BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING ● AGENDA

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

JULY 8, 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 wil 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**

9. **Old Business**

10. **New Business**

    10.1. Public Hearing - Monmouth County Municipal Open Space Grant Program

    10.2. PB2024-06 Netflix Phase 1A
    Avenue of the Memories
    Amending previously approved Site Plan

    10.3. PB2025-02 Ralph Mocci
    Block 72, Lopt 4.04
    6 Blue Point Cove Road
    Proposed use and bulk variance approval for an addition to add housekeeping quarters

11. **Petitions from the Public**

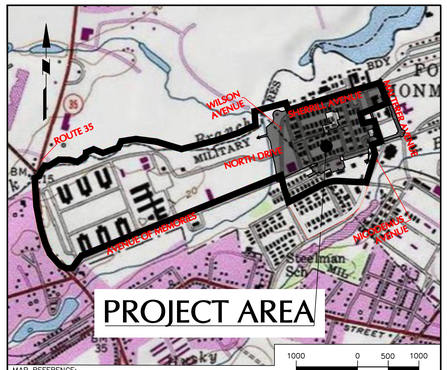
12. **Adjournment**

PRELIMINARY AND FINAL MAJOR SITE PLAN
NETFLIX STUDIOS FORT MONMOUTH
PHASE 1A

502 CAREN FRANZINI WAY, OCEANPORT, NJ 07757
BLOCK 301, LOT 1.01 AND PORTION OF LOT 1, EATONTOWN BOROUGH
BLOCK 110 AND PORTION OF LOT 1, BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NEW JERSEY

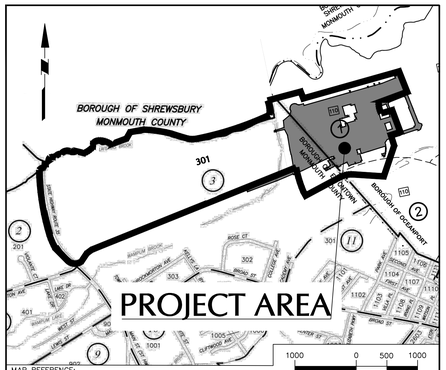
SURVEY DRAWING LIST		
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	VT101	SITE SURVEY
2	VT102	SITE SURVEY
3	VT103	SITE SURVEY
4	VT104	SITE SURVEY

SITE PLAN DRAWING LIST		
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	CS001	COVER SHEET
2	CS002	GENERAL INFORMATION AND NOTES
3	CS003	ZONING & ORDINANCE
4	CS004	200-FT PROPERTY OWNERS LIST
5	CD100	OVERALL DEMOLITION PLAN
6	CD101	DEMOLITION PLAN PARTIAL 1
7	CD102	DEMOLITION PLAN PARTIAL 2
8	CD103	DEMOLITION PLAN PARTIAL 3
9	CD104	DEMOLITION PLAN PARTIAL 4
10	CD200	TREE REMOVAL & REPLACEMENT PLAN
11	CD201	TREE REMOVAL & REPLACEMENT SCHEDULE
12	CS100	OVERALL SITE PLAN
13	CS101	SITE PLAN PARTIAL 1
14	CS102	SITE PLAN PARTIAL 2
15	CS103	SITE PLAN PARTIAL 3
16	CS104	SITE PLAN PARTIAL 4
17	CS105	EASEMENT PLAN
18	CS106	SIGHT TRIANGLE PLAN
19	TM100	VEHICLE CIRCULATION PLAN
20	TM101	EMERGENCY VEHICLE CIRCULATION PLAN
21	CS200	OVERALL SIGNAGE AND STRIPING PLAN
22	CS201	SIGNAGE & STRIPING PLAN PARTIAL 1
23	CS202	SIGNAGE & STRIPING PLAN PARTIAL 2
24	CS203	SIGNAGE & STRIPING PLAN PARTIAL 3
25	CS204	SIGNAGE & STRIPING PLAN PARTIAL 4
26	CG100	OVERALL GRADING & DRAINAGE PLAN
27	CG101	GRADING & DRAINAGE PLAN PARTIAL 1
28	CG102	GRADING & DRAINAGE PLAN PARTIAL 2
29	CG103	GRADING & DRAINAGE PLAN PARTIAL 3
30	CG104	GRADING & DRAINAGE PLAN PARTIAL 4
31	CG201	STORM SEWER PROFILES 1
32	CG202	STORM SEWER PROFILES 2
33	CG203	STORM SEWER PROFILES 3
34	CG204	STORM SEWER PROFILES 4
35	CG205	STORM SEWER PROFILES 5
36	CG206	STORM SEWER PROFILES 6
37	CG207	STORM SEWER PROFILES 7
38	CU100	OVERALL UTILITY PLAN
39	CU101	UTILITY PLAN PARTIAL 1
40	CU102	UTILITY PLAN PARTIAL 2
41	CU103	UTILITY PLAN PARTIAL 3
42	CU104	UTILITY PLAN PARTIAL 4
43	CU201	SANITARY SEWER PROFILES 1
44	CU202	SANITARY SEWER PROFILES 2
45	CU203	WATER PROFILES 1
46	CU204	WATER PROFILES 2
47	CU205	WATER PROFILES 3
48	CU206	WATER PROFILES 4
49	LS100	OVERALL SECURE PERIMETER PLAN
50	LS101	SECURE PERIMETER PLAN PARTIAL 1
51	LS102	SECURE PERIMETER PLAN PARTIAL 2
52	LS103	SECURE PERIMETER PLAN PARTIAL 3
53	LS104	SECURE PERIMETER PLAN PARTIAL 4
54	LS501	SECURE PERIMETER NOTES AND DETAILS
55	LS502	SECURE PERIMETER NOTES AND DETAILS
56	LS503	SECURE PERIMETER NOTES AND DETAILS
57	LS504	SECURE PERIMETER NOTES AND DETAILS
58	LP100	OVERALL LANDSCAPE PLAN
59	LP101	LANDSCAPE PLAN PARTIAL 1
60	LP102	LANDSCAPE PLAN PARTIAL 2
61	LP103	LANDSCAPE PLAN PARTIAL 3
62	LP104	LANDSCAPE PLAN PARTIAL 4
63	LP501	LANDSCAPE NOTES AND DETAILS 1
64	LP502	LANDSCAPE NOTES AND DETAILS 2
65	LI100	OVERALL LANDSCAPE IRRIGATION
66	LI101	IRRIGATION PLAN PARTIAL 1
67	LI102	IRRIGATION PLAN PARTIAL 2
68	LI103	IRRIGATION PLAN PARTIAL 3
69	LI104	IRRIGATION PLAN PARTIAL 4
70	LI501	IRRIGATION NOTES AND DETAILS
71	LI502	IRRIGATION NOTES AND DETAILS
72	LL100	OVERALL LIGHTING PLAN
73	LL101	LIGHTING PLAN PARTIAL 1
74	LL102	LIGHTING PLAN PARTIAL 2
75	LL103	LIGHTING PLAN PARTIAL 3
76	LL104	LIGHTING PLAN PARTIAL 4
77	LL501	LIGHTING NOTES AND DETAILS
78	CE100	OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN
79	CE101	SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 1
80	CE102	SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 2
81	CE103	SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 3
82	CE104	SOIL EROSION AND SEDIMENT CONTROL PLAN PARTIAL 4
83	CE200	OVERALL SOIL DECOMPACTION PLAN
84	CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS 1
85	CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS 2
86	CS501	CONSTRUCTION DETAILS 1
87	CS502	CONSTRUCTION DETAILS 2
88	CS503	CONSTRUCTION DETAILS 3
89	CS504	CONSTRUCTION DETAILS 4
90	CS505	CONSTRUCTION DETAILS 5
91	CS506	CONSTRUCTION DETAILS 6
92	CS507	CONSTRUCTION DETAILS 7
93	CG301	ADA RAMP GRADING INSETS 1
94	CG302	ADA RAMP GRADING INSETS 2



MAP REFERENCE:
USGS TOPOGRAPHIC MAP, ESRI USA TOPO BASEMAP, 2020,
NEW JERSEY – MONMOUTH COUNTY

SITE LOCATION MAP
SCALE: 1" = 1000'



MAP REFERENCE:
TAX MAP EATONTOWN BOROUGH, SHEET 3, AND BOROUGH OF OCEANPORT, SHEETS 2, 3, 7,& 8, MONMOUTH COUNTY, NJ

TAX MAP
SCALE: 1" = 1000'

PROJECT CONTACTS

OWNER: FMERA
502 Caren Franzini Way
Oceanport, NJ 07757

APPLICANT: NETFLIX
5808 W Sunset Blvd
Los Angeles, CA 90028

ENGINEER: LANGAN
Engineering & Environmental Services
300 Kimball Drive, 4th Floor
Parsippany, NJ 07054
(973) 560-4900

ARCHITECT: Mancini Duffy
520 8th Avenue 23rd Floor
New York, NY 10018

ATTORNEY: CSG Law
105 Eisenhower Parkway
Roseland, NJ 07068

CALL BEFORE YOU DIG TO LOCATE UNDERGROUND UTILITIES
1 (800) 272-1000
FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
CALL AT LEAST 3 DAYS PRIOR TO GROUND DISTURBANCE

CALL BEFORE YOU DIG

EATONTOWN BOROUGH SIGNATURE BLOCK

PLANNING BOARD CHAIRPERSON — DATE

PLANNING BOARD SECRETARY — DATE

BOROUGH ENGINEER — DATE

BOROUGH OF OCEANPORT SIGNATURE BLOCK

PLANNING BOARD CHAIRPERSON — DATE

PLANNING BOARD SECRETARY — DATE

BOROUGH ENGINEER — DATE

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE — 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: COVER SHEET

Project No. 100935001
Date 5/17/2024
Drawn By JP
Checked By CC

Drawing No. CS001
Sheet 1

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Project No. 100935001

REFERENCE NOTES:

1. EXISTING INFORMATION BASED ON SURVEY TITLED "SITE SURVEY, NETFLIX STUDIOS FORT MONMOUTH, BLOCK 105, LOTS 1-3; BLOCK 109, LOTS 1-2; BLOCK 110, LOT 4 & PORTIONS OF LOT 1, BOROUGH OF OCEANPORT, BLOCK 301, LOT 1.01 & PORTIONS OF LOT 1, BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY", DRAWING NOS. VT101-VT104, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, LLC, DATED 11 MARCH 2024.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83).
3. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. FLOOD HAZARD AREA LIMITS SHOWN HEREON ARE BASED ON FHA STUDY PERFORMED BY LANGAN. APPROVED BY NJDEP ON FEBRUARY 24, 2025. (ACTIVITY NO. LUP240001).
5. WETLANDS DELINEATION SHOWN HEREON ARE BASED ON DELINEATIONS PERFORMED BY LANGAN WETLAND SCIENTISTS ON 7/15/2021, 7/16/2021, 7/27/2021, 7/28/2021, & 12/7/2023 AND SURVEYED USING GPS METHODS IN JULY 2021. APPROVED BY NJDEP ON FEBRUARY 24, 2025. (ACTIVITY NO. LUP240001)
6. FMERA UTILITY PLANS TITLED "MAIN POST WATER, GAS, & STREAM", MAPS A-Y, DATED 5 JANUARY 1999, AND "MAIN POST SANITARY & STORM", MAPS A-Y, DATED 6 JANUARY 1999, PREPARED BY DIRECTORATE OF PUBLIC WORKS FORT MONMOUTH, NEW JERSEY

DEMOLITION NOTES:

1. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OR REMOVAL OPERATIONS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND REPORT SUCH FINDINGS TO THE OWNER.
2. CONTRACTOR SHALL COORDINATE DRAINAGE REPAIRS, CASTING REPLACEMENT, AND STRIPING WITH THE TOWNSHIP AND COUNTY ENGINEER DURING CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT EXISTING UTILITIES TO REMAIN DURING SAWCUTTING, DEMOLITION AND SITE CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING CURBS AND MILLING OF PAVEMENT WITHIN THE CONSTRUCTION WORK AREA LIMITS NECESSARY TO COMPLETE WORK AND IN ACCORDANCE WITH THE SITE CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL LOCATE EXISTING UTILITY LINES PRIOR TO ANY WORK.
6. CONTRACTOR IS REQUIRED TO PERFORM ALL ON-SITE DEMOLITION REQUIRED TO CONSTRUCT THE PROJECT AS ILLUSTRATED IN CONSTRUCTION DRAWINGS.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON VARIOUS RECORDS AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE OR EXACT. THE CONTRACTOR MUST NOTIFY ALL APPROPRIATE UTILITY COMPANIES BEFORE ANY DEMOLITION OR EXCAVATION.
8. ALL DEMOLITION WORK TO BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
9. THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD-VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE, IN THEIR BID, ALL TEMPORARY FACILITIES AND SERVICES NECESSARY TO SATISFY FEDERAL, STATE, AND LOCAL REQUIREMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO BRACING, SHORING, PAVEMENT REPAIR, FENCING, PEDESTRIAN AND VEHICLE ACCESS, ETC.
11. CONTRACTOR TO INSTALL APPROVED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF WORK.
12. CONTRACTOR TO NOTIFY THE MUNICIPAL ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION-ASSOCIATED PERMITS.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY AND PROTECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SIGNS, LIGHTS, FENCES, BARRIERS, AND PEDESTRIAN AND TRAFFIC CONTROL MEASURES.
15. ALL UTILITY SERVICES TO BE REMOVED/RELOCATED BY THE CONTRACTOR SHALL BE TERMINATED AND CERTIFIED PRIOR TO THE START OF THE DEMOLITION WORK. CONTRACTOR IS TO CONTACT THE APPROPRIATE UTILITY COMPANIES FOR ALL WORK WITH EXISTING UTILITIES. REMOVAL OF WATER AND SEWER ARE TO BE PERFORMED IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION(AHJ) REQUIREMENTS.
16. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY UNEXPECTED UNDERGROUND UTILITY SYSTEMS, INCLUDING UNDERGROUND STORAGE TANKS, ARE ENCOUNTERED.
17. THE CONTRACTOR SHALL REMOVE AND PROPERLY BACKFILL UNDERGROUND UTILITIES AND STORM DRAINS AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE UPSTREAM SOURCE, IF APPLICABLE, FOR ALL UTILITIES TO BE REMOVED OR RELOCATED. THE CONTRACTOR SHALL MAINTAIN ANY UPSTREAM EXISTING UTILITIES TO REMAIN UNTIL THE RELOCATED SERVICE HAS BEEN INSTALLED.
18. SOIL MATERIAL REMOVAL (EXCLUDING DEMOLITION DEBRIS,PAVEMENT,UTILITY PIPING, ETC.) MAY BE REQUIRED. IF SOIL MATERIAL DISPOSAL IS REQUIRED, DISPOSAL TO BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
19. DURING DEMOLITION AND DEBRIS REMOVAL OPERATIONS, CONTRACTOR SHALL CONTINUALLY USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO MINIMIZE THE AMOUNT OF DUST AND DIRT, RISING AND SCATTERING IN THE AIR, TO THE LOWEST PRACTICAL LEVEL POSSIBLE.
20. TREES TO BE REMOVED SHALL HAVE STUMPS GROUND AND REMOVED IN THEIR ENTIRETY. ROOTS SHALL ALSO BE FULLY REMOVED. STUMP AND ROOT DEBRIS SHALL BE REMOVED FOR THE SITE AND THE HOLE SHALL BE BACKFILLED WITH APPROVED COMPACTED FILL.
21. CONTRACTOR TO VERIFY EXTENTS OF UTILITY DEMOLITION WITH UTILITY OWNERS. IF NEEDED, CONTRACTOR SHALL PROVIDE TEMPORARY UTILITY LINES TO IMPACTED BUILDINGS DURING UTILITY INSTALLATION/DEMOLITION WORK. UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL NOT BE DISRUPTED
22. PENETRATIONS IN EXISTING SANITARY AND DRAINAGE MANHOLES WHERE PIPING IS REMOVED, SHALL BE PATCHED WITH CONCRETE BLOCK AND MORTAR AND COATED ON EXTERIOR AND INTERIOR TO PREVENT INFILTRATION. REFER TO SANITARY MANHOLE DETAILS.

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FOR FREE MARKOUTS TO LOCATE UNDERGROUND UTILITIES
CALL AT LEAST 3 DAYS PRIOR TO GROUND DISTURBANCE



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GENERAL CONSTRUCTION NOTES:

1. THESE PLANS REPRESENT OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE WORK TO BE PERFORMED IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT ALL SPECIFIC SITE DETAILS OF INSTALLATION REQUIRED FOR SITEWORK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL IMPROVEMENTS REQUIRED TO ACHIEVE CONSTRUCTION DEPICTED ON THESE PLANS.
2. THE CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL ENGINEERING INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND RECEIVING REVIEWS AND/OR DIRECTION ON WRITTEN REQUESTS FOR INFORMATION.
3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND OWNER'S ENGINEER PRIOR TO COMMENCEMENT OF WORK. THIS INCLUDES A TOPOGRAPHIC SURVEY OF ALL AREAS THE CONTRACTOR REQUIRES ADDITIONAL TOPOGRAPHIC INFORMATION. ANY CONDITIONS THAT DIFFER FROM THE SURVEY SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND OWNER'S ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR A CHANGE ORDER.
4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION ON THE DRAWINGS. CONTRACTOR SHALL SPECIFICALLY REVIEW ALL PLANS, PROFILES AND ANY INFORMATION/DATA TABLES FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING PRIOR TO CONSTRUCTION.
5. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED ON SHEETS THROUGHOUT THE PLAN SET AND AVAILABLE REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL APPLICABLE REQUIREMENTS.
6. CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS WITH LOCAL AUTHORITIES SO AS TO NOT AFFECT SERVICES BEYOND THE LIMIT OF THE CONSTRUCTION WORK AREA.
7. CONTRACTOR IS RESPONSIBLE FOR PREVENTING SOIL AND SEDIMENT-LADEN RUNOFF FROM STORMWATER AND DEWATERING ACTIVITIES FROM ENTERING EXISTING OR PROPOSED STORMWATER FACILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRAFFIC AND PEDESTRIAN PROTECTION WITH LOCAL AUTHORITIES THROUGHOUT THE DURATION OF THE PROJECT.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL PERMIT CONDITIONS REQUIRED.
10. IMPORTED SOIL (IF NECESSARY) MUST BE CERTIFIED CLEAN SOIL. WRITTEN CERTIFICATION MUST BE PROVIDED BY THE CONTRACTOR.
11. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (E) OF THE UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (F) (OSHA COMPETENT PERSON).
12. CONTRACTOR IS TO PROVIDE AS BUILT PLANS FOLLOWING CONSTRUCTION. THE SITE IS TO BE PHYSICALLY INSPECTED BY A MUNICIPAL REPRESENTATIVE TO ASCERTAIN COMPLETENESS AND CORRECTNESS PRIOR TO CERTIFICATE OF OCCUPANCY.
13. ANY DAMAGES TO CURBING, PAVEMENT AND SIDEWALK WITHIN THE PUBLIC BOROUGH R.O.W. AS A RESULT OF THIS PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
14. ALL CONSTRUCTION, INCLUDING WORK OCCURRING WITHIN DEEP TRENCHES, SHALL ABIDE BY ALL APPLICABLE OSHA STANDARDS.

LANDSCAPE NOTES:

1. STREET TREES AND PARKING LOTS TREES SHALL HAVE NO BRANCHES LOWER THAN 7' ABOVE GRADE.
2. BURLAP AND TWINE SHOULD BE REMOVED FROM THE TOP OF THE ROOT BALL.
3. ALL DEAD OR SEVERELY DECLINING PLANS SHALL BE REPLANTED WITHIN THE NEXT GROWING SEASON FOR 1 YEAR FROM THE TIME OF PLANTING.
4. ALL STAKES AND GUYS SHALL BE REMOVED AFTER ONE GROWING SEASON.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL LAWN AND PLANTING AREAS.
6. THE CONTRACTOR/APPLICANT SHALL CONTACT THE BOROUGH TO CONDUCT A PRECONSTRUCTION MEETING AND TO COORDINATE SITE CLEARING AND LANDSCAPE WORK.

SOILS NOTES:

1. REFER TO SHEET CE-100 FOR SOIL TYPES WITHIN THE SITE.
2. SEE SHEET CE-501 AND CE-502 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
3. RESTORE AND MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE AT ALL ACCESS POINTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING ANY ROAD WHERE SEDIMENT IS TRACKED ONTO. ALL SURROUNDING STREETS, SIDEWALKS, AND PARKING AREAS SHALL BE CLEANED OF DIRT, MUD, OR DEBRIS ON A DAILY BASIS DURING CONSTRUCTION.
5. CONTRACTOR TO PROVIDE SEDIMENT BARRIERS AND INLET PROTECTION AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE SURROUNDING STORM SYSTEM.
6. CONTRACTOR TO INSTALL A TEMPORARY CHAIN LINK FENCE AS NECESSARY TO PROVIDE A SAFE WORK SITE. CONTRACTOR IS RESPONSIBLE FOR SAFE PEDESTRIAN ACCESS THROUGHOUT CONSTRUCTION. CONTRACTOR TO RELOCATE TEMPORARY CONSTRUCTION FENCE AS NECESSARY TO ACCOMMODATE WORK THROUGHOUT THE PROJECT.
7. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES DETAILED IN THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLANS AND NJDEP CONSTRUCTION STORMWATER DISCHARGE PERMIT.

GRADING AND DRAINAGE NOTES:

1. ALL EXISTING FRAMES, COVERS, AND GRATES OF UTILITY STRUCTURES TO REMAIN IN AREAS WHERE GRADES WILL BE REVISED BY FILLING OR CUTTING, OR PAVEMENT OVERLAY, MUST BE RESET TO MATCH FINAL GRADE (THIS INCLUDES MANHOLES, HANDHOLES, VALVE BOXES, INLETS, ETC). IN AREAS OF CUT, CONTRACTOR SHALL PROVIDE REQUIRED COVERAGE OF UTILITY AND STORMWATER LINES AS SPECIFIED BY THE UTILITY PURVEYOR.
2. PROPOSED STORMWATER PIPING TRENCHES MAY REQUIRE OVER EXCAVATION IN AREAS NOT CAPABLE OF SUPPORTING THE PROPOSED SYSTEMS. STABILIZATION WITH APPROVED BEDDING MATERIALS WILL BE REQUIRED.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITY CROSSINGS AND PROVIDING UTILITY DROPS AS REQUIRED. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF CROSSING CONFLICT OCCURS.
4. GRADING FOR ADA ACCESSIBLE ROUTES, RAMPS, PARKING AND LOADING SHALL BE IN ACCORDANCE WITH THE NEW JERSEY AMERICAN WITH DISABILITIES ACT ARCHITECTURAL BARRIER REMOVAL AND COMPLIANCE MANUAL. MAXIMUM SLOPES INCLUDE (1) RAMPS - 1:12, (2) ROUTES - 1:20, (3) ROUTES CROSS-SLOPE - 1:50 AND (4) PARKING AND LOADING AREAS - 1:50.
5. TEST PITS WILL BE REQUIRED TO CONFIRM ADEQUATE CLEAR DISTANCES BETWEEN PROPOSED AND EXISTING UTILITIES. TEST PITS SHALL BE PERFORMED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. STRUCTURES SHOWN ON THESE DRAWINGS, THAT INCLUDE, BUT ARE NOT LIMITED TO: DRAINAGE STRUCTURES (INLETS, CATCH BASINS AND MANHOLES), SANITARY MANHOLES, METER PITS AND UNDERGROUND VAULTS, ARE NOT STRUCTURALLY DESIGNED. THE DETAILS PROVIDE TYPICAL DIMENSIONS, LOCATIONS OF PIPE PENETRATIONS, PIPE INVERTS AND GROUND ELEVATIONS AT THE STRUCTURE RIM OR GRATE ONLY. THE STRUCTURAL DESIGN INCLUDING WALL AND SLAB THICKNESS AS WELL AS REINFORCING SHALL BE THE RESPONSIBILITY OF THE PRECAST MANUFACTURER TO MEET STATE DEPARTMENT OF TRANSPORTATION STANDARDS AND HS-20 LOADING REQUIREMENTS WHEN POSITIONED IN TRAVEL WAYS.
7. ALL GRADING, DRAINAGE, AND UTILITY INSTALLATION AND/OR CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
8. GRADE ALL AREAS OTHER THAN PAVED GRADED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS TO FINISH GRADE ELEVATIONS OR CONTOURS AS INDICATED ON DRAWINGS. FINISHED SUBGRADE SURFACE SHALL BE UNIFORM AND SMOOTH, FREE FROM ROCK, DEBRIS, OR IRREGULAR SURFACE CHANGES. SITE SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL.
9. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
10. LENGTHS OF STORM PIPES SHOWN ARE CENTER-TO-CENTER LENGTHS BETWEEN DRAINAGE STRUCTURES.
11. CONTRACTOR SHALL REVIEW ALL DRAINAGE CONNECTIONS TO MANHOLES AND CATCH BASINS AND INCREASE THE INLET BOX SIZES AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND OUTLET PIPES.
12. ALL GRADING IS TO PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
13. PROVIDE BICYCLE SAFE GRATES ON ALL STORM SEWER INLETS.
14. COORDINATE FINAL SIZE, MATERIAL AND LOCATION OF ROOF LEADERS WITH ARCHITECTURAL DRAWINGS.
15. SPOT GRADES REPRESENT PAVEMENT GRADES OR BOTTOM OF CURB UNLESS OTHERWISE NOTED.

UTILITY NOTES:

1. ALL WATER MAINS AND SANITARY OR INDUSTRIAL SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE WATER UTILITY PROVIDER OR THE MUNICIPALITY. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, A CONCRETE CRADLE SHALL BE INSTALLED.
2. THE MUNICIPALITY UTILITIES AUTHORITY SHALL BE NOTIFIED IN ADVANCE OF SEWER INSTALLATION. NO SEWERS SHALL BE INSTALLED WITHOUT INSPECTION BY THE AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL PERFORM AN INFILTRATION OR A LOW PRESSURE EXFILTRATION TEST, DEFLECTION TEST, AIR TEST AND VIDEO INSPECTION (VIA CLOSED-CIRCUIT TELEVISION) ON EACH SECTION OF SEWER PIPE BETWEEN MANHOLES. AIR PRESSURE TESTING SHALL ADHERE TO THE ASTM F1417-92 PROCEDURES. PIPE SHALL BE PRESSURIZED TO 3.5 PSIG WITH AN ALLOWABLE MAXIMUM PRESSURE DROP OF 0.5 PSIG OVER THE TIME PERIOD AS OUTLINED IN ASTM 1417-92. THE TEST SHALL BE WITNESSED BY THE AUTHORITIES HAVING JURISDICTION. ALL RESULTS SHALL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION AND DESIGN ENGINEER FOR APPROVAL AND ACCEPTANCE.
4. ALL WATER MAIN MATERIALS, DISINFECTION AND INSTALLATION SHALL CONFORM TO THE REQUIRED STANDARDS AND SPECIFICATIONS OF THE WATER COMPANY.
5. SIZE AND LOCATION OF ALL PROPOSED FIRE AND DOMESTIC WATER SERVICES SHOWN SHALL BE ADJUSTED BASED ON THE RESULTS OF FIRE FLOW TESTS, MEP DESIGN, AND WATER COMPANY REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE FIRE HYDRANT TYPES, COLORS, AND LOCATIONS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL COORDINATE UTILITY CONSTRUCTION WITH MUNICIPALITY TO SCHEDULE, NOTIFY, AND IMPLEMENT TEMPORARY ROAD CLOSINGS, IF NECESSARY.
8. ALL SEWER WORK SHALL BE DONE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS RULES AND REGULATIONS AND STANDARD DETAILS.
9. PRIOR TO ACCEPTANCE, THE SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE AUTHORITY, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
10. AFTER CONNECTION AND BEFORE FINAL ACCEPTANCE BY THE AUTHORITY, AS-BUILT PLANS SHALL BE PROVIDED BY THE CONTRACTOR.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
12. EXISTING SANITARY MANHOLES AND SEWER DEPICTED TO BE REMOVED SHALL BE EXCAVATED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS. EXISTING MANHOLE PIPE PENETRATIONS TO BE SEALED WITH CONCRETE AND COATED ON THE INTERIOR AND EXTERIOR TO PREVENT INFILTRATION.
13. ELECTRIC, TELEPHONE AND GAS LOCATIONS SHOWN ON PLAN ARE PRELIMINARY. FINAL LOCATION SHALL BE COORDINATED WITH UTILITY COMPANY PRIOR TO CONSTRUCTION.
14. CONTRACTOR TO COORDINATE GAS MAIN, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
15. ALL GAS WORK AND OTHER ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
16. ALL ELECTRICAL WORK, TRANSFORMER PAD, AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE, AND FEDERAL GUIDELINES AND REQUIREMENTS.
17. REFER TO MEP PLANS FOR SITE ELECTRICAL DESIGN.

AN AS-BUILT SURVEY OF THE PROJECT SHALL BE PROVIDED TO THE BOROUGH ENGINEER UPON COMPLETION OF CONSTRUCTION.

CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY AND THE BOROUGH ENGINEER.

ALL SANITARY SEWER LINES TO BE INSPECTED, PRESSURE TESTED AND MANDREL TESTED. THE LINES SHALL BE TELEVISED AND AN ELECTRONIC RECORD OF THE TELEVISED SYSTEM WITH COMMENTARY SHALL BE SUBMITTED TO THE DIRECTOR OF DEPARTMENT OF PUBLIC WORKS.

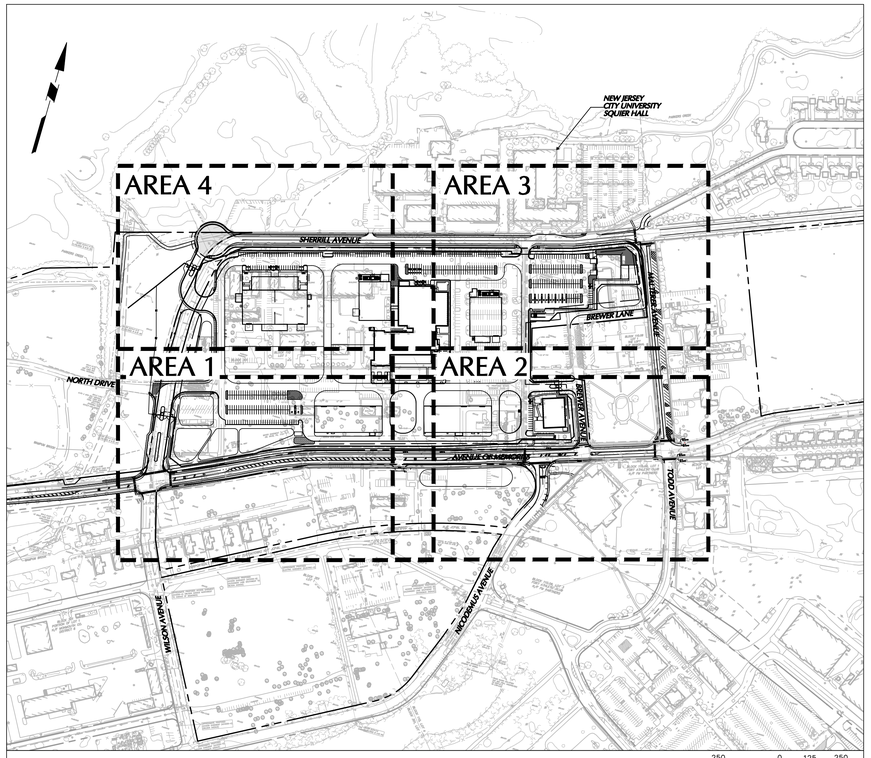
CONTRACTOR TO PERFORM TEST PITS AT ALL UTILITY CROSSINGS PRIOR TO THE START OF UTILITY INSTALLATION.

ALL GAS LINES ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION. GAS LINES CANNOT BE EXPOSED TO CONSTRUCTION ELEMENTS.

ALL EXISTING STORM SEWER STRUCTURES TO REMAIN ARE TO BE INSPECTED AND REPAIRED OR REPLACE AS NECESSARY.

SANITARY PIPE LENGTHS AND INVERTS SHOWN ARE BASED UPON CENTER HORIZONTAL DIMENSIONS OF THE SANITARY MANHOLE LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR SAFE ACCESS IN AND AROUND THE SITE THROUGHOUT CONSTRUCTION. CONTRACTOR TO INSTALL 6-FT-HIGH CHAIN LINK FENCE, PEDESTRIAN/VEHICULAR SIGNAGE, AND PROVIDE FLAG MEN AS NECESSARY



KEY MAP OF SITE AND SHEET LAYOUT

250 0 125 250
SCALE: 1 INCH = 250 FEET

Date	Description	No.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GENERAL NOTES

Project No. 100935001
Date 5/17/2024
Drawn By JP
Checked By CC

Drawing No. CS002
Sheet 2

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Project No. 100935001

ZONING DATA TABLE
Development Zone 1 - Whale Parcel

Bulk Zoning Requirements	Permitted	Proposed	Complies
Development Zone Area	5,118,214 SF 117.5 Acres	5,118,214 SF 117.5 Acres	Yes
Max. Floor Area Ratio	0.50	0.0001 (384 SF)	Yes
Max Lot Coverage	75%	<75%	Yes

Minimum Setbacks from Lot Lines	Permitted		Proposed	Complies
	Setback Area	Max Height		
From Route 35 Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From Internal Lot Lines (if Wilson Avenue is vacated)*	0 feet	Up to 80 feet	N/A	Yes
From Parker's Creek Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From Avenue of Memories Lot Line	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes

Notes:
* Monmouth County adopted Resolution No. 2024-0228 to vacate a portion of Wilson Avenue on March 14, 2024

ZONING DATA TABLE
Development Zone 3 - Tech A Parcel and Barracks Parcel

Bulk Zoning Requirements	Permitted	Proposed	Complies
Development Zone Area	417,800 SF 9.6 Acres	417,800 SF 9.6 Acres	Yes
Max. Floor Area Ratio	0.30	0.00	Yes
Max Lot Coverage	85%	<85%	Yes

Minimum Setbacks from Lot Lines	Permitted		Proposed	Complies
	Setback Area	Max Height		
From Wilson Avenue Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From JCP&L ROW Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From Avenue of Memories Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From Brewer Avenue Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes

ZONING DATA TABLE
Development Zone 4 - Bowling Center Parcel

Bulk Zoning Requirements	Permitted	Proposed	Complies
Development Zone Area	109,779 SF 2.5 Acres	109,779 SF 2.5 Acres	Yes
Max. Floor Area Ratio	0.30	0.0005 (60 SF)	Yes
Max Lot Coverage	75%	18.3%	Yes

Minimum Setbacks from Lot Lines	Permitted		Proposed	Complies
	Setback Area	Max Height		
From Avenue of Memories Lot Lines	0 to 25 feet >25 to 75 feet	No Build Area Up to 50 feet	N/A	Yes
From Internal Lot Lines (if Wilson Avenue is vacated)*	0 feet	Up to 80 feet	N/A	Yes
From Lot Line Shared with Zone 7	0 feet	Up to 80 feet	N/A	Yes

Notes:
* Monmouth County adopted Resolution No. 2024-0228 to vacate a portion of Wilson Avenue on March 14, 2024

ZONING DATA TABLE
Development Zone 7 - McAfee Parcel

Bulk Zoning Requirements	Permitted	Proposed	Complies
Development Zone Area	1,281,791 SF 29.4 Acres	1,281,791 SF 29.4 Acres	Yes
Max. Floor Area Ratio	0.30	0.23 (296,376 SF)	Yes
Max Lot Coverage	85%	81.8%	Yes

Minimum Setbacks from Lot Lines	Permitted		Proposed	Complies
	Setback Area	Max Height		
From Sherrill Avenue Lot Lines (up to Irwin Avenue)	0 to 25 feet >25 to 75 feet >75 feet	No Build Area Up to 50 feet 80 feet	117.2 FT	Yes
From Avenue of Memories Lot Lines (up to Irwin Avenue)	0 to 25 feet >25 to 75 feet >75 feet	No Build Area Up to 50 feet 80 feet	75.6 FT	Yes
From Avenue of Memories Lot Lines (between Irwin and Brewer Avenue)	0 to 25 feet >25	No Build Area Up to 35 feet	89.6 FT	Yes
From Brewer Lane Lot Lines	0 to 25 feet >25	No Build Area Up to 35 feet	111.7 FT	Yes
From Malterer Avenue Lot Lines	0 to 25 feet >25	No Build Area Up to 35 feet	36.2 FT	Yes
From Sherrill Avenue Lot Lines (between Malterer and Irwin Avenue)	0 to 25 feet >25	No Build Area Up to 35 feet	25.0 FT	Yes
From Brewer Avenue Lot Lines (adjacent to and north of FMERA Office - Bldg 502)*	0 to 25 feet >25	No Build Area Up to 35 feet	37.8 FT	Yes
From Lot Line Shared with Zone 4	0 feet	Up to 80 feet	113.1 FT	Yes

Notes:
* Monmouth County adopted Resolution No. 2024-0228 to vacate a portion of Wilson Avenue on March 14, 2024

PARKING SPACE ANALYSIS
Minimum Parking Spaces Required for Studio Structures

Structure Type	Parking Ratio
Mill/Workshops	1 space per 1,000 SF of GFA
Storage/Warehouse	0.5 space per 1,000 SF of GFA
Sound Stages	1 space per 3,000 SF of GFA
Studio Business & Support Office	3 space per 1,000 SF of GFA

Parking Space Calculations - Development Zone 7 - McAfee Parcel

Structure Type	GFA	Parking Ratio	Spaces
Sound Stages			
Sound Stage 1	22,330 SF		
Sound Stage 2	22,470 SF		
Twin Soundstage 3-4	71,504 SF		
Sub-total	116,304 SF	1 space per 3,000 SF of GFA	39
Studio Business & Production Support Office			
McAfee Center (Building 600)	91,595 SF		
FMERA Office (Building 502)	9,696 SF		
Sub-total	101,291 SF	3 space per 1,000 SF of GFA	304
Mill/Workshops			
Mill 1	30,110 SF		
Mill 2	30,110 SF		
Sub-total	60,220 SF	1 space per 1,000 SF of GFA	61
Storage/Warehouse			
Storage/Warehouse Building	11,824 SF		
Sub-total	11,824 SF	0.5 space per 1,000 SF of GFA	6
Parking Spaces Required			410
Parking Spaces Proposed			532 (Complies)

Minimum ADA Accessible Parking Spaces Required

	Required		Proposed	Complies
ADA Accessbile Parking Spaces	2% Min.	11	12	Yes

Minimum EV Parking Spaces Required

	Required		Proposed	Complies
EV Parking Spaces	4% Min.	22	22	Yes
- Service Enabled: 10 spaces				
- Make-Ready: 12 spaces				
ADA Accessible EV Parking Spaces	5% Min. of EV Spaces Proposed	1	2	Yes

Driveway Width Requirements	Permitted	Proposed	Complies
Access Driveway Widths in Parking Areas			
- Two-way	24 FT Min.	24 FT	Yes
Driveway or Curb Cut Width			
- Two-way	45 FT Max.*	64 FT	Yes

Notes:
* This requirement shall not preclude the provision of adequate curb radii.

Minimum Bike Parking Spaces Required

	Required	Proposed	Complies
Bike Parking Spaces	0	36	Yes

LOADING SPACE ANALYSIS
Minimum Loading Spaces Required for Studio Structures

Structure Type	Required
Mill/Workshops	1 space for 1st 30,000 SF plus, 1 additional space for every 30,000 SF
Sound Stages	0 spaces required
Studio Business & Support Office	1 space for 1st 100,000 SF plus, 1 additional space for every 100,000 SF
Storage/Warehouse	1 space for 1st 30,000 SF plus, 1 additional space for every 30,000 SF

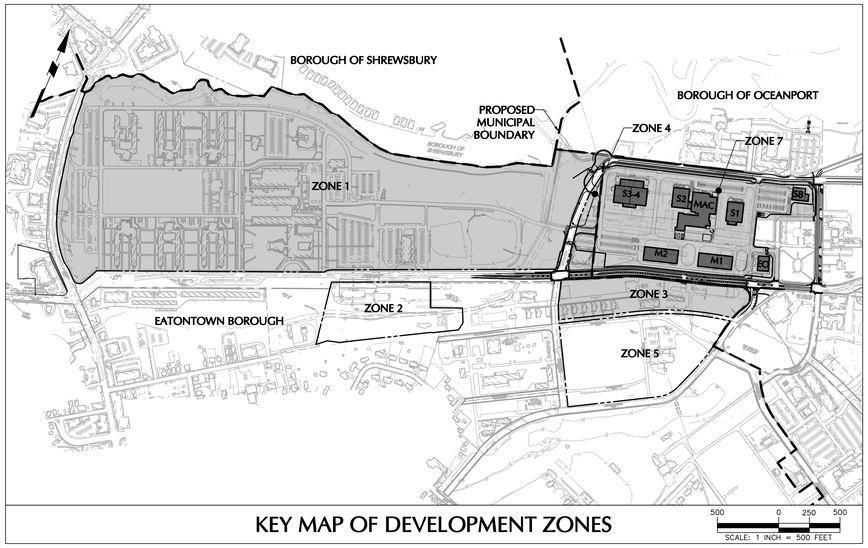
Loading Space Calculations - Development Zone 7 - McAfee Parcel

Structure Type	GFA	Required	Proposed	Complies
Sound Stages				
Sound Stage 1	22,330 SF	0	1	Yes
Sound Stage 2	22,470 SF	0	1	Yes
Twin Soundstage 3-4	71,504 SF	0	2	Yes
Studio Business & Production Support Office				
McAfee Center (Building 600)	91,595 SF	0	1	Yes
FMERA Office (Building 502)	9,696 SF	0	1	Yes
Mill/Workshops				
Mill 1	30,110 SF	1	3	Yes
Mill 2	30,110 SF	1	3	Yes
Storage/Warehouse				
Storage/Warehouse Building	11,824 SF	0	1	Yes

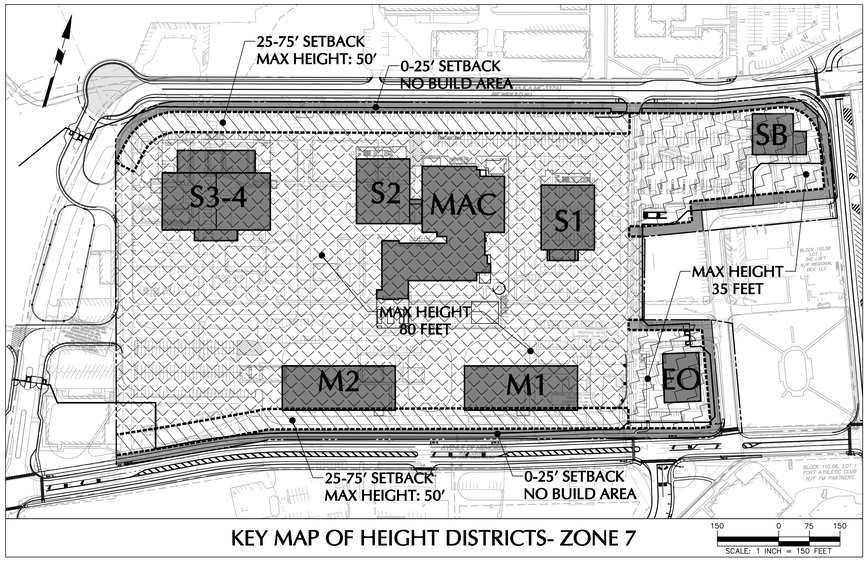
AVERAGE GRADE ANALYSIS
Existing vs. Proposed

Structure Type	Average Surface Grade			Measure Bldg. Height from Existing Grade?
	Existing	Proposed	Net	
Sound Stage 1	14.4	17.3	2.9	No
Sound Stage 2	15.9	16.7	0.8	No
Twin Soundstage 3-4	13.8	18.5	4.7	Yes
Mill 1	15.4	17.0	1.6	No
Mill 2	14.8	17.0	2.2	No
Storage/Warehouse Building	15.6	15.7	0.1	No
McAfee Center (Building 600)	15.9	16.3	0.4	No
FMERA Office Building (Building 502)	14.6	14.8	0.2	No

Notes:
1. Refer to Grading & Drainage Plans for existing and proposed average grade identifications.
2. If the average finished grade is three feet or more above existing grade, then the building / structure height measurement shall be taken from the existing grade.



KEY MAP OF DEVELOPMENT ZONES



KEY MAP OF HEIGHT DISTRICTS- ZONE 7

BUILDING & STRUCTURE HEIGHT** ANALYSIS

Structure Type	Permitted***	Proposed	Complies
Sound Stage 1*****	70 FT	68.5 FT	Yes
Sound Stage 2*****	70 FT	68.5 FT	Yes
Twin Soundstage 3-4*****	70 FT	68.2 FT	Yes
Mill 1	35 FT	35.0 FT	Yes
Mill 2	35 FT	35.0 FT	Yes
Storage/Warehouse Building	35 FT per height district	25.0 FT	Yes
McAfee Center (Building 600)/SBPSO*****	75 FT	52.7 FT	Yes
FMERA Office (Building 502)/SBPSO	35 FT per height district	17.1 FT	Yes
Perimeter Security Wall	20 FT****	<20 FT	Yes
Rooftop Appurtenances	15 FT or 15% whichever is greater	15 FT or 15%	Yes

Notes:
**Height of Structure means the vertical distance as measured from the average finished grade of a Structure as measured around the perimeter of the outside wall of the foundation of the highest point of the roof of the Structure but not including rooftop appurtenances, provided the equipment and screening devices are both set back at least 10 feet from all sides of the Building/Structure as measured to the roof edge or parapet. However, if the average finished grade is three feet or more above existing grade, then the measurement shall be taken from the existing grade.
***Reuse Amendment #20 requires that unless otherwise noted, the maximum permitted height of a Structure or Outdoor Spaces shall be the lesser of the maximum permitted height by Structure Type/Outdoor Spaces as established on Tables 1-4 or the maximum permitted height by Height District as established on Tables 5-47. For the purpose of this analysis the Structure Type was the lesser of the maximum permitted height by Structure Type/Outdoor Space and Height District unless otherwise noted.
****The portion of the wall facing adjoining properties must appear to be 10 feet through the use of berms, or other landscaping features
*****Buildings with Rooftop Appurtenances

REQUESTED VARIANCE / DEVIATION

1. IDENTIFICATION SIGN:
   – MAX. HEIGHT: 10 FT PERMITTED; 12 FT PROPOSED*

   * REFER TO SIGNAGE PLANS PREPARED BY MANCINI DUFFY FOR SIGN DETAILS AND DIMENSIONS.

No.	Description	Date
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: ZONING & ORDINANCE

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS003
Sheet 3

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Project No. 100935001

OWNER & ADDRESS REPORT		
EATONTOWN		200 FOOT LIST BLOCK 301 LOT 1
BLOCK	LOT	PROPERTY OWNER
201	8	152 HIGHWAY 35 EATONTOWN, NJ 07724
201	3	CALVARY CHAPEL 178 MAIN STREET EATONTOWN, NJ 07724
201	4	MAIN & WATER LLC 44 BLUE HILLS DRIVE HOLMDEL, NJ 07733
201	5	CRYSTAL ASSOCIATES LLC 170 HIGHWAY 35 EATONTOWN, NJ 07724
201	6	SEACREST ASSOCIATES, LLC 721 ORANGE COURT RIVER VALE, NJ 07060
201	7	158 RT35 LLC %GEN PLUMBING SUPPLY 330 S RANDOLPHVILLE RD PISCATAWAY, NJ 08854
201	9	YORG, FREDERICK AND KATHY 102 N. MAPLE AVE. TUCKERTON, NJ 08087
201	10.01	I & J MONMOUTH REAL ESTATE 12 MUNSTER PL WAYNE, NJ 07470
301	1	FT MONMOUTH ECONOMIC REVITALIZATION 502 BREWER AVENUE OCEANPORT, NJ 07757
301	1.01	FT MONMOUTH ECONOMIC REVITALIZATION 502 BREWER AVENUE OCEANPORT, NJ 07757
301	1.04	BOROUGH OF EATONTOWN 47 BROAD STREET EATONTOWN, NJ 07724
301	2	STOR PTRNS EAT.638%EXTRA SPACE STOR PO BX 71870;6890 S 2300E SALT LAKE CITY, UT 84171
301	3	RODRIGUEZ, ANGEL AND CATHY 1065 CARAVAN LOOP POLK CITY, FL 33868
301	26	BOROUGH OF EATONTOWN - SEWER AUTH 47 BROAD STREET EATONTOWN, NJ 07724
301	27	JCP&LCO C/O FIRSTENERGY SERVICE CO. PO. BOX 4747 OAKBROOK, IL 60522
301	28	SCHMITT, SHIRLEY M 101 MONMOUTH WEST LONG BRANCH, NJ 07764
301	31	ROBATTO, CHRISTINA 127 BROAD STREET EATONTOWN, NJ 07724
301	32	FU, JOHN L. 133 BROAD STREET EATONTOWN, NJ 07724
301	33	NEUCEBAUER ROBERT J. 137 BROAD STREET EATONTOWN, NJ 07724
301	35	AYUSO, VICTOR AND MARIA 20 ROSE COURT EATONTOWN, NJ 07724
301	36	BOGGESS, JAMES WILSON JR 30 ROSE COURT EATONTOWN, NJ 07724
301	37	CALISTER,KUHL MIKAL & CAVALLO, COR 38 ROSE COURT EATONTOWN, NJ 07724
301	38	HANSEN, LYNN DIANE 42 ROSE COURT EATONTOWN, NJ 07724
301	39	MISENHEIMER JOHN C AND LAUREN K. 46 ROSE COURT EATONTOWN, NJ 07724
301	40	CIANI, DAVID R 52 ROSE COURT EATONTOWN, NJ 07724
301	41	BEACON SPECIALIZED LIVING, INC 820 BEAR TAVERN WEST TRENTON, NJ 08628
301	42	FLECK, TRISIINM & PETERS, ERIC B 64 ROSE COURT EATONTOWN, NJ 07724
301	43	LOVIE, IAN C & MICHELE D 111 SOUTH STREET EATONTOWN, NJ 07724
301	44	SCHECHER, MICHAEL 4 ROSE CT EATONTOWN, NJ 07724
301	45	BORNEMANN, JUDITH ANNE 64 ROSE COURT EATONTOWN, NJ 07724
301	46	WORTHLEY, GARRETT B JR & PATRICIA A 44 COLLEGE AVENUE EATONTOWN, NJ 07724
301	47	WORTHLEY, GARRETT B JR & PATRICIA A 44 COLLEGE AVENUE EATONTOWN, NJ 07724
301	48	MALTZMAN, LINDA SCOTT & MICHAEL 95 COLLEGE AVE EATONTOWN, NJ 07724
301	49	ANGAROLA, JOAN 29 COLLEGE AVE EATONTOWN, NJ 07724
301	50	SNEATH, KENNETH & ROSALIE 30 COLLEGE AVE EATONTOWN, NJ 07724
301	51	1621 PUMO REAL ESTATE, LLC 506 FIRST AVENUE SPRING LAKE, NJ 07762
301	52	SNEATH, KENNETH & ROSALIE 30 COLLEGE AVE EATONTOWN, NJ 07724
301	53	PHARO, SEAN WAYNE AND REGINA 2 ACADEMY AVENUE EATONTOWN, NJ 07724
301	54	PHARO, SEAN WAYNE AND REGINA 2 ACADEMY AVENUE EATONTOWN, NJ 07724
301	55	PHARO, SEAN WAYNE AND REGINA 2 ACADEMY AVENUE EATONTOWN, NJ 07724
302	6	GUIOMAR, NUNO AND KERRI L 47 ROSE COURT EATONTOWN, NJ 07724
302	7	PRATT, ERNEST 53 ROSE COURT EATONTOWN, NJ 07724
302	8	BLAIR, JACKSON AND MARGARET 59 ROSE COURT EATONTOWN, NJ 07724
302	9	BOSS, CHRISTINE M&WALKER 3 ROSE COURT EATONTOWN, NJ 07724
302	10	THOMPSON, LORI 34 COLLEGE AVENUE EATONTOWN, NJ 07724
302	11	GAETANO, MARCELO 1873 GREENWOOD ROAD TOMS RIVER, NJ 08753
401	34	MILLER, TODD & CHERRY, ALEXIS 16 TINTON AVE EATONTOWN, NJ 07724
401	35	LUKOIL NORTH AMERICA LLC 302 HARPER DR STE 303 MOORESTOWN, NJ 08057
401	36	BOROUGH OF EATONTOWN 47 BROAD STREET EATONTOWN, NJ 07724
1006	41	EATONTOWN LOADGE 2402 BPO ELKS 216 BROAD ST EATONTOWN, NJ 07724

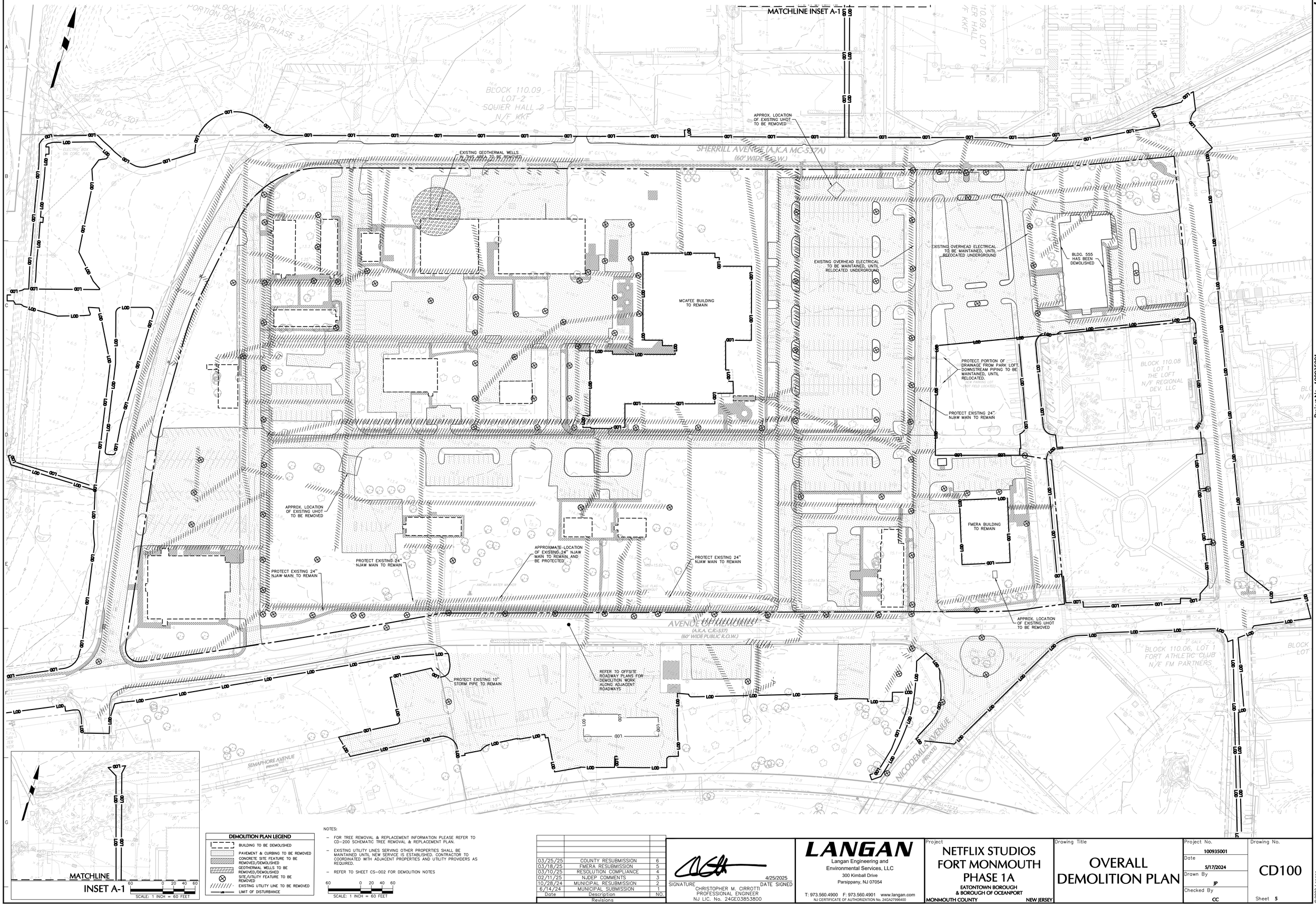
OWNER & ADDRESS REPORT		
EATONTOWN		200 FOOT LIST BLOCK 301 LOT 1
BLOCK	LOT	PROPERTY OWNER
1006	42	EATONTOWN LOADGE 2402 BPO ELKS 216 BROAD ST EATONTOWN, NJ 07724
1006	43	EATONTOWN LOADGE 2402 BPO ELKS 216 BROAD ST EATONTOWN, NJ 07724
1006	44	THROCKMORTON, WALTER, JR. & BARBARA 228 BROAD ST EATONTOWN, NJ 07724
1006	45	THROCKMORTON, WALTER, JR. & BARBARA 228 BROAD ST EATONTOWN, NJ 07724
1006	46	THROCKMORTON, WALTER, JR. & BARBARA 228 BROAD ST EATONTOWN, NJ 07724
1006	47	BOROUGH OF EATONTOWN 47 BROAD STREET EATONTOWN, NJ 07724
1006	48	BOROUGH OF EATONTOWN 47 BROAD STREET EATONTOWN, NJ 07724
1101	1	SMITH, DONNA L 261 BROAD ST EATONTOWN, NJ 07724
1101	2	BOYLAN, PATRICIA C 265 BROAD STREET EATONTOWN, NJ 07724
1101	3	BOYLAN, PATRICIA C 265 BROAD STREET EATONTOWN, NJ 07724
1101	4	DESOUSA, DHIOGO FERREIRA 16 LAKE AVENUE EATONTOWN, NJ 07724
1101	5	SALNICK PROPERTIES, LLC 22 TURNPIKE EATONTOWN, NJ 07724
1101	6	SHEPHARD, MICHAEL D 28 LAKE AVE EATONTOWN, NJ 07724
1101	7	LARSEN, ROBIN PO BOX 342 EATONTOWN, NJ 07724
1101	8	BENNETT, DALE A 39 CINTON AVE EATONTOWN, NJ 07724
1101	9	MICCIULLA, TARA & ROMILDA 36 LAKE AVE EATONTOWN, NJ 07724
1101	10	BRENNER RANAE AND BARRY 40 LAKE AVE EATONTOWN, NJ 07724
1101	11	DOUGHERTY, EDWARD J & GEORGIE 46 LAKE AVENUE EATONTOWN, NJ 07724
1101	12	SALVADOR, ANTONIO AND ROSA 52 LAKE AVE EATONTOWN, NJ 07724
1101	13	WHITE, RICHARD A. JR 41 LAKE AVE EATONTOWN, NJ 07724
1101	14	TUVEL, HERZEL 37 LAKE AVENUE EATONTOWN, NJ 07724
1101	15	ROGERS, MICHAEL F & COOK, KADI M 33 LAKE AVENUE EATONTOWN, NJ 07724
1101	16	25 LAKE HOUSE, LLC 57 MAIN STREET HOLMDEL, NJ 07733
1101	17	25 LAKE HOUSE, LLC 57 MAIN STREET HOLMDEL, NJ 07733
1101	18	HEWITT, ARLEEN Z 455 ONTARIO DRIVE ONTARIO, NY 14519
1101	19	HEWITT, ARLEEN Z 455 ONTARIO DRIVE ONTARIO, NY 14519
1101	20	HANSON, TOM 15 LAKE AVE EATONTOWN, NJ 07724
1101	21	JENGO, DONALD & AMY 275 BROAD STREET EATONTOWN, NJ 07724
1101	31	ZADOROZNY, JOYCE ANN 34 LOCUST AVENUE EATONTOWN, NJ 07724
1101	32	ZADOROZNY, JOYCE ANN 34 LOCUST AVENUE EATONTOWN, NJ 07724
1101	33	MONTEFINESSE, NICHOLAS & MARCELLA 38 LOCUST AVE EATONTOWN, NJ 07724
1101	34	LOCUST40, LLC 107 MONMOUTH ROAD STE 202 WEST LONG BRANCH, NJ 07764
1102	1	DEMAIO, FABIO & FERREIRA, NEILA M 24 PARK AVENUE EATONTOWN, NJ 07724
1102	2	CAMERON, THOMAS W. 22 PARK AVENUE EATONTOWN, NJ 07724
1102	3	HUGGLER, BRUCE AND CAROL 20 PARK AVENUE EATONTOWN, NJ 07724
1102	4	HUGGLER, BRUCE AND CAROL 20 PARK AVENUE EATONTOWN, NJ 07724
1102	18	LEWIS, THEODORE F. JR. 227 WYCKOFF ROAD EATONTOWN, NJ 07724
1102	19	RAGUCCI, J. & BALLESTEROS, K. 39 LOCUST AVENUE EATONTOWN, NJ 07724
1103	13	WITZIG, KELLI DANIEL R 17 PARK AVE EATONTOWN, NJ 07724
1103	14	GARCIA, JORGE AND GABRIELA 19 PARK AVENUE EATONTOWN, NJ 07724
1103	15	GARCIA, JORGE AND GABRIELA 19 PARK AVENUE EATONTOWN, NJ 07724
1103	16	DEFILIPPIS, JOSEPH & JEAN 21 PARK AVE EATONTOWN, NJ 07724
1103	17	DEFILIPPIS, JOSEPH & JEAN 21 PARK AVE EATONTOWN, NJ 07724
1104	1	BOROUGH OF EATONTOWN 47 BROAD ST EATONTOWN, NJ 07724
1104	2	BOROUGH OF EATONTOWN 47 BROAD ST EATONTOWN, NJ 07724
1104	3	MOYES, EDWARD D. JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724
1104	4	MOYES, EDWARD D. JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724
1104	5	MOYES, EDWARD D. JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724
1104	6	MOYES, EDWARD D. JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724
1104	7	MOYES, EDWARD D. JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724

OWNER & ADDRESS REPORT		
EATONTOWN		200 FOOT LIST BLOCK 301 LOT 1
BLOCK	LOT	PROPERTY OWNER
1104	8	MOYES, EDWARD D, JR & SUSAN 35 PARK AVENUE EATONTOWN, NJ 07724
1104	9	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	10	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	11	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	12	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	13	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	14	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	15	DEDEUS, GUILHERME COIMBRA 37 PARK AVENUE EATONTOWN, NJ 07724
1104	16	KROPOSKY, DUSTIN 43 VILLA PLACE EATONTOWN, NJ 07724
1104	17	KROPOSKY, DUSTIN 43 VILLA PLACE EATONTOWN, NJ 07724
1104	18	KROPOSKY, DUSTIN 43 VILLA PLACE EATONTOWN, NJ 07724
1104	19	KLINE, JAMES N & TRICIA L 39 VILLA PLACE EATONTOWN, NJ 07724
1104	20	KLINE, JAMES N & TRICIA L 39 VILLA PLACE EATONTOWN, NJ 07724
1104	21	KLINE, JAMES N & TRICIA L 39 VILLA PLACE EATONTOWN, NJ 07724
1104	22	MAGUIRE, JAMES T & LIANA JADE 35 VILLA PLACE EATONTOWN, NJ 07724
1104	23	MAGUIRE, JAMES T & LIANA JADE 35 VILLA PLACE EATONTOWN, NJ 07724
1104	24	MAGUIRE, JAMES T & LIANA JADE 35 VILLA PLACE EATONTOWN, NJ 07724
1104	25	HORVATH, JOSEPH 31 VILLA PLACE EATONTOWN, NJ 07724
1104	26	HORVATH, JOSEPH 31 VILLA PLACE EATONTOWN, NJ 07724
1104	27	HORVATH, JOSEPH 31 VILLA PLACE EATONTOWN, NJ 07724
1104	28	PATTERSON, ROBERT J. 27 VILLA PLACE EATONTOWN, NJ 07724
1104	29	PATTERSON, ROBERT J. 27 VILLA PLACE EATONTOWN, NJ 07724
1104	30	PATTERSON, ROBERT J. 27 VILLA PLACE EATONTOWN, NJ 07724
1105	1	ELMER, ALBERT & VIRGINIA 39 PARK AVE EATONTOWN, NJ 07724
1105	2	ELMER, ALBERT & VIRGINIA 39 PARK AVE EATONTOWN, NJ 07724
1105	3	ELMER, ALBERT & VIRGINIA 39 PARK AVE EATONTOWN, NJ 07724
1105	4	ELMER, ALBERT & VIRGINIA 39 PARK AVE EATONTOWN, NJ 07724
1105	5	ELMER, ALBERT & VIRGINIA 39 PARK AVE EATONTOWN, NJ 07724
1105	6	CHARTIER, SCOTT & LORIE 41 PARK AVE EATONTOWN, NJ 07724
1105	7	CHARTIER, SCOTT & LORIE 41 PARK AVE EATONTOWN, NJ 07724
1105	8	CHARTIER, SCOTT & LORIE 41 PARK AVE EATONTOWN, NJ 07724
1105	9	CHARTIER, SCOTT & LORIE 41 PARK AVE EATONTOWN, NJ 07724
1105	10	CHARTIER, SCOTT & LORIE 41 PARK AVE EATONTOWN, NJ 07724
1105	11	GALLO, JAMES B JR & KRISTEN MARIE 43 PARK AVE EATONTOWN, NJ 07724
1105	12	GALLO, JAMES B JR & KRISTEN MARIE 43 PARK AVE EATONTOWN, NJ 07724
1105	13	GALLO, JAMES B JR & KRISTEN MARIE 43 PARK AVE EATONTOWN, NJ 07724
1105	14	GALLO, JAMES B JR & KRISTEN MARIE 43 PARK AVE EATONTOWN, NJ 07724
1105	15	GALLO, JAMES B JR & KRISTEN MARIE 43 PARK AVE EATONTOWN, NJ 07724
1105	16	FLYNN, KEVIN AND LORI 45 PARK AVENUE EATONTOWN, NJ 07724
1105	17	FLYNN, KEVIN AND LORI 45 PARK AVENUE EATONTOWN, NJ 07724
1105	18	FLYNN, KEVIN AND LORI 45 PARK AVENUE EATONTOWN, NJ 07724
1105	19	FLYNN, KEVIN AND LORI 45 PARK AVENUE EATONTOWN, NJ 07724
1105	20	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	21	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	22	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	23	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	24	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1105	25	STRATTON, BARABARA F. AND CLYDE J. 47 PARK AVENUE EATONTOWN, NJ 07724
1201	2	ST.DOROTHEAS R C CHURCH 240 BROAD ST EATONTOWN, NJ 07724
1201	3	ACEVEDO, IRIS 250 BROAD ST EATONTOWN, NJ 07724
1201	4	MANNARINO, SUSAN 270 BROAD ST EATONTOWN, NJ 07724

OWNER & ADDRESS REPORT			
OCEANPORT		200 FOOT LIST BLOCK 110 LOT 1	
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
104	1	MARINA AT OCEANPORT PARTNERS, LLC 10 RIVERSIDE AVENUE OCEANPORT, NJ 07757	10 RIVERSIDE AVENUE
105	1	FORT MONMOUTH ECONOMIC REVITALIZATI LEONARD AVE PO BOX 267, OCEANPORT, NJ 07757	LEONARD AVE
109	1	US GOV US ARMY SELI EH-E FORT MONMOUTH, NJ 07703	OCEANPORT AVE
109	2	US GOV US ARMY SELI EH-E FORT MONMOUTH, NJ 07704	LEONARD AVE
110	2	US GOV US ARMY SELI EH-E FORT MONMOUTH, NJ 07705	MAIN ST
110	3	US GOV US ARMY SELI EH-E FORT MONMOUTH, NJ 07706	MAIN ST
110	4	US GOV US ARMY SELI EH-E FORT MONMOUTH, NJ 07707	MAIN ST
110	4.01	GLOBAL SIGNAL ACQUISITIONS LLC 1500 CORPORATE DRIVE CANONSBURG, PA 15317	MAIN STREET
110	5	JCP&L CO % TAX DEPT. 800 CABIN HILL DRIVE GREENSBURG, PA 15601	MAIN ST REAR
110	18.01	MONMOUTH HOUSING ALLIANCE 3535 ROUTE 66, BLDG 4 NEPTUNE, NJ 07753	25 MAIN ST
110	18.02	MOTHES, STEPHEN A & COX, MAUREEN 35 MAIN ST OCEANPORT, NJ 07757	35 MAIN ST
110	19	LUIS CHRISTIAN & CRUPI, JENNIFER 23 MAIN ST OCEANPORT, NJ 07757	23 MAIN ST
110	20	OCEANPORT HOOK & LADDER 21 MAIN ST OCEANPORT, NJ 07757	21 MAIN ST
110	21	SHERMAN, BRADLEY & JOY 19 MAIN ST OCEANPORT, NJ 07757	19 MAIN ST
110	22	IRONSTONE CAPITAL, LLC 15 MAIN STREET APT 2 OCEANPORT, NJ 07757	15 MAIN ST
110	23	REW, MICHAEL & RICIGL IANO, ERIN 13 MAIN ST OCEANPORT, NJ 07760	13 MAIN ST
110	24	KELLEHER, BETTY 712 BUCHANAN BOULEVARD RED BANK, NJ 07701	7 MAIN ST
110	25	OLD WHARF PARK LUXURY TOWNHOUSES LL 16 A BELLEVUE AVE RUMSON, NJ 07760	350 OCEANPORT AVE
110	25.01	BRADFORD, EUGENE & JACQUELINE D 5-1 MAIN ST UNIT #1 OCEANPORT, NJ 07757	5-1 MAIN ST
110	25.02	MASSRE, MURRAY 39 CINDY LANE OCEAN, NJ 07712	5-2 MAIN ST
110	25.03	DAVEY, MATTHEW J . & MEGHAN M. 5-3 MAIN ST., UNIT #3 OCEANPORT, NJ 07757	5-3 MAIN ST
110	25.04	OLD WHARF PARK LUXURY TOVHOUSES LL 16 A BELLEVUE AUE RUMSON, NJ 07760	5-4 MAIN ST
110.02	1	EASTGATE AT OCEANPORT HOA 77 PARK STREET MONTCLAIR, NJ 07742	46 RUSSEL AVENUE
110.02	2	O' BRIEN, DENNIS R & MARY K 44 RUSSEL AUENUE OCEANPORT, NJ 07757	44 RUSSEL AVENUE
110.02	3	TOWNER, BENJAMIN D&VALENTINO, NICOLA 42 RUSSEL AUENUE OCEANPORT, NJ 07757	42 RUSSEL AVENUE
110.02	4	WHEELER, JAMES & MARGARET 40 RUSSEL AVENUE OCEANPORT, NJ 07757	40 RUSSEL AVENUE
110.02	5	SEGEN JAKUB & HANNA 38 RUSSEL AVENUE OCEANPORT, NJ 07757	38 RUSSEL AVENUE
110.02	6	FRANZEN, MEGAN 2924 BIRD AVENUE MIAMI, FL 31333	36 RUSSEL AVENUE
110.02	7	BOVE, ROBERT JOSEPH & CARA 34 RUSSEL AVENUE OCEANPORT, NJ 07757	34 RUSSEL AVENUE
110.02	8	LOUGHLIN, RICHARD M & MARIANN 32 RUSSEL AVENUE OCEANPORT, NJ 07757	32 RUSSEL AVENUE
110.02	9	SCHULER, STEVEN & SERENA 30 RUSSEL AVENUE OCEANPORT, NJ 07757	30 RUSSEL AVENUE
110.02	10	CHENERY, LUKE & HEATHER ANNE 28 RUSSEL AVENUE OCEANPORT, NJ 07757	28 RUSSEL AVENUE
110.02	11	JOHNSON, DOUGLAS C & PATRICIA G 26 RUSSEL AVENUE OCEANPORT, NJ 07757	26 RUSSEL AVENUE
110.02	12	GILMORE, JAMES A & MARGARET M 24 RUSSEL AVENUE OCEANPORT, NJ 07757	24 RUSSEL AVENUE
110.02	13	METZGER , CRAIG & CANDRA 22 RUSSEL AVENUE OCEANPORT, NJ 07757	22 RUSSEL AVENUE
110.02	14	BOYLE, YOELL M & MICHAEL 20 RUSSEL AVENUE OCEANPORT, NJ 07757	20 RUSSEL AVENUE
110.02	15	CONNOR, ANDREW & ASHLEY 18 RUSSEL AVENUE OCEANPORT, NJ 07757	18 RUSSEL AVENUE
110.02	16	ALEXANDER, EDGAR & CRYSTAL 16 RUSSEL AVENUE OCEANPORT, NJ 07757	16 RUSSEL AVENUE

OWNER & ADDRESS REPORT			
OCEANPORT		200 FOOT LIST FOR BLOCK 110 LOT 1	
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
110	17	ESPOSITO, DIANNE 14 RUSSEL AVENUE OCEANPORT, NJ 07757	14 RUSSEL AVENUE
110	18	MCCOY, KRISTINE I & THISTLEWAITE, W 12 RUSSEL AVENUE OCEANPORT, NJ 07757	12 RUSSEL AVENUE
110	19	SCHWAB MICHAEL & SUZANNE 10 RUSSEL AVENUE OCEANPORT, NJ 07757	10 RUSSEL AVENUE
110.02	20	WOSLEGER, JEFFREY & PATRICIA 8 RUSSEL AVENUE OCEANPORT, NJ 07757	8 RUSSEL AVENUE
110.02	21	SZYMCZAX GEORGE & ADELE BAKER PO BOX 400 OCEANPORT, NJ 07757	6 RUSSEL AVENUE
110.02	22	MCDONNELL TIMOTHY & CLARE 4 RUSSEL AVENUE OCEANPORT, NJ 07757	4 RUSSEL AVENUE
110.02	23	SHIREY EDWARD & YUN Y C 2 RUSSEL AVENUE OCEANPORT, NJ 07757	2 RUSSEL AVENUE
110.02	24	BAXTER, ROBERT & DIANE 19 ALLEN AVENUE OCEANPORT, NJ 07757	19 ALLEN AVENUE
110.02	25	BAXTER, ANDREW 19 ALLEN AVENUE OCEANPORT, NJ 07757	17 ALLEN AVENUE
110.02	26	KIECHLIN, HENRY & LISA 15 ALLEN AVENUE OCEANPORT, NJ 07757	15 ALLEN AVENUE
110.02	27	PEMBER, MICHAEL & JEANNIE 13 ALLEN AVENUE OCEANPORT, NJ 07757	13 ALLEN AVENUE
110.02	28	RIDGEWAY AVENUE, LLC 11 ALLEN AVENUE OCEANPORT, NJ 07757	11 ALLEN AVENUE
110.02	29	ROSENSTOCK, JOEL & RITA 9 ALLEN AVENUE OCEANPORT, NJ 07757	9 ALLEN AVENUE
110.02	30	MALDJIAN, JOHN 7 ALLEN AVENUE OCEANPORT, NJ 07757	7 ALLEN AVENUE
110.02	31	TUTHILL, LESLIE 5 ALLEN AVENUE OCEANPORT, NJ 07757	5 ALLEN AVENUE
110.02	32	PRETRE, LAUREN&ANTIGUA, ALCIBIADES 3 ALLEN AVENUE OCEANPORT, NJ 07757	3 ALLEN AVENUE
110.02	33	MAGUIRE, MARI 1 ALLEN AVENUE OCEANPORT, NJ 07757	1 ALLEN AVENUE
110.02	34	EAST GATE AT OCEANPORT HOA 77 PARK STREET MONTCLAIR, NJ 07742	RUSSEL AVENUE
110.02	35	EAST GATE AT OCEANPORT HOA 77 PARK STREET MONTCLAIR, NJ 07742	RUSSEL AVENUE
110.02	36	EAST GATE AT OCEANPORT HOA 77 PARK STREET MONTCLAIR, NJ 07742	RUSSEL AVENUE
110.02	37	EAST GATE AT OCEANPORT HOA 77 PARK STREET MONTCLAIR, NJ 07742	RUSSEL AVENUE
110.02	38	PAOLO, KAITLYN & HEIN, ANTHONY 39 RUSSEL AVENUE OCEANPORT, NJ 07757	39 RUSSEL AVENUE
110.02	39	LANZANO, DOMINICK 37 RUSSEL AVENUE OCEANPORT, NJ 07757	37 RUSSEL AVENUE
110.02	40	SCHMIDT, WILLIAM H SR & SHARON 291 NORTH FARVIEW AVENUE PARAMUS, NJ 07652	35 RUSSEL AVENUE
110.02	41	SAVARESE, MARYBETH 33 RUSSEL AVENUE OCEANPORT, NJ 07757	33 RUSSEL AVENUE
110.02	42	RODRIGUES, DAVID & MARINA 6 WALTHAN DRIVE TINTON FALLS, NJ 07724	31 RUSSEL AVENUE
110.02	43	STAIR ROBERT R & CAROL J 29 RUSSEL AVENUE OCEANPORT, NJ 07757	29 RUSSEL AVENUE
110.02	44	ROCK, CARI N 27 RUSSEL AVENUE OCEANPORT, NJ 07757	27 RUSSEL AVENUE
110.02	45	CONNOR, RICHARD & VICTORIA 25 RUSSEL AVENUE OCEANPORT, NJ 07757	25 RUSSEL AVENUE
110.02	46	MERZ, ELKE & GARY 23 RUSSEL AVENUE OCEANPORT, NJ 07757	23 RUSSEL AVENUE
110.02	47	GORDON, DONALD J & MARY E 21 RUSSEL AVENUE OCEANPORT, NJ 07757	21 RUSSEL AVENUE
110.02	48	SCERBO, DARA LYN 19 RUSSEL AVENUE OCEANPORT, NJ 07757	19 RUSSEL AVENUE
110.02	49	GUENTHER, ROBERT P & MAXINE F 17 RUSSEL AVENUE OCEANPORT, NJ 07757	17 RUSSEL AVENUE
110.02	50	GIRGIS, MERVAT & DAVID 15 RUSSEL AVENUE OCEANPORT, NJ 07757	15 RUSSEL AVENUE
110.02	51	WHITT, BRIAN & CASORIO, ASHLEY 13 RUSSEL AVENUE OCEANPORT, NJ 07757	13 RUSSEL AVENUE
110.02	52	DELUXESOLUTIONS, LLC 43 NAVESINK DRIVE MONMOUTH BEACH, NJ	11 RUSSEL AVENUE
110.02	53	CURLEY, ELIZABETH 9 RUSSEL AVENUE OCEANPORT, NJ 07757	9 RUSSEL AVENUE
110.02	54	HESS, PATRICIA 7 RUSSEL AVENUE OCEANPORT, NJ 07757	7 RUSSEL AVENUE

OWNER & ADDRESS REPORT			
OCEANPORT		200 FOOT LIST FOR BLOCK 110 LOT 1	
BLOCK	LOT	PROPERTY OWNER	PROPERTY LOCATION
110.02	55	HAHER, KENNETH R & MICHELE D 5 RUSSEL AVENUE OCEANPORT, NJ 07757	5 RUSSEL AVENUE
110.02	56	SWEENEY, JONATHAN & ARNONE, SUZANNE 3 RUSSEL AVENUE OCEANPORT, NJ 07757	3 RUSSEL AVENUE
110.02	57	SOLECKI, ANNE DEMPSEY & DONALD S 1 RUSSEL AVENUE OCEANPORT, NJ 07757	1 RUSSEL AVENUE
110.02	58	BALVE FRANZ & MARY JO 2 CARTY AVENUE OCEANPORT, NJ 07757	2 CARTY AVENUE
110.02	59	BUCKNER, MICHAEL 4 CARTY AVENUE OCEANPORT, NJ 07757	4 CARTY AVENUE
110.02	60	RIZZO, JORDAN & PAULA 6 CARTY AVENUE OCEANPORT, NJ 07757	6 CARTY AVENUE
110.02	61	MESZAROS, BRYAN & DESIREE 8 CARTY AVENUE O



DEMOLITION PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED/DEMOLISHED
- GEOTHERMAL WELLS TO BE REMOVED/DEMOLISHED
- SITE/UTILITY FEATURE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- LIMIT OF DISTURBANCE

NOTES:

- FOR TREE REMOVAL & REPLACEMENT INFORMATION PLEASE REFER TO CD-200 SCHEMATIC TREE REMOVAL & REPLACEMENT PLAN.
- EXISTING UTILITY LINES SERVING OTHER PROPERTIES SHALL BE MAINTAINED UNTIL NEW SERVICE IS ESTABLISHED. CONTRACTOR TO COORDINATED WITH ADJACENT PROPERTIES AND UTILITY PROVIDERS AS REQUIRED.
- REFER TO SHEET CS-002 FOR DEMOLITION NOTES

SCALE: 1 INCH = 60 FEET

Date	Description	No.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL
DEMOLITION PLAN

Project No.	100935001
Date	5/17/2024
Drawn By	JP
Checked By	CC
Drawing No.	CD100
Sheet	5

Project No. 10093500

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MATCHLINE CD104

MATCHLINE INSET B

MATCHLINE INSET A

EXISTING CURB TO BE REMOVED (TYP.)

APPROX. LOCATION OF EXISTING UHOT TO BE REMOVED

EXISTING CURB TO BE REMOVED (TYP.)

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

EXISTING UTILITY TO BE REMOVED (TYP.)

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

RELOCATION OF OVERHEAD COMM. LINE TO BE COORDINATED WITH NJCU

EXISTING SITE FEATURE TO BE REMOVED, TYP.

BUILDING TO BE DEMOLISHED (TYP.)

PROTECT EXISTING 24" NJAW MAIN TO REMAIN

APPROXIMATE LOCATION OF EXISTING 24" NJAW MAIN TO REMAIN AND BE PROTECTED

PROTECT EXISTING 24" NJAW MAIN TO REMAIN

EXISTING MANHOLE TO REMAIN

EXISTING FIRE HYDRANT TO BE RELOCATED

EXISTING FIRE HYDRANT TO BE DEMOLISHED

AVENUE OF MEMORIES

EXISTING FIRE HYDRANT TO BE DEMOLISHED

EXISTING FIRE HYDRANT TO REMAIN

PROTECT EXISTING 10" STORM PIPE TO REMAIN

EXISTING FIRE HYDRANT TO BE RELOCATED

MATCHLINE CD102

MATCHLINE CD101

AVENUE OF MEMORIES

INSET A

SCALE: 1 INCH = 30 FEET

MATCHLINE CD101

MATCHLINE INSET B

NORTH DRIVE

INSET B

SCALE: 1 INCH = 30 FEET

NOTES:

- FOR TREE REMOVAL & REPLACEMENT INFORMATION PLEASE REFER TO CD-200 SCHEMATIC TREE REMOVAL & REPLACEMENT PLAN.
- EXISTING UTILITY LINES SERVING OTHER PROPERTIES SHALL BE MAINTAINED UNTIL NEW SERVICE IS ESTABLISHED. THIS SHALL BE COORDINATED WITH ADJACENT PROPERTIES AND UTILITY PROVIDERS AS REQUIRED.
- REFER TO SHEET CS-002 FOR DEMOLITION NOTES

DEMOLITION PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED/DEMOLISHED
- GEOTHERMAL WELLS TO BE REMOVED/DEMOLISHED
- SITE/UTILITY FEATURE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- LIMIT OF DISTURBANCE

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
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02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CD101
Sheet 6

Project No. 100935001

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EXISTING CURB TO BE REMOVED (TYP.)

MATCHLINE CD103

EXISTING UTILITY TO BE REMOVED (TYP.)

BREWER AVENUE

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING SITE FEATURE TO BE REMOVED, TYP.

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

PROTECT EXISTING 24" NJAW MAIN TO REMAIN

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

EXISTING FMERA OFFICE TO REMAIN

APPROX. LOCATION OF EXISTING UHOT TO BE REMOVED

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING CATCH BASIN TO REMAIN

EXISTING FIRE HYDRANT TO BE RELOCATED

EXISTING FIRE HYDRANT TO BE DEMOLISHED

MATCHLINE CD101

BLOCK 110.06, LOT 1
FORT ATHLETIC CLUB
N/F FM PARTNERS

BLOCK
LOT

DEMOLITION PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED/DEMOLISHED
- GEOTHERMAL WELLS TO BE REMOVED/DEMOLISHED
- SITE/UTILITY FEATURE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- LOD — LIMIT OF DISTURBANCE

NOTES:

- FOR TREE REMOVAL & REPLACEMENT INFORMATION PLEASE REFER TO CD-200 SCHEMATIC TREE REMOVAL & REPLACEMENT PLAN.
- EXISTING UTILITY LINES SERVING OTHER PROPERTIES SHALL BE MAINTAINED UNTIL NEW SERVICE IS ESTABLISHED. THIS SHALL BE COORDINATED WITH ADJACENT PROPERTIES AND UTILITY PROVIDERS AS REQUIRED.
- REFER TO SHEET CS-002 FOR DEMOLITION NOTES

30 0 15 30
SCALE: 1 INCH = 30 FEET

Revisions		
Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CD102
Sheet 7

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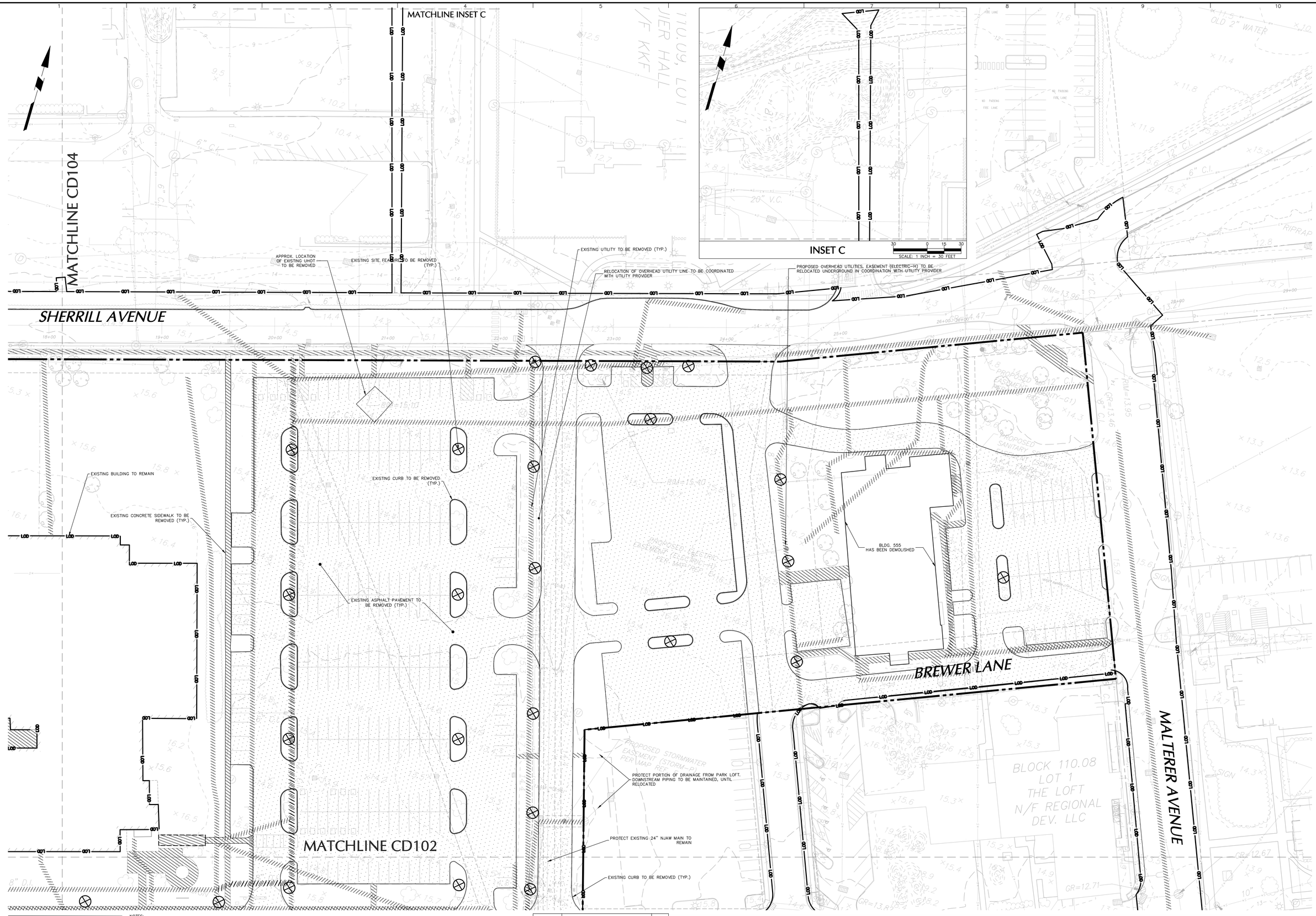
Project No. 100935001



DEMOLITION PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED/DEMOLISHED
- GEOTHERMAL WELLS TO BE REMOVED/DEMOLISHED
- SITE/UTILITY FEATURE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- LOD — LIMIT OF DISTURBANCE

NOTES:

- FOR TREE REMOVAL & REPLACEMENT INFORMATION PLEASE REFER TO CD-200 SCHEMATIC TREE REMOVAL & REPLACEMENT PLAN.
- EXISTING UTILITY LINES SERVING OTHER PROPERTIES SHALL BE MAINTAINED UNTIL NEW SERVICE IS ESTABLISHED. THIS SHALL BE COORDINATED WITH ADJACENT PROPERTIES AND UTILITY PROVIDERS AS REQUIRED.
- REFER TO SHEET CS-002 FOR DEMOLITION NOTES.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 3

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CD103
Sheet	8

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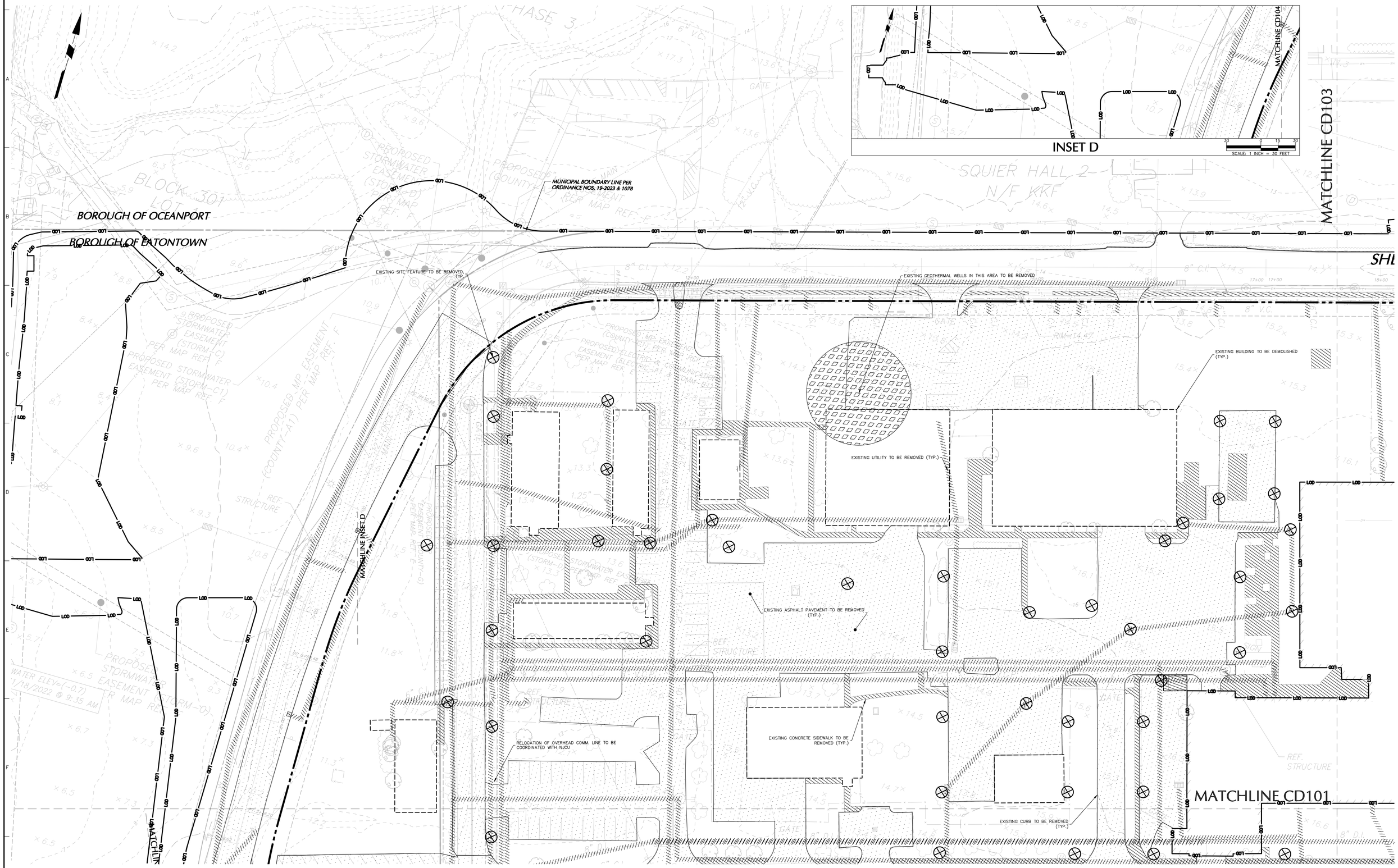

DEMOLITION PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED/DEMOLISHED
- GEOTHERMAL WELLS TO BE REMOVED/DEMOLISHED
- SITE/UTILITY FEATURE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- LOD — LIMIT OF DISTURBANCE

30 0 15 30
SCALE: 1 INCH = 30 FEET

NOTES:

- FOR TREE REMOVAL & REPLACEMENT INFORMATION PLEASE REFER TO CD-200 SCHEMATIC TREE REMOVAL & REPLACEMENT PLAN.
- EXISTING UTILITY LINES SERVING OTHER PROPERTIES SHALL BE MAINTAINED UNTIL NEW SERVICE IS ESTABLISHED. THIS SHALL BE COORDINATED WITH ADJACENT PROPERTIES AND UTILITY PROVIDERS AS REQUIRED.
- REFER TO SHEET CS-002 FOR DEMOLITION NOTES

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CD104
Sheet 9

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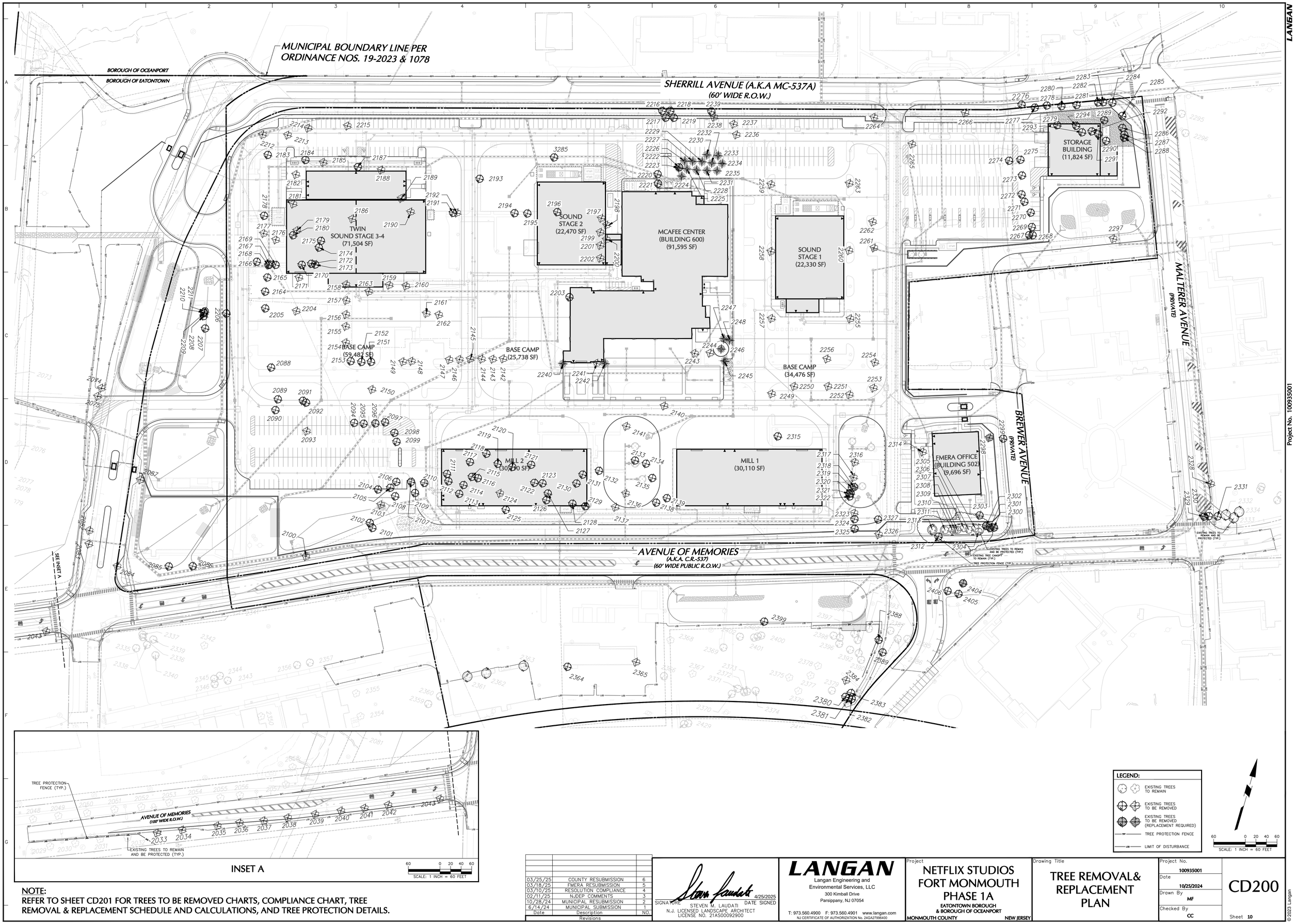

INSET A

NOTE:
REFER TO SHEET CD201 FOR TREES TO BE REMOVED CHARTS, COMPLIANCE CHART, TREE REMOVAL & REPLACEMENT SCHEDULE AND CALCULATIONS, AND TREE PROTECTION DETAILS.

