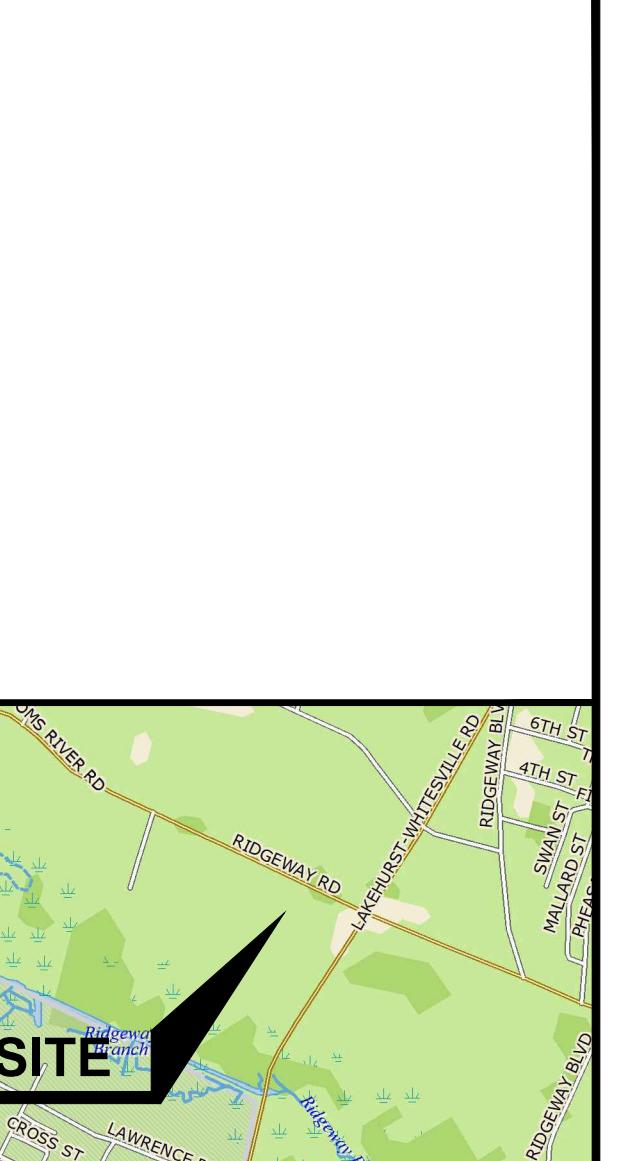
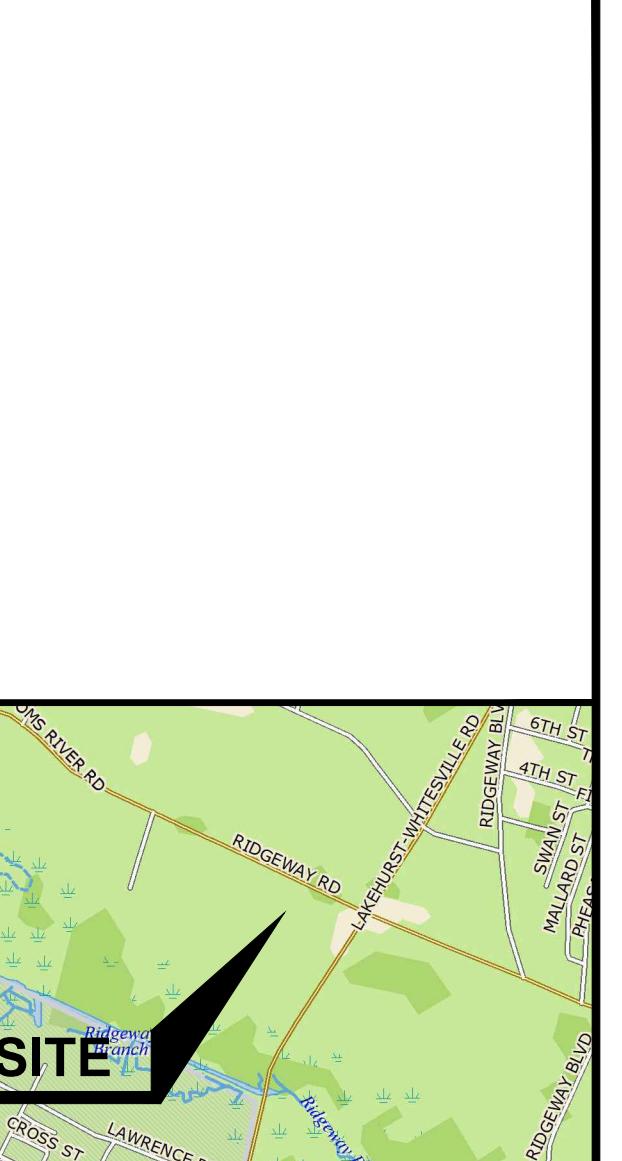
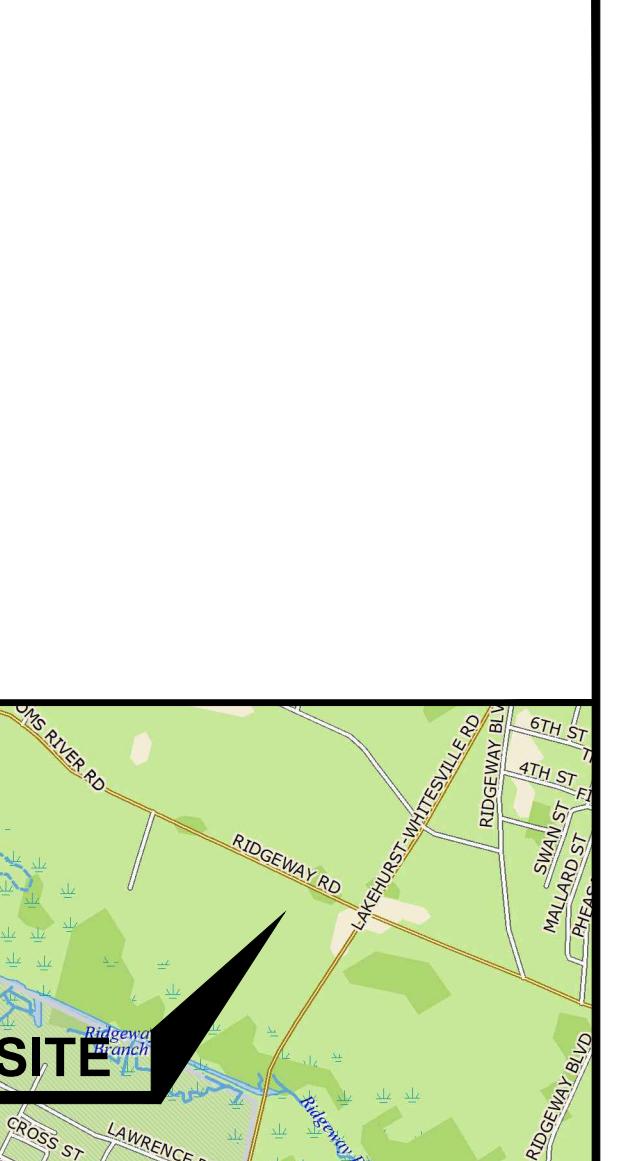
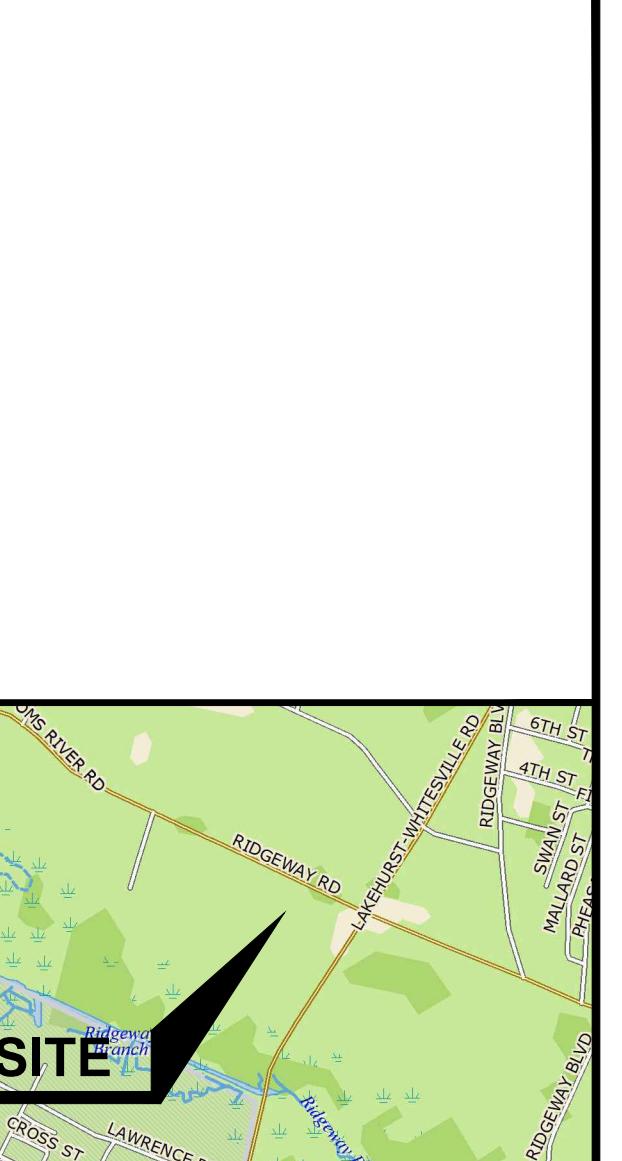
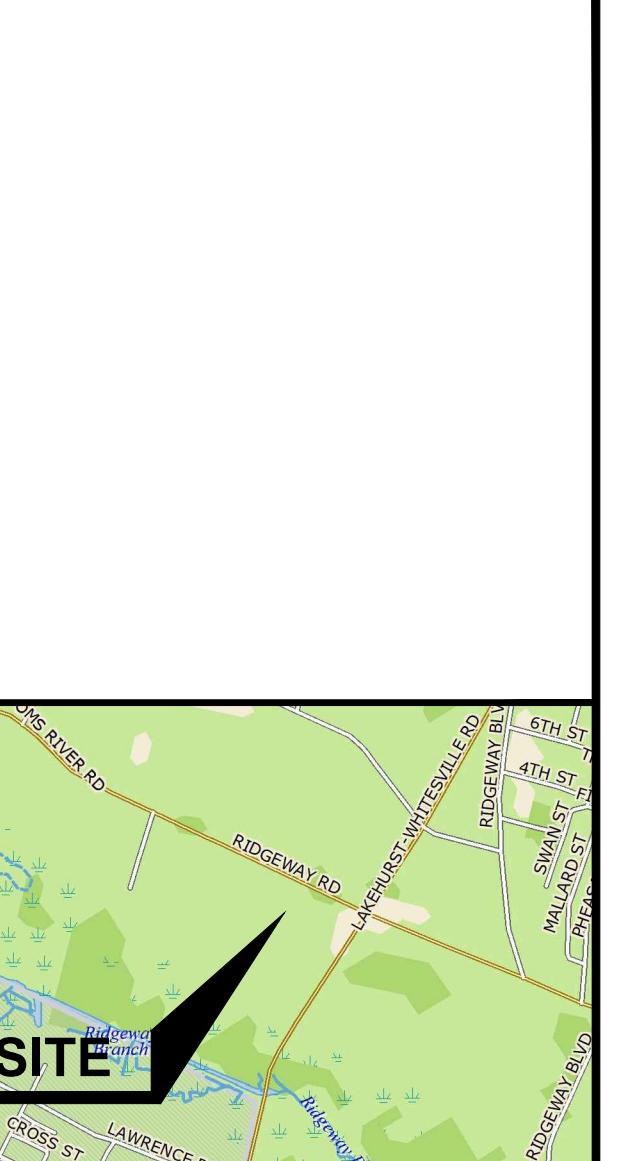
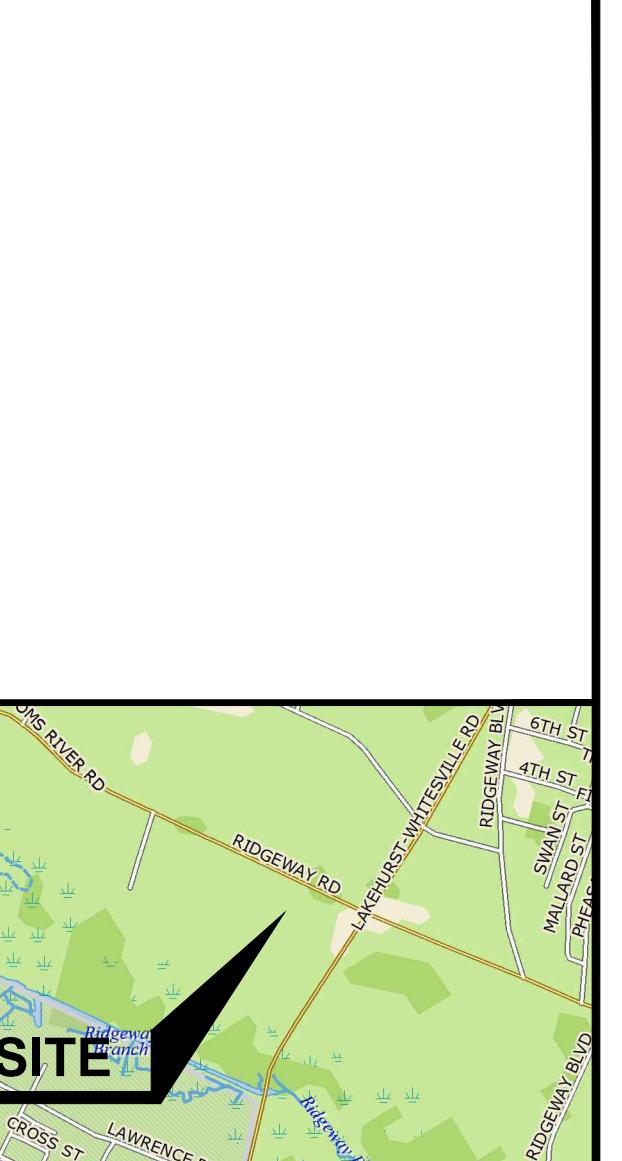
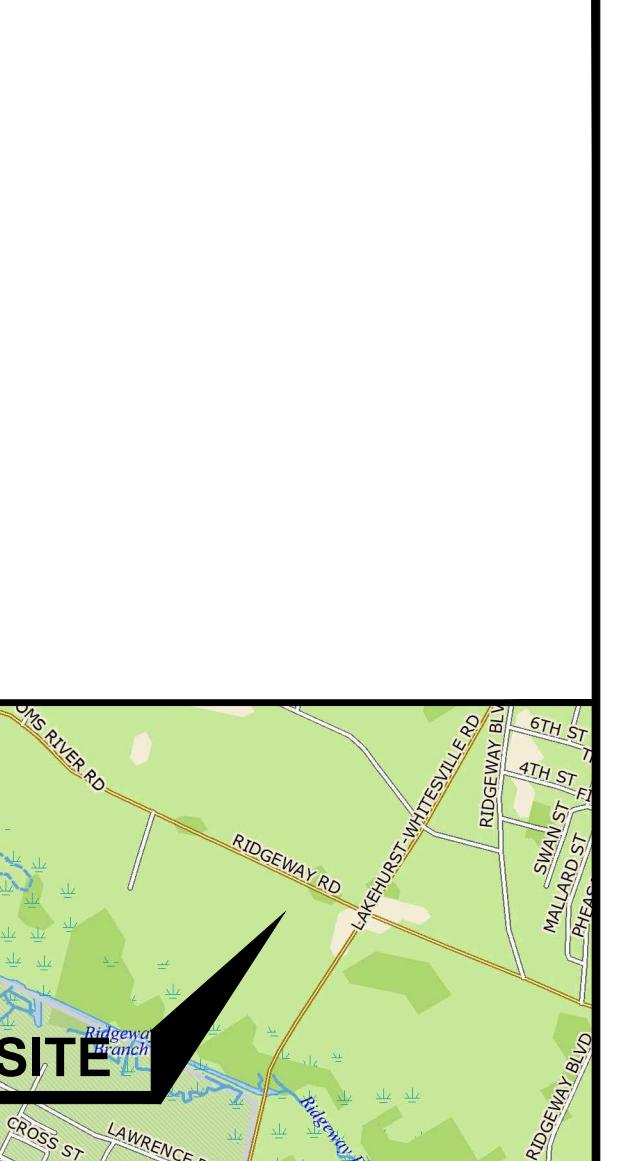
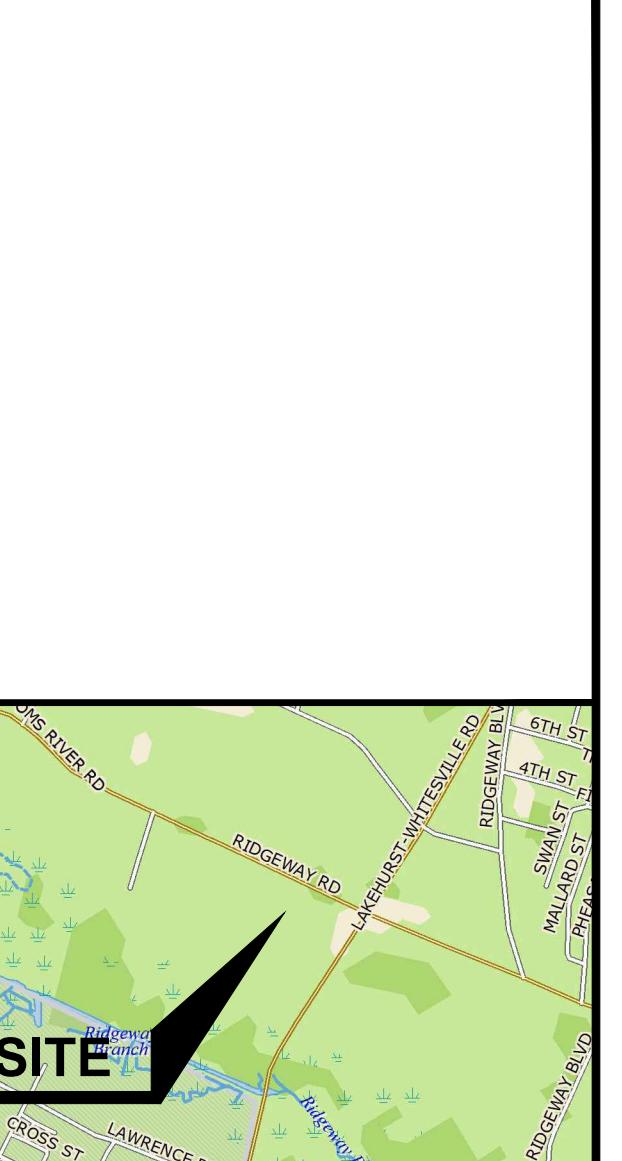
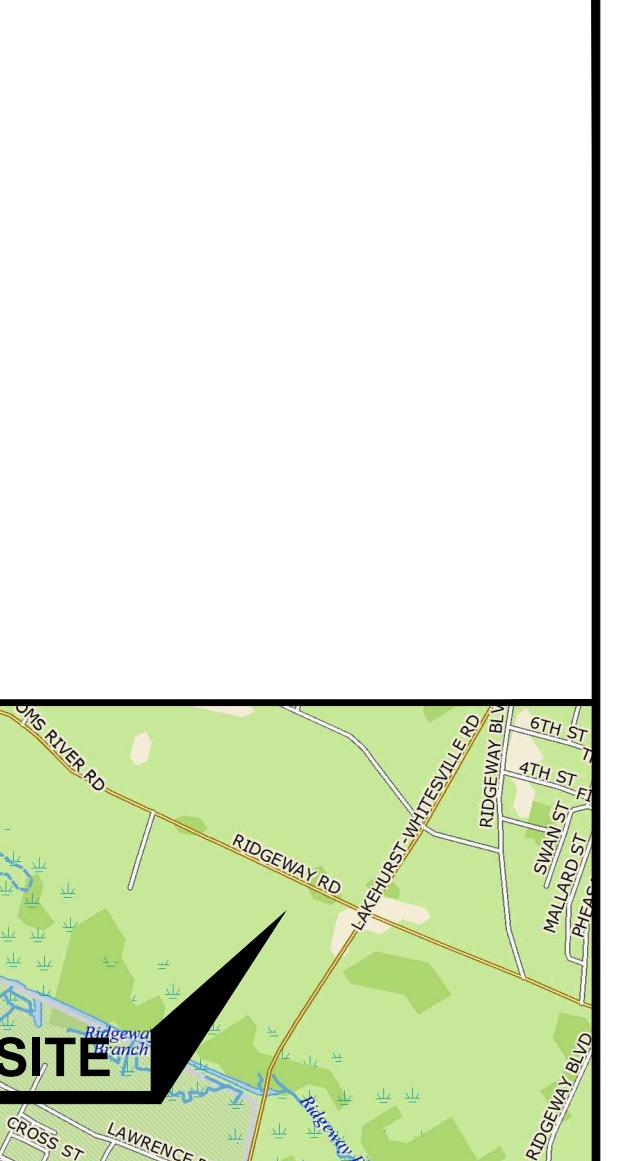
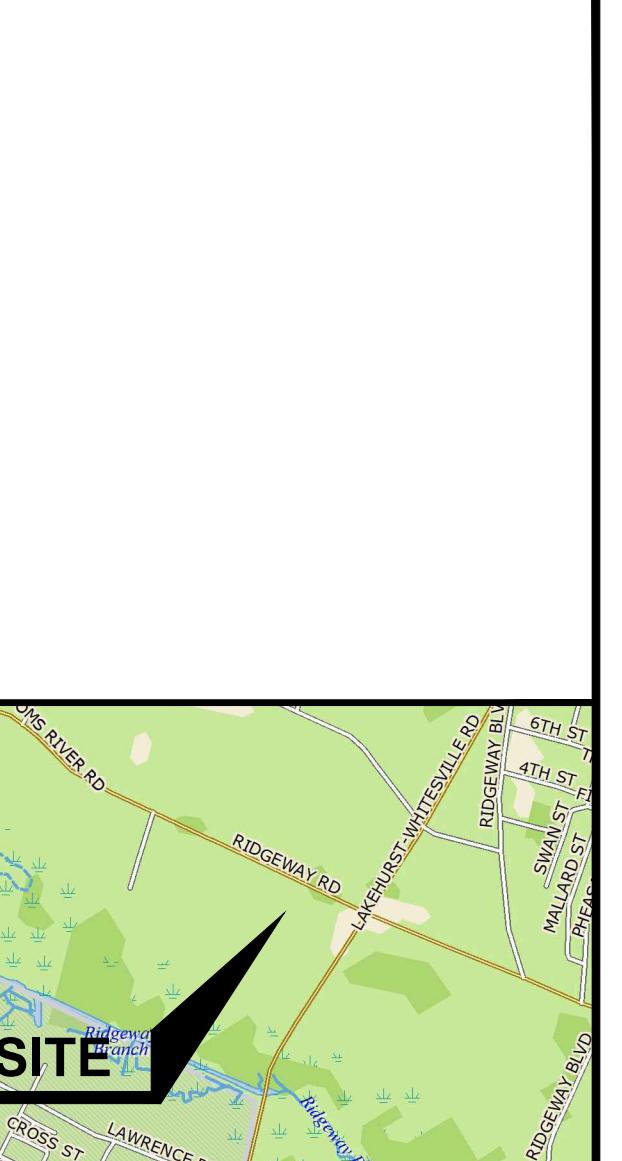
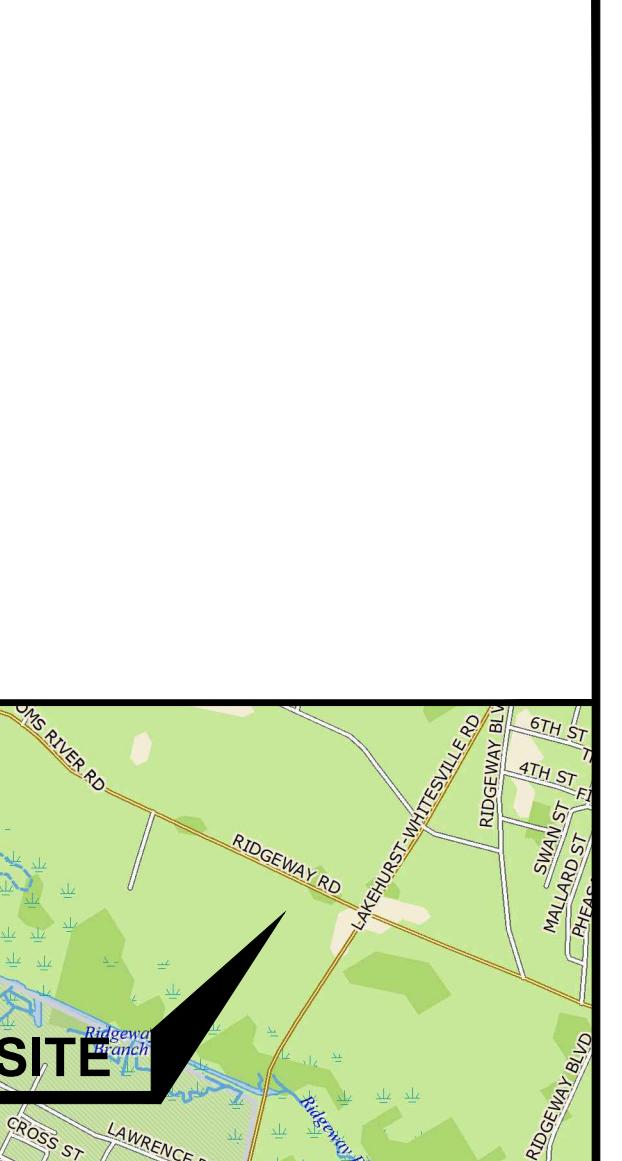
