



BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING • AGENDA

Clement V. Sommers Municipal Building
910 Oceanport Way, Oceanport, NJ 07757

JUNE 24, 2025 at 7:00 PM

1. **Call to Order**
2. **Open Public Meetings Statement:** This meeting complies with the Open Public Meetings Act by adequate and electronic notification on January 25, 2025 of this meeting and its location, date and time to the Asbury Park Press and Two River Times and by the posting of same on the municipal bulletin board and Borough's Web Site.
3. **Flag Salute**
4. **Board Policy**
 - It is Board Policy that no application will be opened after 9:30 PM.
 - No new testimony will be taken after 10:00 PM, except at the discretion of the Board.
5. **Roll Call**
6. **Board Business**
7. **Approval of Minutes**
8. **Resolutions**
 - 8.1. PR-25-14 Resolution of Approval, Kyle Arcomano, 46 Springfield Avenue
9. **Old Business**
10. **New Business**
 - 10.1. PB2024-04 Fort Monmouth Business Center - Allison Hall Parcel
1000 Sanger Avenue
Amending previously approved Site Plan
11. **Petitions from the Public**
12. **Adjournment**

June 19, 2025

VIA EMAIL

Stephanie Kramer, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
Oceanport, NJ 07757

Application No PB2024-07

Amended Preliminary and Final Major Site Plan
Fort Monmouth Business Center, LLC
Block 110.11, Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0267

Dear Ms. Smith,

Our office is in receipt of the following information regarding the above-referenced Application:

- Plans entitled "Fort Monmouth Riverwalk - Buildings 1200 & 1250 Site Plan" prepared by Mancini Duffy Architects LLC, last revised April 10, 2025, consisting of three (3) sheets; and,
- Plans entitled "Reconstruction Allison Hall (BLD 1000)" prepared by Mancini Duffy Architects LLC, dated November 19, 2024, consisting of four (4) sheets; and,
- Plans entitled "Amended Preliminary & Final Major Site Plan, Fort Monmouth Post Allison Hall Parcel, Site Layout Plan" prepared by Morgan Engineering and Surveying, dated April 8, 2025, consisting of twenty-five (25) sheets.
- Sign details prepared by Forge Signworks consisting of 6 pages, dated January 16, 2025
- Mandatory Conceptual Review dated December 18, 2024.

The subject property is a 12.134-acre parcel on Fort Monmouth, known as the Allison Hall parcel, located in the Horseneck Center District. The project received Preliminary and Final Major Site Plan approval from the Board on June 22, 2021. Subsequently FMERA approved Amendment #21 to the FMERA Land Use Rules that permitted any of the uses outline in Amendment #11 in any of the buildings.

The applicant proposes the following changes:

- The use of Allison Hall to be change from R&D and medical office to a boutique hotel.
- Modifications to the site improvements layout surrounding Allison Hall.
- Building 210 (1250 Oceanport Avenue) to be expanded to extend the second floor over the previously approved raised rear patio terrace and enclose the patio on the first floor.

- Change in use of Building 199 (now 1200 Oceanport Avenue) from retail use to restaurant.
- Relief from the installation of screening of the rooftop units on certain buildings.
- Exterior modifications to Allison Hall and Buildings 1200 & 1250.

Based on our review, we recommend the application be deemed complete and scheduled for the next available public hearing. We offer the following comments for the Board's consideration:

A. Variances

1. The Board previously granted a variance request for a wall sign per tenant up to a maximum of 42 Wall Signs of up to 15 SF/sign. A maximum of 23 signs are permitted for Mixed Use Buildings, 18 signs for retail building, and two for Building 210 (1250 Oceanport Avenue). The applicant currently requesting an amendment to the previously issued variance to permit an increase in sign area. However, two options were submitted including a 44 sf and 56 sf signs. The applicant shall clarify for which sign they are requesting the variance.

The Ordinance permits one wall sign per street frontage. Other requirements are maximum size of 7% of wall area, maximum height of 5 feet and total sign area of 60 SF.

The Fort Monmouth Land Use Law permits the granting of a bulk and area-type variance under either of the following situations (NJAC 19:31C-3.21a):

- By reason of the exceptional narrowness, shallowness, or shape of the property; exceptional topographic conditions or physical features uniquely affecting the property; or an extraordinary and exceptional situation uniquely affecting the property or structures lawfully existing thereon, strict application would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer; or
- A determination that the purposes of the Reuse Plan and this subchapter would be advanced by a deviation from the bulk and area requirements of this subchapter and the benefits of the deviation would substantially outweigh any detriment.

B. General Comments

1. The applicant shall provide testimony to outline all the specific plan revisions and requested variances as there has been changes since the initial submission.
2. Conditions of Approval required the screening with a physical barrier of roof top equipment namely conditions xvi through xviii, which pertain to Buildings 700, 850 and 1250. The applicant proposes to paint the equipment black in lieu of the mechanical screens. Testimony and photos should be provide of the measures that already have been taken.
3. The applicant shall provide testimony and demonstrate that the parking demand will not exceed what is proposed to be provided. The food service in Buildings 700 and 800 needs to

be clarified. It shall be clarified if food service is provided in Building 850 and any impact on the required parking computation.

4. Several revisions have been made to the plans and implemented without Zoning or Board approvals. Moving forward, the applicant must submit to the Zoning Officer any proposed changes to receive approval prior to implementation.

C. Grading Comments

1. Additional spot grade shall be provided for the HC parking spaces for Allison Hall to demonstrate compliance with the maximum 2% slope in any direction.

D. Landscaping

1. The northern corner of the building at the main entrance is barren of plantings. A mix of trees and shrubs shall be provided on either side of the entrance walk and, in the island adjacent to the porte-cochere.

E. Traffic and Circulation

1. The accessible parking spaces for the hotel shall be relocated to be the closest spaces to the main entrance.
2. The project was originally approved to construct 592 parking spaces. The current plans only provide 548 spaces, a reduction of 44 spaces. The Applicant shall clarify where the spaces were removed and the current distribution of parking as it relates to the demand for each building.

F. Additional Agency Approval

1. This application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:
 - State Historic Preservation Office
 - NJ Historic Trust

Should you have any questions regarding this matter or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



William H.R. White, III, P.E., P.P. CME
Planning Board Engineer and Planner
WHW/

cc: Kevin Kennedy, Esq., Board Attorney (via email)
Matthew Wilder, P.E., Morgan Engineering (via email)
Steven P. Gouin, Esq. (via email)

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ADDENDUM TO PLANNING BOARD APPLICATION

May 12, 2025

Fort Monmouth Business Center, LLC; Allison Hall Parcel, Block 110.11, Lot 1, Borough of Tinton Falls

Project Description

Fort Monmouth Business Center, LLC (the “Applicant”) received Preliminary and Final Major Site Plan Approval, together with “bulk” or “c” variance relief and design waiver relief from the Borough of Oceanport Planning/Zoning Combined Board (the “Board”) on April 27, 2021, as memorialized by resolution dated June 22, 2021 (Resolution No. PR-21-17) for the redevelopment of the Allison Hall parcel with a mixed-use, retail and commercial project, which included (1) the adaptive reuse of “Allison Hall” and Building 210; and (2) the construction of a new office and retail space along Oceanport Avenue.

The Applicant now seeks Amended Preliminary and Final Major Site Plan Approval for the following:

- (a) Modifications of the north side of the Allison Hall parcel layout, including parking, striping, landscaping and other site improvements;
- (b) Certain exterior improvements to Buildings 1200 (f/k/a Building 199), Building 1250 (f/k/a Building 210), and Allison Hall;
- (c) The modification of Allison Hall from a medical office use to a hotel use, as permitted under the Fort Monmouth Reuse and Redevelopment Plan;
- (d) The modification of Building 1200 (f/k/a Building 199) from a retail use to a restaurant use, which is also a permitted use by virtue of recently adopted Plan Amendment #21 of the Fort Monmouth Reuse and Redevelopment Plan;
- (e) Relief from a condition of the prior approval for this project to permitted certain additional signage for the retail buildings at the site, which will be consistent with the FMERA Land Use Regulations (to be discussed at the public hearing); and
- (f) Relief from a condition of a prior approval for this project to permit certain revised screening for rooftop HVAC units and other equipment at certain buildings (to be discussed at the public hearing).

In addition to the foregoing, the Applicant shall also seek such other relief, as may be required by the Board or its consultants in connection with this Application, and in accordance with the Redevelopment Plan.

December 18, 2024

Steven P. Gouin, Esq.
Giordano, Halleran & Ciesla, P.C
125 Half Mile Road, Suite 300
Red Bank, NJ 07701

Re: MCR Application Review-Preliminary and Final Major Site Plan
Allison Hall Parcel
Oceanport Horseneck Center District- Oceanport
Block: 110; Lot: 1

Dear Mr. Gouin:

The Fort Monmouth Economic Revitalization Authority (“**FMERA**”) previously issued a MCR letter dated September 11, 2020 (the “**MCR Review Letter**”) for the above-referenced project proposed by **Fort Monmouth Business Center, LLC**. (“the **Applicant**”). We understand that the applicant is planning to submit an application to the Borough of Oceanport Planning Board for amended site plan approval related to the proposed revisions.

The Applicant has subsequently provided FMERA with the following supplemental information:

A. Items received on December 11, 2024:

1. Revised Site Plans prepared by Morgan Engineering and Surveying, dated April 30, 2024; revised thru December 11, 2024, containing: Title Sheet, Existing Condition and Demolition Plan, Site Layout Plan, Grading and Drainage Plan, Utility Plan, Landscape Plan, Lighting Plan, Landscape & Lighting Notes and Details, Soil Erosion and Sediment Control Plan & Details, and Construction Details.

Proposed Development

The applicant submitted a revised site plan on December 11, 2024, proposing the reuse of Allison Hall (Building 209) as a 50-room boutique hotel. Originally, as indicated in the MCR Letter, Allison Hall was intended to be adaptively reused for office, retail, and/or commercial purposes. The revised site plan includes an outdoor swimming pool and a patio for patrons, which will serve as accessory uses to the hotel use and will be enclosed by new fencing. A new covered drop-off area will be located on the northeast side of the building, connecting to the main entrance. The site plan also indicates a minor rearrangement of parking spaces from the originally proposed layout to improve circulation around the main entrance of the building. As was in the originally submitted plan, there will be no changes to the Allison Hall building footprint; however, the applicant has proposed two new doors at the pool side for guest and service access from the pool area which was not included in their originally approved plan.

A total of 134,370 square feet of commercial and retail space is proposed for the site’s redevelopment, including 26,279 square feet designated for retail and 36,296 square feet for commercial mixed-use. Building 199 will be adaptively reused as a 10,243-square-foot commercial space, while Building 210 will be converted into a restaurant with an integrated catering facility, encompassing 27,421 square feet. The site plan also includes an outdoor bar area connected to Building 210.

Furthermore, the revised plan shows a 6-foot solid fence for the retail section of the site along Barton Avenue. The fencing is set back approximately 20 feet from the property line with trees and vegetation proposed in the



setback area between the fencing and the property line. No fencing was proposed behind the retail building in the site plans prepared by Morgan Engineering and Surveying, dated November 5, 2019, and revised through April 2, 2020, which were submitted to FMERA as part of the original MCR application.

The proposed ground coverage for the site is 74.2%, marking a slight reduction from the previously approved 74.4%. A total of 539 parking spaces is required for the proposed project and 548 parking spaces will be provided throughout the site, which is a reduction of 39 spaces compared to the original MCR plan.

There will be no changes to the vehicular access to the site from the originally approved plan and access via Signal Avenue, Oceanport Avenue, and Barton Avenue to the site will remain.

Upon reviewing the most recent Site Plan, Architectural Plan submitted by the Applicant, FMERA offers the following additional comments and recommendations in response to these identified variances and design deviations.

1. Pursuant to N.J.A.C. 19:31C-3.10(g)(1), the height of fences in the front yard shall not exceed four (4) feet. The applicant has proposed a six-foot-high fence, which will require a design exception. To ensure the increased fence height does not negatively impact the site's aesthetics, the applicant has proposed landscaping between the fence and the property line along Barton Avenue. **As the landscaping and fencing will provide visual buffer between this parcel and the adjacent residential property, FMERA supports this deviation.**
2. On December 16, 2024, the Historical Committee as required by the Land Use Rules (N.J.A.C. 19:31C-3.20(d)), reviewed the revised site plan and the MCR Application. The review by the Historical Committee included proposed architectural plans and 3D illustrations for the adaptive reuse of Allison Hall (Building 209) as a 50-room boutique hotel, and associated improvements, including an outdoor swimming pool, a patio and a free standing covered drop off area for hotel guests. The review also included a memo provided by FMERA staff. The Committee concluded the proposed development does not negatively affect the historic character of the building. **However, as the proposed development is subject to review by the New Jersey State Historic Preservation Office (NJ SHPO) and the New Jersey Historic Trust (NJ Trust) under its Historic Preservation and Conservation Easement, the Committee recommended that the applicant confirm the proposed modifications are acceptable to NJ SHPO and NJ Trust. Additionally, the applicant must obtain any necessary approvals from NJ SHPO and NJ Trust as required.**
3. The applicant has added six (6) additional underground basins that were not included in the originally submitted site plan and has updated the stormwater design accordingly. The applicant advised that the underground basins were added in accordance with the New Jersey Department of Environmental Protection's (NJDEP) recommendations. **FMERA has no objection to the proposed changes to the stormwater design.**
4. The applicant must apply to the Borough for all required permits and approvals and must comply with all required safety and code requirements during construction and installation.

All of the findings, conclusions and recommendations contained in the MCR Review Letter, and the Supplemental Letter(s) remain applicable. Furthermore, FMERA strongly recommends that the applicant make a concerted effort in incorporating all the recommendations that were included in the MCR Review Letter & the Supplemental letter(s).

Should you have any questions, please feel free to contact this office at 732-720-6350.

Sincerely,

MCR COMPLETED BY:

A handwritten signature in blue ink, appearing to read 'Upendra Sapkota', written over a horizontal line.

Upendra Sapkota, PP, AICP, LEED AP
Senior Officer- Planning & Development

MCR AUTHORIZED BY:

A handwritten signature in blue ink, appearing to read 'Kara Kopach', written over a horizontal line.

Kara Kopach, Executive Director

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

FORT MONMOUTH MAIN POST ALLISON HALL PARCEL

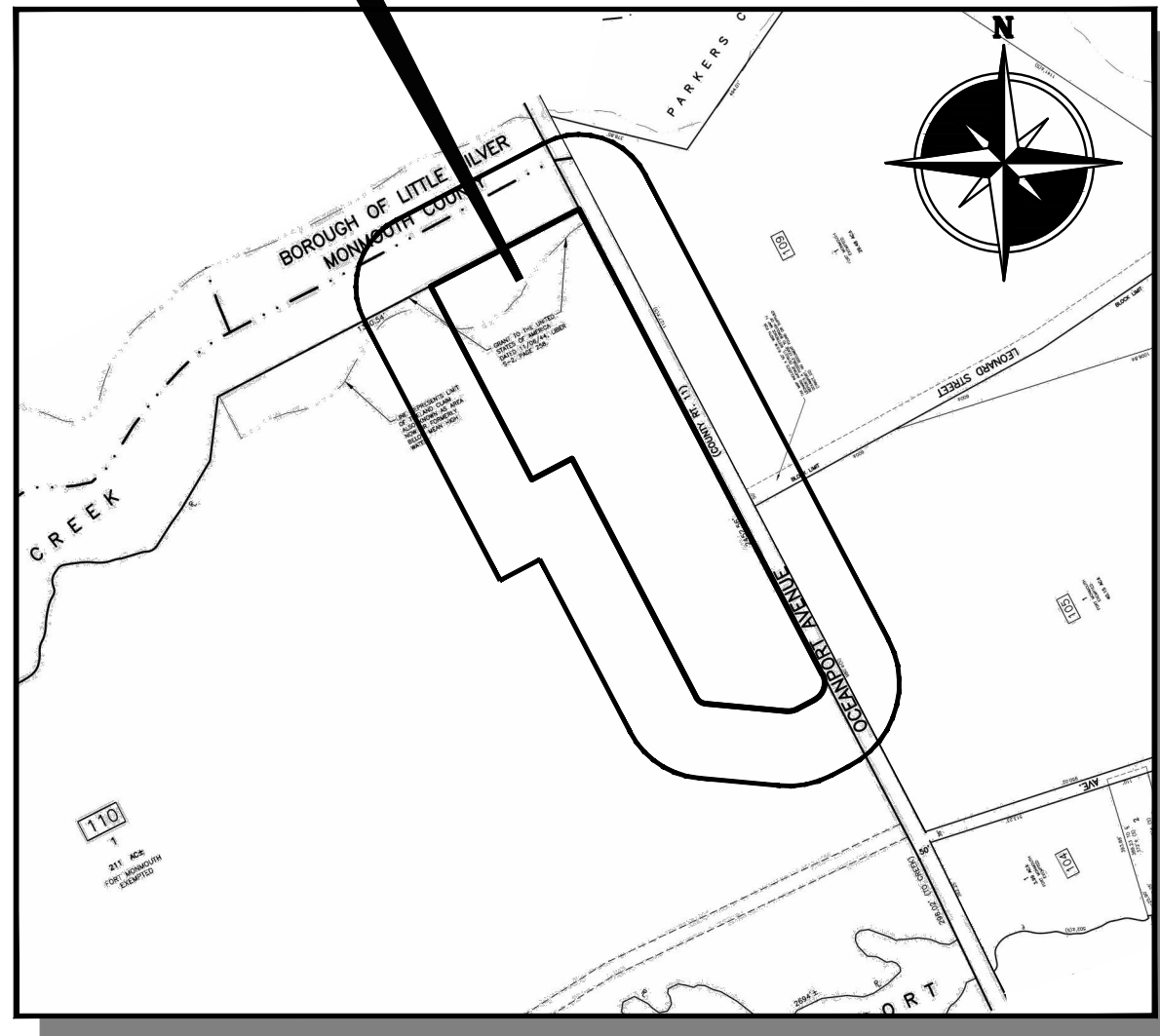
BOROUGH OF OCEANPORT

MONMOUTH COUNTY, NEW JERSEY

OCEANPORT TOWNSHIP
PROPERTY OWNERS WITHIN 200 FEET 11/27/2019

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adj'l Lots
104.01	1	15F	US GOV	152 MONMOUTH BLVD OCEANPORT, N.J.	EAST MAIN ST	1.01, 1.02, 1.03, 2
104	1	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	RIVERSIDE AVE	
105	1	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	LEONARD AVE	
109	1	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	OCEANPORT AVE	
109	2	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	LEONARD AVE	
110	1	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	OCEANPORT AVE	
110	2	15F	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	MAIN ST	
110	3	15C	US ARMY BELT BLDG FORT MONMOUTH, N.J.	07703	MAIN ST	
110	4	15C	US GOV	US ARMY BELT BLDG FORT MONMOUTH, N.J.	07703	MAIN ST
110	5	1	15C	JOHN D. & TAYLOR 800 CAREN N. DRIVE FREDERICK, NJ	15601	MAIN ST REAR
110	20	15F	OCEANPORT HOOK & LADDER 300 N. ST OCEANPORT, N.J.	07757	21 MAIN ST	
110	25	2	15F	OLD MONMOUTH PARK LIBRARY TOWNHOMES 1100 OCEANPORT AVE OCEANPORT, NJ	07760	350 OCEANPORT AVE
110	25.01	2	15F	BRADY, EUGENE & JACQUELINE D OCEANPORT, NJ	07757	5-1 MAIN ST
110	25.02	2	15F	BRADY, EUGENE & JACQUELINE D OCEANPORT, NJ	07757	5-2 MAIN ST
110	25.03	2	15F	BRADY, EUGENE & JACQUELINE D OCEANPORT, NJ	07757	5-3 MAIN ST
110	25.04	2	15F	OLD MONMOUTH PARK LIBRARY TOWNHOMES 1100 OCEANPORT AVE OCEANPORT, NJ	07760	5-4 MAIN ST
110.01	1	4A	ADDITIONAL MANAGEMENT SERVICES, LLC 1005 STEPHENSON AVE OCEANPORT, NJ	07757	1075 STEPHENSON AVE	
110.02	1	2	15F	EAST GATE AT OCEANPORT HOA MONTCLAIR, NJ	07742	46 RUSSEL AVENUE
110.02	2	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	44 RUSSEL AVENUE
110.02	3	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	42 RUSSEL AVENUE
110.02	4	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	40 RUSSEL AVENUE
110.02	5	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	38 RUSSEL AVENUE
110.02	6	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	36 RUSSEL AVENUE
110.02	7	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	34 RUSSEL AVENUE
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110.02	10	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07757	28 RUSSEL AVENUE
110.02	11	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07757	26 RUSSEL AVENUE
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110.02	23	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07757	2 RUSSEL AVENUE
110.02	24	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07757	19 ALLEN AVENUE
110.02	25	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	17 ALLEN AVENUE
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110.02	27	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	13 ALLEN AVENUE
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110.02	29	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	9 ALLEN AVENUE
110.02	30	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	7 ALLEN AVENUE
110.02	31	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	5 ALLEN AVENUE
110.02	32	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	3 ALLEN AVENUE
110.02	33	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07742	1 ALLEN AVENUE
110.02	34	1	15F	EAST GATE AT OCEANPORT HOA MONTCLAIR, NJ	07742	RUSSEL AVENUE
110.02	35	1	15F	EAST GATE AT OCEANPORT HOA MONTCLAIR, NJ	07742	RUSSEL AVENUE
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110.02	49	2	15F	RESIDENCES AT FORT MONMOUTH, LLC MONTCLAIR, NJ	07757	17 RUSSEL AVENUE

SITE
LOCATION

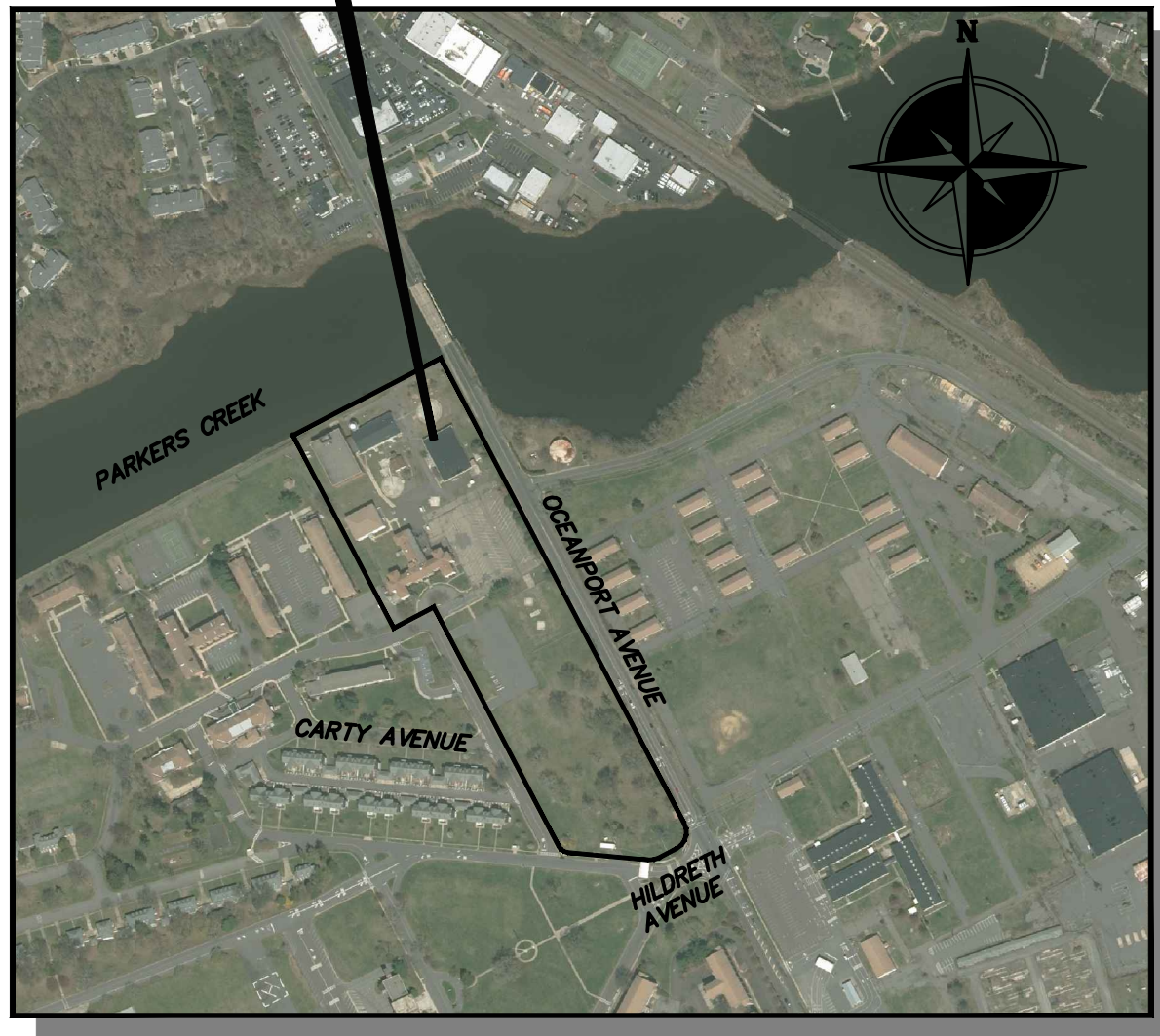


TAX MAP

SCALE: 1"= 500'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NEW JERSEY SHEET NUMBERS #1

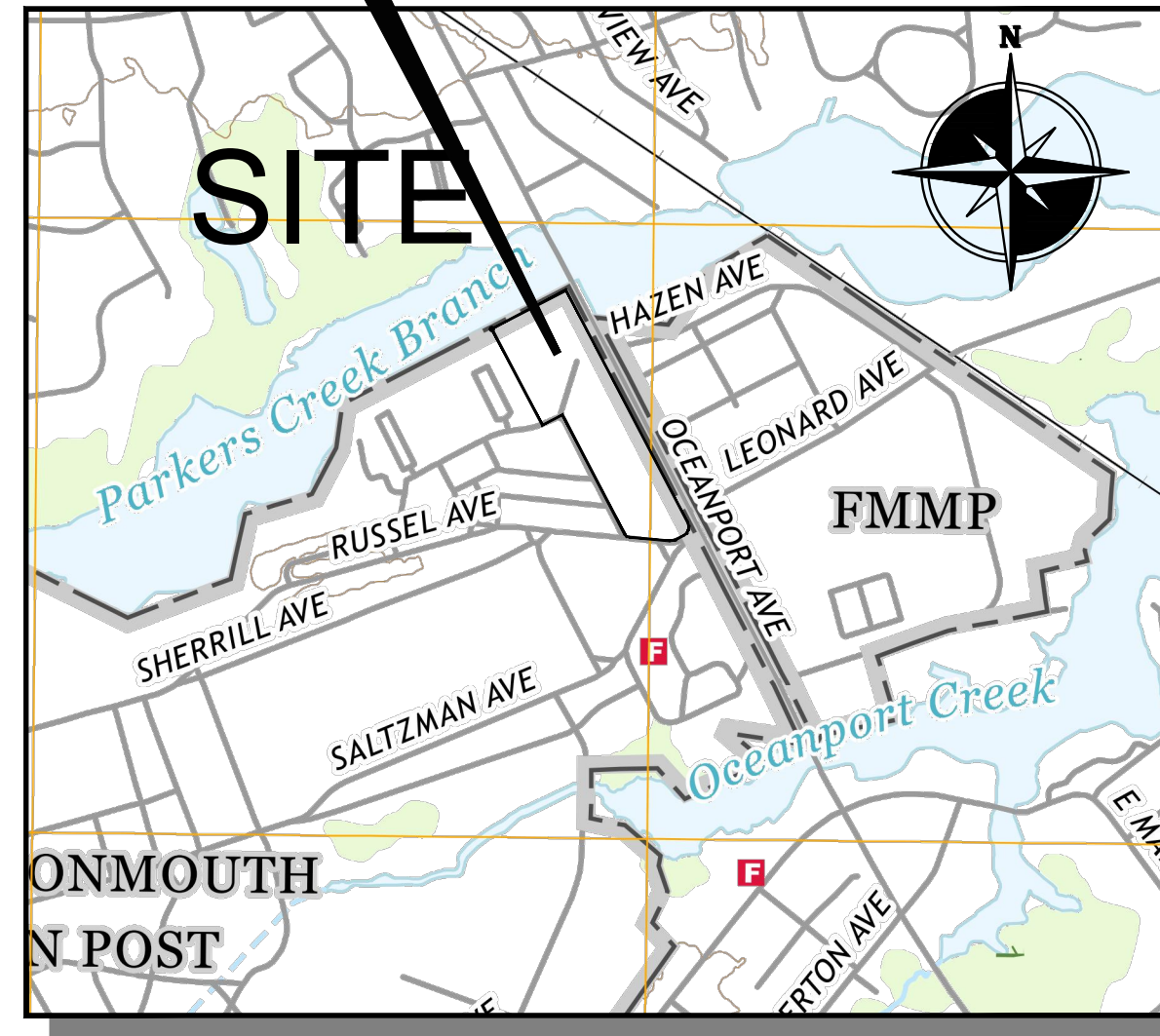
SITE
LOCATION



AERIAL MAP

SCALE: 1"= 500'

SITE
LOCATION



KEY MAP

SCALE: 1"=1,000'

GENERAL NOTES:

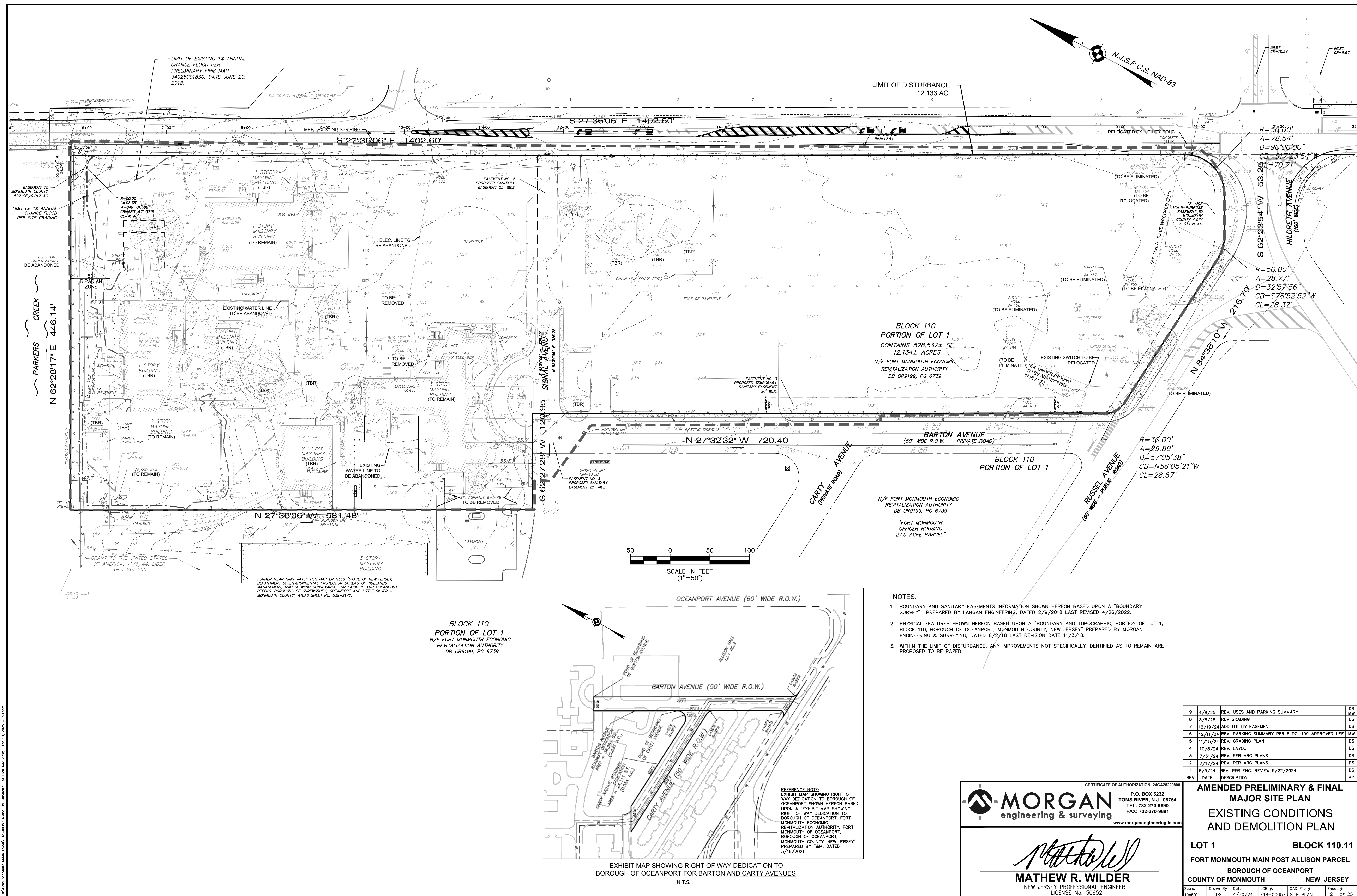
1. TOPOGRAPHIC INFORMATION SHOWN ON A MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC, PORTION OF LOT 1, BLOCK 110, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY MORGAN ENGINEERING & SURVEYING, DATED 8/2/18 LAST REVISION DATE 11/2/18.
2. BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON BASED UPON A "BOUNDARY SURVEY" PREPARED BY LANGAN ENGINEERING, DATED 2/9/2018 LAST REVISION DATE 4/8/2022.
3. ALL UTILITIES (ELECTRIC, TELEPHONE, ETC) TO BE PROVIDED UNDERGROUND. THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL DISTURBED AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN UPON COMPLETION OF THE GRADING ACTIVITIES.
5. ALL TRAFFIC CONTROL SIGNAGE INCLUDING PAVEMENT MARKINGS WILL BE PROVIDED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
6. EXISTING CONDITIONS AND DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO ANY SITE WORK OR CONSTRUCTION.
7. PROPOSED USES SHALL BE IN ACCORDANCE WITH USES AS OUTLINED AND DESCRIBED IN THE FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA) - SECTION 11 AMENDMENT, TABLE 1, AS APPROPRIATE.
8. SITE LOCATED WITHIN FLOOD ZONE "AE", ELEV. 8 AS SHOWN ON THE PRELIMINARY FIRM MAP 34025C0183G, DATE JUNE 20, 2018.
9. SITE LOCATED WITHIN FLOOD ZONE "D" AS SHOWN ON THE EFFECTIVE FIRM MAP 34025C0183F, DATE SEPTEMBER 25, 2009.
10. SEWERAGE IS PROVIDED BY TRMA AND ELECTRICITY IS PROVIDED BY FMERA.
11. SHOULD ANY CONDITIONS SHOWN HEREON DIFFER FROM THOSE CONDITIONS OBSERVED IN THE FIELD, THE UNDERSIGNED PROFESSIONAL SHALL BE NOTIFIED IMMEDIATELY.
12. THESE NOTES APPLY TO ALL SHEETS IN THIS SET.
13. EXISTING CURB AND SIDEWALK TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE OWNER'S EXPENSE.
14. EXISTING CURB AND SIDEWALK TO REMAIN THAT ARE IN POOR CONDITION SHALL BE REPLACED AT THE OWNERS EXPENSE.
15. HISTORIC SURVEYED CENTERLINE SHOWN HEREON BASED UPON PLAN ENTITLED "THE RECONSTRUCTION OF THE DECK OF BRIDGE NUMBER ON COUNTY ROUTE 11, OCEANPORT AVE AT PARKERS CREEK" PREPARED BY CHARLES S. VAN BENSCHOTEN/COUNTY ENGINEER, DATED JUNE 5, 1984. OBTAINED THROUGH OPRA REQUEST 147-20 SUBMITTED TO MONMOUTH COUNTY.
16. THE LIMITS OF SIDEWALK REPLACEMENT SHALL BE DIRECTED BY THE BOROUGH ENGINEER AT THE TIME OF CONSTRUCTION.
17. ANY CONSTRUCTION WITHIN THE RIGHT OF WAY REQUIRES RELOCATION OR REMOVAL OF ANY STORMWATER MANAGEMENT STRUCTURE, THIS SHALL BE PERFORMED AT OWNER'S EXPENSE.
18. DESIGN FLOOD ELEVATION IS TO BE 10.4'. ALL CONSTRUCTION MATERIALS BELOW DESIGN FLOOD ELEVATION SHALL BE FLOOD RESISTANT.

