

PRELIMINARY/FINAL MAJOR SUBDIVISION
FOR
WILBUR AVENUE
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY, NEW JERSEY

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[illegible]

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE

COVER PLAN

ADA NOTES	
1.	SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND MAXIMUM CROSS SLOPE OF 1:48 (2%).
2.	CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.3%). LANDINGS SHALL BE PROVIDED AT EACH END OF RAMP WITH A MAXIMUM SLOPE OF 1:48 (2%).
3.	CONTRACTOR SHALL REFER TO LATEST ADA GUIDELINES AND NEW JERSEY BARRIER FREE SUBCODE FOR CURRENT DESIGN AND SLOPE CRITERIA.

VARIANCES AND/OR WAIVERS MAY BE REQUIRED FROM THE FOLLOWING ORDINANCE SECTIONS AS DETERMINED BY THE BOARD:
§245-82 G. - OPEN SPACE AND RECREATION REQUIREMENTS.

1.	REVISED PER AGENCY COMMENTS	7/2/2026	HH
NO.	REVISION	DATE	BY



Civil Core
CONSULTING

CIVIL CORE CONSULTING, LLC
1969 RUTGERS UNIVERSITY BLVD.
LAKEWOOD, NJ 08701

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28399400

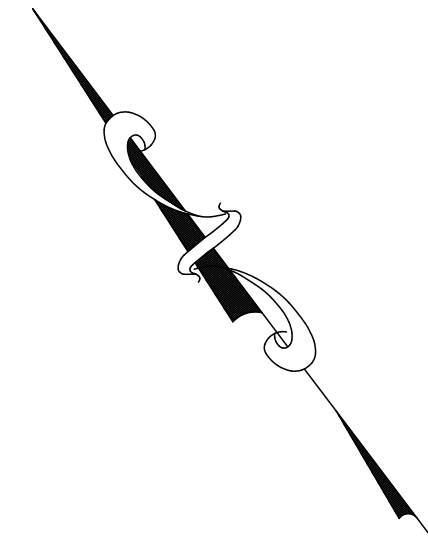
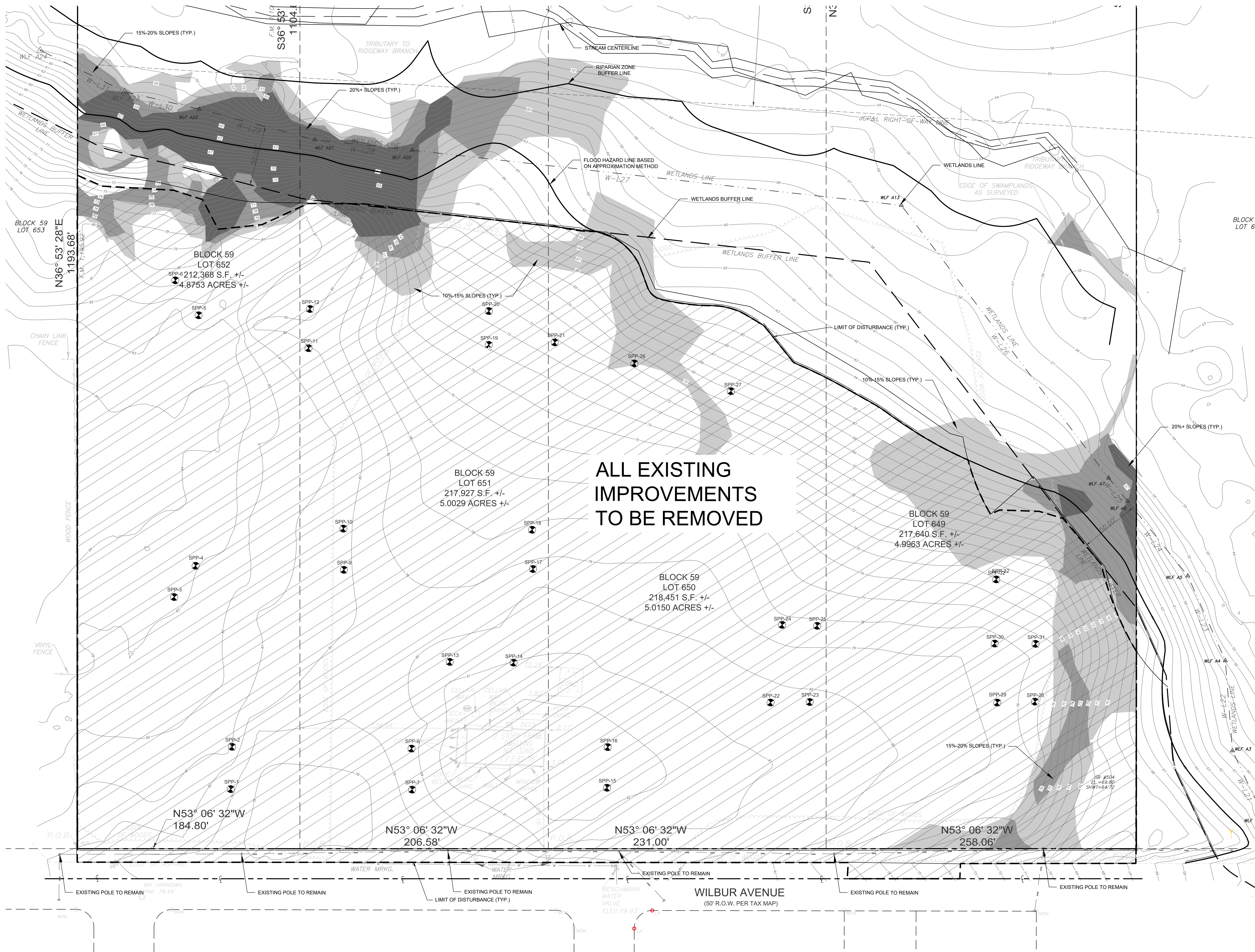
PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
WILBUR AVENUE

LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

DRAWING TITLE:

COVER PLAN

PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
			SCALE
			AS NOTED
Digitally signed by Yosef Portnoy Date: 2026.07.22 17:31:21-0400			SHEET NO.
YOSEF PORTNOY LICENSED PROFESSIONAL ENGINEER NJ LICENSE NO: GE55593			1 OF 17



1.	REVISED PER AGENCY COMMENTS	7/2/2026	HH
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LAKEWOOD, NJ 08701

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PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR

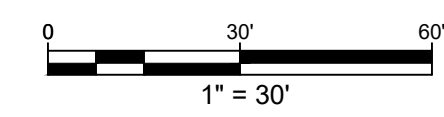
LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

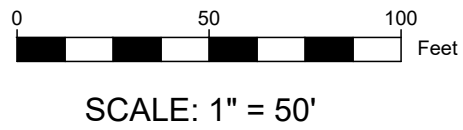
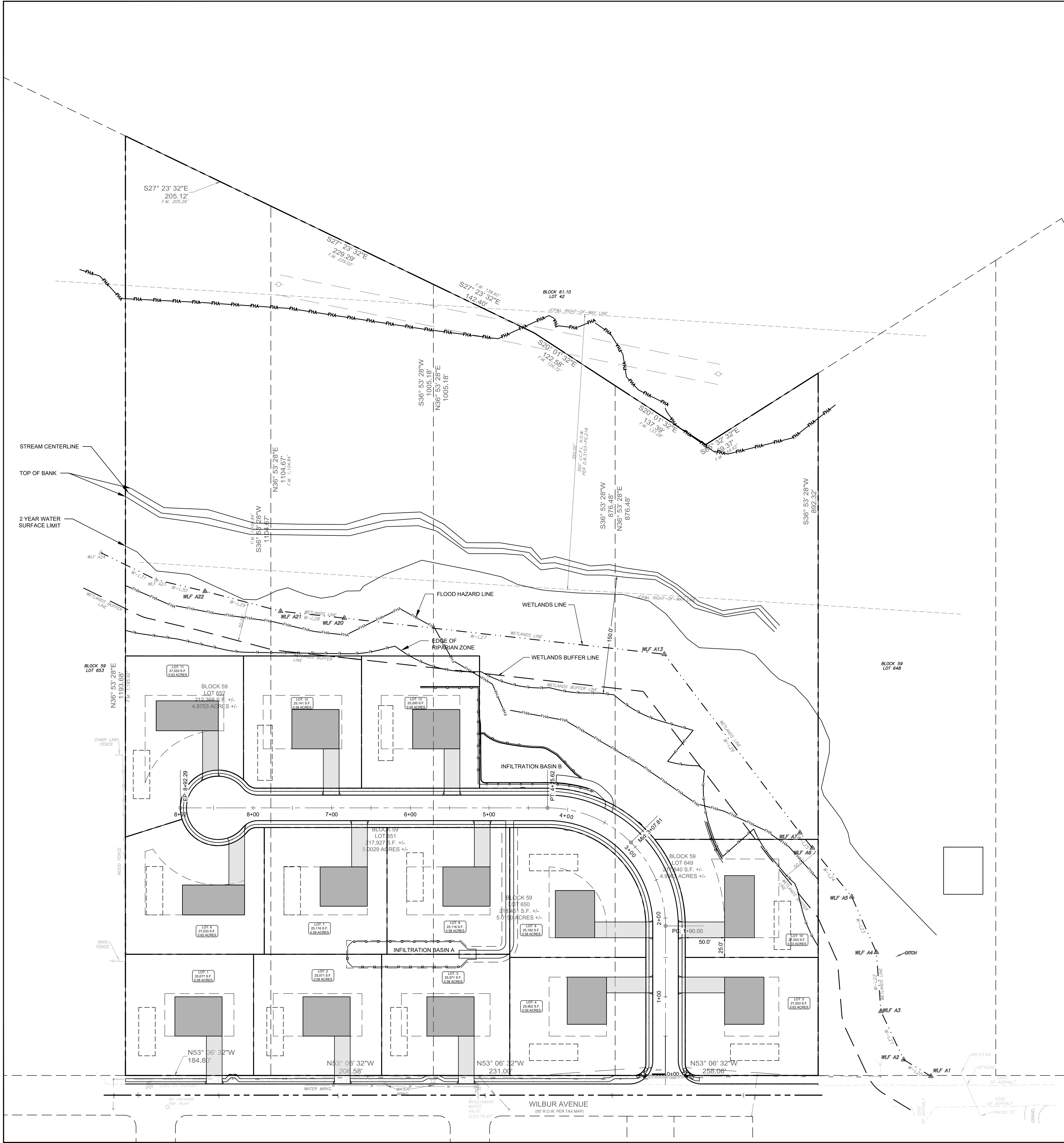
DRAWING TITLE:
EXISTING CONDITIONS AND
DEMOLITIONS PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
23172	07/01/24	AY	YP

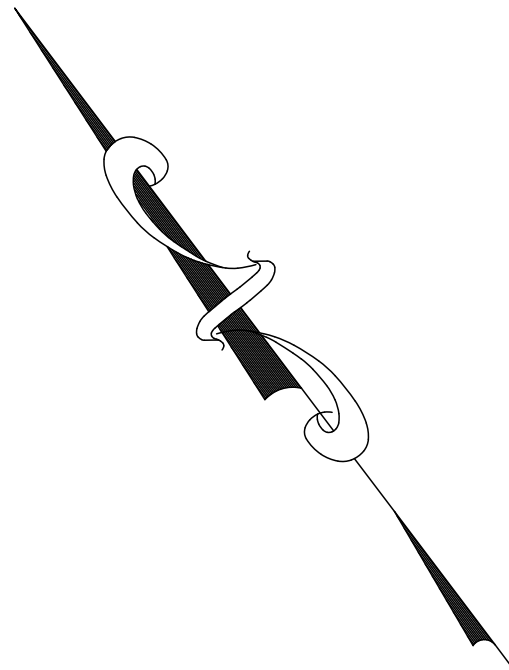
SCALE	SHEET NO.
AS NOTED	2

Yosef Portnoy
Yosef Portnoy
Date: 2026.07.22
13:31:29-04:00
Yosef Portnoy
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. GE53593





SCALE: 1" = 50'



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LAKEWOOD, NJ 08701

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28399400

PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
WILBUR AVENUE

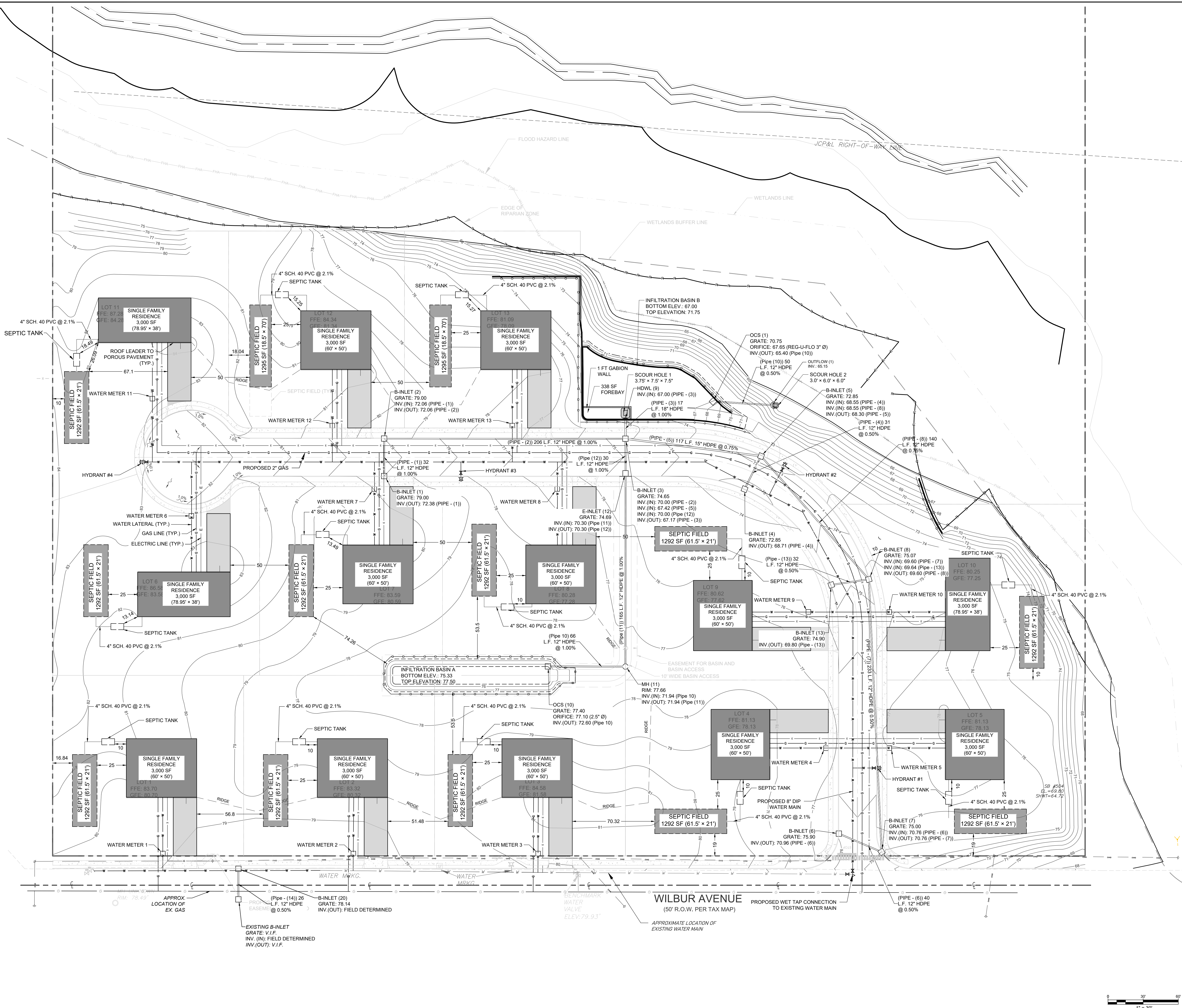
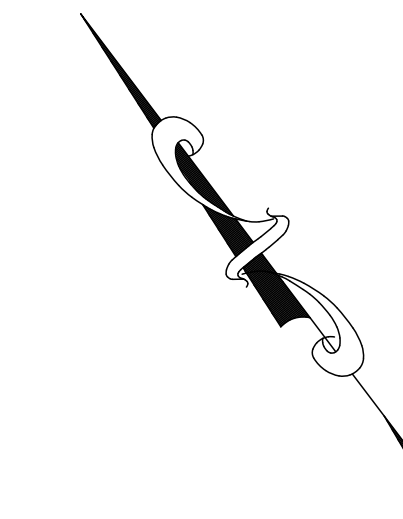
LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

