

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

SUPPLIED BY THE TOWNSHIP OF MANCHESTER ON

COMMANDING OFFICER - 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 152206  
IRVING, TX 75015

GPU  
400 LINCOLN ST  
PHILIPSBURG, NJ 08865

MANCHESTER TOWNSHIP  
CLERKS OFFICE  
1 COLONIAL DR  
MANCHESTER, NJ 08769

NJ DEP  
CN 401  
TRENTON, NJ 08625

NJDOT  
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



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MANCHESTER LAND USE ZONE

PB-1	PINELANDS BUSINESS
PR-15	PINELANDS RESIDENTIAL
PR-40	PINELANDS RESIDENTIAL

## LAND USE

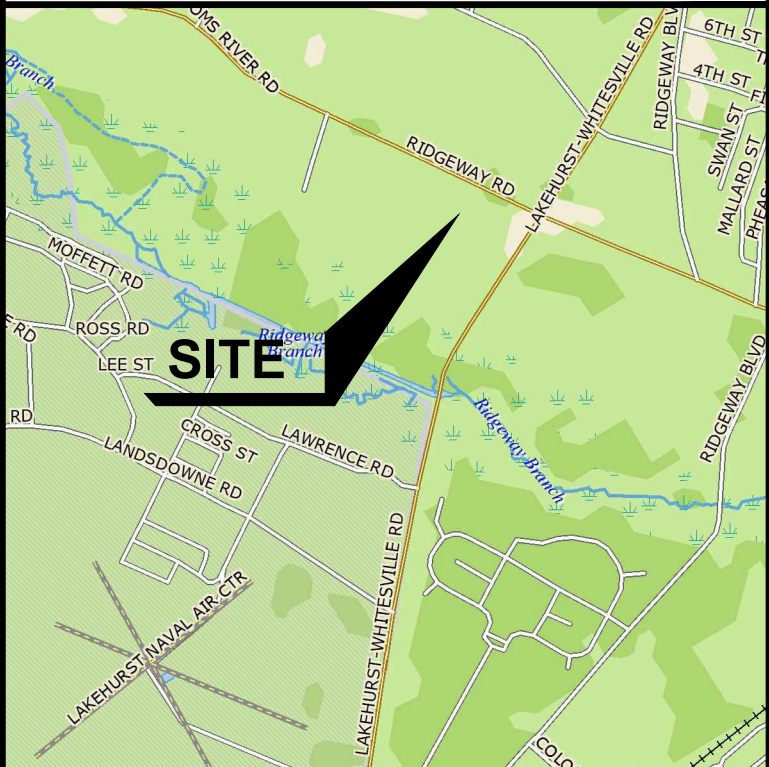
(C) COMMERCIAL  
(I) INDUSTRIAL  
(R) RESIDENTIAL  
(V) VACANT

**OWNER / APPLICANT**

**CRAFTWAY CENTER, LLC**  
305 MAIN STREET  
LAKEWOOD, NJ 08701

## GENERAL NOTES

1. PROPERTY IS KNOWN AS BLOCK 69 - LOT 8 AS SHOWN ON THE MANCHESTER TOWNSHIP TAX MAP SHEET 4.
2. 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" IS PREPARED BY PROFESSIONAL DESIGN SERVICES, LLC, DATED AUGUST 8, 2022.
3. THE PROPERTY IS CURRENTLY LOCATED WITHIN THE PB-1 ZONE AND CONTAINS APPROXIMATELY 5.24 ACRES.
4. IT IS ASSUMED THAT THERE ARE NO FRESHWATER WETLANDS LOCATED ON OR WITHIN 300 FEET OF THE PROPERTY.
5. IT IS PROPOSED TO CONSTRUCT A MIXED USE DEVELOPMENT IN ACCORDANCE WITH THE TOWNSHIP OF MANCHESTER ORDINANCE #23-41.
6. IT IS PROPOSED TO CONSTRUCT 38 TOWNHOUSE UNITS AND 1,560 SF OFFICE BUILDING WITH 6 AFFORDABLE HOUSING UNITS ON THE SECOND FLOOR.
7. WATER SERVICE WILL BE PROVIDED BY PUBLIC WATER.
8. SEWERAGE SERVICE WILL BE PROVIDED PUBLIC SEWER.
9. ALL UTILITIES (ELECTRIC, TELEPHONE, ETC.) TO BE PROVIDED UNDERGROUND. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
10. THE SIGHT TRIANGLE EASEMENTS ARE SUBJECT TO RESTRICTIONS CONTAINED WITHIN THE OCEAN COUNTY LAND USE REGULATIONS.
11. SOLID WASTE IS TO BE PICKED UP BY A PRIVATE GARAGE HAULER. THE REFUSE AREA SHALL CONTAIN AN AREA FOR THE COLLECTION OF RECYCLABLE MATERIALS.
12. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SUBJECT TO INSPECTION BY THE TOWNSHIP OF MANCHESTER.
13. ALL TRAFFIC CONTROL SIGNAGE INCLUDING PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
14. ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
15. EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
16. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH APPLICABLE CODES, ORDINANCES AND MANUFACTURER'S REQUIREMENTS.
17. TRAFFIC DIRECTION ARROWS, FIRE LANE MARKINGS, ETC. SHALL BE IN CONFORMANCE WITH MANCHESTER TOWNSHIP FIRE PREVENTION BUREAU AND THE STATE ENGINEERING DEPARTMENT REQUIREMENTS.
18. THE OWNER OR HIS/HER REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-22.1(a) OF THE NJ UNIFORM CONSTRUCTION CODE (UNIFORM CONSTRUCTION CODE) (CONSISTENT PERSON) PROFESSIONAL DESIGN SERVICES, LLC ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
19. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
20. NO PHASING OF SITE IMPROVEMENTS IS PROPOSED.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS TO THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DESIGNED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS.



SCALE: 1" = 2000'

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**PD S**

**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 732 283 0000 FAX 732 283 0072  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GAS(2)5400

**IAN M BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #33100016740  
IBORDEN@PPS.NJ.COM

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #394  
BSTEVEN@PPS.NJ.COM

**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #5710  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #014  
GJMACFARLANE@PPS.NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43033  
STEVEN@PPS.NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39015  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5094

## PRELIMINARY & FINAL MAJOR SITE PLAN

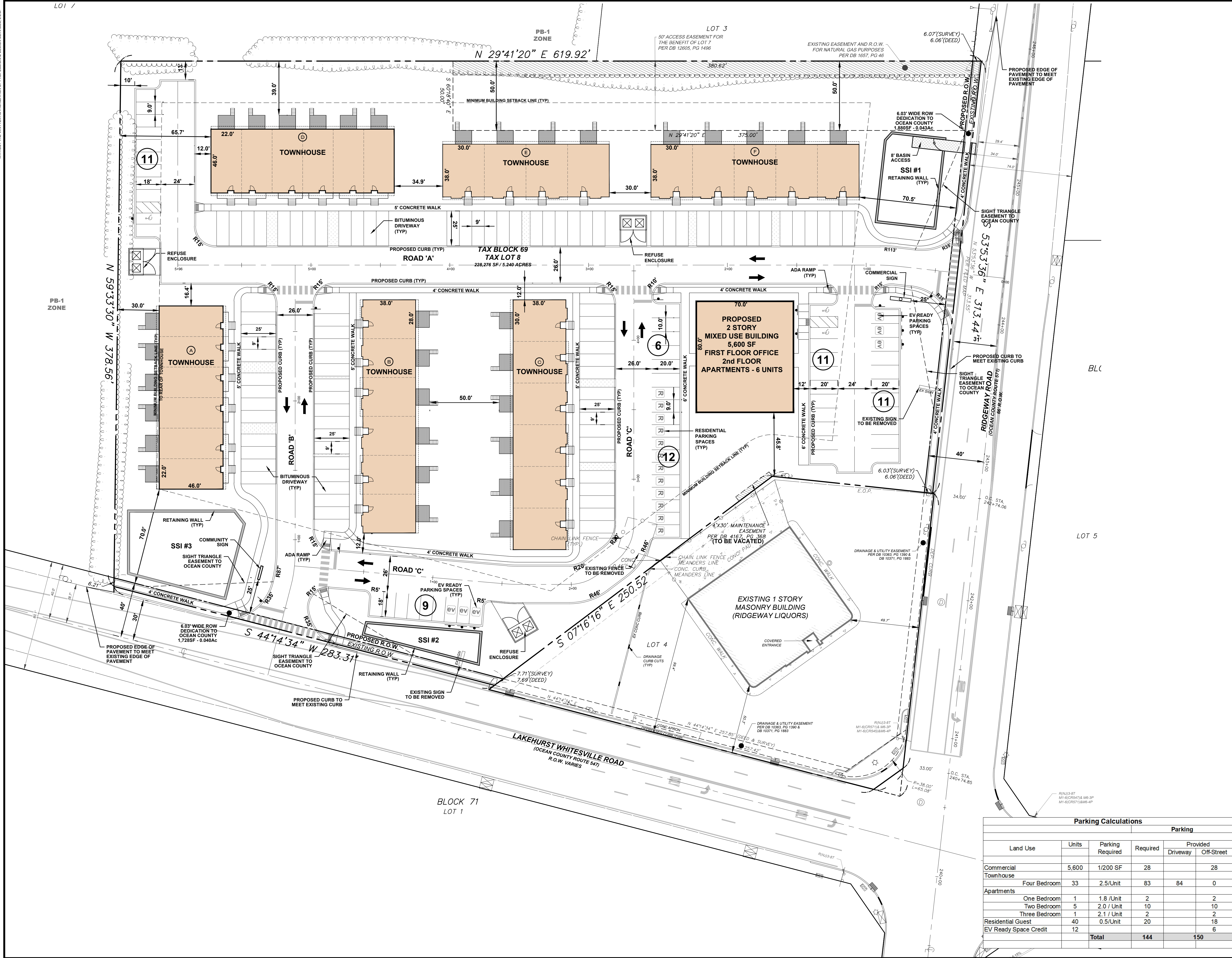
**COVER  
FOR  
TAX BLOCK 69  
TAX LOT 8**

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:	1
CHECKED BY:	WAS	18	

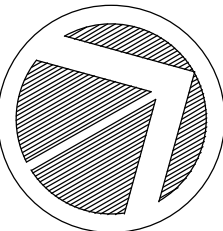








KEY MAP  
SCALE: 1" = 200'



SCALE IN FEET  
30 0 30 60

No.	DATE	DESCRIPTION	BY

**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 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24628123400

IAN M BORDEN, PP  
N.J. PROFESSIONAL PLANNER LICENSE #33100617400  
IBORDEN@PDS-NJ.COM

WILLIAM A. STEVENS, PE, PP  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
BSTEVEN@PDS-NJ.COM

GRAHAM J. MACFARLANE, PE, PP, CME  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104  
GRAHAM@PDS-NJ.COM

STEVEN METELSKI, JR., PLS  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43333  
STEVEN@PDS-NJ.COM

*William A. Stevens, III*  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

PRELIMINARY & FINAL MAJOR SITE PLAN

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

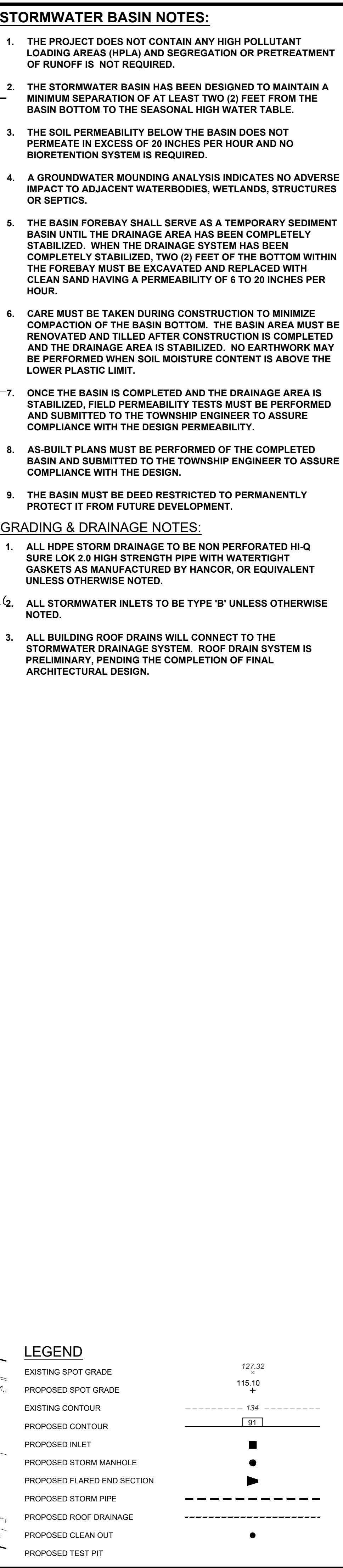
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DRAWN BY: KNL DATE: NOVEMBER 14, 2025  
DESIGN/CALC'D BY: IMB SHEET: 3  
CHECKED BY: WAS SHEET: 18

Parking Calculations					
Land Use	Units	Parking Required	Required	Parking	
				Provided	Off-Street
Commercial	5,600	1/200 SF	28	28	28
Townhouse	Four Bedroom	33	2.5/Unit	83	84
Apartments	One Bedroom	1	1.8 /Unit	2	2
	Two Bedroom	5	2.0 / Unit	10	10
	Three Bedroom	1	2.1 / Unit	2	2
Residential Guest	40	0.5/Unit	20	20	18
EV Ready Space Credit	12				6
Total			144	150	


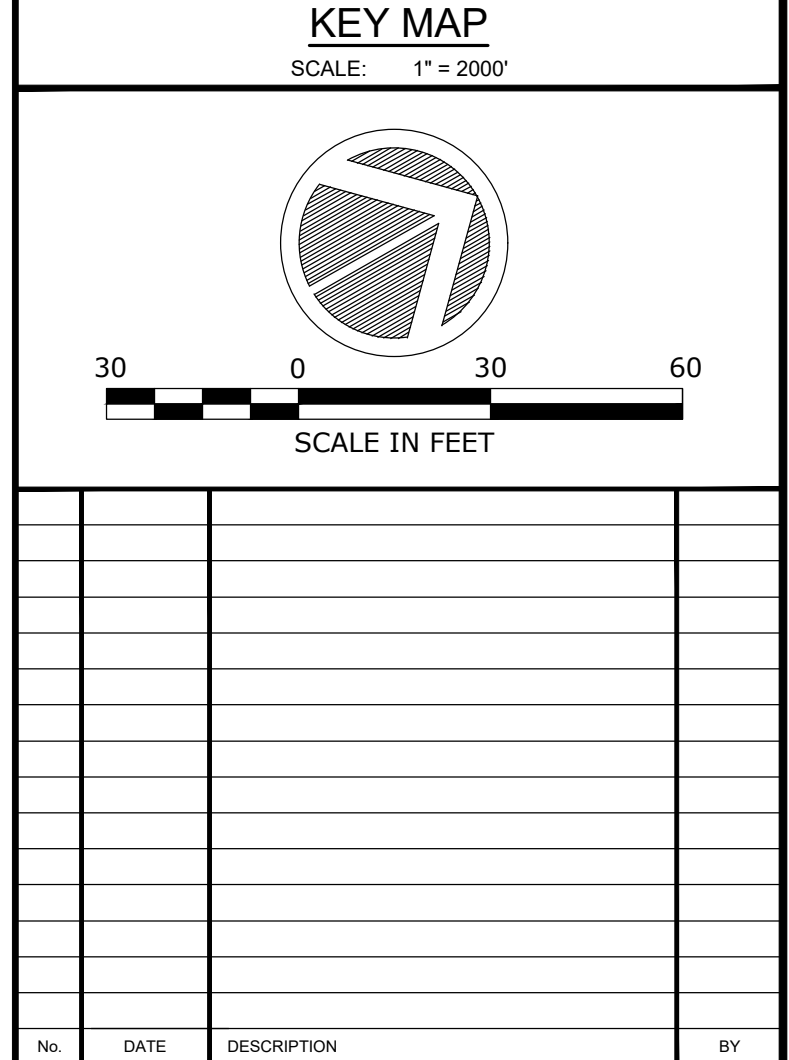








1. ALL HDPE STORM DRAINAGE TO BE NON PERFORATED HI-Q SURF LODE 2.0 HIGH STRENGTH PIPE WITH WATER TIGHT GASKETS AS MANUFACTURED BY HANCOR, OR EQUIVALENT UNLESS OTHERWISE NOTED.
2. ALL STORMWATER INLETS TO BE TYPE 'B' UNLESS OTHERWISE NOTED.
3. ALL BUILDING ROOF DRAINS WILL CONNECT TO THE STORMWATER DRAINAGE SYSTEM. ROOF DRAIN SYSTEM IS PRELIMINARY, PENDING THE COMPLETION OF FINAL ARCHITECTURAL DESIGN.