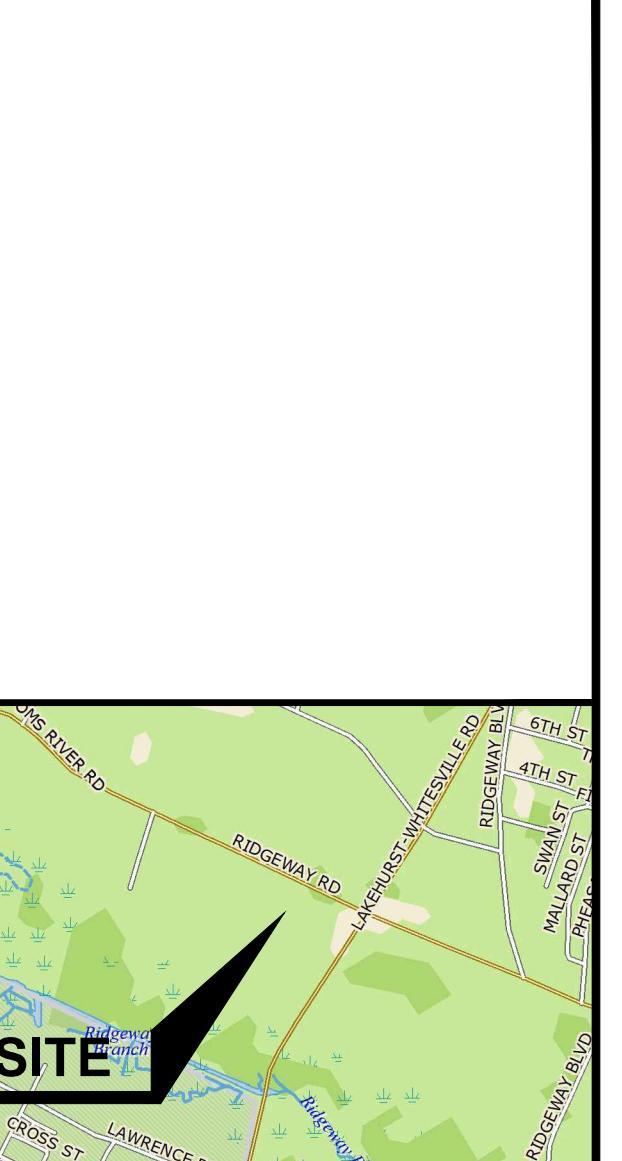
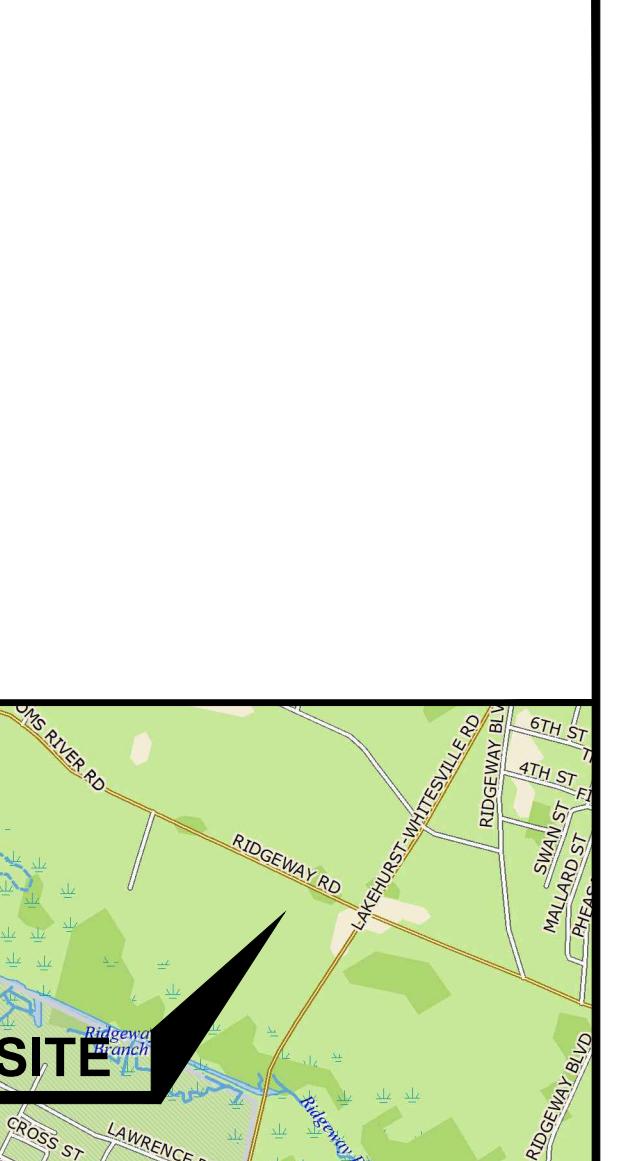
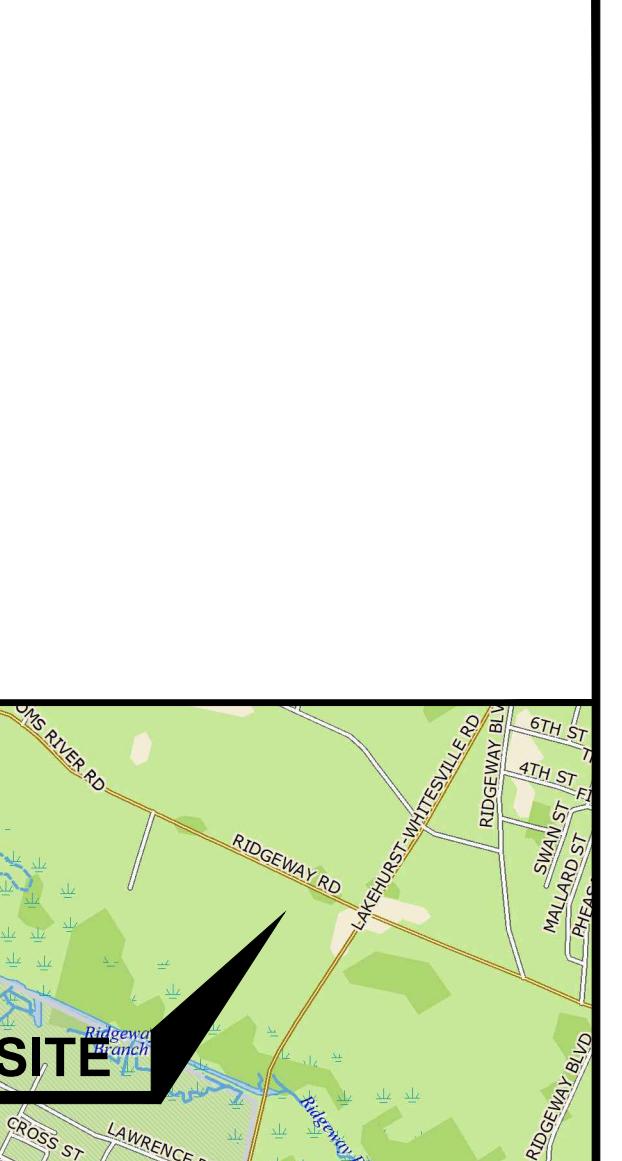
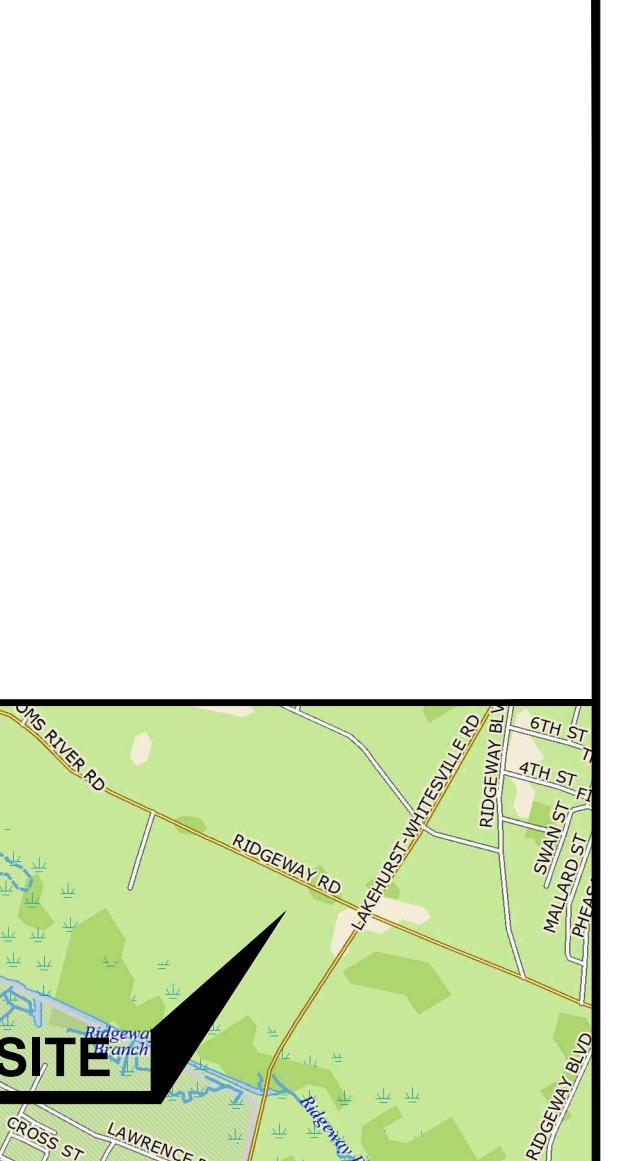
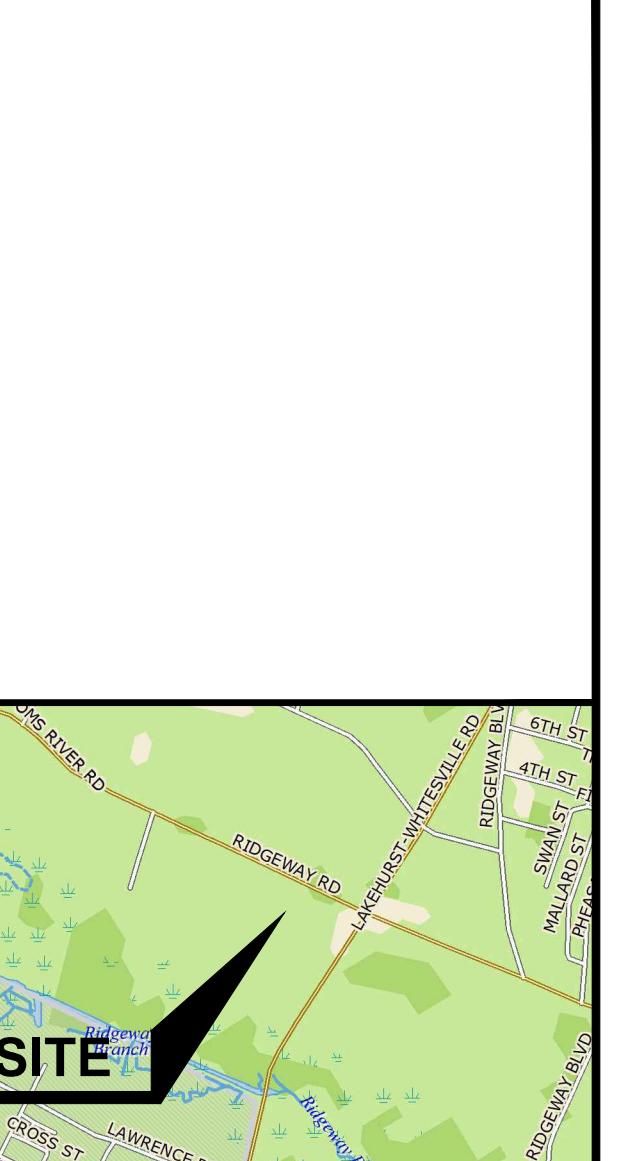
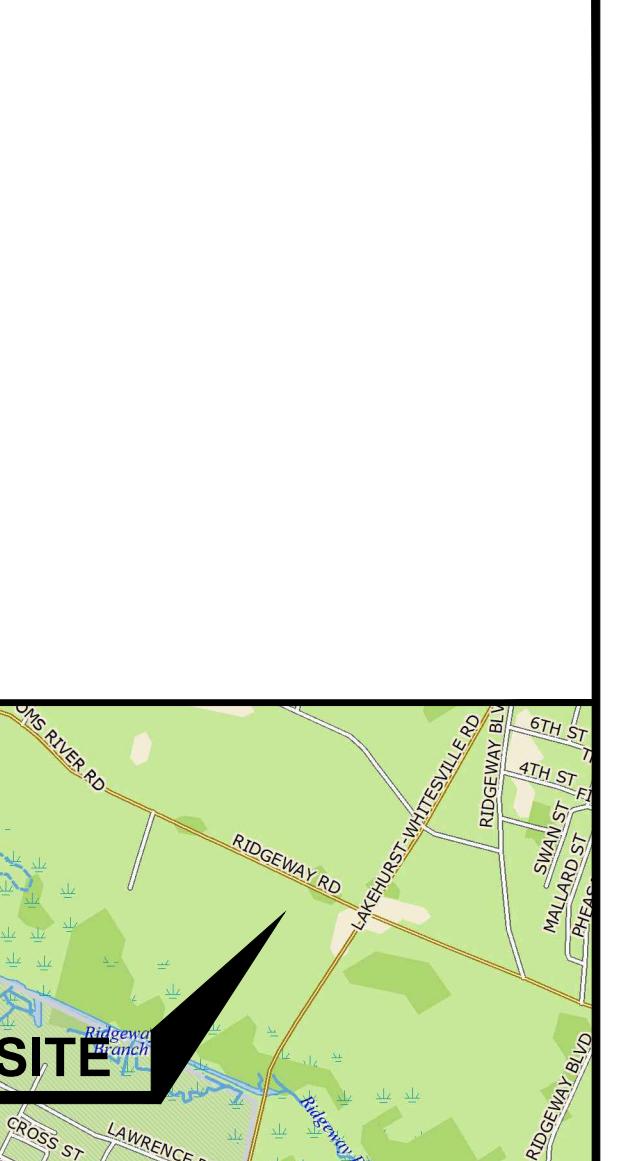
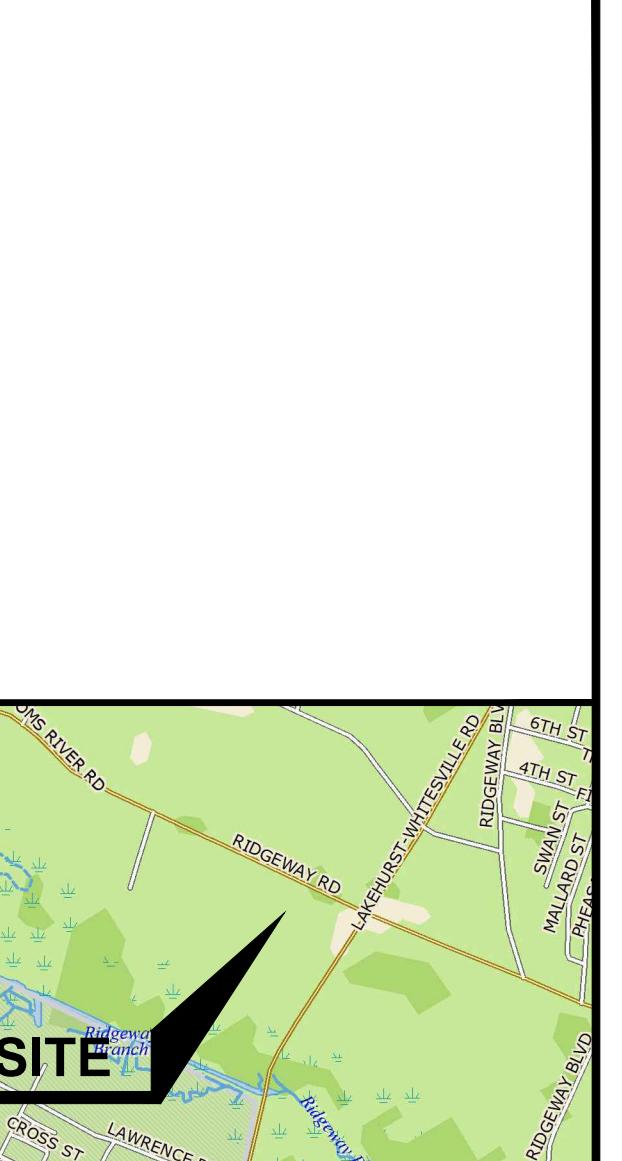
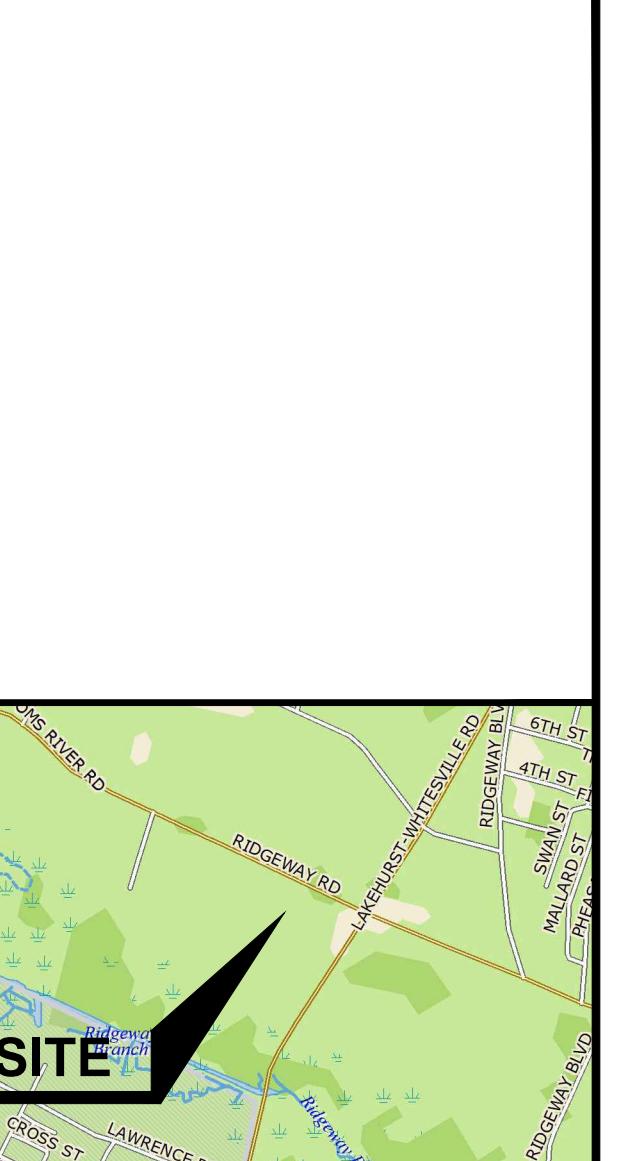
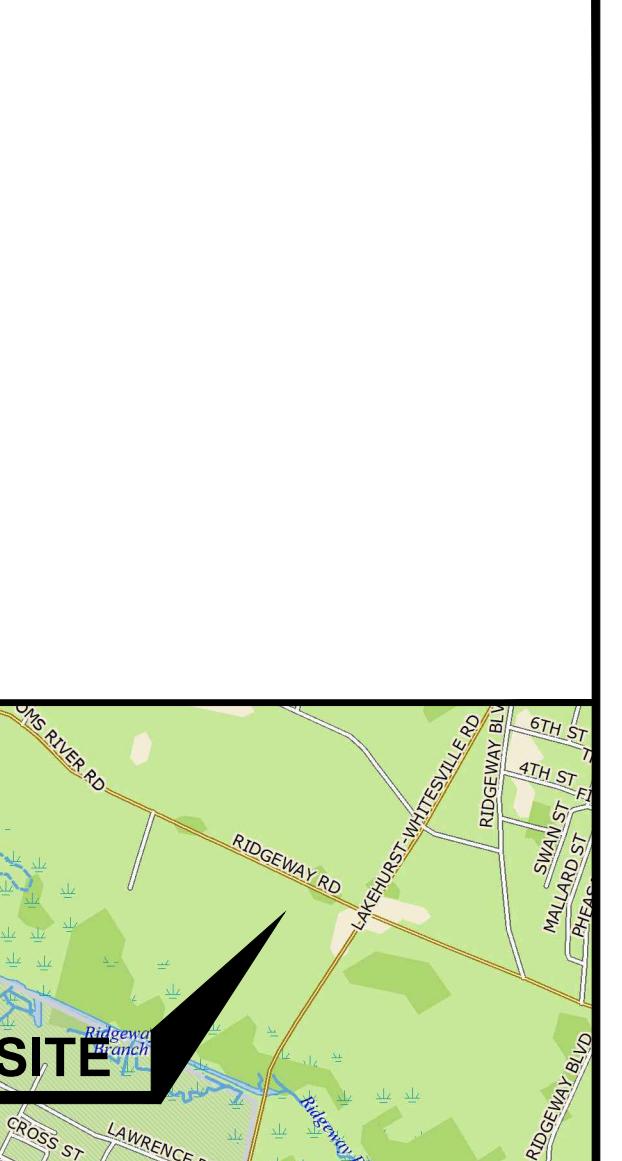
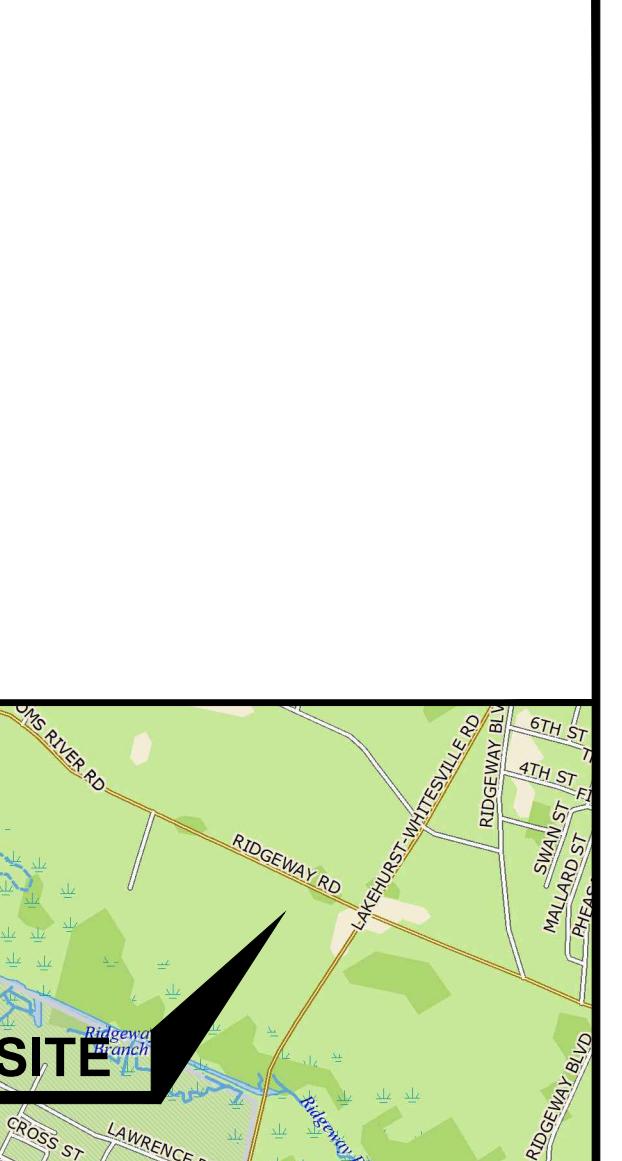