DRAWING TITLE:
OVERALL LAYOUT PLAN

PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
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SCALE AS NOTED	SHEET NO. 3 OF 17
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Digitally signed by Yosef Portnoy
Date: 2026.07.22
13:31:33-04'00'
YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. GE53393



1. REVISED PER AGENCY COMMENTS		7/2/2026	HH
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1969 RUTGERS UNIVERSITY BLVD.
LAKEWOOD, NJ 08701

NJ CERTIFICATE OF AUTHORIZATION NO. 240A28399400

PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
WILBUR AVENUE

LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

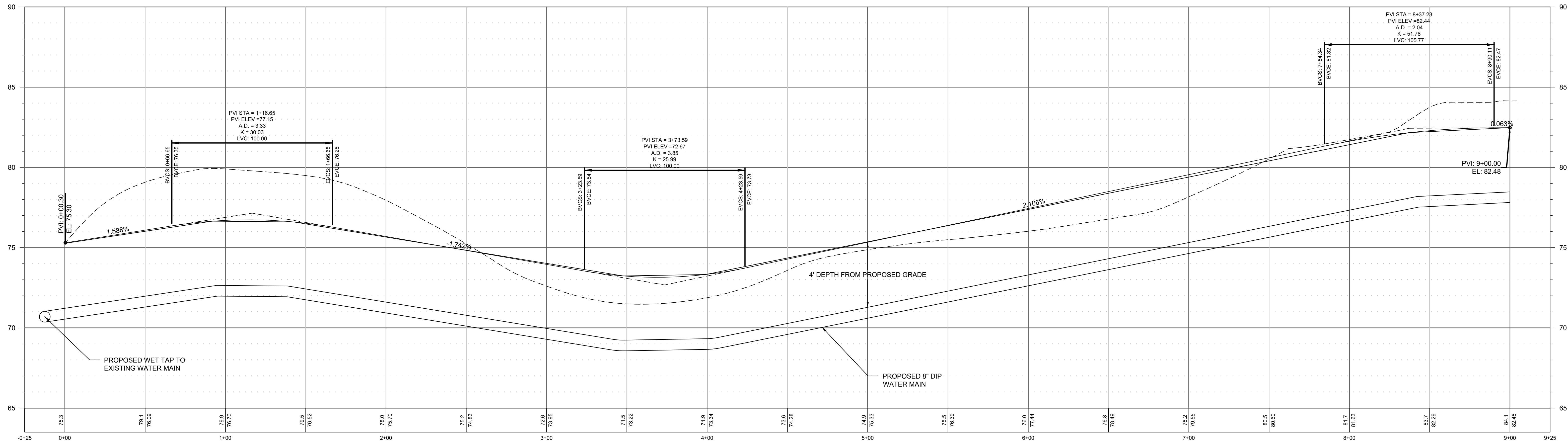
DRAWING TITLE:
UTILITY PLAN

PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
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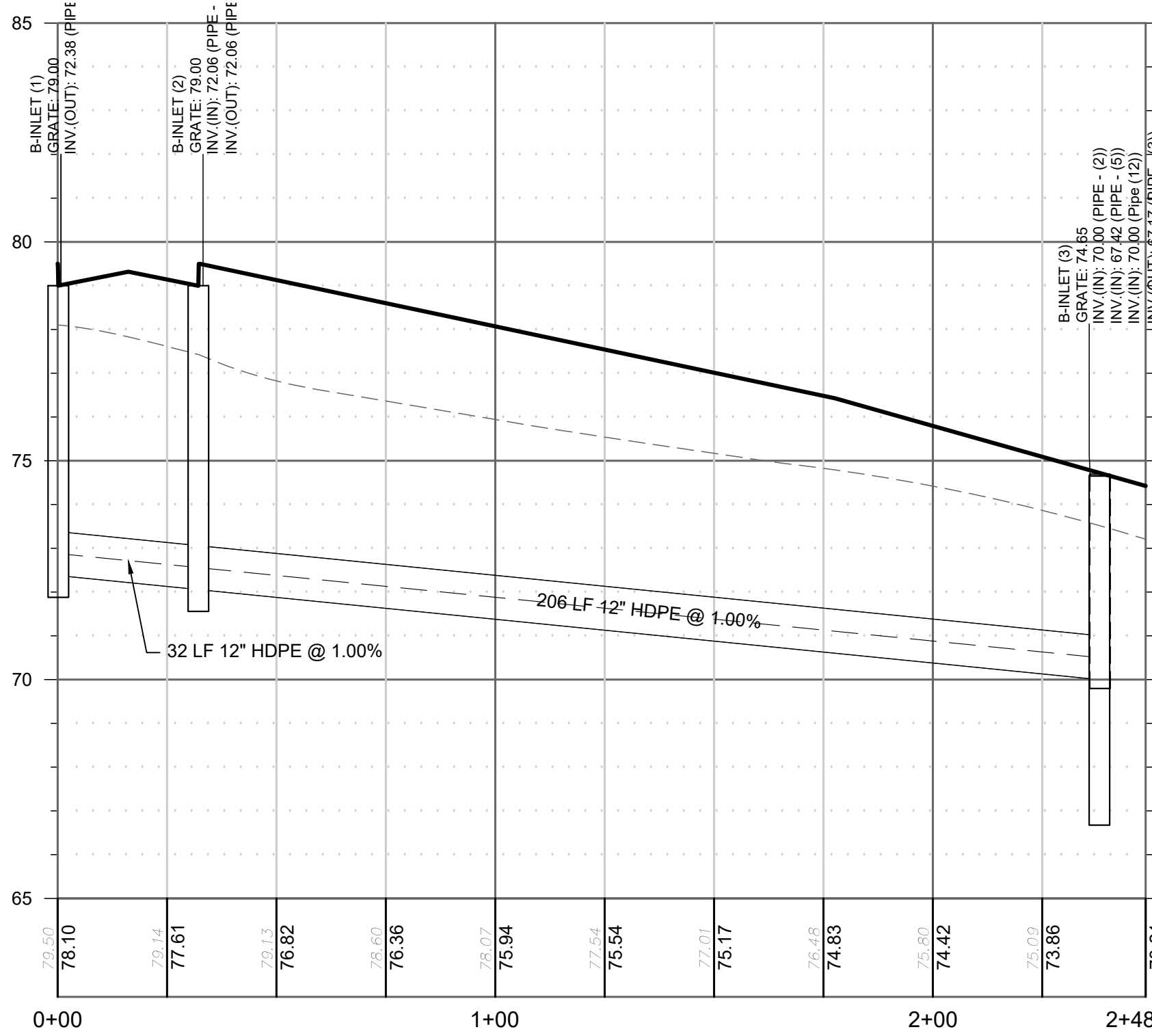
SCALE
AS NOTED

SHEET NO.
6
OF
17

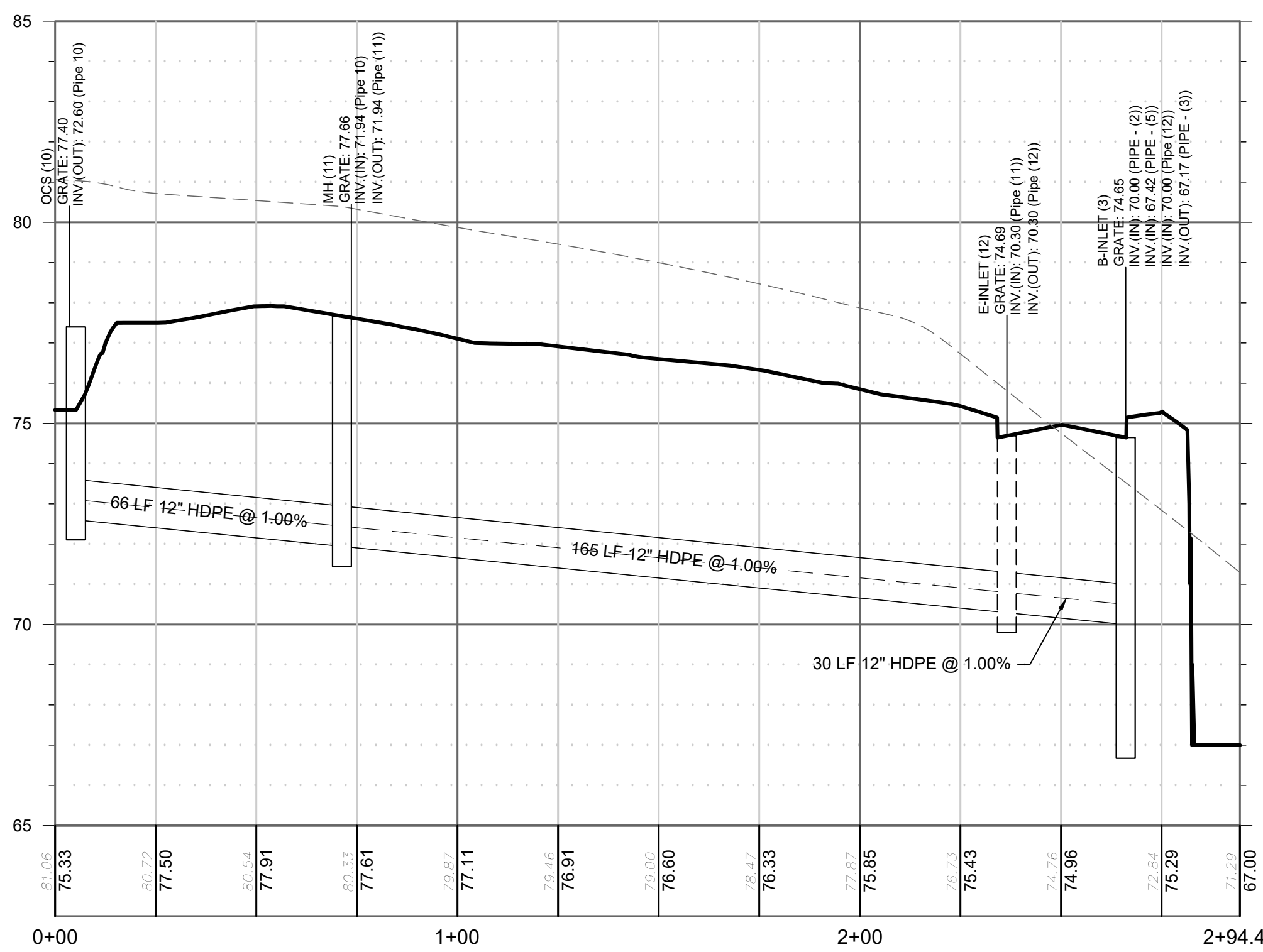
Digitally signed by Yosef Portnoy
Date: 2026.07.22
13:31:39-04'00'
YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. GE53983