Date	Description	No.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
TREE REMOVAL & REPLACEMENT PLAN

Project No. 100935001
Date 10/25/2024
Drawn By MF
Checked By CC

CD200
Sheet 10

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TREES TO BE REMOVED WITHIN BOROUGH OF OCEANPORT, NJ

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2088	43.7	Oak	Good
2089	25.5	Oak	Good
2090	48.7	Oak	Fair
2091	9.2	Dogwood	Fair
2092	28.0	Oak	Good
2093	23.3	Cedar	Good
2094	24.0	Pine	Good
2095	24.0	Pine	Good
2096	11.2	Unknown	Dead
2097	20.5	Pine	Good
2098	21.8	Pine	Good
2099	18.8	Pine	Good
2100	44.9	Locust	Good
2101	21.4	Locust	Fair
2102	21.2	Locust	Fair
2103	22.0	Locust	Fair
2104	8.3	Spruce	Good
2105	22.6	Maple	Good
2106	22.5	Pear	Fair
2107	17.8	Pear	Fair
2108	13.1	Cherry	Good
2109	13.0	Dogwood	Fair
2110	18.0	Pear	Good
2111	19.5	Pear	Poor
2112	24.8	Maple	Good
2113	10.1	Dogwood	Fair
2114	16.7	Pear	Good
2115	14.4	Pear	Fair
2116	28.3	Sweetgum	Fair
2117	26.7	Maple	Good
2118	28.6	Pine	Good
2119	24.4	Pine	Good
2120	21.4	Pine	Good
2121	23.0	Pear	Good
2122	21.7	Oak	Good
2123	9.8	Pear	Good
2124	10.6	Dogwood	Fair
2125	34.0	Oak	Good
2126	24.5	Oak	Good
2127	28.7	Oak	Good
2128	18.9	Pear	Good
2129	23.4	Pear	Good
2130	20.5	Pear	Good
2131	18.4	Oak	Good
2132	4.0	Sweetgum	Fair
2133	28.7	Pear	Good
2134	16.6	Pine	Good
2135	30.2	Oak	Good
2136	13.9	Dogwood	Poor
2137	27.9	Oak	Good
2138	35.6	Ash	Fair
2139	20.2	Cedar	Good
2140	8.7	Dogwood	Dead
2141	15.2	Dogwood	Fair
2142	9.8	Linden	Good
2143	8.4	Linden	Good
2144	9.6	Linden	Good
2145	10.1	Linden	Good
2146	10.6	Linden	Good
2147	11.6	Linden	Good
2148	9.4	Linden	Good
2149	10.3	Linden	Good
2150	11.2	Dogwood	Poor
2151	11.8	Linden	Good
2152	12.3	Linden	Good
2153	12.1	Linden	Good
2154	12.2	Maple	Good
2155	8.3	Maple	Good
2156	6.6	Maple	Good
2157	7.9	Maple	Good
2158	7.7	Maple	Good
2159	10.6	Maple	Good
2160	10.6	Maple	Good
2161	12.2	Maple	Good
2162	9.7	Maple	Good
2163	5.8	Cherry	Fair
2164	18.4	Cherry	Good
2165	20.3	Cherry	Good
2166	6.5	Sweetgum	Fair
2167	4.4	Sweetgum	Fair
2168	4.5	Pear	Fair
2169	4.7	Cedar	Fair
2170	4.7	Sweetgum	Fair
2171	32.5	Norway spruce	Fair
2172	4.0	Cherry	Good
2173	5.8	Sweetgum	Good
2174	5.7	Sweetgum	Fair
2175	4.8	Sweetgum	Fair
2176	19.4	Cedar	Good
2177	17.2	Cedar	Good
2178	10.6	Cedar	Fair
2179	13.8	Oak	Good
2180	6.4	Crabapple	Poor
2181	48.1	Oak	Good
2182	8.1	Dogwood	Fair
2183	4.7	Sweetgum	Fair
2184	5.4	Cherry	Fair
2185	11.2	Locust	Fair
2186	10.4	Locust	Good
2187	4.6	Sweetgum	Good
2188	10.4	Maple	Good
2189	6.9	Sweetgum	Good
2190	4.2	Cedar	Good
2191	4.7	Crabapple	Good
2192	8.6	Elm	Fair
2193	5.5	White Mulberry	Poor
2194	5.4	Sweetgum	Fair
2195	5.2	Sweetgum	Fair
2196	4.0	Sweetgum	Fair
2197	8.2	Linden	Good
2198	8.7	Linden	Good
2199	7.0	Linden	Fair
2200	6.5	Linden	Good

LOCATED ON-SITE (CONT.)

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2201	8.6	Linden	Good
2202	8.5	Linden	Good
2203	6.1	Paulownia	Good
2204	15.6	Norway spruce	Fair
2205	18.7	Cherry	Good
2212	25.7	Pine	Fair
2213	6.3	Dogwood	Fair
2214	10.2	Douglas fir	Fair
2215	13.9	Cherry	Fair
2216	13.0	Maple	Good
2217	7.9	Maple	Good
2218	8.0	Maple	Fair
2219	6.3	Maple	Fair
2220	5.9	Maple	Poor
2221	12.9	Maple	Good
2222	4.5	White Mulberry	Poor
2223	7.8	Pine	Dead
2224	11.8	Pine	Fair
2225	18.0	Pine	Good
2226	16.6	Pine	Good
2227	14.8	Pine	Good
2228	13.6	Pine	Good
2229	16.6	Pine	Good
2230	17.9	Pine	Good
2231	16.2	Pine	Good
2232	13.2	Pine	Good
2233	11.7	Pine	Fair
2234	7.7	Pine	Fair
2235	10.7	Pine	Fair
2236	6.8	Crabapple	Fair
2237	7.4	Crabapple	Fair
2238	9.2	Crabapple	Fair
2239	5.2	Unknown	Dead
2240	7.3	Arborvitae	Good
2241	4.3	Sweetgum	Fair
2242	5.2	Arborvitae	Fair
2243	6.3	Cherry plum	Fair
2244	4.7	Cedar	Fair
2245	8.2	Blue spruce	Poor
2246	5.1	Cedar	Fair
2247	5.4	Cedar	Fair
2248	4.0	Cedar	Good
2249	7.6	Crabapple	Fair
2250	6.8	Crabapple	Fair
2251	8.2	Crabapple	Fair
2252	6.7	Crabapple	Fair
2253	10.7	Linden	Good
2254	10.2	Linden	Good
2255	8.1	Maple	Fair
2256	8.3	Crabapple	Fair
2257	8.4	Maple	Good
2258	9.4	Maple	Fair
2259	7.9	Maple	Fair
2260	8.2	Maple	Fair
2261	10.1	Linden	Good
2262	11.6	Linden	Good
2263	7.8	Maple	Fair
2264	8.7	Linden	Good
2265	7.5	Cherry	Poor
2266	17.2	Cherry	Good
2267	14.5	Locust	Fair
2268	9.2	Arborvitae	Good
2269	9.5	Arborvitae	Good
2270	8.1	Arborvitae	Good
2271	16.8	Locust	Fair
2272	24.3	Locust	Poor
2273	41.3	Oak	Good
2274	30.8	Oak	Good
2275	17.0	Norway spruce	Fair
2276	34.6	Oak	Good
2277	28.8	Sweetgum	Good
2278	18.7	Sweetgum	Good
2279	33.6	Sweetgum	Good
2280	18.7	Locust	Poor
2281	27.1	Tulip tree	Poor
2282	32.2	Sweetgum	Good
2283	20.0	Unknown	Dead
2284	35.5	Tulip tree	Good
2285	29.8	Sweetgum	Good
2286	44.8	Oak	Good
2287	15.0	Locust	Poor
2288	15.2	Locust	Poor
2289	14.2	Blue Atlas Cedar	Fair
2290	24.0	Locust	Poor
2291	7.1	Hawthorn	Fair
2292	36.4	Oak	Fair
2293	17.0	Oak	Fair
2294	38.7	Oak	Fair
2297	12.7	Cedar	Fair
2298	24.9	Oak	Good
2299	13.8	Pear	Fair
2300	40.2	Sweetgum	Good
2301	19.5	Sweetgum	Good
2302	30.0	Oak	Good
2303	29.5	Sweetgum	Good
2312	30.0	Oak	Poor
2314	14.4	Douglas fir	Good
2315	5.0	Unknown	Dead
2316	15.6	Arborvitae	Good
2317	12.3	White pine	Good
2318	6.5	Cedar	Good
2319	8.8	Cedar	Good
2320	9.4	Tree of heaven	Fair
2321	8.2	Tree of heaven	Fair
2322	7.4	Sweetgum	Fair
2323	10.9	Locust	Good
2324	7.9	Arborvitae	Good
2325	8.1	Arborvitae	Good
2326	18.6	Blackgum	Fair
2327	4.3	Locust	Good

NOTE:
REPLACEMENT TREE SHALL BE REQUIRED FOR HIGHLIGHTED EXISTING TREES TO BE REMOVED PER SECTION 390-41 OF THE BOROUGH OF OCEANPORT, NJ ORDINANCE.

LOCATED OFF-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2328	40.7	Oak	Good
2329	24.2	Sweetgum	Fair
2330	17.7	Sweetgum	Good
2331	17.7	Sweetgum	Good
2404	12.9	Crabapple	Poor
2405	5.6	Sweetgum	Good
2406	11.0	Crabapple	Poor
3285	4.6	Sweetgum	Fair

TREES TO BE REMOVED WITHIN BOROUGH OF EATONTOWN, NJ

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2074	21.7	Unknown	Dead
2075	35.0	Sweetgum	Good
2082	22.3	Oak	Poor
2083	26.4	Oak	Fair
2084	41.2	Willow Oak	Good
2085	28.9	Oak	Good
2086	28.9	Oak	Good
2087	8.0	Cherry	Good
2206	4.2	Sweetgum	Fair
2207	4.8	Sweetgum	Fair
2208	10.6	Cherry	Poor
2209	9.9	Sweetgum	Fair
2210	5.6	Sweetgum	Fair
2211	7.2	Crabapple	Fair
2365	8.5	Sweetgum	Good
2380	15.4	Sweetgum	Good
2381	8.0	Sweetgum	Good
2382	17.9	Sweetgum	Good
2383	18.1	Unknown	Dead
2384	22.3	Unknown	Dead
2388	19.2	Oak	Good
2389	33.8	Oak	Fair
2399	53.8	Silver Maple	Fair

LOCATED OFF-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2033	12.0	Pear	Good
2034	11.7	Pear	Fair
2035	4.2	Pear	Good
2036	4.3	Pear	Fair
2037	12.0	Pear	Good
2038	10.3	Pear	Good
2039	12.9	Pear	Good
2040	11.3	Pear	Good
2041	11.2	Pear	Good
2042	11.2	Pear	Fair
2043	13.2	Pear	Good

COMPLIANCE CHART

SECTION		REQUIREMENT	PROPOSED	COMPLIANCE
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA) LAND USE RULES (ADOPTED 7/15/2013)				
§19:31C–3.16. OPEN SPACE NETWORK AND LANDSCAPING	d(1)(i).	EXISTING TREES SHOULD BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE. IN PARTICULAR, EXISTING TREES IN EXCESS OF EIGHT–INCH DIAMETER AT BREAST HEIGHT (DBH) SHOULD NOT BE REMOVED FROM ANY LOT, STREET RIGHT–OF–WAY, OR OPEN SPACE. EXISTING DAMAGED, DECAYED, OR DISEASED TREES MAY BE REMOVED, PREFERABLY UNDER THE GUIDANCE OF A LICENSED ARBORIST.	EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE.	COMPLIES
§19:31C–3.18. BUILDING DESIGN AND SUSTAINABILITY	G(7).	TREE PRESERVATION EXISTING STREET TREES AND TREES WITHIN FORESTED OPEN SPACE AREAS THROUGHOUT THE FORT MONMOUTH PROJECT AREA SHOULD BE PRESERVED WHEREVER POSSIBLE. ALL TREES WITHIN RECOMMENDED OPEN SPACES SHOULD BE PROTECTED WITH FENCING DURING CONSTRUCTION, AND PRESERVED AFTER CONSTRUCTION IS COMPLETED.	EXISTING STREET TREES AND TREES WITHIN FORESTED OPEN SPACE AREAS SHALL BE PRESERVED, EXCEPT IN AREAS THAT CONFLICT WITH PROPOSED SITE, UTILITY, AND STORMWATER ELEMENTS.	COMPLIES
BOROUGH OF OCEANPORT, NJ ORDINANCE				
§390–41. PLANTINGS, BUFFER AND TREE PROTECTION STANDARDS	I(2).	APPLICABILITY WITH THE EXCEPTIONS AS SET FORTH IN THIS SECTION, NO PERSON SHALL CUT OR REMOVE, OR CAUSE TO BE CUT OR REMOVED, ANY TREE WITH A DIAMETER OF EIGHT INCHES OR GREATER UPON ANY LANDS IN THE BOROUGH UNLESS THE CUTTING OR REMOVAL IS ACCOMPLISHED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION...		
	I(2)(a).	THE PROVISIONS OF THIS SECTION SHALL BE APPLICABLE TO ALL PROPERTY OWNERS IN THE BOROUGH, OR THEIR DESIGNEES, WITH THE FOLLOWING EXCEPTIONS: [1] WHEN THE PROPERTY IN WHICH THE TREE(S) ARE LOCATED IS IN EXCESS OF ONE ACRE AND THE OWNER OR HIS DESIGNEE HAS SUBMITTED AN APPLICATION TO THE OCEANPORT BOROUGH PLANNING BOARD OR ZONING BOARD, AS THE CASE MAY BE, FOR SUBDIVISION OR SITE PLAN APPROVAL; FOR THE PURPOSES OF CALCULATING ONE ACRE IN A SUBDIVISION APPLICATION, THE TOTAL AREA OF ALL LOTS SHALL BE CONSIDERED. [5] ANY TREE THAT IS DEAD OR DISEASED. [6] PRUNING AND REMOVAL OF TREES BY UTILITY COMPANIES TO PROVIDE FOR LINE CLEARANCE OF UNDERGROUND AND OVERHEAD UTILITIES. [7] TREES LOCATED IN THE DISTURBANCE ZONES AS INDICATED IN §390–41I(1) OF THIS CHAPTER: (o) HOUSE OR BUILDING = 12 FT FROM FOUNDATION WALL (b) GARAGE = 8 FT FROM FOUNDATION WALL (c) POOL/CABANA = 12 FT FROM FOUNDATION WALL (d) DRIVEWAY SIDEWALK = 5 FT (e) SEPTIC FIELDS = 10 FT (f) UNDERGROUND UTILITY = 5 FT (g) PAVED PARKING/DRIVE AISLE = 5 FT (h) SHED = 5 FT (i) IMPROVEMENT (OTHER) = 5 FT	REFER TO THE TREE REMOVAL AND TREE REPLACEMENT SUMMARIES ON THIS SHEET. EXISTING TREES TO BE REMOVED THAT ARE EXEMPT FROM THE TREE REPLACEMENT CALCULATIONS INCLUDE THE FOLLOWING: – DEAD OR DISEASED – LOCATED WITHIN LINE CLEARANCE OF PROPOSED PUBLIC UNDERGROUND/OVERHEAD UTILITIES – LOCATED WITHIN THE APPLICABLE DISTURBANCE ZONES AND THEIR RESPECTIVE OFFSETS	COMPLIES
	I(5).	PLANTING OF NEW TREES AND REPLACEMENT OF TREES.		
	I(5)(a).	WHERE THE BOARD DETERMINES THAT IT IS IMPOSSIBLE TO RETAIN TREES IN THE TREE PROTECTION ZONE, OR ANY SPECIMEN TREE AS DEFINED BY THIS SECTION, DUE TO CUTTING, FILLING, OR OTHER CONSTRUCTION ACTIVITY, THE APPLICANT SHALL REPLANT ONE INCH OF NEW TREE DIAMETER FOR EVERY FOUR INCHES OF EXISTING TREE DIAMETER REMOVED. REPLACEMENT TREES SHOULD BE SHOWN ON THE TREE PROTECTION MANAGEMENT PLAN FOR REVIEW. NEW REPLACEMENT TREES SHOULD HAVE MINIMUM DIAMETER OF 2.5 INCHES MEASURED SIX INCHES ABOVE THE GROUND. REPLANTING SHOULD BE DONE ACCORDING TO THE STANDARDS SPECIFIED BY THE AMERICAN NURSERYMEN'S ASSOCIATION.	REFER TO THE TREE REMOVAL AND TREE REPLACEMENT SUMMARIES ON THIS SHEET.	COMPLIES
BOROUGH OF EATONTOWN, NJ ORDINANCE				
§89–3. REQUIREMENTS; TREE REMOVAL AND SITE CLEARING	C(5)(a)[2]	NEW DEVELOPMENT PLANS. AN APPLICATION FOR TREE REMOVAL AND SITE CLEARING PERMIT SHALL BE FILED, TOGETHER WITH A NEW SITE AND/OR SUBDIVISION OF LAND APPLICATION SHOWING THE AREA TO BE CLEARED AND LOCATING ALL TREES AND SHRUBS ARE PRESCRIBED IN §89–87B(27), 89–88B(12), AND 89–90B(31).	REFER TO THE LATEST TREE LOCATION SURVEY BY LANGAN, SHEETS VT105 THRU VT112, DATED 12/20/2023, FOR LOCATIONS, SPECIES, SIZE, AND CONDITION OF ALL EXISTING TREES AND VEGETATION.	COMPLIES

TREE PRESERVATION / REMOVAL SUMMARY - PHASE 1A - OVERALL

	PHASE 1A (ON–SITE)	PHASE 1A (OFF–SITE)	TOTAL
TOTAL EXISTING SURVEYED (EATONTOWN) (OCEANPORT)	= 255 TREES (23) (232)	= 19 TREES (11) (8)	= 274 TREES (34) (240)
TOTAL TO BE PRESERVED (EATONTOWN) (OCEANPORT)	= 9 TREES (0) (9)	= 0 TREES (0) (0)	= 9 TREES (0) (9)
TOTAL TO BE REMOVED (EATONTOWN) (OCEANPORT)	= 246 TREES (23) (223)	= 19 TREES (11) (8)	= 265 TREES (34) (231)

TREE REPLACEMENT SUMMARY - PHASE 1A - BOROUGH OF OCEANPORT

PER §390–41(I). TREE MANAGEMENT PLAN AND TREE REPLACEMENT OF THE BOROUGH OF OCEANPORT, NJ MUNICIPAL ORDINANCE

	PHASE 1A (ON–SITE)	OFF–SITE (PHASE 1A)	TOTAL
TOTAL EXEMPT FROM TREE REPLACEMENT	= 219 TREES	= 6 TREES	= 225 TREES*
TOTAL REQUIRING TREE REPLACEMENT	= 4 TREES	= 1 TREES	= 5 TREES
TOTAL EXISTING TREE DIA. TO BE REMOVED (1" NEW DIA. FOR EVERY 4" EXISTING DIA. REMOVED)	= 114.6" DIA.	= 12.6" DIA.	= 127.2" DIA.
TOTAL NEW TREE DIA. REQUIRED PER TREES REMOVED	= 28.65" DIA.	= 3.15" DIA.	= 31.8" DIA.
TOTAL NEW REPLACEMENT TREES REQUIRED (AT MIN. 2 1/2" CALIPER)	= 12 TREES	= 2 TREES	= 14 TREES

*TOTAL TO BE REMOVED IN OCEANPORT, NJ (SEE ABOVE PRESERVATION/REMOVAL SUMMARY)

TREE REPLACEMENT SUMMARY - PHASE 1A - BOROUGH OF EATONTOWN

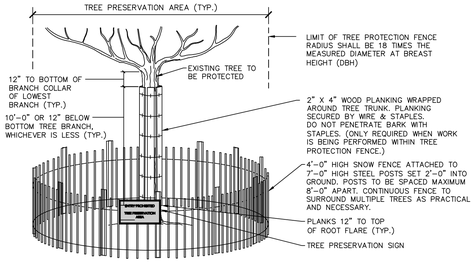
PER §307–6. TREE REPLACEMENT REQUIREMENTS OF THE BOROUGH OF EATONTOWN, NJ MUNICIPAL ORDINANCE.

		TREE DIAMETER AT BREAST HEIGHT (DBH)				
		6"–12.99"	13–22.99"	23–32.99"	33"+	TOTAL
TREES TO BE REMOVED (R)		14	8	3	4	29
MULTIPLIER (M)		1	2	3	4	
TOTAL TREE REPLACEMENT REQUIRED	CALCULATION R x M =	14	16	9	16	55

COMBINED TOTAL OF REPLACEMENT TREES REQUIRED = 69 TREES

TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE SHALL BE 10 FT BEYOND THE DRIP LINES, UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
3. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED.
5. DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON–MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.
8. ALL AREAS WHERE NATURAL VEGETATION AND/OR SPECIMEN TREES ARE TO REMAIN SHALL BE PROTECTED BY THE ERECTION OF FENCING, AND NO DISTURBANCE SHALL OCCUR PRIOR TO INSPECTION BY THE TOWNSHIP ENGINEER AND THE ISSUANCE OF WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION. THESE PROTECTIVE MEASURES SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROVAL OF THE MUNICIPAL ENGINEER.



TREE PROTECTION FENCING AND TREE PLANKING NTS

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
STEVEN M. LAUDATI
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: TREE REMOVAL & REPLACEMENT SCHEDULE

Project No. 100935001
Date 10/25/2024
Drawn By MF
Checked By CC

CD201
Sheet 11

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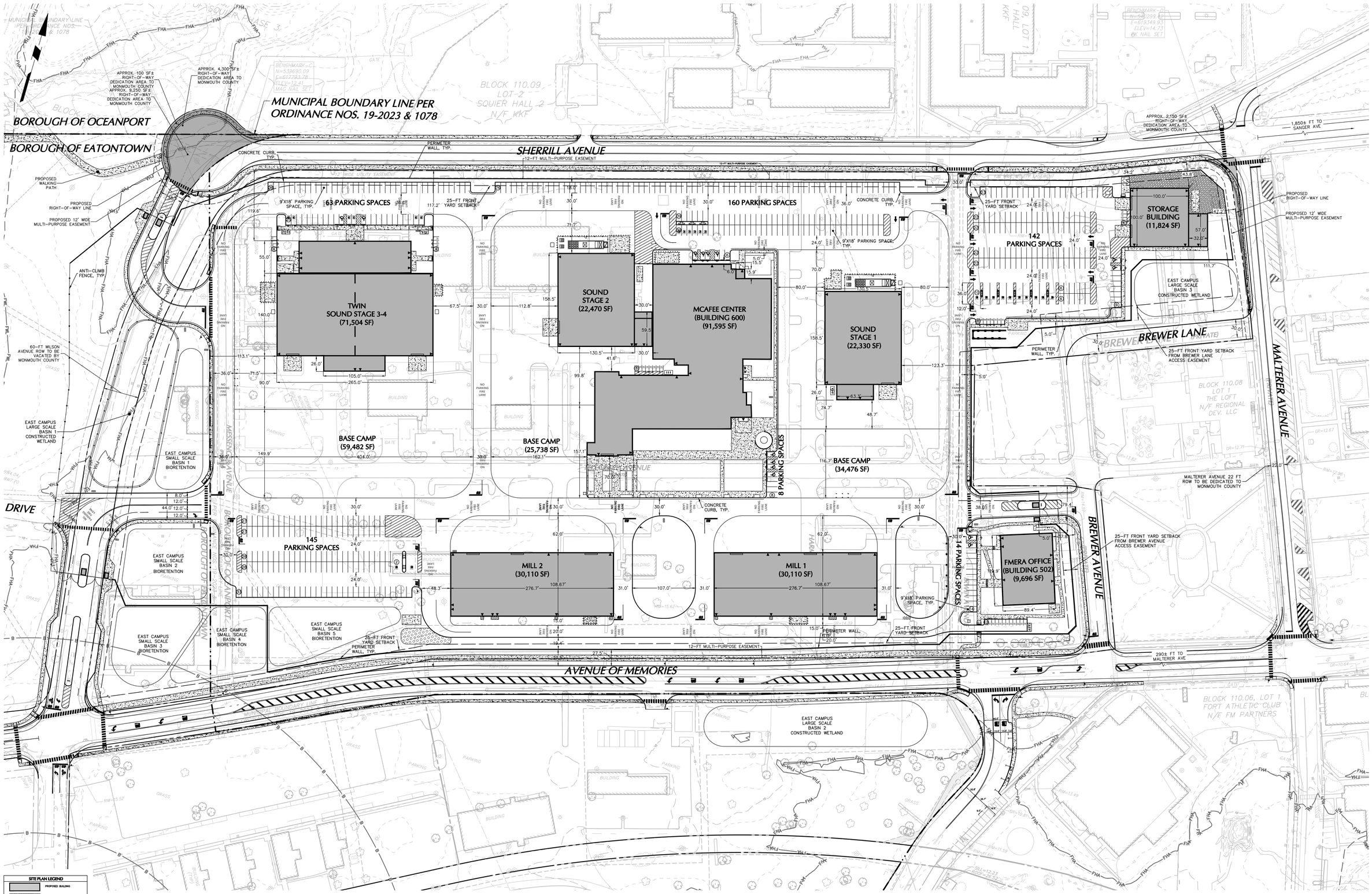
Project No. 100935001



SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- SWM BASIN — PROPOSED STORMWATER BASIN
- EAGLE NEST BUFFER
- FHA — FLOOD HAZARD AREA
- SETBACK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL
- EVSE PARKING STALL
- WETLAND LINE

SCALE: 1 INCH = 60 FEET (60 0 20 40 60)

Date	Description	No.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
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03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE — DATE SIGNED 4/25/2025
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL SITE PLAN

Project No. 100935001
Date 11/19/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS100
Sheet 12

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Project No. 100935001

MATCHLINE CS104

BASE CAMP (59,482 SF)

BASE CAMP (25,738 SF)

MILL 2 (30,110 SF)

AVENUE OF MEMORIES

MATCHLINE CS103

MATCHLINE CS102

MATCHLINE CS101

SIGN LOCATION TYP. REFER TO STRIPING AND SIGNAGE PLANS

GUARD HOUSE

ARTICULATING ARM GATE

GUARD HOUSE

3' WIDE X 7' HIGH PEDESTRIAN GATE

25' DOUBLE SWING GATE, TYP.

EAST CAMPUS SMALL SCALE BASIN 2 BIORETENTION

EAST CAMPUS SMALL SCALE BASIN 3 BIORETENTION

EAST CAMPUS SMALL SCALE BASIN 4 BIORETENTION

EAST CAMPUS SMALL SCALE BASIN 5 BIORETENTION

8' HIGH PERIMETER WALL, TYP.

6' WIDE CONCRETE SIDEWALK

STRIPED CROSSWALK, TYP.

STOP SIGN, TYP.

PARKING STALL COUNT, TYP.

18'X8' PARKING SPACE, TYP.

CONCRETE CURB, TYP.

STANDARD DUTY ASPHALT PAVEMENT

CONCRETE ISLAND FOR BOLLARD PROTECTED EV HIGH POWER DC CHARGING STATION

25' FRONT YARD SETBACK

EAGLE NEST BUFFER, TYP.

10' WIDE CONCRETE SIDEWALK

5' WIDE CONCRETE SIDEWALK

CONCRETE PAD FOR ELECTRICAL EQUIPMENT WITH PROTECTIVE BOLLARDS

20x20' OVERHEAD DOOR

LANDSCAPE AREA

6' WIDE CONCRETE SIDEWALK

11' WIDE CONCRETE SIDEWALK

PAVER, TYP.

NO PARKING FIRE LANE

INSET A

4" DOUBLE YELLOW CENTERLINE STRIPE, TYP.

MEET EXISTING CONCRETE CURB

EXISTING GUARDRAIL & SIDEWALK TO REMAIN

MEET EXISTING 4' WIDE CONCRETE SIDEWALK

5' WIDE CONCRETE SIDEWALK

3,950± FT TO ROUTE 35

375.0' TAPER LENGTH

199.9' STORAGE LENGTH

SCALE: 1 INCH = 30 FEET

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- 5MH BASIN — PROPOSED STORMWATER BASIN
- EAGLE NEST BUFFER
- FHA — FLOOD HAZARD AREA
- SETBACK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL
- EVSE PARKING STALL
- WETLAND LINE

SCALE: 1 INCH = 30 FEET

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6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE — 4/25/2025 DATE SIGNED

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 1

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS101
Sheet 13

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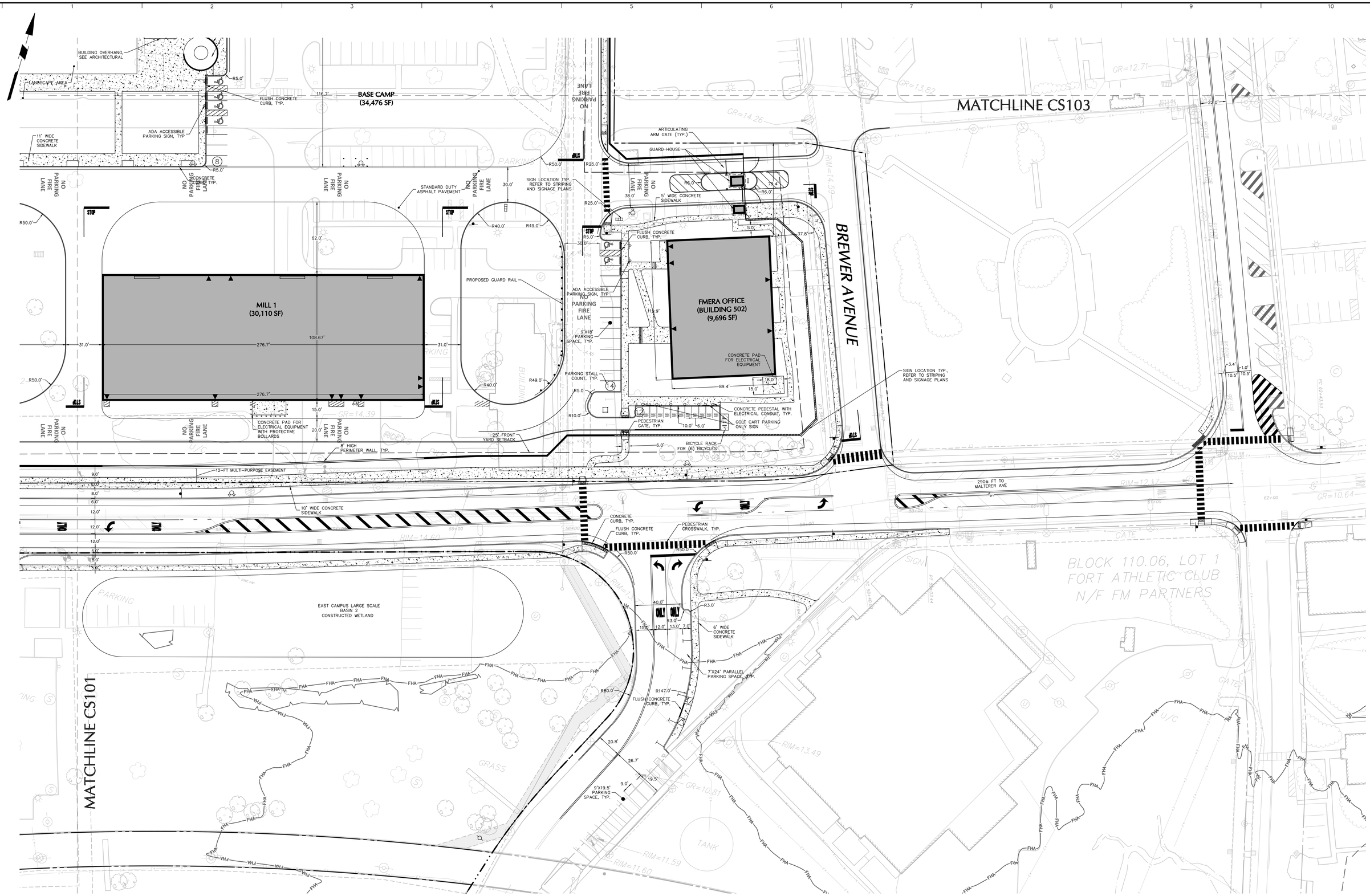

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- SWM BASIN — PROPOSED STORMWATER BASIN
- EAGLE NEST BUFFER
- FHA — FLOOD HAZARD AREA
- SETBACK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL
- EVSE PARKING STALL (EV ONLY)
- WETLAND LINE

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
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10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC
Drawing No. CS102
Sheet 14

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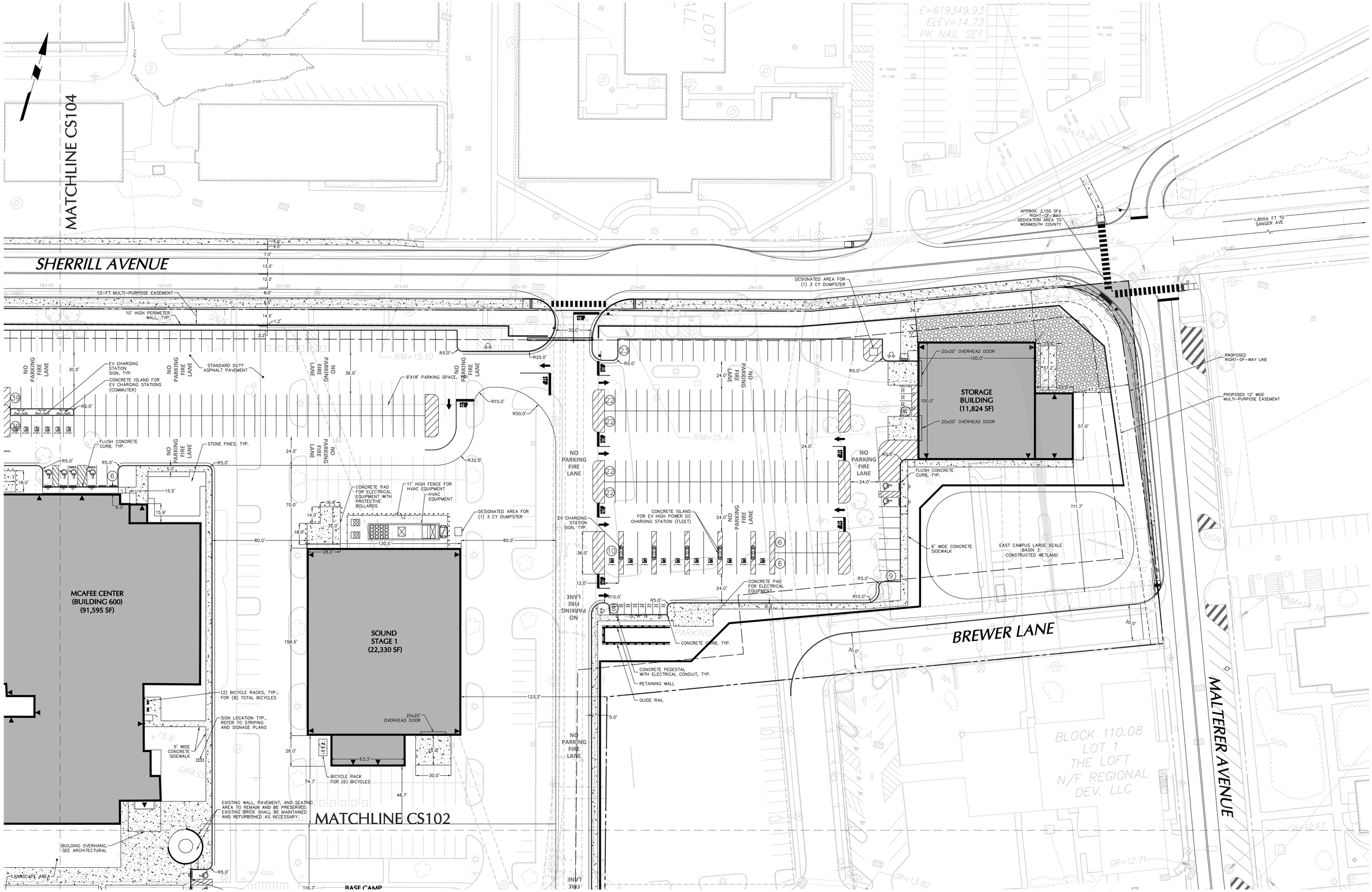

SITE PLAN LEGEND

	PROPOSED BUILDING
	CONCRETE
	PROPOSED CONCRETE CURB
	PROPOSED PERIMETER WALL
	PROPOSED DOOR
SWM BASIN	PROPOSED STORMWATER BASIN
	EAGLE NEST BUFFER
FHA	FLOOD HAZARD AREA
	SETBACK
	MUNICIPAL BOUNDARY
	PROPERTY LINE
	ADA-COMPLIANT PARKING STALL
EV ONLY	EVSE PARKING STALL
	WETLAND LINE

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
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6/14/24	MUNICIPAL SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 3

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS103
Sheet 15

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Project No. 100935001

BOROUGH OF OCEANPORT

BOROUGH OF EATONTOWN

MUNICIPAL BOUNDARY LINE PER ORDINANCE NOS. 19-2023 & 1078

APPROX. 4,300 SF± RIGHT-OF-WAY DEDICATION AREA TO MONMOUTH COUNTY

APPROX. 100 SF± RIGHT-OF-WAY DEDICATION AREA TO MONMOUTH COUNTY

APPROX. 9,250 SF± RIGHT-OF-WAY DEDICATION AREA TO MONMOUTH COUNTY

BENCHMARK-C
N=539690.09
E=617793.78
ELEV=12.41
MAG NAIL SET

BLOCK 110.09
LOT 2
SQUIER HALL 2
N/F KKF

BLOCK 301
LOT 1

MATCHLINE CS103

MATCHLINE CS101

DEPRESSED CURB TO SPAN ALONG EXISTING DRIVEWAY

PROPOSED WALKING PATH

PROPOSED RIGHT-OF-WAY LINE

PROPOSED 12' WIDE MULTI-PURPOSE EASEMENT

12-FT MULTI-PURPOSE EASEMENT

GUARD HOUSE

ARTICULATING ARM GATE (TYP.)

10'-0" HIGH ANTI-CLIMB FENCE

6' WIDE CONCRETE SIDEWALK

10'-0" HIGH PERIMETER WALL, TYP.

9'X18' PARKING SPACE, TYP.

STANDARD DUTY ASPHALT PAVEMENT

EV CHARGING STATION SIGN, TYP.

FLUSH CONCRETE CURB, TYP.

6' WIDE CONCRETE SIDEWALK

CONCRETE CURB, TYP.

SIGN LOCATION TYP., REFER TO STRIPING AND SIGNAGE PLANS

CONCRETE PEDESTAL WITH ELECTRICAL CONDUIT, TYP.

GOLF CART PARKING ONLY SIGN

EV CHARGING STATION (COMMUTER)

BICYCLE RACK FOR (6) BICYCLES

ADA ACCESSIBLE PARKING SIGN, TYP

EV CHARGING STATION SIGN, TYP. + ADA SIZED FOR ACCESSIBILITY SIGN (SEE DETAIL, CS502)

ADA VAN ACCESSIBLE PARKING SIGN, TYP

CONCRETE PAD FOR MEP EQUIPMENT YARD

TWIN SOUND STAGE 3-4 (71,504 SF)

CONCRETE PAD FOR ELECTRICAL EQUIPMENT WITH PROTECTIVE BOLLARDS

DESIGNATED AREA FOR (1) 3 CY DUMPSTER

20'x20' OVERHEAD DOOR

CONCRETE PAD AT OVERHEAD DOORS, TYP.

NO PARKING FIRE LANE

11' HIGH FENCE FOR HVAC EQUIPMENT

HVAC EQUIPMENT

CONCRETE PAD FOR ELECTRICAL EQUIPMENT WITH PROTECTIVE BOLLARDS

LOADING ZONE

HYDRANT WITH PROTECTIVE BOLLARDS

DESIGNATED AREA FOR (1) 30 CY TRASH COMPACTOR PAD (10'X26')

SOUND STAGE 2 (22,470 SF)

20x20' OVERHEAD DOOR

BICYCLE RACK FOR (6) BICYCLES

GOLF CART PARKING ONLY SIGN

CONCRETE PEDESTAL WITH ELECTRICAL CONDUIT, TYP.

ADA ACCESSIBLE PARKING SIGN, TYP

ADA VAN ACCESSIBLE PARKING SIGN, TYP

LANDSCAPE AREA

60-FT WILSON AVENUE ROW TO BE VACATED BY MONMOUTH COUNTY

EAST CAMPUS LARGE SCALE BASIN 1 CONSTRUCTED WETLAND

EAST CAMPUS SMALL SCALE BASIN 1 BIORETENTION

WATER ELEV=(-0.7) 11/18/2022 @ 9:35 AM

SIGN LOCATION TYP.,

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- SWM BASIN — PROPOSED STORMWATER BASIN
- EAGLE NEST BUFFER
- FHA — FLOOD HAZARD AREA
- SETBACK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL
- EVSE PARKING STALL (EV CAR)
- WETLAND LINE

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
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6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS104
Sheet 16

Project No. 100935001

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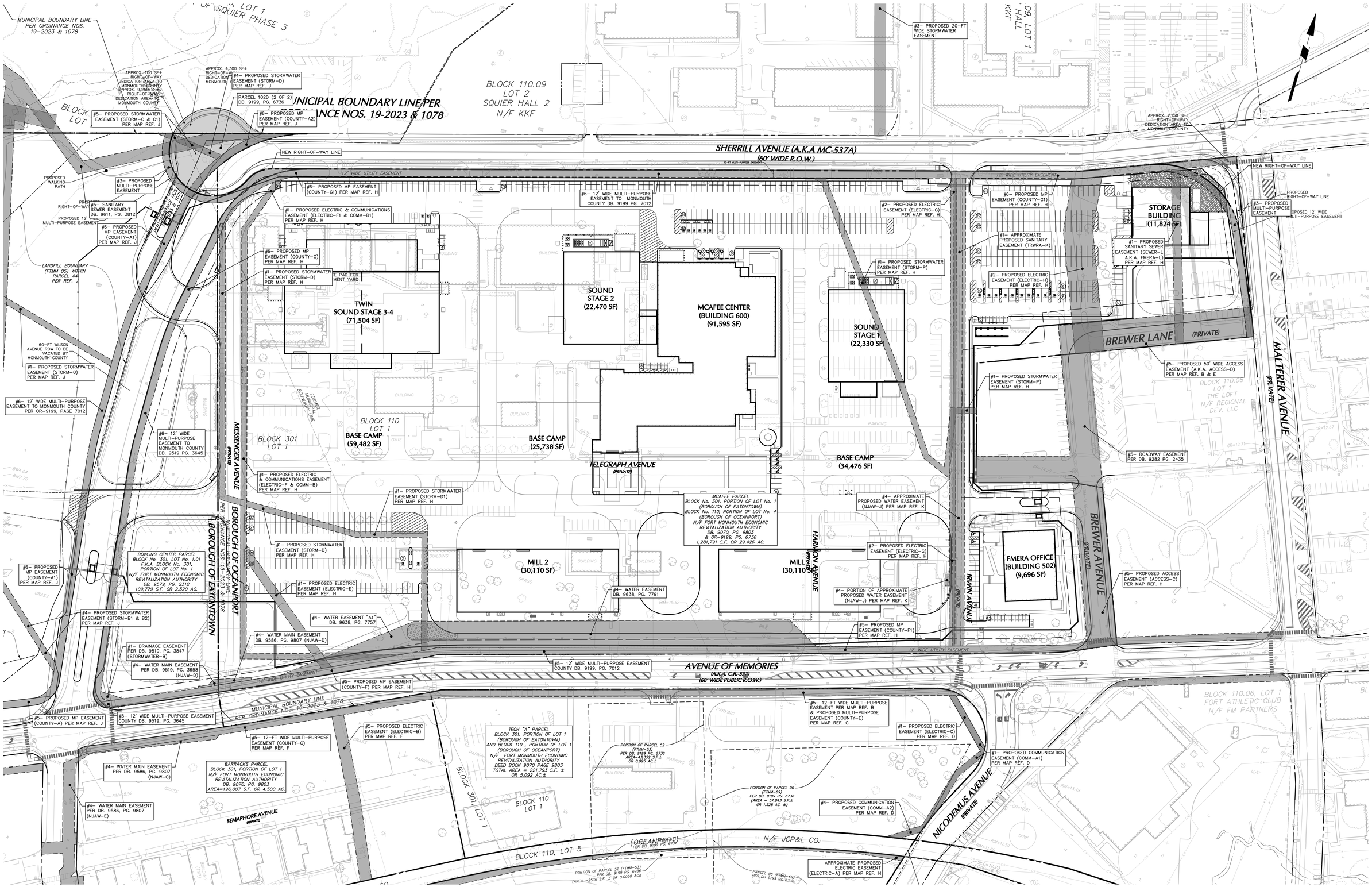

KEY TO EASEMENT NOTES:

- #1- UTILITY TO BE RELOCATED IN NEW PROPOSED EASEMENT. EASEMENT TO BE VACATED.
- #2- UTILITY TO BE RELOCATED. EASEMENT TO REMAIN.
- #3- NEW PROPOSED EASEMENT.
- #4- UTILITY TO REMAIN. EASEMENT TO REMAIN.
- #5- EASEMENT TO REMAIN.
- #6- MULTI-PURPOSE EASEMENT LOCATION TO BE MODIFIED IN COORDINATION WITH MONMOUTH COUNTY.

60 0 30 60
SCALE: 1 INCH = 60 FEET

No.	Description	Date
	Revisions	
1	MUNICIPAL SUBMISSION	6/14/24
2	MUNICIPAL RESUBMISSION	10/28/24
3	NJDEP COMMENTS	02/11/25
4	RESOLUTION COMPLIANCE	03/10/25
5	FMERA RESUBMISSION	03/18/25
6	COUNTY RESUBMISSION	03/25/25

SIGNATURE — 4/25/2025 DATE SIGNED
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
EASMENT PLAN

Project No.	100935001
Date	5/17/2024
Drawn By	JP
Checked By	CC
Drawing No.	CS105
Sheet	17

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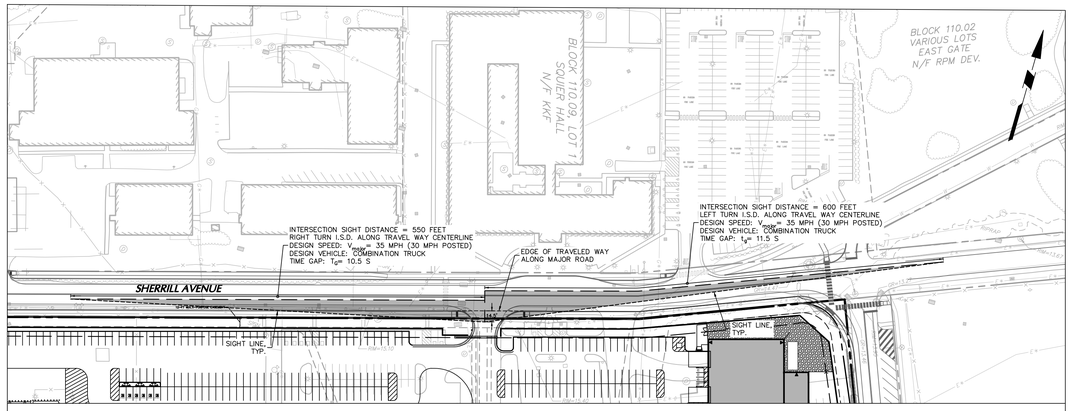
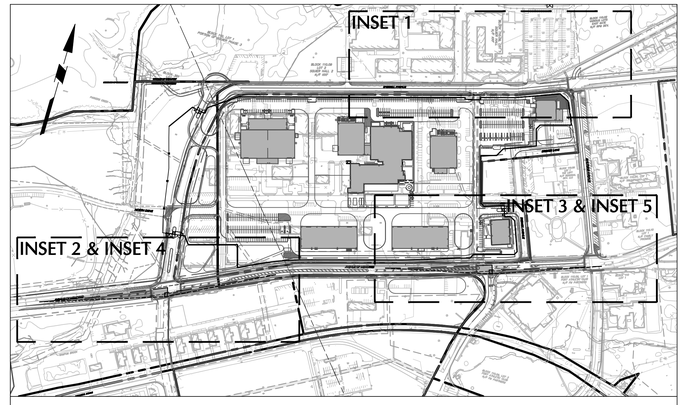
Project No. 100935001



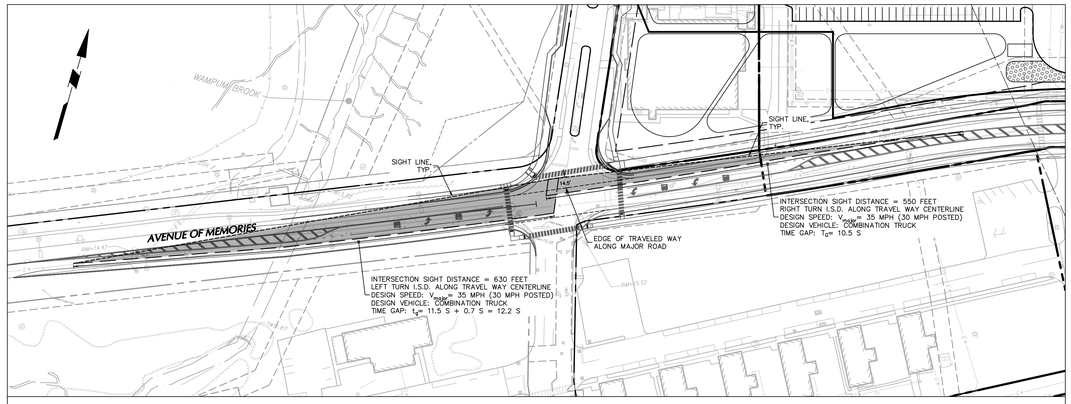
INSET 1: LEFT AND RIGHT HAND TURN FROM SITE ENTRANCE/EXIT ONTO SHERRILL AVENUE

80 0 40 80
SCALE: 1 INCH = 80 FEET



LOCATION MAP

300 0 150 300
SCALE: 1 INCH = 300 FEET



INSET 2: LEFT AND RIGHT HAND TURN FROM WILSON AVENUE ONTO AVENUE OF MEMORIES

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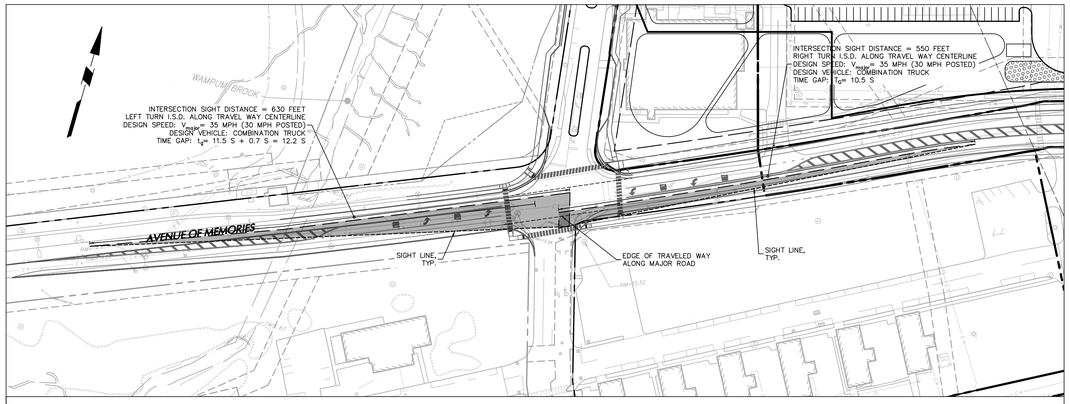
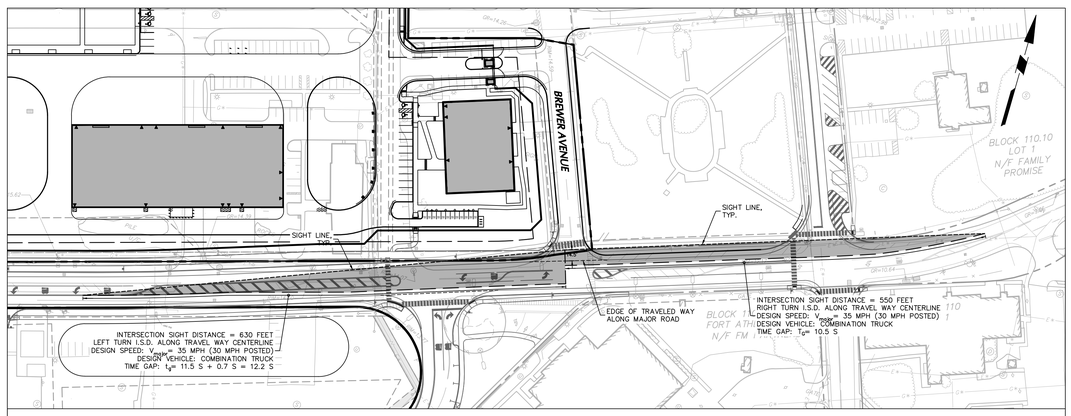
SCALE: 1 INCH = 80 FEET



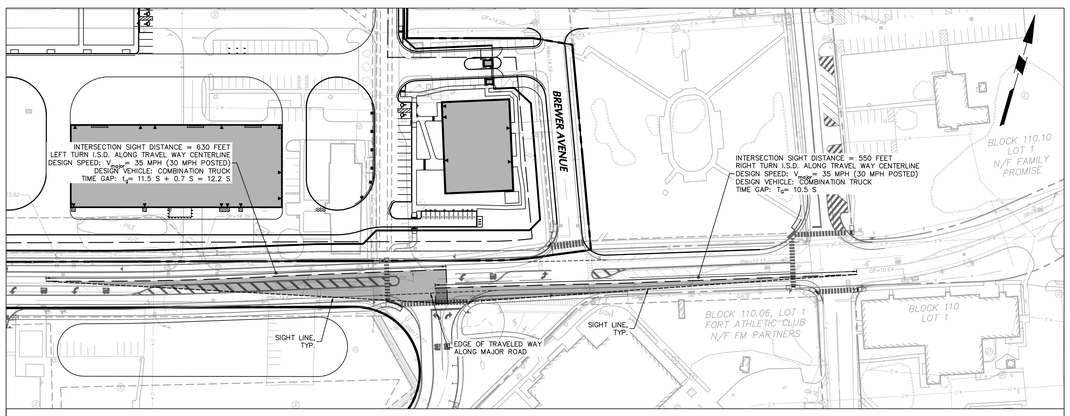
INSET 4: LEFT AND RIGHT HAND TURN FROM WILSON AVENUE ONTO AVENUE OF MEMORIES (SOUTH SIDE)

80 0 40 80
SCALE: 1 INCH = 80 FEET



INSET 3: LEFT AND RIGHT HAND TURN FROM BREWER AVENUE ONTO AVENUE OF MEMORIES

80 0 40 80
SCALE: 1 INCH = 80 FEET



INSET 5: LEFT AND RIGHT HAND TURN FROM NICODEMUS AVENUE ONTO AVENUE OF MEMORIES

80 0 40 80
SCALE: 1 INCH = 80 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGHT TRIANGLE PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP
Checked By CC

Drawing No. CS106
Sheet 18

Project No. 100935001

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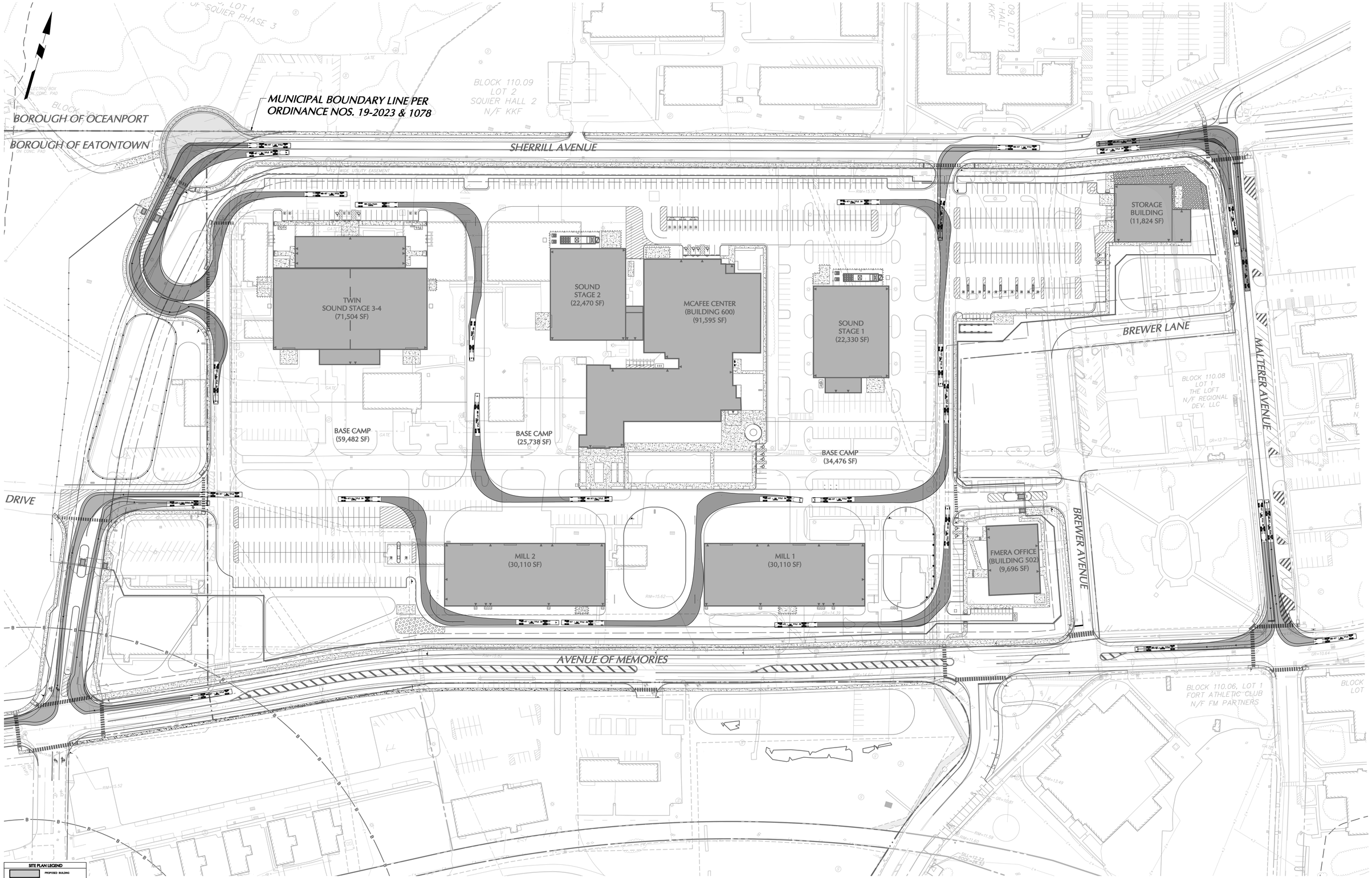

Revisions		
Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
VEHICLE CIRCULATION PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC
Drawing No. TM100
Sheet 19

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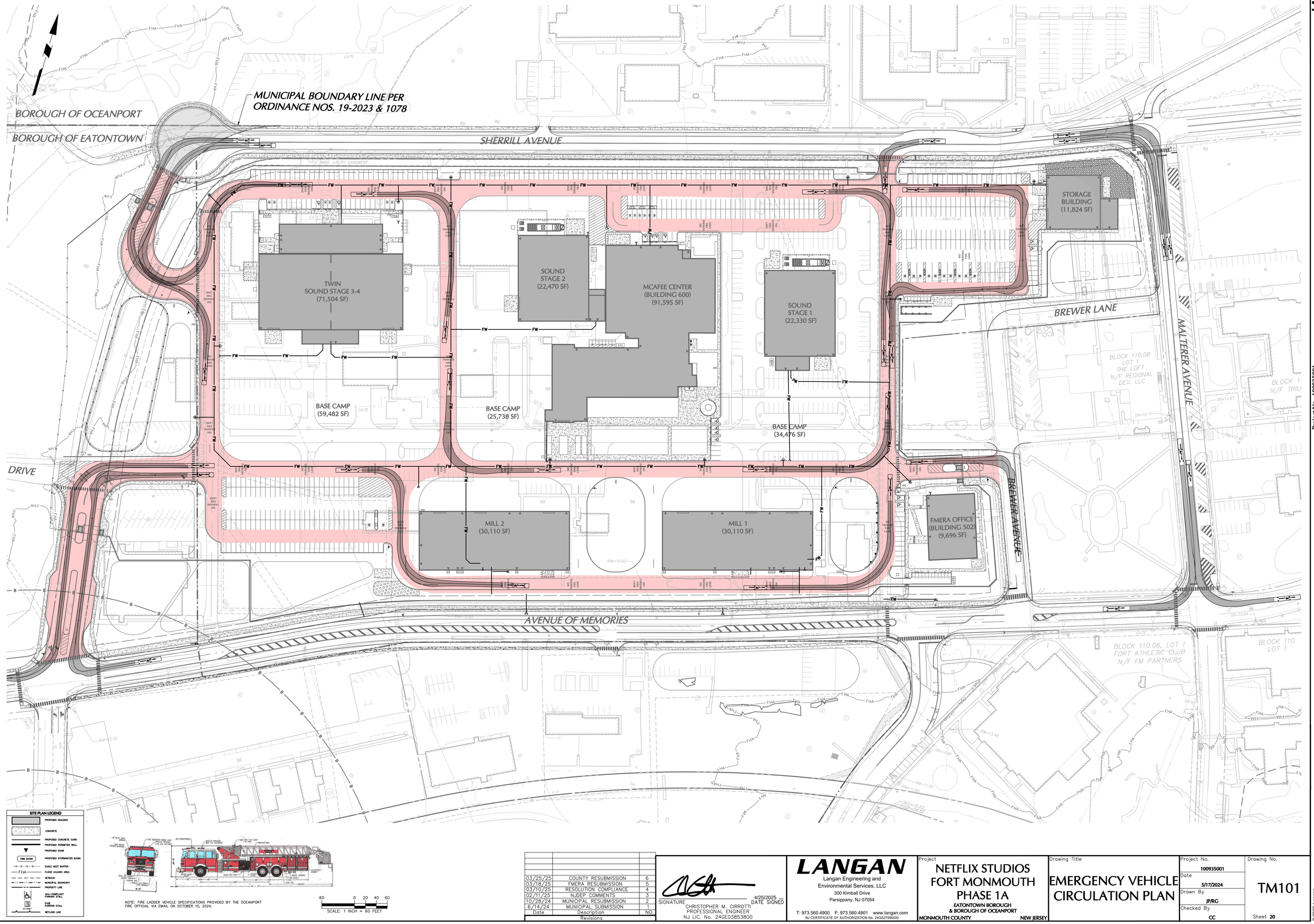

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- SWM BASIN — PROPOSED STORMWATER BASIN
- EAGLE NEST BUFFER
- FHA — FLOOD HAZARD AREA
- SETBACK
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL
- EVSE PARKING STALL (EV ONLY)
- WETLAND LINE

NOTE: FIRE LADDER VEHICLE SPECIFICATIONS PROVIDED BY THE OCEANPORT FIRE OFFICIAL VIA EMAIL ON OCTOBER 10, 2024.

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE _____ 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
EMERGENCY VEHICLE CIRCULATION PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. TM101
Sheet 20

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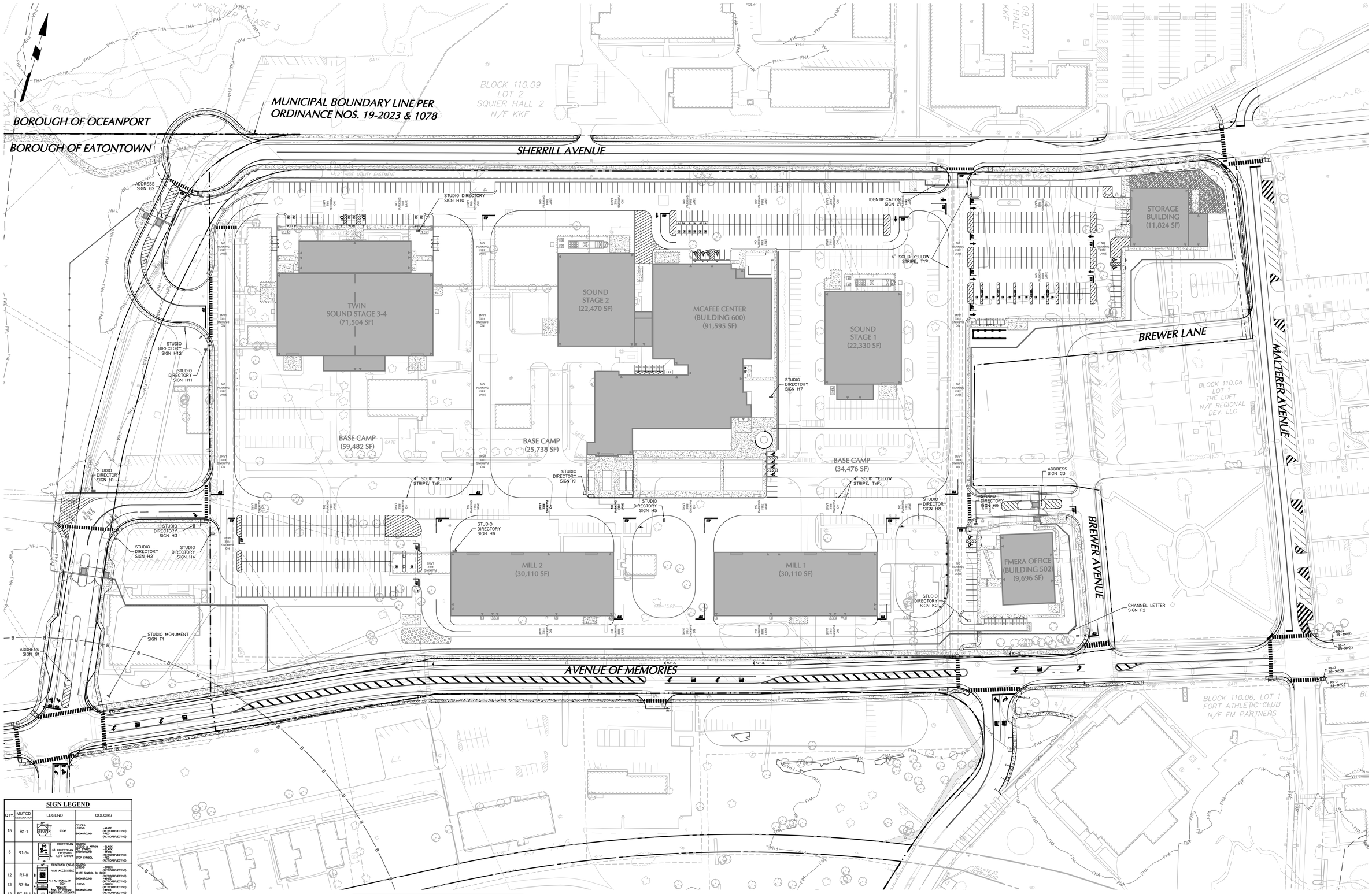
Project No. 100935001



SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS
15	R1-1	30" STOP	STOP	COLORS: LEGEND =WHITE (RETROREFLECTIVE); BACKGROUND =RED (RETROREFLECTIVE)
5	R1-5c	18" 24" PEDESTRIAN CROSSING	PEDESTRIAN RR PEDESTRIAN CROSSING LEFT ARROW	COLORS: LEGEND & ARROW =BLACK; RED SYMBOL BACKGROUND =WHITE (RETROREFLECTIVE); =RED (RETROREFLECTIVE)
12	R7-8	12" 24" RESERVED	RESERVED (ADA) VAN ACCESSIBLE	COLORS: LEGEND =GREEN (RETROREFLECTIVE); WHITE SYMBOL ON BLUE BACKGROUND (RETROREFLECTIVE)
12	R7-8a	$500 NJ PENALTY SIGN	$500 NJ PENALTY SIGN	LEGEND =BLACK (RETROREFLECTIVE); BACKGROUND =WHITE (RETROREFLECTIVE)
12	R7-8NJ	12" 24" PENALTY $500	PENALTY $500 UP TO 30 DAYS IMPRISONMENT, LICENSE SUSPENSION UP TO 90 DAYS, COMMUNITY SERVICE FOR NON-PAYMENT OF FINE	LEGEND =BLACK (RETROREFLECTIVE); BACKGROUND =WHITE (RETROREFLECTIVE)
7	R3-7L	18" 24" ONLY LANE MAY BE USED TO MAKE LEFT TURN	MANDATORY MOVEMENT LANE CONTROL	COLORS: LEGEND =BLACK (RETROREFLECTIVE); BACKGROUND =WHITE (RETROREFLECTIVE)
4	R9-3	18" 24" NO PEDESTRIAN CROSSING	PEDESTRIAN NO PEDESTRIAN CROSSING	COLORS: LEGEND =BLACK (RETROREFLECTIVE); RED SYMBOL BACKGROUND =WHITE (RETROREFLECTIVE); NO SYMBOL =RED (RETROREFLECTIVE)
2	R9-3bP(L)	18" 24" PEDESTRIAN CROSSING	PEDESTRIAN LEFT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW =BLACK (RETROREFLECTIVE); BACKGROUND =WHITE (RETROREFLECTIVE)
2	R9-3bP(R)	18" 24" PEDESTRIAN CROSSING	PEDESTRIAN RIGHT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW =BLACK (RETROREFLECTIVE); BACKGROUND =WHITE (RETROREFLECTIVE)

STRIPING LEGEND

PARKING SPACE	SINGLE WHITE SOLID LINE/ 4" WIDE / 18' LONG (TYP.) / 8' LONG (PARALLEL)	STOP BAR	SINGLE WHITE SOLID LINE/ 12" WIDE
STRIPED AREA	SINGLE WHITE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2FT O.C.	ROAD STRIPING	DOUBLE YELLOW SOLID LINE/ 4" WIDE
ACCESSIBLE PARKING SPACE	SINGLE BLUE SOLID LINE/ 4" WIDE / 18' LONG (TYP.)	ROAD STRIPING	WHITE DASHED LINE/ 4" WIDE/ 10' SEGMENTS/ 30' GAPS
ACCESSIBLE PARKING STRIPED AREA	SINGLE BLUE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2.5FT O.C.	ROAD STRIPING	WHITE SOLID LINE/ 4" WIDE

SIGNAGE NOTES

1. REFER TO PLAN TITLED: SITE SIGNAGE COMPLIANCE CHART & DETAILS (A-004) PREPARED BY MANCINI DUFFY FOR STUDIO MONUMENT, CHANNEL LETTER, ADDRESS, STUDIO DIRECTORY AND IDENTIFICATION SIGN DETAILS AND DIMENSIONS.

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

No.	Revisions	Date
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL STRIPING & SIGNAGE PLAN

Project No. 100935001
Date 5/17/2024
Drawn By MR/RG
Checked By CC

Drawing No. CS200
Sheet 21

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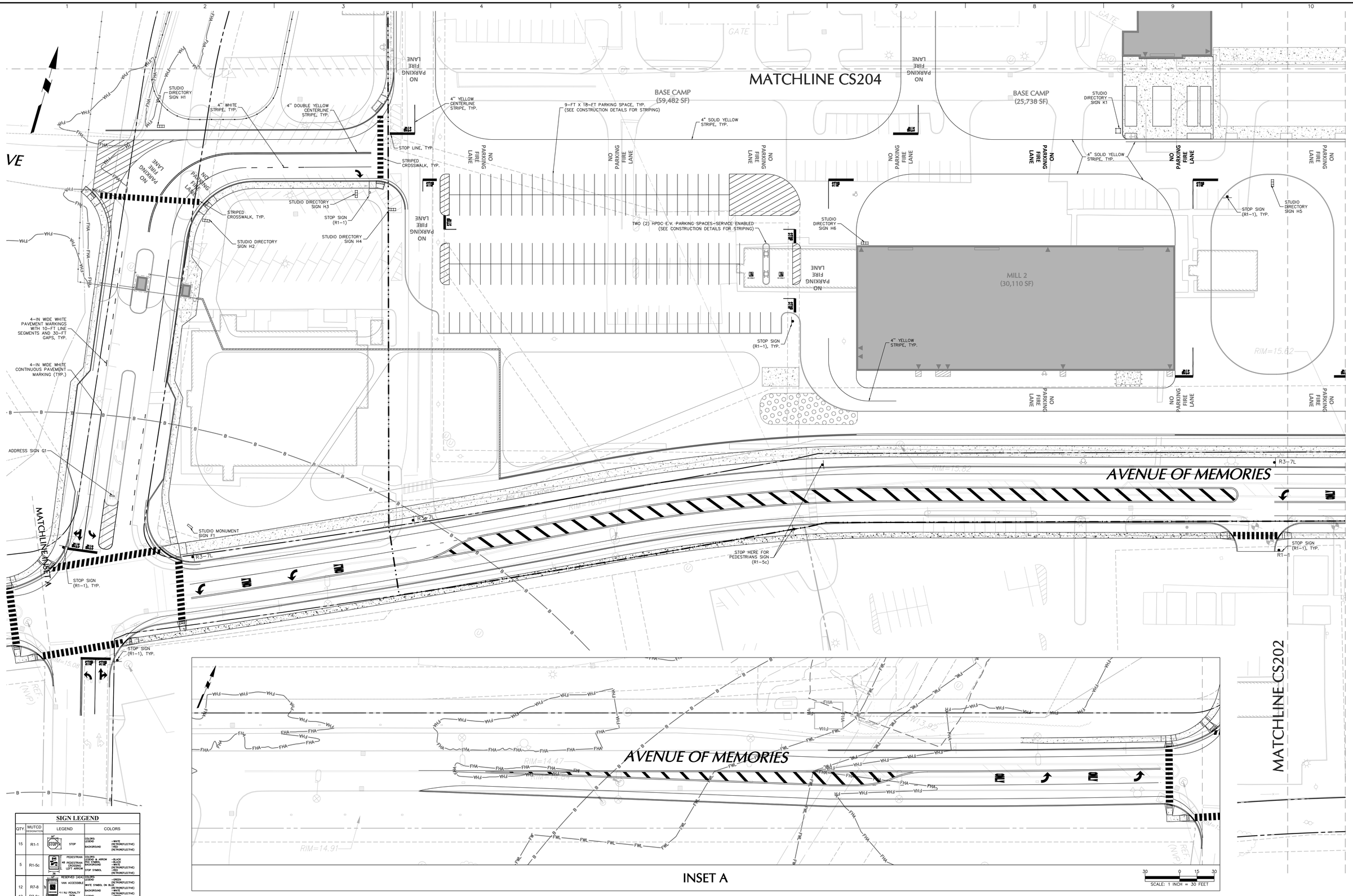

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND	COLORS
15	R1-1	STOP	LEGEND: WHITE (RETROREFLECTIVE) / BACKGROUND: RED (RETROREFLECTIVE)
5	R1-5c	PEDESTRIAN / YIELD TO PEDESTRIAN / LEFT ARROW	LEGEND & ARROW: BLACK / BACKGROUND: WHITE (RETROREFLECTIVE) / STOP SYMBOL
12	R7-8	RESERVED (ADA) / VAN ACCESSIBLE	LEGEND: GREEN (RETROREFLECTIVE) / WHITE SYMBOL ON BLUE
12	R7-8a	$ NJ PENALTY SIGN	BACKGROUND (RETROREFLECTIVE) / LEGEND: GREEN (RETROREFLECTIVE)
12	R7-8NJ	PENALTY $500 MINIMUM - UP TO $1,000 COMMUNITY SERVICE MAY BE REQUIRED AT COURT'S DISCRETION	BACKGROUND (RETROREFLECTIVE) / LEGEND: BLACK (RETROREFLECTIVE)
7	R3-7L	MANDATORY MOVEMENT LANE CONTROL	LEGEND: BLACK / BACKGROUND: WHITE (RETROREFLECTIVE)
4	R9-3	PEDESTRIAN / NO PEDESTRIAN CROSSING	LEGEND & SYMBOL: BLACK / BACKGROUND: WHITE (RETROREFLECTIVE) / NO SYMBOL
2	R9-3bP(L)	PEDESTRIAN / LEFT PEDESTRIAN CROSSING	LEGEND & ARROW: BLACK / BACKGROUND: WHITE (RETROREFLECTIVE)
2	R9-3bP(R)	PEDESTRIAN / RIGHT PEDESTRIAN CROSSING	LEGEND & ARROW: BLACK / BACKGROUND: WHITE (RETROREFLECTIVE)

STRIPING LEGEND

PARKING SPACE	SINGLE WHITE SOLID LINE/ 4" WIDE / 18' LONG (TYP.) / 8' LONG (PARALLEL)	STOP BAR	SINGLE WHITE SOLID LINE/ 12" WIDE
STRIPED AREA	SINGLE WHITE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2FT O.C.	ROAD STRIPING	DOUBLE YELLOW SOLID LINE/ 4" WIDE
ACCESSIBLE PARKING SPACE	SINGLE BLUE SOLID LINE/ 4" WIDE / 18' LONG (TYP.)	ROAD STRIPING	WHITE DASHED LINE/ 4" WIDE/ 10' SEGMENTS/ 30' GAPS
ACCESSIBLE PARKING/ STRIPED AREA	SINGLE BLUE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2.5FT O.C.	ROAD STRIPING	WHITE SOLID LINE/ 4" WIDE

SCALE: 1 INCH = 30 FEET

SIGNAGE NOTES

1. REFER TO PLAN TITLED: SITE SIGNAGE COMPLIANCE CHART & DETAILS (A-004) PREPARED BY MANCINI DUFFY FOR STUDIO MONUMENT, CHANNEL LETTER, ADDRESS, STUDIO DIRECTORY AND IDENTIFICATION SIGN DETAILS AND DIMENSIONS.

No.	Revisions	Date
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

SIGNATURE — 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGNAGE & STRIPING PLAN PARTIAL 1

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CS201
Sheet	22

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Project No. 100935001
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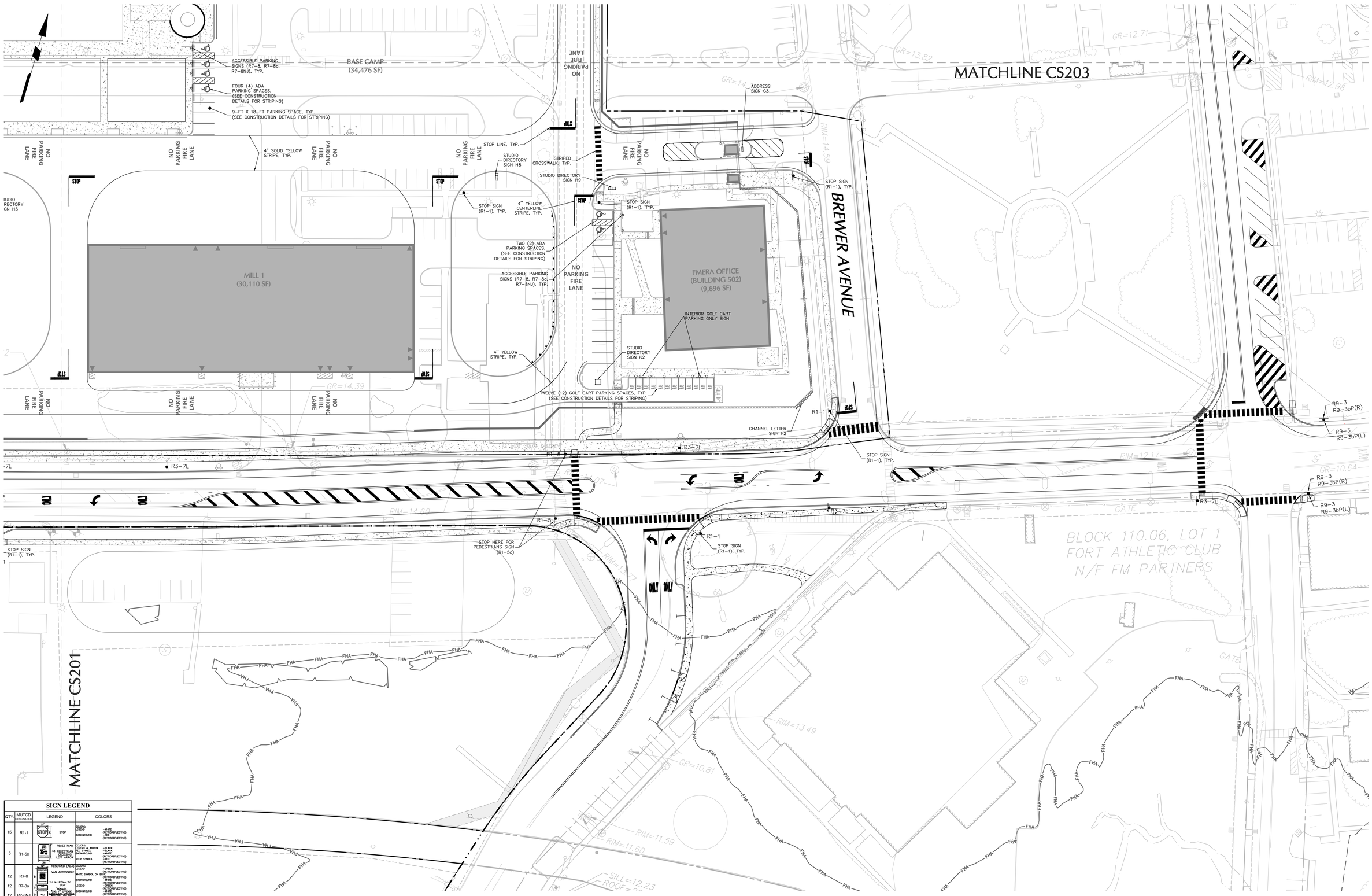

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND	COLORS
15	R1-1	STOP	COLORS: LEGEND: WHITE [RETROREFLECTIVE] BACKGROUND: RED [RETROREFLECTIVE]
5	R1-5c	PEDESTRIAN CROSSING SIGN WITH LEFT ARROW	COLORS: LEGEND & ARROW: BLACK [NON-REFLECTIVE] RED SYMBOL BACKGROUND: YELLOW [RETROREFLECTIVE]
12	R7-8	RESERVED (ADA) VAN ACCESSIBLE	COLORS: LEGEND: GREEN [RETROREFLECTIVE] WHITE SYMBOL ON BLUE BACKGROUND [RETROREFLECTIVE]
12	R7-8a	$250 NJ PENALTY SIGN	LEGEND: WHITE [RETROREFLECTIVE] BACKGROUND: BLUE [RETROREFLECTIVE]
12	R7-8NJ	TRIPLE FINE ZONE PENALTY DOUBLE FINE ZONE $500 MIN. $2,000 MAX. FINE ZONE $1,000 MIN. $5,000 MAX.	LEGEND: WHITE [RETROREFLECTIVE] BACKGROUND: BLUE [RETROREFLECTIVE]
7	R3-7L	MANDATORY MOVEMENT LANE CONTROL	COLORS: LEGEND: BLACK [NON-REFLECTIVE] BACKGROUND: WHITE [RETROREFLECTIVE]
4	R9-3	PEDESTRIAN CROSSING SIGN WITH NO PEDESTRIAN CROSSING NO SYMBOL	COLORS: LEGEND: BLACK [NON-REFLECTIVE] RED SYMBOL BACKGROUND: YELLOW [RETROREFLECTIVE] RED [RETROREFLECTIVE]
2	R9-3bP(L)	PEDESTRIAN CROSSING SIGN WITH LEFT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW: BLACK [NON-REFLECTIVE] BACKGROUND: WHITE [RETROREFLECTIVE]
2	R9-3bP(R)	PEDESTRIAN CROSSING SIGN WITH RIGHT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW: BLACK [NON-REFLECTIVE] BACKGROUND: WHITE [RETROREFLECTIVE]

STRIPING LEGEND

PARKING SPACE	SINGLE WHITE SOLID LINE/ 4" WIDE / 18' LONG (TYP.) / 8' LONG (PARALLEL)	STOP BAR	SINGLE WHITE SOLID LINE/ 12" WIDE
STRIPED AREA	SINGLE WHITE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2FT O.C.	ROAD STRIPING	DOUBLE YELLOW SOLID LINE/ 4" WIDE
ACCESSIBLE PARKING SPACE	SINGLE BLUE SOLID LINE/ 4" WIDE / 18' LONG (TYP.)	ROAD STRIPING	WHITE DASHED LINE/ 4" WIDE/ 10' SEGMENTS/ 30' GAPS
ACCESSIBLE PARKING STRIPED AREA	SINGLE BLUE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2.5FT O.C.	ROAD STRIPING	WHITE SOLID LINE/ 4" WIDE

SIGNAGE NOTES

1. REFER TO PLAN TITLED: SITE SIGNAGE COMPLIANCE CHART & DETAILS (A-004) PREPARED BY MANCINI DUFFY FOR STUDIO MONUMENT, CHANNEL LETTER, ADDRESS, STUDIO DIRECTORY AND IDENTIFICATION SIGN DETAILS AND DIMENSIONS.

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGNAGE & STRIPING PLAN PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS202
Sheet 23

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Project No. 100935001
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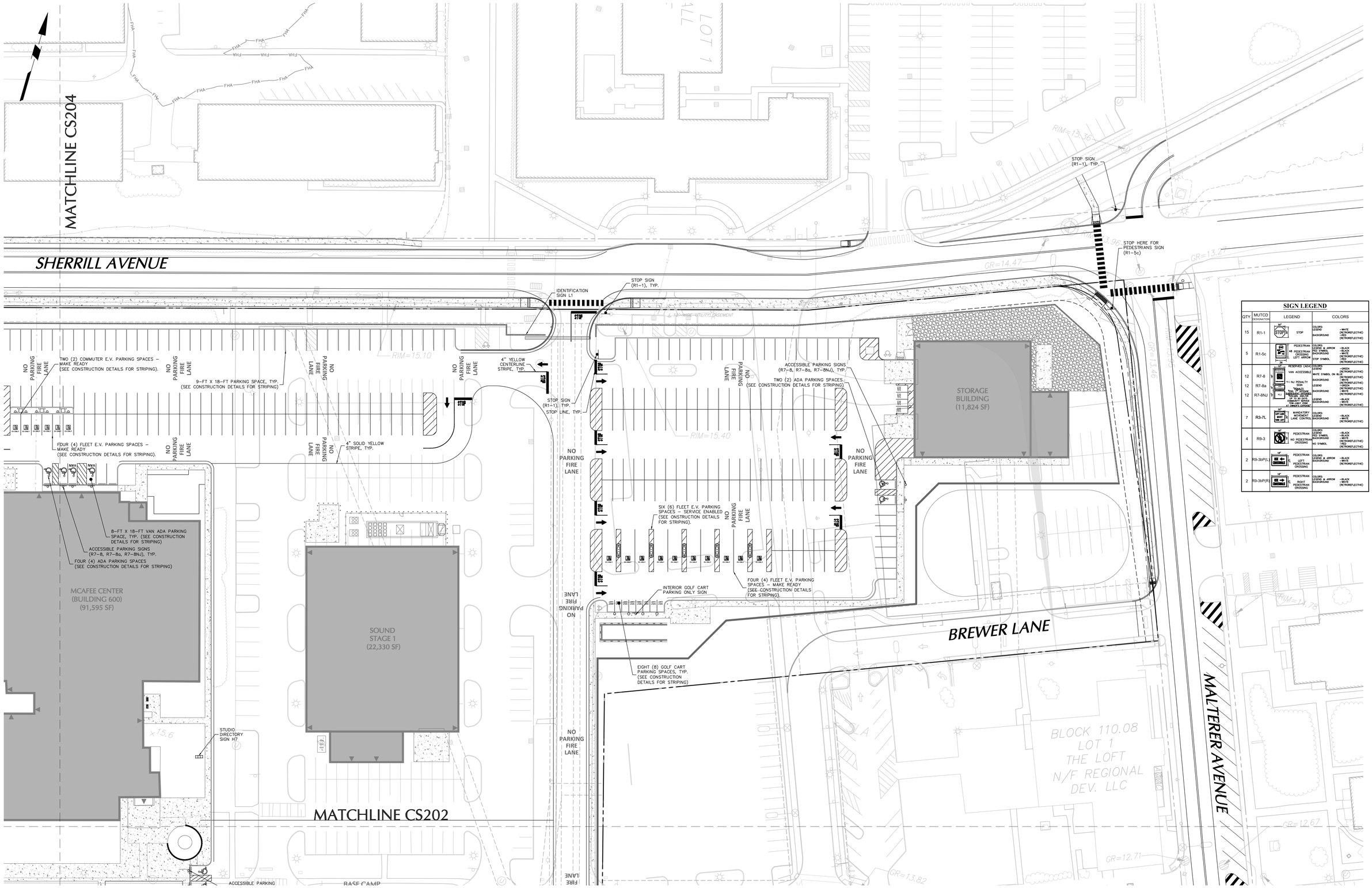

SIGN LEGEND

QTY.	MUTCD DESIGNATION	LEGEND	COLORS
15	R1-1	STOP	COLORS: LEGEND - WHITE; BACKGROUND - RED (RETROREFLECTIVE)
5	R1-5c	PEDESTRIAN 48 PEDESTRIAN CROSSING LEFT ARROW	COLORS: LEGEND & ARROW - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE); STOP SYMBOL - RED (RETROREFLECTIVE)
12	R7-8	RESERVED (ADA) VAN ACCESSIBLE	COLORS: LEGEND - GREEN; WHITE SYMBOL ON BLUE BACKGROUND (RETROREFLECTIVE)
12	R7-8a	$1,000 MINIMUM FINE $2,000 MAXIMUM FINE $10,000 AND/OR COMMUNITY SERVICE FOR 90 DAYS TOW-AWAY ZONE ALL VEHICLES & DRIVERS	$1,000 MINIMUM FINE $2,000 MAXIMUM FINE $10,000 AND/OR COMMUNITY SERVICE FOR 90 DAYS - WHITE; TOW-AWAY ZONE ALL VEHICLES & DRIVERS - GREEN (RETROREFLECTIVE); BACKGROUND - WHITE (RETROREFLECTIVE)
12	R7-8NJ	$1,000 PENALTY SIGN TOWING AUTHORIZED	LEGEND - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE)
7	R3-7L	MANDATORY MOVEMENT LANE CONTROL	COLORS: LEGEND - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE)
4	R9-3	PEDESTRIAN NO PEDESTRIAN CROSSING	COLORS: LEGEND - BLACK; RED, SYMBOL - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE); NO SYMBOL
2	R9-3bP(L)	PEDESTRIAN LEFT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE)
2	R9-3bP(R)	PEDESTRIAN RIGHT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW - BLACK; BACKGROUND - WHITE (RETROREFLECTIVE)

STRIPING LEGEND

PARKING SPACE	SINGLE WHITE SOLID LINE/ 4" WIDE / 18' LONG (TYP.) / 8' LONG (PARALLEL)	STOP BAR	SINGLE WHITE SOLID LINE/ 12" WIDE
STRIPED AREA	SINGLE WHITE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2FT O.C.	ROAD STRIPING	DOUBLE YELLOW SOLID LINE/ 4" WIDE
ACCESSIBLE PARKING SPACE	SINGLE BLUE SOLID LINE/ 4" WIDE / 18' LONG (TYP.)	ROAD STRIPING	WHITE DASHED LINE/ 4" WIDE/ 10' SEGMENTS/ 30' GAPS
ACCESSIBLE PARKING STRIPED AREA	SINGLE BLUE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2.5FT O.C.	ROAD STRIPING	WHITE SOLID LINE/ 4" WIDE

SIGNAGE NOTES

1. REFER TO PLAN TITLED: SITE SIGNAGE COMPLIANCE CHART & DETAILS (A-004) PREPARED BY MANCINI DUFFY FOR STUDIO MONUMENT, CHANNEL LETTER, ADDRESS, STUDIO DIRECTORY AND IDENTIFICATION SIGN DETAILS AND DIMENSIONS.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGNAGE & STRIPING PLAN PARTIAL 3

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS203
Sheet 24

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BOROUGH OF OCEANPORT

BOROUGH OF EATONTOWN

MUNICIPAL BOUNDARY LINE PER ORDINANCE NOS. 19-2023 & 1078

BLOCK 301 LOT

BLOCK 110.09
LOT 2
SQUIER HALL 2
N/F KKF

MATCHLINE CS203

MATCHLINE CS201

PHASE 3

GATE

12' WIDE UTILITY EASEMENT

FHA

ADDRESS SIGN G2

STOP SIGN (R1-1), TYP.

STRIPED CROSSWALK, TYP.

4" YELLOW CENTERLINE STRIPE, TYP.

4" DOUBLE YELLOW CENTERLINE STRIPE, TYP.

STOP LINE, TYP.

STUDIO DIRECTORY SIGN H12

STUDIO DIRECTORY SIGN H11

TWO (2) E.V. PARKING SPACES – MAKE-READY (SEE CONSTRUCTION DETAILS FOR STRIPING)

8-FT X 18-FT VAN ADA PARKING SPACE, TYP. (SEE CONSTRUCTION DETAILS FOR STRIPING)

TWO (2) E.V. PARKING SPACES – MAKE-READY (SEE CONSTRUCTION DETAILS FOR STRIPING)

ACCESSIBLE PARKING SIGNS (R7-8, R7-8a, R7-8NJ), TYP.

STUDIO DIRECTORY SIGN H10

FOUR (4) ADA SPACES + TWO (2) E.V. PARKING SPACES – SERVICE ENABLED. (SEE CONSTRUCTION DETAILS FOR STRIPING).

FOUR (4) GOLF CART PARKING SPACES, TYP. (SEE CONSTRUCTION DETAILS FOR STRIPING)

INTERIOR GOLF CART PARKING ONLY SIGN, TYP.

FOUR (4) INTERIOR GOLF CART PARKING SPACES, TYP. (SEE CONSTRUCTION DETAILS FOR STRIPING)

INTERIOR GOLF CART PARKING ONLY SIGN, TYP.

9-FT X 18-FT PARKING SPACE, TYP. (SEE CONSTRUCTION DETAILS FOR STRIPING)

4" SOLID YELLOW STRIPE, TYP.

EIGHT (8) GOLF CART PARKING SPACES, TYP. (SEE CONSTRUCTION DETAILS FOR STRIPING)

INTERIOR GOLF CART PARKING ONLY SIGN, TYP.