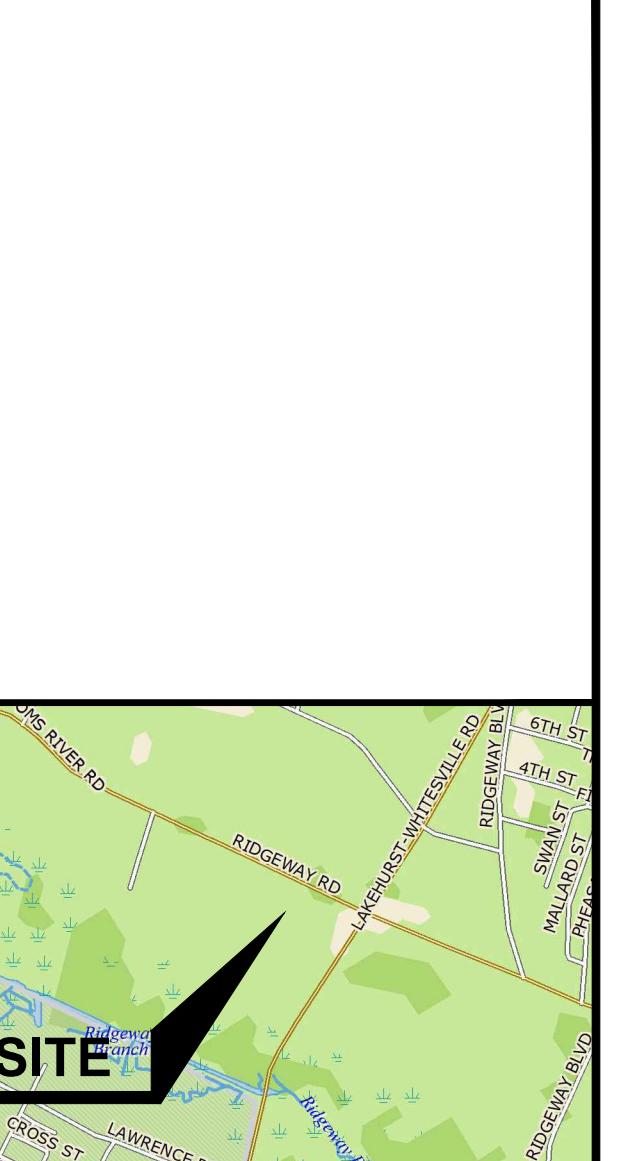
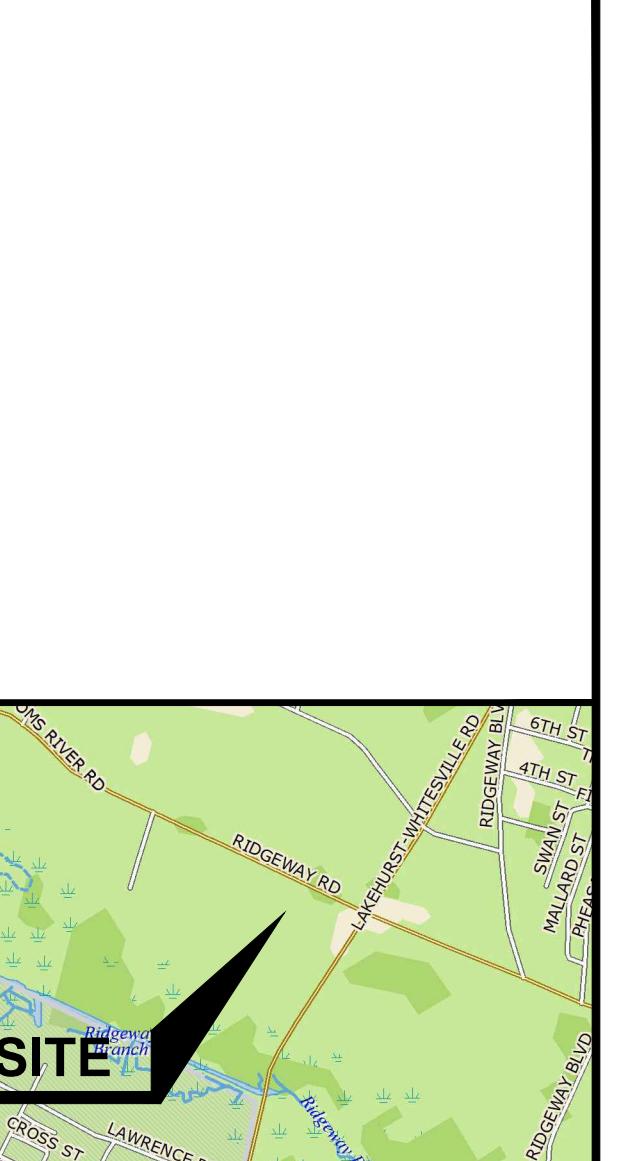
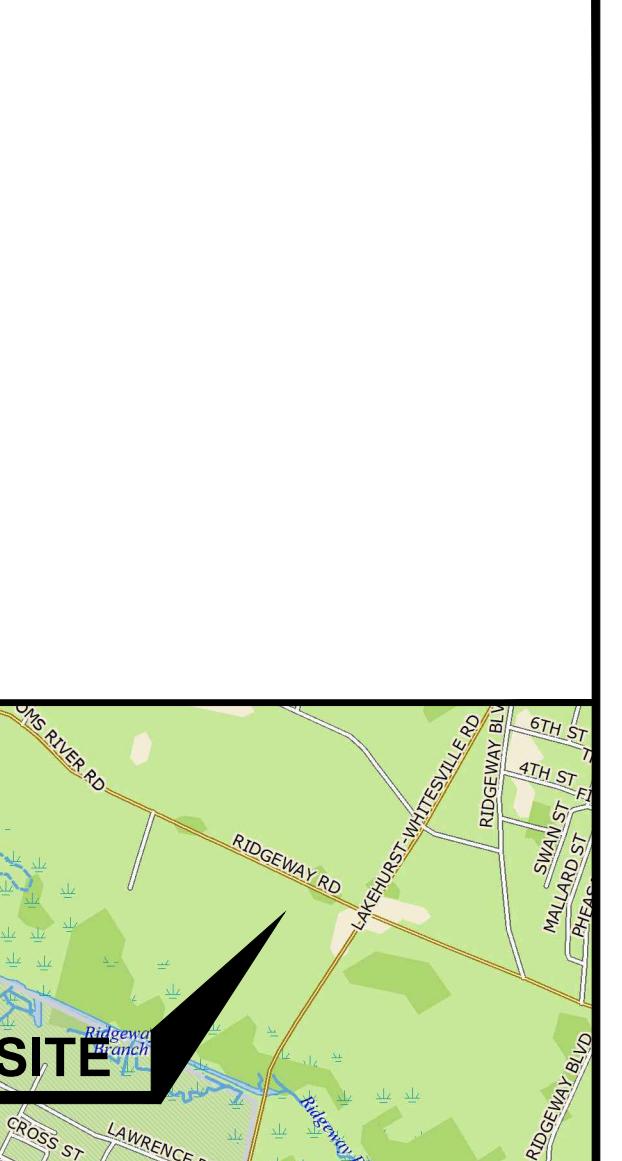
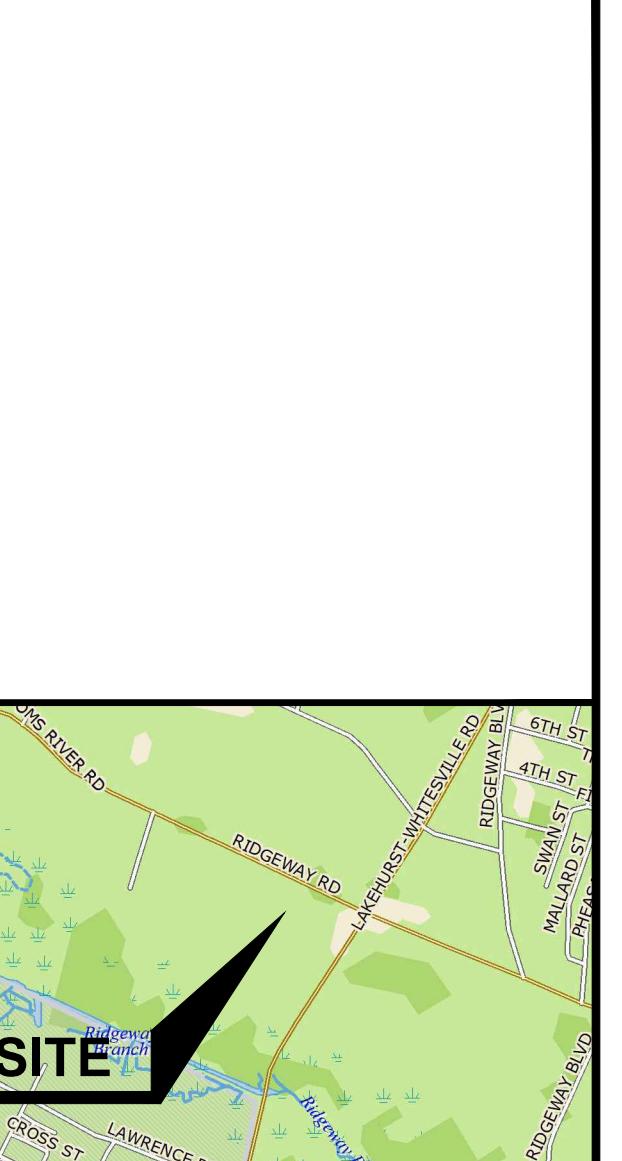
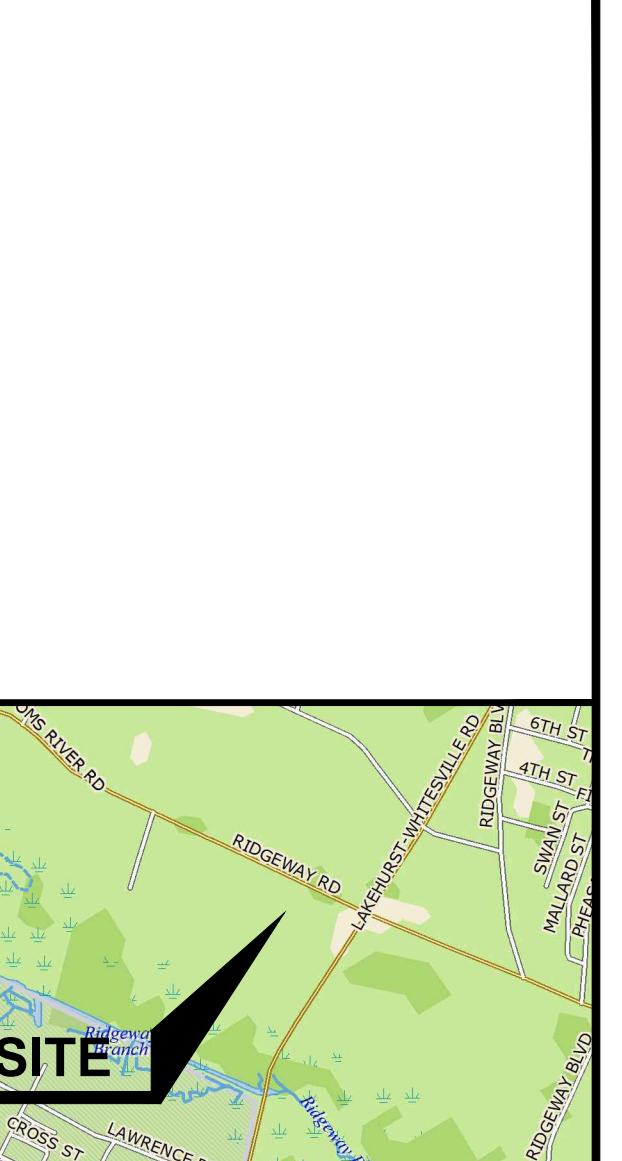
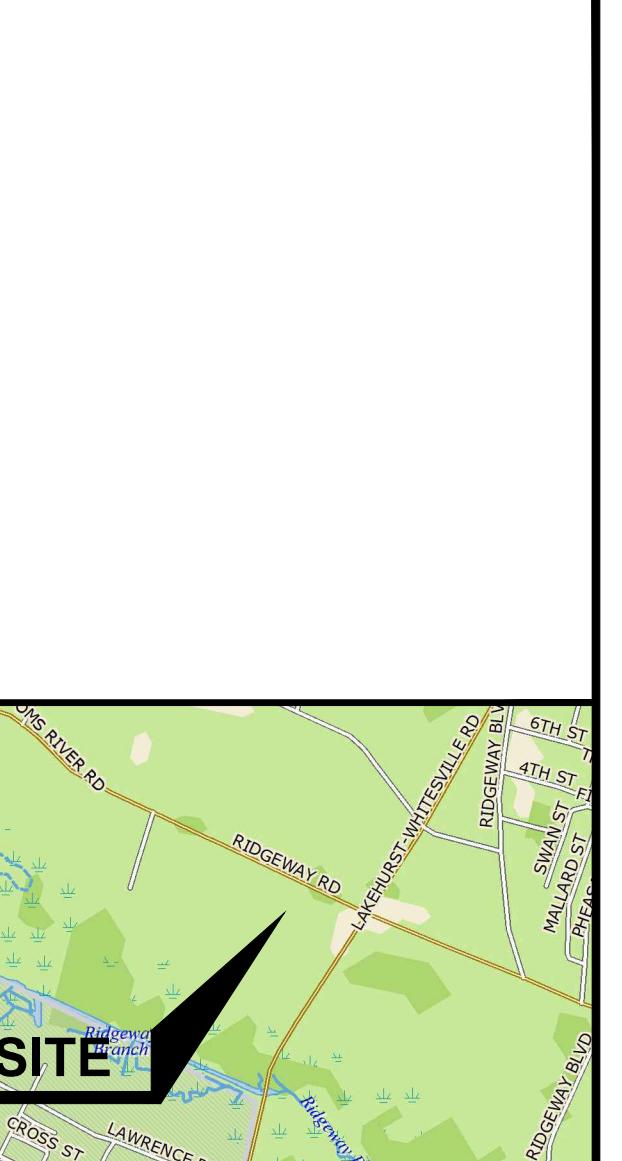
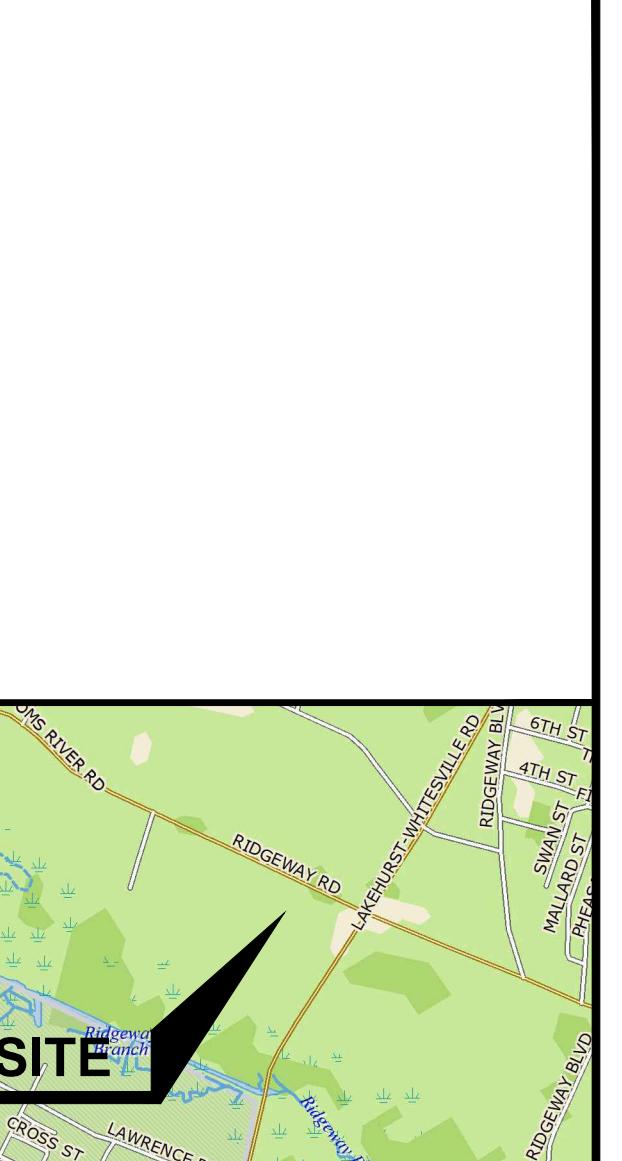
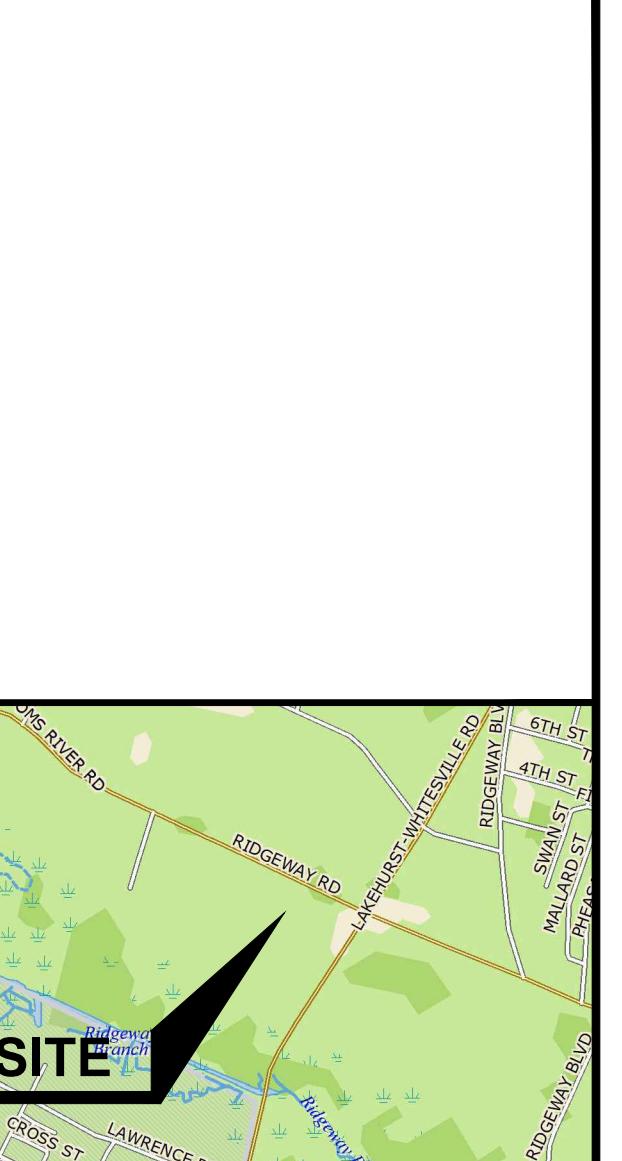
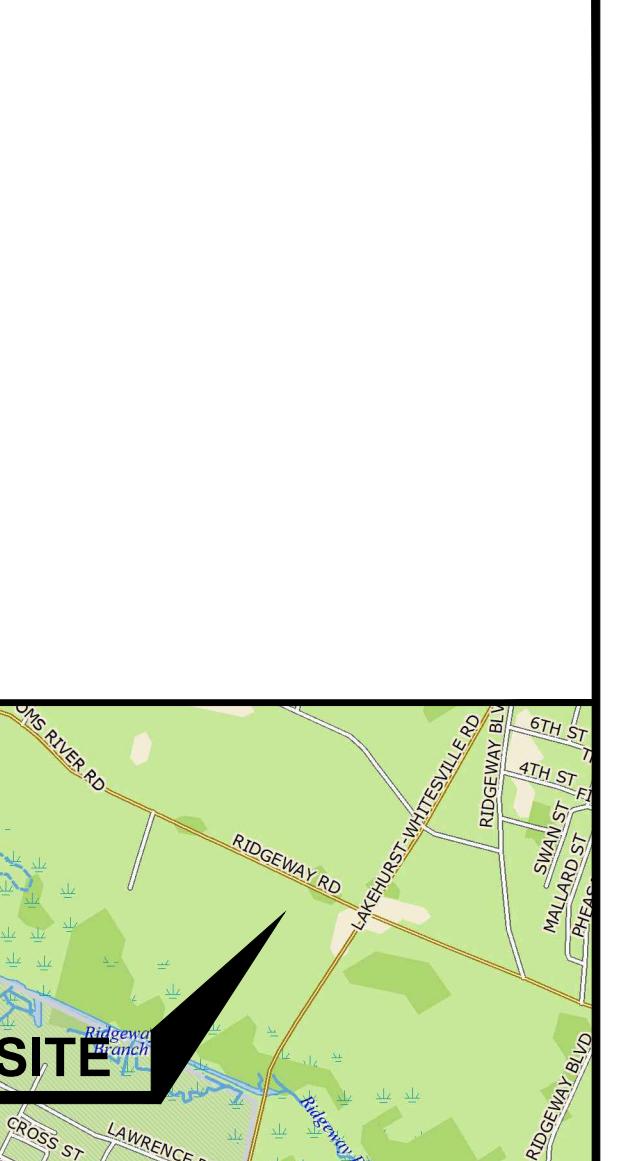
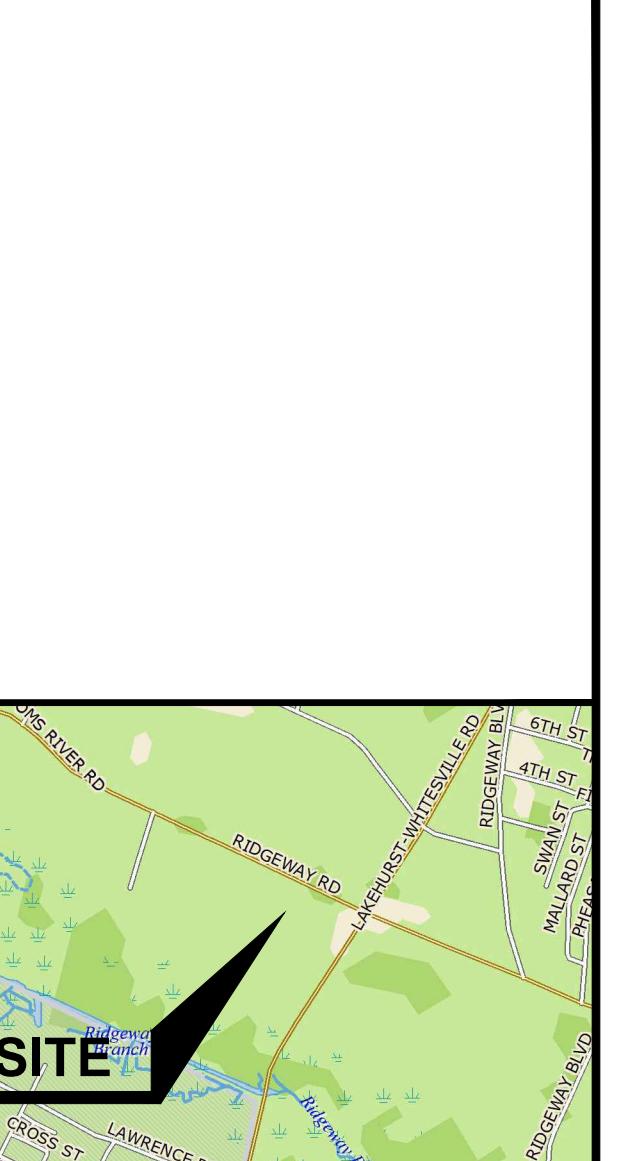
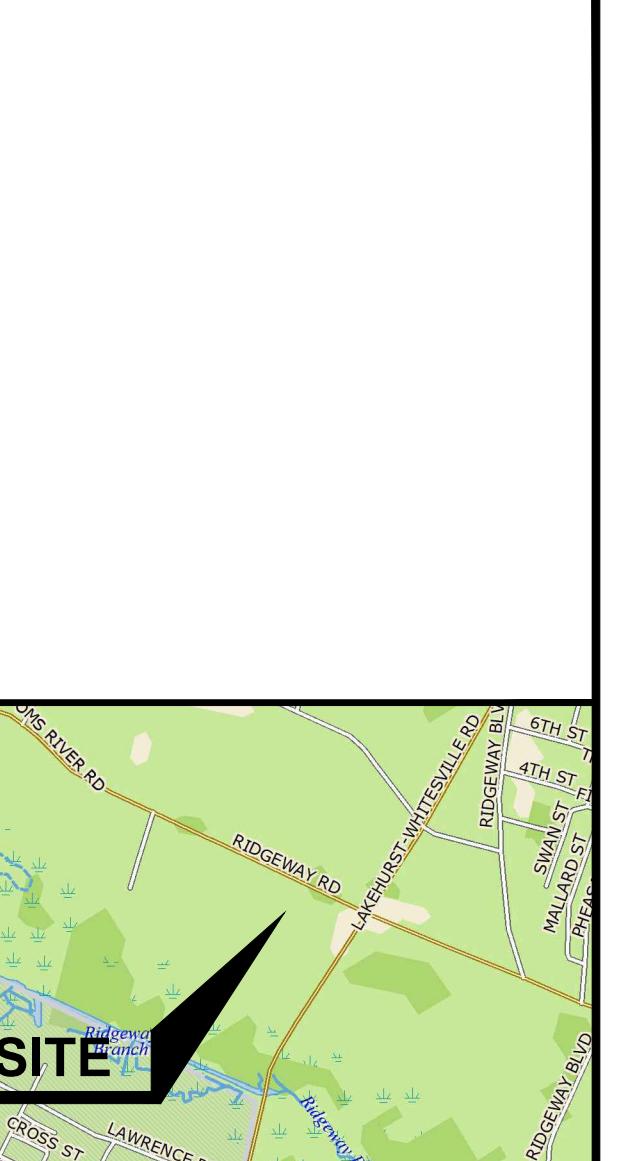