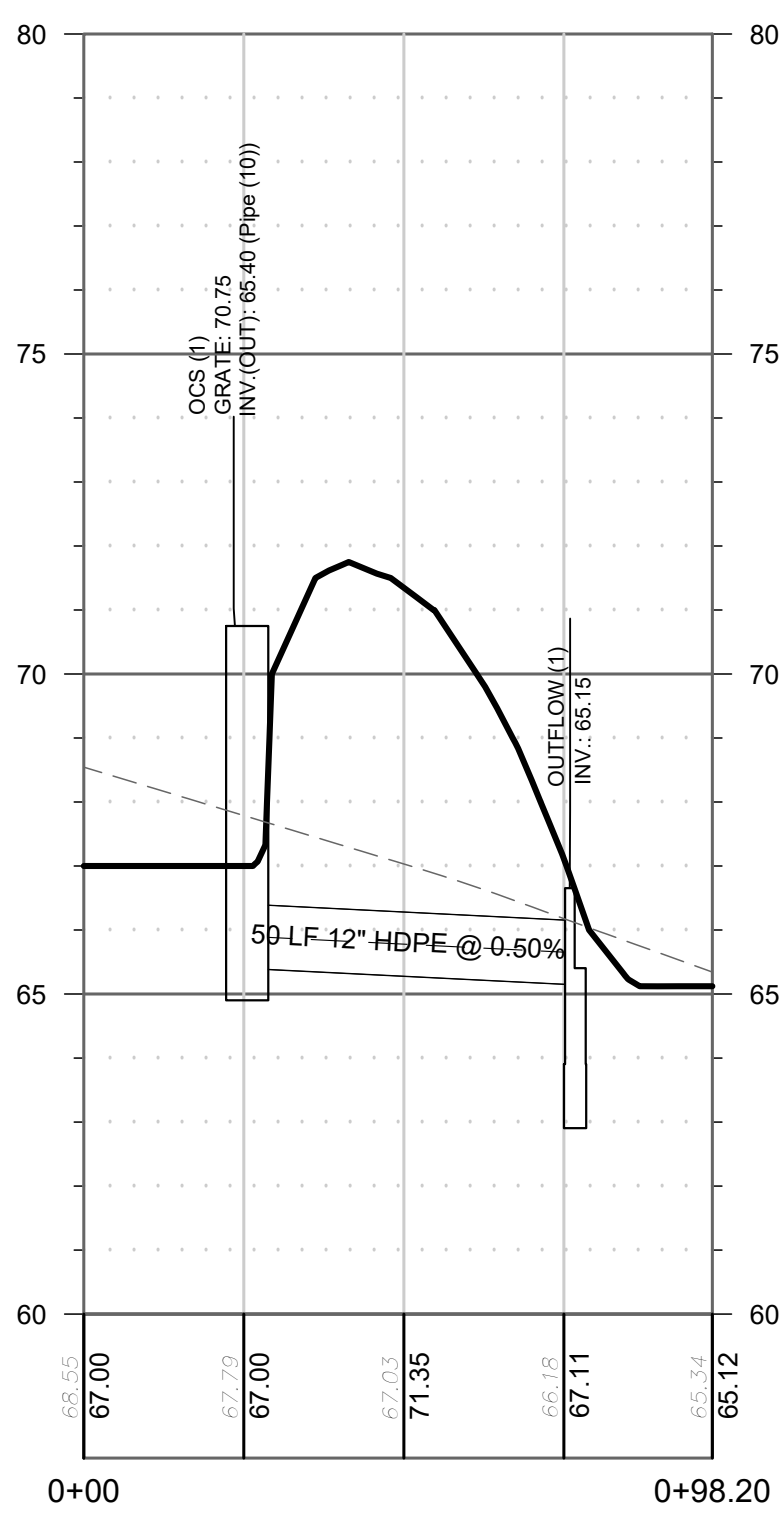
PROFILE OF NEW ROAD
HORIZONTAL : 1" = 30'



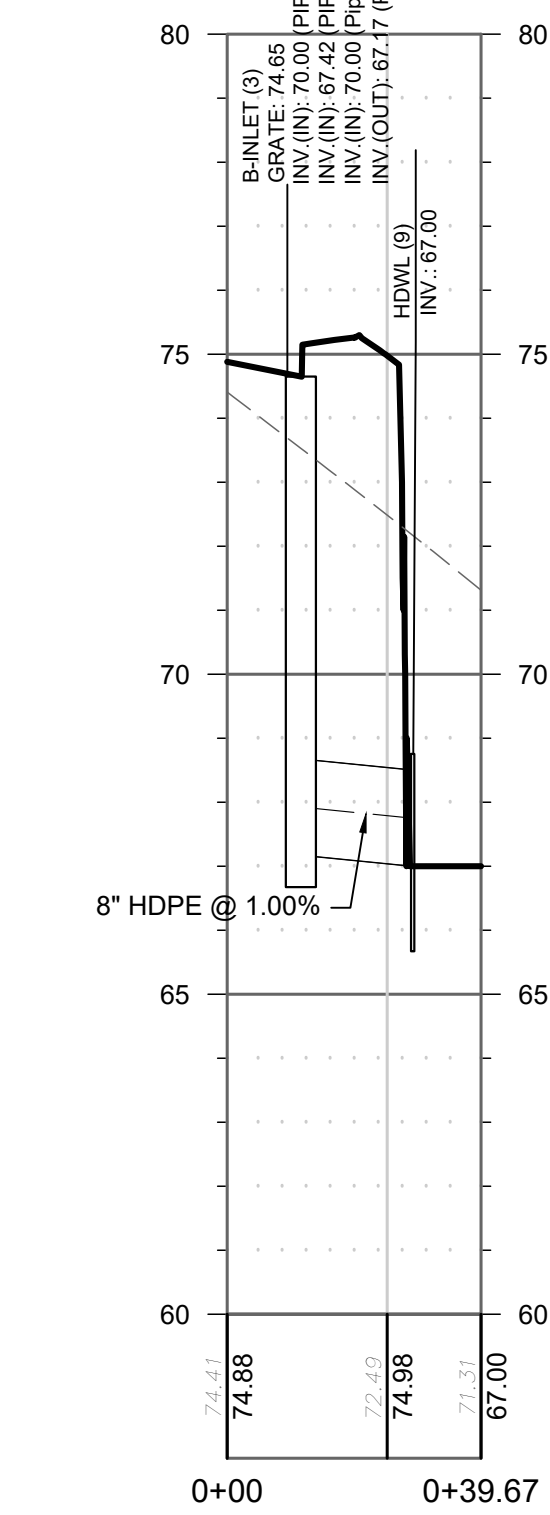
PROFILE OF Pipe 2 Profile
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



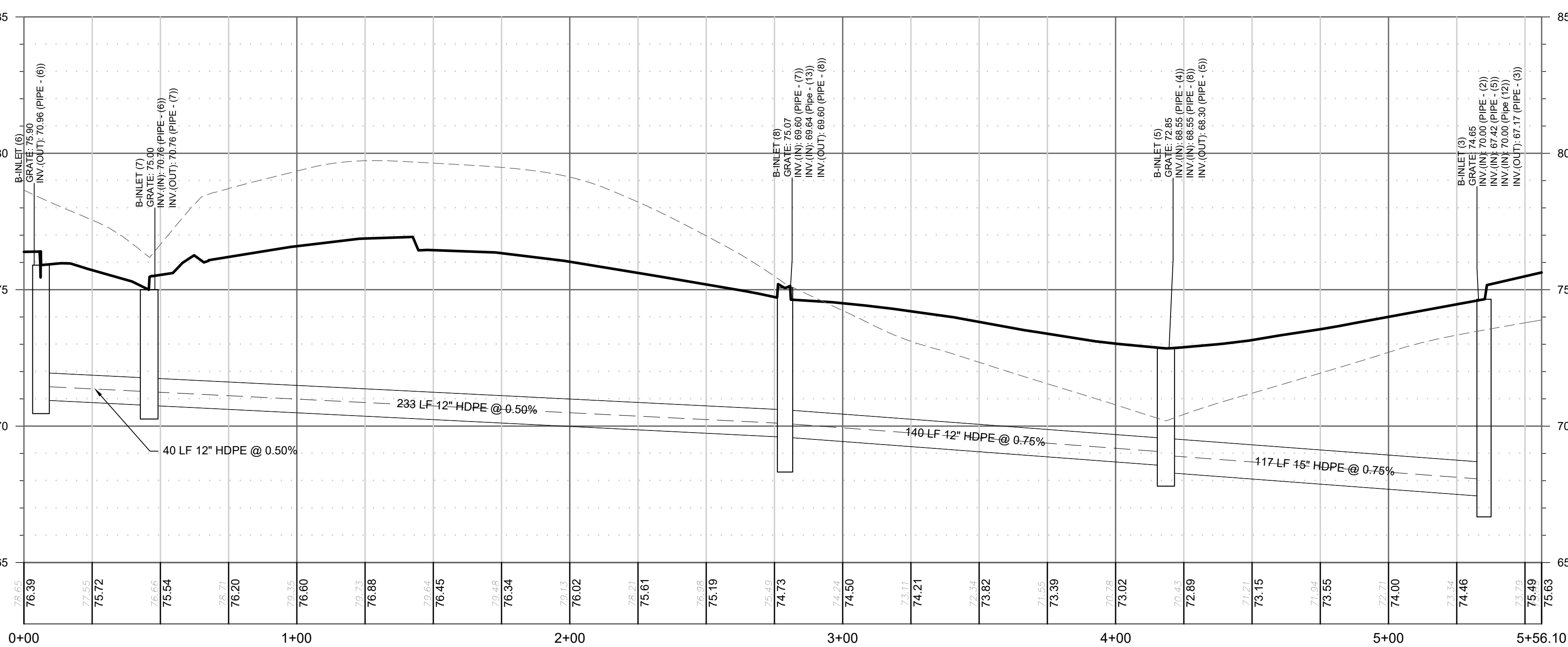
PROFILE OF Pipe 12 Profile
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



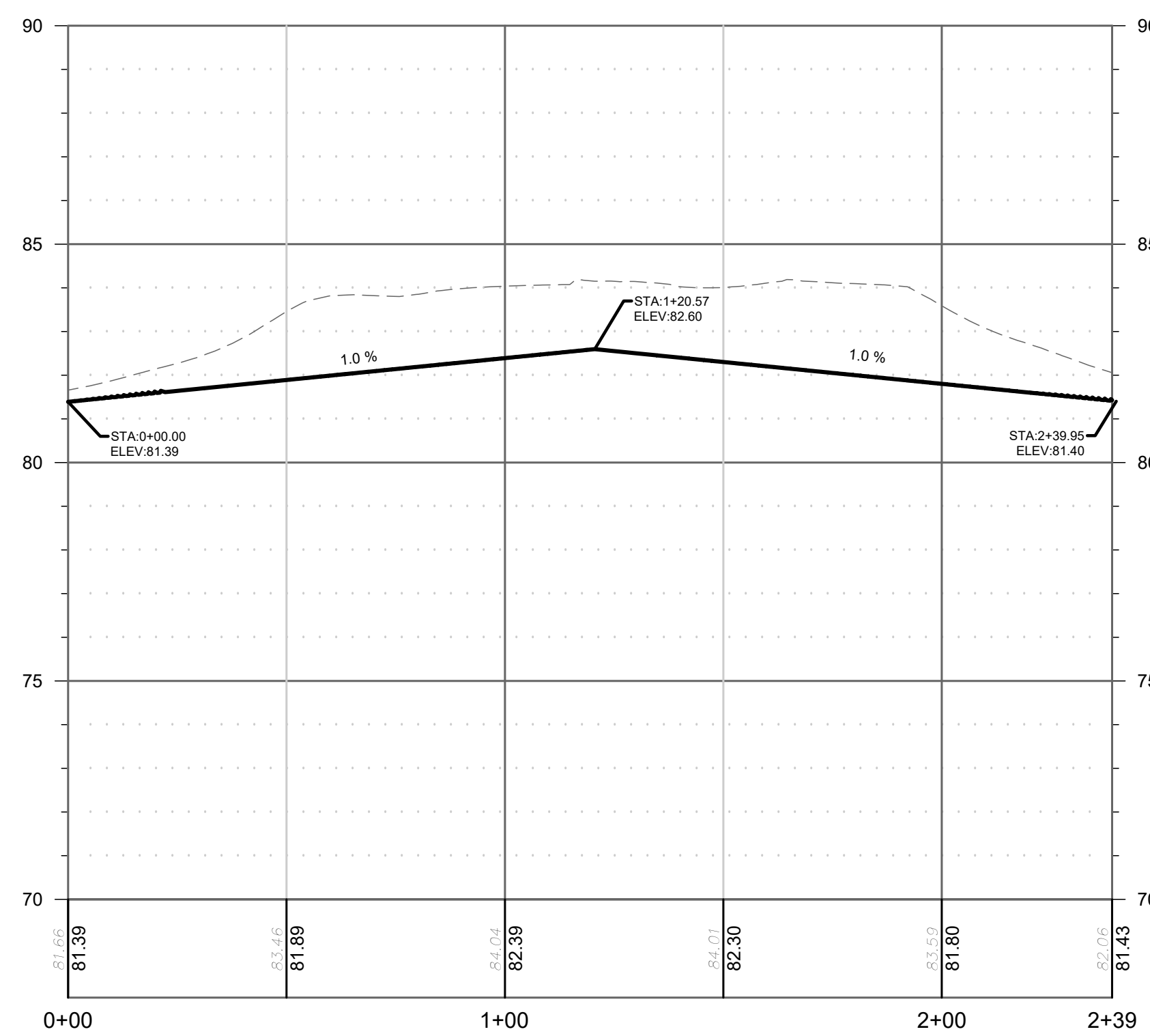
PROFILE OF Pipe 10 Profile
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



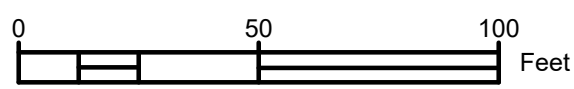
PROFILE OF Pipe 3 Profile
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



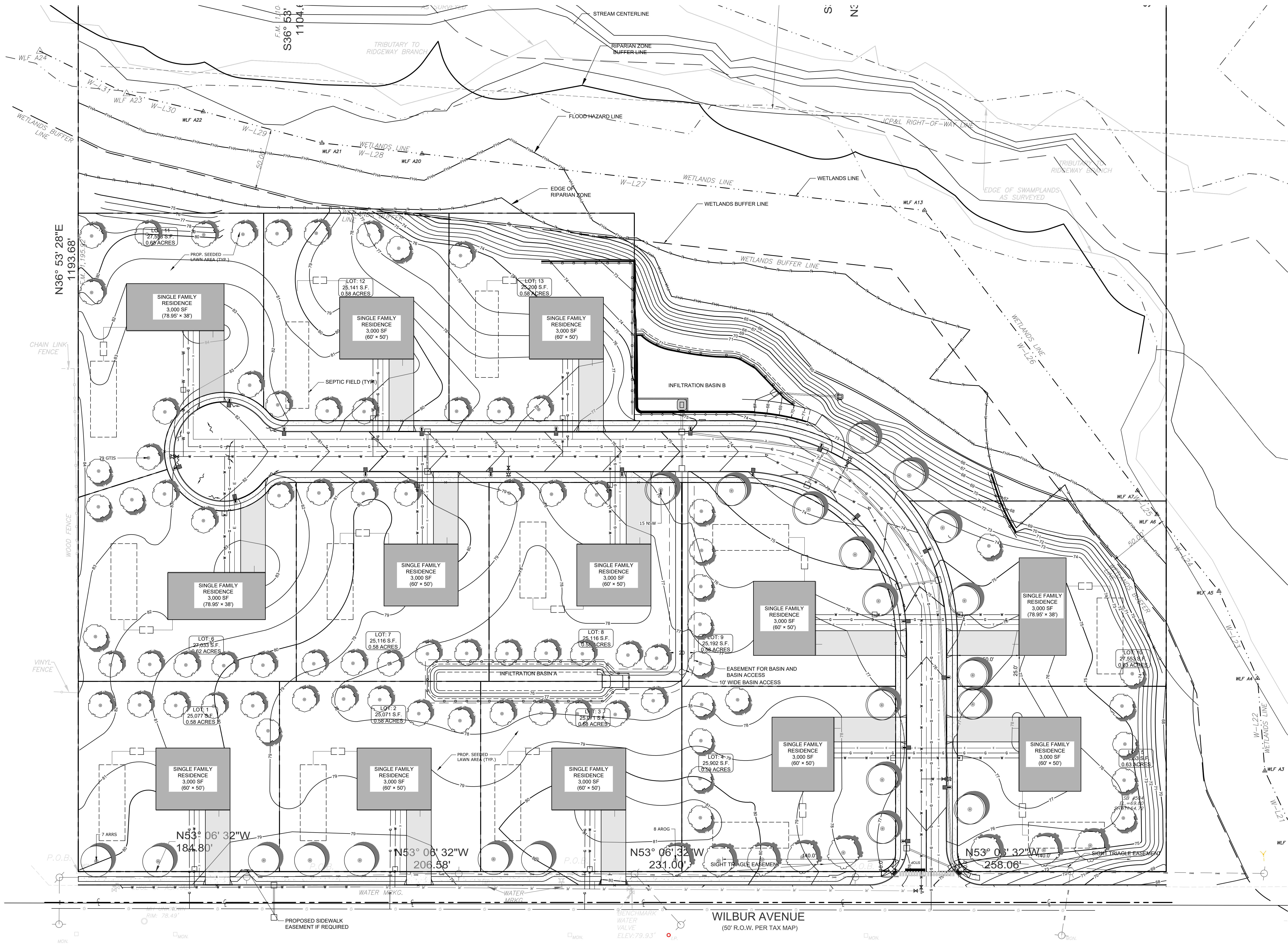
PROFILE OF Pipe 4 Profile
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