NO PARKING FIRE LANE

TWIN SOUND STAGE 3-4 (71,504 SF)

SOUND STAGE 2 (22,470 SF)

RIM=14.47

V=(-0.7) @ 9:35 AM

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS
15	R1-1	30" STOP	STOP	COLORS: LEGEND = WHITE (RETROREFLECTIVE); BACKGROUND = RED (RETROREFLECTIVE)
5	R1-5c	48" PEDESTRIAN CROSSING LEFT ARROW	PEDESTRIAN CROSSING & LEFT ARROW	COLORS: LEGEND & ARROW = BLACK; RED SYMBOL = RED (RETROREFLECTIVE); BACKGROUND = WHITE (RETROREFLECTIVE); STOP SYMBOL = RED (RETROREFLECTIVE)
12	R7-8	12" RESERVED (ADA) VAN ACCESSIBLE	VAN ACCESSIBLE	COLORS: LEGEND = GREEN (RETROREFLECTIVE); WHITE SYMBOL ON BLUE BACKGROUND = BLUE (RETROREFLECTIVE)
12	R7-8a	$XX NJ PENALTY $XXX	$XX NJ PENALTY $XXX	LEGEND = WHITE (RETROREFLECTIVE); BACKGROUND = WHITE (RETROREFLECTIVE)
12	R7-8NJ	12" SPACE FOR VEHICLES DISPLAYING HANDICAPPED IDENTIFICATION DEVICES ISSUED BY THE NJ MOTOR VEHICLE COMMISSION	SPACE FOR VEHICLES DISPLAYING HANDICAPPED IDENTIFICATION DEVICES ISSUED BY THE NJ MOTOR VEHICLE COMMISSION	LEGEND = BLACK; BACKGROUND = WHITE (RETROREFLECTIVE)
7	R3-7L	30" DO NOT BLOCK INTERSECTION	MANDATORY MOVEMENT LANE CONTROL	COLORS: LEGEND = BLACK; BACKGROUND = WHITE (RETROREFLECTIVE)
4	R9-3	18" NO PEDESTRIAN CROSSING	PEDESTRIAN NO PEDESTRIAN CROSSING	COLORS: LEGEND = BLACK; RED SYMBOL = RED; BACKGROUND = WHITE (RETROREFLECTIVE); NO SYMBOL = WHITE (RETROREFLECTIVE)
2	R9-3bP(L)	18" CROSSING	PEDESTRIAN LEFT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW = BLACK; BACKGROUND = WHITE (RETROREFLECTIVE)
2	R9-3bP(R)	18" CROSSING	PEDESTRIAN RIGHT PEDESTRIAN CROSSING	COLORS: LEGEND & ARROW = BLACK; BACKGROUND = WHITE (RETROREFLECTIVE)

STRIPING LEGEND

PARKING SPACE	SINGLE WHITE SOLID LINE/ 4" WIDE / 18' LONG (TYP.) / 8' LONG (PARALLEL)	STOP BAR	SINGLE WHITE SOLID LINE/ 12" WIDE
STRIPED AREA	SINGLE WHITE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2FT O.C.	ROAD STRIPING	DOUBLE YELLOW SOLID LINE/ 4" WIDE
ACCESSIBLE PARKING SPACE	SINGLE BLUE SOLID LINE/ 4" WIDE / 18' LONG (TYP.)	ROAD STRIPING	WHITE DASHED LINE/ 4" WIDE/ 10' SEGMENTS/ 30' GAPS
ACCESSIBLE PARKING STRIPED AREA	SINGLE BLUE SOLID LINE/ 4" WIDE AT 45 DEGREES AT 2.5FT O.C.	ROAD STRIPING	WHITE SOLID LINE/ 4" WIDE

SIGNAGE NOTES

1. REFER TO PLAN TITLED: SITE SIGNAGE COMPLIANCE CHART & DETAILS (A-004) PREPARED BY MANCINI DUFFY FOR STUDIO MONUMENT, CHANNEL LETTER, ADDRESS, STUDIO DIRECTORY AND IDENTIFICATION SIGN DETAILS AND DIMENSIONS.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGNAGE & STRIPING PLAN
PARTIAL 4

Project No.	Drawing No.
100935001	CS204
Date: 5/17/2024	Sheet 25
Drawn By: JP/RG	
Checked By: CC	

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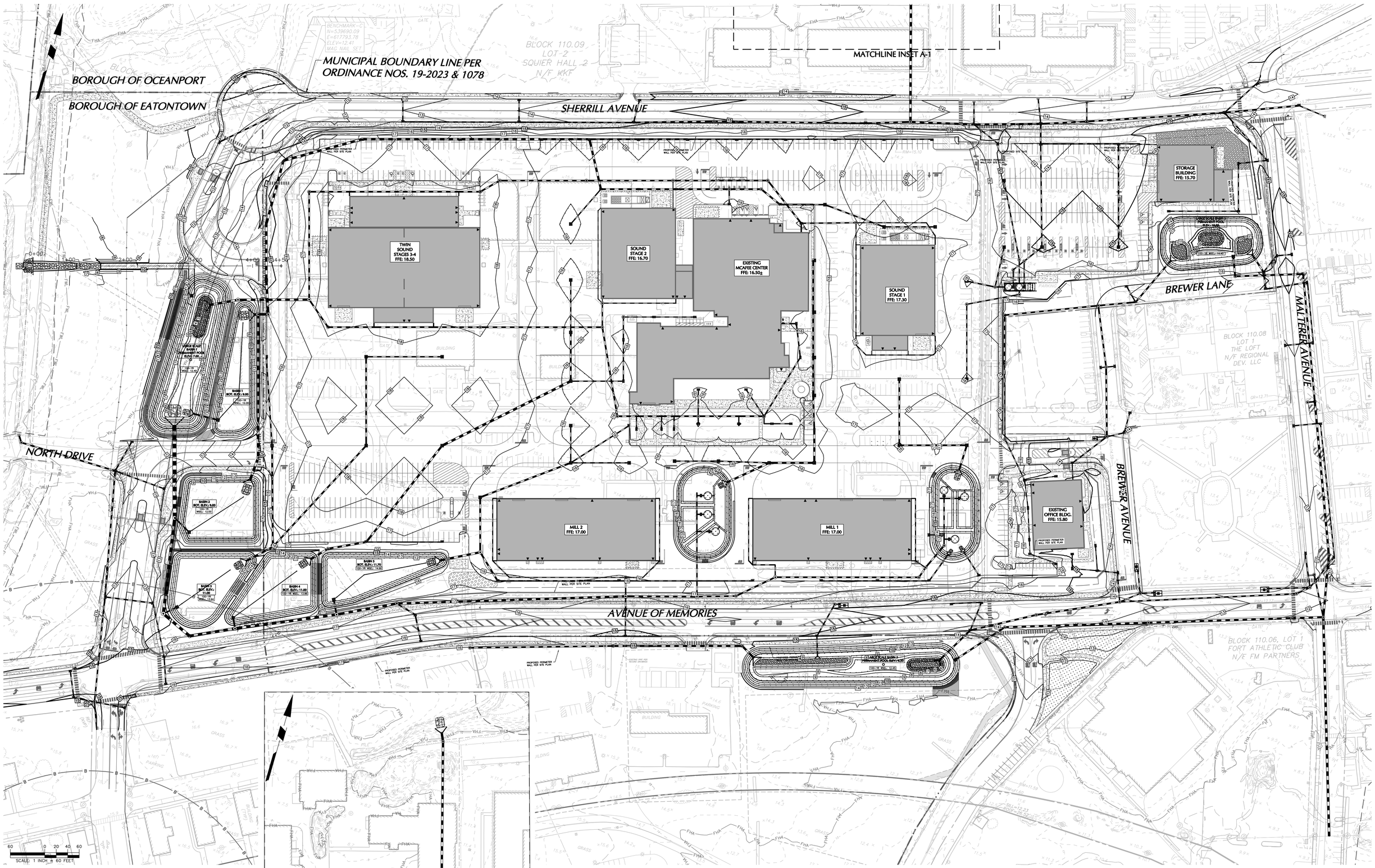

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- 54.50 — SPOT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- STORM SEWER PIPE
- STORM INLET
- STORM MANHOLE
- STORM HEADWALL
- SCOUR HOLE
- BW 112.5 — BOTTOM OF WALL ELEVATION

Date	Description	No.
04/25/25	AMENDED PB SUBMISSION	7
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Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL GRADING & DRAINAGE PLAN

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CG100
Sheet	26

Project No. 10093500

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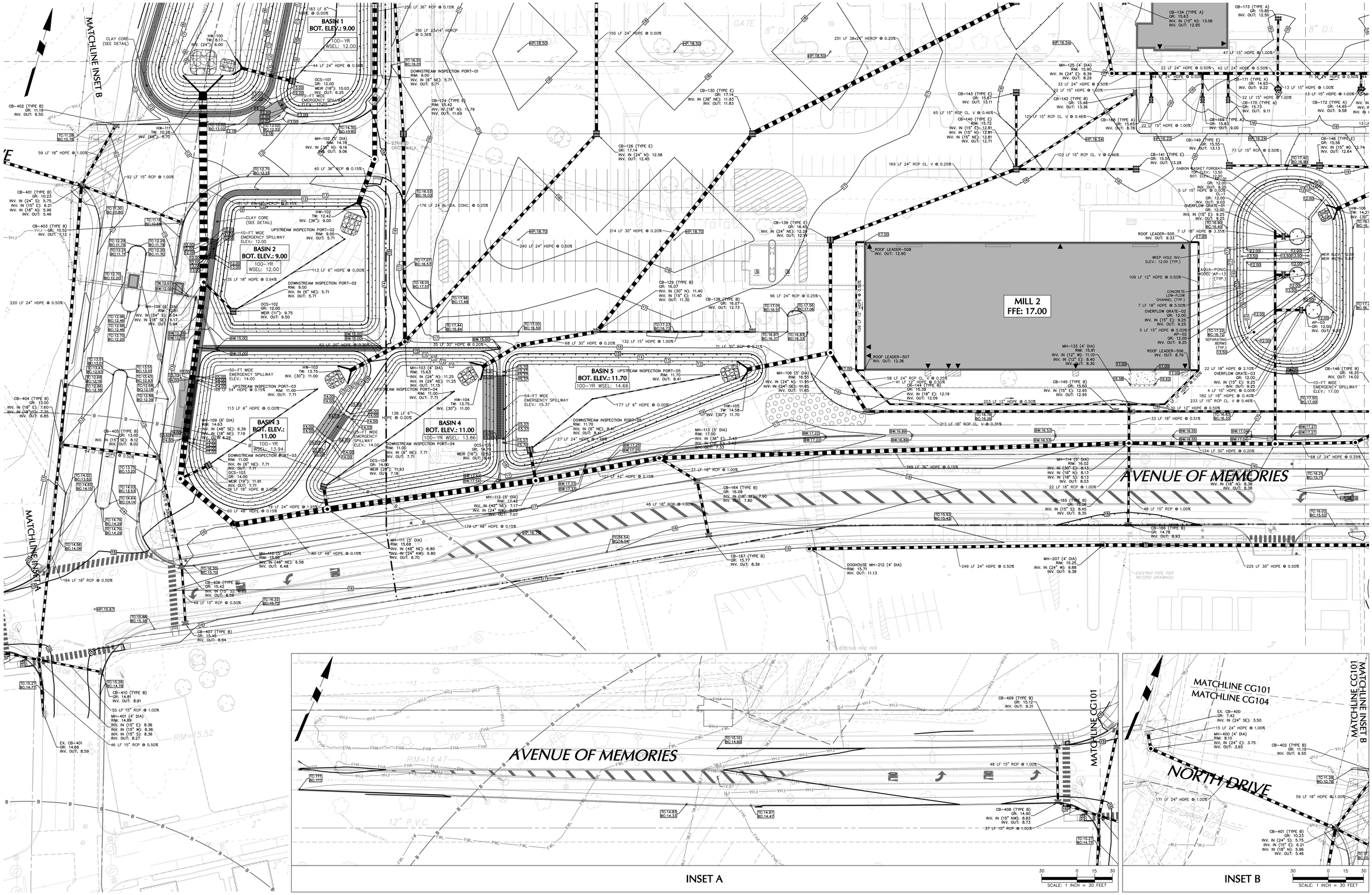

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- 54.50 SPOT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- STORM SEWER PIPE
- STORM INLET
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Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING & DRAINAGE PARTIAL 1

Project No.	Drawing No.
100935001	CG101
Date: 5/17/2024	
Drawn By: JP/RG	
Checked By: CC	Sheet 27

Project No. 100935001

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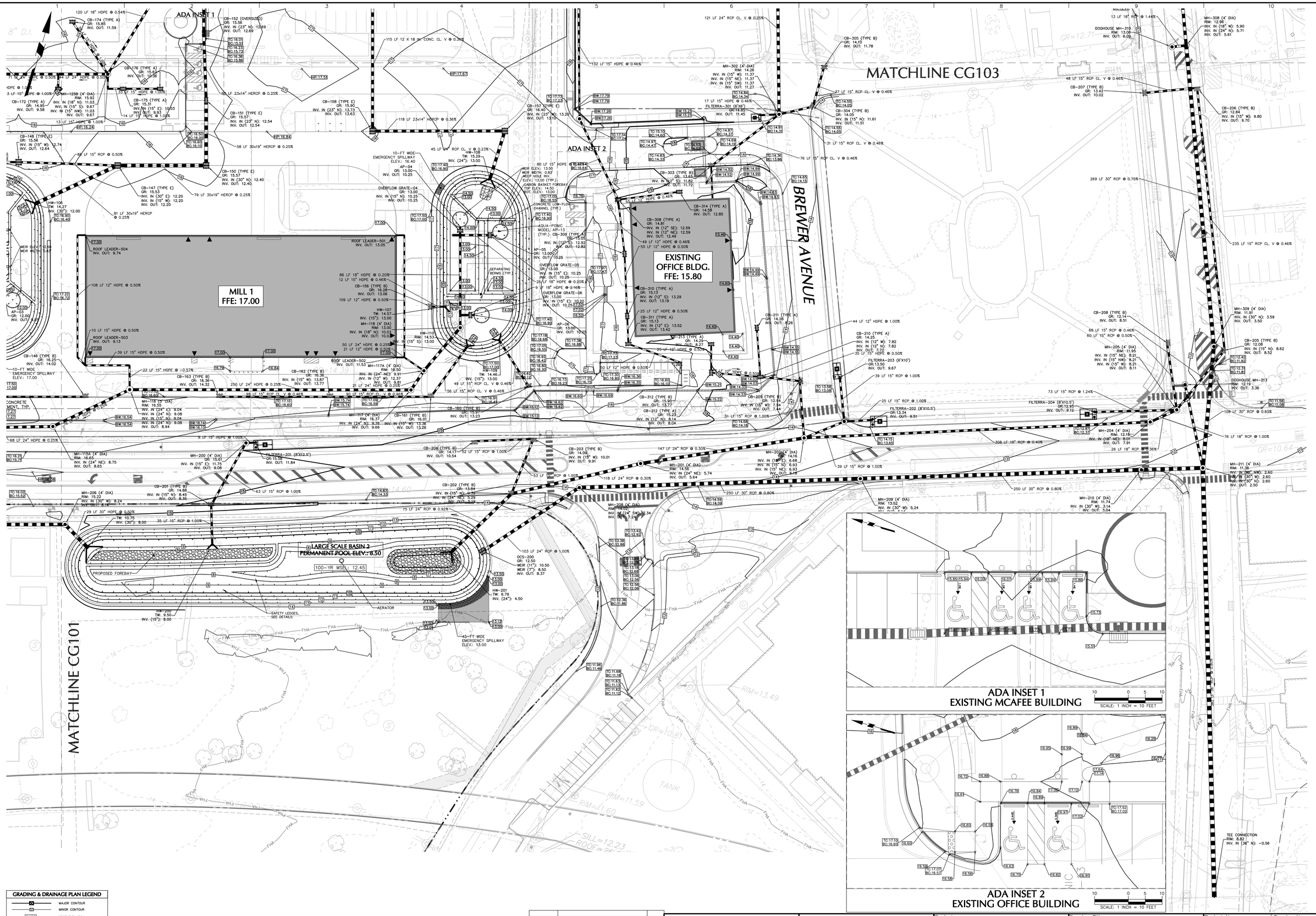

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING &
DRAINAGE PLAN
PARTIAL 2

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC

Drawing No.
CG102
Sheet 28 of 87

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LANGAN

Project No. 100935001

MATCHLINE INSET C

MATCHLINE CG104

MATCHLINE CG103

INSET C

SCALE: 1 INCH = 30 FEET

ADA INSET 3
PROPOSED STORAGE BUILDING

SCALE: 1 INCH = 10 FEET

ADA INSET 4
EXISTING MCAFEE BUILDING

SCALE: 1 INCH = 10 FEET

SHERRILL AVENUE

BREWER LANE

MALTERER AVENUE

STORAGE BUILDING FFE: 15.70

LARGE SCALE BASIN 3
PERMANENT POOL
ELEV.: 10.50

100-YR WSEL: 14.40

EXISTING MCAFEE CENTER FFE: 16.50±

SOUND STAGE 1 FFE: 17.30

ADA INSET 1

ADA INSET 4

ADA INSET 3

MATCHLINE CG102

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
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- FFE: FINISHED FLOOR ELEVATION
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SCALE: 1 INCH = 30 FEET

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Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING & DRAINAGE PLAN PARTIAL 3

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CG103
Sheet	29

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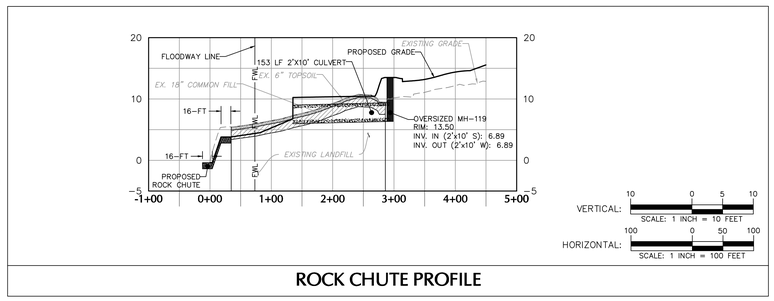
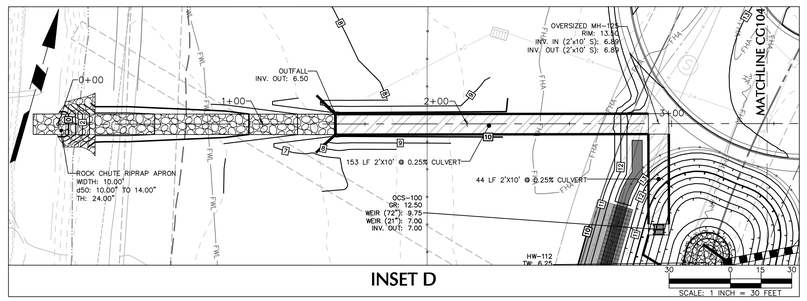
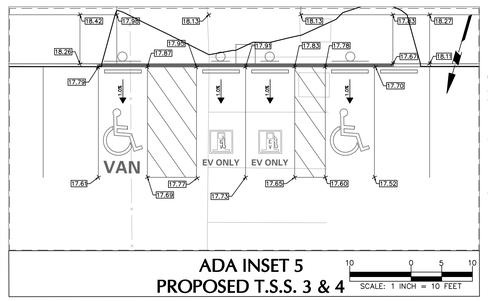


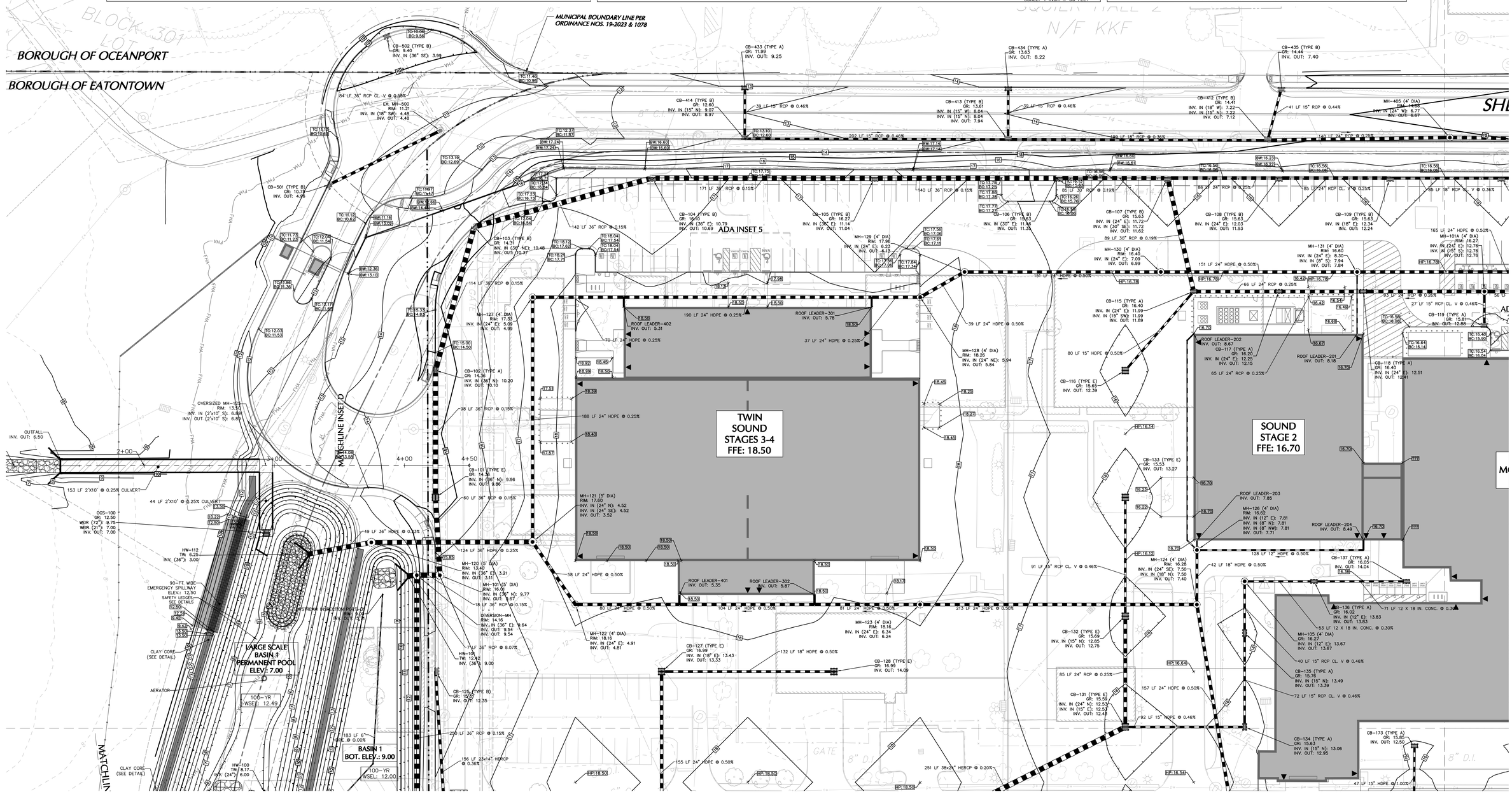
ROCK CHUTE PROFILE



INSET D



ADA INSET 5
PROPOSED T.S.S. 3 & 4



Date	Description	NO.
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING & DRAINAGE PLAN PARTIAL 4

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CG104
Sheet	30

Project No. 100935001

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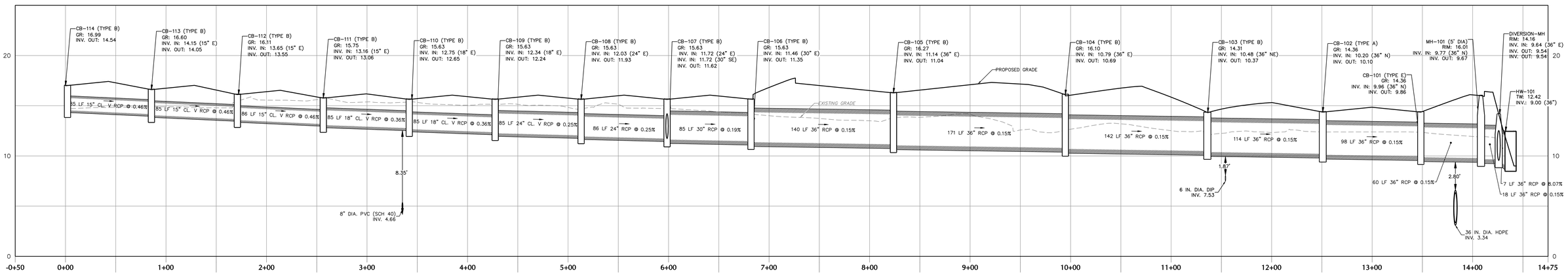
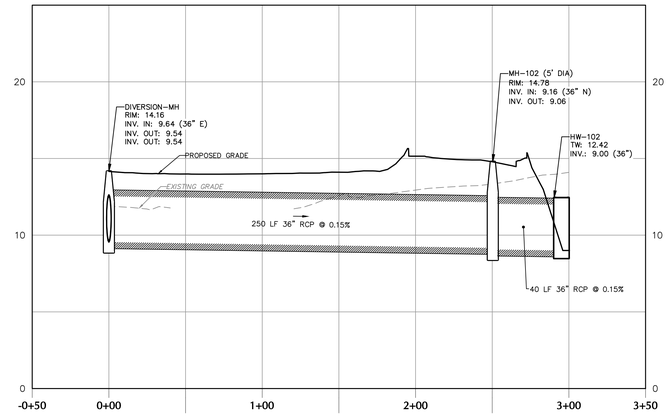
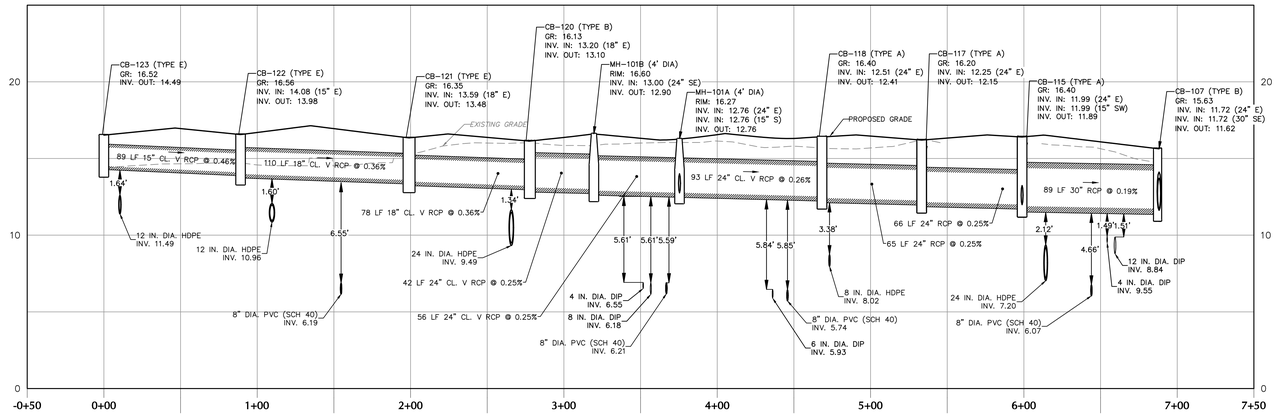


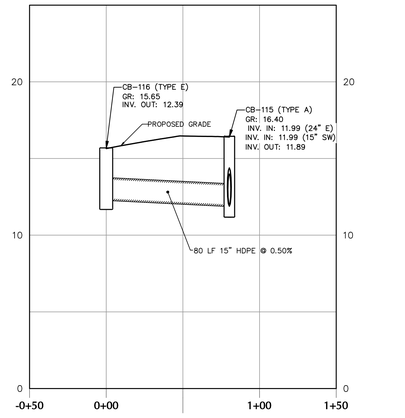
CB-114 TO HW-101



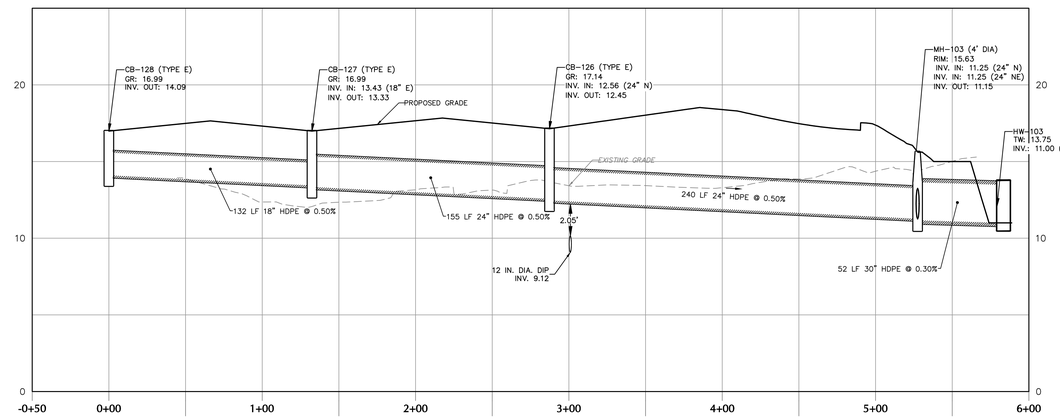
DIVERSION-MH TO HW-102



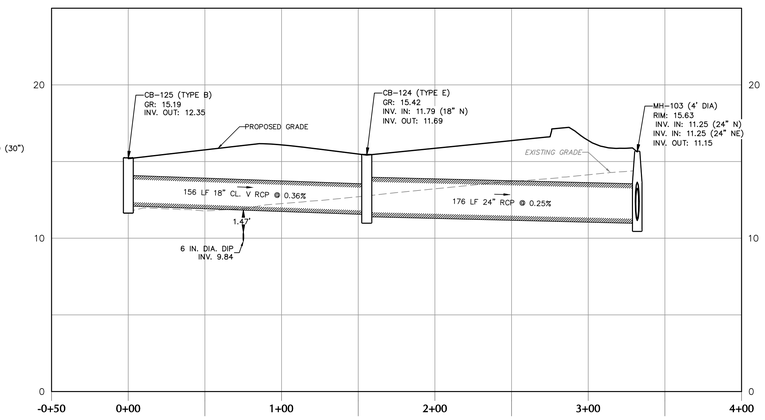
CB-123 TO CB-107



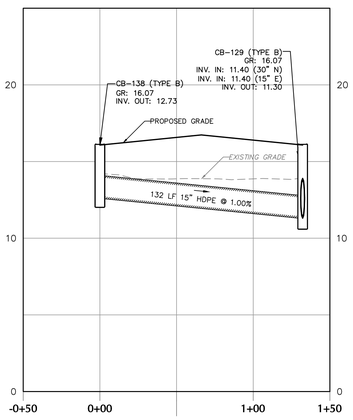
CB-116 TO CB-115



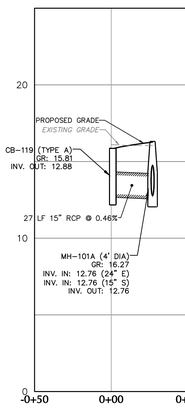
CB-128 TO HW-103



CB-125 TO MH-103



CB-138 TO CB-129



CB-119 TO MH-101A

VERTICAL
4 0 2 4
SCALE: 1 INCH = 4 FEET

HORIZONTAL
40 0 20 40
SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
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6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM SEWER PROFILES 1

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG201
Sheet 31

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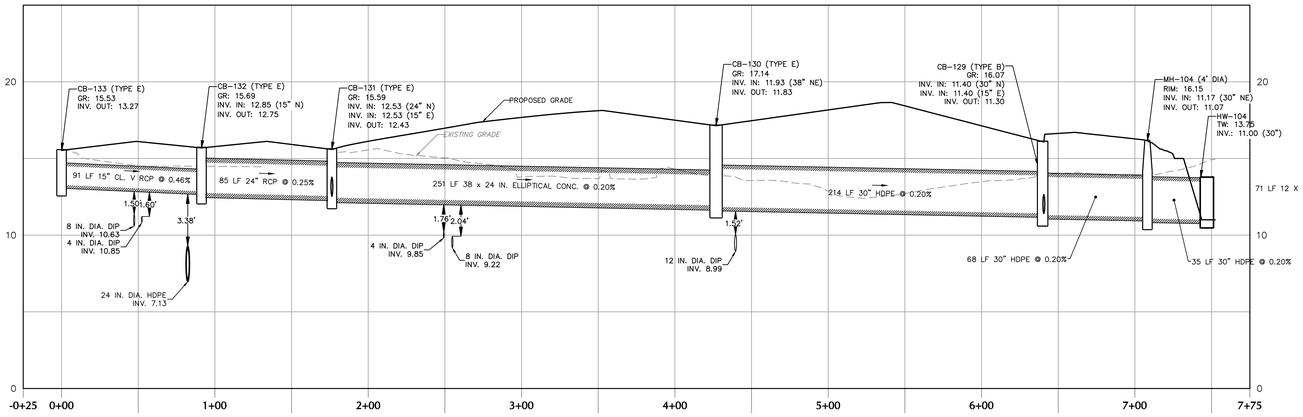
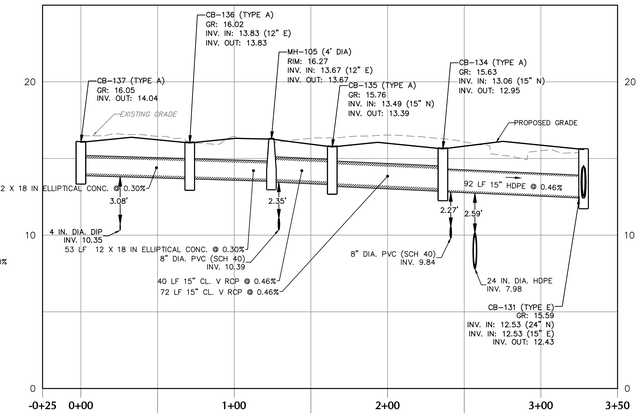
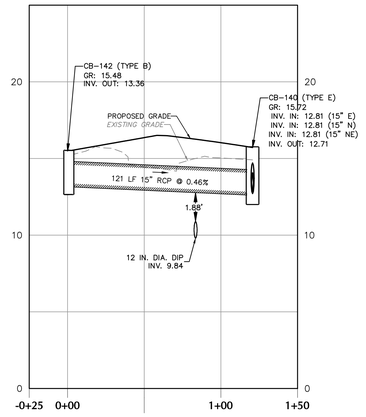


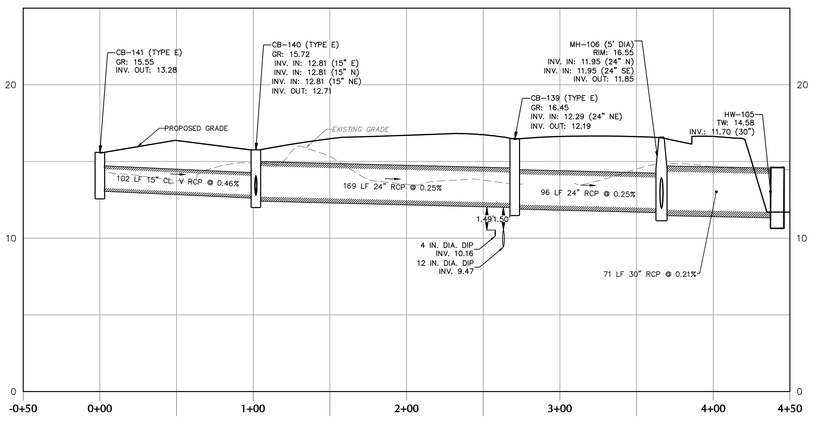
CB-131 TO HW-104



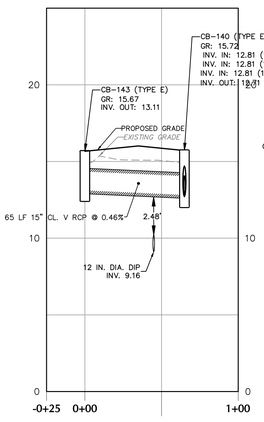
CB-137 TO MH-105



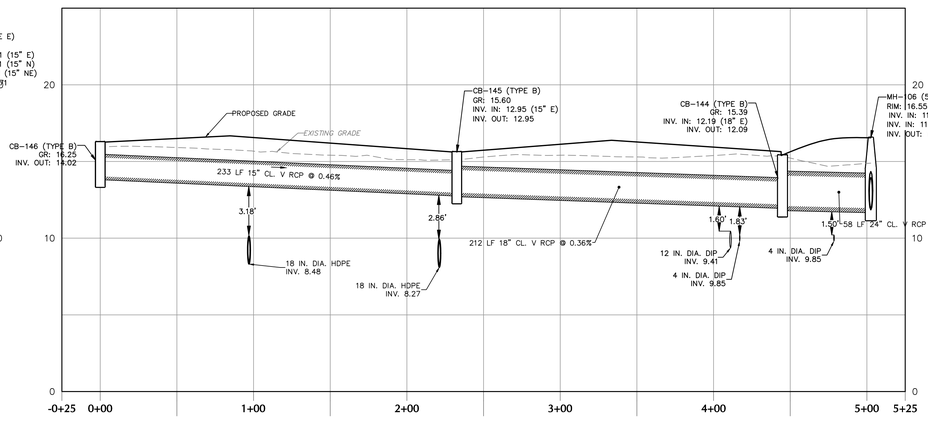
CB-142 TO CB-140



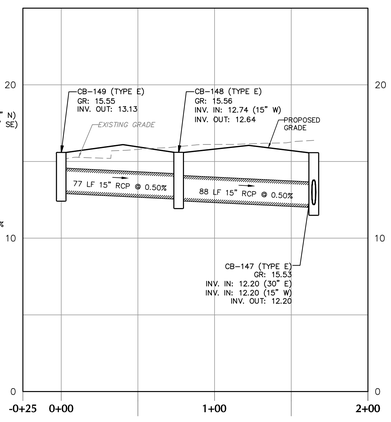
CB-141 TO HW-105



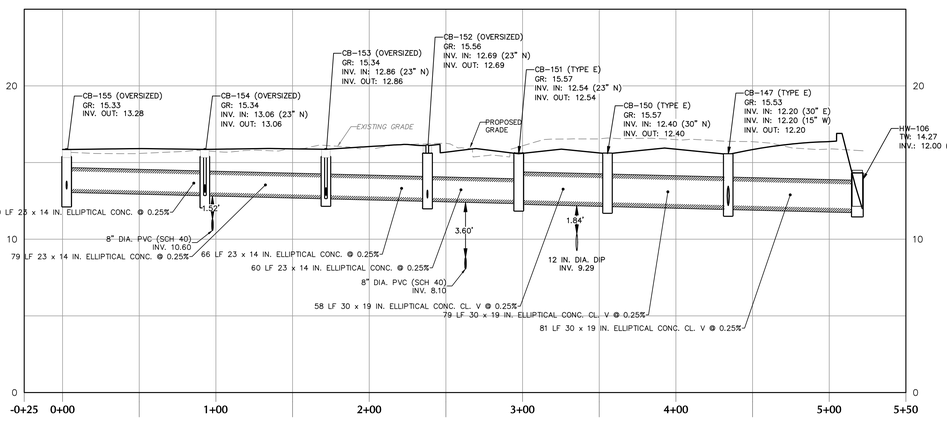
CB-143 TO CB-140



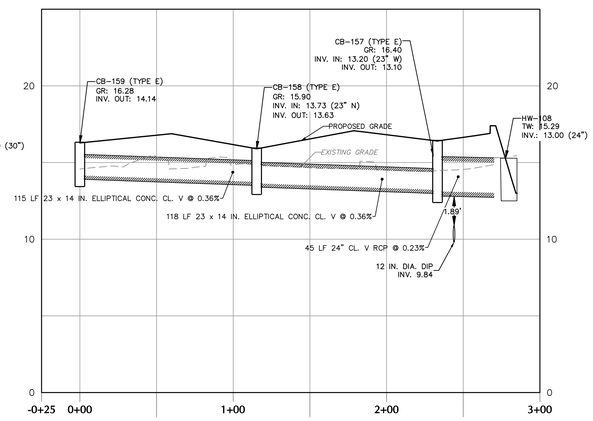
CB-146 TO MH-106



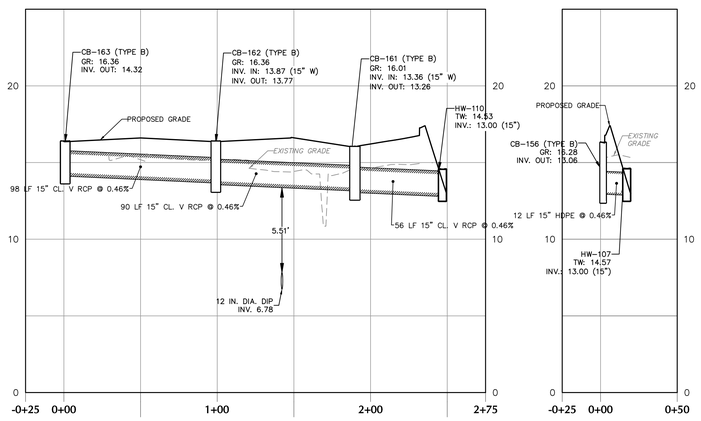
CB-149 TO CB-147



CB-155 TO HW-106



CB-159 TO HW-108



CB-163 TO HW-110

CB-156 TO HW-107

VERTICAL
4 0 2 4
SCALE: 1 INCH = 4 FEET

HORIZONTAL
40 0 20 40
SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM SEWER PROFILES 2

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG202
Sheet 32

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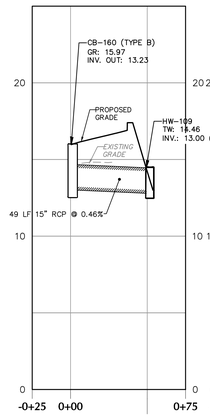
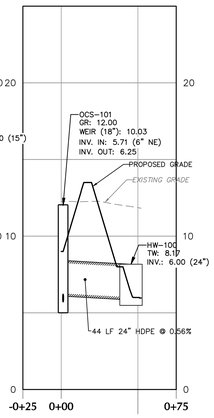
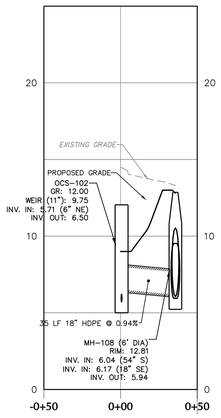


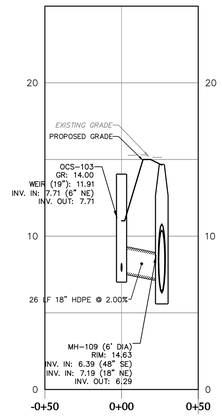
CB-160 TO HW-109



OCS-101 TO HW-100



OCS-102 TO MH-108



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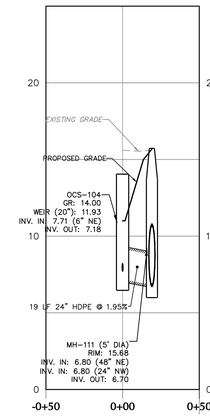
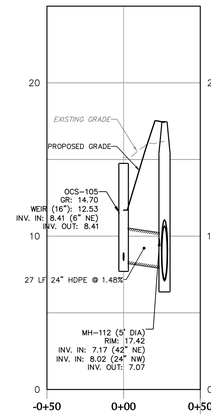
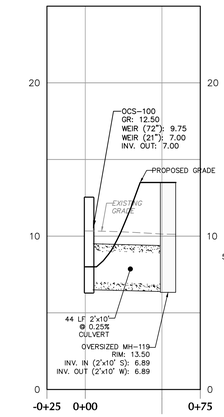


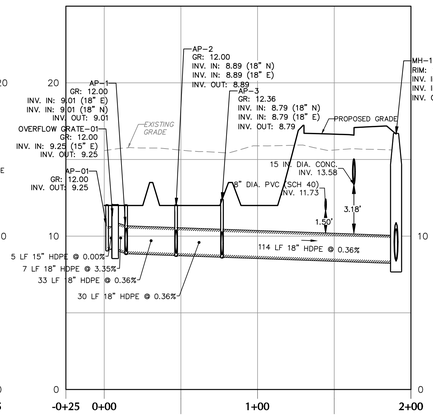
OCS-104 TO MH-111



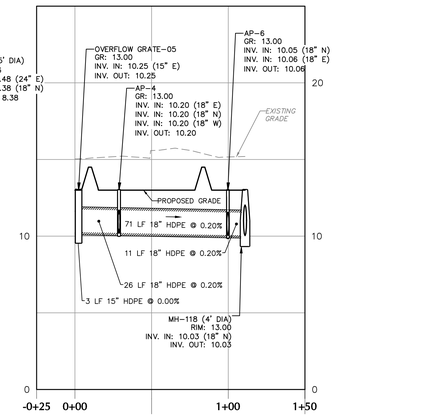
OCS-105 TO MH-112



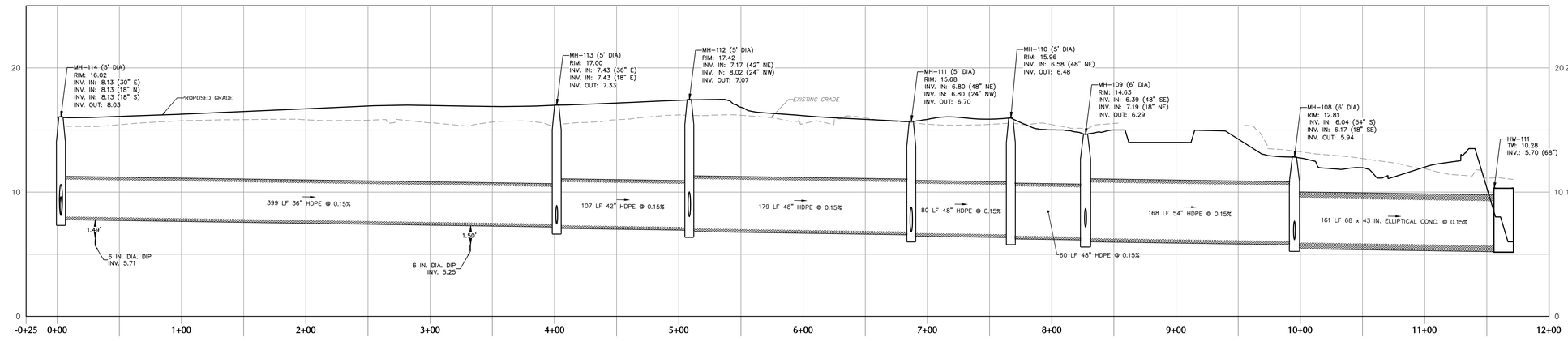
OCS-100 TO MH-119



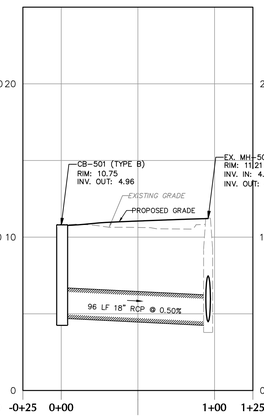
AP-01 TO MH-115



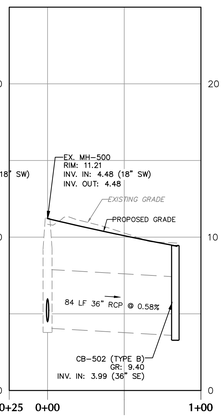
AP-05 TO MH-118



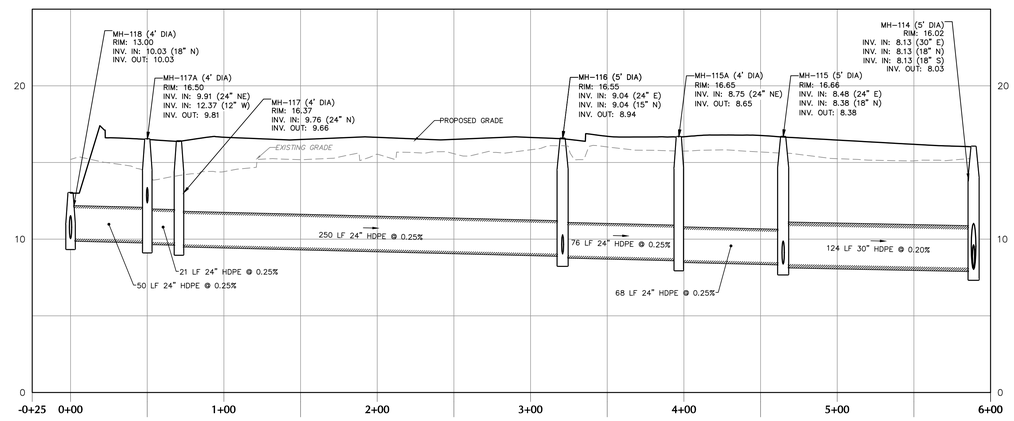
MH-114 TO HW-111



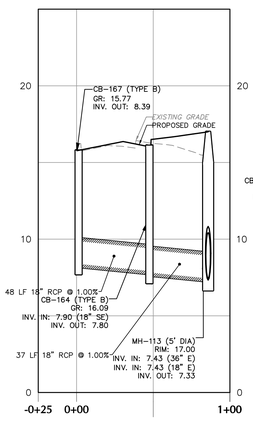
CB-501 TO EX. MH-500



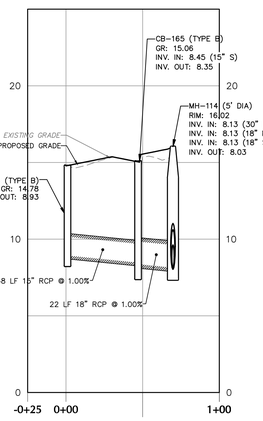
EX. MH-500 TO CB-502



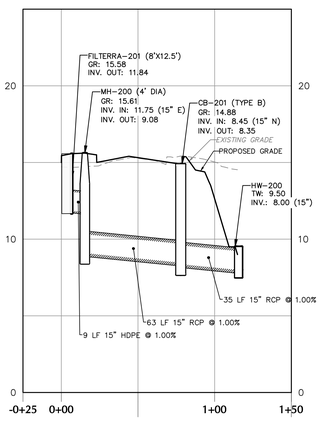
MH-118 TO MH-114



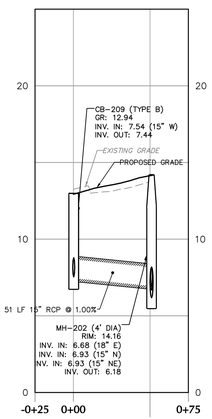
CB-167 TO MH-113



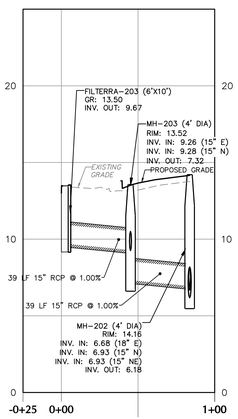
CB-166 TO MH-114



FILTERRA-201 TO HW-200



CB-209 TO MH-202



FILTERRA-203 TO MH-202

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
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10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM SEWER PROFILES 3

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG203
Sheet 33

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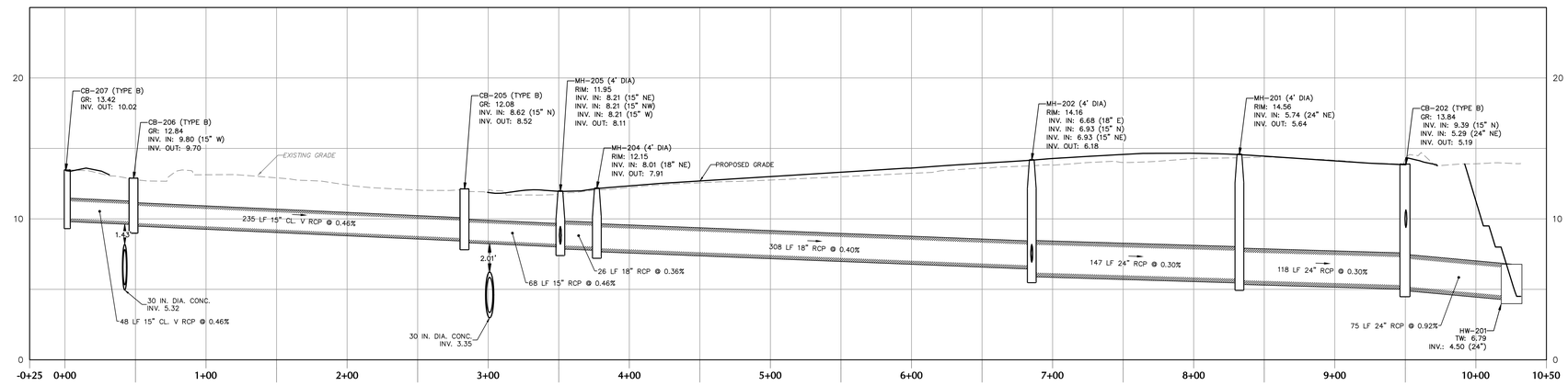
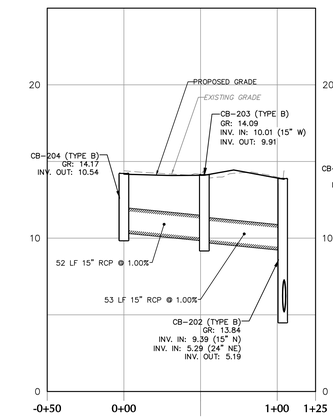
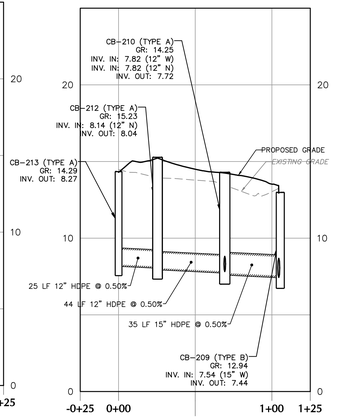


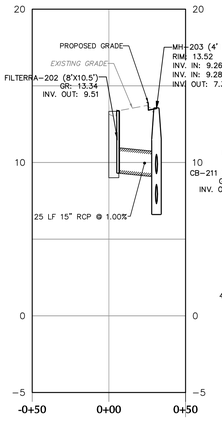
CB-207 TO HW-201



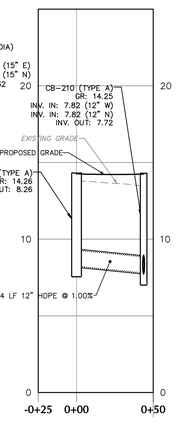
CB-204 TO CB-202



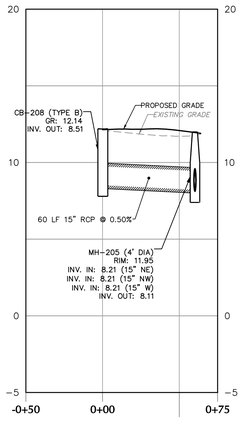
CB-213 TO CB-209



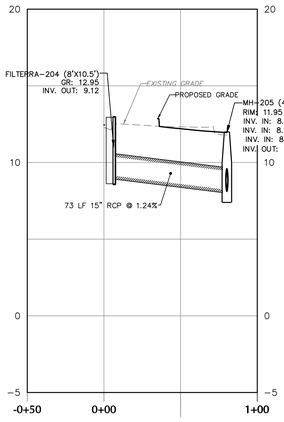
FILTERRA-202 TO MH-203



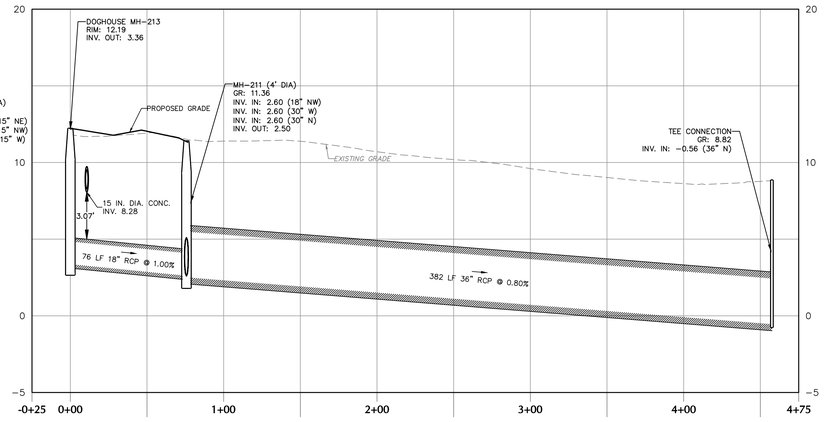
CB-211 TO CB-210



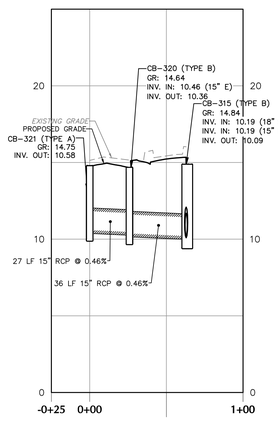
CB-208 TO MH-205



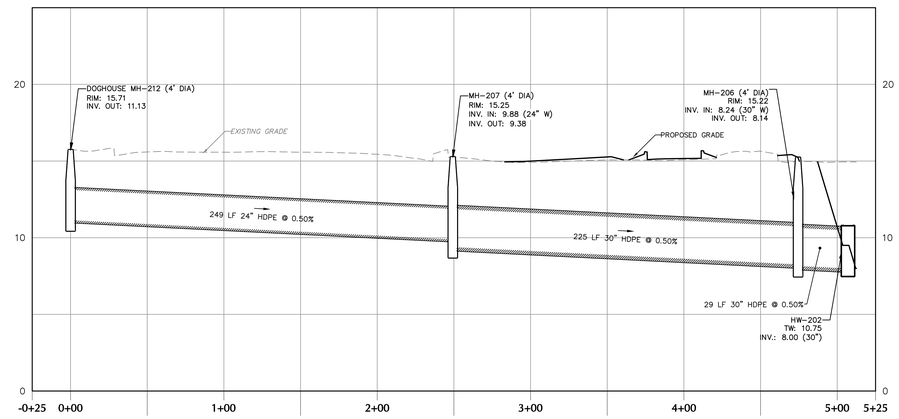
FILTERRA-204 TO MH-205



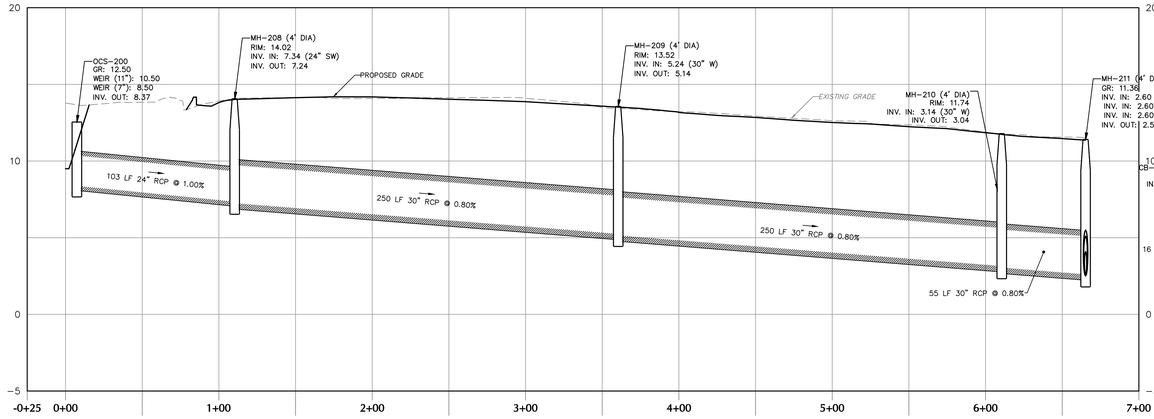
DOGHOUSE MH-213 TO CONN. TO EX. PIPE



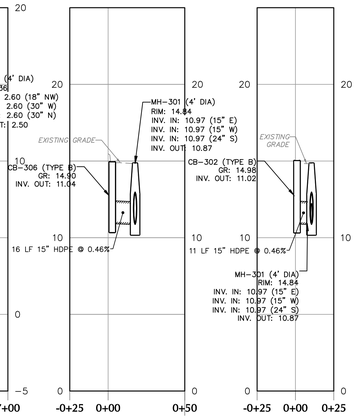
CB-321 TO CB-315



MH-212 TO HW-202



OCS-200 TO MH-211



CB-306 TO MH-301 CB-302 TO MH-301

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM
SEWER
PROFILES 4

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG204
Sheet 34

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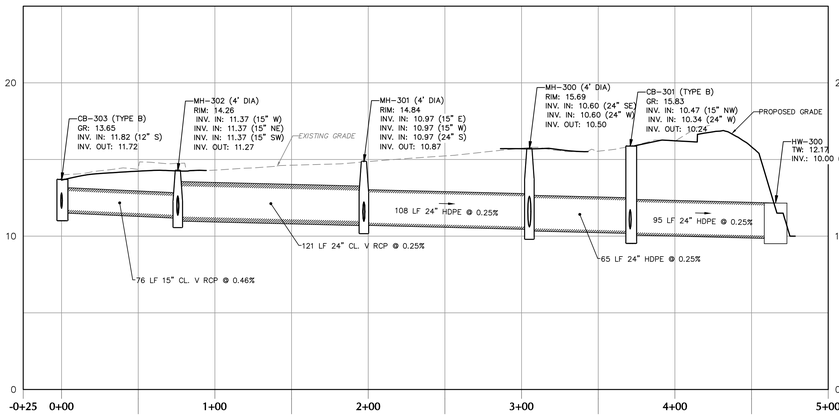
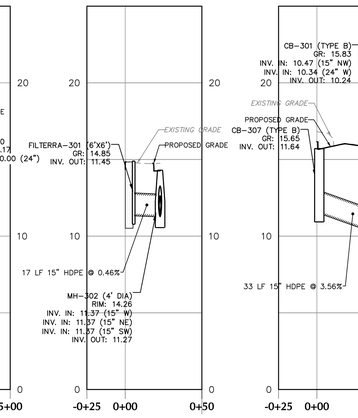
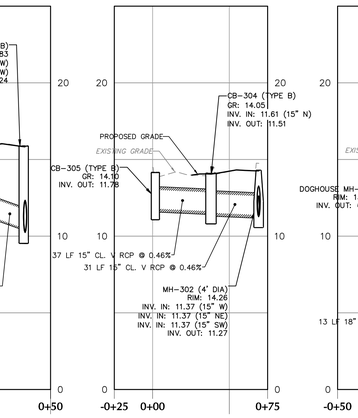


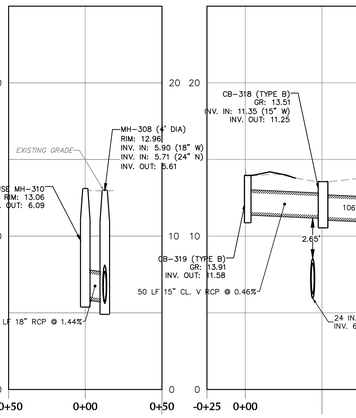
CB-303 TO HW-300



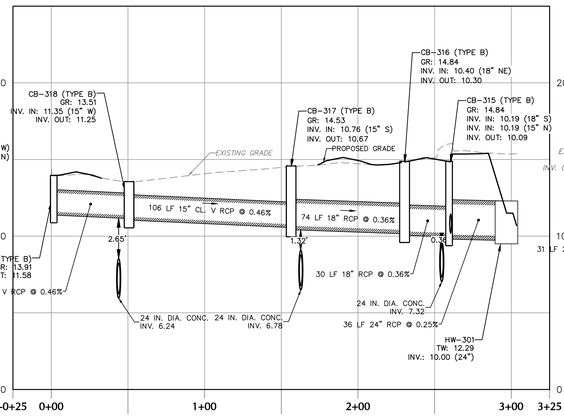
FILTERRA-301 TO MH-302 CB-307 TO CB-301



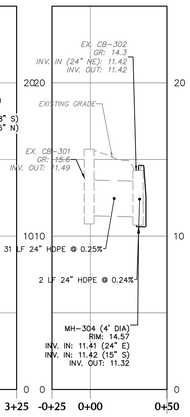
CB-305 TO MH-302



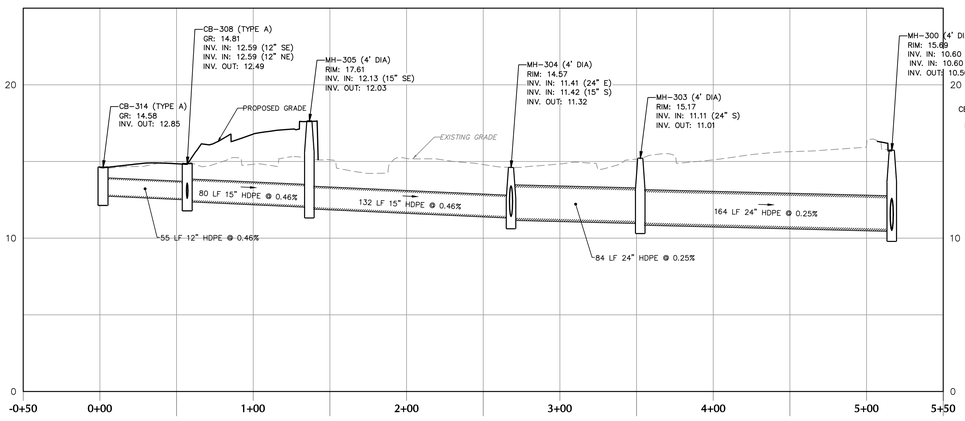
DOGHOUSE MH-310 TO MH-308



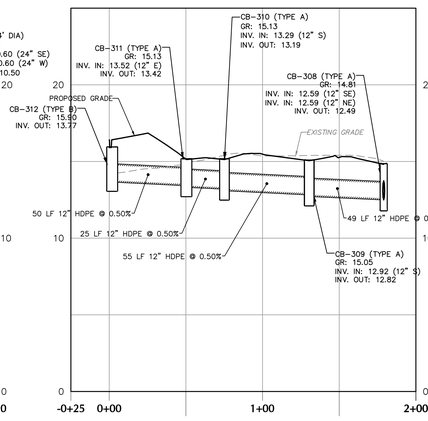
CB-319 TO HW-301



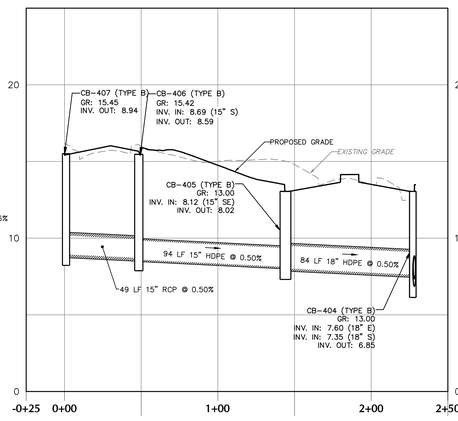
EX. CB-301 TO MH-304



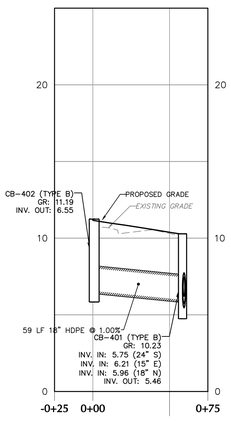
CB-314 TO MH-300



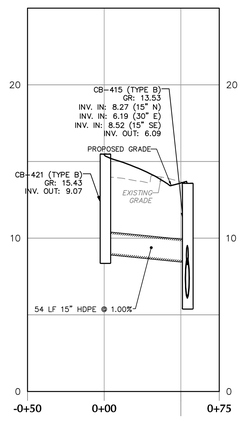
CB-312 TO CB-308



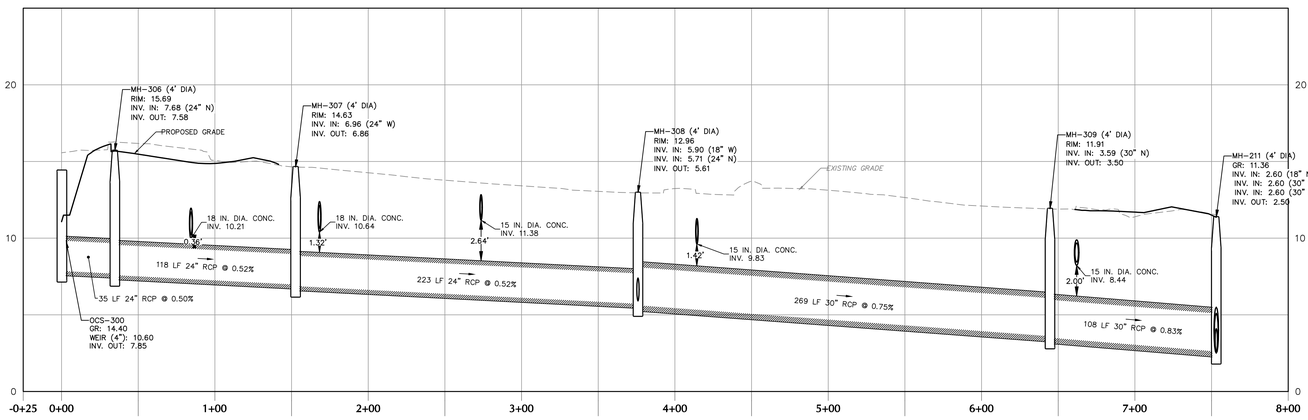
CB-407 TO CB-404



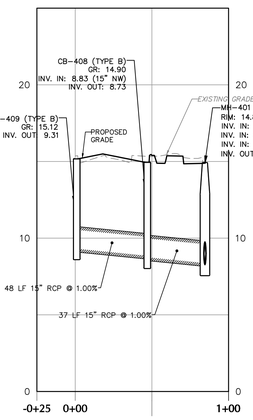
CB-402 TO CB-401



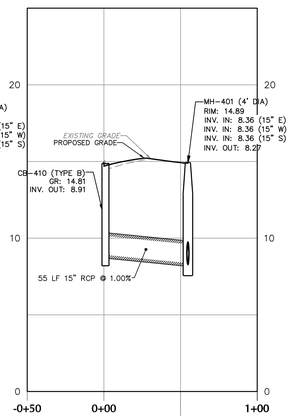
CB-421 TO CB-415



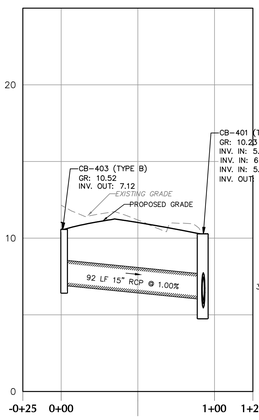
OCS-300 TO MH-211



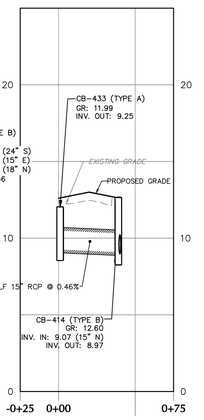
CB-409 TO MH-401



CB-410 TO MH-401



CB-403 TO CB-401



CB-433 TO CB-413

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM
SEWER
PROFILES 5

Project No.	100935001
Date	6/14/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CG205
Sheet	35

LANGAN

Project No. 100935001

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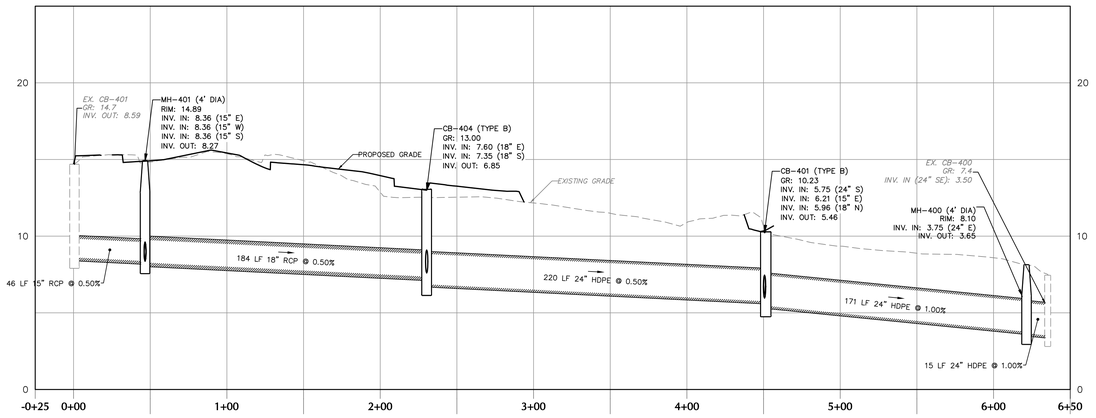
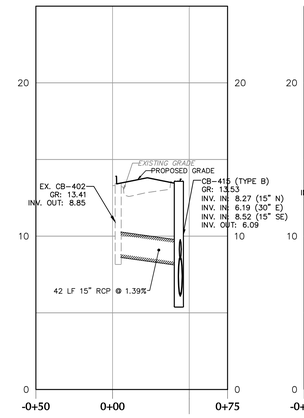
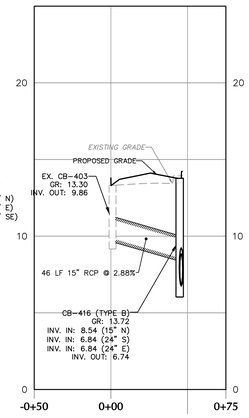


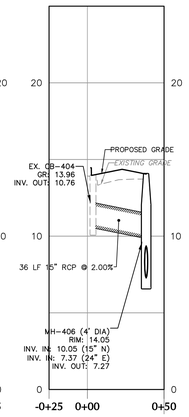
EX.CB-401 TO EX.CB-400



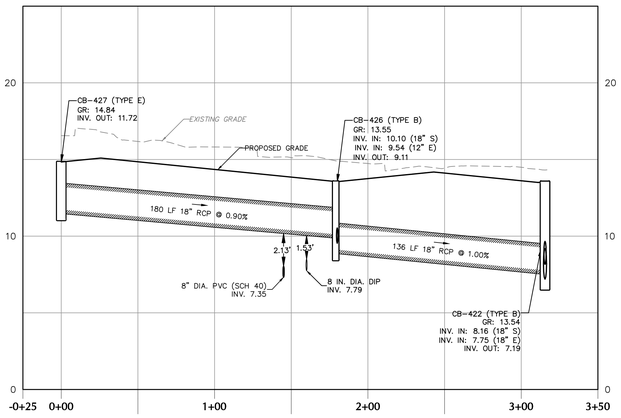
EX. CB-402 TO CB-415



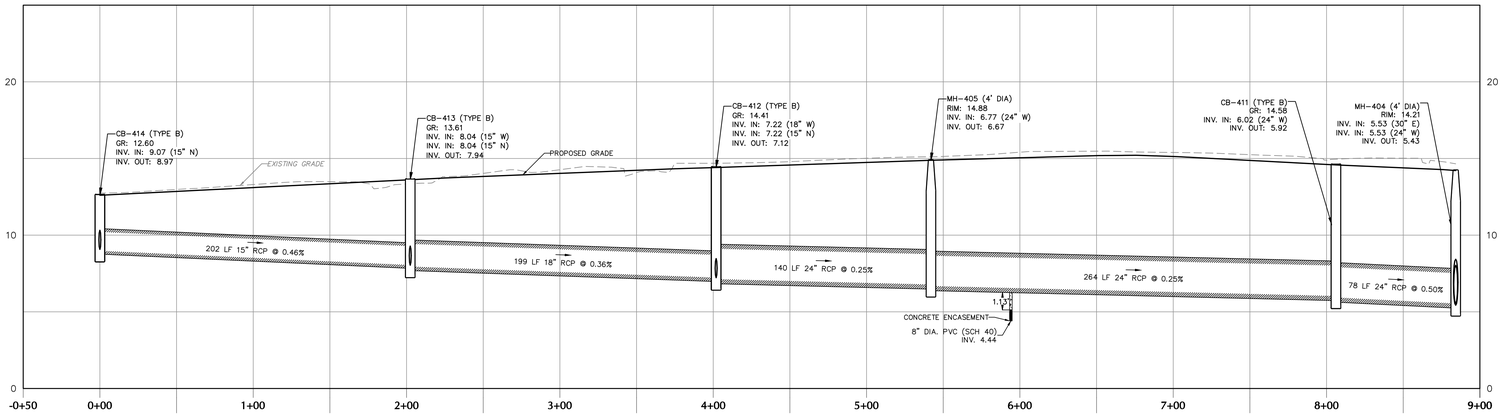
EX. CB-403 TO CB-416



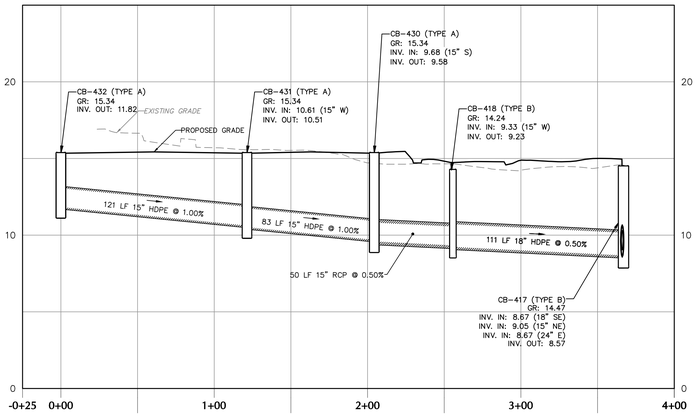
EX. CB-404 TO MH-406



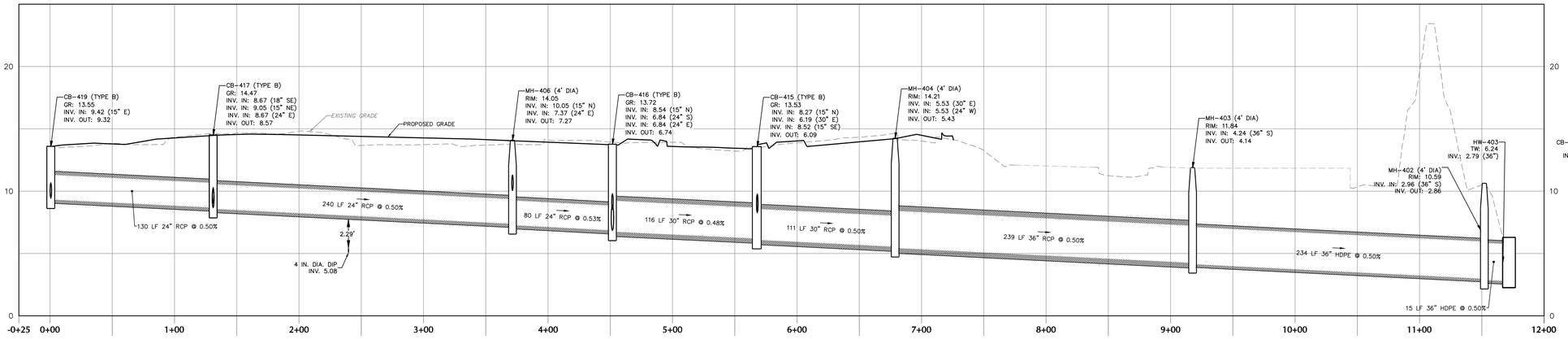
CB-427 TO CB-422



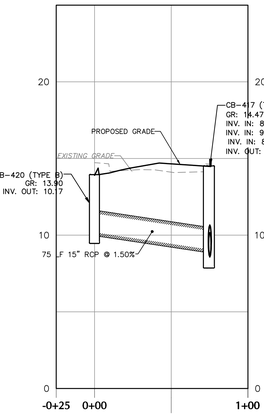
CB-413 TO MH-404



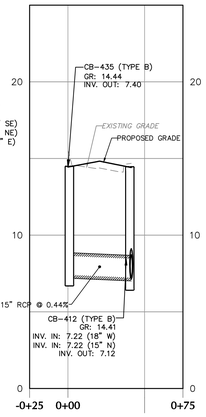
CB-432 TO CB-417



CB-419 TO HW-403



CB-420 TO CB-418



CB-435 TO CB-411

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM SEWER PROFILES 6

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG206
Sheet 36

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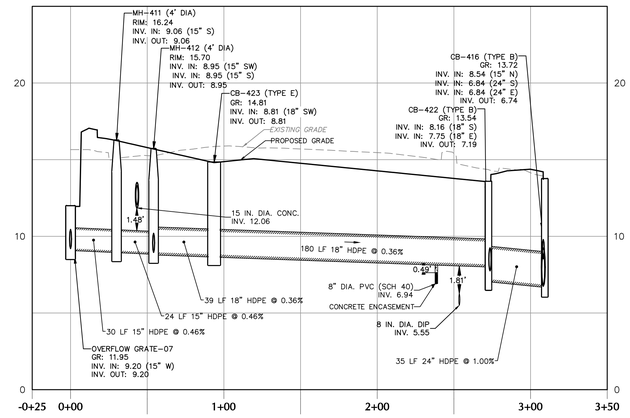
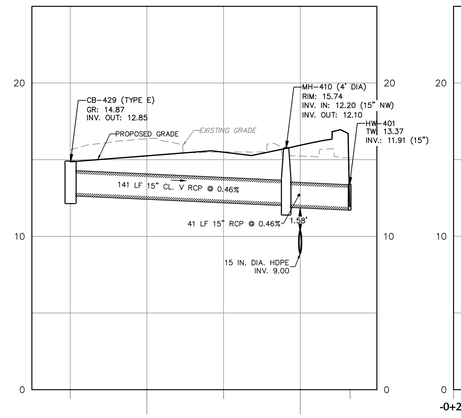
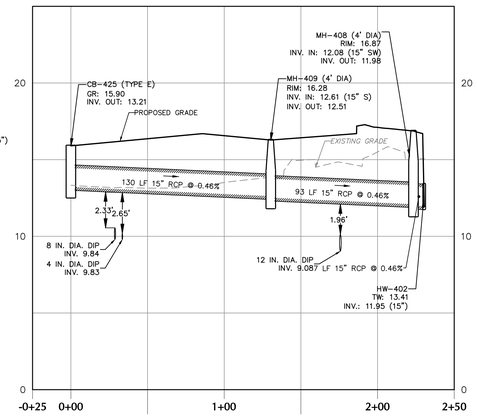


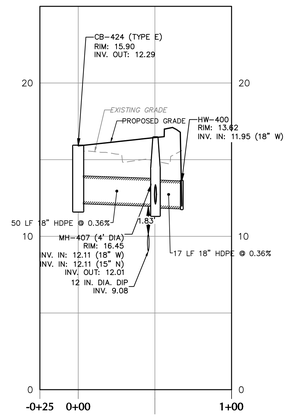
OVERFLOW GRATE-07 TO CB-416



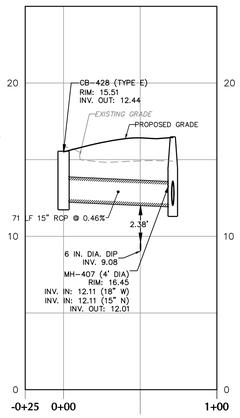
CB-429 TO HW-401



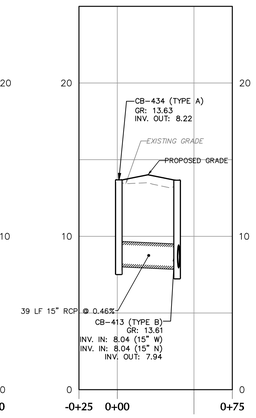
CB-425 TO HW-402



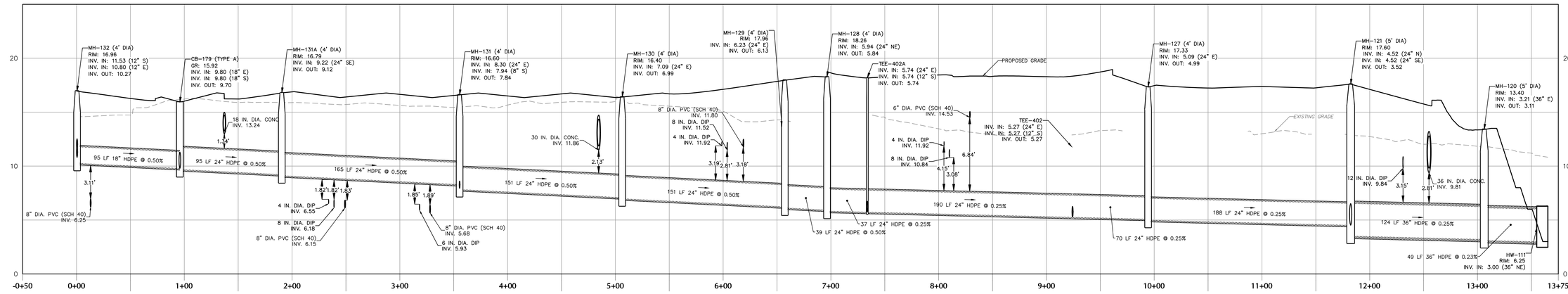
CB-424 TO HW-400



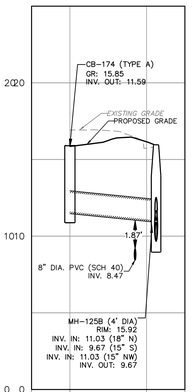
CB-428 TO MH-407



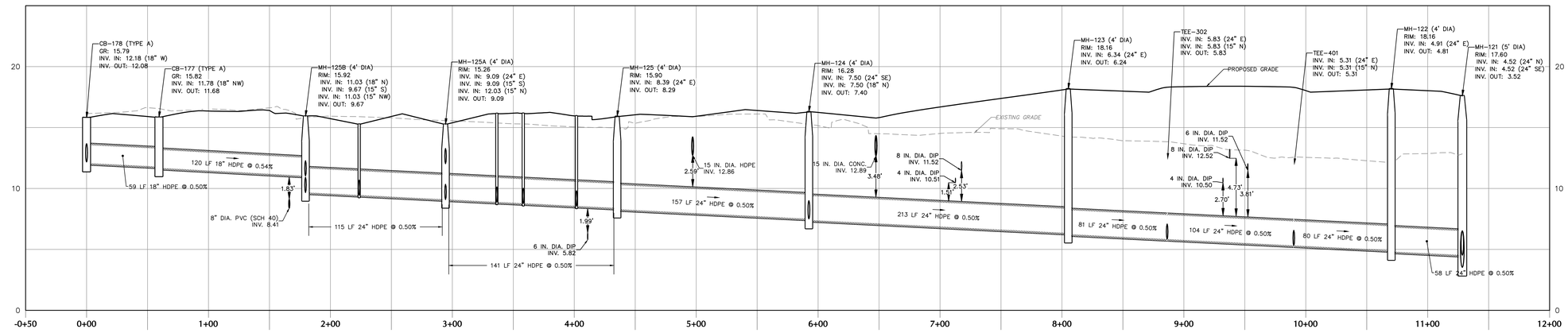
CB-434 TP CB-412



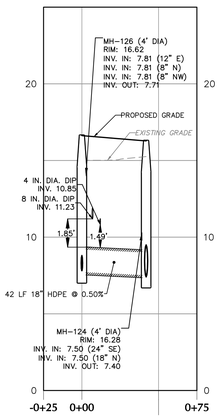
MH-140 TO HW-111



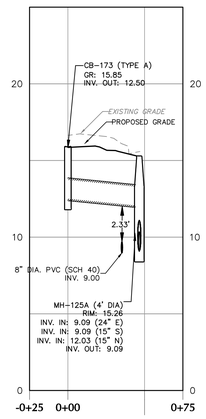
CB-176 TO CB-172



CB-178 TO MH-121



MH-133 TO MH-131



CB-175 TO CB-171

VERTICAL
4 0 2 4
SCALE: 1 INCH = 4 FEET

HORIZONTAL
40 0 20 40
SCALE: 1 INCH = 40 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM SEWER PROFILES 7

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CG207
Sheet 37

Project No. 100935001

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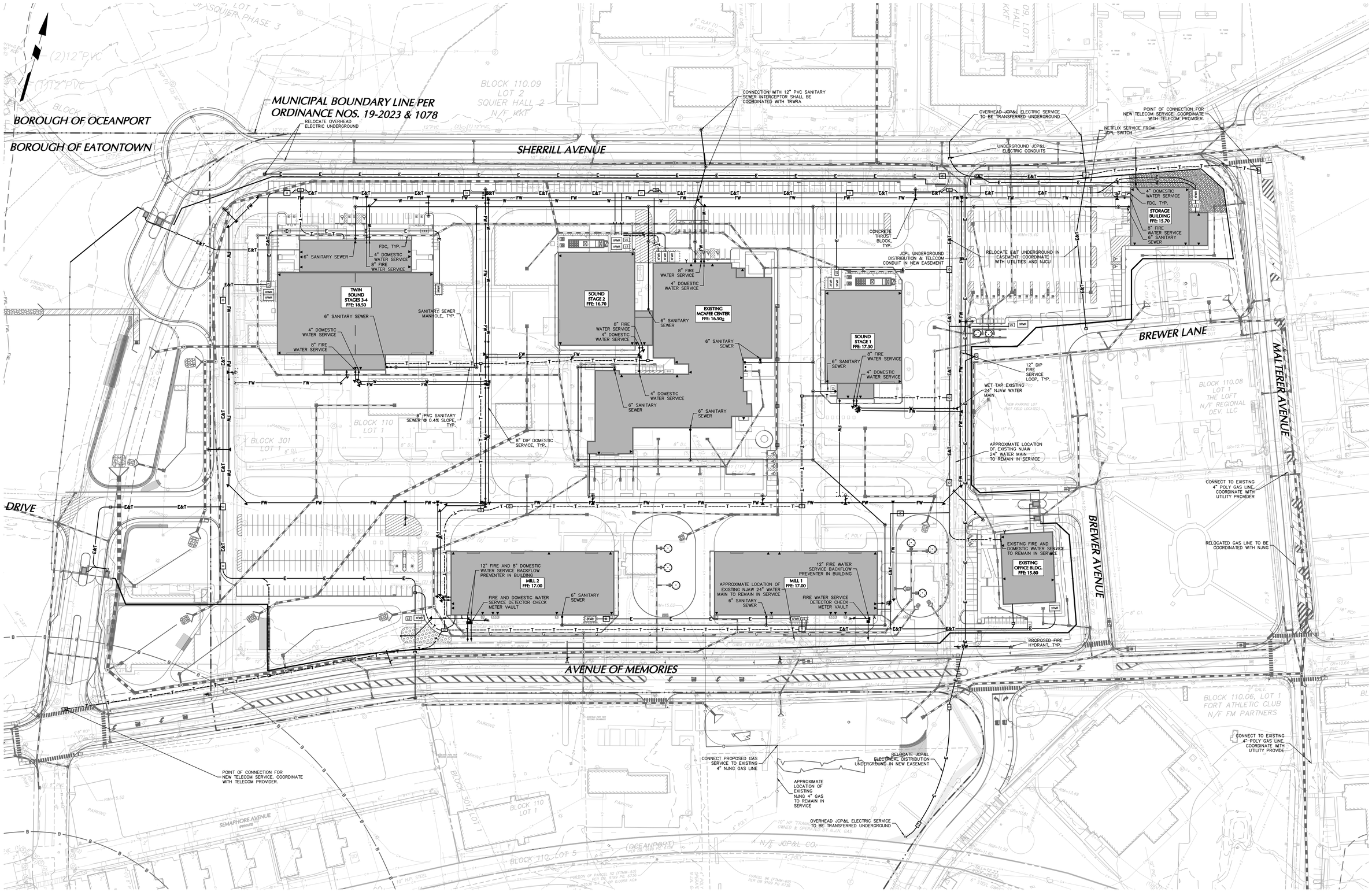

UTILITY LEGEND

FW — FIRE SERVICE LINE	W — DOMESTIC WATER LINE
E — ELECTRICAL SERVICE CONDUIT	G — GAS LINE
E&T — ELECTRIC & TELECOMM. LINE	T — TELECOMM. LINE
SAN SEWER LINE	WATER VALVE
FIRE HYDRANT	THRUST BLOCK
SANITARY MANHOLE	SANITARY CLEANOUT
ELECTRIC/TELECOM MANHOLE	

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL UTILITY PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU100
Sheet 38 of 87

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Project No. 100935001

MATCHLINE CU104

HYDRANT LATERAL 3
CONCRETE THRUST BLOCK, TYP.
CONCRETE THRUST BLOCK, TYP.
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
HYDRANT LATERAL 4
12" DIP FIRE WATER SERVICE TO MILL 1 WEST
SAN-MH17
RIM: 15.89
INV. IN (8" N): 9.64
INV. OUT: 9.54
190 LF 8" PVC @ 0.40%
6" DIP REMOTE FIRE DEPT. CONNECTION TO MCAFEE CENTER
REMOTE FDC, TYP.
HYDRANT LATERAL 5
ELECTRIC/TELECOM HANDHOLE, TYP.
30KVA, 480-120/208V PAD-MOUNTED TRANSFORMER FOR GUARDHOUSE
PROPOSED ELECTRIC/TELECOM CONDUIT, TYP.
PROPOSED ELECTRIC CONDUIT, TYP.
12.5KV, 600A LOOP SWITCH
PROPOSED TELECOM CONDUIT, TYP.
MILL 2
FFE: 17.00
FDC, TYP.
12" FIRE AND 8" DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN BUILDING
FIRE AND DOMESTIC WATER SERVICE DETECTOR CHECK METER VAULT
HYDRANT LATERAL 13
ELECTRIC MANHOLE, TYP.
750KVA 480/277V SUBSTATION
BUILDING CONNECTION 11
INV. OUT: 12.75
3 LF 6" PVC @ 1.04%
SAN C.O.=10
RIM: 16.45
INV. IN (6" N): 13.08
INV. OUT: 13.08
14 LF 6" PVC @ 1.04%
SAN-MH21
RIM: 16.41
INV. IN (6" N): 12.47
INV. OUT: 12.37
PROPOSED GAS MAIN, TYP.
20 LF CONCRETE ENCASEMENT, TYP.
LS
XFMR
750KVA 480/277V SUBSTATION
STAND-ALONE WATER HOSE BIB
4" DIP WATER SERVICE TO LANDSCAPE NURSERY AREA
RECONNECT HYDRANT TO EXISTING WATER MAIN
TELECOM MANHOLE, TYP.
12" DIP FIRE WATER SERVICE TO MILL 1
345 LF 8" PVC @ 0.40%
APPROXIMATE LOCATION OF EXISTING NJAW 24" WATER MAIN TO REMAIN IN SERVICE
HYDRANT LATERAL 17
8" DIP DOMESTIC WATER SERVICE TO MILL 1
WET TAP EXISTING 24" NJAW WATER MAIN
HYDRANT LATERAL 16
EXISTING FIRE HYDRANT TO REMAIN
EXISTING FIRE HYDRANT TO BE RELOCATED
AVENUE OF MEMORIES
PROPOSED CONNECTION TO EXISTING WATER MAIN
HYDRANT LATERAL 18
EXISTING FIRE HYDRANT TO BE RELOCATED
EXISTING PIPE PER RECORD DRAWINGS
MATCHLINE CU102

UTILITY LEGEND

FS	FIRE SERVICE LINE
W	DOMESTIC WATER LINE
E	ELECTRICAL SERVICE CONDUIT
G	GAS LINE
E&T	ELECTRIC & TELECOMM. LINE
T	TELECOMM. LINE
S	SAN. SEWER LINE
WATER VALVE	FIRE HYDRANT
THRUST BLOCK	SANITARY MANHOLE
SANITARY CLEANOUT	ELECTRIC/TELECOM MANHOLE

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
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6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN
PARTIALS 1

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU101
Sheet 39

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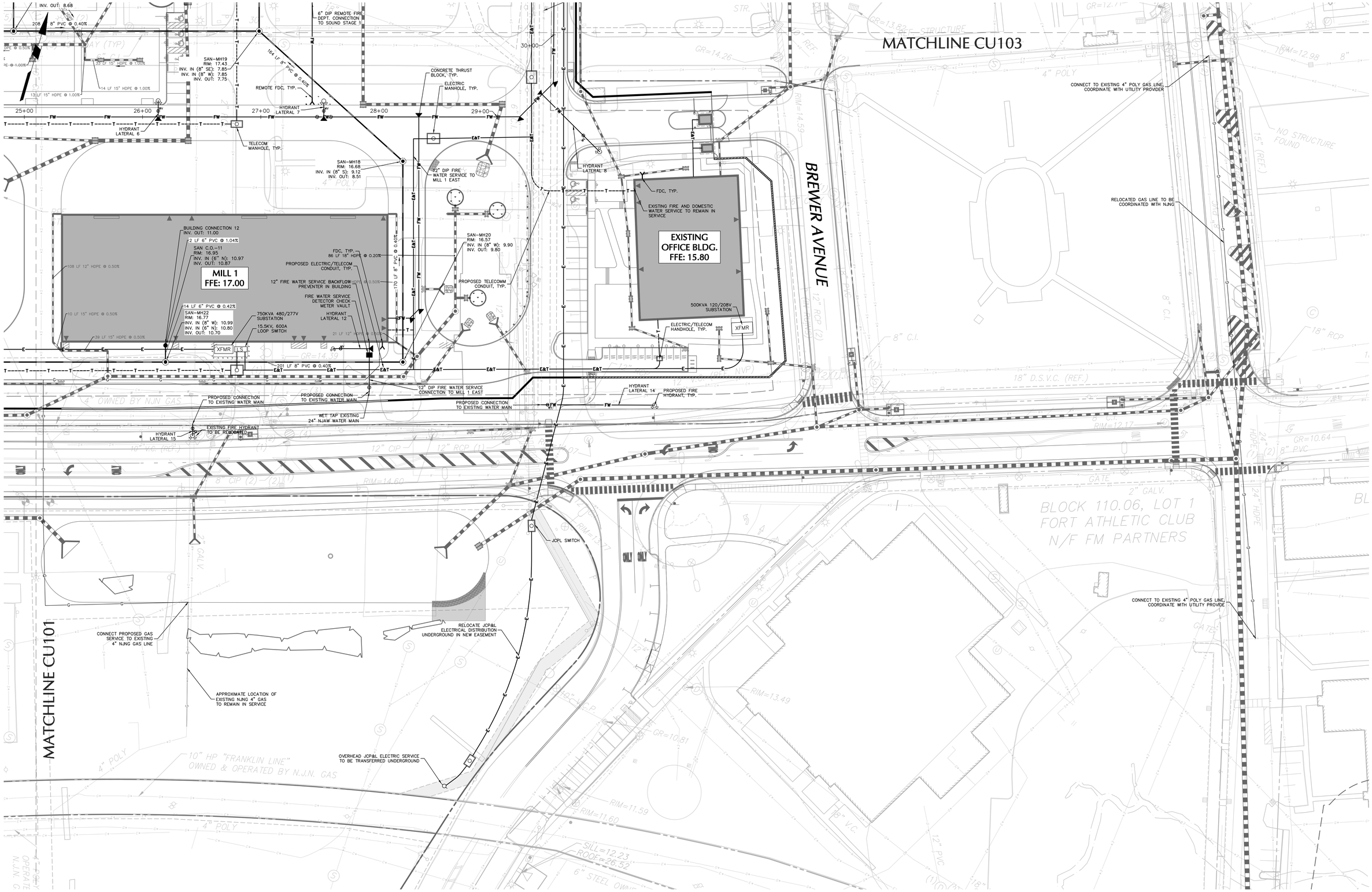

NOTE:

1. FMERA OFFICE BUIDING (BUILDING 502) IS CONNECTED TO THE RECENTLY CONSTRUCTED TRWRA SANITARY MAIN IN MALTERER AVE.

UTILITY LEGEND

FW — FW —	FIRE SERVICE LINE
W — W —	DOMESTIC WATER LINE
E — E —	ELECTRICAL SERVICE CONDUIT
G — G —	GAS LINE
E&T — E&T —	ELECTRIC & TELECOMM. LINE
T — T — T —	TELECOMM. LINE
	SAN SEWER LINE
WATER VALVE	FIRE HYDRANT
THRUST BLOCK	SANITARY MANHOLE
SANITARY CLEANOUT	ELECTRIC/TELECOM MANHOLE

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN
PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU102
Sheet 40 of 87

Project No. 100935001

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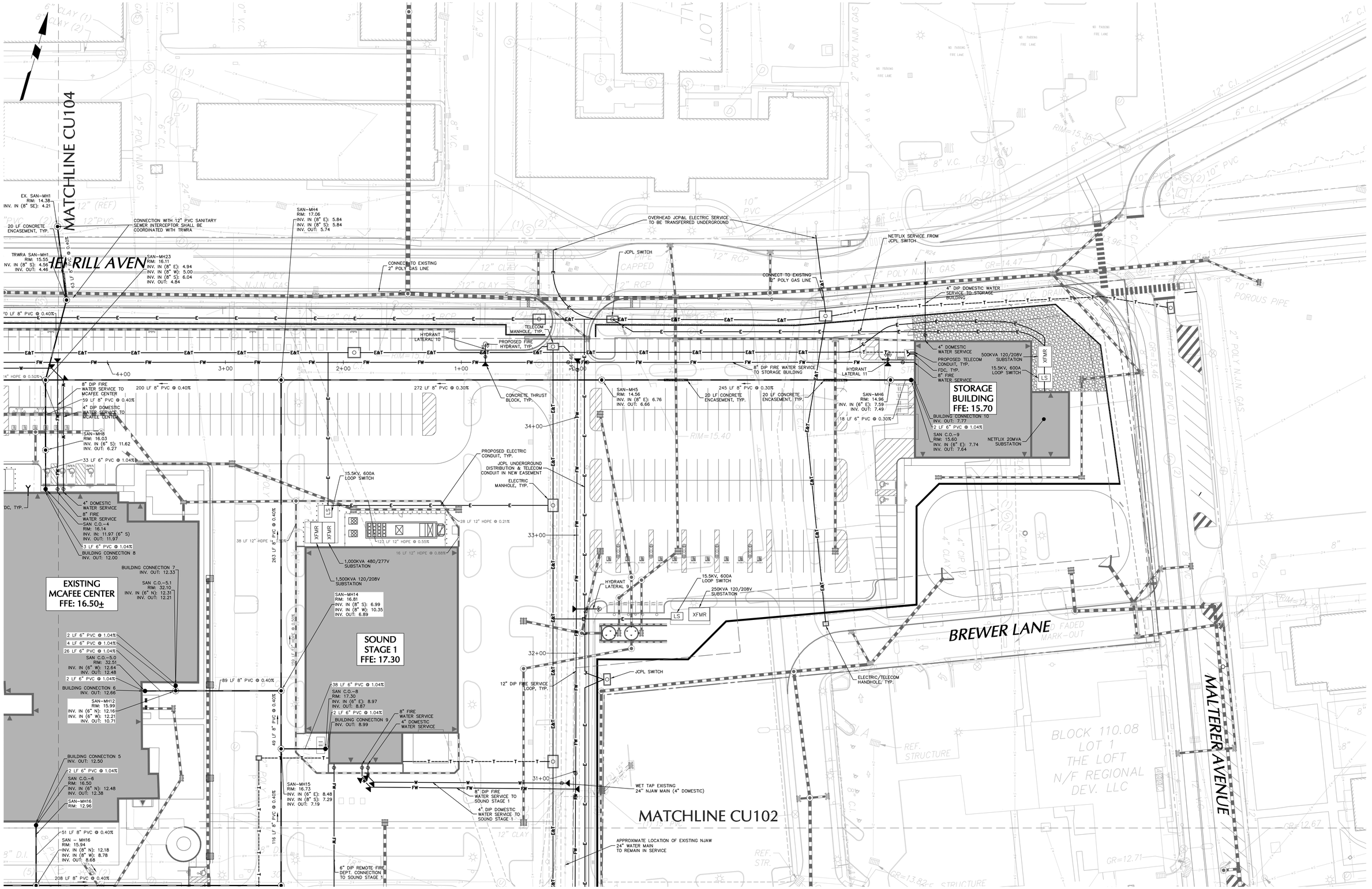

UTILITY LEGEND

FW	FIRE SERVICE LINE
W	DOMESTIC WATER LINE
E	ELECTRICAL SERVICE CONDUIT
G	GAS LINE
E&T	ELECTRIC & TELECOMM. LINE
T	TELECOMM. LINE
S	SAN SEWER LINE
WATER VALVE	FIRE HYDRANT
THRUST BLOCK	SANITARY MANHOLE
SANITARY CLEANOUT	ELECTRIC/TELECOM MANHOLE

SCALE: 1 INCH = 30 FEET

NO.	Description	Date
	Revisions	
7	AMENDED PB SUBMISSION	04/25/25
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN
PARTIAL 3