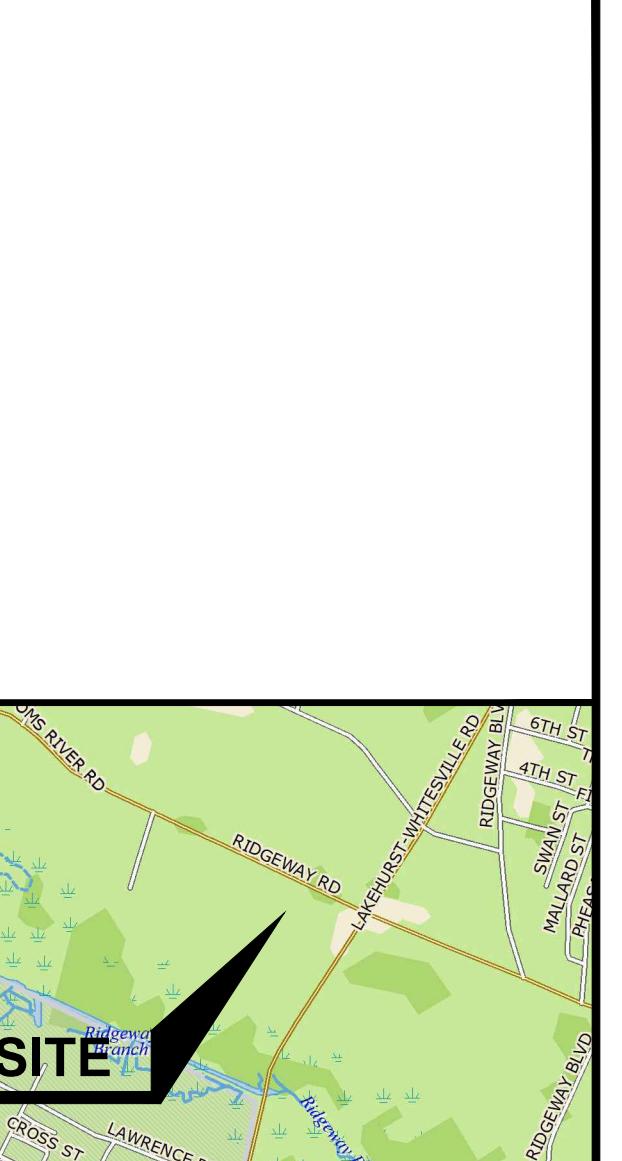
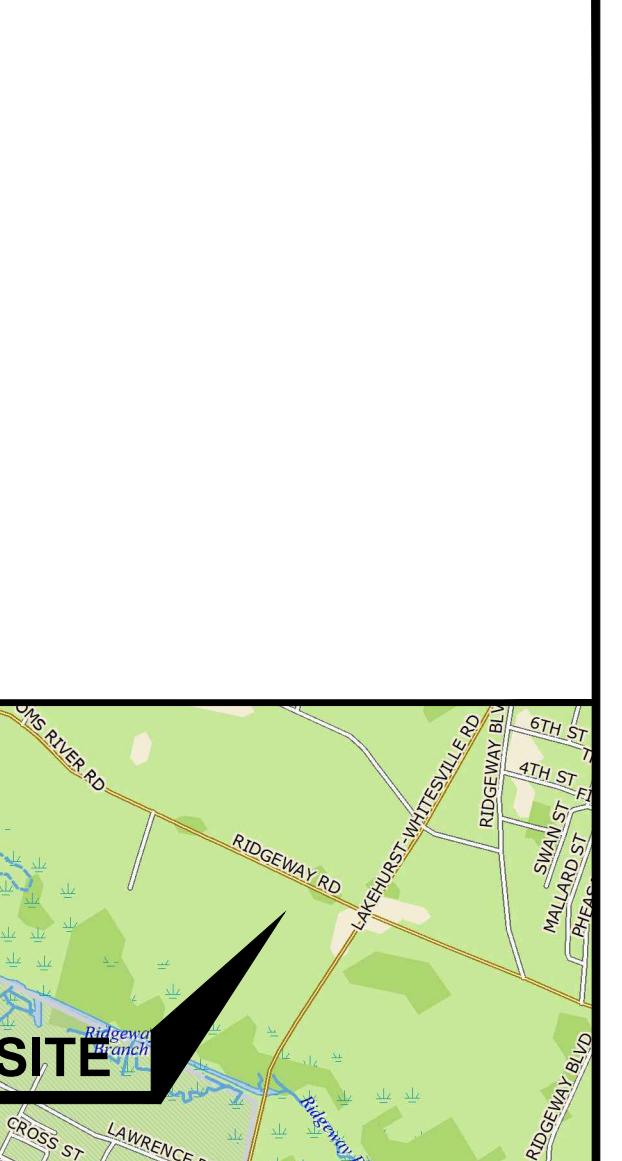
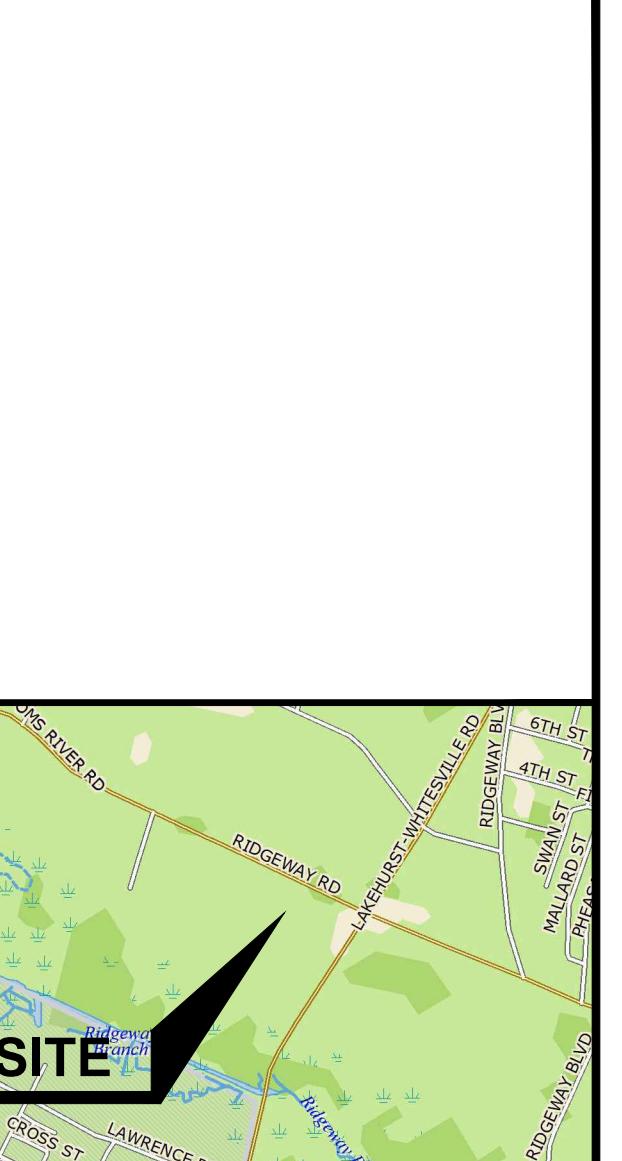
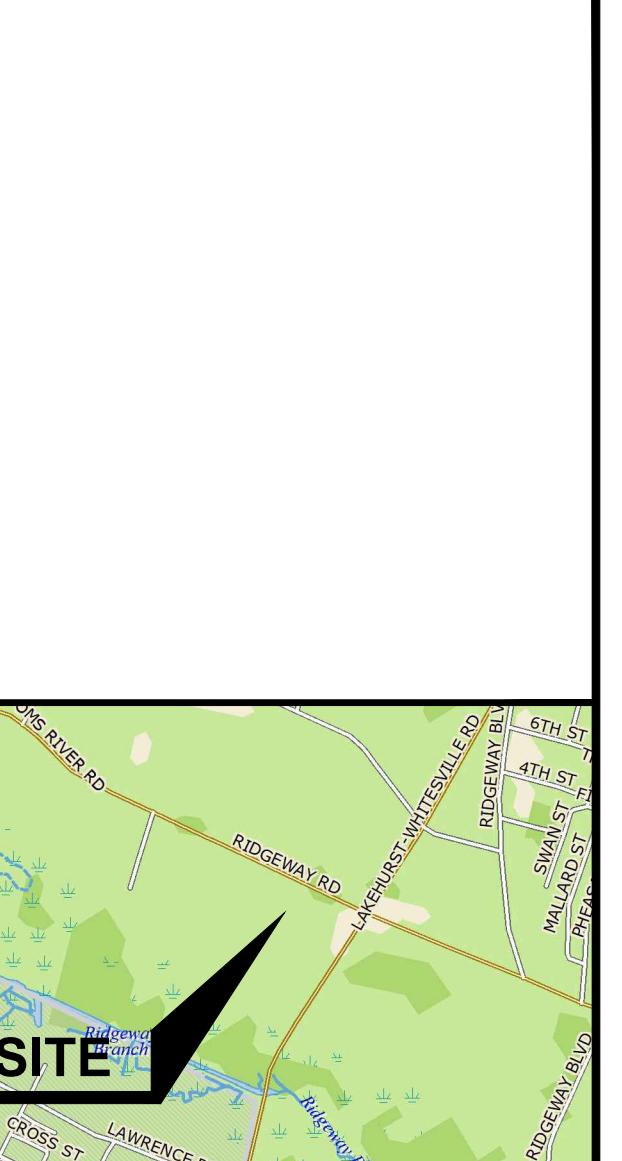
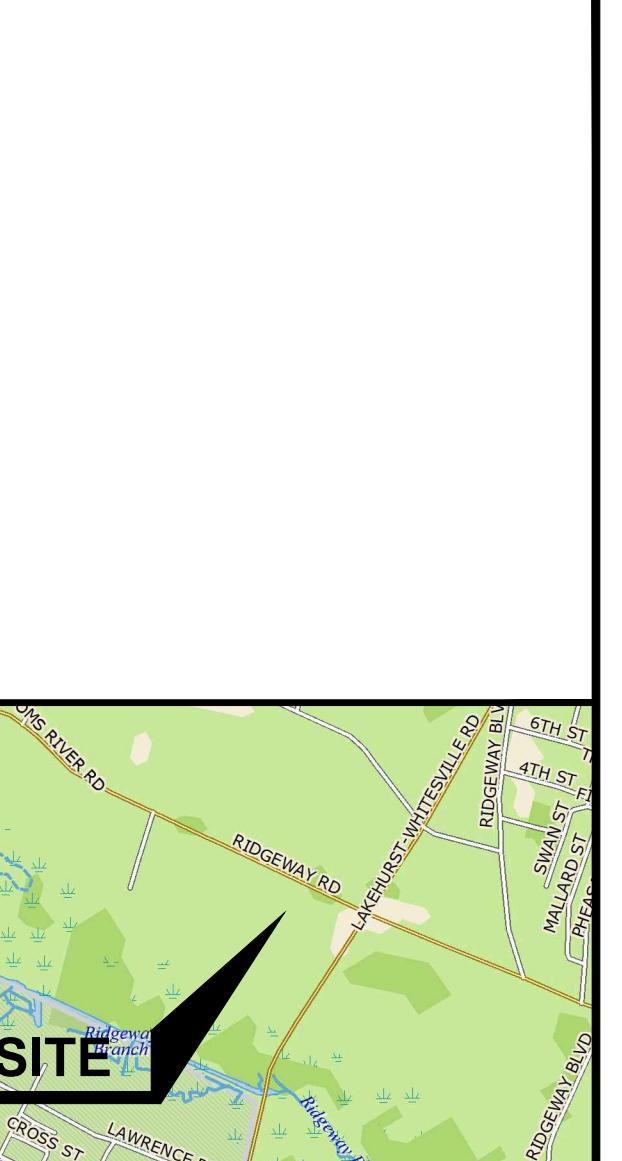
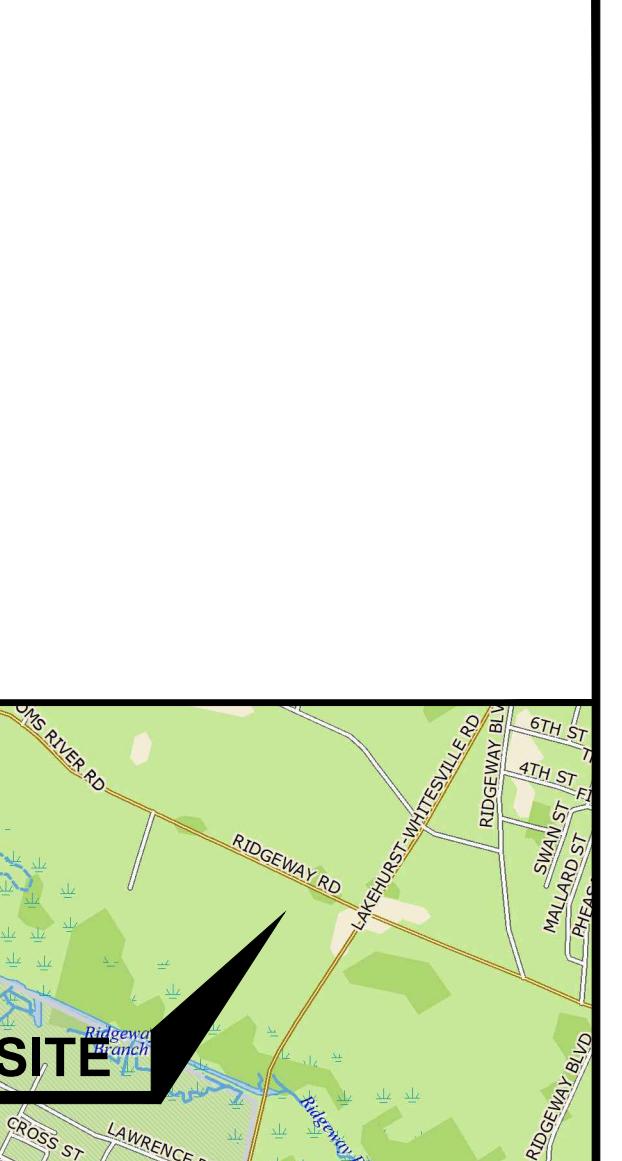
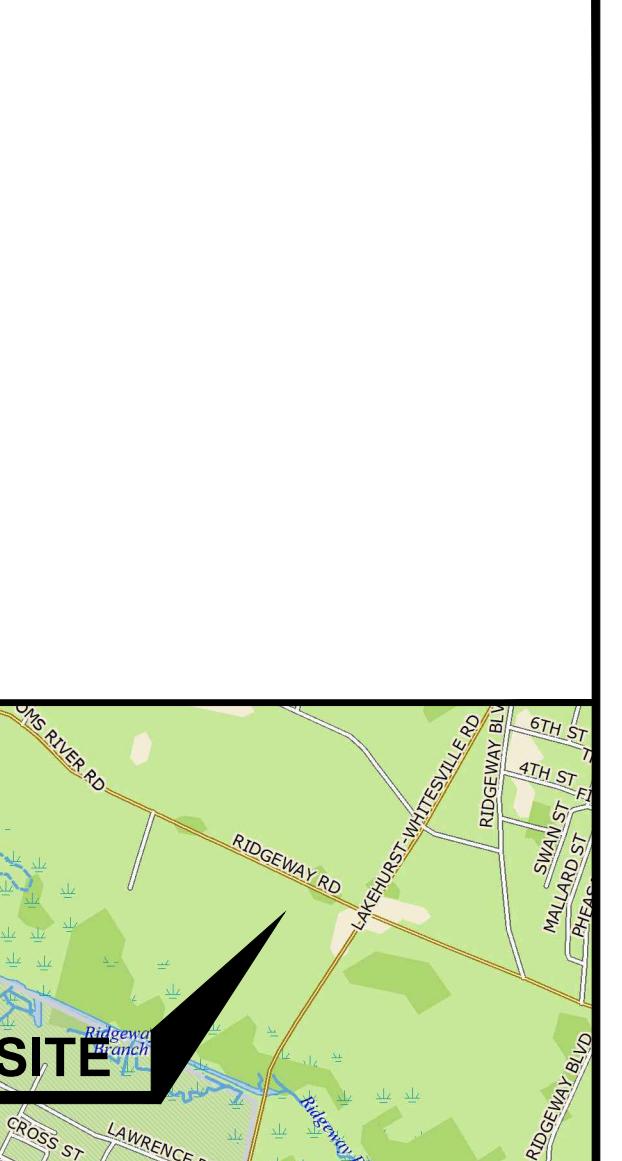
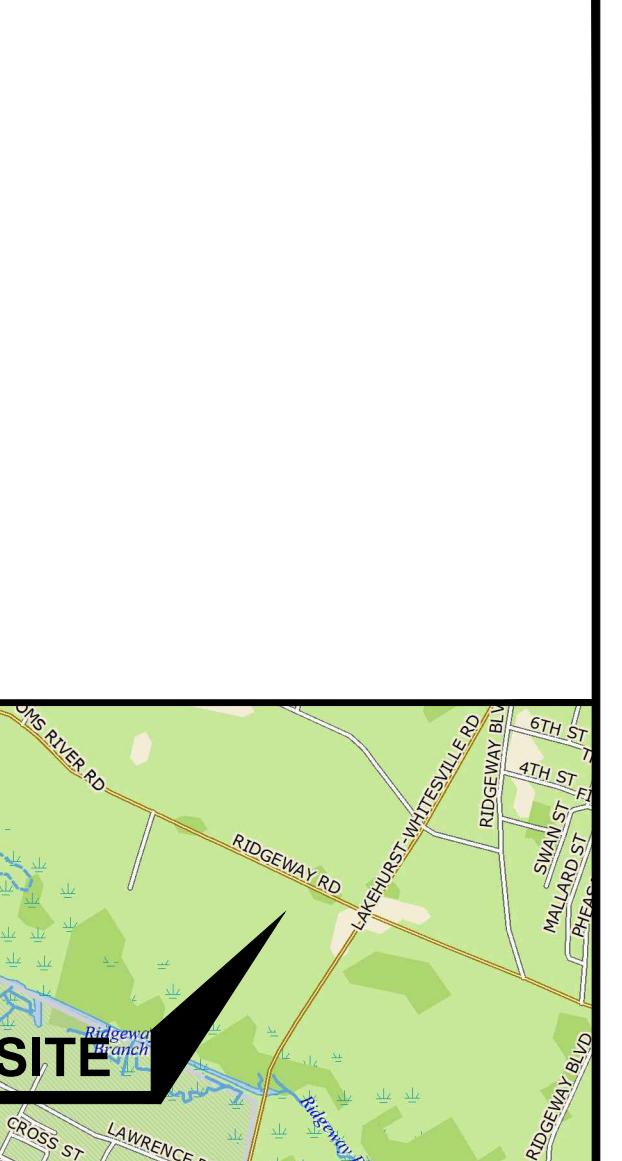
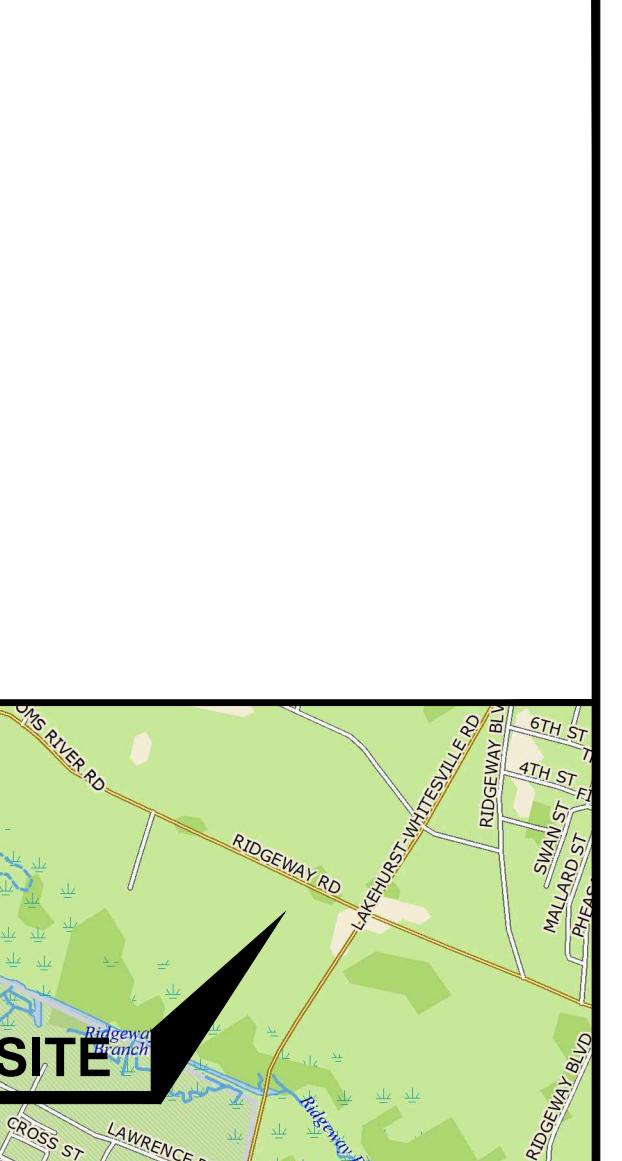
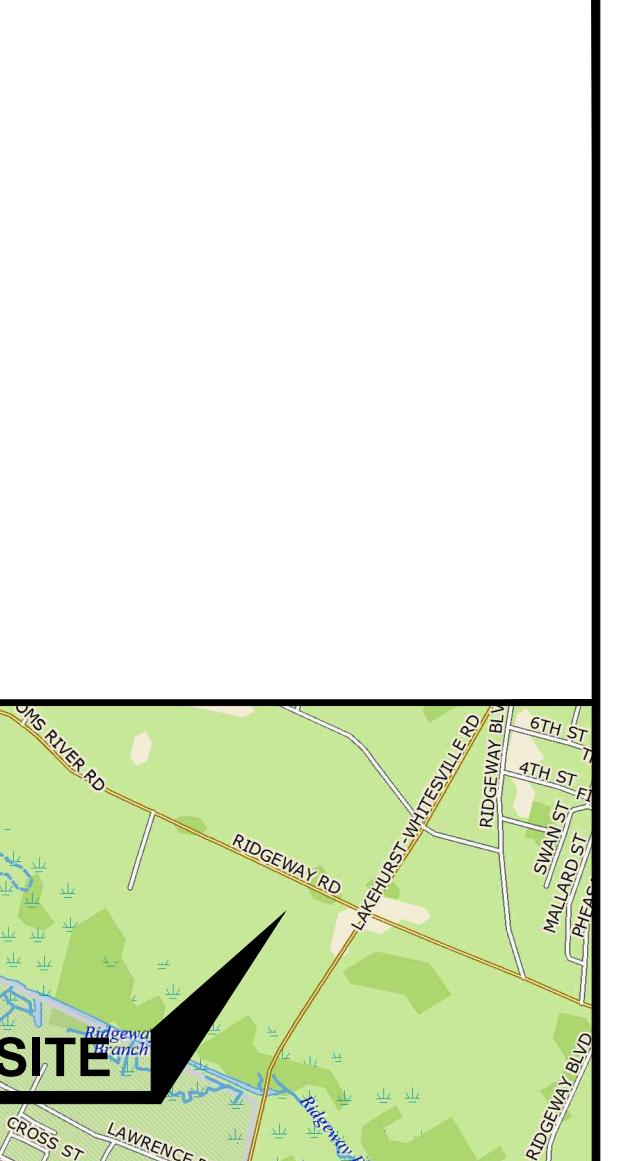