PROFILE OF CUL-DE-SAC GUTTER LINE
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 3'



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Civil Core CONSULTING			
CIVIL CORE CONSULTING, LLC 1969 RUTGERS UNIVERSITY BLVD. LAKEWOOD, NJ 08701 NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28399400			
PROJECT: PRELIMINARY/FINAL MAJOR SITE PLAN FOR WILBUR AVENUE LOCATION: BLOCK 59, LOT 649, 650, 651, 652 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY			
DRAWING TITLE: PROFILE			
PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
Scale AS NOTED		SHEET NO. 7 OF 17	



PLANT SCHEDULE

SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
AROC	8	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	1 1/2" MIN. AT 4'H	B+B
AROC	7	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	1 1/2" MIN. AT 4'H	B+B
GTIS	79	GLEDITSIA TRIACANTHOS 'HERNIM'S SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	1 1/2" MIN. AT 4'H	B+B
NSW	15	NYSSA SYLVATICA 'WILDFIRE' / BLACK GUM	1 1/2" MIN. AT 4'H	B+B



NO.	REVISION	DATE	BY
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FORWARD ENGINEERING, PLLC
DESIGN AND CONSULTING SERVICES
1451 NJ 88
BRICK, NJ 08724

NJ CERTIFICATE OF AUTHORIZATION NO. 240A28355200

PROJECT: PRELIMINARY/FINAL
MAJOR SUBDIVISION FOR
WILBUR AVENUE

LOCATION:
BLOCK 59, LOT 649, 650, 651 652
WILBUR AVENUE
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
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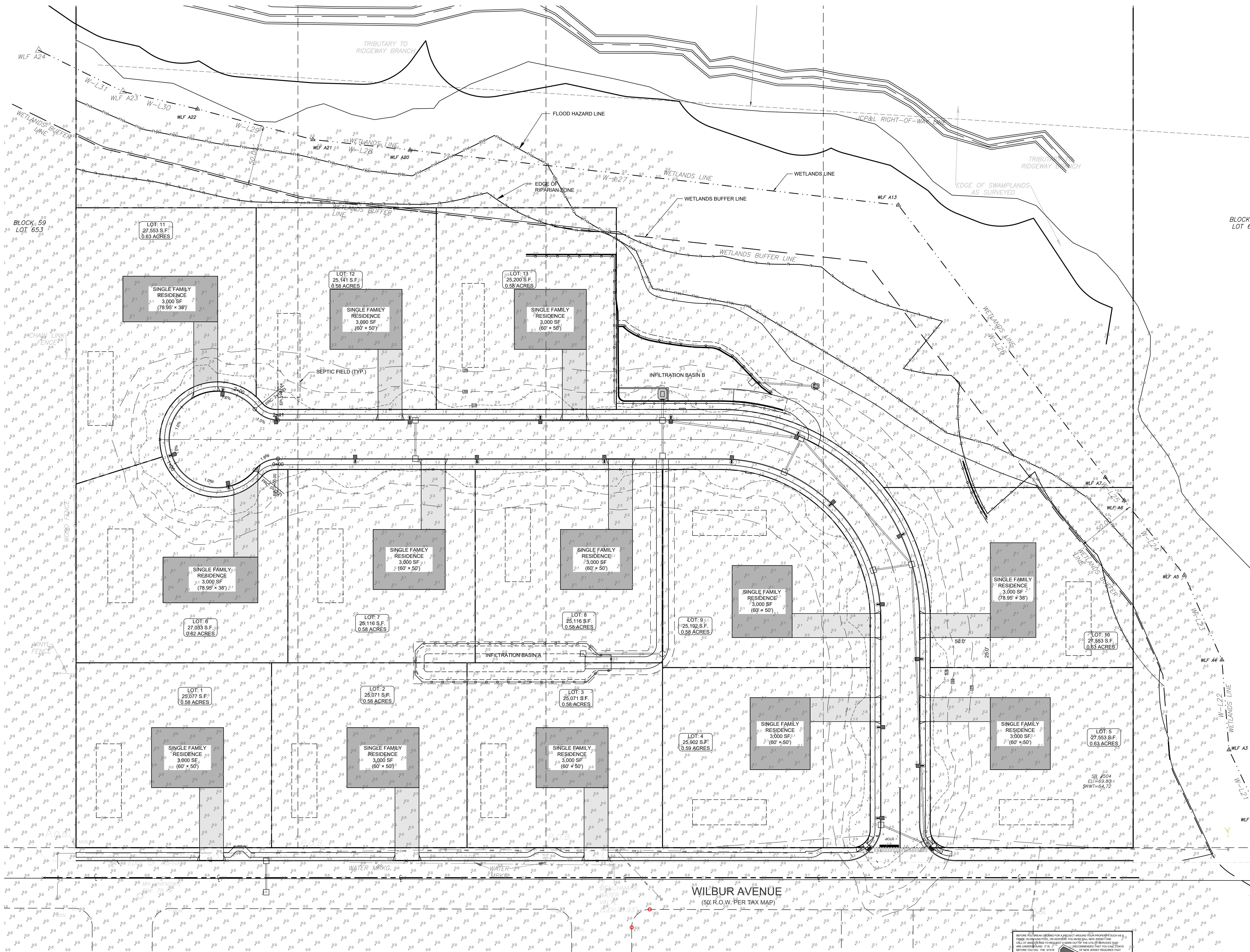
23172	07/01/24	AY	YP
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SCALE	SHEET NO.
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AS NOTED	8
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OF	17
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Digitally signed by Yosef Portnoy
Date: 2024.07.22 15:00:00 -0400
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. 1806051
PA LICENSE NO. PE091582



CALCULATION SUMMARY						
AREA	REQUIRED		PROPOSED			
	MIN	AVG	MIN	MAX	MAX/MIN	AVG/MIN
PROPOSED ACCESS ROAD AND ADJACENT SIDEWALK	10.5 FC	1.8 FC	0.7 FC	2.8 FC	4.0:1	2.6:1
						COMPLIES

LUMINAIRE SCHEDULE									
SYMBOL	QTY	MANUFACTURER	MODEL NO.	TEMPERATURE	LUMEN PACKAGE	WATTS	ARRANGEMENT	THROW	FILENAME
	19	COOPER LIGHTING SOLUTIONS	UTR080LEDUE22	3,000K	080 SERIES	98	POLE	TYPE 2	UTR080LEDUE22.JES

AREA LIGHTS TO BE CONTROLLED VIA A PHOTOCELL TIMER TO TURN ON AT DUSK AND OFF AT DAWN



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CIVIL CORE CONSULTING, LLC
1969 RUTGERS UNIVERSITY BLVD.
LAKEWOOD, NJ 08701
NJ CERTIFICATE OF AUTHORIZATION NO. 240A28399400

PROJECT: PRELIMINARY/FINAL MAJOR SITE PLAN FOR WILBUR AVENUE
LOCATION: BLOCK 59, LOT 649, 650, 651, 652 MANCHESTER TOWNSHIP OCEAN COUNTY NEW JERSEY

DRAWING TITLE: LIGHTING PLAN			
PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
			SCALE AS NOTED
			SHEET NO. 9 OF 17

STANDARD FOR MAINTAINING VEGETATION

DEFINITION
THE PERPETUATION OF VEGETATIVE COVER.
PURPOSE
TO ENSURE THE CONTINUING VIGOR AND FUNCTION OF VEGETATIVE COVER AND ENHANCE THE ENVIRONMENT. IT IS USUALLY LESS COSTLY TO CARRY ON A MAINTENANCE PROGRAM THAN IT IS TO MAKE REPAIRS AFTER AN EXTENDED PERIOD OF NEGLECT.
WATER QUALITY ENHANCEMENT
ENSURES ADEQUATE PERMANENT COVER AND PREVENTS EXPOSURE OF SOILS TO EROSION AND OFF SITE SEDIMENTATION FROM STORMWATER RUNOFF IMPACTS, WHERE APPLICABLE ON AREAS WHERE EXISTING VEGETATION PROTECTS OR ENHANCES THE ENVIRONMENT.
METHODS AND MATERIALS
A PREVENTIVE MAINTENANCE PROGRAM ANTICIPATES REQUIREMENTS AND ACCOMPLISHES WORK WHEN IT CAN BE DONE WITH LEAST EFFORT AND EXPENSE TO INSURE ADEQUATE VEGETATIVE COVER.
MAINTENANCE SHOULD OCCUR ON A REGULAR BASIS, CONSISTENT WITH FAVORABLE PLANT GROWTH, SOIL, AND CLIMATIC CONDITIONS, THIS INVOLVES REGULAR SEASONAL WORK FOR MOWING, FERTILIZING, LIMING, WATERING, PRUNING, FIRE CONTROL, WEED AND PEST CONTROL, RESEEDING, AND TIMELY REPAIRS.
THE DEGREE OF PREVENTIVE MAINTENANCE NEEDED DEPENDS UPON THE TYPE OF VEGETATION AND ITS PROPOSED FUNCTION OR USE.
1. MOWING IS A RECURRING PRACTICE AND ITS INTENSITY DEPENDS UPON THE FUNCTION OF THE GROUND COVER, ON HIGH TO MODERATE (A TO B) MAINTENANCE AREAS, SUCH AS LAWNS, CERTAIN RECREATION FIELDS, AND PICNIC AREAS, MOWING WILL BE FREQUENT (2 TO 7 DAY INTERVALS) AND TYPICALLY AT A HEIGHT OF 2.5 TO 3 INCHES. RETURN CLIPPINGS FROM MOWING (MULCHING MOWER) TO THE TURF TO REDUCE THE AMOUNT OF FERTILIZER NEEDED TO MAINTAIN THE TURF BY AS MUCH AS 50%. SOME TURF MIXTURES CAN BE MANAGED AS NATURALIZED STANDS REQUIRING ONLY ONE (COOL SEASON MIXTURES) OR TWO (WARM SEASON MIXTURES) MOWINGS PER YEAR. MOWING OF NATURALIZED AREAS IS TYPICALLY DONE AT HEIGHTS NO LESS THAN 4 INCHES AND SHOULD NOT BE DONE BETWEEN APRIL 1ST AND JULY 15TH TO AVOID DISTURBING GROUND NESTING BIRDS. THE LARGE AMOUNT OF CLIPPING DEBRIS GENERATED BY MOWING NATURALIZED AREAS WILL NEED TO BE REMOVED AND/OR DISPERSED SO THE VEGETATION IS NOT SMOTHERED. BURNING OF NATURALIZED AREAS IS ANOTHER PROCEDURE USED TO MANAGE NATURALIZED TURFS. LOW MAINTENANCE (D) AREAS MAY BE LEFT UNMOWED TO PERMIT NATURAL SUCCESSION. SEE PG. 4-13 FOOTNOTE #4, MAINTENANCE LEVELS A, B, C AND D IN THE STANDARD FOR PERMANENT VEGETATIVE COVER, TABLE A-3.
2. INCORPORATION OF ORGANIC MATTER (FOR EXAMPLE, MATURE COMPOST) INTO THE SOIL WILL SUBSTANTIALLY REDUCE THE NEED FOR FERTILIZER AND IRRIGATION INPUTS.
3. FERTILIZER AND LIME SHOULD BE APPLIED AS NEEDED TO MAINTAIN A DENSE STAND OF DESIRABLE SPECIES. FREQUENTLY MOWED AREAS AND THOSE ON SANDY SOILS WILL REQUIRE MORE FREQUENT FERTILIZATION BUT AT LOWER NUTRIENT RATES PER APPLICATION. 3:1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014.
4. LIME REQUIREMENT SHOULD BE DETERMINED BY SOIL TESTING EVERY 2 OR 3 YEARS. FERTILIZATION MAY INCREASE THE NEED FOR LIMING. CONTACT THE LOCAL COUNTY EXTENSION OFFICE FOR DETAILS ON SOIL TESTING AND FERTILIZATION AND PEST CONTROL. RECOMMENDATIONS ONLINE AT HTTP://NJAES.RUTGERS.EDU/COUNTY/.
5. FERTILIZATION AND ADDITIONS OF OTHER SOIL AMENDMENTS ARE NOT RECOMMENDED FOR MANAGING NATIVE VEGETATION SUCH AS IN THE PINELANDS NATIONAL RESERVE. SEE THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION FOR SPECIFIC REQUIREMENTS IN THE PMR.
6. WEED INVASION MAY RESULT FROM ABUSIVE MOWING AND FROM INADEQUATE FERTILIZING AND LIMING. MANY NEWLY ESTABLISHED GRASSES WILL NOT SURVIVE IF MOWED AT HEIGHTS BELOW 2.5 INCHES AND AT INTERVALS GREATER THAN 7 DAYS. BRUSH INVASION IS A COMMON CONSEQUENCE OF LACK OF MOWING. THE AMOUNT OF WEEDS OR BRUSH THAT CAN BE TOLERATED IN ANY VEGETATED AREA DEPENDS UPON THE INTENDED USE OF THE LAND. DRAINAGE WAYS ARE SUBJECT TO RAPID VEGETATION BY WEED AND WOODY PLANTS. THESE SHOULD BE CONTROLLED, SINCE THEY OFTEN REDUCE DRAINAGE WAY EFFICIENCY. CONTROL OF WEEDS OR BRUSH IS ACCOMPLISHED BY USING HERBICIDES OR MECHANICAL METHODS.
7. FIRE HAZARD IS GREATER WHERE DRY VEGETATION HAS ACCUMULATED. THE TALLER THE VEGETATION, THE GREATER THE HAZARD.
8. PRUNE TREES AND SHRUBS TO REMOVE DEAD OR DAMAGED BRANCHES. REMOVE UNDESIRABLE OR INVASIVE PLANTS TO MAINTAIN INTEGRITY OF THE LANDSCAPE AND ENHANCE QUALITY OF PERMANENT VEGETATIVE COVER