WILLIAM A. STEVENS, III, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #20915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #53934

PRELIMINARY & FINAL MAJOR SITE PLAN

# STORM DRAINAGE PLAN

FOR

## TAX BLOCK 69

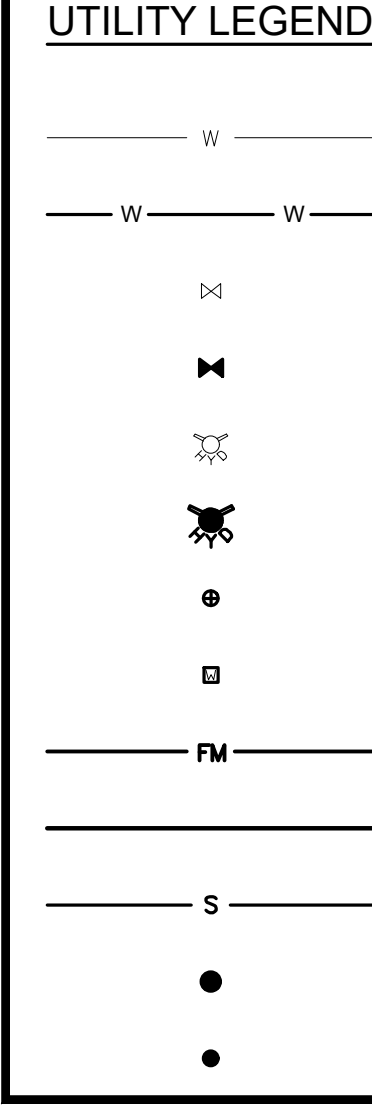
## TAX LOT 8

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:	5
CHECKED BY:	WAS		18





THURST BLOCKS ARE TO BE PROVIDED AT ALL WATER MAIN BENDS, FITTINGS AND DEAD ENDS.

7. FIRE HYDRANTS MUST BE SUPPLIED BY A MINIMUM OF 6" WATER LINES AND HAVE A 6" SIDE INLET MECHANICAL JOINT SHOE CONNECTION.

8. ALL SANITARY LATERALS SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/4" PER FOOT.

9. FOUR (4) INCH FERRULE END BRASS SCREW PLUG REQUIRED ON THE CLEANOUT.

10. SEWER MAINS SHALL BE LOCATED ALONG THE CENTERLINES OF ROADWAYS.

11. SEWER MAIN FITTINGS SHALL BE SDR-35 BY HARCO.

12. AT THE SANITARY LATERAL WYE OR TEE, MATCH THE CROWN OF THE SEWER MAINS AND THE LATERALS.

13. PROVIDE TEN FOOT (10') MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER MAINS AND WATER MAINS. IF HORIZONTAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, WHERE SEPARATION IS NOT MAINTAINED BETWEEN THE WATER AND SEWER MAINS, INSTALL THE SEWER WITH DUCTILE IRON PIPE WITH WATER TIGHT JOINTS THAT ARE A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE WATER MAIN.

14. UTILITY CROSSING REQUIREMENTS:

A. IF A SEWER MAIN CROSSES LESS THAN 18 INCHES ABOVE THE WATER MAIN, SUPPORT THE SEWER MAIN WITH A CONCRETE CRADLE.

B. IF A WATER MAIN CROSSES LESS THAN 18 INCHES ABOVE THE SEWER MAIN, SUPPORT THE WATER MAIN WITH A CONCRETE CRADLE.

C. IF OTHER PIPING OR UTILITIES CROSS LESS THAN 18 INCHES ABOVE THE SEWER, SUPPORT THE TOP PIPING OR UTILITIES WITH CONCRETE CRADLES.

D. IF OTHER PIPING OR UTILITIES CROSS LESS THAN 6 INCHES ABOVE THE WATER, SUPPORT THE TOP PIPING OR UTILITIES WITH CONCRETE CRADLES.

E. IF A WATER OR SEWER MAIN CROSSES LESS THAN 6 INCHES ABOVE OTHER PIPING OR UTILITIES, SUPPORT THE WATER OR SEWER MAIN WITH A CONCRETE CRADLE.

15. PROVIDE 3'-0" MINIMUM COVER OVER PVC SEWER MAINS.

16. PROVIDE 3'-0" MINIMUM COVER OVER SEWER LATERALS.

17. PROVIDE 3'-0" COVER FOR THE SANITARY LATERAL AT THE CLEANOUT.

18. ALL SANITARY SEWER SHALL BE P.V.C. CONFORMING TO ASTM D-3034; SDR-35 WITH PUSH ON JOINTS, UNLESS OTHERWISE NOTED.

19. ALL WATER MAINS SHALL BE C-900 PVC PIPE WITH A PRESSURE CLASS OF 150 psi. WATER MAIN FITTINGS SHALL BE TYLER UNION MECHANICAL JOINT C153, DUCTILE IRON COMPACT FITTING, CLASS 350, DOUBLE CEMENT LINED.

20. ALL PVC PIPE SHALL BE TRACED WITH A METALLIC ALUMINUM DETECTABLE TAPE BONDED ON BOTH SIDES WITH PLASTIC FILM.

21. WATER MAIN FITTINGS TO BE USED WHEREVER JOINT DEFLECTION EXCEEDS MANUFACTURERS SPECIFICATIONS. WATER MAIN FITTINGS SHALL BE TYLER UNION MECHANICAL JOINT C153, DUCTILE IRON COMPACT FITTING, CLASS 350, DOUBLE CEMENT LINED.

22. PROVIDE 4'-0" MINIMUM COVER OVER WATER MAINS. COVER MAY BE LESSENOED TO 3'-9" WITH APPROVAL OF M.T.D.O. WHERE THE WATER MAINS SHALL MEET THE REQUIREMENTS OF AWWA C-901 AND SHALL BE LISTED APPROVED FOR POTABLE WATER IN ACCORDANCE WITH NSF STANDARDS 14 AND 61.

23. WATER SERVICE SHALL BE POLYETHYLENE SERVICE TUBING MANUFACTURED IN ACCORDANCE WITH AWWA C-901 AND SHALL BE LISTED APPROVED FOR POTABLE WATER IN ACCORDANCE WITH NSF STANDARDS 14 AND 61.

24. WATER SERVICE PIPE LINERS (STIFFENERS) SHALL BE MUELLER PIPE LINERS (LINER PART NO. 805142 FOR 12" IPS PE PIPE) USED WITH MUELLER PULL JOINT CONNECTIONS AND SHALL BE UTILIZED AT EACH END OF THE WATER SERVICE PIPE.

25. CORPORATION VALVES MUST BE 1" MUELLER 300 BALL CORPORATION VALVE MODEL E-25009N WITH MUELLER AWWA TAPER MUELLER C" THREAD) INLET AND MUELLER PULL JOINT CONNECTIONS FOR CURB STOPPS SHALL BE MUELLER 300 BALL CURB VALVE, MODEL E-25211N (1" SERVICE) WITH MUELLER PULL JOINT CONNECTION FOR IPS PE PIPE (INLET AND OUTLET).

26. CURB BOXES SHALL BE MUELLER CURB BOX - EXTENSION TYPE WITH ARCH PATTERN BASE, MODEL H-10314 WITH ONE PIECE LID AND STATIONARY ROD. BOX LENGTH TO BE DETERMINED BY THE CONTRACTOR DEPENDING ON DEPTH OF THE CURB STOP.

27. ALL WATER GATE VALVES SHALL BE MUELLER A-2361 RESILIENT WEDGE GATE VALVES, OPEN LEFT VALVE COVER AND RIGHT VALVE COVER AND ARROW INDICATING OPEN LEFT CAST ON. VALVE BOXES SHALL BE TYLER PIPE CAST IRON BOX, TWO-PIECE #8555 SERIES - DROP LID SLIDING.

28. VALVES SHALL BE PLACED ON WATER DISTRIBUTION MAINS NOT MORE THAN 1,000 FEET APART.

29. MANCHESTER TOWNSHIP REQUIRES THAT THE METER SHALL BE A SENSUS OMNI METER OR APPROVED EQUAL AND SHALL BE NSF APPROVED TO THE LATEST STANDARDS. EACH UNIT SHALL HAVE ITS OWN METER.

30. METER YOKES SHALL BE CAST IRON, STRAIGHT LINE WITH SUPPORT PRONG SUITABLE FOR SETTING 1/2" X 1/2" 1" METER OR YORKER METER. METER SHALL BE MANUFACTURED BY THE FORD METER BOX COMPANY, MUELLER COMPANY OR EQUAL.

31. ALL DEAD END WATER MAINS SHALL BE TERMINATED WITH A FIRE HYDRANT.

32. CONNECTIONS TO EXISTING WATER MAINS AND THE ADDITION OF VALVES TO EXISTING WATER MAINS SHALL BE MADE WITHOUT THE LOSS OF WATER SERVICE TO MANCHESTER TOWNSHIP WATER UTILITY. IF THE CUSTOMER REQUESTS A CONNECTION TO EXISTING WATER MAINS THAT CANNOT BE MADE WITHOUT DISRUPTING WATER SERVICE TO MTWA CUSTOMERS, CONNECTIONS TO THE EXISTING WATER MAINS WILL BE MADE BY WET TAPPING THE ACTIVE MAINS AND VALVES ADDED TO THE EXISTING MAINS WILL BE ADDED BY INSERTION INTO THE ACTIVE MAINS.

33. n-1 VALVES SHALL BE PROVIDED AT ALL PROPOSED TEE CONNECTIONS.

34. WATER MAINS SHALL BE CONSTRUCTED 5 FEET FROM CURBS. 4 FOOT OFFSETS WILL BE PERMITTED FOR 12" AND 18" MAINS.

35. THE PROPOSED GAS MAINS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY FROM THE WATER MAINS. THE GAS MAINS SHOULD BE PARALLEL TO AND WITHIN 4 FEET OF THE CURBS TO PROVIDE ADEQUATE CLEARANCE FOR FUTURE EXCAVATIONS TO THE SANITARY SEWER MAINS, WHICH ARE TO FOLLOW THE CURB LINES.

36. THE PUBLIC WATER SUPPLY SHALL NOT BE UTILIZED FOR LAWN AND LANDSCAPE IRRIGATION. ALL LAWN AND LANDSCAPE IRRIGATION MUST BE SUPPLIED BY EACH PROPERTY OWNER'S PRIVATE WELL.

37. IRRIGATION FOR LANDSCAPING TO BE PROVIDED BY PRIVATE WELL. THE WELL WILL PUMP LESS THAN 100,000 GALLONS PER MONTH AND A WATER DIVERSION AND ALLOCATION PERMIT WILL NOT BE REQUIRED FROM NJDEP.

38. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE DAY.

39. THE CONTRACTOR SHALL COORDINATE APPROPRIATE TRAFFIC CONTROL WITH THE MANCHESTER TOWNSHIP POLICE DEPARTMENT.

40. PRIOR TO SCHEDULING INSTALLATION OF PROPOSED WATER MAIN TO THE EXISTING WATER MAIN, THE CONTRACTOR SHALL ADVISE THE EXISTING UNDERGROUND UTILITIES VIA TEST PITS. THE CONTRACTOR SHALL NOTIFY MANCHESTER TOWNSHIP DEPARTMENT OF UTILITIES AT LEAST 48 HOURS IN ADVANCE PRIOR TO PERFORMING TEST PITS.

41. ALL SEWER MAINS & WATER MAINS ARE TO BE LOCATED 10 FEET FROM UTILITY POLES, SIGNS AND SIGNAGE.

42. WATER MAIN FITTINGS SHALL BE USED WHENEVER JOINT DEFLECTION EXCEEDS THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM ALLOWABLE DEFLECTION.

43. ALL TEMPORARY WATER MAINS THAT OCCUR BETWEEN CONSTRUCTED AND FUTURE PHASES OF THE PROJECT SHALL BE TERMINATED WITH A VALVE, SPOOL, PILE, END CAP AND/OR PLUG WITH COUPLER, ALONG WITH A THRUST RESTRAINT IN ACCORDANCE WITH MANCHESTER TOWNSHIP RULES AND REGS.

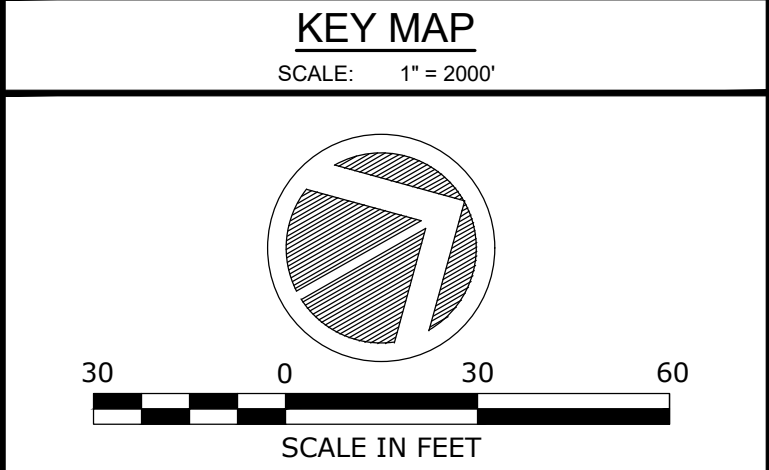
44. WORK FOR CONNECTING TO EXISTING WATER MAINS VIA OPEN CUT SHALL BE SCHEDULED AT LEAST 3 DAYS IN ADVANCE TO ALLOW FOR SCHEDULING OF THE TOWNSHIP'S WATER SYSTEM OPERATOR TO SHUT DOWN THE SECTION OF EXISTING MAIN FOR THE REQUIRED WORK.