BOROUGH OF SHREWSBURY
PROPERTY OWNERS WITHIN 200 FEET 11/10/2020

Block	Lot	Qual	CLA	PROPERTY OWNER	PROPERTY LOCATION	Adj'l Lots
110.02	50	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	15 RUSSEL AVENUE	
110.02	51	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	13 RUSSEL AVENUE	
110.02	52	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	11 RUSSEL AVENUE	
110.02	53	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	9 RUSSEL AVENUE	
110.02	54	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	7 RUSSEL AVENUE	
110.02	55	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	5 RUSSEL AVENUE	
110.02	56	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	3 RUSSEL AVENUE	
110.02	57	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	58	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	59	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	60	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	61	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	62	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	63	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	64	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	65	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	66	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	67	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	68	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	69	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	70	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	71	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	72	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	73	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	74	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	75	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	76	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	77	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	78	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	79	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	80	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	81	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	82	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	83	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	84	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	85	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	86	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	87	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	88	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	89	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	90	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	91	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	92	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	93	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	94	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	95	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	96	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	97	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	98	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	99	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	
110.02	100	2	15F	SHREWSBURY, JEFFREY & DAVID OCEANPORT, NJ	1 RUSSEL AVENUE	

THE FOLLOWING UTILITIES COMPANIES SERVE
THE SHREWSBURY AREA SHOULD BE NOTIFIED

Donna Shore GIS Supervisor New Jersey-American Water Company, Inc. 1025 Laurel Oak Road Voorhees, NJ 08003	JCP&L Real Estate Department 300 Madison Avenue Morristown, NJ 07962-1511 Attn: Corporate Secretary/General Mgr.
New Jersey Natural Gas Co. PO Box 1468 1415 Wyckoff Road Wall, NJ 07719 Attn: Corporate Secretary/Legal Department: Right of Way & Claims	Connecticab Cable Company 403 South Street Eatontown, NJ 07724 Attn: General Manager
Verizon c/o Wireline Engineering 199 W. Main Street, Floor 2 Freehold, NJ 07728 Attn: Corporate Secretary/Senior Right of Way Agent	Two Rivers Sewerage Authority 1 Highwind Avenue Morristown Beach, NJ 07750



SEE SHEETS 1 OF 4 "COUNTY ROUTE #11, PLAN AND PROFILE"; SHEETS 2-4, "COUNTY ROUTE #11, CROSS SECTIONS" AND SHEET 1 OF 1 FOR "OCEANPORT AVENUE STRIPING PLANS" FOR ALL IMPROVEMENTS.

PROVIDE A MINIMUM OF 1 (ONE) FOOT CLEARANCE BETWEEN OCEANPORT AVENUE RIGHT OF WAY AND PROPOSED FACE OF RETAINING WALL. (ONE FOOT CLEAR DISTANCE TO ANY UNDERGROUND, GROUND LEVEL OR ABOVE GROUND ELEMENT OF THE WALL)

PROVIDE A MINIMUM OF 4 FEET CLEARANCE BETWEEN OCEANPORT AVENUE RIGHT OF WAY AND PROPOSED FACE OF RETAINING WALL. (FOUR FEET CLEAR DISTANCE TO ANY UNDERGROUND, GROUND LEVEL OR ABOVE GROUND ELEMENT OF THE WALL)

PROVIDE A MINIMUM OF 8 FEET CLEARANCE BETWEEN OCEANPORT AVENUE RIGHT OF WAY AND PROPOSED FACE OF RETAINING WALL. (EIGHT FEET CLEAR DISTANCE TO ANY UNDERGROUND, GROUND LEVEL OR ABOVE GROUND ELEMENT OF THE WALL)

OCEANPORT AVENUE (COUNTY ROUTE 11)
(60' WIDE)

200.0' TRANSITION
NORTH BOUND / SOUTH BOUND

N.J.S.P.C.S. NAD-83

ZONING REQUIREMENTS

MIN. LOT AREA	REQUIRED	PROPOSED
MIN. SETBACK	N/A	12,134 AC.
OCEANPORT AVENUE BARTON AVENUE	N/A	48.9 FT. 32.3 FT.
MAX. BUILDING HEIGHT (FT.)	2 STORIES (30 FT.)	COMPLY
RETAIL	3 STORIES (45 FT.)	COMPLY
HOTEL		
MAX. FLOOR AREA RATIO	0.37%	0.254%
LOT IMPERVIOUS COVERAGE	75% (396,402 SF.)	75.0%

FLOOR AREA RATIO

RETAIL	27,269 SF.	DESCRIPTION	PROPOSED
MIXED USE #1	16,576 SF.	BUILDINGS	99,519 S.F.
MIXED USE #2	19,720 SF.	PAVEMENT	244,202 S.F.
ALLISON HALL	33,141 SF.	WALKWAYS	52,681 S.F.
BUILDING 210	27,421 SF.		
BUILDING 199	10,243 SF.		
TOTAL	134,370 SF.	IMPERVIOUS LOT COVERAGE	396,402 S.F.
		LOT AREA	528,537 S.F.
		TOTAL IMPERVIOUS LOT COVERAGE	75.0%

LANDSCAPING
INTERIOR 53,796 SF.
10.2%

* EXCLUDES LANDSCAPED AREAS
ALONG THE PROPERTY PERIMETER

PARKING SUMMARY

RETAIL (#700 OCEANPORT AVENUE) - 27,269 SF.
1 SPACE PER 250 = 109.1 SPACES REQUIRED

MIXED USE #1 (#800 OCEANPORT AVENUE) - 16,576 SF.
1 SPACE PER 250 = 66.3 SPACES REQUIRED

MIXED USE #2 (#850 OCEANPORT AVENUE) - 19,720 SF.
INDOOR RECREATION
4 SPACES PER 1,000 SF = 78.9 TOTAL SPACES REQUIRED

ALLISON HALL (#1000 OCEANPORT AVENUE) - HOTEL
50 ROOMS HOTEL
ONE SPACE PER HOTEL ROOM
50 TOTAL SPACES REQUIRED

BUILDING 210 (#1250 OCEANPORT AVENUE) - RESTAURANT
1 SPACE FOR EVERY 3 SEATS
323 SEATS / 3 = 107.7 SPACES
107.7 TOTAL SPACES REQUIRED

BUILDING 199 (#1200 OCEANPORT AVENUE) - RESTAURANT
1 SPACE FOR EVERY 3 SEATS
210 SEATS / 3 = 70 SPACES REQUIRED

REQUIRED: 482 PARKING SPACES

WITHIN BUILDINGS #700 AND #800, RETAIL USES ARE PROPOSED WHICH WILL INCLUDE FOOD SERVICE AND SEATING. 371 TOTAL SEATS ARE PROPOSED WHICH COVERS 16,788 SF OF FLOOR AREA.

ADJUSTING THE REQUIRED PARKING BASED ON THESE ADDITIONAL SEATS RESULTS IN AN INCREASED PARKING DEMAND OF 56.5 SPACES

ADJUSTED DEMAND = 482 SPACES + 56.5 SPACES = 538.5 OR 539 SPACES
PROPOSED: 548 PARKING SPACES

PURSUANT TO N.J.A.C. 19:31C-3.7b, THE PROPOSED DEVELOPMENT IS COMPLIANT WITH RESPECT TO OFF-STREET PARKING

SEE PLANS FOR ROAD IMPROVEMENT "PRELIMINARY & FINAL MAJOR SITE PLAN, COUNTY ROUTE 11
PLAN AND PROFILE" SHEETS 1 TO 4 PREPARED BY MORGAN ENGINEERING, L.L.C. DATED 11/5/2019
LAST REVISION DATE 10/11/2022

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
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FAX: 732-270-9691

www.morganengineeringllc.com

MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SITE LAYOUT PLAN

LOT 1 BLOCK 110.11
FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH NEW JERSEY

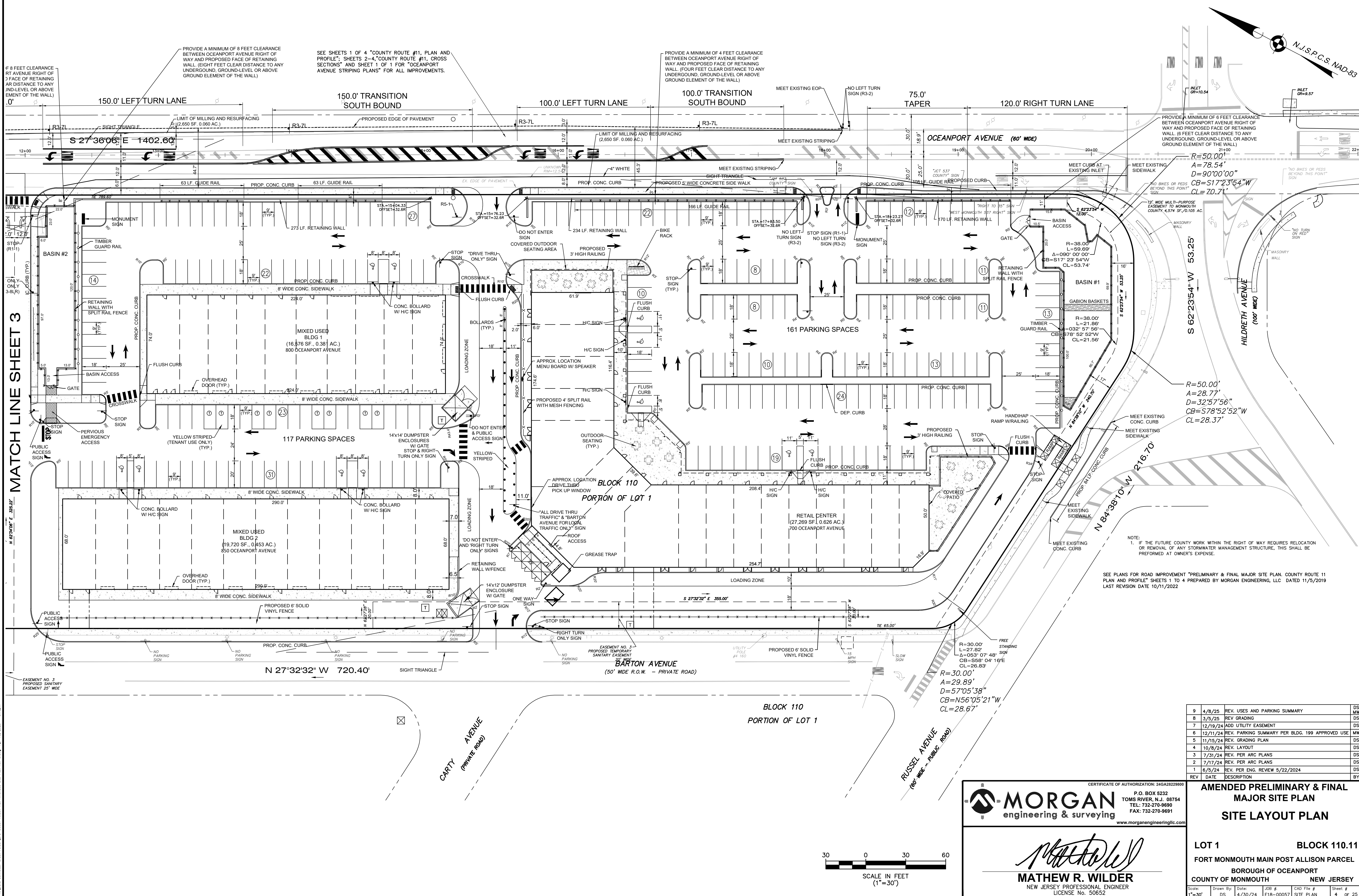
Scale: 1"=30' Drawn By: DS Date: 4/30/24 JOB #: E18-00057 CAD File #: SITE PLAN Sheet #: 3 OF 25

TOTAL RIPARIAN ZONE AREA = 22,307 SF.
EXISTING VEGETATED AREA = 12,411 SF.

PUBLIC ACCESS = 12,139 SF.
NOT PUBLIC ACCESS = 2,287 SF.
VEGETATED AREA = 7,881 SF.
PROPOSED VEGETATED DISTURBANCE WITHIN RIPARIAN ZONE = 4,530 SF.

FORMER MEAN HIGH WATER PER MAP ENTITLED "STATE OF NEW JERSEY,
DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF TIDELANDS
MANAGEMENT, MAP SHOWING CONVEYANCES ON PARKERS AND OCEANPORT
CREEKS, BOROUGHS OF SHREWSBURY, OCEANPORT AND LITTLE SILVER -
MONMOUTH COUNTY" ATLAS SHEET NO. 539-2172

30 0 30 60
SCALE IN FEET
(1"=30')



REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

SITE LAYOUT PLAN

LOT 1 **BLOCK 110.11**

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale: 1"=30' Drawn By: DS Date: 4/30/24 Job #: E18-00057 CAD File #: SITE PLAN Sheet #: 4 OF 25

CERTIFICATE OF AUTHORIZATION: 24GA28228800

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TEL: 732-270-9690
FAX: 732-270-9691

Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

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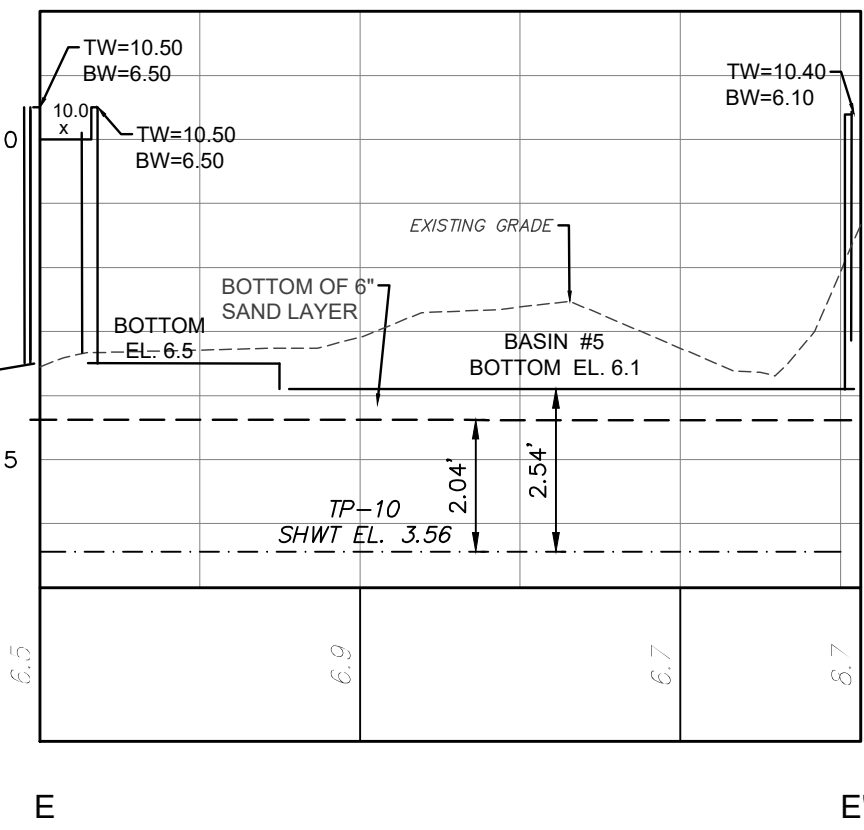
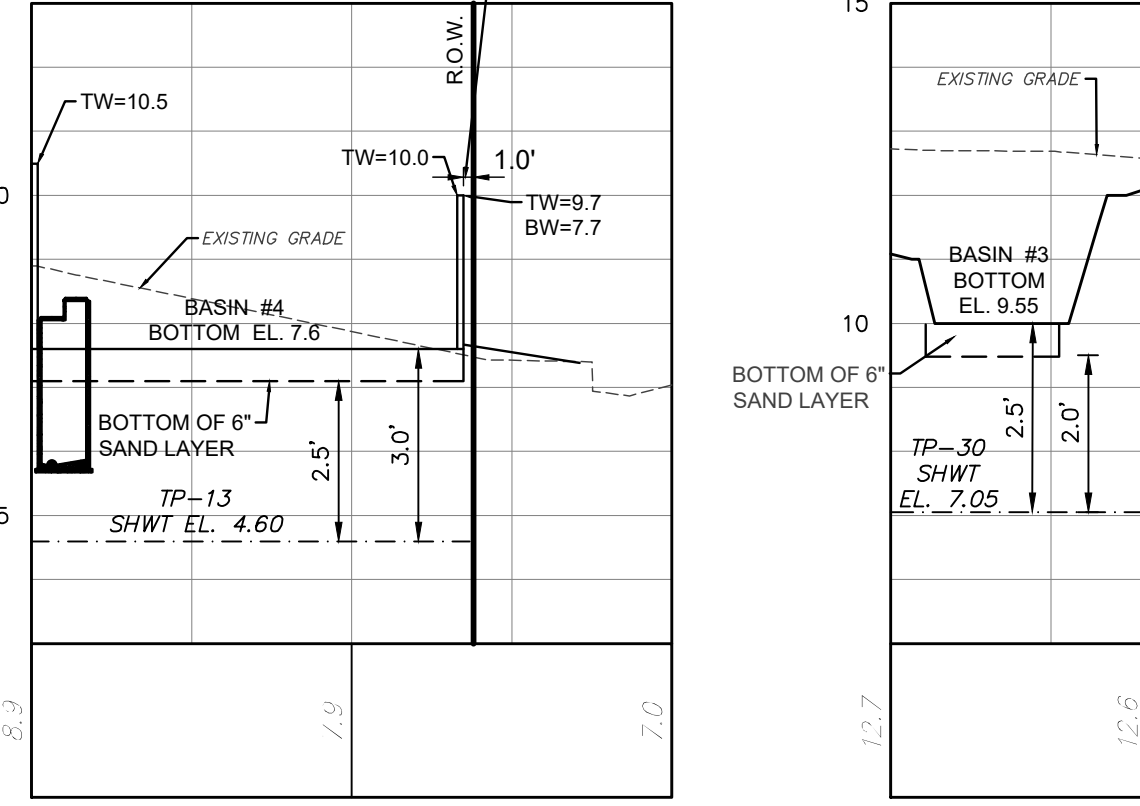
SEE SHEETS 1 OF 4 "COUNTY ROUTE #11, PLAN AND PROFILE"; SHEETS 2-4 "COUNTY ROUTE #11, CROSS SECTIONS" AND SHEET 1 OF 1 FOR "OCEANPORT AVENUE STRIPING PLANS" FOR ALL IMPROVEMENTS.

OCEANPORT AVENUE (COUNTRY ROUTE 11)
(60' WIDE)

S 27°36'06" E 1402.60'
N.J.S.P.C.S. NAD-83

MATCH LINE SHEET 6

PROVIDE A MINIMUM OF 1 FEET CLEARANCE BETWEEN OCEANPORT AVENUE RIGHT OF WAY AND PROPOSED FACE OF RETAINING WALL. (ONE FOOT CLEAR DISTANCE TO ANY UNDERGROUND, GROUND-LEVEL OR ABOVE GROUND ELEMENT OF THE WALL)



NOTES:

- WITHIN HANDICAP ACCESSIBLE ROUTES, THE RUNNING SLOPE SHALL NOT EXCEED 5% (1:20) AND THE CROSS SLOPE SHALL NOT EXCEED 2% (1:50).
- WITHIN HANDICAP ACCESSIBLE PARKING/LOADING AREAS, THE SLOPE SHALL NOT EXCEED 2% (1:50) IN ANY DIRECTION.
- SITE PLAN GRADING WITHIN THE OCEANPORT AVENUE, (CR 11) RIGHT OF WAY, SHALL BE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE MONMOUTH COUNTY ENGINEERING DEPARTMENT.
- IF THE FUTURE COUNTY WORK WITHIN THE RIGHT OF WAY REQUIRES RELOCATION OR REMOVAL OF ANY STORMWATER MANAGEMENT STRUCTURE, THIS SHALL BE PERFORMED AT OWNER'S EXPENSE.

REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 24G028228900

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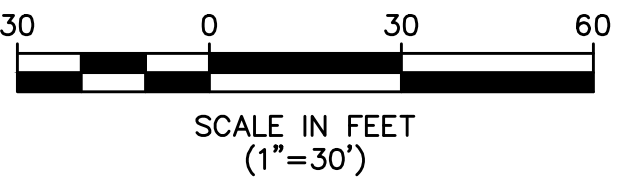
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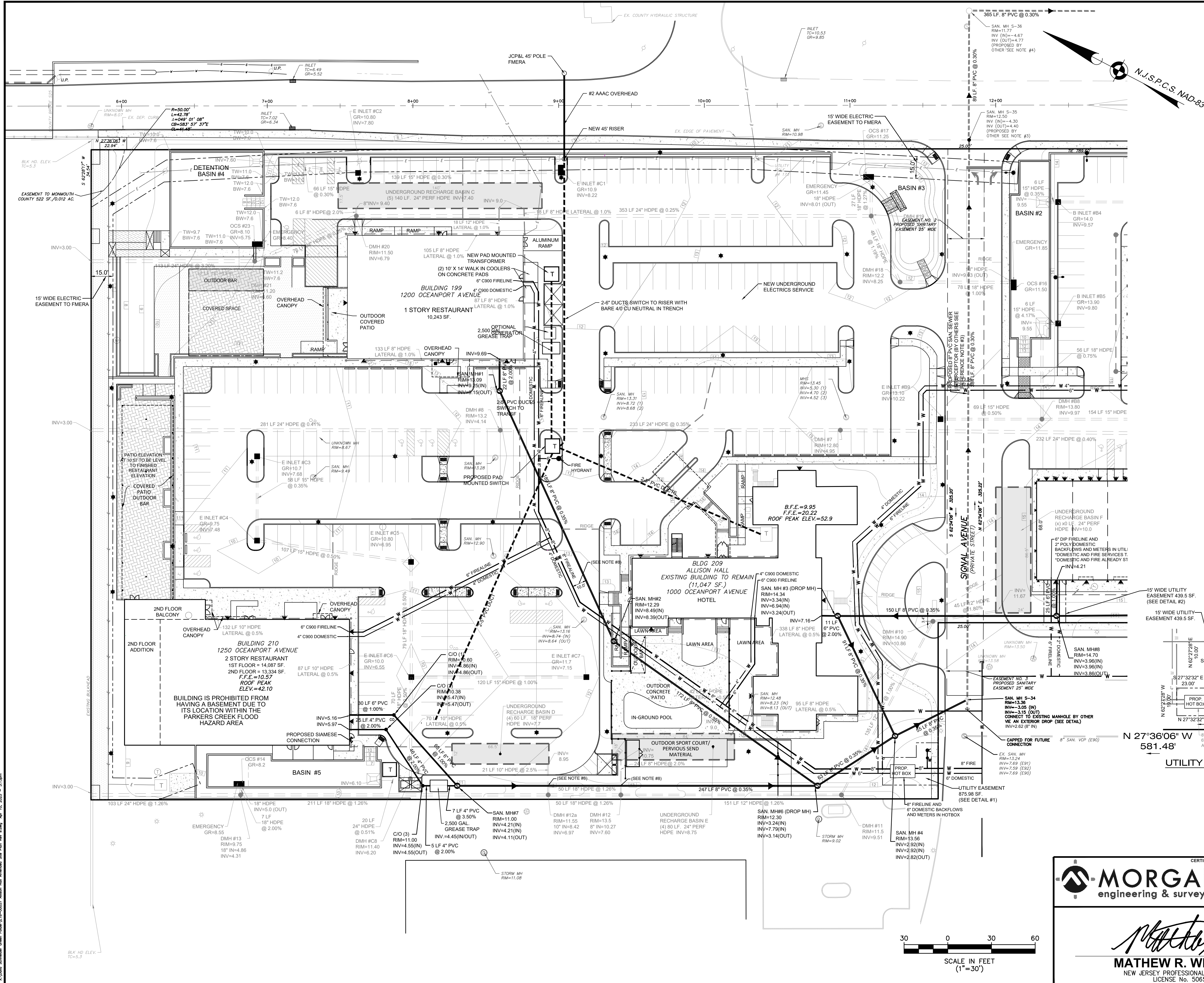
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
GRADING & DRAINAGE
PLAN**

LOT 1 **BLOCK 110.11**
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH **NEW JERSEY**

Scale: 1"=30' Drawn By: DS Date: 4/30/24 JOB #: E18-00057 CAD File #: SITE PLAN Sheet #: 5 of 25

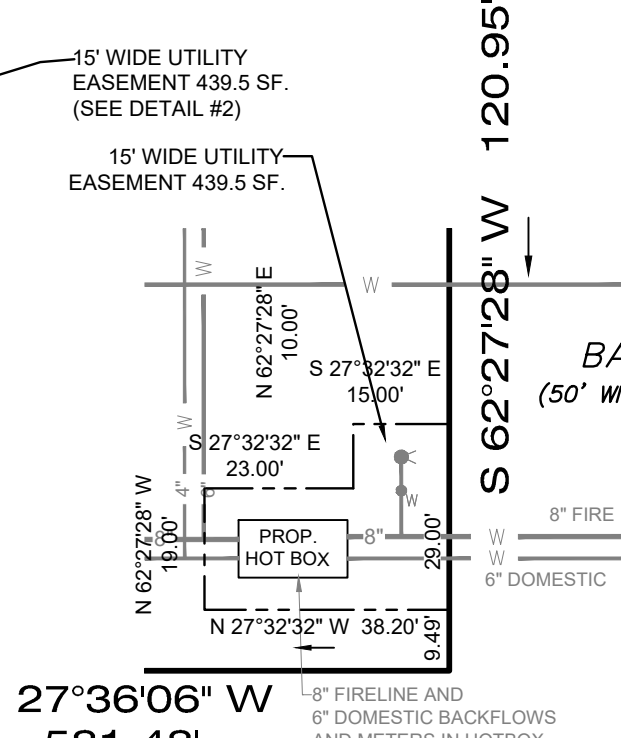
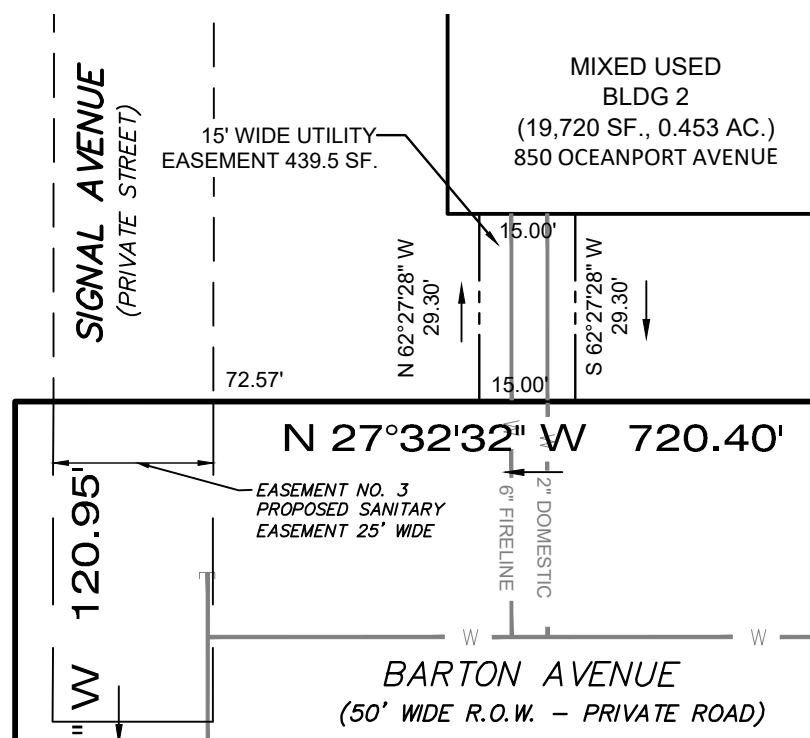
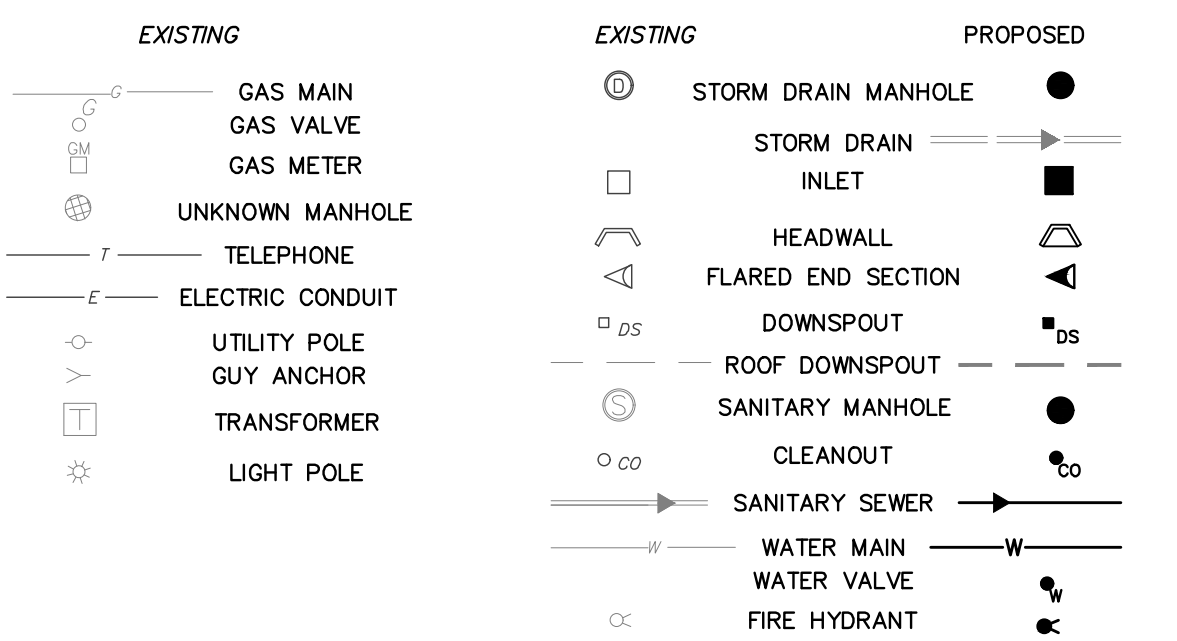




NOTES:

- EXISTING SANITARY SEWER LINES BASED UPON "DIRECTORATE OF PUBLIC WORKS, FORT MONMOUTH, NEW JERSEY, AN ARMY COMMUNITY OF EXCELLENCE, MAIN POST SANITARY & STORM, MAP G"
- EXISTING WATER LINE AND GAS SERVICE BASED UPON "DIRECTORATE OF PUBLIC WORKS, FORT MONMOUTH, NEW JERSEY, AN ARMY COMMUNITY OF EXCELLENCE, MAIN POST WATER, GAS, STEAM, MAP G" SHEET 7 OF 25, DATED JAN. 6, 1999.
- EXISTING ELECTRIC SERVICE BASED UPON "MASTER PLAN, EXISTING CONDITIONS MAP, ELECTRICAL (MAIN POST)" DRAWING NO. G DATED MARCH, 1999.
- PROPOSED 8" PVC SAN. SEWER INTERCEPTOR BASED UPON "SANITARY SEWER MAIN PLAN AND PROFILE" SHEET 16 OF 39 PREPARED BY MASER CONSULTING DATED 2/15/2018 LAST REVISION DATE 7/3/2019
- EXISTING WATER SERVICE ON THE SUBJECT PROPERTY IS TO BE ABANDONED. THE DEVELOPMENT SHALL BE SERVED BY A NEW MAIN EXTENDING THE NJAW MAIN AT THE INTERSECTION OF BARTON AVENUE AND CARTY AVENUE.
- CONSTRUCTION METHODS WILL BE EMPLOYED TO ENSURE THAT CONSTRUCTION AND MAINTENANCE OF ANY UTILITIES THAT BORDER ADJACENT PROPERTIES WILL NOT ENDOUR TO ADJACENT PROPERTIES.
- IF THE FUTURE COUNTY WORK WITHIN THE RIGHT OF WAY REQUIRES RELOCATION OR REMOVAL OF ANY STORMWATER MANAGEMENT STRUCTURE, THIS SHALL BE PERFORMED AT OWNER'S EXPENSE.
- UTILITY CROSSINGS:
WATER MAINS: INSTALL THE SEWER MAIN A MINIMUM OF 18" BELOW THE WATER MAIN. IF THE VERTICAL CLEARANCE BETWEEN MAINS IS LESS THAN THIS THE SEWER MAIN MUST BE DUCTILE IRON WITH WATER TIGHT JOINTS THAT ARE A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF THE MAIN MUST CROSS BENEATH THE SEWER MAIN TO MAINTAIN COVER, THE DUCTILE IRON PIPE SHALL BE PROVIDED AS NOTED, REGARDLESS OF THE VERTICAL DISTANCE.
ALL OTHER PIPING AND UTILITIES EXCEPT WATER MAINS: PROVIDE 12" MINIMUM VERTICAL CLEARANCE BETWEEN SEWER MAINS AND OTHER PIPING OR UTILITIES CROSSING EITHER ABOVE OR BELOW. IF OTHER PIPING OR UTILITIES CROSS 12"-18" ABOVE THE SEWER SUPPORT THE TOP OF UTILITY WITH CONCRETE CRADLES.