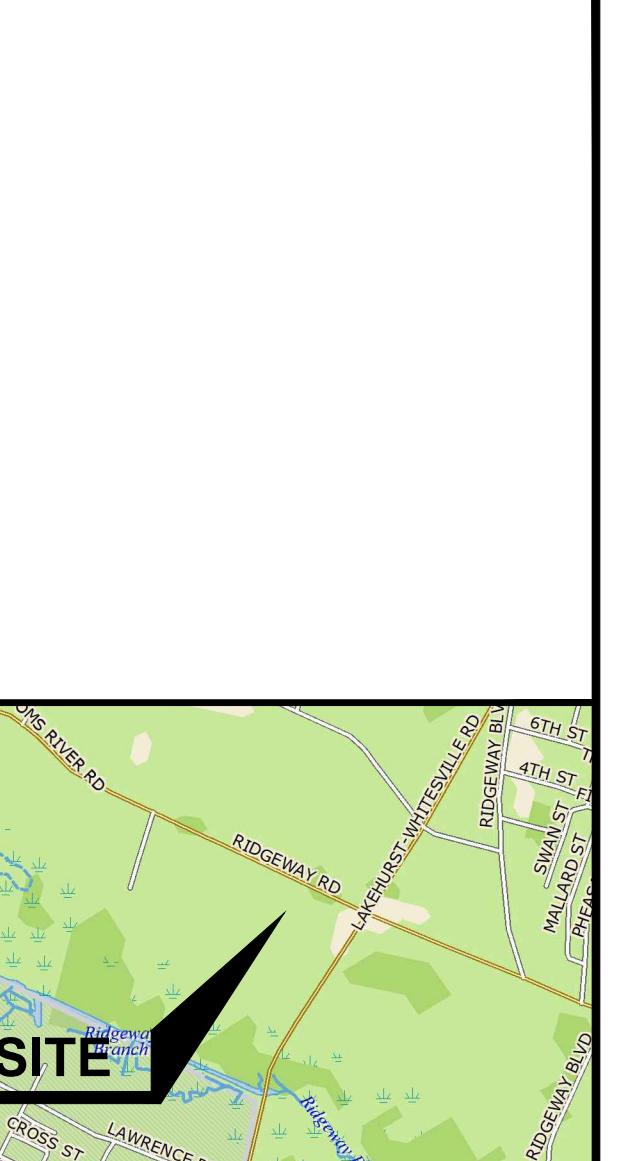
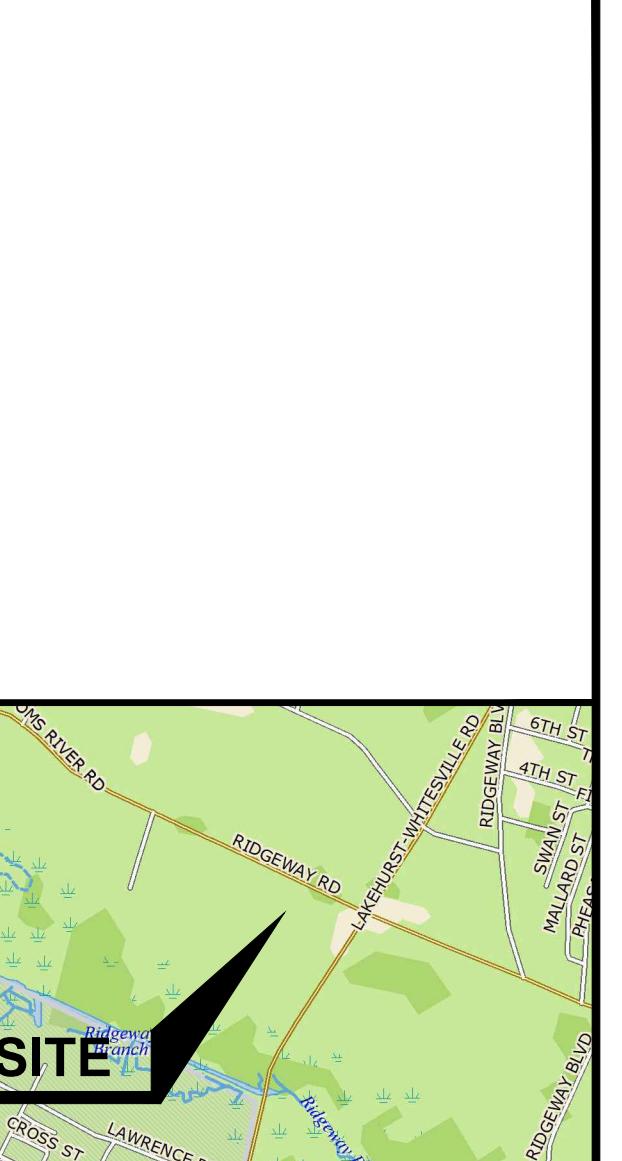
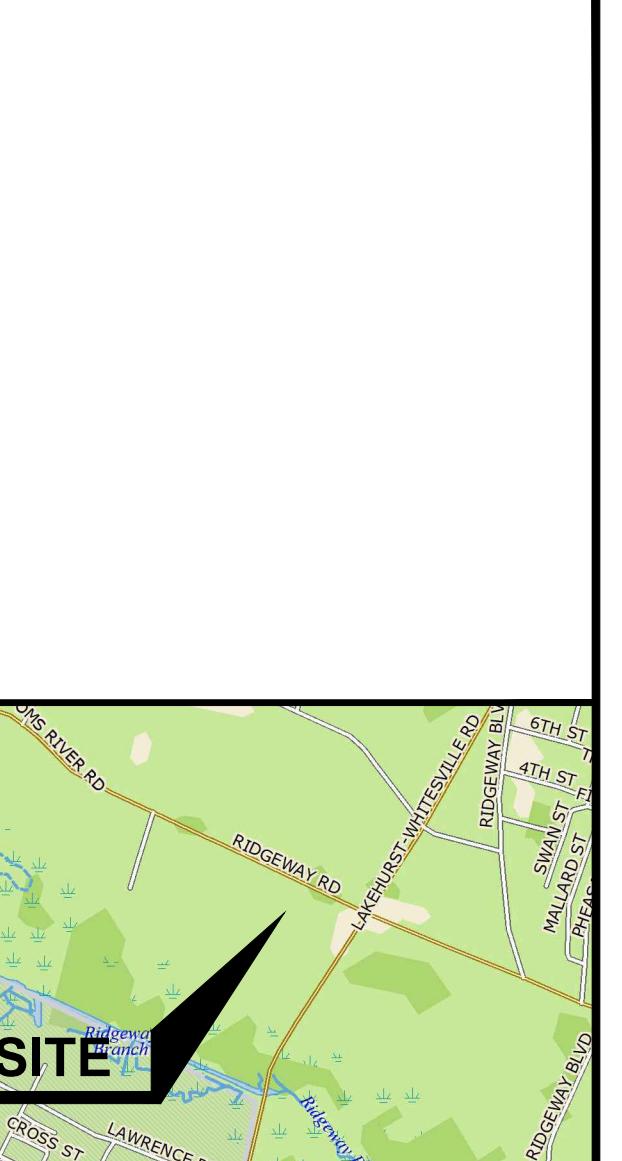
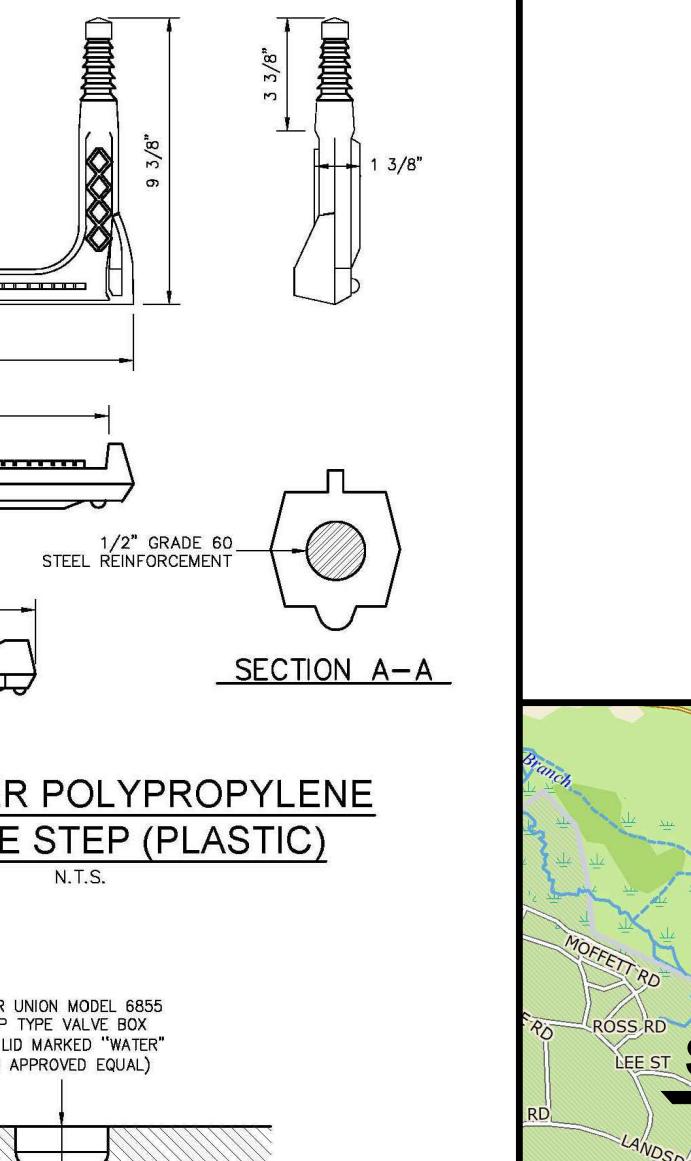
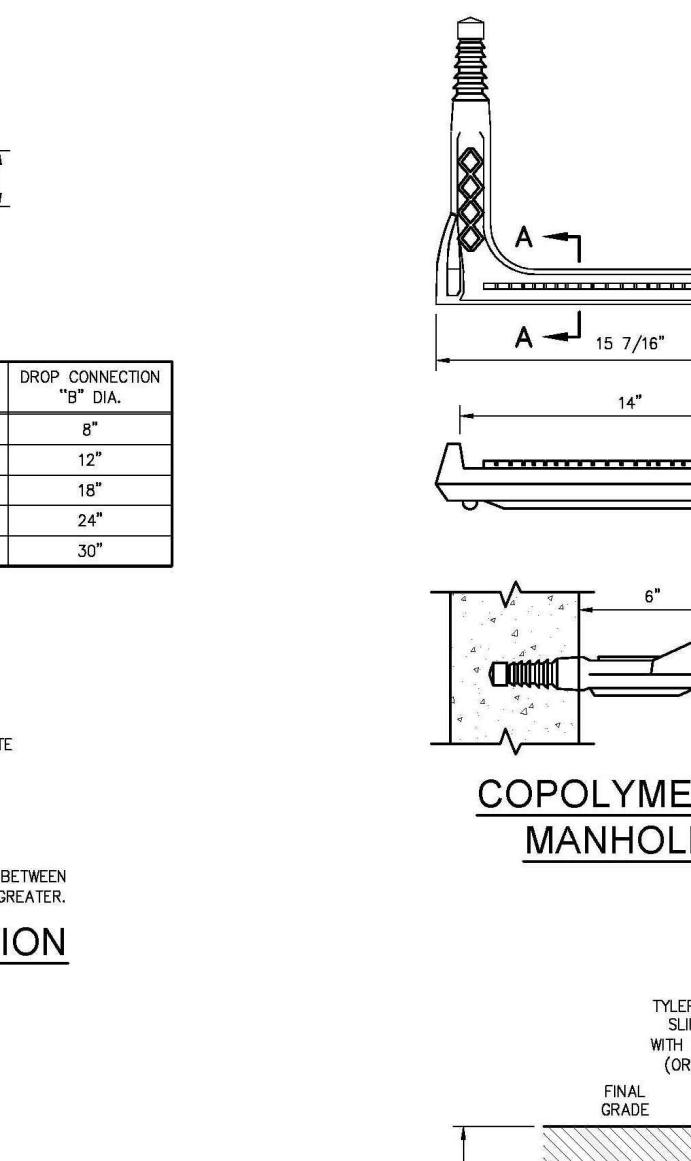
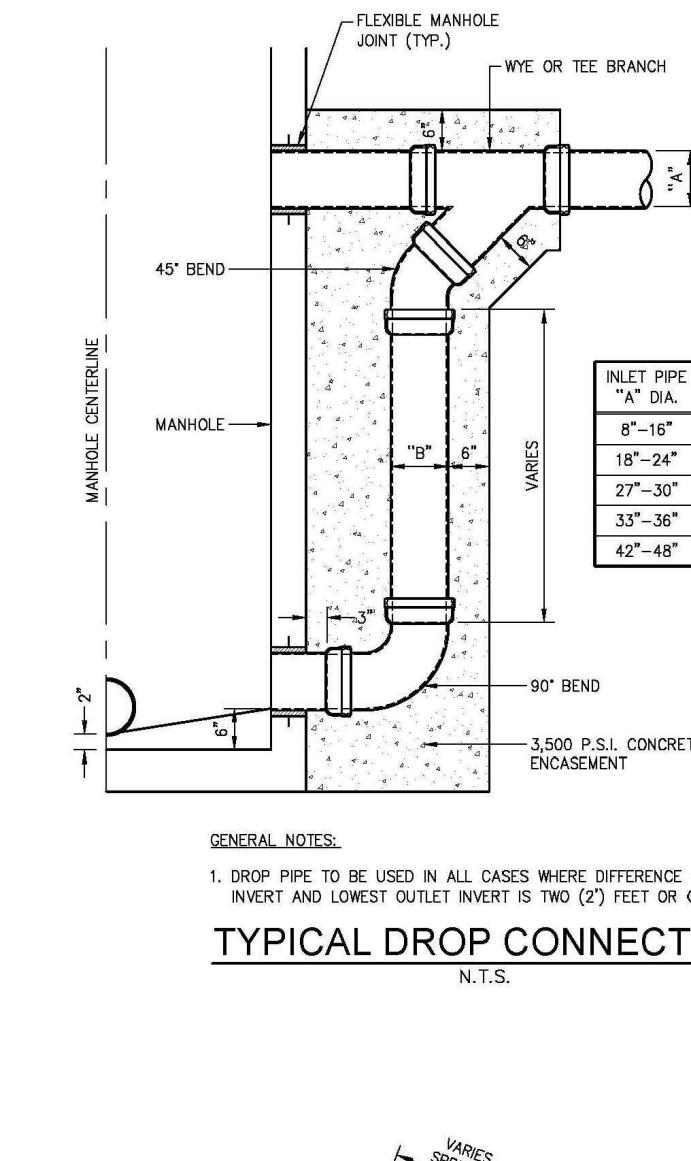
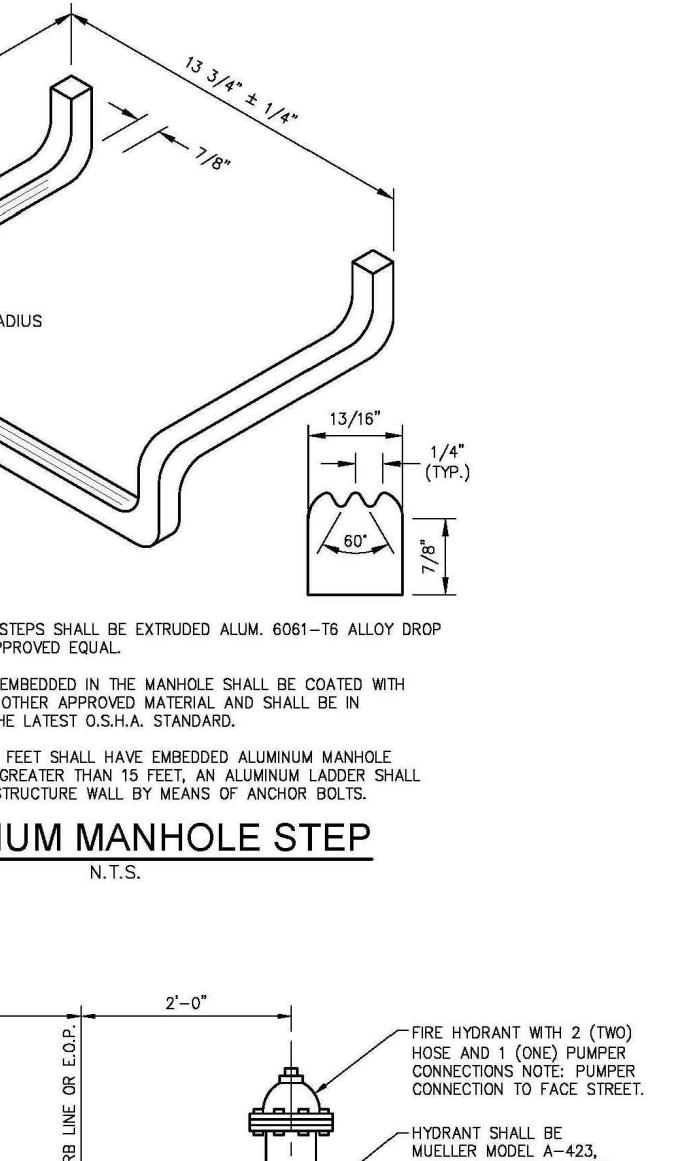
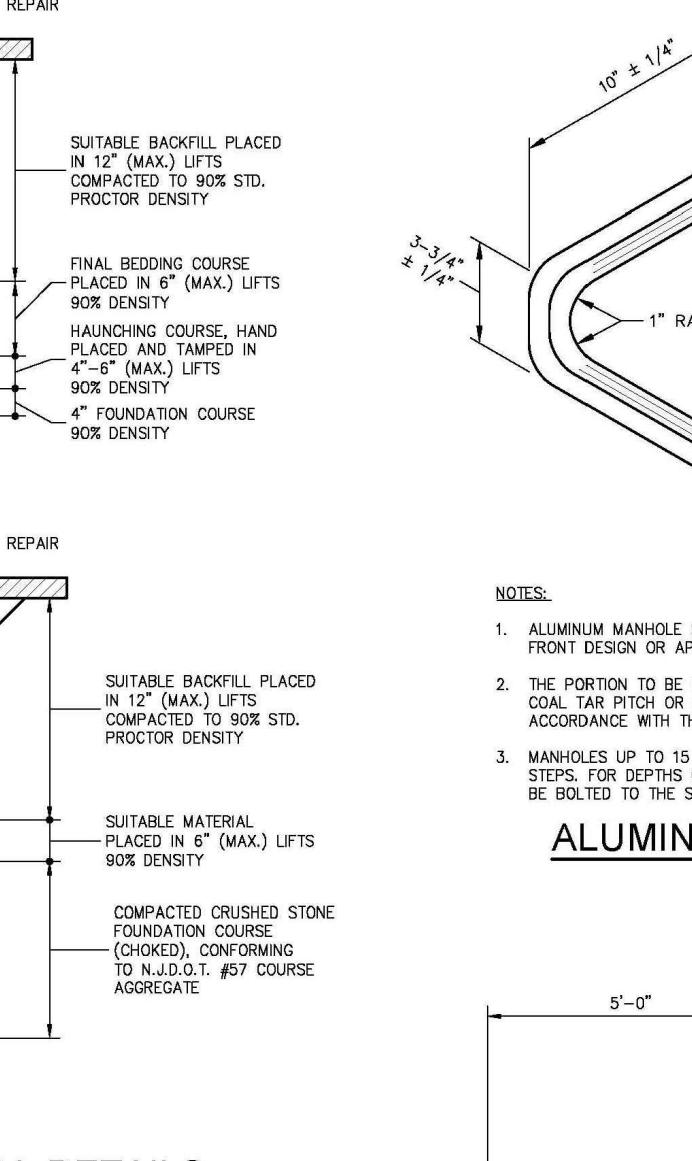
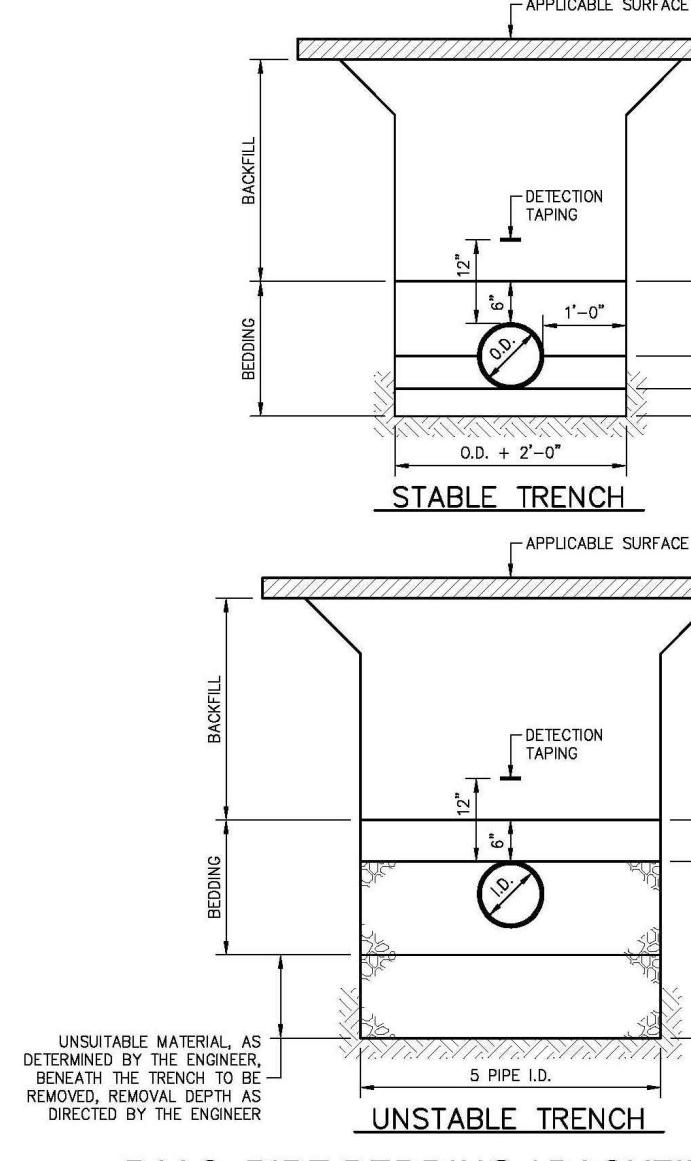
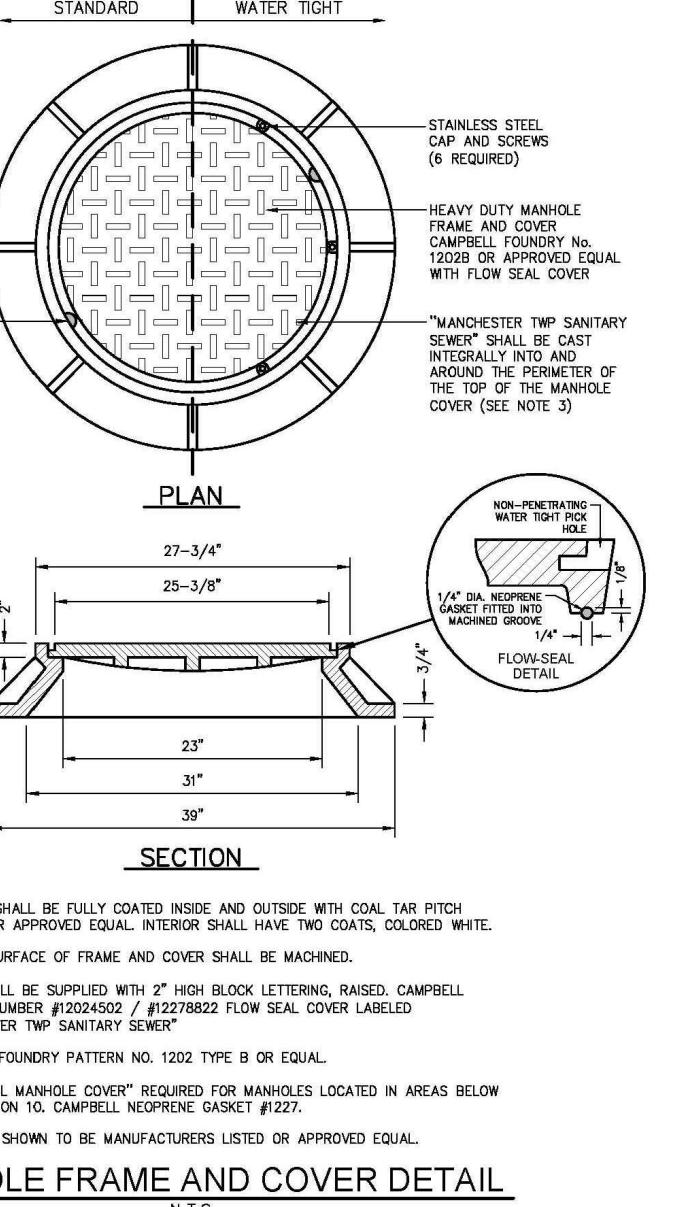
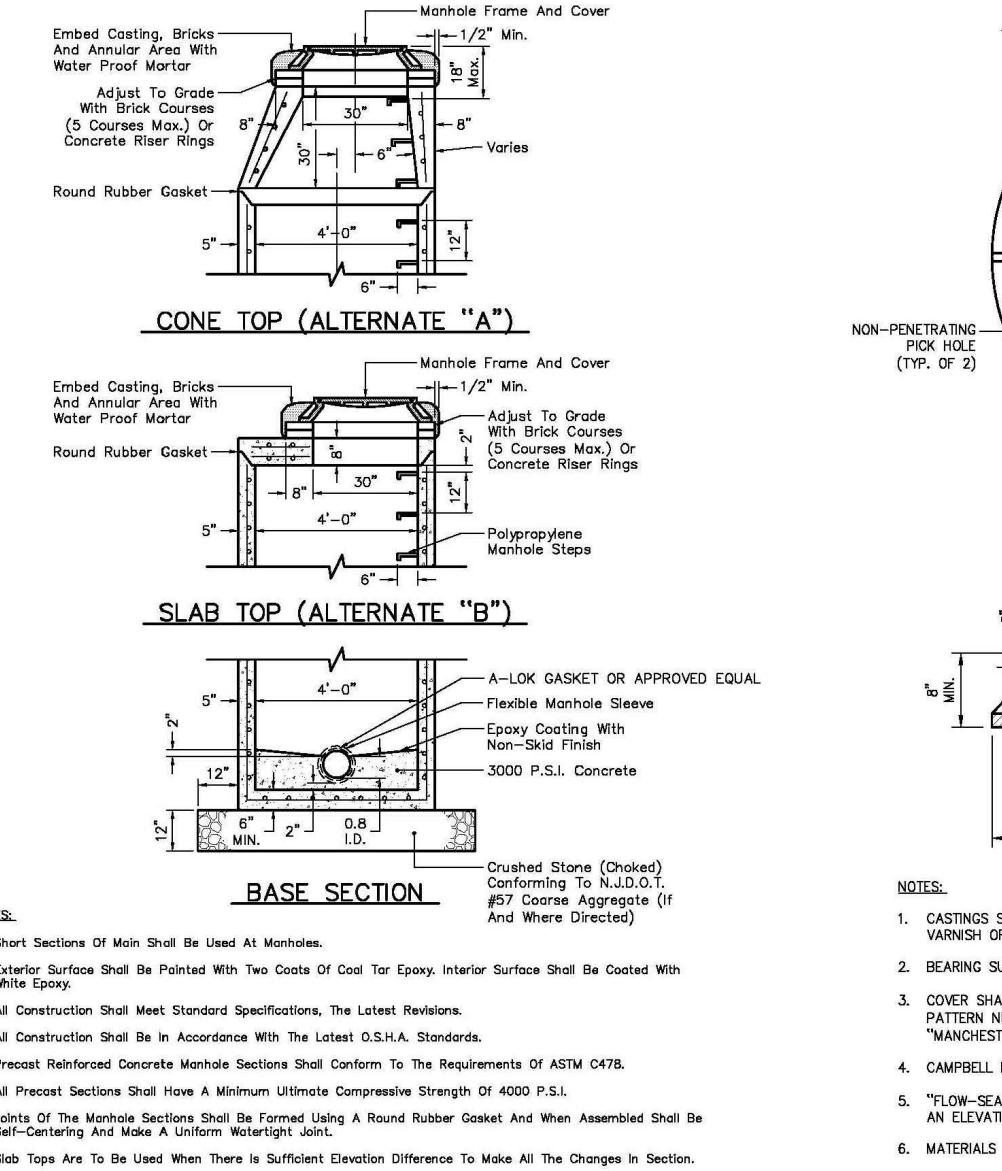