45. SHUTDOWNS SHALL BE SCHEDULED DURING OFF PEAK HOURS.

46. ALL NEW COMPONENTS OF THE CONNECTION TO EXISTING WATER MAINS SHALL BE THOROUGHLY DISINFECTED PRIOR TO THE ADDITION TO THE WATER SYSTEM.

47. THE DURATION OF DISRUPTION OF PUBLIC WATER SERVICE SHALL NOT EXCEED 4 HOURS.

48. WATER MAIN CONNECTIONS SHALL BE MADE VIA OPEN CUT. WET TAPS ARE NOT PERMITTED.

[illegible]

**PDS**  
**PROFESSIONAL DESIGN SERVICES, L.L.C.**

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,  
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1246 AIRPORT ROAD, SUITE 1, LAKELAND, NEW JERSEY 08701  
PHONE 732 363 0805 FAX 732 363 0075  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GA28123400

**IAN M BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #33100007400  
IBORDENPP@NJ.COM

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #29915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #384  
BSTEVENSPP@NJ.COM

**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #5710  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #014  
GRAHAMPP@NJ.COM

**STEVEN METELSKY, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43893  
STEVENMPP@NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #30915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

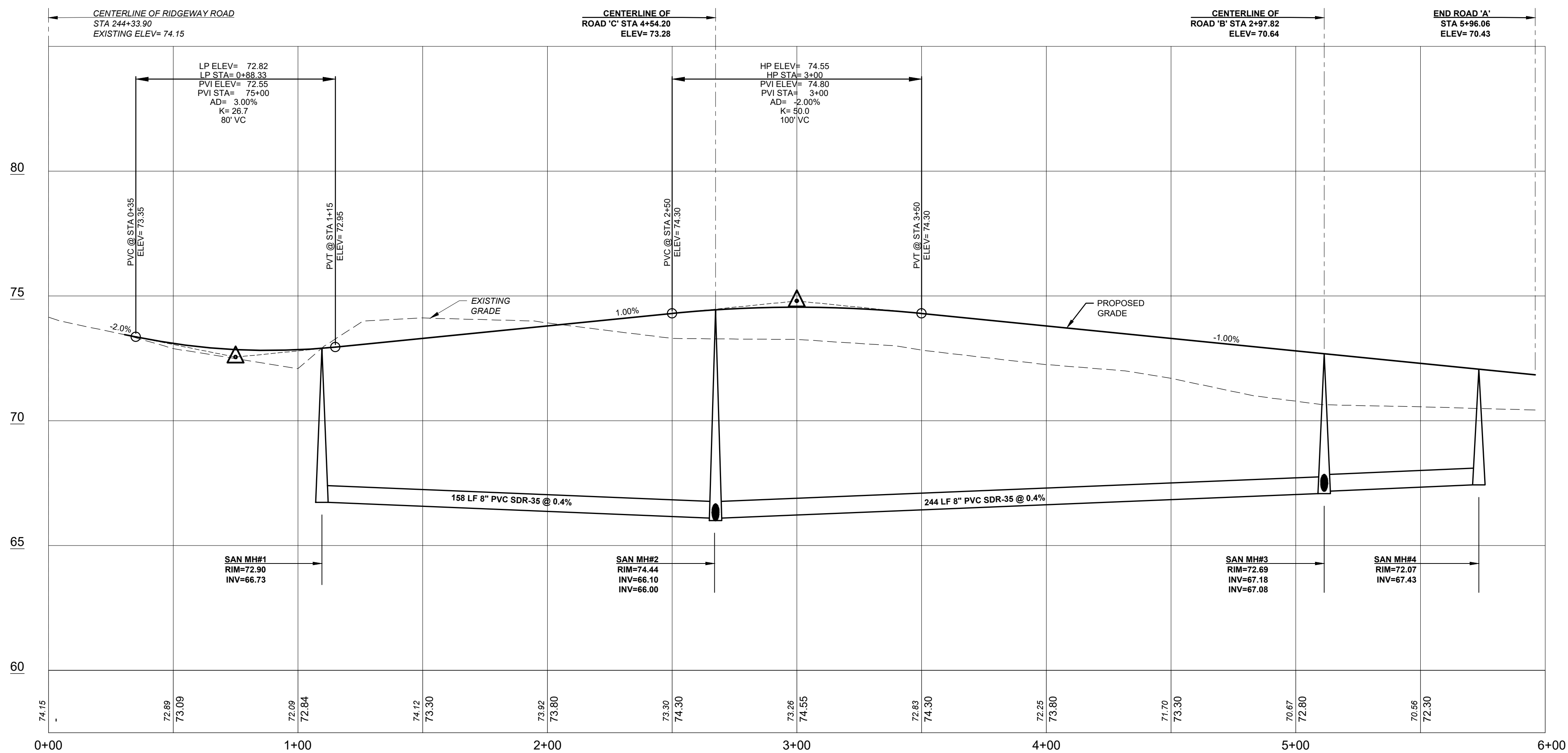
PRELIMINARY &amp; FINAL MAJOR SITE PLAN

**UTILITY PLAN**  
FOR  
**TAX BLOCK 69**  
**TAX LOT 8**

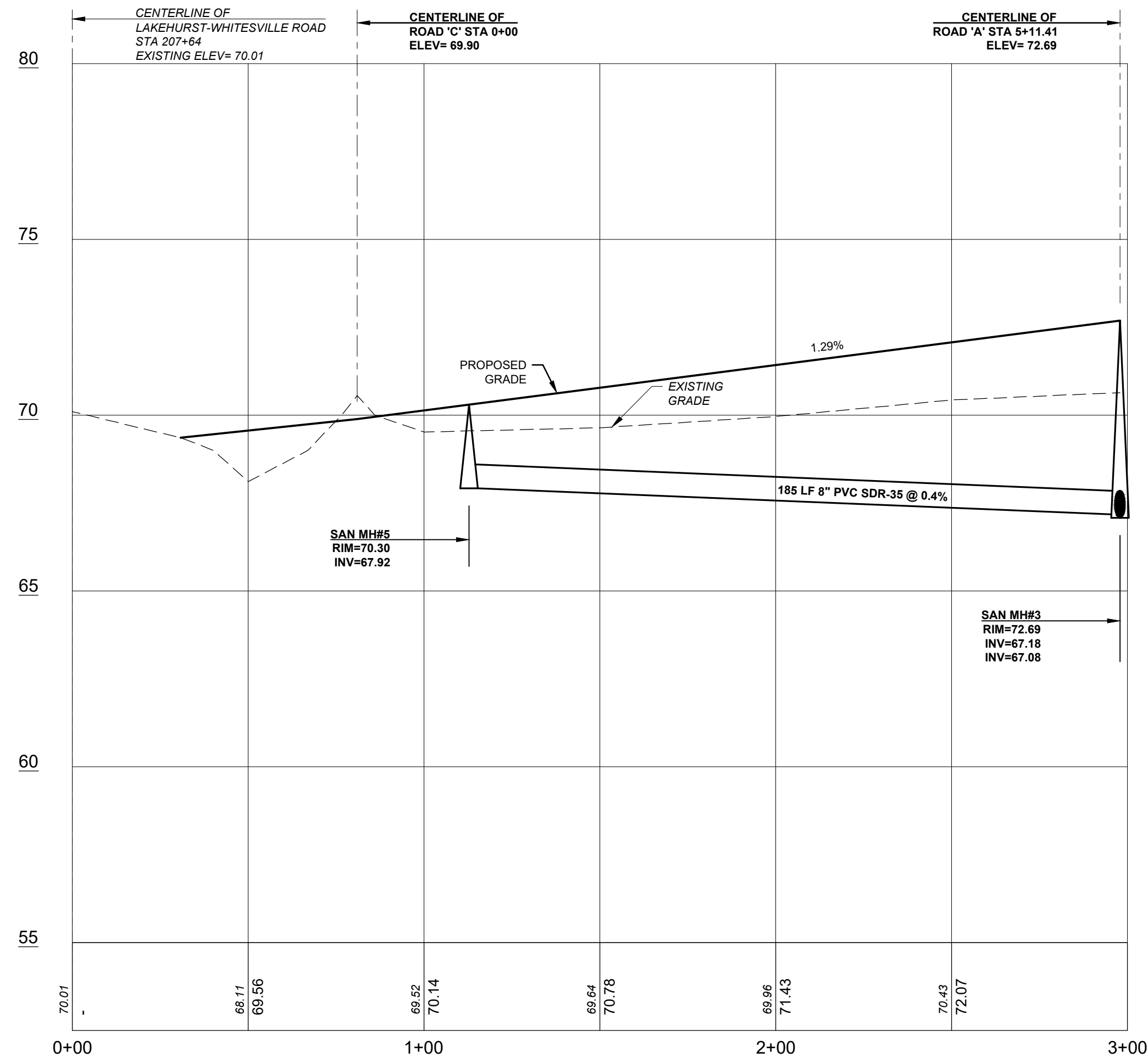
TOWNSHIP OF MANCHESTER			
OCEAN COUNTY		NEW JERSEY	
SCALE:	1" = 30'	JOB NUMBER:	322319
DRAWN BY:	KNL	DATE:	NOVEMBER 14, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	6
CHECKED BY:	WAS		18



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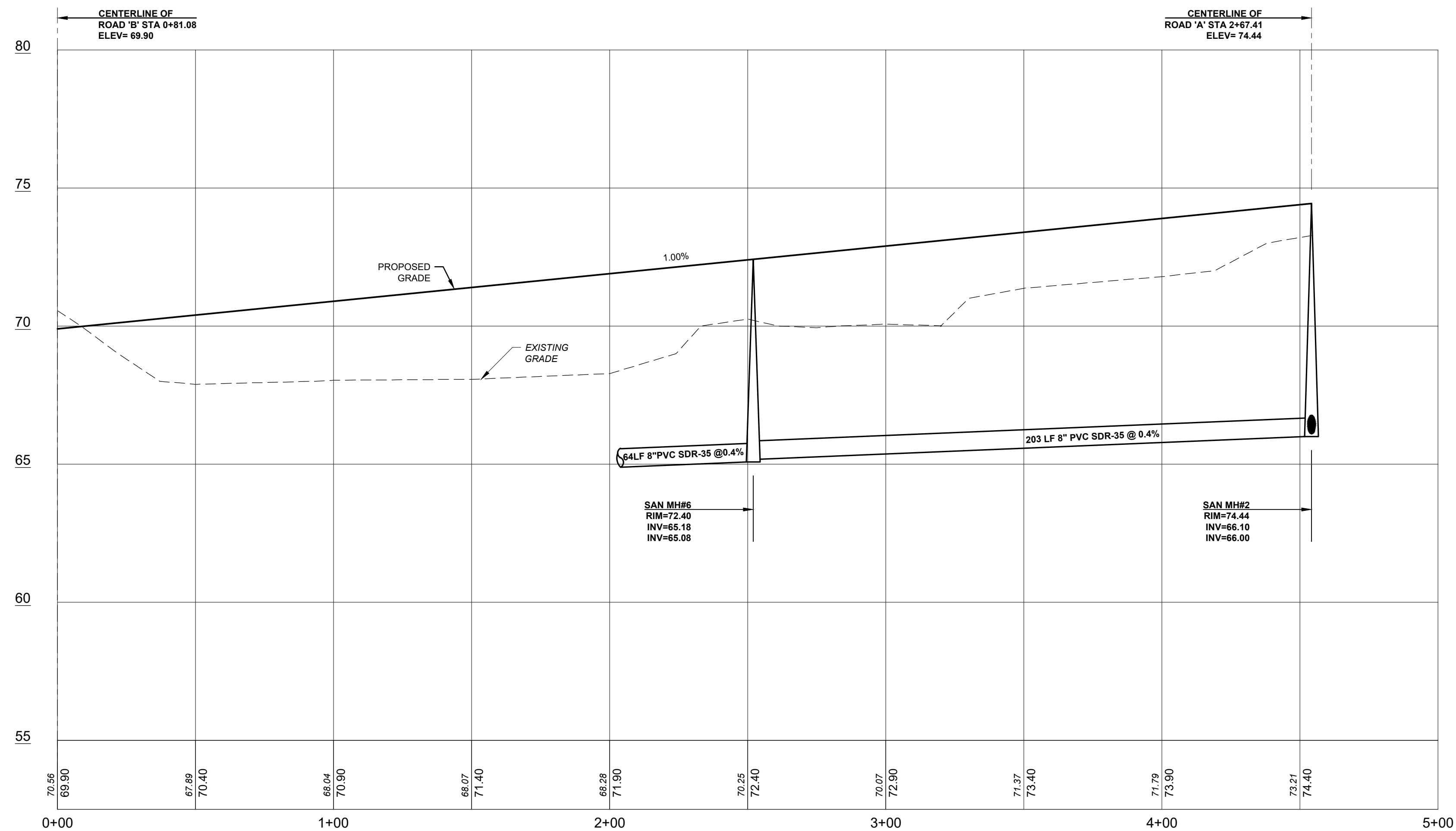


**ROAD 'A'**  
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V: 1" = 3'

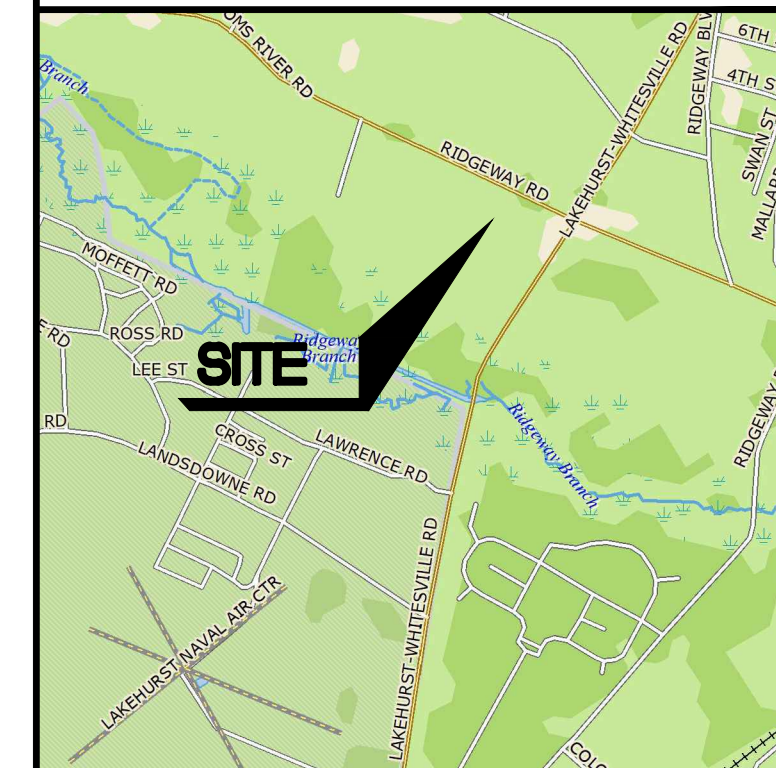


**ROAD 'B'**

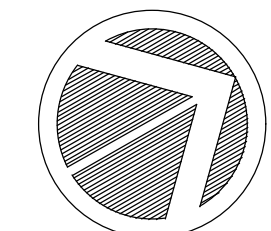
SCALE H: 1" = 30'  
V: 1" = 3'



**ROAD 'C'**  
SCALE H: 1" = 30'  
V: 1" = 3'



**KEY MAP**  
SCALE: 1" = 2000'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 30, 0, 30, and 60. Below the bar, the text "SCALE IN FEET" is written.