LEGEND

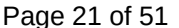


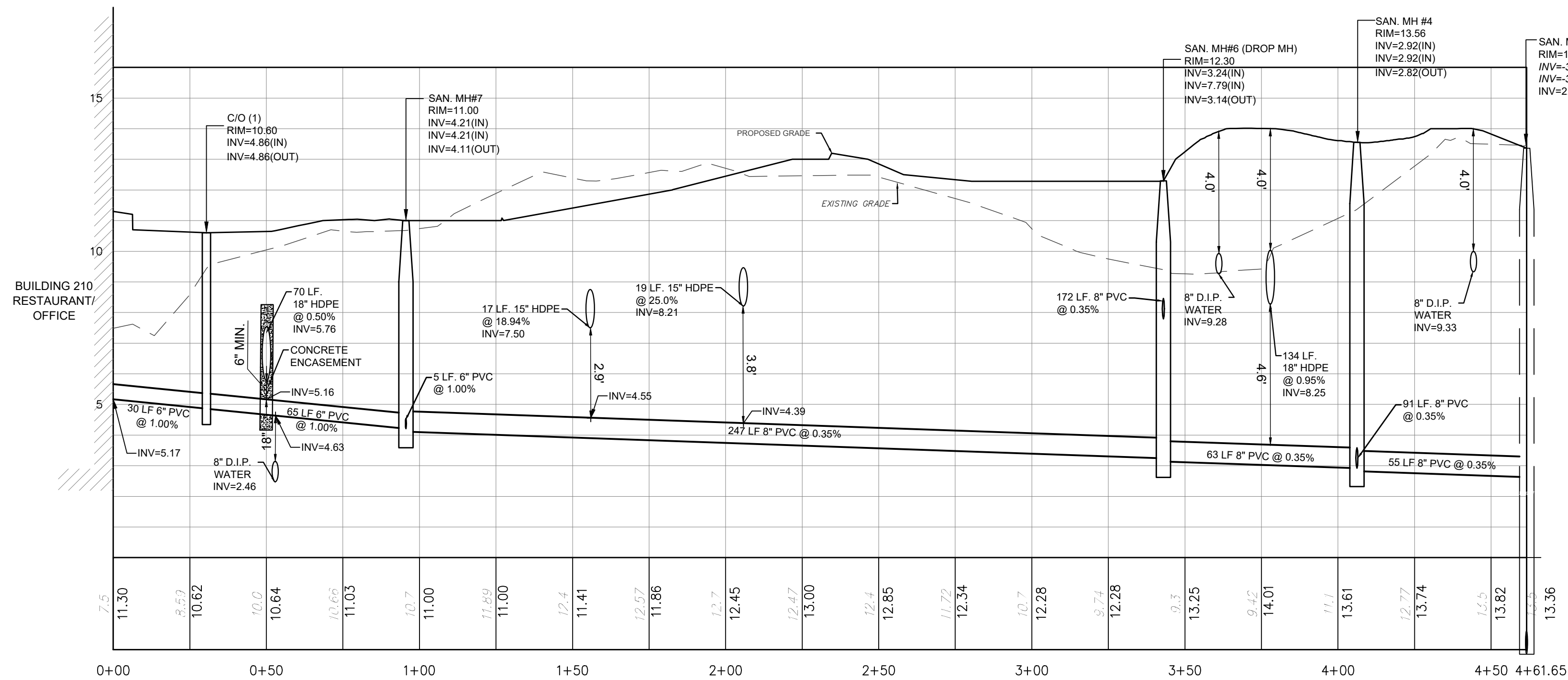
CERTIFICATE OF AUTHORIZATION: 24GA28228900

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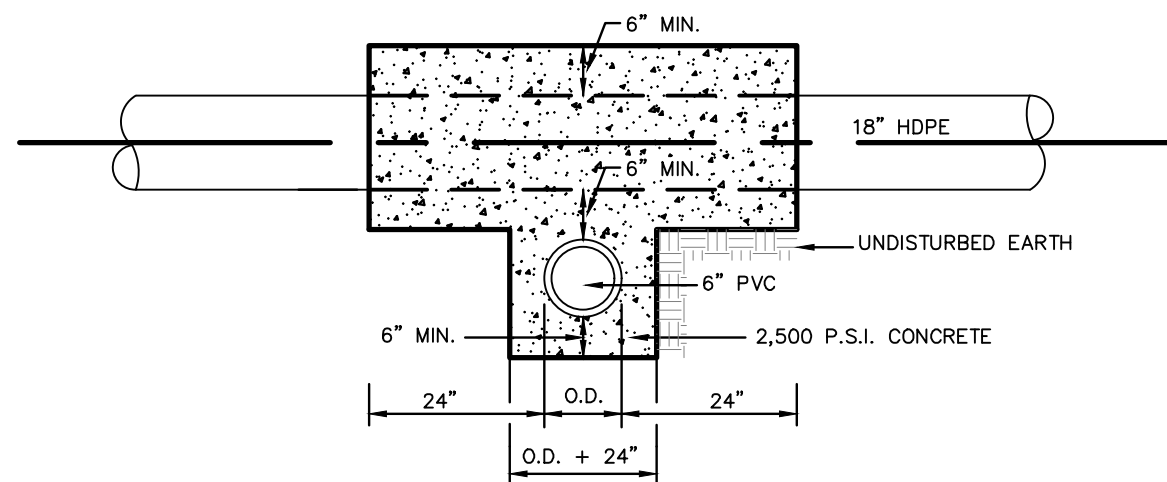
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN UTILITY PLAN					
LOT 1 BLOCK 110.11 FORT MONMOUTH MAIN POST ALLISON PARCEL BOROUGH OF OCEANPORT COUNTY OF MONMOUTH NEW JERSEY					
Scale: 1"=30'	Drawn By: DS	Date: 4/30/24	JOB #: E18-00057	CAD File #: SITE PLAN	Sheet #: 7 OF 25





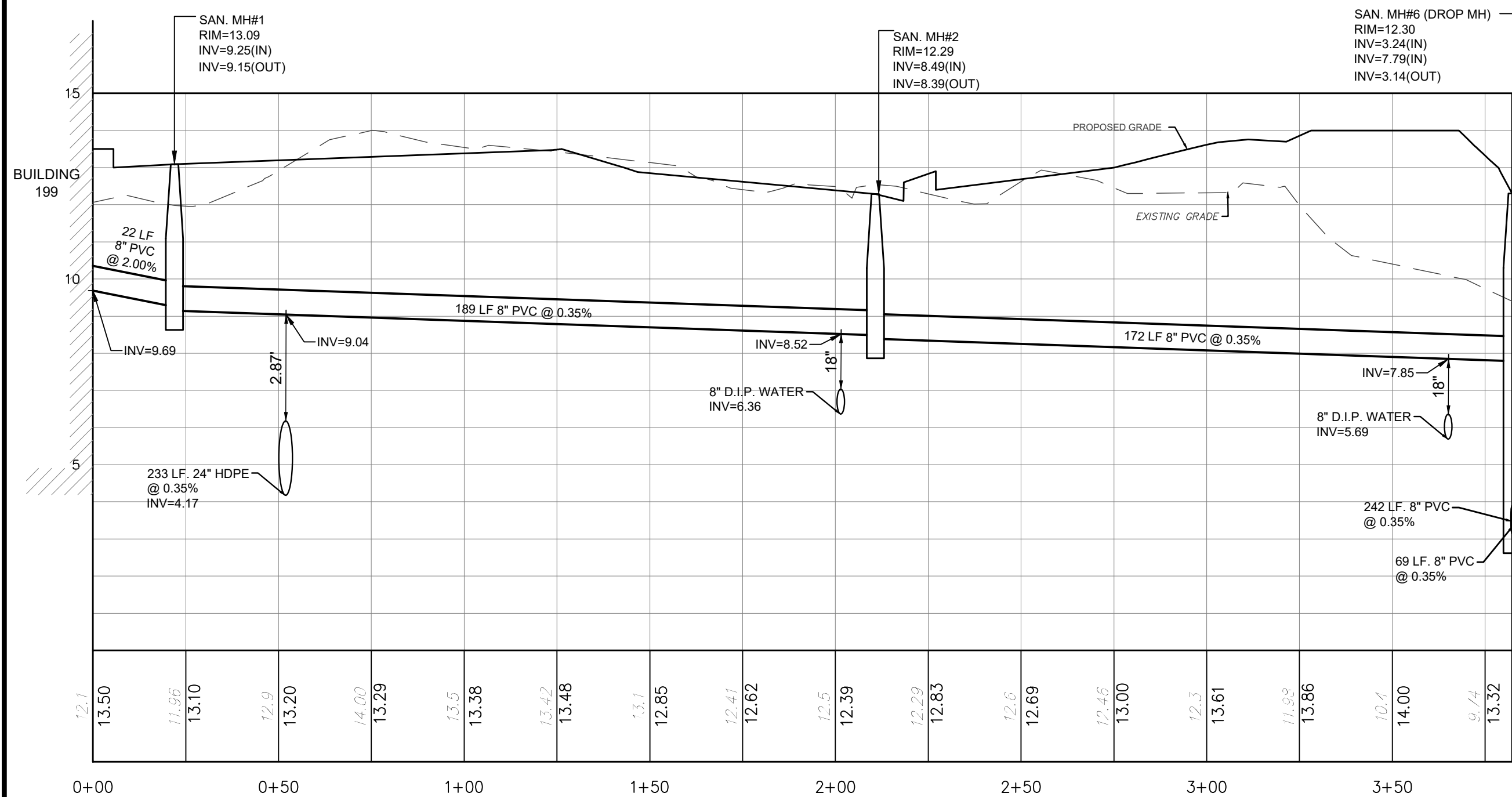
BUILDING 210 TO SAN. MH S-34
HORIZ: 1"=30'
VERT: 1"=3'



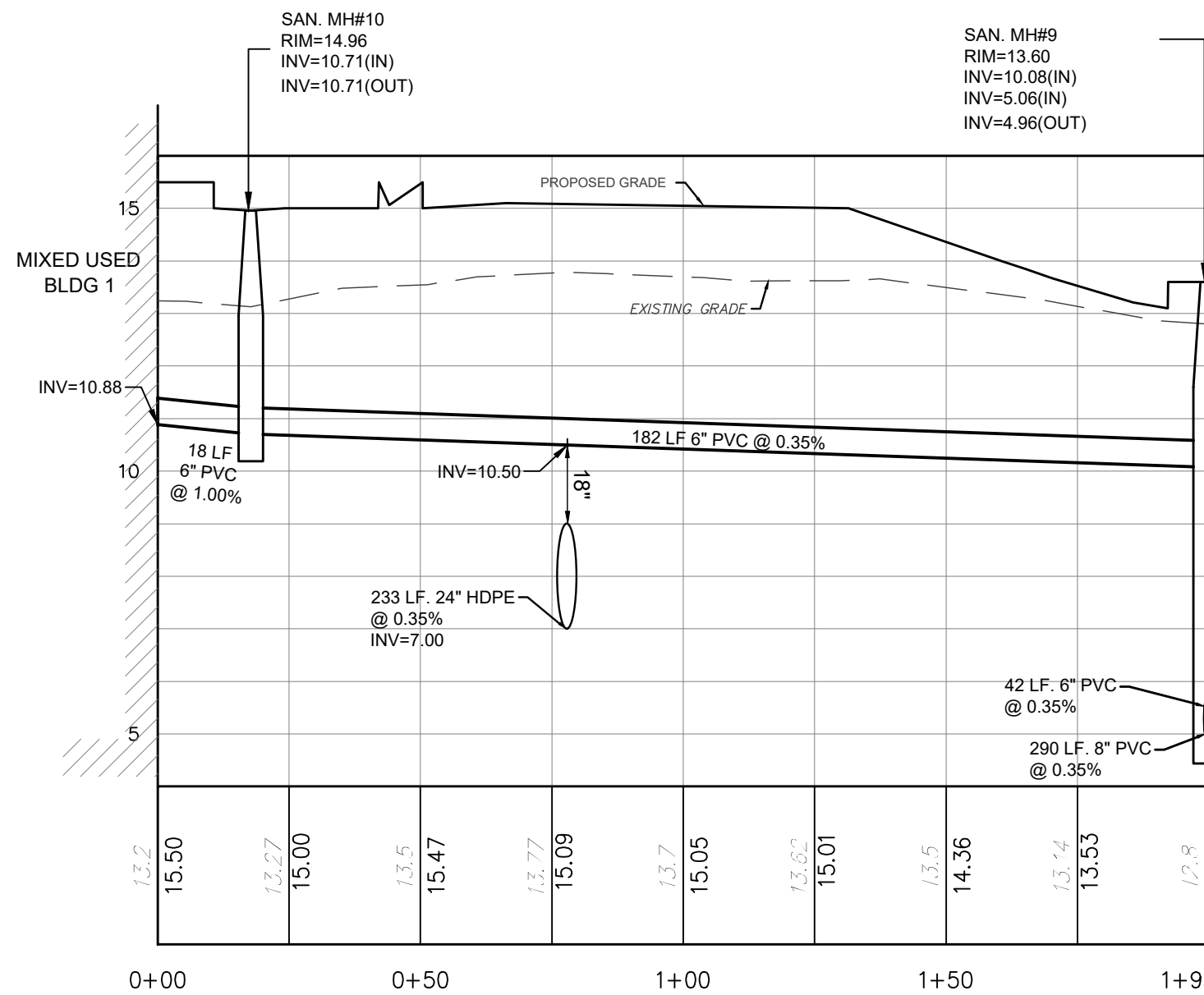
CONCRETE ENCASEMENT DETAIL

NOTES:

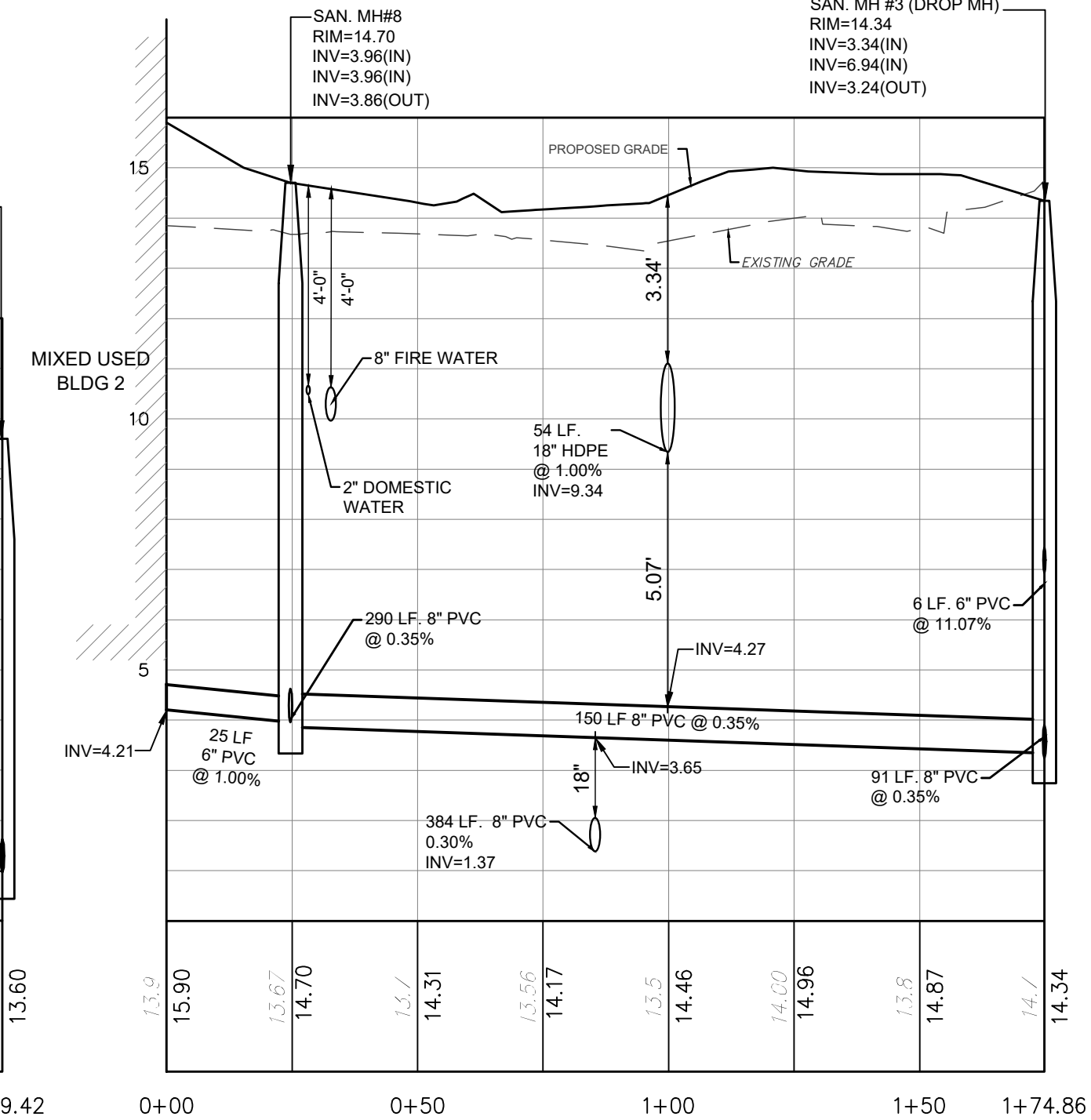
1. ALL PIPES MUST BE ADEQUATELY BRACED TO PREVENT DAMAGE TO PIPE, ALIGNMENT OR GRADE DURING THE PLACEMENT OF THE CONCRETE.
2. ENCASEMENT OF LOWER PIPE TO BE CARRIED 24" IN EACH DIRECTION BEYOND THE WALLS OF THE UPPER CONDUIT.
3. THE ENCASEMENT SHOWN SHALL BE REQUIRED WHERE THE CLEARANCE BETWEEN PIPES IS 12" OR LESS.



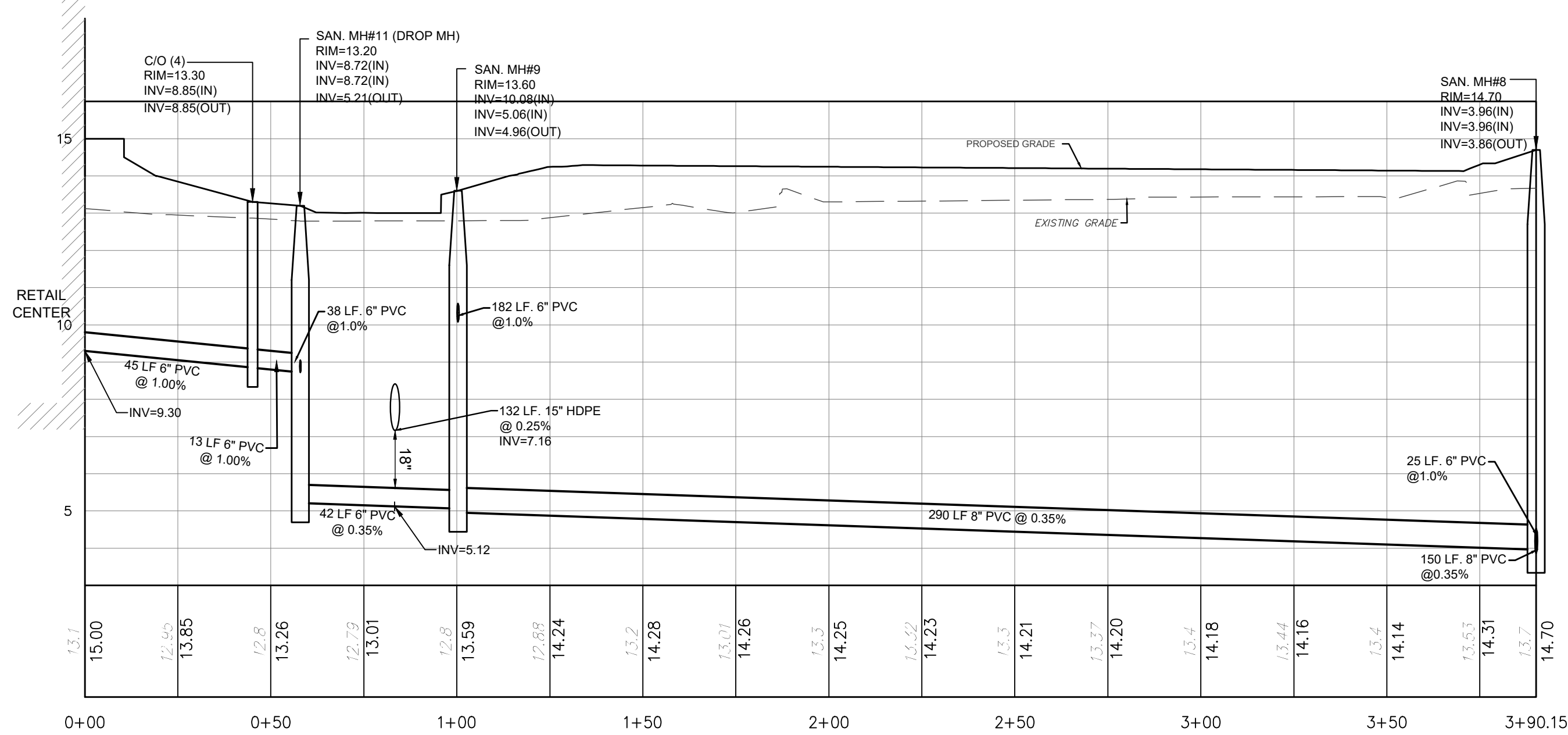
BUILDING 199 TO SAN. MH #6
HORIZ: 1"=30'
VERT: 1"=3'



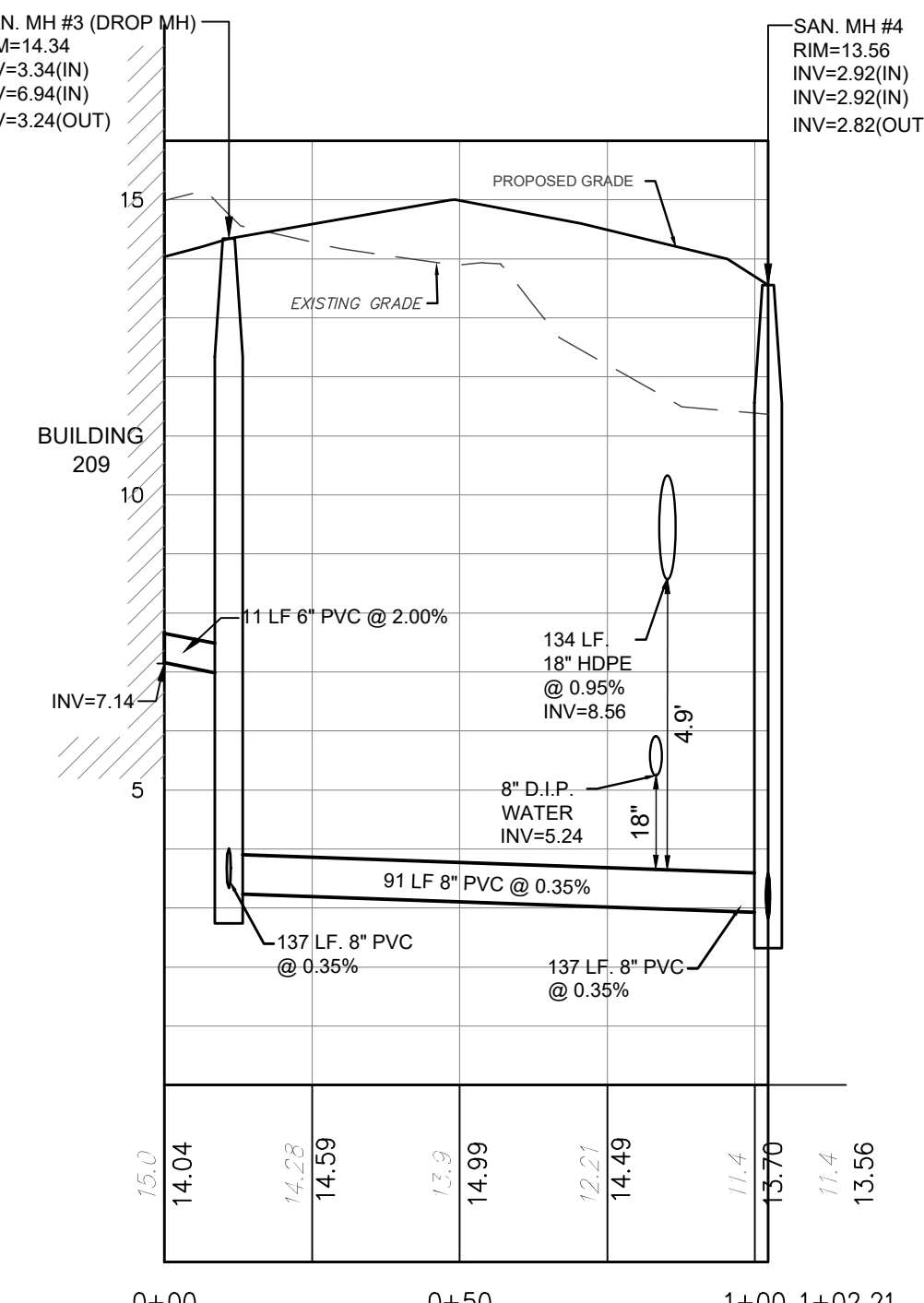
BUILDING 1 TO SAN. MH #9
HORIZ: 1"=30'
VERT: 1"=3'



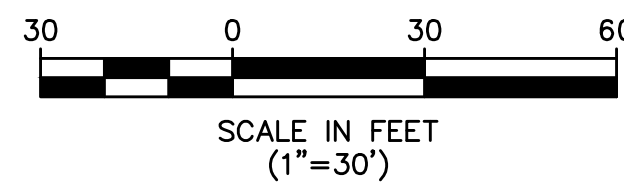
BUILDING 2 TO SAN. MH #3
HORIZ: 1"=30'
VERT: 1"=3'



RETAIL CENTER TO SAN. MH #8
HORIZ: 1"=30'
VERT: 1"=3'



BUILDING 209 TO SAN. MH #4
HORIZ: 1"=30'
VERT: 1"=3'



CERTIFICATE OF AUTHORIZATION: 24GA28228900

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Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	MW
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

UTILITY PROFILES

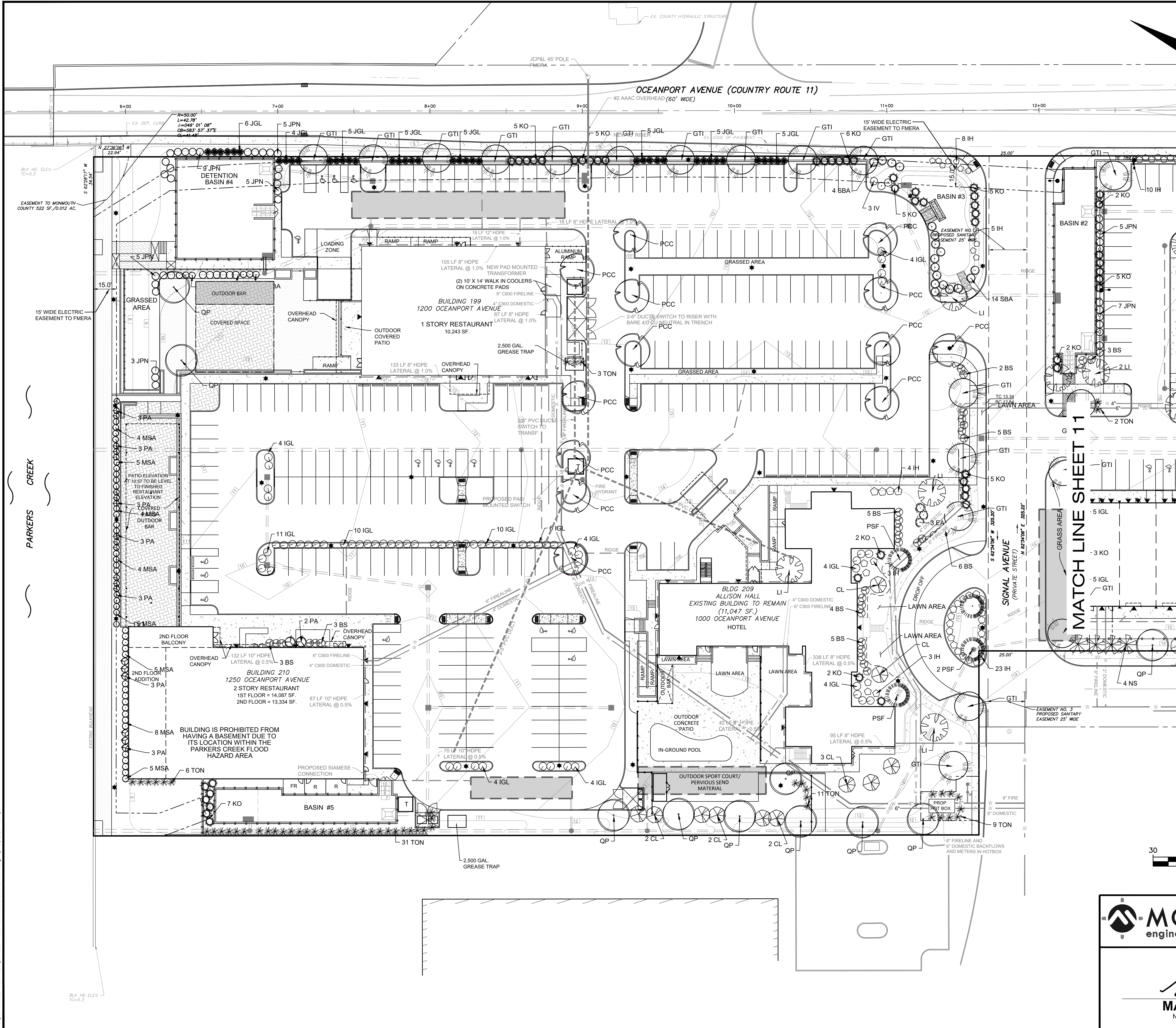
LOT 1 **BLOCK 110.11**

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=30'	DS	4/30/24	E18-00057	SITE PLAN	9 OF 25



LANDSCAPE SCHEDULE:
(THIS SCHEDULE PERTAINS TO THIS ONLY)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
PCC	12	PIRUS CALLERYANA REDSPIRE	RED SPIRE PEAR	2 1/2 -3" CANT. B&B
QP	2	QUERCUS PHELLOS	WILLOW OAK	2 1/2 -3" CANT. B&B
LI	4	LAGERSTROEMIA INDICA (HOPI)	HOPI CRAPE MYRTLE	2 1/2 -3" CANT. B&B
GTI	15	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	SKYLINE HONEY LOCUST	2 1/2 -3" CANT. B&B
TON	54	THUJA PLICATA GREEN GIANT	GREEN GIANT ARBORVITAE	6-7" B&B
CL	11	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7" B&B
NS	0	ILEX ATTENUATA NELLIE STEVENS	NELLIE STEVENS HOLLY	6-7" B&B
IGL	31	ILEX GLABRA	INKBERRY HOLLY	24-30" CONT.
KO	52	ROSA X VARIETY 'KNOCKOUT'	KNOCKOUT ROSE	24-30" CONT.
SBA	24	SPIREA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24-30" CONT.
IV	3	ILEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY HOLLY	24-30" CONT.
IH	52	ILEX HELLERI	HELLERI HOLLY	24-30" CONT.
PA	23	PENNISETUM ALOPECUROIDES HAMELN	DWARF FOUNTAIN GRASS	12-15" 2 GAL.
PSF	4	PRUNUS X SNOFOZAM	SNOW FOUNTAIN WEeping CHERRY	2 1/2 -3" CANT. B&B
MSA	40	MISCANTHUS SINENSIS ADADIO	JAPANESE SILVER GRASS	12-15" 2 GAL.
EA	3	EUONYMUS ALATUS 'COMPACTA'	BURNING BUSH 'WINGED EUONYMUS'	24-30" B&B
BS	38	BUXUS JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	24-30" B&B
LSD	0	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	18-24" CONT.
JPN	33	JUNIPERUS CHINENSIS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	18-24" CONT.
JGL	40	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPERUS	18-21" CONT.