TOPSOIL STOCKPILE DETAIL
NOT TO SCALE

INLET PROTECTION DETAIL
NOT TO SCALE

SOIL COMPACTION TESTING REQUIREMENTS

1.SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2.AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOILEROSION CONTROL PLAN. SEE EXAMPLE SITE PLAN AT: HTTP://WWW.NJ.GOV/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSION.HTML
3.COMPACTION TESTING LOCATIONS ARE DENOTED ON THE PLAN. A COPY OF THE PLAN OR PORTION OF THE PLAN SHALL BE USED TO MARK LOCATIONS OF TESTS, AND ATTACHED TO THE SOIL COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT OR HTTP://WWW.NJ.GOV/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSION.HTML. THIS FORM MUST BE FILLED OUT AND SUBMITTED PRIOR TO RECEIVING A CERTIFICATE OF COMPLIANCE FROM THE DISTRICT.
4.IN THE EVENT THAT TESTING INDICATES COMPACTION IN EXCESS OF THE MAXIMUM THRESHOLDS INDICATED FOR THE SIMPLIFIED TESTING METHODS (SEE DETAILS BELOW), THE CONTRACTOR/OWNER SHALL HAVE THE OPTION TO PERFORM EITHER
(1) COMPACTION MITIGATION OVER THE ENTIRE MITIGATION AREA DENOTED ON THE PLAN (EXCLUDING EXEMPT AREAS), OR
(2) PERFORM ADDITIONAL, MORE DETAILED TESTING TO ESTABLISH THE LIMITS OF EXCESSIVE COMPACTION WHEREUPON ONLY THE EXCESSIVELY COMPACTED AREAS WOULD REQUIRE COMPACTION MITIGATION. ADDITIONAL DETAILED TESTING SHALL BE PERFORMED BY A TRAINED, LICENSED PROFESSIONAL ENGINEER REQUIRED
A. PROBING WIRE TEST (SEE DETAIL)
B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
D. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
NOTE: ADDITIONAL TESTING METHODS WHICH CONFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) OR SIMILAR) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION.
PROCEDURES FOR SOIL COMPACTION MITIGATION
PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION

HANDHELD SOIL PENETROMETER TEST DETAIL
NOT TO SCALE

PROBING WIRE TEST DETAIL
NOT TO SCALE

TYPICAL SOIL COMPACTION TESTING LOACTIONS DETAIL
NOT TO SCALE

DEWATERING DETAILS
N.T.S.

SOIL COMPACTION MITIGATION NOTES

1. PROCEDURES SHALL BE USED TO MITIGATE EXCESSIVE SOIL COMPACTION PRIOR TO PLACEMENT OF TOPSOIL AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. RESTORATION OF COMPACTED SOILS SHALL BE THROUGH DEEP SCARIFICATION/TILLAGE (6" MINIMUM DEPTH) WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.). IN THE ALTERNATIVE, ANOTHER METHOD AS SPECIFIED BY A NEW JERSEY LICENSED PROFESSIONAL ENGINEER MAY BE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.
3. SOIL COMPACTION TESTING IS NOT REQUIRED IF/WHEN SUBSOIL COMPACTION REMEDIATION (SCARIFICATION/TILLAGE 6" MINIMUM DEPTH) IS PROPOSED AS PART OF THE SEQUENCE OF CONSTRUCTION

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

TREE PROTECTION DETAIL
NOT TO SCALE

SOIL COMPACTION TESTING REQUIREMENTS

1.SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANENT SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2.AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE CERTIFIED SOILEROSION CONTROL PLAN. SEE EXAMPLE SITE PLAN AT: HTTP://WWW.NJ.GOV/AGRICULTURE/DIVISIONS/ANR/NRC/NJEROSION.HTML
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B. HAND-HELD PENETROMETER TEST (SEE DETAIL)
C. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL ENGINEER REQUIRED)
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NOT TO SCALE

PROBING WIRE TEST DETAIL
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TYPICAL SOIL COMPACTION TESTING LOACTIONS DETAIL
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DEWATERING DETAILS
N.T.S.

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TREE PROTECTION DETAIL
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NOT TO SCALE

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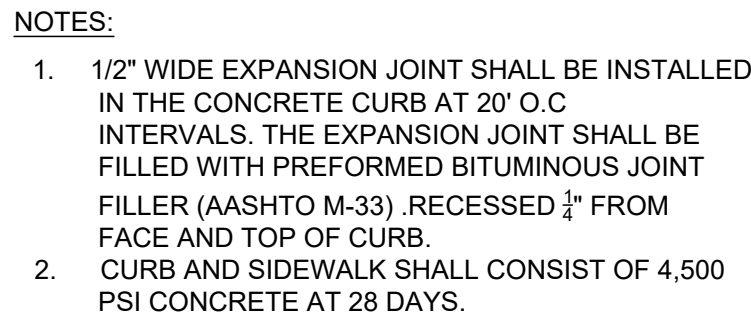
TYPICAL SOIL COMPACTION TESTING LOACTIONS DETAIL
NOT TO SCALE

DEWATERING DETAILS
N.T.S.

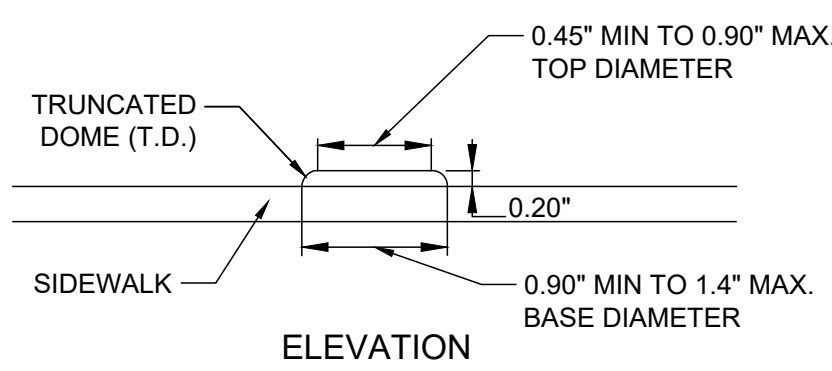
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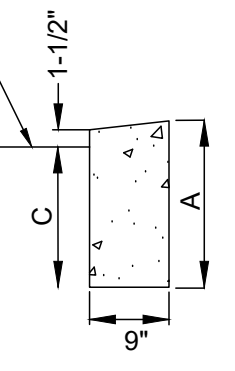
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



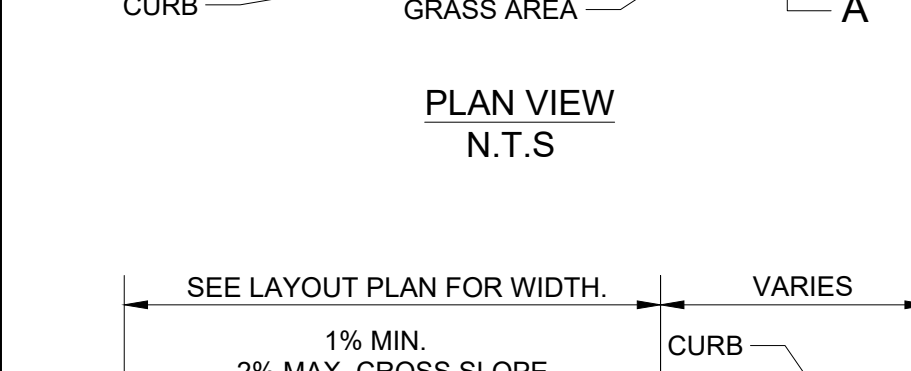
CURB TRANSITION DETAIL
N.T.S.



DETECTABLE WARNING SURFACE DETAIL
N.T.S.



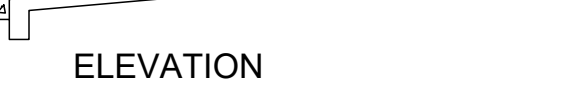
DEPRESSED CURB AT DRIVEWAY DETAIL
N.T.S.



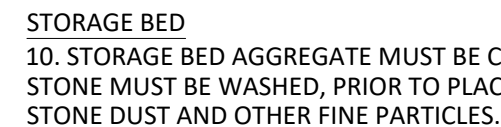
4" MILDOT GLASS "B" 4,500 PSI



CONCRETE SIDEWALK NEXT TO GRASS DETAIL
N.T.S.



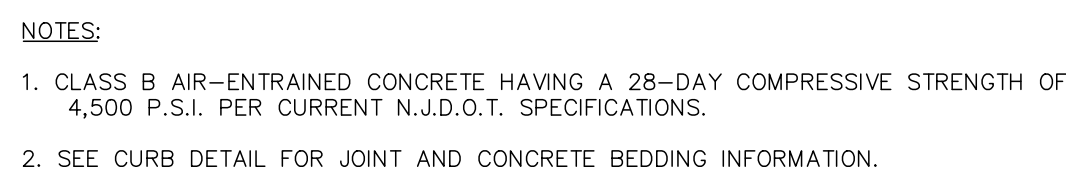
CURB RAMP TYPE-1 DETAIL
N.T.S.



DRIVEWAY POROUS ASPHALT PAVEMENT SECTION
N.T.S.

	WIDTH	LENGTH	STONE BED AND CHOKER THICKNESS	PAVEMENT THICKNESS	DEPTH FROM BOTTOM OF STONE TO TOP OF PAVEMENT	MIN DISTANCE FROM SHWT	WATER QUALITY DEPTH	2 YR PEAK DEPTH	10 YR PEAK DEPTH	100 YR PEAK DEPTH
TYPICAL DRIVEWAY POROUS PAVEMENT	20'	50'	24"	6"	30"	4.5'	0.28'	0.41'	0.94'	2.42'

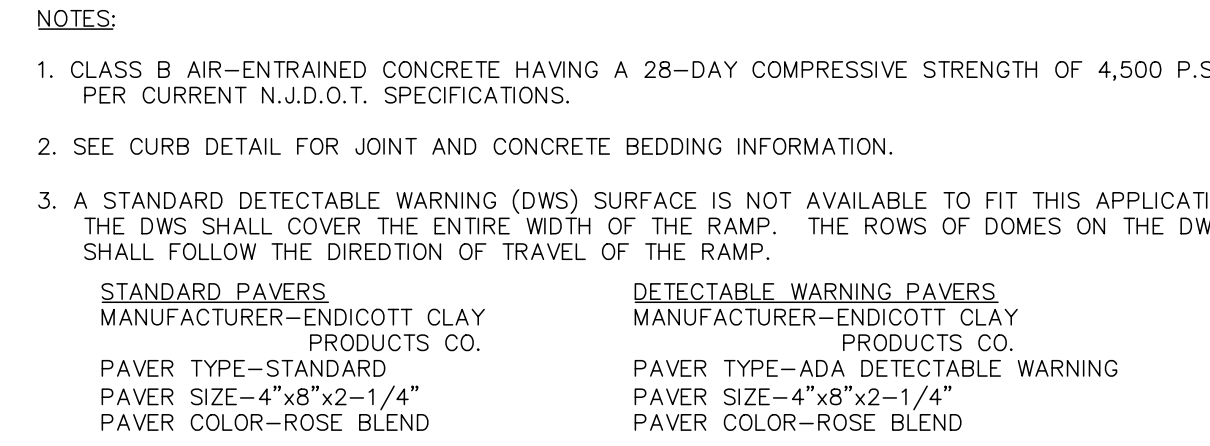
- NOTES:**
1. MINIMUM AIR TEMPERATURE FOR PAVING: 50° F.
 2. VEHICULAR USE IS PROHIBITED FOR AT LEAST 48 HOURS ONCE THE PAVEMENT INSTALLATION IS COMPLETE.
 3. POROUS PAVEMENT AREAS SHALL BE PROTECTED FROM SEDIMENT-LAND RUNOFF AND EXCESSIVE COMPACTION FROM CONSTRUCTION TRAFFIC DURING AND AFTER CONSTRUCTION TO PREVENT PAVEMENT CLOSING.
 4. POST-CONSTRUCTION TESTING OF THE PERMEABLE ASPHALT SURFACE IS REQUIRED AND MUST CONFORM TO THE METHODS OF EITHER ASTM C1701 OR ASTM C1781. AT LEAST THREE LOCATIONS MUST BE USED FOR THE TEST, AND THEY SHOULD BE SPACED EVEN ACROSS THE PERVIOUS PAVING SYSTEM.
 5. ROOT RUNOFF MUST BE PRETREATED BY LEAF SCREENS
- SURFACE**
1. THE POROSITY OF THE PERMEABLE ASPHALT SURFACE COARSE MUST BE 15-25%.
 2. SEALANT, PRIME COAT AND OTHER TREATMENTS THAT COULD REDUCE THE RATE OF INFILTRATION MUST NOT BE USED.
 3. THE MAXIMUM SURFACE COARSE SLOPE IS 5%.
 4. AFTER INSTALLATION, MEASURES MUST BE TAKEN TO ENSURE THE SURFACE COARSE DOES NOT BECOME CLOGGED UNTIL ALL ASPECTS OF THE PROJECT ARE COMPLETED.
- CHOKER COURSE**
1. THE CHOKER COURSE MUST CONSIST OF CLEAN, WASHED ASHTO NO. 57 BROWN STONE.
- STORAGE BED**
1. STORAGE BED AGGREGATE MUST BE CLEAN, OPEN-GRADED BROWN STONE. THE STONE MUST BE WASHED, PRIOR TO PLACEMENT, TO MINIMIZE THE AMOUNT OF STONE DUST AND OTHER FINE PARTICLES.
 1. STORAGE BED AGGREGATE MUST BE PLACED IN LIFTS AND COMPACTED USING VIBRATORY COMPACTORS. THE MAXIMUM RECOMMENDED LOOSE LIFT THICKNESS IS 6 INCHES.
 2. THE POROSITY OF ANY PERMEABLE ASPHALT BASE COURSE MUST BE ≥ 25%.