[illegible]

**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 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 246A28125400

**IAN M BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400  
IBORDEN@PDS-NJ.COM

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
BSTEVENSPDS-NJ.COM

**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104  
GRAHAM@PDS-NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393  
STEVENM@PDS-NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #30915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5034

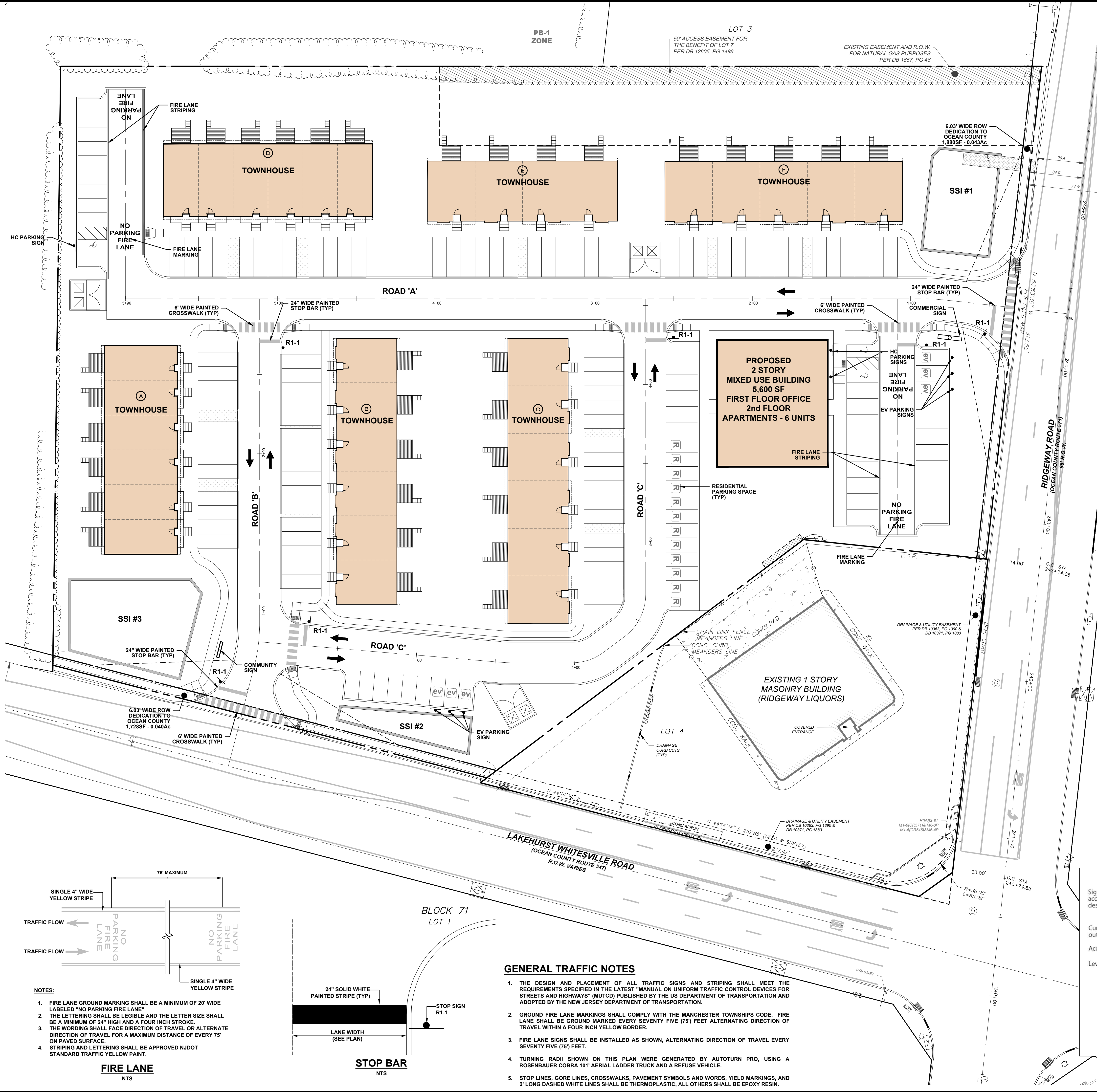
PRELIMINARY &amp; FINAL MAJOR SITE PLAN

## ROAD PROFILES

FOR  
**TAX BLOCK 69**  
**TAX LOT 8**  
TOWNSHIP OF MANCHESTER

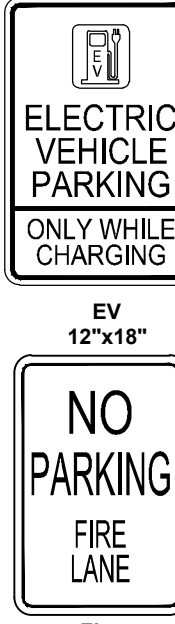
SCALE:	AS SHOWN	JOB NUMBER:	322319
DRAWN BY:	KNL	DATE:	NOVEMBER 14, 2025
DESIGN/CALC'D BY:	IMB	SHEET:	7 / 18
CHECKED BY:	WAS		



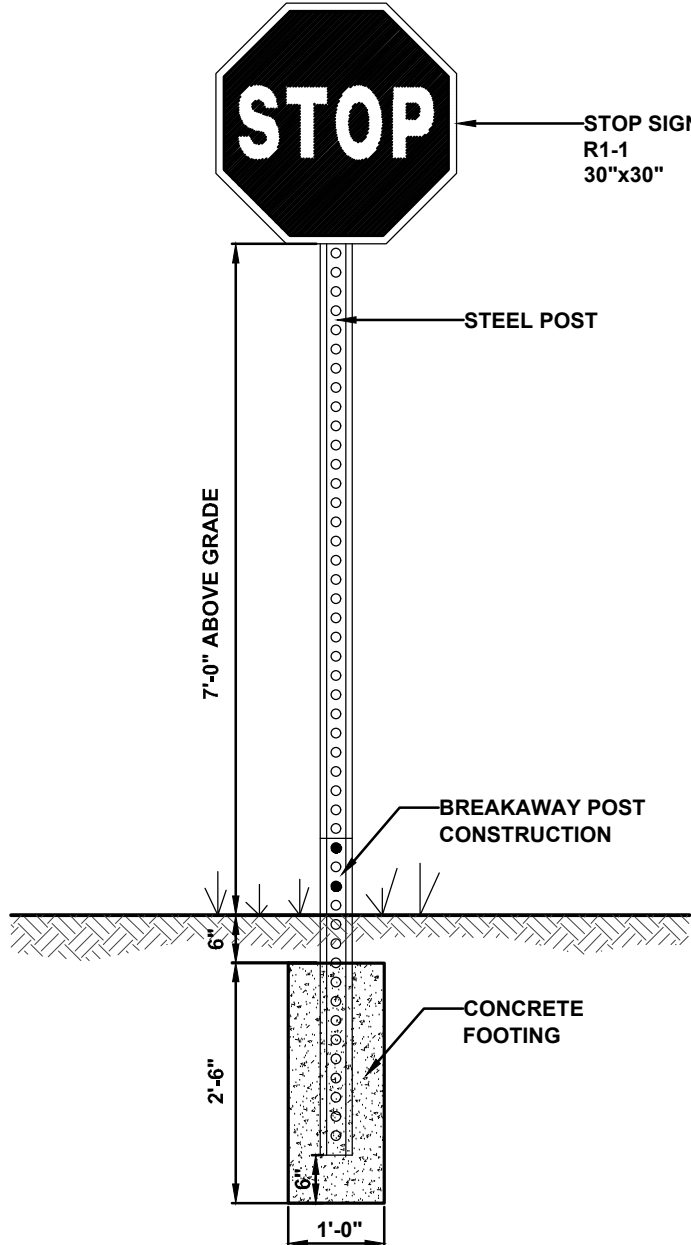


- NOTES:
1. FIRE SIGN TO BE ERRECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 6 FEET ABOVE THE GROUND.
  2. FIRE SIGN TO BE 12" WIDE BY 18" IN LENGTH.
  3. FIRE SIGN TO HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED BORDER AND A MINIMUM OF 3" SIZED REFLECTIVE RED LETTERS LABELED "NO" ON THE FIRST LINE, 3" SIZED REFLECTIVE RED LETTERS LABELED "PARKING" ON THE SECOND LINE, 2" SIZED REFLECTIVE RED LETTERS LABELED "FIRE" ON THE THIRD LINE AND 2" SIZED REFLECTIVE RED LETTERS LABELED "LANE" OR "ZONE" ON THE FOURTH LINE. SPACING OF THE SIGNS SHALL BE EVEN, WITH ONE SIGN FACING THE DIRECTION OF TRAVEL OR ALTERNATE DIRECTION OF TRAVEL FOR A MAXIMUM DISTANCE 100' PER SIGN OR AS ORDERED BY THE FIRE OFFICIAL.

**FIRE LANE SIGN**  
SCALE: 1"=1'-0"



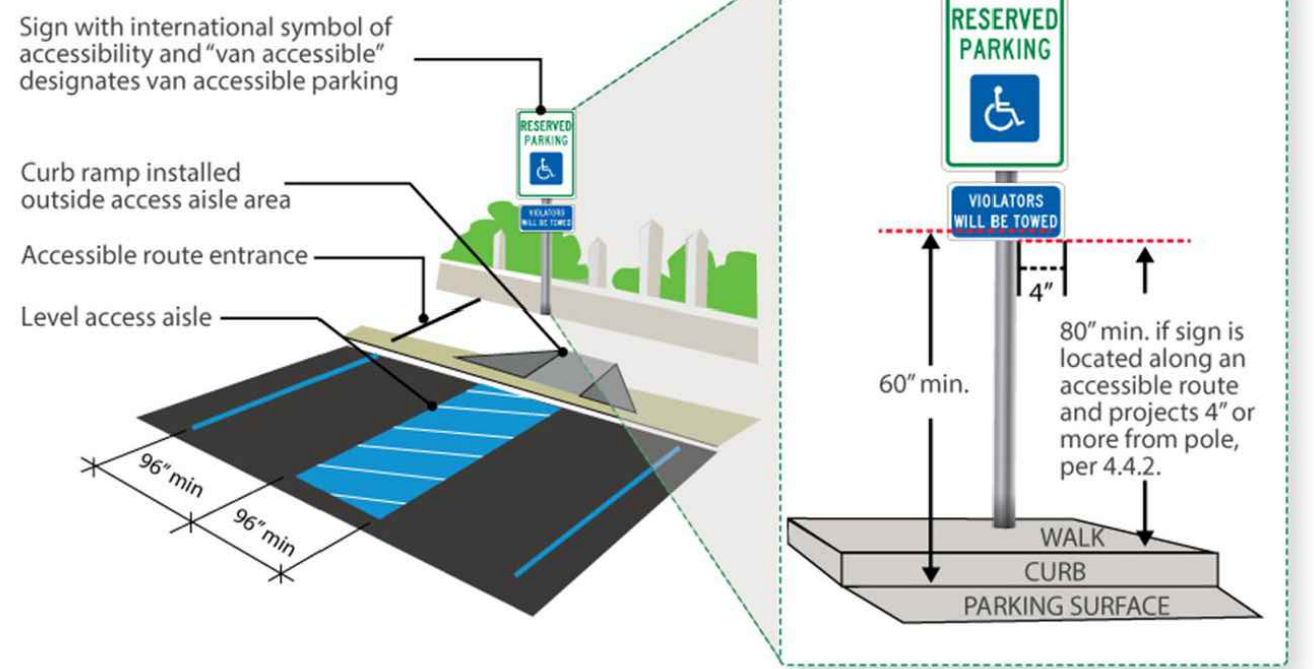
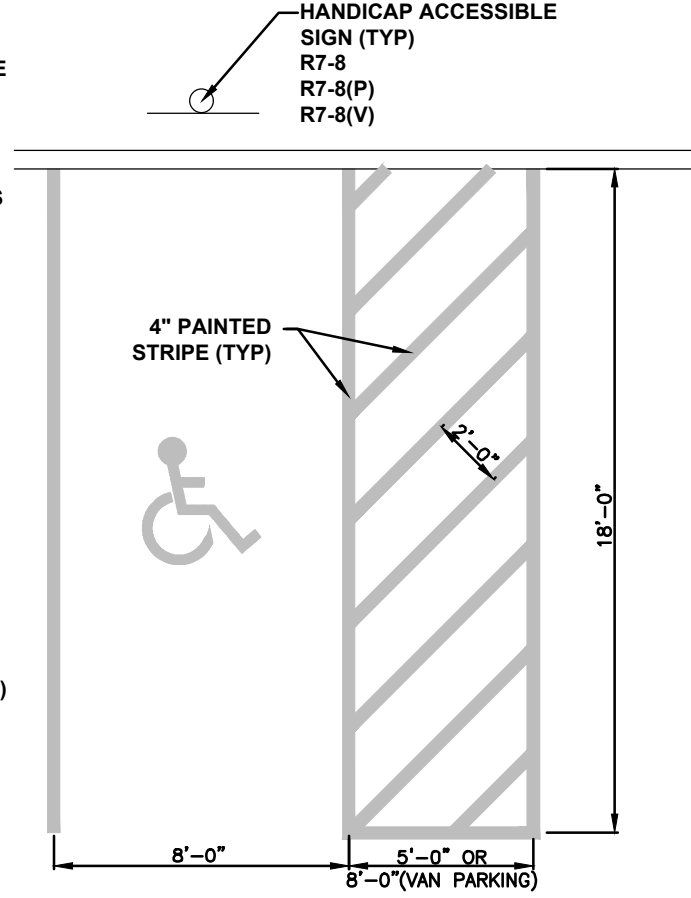
**STOP SIGN POST AND FOOTING**  
NTS



**SIGN DETAILS**  
NOT TO SCALE

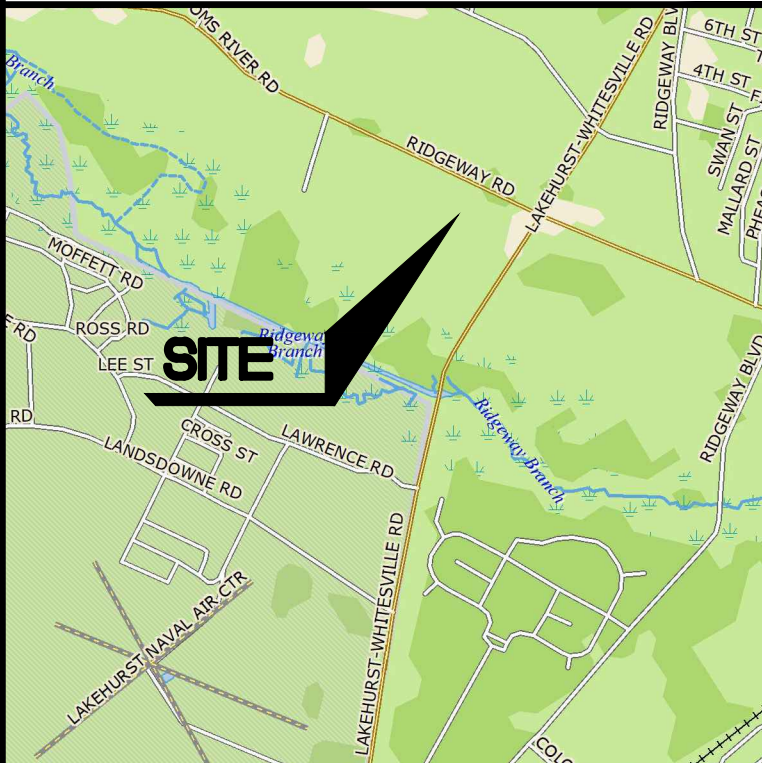
- NOTES:
1. EACH ACCESSIBLE PARKING SPACE SHALL BE PAINTED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN THE PROPORTIONS ESTABLISHED BY THE AMERICANS WITH DISABILITIES ACT.
  2. CHECK STATE AND LOCAL CODES FOR SYMBOL COLOR REQUIREMENTS.
  3. ALL STRIPING SHALL BE PAINTED BLUE.
  4. WHEELCHAIR IMAGE SHALL BE CENTERED IN STALL.
  5. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE NJ DEPARTMENT OF TRANSPORTATION.