LANDSCAPE NOTES:

- EXISTING TREES OF 8" CALIPER AND GREATER TO BE PRESERVED TO THE EXTENT POSSIBLE AND TREE PROTECTION FENCING TO BE INSTALLED AT THE DRIP LINE OF THOSE CONSIDERED FOR PRESERVATION.
- NO EQUIPMENT OR BUILDING MATERIALS TO BE STORED WITHIN DRIP LINE OF TREES TO BE PRESERVED.
- MINIMUM INTERIOR PARKING LOT REQUIRED LANDSCAPE COVERAGE 10%. PROVIDED 10.4%
- EXISTING STREET TREES TO BE PRESERVED WHERE POSSIBLE.
- WHERE STREET TREES DO NOT EXIST, NEW STREET TREES SHALL BE PLANTED AT AN INTERVAL NOT TO EXCEED 40 FT.
- THERE ARE APPROX. 465 PLANTS PROPOSED WITH 102 OF THEM BEING TREES AND 363 BEING SHRUBS.
- PROPOSED SITTING AREA, FURNITURE, PAVING PATTERS AND SHADE STRUCTURE TO BE PROVIDED CONDITION OF APPROVAL.
- ALLAN BLOCK OR KEYSTONE RETAINING WALL WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. NEUTRAL COLORS, GRAY OR BROWN ACCEPTABLE.

9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
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1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

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**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

**LANDSCAPE PLAN,
NOTES & DETAILS**

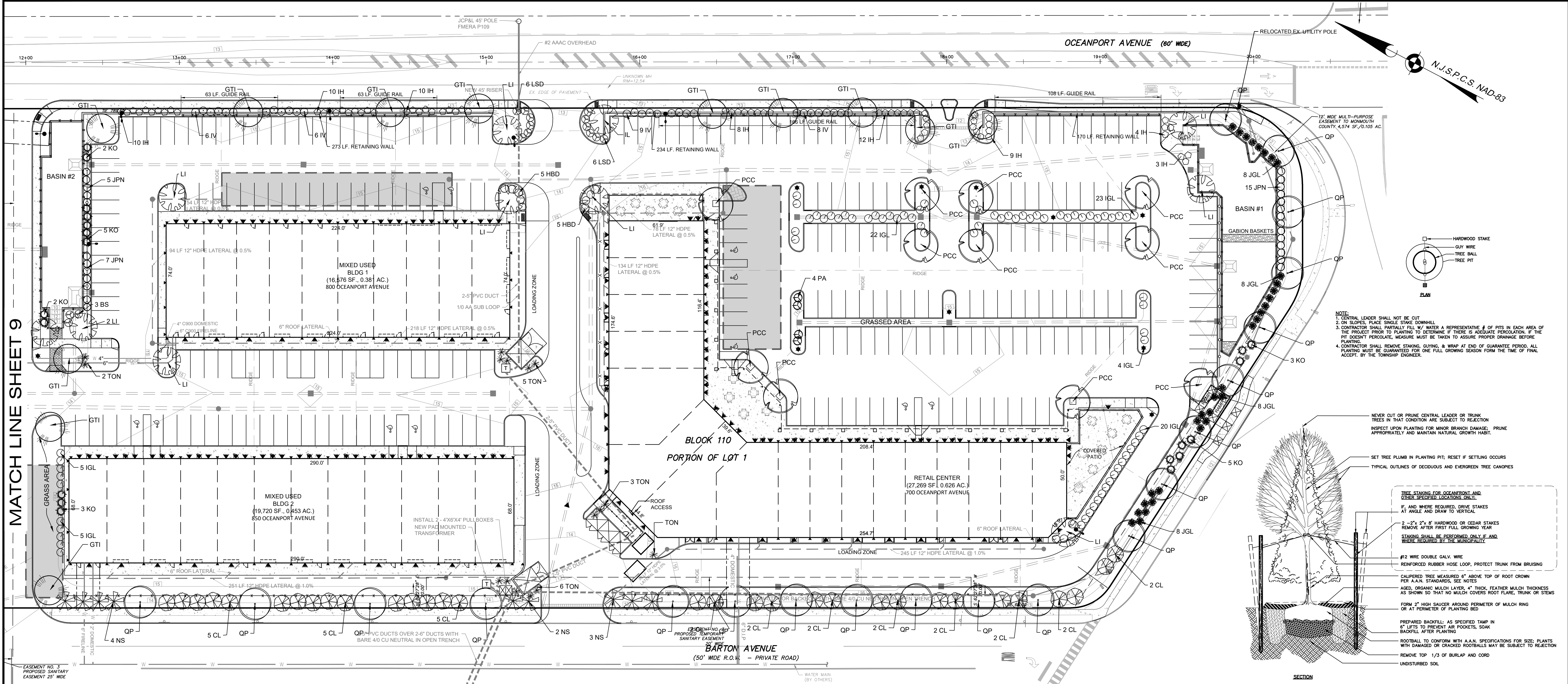
LOT 1 **BLOCK 110.11**

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale: 1"=30' Drawn By: DS Date: 4/30/24 Job #: E18-00057 CAD File #: SITE PLAN Sheet #: 10 of 25



LANDSCAPE SCHEDULE:

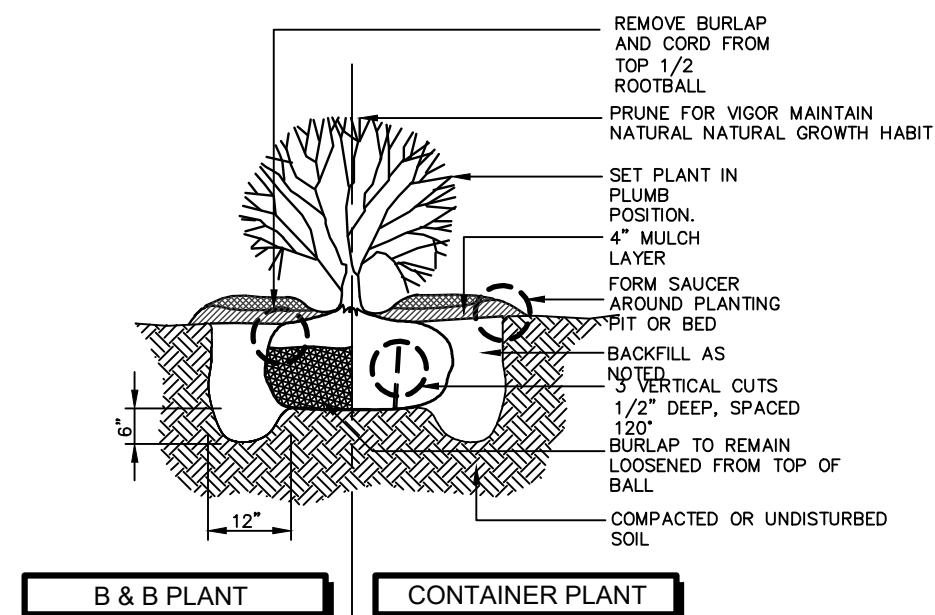
(THIS SCHEDULE PERTAINS TO THIS ONLY)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
PCC	11	PIRUS CALLERYANA REDSPIRE	RED SPIRE PEAR	2 1/2 -3" CANT. B&B
QP	20	QUERCUS PHELLOS	WILLOW OAK	2 1/2 -3" CANT. B&B
LI	11	LAGERSTROEMIA INDICA (HOPI)	HOPI CRAPE MYRTLE	2 1/2 -3" CANT. B&B
GTI	10	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	SKYLINE HONEY LOCUST	2 1/2 -3" CANT. B&B
TON	17	THUJA PLICATA GREEN GIANT	GREEN GIANT ARBORVITAE	6-7' B&B
CL	31	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7' B&B
NS	9	ILEX ATTENUATA NELLIE STEVENS	NELLIE STEVENS HOLLY	6-7' B&B
IGL	79	ILEX GLABRA	INKBERRY HOLLY	24-30" CONT.
SB	20	ROSA X VARIETY 'KNOCKOUT'	KNOCKOUT ROSE	24-30" CONT.
SBA	0	SPIREA BIMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	24-30" CONT.
IV	29	ILEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY HOLLY	24-30" CONT.
IH	68	ILEX HELLERI	HELLERI HOLLY	24-30" CONT.
PA	4	PENNSETUM ALOPECUROIDES HAMELI	DWARF FOUNTAIN GRASS	12-15" 2 GAL.
PSF	0	PRUNUS X SNOFOZAM	SNOW FOUNTAIN WEEPING CHERRY	24-30" B&B
MSA	0	MISCANTHUS SINENSIS ADAGIO	JAPANESE SILVER GRASS	12-15" 2 GAL.
EA	0	EUONYMUS ALATUS 'COMPACTA'	BURNING BUSH 'WINGED EUONYMUS'	24-30" B&B
BS	3	BUXUS JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	24-30" B&B
LSD	12	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	18-24" CONT.
JPN	26	JUNIPERUS CHINENSIS PROCUMBENS 'NANA'	JAPANESE GARDEN JUNIPER	18-24" CONT.
JGL	32	JUNIPERUS CHINENSIS 'GOLD LACE'	GOLD LACE JUNIPERUS	18-21" CONT.
HBD	9	HBD HOSTA 'BIG DADDY'	BIG DADDY HOSTA	15-18" 3 GAL.

LANDSCAPE NOTES:

- EXISTING TREES OF 8" CALIPER AND GREATER TO BE PRESERVED TO THE EXTENT POSSIBLE AND TREE PROTECTION FENCING TO BE INSTALLED AT THE DRIP LINE OF THOSE CONSIDERED FOR PRESERVATION.
- NO EQUIPMENT OR BUILDING MATERIALS TO BE STORED WITHIN DRIP LINE OF TREES TO BE PRESERVED.
- MINIMUM INTERIOR PARKING LOT REQUIRED LANDSCAPE COVERAGE 10% PROVIDED 10:4X
- EXISTING STREET TREES TO BE PRESERVED WHERE POSSIBLE.
- WHERE STREET TREES DO NOT EXIST, NEW STREET TREES SHALL BE PLANTED AT AN INTERVAL NOT TO EXCEED 40 FT.
- THERE ARE APPROX. 391 PLANTS PROPOSED WITH 109 OF THEM BEING TREES AND 282 BEING SHRUBS.
- PROPOSED SITTING AREA, FURNITURE, PARING PATTERS AND SHADE STRUCTURE TO BE PROVIDED CONDITION OF APPROVAL.
- ALLAN BLOCK OR KEYSTONE RETAINING WALL WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS. NEUTRAL COLORS, GRAY OR BROWN ACCEPTABLE.

NOTE: SUBSTITUTIONS AND FINAL LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE BOROUGH ENGINEER PRIOR TO ANY DEVIATION FROM APPROVED PLAN.



NOTE: ANNUALS AND PERENNIALS TO USE CONTAINER PLANT CONDITION

SHRUB PLANTING DETAIL

N.T.S.

SCALE IN FEET
(1"=30')

- NOTE:
- CENTRAL LEADER SHALL NOT BE CUT
 - ON SLOPES, PLACE SINGLE STAKE DOWNHILL
 - CONTRACTOR SHALL PARTIALLY FILL W/ WATER A REPRESENTATIVE # OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF THE # OF PITS PERCENTAGE MEASURE MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING
 - CONTRACTOR SHALL REMOVE STAKING, GUYING, & WRAP AT END OF GUARANTEE PERIOD. ALL PLANTING MUST BE GUARANTEED FOR ONE FULL GROWING SEASON FROM THE TIME OF FINAL ACCEPT. BY THE TOWNSHIP ENGINEER.

NEVER CUT OR PRUNE CENTRAL LEADER OR TRUNK TREES IN THAT CONDITION ARE SUBJECT TO REJECTION
INSPECT UPON PLANTING FOR MINOR BRANCH DAMAGE. PRUNE APPROPRIATELY AND MAINTAIN NATURAL GROWTH HABIT.

SET TREE PLUMB IN PLANTING PIT; RESET IF SETTLING OCCURS
TYPICAL OUTLINES OF DECIDUOUS AND EVERGREEN TREE CANOPIES

- TREE STAKING FOR OCEANPORT AND OTHER SPECIFIED LOCATIONS ONLY.
- IF, AND WHERE REQUIRED, DRIVE STAKES AT ANGLE AND DRAW TO VERTICAL
- 2-2"x2"x8' HARDWOOD OR CEDAR STAKES REMOVE AFTER FIRST FULL GROWING YEAR
- STAKING SHALL BE PERFORMED ONLY IF AND WHERE REQUIRED BY THE MUNICIPALITY
- #12 WIRE DOUBLE GALV. WIRE REINFORCED RUBBER HOSE LOOP, PROTECT TRUNK FROM BRUISING
- CALIPERED TREE MEASURED 6" ABOVE TOP OF ROOT CROWN PER A.A.A. STANDARDS, SEE NOTES
- 4" OR 6" ORGANIC MULCH LAYER, 4" THICK, FEATHER MULCH THICKNESS AS SHOWN SO THAT NO MULCH COVERS ROOT FLARE, TRUNK OR STEMS
- FORM 2" HIGH SAUCER AROUND PERIMETER OF MULCH RING OR AT PERIMETER OF PLANTING BED
- PREPARED BACKFILL: AS SPECIFIED TAMP IN 6" LIFTS TO PREVENT AIR POCKETS, SOAK BACKFILL AFTER PLANTING
- ROOTBALL TO CONFORM WITH A.A.A. SPECIFICATIONS FOR SIZE. PLANTS WITH DAMAGED OR CRACKED ROOTBALLS MAY BE SUBJECT TO REJECTION
- REMOVE TOP 1/3 OF BURLAP AND CORD UNDISTURBED SOIL

TREE PLANTING
(UP TO 10 FT.)
N.T.S.

LANDSCAPING AND PLANTING NOTES:

- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- STANDARDS: ALL PLANTS SHALL BE IN CONFORMANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WITH REGARD TO SIZING AND DESCRIPTION.
- QUALITY: ALL PLANTS SHALL BE NURSERY GROWN AND HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, IF APPROVED BY THE TOWNSHIP ENGINEER.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE PLANT LIST UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE TOWNSHIP ENGINEER.
- PRUNING: EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- ROOT SYSTEMS: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER WITH AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER OR BALL.
- PROTECTION: ROOTBALLS, TRUNKS, BRANCHES AND FOLIAGE OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED, KIND, PRIOR TO INSTALLATION.
- MULCH: IMMEDIATELY FOLLOWING PLANT INSTALLATION ALL TREE AND SHRUB PLANTING PITS SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH OR OTHER MATERIAL APPROVED BY THE TOWNSHIP ENGINEER. THE LIMITS OF THIS MULCH FOR DECIDUOUS TREES AND SINGLE EVERGREEN TREES SHALL BE THE AREA OF THE PIT; FOR EVERGREEN TREES CLUSTER OR SHRUB MASSES, A MULCHED BED SHALL BE CREATED.
- ANTI-DESICCANT SPRAY: TREES AND WHEN PLANTED IN LEAF SHALL BE TREATED WITH ANTI-DESICCANT SUCH AS "WILT PROOF".
- PLANTING MIX BEFORE BACKFILLING: THE TOPSOIL BACKFILL MIXTURE SHALL BE PREPARED AND MIXED TO THE FOLLOWING PROPORTIONS: DECIDUOUS PLANTS - TWO PARTS BY VOLUME OF TOPSOIL, ONE PART ORGANIC COMPOST AND FIVE POUNDS BONE MEAL PER CUBIC YARD. EVERGREEN PLANTS - THREE PARTS BY VOLUME OF TOPSOIL AND ONE PART ORGANIC COMPOST. FERTILIZER - TO THE ABOVE MIXTURES, ADD THREE POUNDS OF SPECIFIED COMMERCIAL FERTILIZER FOR TREES UP TO THREE INCHES (3") IN CALIPER AND ONE POUND PER INCH OF CALIPER FOR LARGER TREES. SHRUBS SHALL BE FERTILIZED WITH SIX (6) OUNCES OF FERTILIZER FOR SHRUBS FOUR FEET (4') AND OVER.
- STAKING AND GUYING: ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE. THEY SHALL ALSO BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED WITH APPROVED TREE WRAP IN CONFORMANCE WITH ACCEPTED INDUSTRY PRACTICE.

REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD UTILITY EASEMENT	DS
6	11/15/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS

AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
LANDSCAPE PLAN,
NOTES & DETAILS

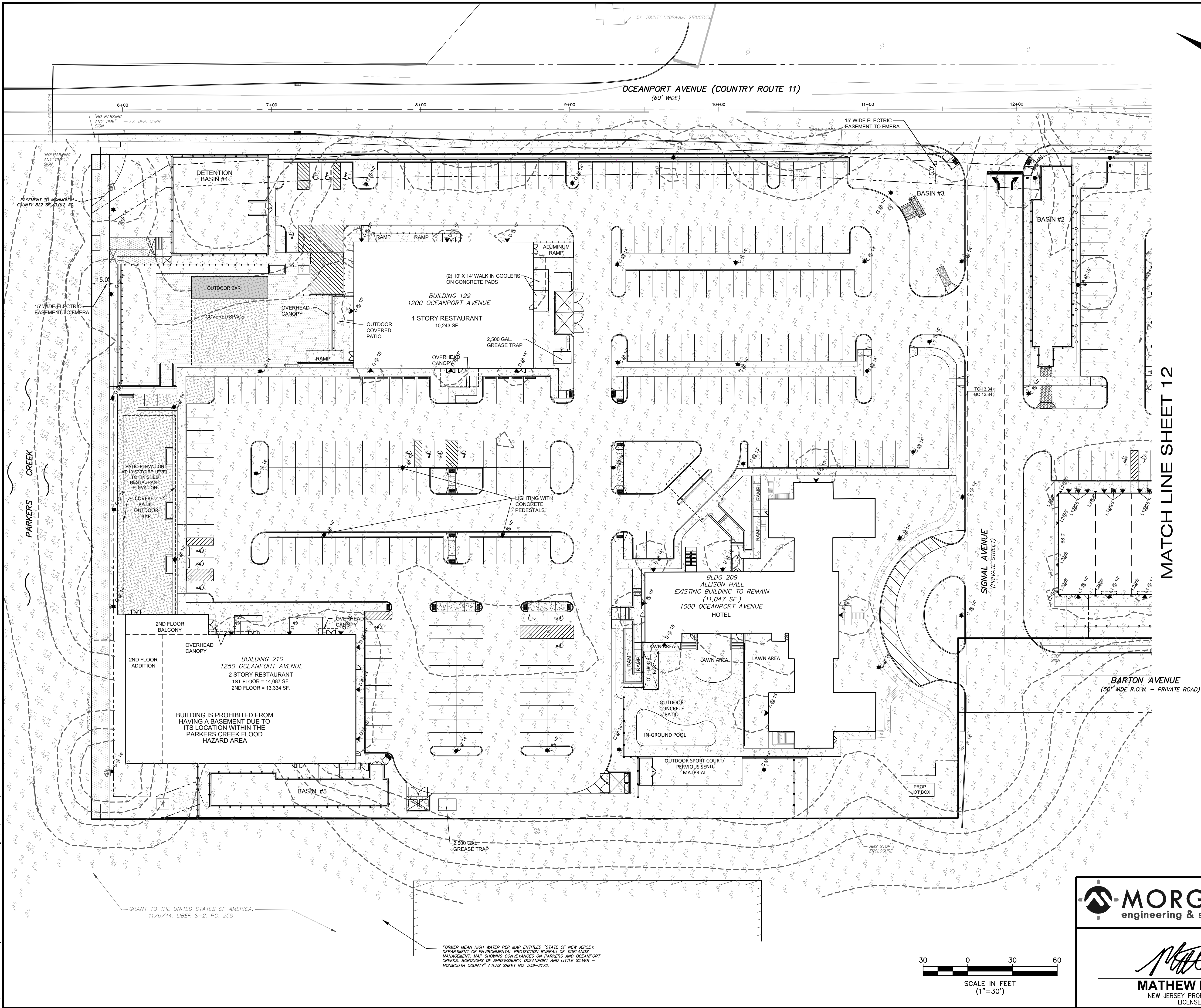
LOT 1 BLOCK 110.11

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=30'	DS	4/30/24	E18-00057	SITE PLAN	11 OF 25



MATCH LINE SHEET 12

9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
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1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

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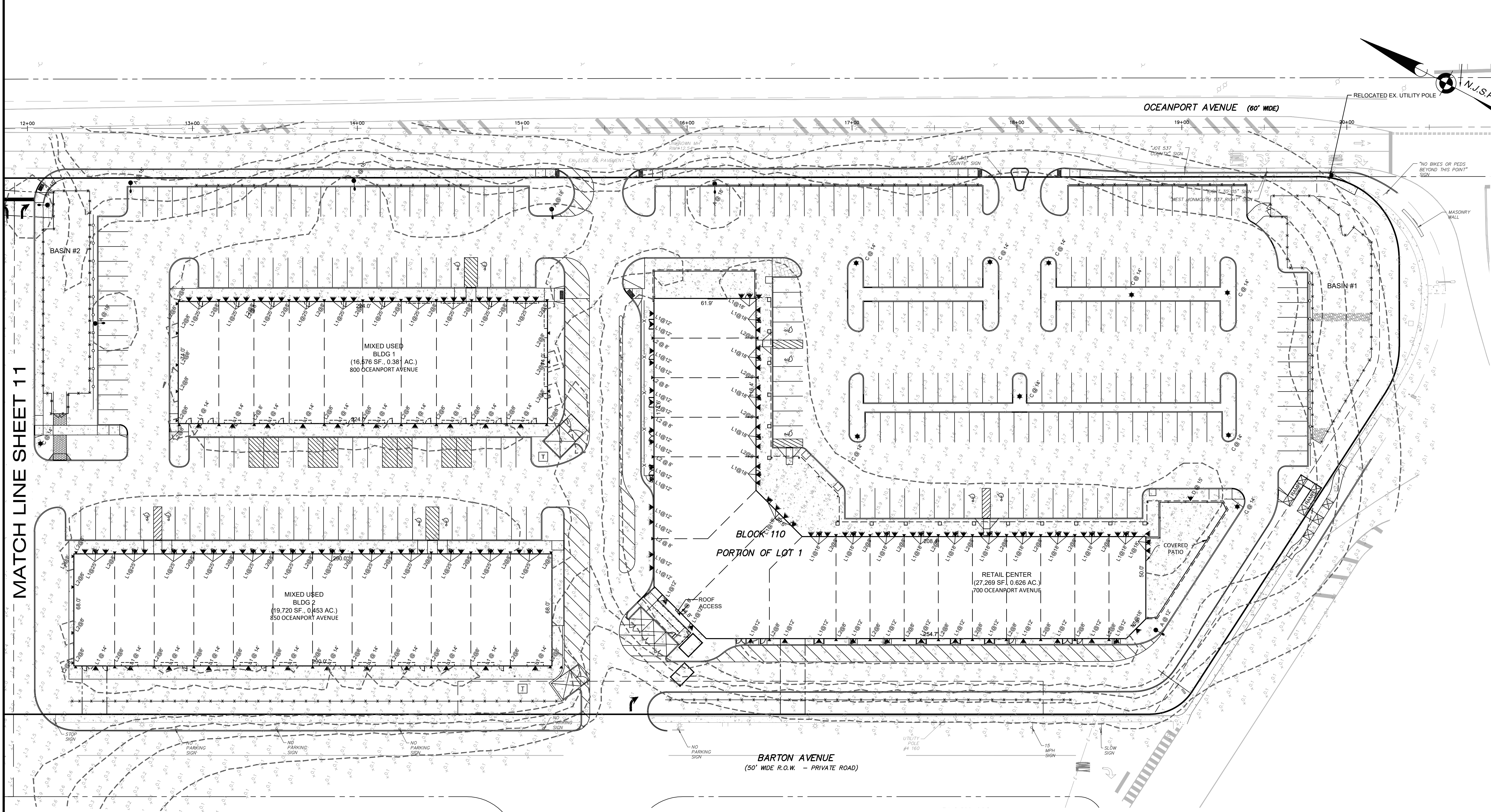
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
LIGHTING PLAN**

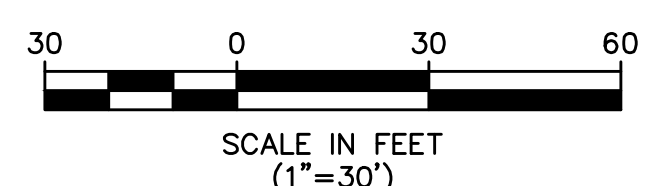
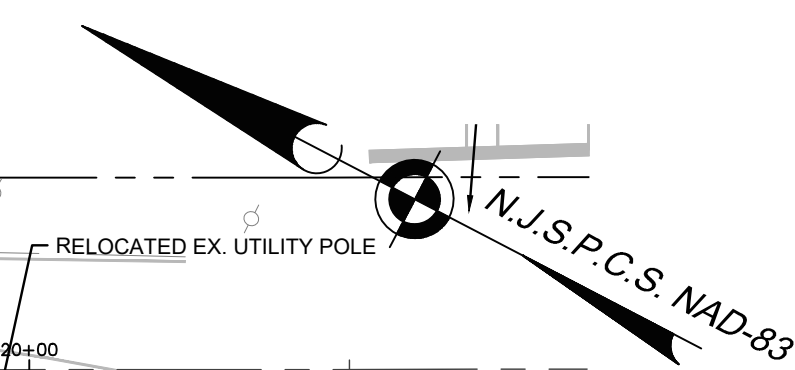
LOT 1 **BLOCK 110.11**
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH **NEW JERSEY**

Scale: 1"=30' Drawn By: DS Date: 4/30/24 Job #: E18-00057 CAD File #: SITE PLAN Sheet #: 12 OF 25

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MATCH LINE SHEET 11



9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
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**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

LIGHTING PLAN

LOT 1

BLOCK 110.11

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

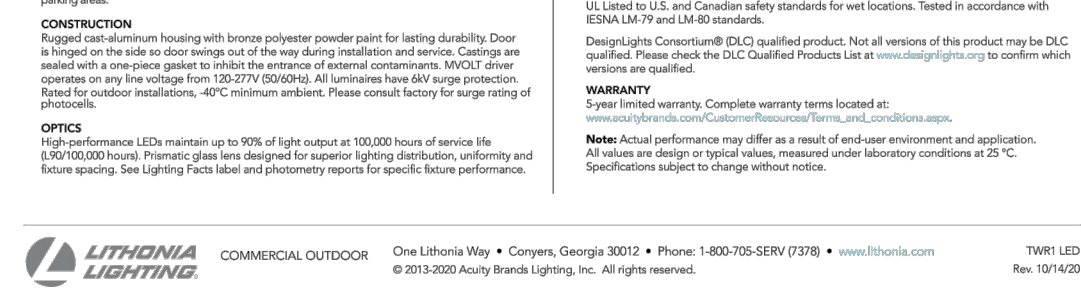
COUNTY OF MONMOUTH

NEW JERSEY

Scale:	Drawn By:	Date:	Job #:	CAD File #:	Sheet #:
1"=30'	DS	4/30/24	E18-00057	SITE PLAN	13 OF 25



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Page 27 of 51Page 27 of 51

A20229800	NCTC	DWTC	presentations		DT
32 08754 690 1691 Inglis.com	AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN LIGHTNING NOTES & DETAILS				
	LOT 1 BLOCK 110.11 FORT MONMOUTH MAIN POST ALLISON PARCEL BOROUGH OF OCEANPORT COUNTY OF MONMOUTH NEW JERSEY				
Scale:	Drawn By:	Date:	CAD File #:	SHEET #:	
1"=30'	DS	4/30/24	E18-00057 SITE PLAN	14	OF 25

N:\Data_Schedule Draw Files\118-0000\118-0000.dwg Apr 10, 2025 - 3:14pm

EX. SAN. MH
RIM=12.24
INV=7.69 (E91)
INV=7.59 (E92)
INV=7.69 (E93)

CAPPED FOR FUTURE
CONNECTION

SAN. MH S-34
RIM=13.36
INV=3.05 (IN)
INV=3.15 (OUT) [BENCHMARK]
CONNECT TO EXISTING MANHOLE BY OTHER
ME AN EXTERIOR DROP (SEE DETAIL)
INV=2.62 (6" IN)

UNKNOWN MH
RIM=13.58
INV=13.58

UNKNOWN MH
RIM=13.50
INV=13.50

SAN. MH#8
RIM=14.70 (1.4
INV=3.96(IN)
INV=3.96(IN)
INV=3.86(OUT)

SAN. MH#9
(DROP MH)
RIM=13.50
INV=10.08(IN)
INV=5.06(IN)
INV=4.96(OUT)

SAN. MH#11 (DROP MH)
RIM=13.20
INV=8.72(IN)
INV=8.72(IN)
INV=5.21(OUT)

TRENCH DRAIN #2
GR=12.80
INV=7.10

UTILIZE EXISTING ROADWAY
AS STABILIZED CONSTRUCTION
ENTRANCE

INLET PROTECTION (TYP.)

SILT FENCE

BLOCK 110
PORTION OF LOT 1

RETAIL CENTER
(27,269 SF) 0.626 AC.
700 OCEANPORT AVENUE

CO#3
GR=15.00
INV=9.90

CO#1
GR=15.25
INV=13.01

CO#4
RIM=13.30
INV=8.95(IN)
INV=8.88(OUT)

DMH #4
RIM=15.40
15" INV=7.56
INV=6.85

DMH #5
RIM=15.16
INV=5.88

DMH #8
RIM=13.80
INV=8.97

DMH #9
RIM=14.50
8" INV=11.14
INV=9.44
INV=9.70

DMH #10
RIM=14.96
INV=10.71(IN)
INV=10.71(OUT)

DMH #15
RIM=15.90
8" INV=12.51
INV=9.66

DMH #2
RIM=14.10
INV=10.00

DMH #11
GR=14.60
INV=12.70

DMH #8
GR=14.80
INV=12.41

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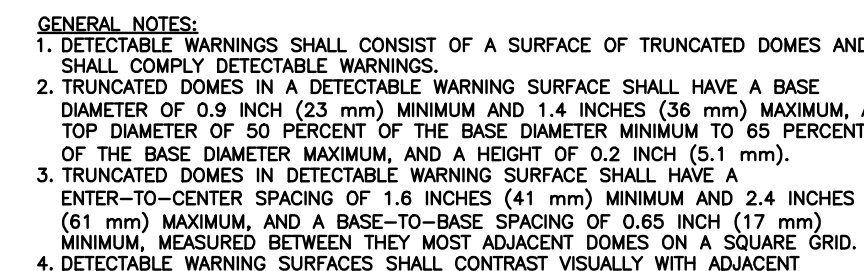
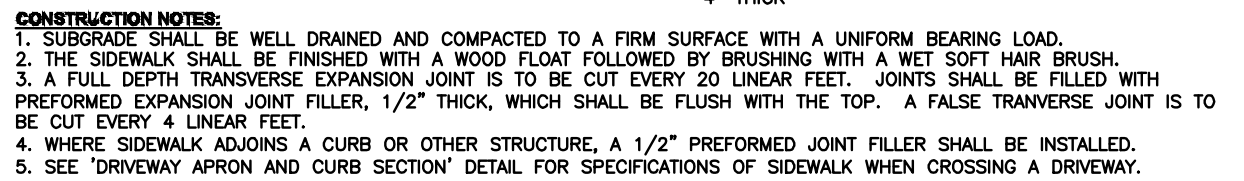
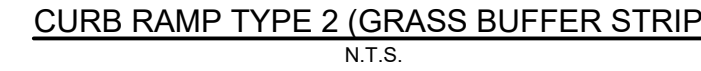
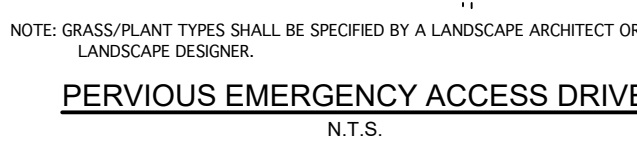
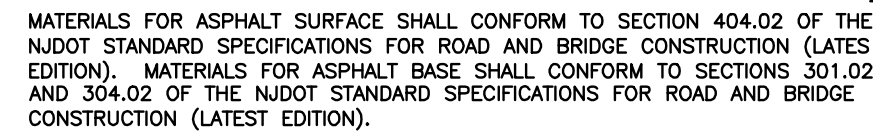
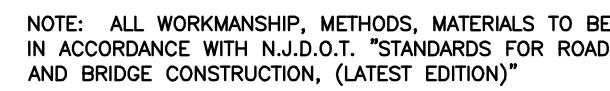
DMH #9
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DMH #7
GR=14.94
INV=12.69

DMH #4
GR=15.50
INV=12

1. ALL SIGNS MUST BE IN ACCORDANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAY".
2. SIGNS SHOWN ARE STANDARD TRAFFIC SIGNS, SEE CONSTRUCTION PLANS FOR SPECIFIC SIGNS TO BE UTILIZED ON THIS PROJECT.
3. LETTERS, SYMBOLS AND BORDERS SHALL BE REFLECTORIZED.
4. SIGN SHALL BE ERCTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 7 FT. ABOVE THE PAVEMENT OR GRADE, UNLESS OTHERWISE NOTED.