DEPRESSED GRANITE CURB AND CONCRETE APRON DETAIL



CURB ELEVATION BELGIAN BLOCK (GANITE CURB)
NTS



ADA RAMP DETAIL, RAMPS (SECTION A-A)
NTS

1.	REVISED PER AGENCY COMMENTS	7/2/2026	HH
NO.	REVISION	DATE	BY

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL
AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.



CIVIL CORE CONSULTING, LLC
1969 RUTGERS UNIVERSITY BLVD.
LAKEWOOD, NJ 08701

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28399400

PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
WILBUR AVENUE

LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

DRAWING TITLE:

CONSTRUCTION DETAILS

PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
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Digitally signed by Yos
Portnoy
Date: 2026.07.22

17:31:59-04'00'

YUSEF PORTNOY
SEED PROFESSIONAL ENGINEER
ALLIANCE NO. 000000

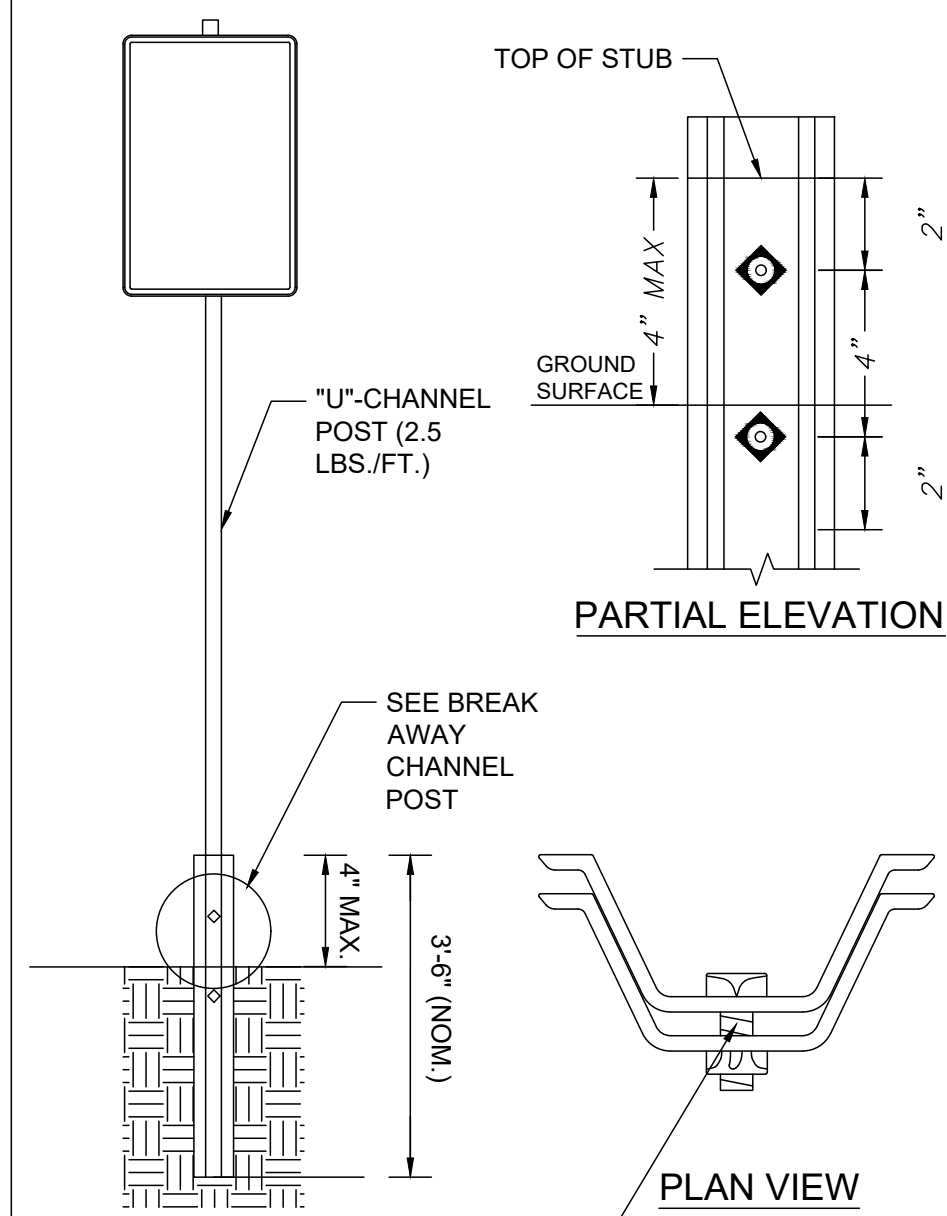
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SCALE

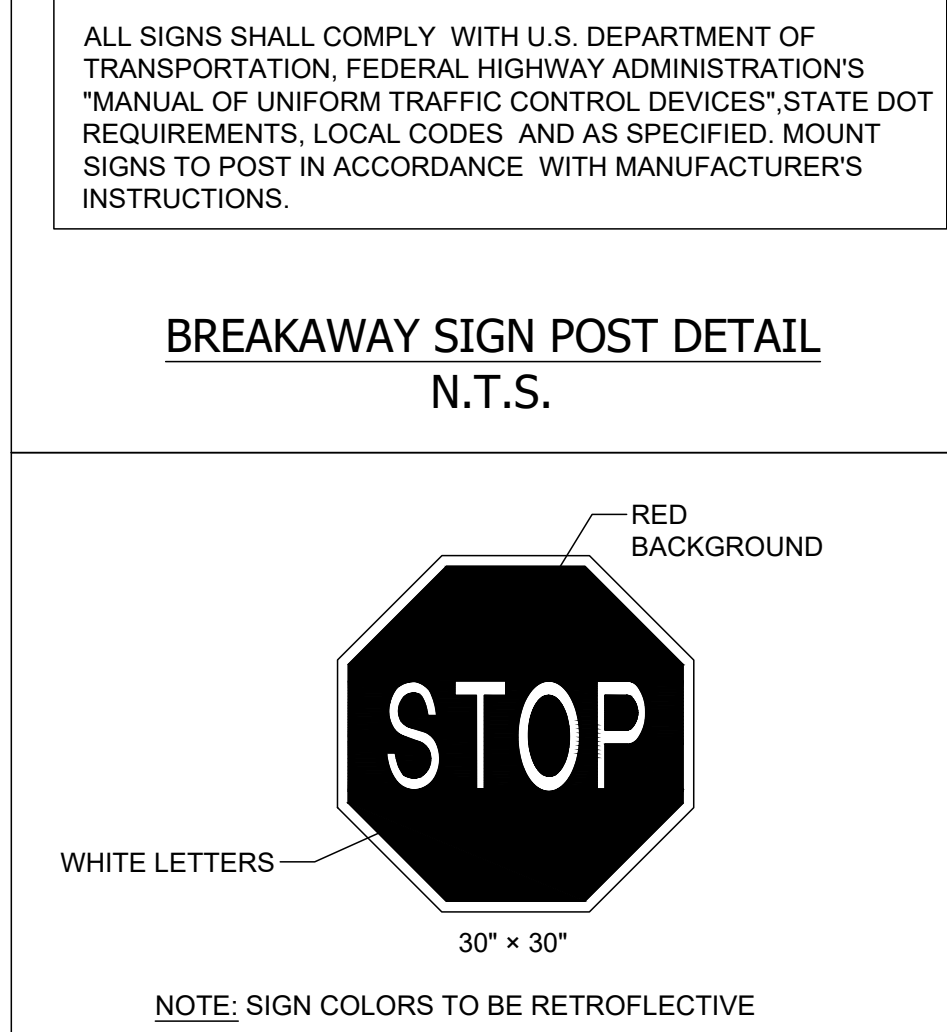
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SHEET NO.

15
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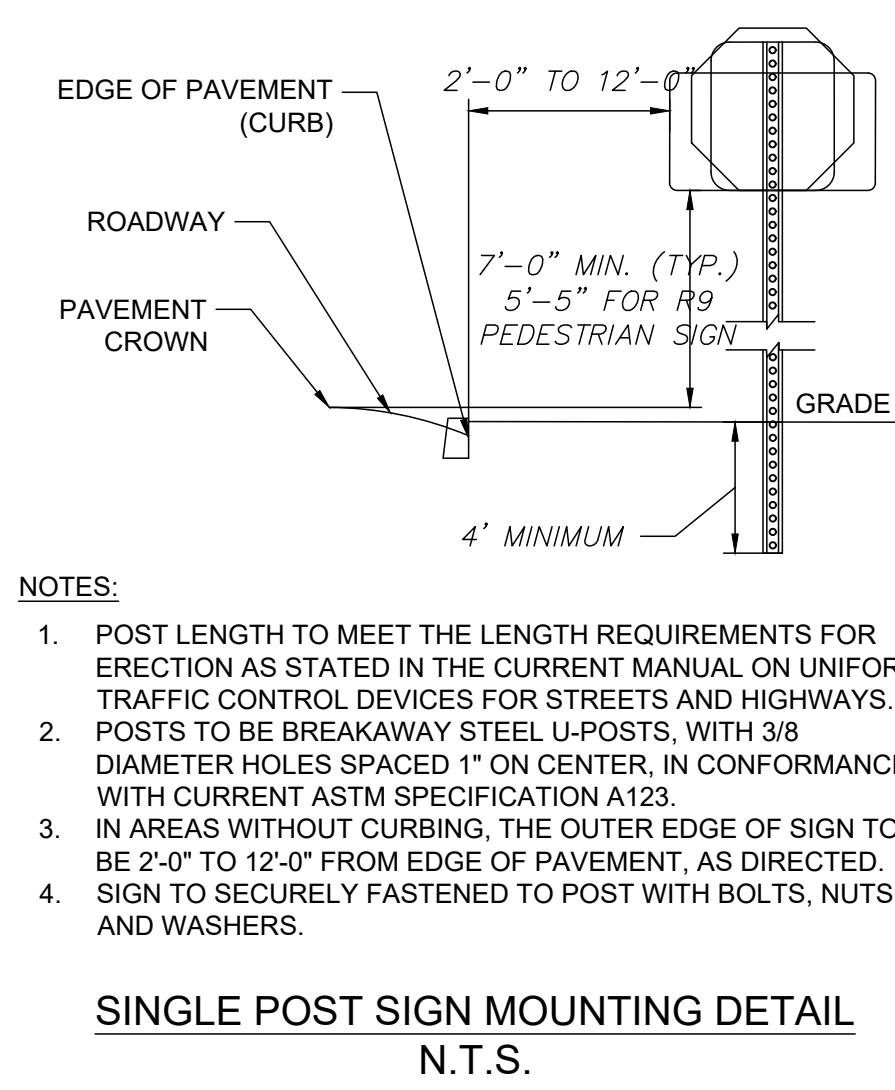
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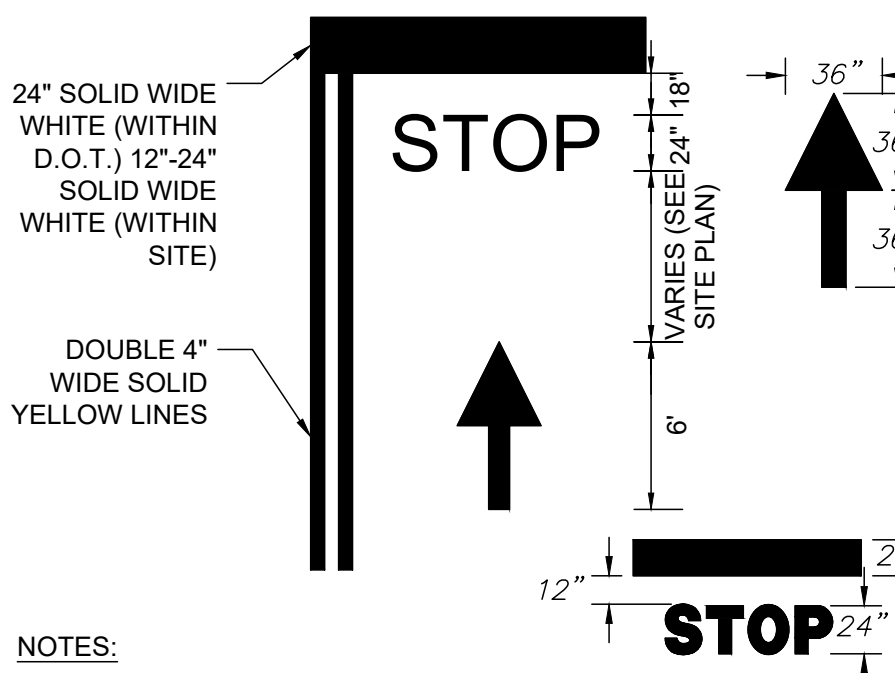
BREAKAWAY SIGN POST DETAIL
N.T.S.