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU103
Sheet 41 of 87

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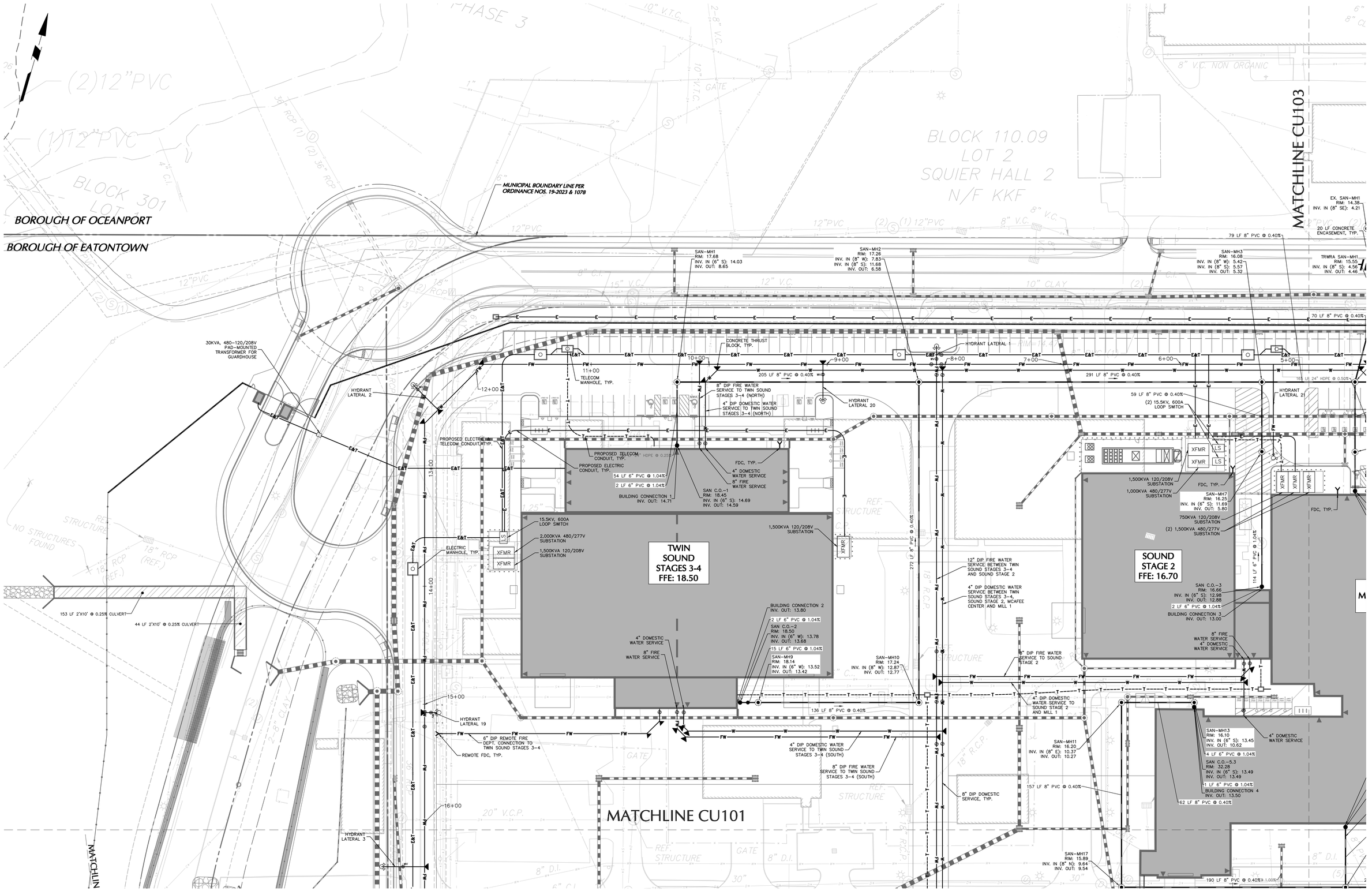

UTILITY LEGEND

FW	FIRE SERVICE LINE	W	DOMESTIC WATER LINE
E	ELECTRICAL SERVICE CONDUIT	G	GAS LINE
E&T	ELECTRIC & TELECOMM. LINE	T	TELECOMM. LINE
	SAN SEWER LINE		WATER VALVE
	FIRE HYDRANT		THRUST BLOCK
	SANITARY MANHOLE		SANITARY CLEANOUT
	ELECTRIC/TELECOM MANHOLE		

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

4/25/2025
SIGNATURE DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN
PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU104
Sheet 42 of 87

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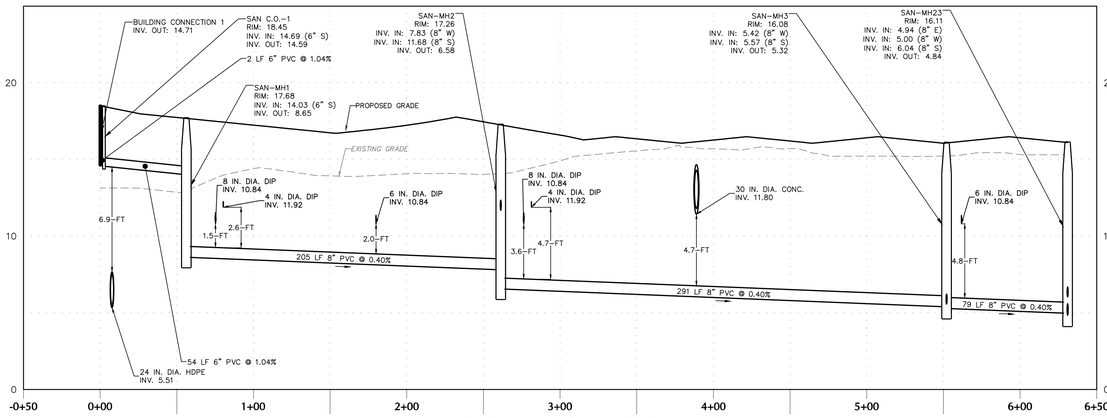
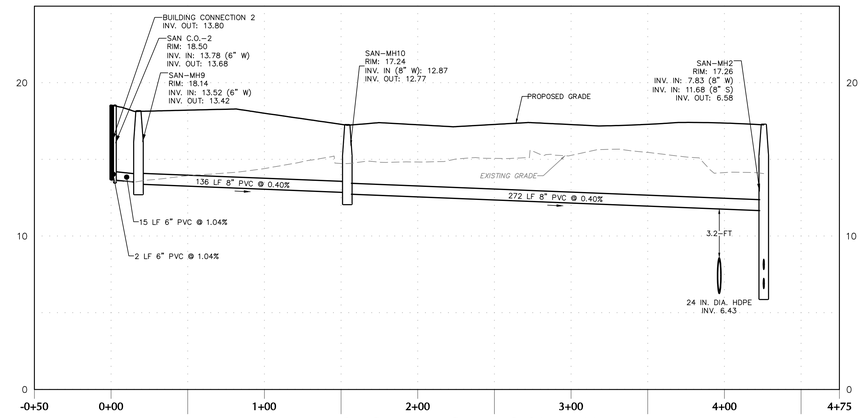
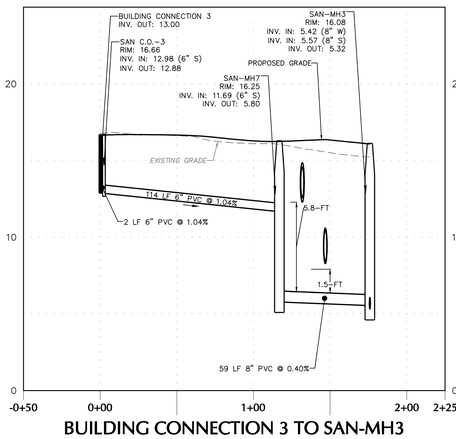


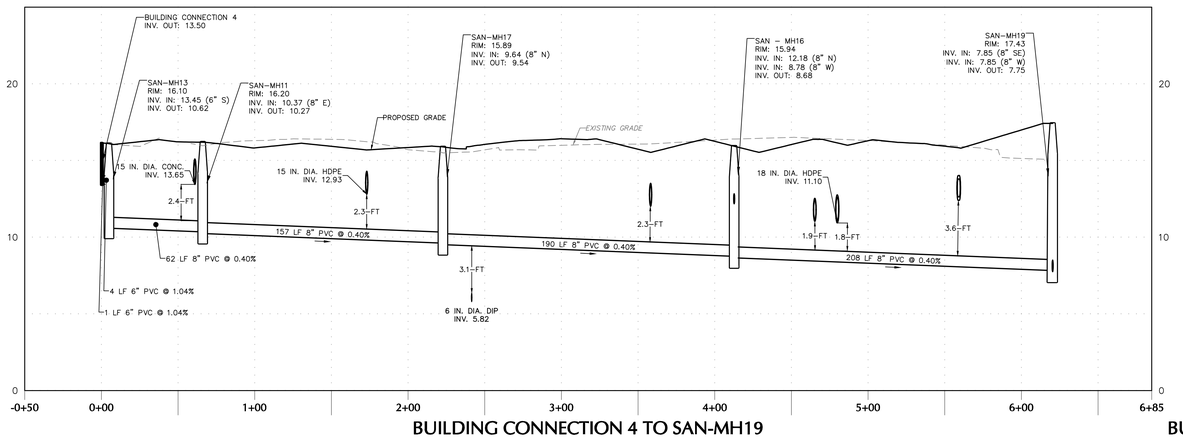
BUILDING CONNECTION 1 TO SAN-MH23



BUILDING CONNECTION 2 TO SAN-MH2



BUILDING CONNECTION 3 TO SAN-MH3



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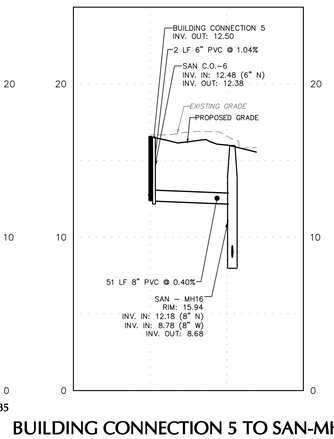
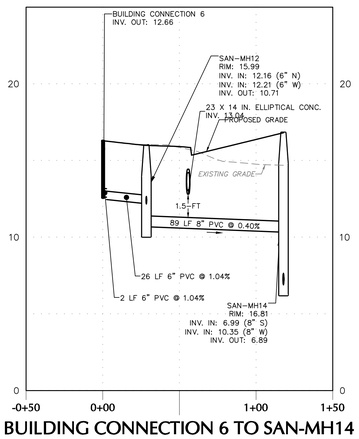
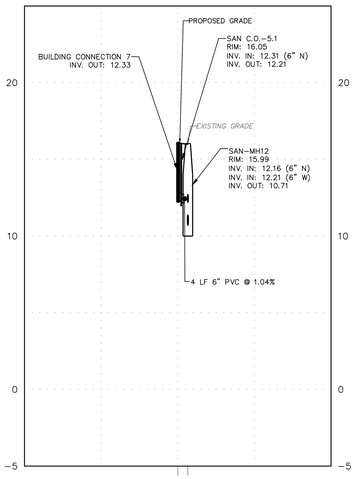


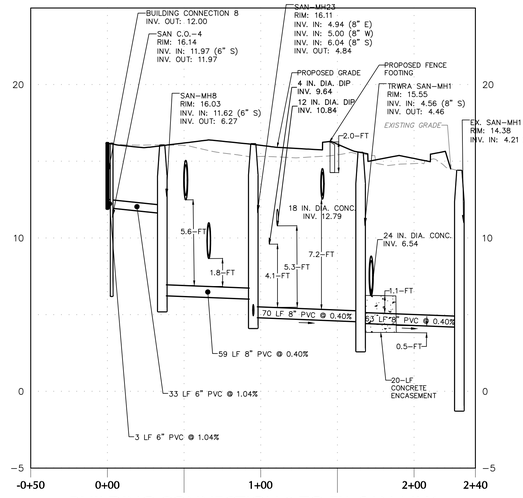
BUILDING CONNECTION 5 TO SAN-MH16



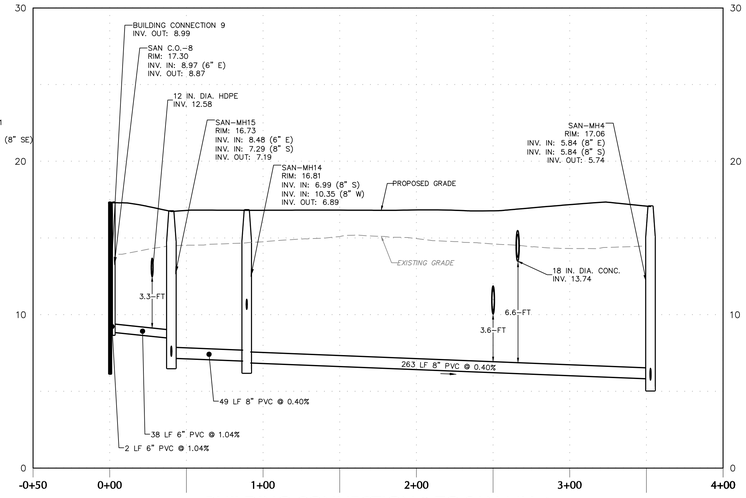
BUILDING CONNECTION 6 TO SAN-MH14



BUILDING CONNECTION 7 TO SAN-MH12



BUILDING CONNECTION 8 TO EX. SAN-MH1



BUILDING CONNECTION 9 TO SAN MH-4

VERTICAL
4 0 2 4
SCALE: 1 INCH = 4 FEET

HORIZONTAL
40 0 20 40
SCALE: 1 INCH = 40 FEET

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
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6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SANITARY SEWER PROFILES 1

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU201
Sheet 43

Project No. 100935001

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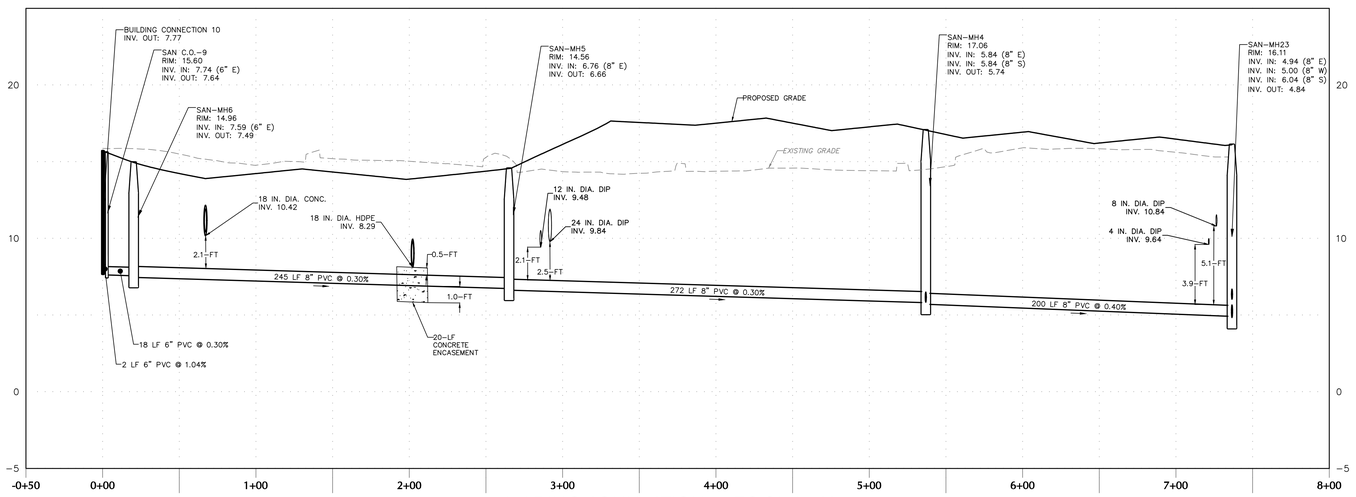
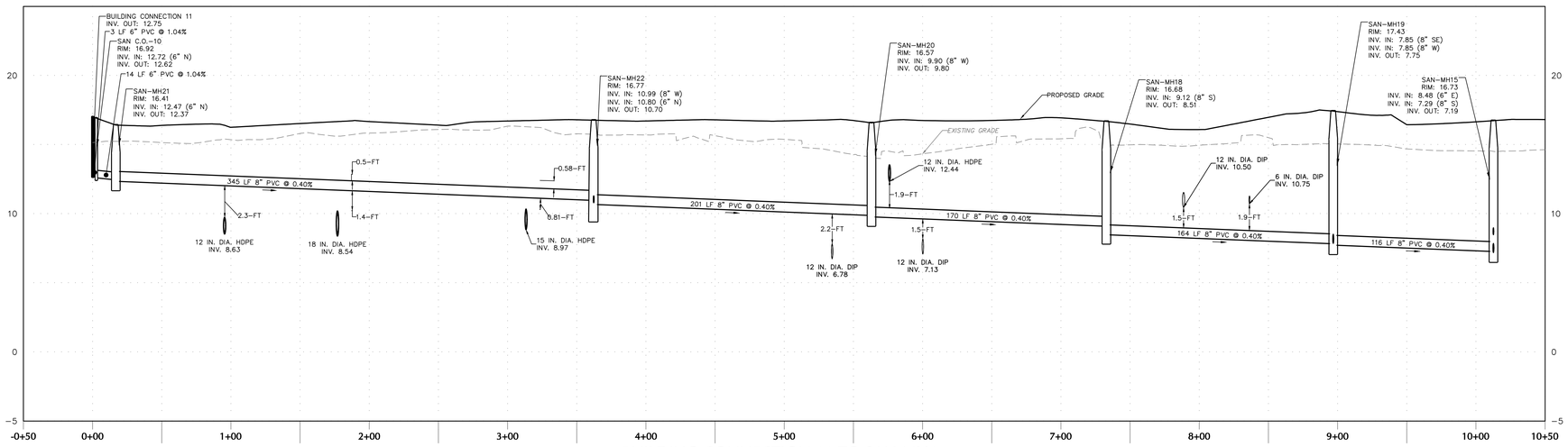


BUILDING CONNECTION 10 TO SAN MH-23



BUILDING CONNECTION 11 TO SAN-MH15

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

NO.	Description	Date
	Revisions	
7	AMENDED PB SUBMISSION	04/25/25
6	COUNTY RESUBMISSION	03/25/25
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CHRISTOPHER M. CIRROTTI
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SANITARY SEWER PROFILES 2

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU202
Sheet 44

Project No. 100935001

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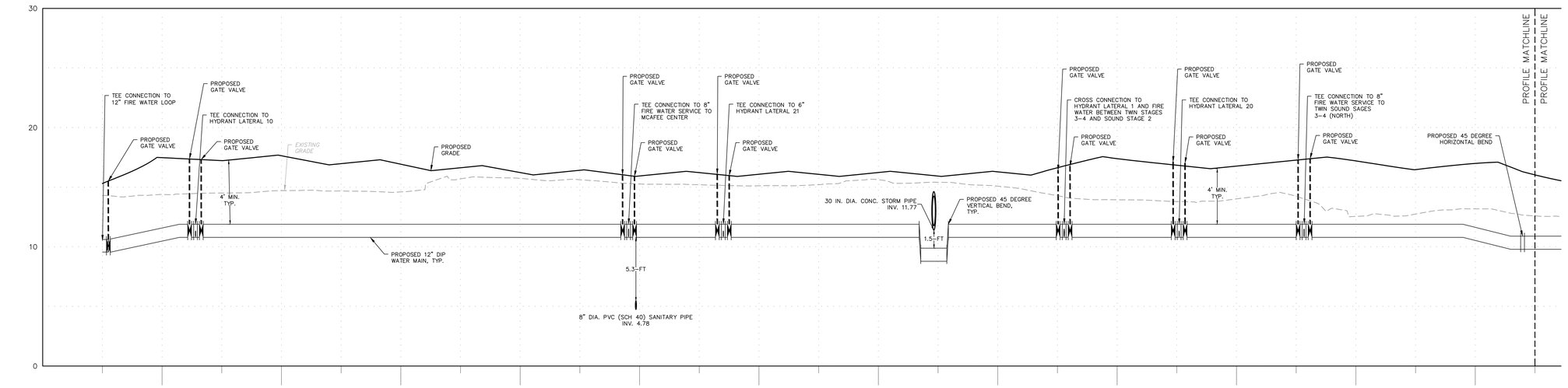
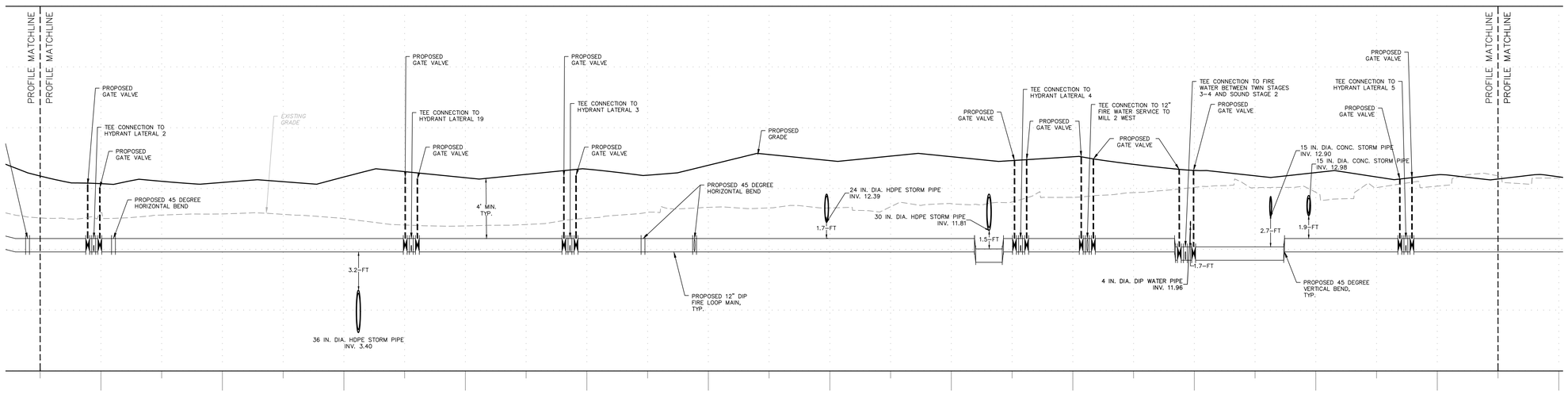
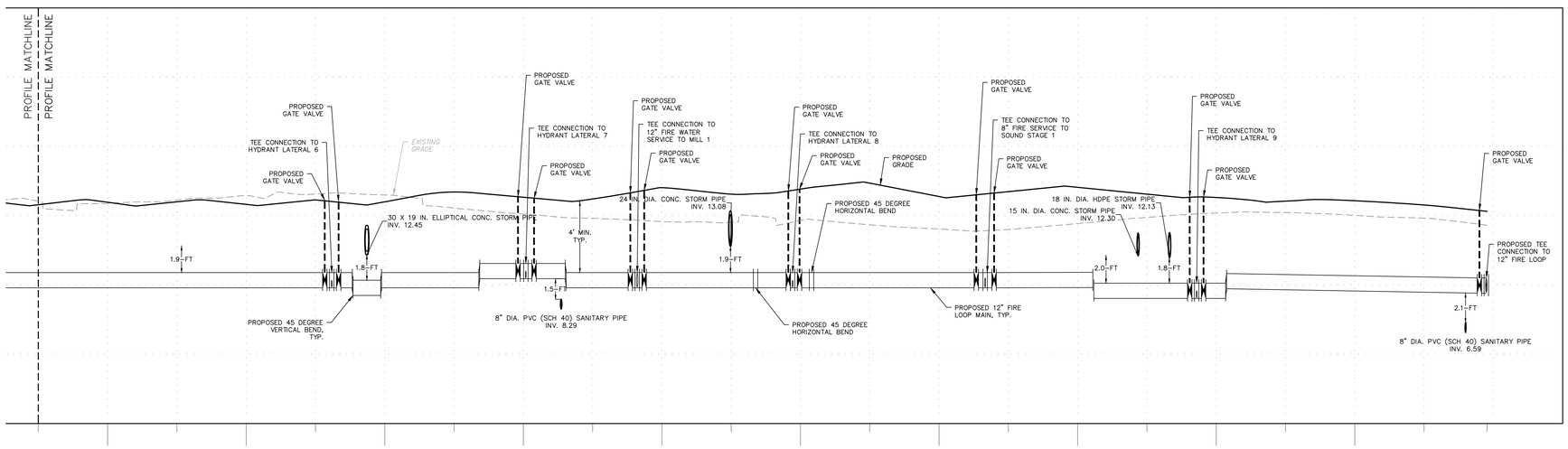


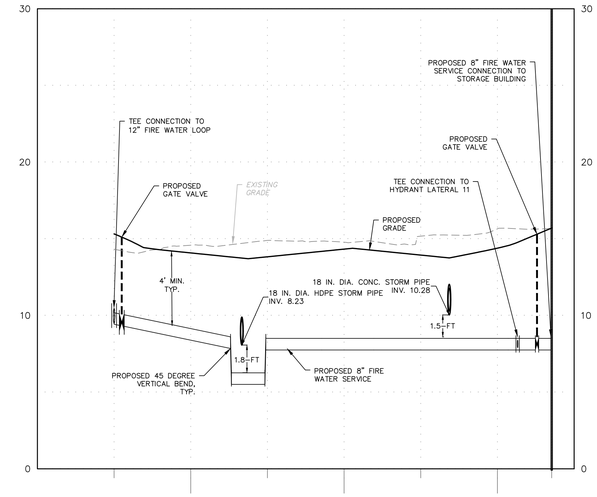
12-INCH DIP FIRE WATER LOOP



12-INCH DIP FIRE WATER LOOP



12-INCH DIP FIRE WATER LOOP



FIRE WATER SERVICE TO STORAGE BUILDING

VERTICAL SCALE: 1 INCH = 4 FEET (4 0 2 4)

HORIZONTAL SCALE: 1 INCH = 40 FEET (40 0 20 40)

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
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SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER PROFILES 1

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU203
Sheet 45 of 87

LANGAN
Project No. 100935001
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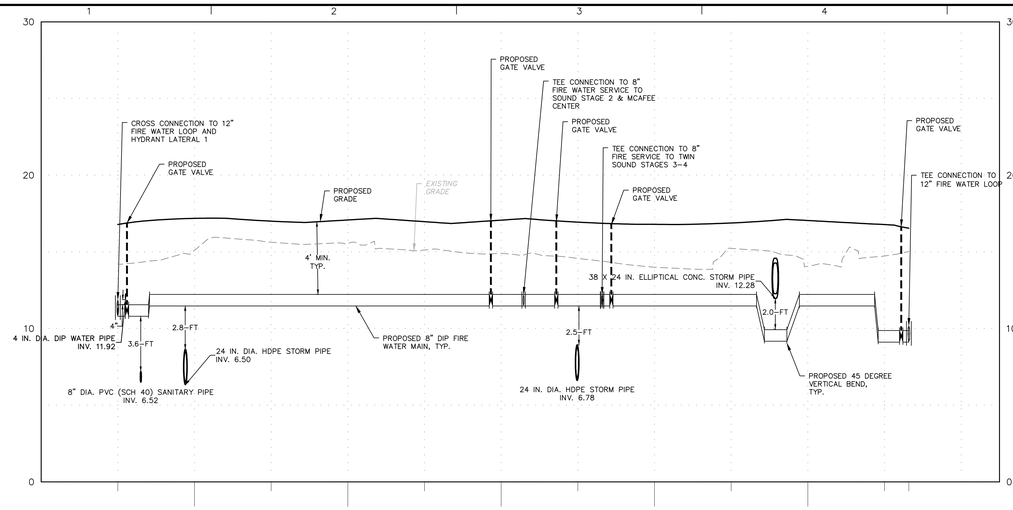
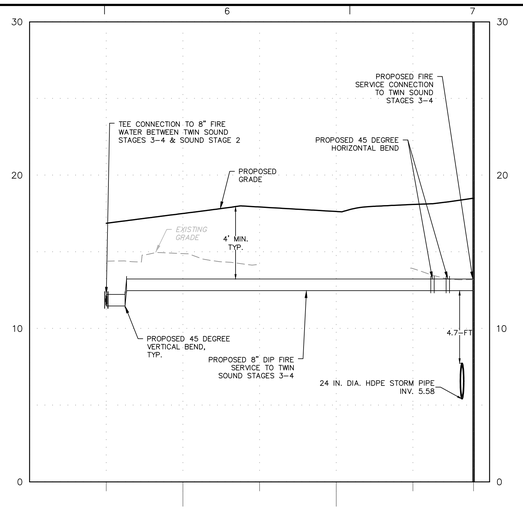
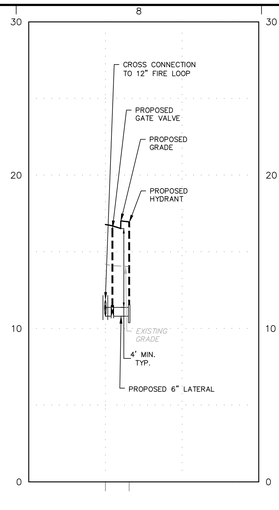


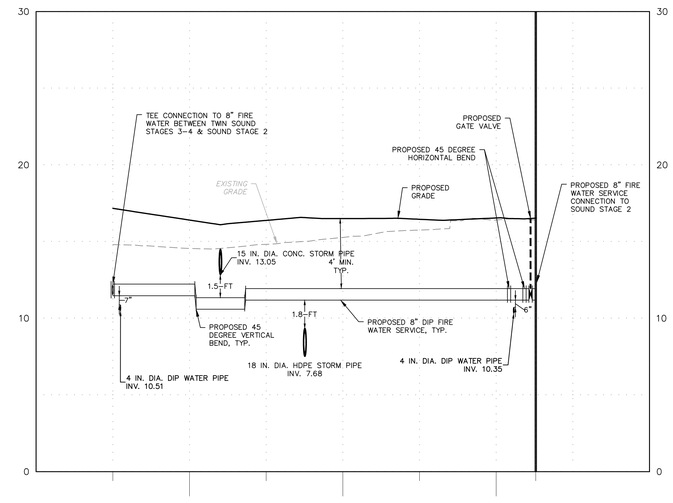
FIRE WATER BETWEEN TWIN STAGES 3-4 AND SOUND STAGE 2



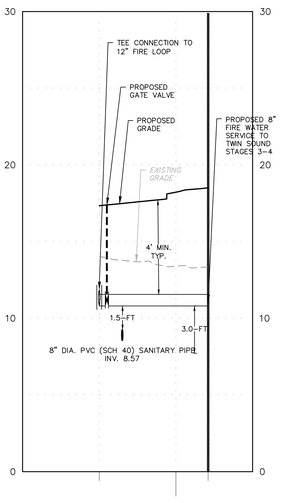
FIRE WATER SERVICE TO TWIN SOUND STAGES 3-4



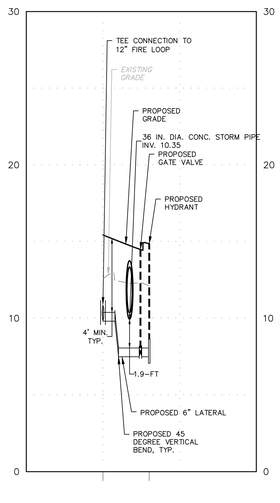
HYDRANT LATERAL 1



FIRE WATER SERVICE TO SOUND STAGE 2



FIRE WATER SERVICE TO TWIN SOUND STAGES 3-4 (NORTH)



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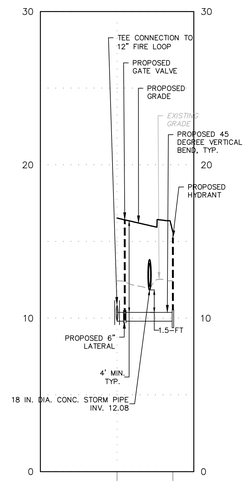

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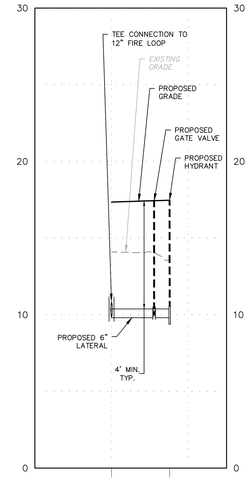

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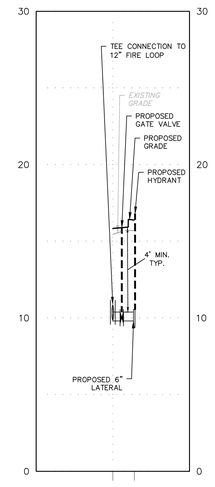

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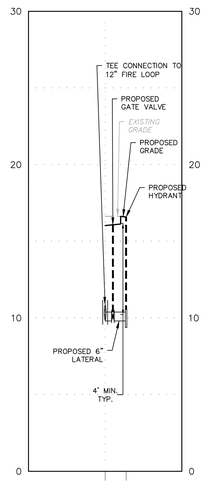

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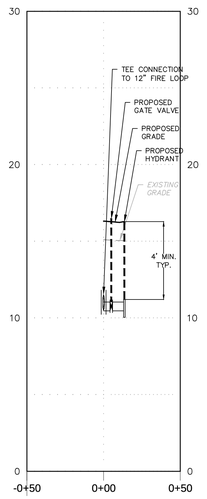

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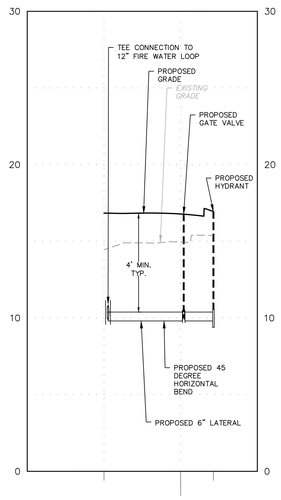

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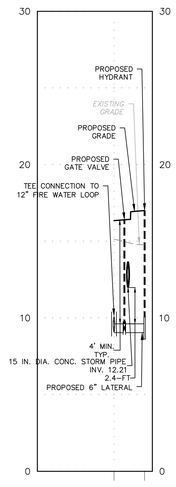

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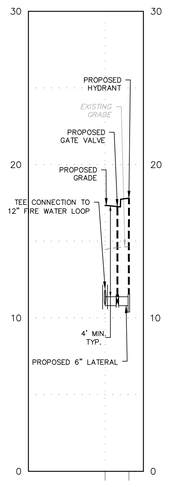

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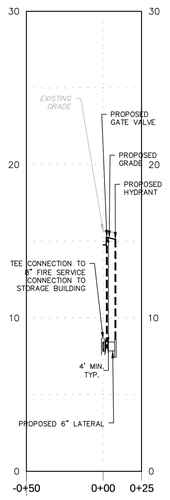
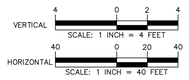


HYDRANT LATERAL 11



Date	Description	NO.
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER
PROFILES 2

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU204
Sheet 46

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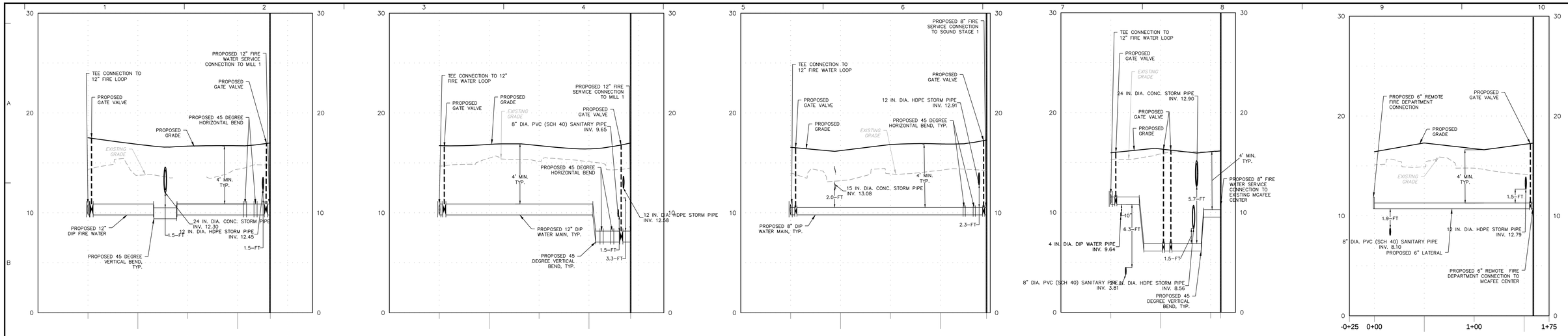


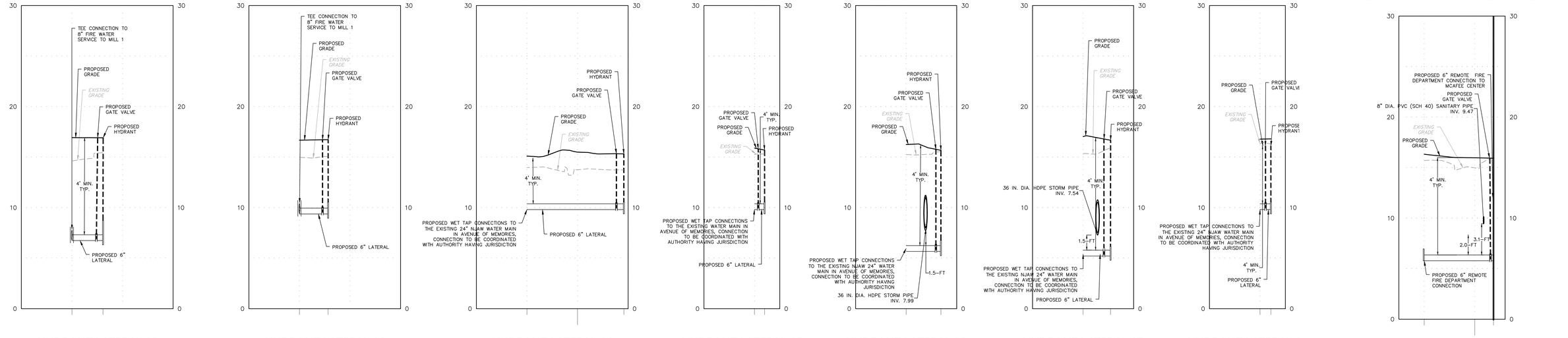
FIRE WATER SERVICE TO MILL 2 WEST

FIRE WATER SERVICE TO MILL 1 EAST

FIRE WATER SERVICE TO SOUND STAGE 1

FIRE WATER SERVICE TO MCAFEE CENTER

REMOTE FDC TO SOUND STAGE 1



HYDRANT LATERAL 12

HYDRANT LATERAL 13

HYDRANT LATERAL 14

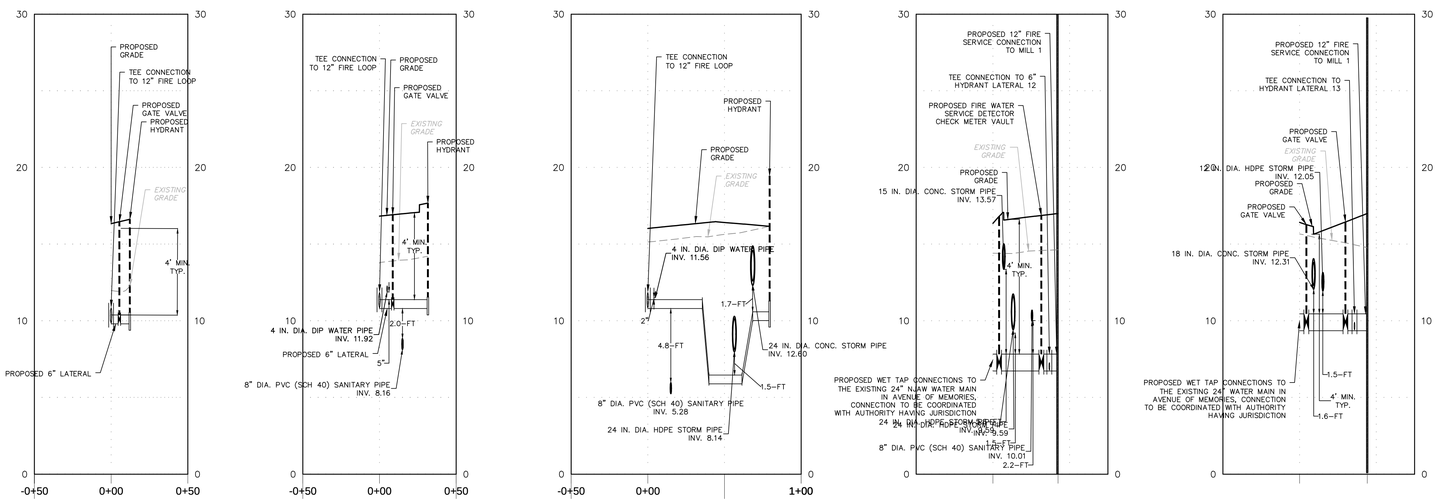
HYDRANT LATERAL 15

HYDRANT LATERAL 16

HYDRANT LATERAL 17

HYDRANT LATERAL 1

REMOTE FIRE DEPARTMENT CONNECTION TO MCAFEE



HYDRANT LATERAL 19

HYDRANT LATERAL 20

HYDRANT LATERAL 21

FIRE WATER SERVICE TO MILL 1 SOUTH

FIRE WATER SERVICE TO MILL 2 SOUTH

REMOTE FIRE DEPARTMENT CONNECTION T.S.S. 3&4

VERTICAL 4 0 2 4 — SCALE: 1 INCH = 4 FEET

HORIZONTAL 40 0 20 40 — SCALE: 1 INCH = 40 FEET

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER
PROFILES 3

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU205
Sheet 47

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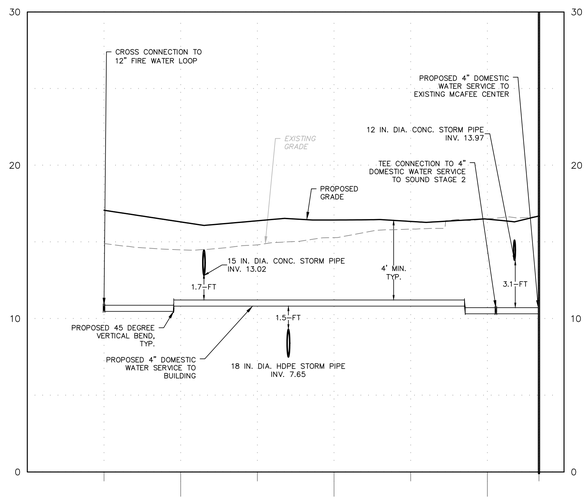
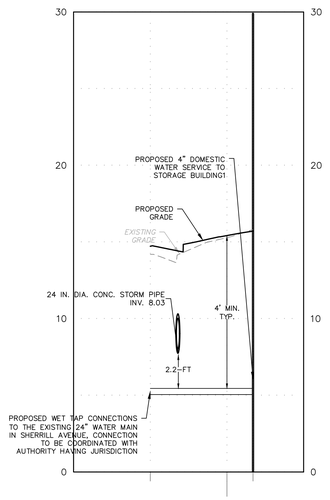
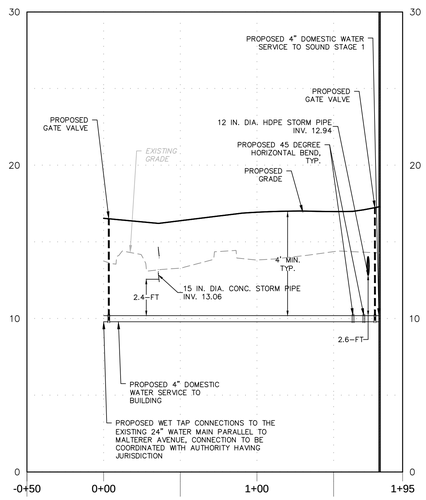


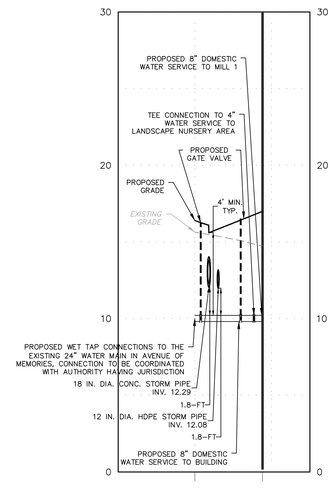
DOMESTIC WATER SERVICE TO EX. MCAFEE CENTER



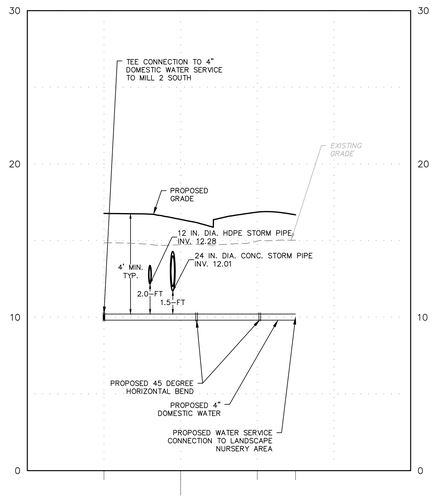
DOMESTIC WATER SERVICE TO STORAGE BUILDING



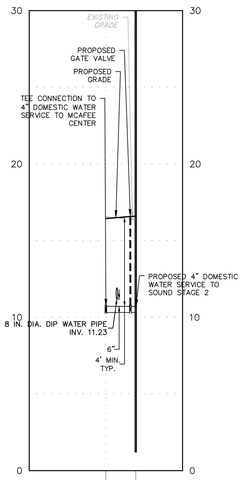
DOMESTIC WATER SERVICE TO SOUND STAGE 1



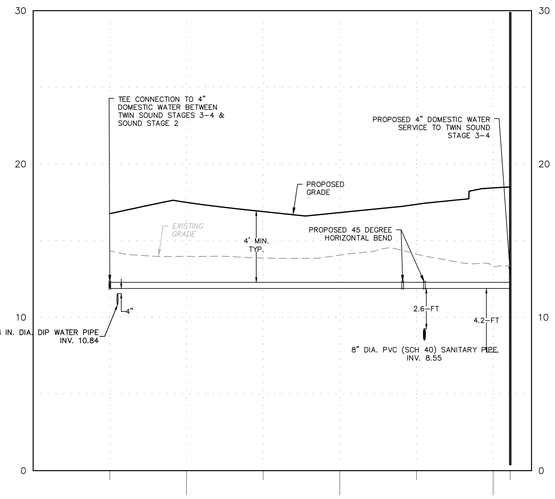
DOMESTIC WATER SERVICE TO MILL 2 SOUTH



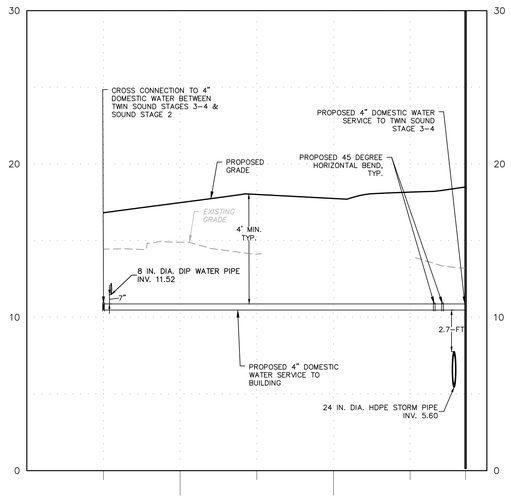
WATER SERVICE TO LANDSCAPE NURSERY AREA



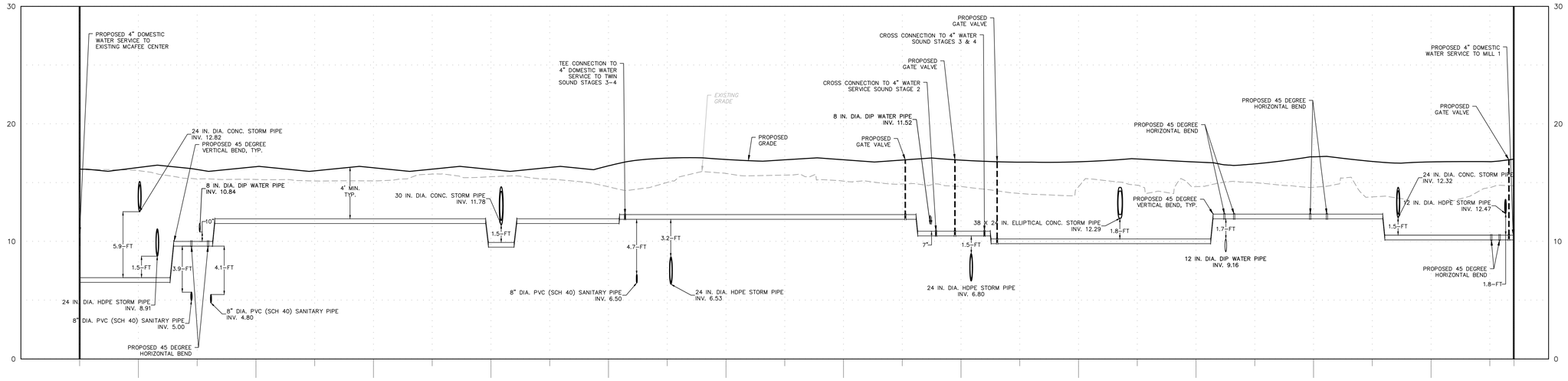
DOMESTIC WATER SERVICE TO SOUND STAGE 2



DOMESTIC WATER SERVICE TO TWIN SOUND STAGES 3-4 NORTH



DOMESTIC WATER SERVICE TO TWIN SOUND STAGES 3-4 SOUTH



DOMESTIC WATER SERVICE AT MCAFEE CENTER TO DOMESTIC WATER SERVICE AT MILL 2 WEST

VERTICAL SCALE: 1 INCH = 4 FEET

HORIZONTAL SCALE: 1 INCH = 40 FEET

Date	Description	NO.
	Revisions	
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER PROFILES 4

Project No. 100935001
Date 6/14/2024
Drawn By JP/RG
Checked By CC

Drawing No. CU206
Sheet 48 of 87

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Project No. 100935001
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NOTES:

1. REFER TO SHEETS LS101-LS104 FOR PARTIAL SECURE PERIMETER PLANS.
2. REFER TO SHEETS LS501-LS507 FOR SECURE PERIMETER NOTES AND DETAILS.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
STEVEN M. LAUDATI
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL SECURE PERIMETER PLAN

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL
Drawing No. LS100
Sheet 49

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Project No. 100935001
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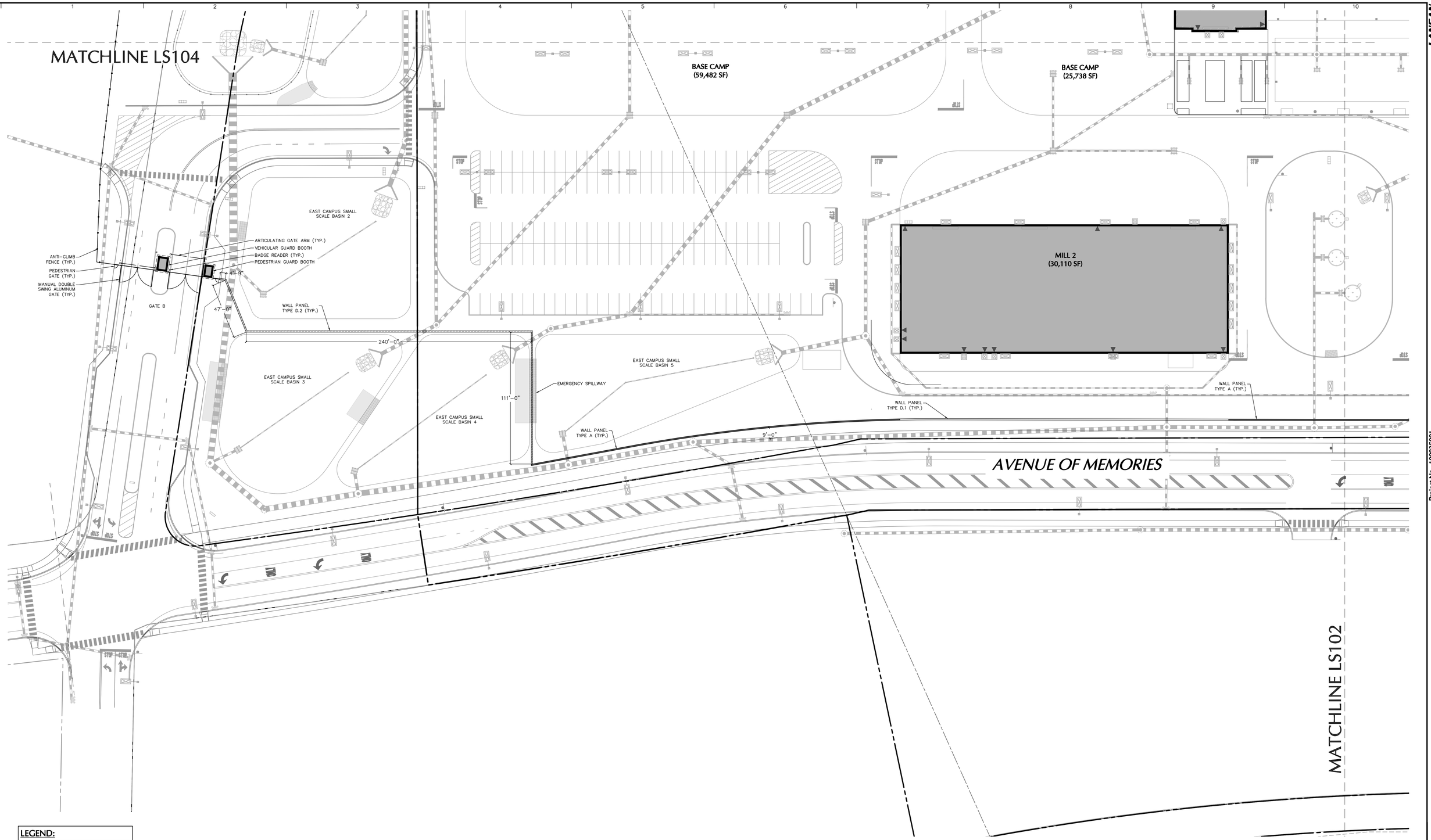

LEGEND:

- ANTI CLIMB FENCE
- WALL PANEL TYPE A
- WALL PANEL TYPE C
- WALL PANEL TYPE D.1
- WALL PANEL TYPE D.2
- BADGE READER
- ARTICULATING GATE ARM
- MOTORIZED BOX SLIDING GATE
- MANUAL SINGLE SWING ALUMINUM GATE
- MANUAL DOUBLE SWING ALUMINUM GATE

NOTES:

1. REFER TO SHEET LS100 FOR OVERALL SECURE PERIMETER PLANS.
2. REFER TO SHEETS LS501-LS507 FOR SECURE PERIMETER NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE STEVEN M. LAUDATI 4/25/2025 DATE SIGNED
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE
PERIMETER PLAN
PARTIAL 1

Project No.	100935001
Date	5/17/2024
Drawn By	SD
Checked By	SL
Drawing No.	LS101
Sheet	50

30 0 15 30
SCALE: 1 INCH = 30 FEET

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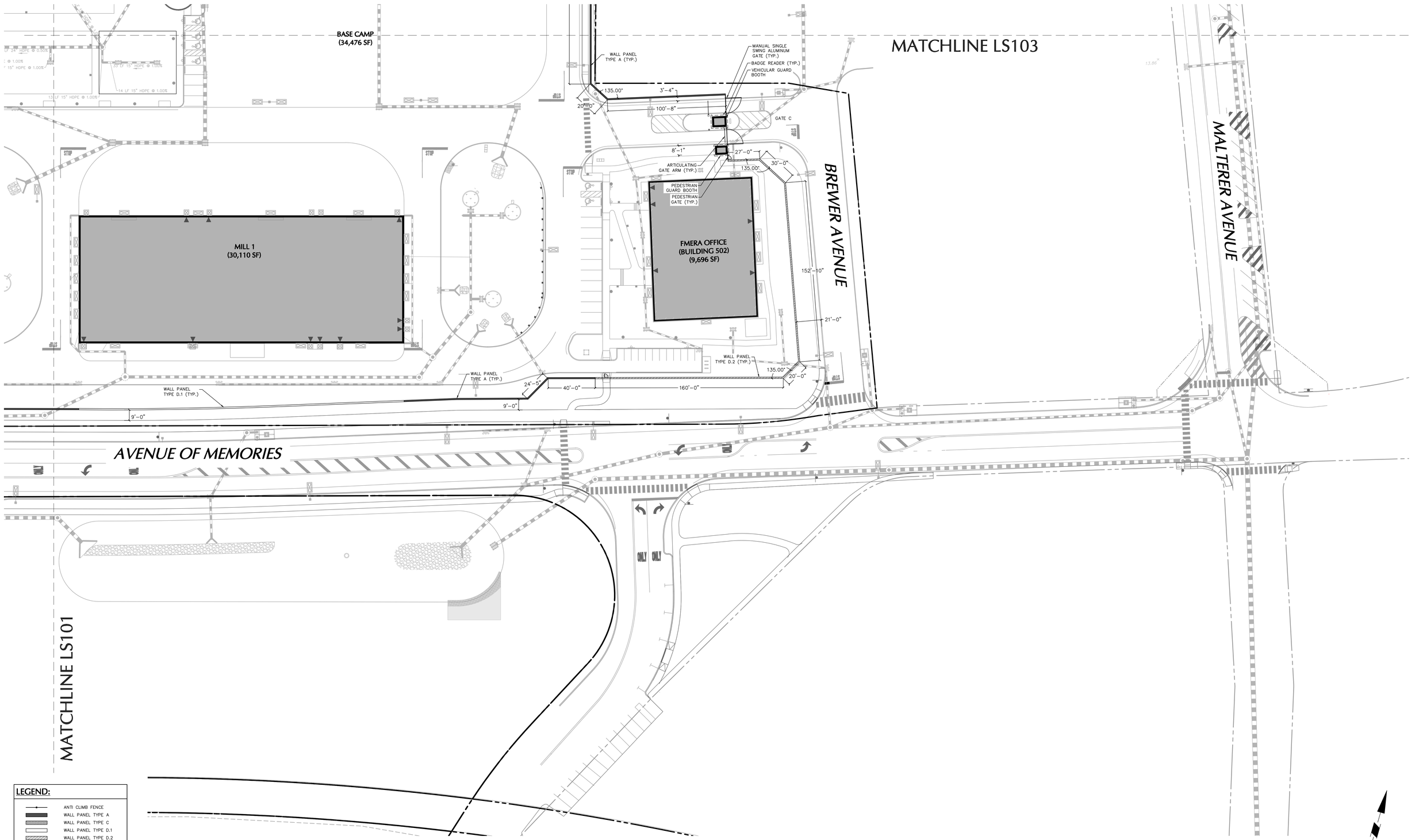
Project No. 100935001



LEGEND:

- ANTI CLIMB FENCE
- WALL PANEL TYPE A
- WALL PANEL TYPE C
- WALL PANEL TYPE D.1
- WALL PANEL TYPE D.2
- BADGE READER
- ARTICULATING GATE ARM
- MOTORIZED BOX SLIDING GATE
- MANUAL SINGLE SWING ALUMINUM GATE
- MANUAL DOUBLE SWING ALUMINUM GATE

SCALE: 1 INCH = 30 FEET

NOTES:

1. REFER TO SHEET LS100 FOR OVERALL SECURE PERIMETER PLANS.
2. REFER TO SHEETS LS501-LS507 FOR SECURE PERIMETER NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
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6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE
PERIMETER PLAN
PARTIAL II

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LS102
Sheet 51

LANGAN
Project No. 100935001
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MATCHLINE LS104

SHERRILL AVENUE

GATE D

32'-8"
8'-6"
10'-6"
169'-5"
220'-9"
133.33°
51°-0"
140.00°
118'-6"
153'-0"
27'-6"
83'-0"
161'-9"
45'-6"
140.00°
77'-4"
90.00°
135.00°
235'-0"

WALL PANEL TYPE C (TYP.)
BADGE READER (TYP.)
MOTORIZED BOX SLIDING GATE
WALL PANEL TYPE A (TYP.)

STOP

STORAGE BUILDING (11,824 SF)

MCAFEE CENTER (BUILDING 600) (91,595 SF)

SOUND STAGE 1 (22,330 SF)

EAST CAMPUS LARGE SCALE BASIN 3

BREWER LANE

MALTERER AVENUE

MATCHLINE LS102

LEGEND:

- ANTI CLIMB FENCE
- WALL PANEL TYPE A
- WALL PANEL TYPE C
- WALL PANEL TYPE D.1
- WALL PANEL TYPE D.2
- BADGE READER
- ARTICULATING GATE ARM
- MOTORIZED BOX SLIDING GATE
- MANUAL SINGLE SWING ALUMINUM GATE
- MANUAL DOUBLE SWING ALUMINUM GATE

NOTES:

1. REFER TO SHEET LS100 FOR OVERALL SECURE PERIMETER PLANS.
2. REFER TO SHEETS LS501-LS507 FOR SECURE PERIMETER NOTES AND DETAILS.

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER PLAN PARTIAL III

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LS103
Sheet 52

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Project No. 100935001

MUNICIPAL BOUNDARY LINE PER ORDINANCE NOS. 19-2023 & 1078

BOROUGH OF OCEANPORT

BOROUGH OF EATONTOWN

SHERRILL AVENUE

MATCHLINE LS103

1107'-0"

160.60'

161'-4"

WALL PANEL TYPE C (TYP.)

STOP

GATE E

8'-0"

115.00'

30'-4"

135.00'

147'-4"

PEDESTRIAN GATE (TYP.)

PEDESTRIAN GUARD BOOTH

VEHICULAR GUARD BOOTH

BADGE READER (TYP.)

MANUAL SINGLE SWING ALUMINUM GATE (TYP.)

ARTICULATING GATE ARM (TYP.)

WALL TYPE C (TYP.)

TEMPORARY ANTI-CLIMB FENCE (TYP.)

NYA

TWIN SOUND STAGE 3-4 (71,504 SF)

SOUND STAGE 2 (22,470 SF)

EAST CAMPUS LARGE SCALE BASIN 1 CONSTRUCTED WETLAND

EAST CAMPUS SMALL SCALE BASIN 1 BIORETENTION

MATCHLINE LS101

LEGEND:

- ANTI CLIMB FENCE
- WALL PANEL TYPE A
- WALL PANEL TYPE C
- WALL PANEL TYPE D.1
- WALL PANEL TYPE D.2
- BADGE READER
- ARTICULATING GATE ARM
- MOTORIZED BOX SLIDING GATE
- MANUAL SINGLE SWING ALUMINUM GATE
- MANUAL DOUBLE SWING ALUMINUM GATE

NOTES:

1. REFER TO SHEET LS100 FOR OVERALL SECURE PERIMETER PLANS.
2. REFER TO SHEETS LS501-LS507 FOR SECURE PERIMETER NOTES AND DETAILS.

30 0 15 30

SCALE: 1 INCH = 30 FEET

Date	Description	No.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025

N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER PLAN PARTIAL IV

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LS104
Sheet 53

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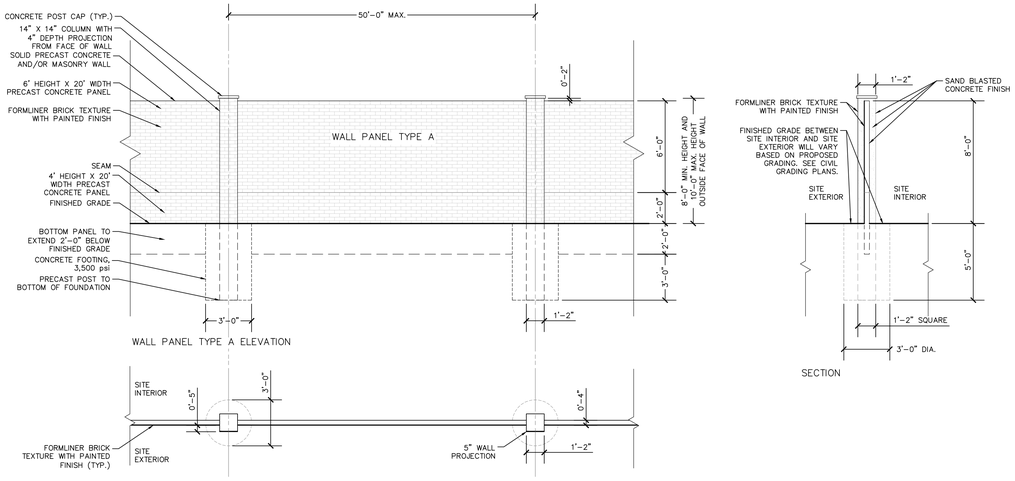
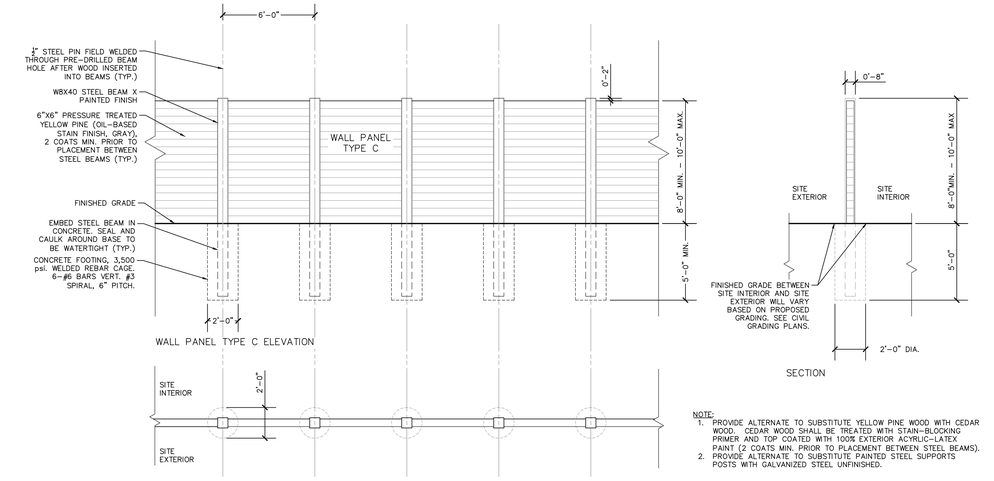
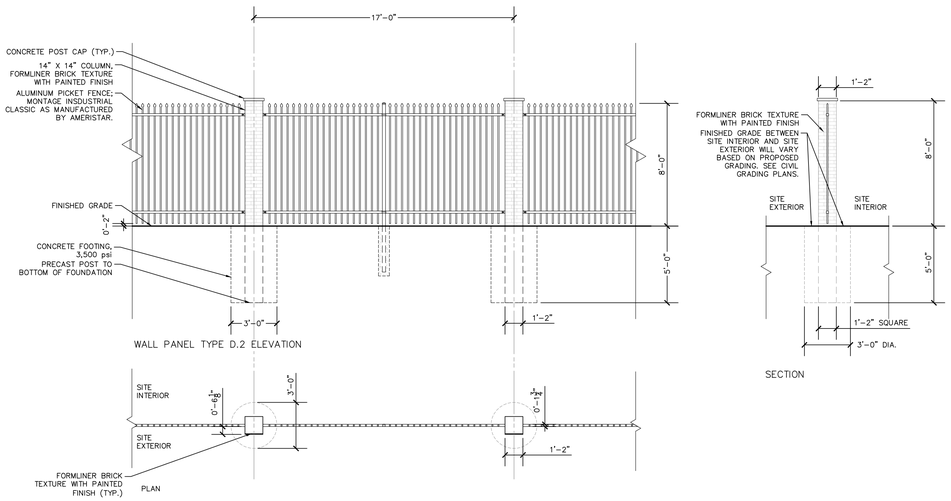


1 PERIMETER WALL PANEL TYPE A
Scale 1/4"=1'-0"

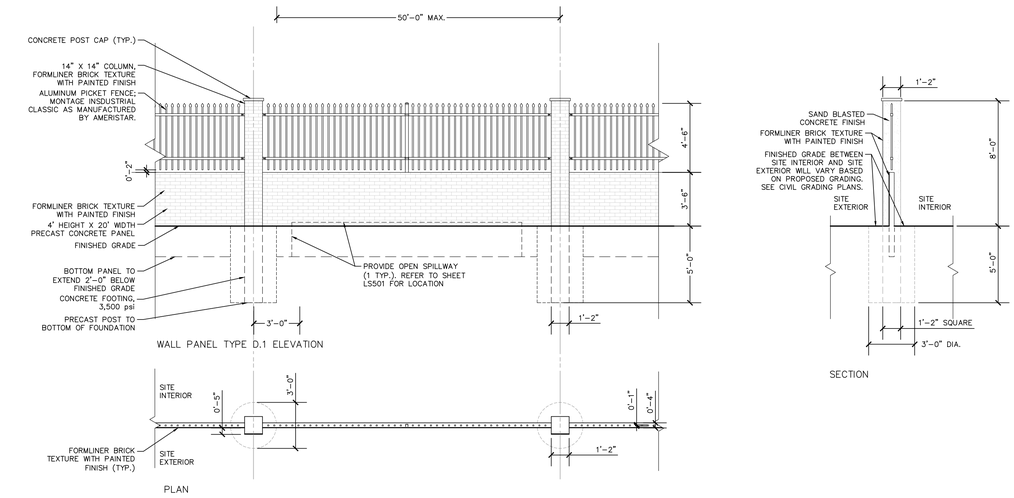


NOTE:
1. PROVIDE ALTERNATE TO SUBSTITUTE YELLOW PINE WOOD WITH CEDAR WOOD. CEDAR WOOD SHALL BE TREATED WITH STAIN-BLOCKING PRIMER AND TOP COATED WITH 100% EXTERIOR ACYRLIC-LATEX PAINT (2 COATS MIN. PRIOR TO PLACEMENT BETWEEN STEEL BEAMS).
2. PROVIDE ALTERNATE TO SUBSTITUTE PAINTED STEEL SUPPORTS POSTS WITH GALVANIZED STEEL UNFINISHED.

2 PERIMETER WALL PANEL TYPE C
Scale 1/4"=1'-0"



3 PERIMETER WALL PANEL TYPE D.1
Scale 1/4"=1'-0"



4 PERIMETER WALL PANEL TYPE D.2
Scale 1/4"=1'-0"

COMPLIANCE CHART

SECTION		REQUIREMENT	PROPOSED	COMPLIANCE
FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN - AMENDMENT #20 (10/25/2023)				
6(iii). PERIMETER SECURITY WALL	1.	THE HEIGHT OF ANY PERIMETER SECURITY WALL SHALL BE MEASURED FROM THE ADJACENT AVERAGE FINISHED GRADE. IF THE AVERAGE FINISHED GRADE IS 3 FEET OR MORE ABOVE EXISTING GRADE, THE MEASUREMENT SHALL BE TAKEN FROM THE EXISTING GRADE. FOR EXAMPLE, IF A PERIMETER SECURITY WALL IS PERMITTED TO BE 20 FEET TALL AND THE AVERAGE FINISHED GRADE IS 3 FEET ABOVE THE EXISTING GRADE THEN THE PERIMETER SECURITY WALL MAY ONLY BE 17 FEET TALL ABOVE THE AVERAGE FINISHED GRADE. ALTERNATIVELY, IF THE PERIMETER SECURITY WALL IS PERMITTED TO BE 20 FEET TALL AND THE AVERAGE FINISHED GRADE IS 2 FEET ABOVE THE EXISTING GRADE THEN THE PERIMETER SECURITY WALL MAY BE 22 FEET TALL.	THE PROPOSED PERIMETER SECURITY WALL DOES NOT EXCEED 20 FEET IN HEIGHT.	COMPLIES
	2.	ALL PERIMETER SECURITY WALLS MAY BE INSTALLED AT A HEIGHT NOT TO EXCEED 20 FEET.	THE PROPOSED PERIMETER SECURITY WALL DOES NOT EXCEED 20 FEET IN HEIGHT.	COMPLIES
	3.	PERIMETER SECURITY WALLS SHALL CONTAIN A VARIATION IN FACADE SURFACE, MATERIALS, TEXTURE, COLOR, OR PROJECTIONS EVERY 30 TO 50 FEET TO BREAK THE MASSING OF THE WALL AND CREATE VISUAL INTEREST.	THE PROPOSED PERIMETER SECURITY WALL CONTAINS A VARIATION IN FACADE SURFACE MATERIALS AND PROJECTIONS CONSISTENTLY AROUND THE SITE.	COMPLIES
	4.	AREAS BETWEEN THE PERIMETER SECURITY WALL AND EXTERNAL LOT LINES SHALL BE LANSCAPED.	LANDSCAPING IS PROPOSED BETWEEN THE EXTERIOR LOT LINES AND PROPOSED PERIMETER SECURITY WALL	COMPLIES
	5.	LARGE SCALE MURALS MAY BE PLACED ON SECTIONS OF THE PERIMETER SECURITY WALL.	THE PROPOSED PERIMETER SECURITY WALL DOES NOT INCLUDE MURALS	N/A
	6.	ALL PERIMETER SECURITY WALLS SHALL BE CONSTRUCTED FOR PERMANENCY.	THE PROPOSED PERIMETER SECURITY WALL IS INTENDED TO BE CONSTRUCTED FOR PERMANENCY.	COMPLIES
	7.	ALL PERIMETER SECURITY WALLS SHALL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING MATERIALS: CONCRETE, PRECAST CONCRETE, UNIT MASONRY, BRICK, STONE, TILE, WOOD, PLASTER, STUCCO, AND METAL. PERIMETER SECURITY WALLS TOPPED WITH BARBED WIRE, RAZOR WIRE, BROKEN GLASS, OR SIMILAR MATERIALS, OR THAT ARE ELECTRICALLY CHARGED, ARE PROHIBITED.	THE PROPOSED PERIMETER SECURITY WALL IS A COMBINATION OF PRECAST CONCRETE, METAL, AND WOOD.	COMPLIES
	8.	PERIMETER SECURITY WALLS MAY HAVE DECORATIVE LIGHTING SUBJECT TO PLANNING BOARD REVIEW.	DECORATIVE LIGHTING IS PROPOSED AT KEY LOCATIONS ALONG THE SECURE PERIMETER WALL.	COMPLIES
	9.	SIGNAGE MAY ALSO BE APPLIED TO ON INCORPORATED INTO PERIMETER SECURITY WALLS THAT FRONT ROUTE 35, AVENUE OF MEMORIES, AND OCEANPORT AVENUE.	SIGNAGE IS INCORPORATED INTO THE PROPOSED PERIMETER SECURITY WALL AT SITE ENTRANCES ON AVENUE OF MEMORIES.	COMPLIES

NO.	Description	Date
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER NOTES AND DETAILS I

Project No.	100935001
Date	5/17/2024
Drawn By	SD
Checked By	SL
Drawing No.	LS501
Sheet	54

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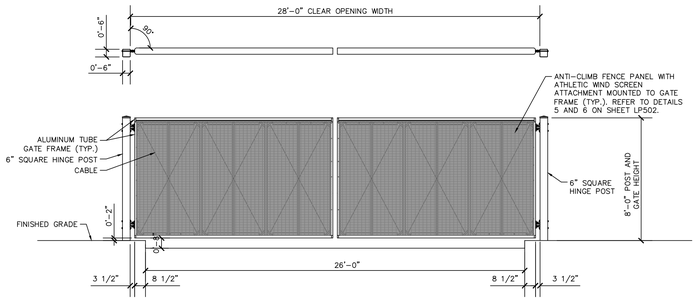
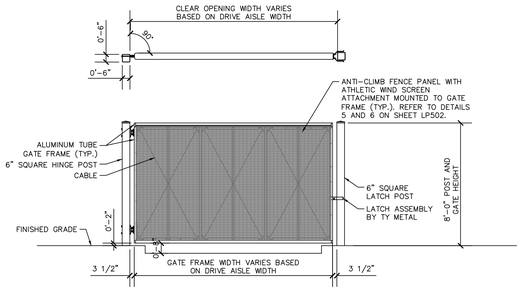
LANGAN
Project No. 100935001



1 MANUAL DOUBLE SWING ALUMINUM GATE (8' HT.)
Scale 1/4"=1'-0"



2 MANUAL SINGLE SWING ALUMINUM GATE (8' HT.)
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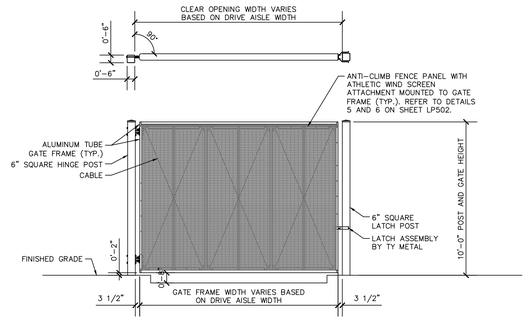

3 MANUAL SINGLE SWING ALUMINUM GATE (10' HT.)
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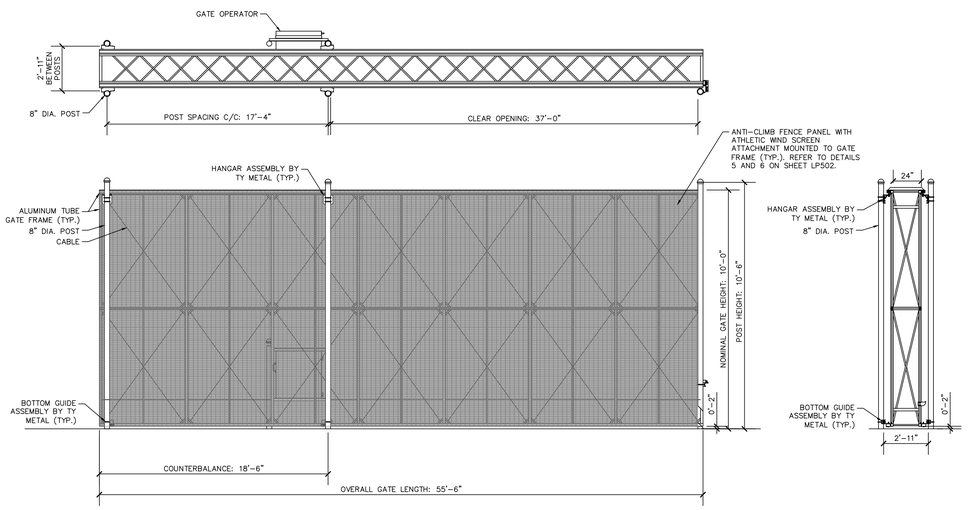
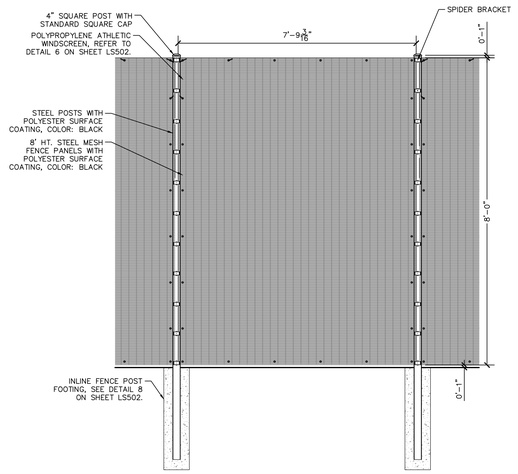
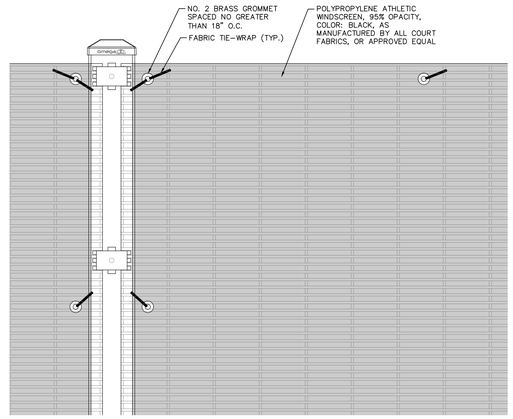


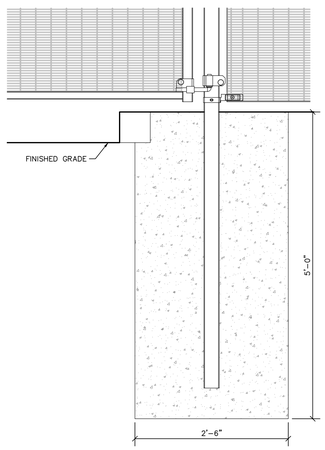
4 MOTORIZED BOX SLIDING GATE
Scale N.T.S.



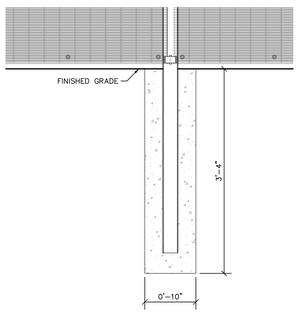
5 ANTI-CLIMB PERIMETER WALL
Scale 1/2"=1'-0"



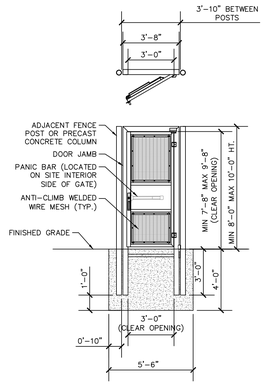
6 ATHLETIC WIND SCREEN ATTACHMENT
Scale 3"=1'-0"



7 SWING GATE POST FOOTING
Scale 1"=1'-0"



8 ANTI-CLIMB INLINE FENCE POST FOOTING
Scale 1"=1'-0"



9 PEDESTRIAN GATE
Scale: 1/4" = 1'-0"

Date	Description	No.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
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6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED
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MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER NOTES AND DETAILS II

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LS502
Sheet 55

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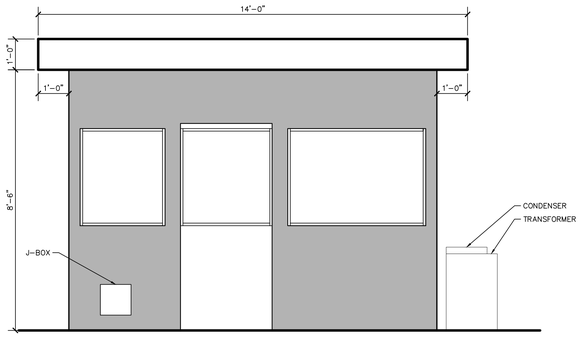
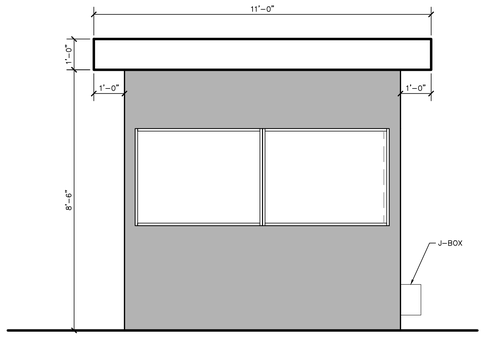
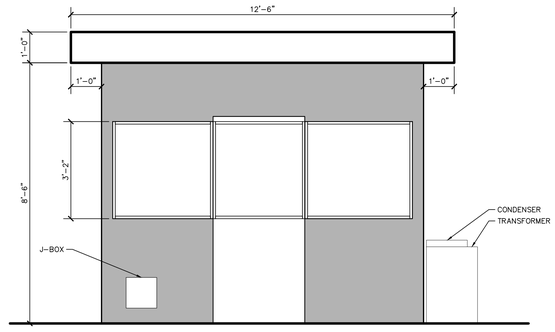
Project No. 10093500I



LEFT ELEVATION



FRONT ELEVATION



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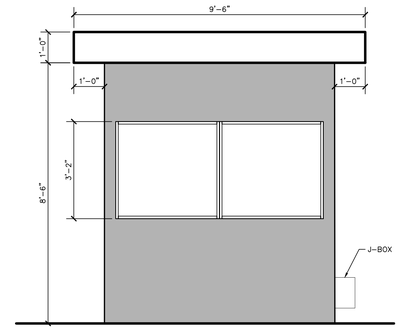
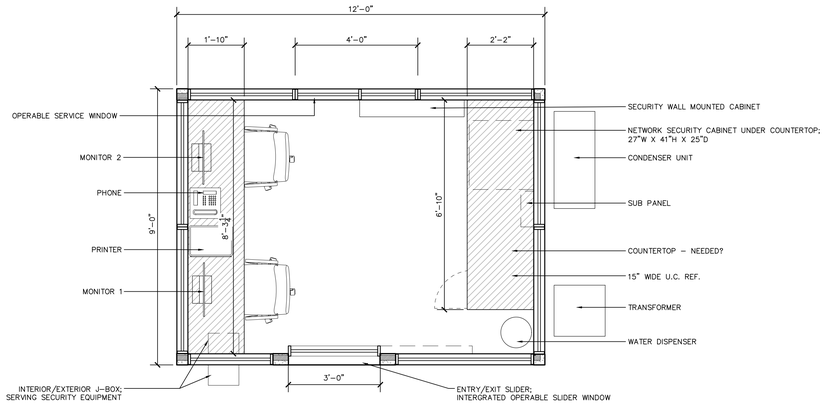
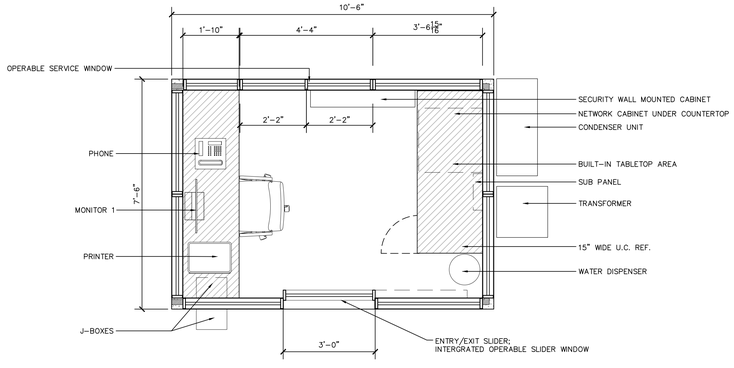


FRONT ELEVATION



FLOORPLAN

1 VEHICULAR GUARD BOOTH
N.T.S.



FLOORPLAN

2 PEDESTRIAN GUARD BOOTH
N.T.S.



HID® Signo™ Readers

Models: 20, 40, 20K, 40K, 40T

The signature line of readers from HID

HID Signo™ is the signature line of physical access control readers from HID. The versatility, performance and connected capabilities of HID Signo readers set a new industry benchmark for the most highly adaptable, interoperable and secure approach to electronic access control.

Offering an unparalleled breadth of functionality, HID Signo affords security system installers and administrators a simple and effective approach to secure access control for almost any scenario.

With support for the widest array of credential technologies — past, present and future — HID Signo is the perfect choice for those looking to make the transition to a secure authentication technology.

HID Signo readers transcend the traditional approach to security by being designed to be connected and managed remotely without needing to physically touch each device. This functionality empowers access control systems to dynamically respond as new needs, configurations or threats arise.

POWERFULLY SECURE

- Multi-Layered security to ensure data authenticity and privacy
- EAL5+ Certified Secure Element Hardware
- Native OSDP secure channel capability
- Trusted secure authentication using the SIO data model
- Supports iCLASS Elite™ and Corporate1000 Programs

MEET EVERY NEED, ADAPT TO ANY SITUATION

- Go mobile with native Bluetooth and NFC support
- Integrated 125 kHz credential read support for easy migration
- Supports over 15 common credential technologies
- Flush mount terminal block and pigtail wiring options
- Robust outdoor performance with an IP65 rating

MANAGE, UPGRADE AND CONFIGURE

- Easily and securely managed using HID Reader Manager®
- Configure via a mobile device or OSDP
- Update firmware in response to threats
- Personalize by configuring audio visual or keypad settings
- Deactivate legacy credential technology to conclude secure migration

KEY BENEFITS:

- **Highly Versatile —** Support for the widest range of credential technologies, including HID Mobile Access® via native Bluetooth and Near Field Communication (NFC).
- **Enhanced Performance -** Storage of cryptographic keys on certified secure element hardware, plus a new surface detection feature that enables the reader to automatically recalibrate and optimize read range performance.
- **Connected to the Future —** All readers include out-of-the-box support for Open Supervised Device Protocol (OSDP) for secure bidirectional communication.

READY FOR THE FUTURE NOW

- Mobile-ready by default, including Apple's Enhanced Contactless Polling (ECP) to support credentials in Apple Wallet
- Sleek, innovative design to suit modern architecture
- Integrated OSDP for secure authentication and configuration post installation
- Built on a hardware platform designed to be adaptable to support future technology
- Designed to seamlessly integrate into the HID Origo® ecosystem

DATASHEET

HID

3 BADGE READER
N.T.S.



Product specifications — Genetec

AutoVu SharpV

Automatic License Plate Recognition System

Crystal clear automatic license plate recognition in all conditions

Whether you want to scan vehicles on busy roadways, or to keep track of those accessing your facilities, you need a reliable system that performs in challenging conditions. The Genetec AutoVu™ SharpV provides crisp, full HD captures at all times. Day or night, in slow local streets, or on fast multi-lane highways, you can rest easy that it's gathering the insights you need when you need it most.

The SharpV goes beyond license plate identification. Its suite of vehicle analytics supports your investigations and helps you close cases faster. And thanks to its simplified design, it can be up and running in no time, letting you focus on your mission.

Key features

- Superior performance and new analytics with high-performance onboard machine learning
- See everything clearly with two ultra-wide sensors that provide quality images and capture data across multiple lanes*
- Excellent night-time performance with high power pulsed illuminators and global shutter
- Reduce installation and maintenance costs with motorized lenses equipped with auto-focus for remote zoom & focus configuration
- Deploy anywhere with built-in 4G/LTE cellular radio option*
- Integrate with induction loops using its onboard I/O

Key benefits

Intelligence at the Edge – With hardware-accelerated processing on-board, the SharpV doesn't rely on remote servers for analysis. This eliminates latency and reduces the impact of AI/PR on your network. And since it doesn't rely on external hardware, it provides uninterrupted performance – even when connectivity is unavailable.

Simplify design & deployment – Don't limit your ability to gather necessary data based on local infrastructure. With its embedded 4G/LTE communication option, motorized lenses with auto-focus, and support for both 24Vdc and PoE++ power, deploying the SharpV is easy and free of headaches.

Tap other systems – Combine ALPR data with video surveillance, access control, and more with Genetec Security Center. Break down the silos between your systems to increase operational intelligence and situational awareness, and do more with your ALPR system.

Gather data when it matters most – Not all crimes happen in broad daylight. With its built-in illuminators, global shutter, and high-resolution sensors, the SharpV leads the industry in performance at night and in challenging conditions.

* To verify 4G/LTE and dual-lane feature availability in your region, contact your Genetec representative.