9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV GRADING	DS
7	12/19/24	ADD UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

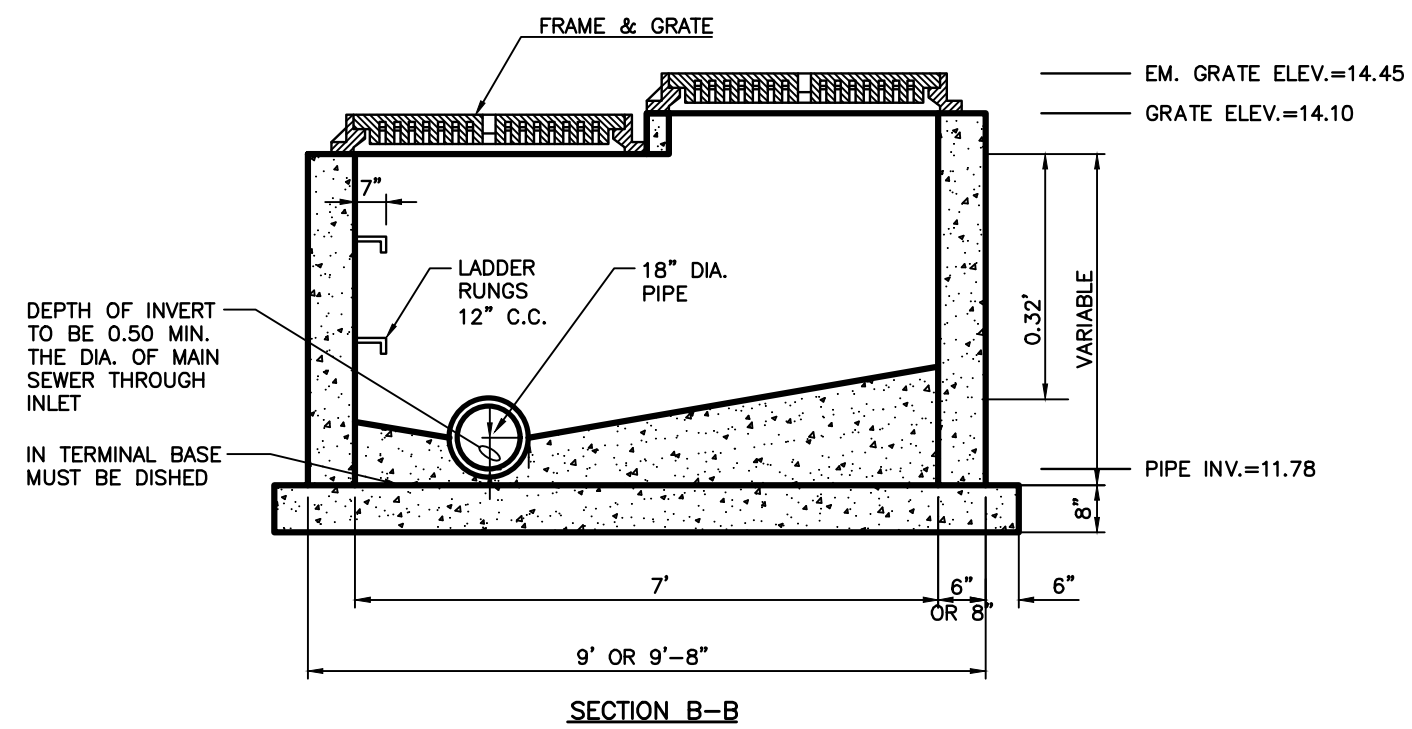
CONSTRUCTION DETAILS

LOT 1	BLOCK 110.11
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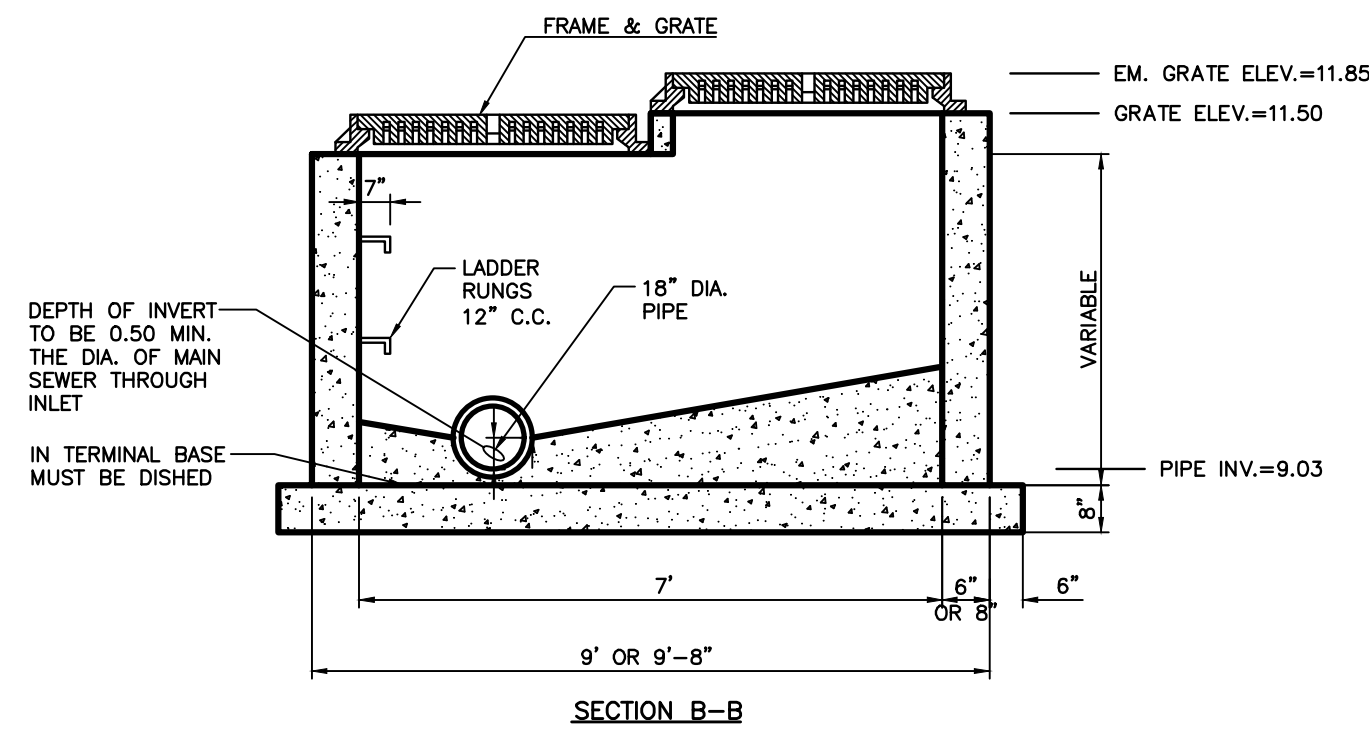
**FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT**

COUNTY OF MONMOUTH				NEW JERSEY	
Scale:	Drawn By:	Date:	JOB #.	CAD File #	Sheet #
AS NOTED	DS	4/30/24	E18-00057	SITE PLAN	18 OF 25

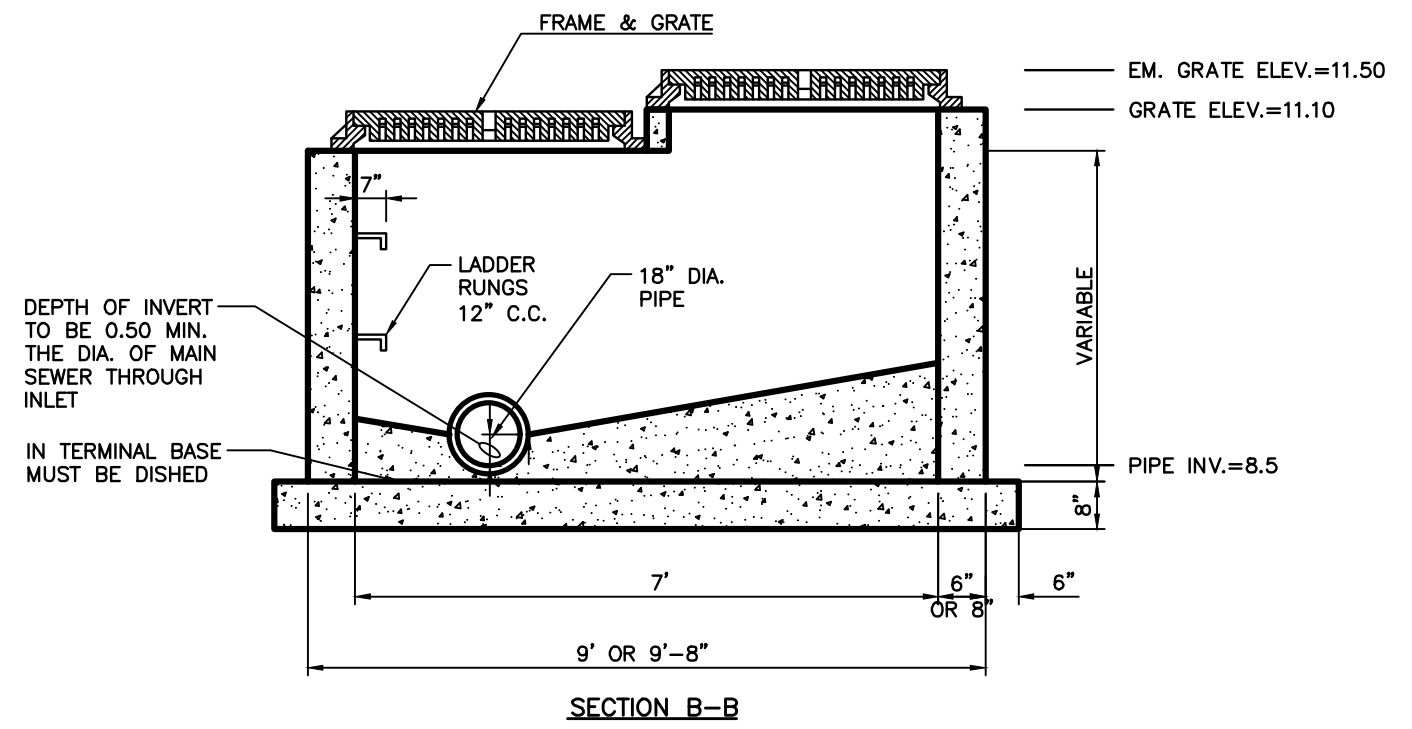
X:\Dalla Schneider Green Folder\E18-00057 Allison Hall Amended Site Plan Rev 8.dwg Apr 10, 2025 - 3:15pm



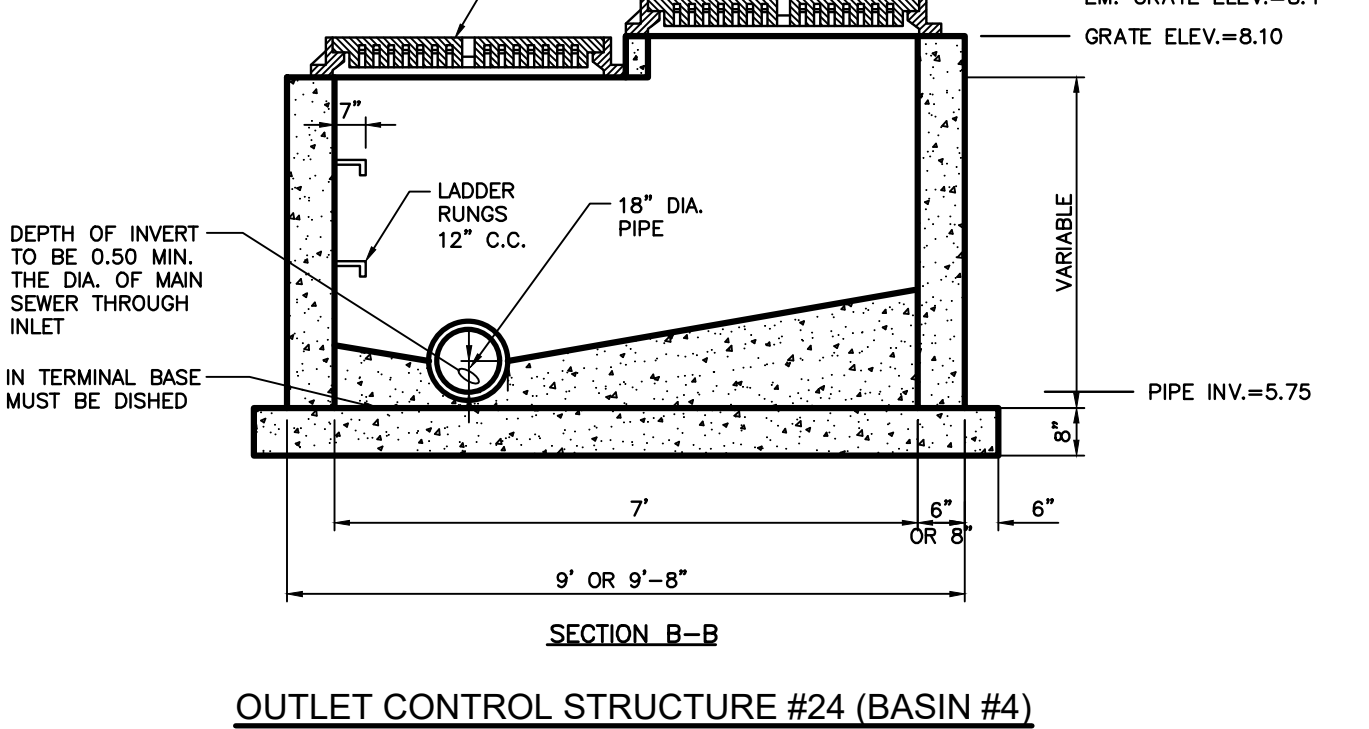
OUTLET CONTROL STRUCTURE #1 (BASIN #1)
N.T.S.



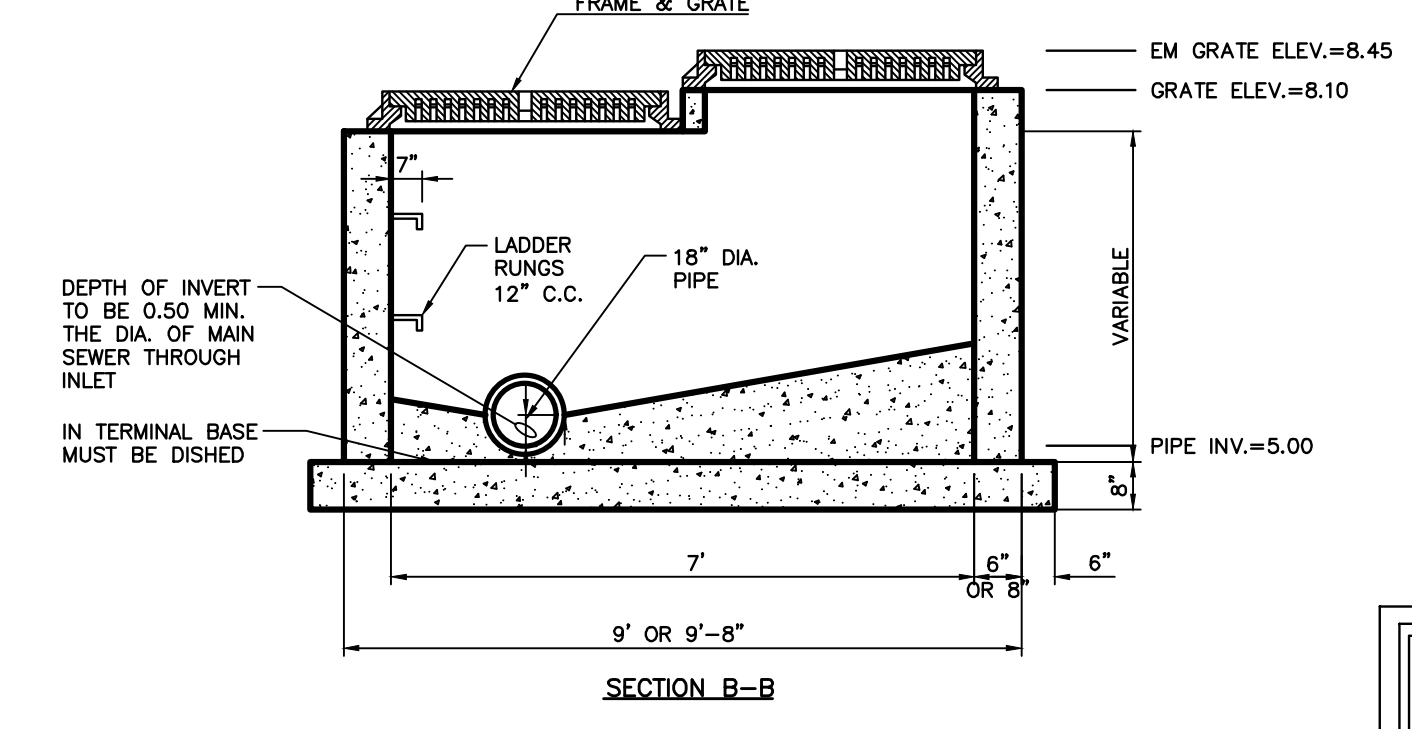
OUTLET CONTROL STRUCTURE #16 (BASIN #2)
N.T.S.



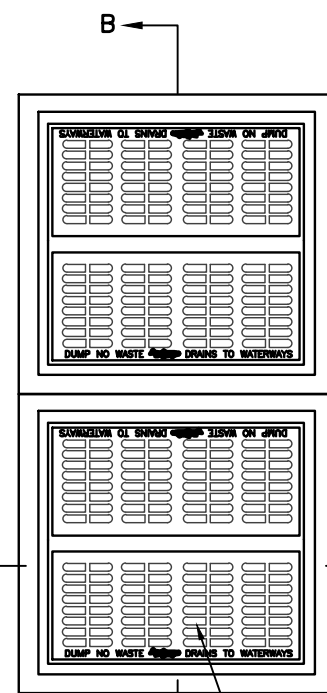
OUTLET CONTROL STRUCTURE #17 (BASIN #3)
N.T.S.



OUTLET CONTROL STRUCTURE #24 (BASIN #4)
N.T.S.

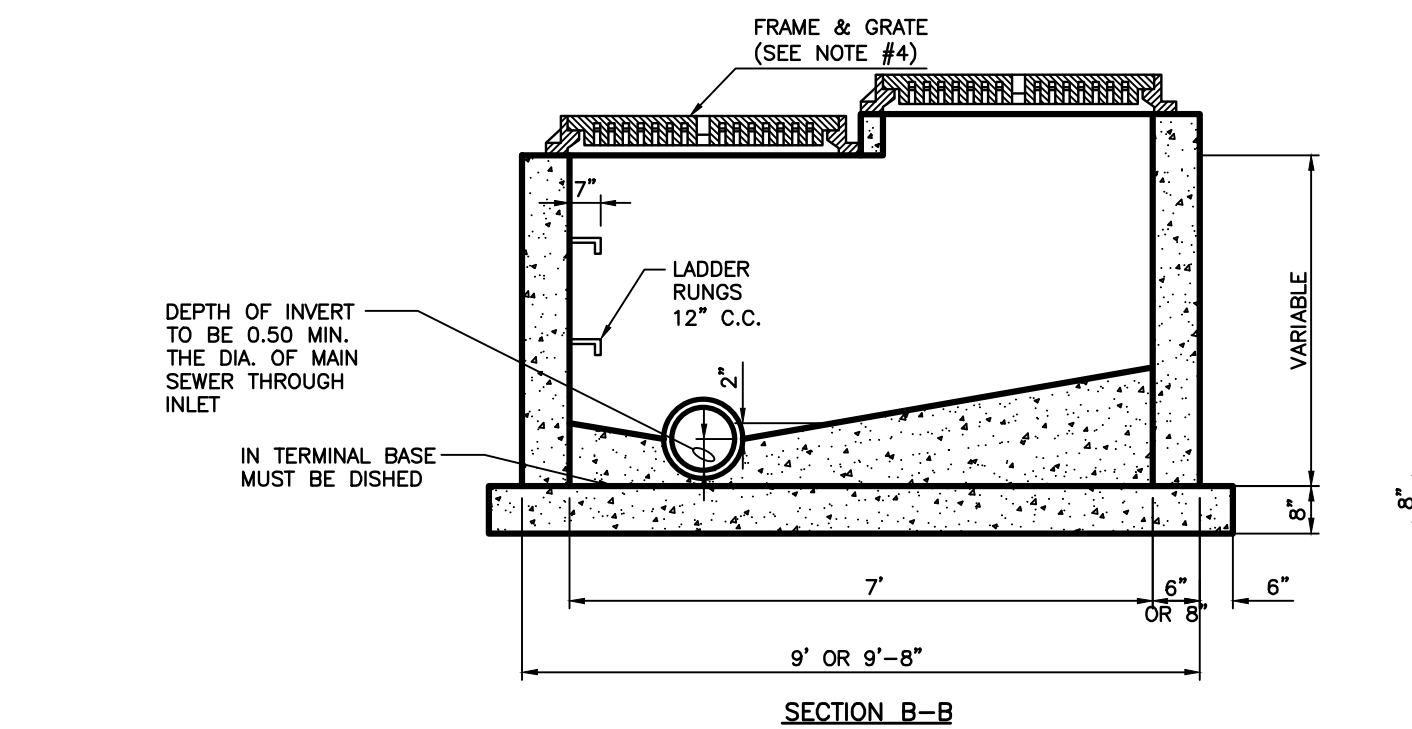


OUTLET CONTROL STRUCTURE #14 (BASIN #5)
N.T.S.

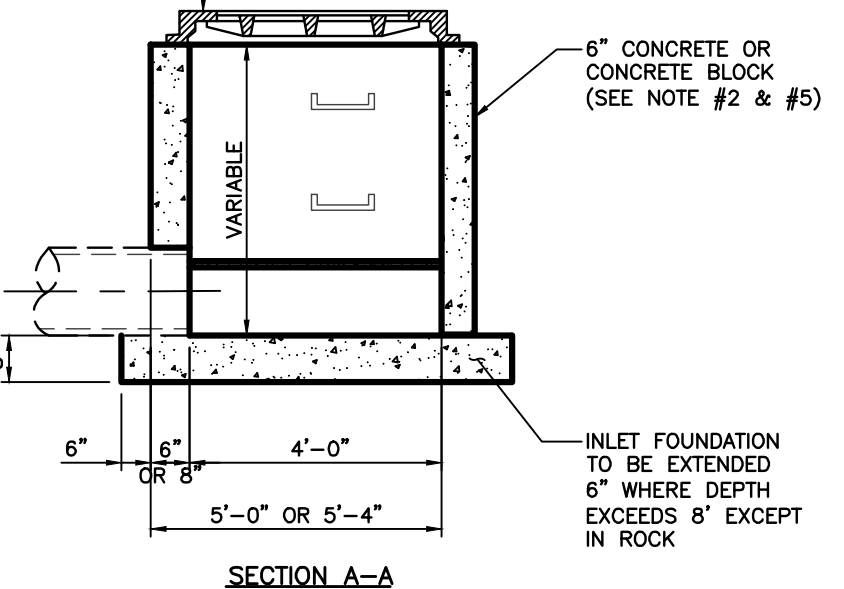


- NOTES:
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. BOTTOMS SHALL BE DISHED AND SLOPED TOWARDS THE OUTLET PIPE AT A RATE OF GRADE OF 2 INCHES PER FOOT.
 2. THIS INLET MAY BE CONSTRUCTED OF CONCRETE OR CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2\"/>
 3. PROVIDE 7/8\"/>
 4. INLET FRAME AND GRATES TO BE CAMPBELL, FOUNDRY PATTERN NO. 2617 OR APPROVED EQUAL (BICYCLE SAFE).
 5. WHEN DEPTH IS GREATER THEN 12' THE WALLS SHOULD BE EITHER 8\"/>
 6. CLASS \"C\" CONCRETE TO BE USED IF CONSTRUCTED OF CAST IN PLACE CONCRETE OR CONCRETE OR CONCRETE BLOCK AND CLASS \"B\" CONCRETE TO BE USED IF PRECAST CONCRETE.
 7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.

CAMPBELL HEAVY-DUTY INLET WITH GRATE NO. 2617 (BICYCLE SAFE) OR APPROVED EQUIVALENT, FOUNDRY PATTERN 2617 FOR E-INLETS.

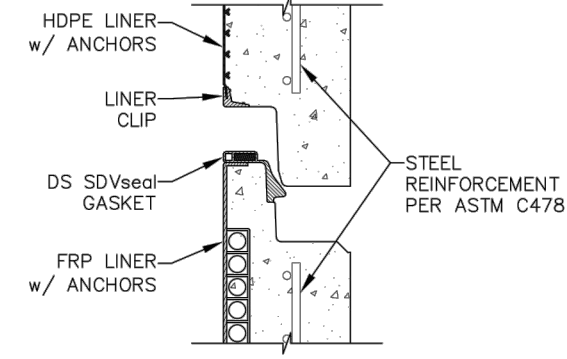


OUTLET CONTROL STRUCTURE
N.T.S.

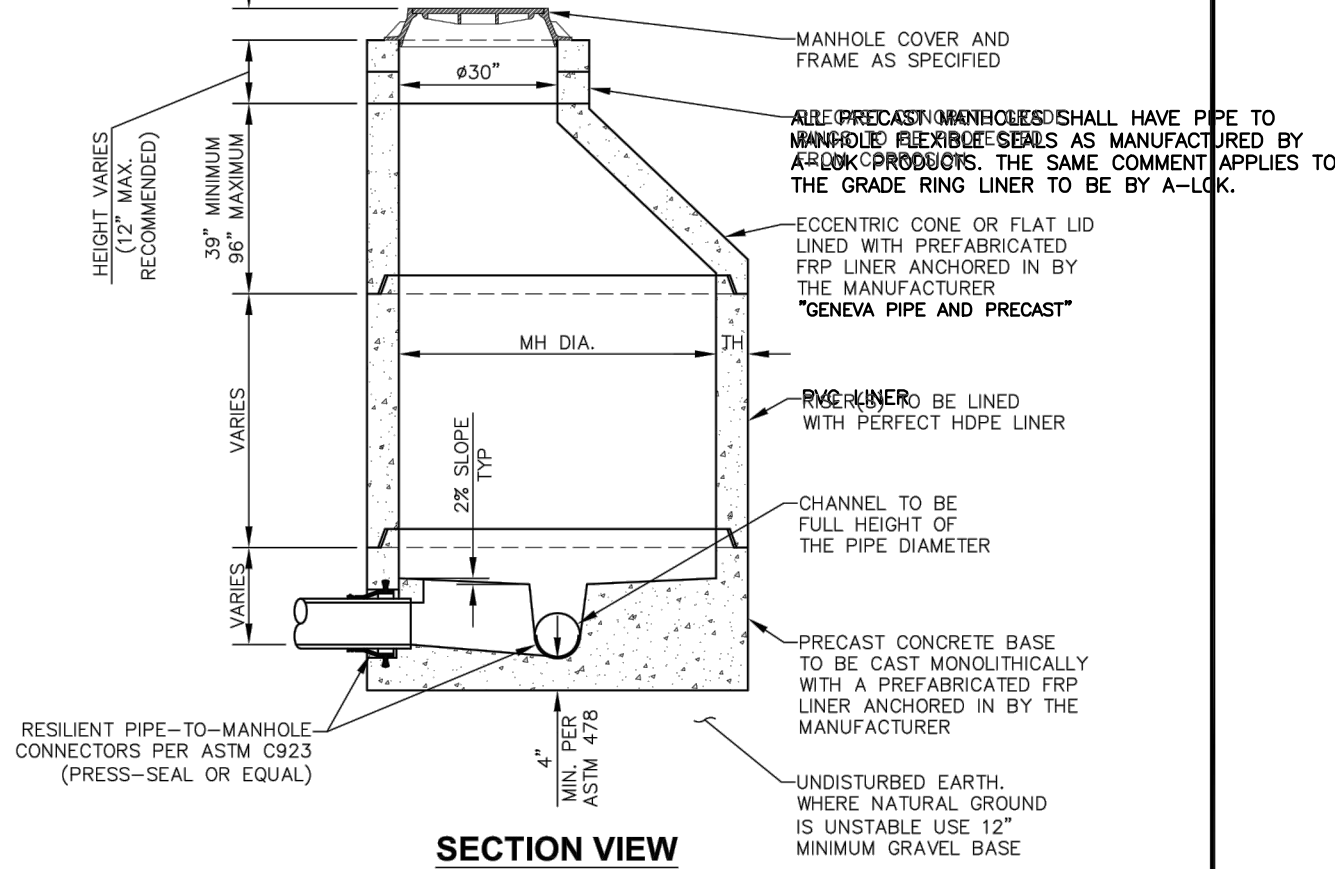


SECTION A-A

MANHOLE DIA. (MH DIA.)	WALL THICKNESS (TH)
#48"	5"
#60"	6"
#72"	7"
#84"	8"
#96"	9"
#120"	11"



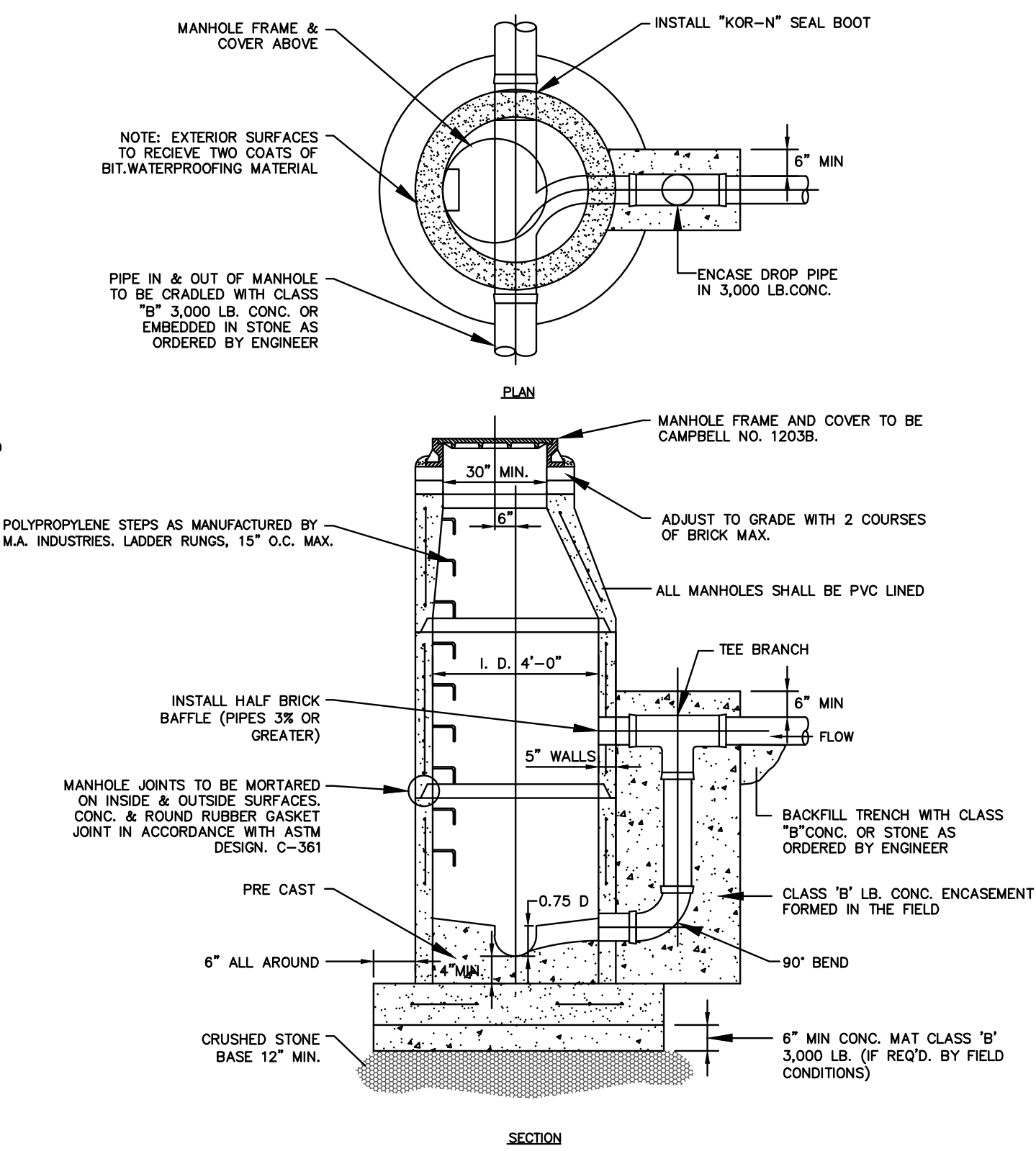
STANDARD JOINT DETAIL



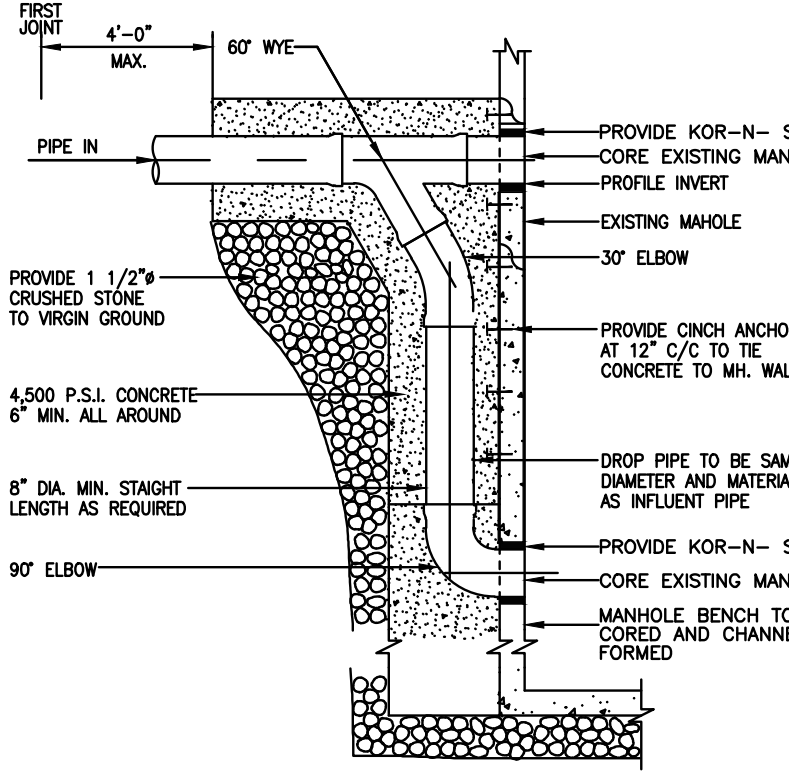
SECTION VIEW

- NOTES:
1. MANHOLE TO CONFORM TO ASTM C478
 2. PRECAST MANHOLE BASE TO BE CAST MONOLITHICALLY
 3. EXTENDED BASE CAN BE PROVIDED IF FLOTATION CALCULATION INDICATE RISK OF BUOYANCY
 4. ALL MANHOLE SECTIONS SHALL BE CLEARLY MARKED ON THE EXTERIOR AS TO MANUFACTURER AND DATE OF MANUFACTURE PER ASTM C478 AS A MINIMUM REQUIREMENT
 5. ALL SEWER MANHOLES MUST HAVE 24 HOUR ALL-WEATHER ACCESS (PAVED SURFACE OR ACCESS ROAD)
 6. ALL LIFTING HOLES MUST BE FILLED WITH NON-SHRINK GROUT AFTER INSTALLATION