**HANDICAP PARKING SPACE**  
NTS

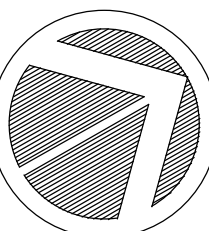


**GENERAL TRAFFIC NOTES**

1. THE DESIGN AND PLACEMENT OF ALL TRAFFIC SIGNS AND STRIPING MUST MEET THE REQUIREMENTS SPECIFIED IN THE LATEST "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND ADOPTED BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION.
2. GROUND FIRE LANE MARKINGS SHALL COMPLY WITH THE MANCHESTER TOWNSHIPS CODE. FIRE LANE SHALL BE GROUND MARKED EVERY SEVENTY FIVE (75) FEET ALTERNATING DIRECTION OF TRAVEL WITHIN A FOUR INCH YELLOW BORDER.
3. FIRE LANE SIGNS SHALL BE INSTALLED AS SHOWN, ALTERNATING DIRECTION OF TRAVEL EVERY SEVENTY FIVE (75) FEET.
4. TURNING RADII SHOWN ON THIS PLAN WERE GENERATED BY AUTOTURN PRO, USING A ROSENBAUER COBRA 101 AERIAL LADDER TRUCK AND A REFUSE VEHICLE.
5. STOP LINES, GORE LINES, CROSSWALKS, PAVEMENT SYMBOLS AND WORDS, YIELD MARKINGS, AND 2' LONG DASHED WHITE LINES SHALL BE THERMOPLASTIC, ALL OTHERS SHALL BE EPOXY RESIN.



**KEY MAP**  
SCALE: 1" = 2000'



30 0 30 60  
SCALE IN FEET

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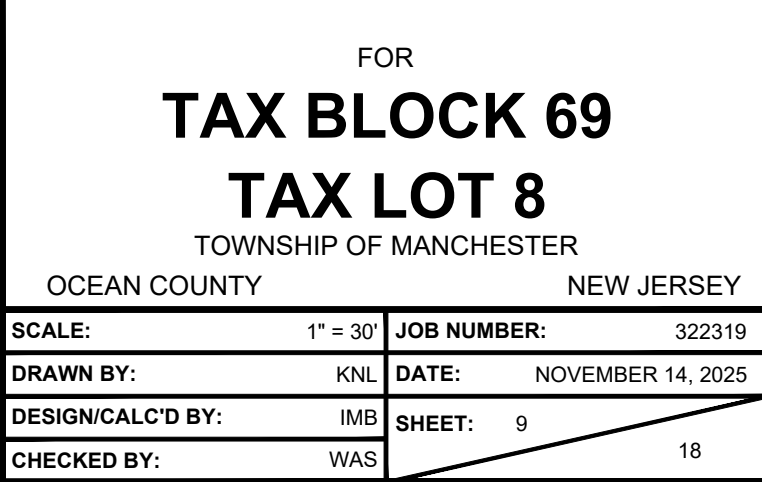
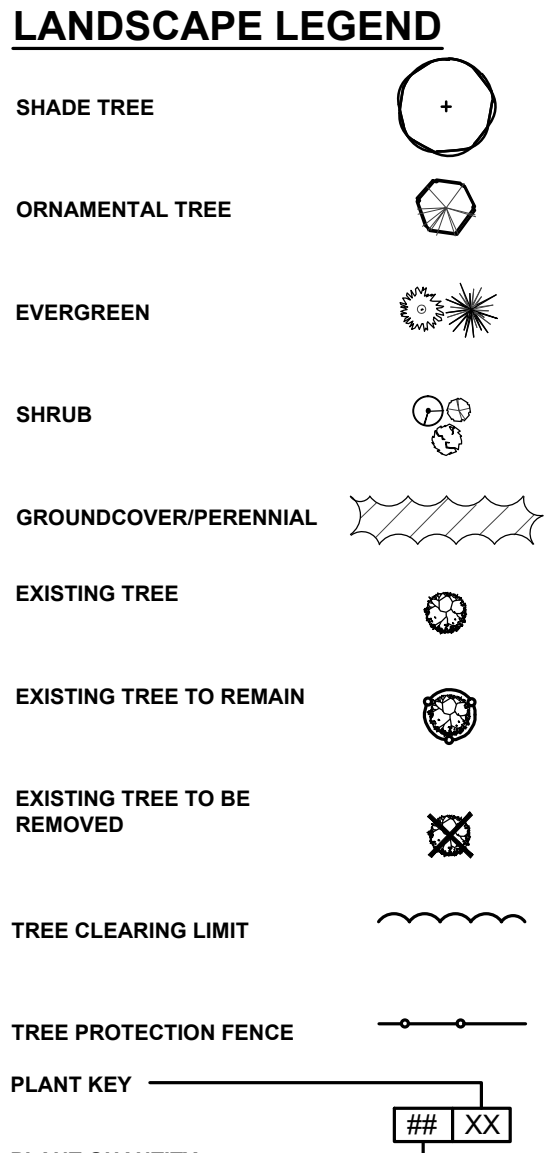
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**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43333  
STEVEN@PDS-NJ.COM

*William A. Stevens, III, P.E., P.P.*  
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PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

**PRELIMINARY & FINAL MAJOR SITE PLAN  
TRAFFIC CIRCULATION  
SIGNAGE & STRIPING 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: 8  
CHECKED BY: WAS 18





KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALLED HEIGHT	HAULER	ROOT	COMMENTS
<b>Shade Trees</b>							
AB	10	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3'-3 1/2"	B&B		Limbed up to 7 feet
BB	9	<i>Betula nigra</i>	River Birch	2 1/2"-3"	B&B		Fall Dig Hazard-Spring Planting Only
CC	9	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2"-3"	B&B		Limber up to 7 feet, Fall Dig Hazard - Spring Planting Only
QA	12	<i>Quercus alba</i>	White Oak	2 1/2"-3"	B&B		Limber up to 7 feet, Fall Dig Hazard - Spring Planting Only
<b>Evergreen Trees</b>							
JV	33	<i>Juniperus virginiana</i>	Eastern Red Cedar	5'-6'			
<b>Shrubs</b>							
CA	58	<i>Clethra alnifolia</i>	Ruby Spice Summersweet	24" - 30"		#5 CONT	
IG	145	<i>Ilex glabra</i>	Inkberry Holly	24" - 30"		#5 CONT	
MP	37	<i>Morrea pensylvanica</i>	Northern Bayberry	30" - 36"		#5 CONT	
<b>Groundcover / Grasses</b>							
NE	110	<i>Neaxys fassenii</i> 'Walker's Low'	Walker's Low Camtini	15" - 18"		#1 CONT	Plant 18" On Center Spacing
PV	7	<i>Panicum virgatum</i> 'Northwind'	Northwind Switchgrass	18" - 24"		#5 CONT	



## LANDSCAPE NOTES

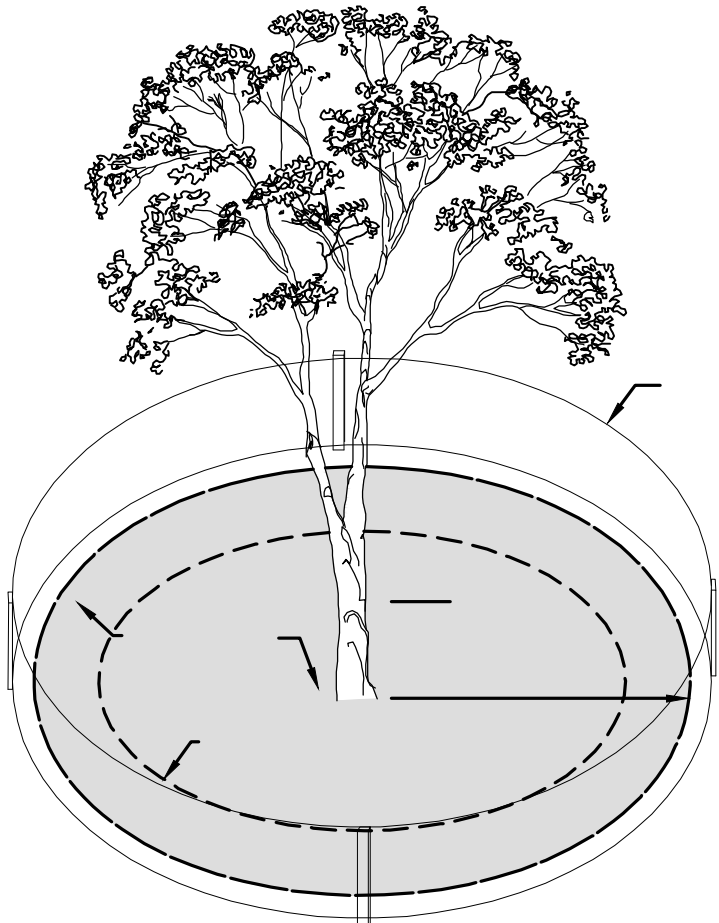
- GENERAL NOTES**
  - THIS PLAN SHALL BE UTILIZED FOR LANDSCAPE AND TREE SAVE USES ONLY. PLEASE REFER TO SITE PLANS FOR CONSTRUCTION OF SITE IMPROVEMENTS.
  - ALL TREES ARE DRAWN TO THEIR ANTICIPATED MATURE DRIPLINE.
  - CONTRACTOR SHALL EXAMINE DRAWINGS AND REQUEST A MARKOUT OF FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
  - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
  - ALL PLANTING MATERIAL AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE MUNICIPAL ORDINANCES OF THE TOWNSHIP OF MANCHESTER AND ANSI Z60.1 (CURRENT VERSION), "THE AMERICAN 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.
  - 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 GREATER THAN 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSSES, OR WITHIN REQUIRED SIGHT DISTANCES / SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 7'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUND COVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB. NO STREET TREES ARE TO BE PLANTED IN SIGHT TRIANGLES IN ACCORDANCE WITH MANCHESTER TOWNSHIP ORDINANCE.

- PLANTING**
  - SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
  - 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 STANDARDS SECTION 917.01, AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
  - 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 APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUND TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDING MANNER.
  - THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (BBB) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER 1/2 OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADEABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
  - ALL WIRE BASKETS MUST BE REMOVED PRIOR TO PLANTING.
  - ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. EXCEPT AS NOTED ALL OTHER TYPES OF PLANTINGS SHALL BE SET IN CONTINUOUS, MASSES PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE FROM ANY OBJECTIONABLE OR FOREIGN MATERIALS.
  - 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 STEMS 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.
  - TREES SHALL NOT BE GUYED, EXCEPT IF AND WHERE REQUIRED BY THE MUNICIPALITY, WHEREIN TREES GREATER THAN FIVE FEET IN HEIGHT MAY BE STAKED AND GUYED PER THE DETAILS.

- PLANT MATERIAL**
  - 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.
  - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
  - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
  - ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION.

## TREE REMOVAL AND LANDSCAPE NOTES

- THE CONTRACTOR MUST PROVIDE WRITTEN NOTICE TO THE MANCHESTER TOWNSHIP FORESTER A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF TREE REMOVAL OPERATIONS.
- THE CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF MANCHESTER TOWNSHIP ORDINANCE
- 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.
- 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.
- THE RETAINED TREES MUST BE IDENTIFIED BY FLAGGING EACH WITH RIBBON. THE CONTRACTOR MUST CONTACT THE MANCHESTER TOWNSHIP FORESTER TO SCHEDULE AN INSPECTION.
- ALL REMAINING TREES ARE TO BE PRUNED AS NECESSARY IN ACCORDANCE WITH INDUSTRY STANDARDS BY A NJ CERTIFIED TREE EXPERT.
- THE CONTRACTOR MUST COMPLY WITH ALL PROVISIONS OF MANCHESTER TOWNSHIP TREE REMOVAL ORDINANCE CHAPTER 403.
- THE MANCHESTER TOWNSHIP FORESTER SHALL REQUIRE DEAD, BROKEN BRANCH AND SELECT RISK TREE REMOVAL ON REMAINING SPECIMEN TREES BEFORE PERFORMANCE BOND RELEASE.
- THERE ARE NO SPECIMEN TREES LOCATED ON THIS SITE.
- 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.



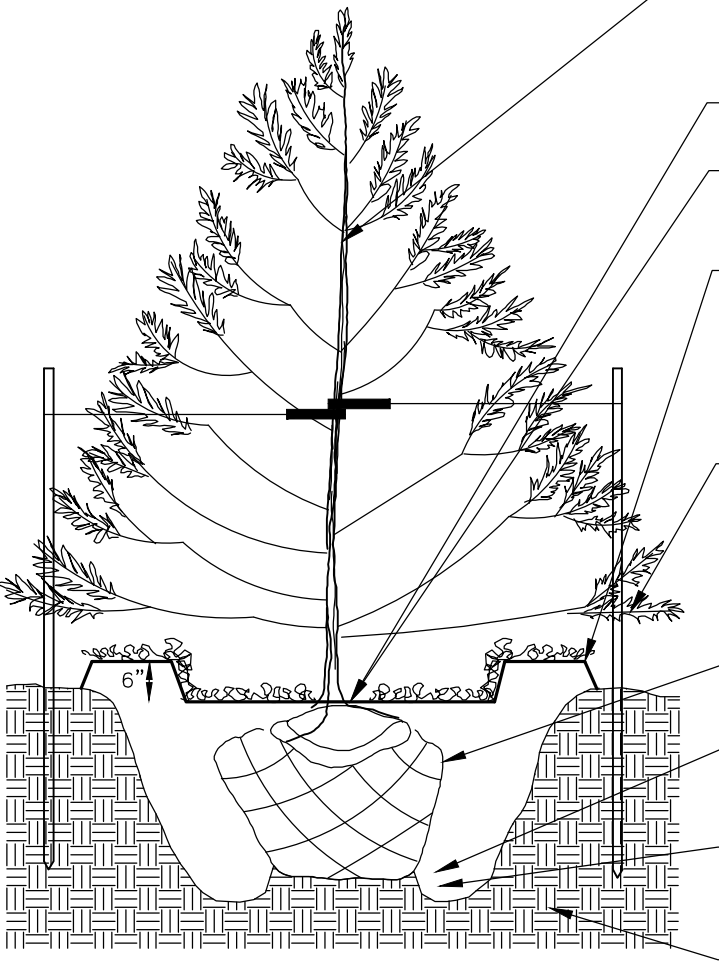
ROOT PROTECTION DURING CONSTRUCTION  
NOT TO SCALE

WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER SHALL NOT BE CUT. PLANTS PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED OR BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.