4 LISCENSE PLATE READER
N.T.S.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
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10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
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NETFLIX STUDIOS
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& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER
NOTES AND
DETAILS III

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LS503
Sheet 56

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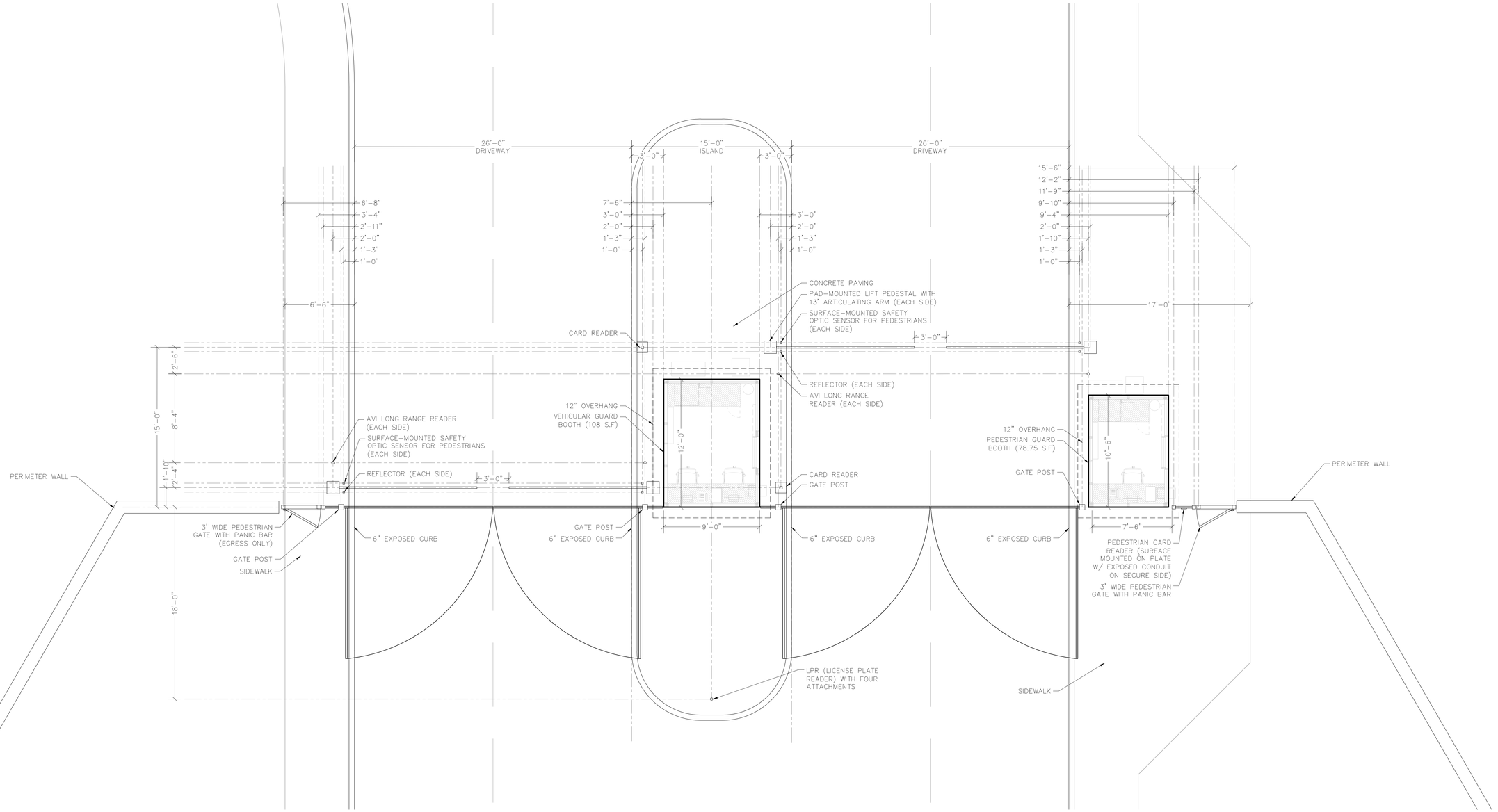
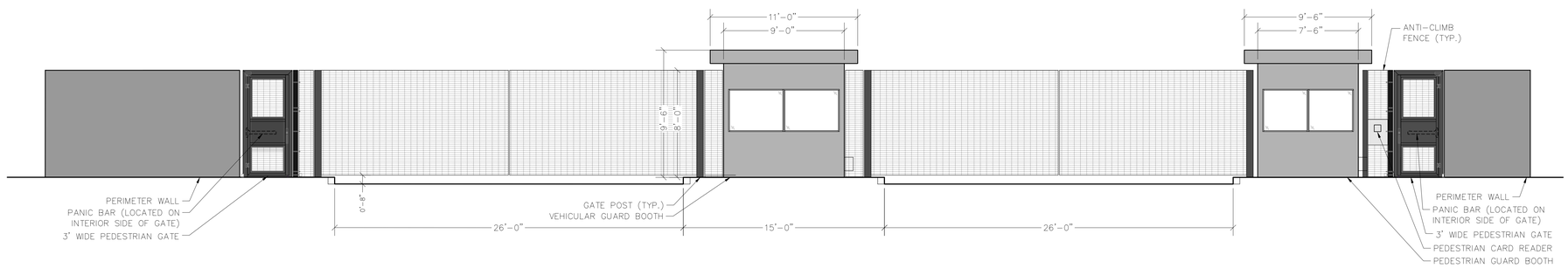
Project No. 10093500



1 GATE B ENLARGEMENT PLAN
Scale: 1/4" = 1'-0"



2 GATE B ELEVATION
Scale: 1/4" = 1'-0"

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SECURE PERIMETER NOTES AND DETAILS IV

Project No. 100935001
Date 9/6/2024
Drawn By SD
Checked By SL

Drawing No. LS504
Sheet 57

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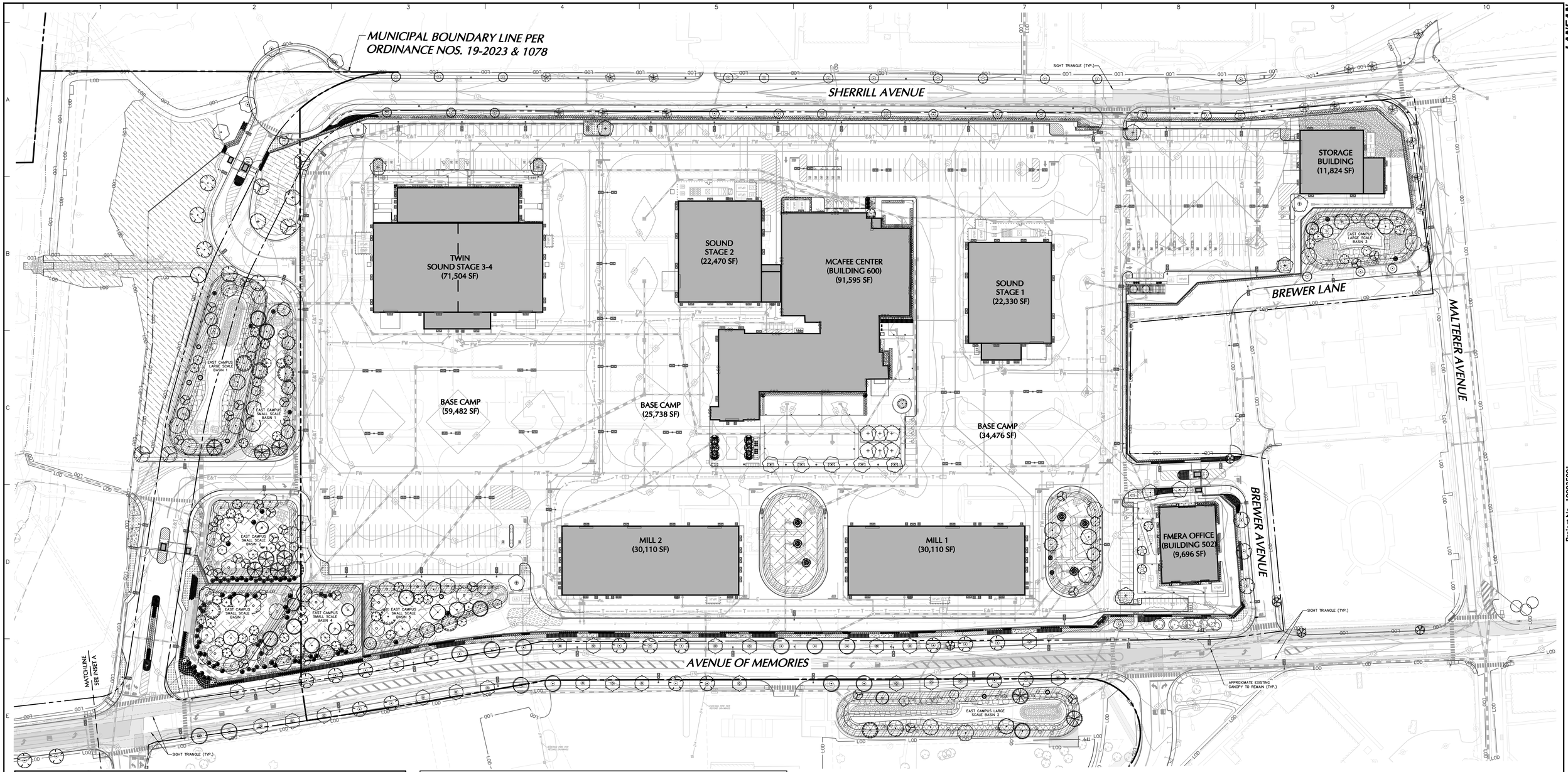


COMPLIANCE CHART - FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA)

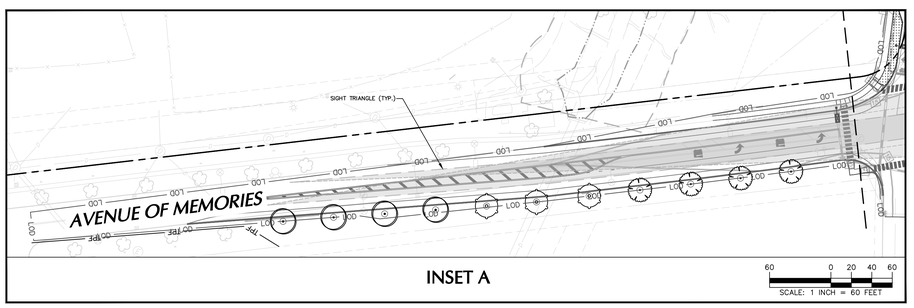
SECTION		REQUIREMENT	PROPOSED	COMPLIANCE
FORT MONMOUTH REUSE AND REDEVELOPMENT PLAN - AMENDMENT #20 (10/25/2023)				
8(H). LANDSCAPING	1.	THE FOLLOWING CONCERN LANDSCAPED SETBACKS: (a). SETBACKS TO PARKING AREAS AND DRIVEWAYS SHOULD BE LANDSCAPED WITH SHRUBS AND/OR LOW GROUNDCOVER, INCLUDING EVERGREEN MATERIALS UNLESS SCREENED FROM VIEW BY A PERIMETER SECURITY WALL.	LANDSCAPING CONSISTING OF SHRUBS AND/OR LOW GROUNDCOVER IS PROPOSED WITHIN 5 FT OR 10 FT SETBACKS AT PARKING AREAS AND DRIVEWAYS, EXCEPT WHERE SUCH AREAS ARE SCREENED FROM VIEW BY THE PROPOSED PERIMETER WALL.	COMPLIES
	2.	PERIMETER DELINEATION: ANY SURFACE PARKING AREA LOCATED BETWEEN A BUILDING AND A STREET SHOULD BE DELINEATED AND SEPARATED FROM ADJACENT STREET/SIDEWALK FRONTAGES BY MEANS OF LOW SCREENING HEDGE AND/OR LOW WALL, OR FENCE OF STONE OR METAL, OR A PERIMETER SECURITY WALL. THE HEDGE/FENCE/LOW WALL/PERIMETER SECURITY WALL MAY BE LOCATED AT THE FRONT OR BACK OF THE LANDSCAPED SETBACK AREA.	A PERIMETER SECURITY WALL IS PROPOSED BETWEEN ALL SURFACE PARKING AREAS AND ADJACENT BUILDINGS/STREETS.	COMPLIES
	3.	INTERIOR LANDSCAPING: WHERE MORE THAN 25 PARKING SPACES ARE PROVIDED IN ANY SURFACE PARKING AREA, AT LEAST 10 PERCENT OF THE INTERIOR AREA OF THE LOT SHOULD BE LANDSCAPED WITH TREES AND LOW PLANTINGS, UNLESS PARKING AREA IS LOCATED BEHIND A PERIMETER SECURITY WALL IN WHICH CASE THERE SHALL BE NO REQUIREMENT FOR LANDSCAPING WITHIN THE INTERIOR PARKING AREA.	N/A – INTERIOR LANDSCAPING IS NOT REQUIRED AS ALL PROPOSED PARKING AREAS ARE LOCATED BEHIND THE PERIMETER SECURITY WALL. HOWEVER, LANDSCAPING CONSISTING OF A COMBINATION OF PLANTINGS, MEADOW SEED MIX, AND/OR LAWN ARE PROPOSED.	COMPLIES
	4.	EXTERIOR LANDSCAPING: THE AREA BETWEEN THE PROPERTY BOUNDARY AND THE PERIMETER SECURITY WALL SHALL INCLUDE AREAS OF DENSELY PLANTED LANDSCAPING TO BREAK UP SIGHT LINES AND CREATE VISUAL INTEREST.	DENSELY PLANTED LANDSCAPING IS PROPOSED BETWEEN THE PROPERTY BOUNDARY AND PROPOSED PERIMETER SECURITY WALL FOR VISUAL INTEREST.	COMPLIES
8(H). PERIMETER SECURITY WALL:	4.	AREAS BETWEEN THE PERIMETER SECURITY WALL AND EXTERNAL LOT LINES SHALL BE LANDSCAPED.	LANDSCAPING IS PROPOSED BETWEEN THE PROPOSED PERIMETER SECURITY WALL AND EXTERNAL LOT LINES WHERE APPLICABLE.	COMPLIES

COMPLIANCE CHART - BOROUGH OF EATONTOWN, NJ

SECTION		REQUIREMENT	PROPOSED
§ 89-83	A.(4)	NATIVE SPECIES AND THEIR CULTIVARS SHALL BE USED IN ALL LANDSCAPE DESIGNS BROUGHT BEFORE THE OFFICE OF PLANNING AND ZONING INCLUDING PLANNING AND ZONING BOARD APPLICATIONS. A LIST OF NATIVE PLANTS AS WELL AS THEIR LIST OF DEER-RESISTANT NATIVE PLANTS, SPECIFICALLY FOR MONMOUTH COUNTRY PUBLISHED BY THE NATIVE PLANT SOCIETY OF NEW JERSEY SHALL BE REQUIRED AND INCORPORATED AS IF FULLY SET FORTH AT LENGTH HEREIN, AS PUBLISHED IN RUTGERS NEW JERSEY AGRICULTURAL EXPERIMENT STATION'S WEBSITE: HTTPS://NJAES.RUTGERS.EDU/FS1140/.	REFER TO SHEET LP501 FOR OVERALL PLANT SCHEDULE
§ 89-83	D	WHENEVER AN APPLICATION PLAN CALLS FOR FIVE TO 10 PLANTINGS, TWO OR MORE DIFFERENT KINDS OF SPECIES SHALL BE PLANTED. IF BETWEEN 11 AND 20 PLANTINGS, FOUR OR MORE SPECIES SHALL BE PLANTED; BETWEEN 21 AND 35, FIVE OR SPECIES SHALL BE USED; AND IF MORE THAN 36 PLANTINGS ARE TO BE USED, AN ADDITIONAL SPECIES BE PROVIDED FOR EVERY 12 PLANTINGS AND THE MINIMUM DIVERSITY AMONGST PLANTINGS SHALL BE 10%.	REFER TO SHEET LP501 FOR EATONTOWN SPECIES CALCULATION TABLE

COMPLIANCE CHART - STORMWATER MANAGEMENT BASINS

REQUIREMENT	PROPOSED	COMPLIANCE
PER NJDEP SWM BMP MANUAL CHAPTER 7 - LANDSCAPING (2004)		
PLANTING GUIDANCE: PLANT MATERIAL SELECTION SHOULD BE BASED ON THE GOAL OF SIMULATING A TERRESTRIAL FORESTED COMMUNITY OF NATIVE SPECIES. BIORETENTION SIMULATES AN UPLAND-SPECIES ECOSYSTEM. THE COMMUNITY SHOULD BE DOMINATED BY TREES, BUT HAVE A DISTINCT COMMUNITY OF UNDERSTORY TREES, SHRUBS, AND HERBACEOUS MATERIALS. BY CREATING A DIVERSE, DENSE PLANT COVER, A BIORETENTION FACILITY WILL BE ABLE TO TREAT STORMWATER RUNOFF AND WITHSTAND URBAN STRESSES FROM INSECTS, DISEASE, DROUGHT, TEMPERATURE, WIND, AND EXPOSURE.	SEE RESPONSE TO CHAPTER 9.7 "APPLICATIONS" SECTION BELOW.	COMPLIES
PLANTING DESIGN CONSIDERATIONS: – NATIVE PLANT SPECIES SHOULD BE SPECIFIED, NOT EXOTIC OR FOREIGN SPECIES. – APPROPRIATE VEGETATION SHOULD BE SELECTED BASED ON THE ZONE OF HYDRIC TOLERANCE (SEE TABLE 7-2). – SPECIES LAYOUT SHOULD GENERALLY BE RANDOM AND NATURAL. – A CANOPY SHOULD BE ESTABLISHED WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS. – WOODY VEGETATION SHOULD NOT BE SPECIFIED IN THE VICINITY OF INFLOW LOCATIONS. – TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE BIORETENTION AREA. – EXOTIC (NON-NATIVE) VEGETATION SHOULD NOT BE SPECIFIED. – URBAN STRESSORS (E.G., WIND, SUN, EXPOSURE, INSECT AND DISEASE INFESTATION, AND DROUGHT) SHOULD BE CONSIDERED WHEN LAYING OUT THE PLANTING PLAN. – AESTHETICS AND VISUAL CHARACTERISTICS SHOULD BE A PRIME CONSIDERATION. – TRAFFIC AND SAFETY ISSUES MUST BE CONSIDERED. – EXISTING AND PROPOSED UTILITIES MUST BE IDENTIFIED AND CONSIDERED.	LANDSCAPING IS PROPOSED ACCORDINGLY WITHIN SMALL-SCALE BIORETENTION BASINS.	COMPLIES
PER NJDEP SWM BMP MANUAL CHAPTER 9.7 - SMALL-SCALE BIORETENTION BASIN (2021)		
APPLICATIONS: THE DEPTH OF THE SOIL BED AND THE TYPE OF VEGETATION DETERMINE THE TSS REMOVAL RATE, AS SHOWN IN THE TABLE BELOW. TO MERIT THE APPROVED TSS REMOVAL RATE OF 80%, SMALL-SCALE BIORETENTION SYSTEMS MUST BE DESIGNED TO TREAT THE WATER QUALITY DESIGN STORM AND IN ACCORDANCE WITH ALL OF THE FOLLOWING CRITERIA. DESIRED TSS REMOVAL RATE / MIN. DEPTH OF SOIL BED / SMALL–SCALE BIORETENTION VEGETATION 80% / 18 INCHES / TERRESTRIAL FORESTED COMMUNITY 80% / 24 INCHES / SITE–TOLERANT GRASSES 90% / 24 INCHES / TERRESTRIAL FORESTED COMMUNITY	TERRESTRIAL FORESTED COMMUNITY PLANTINGS ARE PROPOSED WITHIN ALL SMALL–SCALE BIORETENTION BASINS IN ORDER TO MEET THE DESIRED 80% TSS REMOVAL RATE. REFER TO THE BIORETENTION BASIN PLANT SCHEDULE FOR PROPOSED PLANT SPECIES.	COMPLIES
VEGETATION: THE DISTRIBUTION OF TREES AND SHRUBS MUST BE BASED ON SPECIFIC SITE CONDITIONS. ON AVERAGE, THE NUMBER OF STEMS REQUIRED PER ACRE IS 1,000, WITH TREES AND SHRUBS SPACED 12 FEET AND 8 FEET APART, RESPECTIVELY.	ON AVERAGE WITHIN BIORETENTION BASINS, TREES ARE PROPOSED AT 12 FT O.C. SPACING AND SHRUBS ARE PROPOSED AT 8 FT O.C. SPACING.	COMPLIES



LEGEND
- LANDSCAPE BEDLINE
- MEADOW SEED MIX TYPE "A"
- MEADOW SEED MIX TYPE "B"
- MEADOW SEED MIX TYPE "C"
- CONSTRUCTED WETLAND LOW MARSH ZONE
- CONSTRUCTED WETLAND HIGH MARSH ZONE
- RESTORATION PLANTING AREA

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

NOTES:
1. REFER TO SHEETS LP101 THRU LP104 FOR PARTIAL LANDSCAPE PLANS.
2. REFER TO SHEET LP501 FOR PLANT SCHEDULES, EATONTOWN SPECIES CALCULATION TABLES, AND LANDSCAPE SITE SECTIONS.
3. REFER TO SHEET LP502 FOR LANDSCAPE NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: OVERALL LANDSCAPE PLAN

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
Checked By SL
Drawing No. LP100
Sheet 58

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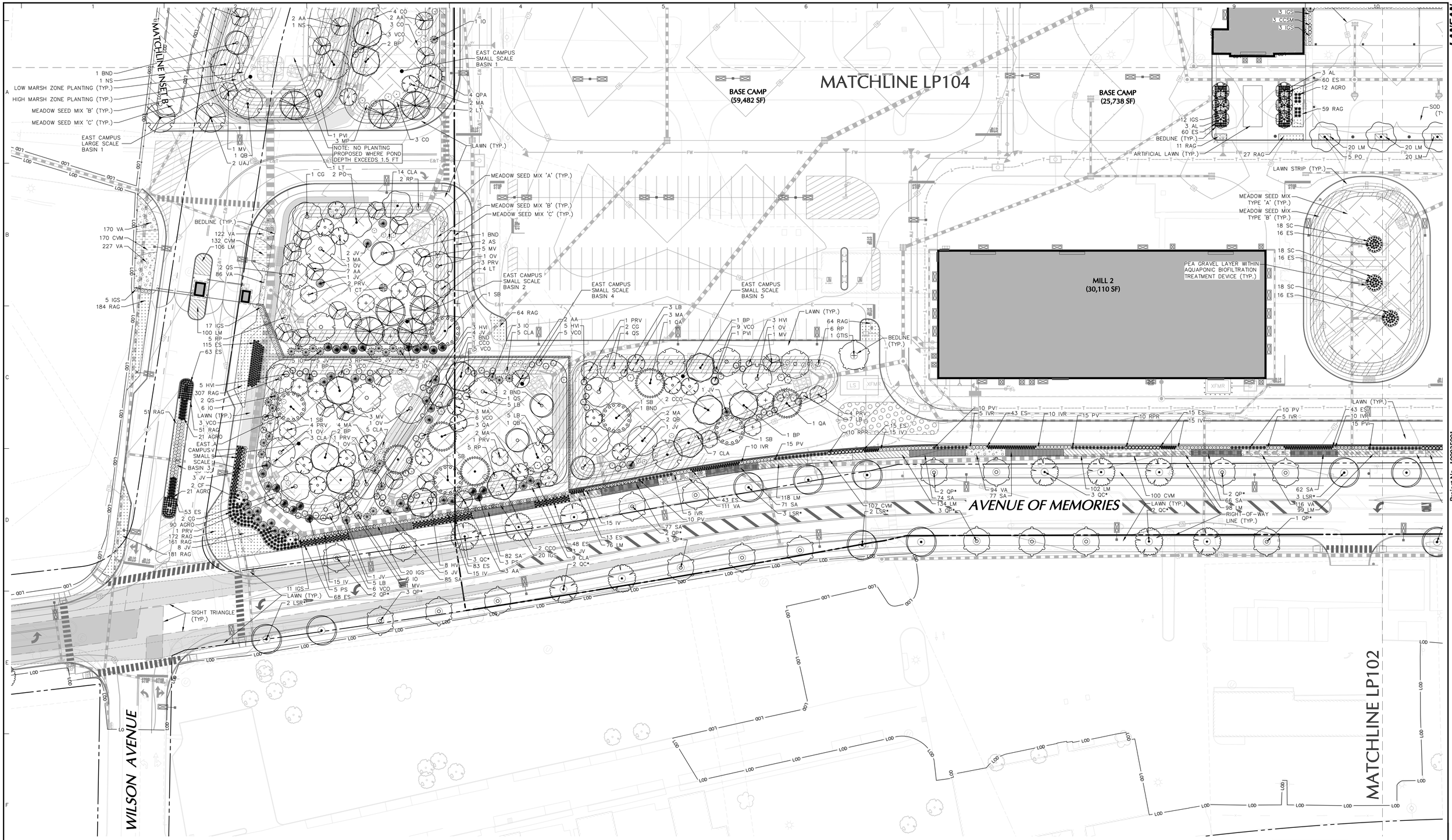
Project No. 100935001



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Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
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Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LANDSCAPE PLAN
PARTIAL 1

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
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Drawing No. LP101
Sheet 59

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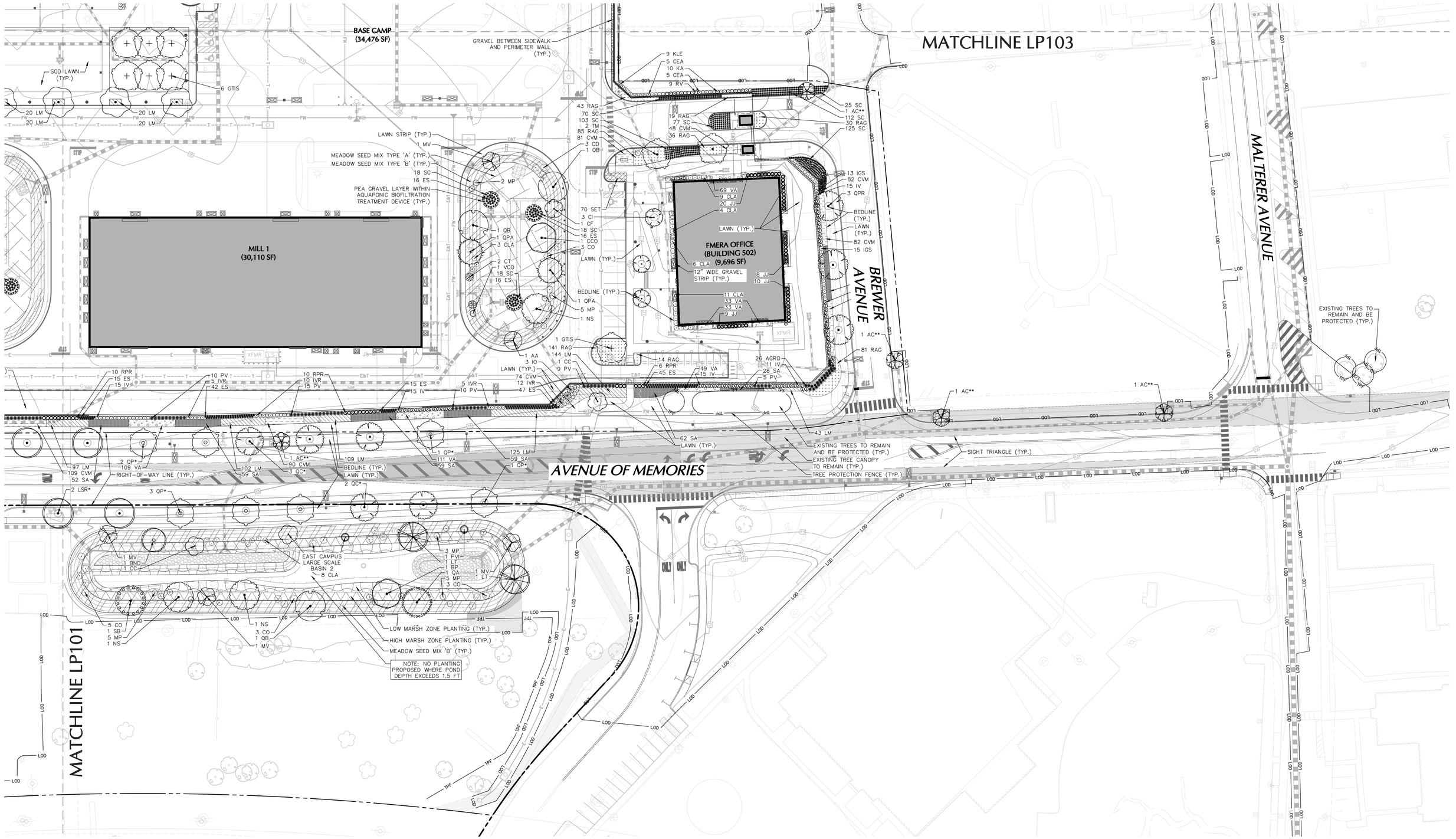

LEGEND

- LANDSCAPE BEDLINE
- MEADOW SEED MIX TYPE 'A'
- MEADOW SEED MIX TYPE 'B'
- MEADOW SEED MIX TYPE 'C'
- CONSTRUCTED WETLAND LOW MARSH ZONE
- CONSTRUCTED WETLAND HIGH MARSH ZONE
- RESTORATION PLANTING AREA

SCALE: 1 INCH = 30 FEET

NOTES:

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3. REFER TO SHEET LP502 FOR LANDSCAPE NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LANDSCAPE PLAN
PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
Checked By SL

Drawing No. LP102
Sheet 60

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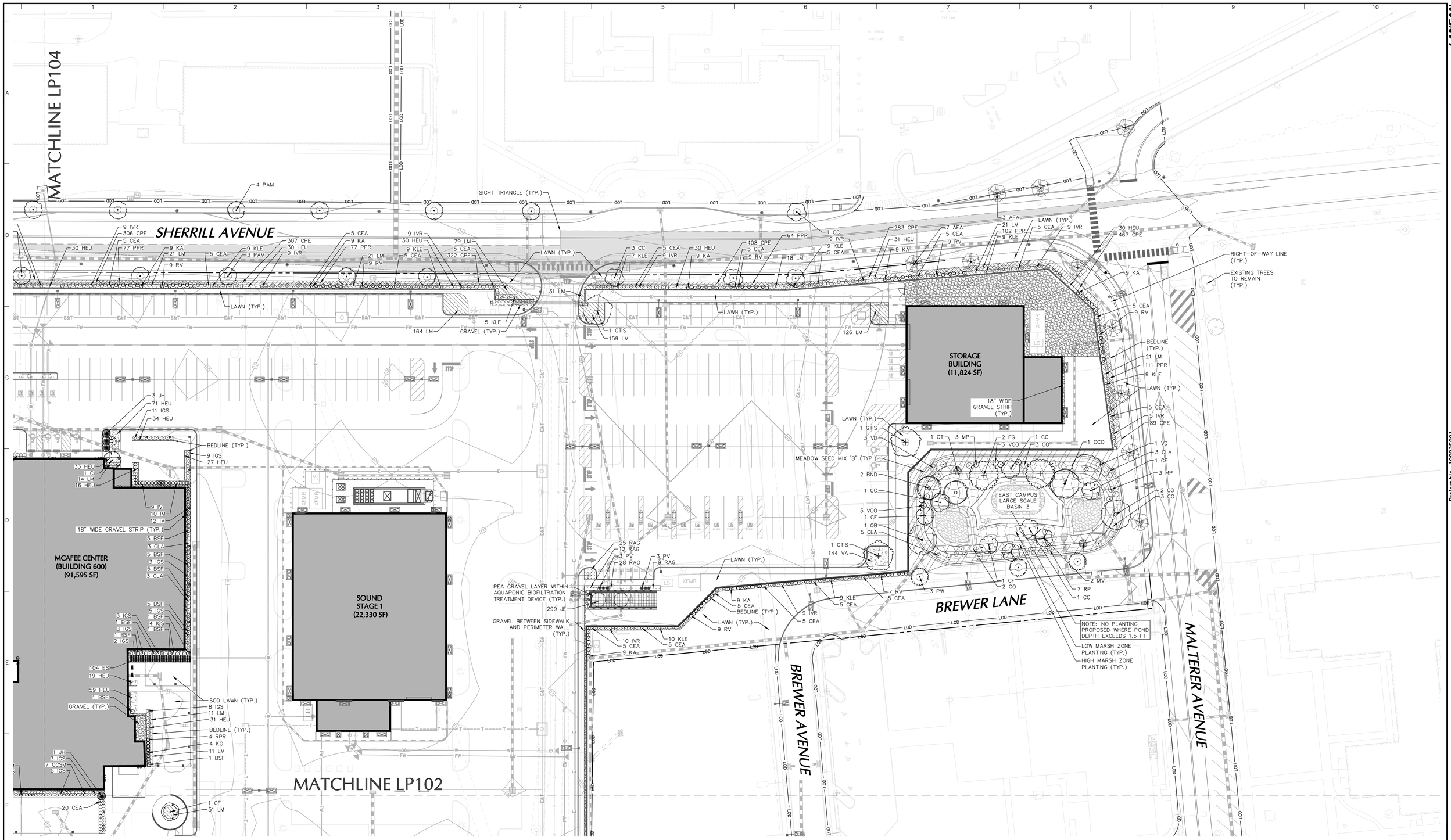

LEGEND

- LANDSCAPE BEDLINE
- MEADOW SEED MIX TYPE 'A'
- MEADOW SEED MIX TYPE 'B'
- MEADOW SEED MIX TYPE 'C'
- CONSTRUCTED WETLAND LOW MARSH ZONE
- CONSTRUCTED WETLAND HIGH MARSH ZONE
- RESTORATION PLANTING AREA

30 0 15 30
SCALE: 1 INCH = 30 FEET

NOTES:

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3. REFER TO SHEET LP502 FOR LANDSCAPE NOTES AND DETAILS.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE STEVEN M. LAUDATI 4/25/2025 DATE SIGNED
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LANDSCAPE PLAN
PARTIAL 3

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
Checked By SL

Drawing No. LP103
Sheet 61

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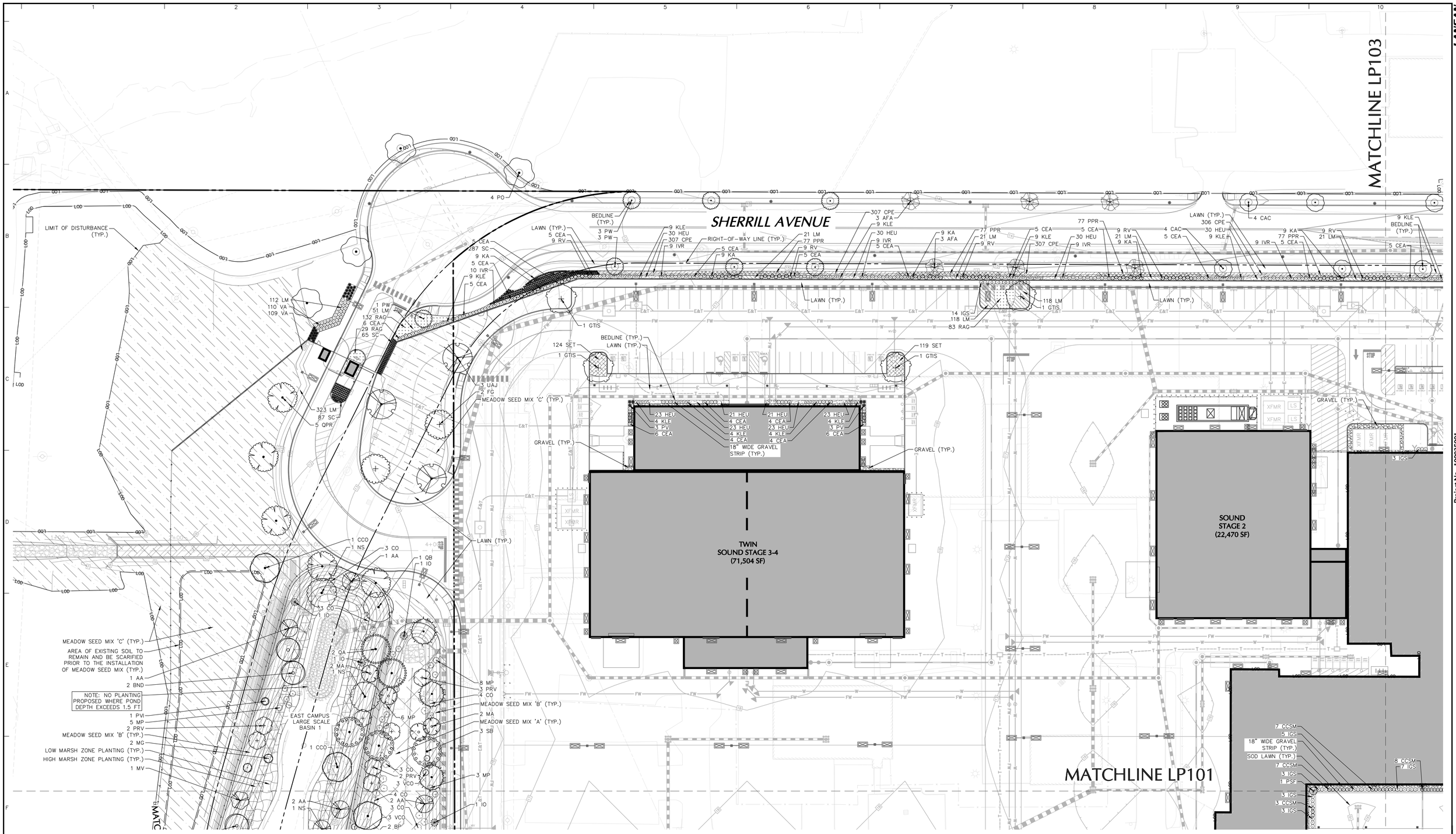

NOTES:

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2. REFER TO SHEET LP501 FOR PLANT SCHEDULES, EATONTOWN SPECIES CALCULATION TABLES, AND LANDSCAPE SITE SECTIONS.
3. REFER TO SHEET LP502 FOR LANDSCAPE NOTES AND DETAILS.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE: STEVEN M. LAUDATI — DATE SIGNED: 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: LANDSCAPE PLAN PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
Checked By SL

Drawing No. LP104
Sheet 62

Project No. 100935001

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PLANT SCHEDULE - OVERALL

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AS	2	ACER SACCHARUM	SUGAR MAPLE	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
AFA	16	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2 1/2–3" CAL. MIN.	B+B	SEE NOTES #2 AND #3
BND	11	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
BP	8	BETULA POPULIFOLIA	GRAY BIRCH	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
CAC	8	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
CCO	9	CARYA CORDIFORMIS	BITTERNUT HICKORY	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
CG	7	CARYA GLABRA	PIGNUT HICKORY	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
FG	4	FAGUS GRANDIFOLIA	AMERICAN BEECH	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
GTIS	15	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
LSR*	16	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	SEEDLESS SWEETGUM	4–4 1/2" CAL. MIN.	B+B	SEE NOTES #2 AND #3
LT	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
NS	7	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
OV	6	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
PO	11	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
QA	8	QUERCUS ALBA	WHITE OAK	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
QC*	19	QUERCUS COCCINEA	SCARLET OAK	4–4 1/2" CAL. MIN.	B+B	SEE NOTES #2 AND #3
QPA	6	QUERCUS PALUSTRIS	PIN OAK	2 1/2–3" CAL MIN.	B+B	SEE NOTE #3
QP*	28	QUERCUS PHELLOS	WILLOW OAK	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
QPR	8	QUERCUS PRINUS	CHESTNUT OAK	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
QS	9	QUERCUS STELLATA	POST OAK	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
SB	9	SALIX NIGRA	BLACK WILLOW	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
TM	2	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
UAJ	5	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON AMERICAN ELM	2 1/2–3" CAL. MIN.	B+B	SEE NOTE #3
ORNAMENTAL TREE(S)						
AA	19	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8–10' HT.	B+B	SEE NOTE #3
AC**	5	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8–10' HT.	B+B	SEE NOTE #3
AL	6	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	8–10' HT.	B+B	SEE NOTE #3
CC	10	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL.	CONTAINER	SEE NOTES #2 AND #3
CF	7	CORNUS FLORIDA	FLOWERING DOGWOOD	8–10' HT.	B+B	SEE NOTE #3
CI	4	CRATAEGUS CRUS–GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	8–10' HT.	B+B	SEE NOTE #3
MA	23	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	8–10' HT.	B+B	SEE NOTE #3
MV	18	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8–10' HT.	B+B	SEE NOTE #3
PAM	7	PRUNUS AMERICANA	AMERICAN PLUM	8–10' HT.	B+B	SEE NOTE #3
PW	10	PRUNUS SEROTINA	BLACK CHERRY	8–10' HT.	B+B	SEE NOTE #3
PRV	24	PRUNUS VIRGINIANA	CHOKECHERRY	8–10' HT.	B+B	SEE NOTE #3
EVERGREEN TREE(S)						
CT	5	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6–7' HT. MIN.	B+B	–
IO	32	ILEX OPACA	AMERICAN HOLLY	6–7' HT. MIN.	B+B	–
JV	44	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6–7' HT. MIN.	B+B	–
JH	4	JUNIPERUS VIRGINIANA 'HILLSPIRE'	HILLSPIRE EASTERN RED CEDAR	6–7' HT. MIN.	B+B	–
MG	2	METASEQUOIA GLYPTOSTSROBOIDES	DAWN REDWOOD	6–7' HT. MIN.	B+B	–
PS	8	PINUS STROBUS	EASTERN WHITE PINE	6–7' HT. MIN.	B+B	–
PSF	5	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	6–7' HT. MIN.	B+B	–
PVI	5	PINUS VIRGINIANA	VIRGINIA PINE	6–7' HT. MIN.	B+B	–
EVERGREEN SHRUB(S)						
BSF	26	BUXUS SEMPERVIRENS 'FASTIGIATA'	FASTIGIATA UPRIGHT BOXWOOD	3 GAL.	CONTAINER	SEE NOTE #5
IGS	304	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3 GAL.	CONTAINER	SEE NOTE #5
IM	10	ILEX OPACA 'MARYLAND DWARF'	MARYLAND DWARF AMERICAN HOLLY	3 GAL.	CONTAINER	SEE NOTE #5
JJ	47	JUNIPERUS COMMUNIS	COMMON JUNIPER	3 GAL.	CONTAINER	SEE NOTE #5
KA	118	KALMIA ANGUSTIFOLIA	SHEEP LAUREL	3 GAL.	CONTAINER	SEE NOTE #5
KO	4	KALMIA LATIFOLIA 'OSTBO RED'	OSTBO RED MOUNTAIN LAUREL	3 GAL.	CONTAINER	SEE NOTE #5
KLE	155	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	3 GAL.	CONTAINER	SEE NOTE #5
MP	51	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL.	CONTAINER	SEE NOTE #5
RPR	50	RHODODENDRON PRINOPHYLLUM	ROSESHELL AZALEA	5 GAL.	CONTAINER	SEE NOTE #5
RV	115	RHODODENDRON VISCOSUM	SWAMP AZALEA	5 GAL.	CONTAINER	SEE NOTE #5
DECIDUOUS SHRUB(S)						
CEA	214	CEANOTHUS AMERICANUS	NEW JERSEY TEA SHRUB	5 GAL.	CONTAINER	SEE NOTE #5
CO	53	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3 GAL.	CONTAINER	SEE NOTE #5
CCSM	37	CEPHALANTHUS OCCIDENTALIS 'SMCOSS'	SUGAR SHACK BUTTONBUSH	3 GAL.	CONTAINER	SEE NOTE #5
CLA	103	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	3 GAL.	CONTAINER	SEE NOTE #5
HVI	24	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	3 GAL.	CONTAINER	SEE NOTE #5
IVR	201	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	3 GAL.	CONTAINER	SEE NOTE #5
IV	191	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	3 GAL.	CONTAINER	SEE NOTE #5
LB	25	LINDERA BENZOIN	SPICEBUSH	3 GAL.	CONTAINER	SEE NOTE #5
RAG	2,099	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	3 GAL.	CONTAINER	24" O.C. SPACING
RP	28	ROSA PALUSTRIS	SWAMP ROSE	3 GAL.	CONTAINER	SEE NOTE #5
VA	1,474	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	1 GAL.	CONTAINER	18" O.C. SPACING
VCO	52	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3 GAL.	CONTAINER	SEE NOTE #5
VD	4	VIBURNUM DENTATUM	VIBURNUM	5 GAL.	CONTAINER	SEE NOTE #5
PERENNIAL(S)						
CVM	1,075	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF COREOPSIS	PLUG	–	18" O.C. SPACING
HEU	725	HEUCHERA AMERICANA	AMERICAN ALUMROOT	PLUG	–	15" O.C. SPACING
LM	2,621	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	PLUG	–	15" O.C. SPACING
PPR	739	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	PLUG	–	15" O.C. SPACING
SET	313	SEDUM TERNATUM	WOODLAND STONECROP	PLUG	–	18" O.C. SPACING
SA	960	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	PLUG	–	18" O.C. SPACING
ORNAMENTAL GRASS(ES)						
AGRO	197	ANDROPOGON GERARDII 'RED OCTOBER'	RED OCTOBER BIG BLUESTEM	1 GAL.	CONTAINER	–
CPE	3,409	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER	–
ES	1,149	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL.	CONTAINER	–
JE	299	JUNCUS EFFUSUS	SOFT RUSH	1 GAL.	CONTAINER	–
PV	136	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	CONTAINER	–
SC	1,098	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM	1 GAL.	CONTAINER	–

NOTES:
1. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. ALL PROPOSED LSR*, QC*, AND CC** ARE STREET TREES TO BE INSTALLED WITHIN THE COUNTY R.O.W. ALL CC** SHALL BE CONTAINER GROWN, SINGLE TRUNK, AND INSTALLED IN FILTERRA BIORETENTION SYSTEM UNITS AS SPECIFIED BY CONTECH ENGINEERED SOLUTIONS, LLC.
3. ALL PROPOSED SHADE AND ORNAMENTAL TREES LOCATED WITHIN THE COUNTY R.O.W. AND/OR LOCATED ALONG SITE TRIANGLE BOUNDARIES SHALL BE LIMBED UP TO 8 FT HEIGHT TO PROVIDE CLEARANCE UP TO 8 FT ABOVE GRADE AT THE CENTERLINE OF THE ROADWAY. ALL PROPOSED SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS WITHIN THE SAME AREA SHALL BE MAX. 24" HEIGHT.
4. WHEN ESTABLISHING VEGETATION AFTER LAND DISTURBANCE, CONTRACTOR SHALL APPLY FERTILIZER IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED UNDER THE SOIL EROSION AND SEDIMENT CONTROL ACT.
5. ALL SHRUBS AND ORNAMENTAL GRASSES PROPOSED ALONG THE PERIMETER WALL SHALL BE SPACED APPROXIMATELY 3'–0" O.C., UNLESS NOTED OTHERWISE IN THE ABOVE SCHEDULE.
6. AT THE TIME OF PLANTING, ALL TREES SHALL HAVE A MINIMUM CALIPER OF 2–1/2 INCHES, EXCLUDING STREET TREES WHICH SHALL HAVE A MINIMUM CALIPER OF 4–1/2 INCHES.

EATONTOWN SPECIES CALCULATION TABLE

PLANTING CATEGORY	TOTAL PROPOSED QTY OF PLANTINGS IN SCHEDULE	(A) MIN. QTY. OF SPECIES PER DIVERSITY CALCULATIONS	(B) 10% MIN. QTY. OF SPECIES	REQUIRED TOTAL MIN. QTY. OF SPECIES BASED ON THE GREATER VALUE OF (A) OR (B)	PROPOSED TOTAL QTY. OF SPECIES IN SCHEDULE
SHADE TREES	232	22	24	24	24
ORNAMENTAL TREES	133	14	14	14	11
EVERGREEN TREES	105	11	11	11	6
TOTAL TREES	**470**	**47**	**49**	**49**	**41**
EVERGREEN SHRUBS	880	76	88	88	9
DECIDUOUS SHRUBS	4,505	378	451	451	12
TOTAL SHRUBS	**5,385**	**454**	**539**	**539**	**21**
TOTAL PLANTINGS	**5,855**	**501**	**588**	**588**	**62**

NOTES:
1. MINIMUM QUANTITY OF SPECIES PER DIVERSITY CALCULATIONS (A) IS PER THE PER ORDINANCE SECTION 89–830, WHICH STATES THAT THE FOLLOWING SPECIES DIVERSITY SHALL BE USED FOR WHEN MORE THAN 36 PLANTINGS ARE PROPOSED IN EACH PLANTING CATEGORY = (1) ADDITIONAL SPECIES SHALL BE PROVIDED FOR EVERY (12) PLANTINGS AND THE MINIMUM DIVERSITY AMONGST ALL PLANTS SHALL BE 10%

BIORETENTION BASIN PLANT SCHEDULE

QTY. 1	2	3	4	5	BOTANICAL NAME / TREE(S)	COMMON NAME	SIZE/COND.
–	1	–	–	–	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6'–7' HT. MIN
2	–	8	4	–	ILEX OPACA	AMERICAN HOLLY	6'–7' HT. MIN
–	3	10	10	2	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL EASTERN REDCEDAR	6'–7' HT. MIN
–	–	5	3	–	PINUS STROBUS	EASTERN WHITE PINE	
–	–	–	–	1	PINUS VIRGINIANA	VIRGINIA PINE	6'–7' HT. MIN
2	7	–	5	–	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	8–10' HT. MIN.
5	3	4	5	5	MAGNOLIA ACUMINATA	CUCUMBERTREE MAGNOLIA	8–10' HT. MIN.
–	5	4	–	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8–10' HT. MIN.
4	5	5	1	4	PRUNUS VIRGINIANA	CHOKECHERRY	2 1/2–3" CAL. MIN
–	1	–	3	1	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2 1/2–3" CAL. MIN
2	–	3	–	2	BETULA POPULIFOLIA	GRAY BIRCH	2 1/2–3" CAL. MIN
–	–	–	3	2	CARYA CORDIFORMIS	BITTERNUT HICKORY	2 1/2–3" CAL. MIN
–	1	2	–	2	CARYA GLABRA	PIGNUT HICKORY	2 1/2–3" CAL. MIN
2	4	–	–	–	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2–3" CAL. MIN
–	2	3	–	1	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2 1/2–3" CAL. MIN
–	2	–	–	–	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2–3" CAL. MIN
1	–	–	3	2	QUERCUS ALBA	WHITE OAK	2 1/2–3" CAL. MIN
–	–	–	1	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2–3" CAL. MIN
4	–	–	–	–	QUERCUS PALUSTRIS	PIN OAK	2 1/2–3" CAL. MIN
–	2	2	1	4	QUERCUS STELLATA	POST OAK	2 1/2–3" CAL. MIN
2	1	1	1	2	SALIX NIGRA	BLACK WILLOW	2 1/2–3" CAL. MIN
TOTAL							
24	37	47	40	31			

QTY. 1	2	3	4	5	BOTANICAL NAME / TREE(S)	COMMON NAME	SIZE/COND.
17	–	–	–	–	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	5 GAL. CONTAINER
–	14	13	14	7	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL. CONTAINER
–	–	8	8	8	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	5 GAL. CONTAINER
–	–	5	10	10	LINDERA BENZOIN	SPICEBUSH	5 GAL. CONTAINER
–	7	3	5	6	ROSA PALUSTRIS	SWAMP ROSE	3 GAL. CONTAINER
5	–	14	16	9	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	5 GAL. CONTAINER
19	–	–	–	–	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	5 GAL. CONTAINER
TOTAL							
41	21	43	53	40			

NOTE:
1. NUMBERS LISTED UNDER THE "QTY" CATEGORY REFER TO BASIN NO.
2. IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. BIORETENTION BASIN PLANT QUANTITIES AS SHOWN ARE ALSO INCLUDED IN THE TOTAL QUANTITIES WITHIN THE OVERALL PLANT SCHEDULE ON THIS SHEET.
4. SIDE SLOPES OF ALL BASINS TO BE PLANTED WITH MEADOW SEED MIX TYPE 'B'. BOTTOM OF ALL BASINS TO BE PLANTED WITH MEADOW SEED MIX TYPE 'A'. REFER TO SHEET LP502 FOR SEED MIX SPECIES AND APPLICATION RATES.

CONSTRUCTED WETLAND PLANT SCHEDULE - LARGE SCALE BASIN 1

LOW MARSH ZONE - ELEVATION 5.5' TO 6.5' - 3,052 SF

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
881	DUCK POTATO	SAGGITARIA LATIFOLIA	PLUG	12" O.C.
390	SAGO PONDWEED	POTAMOGETON PECTINATUS	PLUG	18" O.C.
390	NYMPHAEA ODORATA	FRAGRANT WATER LILY	PLUG	18" O.C.
881	PICKERELWEED	PONTEDARIA CORDATA	PLUG	12" O.C.
TOTAL				
2,542				

HIGH MARSH ZONE - ELEVATION 6.5' TO 7.0' - 3,929 SF

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
283	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	PLUG	24" O.C.
1,134	SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	PLUG	12" O.C.
504	ECHINACEA PURPUREA	CONEFLOWER	PLUG	18" O.C.
1,134	COMMON BUR REED	SPARGANIUM EURYCARPUM	PLUG	12" O.C.
TOTAL				
3,055				

CONSTRUCTED WETLAND PLANT SCHEDULE - LARGE SCALE BASIN 2

LOW MARSH ZONE - ELEVATION 7.0' TO 8.0' - 4,637 SF

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
1,338	DUCK POTATO	SAGGITARIA LATIFOLIA	PLUG	12" O.C.
595	SAGO PONDWEED	POTAMOGETON PECTINATUS	PLUG	18" O.C.
595	NYMPHAEA ODORATA	FRAGRANT WATER LILY	PLUG	18" O.C.
1,338	PICKERELWEED	PONTEDARIA CORDATA	PLUG	12" O.C.
TOTAL				
3,866				

HIGH MARSH ZONE - ELEVATION 8.0' TO 8.5' - 5,167 SF

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
373	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	PLUG	24" O.C.
1,492	SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	PLUG	12" O.C.
663	ECHINACEA PURPUREA	CONEFLOWER	PLUG	18" O.C.
1,492	COMMON BUR REED	SPARGANIUM EURYCARPUM	PLUG	12" O.C.
TOTAL				
4,020				

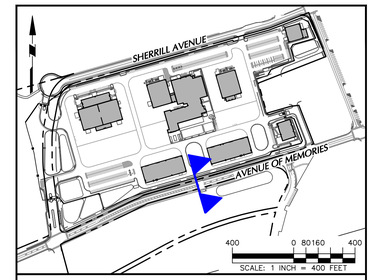
CONSTRUCTED WETLAND PLANT SCHEDULE - LARGE SCALE BASIN 3

LOW MARSH ZONE - ELEVATION 9.0' TO 10.0' - 4,068 SF

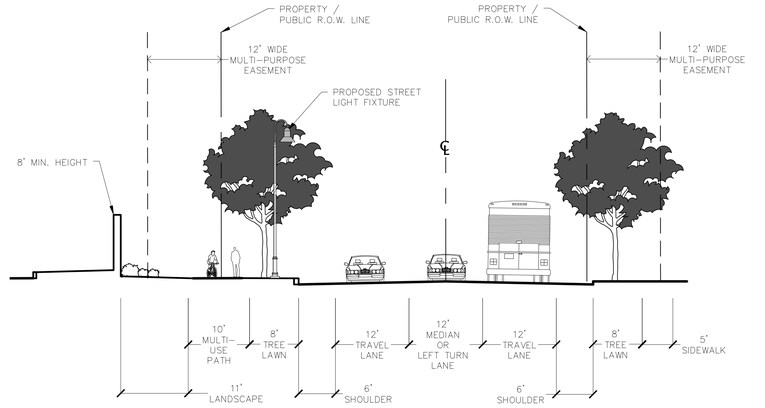
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
1,174	DUCK POTATO	SAGGITARIA LATIFOLIA	PLUG	12" O.C.
522	SAGO PONDWEED	POTAMOGETON PECTINATUS	PLUG	18" O.C.
522	NYMPHAEA ODORATA	FRAGRANT WATER LILY	PLUG	18" O.C.
1,174	PICKERELWEED	PONTEDARIA CORDATA	PLUG	12" O.C.
TOTAL				
3,392				

HIGH MARSH ZONE - ELEVATION 10.0' TO 10.5' - 2,630 SF

QTY.	COMMON NAME	BOTANICAL NAME	SIZE/COND.	SPACING
190	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	PLUG	24" O.C.
759	SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	PLUG	12" O.C.
338	ECHINACEA PURPUREA	CONEFLOWER	PLUG	18" O.C.
759	COMMON BUR REED	SPARGANIUM EURYCARPUM	PLUG	12" O.C.
TOTAL				
1,741				



KEY MAP
SCALE: 1" = 800'-0"



PROPOSED AVENUE OF MEMORIES SECTION

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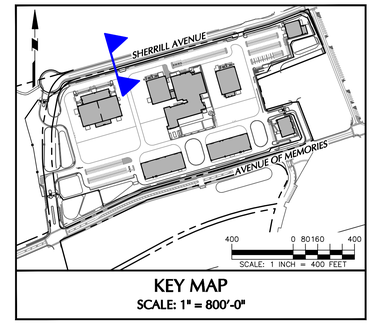
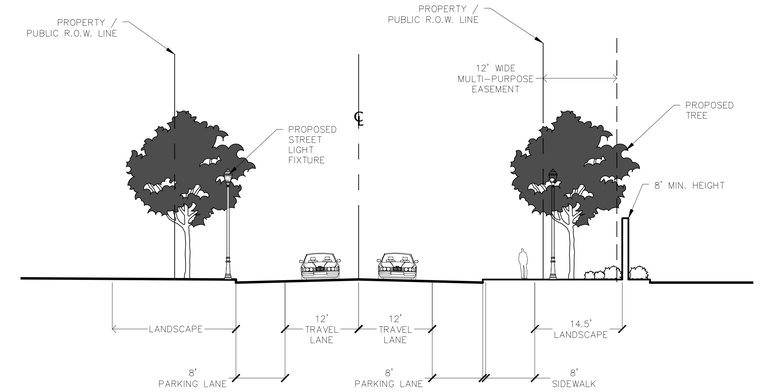
SCALE: 1 INCH = 10 FEET



KEY MAP
SCALE: 1" = 800'-0"



PROPOSED SHERRILL AVENUE SECTION

10 0 2 4 10
SCALE: 1 INCH = 10 FEET

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1
Revisions		

SIGNATURE 4/25/2025 DATE SIGNED
STEVEN M. LAUDATI
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

LANGAN
Langan Engineering and Environmental Services, LLC
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LANDSCAPE NOTES & DETAILS

Project No. 100935001
Date 5/17/2024
Drawn By MF/LCZ
Checked By SL

Drawing No. LP501
Sheet 63

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GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
3. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL OR COMMON NAME AS INDICATED AND BE SIMILAR IN SHAPE, COLOR AND HABIT, THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF GROWTH. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED. ANY TREE THAT LOSES THE MAIN LEADER SHALL BE REPLACED.
4. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND SUBGRADE DRAINAGE OR PERCOLATION CHARACTERISTICS, WHETHER THE SUBGRADE SOILS ARE EXISTING TO REMAIN OR IMPORTED AND PLACED. CONTRACTOR TO INSURE POSITIVE VERTICAL AND HORIZONTAL DRAINAGE THROUGHOUT. ANY DEFICIENCIES SHALL BE ADDRESSED WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PURCHASING PLANT MATERIALS.
6. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE FINISH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
7. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.
8. ALL FENCE AND GUIDE RAIL INSTALLATIONS SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRADING, OR IRRIGATION WORK.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF CONSTRUCTION. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
10. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND MAY NOT BE CONSIDERED KNOWN TO BE ACCURATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
11. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A QUOTATION AND PROPOSAL FOR USE OF AN EQUIVALENT.
12. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE ACCURATE PLACEMENT OF ALL PLANT MATERIALS. ANY CHANGES IN LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
13. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIAL AND CONDITION OF SOIL AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
14. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, MISSING, 25% OR MORE DEAD, WHICH DO NOT DEVELOP FROM PLANTING STOCK, THAT APPEARS UNHEALTHY OR UNSIGHTLY AND/OR HAVE LESS THAN THE SPECIFIED CONDITIONS SHALL BE REMOVED AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
16. DELIVERY, STORAGE, AND HANDLING
   A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
   B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
   C. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO LOCATIONS.
   D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
17. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
18. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
19. CONTRACTOR'S GUARANTEE: ALL PLANTINGS AND PLANTING AREAS SHALL BE PERMANENTLY MAINTAINED. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE DURATION OF THE GUARANTEED PERIOD. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
   A. ALL PLANTINGS INSTALLED IN FILTERRA BIORETENTION UNIT SYSTEMS SHALL BE FULLY MAINTAINED (INCLUDING BUT NOT LIMITED TO: WATERING, PRUNING, SPRAYING, MULCHING, ETC.) AS REQUIRED PER CONTECH ENGINEERED SOLUTIONS, LLC (WWW.CONTECHES.COM, PH: 513-645-7000).
20. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
21. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24– HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH. CONTRACTOR SHALL CONFIRM WATER SOURCE WITH OWNER PRIOR TO BID AND INCLUDE ALTERNATE MEANS OF WATERING IF NECESSARY.
22. ON-SITE WATER SHALL BE FURNISHED BY THE CONTRACTOR. HOSE AND OTHER WATERING EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR.
23. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
24. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
25. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST. MULCH SHALL BE A FIBROUS SHREDDED HARDWOOD MULCH. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
27. LANDSCAPE PUNCH LIST SITE VISITS TO BE PERFORMED BY THE PROJECT LANDSCAPE ARCHITECT, IF UNDER CONTRACT FOR SUCH WORK, WILL NOT BE SCHEDULED UNTIL CONFIRMATION IS RECEIVED THAT ALL PROPOSED LANDSCAPE ITEMS HAVE BEEN INSTALLED, OR DEFICIENCIES NOTED IN THE PRIOR PUNCH LIST REPORT HAVE BEEN CORRECTED. THE PUNCH LIST SITE VISIT WILL THEN BE PERFORMED WITHIN 10 BUSINESS DAYS.
28. CONTRACTOR SHALL ASSESS THE NEED FOR DEER PROTECTION ON SITE. IF DEEMED NECESSARY, SHADE AND ORNAMENTAL TREES SHALL BE PROTECTED THROUGH WINTER WITH SPIRAL WRAP TREE GUARDS, OR APPROVED EQUAL. PROTECTION LENGTH TO BE FROM BELOW THE LOWEST BRANCH AND DOWN TO WITHIN A FEW INCHES OF THE GROUND. THE GUARDS CAN BE REMOVED IN SPRING AND SAVED FOR RE-INSTALLATION DURING FOLLOWING WINTERS AS PART OF A MAINTENANCE PROGRAM.
29. ALL SLOPES 3:1 OR GREATER AND ALL SIDE SLOPES OF BASINS SHALL REQUIRE AN EROSION CONTROL BLANKET: ERONET SC150 BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.
30. WHEN ESTABLISHING VEGETATION AFTER LAND DISTURBANCE, CONTRACTOR SHALL APPLY FERTILIZER IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED UNDER THE SOIL EROSION AND SEDIMENT CONTROL ACT.
31. ROOTBALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST, AND BE IN COMPLIANCE WITH THE USDA STANDARDS FOR NURSERY STOCK.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
   A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
   B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
   C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
   A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
   B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
   C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH HAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
   D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
   E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
   A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
   B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 – 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.
2. PLANTING SOIL:
   REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, THROUGH SOIL TESTING, THAT ON-SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS.
   SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN TOPSOIL AND PLANTING SOIL QUANTITIES ARE INSUFFICIENT. OBTAIN SOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
   AT A MINIMUM, PLANTING SOILS MEETING THESE SPECIFICATIONS MAY BE OBTAINED FROM WECARE DENALI, P:888-325-1522, OR APPROVED EQUAL.
   CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED AND LABELED WITH NAME, GUARANTEE, AND ANALYSIS OF CONTENTS. BULK MATERIALS SHALL INCLUDE MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE IN TEMPORARILY IMPERVIOUS STOCKPILES AS REQUIRED AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE.
   ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.
   THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE INSTALLATION:
   A. WHERE A PERMANENT IRRIGATION SYSTEM IS PLANNED:
      a. PARTICLE SIZE ANALYSIS – LOAMY SAND: 60–75% SAND, 25–40% SILT, AND 5–15% CLAY.
      b. GRAVEL CONTENT (2mm): LESS THAN 10%
      c. FERTILITY ANALYSIS: pH (5.5–6.5), SOLUBLE SALTS (0.2 to 1.5 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
      d. ORGANIC MATTER CONTENT: 2.5–5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
      e. TOXIC SUBSTANCE ANALYSIS
      f. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
      g. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
   B. WHERE NO PERMANENT IRRIGATION IS PLANNED:
      a. PARTICLE SIZE ANALYSIS – LOAM: 40–65% SAND, 25–60% SILT, AND 5–20% CLAY.
      b. GRAVEL CONTENT (2mm): LESS THAN 10%
      c. FERTILITY ANALYSIS: pH (5.5–6.5), SOLUBLE SALTS (0.2 to 1.5 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM
      d. ORGANIC MATTER CONTENT: 2.5–5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS
      e. TOXIC SUBSTANCE ANALYSIS
      f. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED
      g. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE
   C. SOILS FOR BASINS (BIO-RETENTION, INFILTRATION, ETC.) AND BIOSWALES SHALL BE TESTED FOR COMPLIANCE WITH THE CIVIL ENGINEERING SPECIFICATIONS, OR OTHERWISE THE BEST MANAGEMENT PRACTICES MANUAL FOR THE RESPECTIVE STATE IN WHICH THE PROJECT IS LOCATED.
3. SOIL AMENDMENT FOR PLANT MATERIAL:
   IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER. ORGANIC AMENDMENTS SHALL BE WITHIN THE RANGE OF 5–8; MOISTURE CONTENT 35–55% BY WEIGHT 100% PASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL.
   A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 40–90% ORGANIC CONTENT BY WEIGHT, SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1".
   B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, STONES AND TRASH.
   C. AMENDMENTS FOR BACK FILL IN TREE AND SHRUB PITS:
      a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL ANALYSIS.
         – BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
         – BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS
      b. TERRA-SORB BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
      c. MYCOR-ROOT SAVER BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.
4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AS DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. CLEAN SOIL FILL IN LANDSCAPE AREAS:
   LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 – 7.
6. SOIL PLACEMENT:
   A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY–SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE PLANTING AREAS.
   B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12–18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION.
   C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
7. SOIL CONDITIONING:
   A. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND MINIMUM 60% PASSING 100 MESH SIEVE.
   B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
   C. SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):
      a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT.
      b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
      c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN SEED MIX

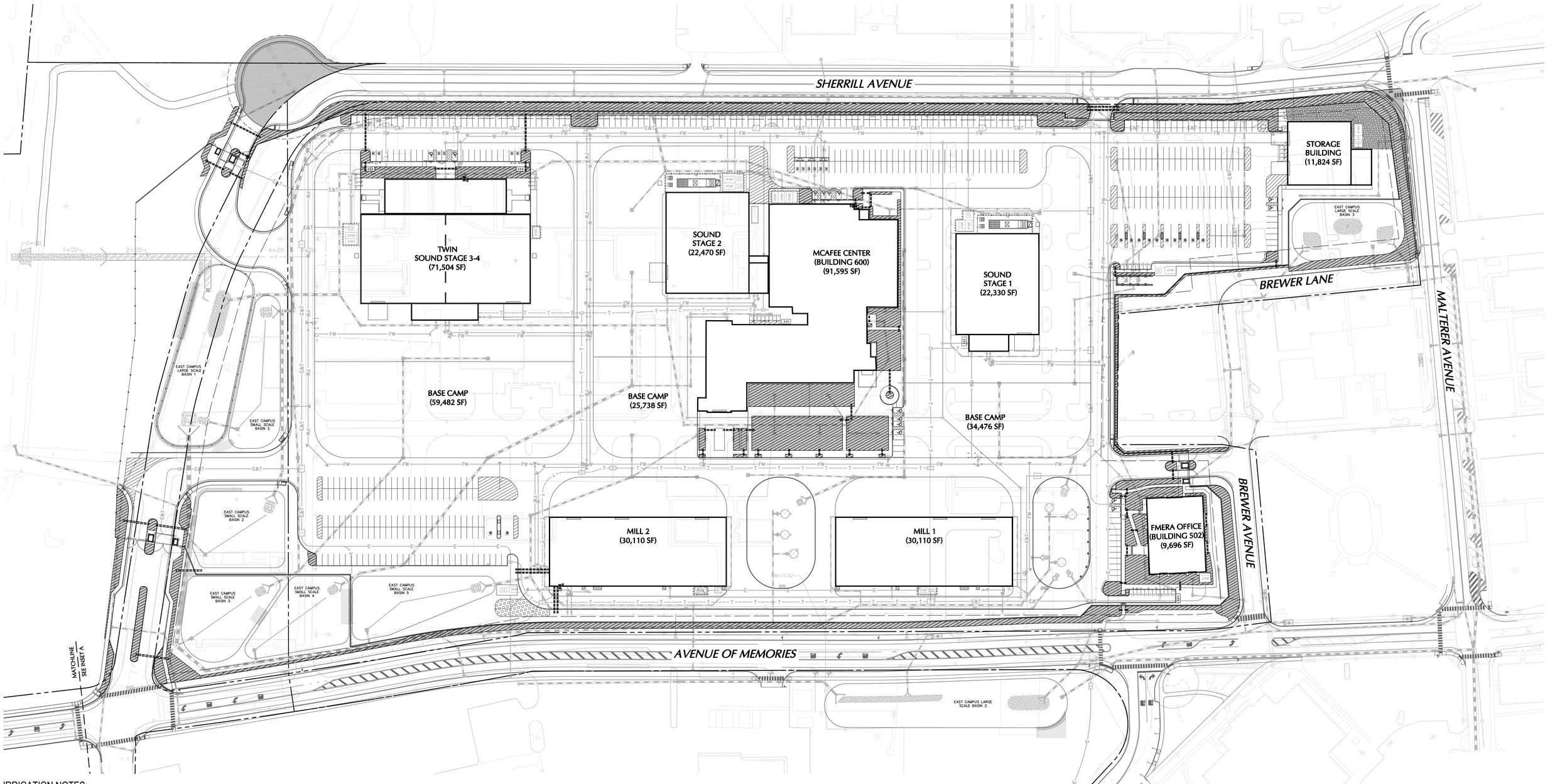
1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 1/2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATE AT 220 POUNDS PER ACRE:
   10% DEEPBLUE KENTUCKY BLUEGRASS
   25% DOUBLE RUN FESCUE
   25% TAOS TALL FESCUE
   40% FRONTIER PERENNIAL RYEGRASS
4. SEEDING DATES FOR THIS MIXTURE SHALL BE BETWEEN MARCH 15TH TO MAY 15TH OR AUGUST 15TH TO OCTOBER 30TH.
5. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL A STAND OF COVER IS ESTABLISHED AND FOUND ACCEPTABLE TO THE OWNER. SEE LAWN WATERING SCHEDULE NOTES.

LAWN WATERING SCHEDULE (SEED)

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME S



IRRIGATION NOTES:

1. LANDSCAPE AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY AND ROTARY IRRIGATION HEADS, AND DRIP LINE TUBING IN SUFFICIENT DENSITY TO COVER THE ENTIRE AREA.
2. CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.
4. ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.
5. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS:
   - 12" OVER NON-PRESSURE LATERAL LINES
   - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING
   - 18" OVER CONTROL WIRES
   - 18" OVER MAIN LINE
   - 24" OVER MAIN LINE UNDER PAVING
6. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE.
7. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING.
8. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING INSTALLATION WORK.
9. WATERPROOF ALL WIRE CONNECTORS USING 3M 'DBY' WATERPROOF CONNECTORS OR EQUIVALENT.
10. DRAIN VALVES ARE TO BE PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE DRAINAGE OF ALL PIPING.
11. INCLUDE VALVES TO FACILITATE SYSTEM MAINTENANCE, BLOWOUTS, AND WINTERIZATION AS NECESSARY.
12. VALVE BOXES AND OTHER APPURTENANCES SHALL BE LOCATED IN THE FIELD AS INCONSPICUOUSLY AS POSSIBLE, PREFERABLY WITHIN PLANTING BEDS. AVOID PLACING IN LAWN AREAS TO THE EXTENT POSSIBLE.
13. COORDINATE THE LOCATION OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE SENSORS PRIOR TO INSTALLATION.
14. PROVIDE MATCHED PRECIPITATION RATE EMITTERS FOR ALL DRIP LINE TUBING. IRRIGATION CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN.
15. INSTALLATION MUST COMPLY WITH ALL LOCAL CODES AND CONDITIONS.
16. ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL WORK.
17. CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS-BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNERS REPRESENTATIVE.
18. ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS.

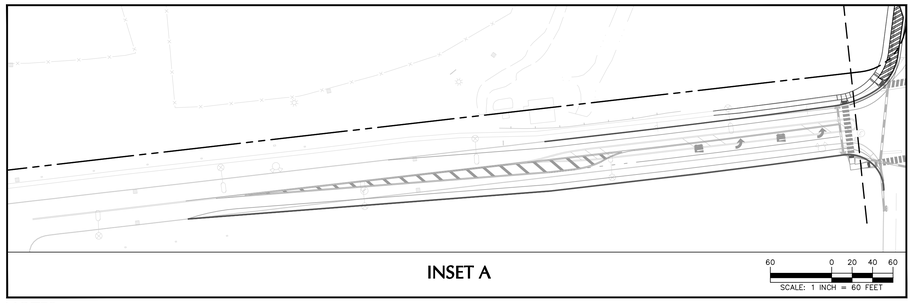
CONTRACTOR NOTE:

THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION INSTALLATION PLAN TO BE PREPARED BY A CERTIFIED IRRIGATION DESIGNER (CID) AND CUT-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE IRRIGATION INSTALLATION PLAN SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER USAGE IN GALLONS PER MINUTE PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS AND PLAN GRAPHICS WITH QUANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC PRESSURE AT THE WATER CONNECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL PROPOSED SLEEVES AND THEIR SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP-DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.

THE IRRIGATION CONTRACTOR SHALL PERFORM AN AUDIT OF THE EXISTING SYSTEM TO DETERMINE THE MOST EFFICIENT AND COST EFFECTIVE CONNECTION TO, OR SEPARATION FROM, THE PROPOSED NEW IRRIGATION SYSTEM.

LEGEND

- LAWN AREA TO BE IRRIGATED
- LANDSCAPE BED TO BE IRRIGATED
- TREE ROOT WATERING SYSTEM
- PVC IRRIGATION SLEEVE



NOTES:

1. REFER TO SHEETS LI101 THRU LI104 FOR PARTIAL IRRIGATION PLANS.
2. REFER TO SHEET LI501 FOR IRRIGATION NOTES AND DETAILS.

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SCALE: 1 INCH = 60 FEET

Date	Description	No.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
Revisions		

SIGNATURE 4/25/2025 DATE SIGNED
STEVEN M. LAUDATI
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL IRRIGATION PLAN

Project No.	100935001
Date	02/14/2025
Drawn By	LL/AM
Checked By	SL
Drawing No.	LI100
Sheet	65

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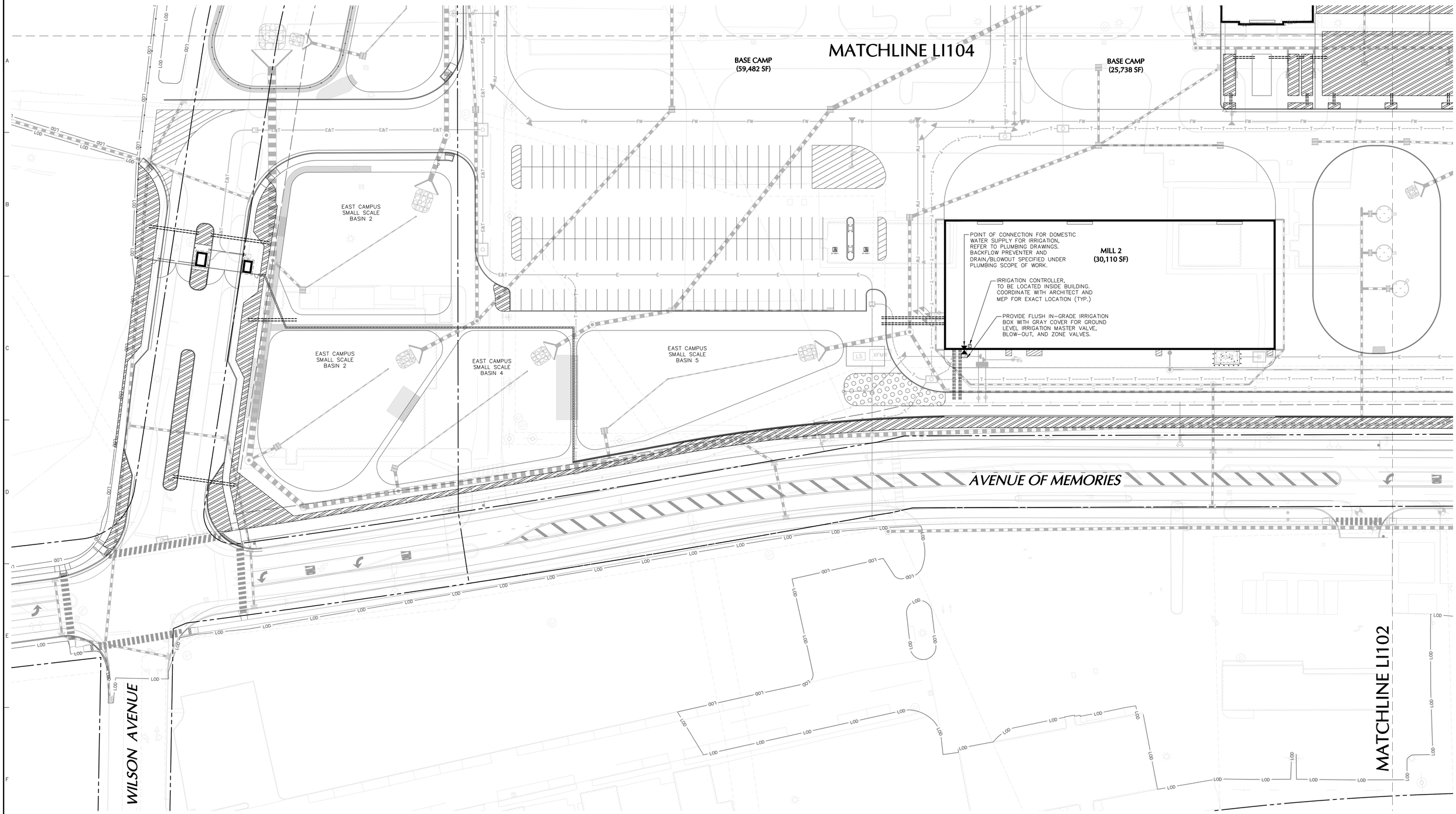
Project No. 100935001



LEGEND

- LAWN AREA TO BE IRRIGATED
- LANDSCAPE BED TO BE IRRIGATED
- TREE ROOT WATERING SYSTEM
- PVC IRRIGATION SLEEVE

NOTES:

1. REFER TO SHEET LI100 FOR OVERALL IRRIGATION PLAN AND NOTES.
2. REFER TO SHEET LI501 FOR IRRIGATION NOTES AND DETAILS.

SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4

Revisions

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PHASE 1A
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MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION PLAN
PARTIAL 1

Project No.	100935001
Date	02/14/2015
Drawn By	LL/AM
Checked By	SL
Drawing No.	LI101
Sheet	66

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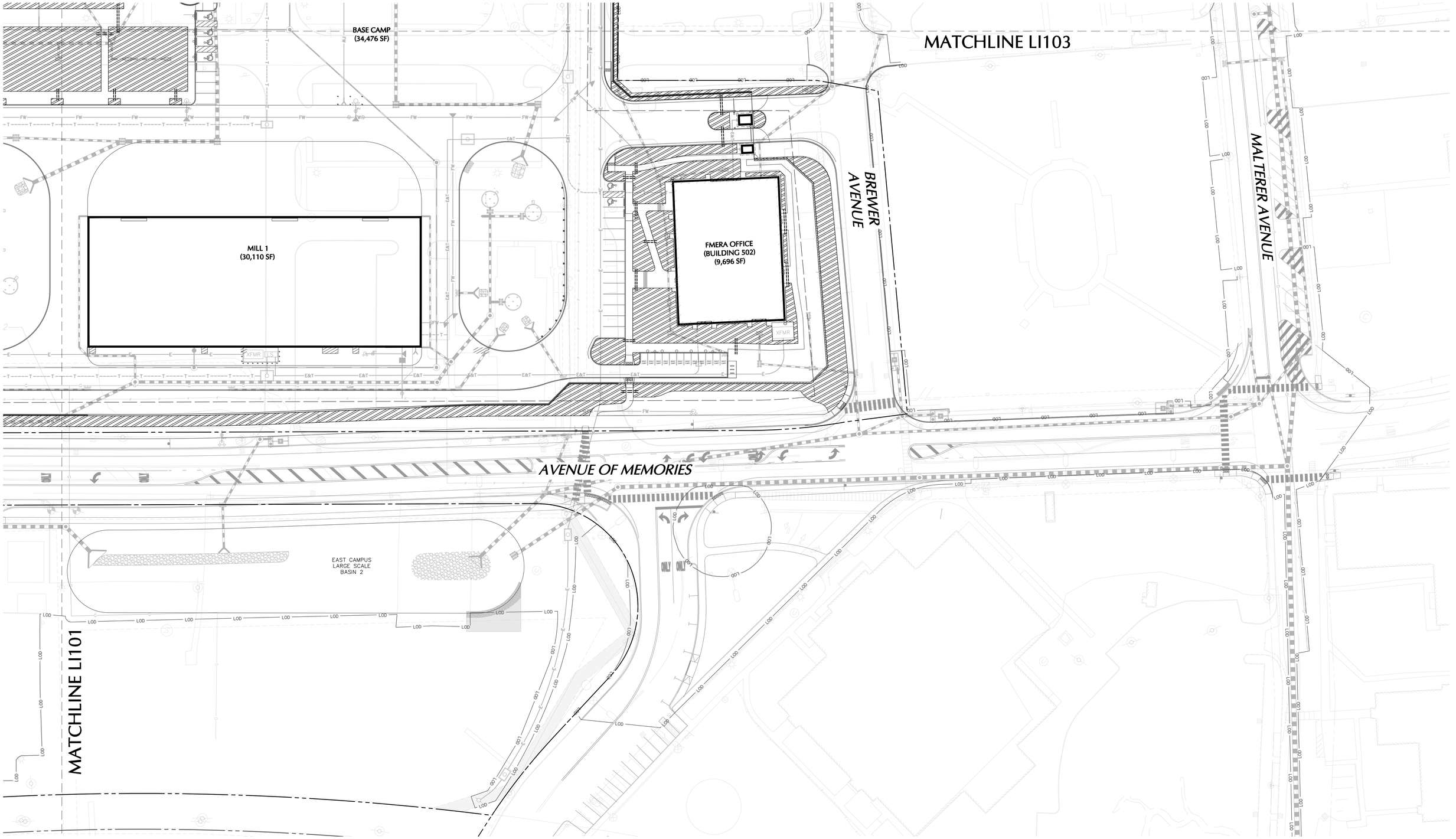

LEGEND

- LAWN AREA TO BE IRRIGATED
- LANDSCAPE BED TO BE IRRIGATED
- TREE ROOT WATERING SYSTEM
- PVC IRRIGATION SLEEVE

NOTES:

1. REFER TO SHEET LI100 FOR OVERALL IRRIGATION PLAN AND NOTES.
2. REFER TO SHEET LI501 FOR IRRIGATION NOTES AND DETAILS.

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SCALE: 1 INCH = 30 FEET

Date	Description	No.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4

Revisions

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NETFLIX STUDIOS
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PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION PLAN
PARTIAL 2

Project No. 100935001
Date 02/14/2015
Drawn By LI/AM
Checked By SL

Drawing No. LI102
Sheet 67

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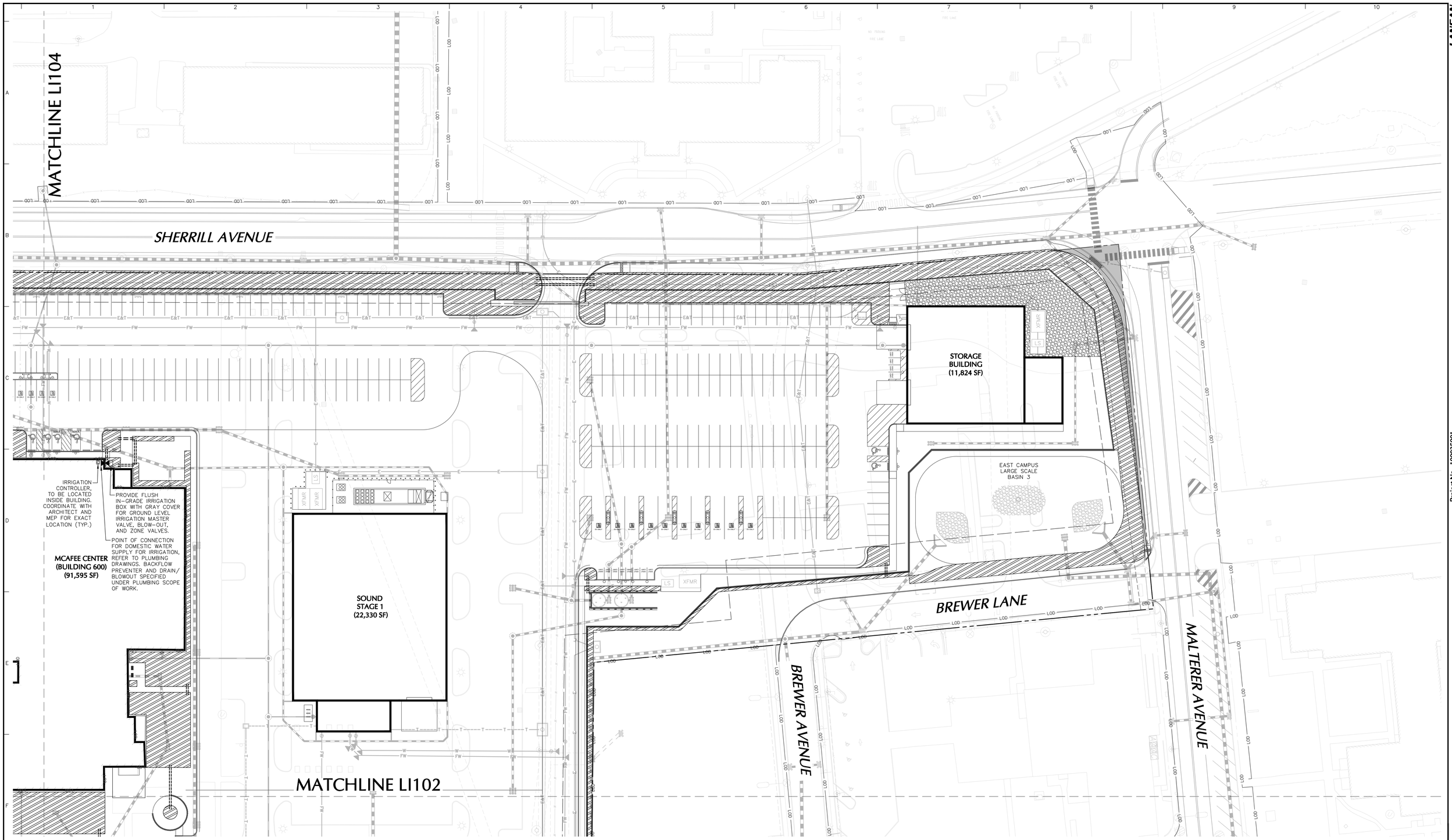

LEGEND

- LAWN AREA TO BE IRRIGATED
- LANDSCAPE BED TO BE IRRIGATED
- TREE ROOT WATERING SYSTEM
- PVC IRRIGATION SLEEVE

NOTES:

1. REFER TO SHEET LI100 FOR OVERALL IRRIGATION PLAN AND NOTES.
2. REFER TO SHEET LI501 FOR IRRIGATION NOTES AND DETAILS.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4

Revisions

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LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION PLAN
PARTIAL 3

Project No.	100935001
Date	02/14/2015
Drawn By	LI/AM
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Drawing No. LI103
Sheet 68

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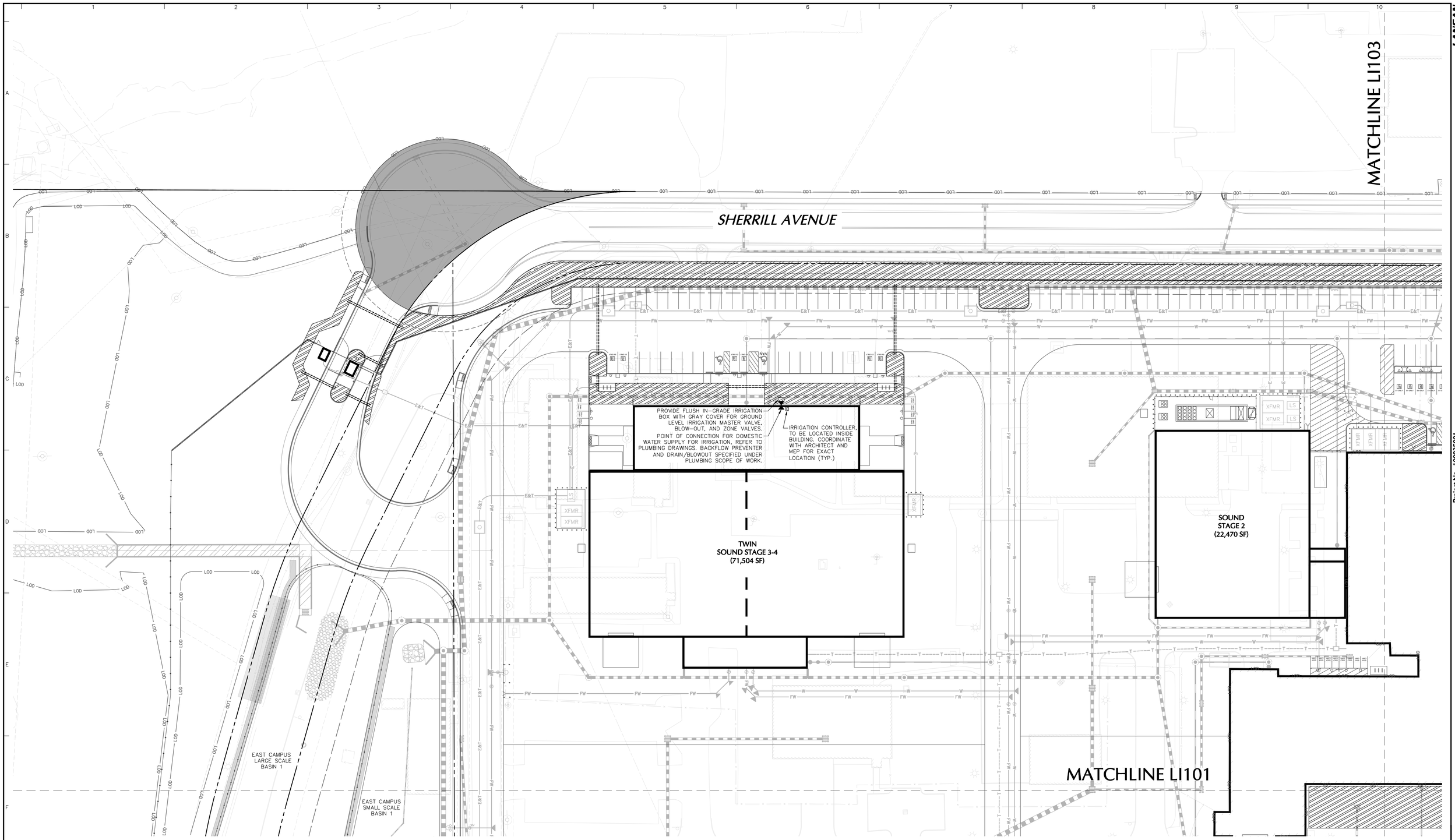

LEGEND

- LAWN AREA TO BE IRRIGATED
- LANDSCAPE BED TO BE IRRIGATED
- TREE ROOT WATERING SYSTEM
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NOTES:

1. REFER TO SHEET LI100 FOR OVERALL IRRIGATION PLAN AND NOTES.
2. REFER TO SHEET LI501 FOR IRRIGATION NOTES AND DETAILS.

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4

Revisions

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LICENSE NO. 21AS00092900

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MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION PLAN
PARTIAL 4

Project No.	100935001
Date	02/14/2015
Drawn By	LL/AM
Checked By	SL

Drawing No. LI104
Sheet 69

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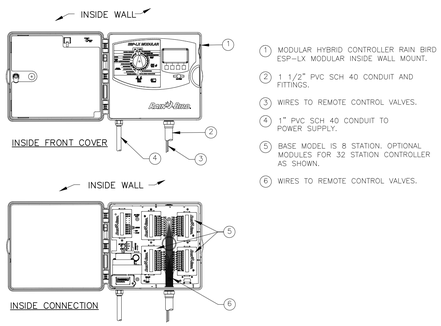
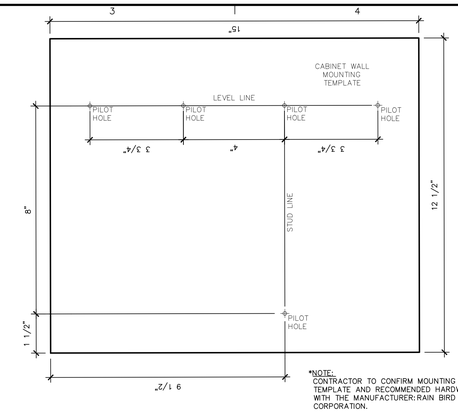


1. MODULAR HYBRID CONTROLLER RAIN BIRD ESP-LX MODULAR INSIDE WALL MOUNT.
2. 1 1/2" PVC SCH 40 CONDUIT AND FITTINGS.
3. WIRES TO REMOTE CONTROL VALVES.
4. 1" PVC SCH 40 CONDUIT TO POWER SUPPLY.
5. BASE MODEL IS 8 STATION. OPTIONAL MODULES FOR 32 STATION CONTROLLER AS SHOWN.
6. WIRES TO REMOTE CONTROL VALVES.

1 MODULAR HYBRID CONTROLLER

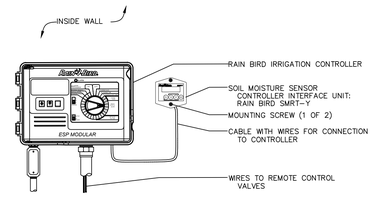
SCALE= NTS



*NOTE:
CONTRACTOR TO CONFIRM MOUNTING TEMPLATE AND RECOMMENDED HARDWARE WITH THE MANUFACTURER: RAIN BIRD CORPORATION.

2 CONTROLLER MOUNTING TEMPLATE

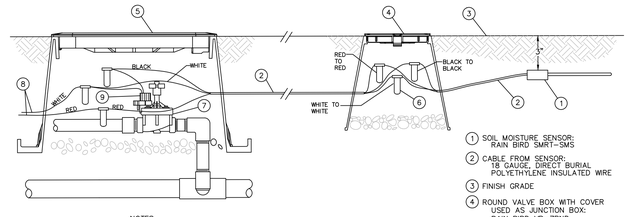
SCALE= NTS



NOTE:
IF SMRT-Y IS MOUNTED WHERE EXPOSED TO DIRECT SUNLIGHT, USE SUN COVER TO PROTECT UNIT FROM DAMAGE.

3 SOIL MOISTURE SENSOR

SCALE= NTS

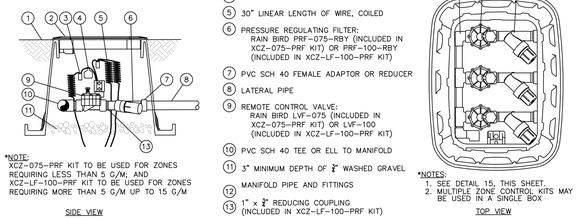


NOTES:
1. SENSOR CANNOT BE LOCATED MORE THAN 4,000 FT FROM CONTROLLER.
2. FOR LOCATION PURPOSES KEEP THE SENSOR, SPLICE BOX, AND VALVE BOX IN A STRAIGHT LINE.
3. SCRIBE A LINE ACROSS THE LID OF THE SPLICE BOX TO SHOW THE DIRECTION OF THE SENSOR.
4. USE WATERPROOF WIRE CONNECTORS TO ENSURE ADEQUATE SENSOR FUNCTIONALITY.
5. SELECT A ZONE WIRE WHICH ACTIVATES A SINGLE VALVE.
6. INSTALL ONE SENSOR PER ZONE AND IN A LOCATION WHICH IS THE MOST REPRESENTATIVE OF THE ENTIRE ZONE BEING IRRIGATED.

1. SOIL MOISTURE SENSOR: RAIN BIRD SMRT-SMS
2. CABLE FROM SENSOR: 18 GAUGE DIRECT BURIAL POLYETHYLENE INSULATED WIRE
3. FINISH GRADE
4. ROUND VALVE BOX WITH COVER USED AS JUNCTION BOX: RAIN BIRD VB-7RND
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. WATERPROOF WIRE CONNECTOR: RAIN BIRD DB SERIES DB0100 (1 OF 6)
7. RAIN BIRD REMOTE CONTROL VALVE
8. WIRES TO CONTROLLER (LENGTH AS REQUIRED)
9. VALVE SOLENOID

4 SOIL MOISTURE SENSOR VALVE CONNECTION

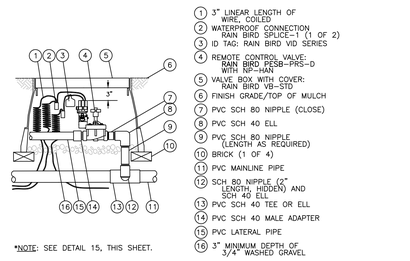
SCALE= NTS



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30" LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT) OR PRF-100-RBY (INCLUDED IN XCZ-LF-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT) OR LVF-100 (INCLUDED IN XCZ-LF-100-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS
13. 1" x 3/4" REDUCING COUPLING (INCLUDED IN XCZ-LF-100-PRF KIT)

5 DRIP ZONE CONTROL KIT IN SQUARE VALVE BOX

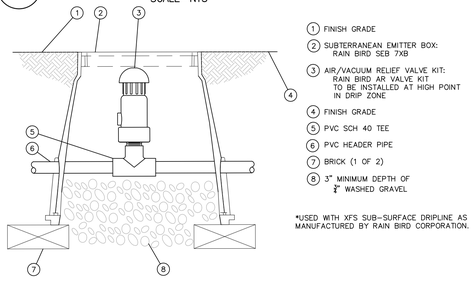
SCALE= NTS



1. 3" LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

6 REMOTE CONTROL ZONE VALVE

SCALE= NTS

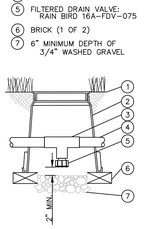


1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. AIR/VACUUM RELIEF VALVE KIT: RAIN BIRD AR VALVE KIT TO BE INSTALLED AT HIGH POINT IN DRIP ZONE
4. FINISH GRADE
5. PVC SCH 40 TEE
6. PVC HEADER PIPE
7. BRICK (1 OF 2)
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

*USED WITH XFS SUB-SURFACE DRIPLINE AS MANUFACTURED BY RAIN BIRD CORPORATION.

7 DRIP LINE AIR/VACUUM RELIEF VALVE KIT

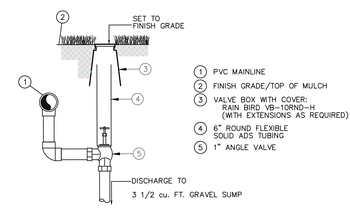
SCALE= NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. BRICK (1 OF 2)
7. 6" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

8 AUTOMATIC DRAIN VALVE

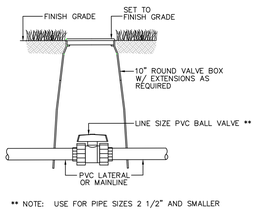
SCALE= NTS



1. PVC MAINLINE
2. FINISH GRADE/TOP OF MULCH
3. VALVE BOX WITH COVER: RAIN BIRD VB-10RND-H (WITH EXTENSIONS AS REQUIRED)
4. 6" ROUND FLEXIBLE SOLID ADS TUBING
5. 1" ANGLE VALVE

9 MANUAL DRAIN VALVE

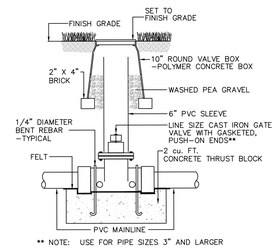
SCALE= NTS



** NOTE: USE FOR PIPE SIZES 2 1/2" AND SMALLER

10 ISOLATION BALL VALVE

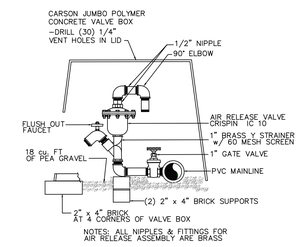
SCALE= NTS



** NOTE: USE FOR PIPE SIZES 3" AND LARGER

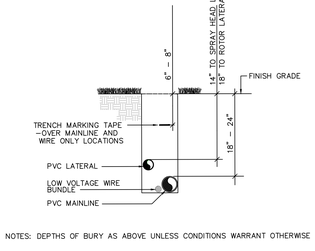
11 ISOLATION GATE VALVE

SCALE= NTS



12 AIR RELEASE VALVE ASSEMBLY

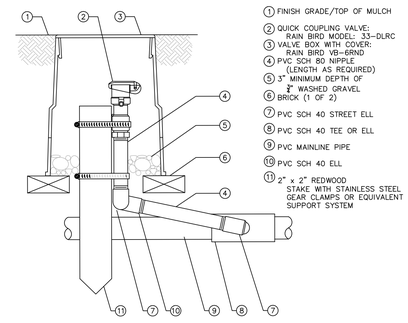
SCALE= NTS



NOTES: DEPTHS OF BURY AS ABOVE UNLESS CONDITIONS WARRANT OTHERWISE

13 TRENCH DETAIL

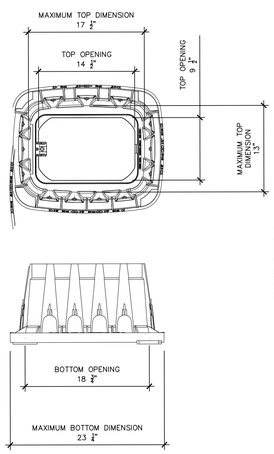
SCALE= NTS

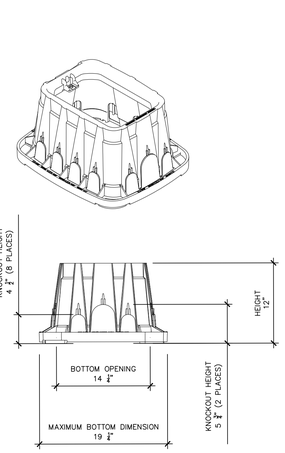


1. FINISH GRADE/TOP OF MULCH
2. QUICK COUPLING VALVE: RAIN BIRD MODEL: 33-DLRC
3. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. PVC SCH 40 ELL
11. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

14 QUICK COUPLING VALVE

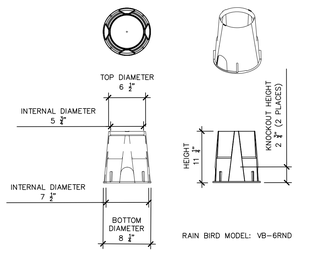
SCALE= NTS





15 STANDARD VALVE BOX DIMENSIONS

SCALE= NTS



16 6" ROUND VALVE BOX

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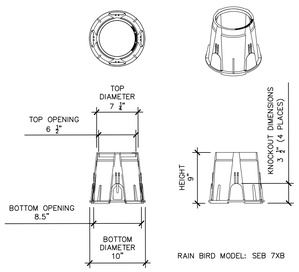

17 7" ROUND VALVE BOX

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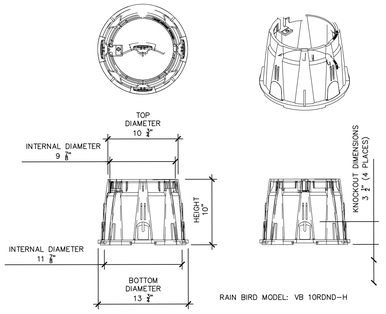

18 10" ROUND VALVE BOX

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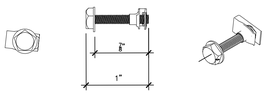

19 VALVE BOX LOCKING ASSEMBLY

SCALE= NTS

Date	Description	NO.
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4

Revisions

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION NOTES & DETAILS

Project No.	Drawing No.
100935001	LI501
Date: 5/17/2024	
Drawn By: LL/AM	
Checked By: SL	Sheet 70

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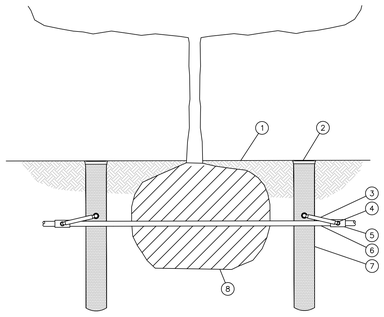
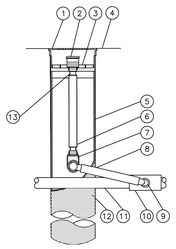
Project No. 100935001



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SERIES: RAIN BIRD RWS SERIES MODEL: RWS-B-1402 (3.88 FT³/HR) (2 OF 3 SHOWN)
3. SWING ASSEMBLY (INCLUDED) (2 OF 3 SHOWN)
4. 12.7 MM MALE NPT INLET (INCLUDED) (2 OF 3 SHOWN)
5. PVC SCH 40 TEE OR EL (2 OF 3 SHOWN)
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (2 OF 3 SHOWN)
8. PLANT ROOT BALL

NOTES:
1. POSITION 3 UNITS EVENLY SPACED AROUND EACH TREE NOTED ON THE IRRIGATION PLAN. PLACE NEAR ROOT BALL.
2. INSTALL EACH UNIT WITH TOP FLUSH WITH FINISH GRADE.
3. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
4. AFTER RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

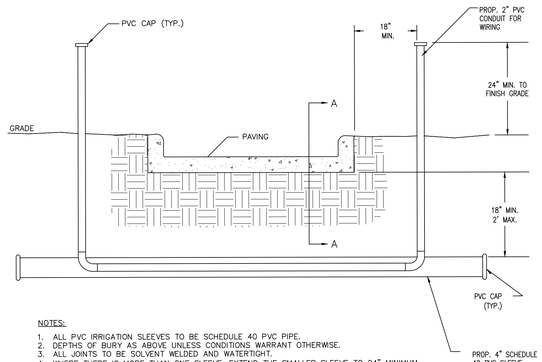
1 ROOT WATERING SYSTEM – AT TREES IN MEADOW
SCALE = NTS



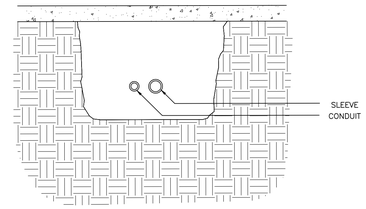
1. 4" LOCKING GRATE (INCLUDED)
2. BUBBLER: RAIN BIRD 1401 3.88 FT³/HR (INCLUDED)
3. ROOT WATERING SYSTEM: RAIN BIRD RWS-B-1401 (INCLUDES 1401 3.88 FT³/HR BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER)
4. FINISH GRADE/TOP OF MULCH
5. OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
6. 1/2" POLY SWING PIPE (INCLUDED)
7. 1/2" SPIRAL BARB ELBOW (INCLUDED)
8. 1" SWING ASSEMBLY (INCLUDED)
9. 1/2" MALE NPT INLET (INCLUDED)
10. PVC SCH 40 TEE OR EL
11. PVC OR POLYETHYLENE LATERAL PIPE
12. 4" WIDE x 3' LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
13. 1/2" STRAIGHT SPIRAL BARB FITTING (1 OF 2, INCLUDED)

NOTES:
1. 4" GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS FLUSH WITH FINISH GRADE OR TOP OF MULCH.
3. SAND SOCK (RWS-SOCK) IS 3" IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. AFTER RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

2 ROOT WATERING SYSTEM – CONNECTION DETAIL
SCALE = NTS



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPE.
2. DEPTHS OF BURY AS ABOVE UNLESS CONDITIONS WARRANT OTHERWISE.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
5. MECHANICALLY TAMP TO 95% PROCTOR.