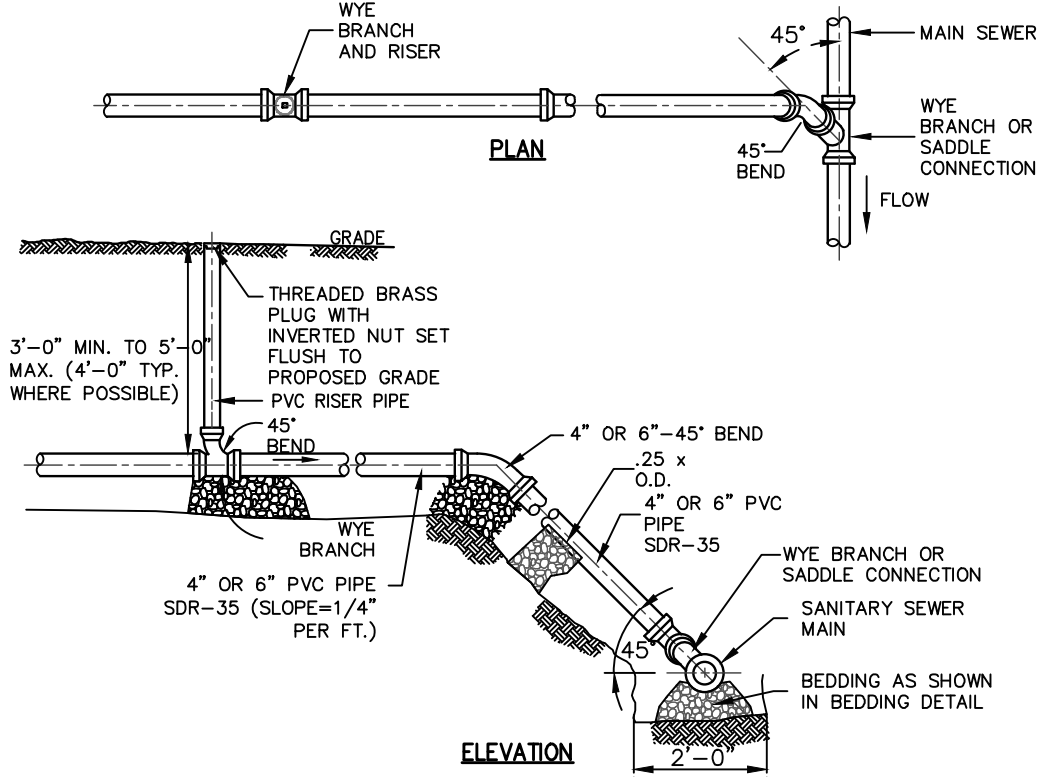
STANDARD SEWER MANHOLE	PERFECT LINED MANHOLE DETAIL
SCALE: N.T.S. DRAWN: DOM	LOCATION: SALT LAKE, OREM, ST. GEORGE
DATE: 7/29/2021	TITLE #



PRECAST CONCRETE-DROP MANHOLE
N.T.S.

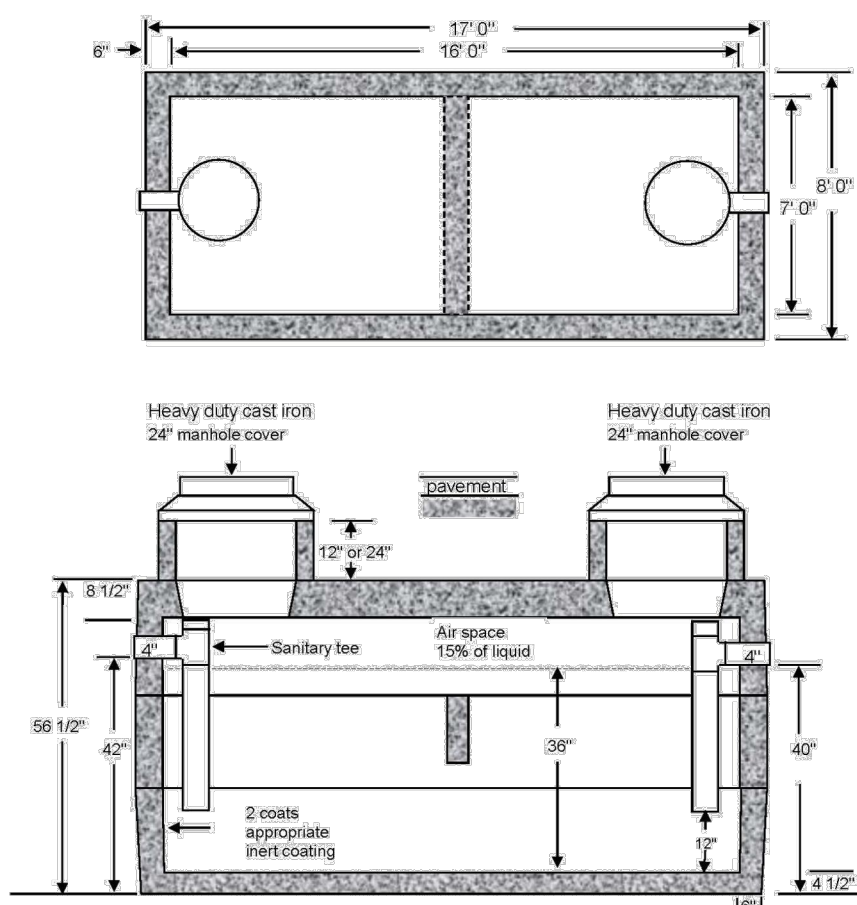


EXTERIOR DROP MANHOLE - EXISTING MANHOLE
N.T.S.



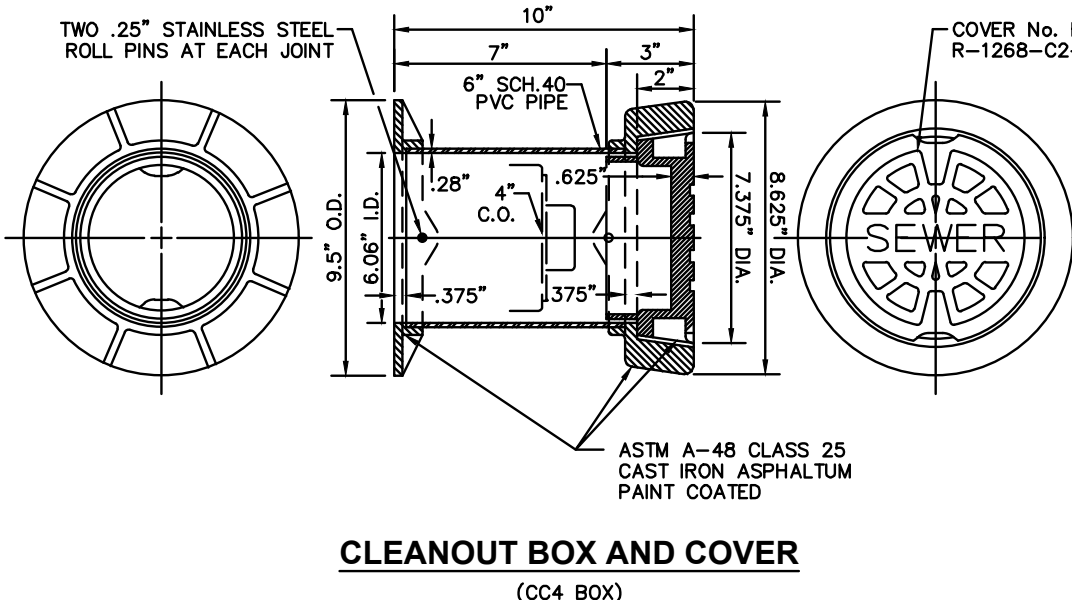
LATERAL CONNECTION DETAIL
N.T.S.

- NOTES:
1. MANHOLE FRAME CASTINGS TO BE CAMPBELL 1203B.
 2. ALL PRECAST MANHOLES SHALL HAVE PIPE TO MANHOLE FLEXIBLE SEALS AS MANUFACTURED BY A-LOK PRODUCTS. THE SAME COMMENT APPLIES TO THE GRADE RING LINER TO BE BY A-LOK.
 3. MANHOLE STEPS SHALL BE POLYPROPYLENE STEPS AS MANUFACTURED BY M.A. INDUSTRIES.



- Notes:
1. Tank is 4500 psi concrete - steel reinforced
 2. H2O Loading per ASTM A 615/57T
 3. Tank complies with all requirements of NJDEP Chapter 1907.9A-8.2 and NJDEP Chapter 1907.9A-8.1 E, F, G, H
 4. In an effort to continually improve our products, Mension Concrete reserves the right to change product design without notice.
 5. Openings may be cast to suit.
 6. All external components are extra.

2500 GALLON H2O GREASE TRAP
N.T.S.



CLEANOUT BOX AND COVER
(CC4 BOX)
N.T.S.

CERTIFICATE OF AUTHORIZATION: 24GA28228800

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

Mathew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	MW
7	12/19/24	ADD UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

CONSTRUCTION DETAILS

LOT 1 **BLOCK 110.11**

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
AS NOTED	DS	4/30/24	E18-00057	SITE PLAN	20 OF 25

N:\Data_Schedule\Drawn\Drawn\111-00000\111-00000.dwg Plot Date: Apr 10, 2025 - 3:15pm

PARKERS CREEK

PARKERS CREEK

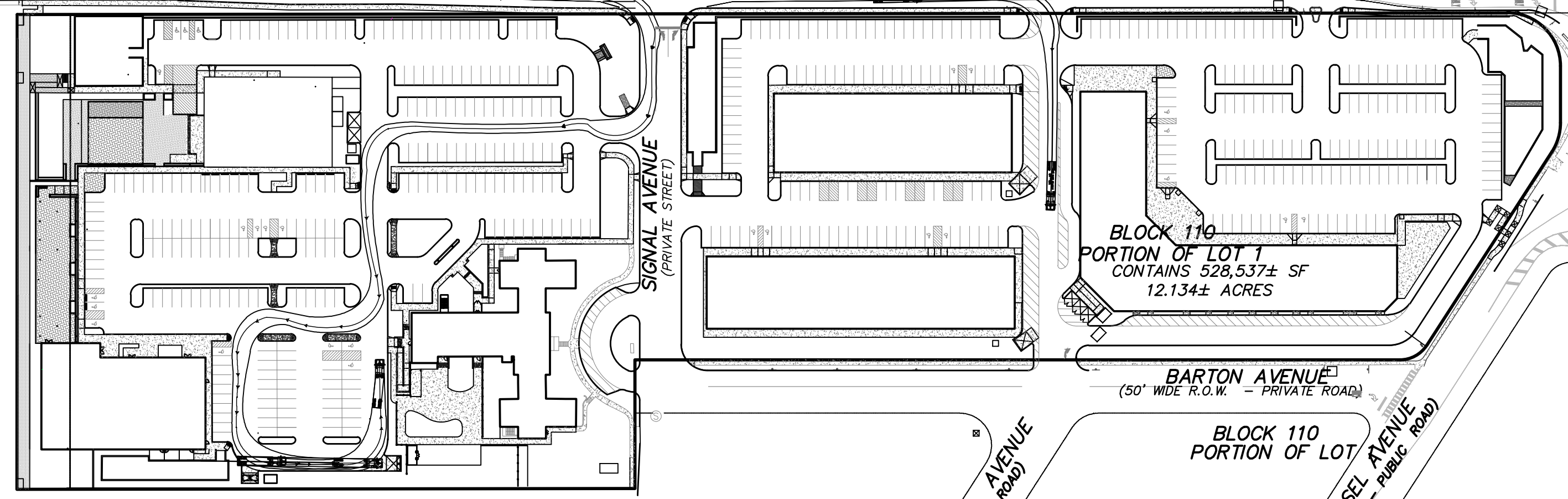
PARKERS CREEK

PARKERS CREEK

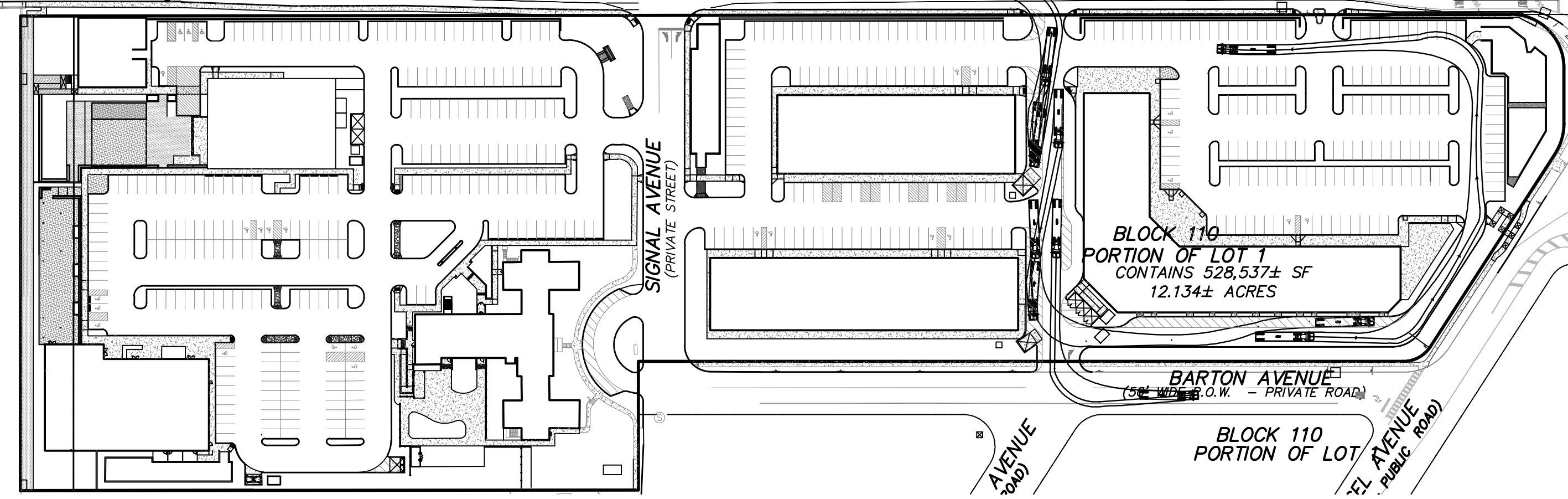
PARKERS CREEK

PARKERS CREEK

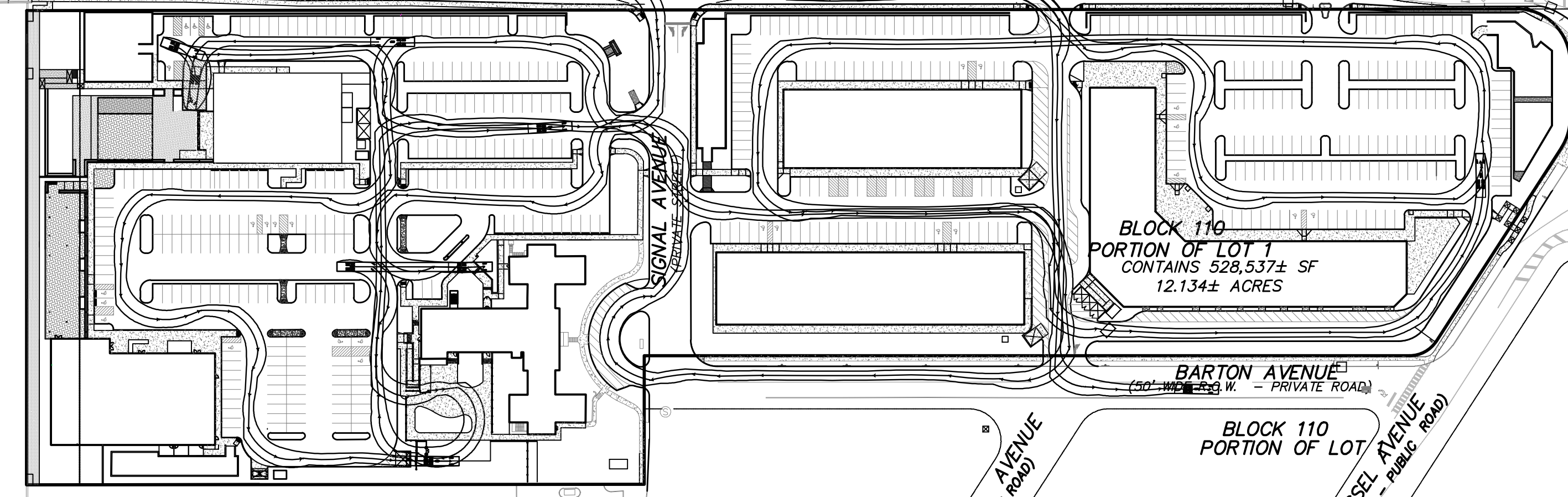
PARKERS CREEK



AUTOTURN CIRCULATING PLAN (WB-40)
SCALE: 1"=100'



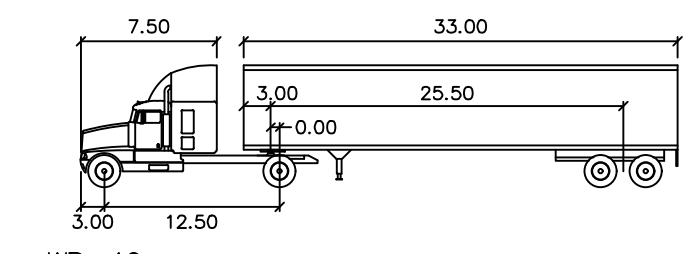
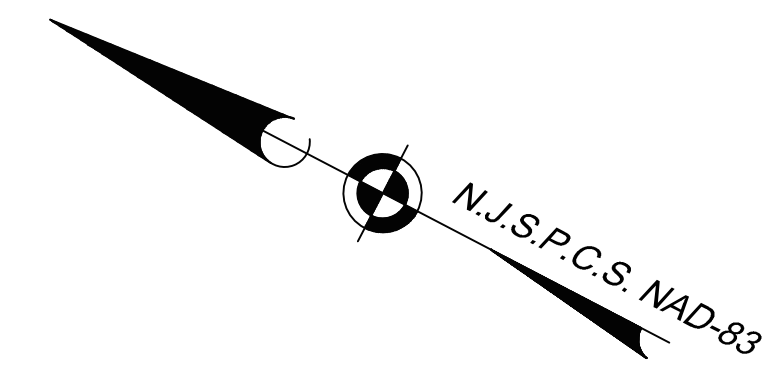
AUTOTURN CIRCULATING PLAN (WB-50)
SCALE: 1"=100'



AUTOTURN CIRCULATING PLAN (FIRE TRUCK)
SCALE: 1"=100'

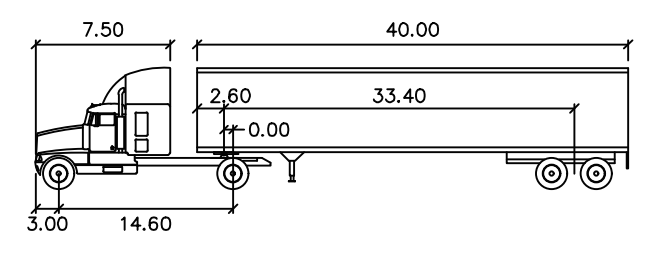
TOTAL RIPARIAN ZONE AREA = 22,307 SF.
EXISTING VEGETATED AREA = 12,411 SF.
PUBLIC ACCESS = 12,139 SF.
NOT PUBLIC ACCESS = 2,287 SF.
VEGETATED AREA = 7,881 SF.
PROPOSED VEGETATED DISTURBANCE WITHIN RIPARIAN ZONE = 4,530 SF.

BLOCK 110
PORTION OF LOT 1



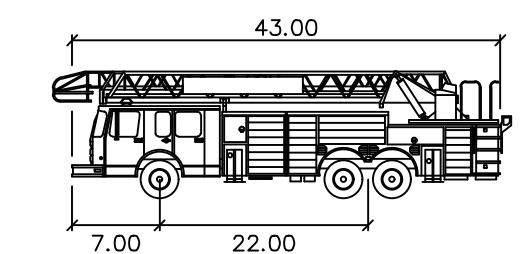
WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Tractor Track	: 8.00		



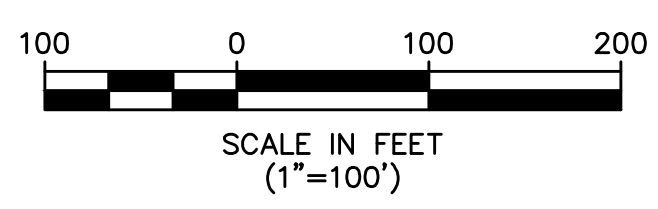
WB-50

	feet		
Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Tractor Width	: 8.50	Steering Angle	: 20.8
Tractor Track	: 8.50	Articulating Angle	: 70.0
Tractor Track	: 8.50		



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



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MATHEW R. WILDER
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LICENSE No. 50652

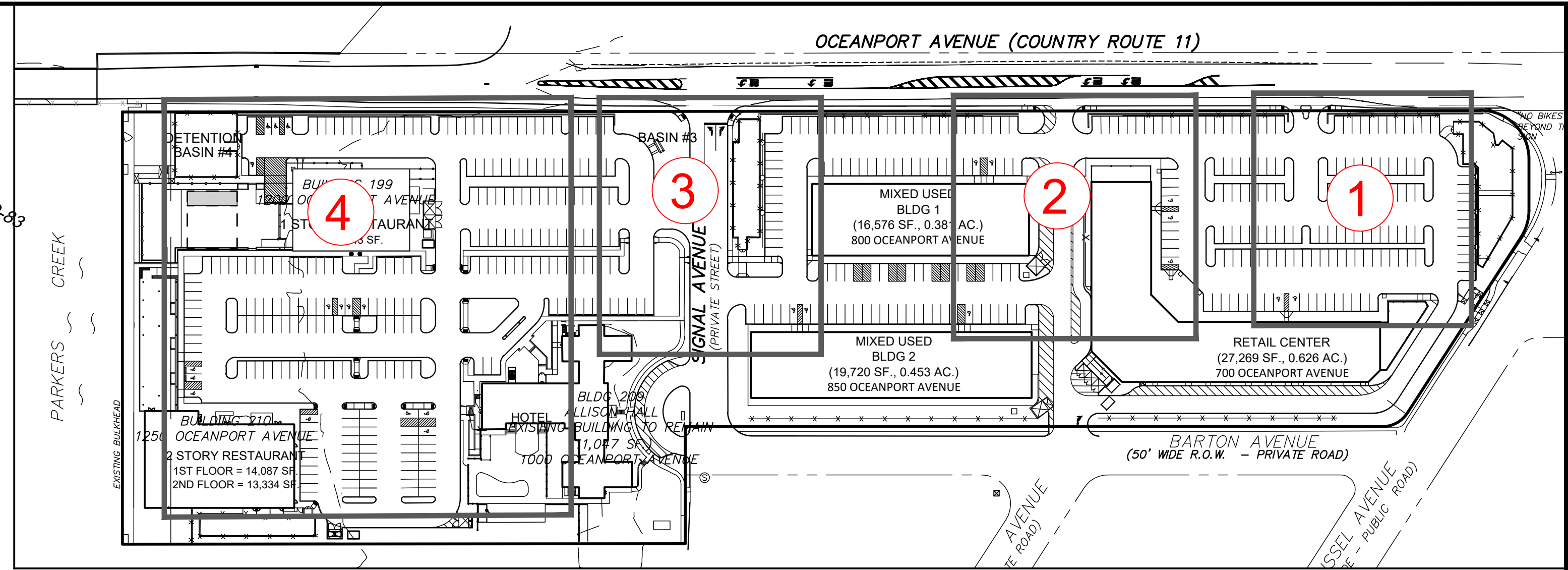
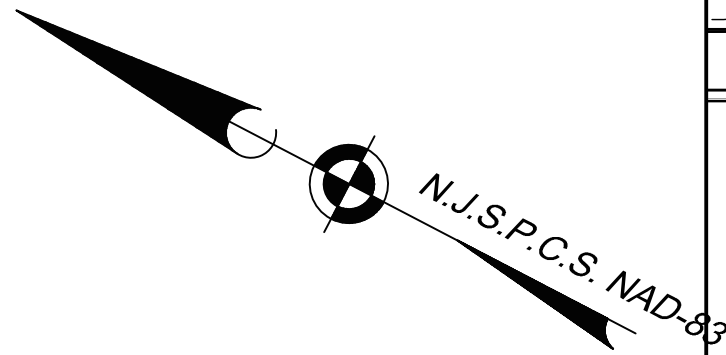
REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	WW
5	11/15/24	REV. GRADING PLAN	DS
4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
CIRCULATION PLAN**

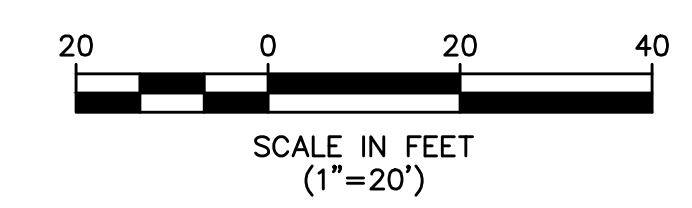
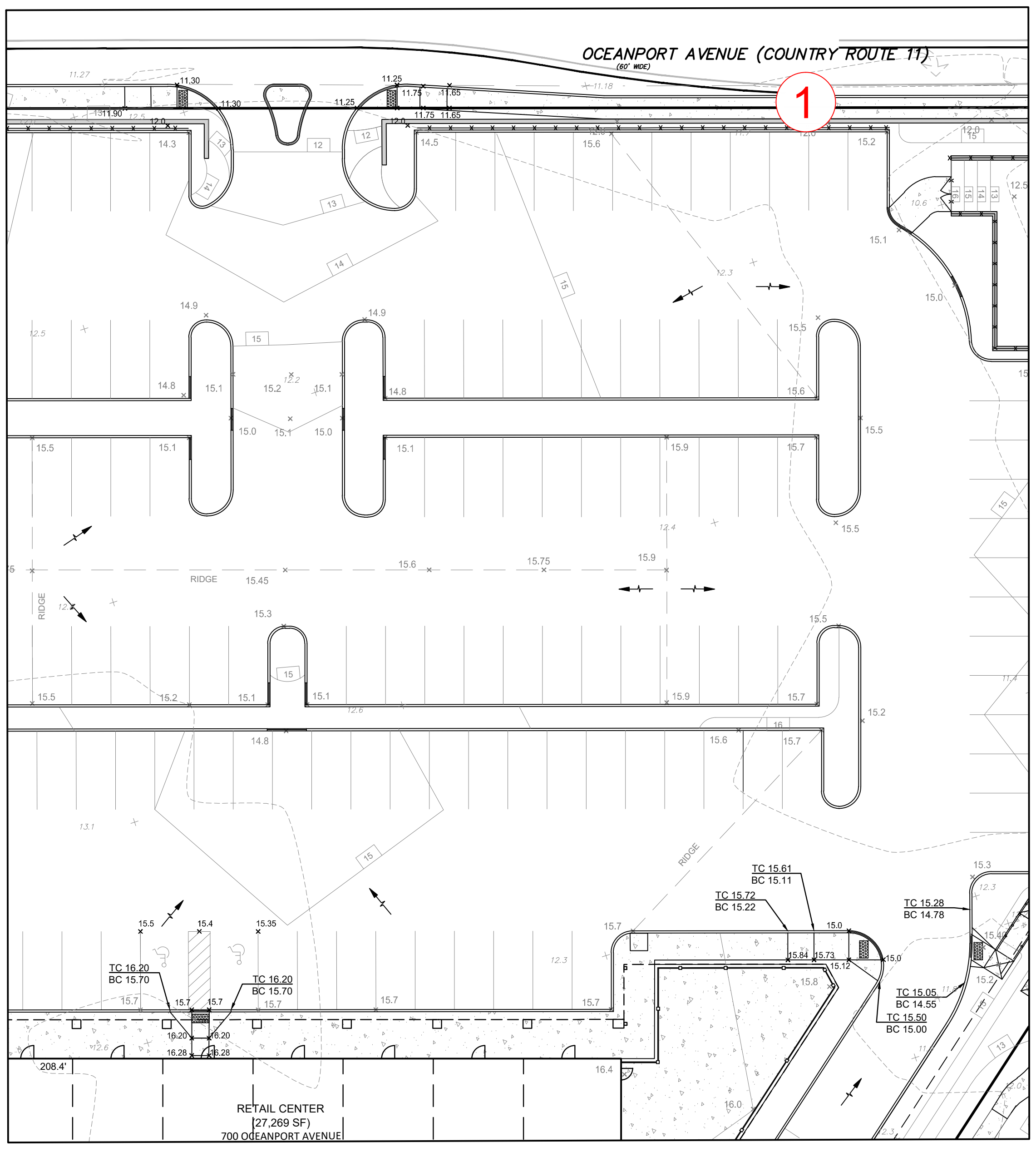
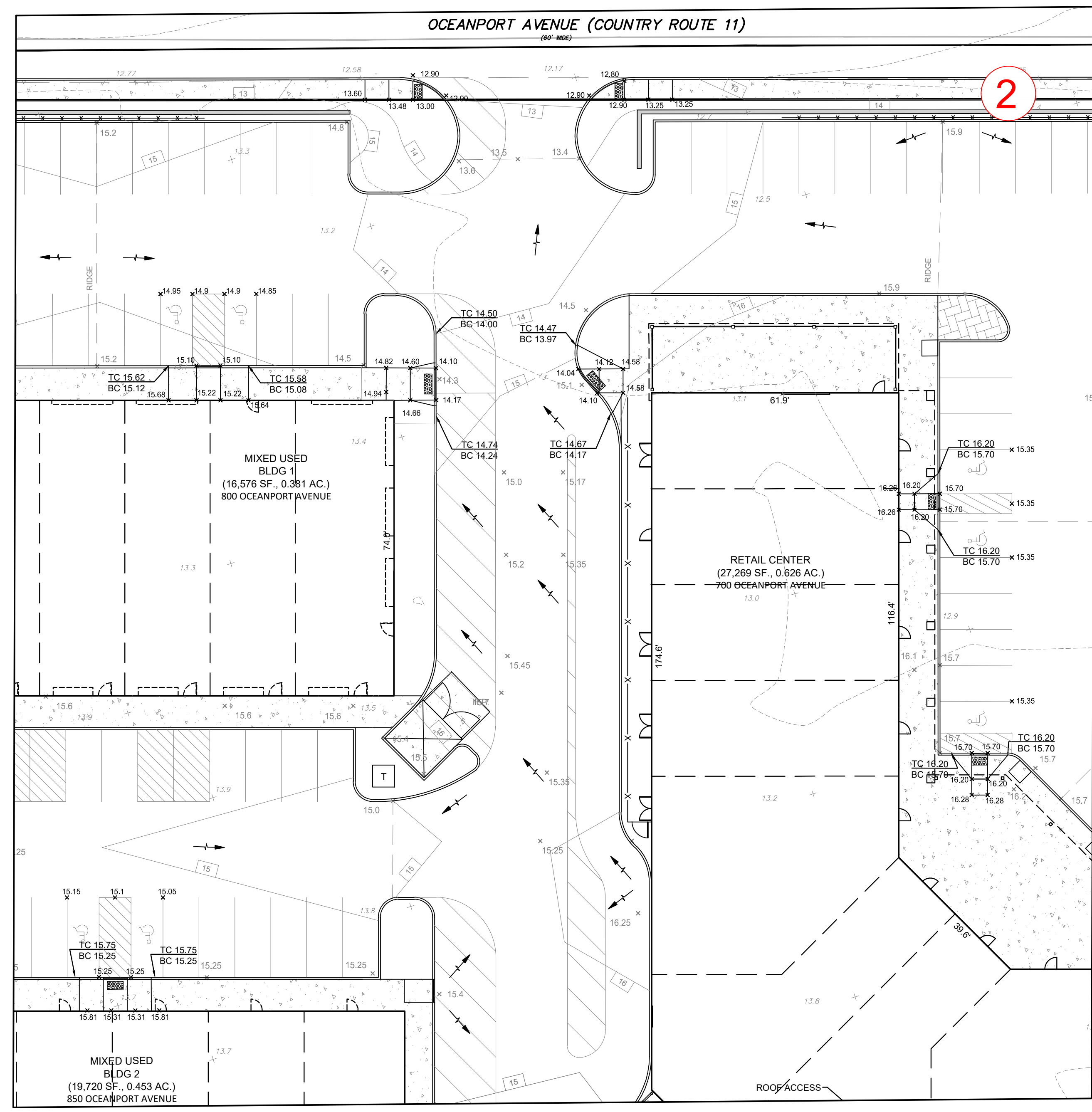
LOT 1 **BLOCK 110.11**
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=100'	DS	4/30/24	E18-00057	SITE PLAN	21 OF 25