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104

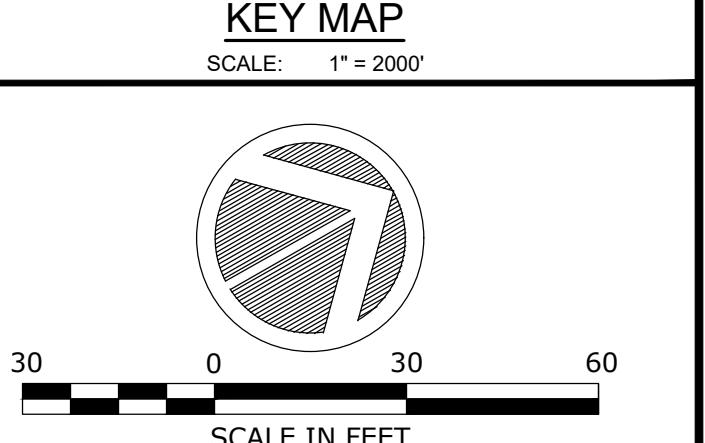
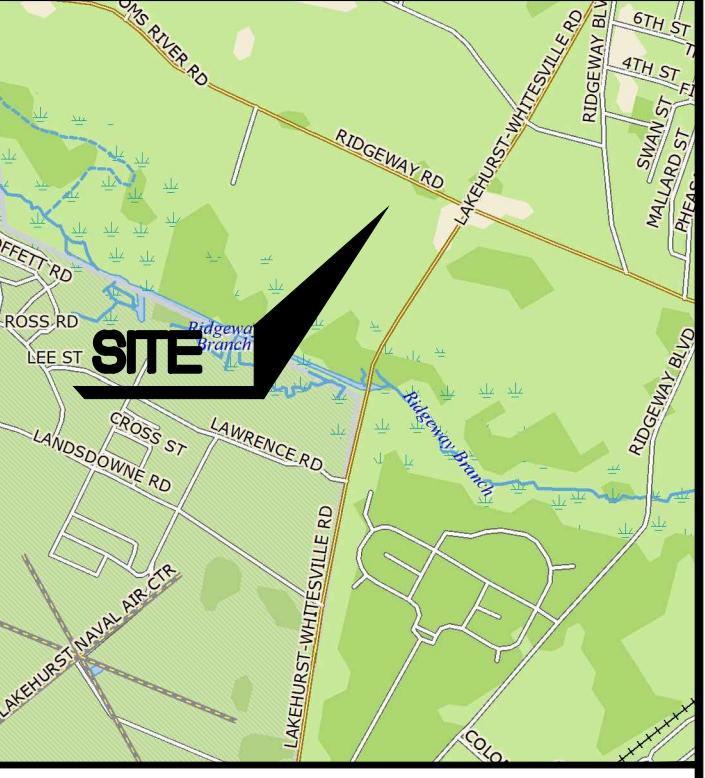
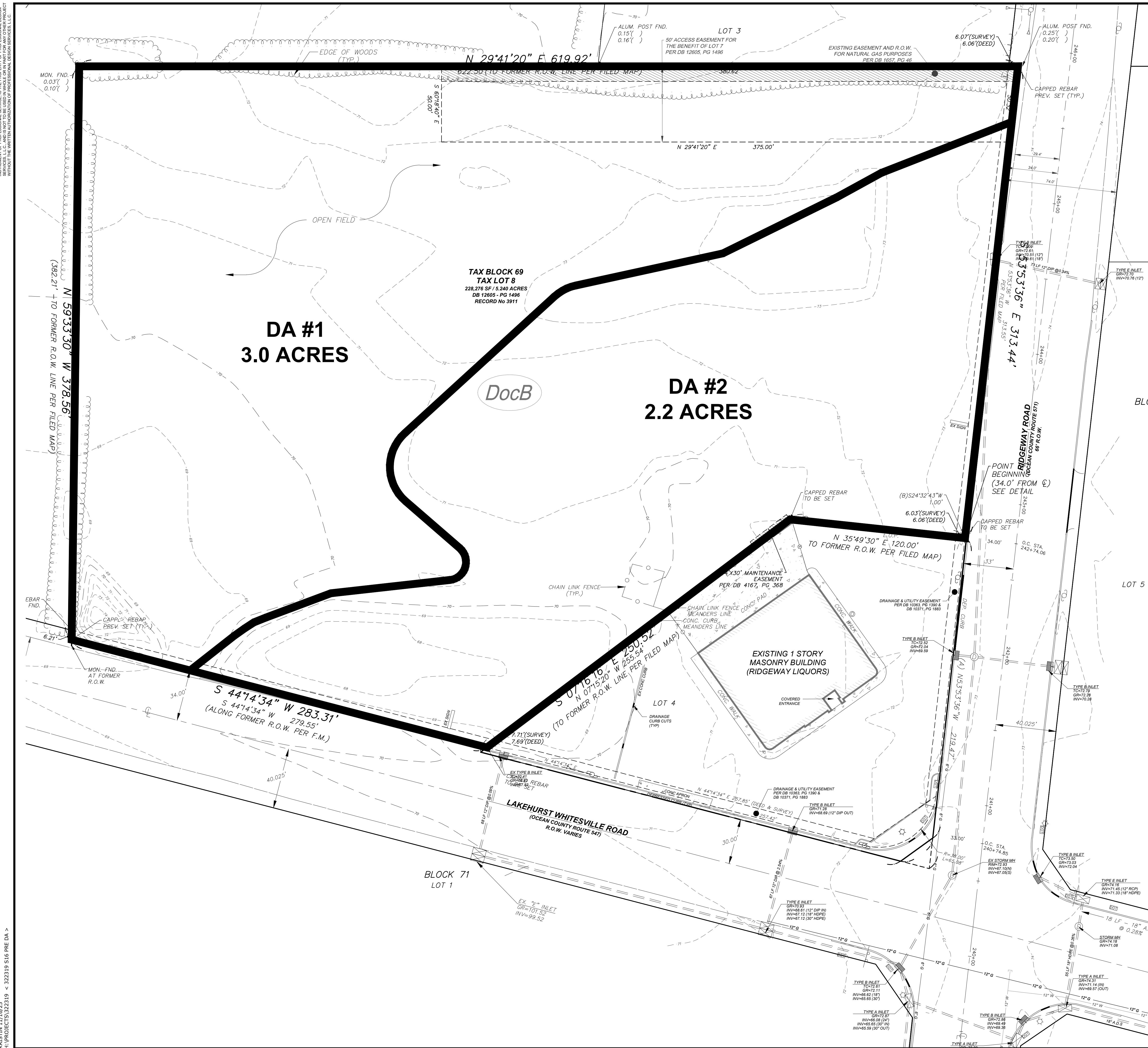
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PRELIMINARY & FINAL MAJOR SITE PLAN
CONSTRUCTION DETAILS
STORMWATER DETAILS
FOR
TAX BLOCK 69
TAX LOT 8
TOWNSHIP OF MANCHESTER
OCEAN COUNTY NEW JERSEY
SCALE: AS SHOWN JOB NUMBER: 322319
DRAWN BY: KNL DATE: NOVEMBER 14, 2025
DESIGN/CALC'D BY: IMB SHEET: 14
CHECKED BY: WAS
KRNIN 11/16/25
H: PROJECT 512-319 < 322319 S12 DETAILS >





PDS
PROFESSIONAL DESIGN SERVICES, L.L.C.

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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES,
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701
PHONE: 732-363-0061 FAX: 732-363-0073
NEW JERSEY STATE BOARD OF PE & LS
CERTIFICATE OF AUTHORIZATION NO. 24G-28125400

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PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

PRELIMINARY & FINAL MAJOR SITE PLAN
EXISTING CONDITION
DRAINAGE AREA PLAN

FOR
TAX BLOCK 69
TAX LOT 8
TOWNSHIP OF MANCHESTER
OCEAN COUNTY
NEW JERSEY

SCALE: 1" = 30' JOB NUMBER: 322319
DRAWN BY: KNL DATE: NOVEMBER 14, 2025
DESIGN/CALC'D BY: IMB SHEET: 16
CHECKED BY: WAS