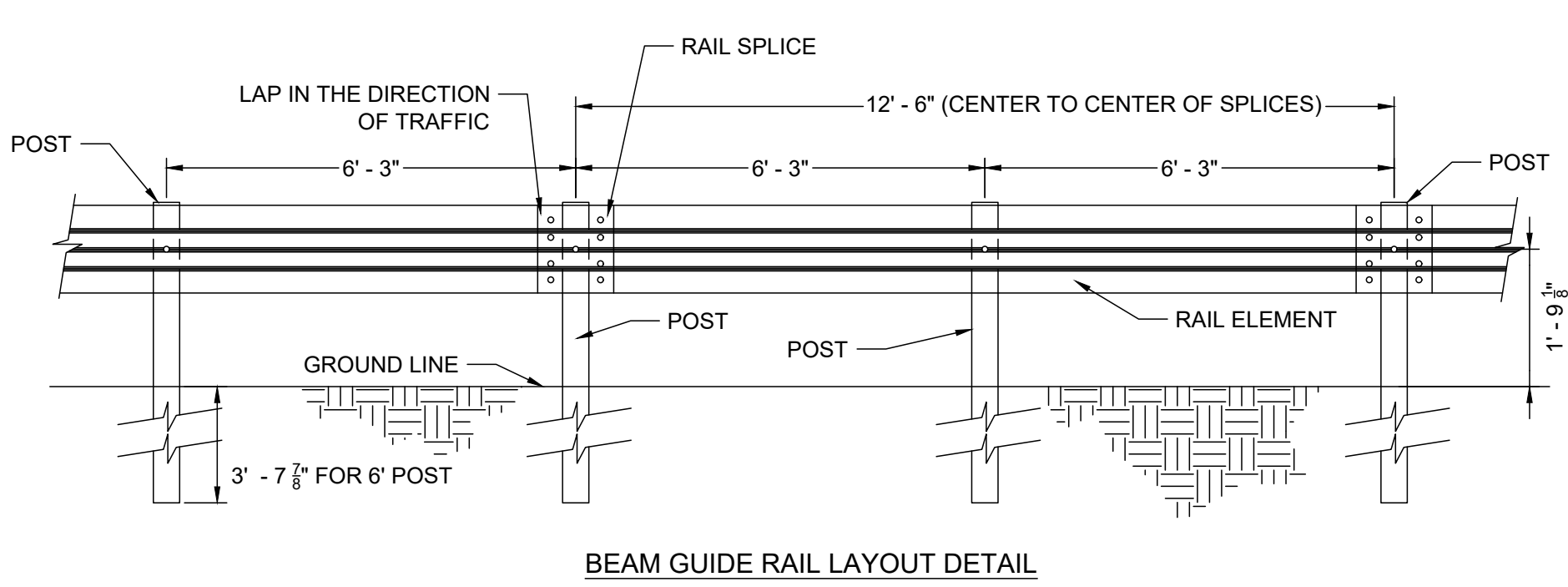
R1-1 (STOP) SIGN DETAIL
N.T.S.



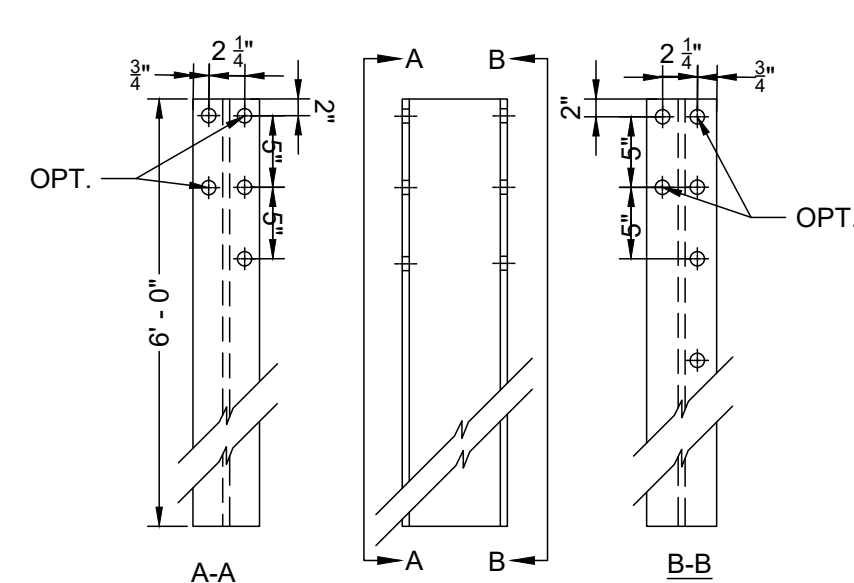
SINGLE POST SIGN MOUNTING DETAIL
N.T.S.



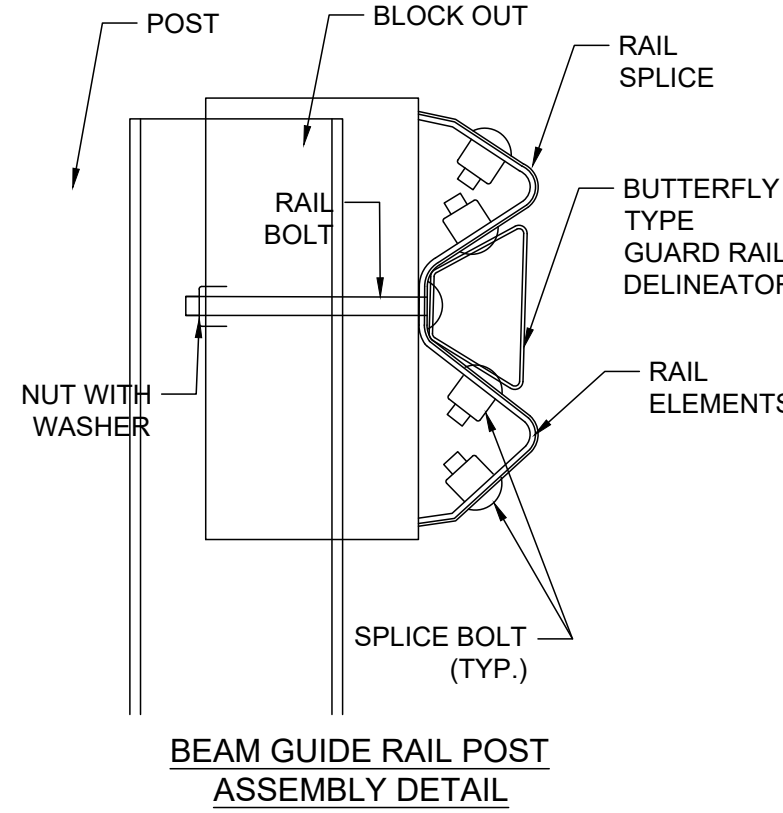
PAINTED MARKING DETAIL
N.T.S.



BEAM GUIDE RAIL LAYOUT DETAIL

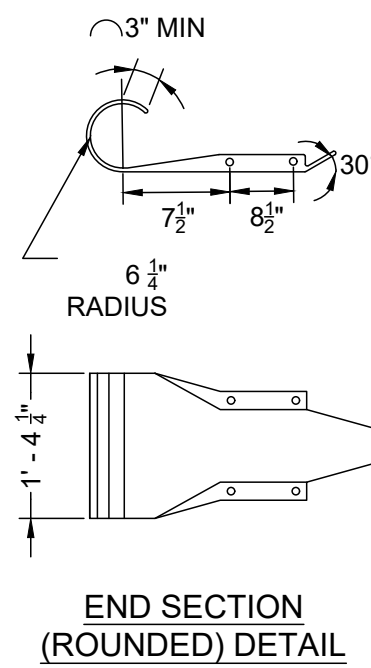


6' POST DETAIL

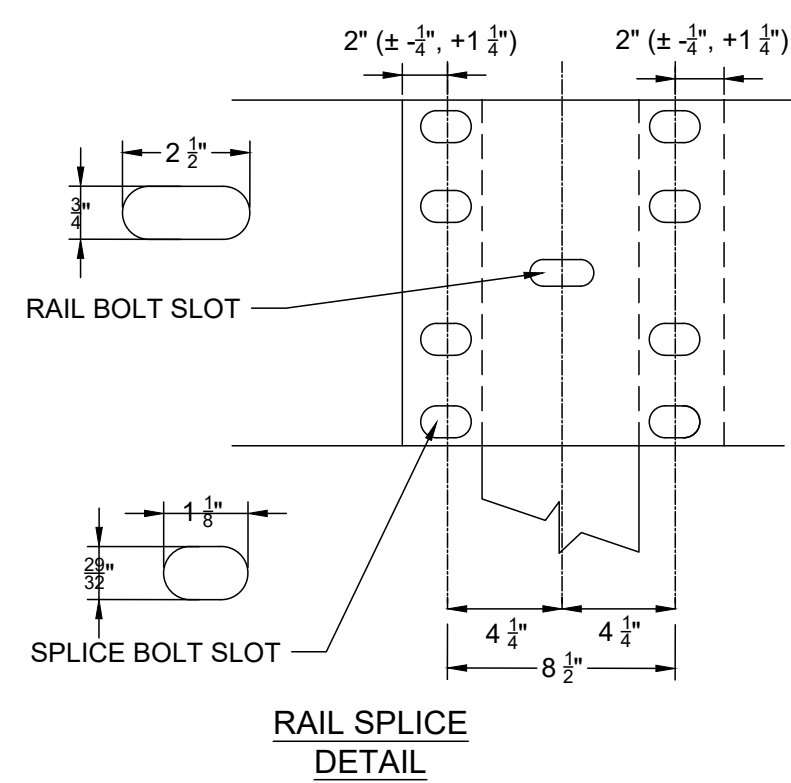


BEAM GUIDE RAIL POST ASSEMBLY DETAIL

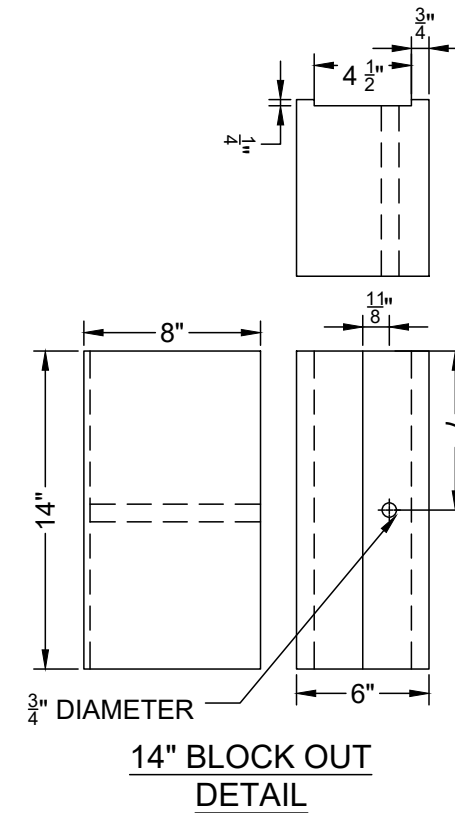
BEAM GUIDE RAIL DETAIL
N.T.S.



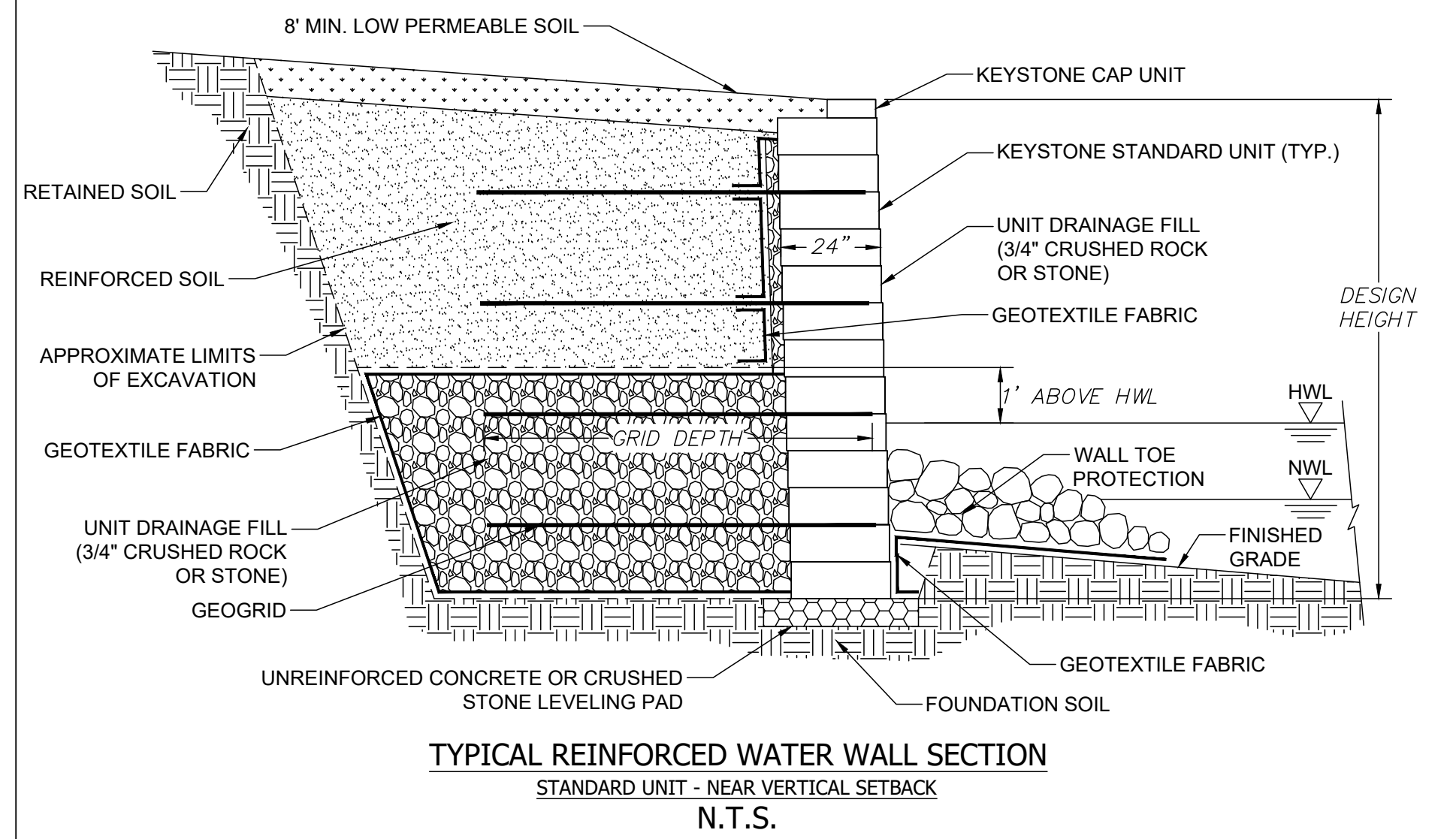
END SECTION (ROUNDED) DETAIL



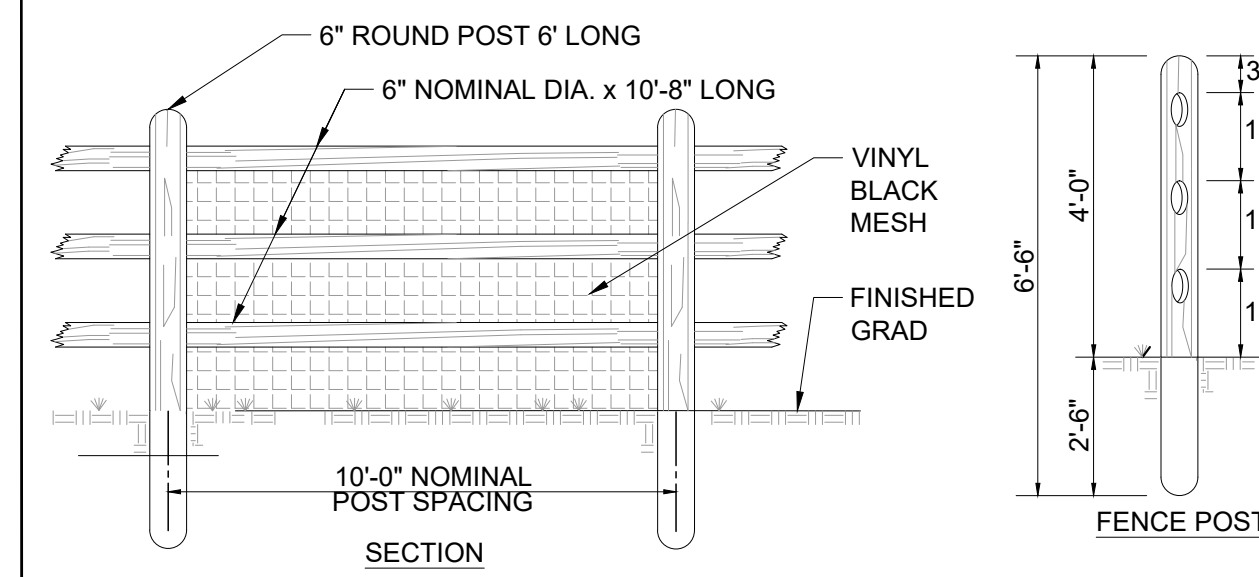
RAIL SPLICE DETAIL



14' BLOCK OUT DETAIL



TYPICAL REINFORCED WATER WALL SECTION
STANDARD UNIT - NEAR VERTICAL SETBACK
N.T.S.