N:\Data_Schedule Drawn E18-00057 Major Post Allison Parcel ADA Grading Plan New Jersey 4/15/2025 - 21:10pm



KEY MAP
SCALE: 1"=100'



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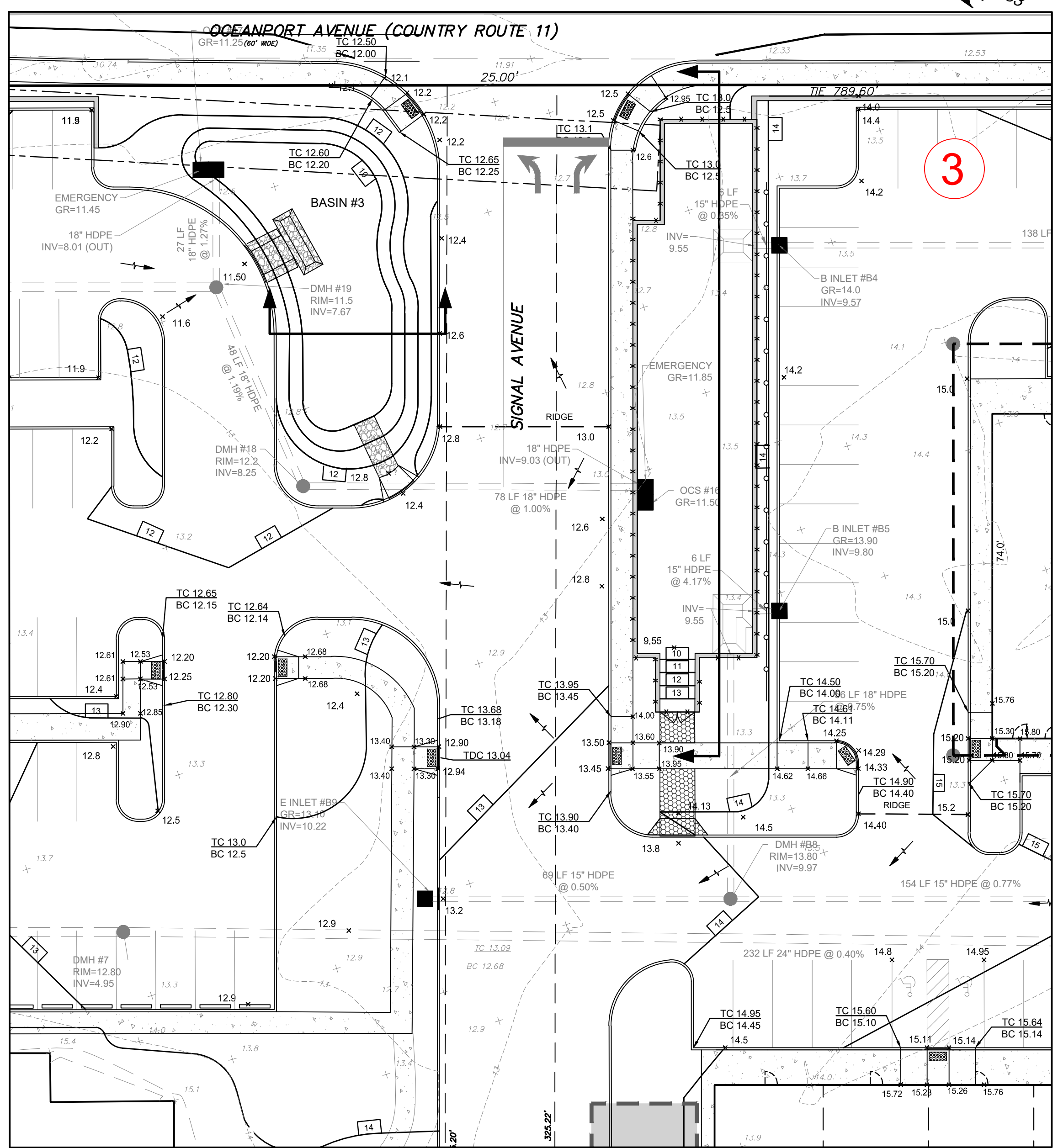
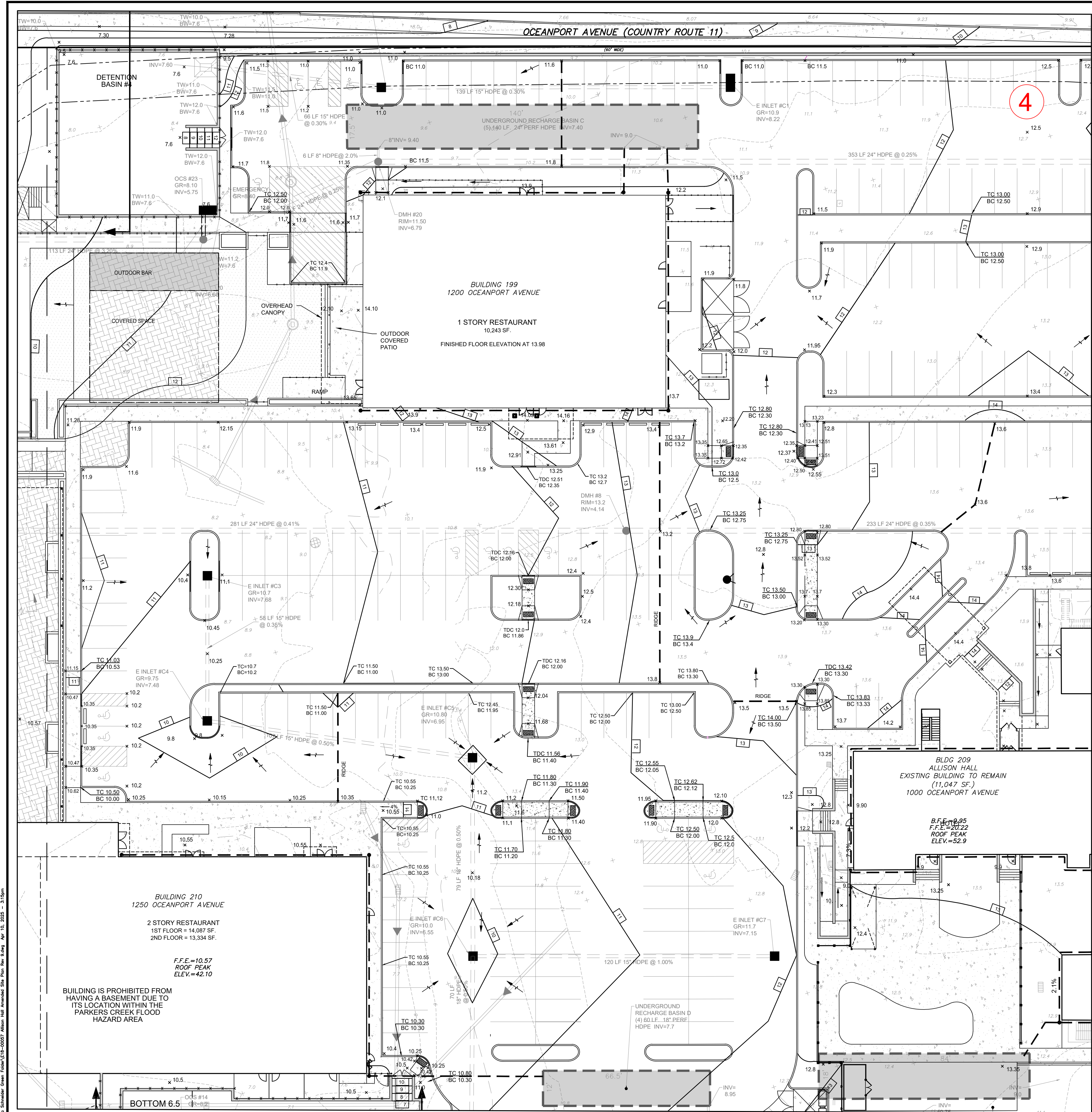
REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD UTILITY EASEMENT	DS
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2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

ADA GRADING PLAN

LOT 1 **BLOCK 110.11**
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=20'	DS	4/30/24	E18-00057	SITE PLAN	22 OF 25



9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	MW
5	11/15/24	REV. GRADING PLAN	DS
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2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

CERTIFICATE OF AUTHORIZATION: 24GA28228900

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LICENSE No. 50652

**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN**

ADA GRADING PLAN

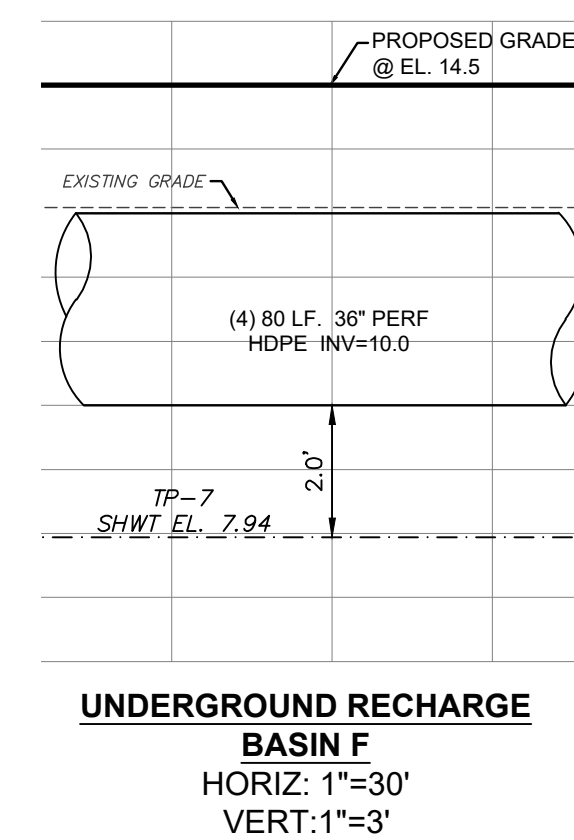
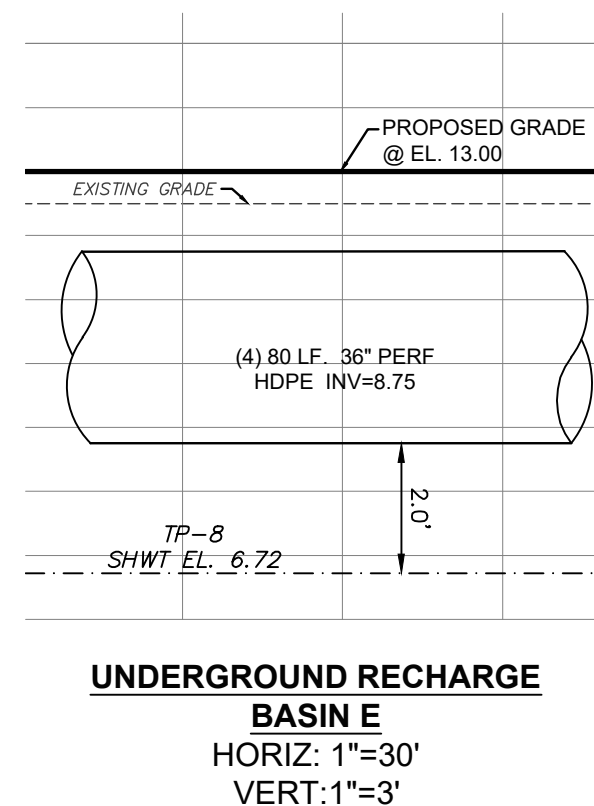
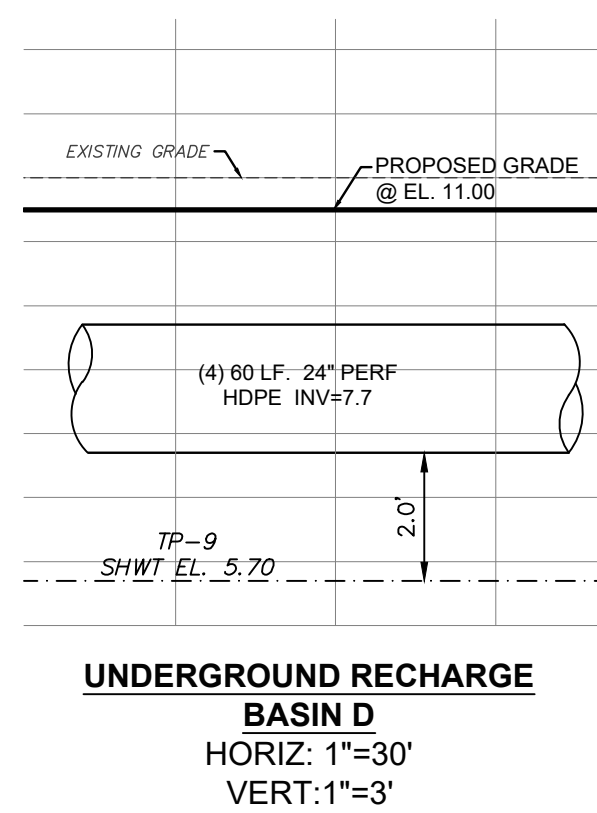
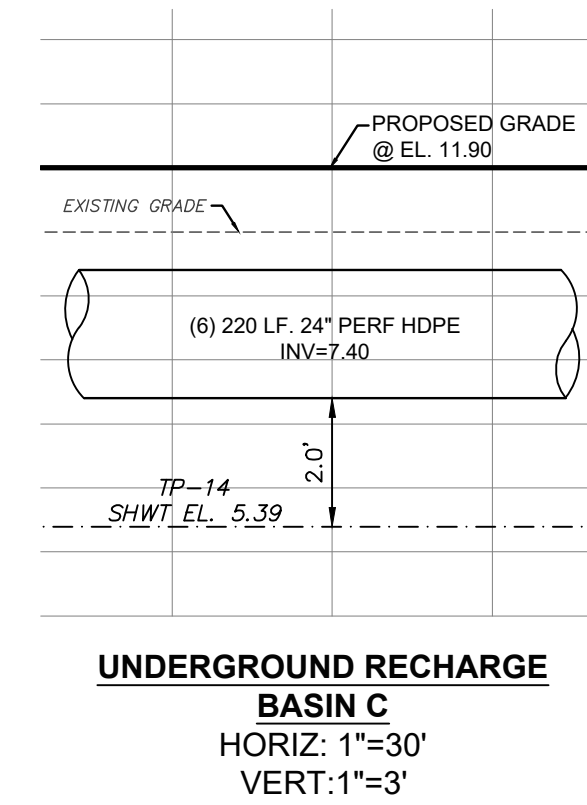
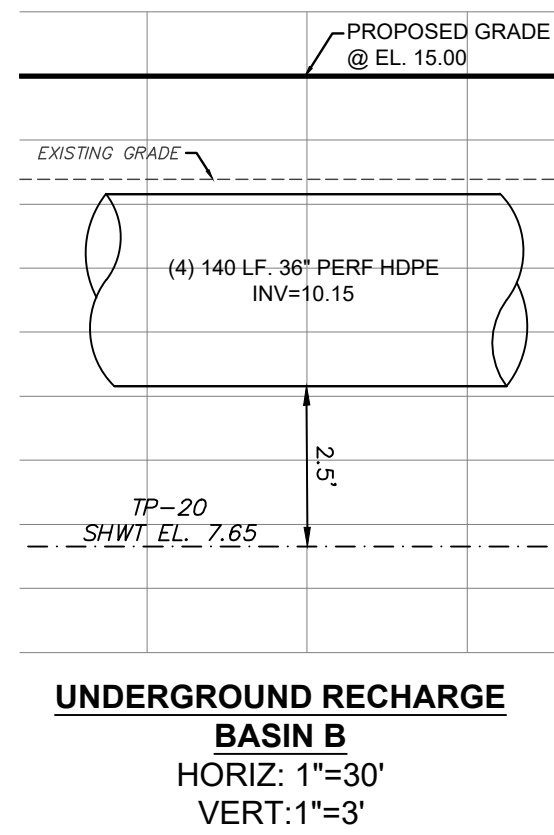
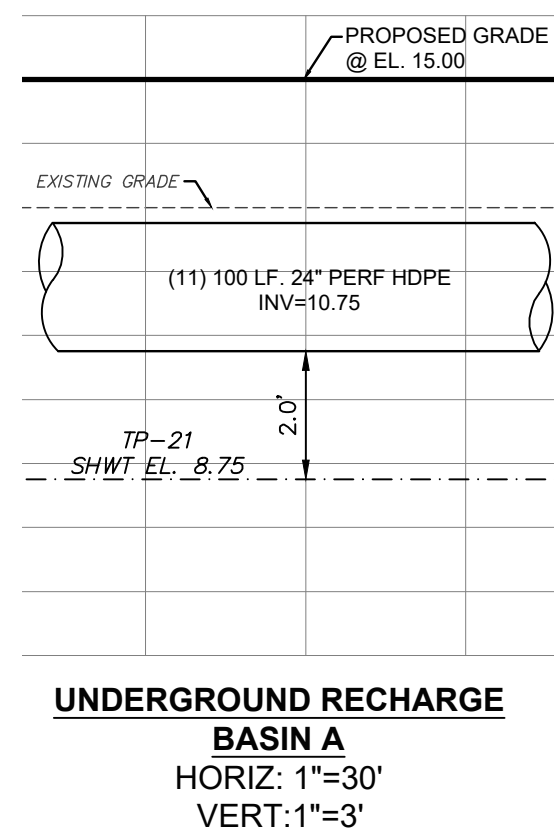
LOT 1 **BLOCK 110.11**

FORT MONMOUTH MAIN POST ALLISON PARCEL

BOROUGH OF OCEANPORT

COUNTY OF MONMOUTH **NEW JERSEY**

Scale: 1"=20' Drawn By: DS Date: 4/30/24 JOB #: E18-00057 CAD File #: SITE PLAN Sheet #: 23 OF 25



CERTIFICATE OF AUTHORIZATION: 24GA38229800

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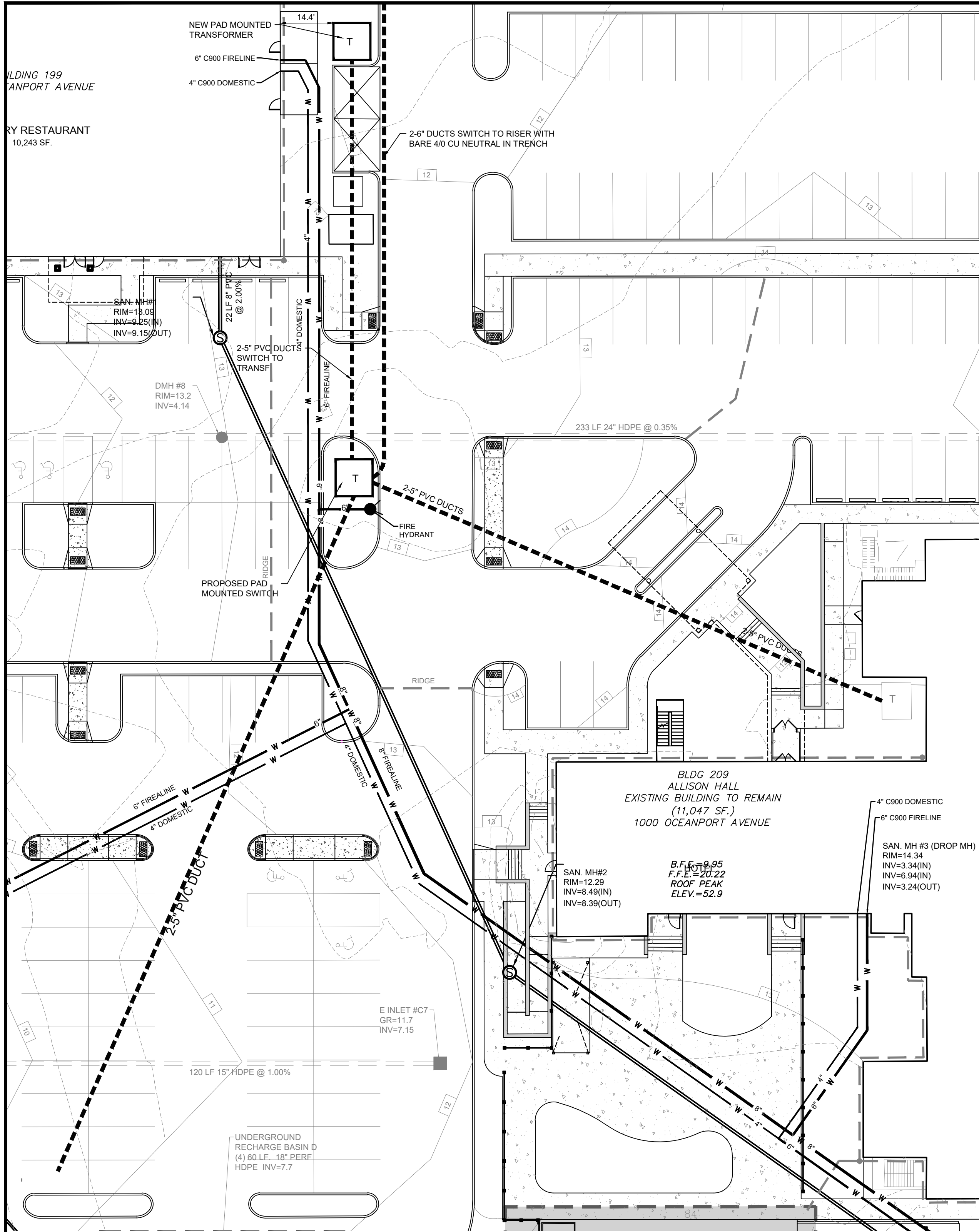
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV GRADING	DS
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2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS
REV	DATE	DESCRIPTION	BY

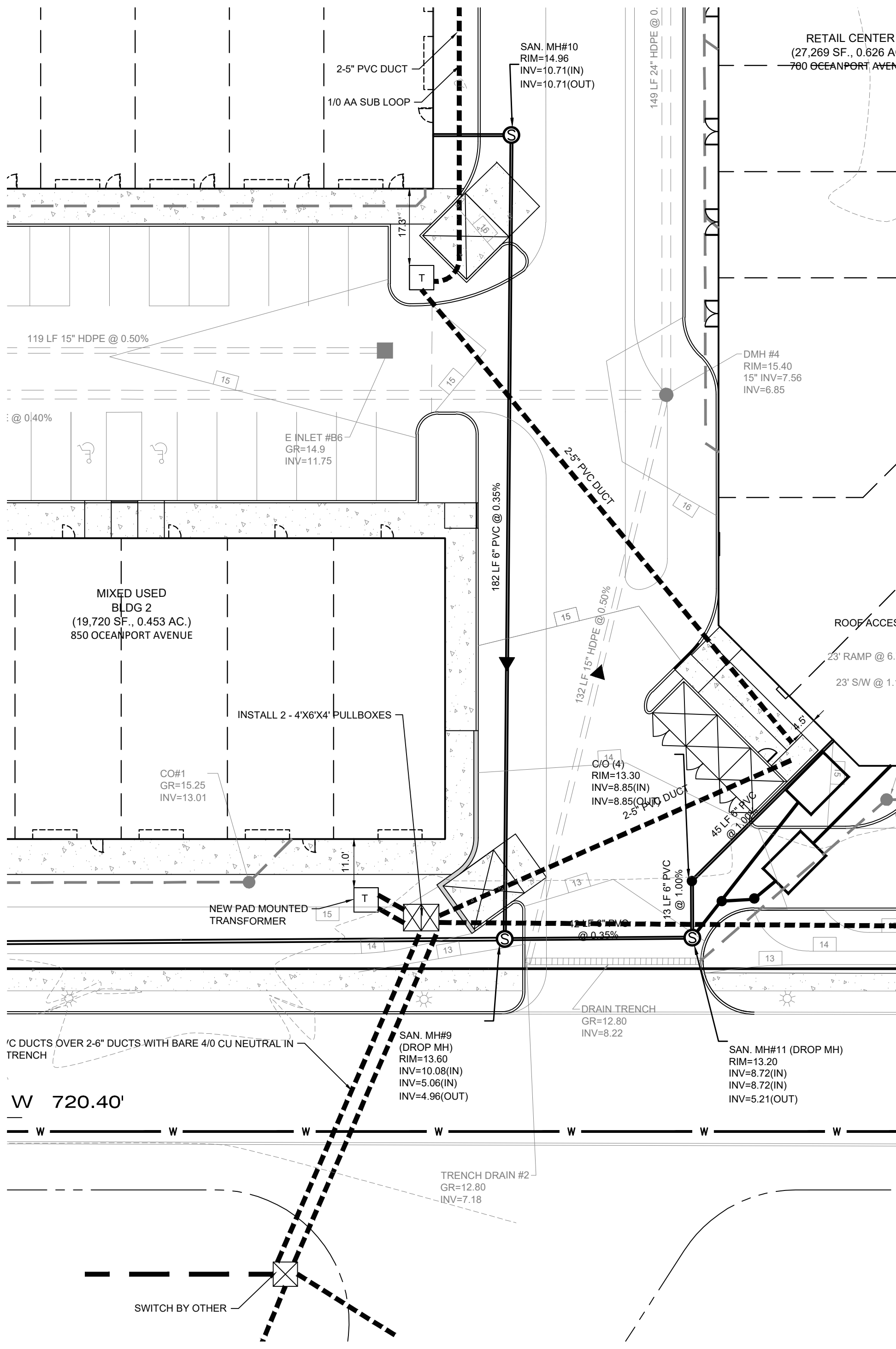
**AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN
UNDERGROUND BASIN
DETAILS**

LOT 1 **BLOCK 110.11**
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH **NEW JERSEY**

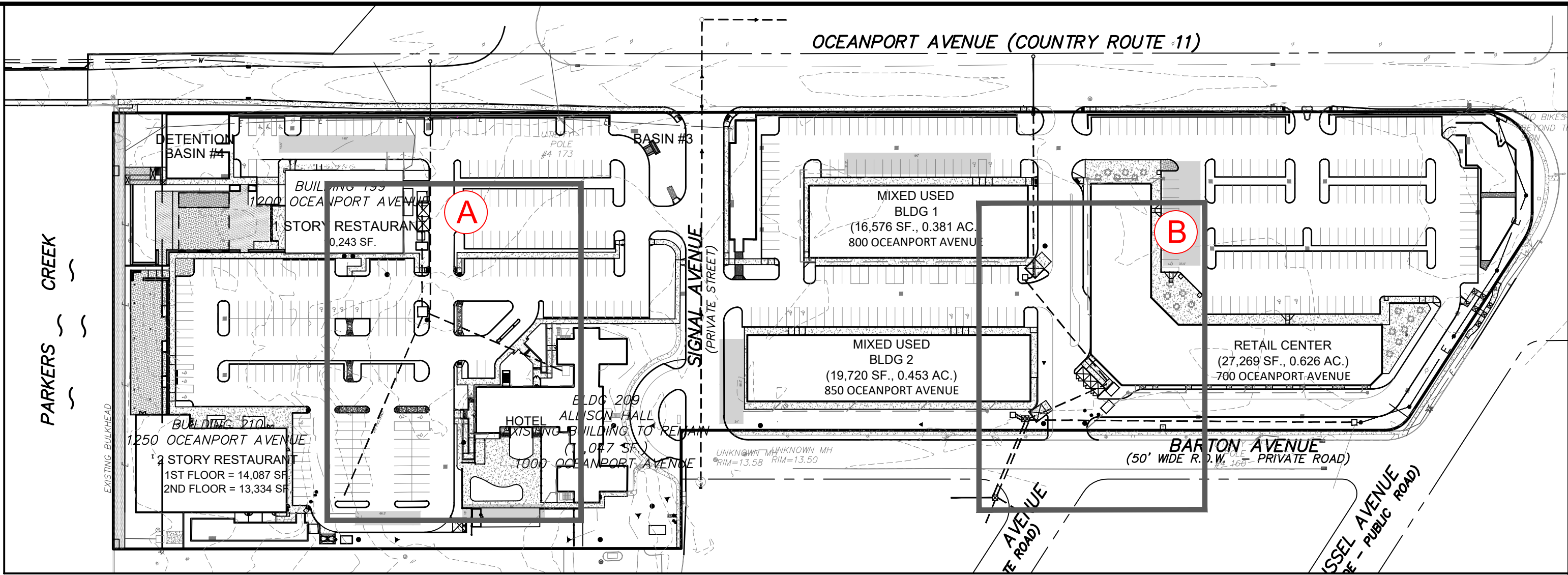
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DETAIL 'A'
SCALE: 1"=20'



DETAIL 'B'
SCALE: 1"=20'



KEY MAP
SCALE: 1"=100'

REV	DATE	DESCRIPTION	BY
9	4/8/25	REV. USES AND PARKING SUMMARY	DS
8	3/5/25	REV. GRADING	DS
7	12/19/24	ADD. UTILITY EASEMENT	DS
6	12/11/24	REV. PARKING SUMMARY PER BLDG. 199 APPROVED USE	WW
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4	10/8/24	REV. LAYOUT	DS
3	7/31/24	REV. PER ARC PLANS	DS
2	7/17/24	REV. PER ARC PLANS	DS
1	6/5/24	REV. PER ENG. REVIEW 5/22/2024	DS

AMENDED PRELIMINARY & FINAL
MAJOR SITE PLAN

TRANSFORMER DETAILS

LOT 1 BLOCK 110.11
FORT MONMOUTH MAIN POST ALLISON PARCEL
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #:	Sheet #:
1"=30'	DS	4/30/24	E18-00057	SITE PLAN	25 OF 25

CERTIFICATE OF AUTHORIZATION: 24GA28228900

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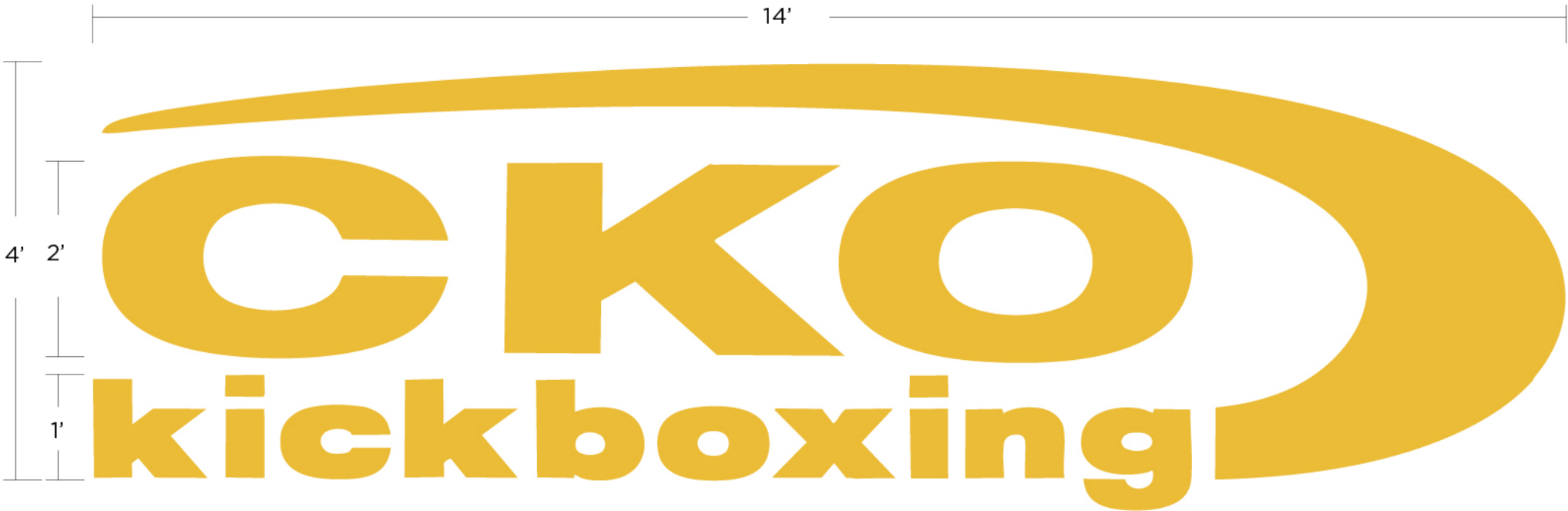
P.O. BOX 5232
TOMS RIVER, N.J. 08754
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Matthew R. Wilder
MATHEW R. WILDER
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 50652

CHANNEL LETTERS/LOGO

OPTION 1 - 56 SQ FT

Internally Illuminated Logo Mounted To Raceway, Returns Painted To Match Logo
Raceway Painted To Match Brick Color
***VECTOR LOGO REQUIRED PRIOR TO PRODUCTION**
***RACEWAY CONTRUCTION AND PLACEMENT TO BE DETERMINED**



CKO
KICKBOXING

PROJECT/LOCATION
EXTERIOR SIGNAGE

DATE
1.16.25

DESIGNED BY
M.LONGWITH



PROPOSED SIGN PLACEMENT

Raceway Mounted, Internally LED Illuminated Channel Letters
Letter Styles And Sign Colors To Be Reviewed And Approved By Landlord.