- MAINTENANCE**
  - ALL PLANTING SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT. ALL TREES IN A SCREENING AREA SHALL BE WATERED WEEKLY THROUGH THE FIRST GROWING SEASON.
  - IN GENERAL, SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. SHEARING OR SHAPING IS ONLY REQUIRED OR DESIRABLE WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS.
  - STAKING SHALL BE ATTACHED TO THE TREE WITH TWELVE GAUGE GALVANIZED WIRE COVERED WITH RUBBER OR PLASTIC HOSE, OR TREE TIES ESPECIALLY MANUFACTURED FOR THIS PURPOSE. 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.
  - EACH TREE SHALL BE WRAPPED WITH AN EXPANDABLE PAPER OR CLOTH TREATED TO LAST ONE YEAR. THIS 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.
  - A PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED TO ENSURE PROPER ESTABLISHMENT AND MAINTENANCE OF ALL PLANTINGS. THE APPLICANT SHOULD ADDRESS THE BOARD REGARDING THEIR PLANS TO INSTALL A PRIVATE WELL TO PROVIDE IRRIGATION WATER TO THE SITE.
  - A PRIVATE WELL SHALL BE PROVIDED TO SUPPLY IRRIGATION WATER TO THE SITE.

- MISCELLANEOUS**
  - NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED SO AS TO PROVIDE AT LEAST FIVE (5) INCHES OF SPREAD COVER TO ALL SEEDING AND PLANTING AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING. IN THE EVENT THAT THE QUANTITY OF TOPSOIL AT THE SITE IS INSUFFICIENT TO PROVIDE FIVE (5) INCHES OF COVER FOR ALL SEEDING AND PLANTING AREAS, THE DEVELOPER SHALL PROVIDE SUCH A COVER. TOPSOIL SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
  - STREET AND PARKING LOT TREES SHALL HAVE NO BRANCHES LOWER THAN 7' ABOVE GRADE.
  - ALL DEAD OR SEVERELY DECLINING PLANTS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON DURING PERFORMANCE AND MAINTENANCE BOND PERIODS.
  - 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.

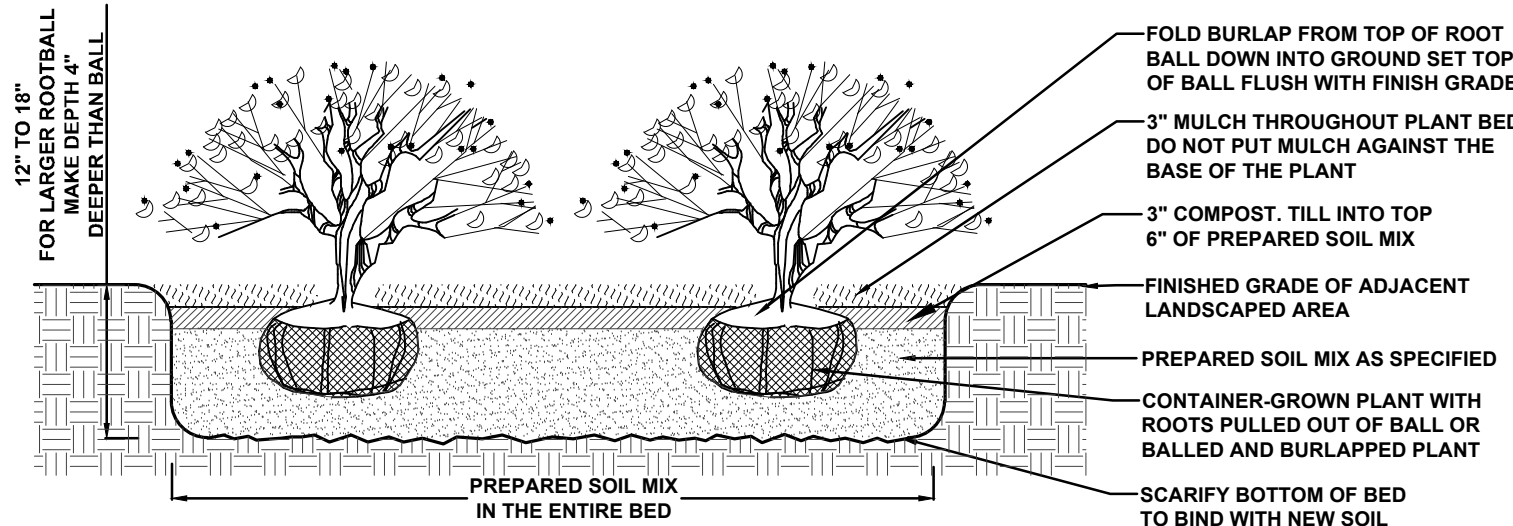
DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. NEVER CUT CENTRAL LEADER OR TRUNK.



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.

## EVERGREEN TREE PLANTING

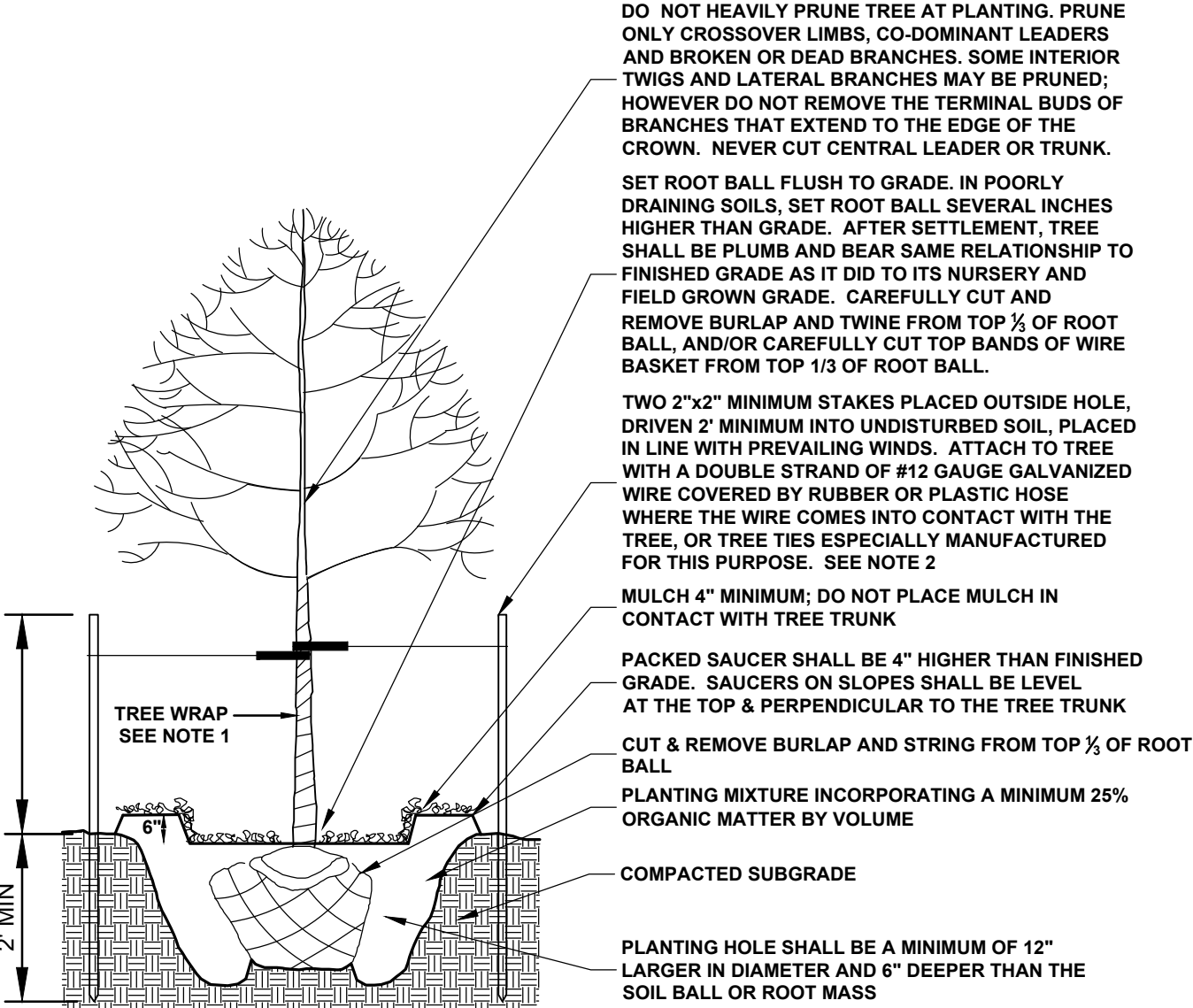
NO SCALE



NOTES:  
1. PREPARED SOIL MIX: LOOSEN EXISTING SOIL IN ENTIRE PLANTING BED TO DEPTH SHOWN ON DETAIL. AMEND EXISTING SOIL AS REQUIRED TO PRODUCE A SATISFACTORY TOPSOIL OR SUPPLY WITH IMPORTED TOPSOIL TO RAISE GRADES AND MIX AS SPECIFIED  
2. ALL TREE BEDS SHALL PERCOLATE. NOTIFY ARCHITECT IF SUBSOIL CONDITIONS PREVENT WATER PERCOLATION.  
3. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT DID TO ITS NURSERY FIELD GROWTH GRADE.  
4. FOR CONTAINER-GROWN SHRUBS, USE FINGER OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF SOIL, THEN CUT OR PULL APART ANY ROOTS THAT CIRCULATE THE PERIMETER OF THE CONTAINER.

## SHRUB PLANTING DETAIL


NOT TO SCALE



- NOTE:
- 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. THE WRAP SHALL BE ATTACHED OR FASTENED AT EACH END WITH A MATERIAL THAT WILL PERMIT TREE GROWTH.
  - 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.

## TREE PLANTING

NOT TO SCALE



EPA 1.21 (ft)  
WEIGHT 43.1 LB

7 YEAR WARRANTY

Lumen Range 2,350/9  
14,110

Life Span 2,350/9  
100,000 HOURS

UL LISTED

CLICK FOR FAQ'S

RATED IP68

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-A850SRLED-5P-16L40T5-MDL014-A-PEC-FHD/A80PM/A4212FP4/GFF/8/CT

Mounting Config	Fixture	Filter	LED	CCT	Distribution Type	Driver	Lens	Option Control Receptacle	Option Control	Option Fuse	Option Ring	Option Opt	Option Term Block	Option House Side Shield	Arm Mount (Spot Flood)	Pole Mount (Spot Flood)	Finish

**Mounting Configuration**  
(Click here to view mounting options and dimension specification pages)

- IW •2A •3AG0 •1AM
- PT •2AG0 •3APT •2AM
- 1A •2APT •4A •45OFB
- 1APT •3A •4APT

W: Wall Mount; PF: Post Top; A: Arm Mount; AM: Arm Mount; MB: Mid-Mount; PB: Pole Base

**Fixture**  
•A850SRLED

**Filter**

- 5P1 •991 •995 •OL3
- 73 •992 •BD4 •OL4
- 74 •993 •BD5 •S88
- 990 •994 •BD7 •C20974

\*Add "TT" after filter designation for optional "Twist-to-Off" filter.  
\*Consult factory for use on concrete poles.

**LED**

- 32L •24L •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, 150mA)
- MDH016\* (347V-480V, 150mA)
- MDL014\* (120V-277V, 140mA)
- MDH014\* (347V-480V, 140mA)
- MDL008\* (120V-277V, 80mA)
- MDH008\* (347V-480V, 80mA)

\*24L system only  
\*32L system only  
\*16L, 12L, or 8L system only  
\*18L system only

**Lens**

- A (Acrylic) •P (Polycarbonate)

**Options**(Click here to view accessories sheet)

- RP7 7-Pin control receptacle only
- SR87 Roof Mounted 7-Pin Control Receptacle Only

- PE7 Twist Lock Photocontrol (120V-277V)
- PE4\* Twist Lock Photocontrol (347V-480V)
- SC4 Shorting Cap
- PEC Electronic Button Photocontrol (120V-277V)
- PECA Electronic Button Photocontrol (480V) (120V-277V)
- PHD Double Fuse and Holder
- CDR Cast Decorative Ring
- CDRCL\* Cast Decorative Ring with Custom Logo
- PBD0R\* Perforated Brass Decorative Ring
- GPI 1/4" Duplex GFI for Utility Filter
- TB\* Terminal Block
- HSS 120" House Side Shield
- BLOC Back Light Optical Control

\*For 900 series utility filter only  
\*Requires control receptacle.  
\*Shops choose for installation in base.  
\*Consult factory for specification details.  
\*Standard is polished, for painted ring specify PBD0R-P.

**Specifications**

**Fixture**  
The luminaire shall be 16" diameter and 40-1/2" The acorn shall be supplied with a cast aluminum finial and a solid, cast aluminum roof which includes optimized heat sinks to provide maximum life and performance for the LED light sources. The acorn shall be sealed to the cast aluminum roof to provide a moisture-free and bug-free optics chamber for the LED light sources and Rated IP68. The optional perforated brass decorative ring (PBD0R) is available in polished brass or painted finish. The 2-1/4" wide brass flanges allowing light transfer through decorative openings. The optional CDR is a heavy cast aluminum ring with four cast medallions finished in accent gold. Also available are custom medallions that can be specified with a name, initial or logo. The Luminaire shall be UL listed in US and Canada.

**Filter - Standard**  
The filter shall be heavy wall cast aluminum, 356 alloy for high tensile strength. It shall have an 8-1/2" inside diameter opening to attach to the 8" neck of the acorn globe. When ordered with a Sternberg aluminum pole, the filter shall be welded to the pole top, or tension for safety and to ensure the fixture will be plumb, secure and level over the life of the installation. The filter shall have a one-piece ring bug gasket to resist insect penetration into lamp assembly.

**900 Series Utility Filter Option**  
The filter shall be heavy wall cast aluminum, 356 die cast alloy for high tensile strength. It shall have a 2-1/4" inside diameter opening, to attach to the 8" neck of the acorn globe. It shall have a hinged, tool-less entry door that provides open access to all of the components. The 900 series shall have an optional terminal block for ease of wiring, an optional Twist-Lock Photocontrol receptacle, an optional single GFCI outlet for auxiliary power needs. The top mounted driver mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2 finger latches. The filter shall have a one-piece ring gasket to resist insect penetration.