SECTION A–A

3 IRRIGATION SLEEVING DETAIL
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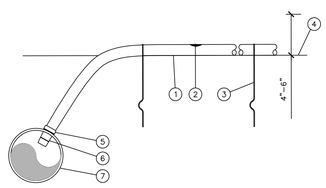
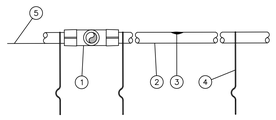


1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. TOPSOIL FINISH GRADE, TOP OF SHRUB BED WITH MULCH
5. RATCHET CLAMP (INCLUDED WITH ADAPTER)
6. INSERT ADAPTER FOR PVC PIPE: RAIN BIRD XFD-INVPC
7. PVC LATERAL PIPE MINIMUM 1" IN DIAMETER; DEPTH PER SPECIFICATION

NOTES:
1. PLACE TIE DOWN STAKES EVERY METER.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

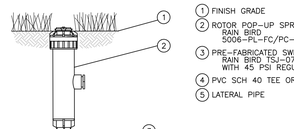
4 DRIPLINE INSERT ADAPTER FOR 1" OR LARGER PVC
SCALE = NTS



1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. TOPSOIL FINISH GRADE, TOP OF SHRUB BE WITH MULCH

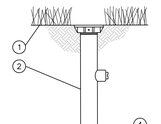
NOTES:
1. PLACE TIE DOWN STAKES EVERY METER.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

5 XF-ON-SURFACE DRIPLINE
SCALE = NTS



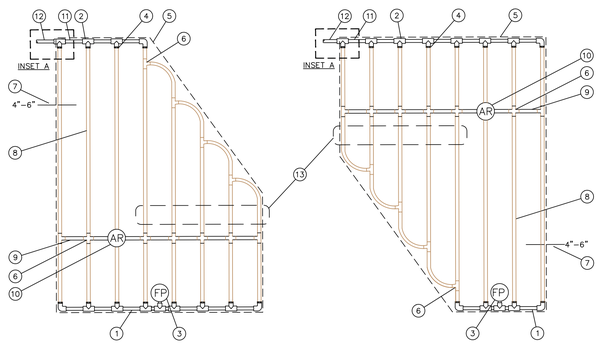
1. FINISH GRADE
2. ROTOR POP-UP SPRINKLER: RAIN BIRD 5006-PL-FC/PC-SAM-N-SS
3. PRE-FABRICATED SWING JOINT: RAIN BIRD TSJ-075-PRS WITH 45 PSI REGULATOR
4. PVC SCH 40 TEE OR ELL
5. LATERAL PIPE

6 6" POP-UP ROTOR
SCALE = NTS

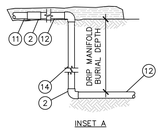


1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806 WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE MODEL: 1806-SAM-PRS-NP
3. PVC LATERAL PIPE
4. SWING ASSEMBLY: RAIN BIRD MODEL SA 6050
5. PVC SCH 40 TEE OR ELL

7 6" POP-UP SPRAY HEAD
SCALE = NTS



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
4. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 4"–6" FROM PERIMETER OF AREA
8. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFDP DRIPLINE
9. ½" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
10. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT"
11. PVC SUPPLY MANIFOLD
12. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
13. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
14. PVC SCH 40 RISER PIPE

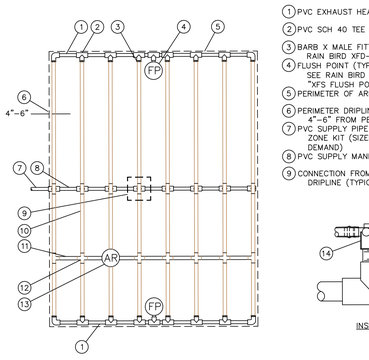


INSET A

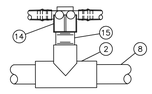
Inlet Pressure	12" Spacing		18" Spacing		24" Spacing	
	Nominal	Flow (GPH)	Nominal	Flow (GPH)	Nominal	Flow (GPH)
psi	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
50	434	333	614	470	775	594

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

8 DRIPLINE IRREGULAR SHAPED LAYOUT
SCALE = NTS



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 4"–6" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)– SEE INSET A
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFDP DRIPLINE
11. ½" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
13. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT" OR "XFS AIR RELIEF VALVE KIT IN PVC HEADER"
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. ½" PVC NIPPLE, LENGTH AS NECESSARY



INSET A

Inlet Pressure	12" Spacing		18" Spacing		24" Spacing	
	Nominal	Flow (GPH)	Nominal	Flow (GPH)	Nominal	Flow (GPH)
psi	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
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40	396	302	560	428	705	541
50	434	333	614	470	775	594

NOTES:
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2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.

9 DRIPLINE CENTER FEED LAYOUT
SCALE = NTS

Revisions		
Date	Description	NO.
03/10/25	RESOLUTION COMPLIANCE	4
03/18/25	FMERA RESUBMISSION	5

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
IRRIGATION NOTES & DETAILS

Project No.	Drawing No.
100935001	LI502
Date: 5/17/2024	
Drawn By: LL/AM	
Checked By: SL	Sheet 71

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SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	LAMP MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	COLOR TEMPERATURE	IES FILE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
	A	31	KIM LIGHTING	OURO	TWIN POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	25'-0"	185W LED	TYPE SQM	22046	0.90	3000K	UR2B-96L-185-3K7-SQM-UNV-A46-BLS	UR2B-96L-185-3K7-SQM-UNV-A46-BLS	KIM LIGHTING	ROUND TAPERED STEEL	22'-0"	RTS-K-25-70-B
	B	1	KIM LIGHTING	OURO	TWIN POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	25'-0"	255W LED	TYPE 4W W/ BC	18269	0.90	3000K	UR2B-96L-255-3K7-4W-BC-CLR.ies	UR2B-96L-255-3K7-4W-UNV-A46-BLS-BC	KIM LIGHTING	ROUND TAPERED STEEL	22'-0"	RTS-K-25-70-B
	C	29	KIM LIGHTING	OURO	SINGLE POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	25'-0"	255W LED	TYPE 4W W/ BC	18269	0.90	3000K	UR2B-96L-255-3K7-4W-BC-CLR.ies	UR2B-96L-220-3K7-4W-UNV-A46-BLS-BC	KIM LIGHTING	ROUND TAPERED STEEL	22'-0"	RTS-K-25-70-B
	D	12	KIM LIGHTING	OURO	SINGLE POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	25'-0"	220W LED	TYPE 3 W/ BC	14790	0.90	3000K	UR2B-96L-220-3K7-3-BC-CLR.ies	UR2B-96L-220-3K7-UNV-A46-BLS-BC	KIM LIGHTING	ROUND TAPERED STEEL	22'-0"	RTS-K-25-70-B
	E	10	KIM LIGHTING	ALTITUDE	SINGLE POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	25'-0"	158W LED	TYPE 2	18647	0.78	3000K	ALT2-100L-160-35KB-2.ies	ALT2-100L-160-35KB -2	KIM LIGHTING	ROUND TAPERED ALUMINUM	25'-0"	PRA25-6188
	F	10	KIM LIGHTING	OURO	SINGLE WALL MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	8'-8" ABOVE FFE	28W LED	TYPE FR	3258	0.90	3000K	UR2D-24L-25-3K7-FR-WE.ies	UR2D-24L-25-3K7-FR-WE	N/A			
	G	20	ARCHITECTURAL AREA LIGHTING	UNIVERSE LARGE	SINGLE POLE MOUNTED STREET LIGHT FIXTURE; COLOR = BLACK	25'-0"	136W LED	TYPE 4W	16,322	0.90	3000K	UCL2-ANG-72L-700-3-K7-4W-SL7-SLA7-CL-UNV.ies	UCL2-ANG-72L-700-3K7-4W-SL7-SLA7-CL-UNV.ies	VALMONT	ROUND TAPERED ALUMINUM	25'-0"	25004080BJT
	H	19	KIM LIGHTING	OURO	SINGLE WALL MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	52W LED	TYPE 2	7507	0.90	3000K	UR2D-24L-65-3K7-FR-WE.ies	UR2D-24L-65-3K7-FR-WE				
	TD	25	SPI	STYK	WALL MOUNTED LINEAR FIXTURE; COLOR = BLACK	SURFACE MOUNTED ABOVE SIGNAGE	14W /FT LED	20 DEG.	1424/FT	0.90	3000K	--	SDW1421-120-277V-30000-90-MOUNTING HEIGHT-FOOT ELEVATION ENCLOSURE-LENGTH-FINISH				
	TG	4	HK LIGHTING GROUP	ZXL20-I	STAKE MOUNTED ADJUSTABLE ACCENT LIGHT	STAKE MOUNTED ABOVE SIGNAGE	37W /FT LED	20 DEG	2719/FT	0.57	3000K	ZXL20-W	ZXL20-IRI-ST-EXT-A-FINISH-UNV-27W-30-W-GSA-SOL-MOUNTING*				
	TG-1	53	HK LIGHTING GROUP	ZXL20-I	SURFACE MOUNTED ADJUSTABLE ACCENT LIGHT	SURFACE MOUNTED ABOVE SIGNAGE	37W /FT LED	20 DEG	2719/FT	0.57	3000K	ZXL20-W	ZXL20-IRI-ST-EXT-A-FINISH-UNV-27W-30-W-GSA-SOL-MOUNTING*				
	TJ	1	LUMINI	BOSCA	WALL MOUNTED LINEAR FIXTURE; COLOR = BLACK	SURFACE MOUNTED ABOVE SIGNAGE	3W /FT LED	--	174/FT	.76	3000K	--	BOSW-LENGTH*HEAD 3SD -SSK-J*-MOUNTING*-IS NISH*-TYPE*-POWER*	N/A			
	TK	30	LOMAN LIGHTING USA	ULI – 10021	SINGLE HEAD 3'3" BOLLARD; COLOR = BLACK	3'-3"	14W LED	TYPE 3	1660	0.90	3000K	LI-212411-13-W30.ies	ULI-10021-239R-T3-W 30-FINISH*-120/277				
	TK-2	13	LOMAN LIGHTING USA	ULI – 10021	SINGLE POST TOP LIGHT FIXTURE; COLOR = BLACK	14'-0"	54W LED	TYPE 4	4828	0.90	3000K	LI-212411-13-W30.ies	ULI-10021-239R-T3-W 30-FINISH*-120/277				
	TL	6	BEGA LIGHTING	84464Z	SINGLE HEAD 3'3" BOLLARD; COLOR = BLACK	3'-3"	31W LED	--	4314	0.90	3000K	84642_BEGA_IES	84642 – K3-FINISH*				
	TM	26	ANP LIGHTING	LF0962	SINGLE POLE MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	16'-0"	120W LED	TYPE 3	11358	0.90	3000K	LF0962CLTSQPL120W48T 530K	LF0962CLTSQPL120W48 T530K	ANP LIGHTING	ROUNDED ALUMINUM FLUTED POLES	14'-0"	RSM14.188-CB1B02 -73
	TN	4	BEGA LIGHTING	33358T	WALL WASHER LIGHT FIXTURE; COLOR = BLACK	12 FT ABOVE FFE	87W LED	FIXTURE MODIFIED FOR DOWNWARD OPTICS ONLY	9263	0.90	3000K	33387_BEGA_IES	33387 – K3-FINISH				
	TS	25	LUMENPULSE	LUMENBLADE	SINGLE WALL MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	23 FT ABOVE FFE.	145W LED	TYPE 3	7053	0.90	3000K	BLDS-4M-120_277-HF SL-L140-30K	BLDS-4M-120_277-HF SL-L140-30K-OR 90-2-LU-WH	N/A			
	TS-1	52	LUMENPULSE	LUMENBLADE	SINGLE WALL MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	23 FT ABOVE FFE.	180W LED	TYPE IV	7802	0.90	3000K	BLDS-4M-120_277-HF SL-XL160-30K_I	BLDS-4M-120_277-HF FSL-XL160-30K-OR 90-2-LU-WH				
	TS-2	4	LUMENPULSE	LUMENBLADE	SINGLE WALL MOUNTED AREA LIGHT FIXTURE; COLOR = BLACK	16'-4" ABOVE FFE.	115W LED	TYPE IV	5225	0.90	3000K	BLDS-4M-120_277-HF SL-M100-30K	BLDS-4M-120_277-HFSL-M100-30K-OR 90-2-LU-WH				

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES AND ELECTRICAL LAYOUT.
2. ALL POLES SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.
3. ALL LUMINAIRES SHALL COMPLY WITH THE LATEST ADOPTED IECC AND IRC CODE. BID PRICING SHALL INCLUDE REQUIRED CONTROLS SYSTEM, OCCUPANCY SENSORS FOR DIMMING CONTROLS SHALL BE PROVIDED FOR ALL FIXTURES.
4. FIXTURE MOUNTING HEIGHT IS TAKEN FROM FINISHED GRADE TO BOTTOM OF LIGHT FIXTURE.
5. WALL MOUNTED LIGHT FIXTURE MOUNTING HEIGHTS ARE IN REFERENCE TO F.F.E.
6. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX./MIN.	AVG./MIN.
BASE CAMP – STAGE 1	2.7 FC	6.1 FC	0.2 FC	30.5:1	13.2:1
BASE CAMP – STAGE 2	3.7 FC	15.7 FC	0.3 FC	52.3:1	12.2:1
BASE CAMP – STAGES 3&4	3.3 FC	6.1 FC	0.3 FC	20.3:1	10.8:1
BUILDING EXTERIOR – FMERA	4.2 FC	67.7 FC	0.2 FC	338.5:1	21.0:1
BUILDING EXTERIOR – MILLS 1 & 2	3.2 FC	31.6 FC	0.2 FC	158.0:1	16.0:1
BUILDING EXTERIOR – STAGES, 1, 2, & MCAFFEE	3.2 FC	68.9 FC	0.2 FC	344.5:1	16.0:1
BUILDING EXTERIOR – STAGES 3&4	2.7 FC	45.8 FC	0.2 FC	229.0:1	13.5:1
BUILDING EXTERIOR – STORAGE	6.6 FC	14.5 FC	1.9 FC	7.6:1	3.5:1
DRIVEWAYS	3.3 FC	31.6 FC	0.2 FC	158.0:1	16.5:1
GATE B	3.3 FC	5.1 FC	0.5 FC	10.2:1	6.5:1
GATE C	2.8 FC	4.8 FC	1.0 FC	4.8:1	2.8:1
GATE D	2.7 FC	4.8 FC	0.2 FC	24.0:1	13.4:1
GATE E	3.2 FC	4.9 FC	1.2 FC	4.1:1	2.7:1
INTERSECTION – AOM (EAST)	2.0 FC	3.5 FC	0.6 FC	5.8:1	3.3:1
INERSECTION – AOM (WEST)	1.8 FC	3.4 FC	0.4 FC	8.5:1	4.4:1
INTERSECTION – SHERRILL/MALTERER	2.0 FC	5.6 FC	0.3 FC	18.6:1	6.7:1
ROADWAY – AOM	1.8 FC	3.4 FC	0.5 FC	6.8:1	3.6:1
ROADWAY – BREWER	2.5 FC	4.9 FC	0.5 FC	9.8:1	4.9:1
ROADWAY – SHERRILL	1.2 FC	5.4 FC	0.2 FC	27.0:1	5.8:1
SURFACE PARKING – NORTHEAST	2.8 FC	6.1 FC	0.3 FC	20.0:1	9.3:1
SURFACE PARKING – NORTHWEST	4.9 FC	17.6 FC	0.4 FC	44.0:1	12.2:1
SURFACE PARKING – SOUTHEAST	2.5 FC	4.9 FC	0.6 FC	8.2:1	4.2:1
SURFACE PARKING – SOUTHWEST	2.7 FC	6.3 FC	0.6 FC	10.5:1	4.5:1

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

NOTES:
1. REFER TO SHEETS LL101 THRU LL104 FOR PARTIAL LIGHTING PLANS.
2. REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

NO.	Description	Date
	Revisions	
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Langan Engineering and Environmental Services, LLC
300 Kimball Drive
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL LIGHTING PLAN

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LL100
Sheet 72

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MATCHLINE LL104

GATE B

BASE CAMP
(59,482 SF)

BASE CAMP
(25,738 SF)

H*
(2) TG

MILL 2
(30,110 SF)

0.5 FOOTCANDLES (TYP.)
1.0 FOOTCANDLE (TYP.)
POLE-MOUNTED AREA LIGHT FIXTURE (TYP.)

WALL UPLIGHT, (TYP.)

0.5 FOOTCANDLES (TYP.)
1.0 FOOTCANDLE (TYP.)
WALL-MOUNTED AREA LIGHT FIXTURE (TYP.)

WALL-MOUNTED LINEAR LIGHT FIXTURE FOR SIGNAGE (TYP.)

(2) TD

(2) TG-1

(3) TG-1

AVENUE OF MEMORIES

MATCHLINE LL101
MATCHLINE INSET A

MATCHLINE LL102

INSET A

30 0 15 30
SCALE: 1 INCH = 30 FEET

NOTES:
1. REFER TO SHEET LL100 OVERALL LIGHTING PLAN.
2. REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LIGHTING PLAN
PARTIAL 1

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LL101
Sheet 73

LANGAN
Project No. 100935001
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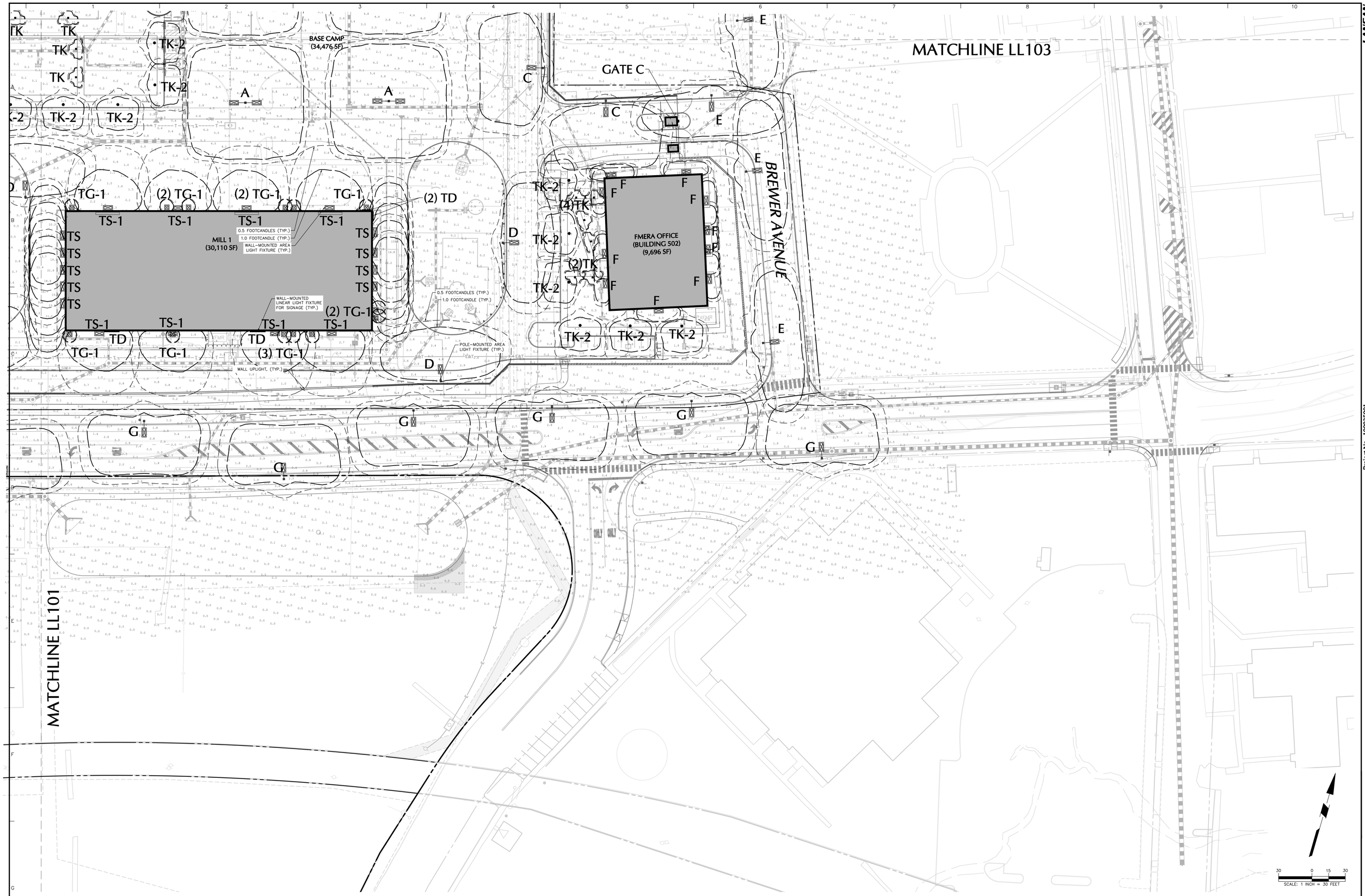

NOTES:

1. REFER TO SHEET LL100 OVERALL LIGHTING PLAN.
2. REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
STEVEN M. LAUDATI
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LIGHTING PLAN
PARTIAL 2

Project No.	100935001
Date	5/17/2024
Drawn By	SD
Checked By	SL
Drawing No.	LL102
Sheet	74

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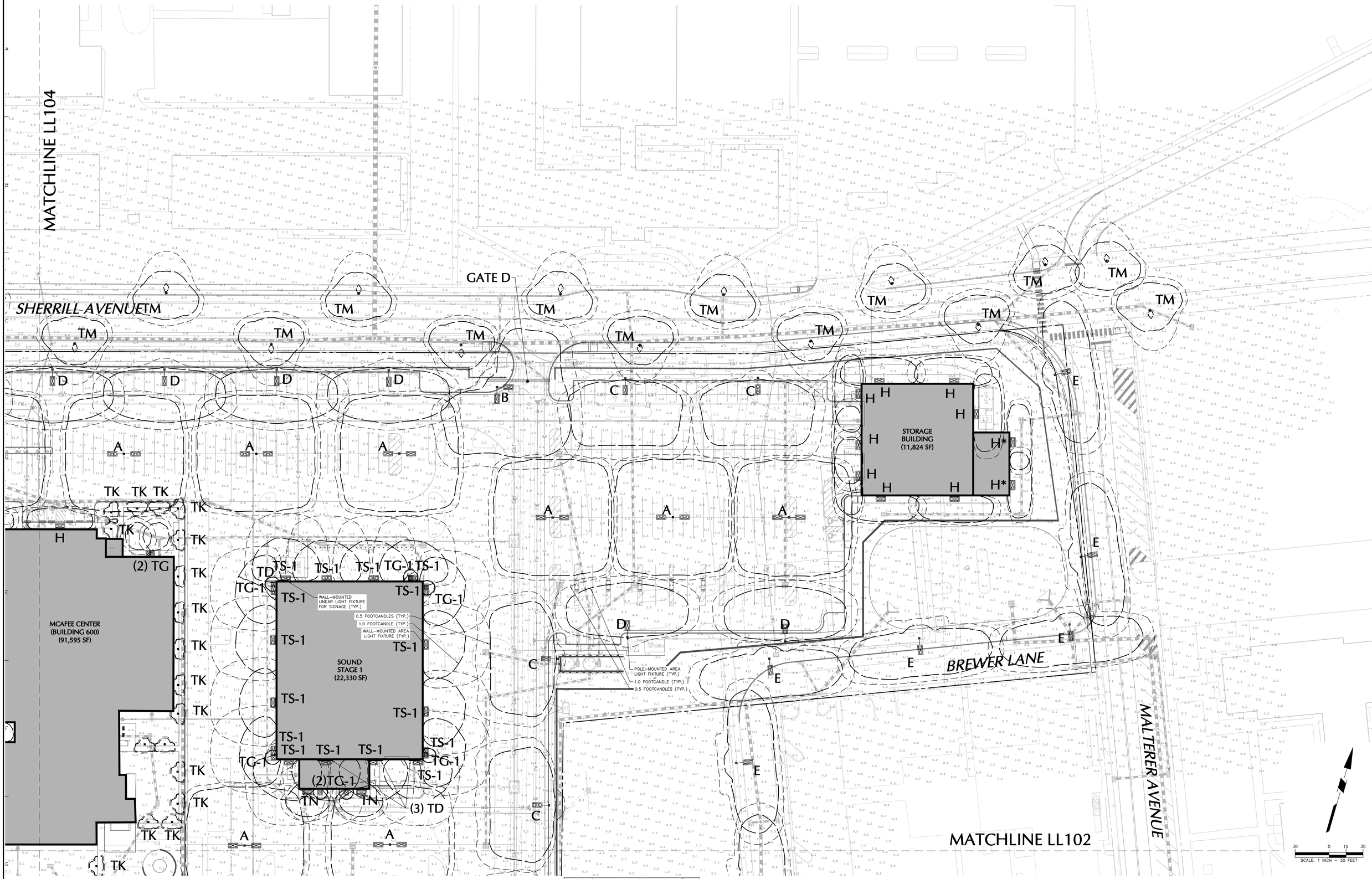

NOTES:
1. REFER TO SHEET LL100 OVERALL LIGHTING PLAN.
2. REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
LIGHTING PLAN
PARTIAL 3

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LL103
Sheet 75

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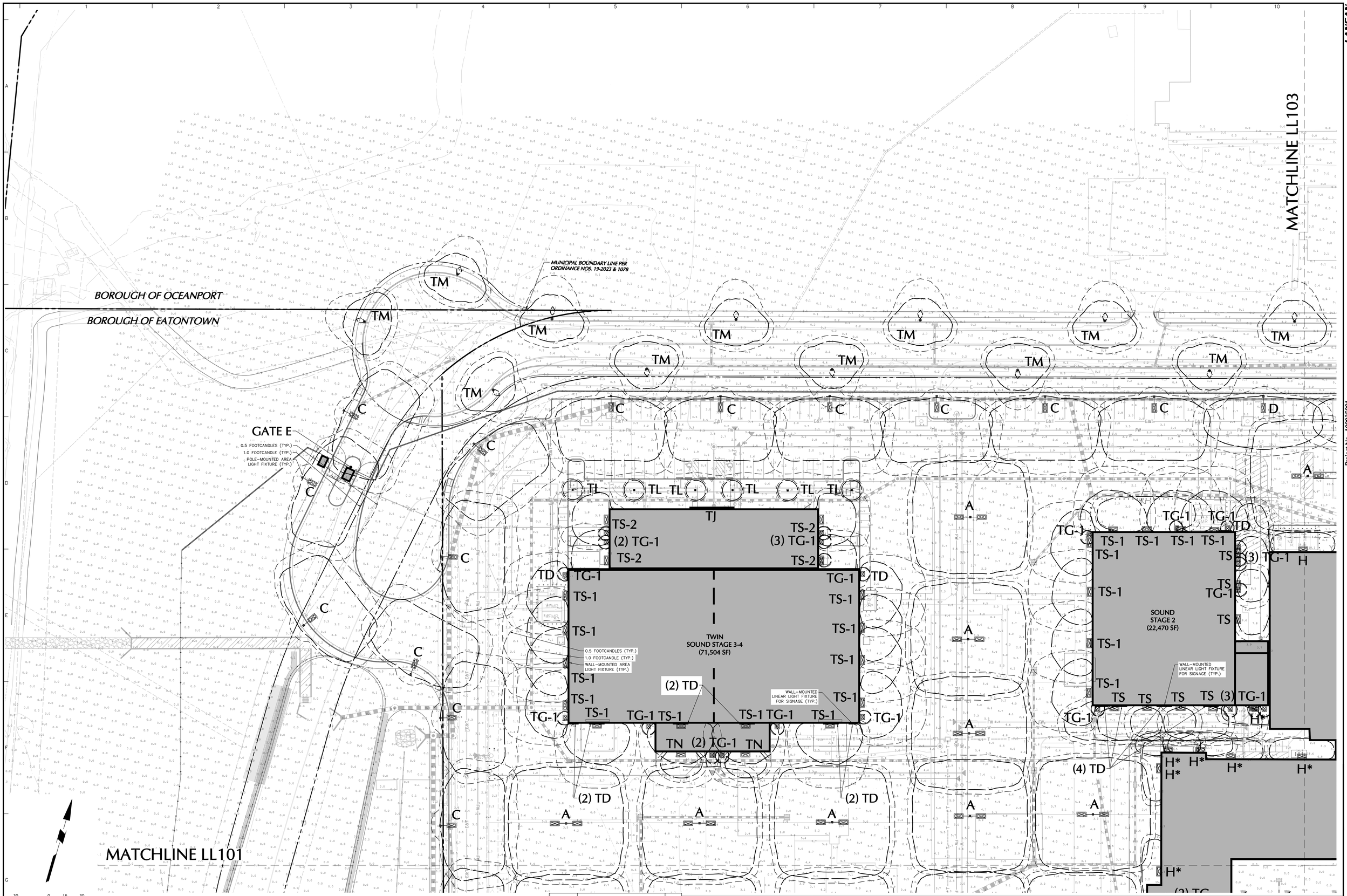

NOTES:

1. REFER TO SHEET LL100 OVERALL LIGHTING PLAN.
2. REFER TO SHEET LL501 FOR LIGHTING NOTES AND DETAILS.

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE STEVEN M. LAUDATI DATE SIGNED 4/25/2025
N.J. LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 21AS00092900

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: LIGHTING PLAN PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By SD
Checked By SL

Drawing No. LL104
Sheet 76

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KIM LIGHTING

UR28 - Arm Mount

ARCHITECTURAL AREA/SITE

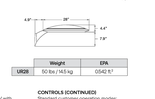
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



FEATURES

- 28" size in post top, pole and wall mount
- High performance optics up to 35,000 delivered lumens
- Elegant form factor
- Diffusion lens for low glare comfort
- UL/cUL listed for wet locations, IP66 and 4G/5.5G vibration rated

3000K and over CCTs only



	Weight	EPA
UR28	50 lbs / 14.5 kg	0.542 ft.²

CONTROL TECHNOLOGY

LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece with internal cooling fins.
- Solid, cast aluminum wall creates a thermal barrier between the optical and electrical compartments.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- Housing is designed with integral LED heat sink utilized for thermal transfer and for securing the location of each LED module.
- All external fasteners are stainless steel.
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with 6 screws.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Lens Frame has a one-piece O-ring extruded vulcanized silicone gasket.
- Mid-frame one piece die-cast, low copper (<0.6% Cu) Aluminum Alloy 360 and 300° minimum wall thickness.
- Mid-frame secures to Lens Frame and housing by stainless steel recessed Allen-head screws.
- Silicone gaskets throughout.
- All external fasteners are stainless steel.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000kv in parallel, 2500kv in series.
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS (CONTINUED)
Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

CONTROLS
7PR
Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-friendly interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

(Specifications continued on page 4)

* Total Polycarbonate Lens (CR 90). Consult factory for details.

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1 POLE-MOUNTED AREA LIGHT (FIXTURE TYPES A, B, C, AND D)
N.T.S.

KIM LIGHTING

PRA

Round Aluminum Non-Tapered Pole

kl_pra_spec.pdf

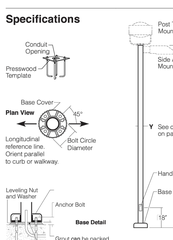
Type:
Job:
Catalog number:

Pole — See page 2 | Mounting — See page 3 | Structural Luminaire Option — See page 3 | Finish | Optional Hinged Base | Optional Duplex Receptacle — See page 4

Approvals:

Date:
Page: 1 of 5

Specifications



Pole Construction: Stainless round extruded aluminum tube of alloy 6061-T6, welded to top and bottom of aluminum base casting of alloy 356.

Base Cover: Base has a two-piece cast aluminum full cover of 319 alloy, secured by stainless steel screws.

Pole Cap: A die-molded cast aluminum pole cap is provided for side arm mounted luminaires.

Handhole: 3.8" up from base, with a gasketed cover and ground lug.

Anchor Bolts: Four galvanized anchor bolts provided, complete with eight nuts, eight flat washers, and a pressworked template.

Vibration Dampener: All poles 25' and above include an internally mounted, factory installed pendulum vibration dampener, with flush stainless steel socket head fasteners finished to match pole.

Pole Clip: A die-molded cast aluminum pole cap is provided for side arm mounted luminaires.

Handhole: 3.8" up from base, with a gasketed cover and ground lug.

Anchor Bolts: Four galvanized anchor bolts provided, complete with eight nuts, eight flat washers, and a pressworked template.

Vibration Dampener: All poles 25' and above include an internally mounted, factory installed pendulum vibration dampener, with flush stainless steel socket head fasteners finished to match pole.

Strength: Poles will withstand wind loads as listed in chart (See page 2) when luminaires are mounted per fixture installation instructions.

Finish: Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness. Decorative finish coat is available in multiple standard colors; Custom colors available, RAL number preferred.

CAUTION: Installation of poles without luminaires will compromise pole strength. Any accessories attached to pole, or other modifications will compromise pole strength and may result in pole failure.

Maintenance: A regularly scheduled maintenance program must be established to insure the protective paint coating is intact, corrosion or structural damage has not occurred, and anchor bolt nuts are tight. Failure to do so could lead to pole collapse and serious personal injury.

Certification: Certified UL 1598 in accordance with Article 410-4 of ANSI/NFPA 70, National Electrical Code.

6 STREET LIGHT POLE (FIXTURE TYPE G)
N.T.S.

KIM LIGHTING

ALT2

ARCHITECTURAL AREA/SITE

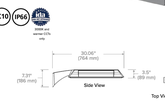
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



FEATURES

- Elegant form factor
- High performance optics up to 35,387 delivered lumens
- Diffusion lens for low-glare comfort
- NX lighting controls options
- IP66 Rated

3000K and over CCTs only



	Weight	EPA - Front	EPA - Side
ALT2	34#/6 lbs / 15/8 kg	0.44ft.²	0.95ft.²

CONTROL TECHNOLOGY

LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION
- One piece aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens Frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.

ELECTRICAL (CONTINUED)
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000kv in parallel, 2500kv in series.
- Wiring: No. 18AWM rated 105°C, wet rating.

(Specifications continued on page 5)

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2 POLE-MOUNTED AREA LIGHT (FIXTURE TYPE E)
N.T.S.

KIM LIGHTING

UR20 - Post Top

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:



FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/5.5G vibration rated

3000K and warmer CCTs only



	Weight	EPA
UR20	35 lbs / 15.8 kg	0.552 ft.²

CONTROL TECHNOLOGY

LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION
- One copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens Frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components.
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000kv in parallel, 2500kv in series.
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.

(Specifications continued on page 5)

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3 PEDESTRIAN POST TOP AREA LIGHT (FIXTURE TYPES F AND H)
N.T.S.

RTS-K SERIES POLES	Cat.#		KIM LIGHTING
ROUND TAPERED STEEL	Job	Type	Approvals



APPLICATIONS
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

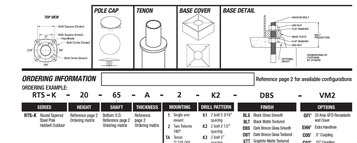
CONSTRUCTION
- SHAFT: One-piece tapered steel with round cross section. Minimum yield of 55,000 psi. Steel base plate with seal bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36) Free-stylo taper at: 14"/ft.

GROUP 1
- ANCHOR BOLTS: Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling.
- BOLT COVERS: Individual anchor bolt nut covers provided as standard.
- BASE COVER: Optional two-piece square base cover available
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE: 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

GROUP 2
- ANCHOR BOLTS: Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling. Top nut is acorn nut.
- POLE CAP: 3 pole standard; Supplied with removable cover when applicable; Tenon configurations also available
- HANDHOLE: 3" X 5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

GROUP 3
- ANCHOR BOLTS: Supplied with (4) galvanized anchor bolts with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
- BASE COVER: Optional two-piece square base cover supplied as standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HANDHOLE: 4" X 6.5" handhole opening with cover and grounding provision. The handhole is located 18" from the base of the pole.

FINISH
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available, RAL number preferred



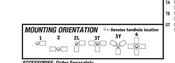
ORDERING INFORMATION

ORDERING EXAMPLE: RTS-K 20 - 65 - A - 2 - K2 - DBS - VM2

Reference page 2 for available configurations

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	DRILL PATTERN	FINISH	OPTIONS
RTS-K	Select Tenon Size	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Single arm mount 2 Two fixtures 180° TA Trunnion TB Tenon (3.875 OD) CR Open top (No. pole cap)	K1 5 bolt 11.75" spacing K2 3 bolt 7" spacing K3 3 bolt 9" spacing	BLB Black Bronze BLK Black Matte Textured DBT Dark Bronze Gloss Textured ETT Graphite Matte Textured LGS Light Gray Gloss Smooth LGT Light Gray Gloss Textured PBS Platinum Silver Gloss Smooth SBT Verde Bronze Matte Textured WHS White Gloss Smooth WHT White Matte Textured Color Finish QC* Custom Color	EDF Extra 2015 Hardpack and Cover EWH Extra Hardhole CDC 3" Coupling CDT 3" Coupling CDW 3" Coupling SNC Skid mode vibration damper LAG Lass Anchor Bolts Notes: 1 Specify yellow hardhole when ordering high mount or steps* (Before Galvanizing) Consult factory for custom color, matte and canister finish options

MOUNTING ORIENTATION — 1 = Denotes handhole location



ACCESSORIES - Order Separately

Catalog Number	Description
HNDXXX	2nd mode vibration damper

4 AREA LIGHT POLE (TYPICAL)
N.T.S.

architectural area lighting

UCL2

ARCHITECTURAL AREA/SITE

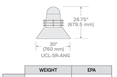
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UNIVERSE®



FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection 10k in parallel, 20k in series
- Upgrade Kits
- Utilizes Strike Optics for precise distributions, maximum fixture spacing and minimal backlight.



	WEIGHT	EPA
UCL2	50 lbs / 22.7 kg	1.38 ft.²

SPECIFICATIONS

CONSTRUCTION
- All housing components are die cast aluminum 360 alloy, sealed with continuous silicone rubber gasket.
- Standard configurations do not require a flat lens, optional lens is tempered glass.
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat.
- Optical bezel finish is match the luminaire housing.

ELECTRICAL
- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 3722.
- Drivers are UL recognized with an inrush current maximum of <250 Amps maximum at 230VAC.
- 100% 1% dimming range. Fixture will be wired for low voltage 0-10V dimming control

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

LED/OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5U distribution. House Side Shield is not available for any distribution using a Diffused Lens



- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS
- Egress adapterized shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/94mm to the overall height. Adapterized shall be prewired, independently installable 350°, and have a cast access cover with an integral lens and bezel.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others
- Egress adapter shall require an auxiliary 120 volt power source to power the optional 90 lumen lamp in the event of emergency. The lamp may be aimed and locked into position with an equipment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS
- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations

WARRANTY
- 5 year warranty

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5 POLE-MOUNTED STREET LIGHT (FIXTURE TYPE G)
N.T.S.

Bosca Wet - Static White | Linear Illumination System

luminii



Features
- 24VDC Class 2 and IP68 Wet Rated fixtures made to order up to 144" Fixtures can be linked up to 1,000 watts per circuit
- Suitable for underground, millwork, direct view, wet, outdoor, architectural recessed lighting and surface mount applications
- Die free even illumination with frosted lens
- High Color Quality options offer premium quality and vibrant colors with K9 values up to 97
- Tunable White options offer best in class output and efficacy with over 4270 lm/ft and up to 66 lm/W
- Proprietary strong barrel solder method handles up to 50 lbs of pull force on wire leads and connectors
- 3 Year warranty



Finish Options [see page 2 for additional information]
- Anodized
- White
- Aged Brass
- Black
- Matte Black
- Polished Gold
- Bronze
- Worn Nickel
- Chrome

IP66 | CE | cULus | JA8

Technical Information

TYPE	High Color Quality			High Efficacy			High Efficacy
	725/0	730/0	727/HO	HE4ALO	HE4ELO	HE4BMO	HE4HVHO
OUTPUT OPTIONS							
Lumens Output (3000K) (Reference: 3000K)	129 lm/ft	209 lm/ft	254 lm/ft	123 lm/ft	174 lm/ft	232 lm/ft	371 lm/ft
Power Consumption Per 6" (watts)	2.8 W/ft	4.6 W/ft	6.0 W/ft	1.9 W/ft	2.8 W/ft	3.3 W/ft	6.5 W/ft
Efficacy	46 lm/W	44 lm/W	42 lm/W	66 lm/W	62 lm/W	70 lm/W	57 lm/W
Max Run Length (Feet)	40 ft	31 ft	22 ft	49 ft	42 ft	33 ft	21 ft
Max Ambient Temperature*	50°C [122°F]			50°C [122°F]			50°C [122°F]

*Max Ambient Temperature is marked 25°C/ 25% Tcase. Exceeding Max Ambient Temperature may result in decreased life. Indent: Consult Technical Support for specific inquiries.

High Color Quality (72)					High Efficacy (HE4ALO/HE4ELO)				
	MacAdam (Reference: 3000K)	730				MacAdam (Reference: 3000K)	CRI		
CCT		CRI	R_9	R_{13}	R_{15}	CCT		R_9	R_{13}	R_{15}
2700K	4	97	94	98	96	2700K	3 to 4	92	90	99	92
3000K	1.00	98	96	99	92	3000K	1.00	92	89	99	92
3500K	1.01	98	96	100	94	3500K	1.01	92	90	100	94
4000K	1.04	97	96	100	92	4000K	1.02	92	88	94	92

Ordering Code

MODEL	LENGTH	OUTPUT	CCT	END	MOUNTING	FINISH	POSITION Trim	POWER 0-10V
Bosca Wet	12" - 144" (Specify in inches)	725/0 Standard 730/0 High 727/HO Max HE4ALO High Eff HE4ELO Very High HE4BMO Very High HE4HVHO Ultra High	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	E-End B-Side	4" Feed Out SC Screw A Adjustable Hinge Mounting	SA Silve Anodized BK Black BZ Bronze WH White MBK Matte Black MWH Worn Nickel AG Aged Brass PB Polished Gold CH Chrome	E-End B-Side S-Side	0 Trim 1 Trim 2 Trim 3 Trim 4 Trim 5 Trim 6 Trim 7 Trim 8 Trim 9 Trim 10 Trim 11 Trim 12 Trim	0 0-10V 1 0-10V Inverse

1 Custom lengths and increments are available, please consult Inside Sales with specific request
2 HE High Efficacy options can be used in pairs with the 24 VDC High Color Quality options can be used to provide a Tunable White option. Please consult Technical Support for specific inquiries and configurations.
3 Use (3) finishes only for base-attached lead time. Custom RAL are available, please consult Inside Sales with specific request
4 Field Clip mount kit need to ordered separately
5 Trim 0 is for flush mounting. Trim 1 is for a "Reveal height of 45°, and Chrome finishes have a maximum Trim height of .75".

7 DECORATIVE POST TOP LIGHT POLE (FIXTURE TYPE M)
N.T.S.

ULI-21240

Light Linear PT 8 Single Head Streetlight

microVos TECHNOLOGY

LIGMAN LIGHTING USA



Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded aluminum alloy with a minimum tensile strength of 30 ksi mechanical strength , most desirable product lines and excellent heat dissipation.

Finishing
A 4 step cleaning and phosphate process that includes: deoxidizing and etching as well as a zinc and nickel phosphate conversion pre-treatment.

Primary Protective Powder Coating
Provided with special injection molded "E for purpose" bag that is electrostatically applied to ensure a uniform film thickness the greatest result profiles and seal-coat years of use and compression.

Thermal Interrupted
Thermal interrupted for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. Thermal interrupted for its durability and Lighter Load in conjunction with the driver, controls, luminaire below critical temperature range to ensure maximum performance and life. Thermal interrupted to ensure that the end is secured per finish.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Bird-Netting
#1 - 60 / 2

Finishing
Finishing products go through an extensive finishing process that includes testing to improve parts adherence.

Paint
Our Standard 4.5Mil thick powder coat paint and baked at 200 Deg C. This process ensures that optimal protection and durability is achieved. Available in custom colors.

Install and Its Natural Finishing
The required by natural weathering in a unique applied decorative powder coating. Our metal decoration process can be applied to any aluminum surface and is recommended for use and ensuring less than 10% loss of atmospheric and mineral.

This patented technology enables the simulation of wood grain, stone, and abstract graphic finishes through the use of advanced powder coating.

The wood grain finish is so realistic that it's almost impossible to distinguish it from the real thing, even to the inspectors. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be scratched off. Additionally, the material is non-toxic.

The Coating Process
After pre-treatment the prepared parts are powder coated with a high-quality polyester powder coating. This coating provides protection against rain, abrasion, impact and ultraviolet rays. It is also resistant to chemicals, solvents and discoloration.

The component is then wrapped with a sheet of non-porous PVC film using a heat activated adhesive (shrink film) in using special high temperature inks.

The process then transfer to vacuum-sealed to the surface for a period of time, during which heat and pressure are applied to cause the resin system on the ink to cross-diffuse across surface of the film and the substrate. The film is then cooled, stripped, and a seal-treated finish on aluminum remains.

Wood grain coating can create beautiful wood looking products of all kinds. The wood grain can be applied to all shapes and sizes of parts. Wood grain can be applied to all shapes and sizes of parts.

Our powder coatings are certified for indoor and outdoor applications and are formulated for a low maintenance durability. These coatings rise to the highest considerable standard of environmental resistance and design innovation.

Label Warning
• Resistance to salt and room, accelerated aging
• Resistance to humidity, accelerated aging
• Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
• Hyper-durable (UV-shield)
• Anti-Fingerprint (Matte)

Hardware
Provided Fixtures is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
Tapped holes are infused with a special anti-seize compound to prevent the screws from seizing and corroding due to direct electrolysis from heat, corrosive atmosphere and moisture.

Crystal Clear Low Iron Glass Lens
Tempered glass lens is made from low-iron crystal clear low-iron glass ensuring no green glass tinge.

Optics & LED
Proprietary optical design provides exceptional light control and precise distribution of light.
LED 5K / 90

Long Maintenance Life
LED 90 L / 90 B (50,000 hours) Fixtures that at least 90% of the LED still achieves 90% of their original flux).

Public realm contemporary column family. Stylish but technically precise area lighting solutions as part of a large flexible family.

Light Linear PT is an elegant minimalistic lighting column that is suitable for both modern and classic architectures. Ideal for creating a consistent lighting scheme throughout a city, town or village. A typical column with integrated head lens houses a range of field interchangeable optically controlled LED's, providing Type 5, III, IV & V distribution options, as well as variations of this for precise light distribution requirements.

An example of this, is using a combination of Type 5 and Type IV distribution optics inside the same fixture. This product range is available in multiple wattage options and as single & double head styles. Customer specific wattages can be provided, contact the factory for more information.

This luminaire complies to Dark Sky requirements.
The sleek and minimalistic shape provides distinctive lighting effects that are complimentary to modern buildings and is ideal for use in pedestrian precincts, building surrounds, shopping centers, squares, parks and parking lots.

This product range is complemented with high performance optics in the bollard and wall mounted luminaires, to provide a consistent lighting scheme throughout the area. Please refer to the ULI-21 information. Poles can be provided with GFCI bases positioned to specific heights specified by the customer. A flat low profile hand hole cover with vandal resistant screws is provided for easy installation.

Internal house side shields are available as an option.
Luminaires can be provided with integrated sensing and dimming electronic drivers as well as a provision to install wireless lighting controls to integrate with building management systems, as well as pole mounted occupancy sensors (contact the factory for more information).Easy access to the luminaire for maintenance purposes. The electronic compartment is separate from the driver so that specific wattage requirements can be achieved. These settings are done at the factory during assembly. (See options on page 2)

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 10° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



8 STREET LIGHT (FIXTURE TYPES TK, TK-1 AND TK-2)
N.T.S.

ANPLighting

Bolt Down Round Aluminum Fluted Poles



Material
Aluminum pole bases and base plates shall be cast from 356 aluminum alloy. Shafts shall be extruded 6061-T6 aluminum. Available in 3", 4" or 5" diameter. Wall thickness 0.125" or 0.188" or 0.250.

Mounting
Four anchor bolts provided are 1¼"x18". Anchor bolts, nuts and washers are hot dipped galvanized steel. Spun aluminum bolt cover provided.

Access
All poles are provided with a hand access opening and cover. Hand hole cover is secured by two stainless steel machine screws. (Tamper-proof screws provided upon request).

Grounding
All poles are provided with an aluminum grounding lug integrated to inner wall of shaft. Shafts prepared to hand hole. Grounding lug is drilled and tapped to accommodate ¼-20 stainless steel machine screw.

Pole Height
Maximum pole height is 16-feet.

Accessories
Banner arms, ladder rests, signage, flag pole holder and GFI receptacles are optional.

Finish
A polyester powder coat high quality finish is electro-statically applied and baked at 420° for exceptional durability and color retention. Products undergo an intensive five-step cleaning and pretreatment process for maximum paint adhesion.
Marine grade finish provides superior salt, humidity, UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

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9 WALL MOUNTED LINEAR FIXTURE (FIXTURE TYPE TJ)
N.T.S.

ANPLighting

Specifications CB1802

Project:
Fixture Type: Quantity:
Customer:

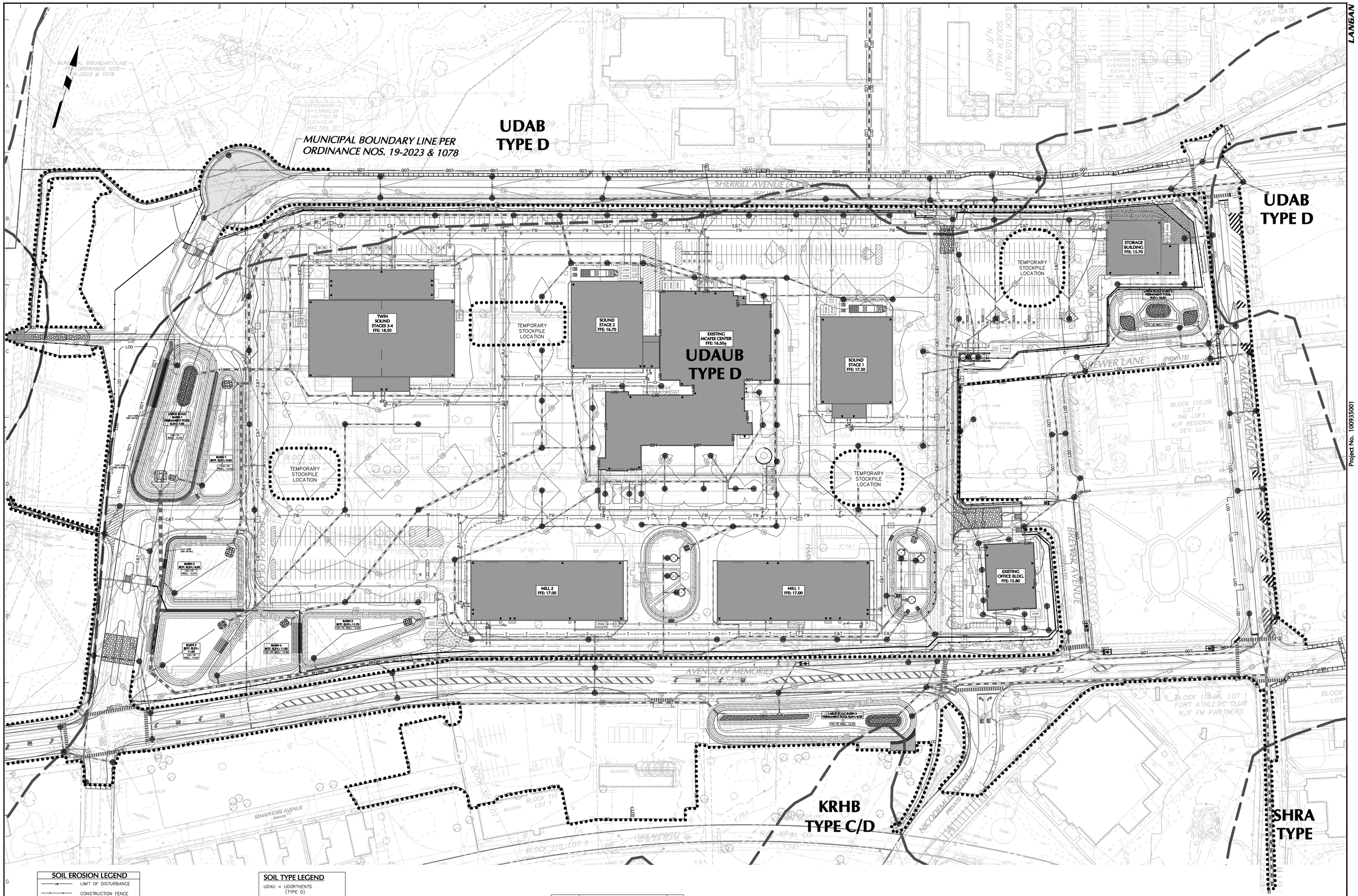


CB1802

Catalog Number					
CB1802	—	—	—	—	—
1	2	3	4	5	6

Additional heights and pole diameters may be available. Contact factory for your specific needs.

1 Smooth Shaft Catalog No.	Round Shaft Catalog No.	2 Pole Diameter	Height	Thickness



SOIL EROSION LEGEND

- LOD — LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE
- SOIL TYPE BOUNDARY
- UDAUB TYPE D — SOIL TYPE

LIMIT OF DISTURBANCE: 2,005,217 SF (46.03 AC)

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

SOIL TYPE LEGEND

UDAU = UDORTHENTS (TYPE D)

UDAUB = UDORTHENTS–URBAN LAND COMPLEX (TYPE D)

KRHB = KRESSON LOAM (TYPE C/D)

SHRA = SHREWSBURY SANDY LOAM (TYPE D)

No.	Description	Date
6	COUNTY RESUBMISSION	03/25/25
5	FMERA RESUBMISSION	03/18/25
4	RESOLUTION COMPLIANCE	03/10/25
3	NJDEP COMMENTS	02/11/25
2	MUNICIPAL RESUBMISSION	10/28/24
1	MUNICIPAL SUBMISSION	6/14/24

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
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NJ LIC. No. 24GE03853800

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL SOIL EROSION PLAN

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CE100
Sheet 78

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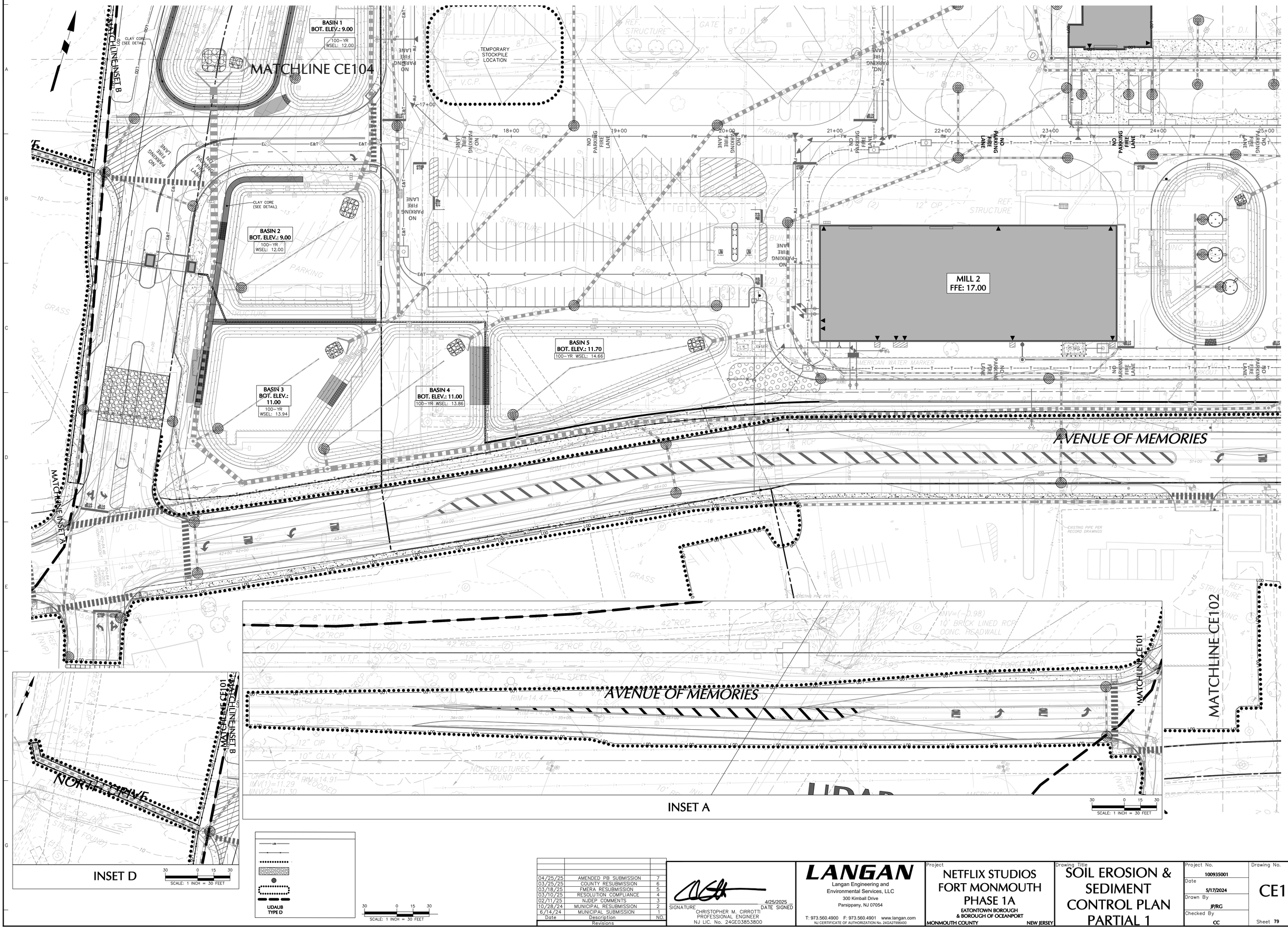
Project No. 100935001



Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 1

Project No.	Drawing No.
100935001	CE101
Date: 5/17/2024	
Drawn By: JP/RG	
Checked By: CC	Sheet 79

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Project No. 100935001
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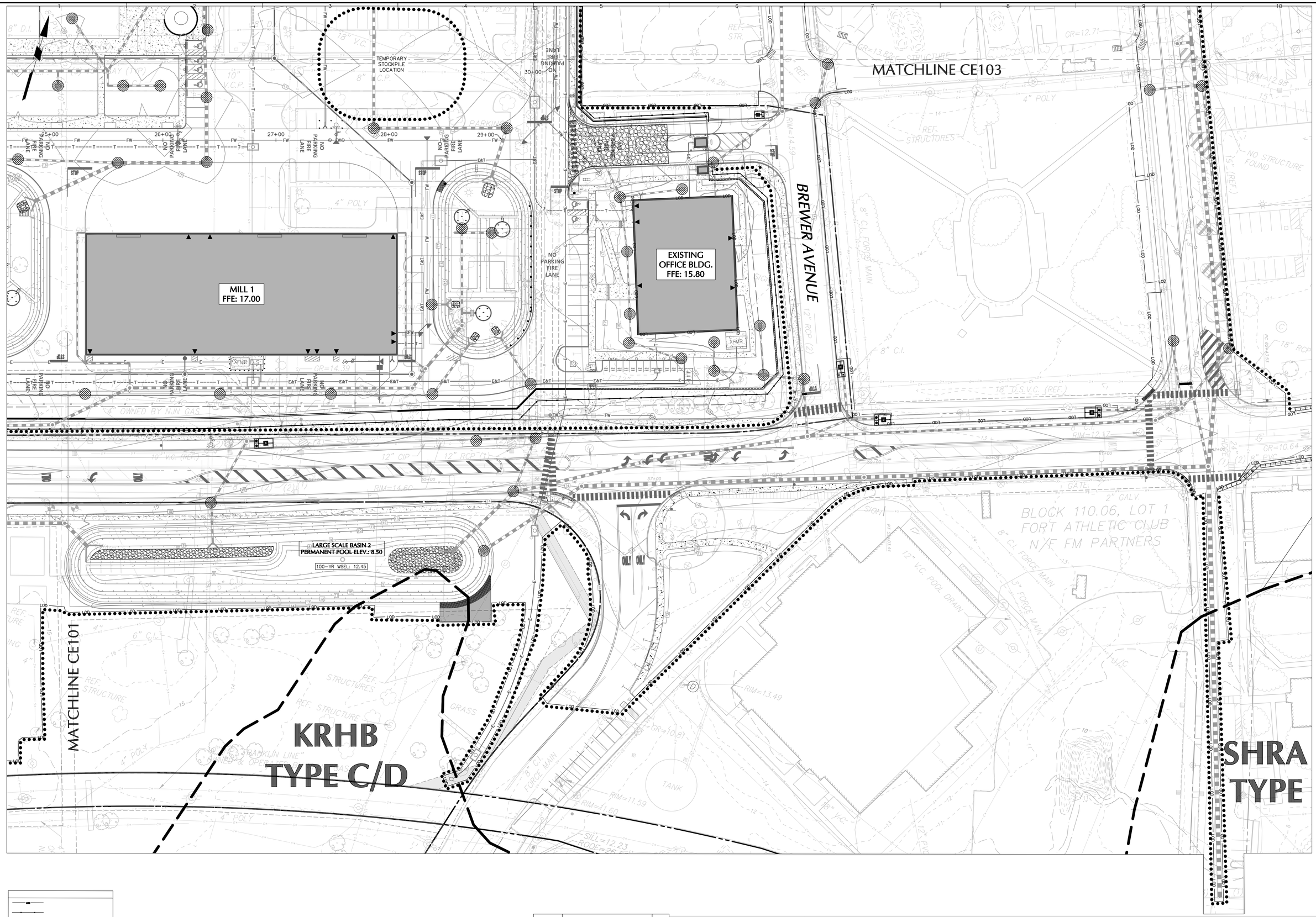

Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CE102
Sheet 80

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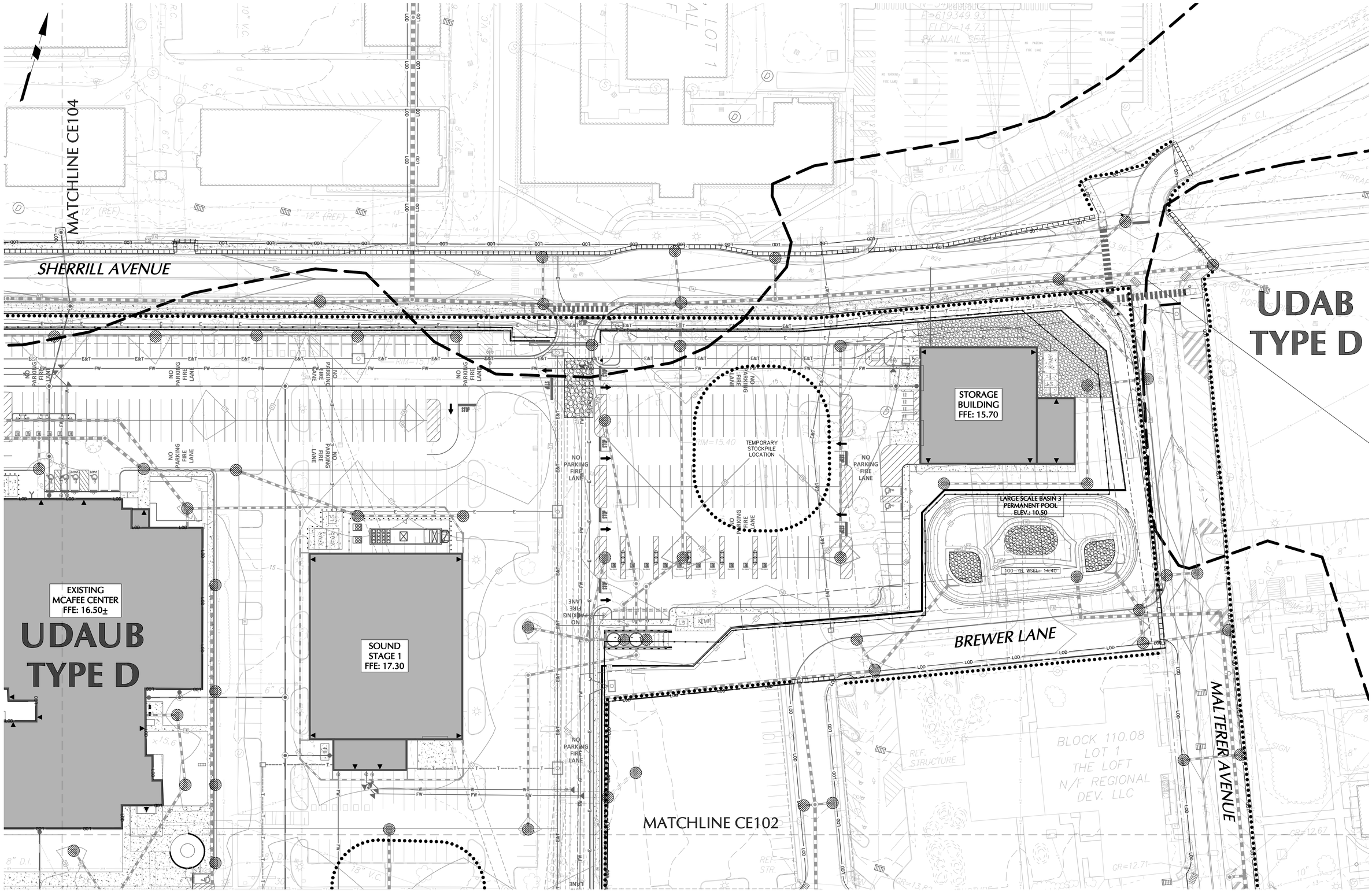

UDAUB TYPE D

SCALE: 1 INCH = 30 FEET

Revisions		
Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 3

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CE103
Sheet	81

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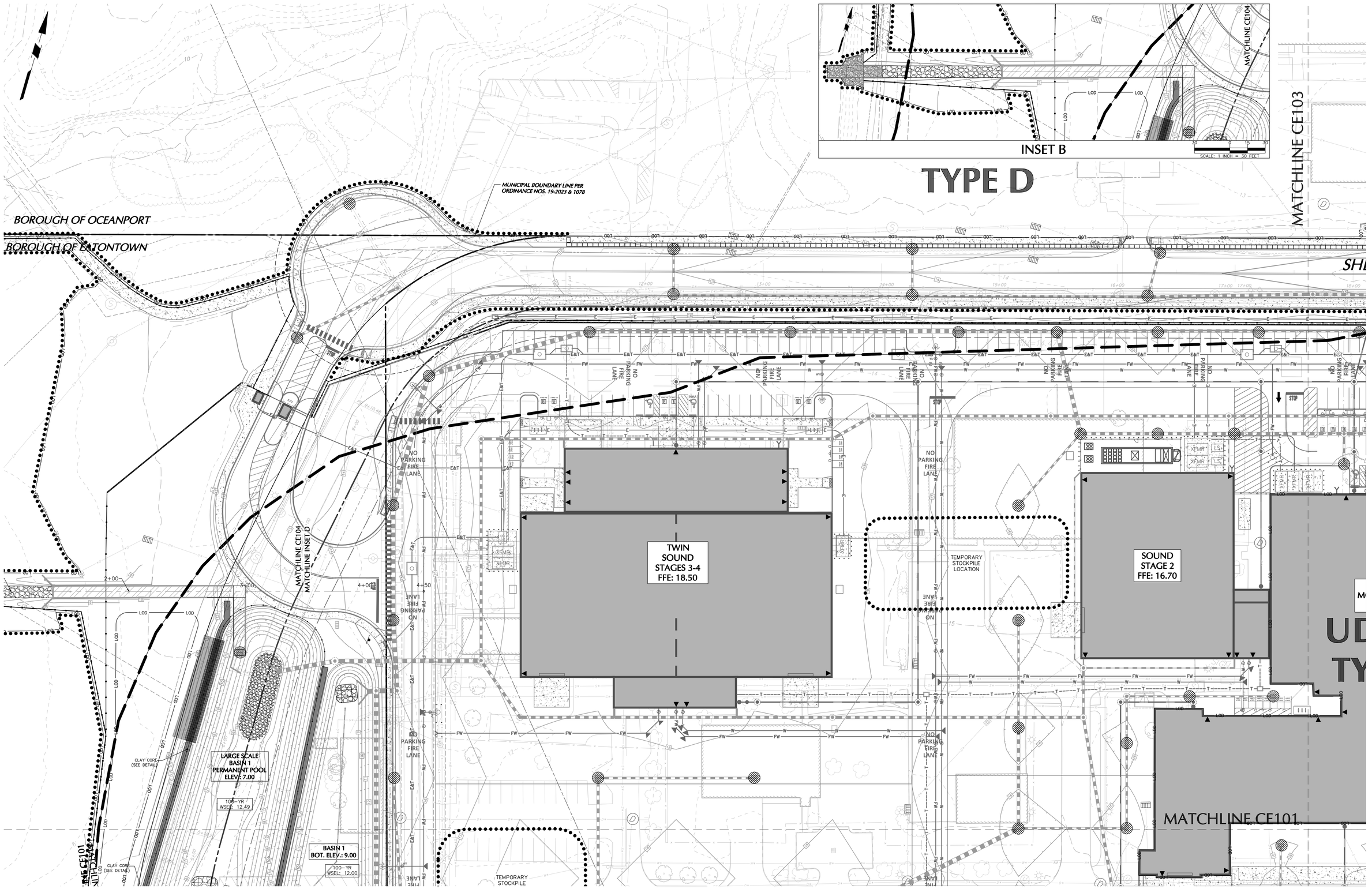
Project No. 100935001



Date	Description	NO.
04/25/25	AMENDED PB SUBMISSION	7
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 4

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CE104
Sheet 82

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SOIL DE-COMPACTION AND TESTING REQUIREMENTS:

A. SOIL COMPACTION TESTING REQUIREMENTS

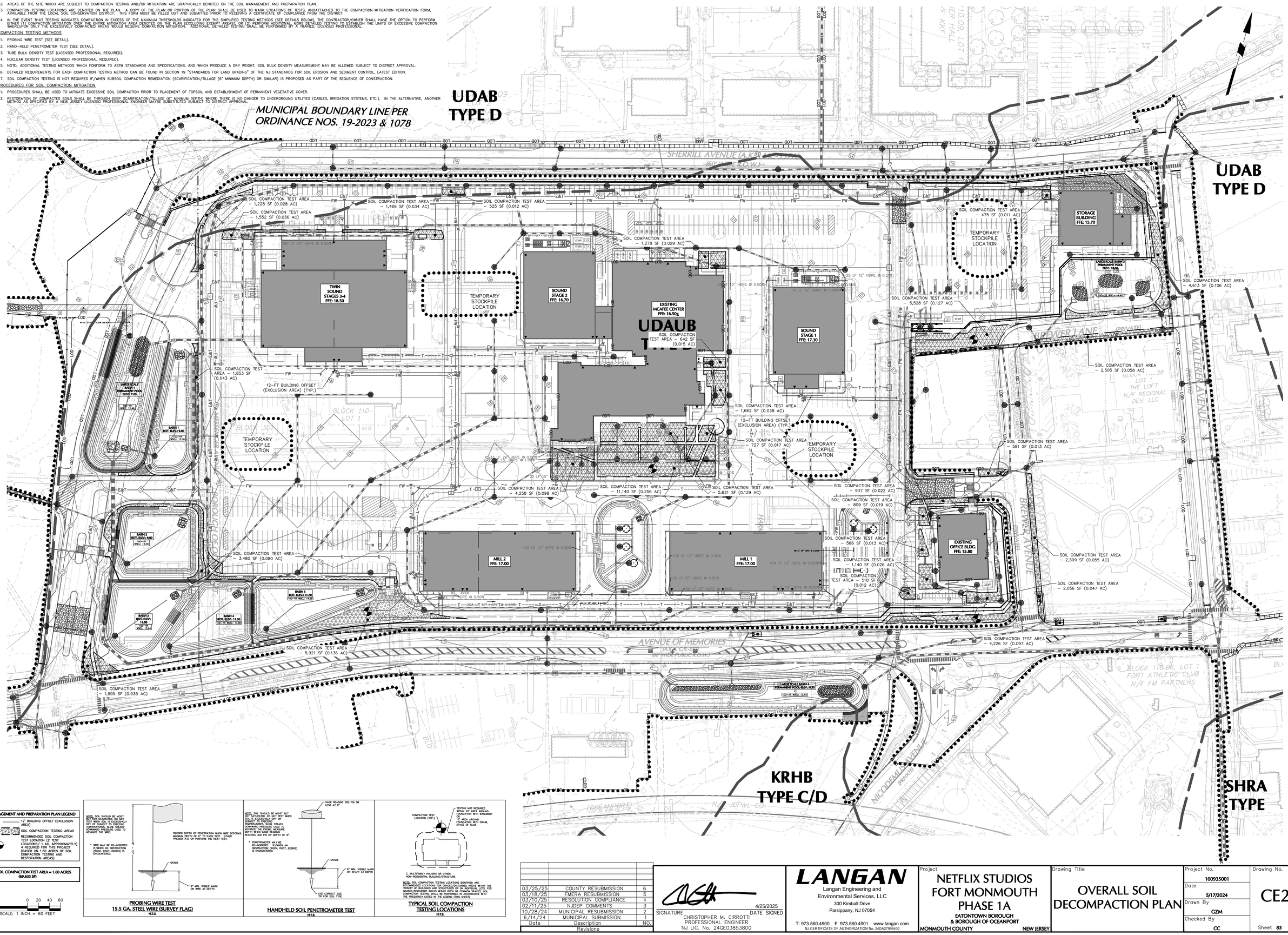
1. SUBGRADE SOILS PRIOR TO THE APPLICATION OF TOPSOIL (SEE PERMANANET SEEDING AND STABILIZATION NOTES FOR TOPSOIL REQUIREMENTS) SHALL BE FREE OF EXCESSIVE COMPACTION TO A DEPTH OF 6.0 INCHES TO ENHANCE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
2. AREAS OF THE SITE WHICH ARE SUBJECT TO COMPACTION TESTING AND/OR MITIGATION ARE GRAPHICALLY DENOTED ON THE SOIL MANAGEMENT AND PREPARATION PLAN.
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 COMPACTION MITIGATION VERIFICATION FORM, AVAILABLE FROM THE LOCAL SOIL CONSERVATION DISTRICT. 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.

B. COMPACTION TESTING METHODS

1. PROBING WIRE TEST (SEE DETAIL).
2. HAND-HELD PENETROMETER TEST (SEE DETAIL).
3. TUBE BULK DENSITY TEST (LICENSED PROFESSIONAL REQUIRED).
4. NUCLEAR DENSITY TEST (LICENSED PROFESSIONAL REQUIRED).
5. NOTE: ADDITIONAL TESTING METHODS WHICH FOWFORM TO ASTM STANDARDS AND SPECIFICATIONS, AND WHICH PRODUCE A DRY WEIGHT, SOIL BULK DENSITY MEASUREMENT MAY BE ALLOWED SUBJECT TO DISTRICT APPROVAL.
6. DETAILED REQUIREMENTS FOR EACH COMPACTION TESTING METHOD CAN BE FOUND IN SECTION 19 "STANDARDS FOR LAND GRADING" OF THE NJ STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
7. 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.

C. PROCEDURES FOR SOIL COMPACTION MITIGATION

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 MAYBE SUBSTITUTED SUBJECT TO DISTRICT APPROVAL.



SOIL MANAGEMENT AND PREPARATION PLAN LEGEND

- 12' BUILDING OFFSET (EXCLUSION AREA)
- SOIL COMPACTION TESTING AREAS
- RECOMMENDED SOIL COMPACTION TEST LOCATION (2 TEST LOCATIONS/1 AC, APPROXIMATELY) 4 REQUIRED FOR THIS PROJECT (BASED ON 1.60 ACRES OF SOIL COMPACTION TESTING AND RESTORATION AREAS)

TOTAL SOIL COMPACTION TEST AREA = 1.60 ACRES (69,633 SF)

60 0 20 40 60
SCALE: 1 INCH = 60 FEET

PROBING WIRE TEST
15.5 GA. STEEL WIRE (SURVEY FLAG)
N.T.S.

HANDHELD SOIL PENETROMETER TEST
N.T.S.

TYPICAL SOIL COMPACTION TESTING LOCATIONS
N.T.S.

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL SOIL DECOMPACTION PLAN

Project No.	Drawing No.
100935001	CE201
Date: 5/17/2024	
Drawn By: GZM	
Checked By: CC	Sheet 83

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Project No. 100935001

FREEHOLD SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE FREEHOLD SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.
4. N.J.S.A 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.
5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 ½ TONS PER ACRE, ACCORDING TO THE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.
7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS HERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.
9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY.
10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.
11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.
13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.
16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.
17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.
18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES

STABILIZATION WITH MULCH ONLY

NON-GROWING STABILIZATION MEASURES SHALL BE USED WHERE THE SEASON & OTHER CONDITIONS MAY NOT BE SUITABLE FOR GROWING AN EROSION RESISTANT COVER OR WHERE STABILIZATION IS NEEDED FOR A SHORT PERIOD UNTIL MORE SUITABLE PROTECTION CAN BE APPLIED. THE FOLLOWING SCHEDULE SHALL BE USED FOR STABILIZATION MULCH:

1. SITE PREPARATION
   - A. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE "SOIL EROSION AND SEDIMENT CONTROL PLAN," DRAWING CE-101 AND AS DETAILED ON DRAWING CE-602.
2. PROTECTIVE MATERIALS
   - A. APPLY UNROTTED SMALL-GRAIN STRAW, OR SALT HAY UNIFORMLY AT A RATE OF 90 TO 115 LBS/1,000 SF (2.0 TO 2.5 TONS/ACRE) AND ANCHOR WITH A MULCH ANCHORING TOOL.
3. MULCH ANCHORING
   - A. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. DRIVE 8" TO 10" WOODEN PEGS TO WITHIN 2" TO 3" OF THE SOIL SURFACE EVERY 4' IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

STABILIZATION WITH MULCH

FREEHOLD
SOIL CONSERVATION DISTRICT
4000 KOZLOSKI ROAD
FREEHOLD, NJ 07728

PHONE: (732) 683-8500
FAX: (732) 683-9140
INFO@FREEHOLDSCD.ORG

CONTRACTOR MUST NOTIFY DISTRICT 48-HOURS PRIOR TO START OF CONSTRUCTION.

SOIL EROSION CONTACT

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION

PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY." THE FOLLOWING SEEDING SCHEDULE SHOULD BE USED FOR PERMANENT STABILIZATION:

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING.
   - B. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH STANDARD FOR LAND GRADING.
   - C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. APPLY TOPSOIL IN A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75%. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   - D. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE "SOIL EROSION AND SEDIMENT CONTROL PLAN," DRAWING CE-101 AND AS DETAILED ON DRAWING CE-602.
2. SEEDBED PREPARATION
   - A. UNIFORMLY APPLY GROUND LIMESTONE AND FERTILIZER TO TOPSOIL WHICH HAS BEEN SPREAD AND FIRMED, ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 LBS PER ACRE OR 11 LBS/1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE AND INCORPORATED INTO THE SURFACE 4 INCHES. IF FERTILIZER IS NOT INCORPORATED, APPLY ONE-HALF THE RATE DESCRIBED ABOVE DURING SEEDBED PREPARATION AND REPEAT ANOTHER ONE-HALF THE RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4" WITH A DISC, SPRING-TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   - C. HIGH ACID-PRODUCING SOIL - SOILS HAVING A pH OF 4 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH MINIMUM OF 12 INCHES OF SOIL HAVING A pH OF 5 OR MORE BEFORE INITIATING SEEDBED PREPARATION. SEE STANDARD FOR MANAGEMENT OF HIGH ACID-PRODUCING SOIL.
3. SEEDING
   - A. SEED GERMINATION SHALL HAVE BEEN TESTED WITHIN 12 MONTHS OF THE PLANTING DATE. NO SEED SHALL BE ACCEPTED WITH A GERMINATION TEST DATE MORE THAN 12 MONTHS OLD UNLESS RETESTED.
   - B. APPLY 70% TURF TYPE TALL FESCUE, 20% PERENNIAL RYEGRASS, AND 10% KENTUCKY BLUE GRASS. SEED AT A RATE OF 2,000 LBS/ACRE. OPTIMAL PLANTING TIME OCCURS BETWEEN AUGUST 15 AND OCTOBER 15. ACCEPTABLE PLANTING TIME IS BETWEEN MARCH 1 AND APRIL 30 OR BETWEEN MAY 1 THROUGH AUGUST 14.
   - C. SEEDING RATE SPECIFIED IS REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH A SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.
   - D. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4" TO 1/2", BY RAKING OR DRAGGING.
   - E. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL.
   - F. AFTER SEEDING, FIRM THE SOIL WITH A CORRUGATED ROLLER TO ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE.
   - G. WET SEED MIX (IF REQUIRED): APPLY DEERTONGUE AT A RATE OF 0.45 LBS/1,000 SF (20 LBS/ACRE); REDTOP AT A RATE OF 0.05 LBS/1,000 SF (2 LBS/ACRE), WILD RYE (ELYMUS) AT A RATE OF 0.35 LBS/1,000 SF (15 LBS/ACRE), AND SWITCHGRASS AT A RATE OF 0.60 LBS/1,000 SF (25 LBS/ACRE) TO A DEPTH OF 2" AS PER TABLES 4-2 AND 4-3, AND FIGURE 4-1 OF THE STATE SOIL EROSION STANDARDS. PLANT BETWEEN MARCH 1 AND APRIL 30.
4. MULCHING
   - A. MULCHING IS REQUIRED ON ALL SEEDING TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND PROMOTE FASTER AND EARLIER ESTABLISHMENT.
   - B. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY SHALL BE APPLIED AT A RATE OF 70 TO 90 LBS/1,000 SF (1-1/2 TO 2 TONS PER ACRE). MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED DUE TO THE PRESENCE OF WEED SEEDS.
   - C. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED.
   - D. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. DRIVE 8" TO 10" WOODEN PEGS TO WITHIN 2" TO 3" OF THE SOIL SURFACE EVERY 4' IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
5. IRRIGATION
   - A. IF SOIL IS MOISTURE DEFICIENT, AND MULCH IS NOT USED, SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER (A MINIMUM OF 1/4" TWICE A DAY UNTIL VEGETATION IS WELL ESTABLISHED). THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE IN ABNORMALLY DRY OR HOT WEATHER OR ON DROUGHTY SITES.
   - B. COORDINATE IRRIGATION OF SEEDED AREAS WITH PROPERTY OWNER AND MAINTENANCE PERSONNEL.
6. TOPDRESSING
   - A. SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) IS PRESCRIBED IN 2.A. ABOVE, NO FOLLOW-UP OF TOPDRESSING IS MANDATORY. AN EXCEPTION MAY BE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOPDRESS WITH 10-10-10 OR EQUIVALENT AT 7 LBS/1,000 SF (300 LBS/ACRE) EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.
7. ESTABLISHING PERMANENT VEGETATIVE STABILIZATION
   - A. THE QUALITY OF THE PERMANENT VEGETATION RESTS WITH THE CONTRACTOR. THE TIMING OF SEEDING, PREPARING THE SEEDBED, APPLYING NUTRIENTS, MULCH AND OTHER MANAGEMENT ARE ESSENTIAL. THE SEED APPLICATION RATES IN TABLE 4-3 ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN APPLICATION RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO REQUESTING A REPORT OF COMPLIANCE FROM THE DISTRICT. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVER (OF THE SEEDED SPECIES) AND MOWED ONCE. NOTE THIS DESIGNATION OF MOWED ONCE DOES NOT GUARANTEE THE PERMANENCY OF THE TURF SHOULD OTHER MAINTENANCE FACTORS BE NEGLECTED OR OTHERWISE MISMANAGED

PERMANENT SEED MIX

STANDARD FOR DUST CONTROL

DUST CONTROL MEASURES SHALL BE USED TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCE ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS, AND IMPROVE TRAFFIC SAFETY. ONE OR MORE OF THE FOLLOWING METHODS MAY BE USED FOR DUST CONTROL:

1. MULCH
   - A. SEE SPECIFICATIONS, THIS SHEET.
2. VEGETATIVE COVER
   - A. SEE SPECIFICATIONS, THIS SHEET.
3. SPRAY-ON ADHESIVES
   - A. ANIONIC ASPHALT EMULSION, DILUTED WITH WATER AT 7:1, COARSE SPRAY, APPLY AT A RATE OF 1200 GALLONS/ACRE.
   - B. LATEX EMULSION, DILUTED WITH WATER AT 12.5:1, FINE SPRAY, APPLY AT A RATE OF 235 GALLONS/ACRE.
   - C. RESIN IN WATER. DILUTED WITH WATER AT 4:1, FINE SPRAY, APPLY AT A RATE OF 300 GALLONS/ACRE
   - D. POLYACRYLAMIDE (PAM) SPRAY ON OR DRY SPREAD - APPLY PER MANUFACTURER'S INSTRUCTIONS.
   - E. ACIDULATED SOY BEAN SOAP STICK, DO NOT DILUTE, COARSE SPRAY, APPLY AT A RATE OF 1200 GALLONS/ACRE.
4. TILLAGE
   - A. ROUGHEN THE SURFACE TO BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING BEGINS. BEGIN PLOWING ON THE WINDWARD SIDE OF THE SITE. USE CHISEL-TYPE PLOWS SPACED APPROXIMATELY 12" APART, OR SPRING-TOOTHED HARROWS.
5. SPRINKLING
   - A. SPRINKLE ALL EXPOSED AREAS UNTIL THE SURFACE IS WET.
6. BARRIERS
   - A. SOLID BOARD FENCE, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIALS USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
7. CALCIUM CHLORIDE
   - A. LOOSE, DRY GRANULES OR FLAKES SHALL BE FED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEP SLOPES, OTHER PRACTICES MUST ALSO BE IMPLEMENTED TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
8. STONE
   - A. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR DUST CONTROL

TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION

DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND HAY MULCHED UNTIL PROPER WEATHER EXISTS FOR THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. THE FOLLOWING SCHEDULE SHALL BE USED FOR TEMPORARY STABILIZATION:

1. SITE PREPARATION
   - A. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH STANDARDS FOR LAND GRADING.
   - B. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE "SOIL EROSION AND SEDIMENT CONTROL PLAN," DRAWING CE-101 AND AS DETAILED ON DRAWING CE-502.
   - C. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES.
2. SEEDBED PREPARATION
   - A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. LIMITING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. FERTILIZER SHALL BE APPLIED AT A RATE OF 11 LBS/1,000 SF (500 LBS/ACRE) OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN.
   - B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4" WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLE UNIFORM SEEDBED IS PREPARED.
   - C. INSPECT SEEDBED JUST PRIOR TO SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.
3. SEEDING
   - A. APPLY PERENNIAL RYEGRASS AT A RATE OF 1 LB/1,000 SF (100 LBS/ACRE) TO A DEPTH OF 2" AS PER TABLE 7-2 AND FIGURE 7-1 OF THE STATE SOIL EROSION STANDARDS. PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1. PRIOR TO MARCH 1, STABILIZE WITH MULCH ONLY (SEE SPECIFICATIONS, THIS SHEET).
   - B. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4" TO 1/2", BY RAKING OR DRAGGING.
   - C. HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL.
   - D. AFTER SEEDING, FIRM THE SOIL WITH A CORRUGATED ROLLER TO ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE.
4. MULCHING
   - A. MULCHING IS REQUIRED ON ALL SEEDING TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND PROMOTE FASTER AND EARLIER ESTABLISHMENT.
   - B. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, OR SALT HAY SHALL BE APPLIED AT A RATE OF 70 TO 90 LBS/1,000 SF (1-1/2 TO 2 TONS PER ACRE). MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED DUE TO THE PRESENCE OF WEED SEEDS.
   - C. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE WILL BE COVERED.
   - D. ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. DRIVE 8" TO 10" WOODEN PEGS TO WITHIN 2" TO 3" OF THE SOIL SURFACE EVERY 4' IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

TEMPORARY SEED MIX

PHASE 1 CONSTRUCTION OPERATIONS

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. CONSTRUCTION WILL COMMENCE IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS:

	OPERATION	ANTICIPATED DURATION
1.	NOTIFY SCD IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.	–
2.	PLACE AND MAINTAIN THE SEDIMENT BARRIERS (SILT FENCE, TEMPORARY CONSTRUCTION FENCE, INLET PROTECTION, ETC.) AS SHOWN ON DRAWINGS CE 100, CE 101, CE 102, CE 103, AND CE 104.	4 WEEKS
3.	PERFORM SITE DEMOLITION ACTIVITIES.	5 WEEKS
4.	ALL AREAS NO LONGER UNDER CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.	2 WEEKS
5.	CONSTRUCT ALL STORMWATER MANAGEMENT FACILITIES.	12 WEEKS
6.	INSTALL UNDERGROUND STORM SEWER CONVEYANCE SYSTEM FROM DOWNSTREAM TO UPSTREAM, PER DRAWING CG-101 TO CG 104.	
7.	INSTALL INLET PROTECTION ON THE NEW CONVEYANCE SYSTEM PER DRAWINGS CE-100, CE 101, CE 102, CE 103 AND CE 104.	
8.	PERFORM ROUGH GRADING OPERATIONS.	60 WEEKS
9.	CONSTRUCT BUILDINGS.	6 WEEKS
10.	INSTALL UTILITY CONNECTIONS TO THE BUILDING.	4 WEEKS
11.	FINE GRADE SITE.	4 WEEKS
12.	INSTALL LANDSCAPING AS PER THE DRAWINGS. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE. FINALIZE BASIN CONSTRUCTION.	2 WEEKS
13.	PERFORM ALL REQUIRED SOIL DE-COMPACTION TESTING. ALL AREAS NO LONGER UNDER CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.	AS REQUIRED
14.	REMOVE SEDIMENT FROM BASINS AND STABILIZE AREAS DISTURBED BY SEDIMENT REMOVAL OPERATION. REMOVE SOIL EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF THE SITE.	TOTAL: 99 WEEKS (24± MONTHS)

SEQUENCE OF CONSTRUCTION OPERATIONS

MAINTENANCE OF VEGETATION

MAINTENANCE SHALL 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 FOLLOWING SCHEDULE SHALL BE USED FOR MAINTENANCE OF VEGETATION:

1. THE SITE'S VEGETATED AREAS WILL REQUIRE MEDIUM TO LOW LEVELS OF MAINTENANCE. MOWING IS EXPECTED TO BE INFREQUENT TO PERMIT NATURAL SUCCESSION.
2. INCORPORATION OF ORGANIC MATTER (FOR EXAMPLE, MATURE COMPOST) INTO THE SOIL WILL SUBSTANTIALLY REDUCE THE NEED FOR FERTILIZER AND IRRIGATION INPUTS.
2. FERTILIZER AND LIME SHALL BE APPLIED AS NEEDED TO MAINTAIN A DENSE STANDARD OF DESIRABLE SPECIES. FREQUENTLY MOWED AREAS AND THOSE ON SANDY SOILS WILL REQUIRE MORE FERTILIZATION.
3. LIME REQUIREMENT SHALL BE DETERMINED BY SOIL TESTING EVERY 2 TO 3 YEARS. FERTILIZATION INCREASES THE NEED FOR LIMING.
4. 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 INFESTATION 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.
5. VEGETATION SHALL BE KEPT PEST AND DISEASE FREE.
6. ACCUMULATED DRY VEGETATION SHALL BE REMOVED TO REDUCE THE FIRE HAZARD.
7. 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.

MAINTENANCE OF VEGETATION

1. THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY DO NOT REQUIRE COMPACTION REMEDIATION FOR DISTURBED AREAS WITHIN URBAN REDEVELOPMENT AREAS. THE SITE IS LOCATED IN THE METROPOLITAN PLANNING AREA 1.

COMPACTION REMEDIATION NOTES

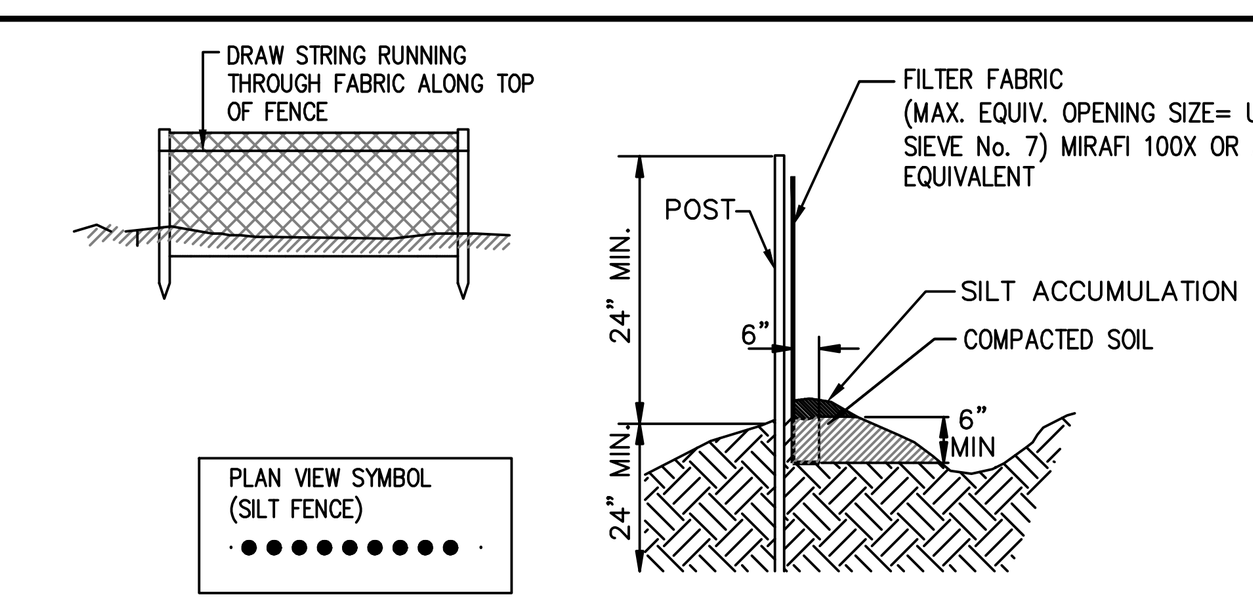
STANDARD FOR TOPSOILING

IMMEDIATELY PRIOR TO TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING. SEE DETAILS.

TOPSOIL SHALL BE USED WHERE SOILS ARE TO BE DISTURBED AND WILL BE REVEGETATED. THE FOLLOWING SCHEDULE SHALL BE USED FOR MAINTENANCE OF VEGETATION:

1. MATERIALS
   - A. TOPSOIL SHOULD BE FRIABLE, LOAMY, FREE OF DEBRIS, OBJECTIONABLE WEEDS AND STONES, AND CONTAIN NO TOXIC SUBSTANCE OR ADVERSE CHEMICAL OR PHYSICAL CONDITION THAT MAY BE HARMFUL TO PLANT GROWTH. SOLUBLE SALTS SHOULD NOT BE EXCESSIVE (CONDUCTIVITY LESS THAN 0.5 MILLIOHMS PER CENTIMETER). MORE THAN 0.5 MILLIOHMS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH.
   - B. TOPSOIL HAULED IN FROM OFFSITE SHOULD HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC CONTENT MAY BE RAISED BY ADDITIVES.
2. STRIPPING AND STOCKPILING
   - A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND/OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPP

LANGAN



REQUIREMENTS FOR SUPER SILT FENCE:

1. "SUPER" SILT FENCE – A METAL FENCE WITH 6 INCH OR SMALLER MESH OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED, FASTENED TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT OF THE GEOTEXTILE FABRIC. POSTS MAY BE SPACED LESS THAN 8 FEET ON CENTER AND MAY BE CONSTRUCTED OF HEAVIER WOOD OR METAL AS NEEDED TO WITHSTAND HEAVIER SEDIMENT LOADING. THIS PRACTICE IS APPROPRIATE WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED. "SUPER" SILT FENCE IS NOT TO BE USED IN PLACE OF PROPERLY DESIGNED DIVERSIONS, WHICH MAY BE NEEDED TO CONTROL SURFACE RUNOFF RATES AND VELOCITIES.

METHOD OF INSTALLATION:

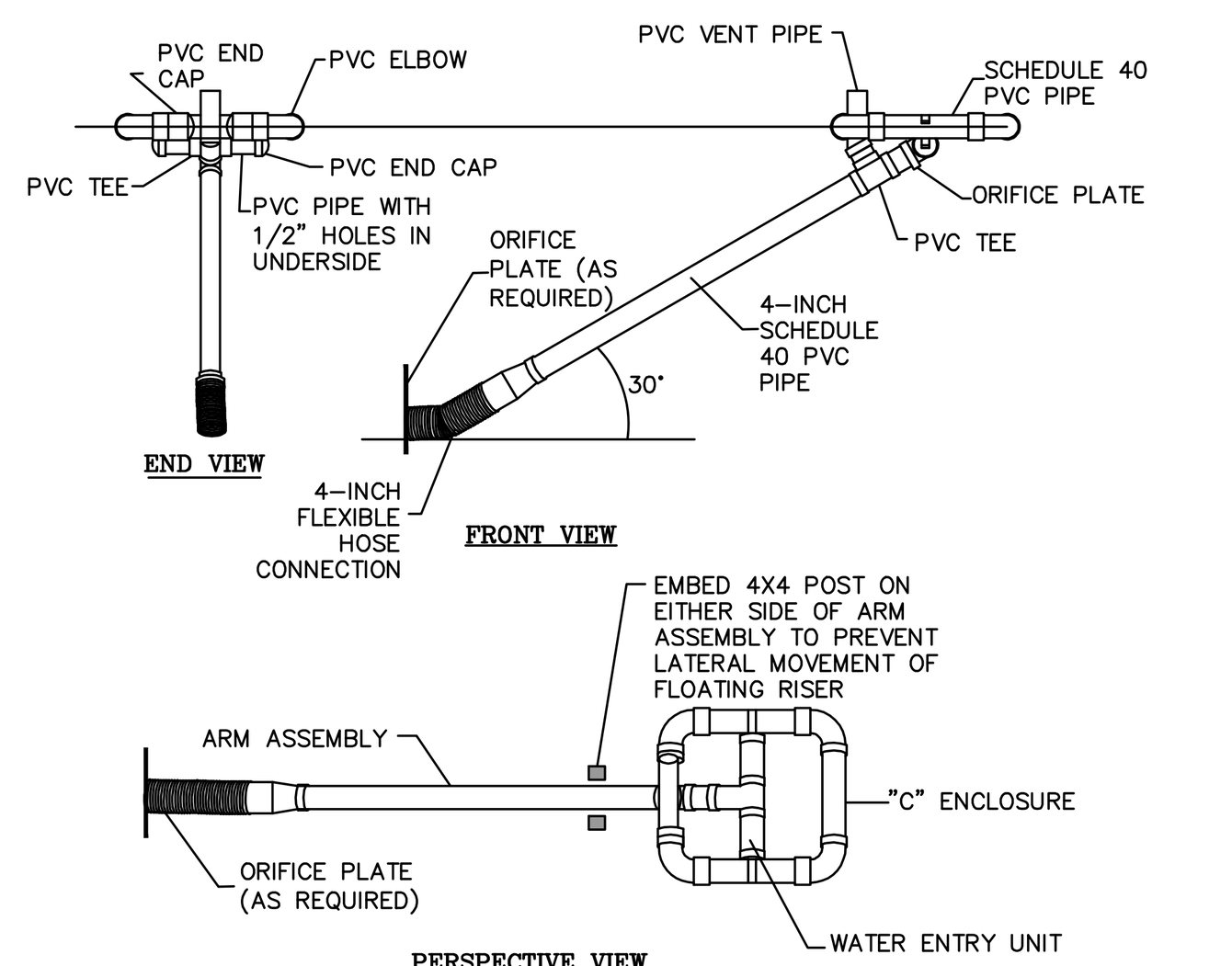
1. CONTRACTOR TO DIG 6" MIN. TRENCH AND LINE TRENCH WITH FILTER FABRIC PRIOR TO BACKFILL.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O.C.
3. ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS. SECURE FABRIC TO POST WITH METAL FASTENER AND REINFORCEMENT MATERIAL PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC.
4. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

MAINTENANCE:

1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF 1/2 THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES, ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

N.T.S.