One Sign Per Business
Maximum Allowable Size Of Wall Signage:
Distance From Sidewalk To Top Of Roof Line Multiplied By Storefront Width (Demising Lines) X 10%

CKO: 23' High X 24' Wide X 10%= 55 Square Feet Alowable (4' H X 14' W)
* Raceway Design TBD (Maximum Distance The Raceway With The Channel Can Project Off The Building Is A Total Of 9 Inches). Raceway Color To Be Painted To Match The Red Brick.
Signage Must Be Furnished And Installed By A UL Listed Sign Company And Display UL Labels.
A Sign Can Only Be Placed On 80% Of The Storefront Maximum.



CHANNEL LETTERS/LOGO

OPTION 1 - 56 SQ FT

**CKO
KICKBOXING**

PROJECT/LOCATION
EXTERIOR SIGNAGE

DATE
1.16.25

DESIGNED BY
M.LONGWITH

FORGE
SIGNWORKS

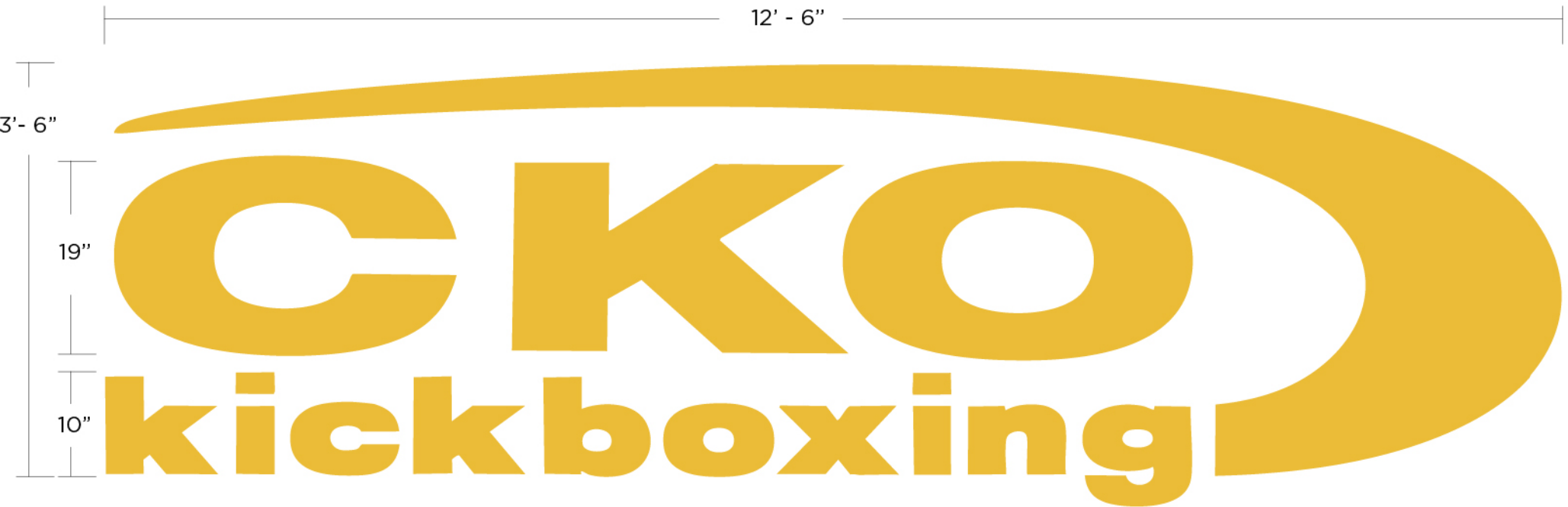


CHANNEL LETTERS/LOGO

OPTION 2 - 44 SQ FT

Internally Illuminated Logo Mounted To Raceway, Returns Painted To Match Logo
Raceway Painted To Match Brick Color

- *VECTOR LOGO REQUIRED PRIOR TO PRODUCTION
- *RACEWAY CONTRUCTION AND PLACEMENT TO BE DETERMINED



CKO KICKBOXING

PROJECT/LOCATION
EXTERIOR SIGNAGE

DATE
1.16.25

DESIGNED BY
M.LONGWITH



PROPOSED SIGN PLACEMENT

Raceway Mounted, Internally LED Illuminated Channel Letters
Letter Styles And Sign Colors To Be Reviewed And Approved By Landlord.

One Sign Per Business
Maximum Allowable Size Of Wall Signage:
Distance From Sidewalk To Top Of Roof Line Multiplied By Storefront Width (Demising Lines) X 10%

CKO: 23' High X 24' Wide X 10%= 55 Square Feet Alowable (4' H X 14' W)
* Raceway Design TBD (Maximum Distance The Raceway With The Channel Can Project Off The Building Is A Total Of 9 Inches). Raceway Color To Be Painted To Match The Red Brick.
Signage Must Be Furnished And Installed By A UL Listed Sign Company And Display UL Labels.
A Sign Can Only Be Placed On 80% Of The Storefront Maximum.



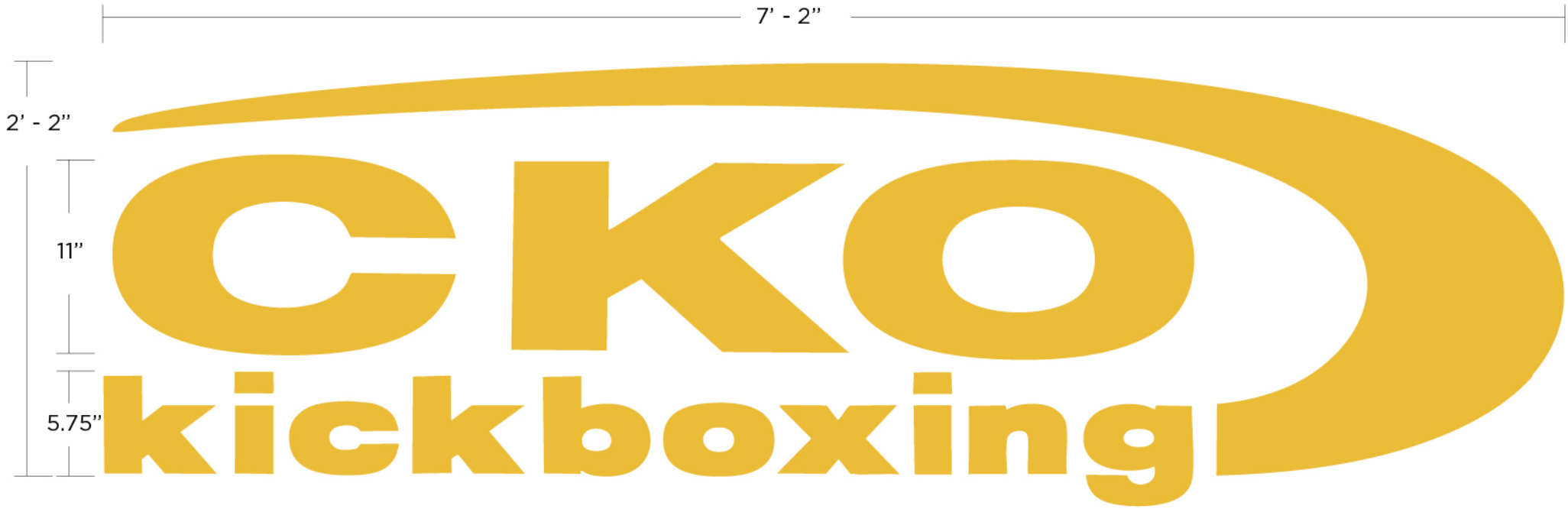


CHANNEL LETTERS/LOGO

OPTION 3 - 15 SQ FT

NON Illuminated Logo & Lettering, Returns Painted To Match Logo

*VECTOR LOGO REQUIRED PRIOR TO PRODUCTION



CKO
KICKBOXING

PROJECT/LOCATION
EXTERIOR SIGNAGE

DATE
1.16.25

DESIGNED BY
M.LONGWITH



PROPOSED SIGN PLACEMENT

Raceway Mounted, Internally LED Illuminated Channel Letters
Letter Styles And Sign Colors To Be Reviewed And Approved By Landlord.

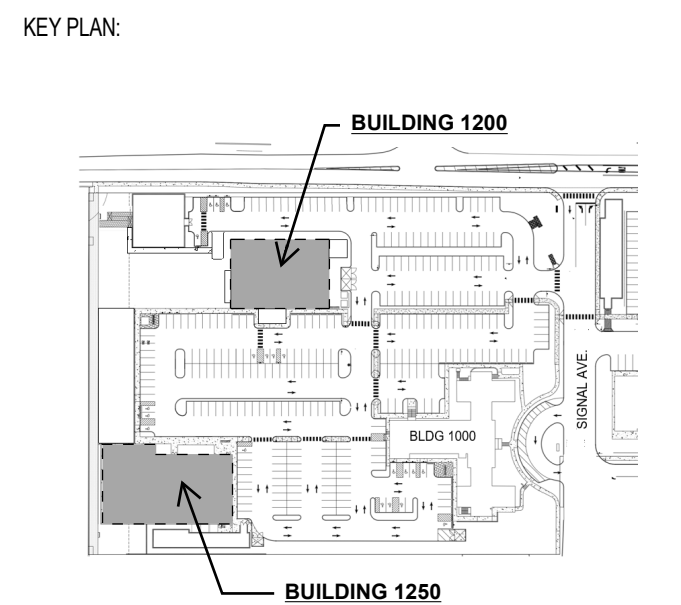
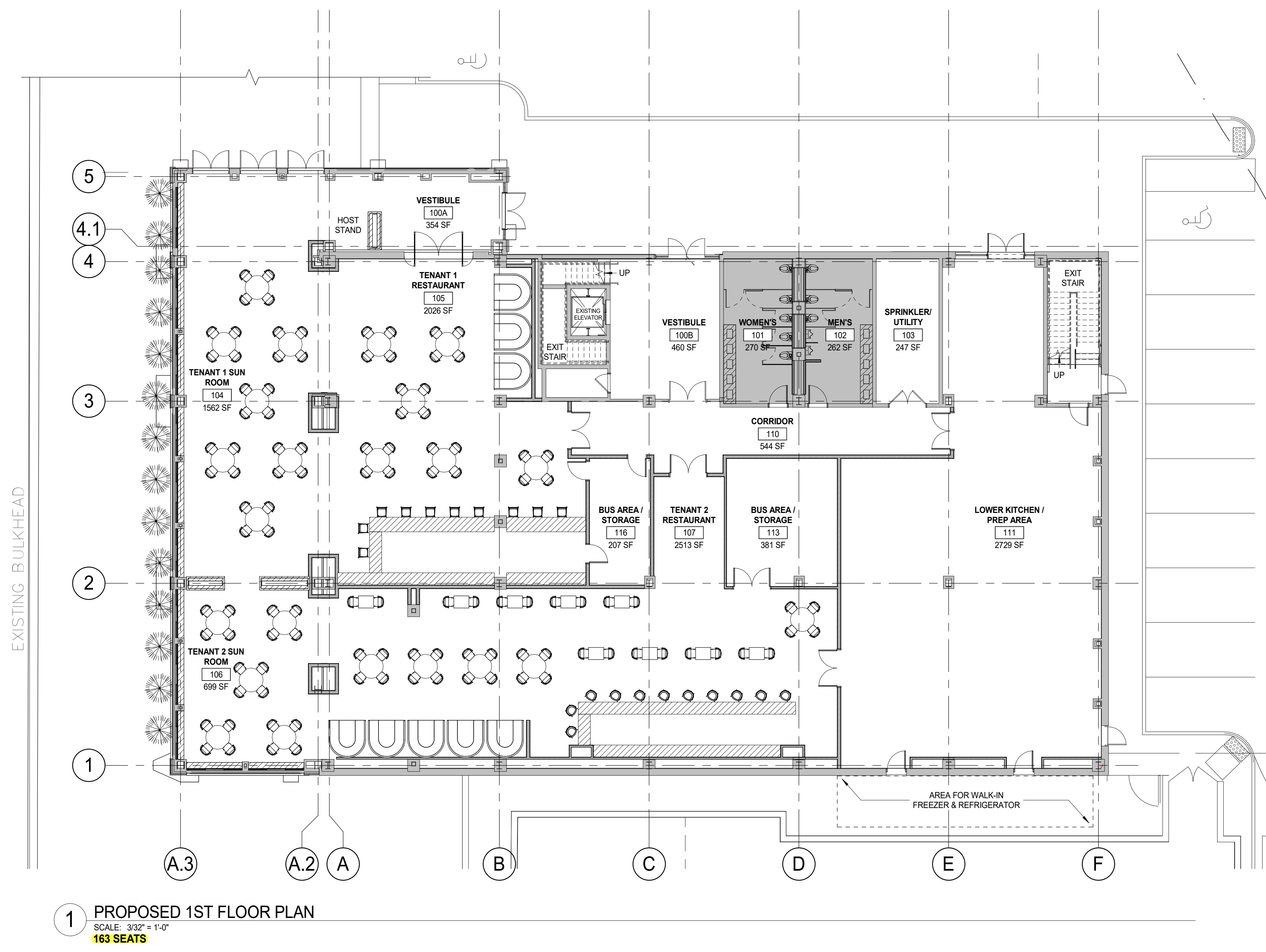
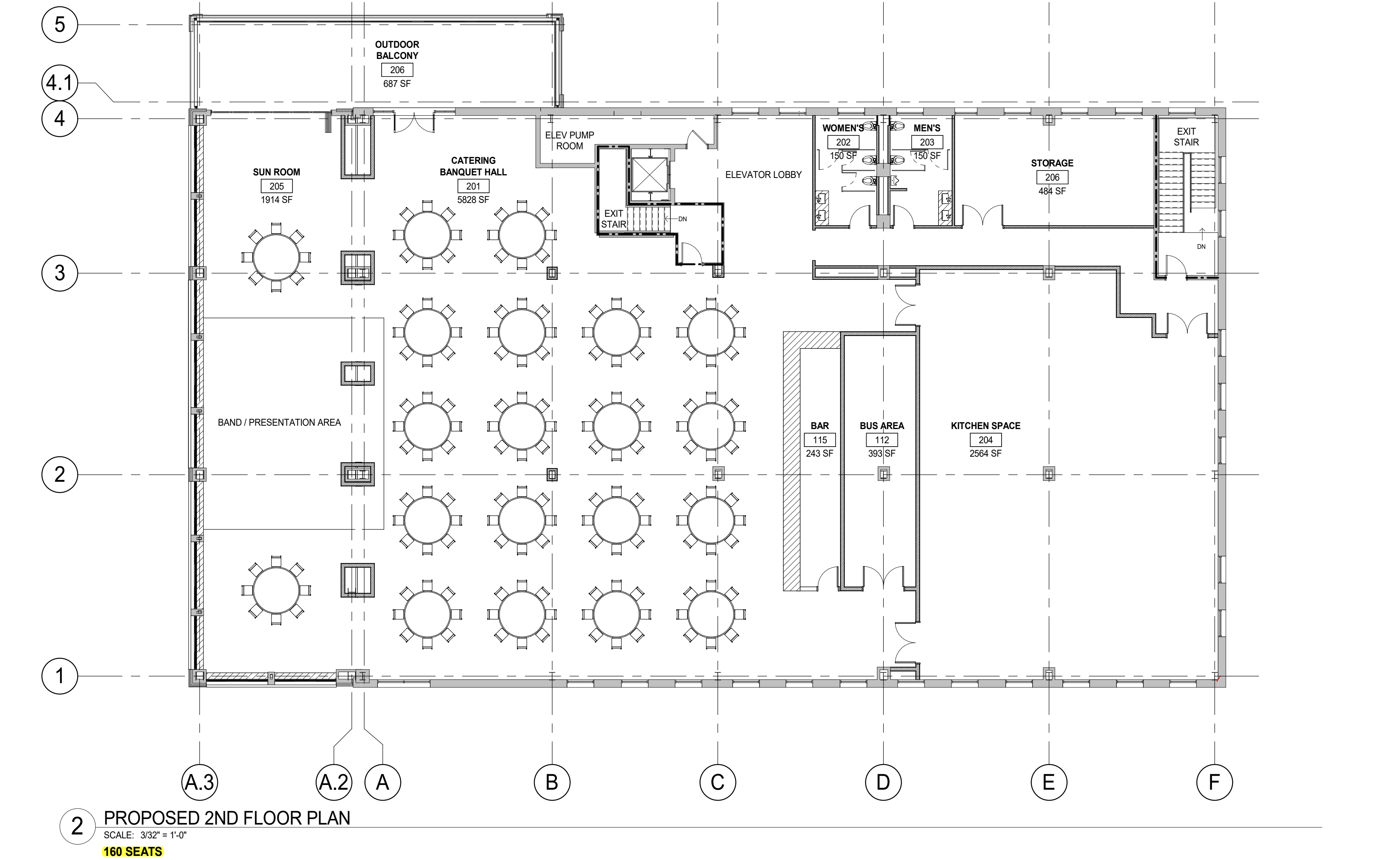
One Sign Per Business
Maximum Allowable Size Of Wall Signage:
Distance From Sidewalk To Top Of Roof Line Multiplied By Storefront Width (Demising Lines) X 10%

CKO: 23' High X 24' Wide X 10%= 55 Square Feet Alowable (4' H X 14' W)
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A Sign Can Only Be Placed On 80% Of The Storefront Maximum.

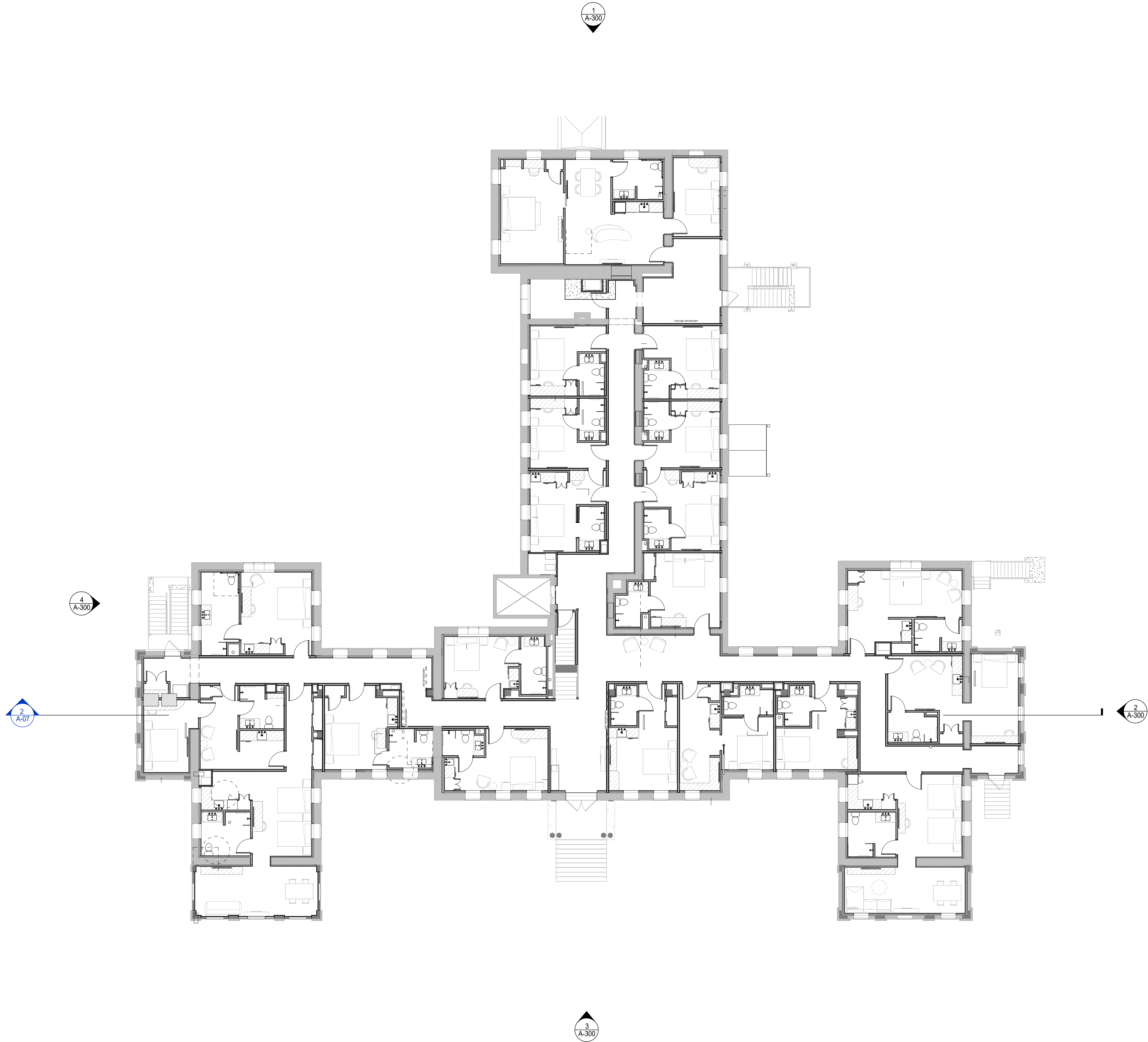




Page 45 of 51

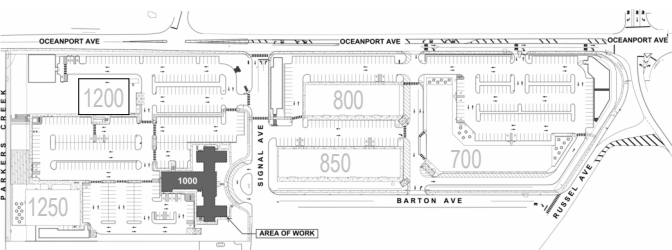


1	04.10.2025	ISSUE FOR PLANNING BOARD
NO.	DATE	ISSUE / REVISION
DRAWING TITLE:		
BUILDING 1250 PROPOSED 1ST & 2ND FLOOR PLANS		
DRAWING NUMBER:		
Z-002		
ARCHITECT OF RECORD:		SEAL:
WILLIAM S. MANDARA LIC. # 21A002177900		
DRAWING SCALE: AS NOTED		
MD PROJECT NUMBER: 0333590300		



1 PROPOSED SECOND FLOOR PLAN (THIRD FLOOR TYPICAL)
SCALE: 3/32" = 1'-0"

KEY PLAN



NO.	DATE	ISSUE / REVISION
-----	------	------------------

DRAWING TITLE:

BUILDING 1000
PROPOSED SECOND AND
THIRD FLOOR PLAN

DRAWING NUMBER:

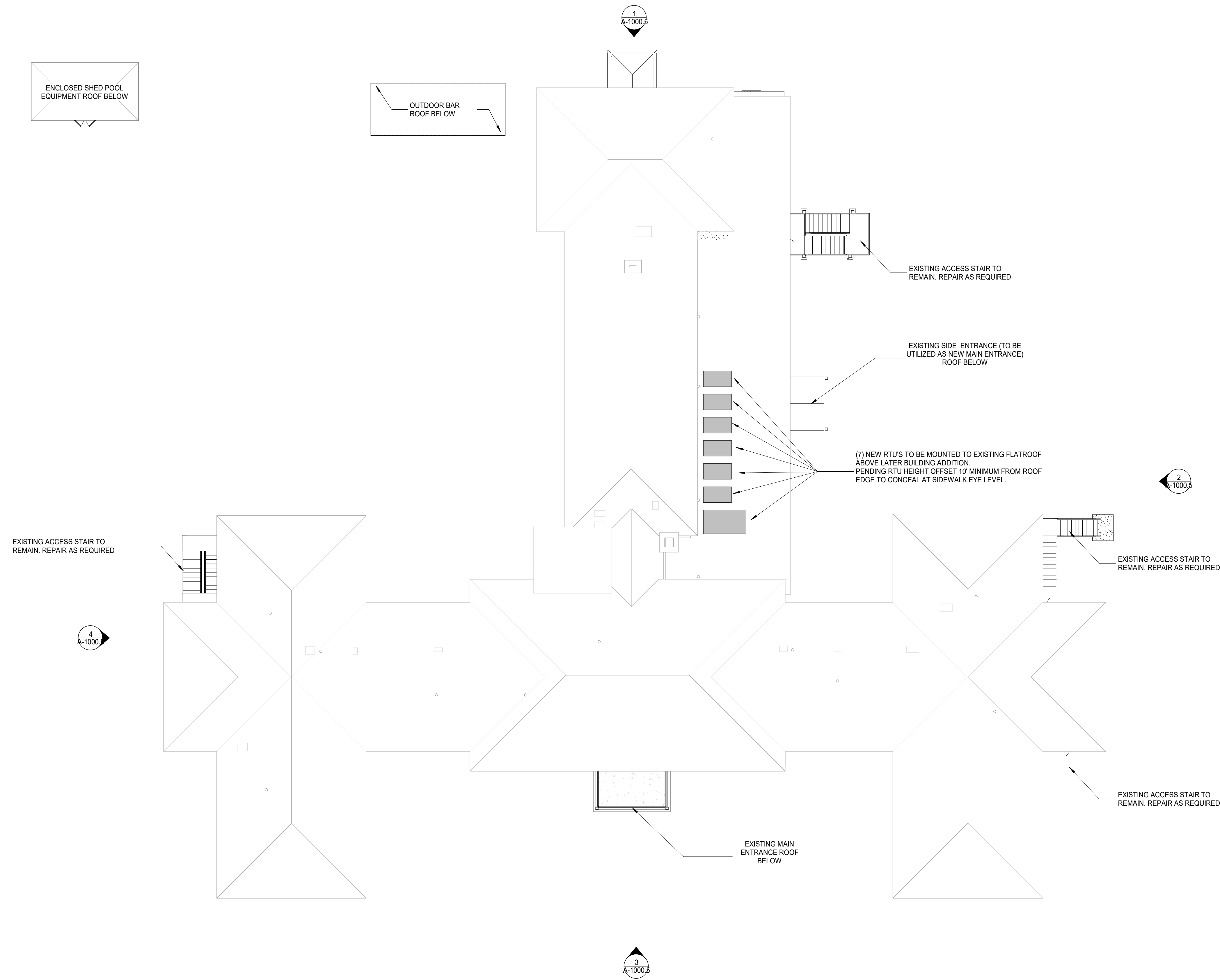
A-1000.3

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21A02177900

SEAL:

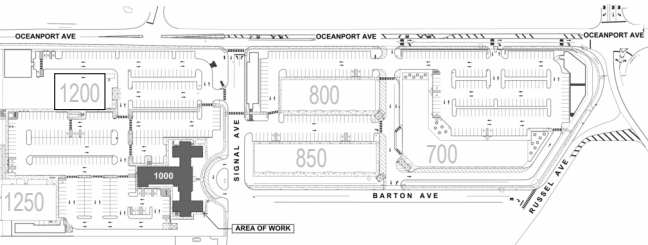
DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
0333590100



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

KEY PLAN



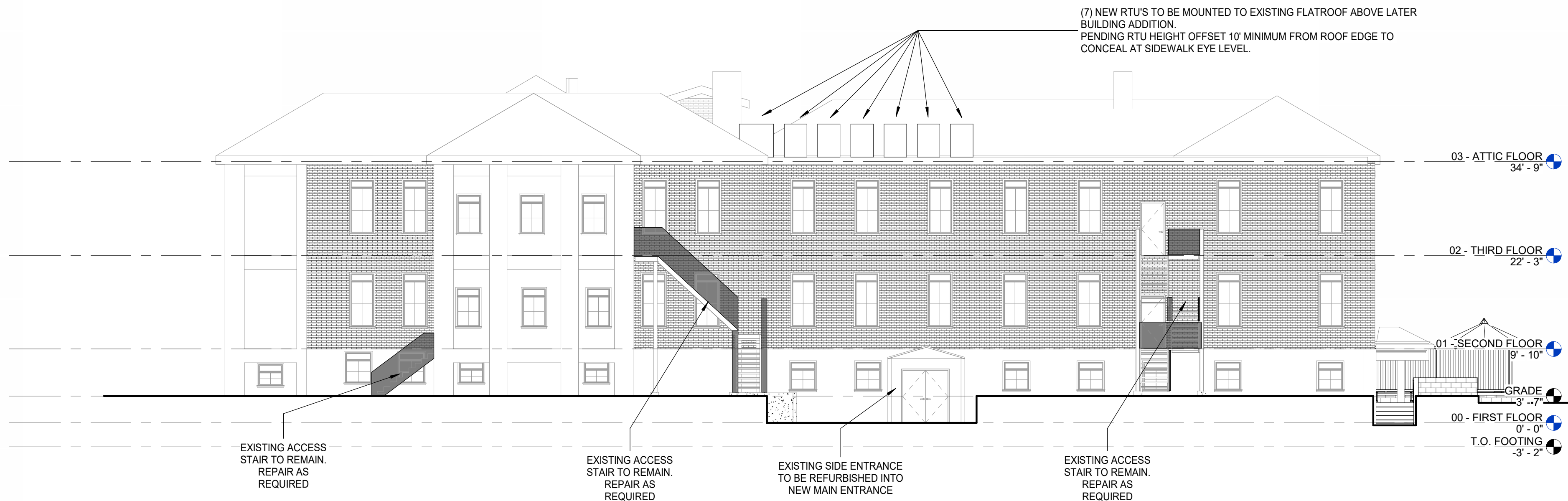
NOT FOR CONSTRUCTION

NO.	DATE	ISSUE / REVISION
DRAWING TITLE:		
BUILDING 1000 PROPOSED ROOF PLAN		
DRAWING NUMBER:		
A-1000.4		
ARCHITECT OF RECORD WILLIAM S. MANDARA P.C. # 21A02177900	SEAL:	
DRAWING SCALE:		
AS NOTED		

Autodesk Docs:Fort Monmouth - Allison Hall/Ft Monmouth - Allison Hall_R2022.rvt
11/19/2024 5:24:35 PM



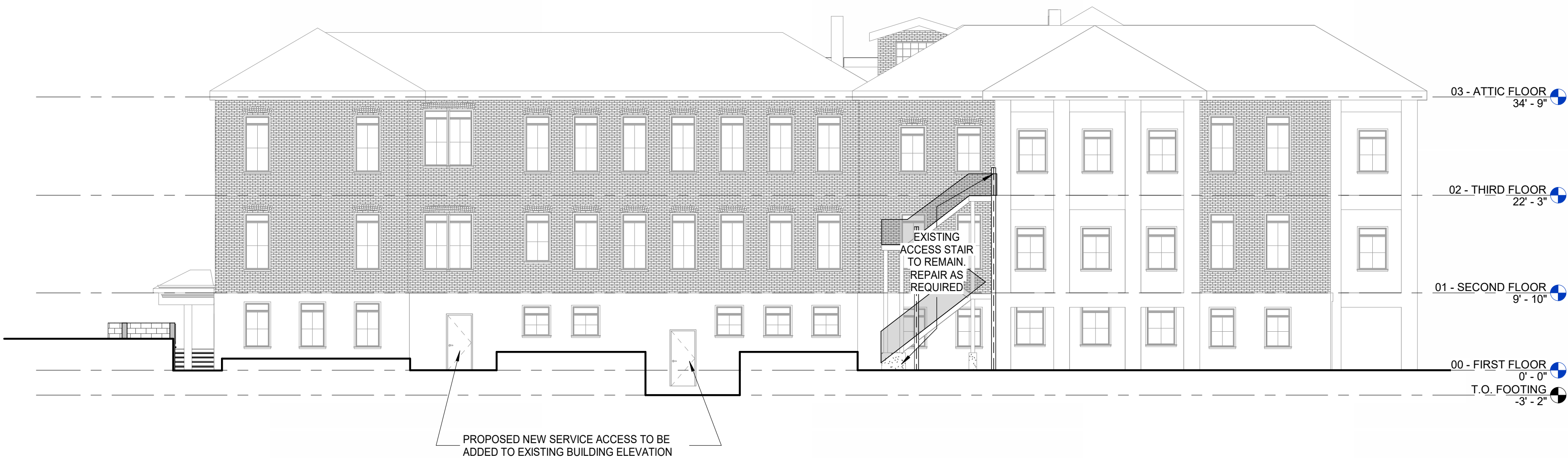
1 NORTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



2 ELEX- ZON B- EAST
SCALE: 3/32" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