See page 8

**Finish**(Click here to view custom paint/finish sheet)

- Standard Finishes\*
- BKT Black Textured
- WHT White Textured
- PCT Park Green Textured
- ABZ Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

\*Custom finishes are available upon request.

- CM Custom Match
- OI Old Iron
- RT Rust
- WDR Weathered Brown
- CD Cedar
- WDR Weathered Black
- TT Two Tone

\*Custom colors require upcharge.  
Sternberg Select Finishes

- VC Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

**Job Name**  
**Fixture Type**  
**Memo**

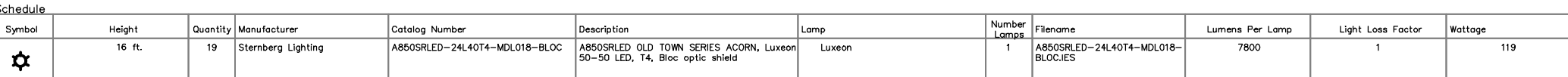
**SternbergLighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED

## DIRECT BURY LIGHT POLE

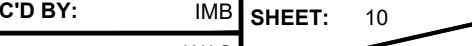
NTS

KRSTIN 11/16/25  
H:\PROJECTS\222319 - 322319 S09 LANDSCAPE PLAN >





ALL LIGHTS WILL BE PROVIDED WITH HOUSE SIDE SHIELDS TO PREVENT  
LIGHT SPILLAGE ONTO ADJOINING PROPERTIES AND PROPOSED BUILDINGS



DESIGN/CALC'D BY: IMB SHEET: 10

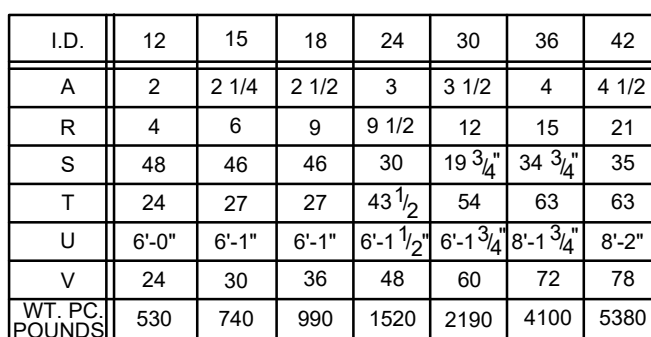






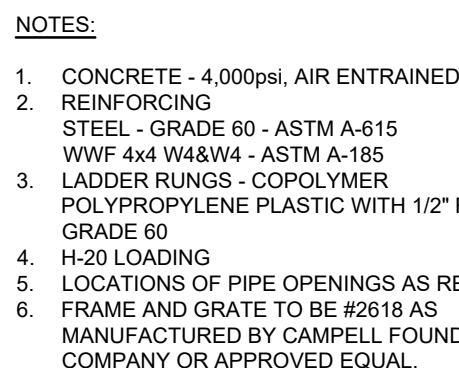


1. CONCRETE - 4,000psi, AIR ENTRAINED
2. REINFORCING  
STEEL - GRADE 60 - ASTM A-615  
WWF 4x4 W48W4 - ASTM A-185
3. LADDER RUNGS - COPOLYMER  
POLYPROPYLENE PLASTIC WITH 1/2" REBAR,  
GRADE 60
4. H-20 LOADING
5. LOCATIONS OF PIPE OPENINGS AS REQUIRED
6. FRAME AND GRATE TO BE #1365A AS  
MANUFACTURED BY CAMPELL FOUNDRY  
COMPANY OR APPROVED EQUAL.

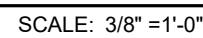


NOTE: ALL NUMBERS REPRESENT INCHES UNLESS OTHERWISE SPECIFIED.

NOT TO SCALE



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 #218 AS  
MANUFACTURED BY CAMPELL FOUNDRY  
COMPANY OR APPROVED EQUAL.



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



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 CAMPELL FOUNDRY  
COMPANY OR APPROVED EQUAL.



**NOTE:**

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



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

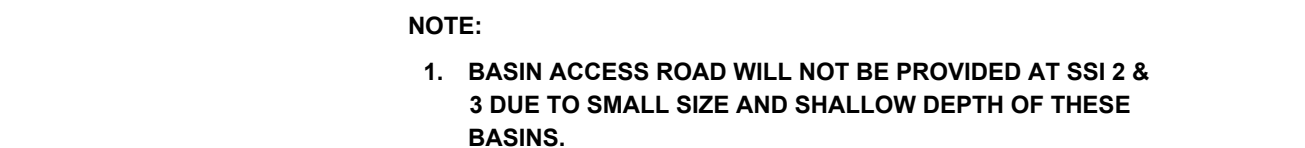
SCALE: 3/4"=1'-0"

- NOTES

1. MANHOLE COVER AND FRAME TO BE CAMPBELL No. 1203 OR APPROVED EQUIV. SET IN A FULL BED OF MORTAR TO CONFORM TO THE GRADE AND CROWN OF THE ROAD.
2. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER
3. FOOTING TO BE N.J.D.O.T. CLASS "C" CONCRETE.
4. INVERT TO BE N.J.D.O.T. CLASS "C" CONCRETE
5. FRAME AND GRATE TO BE TYPE NO. 1202 AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR EQUAL.
6. PROVIDE 3/4" DIA. ALUMINUM LADDER, RUNGS 18" ON CENTER.
7. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE TOP OF MANHOLE FRAME TO INVERT, SHALL BE 12" THICK CONCRETE FOUNDATION DIMENSIONS SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPT



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



SCALE: 1" = 200'

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**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 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24CA28125400

**IAN M BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #30106017400  
IBORDE@PMS-AUCOM

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY Lic. #39816  
PROFESSIONAL PLANNER, NEW JERSEY Lic. #3394  
STEVENS@PMS-AUCOM

**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY Lic. #7110  
PROFESSIONAL PLANNER, NEW JERSEY Lic. #1014  
GRAHAM@PMS-AUCOM

**STEVEN METSKEL, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43893  
STEVEN@PMS-AUCOM



WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39015  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

PRELIMINARY & FINAL MAJOR SITE PLAN

# CONSTRUCTION DETAILS

## STORMWATER DETAILS

FOR

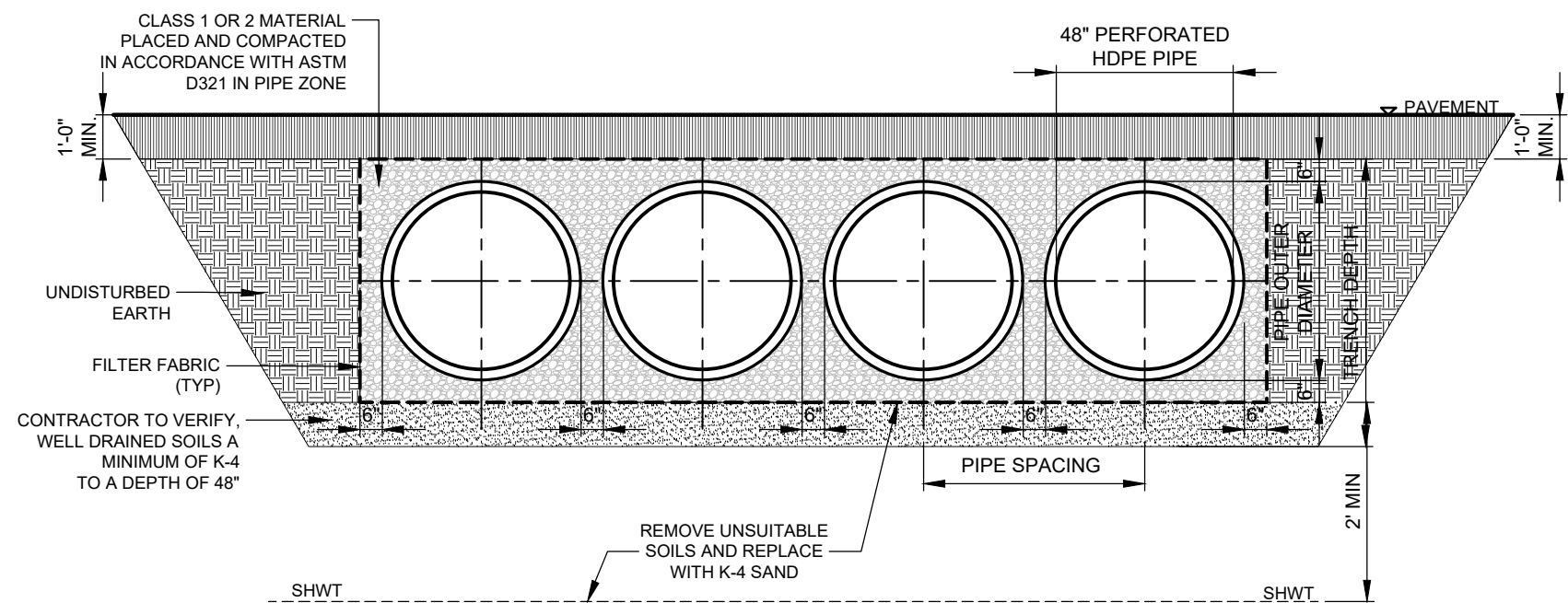
### TAX BLOCK 69

### TAX LOT 8

TOWNSHIP OF MANCHESTER  
OCEAN COUNTY NEW JERSEY

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DESIGN/CALC'D BY:	IMS	SHEET:	13
CHECKED BY:	WAB		18

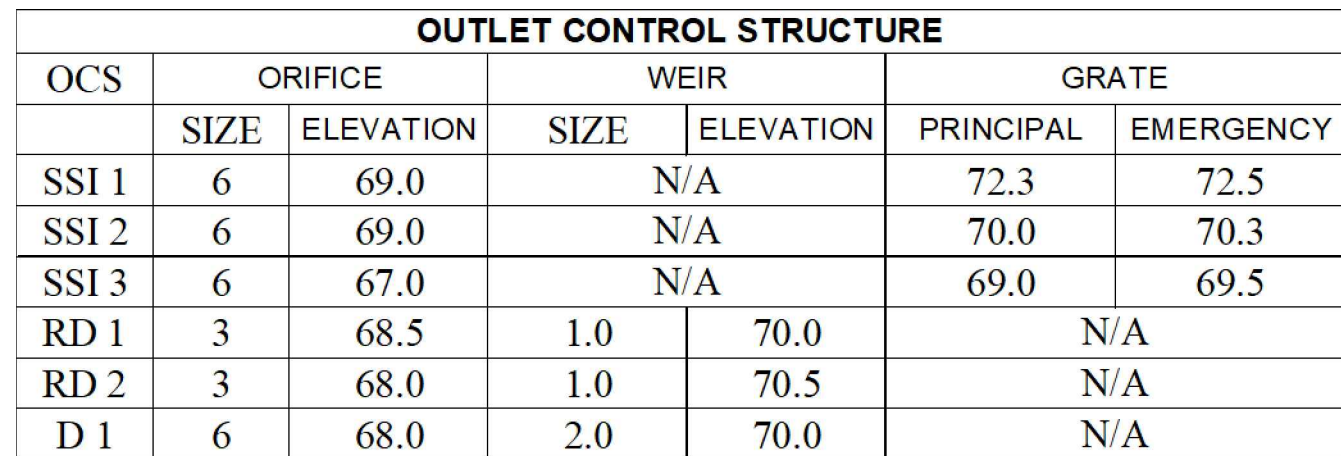




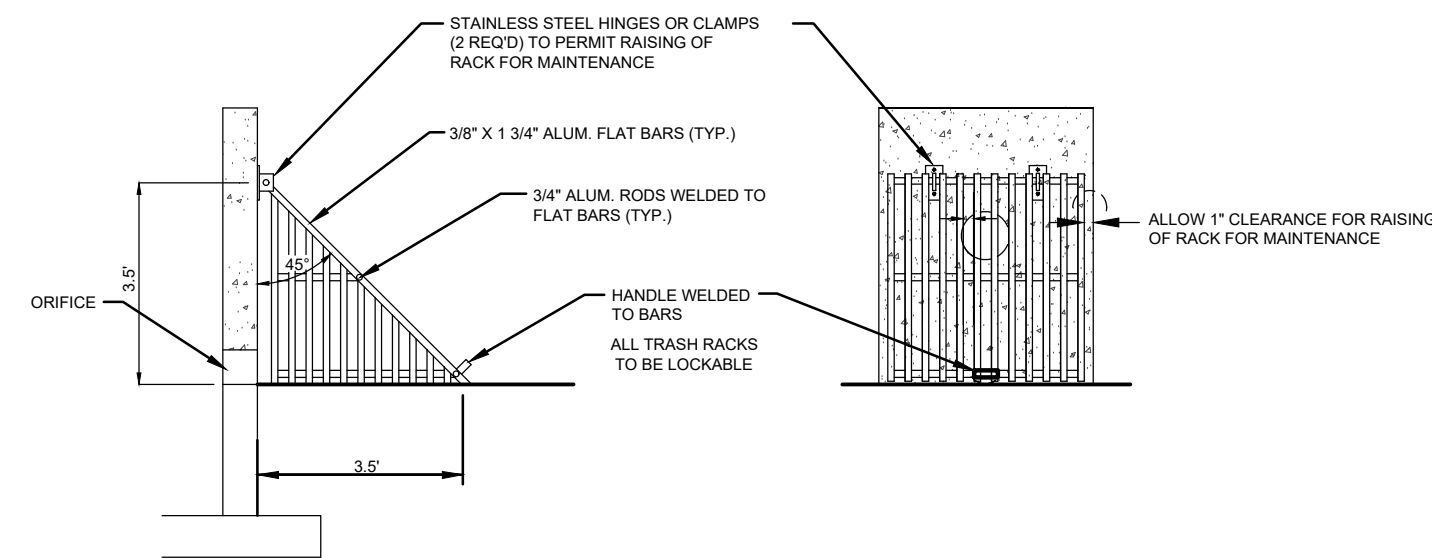
SYSTEM	PERFORATED HDPE PIPE	PIPE OUTER DIAMETER	PIPE SPACING	TRENCH DEPTH
D-1	48"	54"	60"	66"
RD-2	48"	54"	60"	66"

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

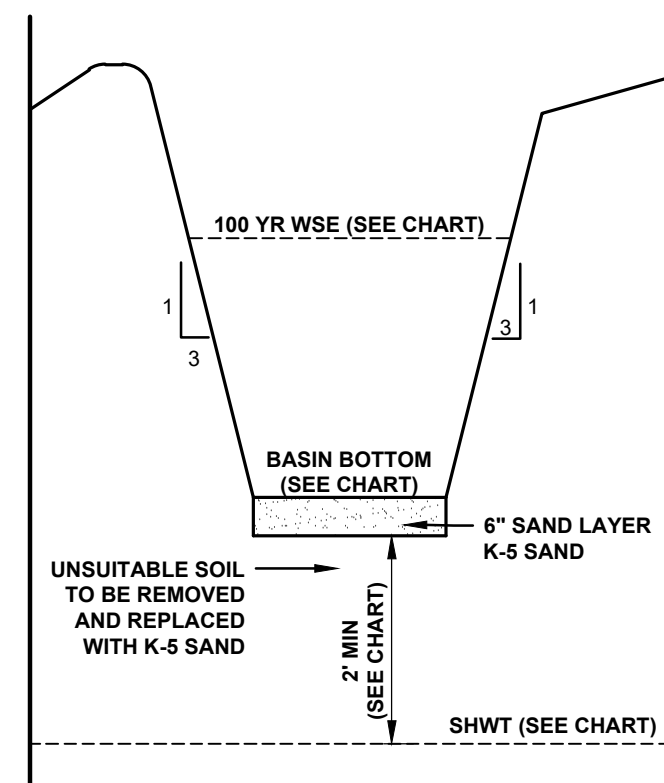
- NOTES:**
1. ALL RESTRICTIVE SOILS HAVING A PERMEABILITY LESS THAN ONE (1) INCH PER HOUR MUST BE REMOVED AND REPLACED BY SOILS HAVING A PERMEABILITY RATE BETWEEN ONE (1) AND TWENTY (20) INCHES PER HOUR.