SILT FENCE



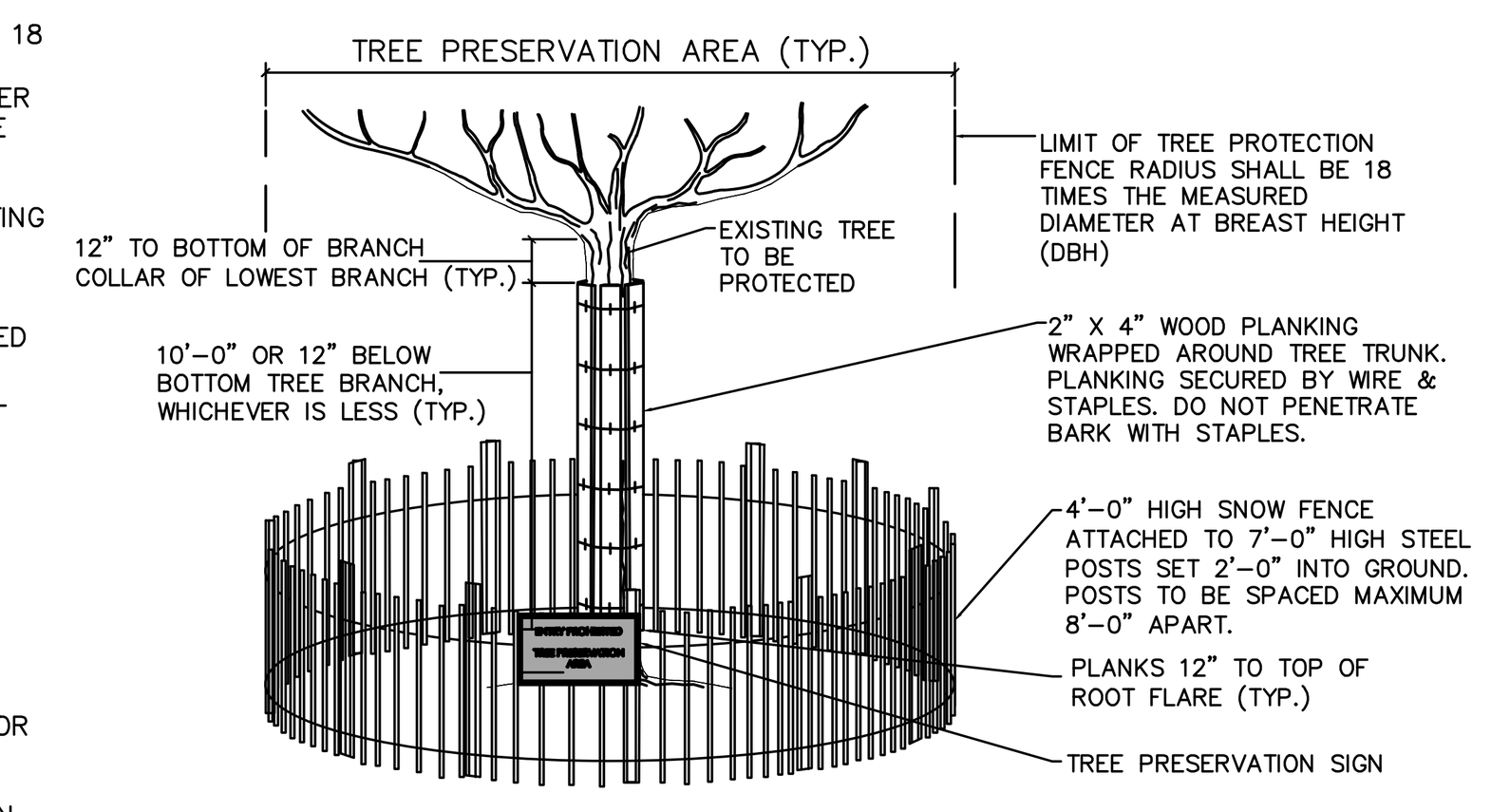
NOTES:
1. THE FLOATING RISER (SKIMMER) SHALL BE CONNECTED TO THE PERMANENT OUTLET CONTROL STRUCTURE USING A WATER TIGHT CONNECTION. AN ORIFICE PLATE SHALL BE PROVIDED TO BLOCK THE REMAINDER OF THE LOW FLOW ORIFICE.

N.T.S.

FLOATING RISER

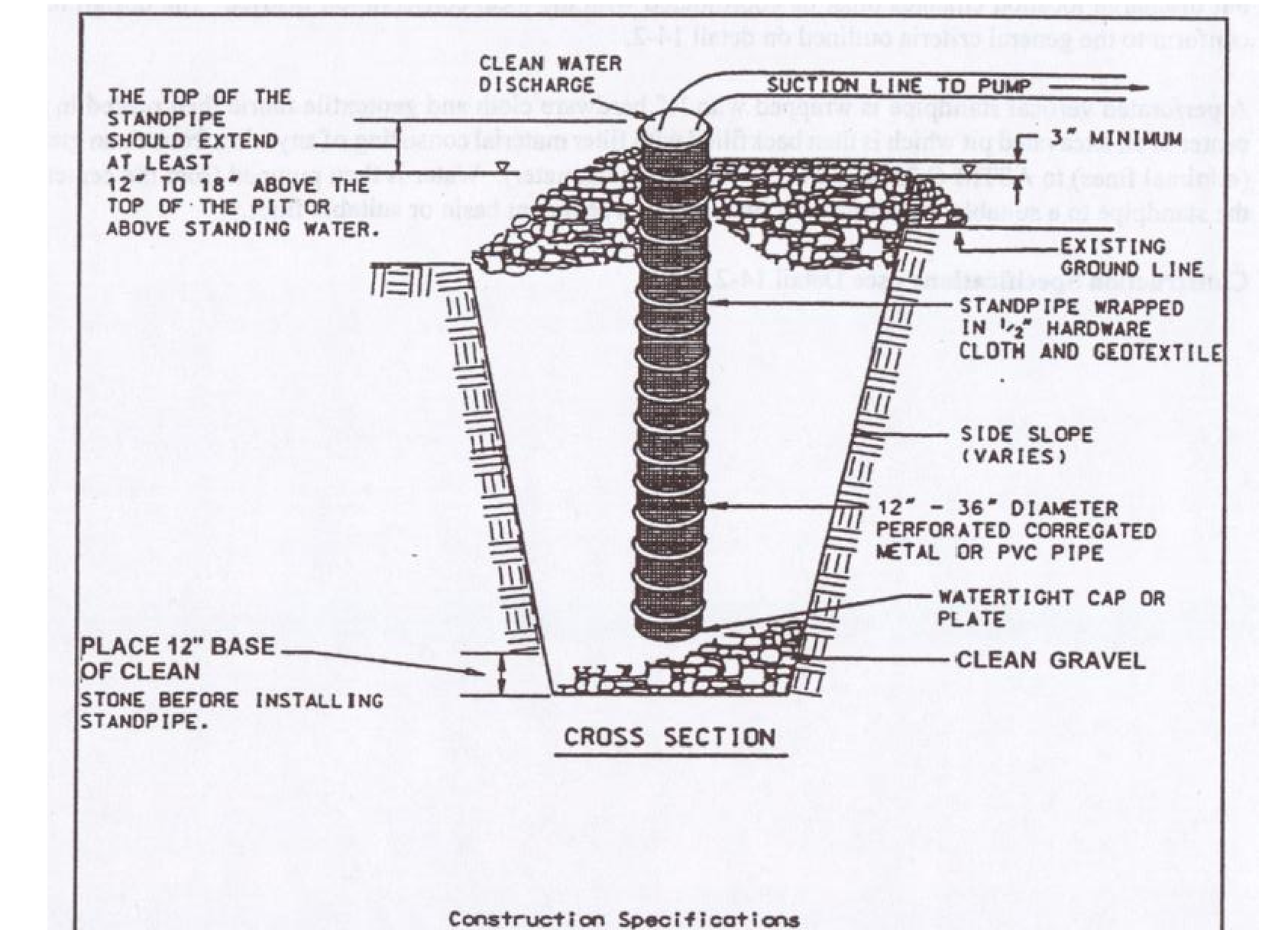
TREE PROTECTION NOTES:

1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER-AT-BREAST-HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANKING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
3. IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
5. DEMOLITION WORK WITHIN THE DRIP-LINE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.



N.T.S.

TREE PROTECTION



Construction Specifications

1. Pit dimensions are variable, with the minimum diameter being 2 times the standpipe diameter.

2. The standpipe should be constructed by perforating a 12" to 24" diameter corrugated or PVC pipe. Then wrapping with 1/2" hardware cloth and Geotextile fabric. The perforations shall be 1/2" x 6" slits or 1" diameter holes.

3. A base of filter material consisting of clean gravel or ASTM C 33 stone should be placed in the pit to a depth of 12". After installing the standpipe, the pit surrounding the standpipe should then be backfilled with the same filter material.

4. The standpipe should extend 12" to 18" above the lip of the pit or the riser crest elevation (basin dewatering only) and the filter material should extend 3" minimum above the anticipated standing water elevation.

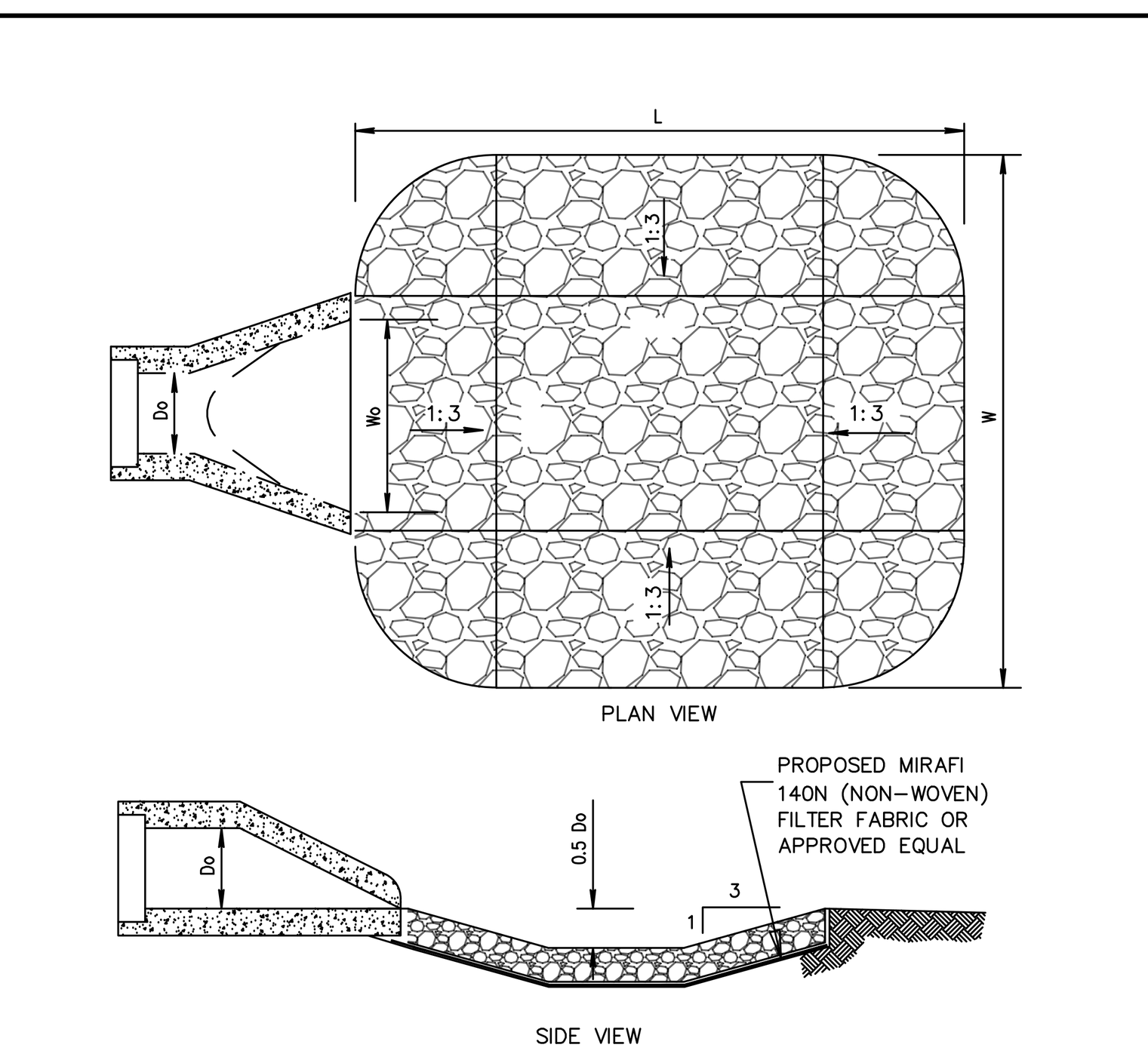
SOURCE: USDA NRCS 1994

NOTE:
ALL CONSTRUCTION DEWATERING TO BE IN CONFORMANCE WITH STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, SIXTH EDITION, SECTION 14 AND APPLICABLE NJDEP PERMITS FOR THE PROJECT.

N.T.S.

NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL DETAIL FOR CONSTRUCTION DEWATERING

STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, SECTION 14, SEVENTH EDITION



	Do	TOTAL L	TOTAL W	BOTTOM L	BOTTOM W	d50	THICKNESS
HW-100	24"ø	12 FT.	10 FT.	6 FT.	4 FT.	3 IN.	6 IN.*
HW-101	36" ø	18 FT.	15 FT.	9 FT.	6 FT.	4 IN.	8 IN.*
HW-102	36" ø	18 FT.	15 FT.	9 FT.	6 FT.	4 IN.	8 IN.*
HW-103	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-104	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-105	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-106	19"X30"	9.48 FT.	9.74 FT.	4.74 FT.	5 FT.	4 IN.	8 IN.*
HW-107	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-108	24"ø	12 FT.	10 FT.	6 FT.	4 FT.	3 IN.	6 IN.*
HW-109	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-110	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-111	43"X68"	21.48 FT.	22.08 FT.	10.74 FT.	11.34 FT.	3 IN.	6 IN.*

* OVER FILTER FABRIC

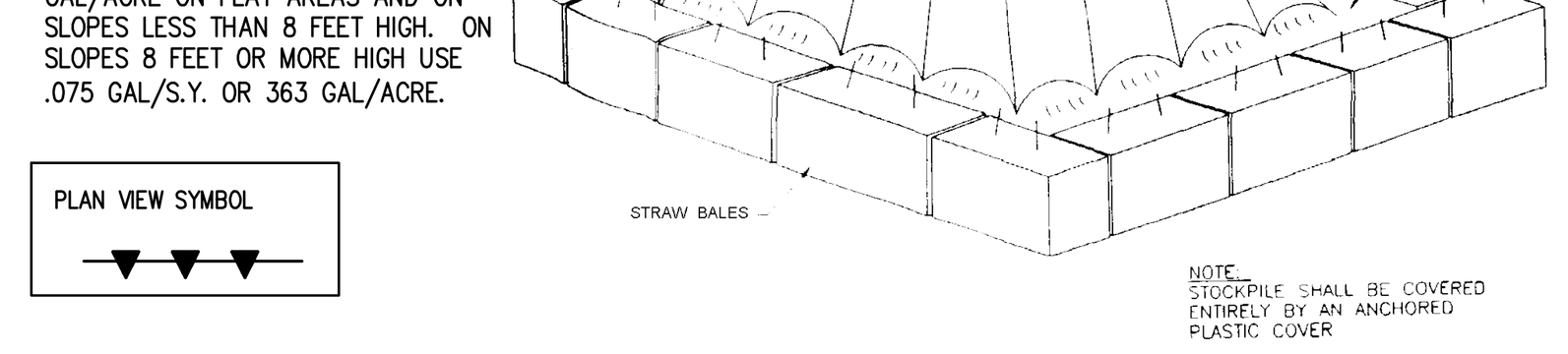
NOTE:
1. THE TOP OF THE SCOUR HOLE SHALL BE AT THE SAME ELEVATION AT THE UP AND DOWNSTREAM ENDS AND THE BOTTOM OF THE SCOUR HOLE SHALL BE AT 0% SLOPE.

N.T.S.

SCOUR HOLE

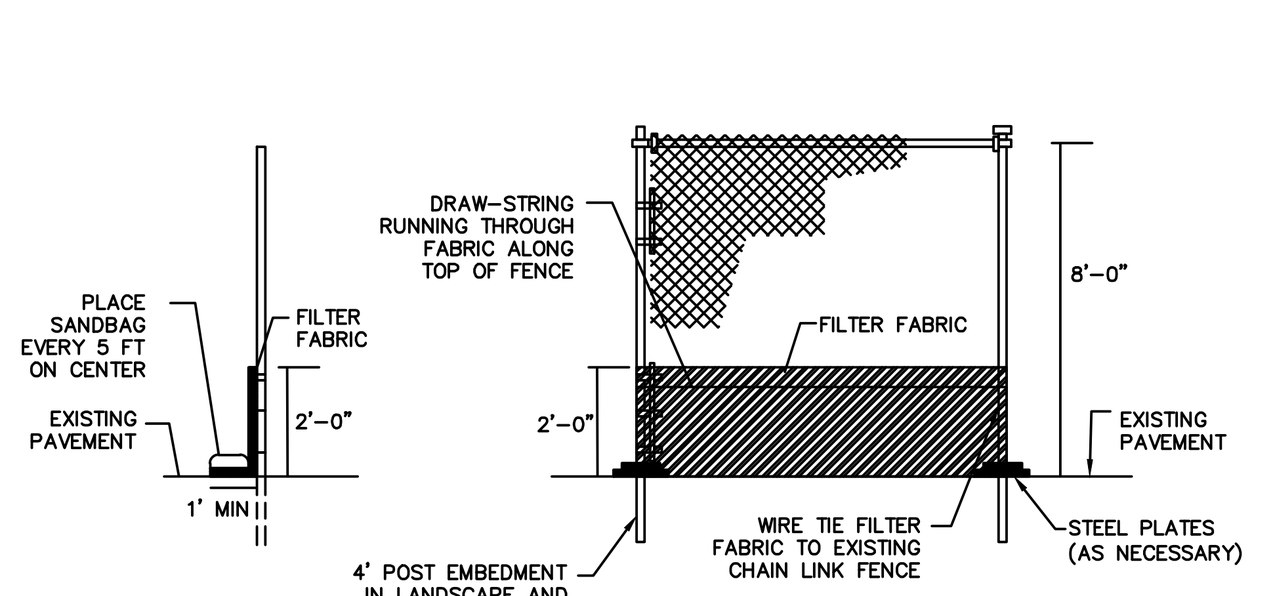
NOTES:

1. DISTURBED AREAS SHALL BE MULCHED WITH STRAW OR HAY IF THE FALL SEEDING PERIOD CANNOT BE SUCCESSFULLY MET.
2. MULCH TO BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE. TACK MATERIAL TO BE CUTBACK ASPHALT-RAPID CURING (RC-70, PC-250 AND RC-800) OR MEDIUM CURING (MC-250 OR MC-800). APPLY 0.4 GAL/S.Y. OR 194 GAL/ACRE ON FLAT AREAS AND ON SLOPES LESS THAN 8 FEET HIGH. ON SLOPES 8 FEET OR MORE HIGH USE .075 GAL/S.Y. OR 363 GAL/ACRE.



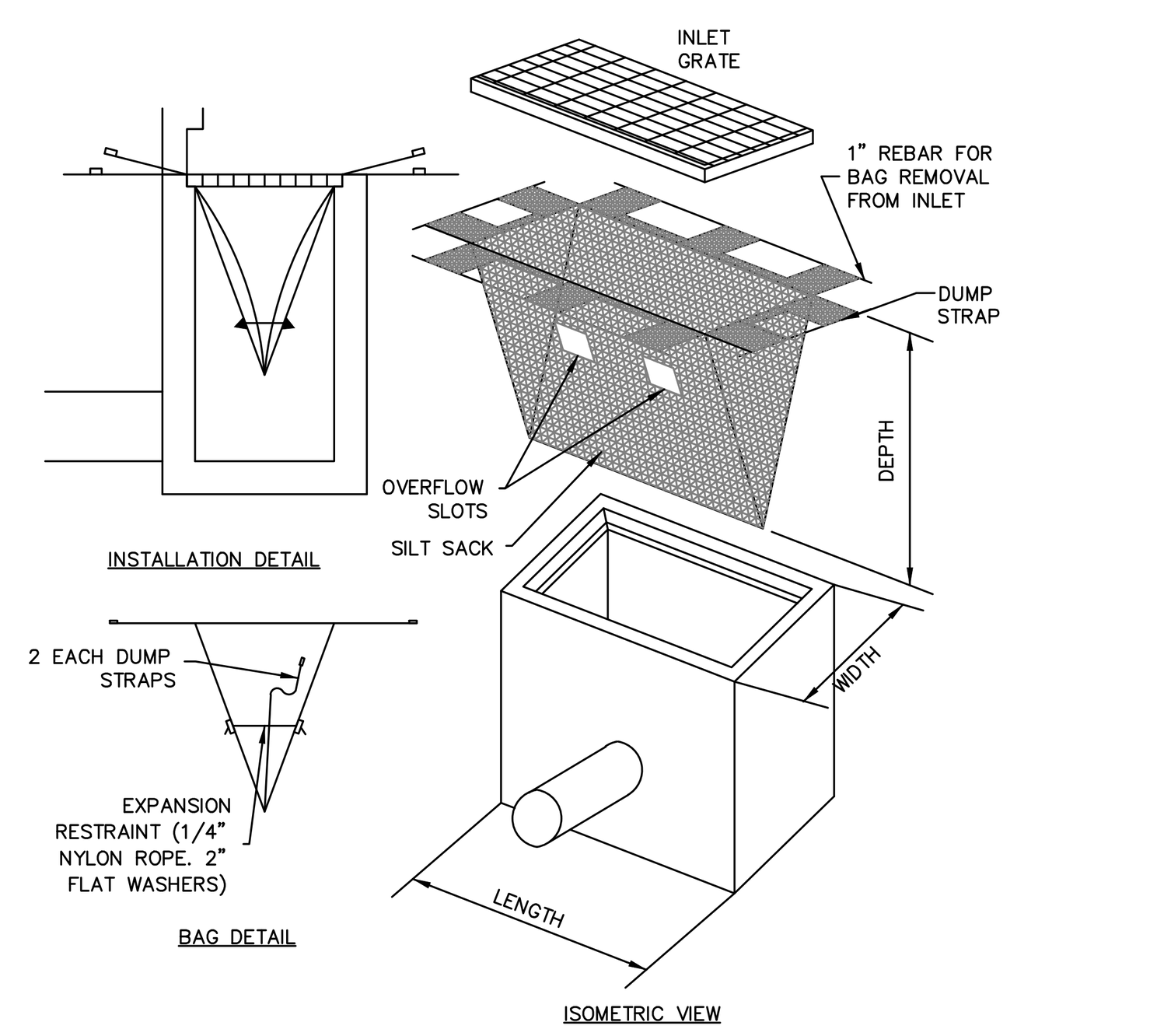
N.T.S.

TEMPORARY SOIL STOCKPILE



N.T.S.

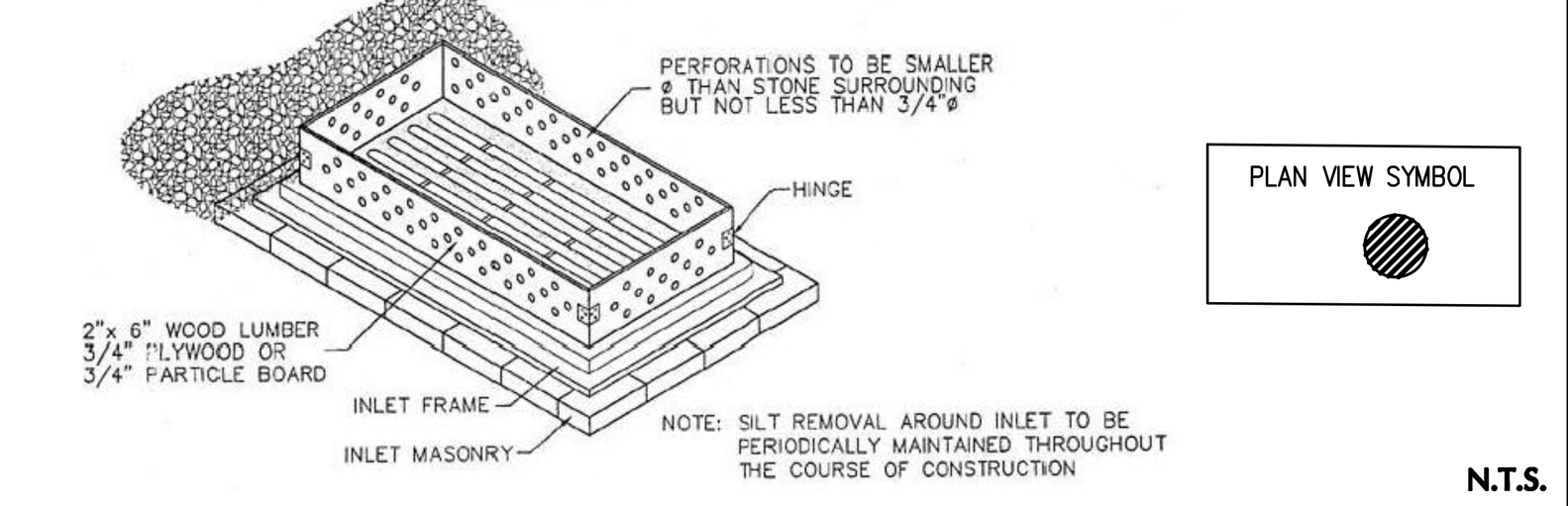
SILT FENCE / CHAIN LINK FENCE (IN PAVEMENT AREAS ONLY)



REQUIREMENTS FOR INLET PROTECTION:
1. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
2. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
3. INSPECTIONS SHALL BE FREQUENT.
4. MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED.
5. THE BARRIER SHALL BE REMOVED WHEN THE AREA DRAINING TOWARD THE INLET HAS BEEN STABILIZED.
6. LENGTH AND WIDTH OF FILTER BAG VARIES ACCORDING TO INLET SIZE.
7. SEDIMENT FILTER BAGS SHALL BE MANUFACTURED BY SILTSACK(REGULAR OR FLOW MODEL) OR APPROVED EQUAL.
8. SEDIMENT FILTER BAGS ARE FOR USE WITHIN ALL INLETS THAT ARE IN PAVED AREA BUT ARE NOT ADJACENT TO CURBING.
9. OVERFLOW HOLES ARE REQUIRED A MINIMUM OF 1 FOOT ABOVE THE BOTTOM OF THE BAG.

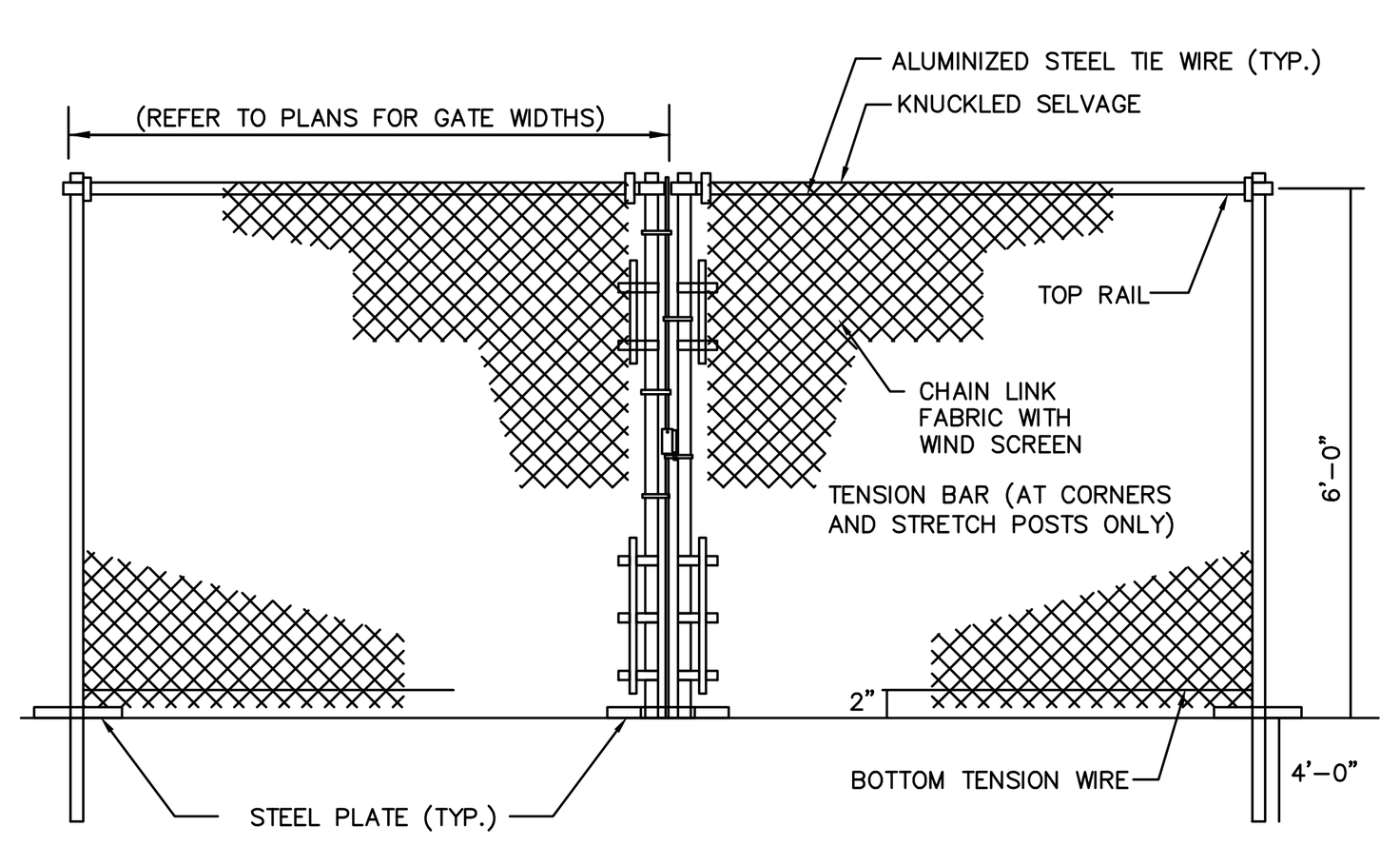
N.T.S.

INLET PROTECTION



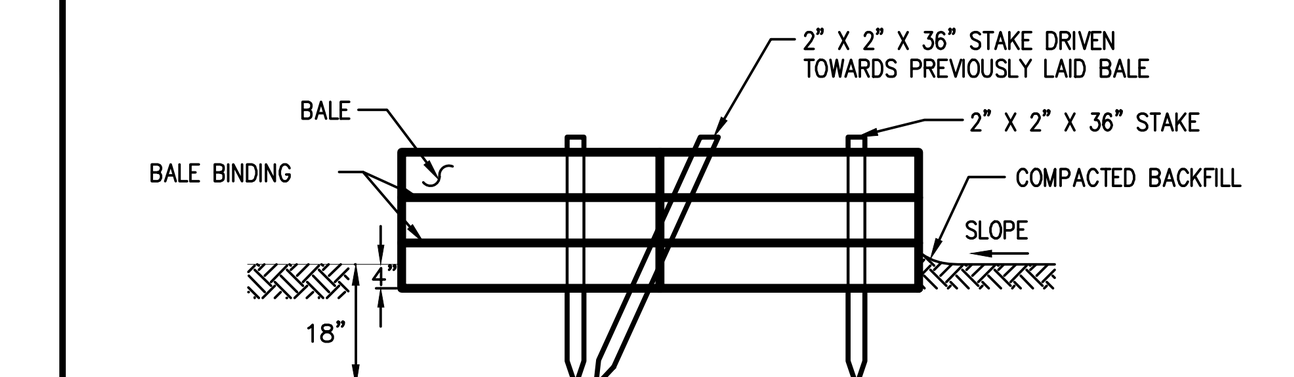
N.T.S.

FLAT GRATE INLET FILTER PROTECTION



N.T.S.

CONSTRUCTION GATE



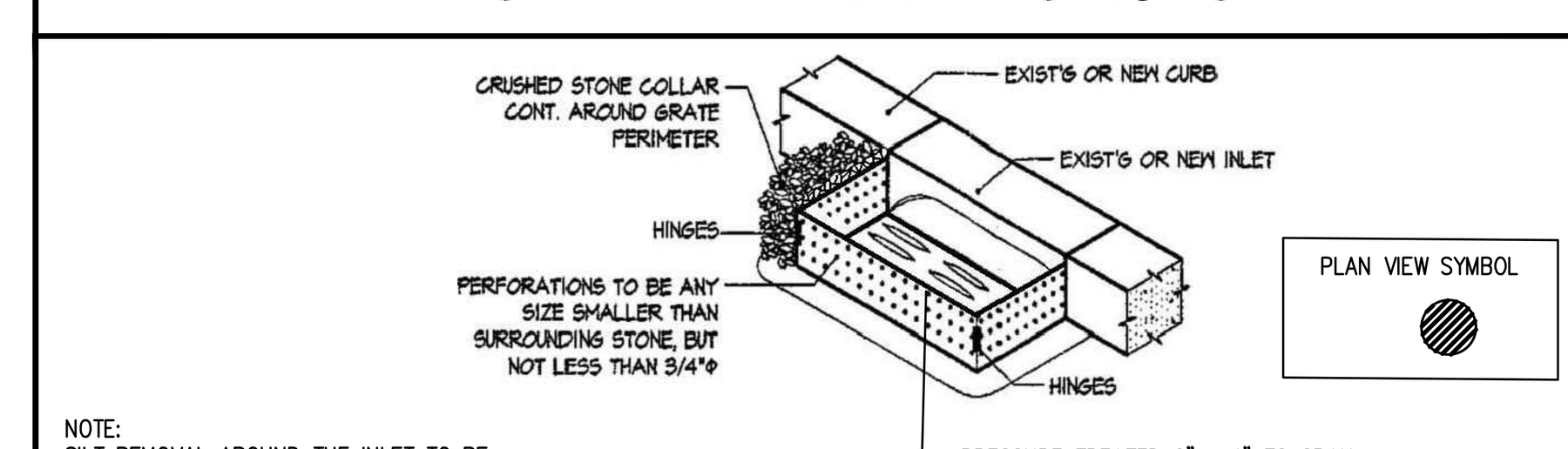
NOTES:

1. STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS.
2. STRAW BALE BARRIERS MUST BE PLACED AT LEVEL GRADES. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45° TO MAINTAIN BARRIER ALIGNMENT.
3. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.
4. ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.
5. BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO STAKES OR RE-BARS DRIVEN THROUGH EACH BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
6. ALL BALES SHALL BE SECURELY TIRED AND STAKED ON THE CONTOUR.

MAINTENANCE:
INSPECT ONCE EVERY WEEK OR AFTER EVERY STORM EVENT. HAYBALE BARRIERS WILL BE REMOVED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW HAYBALE BARRIERS MUST BE USED TO REBUILD THE BARRIER.

N.T.S.

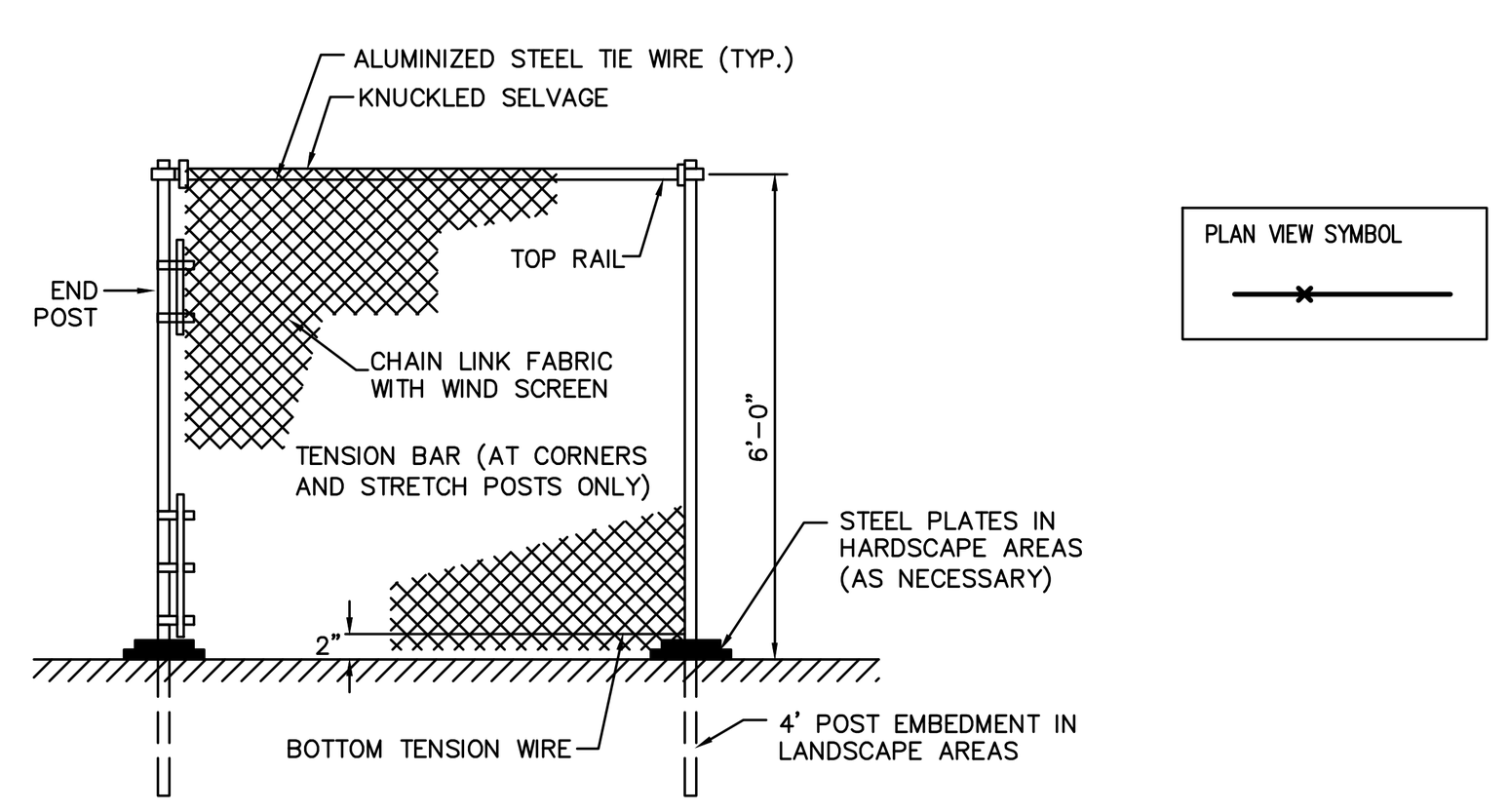
STRAW BALE BARRIERS



NOTE:
SILT REMOVAL AROUND THE INLET TO BE PERIODICALLY MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION.

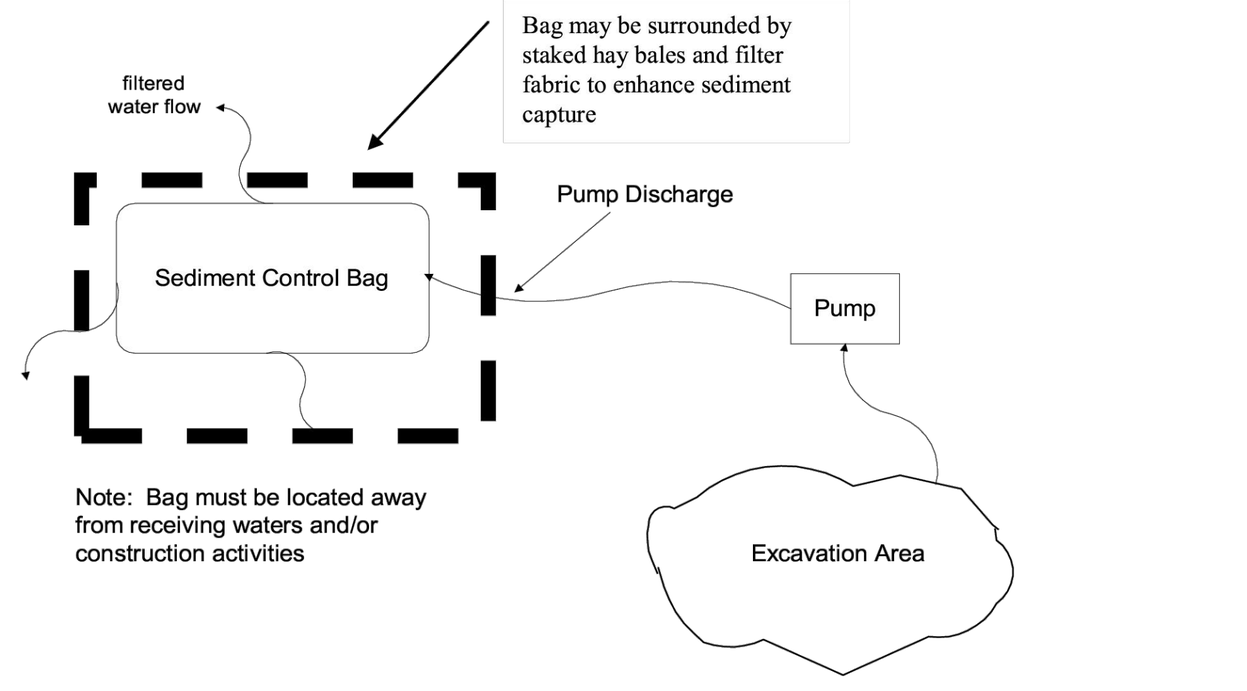
N.T.S.

CURB INLET PROTECTION



N.T.S.

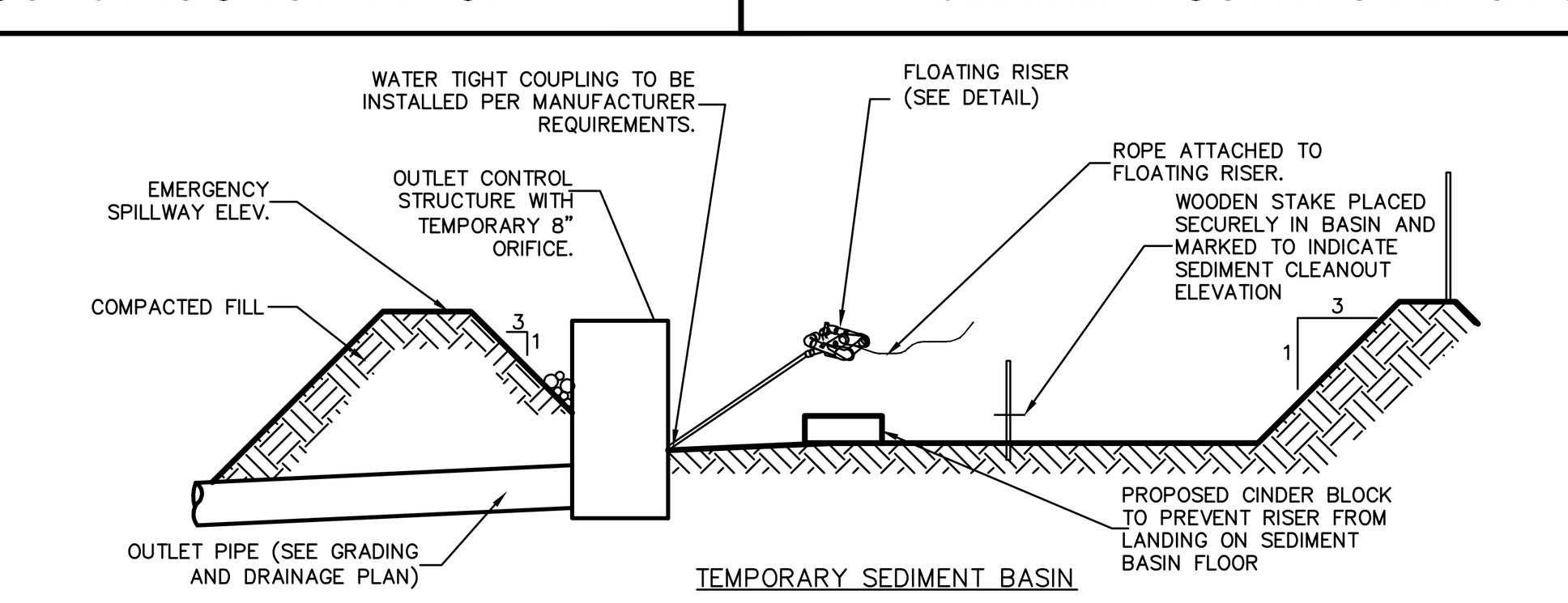
6-FT TEMPORARY CONSTRUCTION FENCE



Bags must be disposed of according to manufacturer's instructions. Bags may not be reused.

N.T.S.

SEDIMENT CONTROL BAG FOR DEWATERING



TEMPORARY SEDIMENT BASIN

	BOTTOM OF BASIN EL.	FLOATING RISER CONNECTION EL.	EMERGENCY SPILLWAY EL.	CLEANOUT EL.
DETENTION BASIN 1A	102.50 FT	102.50 FT	106.80 FT	103.43 FT
DETENTION BASIN 2A	104.50 FT	104.50 FT	112.75 FT	104.86 FT
DETENTION BASIN 3A	106.00 FT	106.00 FT	110.30 FT	106.28 FT
DETENTION BASIN 4A	106.36 FT	106.36 FT	111.25 FT	107.17 FT

NOTES:

1. THE TEMPORARY SEDIMENT BASIN SHALL REMAIN IN PLACE FOR THE INTERIM PHASE OF THE PROJECT AND UNTIL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE FOR THE PROPOSED DEVELOPMENT.
2. THE ROPE SHALL BE TIED TO THE FLOATING RISER TEE BETWEEN THE VENT SOCKETS. THE OTHER END OF THE ROPE TO BE SECURED TO A POST LOCATED ON THE SIDE OF THE BASIN.

MAINTENANCE:

1. SEDIMENT ACCUMULATION IN THE SEDIMENTATION BASINS SHALL BE INSPECTED ONCE EVERY WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST.
2. SEDIMENT WILL BE REMOVED FROM THE BASIN(S) WHEN IT REACHES THE SEDIMENT CLEANOUT ELEVATION. SEDIMENT REMOVED FROM THE BASIN CAN BE USED AS GENERAL FILL OR STORED IN THE SOIL STOCKPILE
3. INLET SCREEN OF THE FLOATING RISER TO BE CLEANED BY TUGGING ON THE ATTACHED ROPE SEVERAL TIMES TO WASH OFF TRASH OR SEDIMENT.
4. THE PARTY RESPONSIBLE FOR THE PREVENTATIVE AND CORRECTIVE MAINTENANCE OF THE SEDIMENT BASIN AND ASSOCIATED STRUCTURES IS:
   PPF INDUSTRIAL – ROUTE 130/EXIT 8A LLC
   CN4000
   CRANBURY, NJ 08512

N.T.S.

TEMPORARY SEDIMENT BASIN

EASTCOAST erosion blankets

443 Bricker Road
Bernville, PA 19506
1-800-582-4005
610-488-8496 (office)
610-488-8494 (fax)
www.erosionblankets.com

Material and Performance Specification Sheet

ECC-2 Double Net Coconut Rolled Erosion Control Product

Description: The ECC-2 is made with uniformly distributed 100% coconut fiber and two polypropylene nets securely sewn together with UV stabilized thread. The tightly compressed blankets are placed inside vented bags and include a product label, code and installation guide. The blankets are palletized for easy transportation.

The ECC-2 has functional longevity of approximately 36 months, but will vary depending on soil and climatic conditions and is suitable for slopes 1:1. The ECC-2 meets Type 4 specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17.

Materials:	Netting - Top and Bottom	Matrix	Thread
	Heavyweight UV Stabilized Polypropylene .75" x .75" Opening	100% Coconut Fiber 0.55 lbs/sq yd	UV Stabilized 1.50" stitch spacing

Roll Sizes:	Standards	
Width:	7.5 ft (2.3 m)	7.5 ft (2.3 m)
Length:	96.0 ft (29.3 m)	120.0 ft (36.6 m)
Weight ±10%:	48.0 lbs(20.4 kg)	60.0 lbs (27.2 kg)
Area:	80 yd² (66.9 m²)	100 yd² (83.6 m²)
#/Pallet:	20	16

Index Value Properties*:

Property	Test Method	Typical
Mass/Unit Area	ASTM D6475	9.45 oz/yd²
Thickness	ASTM D5199	.23 in
Tensile Strength-MD	ASTM D5035	270 lb/ft
Elongation-MD	ASTM D5035	38 %
Tensile Strength-TD	ASTM D5035	170 lb/ft
Elongation-TD	ASTM D5035	30 %
Light Penetration	ECTC Guidelines	14 %
Water Absorption	ASTM D1117	233 %

* May differ depending upon raw material variations

Bench-Scale Testing* (NTPEP):

Test Method	Parameters	Results
ECTC Method 2 Rainfall	50mm (2in) / hr-30 min	SLR**=8.00
	100mm (4in) / hr-30 min	SLR**=11.71
	150mm (6in) / hr-30 min	SLR**=17.41
ECTC Method 3 Shear Resistance	Shear at .50 in soil loss	2.99 lb/ft
ECTC Method 4 Germination	Top soil; Fescue; 21 day incubation	755% improvement

*Bench scale tests should not be used for design purposes.
**Soil Loss Ratio=Soil Loss Bare Soil/Soil Loss with RECP=1/C-Factor (soil loss is based on regression analysis).

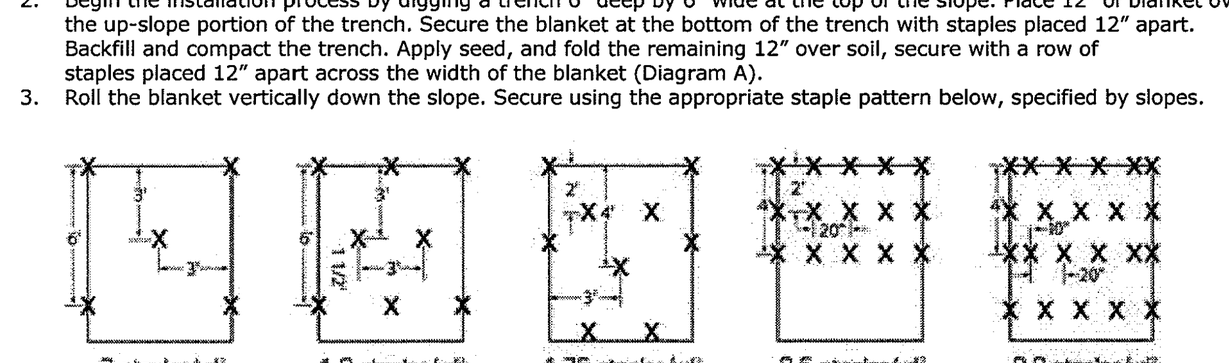
Design Values:

Property	Value
Manning's N	.015
RUSLE C-Factor	.09
Maximum Permissible Sheer Stress	3.2 psf (154 Pa)
Maximum Flow Velocity	7.0 ft/sec (2.13 m/sec)

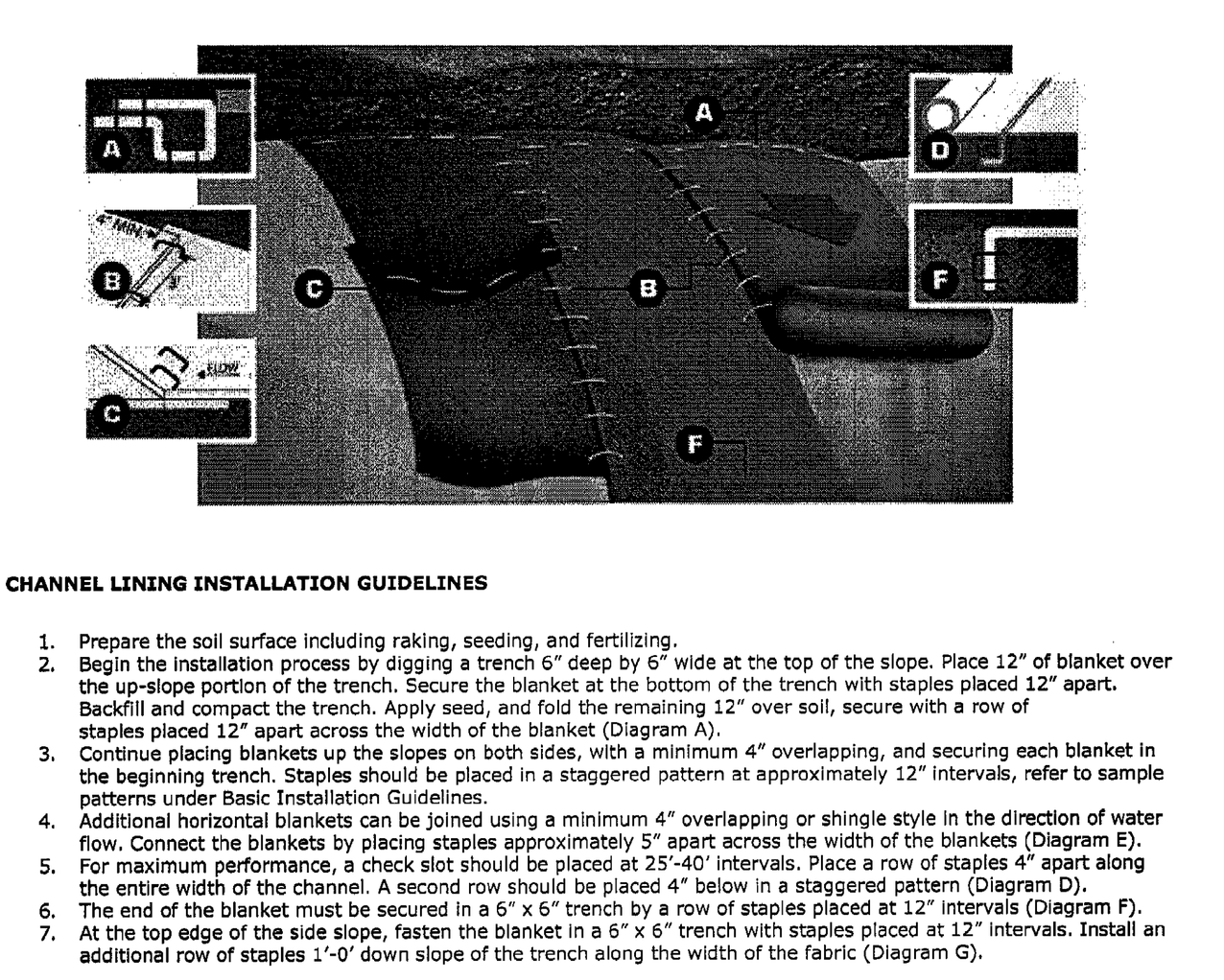
Proud Member of:

BASIC INSTALLATION GUIDELINES

1. Prepare the soil surface including raking, seeding, and fertilizing.
2. Begin the installation process by digging a trench 6" deep by 6" wide at the top of the slope. Place 12" of blanket over the up-slope portion of the trench. Secure the blanket at the bottom of the trench with staples placed 12" apart. Backfill and compact the trench. Apply seed, and fold the remaining 12" over soil, secure with a row of staples placed 12" apart across the width of the blanket (Diagram A).
3. Roll the blanket vertically down the slope. Secure using the appropriate staple pattern below, specified by slopes.

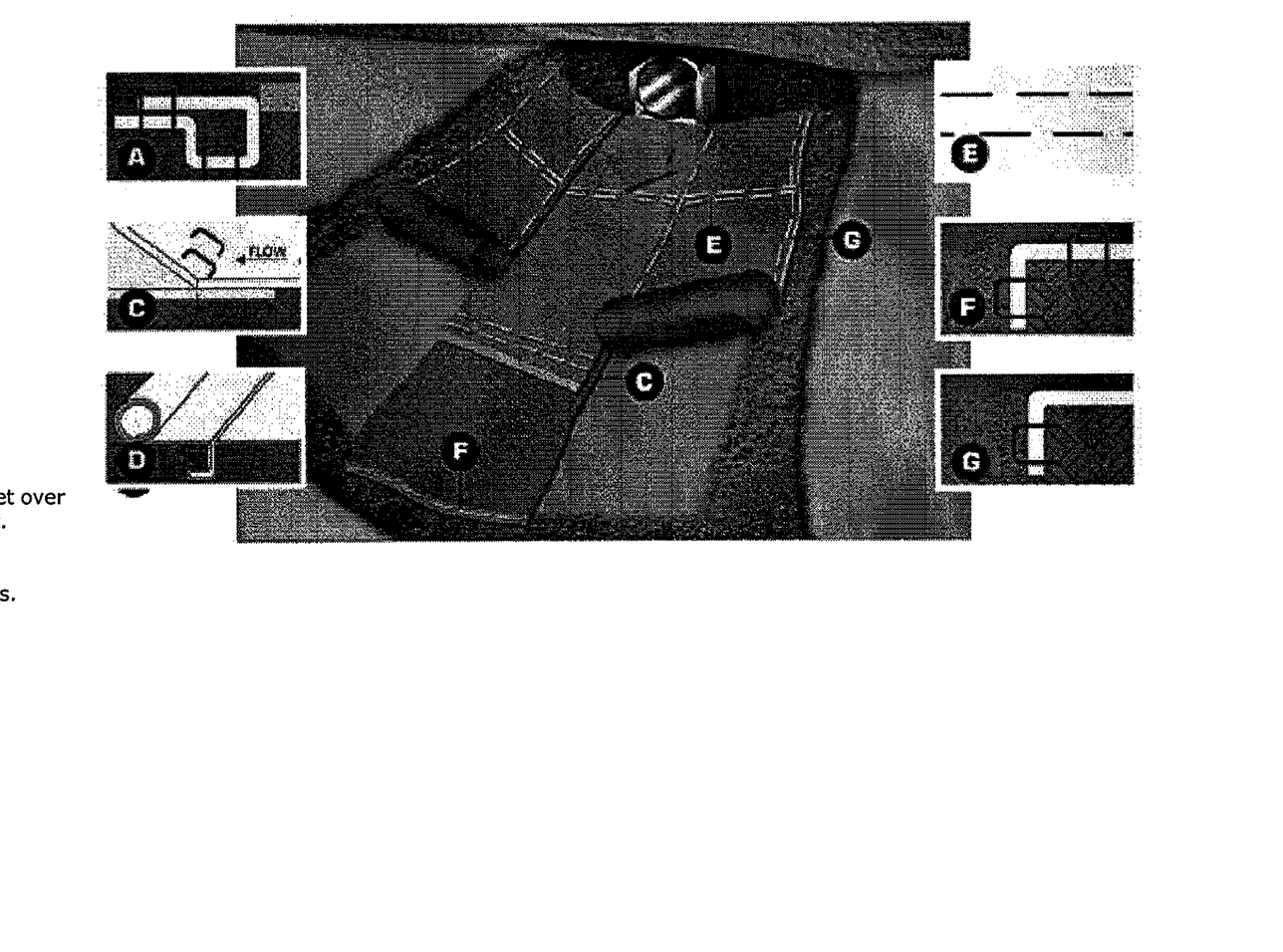


4. Parallel blankets must be overlapped by a minimum of 4", and secured with a row of staples placed approximately 3'-0' apart (Diagram B).
5. Additional vertical blankets can be joined using a minimum 4" overlapping or shingle style in the direction of water flow. Connect the blankets by placing staples approximately 12" apart across the width of the blankets (Diagram C).
6. An intermittent check slot is recommended for blankets placed on a long slope. A 6" deep by 6" wide trench is made. Blanket is placed at bottom of trench and covered with approximately 2" of soil. Blanket is rolled over compacted soil and secured with staples placed 12" apart. Backfill and compact the trench. Apply seed, and continue with general installation (Diagram D).
7. The end of blanket must be secured in a 6" x 6" trench with a row of staples placed at 12" intervals (Diagram F).



CHANNEL LINING INSTALLATION GUIDELINES

1. Prepare the soil surface including raking, seeding, and fertilizing.
2. Begin the installation process by digging a trench 6" deep by 6" wide at the top of the slope. Place 12" of blanket over the up-slope portion of the trench. Secure the blanket at the bottom of the trench with staples placed 12" apart. Backfill and compact the trench. Apply seed, and fold the remaining 12" over soil, secure with a row of staples placed 12" apart across the width of the blanket (Diagram A).
3. Continue placing blankets up the slopes on both sides, with a minimum 4" overlapping, and securing each blanket in the beginning trench. Staples should be placed in a staggered pattern at approximately 12" intervals, refer to sample patterns under Basic Installation Guidelines.
4. Additional horizontal blankets can be joined using a minimum 4" overlapping or shingle style in the direction of water flow. Connect the blankets by placing staples approximately 5" apart across the width of the blankets (Diagram E).
5. For maximum performance, a check slot should be placed at 25'-40' intervals. Place a row of staples 4" apart along the entire width of the channel. A second row should be placed 4" below in a staggered pattern (Diagram D).
6. The end of the blanket must be secured in a 6" x 6" trench by a row of staples placed at 12" intervals (Diagram F).
7. At the top edge of the side slope, fasten the blanket in a 6" x 6" trench with staples placed at 12" intervals. Install an additional row of staples 1'-0' down slope of the trench along the width of the fabric (Diagram G).



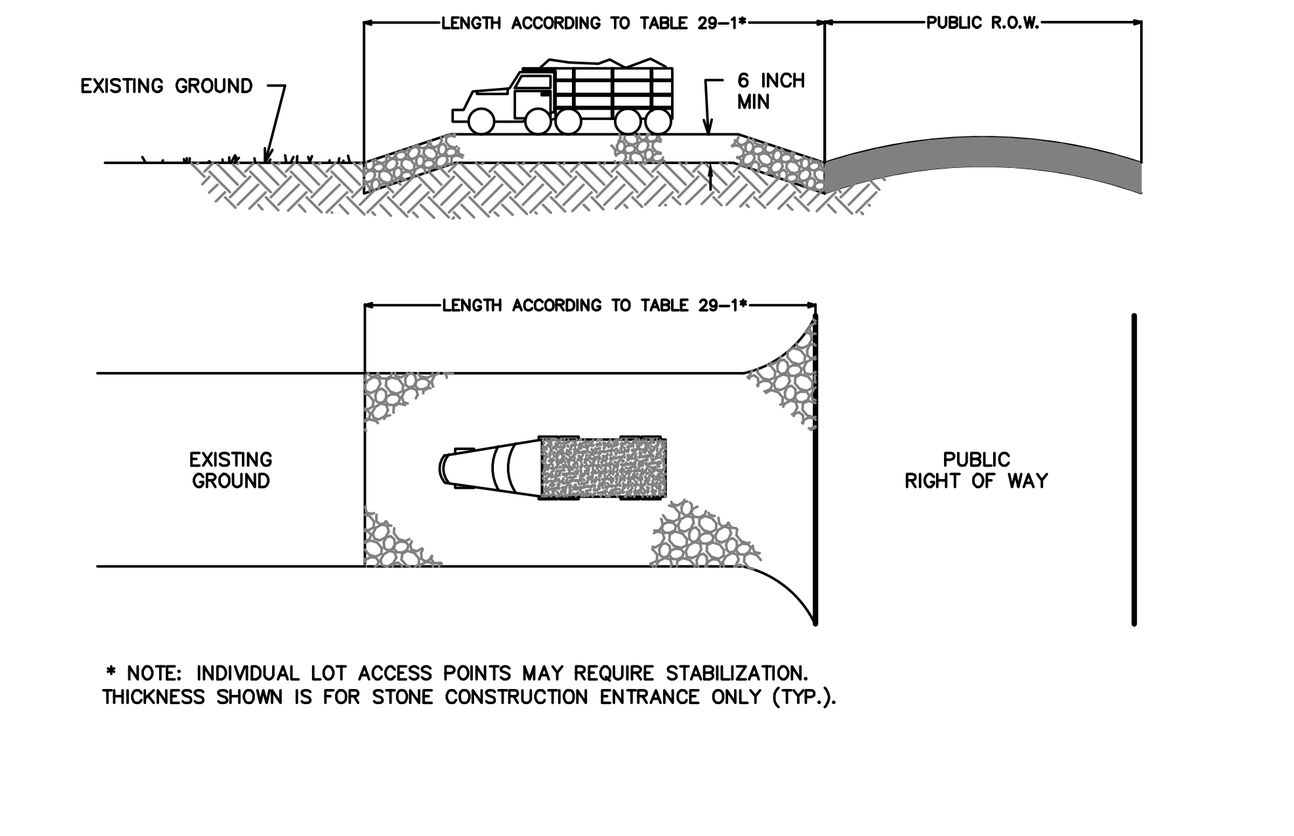
N.T.S.

EROSION CONTROL BLANKET DETAIL

TABLE 29-1: LENGTHS OF CONSTRUCTION EXITS ON SLOPING BEDS

PERCENT SLOPE OF ROADWAY	LENGTH OF STOP REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX I-2*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



* NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.).

INDIVIDUAL LOT ENTRANCE AND EGRESS – AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOT INGRESS/EGRESS POINTS MAY REQUIRE A STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF NO. 3 STONE (1" TO 2") TO PREVENT OR MINIMIZE TRACKING OF SEDIMENTS. WIDTH OF THE STONE INGRESS/EGRESS SHALL BE EQUAL TO LOT ENTRANCE WIDTH AND SHALL BE A MINIMUM OF TEN FEET IN LENGTH.

TIRE WASHING – IF SPACE IS LIMITED, VEHICLE TIRES MAY BE WASHED WITH CLEAN WATER BEFORE ENTERING A PAVED AREA. A WASH STATION MUST BE LOCATED SUCH THAT WASH WATER WILL NOT FLOW ONTO PAVED ROADWAYS OR INTO UNPROTECTED STORM DRAINAGE SYSTEMS.

WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONED ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AN/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ROADWAYS (PUBLIC OR PRIVATE) OR OTHER IMPERVIOUS SURFACES MUST BE REMOVED IMMEDIATELY.

WHEN ACCUMULATION OF DUST/SEDIMENT IS INADEQUATELY CLEANED OR REMOVED BY CONVENTIONAL METHODS, A POWER BROOM OR STREET SWEEPER WILL BE REQUIRED TO CLEAN PAVED OR IMPERVIOUS SURFACES. ALL OTHER ACCESS POINTS WHICH ARE NOT STABILIZED SHALL BE BLOCKED OFF.

N.T.S.

STABILIZED CONSTRUCTION ACCESS

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL DETAILS 2

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC
Drawing No. CE502
Sheet 85

Project No. 100935001

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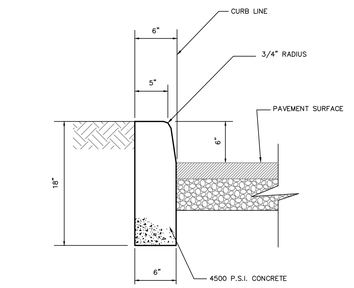
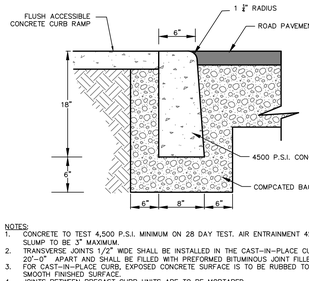


NOTES
1. CONCRETE TO TEST 4,500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7%, SLUMP TO BE 3" MAXIMUM.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.

NTS

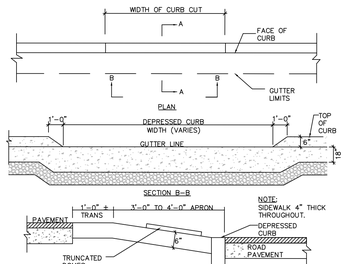
6" CONCRETE CURB



NOTES:
1. CONCRETE TO TEST 4,500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7% SLUMP TO BE 3" MAXIMUM.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CAST-IN-PLACE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. FOR CAST-IN-PLACE CURB, EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE SMOOTH FINISHED SURFACE.
4. JOINTS BETWEEN PRECAST CURB UNITS ARE TO BE MORTARED.
5. CONTRACTOR TO PROVIDE ALTERNATE BID FOR THE USE OF EXTRUDED CURBS.
6. PRECAST CONCRETE CURB MUST BE USED IN ALL AREAS SUBJECT TO VEHICLE IMPACT.
7. 1/2" EXPANSION JOINTS ARE REQUIRED WHERE CURB ABUTS CONCRETE WALK OR PAVEMENT.
8. SAWCUT CONTROL JOINTS 15' O.C. AND AT ENDS OF ALL RADIUS RETURNS.

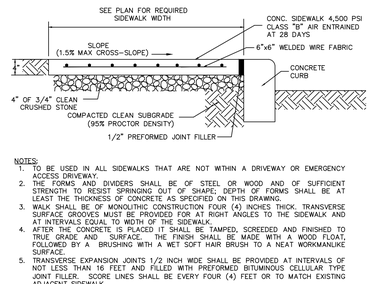
NTS

FLUSH CONCRETE CURB



NTS

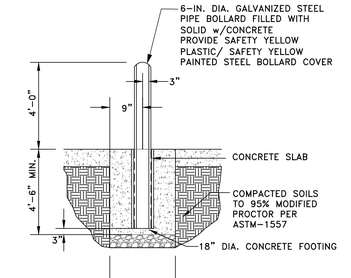
DEPRESSED CONCRETE CURB



NOTES:
1. TO BE USED IN ALL SIDEWALKS THAT ARE NOT WITHIN A DRIVEWAY OR EMERGENCY ACCESS DRIVEWAY.
2. THE FORMS AND DIVIDERS SHALL BE OF STEEL OR WOOD AND OF SUFFICIENT STRENGTH TO RESIST SPRINGING OUT OF SHAPE; DEPTH OF FORMS SHALL BE AT LEAST THE THICKNESS OF CONCRETE AS SPECIFIED ON THIS DRAWING.
3. WALK SHALL BE OF MONOLITHIC CONSTRUCTION FOUR (4) INCHES THICK. TRANSVERSE SURFACE GROOVES MUST BE PROVIDED FOR AT RIGHT ANGLES TO THE SIDEWALK AND AT INTERVALS EQUAL TO WIDTH OF THE SIDEWALK.
4. AFTER THE CONCRETE IS PLACED IT SHALL BE TAMPED, SCREEDED AND FINISHED TO TRUE GRADE AND SURFACE. THE FINISH SHALL BE MADE WITH A WOOD FLOAT, FOLLOWED BY A BRUSHING WITH A WET SOFT HAIR BRUSH TO A NEAT WORKMANLIKE SURFACE.
5. TRANSVERSE EXPANSION JOINTS 1/2 INCH WIDE SHALL BE PROVIDED AT INTERVALS OF NOT LESS THAN 16 FEET AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. SCORE LINES SHALL BE EVERY FOUR (4) FEET OR TO MATCH EXISTING ADJACENT SIDEWALK.
6. LONGITUDINAL JOINTS 1/2 INCH WIDE SHALL BE PROVIDED BETWEEN CURBS AND ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE FILLER.
7. DRIVEWAY APRON AND SIDEWALK AT DRIVEWAY SHALL BE SIX (6) INCHES THICK 4,500 P.S.I. AIR ENTRAINED CONCRETE.

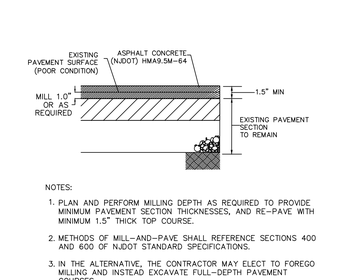
NTS

PEDESTRIAN CONCRETE SIDEWALK



NTS

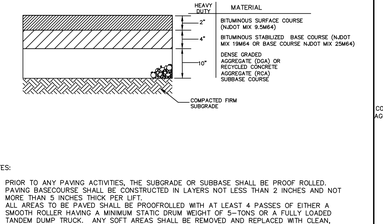
CONCRETE BOLLARD



NOTES:
1. PLAN AND PERFORM MILLING DEPTH AS REQUIRED TO PROVIDE MINIMUM PAVEMENT SECTION THICKNESSES, AND RE-PAVE WITH MINIMUM 1.5" THICK TOP COURSE.
2. METHODS OF MILL-AND-PAVE SHALL REFERENCE SECTIONS 400 AND 600 OF NJDOT STANDARD SPECIFICATIONS.
3. IN THE ALTERNATIVE, THE CONTRACTOR MAY ELECT TO FOREGO MILLING AND INSTEAD EXCAVATE FULL-DEPTH PAVEMENT COURSES.
4. ALL PAVING WORK SHALL MEET ADJACENT EXISTING PAVEMENT FLUSH AND SHALL PROVIDE ADA-COMPLIANT SLOPES.

NTS

MILL / OVERLAY DETAIL

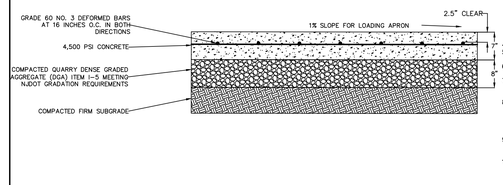


NOTES:
1. PRIOR TO ANY PAVING ACTIVITIES, THE SUBGRADE OR SUBBASE SHALL BE PROOF ROLLED.
2. PAVING BASECOURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 5 INCHES THICK PER LIFT.
3. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS OR A FULLY LOADED TANDEM DUMP TRUCK. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR, FREE-DRAINING SOIL. FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 12-INCHES AND SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
4. ONSITE GENERATED ASPHALT MILLINGS MAY BE UTILIZED IN LIEU OF DGA OR RCA AS ASPHALT PAVING SUBBASE MATERIAL.

NTS

ASPHALT PAVEMENT SECTION

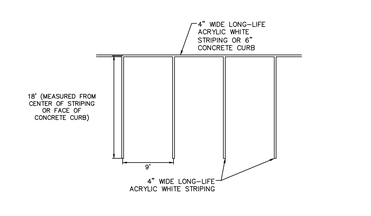
CONCRETE SECTION	SURFACE COURSE - 'X'	BASE COURSE - 'Y'	REBAR SPACING
STANDARD DUTY	7 INCHES	8 INCHES	16 INCHES O.C.



NOTES:
1. ALL PAVEMENT SUBGRADE AREAS SHALL BE COMPACTED WITH AT LEAST 4 PASSES OF A SMOOTH DRUM ROLLER HAVING A MINIMUM STATIC DRUM WEIGHT OF 5-TONS IN THE PRESENCE OF A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE SUBBASE MATERIAL. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH APPROVED, COMPACTED FILL.
2. PRIOR TO PAVING, THE COMPACTED SUBBASE SHALL BE PROOFROLLED USING A FULLY-LOADED TRI-AXIAL DUMP TRUCK IN THE PRESENCE OF A QUALIFIED GEOTECHNICAL ENGINEER. ANY SOFT AREAS EXHIBITING EXCESSIVE PUMPING OR RUTTING SHALL BE COMPACTED TO AT LEAST 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
3. THE EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI, A WATER CONTENT RATIO OF 0.45, AND 6% AIR ENTRAINMENT. CEMENT SHALL BE TYPE I, II, OR II, UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. THE USE OF FLY ASH AND SLAG SHALL BE APPROVED BY THE ENGINEER AND NOT EXCEED THE FOLLOWING: FLY ASH – 20% AND SLAG – 30%. USE NATURAL SAND ONLY. CALCIUM CHLORIDE ACCELERATOR ALLOWED WHEN AIR TEMPERATURE LESS THAN 50 DEGREES F.
4. REFER TO PAVEMENT JOINT DETAILS FOR JOINT REQUIREMENTS.
5. STEEL REINFORCEMENT SHALL BE PROPERLY SUPPORTED DURING CONCRETE PLACEMENT.
6. USE LIGHT BROOM FINISH PERPENDICULAR TO THE BUILDING, KEEP BROOM MARKS PARALLEL TO JOINTS.
7. APPLY DISSIPATING CURING COMPOUND TO FINISHED CONCRETE IN ACCORDANCE WITH ASTM C309. APPROVED BRANDS ARE KUREZ DR VOX FROM EUCLID AND SPECIFIED FROM SPEC CHEM.
8. GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING AT LEAST 7 DAYS BEFORE STARTING CONCRETE WORK ATTENDED BY THE OWNER, GENERAL CONTRACTOR, CONCRETE CONTRACTOR, SITE CONTRACTOR (RESPONSIBLE FOR SUBGRADE AND SUBBASE PLACEMENT), SLAB CONSULTANT (IF HIRED), CIVIL ENGINEER, AND TESTING AGENCY.
9. CONCRETE CONTRACTOR SHALL SUBMIT MIX DESIGN AND TEST RESULTS FOR COMPRESSIVE STRENGTH, SLUMP, AND AIR CONTENT A MINIMUM OF 14 DAYS PRIOR TO USE.
10. THE OWNER'S TESTING AGENCY SHALL TEST SAMPLES OF CONCRETE FOR COMPRESSIVE STRENGTH, AIR CONTENT, SLUMP DENSITY, AND TEMPERATURE FROM THE 1ST TRUCK OF EACH DAY AND THEN EACH 150 CUBIC YARDS. EACH COMPRESSIVE STRENTH TEST SHALL CONSIST OF 4 CYLINDERS (6"X12") TO BE TESTED AS FOLLOWS: 1 AT 7 DAYS, 2 AT 28 DAYS, & 1 RESERVE.
11. CONFORM TO ACI 306.1 FOR COLD WEATHER CONCRETING AND ACI 305.1 WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. DO NOT POUR CONCRETE IF EVAPORATION RATE EXCEEDS 0.20 LB/SQ FT/HOUR. PROTECT CONCRETE FROM FREEZING FOR 24 HOURS AFTER PLACING. CONCRETE SHALL NOT BE PLACED IN STANDING WATER.

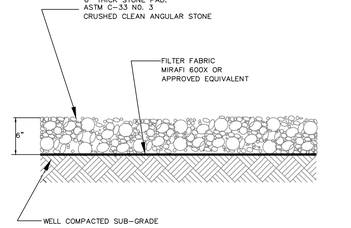
NTS

VEHICULAR CONCRETE PAVEMENT SECTION



NTS

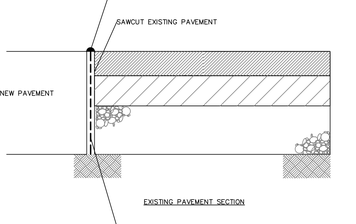
STANDARD CAR PARKING STRIPING



SECTION

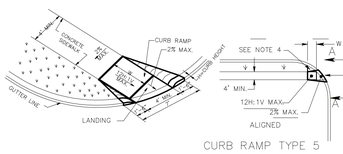
NTS

GRAVEL ACCESS ROAD

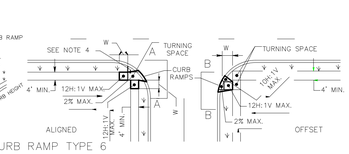


NTS

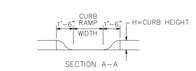
SAWCUT DETAIL



CURB RAMP TYPE 5



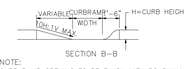
CURB RAMP TYPE 6



SECTION A-A

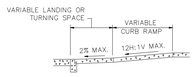


SECTION THROUGH CURB RAMPS 1 THROUGH 4



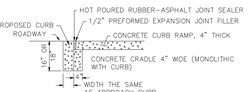
SECTION B-B

NOTE:
CURB RAMP OPENING TO BE FLUSH WITH ROADWAY PAVEMENT (CURB RAMP TYPES 5 & 6).



SECTION THROUGH CURB RAMPS 5 AND 6

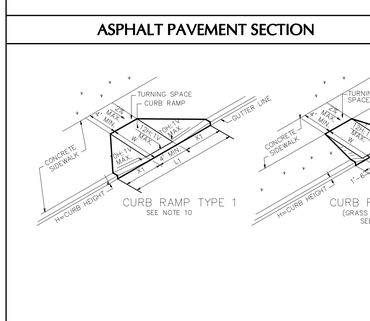
NOTES:
1. KEEP TURNING SPACE, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP CLEAR OF OBSTRUCTIONS THAT PROTRUDE ABOVE THE SURFACE.
2. FOR DIMENSIONS SEE CD-606-3 AND CD-606-4
3. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT THE ENTIRE WIDTH OF THE RAMP (4 FEET MIN.) AT ALL CURB RAMPS.
4. FOR CURB RAMP TYPES 5 AND 6, IF A GRASS BUFFER DOES NOT EXIST, SLOPE CURB TO EQUAL SLOPE OF ADJACENT CURB RAMP.
5. SIDEWALK AND CURB RAMP WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR CONCRETE SIDEWALK OF THE APPROPRIATE ADJACENT THICKNESS.
6. CURB AND HEADER WITHIN AREA ENCLOSED BY HEAVY LINES INDICATES THE PAY LIMIT FOR VERTICAL CURB OR SLOPING CURB OF THE APPROPRIATE ADJACENT SIZE AND KIND.
7. WHERE THE DISTANCE FROM THE GUTTER LINE TO THE OUTSIDE EDGE OF SIDEWALK IS 6 FEET OR LESS, USE CURB RAMP TYPE 7, INSTEAD OF CURB RAMP TYPE 1 THROUGH 4.
8. CROSSWALKS AND STOP LINES MAY BE MARKED OR UNMARKED. SEE PLANS.
9. THE 12H:1V MAX. SLOPE IS THE RUNNING SLOPE FOR CURB RAMPS, BUT ONLY THE 12H:1V SLOPE MEASURED AS X_2-IS THE RUNNING SLOPE FOR TYPE 3 AND TYPE 4 CURB RAMPS. ENSURE THE RUNNING SLOPE OF CURB RAMPS DOES NOT REQUIRE ITS LENGTH TO EXCEED 15 FEET. THE RUNNING SLOPE MAY EXCEED THE 12H:1V MAX SLOPE SO AS NOT TO EXCEED THE 15 FEET MAXIMUM LENGTH.
10. CURB RAMP TYPE 1 THROUGH 7 ARE NORMALLY PLACED ON THE RADIUS RETURN AT THE INTERSECTION AND ON A TANGENT SECTION AS DRAWN.



DROPPED CURB AND CRADLE

NTS

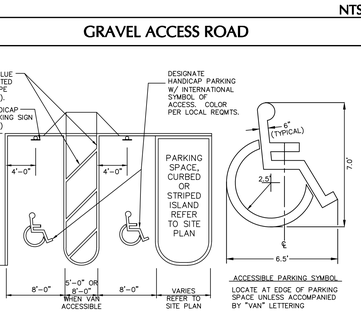
ADA CURB RAMPS



NOTES:
1. DETECTABLE WARNINGS SHALL BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS.
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE FULL WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE MINIMUM 2 FEET REGARDLESS OF SECTION
WIDTH FOR CURB RAMPS, THE DETECTABLE WARNING SHALL EXTEND THE FULL DEPTH OF THE RAMP AND COMPLY WITH ADAAG 4.29.2.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID PARALLEL ALIGNMENT IN THE PREDOMINANT DIRECTION OF OF TRAVEL TO PERMIT WHEELS TO TRAVEL BETWEEN DOMES.
6. DETECTABLE WARNING DOMES SHALL BE PLACED SO THE EDGE NEAREST THE CURB IS 6 INCHES TO 8 INCHES FROM CURB LINE.
7. MAT EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.
8. DETECTABLE WARNING COLOR SHALL CONTRAST WITH ADJOINING SURFACES. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR "SAFETY YELLOW" OR APPROVED EQUAL.
9. CONTRACTOR SHALL OBTAIN LOCAL AUTHORITY, OWNER'S ENGINEER, AND OWNER'S APPROVAL FOR COLOR AND MANUFACTURER PRIOR TO INSTALLATION.

NTS

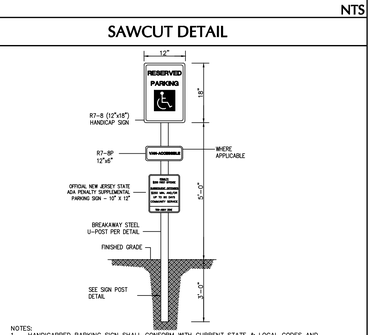
ADA DETECTABLE WARNING SURFACE



NOTES:
1. ALL WALKWAYS, RAMPS, ADA PARKING SIGNAGE, ETC. SHALL MEET APPROVED ADA STANDARDS.
2. 2.0% MAX. SLOPE IN ALL DIRECTIONS IN AREAS OF ADA PARKING SPACES.
3. STRIPING TO BE SOLID BLUE (OR AS REQUIRED BY LOCAL GOVERNMENT) NON-REFLECTIVE TRAFFIC PAINT. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASE SYNTHETIC RESIN, FED. SPEC. TTP-115 TYPE 1 (OR APPROVED EQUAL). IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.

NTS

ADA STRIPING



NOTES:
1. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.
2. THE BOTTOM OF R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PARALLEL TO SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN SIGN IS PERPENDICULAR TO SIDEWALK.
3. THE R7-8 SIGN SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.
4. WHERE PARKING SPACES RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEEL CHAIR VANS, SIGN R7-8P SHOULD BE MOUNTED BELOW THE R7-8 SIGN.

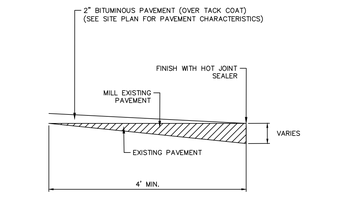
NTS

ADA PARKING SIGN

NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. ALL SIGN POSTS SHALL BE GALVANIZED BREAKAWAY STEEL "U"-POST (2 LBS./FT).
5. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
6. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.

NTS

SIGN POST



NTS

ASPHALT SPLICE DETAIL

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE — 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 1

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC
Drawing No.	CS501
Sheet	86

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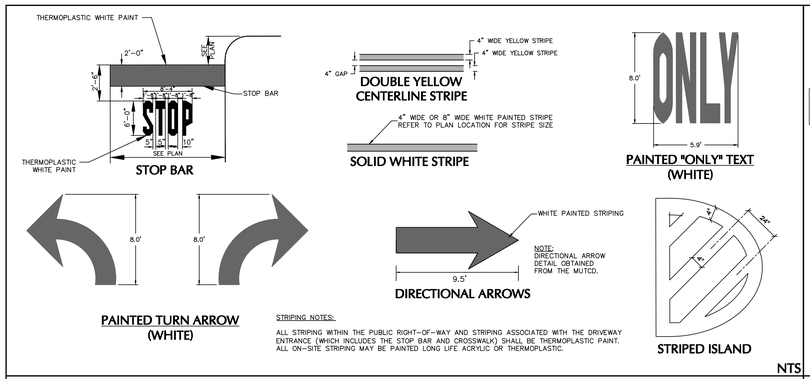
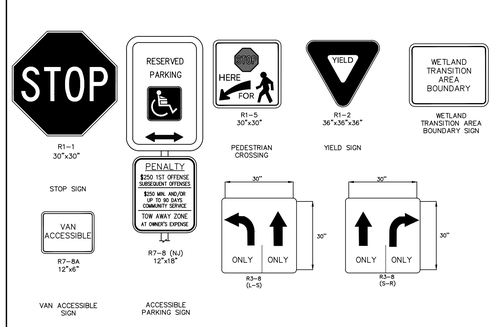


STRIPING NOTES:

ALL STRIPING WITHIN THE PUBLIC RIGHT-OF-WAY AND STRIPING ASSOCIATED WITH THE DRIVEWAY ENTRANCE (WHICH INCLUDES THE STOP BAR AND CROSSWALK) SHALL BE THERMOPLASTIC PAINT. ALL ON-SITE STRIPING MAY BE PAINTED LONG LIFE ACRYLIC OR THERMOPLASTIC.

NTS

PAVEMENT MARKINGS

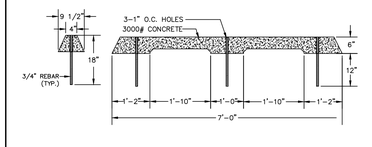


NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE EXCEPT FOR HANDICAP POSTS.
3. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
4. ADJACENT POSTS SHALL NOT BE CLOSER THAN 8' APART. POSTS SHALL BE "U" CHANNEL GALVANIZED STEEL POSTS.
5. POSTS SHALL HAVE A WEIGHT OF 4 LB/FT. NO SIGN SHALL BE INSTALLED CLOSER THAN EIGHT (8) FEET TO CENTER OF ANY ADJACENT SIGN ALONG THE SAME CURB LINE.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.
8. ALL TRAFFIC CONTROL SIGNS TO BE 4 LB/FT GALVANIZED.

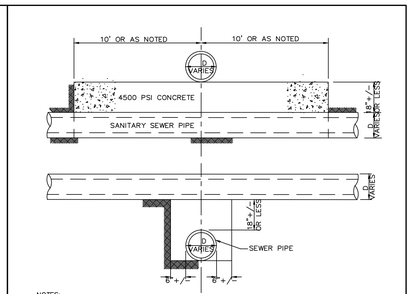
NTS

TRAFFIC SIGNS



NTS

CONCRETE WHEEL STOP

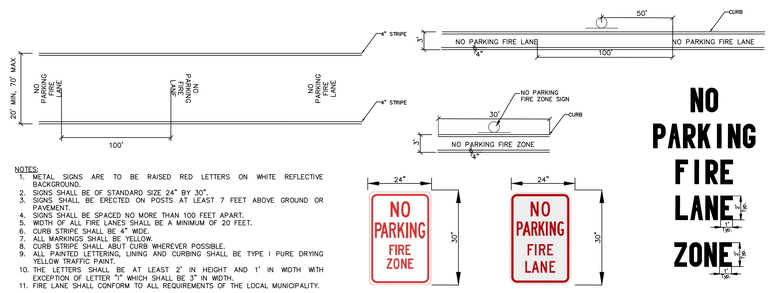


NOTES:

1. ALL SANITARY PIPES SHALL BE ENCASED IN CONCRETE WHEN THE VERTICAL DISTANCE BETWEEN PIPES CROSSINGS IS LESS THAN 18" OR LESS AND THE HORIZONTAL SEPARATION DISTANCE BETWEEN PIPES IS LESS THAN 10 FEET.
2. ENCASEMENT SHALL BE EXTENDED FOR A DISTANCE OF 10 FEET (20 FEET TOTAL) FROM BOTH SIDES OF THE CENTERLINE OF THE PIPE OR UNTIL THE PIPE SEPARATION IS 10 FEET HORIZONTAL, WHICHEVER IS LONGER.

NTS

CONCRETE ENCASEMENT DETAIL

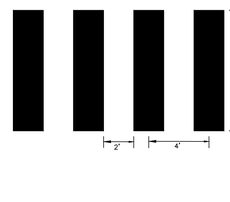


NOTES:

1. METAL SIGNS ARE TO BE RAISED RED LETTERS ON WHITE REFLECTIVE BACKGROUND.
2. SIGNS SHALL BE OF STANDARD SIZE 24" BY 30".
3. SIGNS SHALL BE ERECTED ON POSTS AT LEAST 7 FEET ABOVE GROUND OR PAVEMENT.
4. SIGNS SHALL BE SPACED NO MORE THAN 100 FEET APART.
5. WIDTH OF ALL FIRE LANES SHALL BE A MINIMUM OF 20 FEET.
6. CURB STRIPE SHALL BE 4" WIDE.
7. ALL MARKINGS SHALL BE YELLOW.
8. CURB STRIPE SHALL ABUT CURB WHEREVER POSSIBLE.
9. ALL PAINTED LETTERING, LINING AND CURBING SHALL BE TYPE I PURE DRYING YELLOW TRAFFIC PAINT.
10. THE LETTERS SHALL BE AT LEAST 2' IN HEIGHT AND 1' IN WIDTH WITH EXCEPTION OF LETTER "I," WHICH SHALL BE 3" IN WIDTH.
11. FIRE LANE SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL MUNICIPALITY.

NTS

FIRE LANE STRIPING AND SIGNAGE

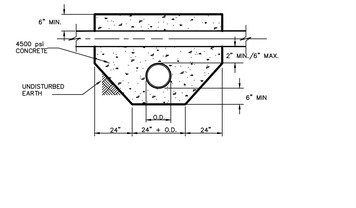


NOTE:

1. CROSSWALK STRIPING TO BE WHITE LONG-LIFE THERMOPLASTIC.

NTS

PAINTED CROSSWALK

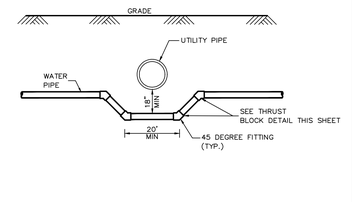


NOTES:

1. ENCASEMENT OF LOWER PIPE TO BE CARRIED 24" IN EACH DIRECTION BEYOND THE WALLS OF THE UPPER CONDUIT.
2. CONCRETE ENCASEMENT NOT NEEDED WHEN CLEARANCE EXCEEDS 4" EXCEPT WHERE SEWER AND WATER MAINS CONFLICT.

NTS

UTILITY CROSSING

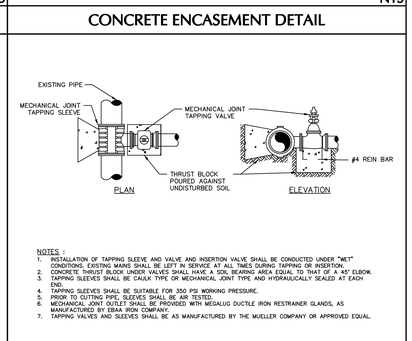


NOTE:

1. ONE FULL LENGTH OF WATER PIPE SHOULD BE CENTERED UNDER THE CROSS PIPE SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE.

NTS

DEPRESSED WATER LINE

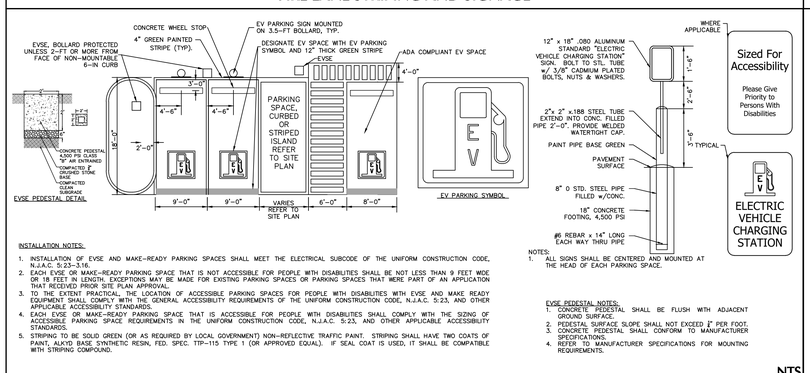


NOTES:

1. INSTALLATION OF TAPPING SLEEVE AND VALVE AND INSERTION VALVE SHALL BE CONDUCTED UNDER "WET" CONDITIONS. EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HAVE A SOIL BEARING AREA EQUAL TO THAT OF A 45° ELBOW.
3. TAPPING SLEEVES SHALL BE CAULK TYPE OR MECHANICAL JOINT TYPE AND HYDRAULICALLY SEALED AT EACH END.
4. TAPPING SLEEVES SHALL BE SUITABLE FOR 350 PSI WORKING PRESSURE.
5. PRIOR TO CUTTING PIPE, SLEEVES SHALL BE AIR TESTED.
6. MECHANICAL JOINT OUTLET SHALL BE PROVIDED WITH MEGALUG DUCTILE IRON RESTRAINER GLANDS, AS MANUFACTURED BY EBAA IRON COMPANY.
7. TAPPING VALVES AND SLEEVES SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.

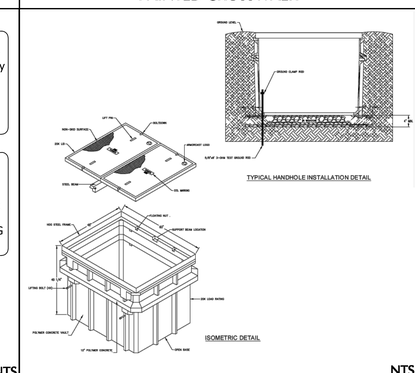
NTS

TAPPING SLEEVE AND VALVE



INSTALLATION NOTES:

1. INSTALLATION OF EVSE AND MAKE-READY PARKING SPACES SHALL MEET THE ELECTRICAL SUBCODE OF THE UNIFORM CONSTRUCTION CODE, N.J.A.C. 5:23-3.16.
2. EACH EVSE OR MAKE-READY PARKING SPACE THAT IS NOT ACCESSIBLE FOR PEOPLE WITH DISABILITIES SHALL BE NOT LESS THAN 9 FEET WIDE OR 18 FEET IN LENGTH, EXCEPTIONS MAY BE MADE FOR EXISTING PARKING SPACES OR PARKING SPACES THAT WERE PART OF AN APPLICATION THAT RECEIVED PRIOR SITE PLAN APPROVAL.
3. TO THE EXTENT PRACTICAL, THE LOCATION OF ACCESSIBLE PARKING SPACES FOR PEOPLE WITH DISABILITIES WITH EVSE AND MAKE READY EQUIPMENT SHALL COMPLY WITH THE GENERAL ACCESSIBILITY REQUIREMENTS OF THE UNIFORM CONSTRUCTION CODE, N.J.A.C. 5:23, AND OTHER APPLICABLE ACCESSIBILITY STANDARDS.
4. EACH EVSE OR MAKE-READY PARKING SPACE THAT IS ACCESSIBLE FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH THE SIZING OF ACCESSIBLE PARKING SPACE REQUIREMENTS IN THE UNIFORM CONSTRUCTION CODE, N.J.A.C. 5:23, AND OTHER APPLICABLE ACCESSIBILITY STANDARDS.
5. STRIPING TO BE SOLID GREEN (OR AS REQUIRED BY LOCAL GOVERNMENT) NON-REFLECTIVE TRAFFIC PAINT. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASE SYNTHETIC RESIN, FED. SPEC. TTP-115 TYPE 1 (OR APPROVED EQUAL). IF SEAL COAT IS USED, IT SHALL BE COMPATIBLE WITH STRIPING COMPOUND.



EVSE PEDESTAL NOTES:

1. CONCRETE PEDESTAL SHALL BE FLUSH WITH ADJACENT GROUND SURFACE.
2. PEDESTAL SURFACE SLOPE SHALL NOT EXCEED ¼" PER FOOT.
3. CONCRETE PEDESTAL SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
4. REFER TO MANUFACTURER SPECIFICATIONS FOR MOUNTING REQUIREMENTS.

NOTES:

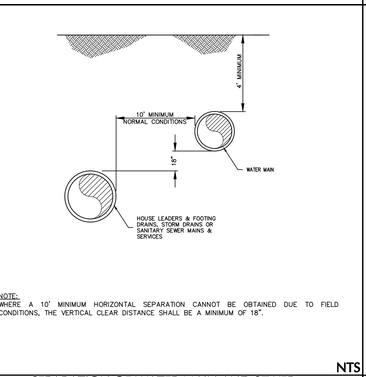
1. ALL SIGNS SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.