SPLIT RAIL FENCE DETAIL
N.T.S.

- NOTES**
- THREE (3) RAIL, 4'-0" NOMINAL HEIGHT FENCE IS SHOWN.
 - POSTS AND RAILS ARE TO BE CYPRESS OR CALIFORNIA REDWOOD, WITHOUT UNSOUND KNOTS OR THROUGH CRACKS, OR APPROVED EQUAL.
 - ALL MATERIAL TO BE TREATED WITH A PENTACHLOROPHENOL PRESERVATIVE IN ACCORDANCE WITH AASHTO DESIGNATION M 133.

1.	REVISED PER AGENCY COMMENTS	7/2/2026	HH
NO.	REVISION	DATE	BY

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Civil Core
CONSULTING

CIVIL CORE CONSULTING, LLC
1969 RUTGERS UNIVERSITY BLVD.
LAKEWOOD, NJ 08701

NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28399400

PROJECT: PRELIMINARY/FINAL
MAJOR SITE PLAN
FOR
WILBUR AVENUE

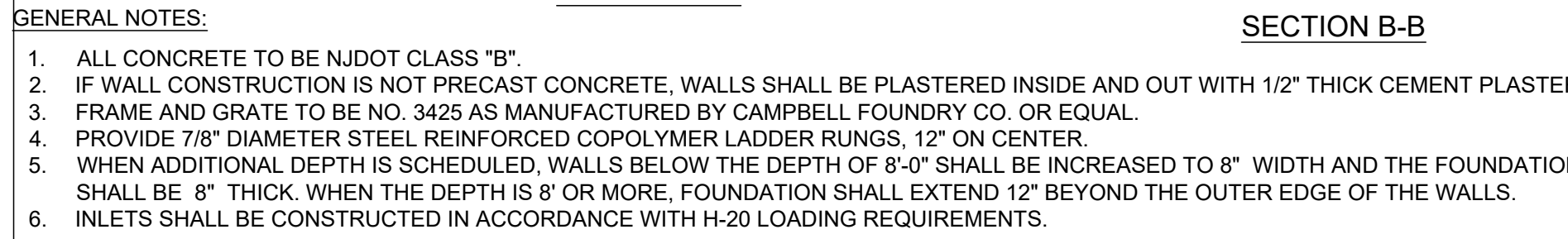
LOCATION:
BLOCK 59, LOT 649, 650, 651, 652
MANCHESTER TOWNSHIP
OCEAN COUNTY
NEW JERSEY

DRAWING TITLE:
CONSTRUCTION DETAILS

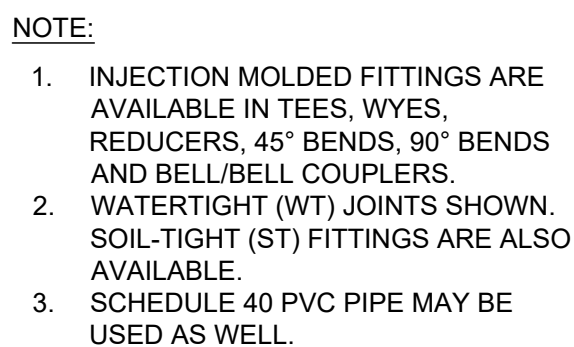
PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
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SCALE AS NOTED	SHEET NO. 16 OF 17
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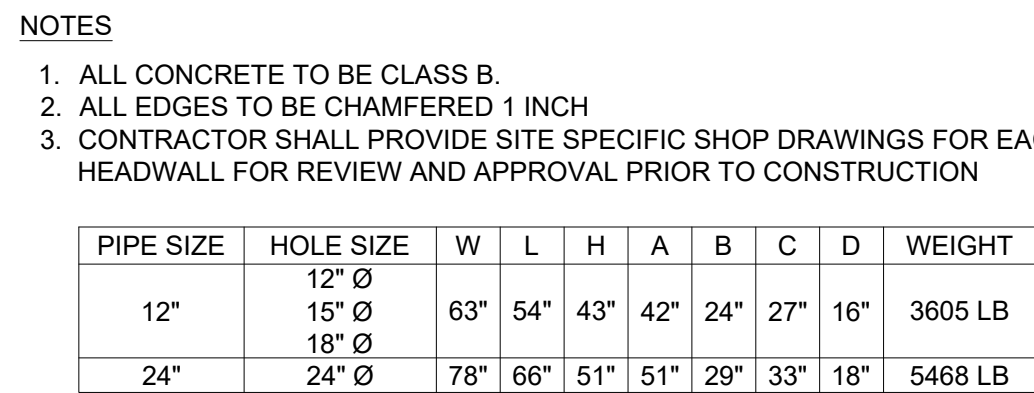
Digitally signed by Yosef Portnoy
Date: 2026.07.22
13:32:01-04'00'
YUSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. GE53593



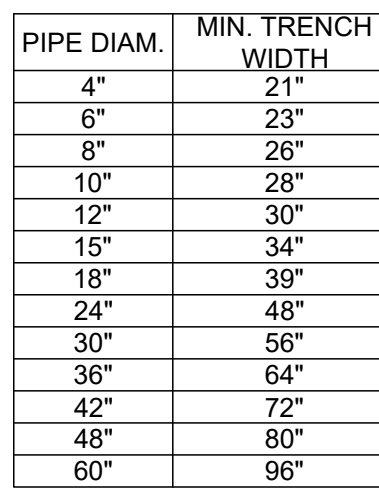
TYPE "B" INLET DETAIL
N.T.S.



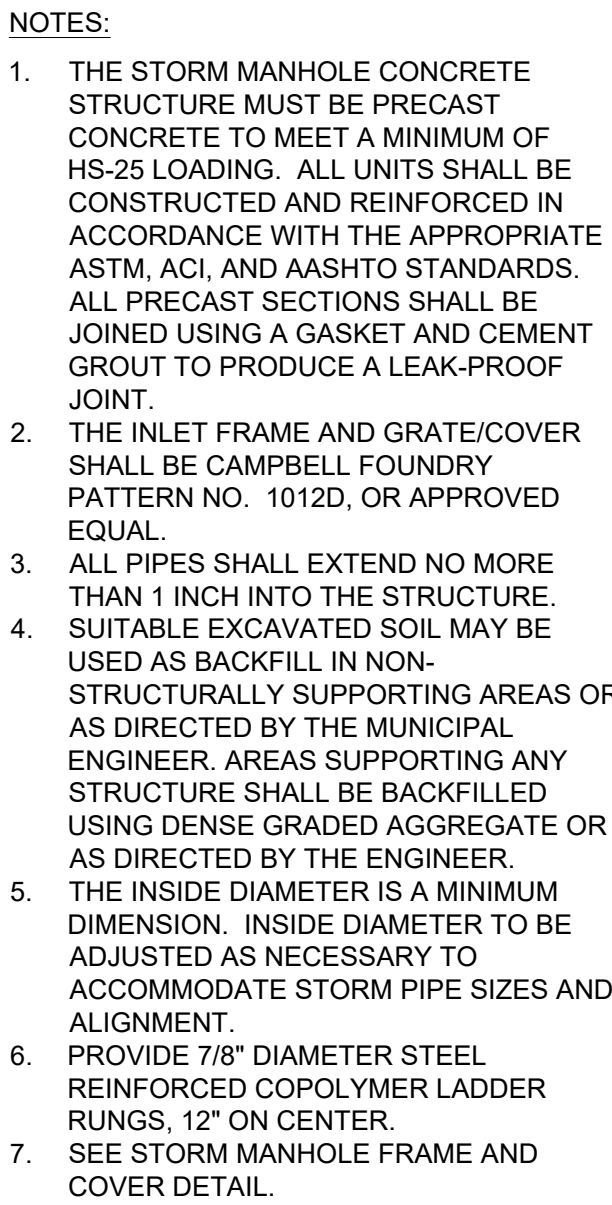
ROOF DRAIN AND LEADER WITH CLEANOUT DETAIL
N.T.S.



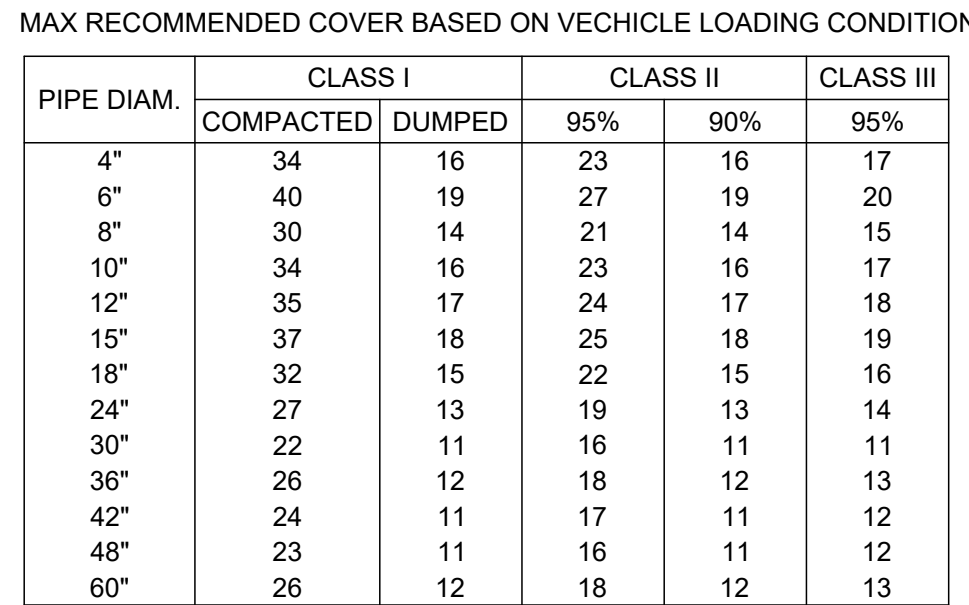
CONCRETE HEADWALL (WITH WINGWALLS) DETAIL
N.T.S.



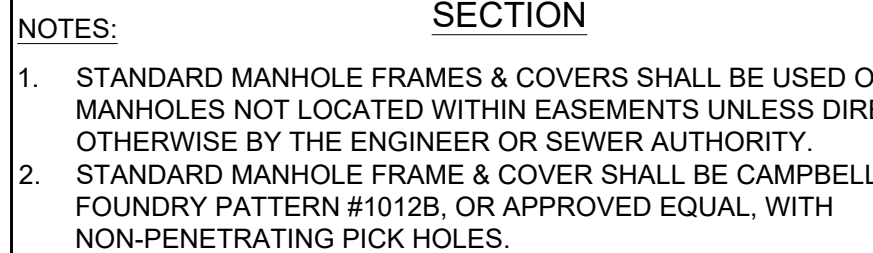
PVC PIPE SANITARY SEWER TRENCH AND
BEDDING DETAIL
N.T.S.



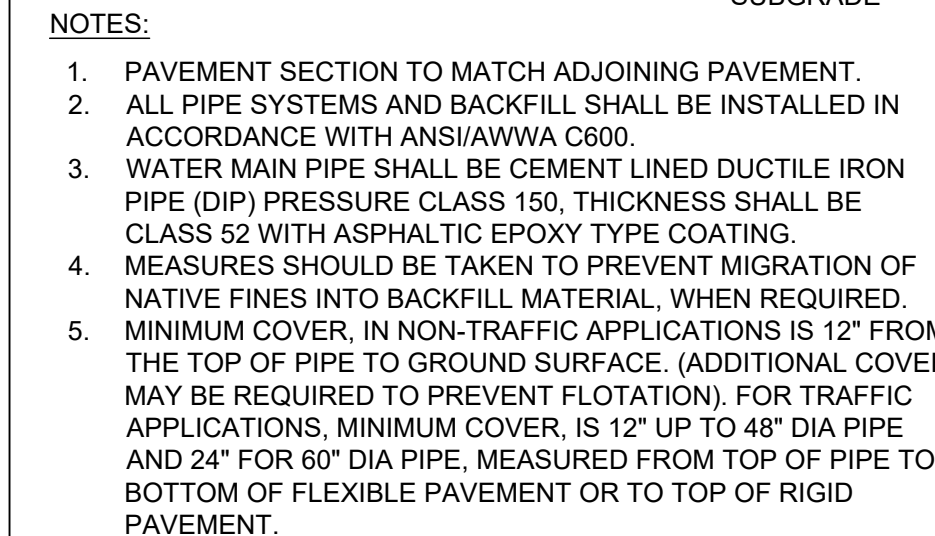
STORM MANHOLE DETAIL
N.T.S.



HDPE INSTALLATION DETAIL
N.T.S.



STORM MANHOLE FRAME & COVER DETAIL
N.T.S.



DIP WATER PIPE TRENCH AND BEDDING DETAIL
N.T.S.



WATER VALVE BOX DETAIL
N.T.S.