OUTLET CONTROL STRUCTURE MANHOLE  
UNDERGROUND SYSTEM  
SCALE: NTS

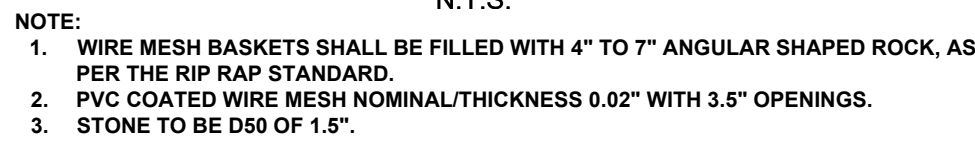
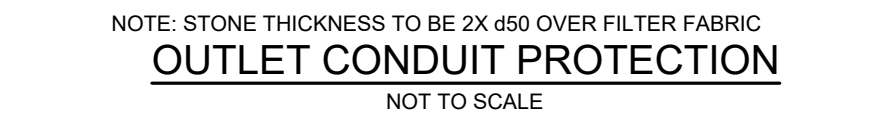


TRASH RACK  
NTS



**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.




No.	DATE	DESCRIPTION	BY

CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS,  
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE 732 363 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
BSTEVENS@PDS-NJ.COM

PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104  
GRAHAM@PDS-NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393  
STEVENM@PDS-NJ.COM

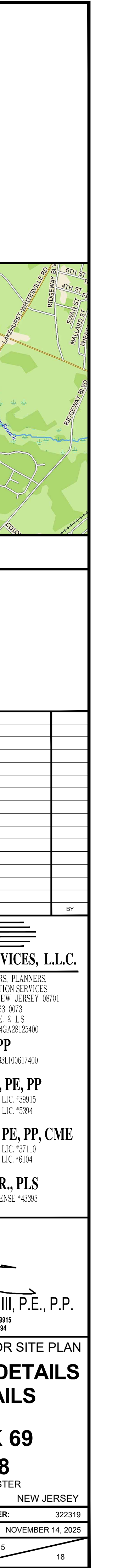
  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39015  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

FOR  
TAX BLOCK 69  
TAX LOT 8

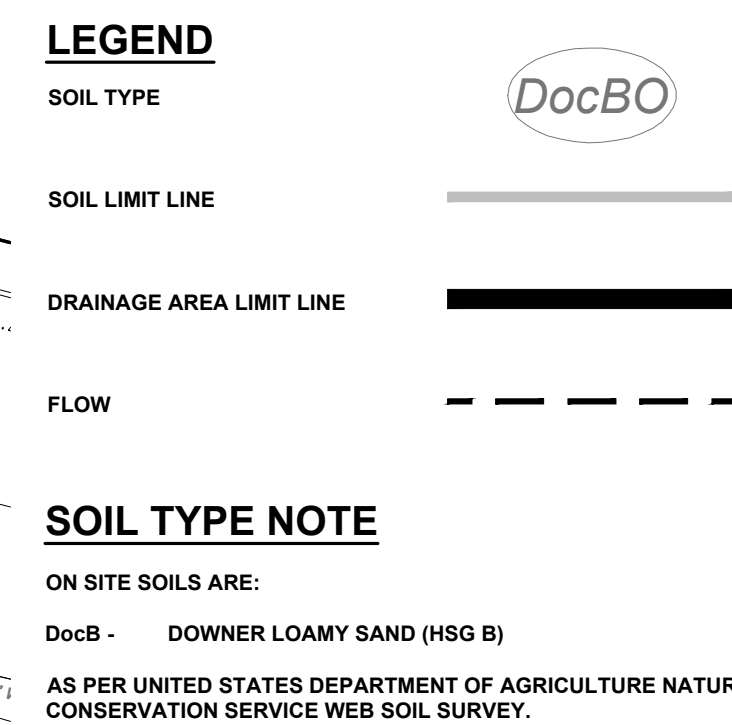
OCEAN COUNTY NEW JERSEY

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








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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08  
PHONE 732 363 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
RSTEVENS@PDS-NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393  
STEVENM@PDS-NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #3545

PRELIMINARY &amp; FINAL MAJOR SITE PLAN

## EXISTING CONDITION DRAINAGE AREA PLAN

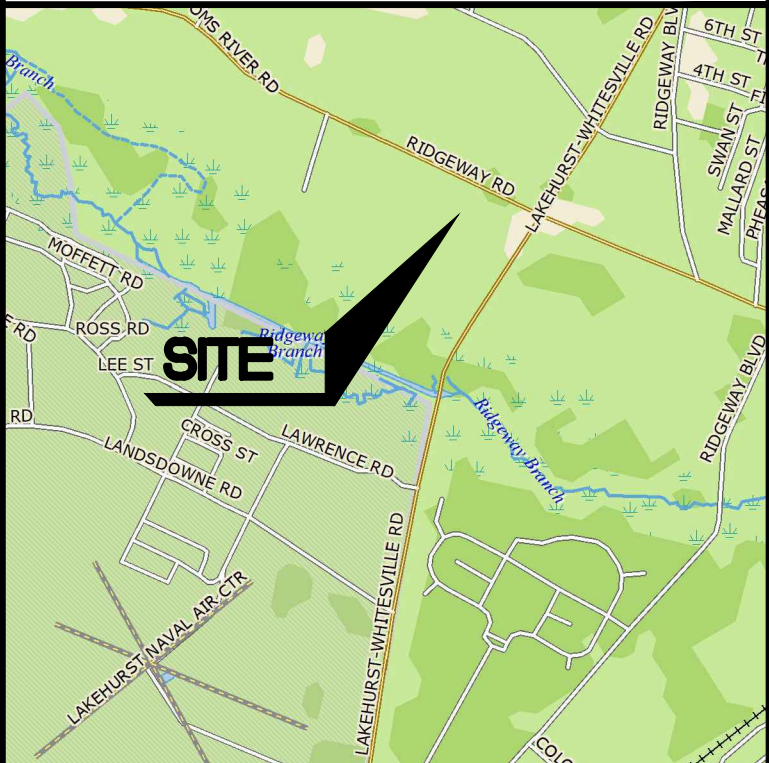
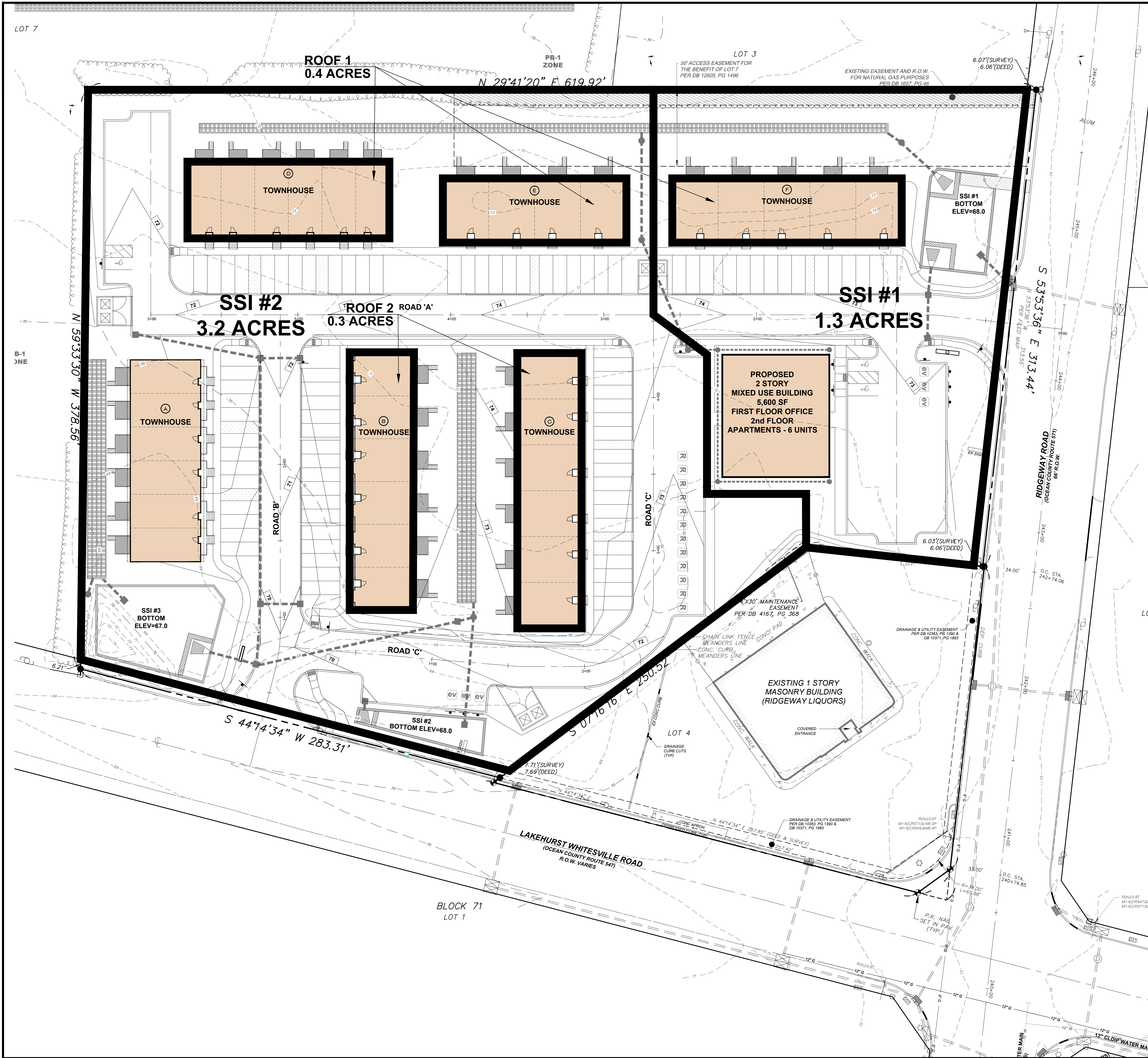
FOR  
**TAX BLOCK 69**

**TAX LOT 8**  
TOWNSHIP OF MANCHESTER  
OCEAN COUNTY NEW JERSEY

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DRAWN BY:	KNL	DATE:	NOVEMBER 14, 2011

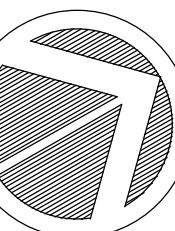
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CHECKED BY:	WAS	18





## KEY MAP

SALE:  $1^* = 200$

[illegible]

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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE 732 363 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

**IAN M BORDEN, PP**  
N.J. PROFESSIONAL PLANNER LICENSE #33LI00617400  
IBORDEN@PDS-NJ.COM

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
BSTEVENSPDS-NJ.COM

**GRAHAM J. MACFARLANE, PE, PP, CME**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #37110  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #6104  
GRAHAM@PDS-NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393  
STEVENM@PDS-NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394

PRELIMINARY &amp; FINAL MAJOR SITE PLAN

## PROPOSED CONDITION DRAINAGE AREA PLAN

OR

## TAX BLOCK 69

TAX LOT 8

TOWNSHIP OF MANCHESTER

OCEAN COUNTY NEW JERSEY

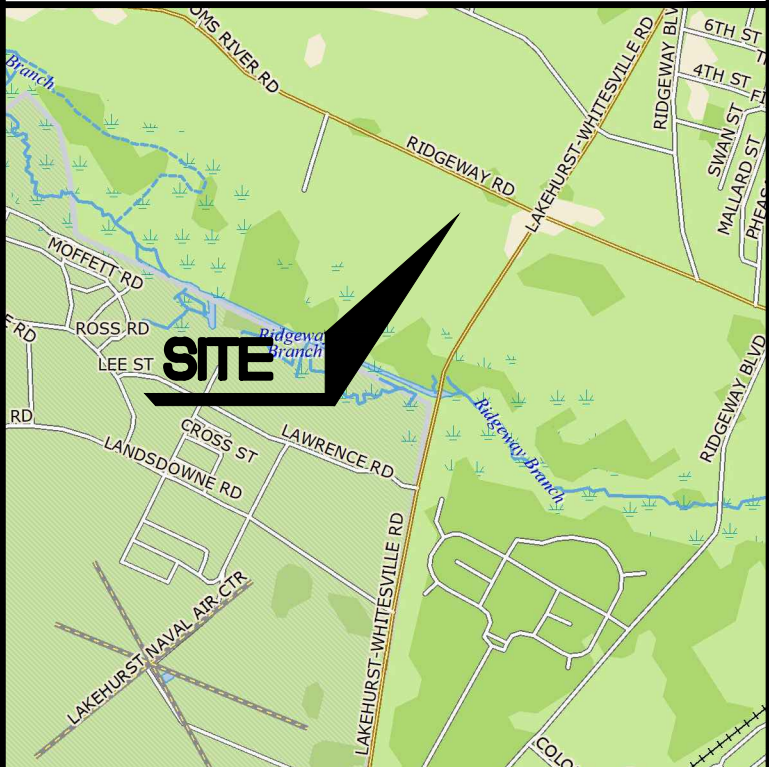
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<b>DRAWN BY:</b>	KNL	<b>DATE:</b>	NOVEMBER 14, 2025
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SCALE IN FEET

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ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES  
1245 AIRPORT ROAD, SUITE 1, LAKEWOOD, NEW JERSEY 08701  
PHONE 732 363 0060 FAX 732 363 0073  
NEW JERSEY STATE BOARD OF P.E. & L.S.  
CERTIFICATE OF AUTHORIZATION NO. 24GA28125400

**WILLIAM A. STEVENS, PE, PP**  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. #39915  
PROFESSIONAL PLANNER, NEW JERSEY LIC. #5394  
BSTEVENSPDS-NJ.COM

**STEVEN METELSKI, JR., PLS**  
N.J. PROFESSIONAL LAND SURVEYOR LICENSE #43393  
STEVENM@PDS-NJ.COM

  
WILLIAM A. STEVENS, III, P.E., P.P.  
PROFESSIONAL ENGINEER, NEW JERSEY I.C. #59915  
PROFESSIONAL PLANNER, NEW JERSEY I.C. #5394

PRELIMINARY &amp; FINAL MAJOR SITE PLAN

# GREEN INFRASTRUCTURE 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	
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