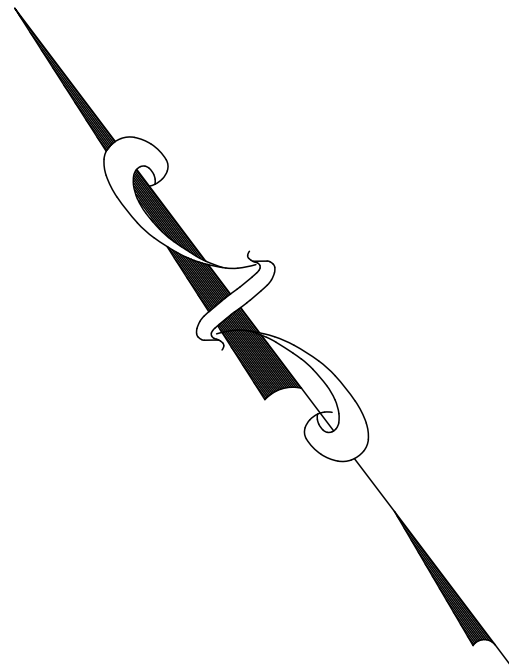
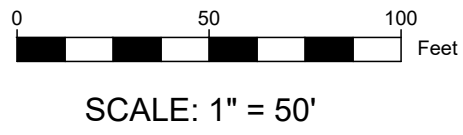
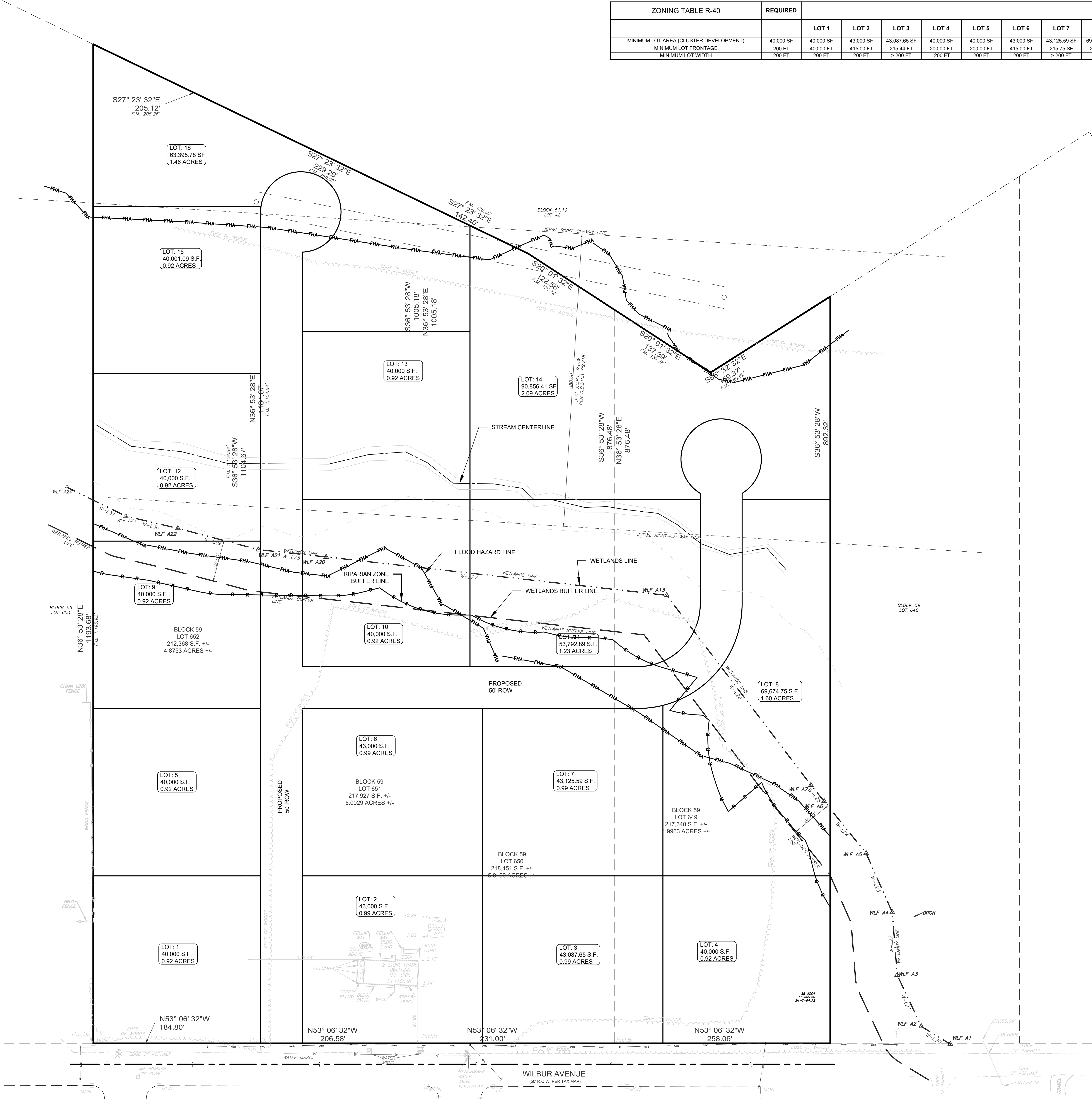




ZONING TABLE R-40	REQUIRED	PROPOSED															
		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16
MINIMUM LOT AREA (CLUSTER DEVELOPMENT)	40,000 SF	40,000 SF	43,000 SF	43,087.65 SF	40,000 SF	40,000 SF	43,000 SF	43,125.59 SF	69,674.75 SF	40,000 SF	40,000 SF	53,792.89 SF	40,000 SF	40,000 SF	90,856.41 SF	40,001.09 SF	63,395.78 SF
MINIMUM LOT FRONTAGE	200 FT	400.00 FT	415.00 FT	215.44 FT	200.00 FT	200.00 FT	415.00 FT	215.75 SF	290.60 FT	200.00 FT	400.00 FT	442.81 FT	200.00 FT	200.00 FT	263.05 FT	200.02 FT	312.63 FT
MINIMUM LOT WIDTH	200 FT	200 FT	200 FT	> 200 FT	200 FT	200 FT	200 FT	> 200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	> 200 FT	200 FT	> 200 FT

GENERAL NOTES
1. EXISTING CONDITIONS SHOWN BASED ON THE FOLLOWING PLANS:
• BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY NEWLINES LAND CONSULTANTS LLC
DATED 5/23/2022, LAST REVISED 1/26/2024



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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.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

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:
R-40 COMPARISON PLAN

PROJECT NO. 23172	DATE 07/01/24	DRAWN BY AY	CHECKED BY YP
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SCALE AS NOTED	SHEET NO. 1 OF 1
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YOSEF PORTNOY
LICENSED PROFESSIONAL ENGINEER
NJ LICENSE NO. GE53393