NTS

PLUG-IN ELECTRIC VEHICLE PARKING DETAIL

NTS

TYPICAL ELECTRIC/TELECOM HANDHOLE DETAIL

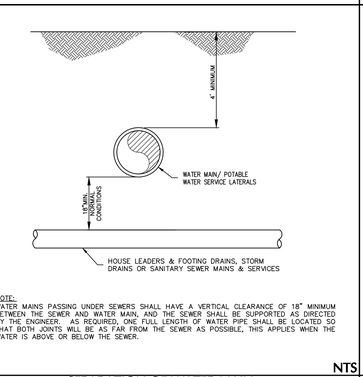


NOTE:

WHERE A 10' MINIMUM HORIZONTAL SEPARATION CANNOT BE OBTAINED DUE TO FIELD CONDITIONS, THE VERTICAL CLEAR DISTANCE SHALL BE A MINIMUM OF 18".

NTS

SEPARATION OF WATER MAIN AND SEWER PARALLEL INSTALLATION

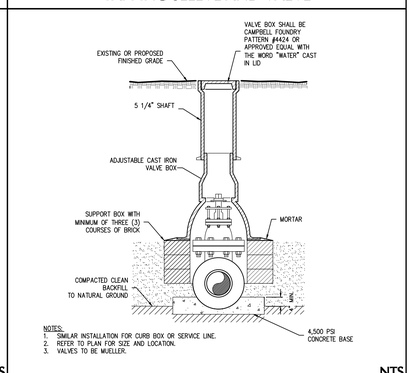


NOTE:

WATER MAINS PASSING UNDER SEWERS SHALL HAVE A VERTICAL CLEARANCE OF 18" MINIMUM BETWEEN THE SEWER AND WATER MAIN, AND THE SEWER SHALL BE SUPPORTED AS DIRECTED BY THE ENGINEER. AS REQUIRED, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE, THIS APPLIES WHEN THE WATER IS ABOVE OR BELOW THE SEWER.

NTS

SEPARATION OF WATER MAIN AND SEWER CROSSING

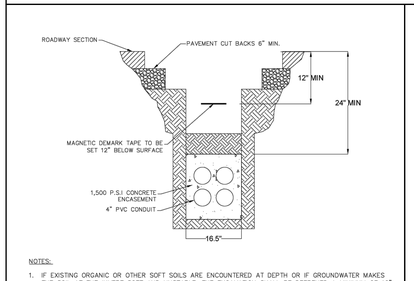


NOTES:

1. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE.
2. REFER TO PLAN FOR SIZE AND LOCATION.
3. VALVES TO BE MUELLER.

NTS

VALVE BOX

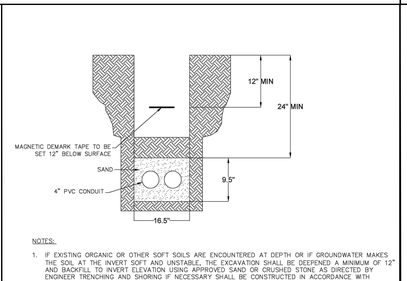


NOTES:

1. IF EXISTING ORGANIC OR OTHER SOFT SOILS ARE ENCOUNTERED AT DEPTH OR IF GROUNDWATER MAKES THE SOIL AT THE INVERT SOFT AND UNSTABLE, THE EXCAVATION SHALL BE DEEPENED A MINIMUM OF 12" AND BACKFILL TO INVERT ELEVATION USING APPROVED SAND OR CRUSHED STONE AS DIRECTED BY ENGINEER TRENCHING AND SHORING IF NECESSARY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT OSHA STANDARDS.
2. SUITABLE FILL MATERIAL AS APPROVED BY ENGINEER.
3. BACKFILL AND COMPACT IN 8" LIFTS

NTS

TYPICAL 4-4" ENCASED ELECTRIC/TELECOM CONDUIT PLACEMENT BENEATH ROADWAYS

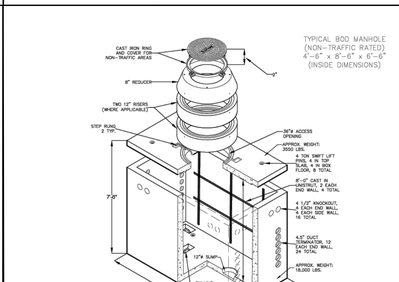


NOTES:

1. IF EXISTING ORGANIC OR OTHER SOFT SOILS ARE ENCOUNTERED AT DEPTH OR IF GROUNDWATER MAKES THE SOIL AT THE INVERT SOFT AND UNSTABLE, THE EXCAVATION SHALL BE DEEPENED A MINIMUM OF 12" AND BACKFILL TO INVERT ELEVATION USING APPROVED SAND OR CRUSHED STONE AS DIRECTED BY ENGINEER TRENCHING AND SHORING IF NECESSARY SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT OSHA STANDARDS.
2. SUITABLE FILL MATERIAL AS APPROVED BY ENGINEER.
3. BACKFILL AND COMPACT IN 8" LIFTS

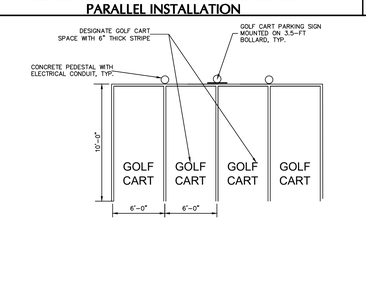
NTS

TYPICAL 2-4" ELECTRIC/TELECOM CONDUIT BENEATH LAWN, SIDEWALK, AND LANDSCAPED AREAS



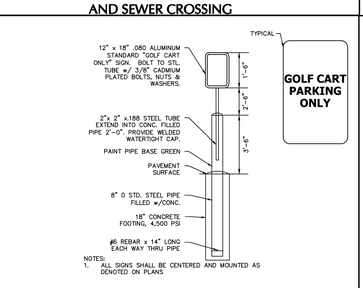
NTS

TYPICAL ELECTRIC/TELECOM MANHOLE DETAIL



NTS

GOLF CART PARKING DETAIL

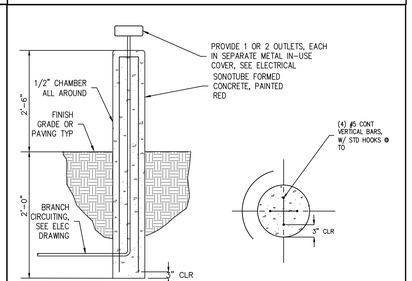


NOTES:

1. ALL SIGNS SHALL BE CENTERED AND MOUNTED AS DENOTED ON PLANS

NTS

GOLF CART PARKING DETAIL



NOTES:

1. SEE PLANS FOR LOCATIONS TO DETERMINE WHICH PEDESTAL TO SERVE 2 GOLF CARTS AND WHICH TO SERVE 1 GOLF CARTS.

NTS

CONCRETE PEDESTAL WITH ELECTRCIAL CONDUIT

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE — 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 2

Project No.	100935001
Date	5/17/2024
Drawn By	JP/RG
Checked By	CC

Drawing No. CS502
Sheet 87

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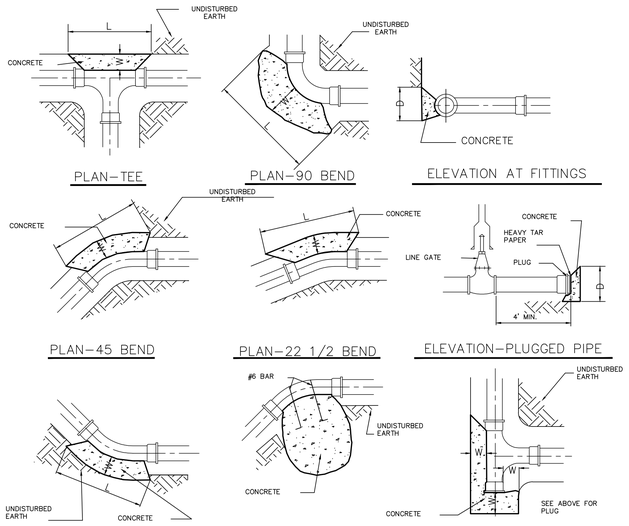
Project No. 100935001



THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE		22 1/2		45		90		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

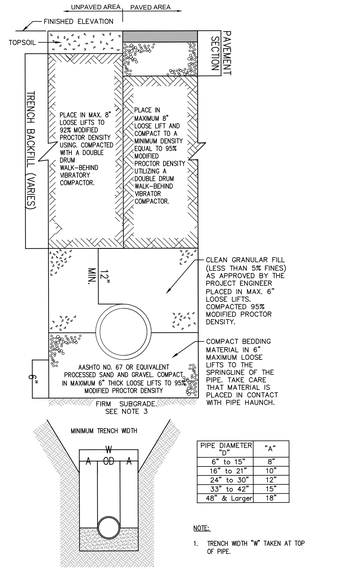
BASIS:
2,000 LB/SQ.FT. SOIL RESISTANCE 250 PSI WATER PRESSURE CORRECTION FACTORS FOR OTHER SOILS:

SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

NOTE:
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 4500 PSI.

NTS

THRUST BLOCK



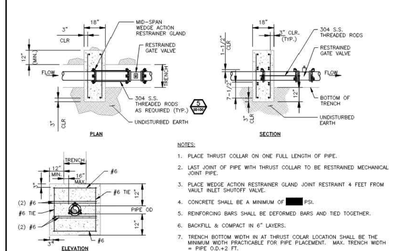
PIPE DIAMETER "D"	"A"
6" to 15"	8"
16" to 21"	10"
24" to 30"	12"
33" to 42"	15"
48" & Larger	18"

NOTE:
1. TRENCH WIDTH "W" TAKEN AT TOP OF PIPE.

NOTES:
1. ALL TRENCH EXCAVATIONS ARE TO BE DONE IN COMPLIANCE WITH OSHA REGULATIONS.
2. MINIMUM TRENCH WIDTHS TO BE IN ACCORDANCE WITH THE CHART ABOVE.
3. IF SOFT SOIL IS ENCOUNTERED AT BEDDING SUBGRADE, THE SOFT SOIL IS TO BE REMOVED (TO A MAXIMUM DEPTH OF 2 FT) AND REPLACED WITH ¾" CLEAN CRUSHED STONE.
4. TRENCH BACKFILL SHALL BE PREDOMINANTLY GRANULAR FILL MATERIAL AS APPROVED BY THE PROJECT ENGINEER. MATERIAL EXCAVATED FROM THE TRENCH MAY BE USED FOR BACKFILL PROVIDED IT IS PREDOMINATELY SAND AND IS AT WATER CONTENT THAT THE MATERIAL CAN BE READILY COMPACTED TO THE DENSITY REQUIRED.
5. WITHIN PUBLIC RIGHT OF WAY BENEATH PAVEMENT, THE BACKFILL MATERIAL SHALL BE CLEAN CRUSHED STONE EQUIVALENT TO AASHTO NO. 67 OR ¾" STONE, UNLESS AUTHORITY HAVING JURISDICTION REQUIRES OTHERWISE.
6. MAGNETIC UNDERGROUND MARKING TAPE TO BE PROVIDED FOR PLASTIC WATER, AND SANITARY FORCE MAINS. BURY 18" FROM FINISHED GRADE.
7. IN AREAS WHERE THERE IS NOT SUFFICIENT WIDTH FOR A DOUBLE DRUM WALK BEHIND VIBRATORY COMPACTOR THE LIFT THICKNESS SHALL BE DECREASED AS NECESSARY TO ACHIEVE COMPACTION WITH APPROPRIATE EQUIPMENT.
8. MAXIMUM PARTICLE SIZE FOR TRENCH BACKFILL SHALL BE 4 INCHES UNLESS APPROVED OTHERWISE BY PROJECT ENGINEER.
9. BACKFILL CONTAIN NO DELETERIOUS OR CONTAMINATED MATERIAL.

NTS

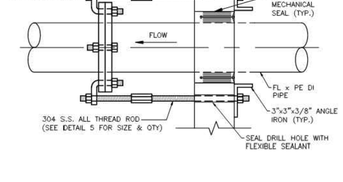
TRENCH DETAIL FOR SANITARY SEWER, WATER AND STORM SEWER



NOTES:
1. PLACE THRUST COLLAR ON ONE FULL LENGTH OF PIPE.
2. LAST JOINT OF PIPE WITH THRUST COLLAR TO BE RESTRAINED MECHANICAL JOINT PIPE.
3. PLACE WEDGE ACTION RESTRAINER GLAND JOINT RESTRAINT 4 FEET FROM VAULT INLET SHUTOFF VALVE.
4. CONCRETE SHALL BE A MINIMUM OF ■■■ PSI.
5. REINFORCING BARS SHALL BE DEFORMED BARS AND TIED TOGETHER.
6. BACKFILL & COMPACT IN 6" LAYERS.
7. TRENCH BOTTOM WIDTH IN AT THRUST COLLAR LOCATION SHALL BE THE MINIMUM WIDTH PRACTICABLE FOR PIPE PLACEMENT. MAX. TRENCH WIDTH = PIPE O.D.+2 FT.

NTS

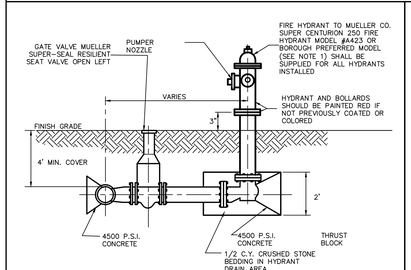
THRUST COLLAR DETAIL



PLAN

NTS

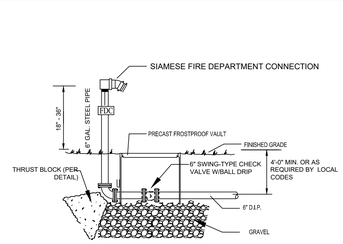
VAULT PIPE RESTRAINT DETAIL



NOTE:
1. TYPE OF HYDRANT TO BE AS APPROVED BY LOCAL FIRE DEPARTMENT, GOVERMENT AGENCY AND OR WATER COMPANY.
2. ALL PUMPER NOZZLES TO BE INSTALLED FACING TRAVELED WAY.

NTS

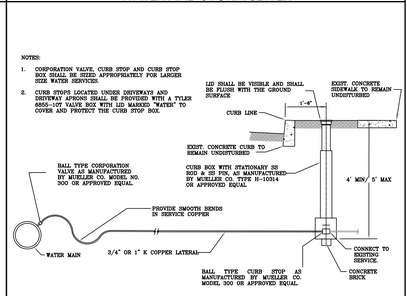
FIRE HYDRANT



NOTES:
1) A BLUE COLORED LIGHT SHALL BE INSTALLED ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND SHALL BE ILLUMINATED FOR 24-HRS PER DAY.
2) RED FDC SIGNAGE (6 INCH LETTERS WITH A 1 INCH STROKE OF CONTRASTING REFLECTIVE COLORS) TO BE LOCATED ON THE BUILDING.

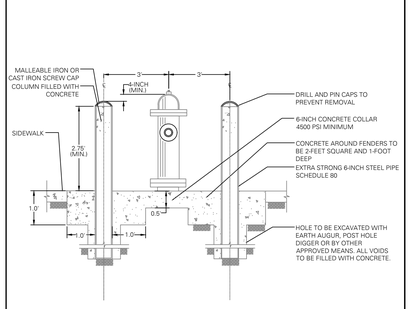
NTS

FREESTANDING FIRE DEPARTMENT CONNECTION



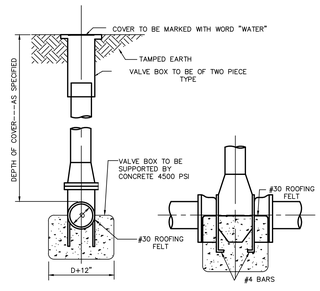
NTS

TYPICAL WATER SERVICE CONNECTION



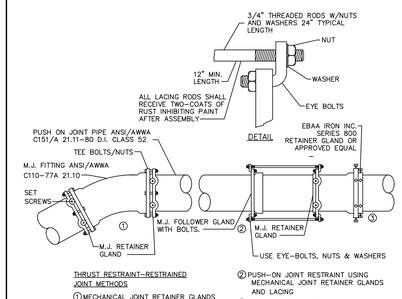
NTS

HYDRANT BOLLARD DETAIL



NTS

GATE VALVE



NOTE:
RESTRAINED JOINTS TO BE USED ON ALL BENDS AND TEES OF THE WATER MAIN AND LATERALS. THRUST BLOCKS TO BE USED ONSITE FIRE LOOP.

NTS

TYPICAL RESTRAINED JOINTS

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 3

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS503
Sheet 88

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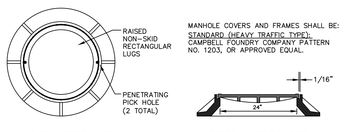


PLAN – MANHOLE FRAME

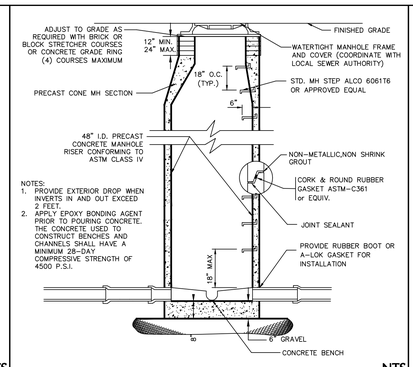
SECTION – MANHOLE FRAME

MANHOLE COVERS AND FRAMES SHALL BE: STANDARD (HEAVY TRAFFIC TYPE), CAMPBELL FOUNDRY COMPANY PATTERN NO. 1203, OR APPROVED EQUAL.

CONSTRUCTION NOTES:
1. MANHOLE FRAME AND COVER CASTINGS SHALL CONFORM TO THE LATEST ASTM A-48 CLASS 30 SPECIFICATION.
2. FRAME AND COVERS SHALL BE COATED WITH TWO COATS OF ASPHALTUM VARNISH.
3. ALL SANITARY AND STORM MANHOLE LIDS WITHIN PUBLIC RIGHT-OF-WAY MUST COMPLY WITH BOROUGH STANDARDS OR THE AUTHORITY HAVING JURISDICTION. ALL OTHER MANHOLES SHALL BE LABELED "SANITARY SEWER"
4. ALL STORM MANHOLES LIDS SHALL CONTAIN THE WORDING "STORM" ON THE MANHOLE LID.

NTS

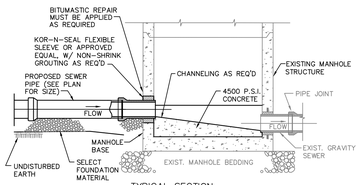
MANHOLE FRAME AND COVER



NOTES:
1. PROVIDE EXTERIOR DROP WHEN INVERTS IN AND OUT EXCEED 2 FEET.
2. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 P.S.I.

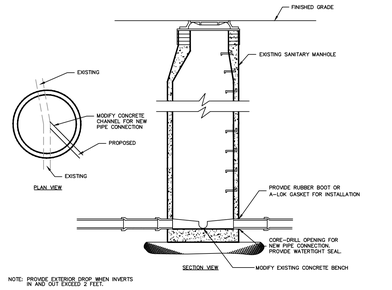
NTS

SANITARY MANHOLE



TYPICAL SECTION

CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OPERATION OF THE EXISTING SEWERS CONNECTED TO THE EXISTING MANHOLE, AT NO TIME SHALL THE CONSTRUCTION OF THE NEW SEWER MAIN IMPEDE THE OPERATION OF THE EXISTING SANITARY SEWERS.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR EQUAL, AND NON-SHRINK GROUT. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE A GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. ALL LOOSE CONCRETE, RUST OF REINFORCING RODS, AND OTHER FOREIGN MATERIALS SHALL BE REMOVED AND THE CAVITY CLEANED WITH WATER OR AIR UNDER PRESSURE, AS NECESSARY. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 P.S.I.
3. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.



NOTE: PROVIDE EXTERIOR DROP WHEN INVERTS IN AND OUT EXCEED 2 FEET.

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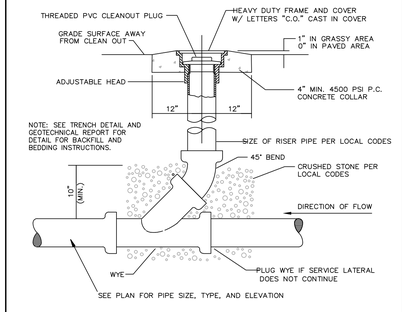
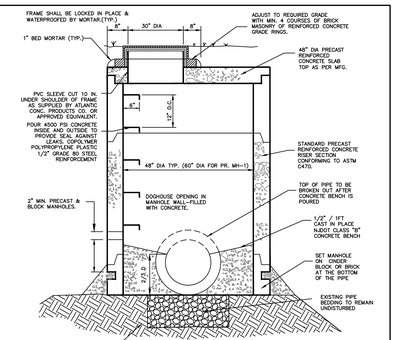
CONNECTION TO EXISTING STORM / SANITARY STRUCTURE



NOTE: SEE TRENCH DETAIL AND GEOTECHNICAL REPORT FOR DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

NTS

SANITARY CLEANOUT



NOTE: CONCRETE BENCH AND CHANNEL TO BE FORMED WITHIN THE INTERIOR BASE OF THE DOGHOUSE MANHOLE

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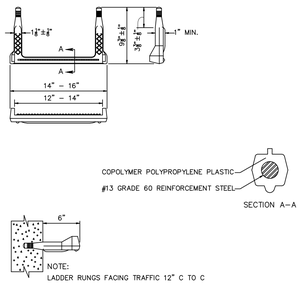
DOGHOUSE MANHOLE



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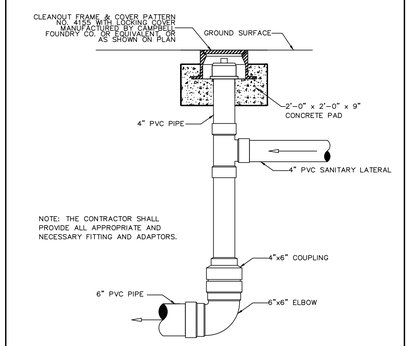
COPOLYMER PLASTIC LADDER RUNG



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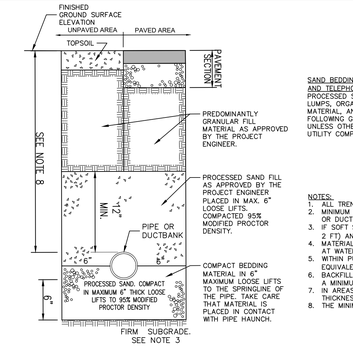
DROP SANITARY CLEANOUT



SAND BEDDING MATERIAL (GAS, ELECTRIC, AND TELEPHONE):
PROCESSED SAND FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS UNLESS OTHERWISE SPECIFIED BY LOCAL UTILITY COMPANY:

U.S. SIEVE SIZE	PERCENT PASSING (BY WEIGHT)
3/8 Inch	100
No. 4	94–100
No. 16	45–85
No. 50	3–29
No. 100	0–10

NOTES:
1. ALL TRENCH EXCAVATIONS ARE TO BE DONE IN COMPLIANCE WITH OSHA REGULATIONS.
2. MINIMUM TRENCH WIDTH TO BE AT LEAST 6 INCHES FROM EDGE OF PIPE OUTER EDGE OF MULTIPLE PIPES IN TRENCH OR DUCT BANK TO EDGE OF TRENCH WALL.
3. IF SOFT SOIL IS ENCOUNTERED AT BEDDING SUBGRADE, THE SOFT SOIL IS TO BE REMOVED (TO A MAXIMUM DEPTH OF 2 FT) AND REPLACED WITH ¾" CLEAN CRUSHED STONE.
4. MATERIAL EXCAVATED FROM THE TRENCH MAY BE USED FOR BACKFILL PROVIDED IT IS PREDOMINATELY SAND AND IS AT WATER CONTENT THAT THE MATERIAL CAN BE READILY COMPACTED TO DENSITY REQUIRED.
5. WITHIN PUBLIC RIGHT OF WAY BENEATH PAVEMENT, THE BACKFILL MATERIAL SHALL BE CLEAN CRUSHED STONE EQUIVALENT TO AASHTO NO. 67 OR ¾" STONE, UNLESS AUTHORITY HAVING JURISDICTION REQUIRES OTHERWISE.
6. BACKFILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS COMPACTED UTILIZING A WALK BEHIND VIBRATING ROLLER TO A MINIMUM DENSITY EQUAL TO 95% MODIFIED PROCTOR DENSITY IN PAVED AREAS AND 92% IN UNPAVED AREAS.
7. IN AREAS WHERE THERE IS NOT SUFFICIENT WIDTH FOR A DOUBLE DRUM WALK BEHIND COMPACTOR THE LIFT THICKNESS SHALL BE ADJUSTED AS NECESSARY TO ACHIEVE COMPACTION WITH APPROPRIATE EQUIPMENT.
8. THE MINIMUM DEPTH OF COVER SHALL BE THAT REQUIRED BY UTILITY PROVIDER.

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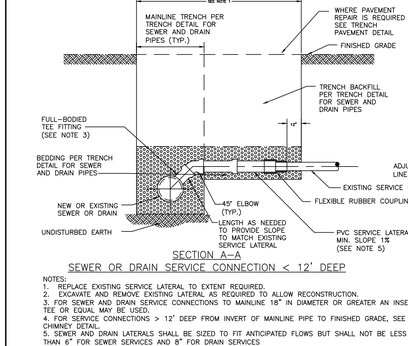
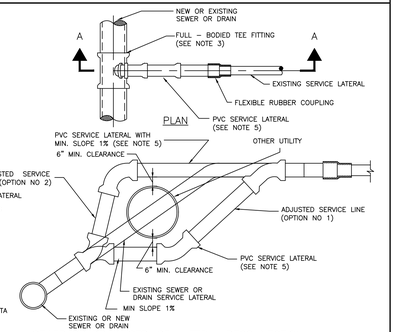
TRENCH DETAIL FOR GAS, ELECTRIC, CABLE AND TELEPHONE



SECTION A–A
SEWER OR DRAIN SERVICE CONNECTION < 12' DEEP

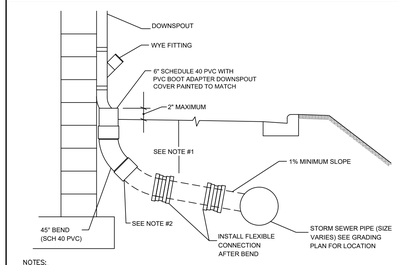
NOTES:
1. REPLACE EXISTING SERVICE LATERAL TO EXTENT REQUIRED.
2. EXCAVATE AND REMOVE EXISTING LATERAL AS REQUIRED TO ALLOW RECONSTRUCTION.
3. FOR SEWER AND DRAIN SERVICE CONNECTIONS TO MAINLINE 18" IN DIAMETER OR GREATER AN INSERTA TEE OR EQUAL MAY BE USED.
4. FOR SERVICE CONNECTIONS > 12' DEEP FROM INVERT OF MAINLINE PIPE TO FINISHED GRADE, SEE CHIMNEY DETAIL.
5. SEWER AND DRAIN LATERALS SHALL BE SIZED TO FIT ANTICIPATED FLOWS BUT SHALL NOT BE LESS THAN 6" FOR SEWER SERVICES AND 8" FOR DRAIN SERVICES



SEWER OR DRAIN SERVICE LATERAL RECONNECTION FOR CONFLICTS WITH OTHER UTILITIES

NTS

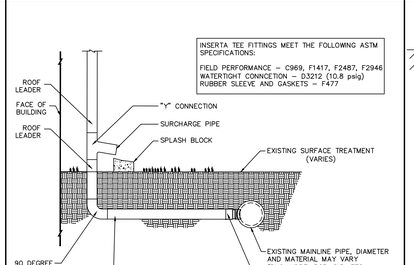
ROOF LEADER CONNECTION



NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
4. IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING.

NTS

BUILDING DOWNSPOUT CONNECTION



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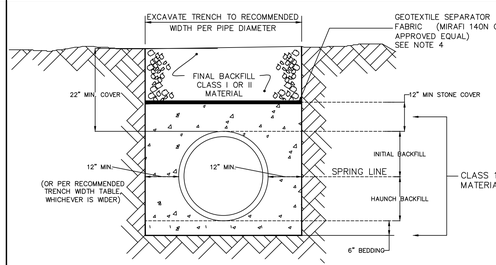
INSERT-A-TEE CONNECTION



HDPE PIPE BACKFILL DETAIL

NOTES:
1. BEDDING, HAUNCH, INITIAL BACKFILL AND COVER SHALL BE CLASS 1 MATERIAL. CLASS 1 MATERIAL MUST BE EVENLY SPREAD INTO THE HAUNCH AND BETWEEN CORRUGATIONS. IF CLASS 1A MATERIAL IS USED, THE CLASS 1A MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND NOMINALLY COMPACTED USING A HAND-OPERATED COMPACTION EQUIPMENT. IF CLASS 1B MATERIAL IS USED, THE CLASS 1B MATERIAL SHOULD BE SPREAD IN 6-INCH-THICK LIFTS AND COMPACTED TO AT LEAST 95% OF THE MATERIALS MAX DRY DENSITY.
2. FINAL BACKFILL MATERIAL SHALL BE EITHER CLASS I (A OR B) OR CLASS II MATERIAL. THESE MATERIALS CAN EITHER BE IMPORTED OR PROCESSED FROM ONSITE MATERIAL GENERATED DURING ROCK EXCAVATION.
3. FINAL BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR COMPACTION TEST (ASTM D1557).
4. THE SEPARATOR FABRIC IS REQUIRED UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE NEED FOR A SEPARATOR FABRIC TO PREVENT SOIL PARTICLE MIGRATION SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER ONCE GRADATION DATA IS PROVIDED FOR ALL PROPOSED BACKFILL MATERIALS.

CLASSES OF EMBEDMENT AND BACKFILL MATERIALS

CLASS	TYPE	SOIL GROUP SYMBOL D 2487	DESCRIPTION	PERCENTAGE PASSING SIEVE SIZES 1 1/2 IN. (40 MM)	NO. 4 (4.75 MM)	NO. 200 (0.075 MM)
IA	MANUFACTURED AGGREGATES OPEN-GRADED, CLEAN.	NONE	ANGULAR, CRUSHED STONE OR ROCK, CRUSHED GRAVEL, BROKEN CORAL, CRUSHED SLAG, CINDERS OR SHELLS; LARGE VOID CONTENT, CONTAIN LITTLE OR NO FINES.	100 %	≤10 %	<5 %
IB	MANUFACTURED, PROCESSED AGGREGATES; DENSE-GRADED, CLEAN	NONE	ANGULAR, CRUSHED STONE (OR OTHER CLASS IA MATERIALS) AND STONE/SAND MIXTURES WITH GRADATIONS SELECTED TO MINIMIZE MIGRATION OF AGJA-CENT SOILS; CONTAIN LITTLE OR NO FINES (SEE X1.8.).	100 %	≤50 %	<5 %
II	COARSE-GRAINED SOILS, CLEAN	GW	WELL-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.	100 %	<50 % "COARSE FRACTION"	<5 %
		GP	POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES; LITTLE OR NO FINES.			
		SW	WELL-GRADED SANDS AND GRAV-ELY SANDS; LITTLE OR NO FINES.		≥50 % OF "COARSE FRACTION"	
		SP	POORLY-GRADED SANDS AND GRAVEL SANDS; LITTLE OR NO FINES.			
	COARSE-GRAINED SOILS, BORDERLINE CLEAN TO W/ FINES	E.G. GW-GC, SP-SM.	SANDS AND GRAVELS WHICH ARE BORDERLINE BETWEEN CLEAN AND WITH FINES.	100 %	VARIES	5 % TO 12 %
III	COARSE-GRAINED SOILS, WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND SILT MIXTURES.	100 %	<50 % OF "COARSE FRACTION"	12 % TO 50 %
		GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES.			
		SM	SILTY SANDS, SAND-SILT MIXTURES.		≥50 % OF "COARSE FRACTION"	
		SC	CLAYEY SANDS, SAND-CLAY MIX-TURES.			

GENERAL NOTES:
1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.
2. RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE VIRGIN COMPOUNDS, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3350 FOR THE CELL CLASSIFICATION 335400C.
3. COUPLING BANDS: EXCEPT AS OTHERWISE REQUIRED HEREIN, COUPLING BANDS AND OTHER HARDWARE FOR CORRUGATED POLYETHYLENE PIPE SHALL DEMONSTRATE THAT THEY MEET THE SOIL TIGHTNESS REQUIREMENTS OF AASHTO SECTION 26 "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES."
COUPLING BANDS SHALL LAP EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION. THE CORRUGATIONS IN THE BAND SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE AT LEAST TWO FULL CORRUGATIONS FROM THE END OF EACH PIPE.
WHEN INFILTRATION OR EXFILTRATION IS A CONCERN, THE COUPLING BANDS MAY BE REQUIRED TO HAVE GASKETS. THE GASKET MATERIAL SHALL BE CLOSED-CELL EXPANDED RUBBER OR NEOPRENE. OTHER COUPLINGS MAY BE BELL & SPIGOT AND CONFORM TO THE REQUIREMENTS OF AASHTO M294.
4. DESIGNATION OF TYPE: THE PIPE MAY BE ONE OR BOTH OF THE FOLLOWING TYPE:
TYPE S: THIS PIPE WILL HAVE A FULL CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINER.
TYPE D: THIS PIPE SHALL CONSIST OF AN ESSENTIALLY SMOOTH WATERWAY BRACED CIRCUMFERENTIALLY WITH CIRCULAR RIBS WHICH ARE FORMED SIMULTANEOUSLY WITH A SMOOTH OUTER WALL.
5. INSTALLATION: CORRUGATED POLYETHYLENE PIPE SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 1 AND ASTM D-2321, LATEST EDITION, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS."

HIGH DENSITY CORRUGATED POLYETHYLENE PIPE
H-20 AND E-80 LIVE LOADS

NOMINAL DIAMETER IN. (MM)	MINIMUM COVER IN. & (MM) H-20	E-80
12 (300)	12 (300)	24 (600)
15 (375)	12 (300)	24 (600)
18 (450)	12 (300)	24 (600)
24 (600)	12 (300)	24 (600)
30 (750)	12 (300)	24 (600)
36 (900)	12 (300)	24 (600)
42 (1050)	12 (300)	24 (600)
48 (1200)	12 (300)	24 (600)
60 (1500)	24 (600)	24 (600)

MAXIMUM COVER FOR ADS AND MEGAGREEN PIPES (PER ASTM F2648), FT(MM)

DIAMETER OF PIPE IN. (MM)	CLASS 1 COMPACTED FT. (M)	CLASS 2 95% FT. (M)	CLASS 2 90% FT. (M)	CLASS 3 95% FT. (M)
12 (300)	27 (8.2)	21 (6.4)	14 (4.3)	12 (3.6)
15 (375)	27 (8.2)	21 (6.4)	14 (4.3)	13 (3.9)
18 (450)	25 (7.6)	18 (5.5)	13 (3.9)	11 (3.3)
24 (600)	22 (6.7)	16 (4.8)	11 (3.3)	12 (3.6)
30 (750)	16 (4.8)	12 (3.6)	8 (2.4)	6 (1.8)
36 (900)	21 (6.4)	15 (4.5)	10 (3.0)	10 (3.0)
42 (1050)	17 (5.2)	13 (3.9)	9 (2.7)	7 (2.1)
48 (1200)	18 (5.5)	13 (3.9)	9 (2.7)	10 (3.0)
60 (1500)	20 (6.0)	15 (4.5)	10 (3.0)	10 (3.0)

RECOMMENDED TRENCH WIDTH

DIAMETER	O.D.	TRENCH WIDTH
12"	14.45"	31"
15"	17.65"	34"
18"	21.10"	39"
24"	28.30"	48"
30"	36.10"	66"
36"	42.25"	78"
42"	47.00"	83"
48"	53.00"	89"
60"	66.30"	102"

The trench width must be wide enough to accomodate compaction equipment.

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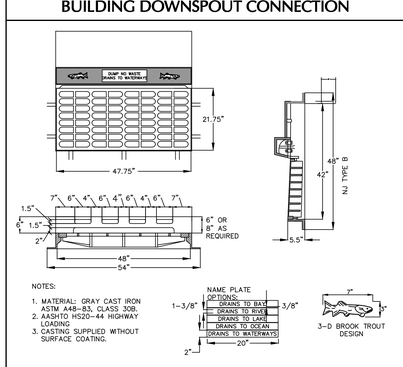
HDPE PIPE INSTALLATION DETAIL



NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A48-83, CLASS 30B.
2. AASHTO HS20-44 HIGHWAY LOADING
3. CASTING SUPPLIED WITHOUT SURFACE COATING.

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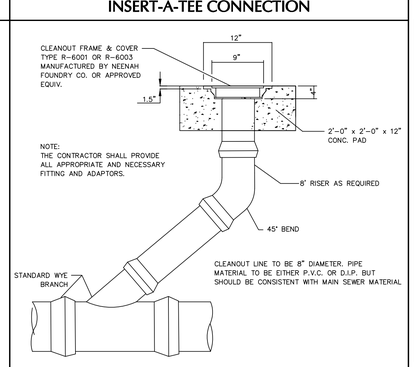
BICYCLE SAFE GRATE AND CURB PIECE



NTS

STORM CLEANOUT

03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1
Date	Description	NO.
Revisions		

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 4

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS504
Sheet 89

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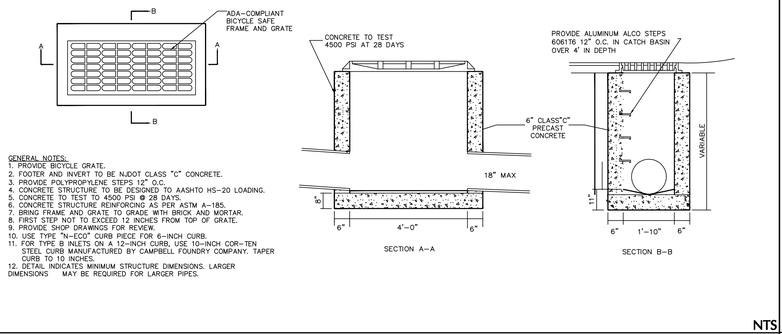
Project No. 100935001

CATCH BASIN TYPE "A"

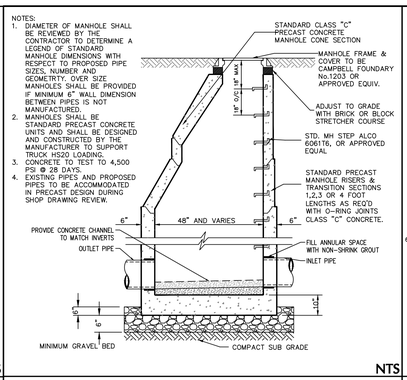


GENERAL NOTES:
1. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4500 PSI @ 28 DAYS.
6. CONCRETE STRUCTURE REINFORCING AS PER ASTM A-185.
7. BRING FRAME AND GRATE TO GRADE WITH BRICK AND MORTAR.
8. FIRST STEP NOT TO EXCEED 12 INCHES FROM TOP OF GRATE.
9. PROVIDE SHOP DRAWINGS FOR REVIEW.
10. USE TYPE "N-ECO" CURB PIECE FOR 6-INCH CURB.
11. FOR TYPE B INLETS ON A 12-INCH CURB, USE 10-INCH COR-TEN STEEL CURB MANUFACTURED BY CAMPBELL FOUNDRY COMPANY. TAPER CURB TO 10 INCHES.
12. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

NTS

STORM MANHOLE

NOTES:
1. DIAMETER OF MANHOLE SHALL BE REVIEWED BY THE CONTRACTOR TO DETERMINE A LEGEND OF STANDARD MANHOLE DIMENSIONS WITH RESPECT TO PROPOSED PIPE SIZES, NUMBER AND GEOMETRY, OVER SIZE MANHOLES SHALL BE PROVIDED IF MINIMUM 6" WALL DIMENSION BETWEEN PIPES IS NOT MANUFACTURED.
2. MANHOLES SHALL BE STANDARD PRECAST CONCRETE UNITS AND SHALL BE DESIGNED AND CONSTRUCTED BY THE MANUFACTURER TO SUPPORT TRUCK HS20 LOADING.
3. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
4. EXISTING PIPES AND PROPOSED PIPES TO BE ACCOMMODATED IN PRECAST DESIGN DURING SHOP DRAWING REVIEW.



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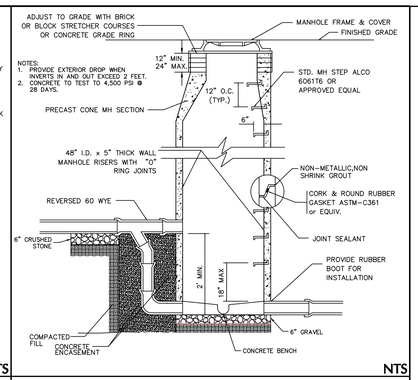
EXTERNAL DROP MANHOLE



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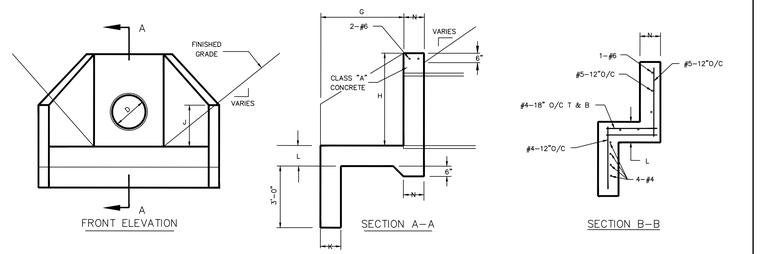
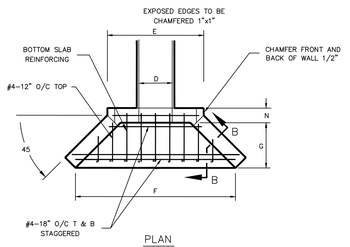
HEADWALL DETAIL





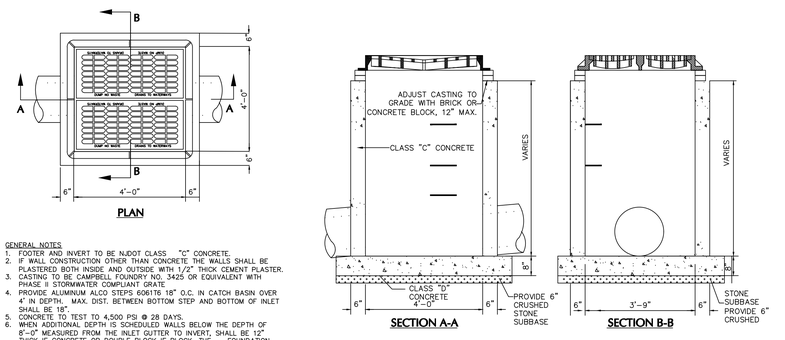
D	E	F	G	H	J	K	L	N	R
18"	3'-0"	2'-6"	3'-0"	3'-0"	2'-0"	8"	8"	8"	#5-12"o/c
21"	3'-4"	2'-9"	3'-0"	3'-0"	2'-0"	8"	8"	8"	#5-12"o/c
24"	3'-8"	3'-0"	3'-0"	3'-0"	2'-0"	8"	8"	8"	#5-12"o/c
27"	3'-11"*	3'-3"	3'-0"	3'-0"	2'-0"				
30"	4'-2"	3'-6"	3'-0"	4'-0"	2'-1"	8"	8"	10"	#5-12"o/c
36"	4'-8"	3'-10"	3'-0"	3'-6"	4'-6"	2'-3"	8"	10"	#5-12"o/c
42"	5'-3"	4'-1"	4'-0"	5'-0"	2'-9"	8"	10"	10"	#5-12"o/c
48"	5'-10"	4'-5"	4'-6"	5'-6"	3'-0"	8"	10"	12"	#5-12"o/c
54"	6'-5"	4'-8"	5'-0"	6'-0"	3'-3"	9"	12"	12"	#6-8"o/c
60"	7'-0"	5'-0"	5'-6"	6'-6"	3'-6"	9"	12"	12"	#6-8"o/c
66"	7'-7"	5'-3"	6'-0"	7'-0"	3'-9"	9"	12"	14"	#6-8"o/c
72"	8'-2"	5'-6"	6'-6"	7'-6"	4'-3"	9"	12"	14"	#6-8"o/c

HEADWALL TO BE SIZED BASED ON PIPE OUTLET AND SURROUNDING GRADES. REFER TO CG101.

NOTES:
1. HEAD WALLS MAY BE PRECAST OR CAST IN PLACE PER SITE REQUIREMENTS.
2. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
3. HEAD WALLS MUST BE ANCHORED AT LEAST 3 FT BELOW GRADE AT POINT OF OUTFALL.
4. HEADWALL WIDTH (E) TO BE AT LEAST 3 TIMES PIPE DIAMETER.
5. STANDARD HEAD WALL DIMENSIONS ARE AS FOLLOWS:

NTS

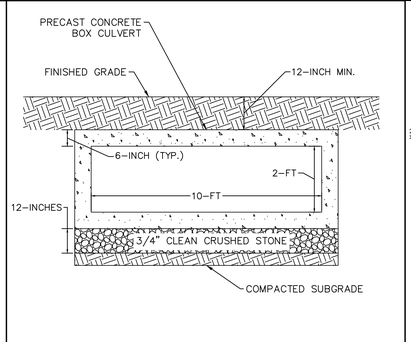
CATCH BASIN TYPE "B"



GENERAL NOTES
1. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
2. IF WALL CONSTRUCTION OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
3. CASTING TO BE CAMPBELL FOUNDRY NO. 3425 OR EQUIVALENT WITH PHASE II STORMWATER COMPLIANT GRATE
4. PROVIDE ALUMINUM ALCO STEPS 606176 18" O.C. IN CATCH BASIN OVER 4' IN DEPTH, MAX. DIST. BETWEEN BOTTOM STEP AND BOTTOM OF INLET SHALL BE 18"
5. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED WALLS BELOW THE DEPTH OF 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE 12" THICK IF CONCRETE OR DOUBLE BLOCK IF BLOCK. THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
7. SHALL MEET NJDOT STANDARDS AND H20 LOADING

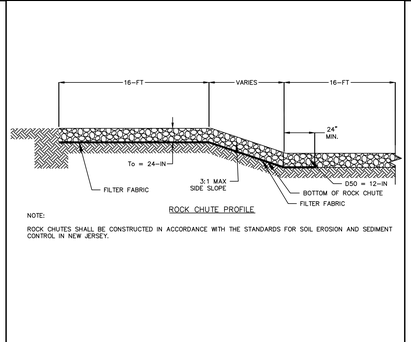
NTS

DIVERSION MANHOLE STRUCTURE



NTS

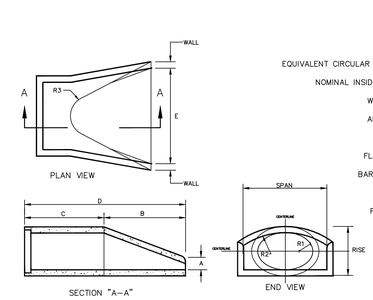
2'X10' CULVERT TRASH RACK DETAIL



NOTE:
ROCK CHUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY.

NTS

ELLIPTICAL FLARED END SECTION



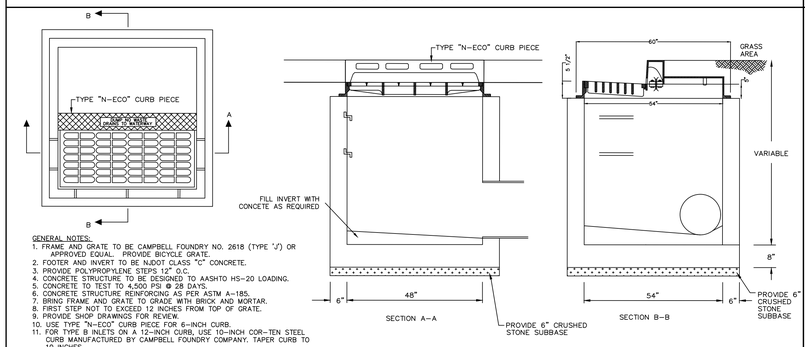
SIZING SUMMARY

EQUIVALENT CIRCULAR PIPE DIAMETER	18"	24"	30"	36"	42"	48"	54"
NOMINAL INSIDE RISE X SPAN	14"x23"	19"X30"	24"X38"	29"X45"	34"X53"	38"X60"	43"X68"
WALL THICKNESS	2-3/4"	3-1/4"	3-3/4"	4-1/2"	5"	5-1/2"	6"
APPROX. WEIGHT	1300	1675	2450	4840	6456	7870	9990
A	8"	8-1/2"	9-1/2"	11-1/2"	15-3/4"	21"	25-1/2"
FLARE LENGTH B	2'-4"	3'-4"	4'-6"	5'-1"	5'-0"	5'-0"	5'-0"
BARREL LENGTH C	3'-9"	2'-9"	1'-6"	3'-0"	3'-0"	3'-0"	3'-0"
LAY LENGTH D	6'-1"	6'-1"	6'-0"	8'-1"	8'-0"	8'-0"	8'-0"
FLARE WIDTH E	36"	48"	60"	72"	78"	84"	90"
R-1	6-3/32"	8-7/32"	10-1/4"	12-5/8"	14-9/32"	15-7/16"	18-21/32"
R-2	19-15/32"	26-1/4"	32-13/16"	39-3/8"	45-29/32"	51-19/32"	58-19/32"
R-3	6"	7"	9"	12"	13"	14"	16"

NOTE:
1. FLARED END SECTION MUST BE ANCHORED AT LEAST 3 FT BELOW GRADE AT POINT OF OUTFALL.

NTS

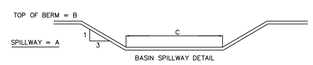
CATCH BASIN TYPE "E"



GENERAL NOTES:
1. FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 2618 (TYPE 'J') OR APPROVED EQUAL. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
6. CONCRETE STRUCTURE REINFORCING AS PER ASTM A-185.
7. BRING FRAME AND GRATE TO GRADE WITH BRICK AND MORTAR.
8. FIRST STEP NOT TO EXCEED 12 INCHES FROM TOP OF GRATE.
9. PROVIDE SHOP DRAWINGS FOR REVIEW.
10. USE TYPE "N-ECO" CURB PIECE FOR 6-INCH CURB.
11. FOR TYPE B INLETS ON A 12-INCH CURB, USE 10-INCH COR-TEN STEEL CURB MANUFACTURED BY CAMPBELL FOUNDRY COMPANY. TAPER CURB TO 10 INCHES.
12. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

NTS

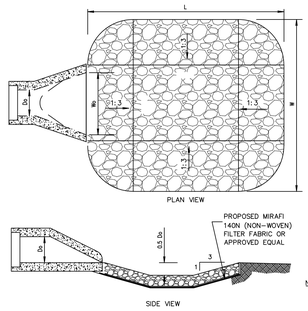
CONCRETE BOX CULVERT TYPICAL SECTION



BASIN	A (FT)	B (FT)	C (FT)
SMALL SCALE BASIN 1	12.20	13.00	10.00
SMALL SCALE BASIN 2	12.00	13.00	10.00
SMALL SCALE BASIN 3	14.00	15.00	50.00
SMALL SCALE BASIN 4	14.00	15.00	25.00
SMALL SCALE BASIN 5	14.70	15.70	10.00
LARGE SCALE BASIN 1	12.50	13.50	90.00
LARGE SCALE BASIN 2	13.00	13.50	20.00
LARGE SCALE BASIN 3	15.20	15.40	5.00

NTS

ROCK CHUTE RIP-RAP APRON



	Do	TOTAL L	TOTAL W	BOTTOM L	BOTTOM W	d50	THICKNESS
HW-100	24"ø	12 FT.	10 FT.	6 FT.	4 FT.	3 IN.	6 IN.*
HW-101	36" ø	18 FT.	15 FT.	9 FT.	6 FT.	4 IN.	8 IN.*
HW-102	36" ø	18 FT.	15 FT.	9 FT.	6 FT.	4 IN.	8 IN.*
HW-103	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-104	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-105	30" ø	15 FT.	12.5 FT.	7.5 FT.	5 FT.	3 IN.	6 IN.*
HW-106	19"X30"	9.48 FT.	9.74 FT.	4.74 FT.	5 FT.	4 IN.	8 IN.*
HW-107	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-108	24"ø	12 FT.	10 FT.	6 FT.	4 FT.	3 IN.	6 IN.*
HW-109	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-110	15" ø	7.5 FT.	6.25 FT.	3.75 FT.	2.5 FT.	3 IN.	6 IN.*
HW-111	43"X68"	21.48 FT.	22.08 FT.	10.74 FT.	11.34 FT.	3 IN.	6 IN.*

* OVER FILTER FABRIC

NOTE:
1. THE TOP OF THE SCOUR HOLE SHALL BE AT THE SAME ELEVATION AT THE UP AND DOWNSTREAM ENDS AND THE BOTTOM OF THE SCOUR HOLE SHALL BE AT 0% SLOPE.

NTS

OVERSIZED CATCH BASIN

GENERAL NOTES:
1. FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 2618 (TYPE 'J') OR APPROVED EQUAL. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
6. CONCRETE STRUCTURE REINFORCING AS PER ASTM A-185.
7. BRING FRAME AND GRATE TO GRADE WITH BRICK AND MORTAR.
8. FIRST STEP NOT TO EXCEED 12 INCHES FROM TOP OF GRATE.
9. PROVIDE SHOP DRAWINGS FOR REVIEW.
10. USE TYPE "N-ECO" CURB PIECE FOR 6-INCH CURB.
11. FOR TYPE B INLETS ON A 12-INCH CURB, USE 10-INCH COR-TEN STEEL CURB MANUFACTURED BY CAMPBELL FOUNDRY COMPANY. TAPER CURB TO 10 INCHES.
12. DETAIL INDICATES MINIMUM STRUCTURE DIMENSIONS. LARGER DIMENSIONS MAY BE REQUIRED FOR LARGER PIPES.

NTS

SPILLWAY DETAIL

NTS

SCOUR HOLE SCHEDULE

NTS

03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1
Date	Description	NO.
Revisions		

SIGNATURE — 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

LANGAN
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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 5

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS505
Sheet 90

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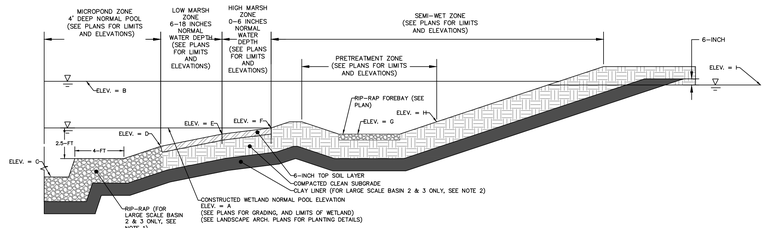
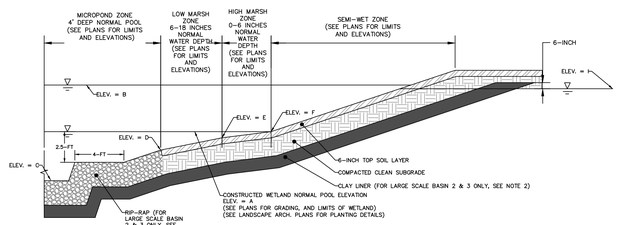
Project No. 100935001



CONSTRUCTED WETLAND TYPICAL PROFILE



CONSTRUCTED WETLAND TYPICAL SECTION

ITEM	DESCRIPTION	POND 1	POND 2	POND 3
A	NORMAL POOL ELEV.	7.00	8.50	10.50
B	100 YR W.S.E STORM	12.50	12.57	14.31
C	BOTTOM POND POOL ELEV.	3.00	4.50	6.50
D	BOTTOM LOW MARSH ZONE	5.50	7.00	9.00
E	BOTTOM HIGH MARSH ZONE	6.50	8.00	10.00
F	BOTTOM SEMI-WET ZONE	7.00	8.50	10.50
G	BOTTOM OF FOREBARY ELEV.	N/A	8.00	10.00
H	TOP OF FOREBAY ELEV.	N/A	9.00	11.00
I	SEASONAL HIGH GROUND WATER ELEV.	7.00	12.00	12.00

NOTE:

1. DEPTH OF RIP-RAP
   LARGE SCALE BASIN 2: 1.50-FT
   LARGE SCALE BASIN 3: 1.00-FT
2. DEPTH OF CLAY LINER
   LARGE SCALE BASIN 2: 1.25-FT
   LARGE SCALE BASIN 3: 1.00-FT

NTS

CONSTRUCTED WETLANDS CROSS SECTION DETAIL

NOTES:

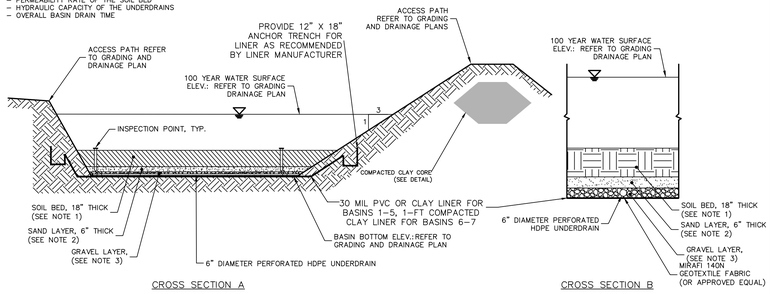
1. BIORETENTION BASINS (INCLUDING THE MULCH, SOIL BED, SAND AND GRAVEL LAYER) SHALL BE CONSTRUCTED IN CONFORMANCE WITH NEW JERSEY STORMWATER BEST MANAGEMENT PRACTICES MANUAL SECTION 9.7 FOR SMALL-SCALE BIORETENTION SYSTEMS.
2. 3 INCHES OF GRAVEL LAYER SHALL BE PROVIDED ABOVE THE PERFORATED UNDERDRAIN AND A MINIMUM OF 3 INCHES OF GRAVEL LAYER SHALL BE BELOW THE PERFORATED UNDERDRAIN. GRAVEL SHALL MEET AASHTO M-43 - 0.5" TO 1.5" CLEAN BROKEN STONE.
3. LINER SHALL BE INSTALLED DURING TIME OF LOW GROUNDWATER. DEWATERING MAY BE NECESSARY TO INSTALL LINER.
4. LINER SHALL BE A MINIMUM 30 MIL PVC LINER OR 12-IN CLAY LINER HAVING A PERMEABILITY OF 10-6 CM/SEC. SEE CLAY LINER DETAIL FOR MORE SPECIFICATIONS
5. LINER SHALL BE INSTALLED WHOLLY BELOW THE AVERAGE DEPTH OF FROST PENETRATION IN THE AREA AS DETERMINED BY UNITED STATES DEPARTMENT OF AGRICULTURE AND MAPPING.
6. AT LEAST ONE (1) INSPECTION PORT, WITH A REMOVABLE CAP, MUST BE PROVIDED AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE PERFORATED SECTION OF THE NETWORK OF PIPES AND BE FLUSH WITH THE SURFACE OF THE SURFACE LAYER.
7. INSPECTION PORT EXTERIOR OF UNDERDRAINS SHALL BE COVERED IN SUCH A WAY AS TO PREVENT THE MIGRATION OF MATERIAL INTO THE STRUCTURE.
8. THE DEPTH OF RUNOFF GENERATED BY THE MAXIMUM DESIGN STORM SHALL BE MARKED ON ALL INSPECTION PORTS.
9. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR SAND, BIORETENTION MEDIA, STONE AND LINER FOR REVIEW.

POST CONSTRUCTION TESTING

1. POST CONSTRUCTION TESTING MUST BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION AND POST-CONSTRUCTION OVERSIGHT AND SOIL PERMEABILITY TESTING SECTION IN CHAPTER 12 OF THE NJ BMP MANUAL TO ENSURE THAT THE AS-BUILT SYSTEM FUNCTIONS AS DESIGNED, POST CONSTRUCTION TESTING MUST INCLUDE:
   - PERMEABILITY RATE OF THE SOIL BED
   - HYDRAULIC CAPACITY OF THE UNDERDRAINS
   - OVERALL BASIN DRAIN TIME

BIORETENTION MEDIA (SOIL BED) NOTES:

1. SOIL BED TO BE A MINIMUM OF 18-24" IN DEPTH, IN ACCORDANCE WITH THE TABLE BELOW.
2. THE SOIL BED MUST CONSIST OF THE FOLLOWING MIX, BY VOLUME:
   - 85-95% SAND*
   - 3-7% ORGANICS
   - 2-5% CLAY CONTENT
   - * NO MORE THAN 25% SAND AS FINE OR VERY FINE SANDS; NO MORE THAN 15% SILT AND CLAY
3. PRE-MIXED SOIL MUST BE CERTIFIED TO BE CONSISTENT WITH THE REQUIREMENTS ABOVE BY EITHER THE VENDOR OR BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF NEW JERSEY; IN ADDITION, THE ENGINEER MUST BE PRESENT WHEN THE SOIL IS MIXED.
4. THE PH OF THE SOIL IS RECOMMENDED TO BE BETWEEN 5.5 AND 6.5
5. CALCULATION OF RUNOFF RETENTION, POROSITY, FIELD CAPACITY, AND WILTING POINT OF THE SOIL BED MUST BE OBTAINED EITHER FROM A PUBLISHED RESEARCH ARTICLE OR TESTED IN ACCORDANCE WITH THE ASTM D-6836 METHOD OR THE SOIL SURVEY INVESTIGATIONS REPORT NO. 42, KELLOGG SOIL SURVEY LABORATORY METHODS MANUAL, PUBLISHED BY NRCS.
6. SOIL BED MATERIAL MUST BE PLACED IN LIFTS NOT TO EXCEED 6". ADDITIONAL MATERIALS MAY BE NECESSARY TO ACCOUNT FOR SETTLING OVER TIME.

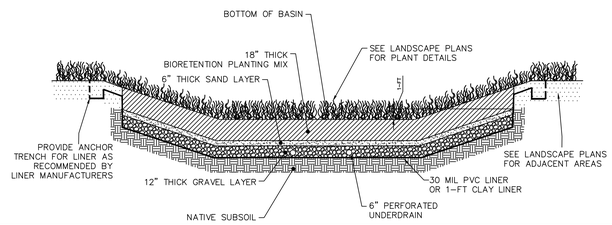


CROSS SECTION A

CROSS SECTION B

NTS

BIORETENTION BASIN CROSS SECTION DETAIL



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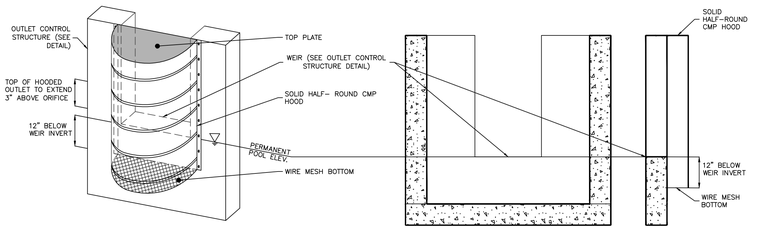
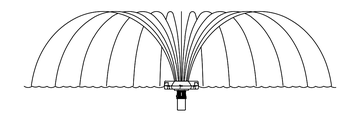


NOTES:

1. HOODED OUTLET SHALL BE APPLIED TO CONSTRUCTED WETLANDS OUTLET CONTROL STRUCTURES ONLY (BASINS 1, 2, 3).
2. THE INVERT OR CREST ELEVATION OF THE HOODED OUTLET SHOULD BE AT LEAST 1 FOOT BELOW THE NORMAL WATER SURFACE ELEVATION.
3. TRASH RACK NOT SHOWN FOR CLARITY.

NTS

SOLID HALF - ROUND CMP HOOD



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. REPORT ANY DISCREPANCIES TO OWNER PRIOR TO INSTALLATION.
4. ALL ELECTRICAL INSTALLATION IS TO MEET LOCAL BUILDING CODES.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 377-003

SUNBURST SURFACE SPRAY AERATOR

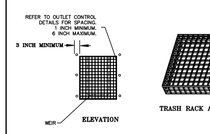
POND AERATOR EQUIPMENT SUMMARY			
POND NO.	AERATION EQUIPMENT DESCRIPTION	AERATION EQUIPMENT HORSE POWER	PUMPING RATE
1	AERATING FOUNTAIN- SUN BURST	3 HP	775 GPM

NOTES:

1. ALL LAKE AERATION EQUIPMENT SHALL BE RATED FOR 460V/ THREE PHASE ELECTRICAL SERVICE.
2. CONTRACTOR SHALL COORDINATE LAKE AERATION EQUIPMENT INSTALLATION WITH THE SITE ELECTRICAL CONTRACTOR AND SITE ELECTRIFICATION DRAWINGS.
3. LOCATIONS OF THE AERATION EQUIPMENT (AERATING FOUNTAINS AND SUB TRITON/TRITON MIXERS) ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BASED ON LAKE AS-BUILT CONDITIONS. GENERALLY, THE EQUIPMENT SHALL BE LOCATED EQUIDISTANT FROM ALL LAKE EDGES. AERATION EQUIPMENT SHALL NOT BE INSTALLED IN AREAS WHERE THE WATER DEPTH IS LESS THAN ONE (1) METER.
4. LOCATION OF THE POWER CONTROL CENTER SHALL BE COORDINATED WITH THE OWNER.
5. ALL LAKE AERATION EQUIPMENT SHALL BE SUPPLIED BY OTTERBINE BAREBO, INC. (MANUFACTURER) OR APPROVED EQUAL. SUBSTITUTION OF AERATION EQUIPMENT AS SHOWN ON THE DRAWINGS SHALL NOT BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ENGINEER'S APPROVAL PRIOR TO ORDERING EQUIPMENT.
7. ALL WORKMANSHIP AND MATERIALS FOR LAKE AERATION EQUIPMENT INSTALLATION INCLUDED IN THIS PROJECT SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE NATIONAL ELECTRIC CODE AND/OR LOCAL BUILDING CODES. IN ALL CASES WHERE CONFLICTS EXIST BETWEEN THE CONTRACT DOCUMENTS, THE NATIONAL ELECTRIC CODE AND/OR LOCAL BUILDING CODES, THE MOST STRINGENT REQUIREMENTS SHALL BE ADHERED.
8. ALL LAKE AERATION EQUIPMENT SHALL BE INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR AS PER THE RECOMMENDATIONS OF THE MANUFACTURER.
9. THE AERATION EQUIPMENT SHALL BE ANCHORED AS PER THE RECOMMENDATIONS OF THE MANUFACTURER.
10. POWER CABLE/DM TUBING LENGTHS SHOWN ON THE PLAN REPRESENT LENGTHS BETWEEN THE POWER CONTROL CENTER (PCC) AND THE AERATING EQUIPMENT. REFER TO SITE ELECTRICAL DRAWINGS FOR SERVICE ENTRANCE LOCATION AND CONDUIT SIZE TO THE PCC.
11. THE POWER CABLES SHALL BE TYPE SOOW SPECIFICALLY DESIGNED FOR UNDERWATER USE. THE CONDUCTORS SHALL BE FLEXIBLE, STRANDED BARE COPPER 12, 10 OR 8 GAUGE (AS NOTED ON THE AERATION EQUIPMENT SUMMARY TABLE), TRIPLE INSULATED TO RESIST MOISTURE, CRACKING, AND SOFTENING.
12. ALL CABLE SHALL CARRY A MINIMUM OF 15 METERS EXTRA FOR INSTALLATION AND EXACT PLACEMENT FLEXIBILITY.
13. RUNNING AMPERAGE HAS BEEN SHOWN FOR EACH UNIT. ELECTRICAL CONTRACTOR SHALL NOT THAT START UP AMPERAGE CAN SPIKE AS HIGH AS 3 TIMES THE RUNNING AMPERAGE AND THE ELECTRICAL SUPPLY CABLES MUST BE SIZED TO ACCOMMODATE START UP AMPERAGE. ALL ELECTRICAL WORK SHALL BE PER THE NATIONAL ELECTRIC CODE, LATEST EDITION, THEREOF.
14. THE POWER CONTROL CENTER SHALL BE ENCLOSED IN A STAINLESS STEEL NEMA 4X ENCLOSURE.

NTS

AERATOR

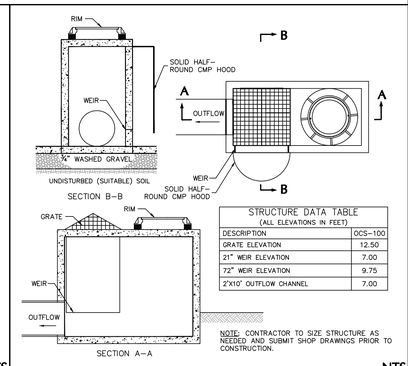


GENERAL NOTES:

1. TRASH RACKS SHALL BE INSTALLED AT THE INTAKE TO EACH OUTLET CONTROL STRUCTURE AND SHALL COMPLY WITH ALL BOROUGH REQUIREMENTS.
2. TRASH RACKS SHALL BE ABLE TO WITHSTAND A PERPENDICULAR LIVE LOADING OF 300 PSF.
3. TRASH RACKS SHALL EXTEND A MINIMUM OF 6 INCHES OUTSIDE THE EXTENTS OF THE WEIR/ORIFICE AND SHALL NOT ADVERSELY AFFECT THE HYDRAULIC PERFORMANCE OF THE STRUCTURE.
4. ALL GRATES, PLATES AND ANGLES WILL BE ALUMINUM AND SHALL BE CORROSION RESISTANT.
5. ALL BOLTS WILL BE STAINLESS STEEL.
6. REFER TO OUTLET CONTROL DETAILS FOR SPACING REQUIREMENTS.
7. TRASH RACK TO COVER ALL OUTLET STRUCTURE OPENINGS EXCEPT WHERE CMP HOOD IS USED TO COVER THE LOWEST ELEVATION ORIFICE IN THE PROPOSED CONSTRUCTED WETLANDS BASINS.

NTS

OUTLET CONTROL STRUCTURE TRASH RACK DETAIL

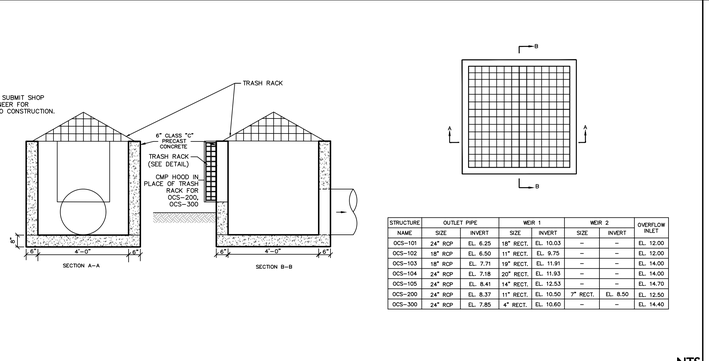


STRUCTURE DATA TABLE (ALL ELEVATIONS IN FEET)	
DESCRIPTION	OCS-100
GRATE ELEVATION	12.50
21" WEIR ELEVATION	7.00
72" WEIR ELEVATION	9.75
2'X10' OUTFLOW CHANNEL	7.00

NOTE: CONTRACTOR TO SIZE STRUCTURE AS NEEDED AND SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

NTS

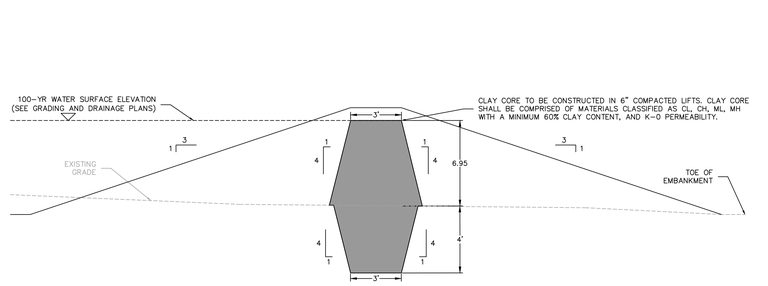
OVERSIZED OUTLET CONTROL STRUCTURE



STRUCTURE	OUTLET PIPE		WEIR 1		WEIR 2		OVERFLOW INLET
NAME	SIZE	INVERT	SIZE	INVERT	SIZE	INVERT	
OCS-101	24" RCP	EL. 6.25	18" RECT.	EL. 10.03	–	–	EL. 12.00
OCS-102	18" RCP	EL. 6.50	11" RECT.	EL. 9.75	–	–	EL. 12.00
OCS-103	18" RCP	EL. 7.71	19" RECT.	EL. 11.91	–	–	EL. 14.00
OCS-104	24" RCP	EL. 7.18	20" RECT.	EL. 11.93	–	–	EL. 14.00
OCS-105	24" RCP	EL. 8.41	14" RECT.	EL. 12.53	–	–	EL. 14.70
OCS-200	24" RCP	EL. 8.37	11" RECT.	EL. 10.50	3" RECT.	EL. 8.50	EL. 12.50
OCS-300	24" RCP	EL. 7.85	4" RECT.	EL. 10.60	–	–	EL. 14.40

NTS

OUTLET CONTROL STRUCTURE DETAIL

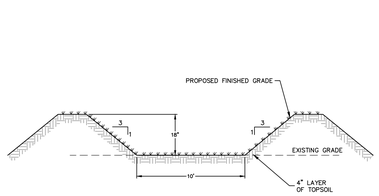


NOTES:

1. THE CLAY CORE MUST CONFORM TO ALL OF THE REQUIREMENTS SET FORTH IN THE NJ SOIL EROSION STANDARDS.

NTS

CLAY CORE DETAIL

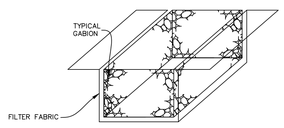


NOTES:

1. PROVIDE TURF REINFORCEMENT MATTING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TURF MATTING SHALL BE TENSAR EROSION MAT OR APPROVED EQUAL.
2. SWALE SHALL BE SEEDED AND MULCHED WITH FAST GERMINATING RYE 15 LBS TO 25 LBS PER 1,000 SQUARE FEET.
3. THE SWALE MUST CONFORM TO ALL OF THE REQUIREMENTS SET FORTH IN THE NJ SOIL EROSION STANDARDS.

NTS

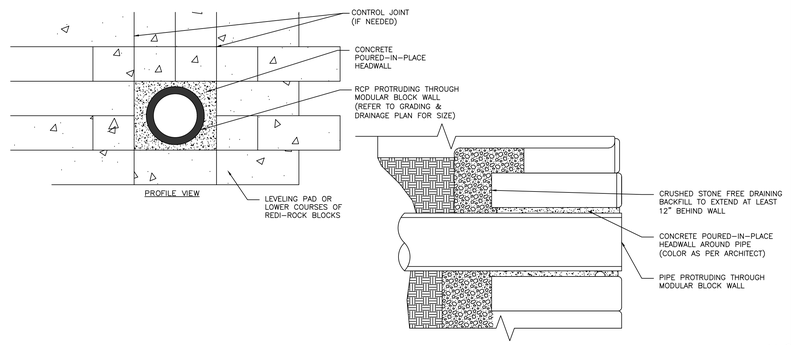
GRASS SWALE DETAIL



GABION BASKETS CONSIST OF PREFABRICATED RECTANGULAR BOXES OF WIRE MESH WHICH ARE SET IN PLACE AND FILLED WITH CRUSHED STONE. THEY ARE PERVIOUS, SEMI-FLEXIBLE BLOCKS. GABIONS AND STONE PLACED WITHIN THE GABION BASKETS SHOULD CONFORM TO THE GRADATION SUGGESTED BY THE MANUFACTURER. TYPICALLY, CRUSHED STONE BETWEEN FOUR AND EIGHT INCHES IN DIAMETER IS REQUIRED. AT A MINIMUM, THEY SHOULD BE CONSTRUCTED OF A HEZAGONAL TRIPLE TWIST MESH OF HEAVILY GALVANIZED STEEL WIRE (GALVANIZED WIRE MAY ALSO RECEIVE A POLY-VINYL CHLORIDE COATING). THE GABIONS SHOULD BE FOUNDED ON THE EXISTING FIRM RESIDUAL SOILS. ANY BACKFILL SHOULD BE SEPARATED FROM GABIONS BY FILTER FABRIC.

NTS

GABION BASKET



NTS

RCP PIPE PENETRATION THROUGH MODULAR WALL DETAIL

Date	Description	NO.
	Revisions	
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

SIGNATURE 4/25/2025 DATE SIGNED

CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 6

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS506
Sheet 91

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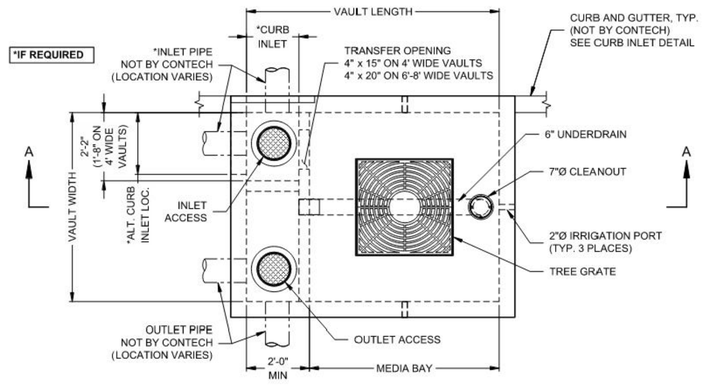
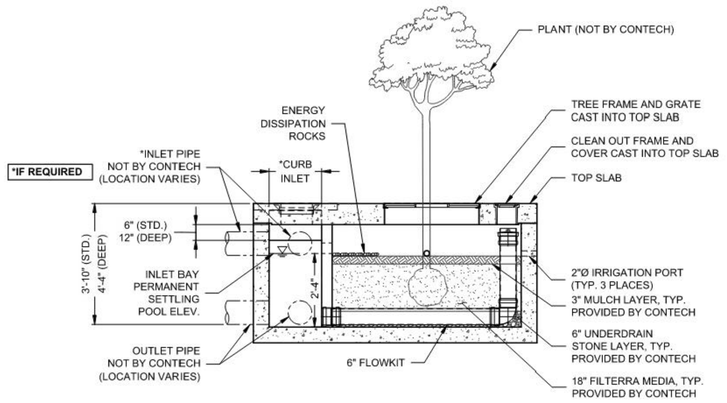
Project No. 100935001



PLAN VIEW



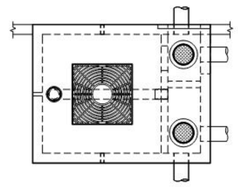
SECTION A-A
(STANDARD DEPTH SHOWN)

FTPD-HC CONFIGURATION

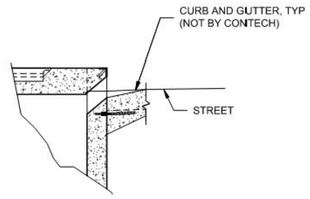
(OPTIONS: DEEP "-D", THROAT INLET "-T", PIPE INLET "-P", PIPE AND THROAT INLET "-PT')

MODEL NAME	PART NUMBER	AVAILABILITY	MEDIA AREA (SF)	MEDIA BAY SIZE	VAULT SIZE (W x L)	WEIR LENGTH/ MAX. CURB OPENING	*MAX. BYPASS FLOW (CFS) STD / DEEP	INLET/ OUTLET ACCESS DIA.	TREE GRATE QTY. AND SIZE
FTPD 4x4 HC (4x6 VAULT)	FTPD0404-HC	ALL	16	4 x 4	4 x 6	1'-8"	1.4 / 4.6	12"/12"	(1) 3' x 3'
FTPD 4x6 HC (4x8 VAULT)	FTPD0406-HC	ALL (EXCEPT DE, MD, NJ, PA, VA, WV)	24	4 x 6	4 x 8	1'-8"	1.4 / 4.6	12"/12"	(1) 3' x 3'
FTPD 6x4 HC (6x6 VAULT)	FTPD0604-HC	ALL (EXCEPT CA, TX)	24	6 x 4	6 x 6	1'-8"	1.4 / 4.6	12"/12"	(1) 3' x 3'
FTPD 4.5x5.8 HC (4.5x7.8 VAULT)	FTPD045058-HC	DE, MD, NJ, PA, VA, WV ONLY	26	4.5 x 5.83	4.5 x 7.83	1'-8"	1.4 / 4.6	12"/12"	(1) 3' x 3'
FTPD 6x6 HC (6x8 VAULT)	FTPD0606-HC	ALL	36	6 x 6	6 x 8	1'-8"	1.4 / 4.6	12"/12"	(1) 3' x 3'
FTPD 6x8 HC (6x10 VAULT)	FTPD0608-HC	ALL (EXCEPT CA, TX)	48	6 x 8	6 x 10	1'-8"	1.4 / 4.6	12"/12"	(1) 4' x 4'
FTPD 8x7 HC (8x10 VAULT)	FTPD0807-HC	CA, TX ONLY	56	8 x 7	8 x 10	2'-6"	2.1 / 6.8	24"/24"	(1) 4' x 4'
FTPD 6x10 HC (6x12 VAULT)	FTPD0610-HC	ALL (EXCEPT CA, TX)	60	6 x 10	6 x 12	1'-8"	1.4 / 4.6	12"/12"	(1) 4' x 4'
FTPD 7x10 HC (7x13 VAULT)	FTPD0710-HC	ALL (EXCEPT CA, TX)	70	7 x 10	7 x 13	2'-6"	2.1 / 6.8	24"/24"	(1) 4' x 4'
FTPD 8x9 HC (8x12 VAULT)	FTPD0809-HC	CA, TX ONLY	72	8 x 9	8 x 12	2' -6"	2.1 / 6.8	24"/24"	(1) 4' x 4'
FTPD 8x10.5 HC (8x14 VAULT)	FTPD08105-HC	ALL	84	8 x 10.5	8 x 14	3'-0"	2.5 / 8.2	24"/24"	(1) 4' x 4'
FTPD 8x12.5 HC (8x16 VAULT)	FTPD08125-HC	ALL (EXCEPT OR, WA)	100	8 x 12.5	8 x 16	3'-0"	2.5 / 8.2	24"/24"	(2) 4' x 4'
FTPD 9x11.5 HC (9x15 VAULT)	FTPD09115-HC	OR, WA ONLY	103	9 x 11.5	9 x 15	3'-0"	2.5 / 8.2	24"/24"	(2) 4' x 4'

*MAX BYPASS FLOW IS INTERNAL WEIR FLOW. CAPACITIES SHOWN ARE FOR STANDARD DEPTH AND DEEP (-D), RESPECTIVELY. SITE SPECIFIC ANALYSIS IS REQUIRED TO DETERMINE CURB INLET FLOW CAPACITY.



ALTERNATE ORIENTATION



CURB INLET DETAIL

NTS

FILTERRA HC PEAK DIVERSION CONFIGURATION DETAIL

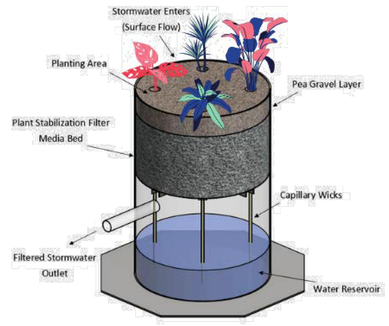


Figure 1. Diagram of Aqua-Ponic™ Biofiltration System.

Table 1. Aqua-Ponic™ MTFRs and Maximum Allowable Drainage Areas

Model*	Maximum Treatment Flow Rate (MTFR) (cfs)	Drainage Area (acres)
AP-2	0.05	0.05
AP-3	0.11	0.11
AP-4	0.20	0.19
AP-5	0.31	0.30
AP-6	0.44	0.43
AP-7	0.60	0.59
AP-8	0.79	0.77
AP-9	0.99	0.97
AP-10	1.23	1.20
AP-11	1.48	1.45
AP-12	1.77	1.73
AP-13	2.07	2.03

NTS

AQUA-PONIC BIOFILTRATION SYSTEM DETAIL

Date	Description	NO.
03/25/25	COUNTY RESUBMISSION	6
03/18/25	FMERA RESUBMISSION	5
03/10/25	RESOLUTION COMPLIANCE	4
02/11/25	NJDEP COMMENTS	3
10/28/24	MUNICIPAL RESUBMISSION	2
6/14/24	MUNICIPAL SUBMISSION	1

Revisions

4/25/2025
SIGNATURE DATE SIGNED
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NJ LIC. No. 24GE03853800

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Project: NETFLIX STUDIOS FORT MONMOUTH PHASE 1A
EATONTOWN BOROUGH & BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: CONSTRUCTION DETAILS 7

Project No. 100935001
Date 5/17/2024
Drawn By JP/RG
Checked By CC

Drawing No. CS507
Sheet 92

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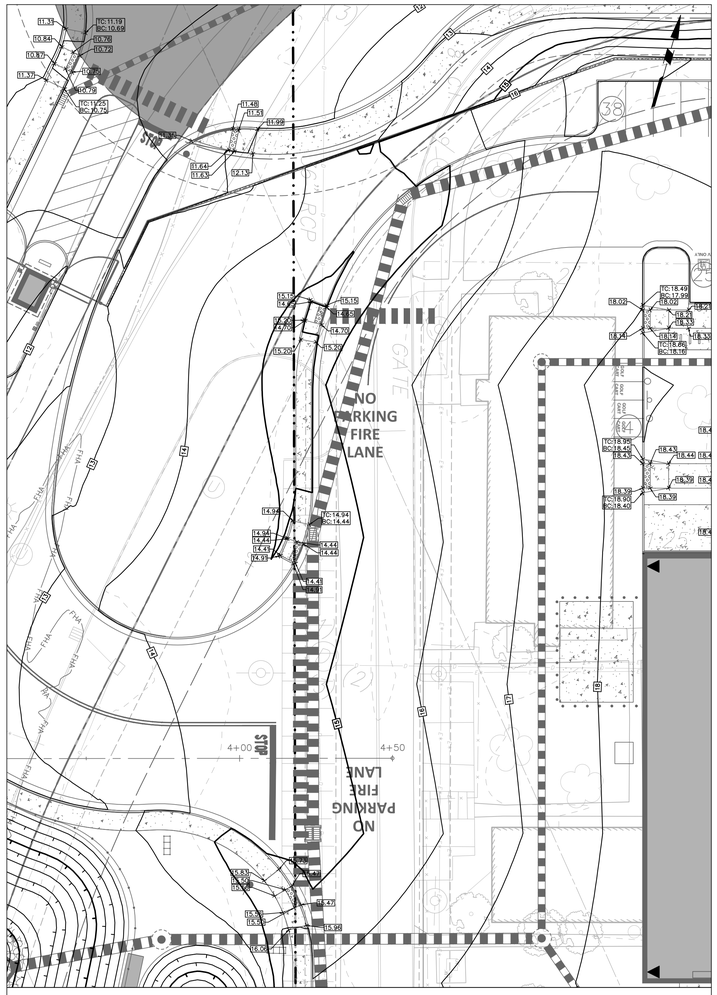

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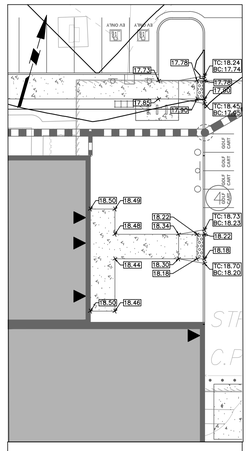

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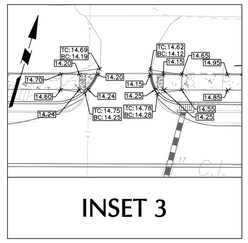

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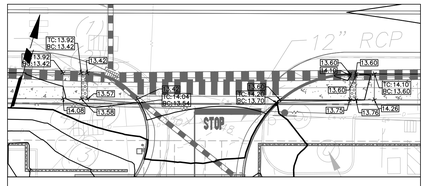

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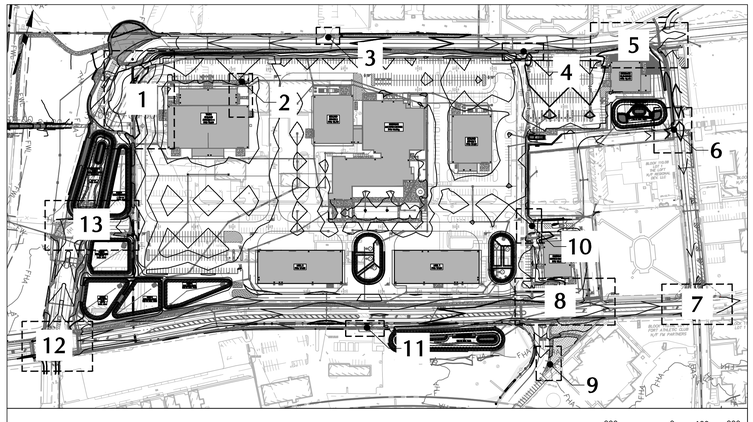
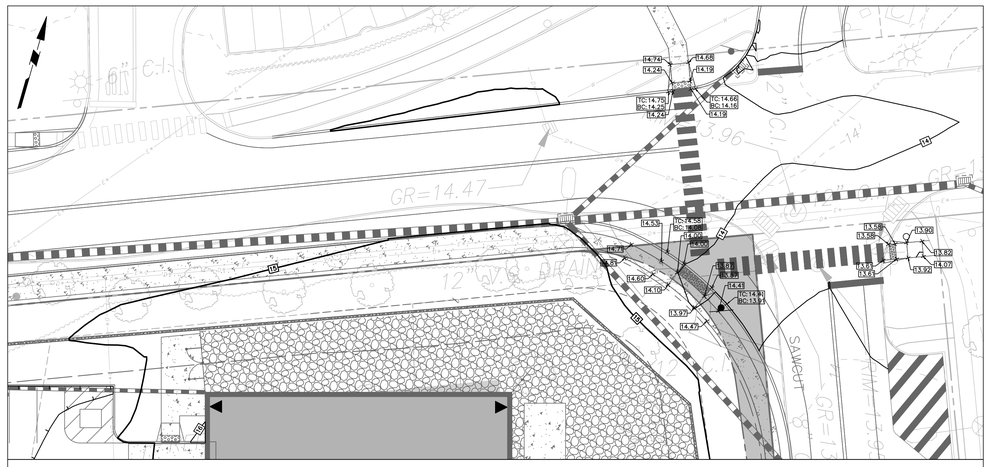


KEY MAP

200 0 100 200
SCALE: 1 INCH = 200 FEET



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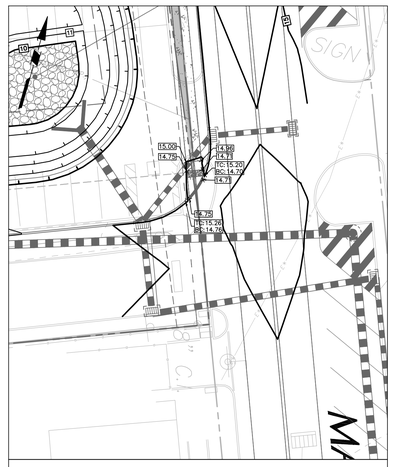

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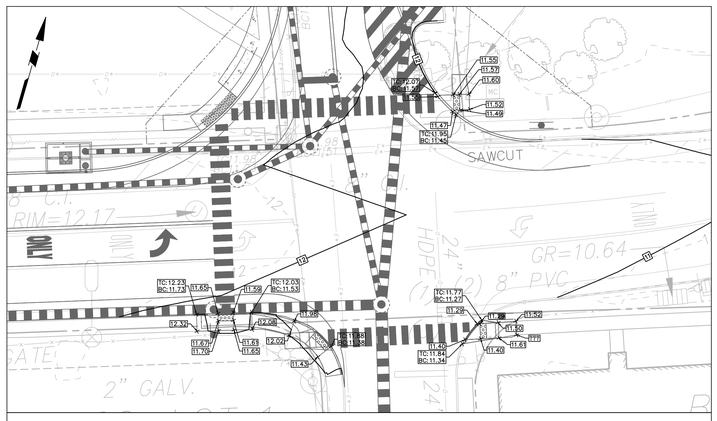

INSET 7

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- 54.50 — SPOT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- STORM SEWER PIPE
- STORM INLET
- STORM MANHOLE
- STORM HEADWALL
- SCOUR HOLE
- BW 112.3 — BOTTOM OF WALL ELEVATION

30 0 15 30
SCALE: 1 INCH = 30 FEET

Date	Description	NO.
03/18/25	FMERA RESUBMISSION	1

Revisions

SIGNATURE
4/25/2025
DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
ADA RAMP
GRADING
INSETS 1

Project No. 100935001
Date 3/4/2025
Drawn By LMP
Checked By CC

Drawing No. CG301
Sheet 93

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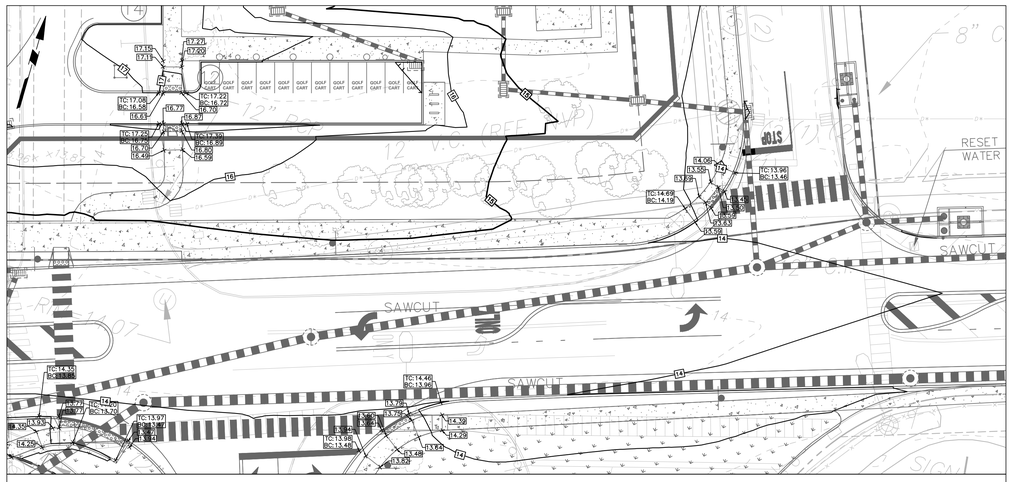
Project No. 100935001



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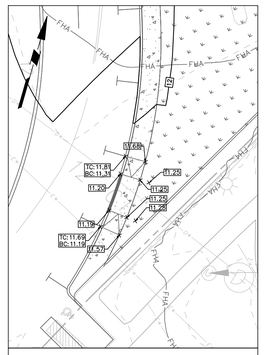

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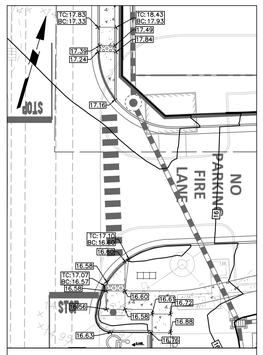

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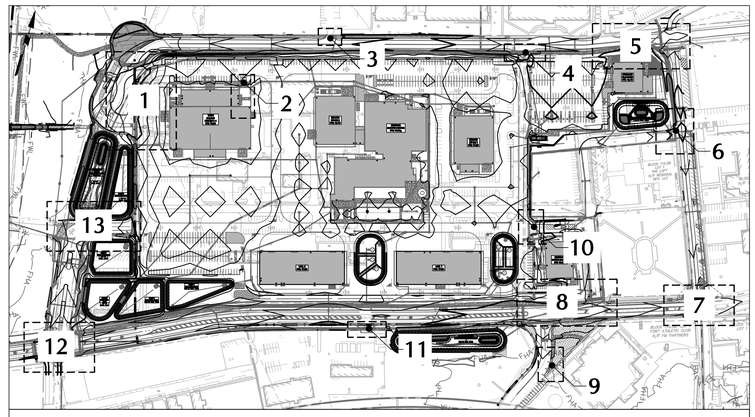

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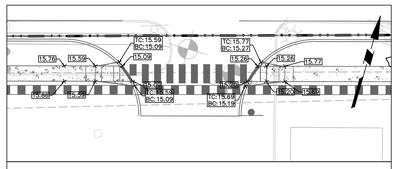

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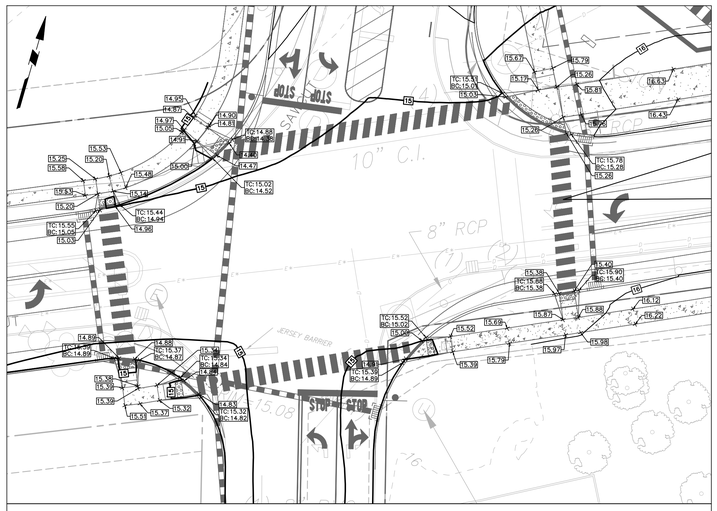

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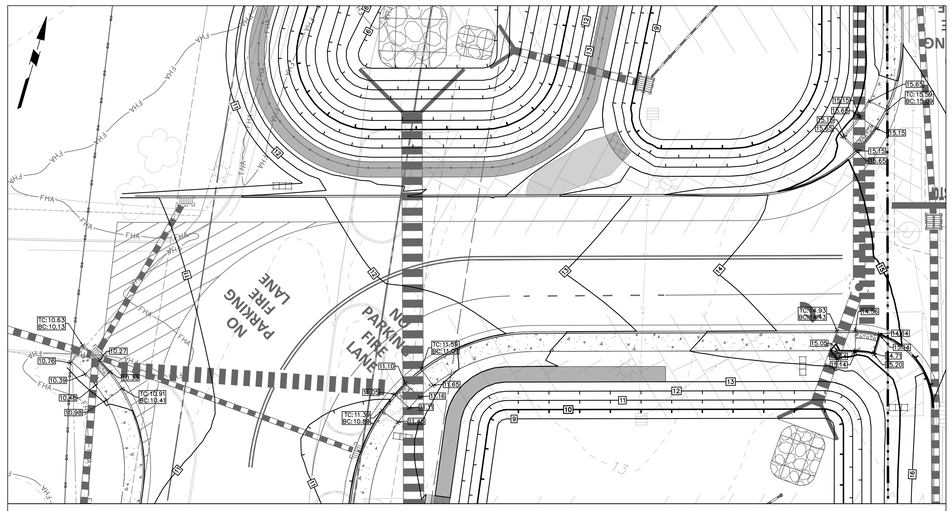

INSET 13

GRADING & DRAINAGE PLAN LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- 54.50 — SPOT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- STORM SEWER PIPE
- STORM INLET
- STORM MANHOLE
- STORM HEADWALL
- SCOUR HOLE
- BW 112.5 — BOTTOM OF WALL ELEVATION

30 0 15 30
SCALE: 1 INCH = 30 FEET

NO.	Description	Date
1	FMERA RESUBMISSION	03/18/25

Revisions

SIGNATURE 4/25/2025 DATE SIGNED
CHRISTOPHER M. CIRROTTI
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 1A
EATONTOWN BOROUGH
& BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
ADA RAMP
GRADING
INSETS 2

Project No. 100935001
Date 3/4/2025
Drawn By LMP
Checked By CC

Drawing No. CG302
Sheet 94

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Project No. 100935001

NETFLIX STUDIOS FORT MONMOUTH
PHASE 1A

PHASE 1A - BUILDING DRAWING INDEX

DRAWING NUMBER	BUILDING NAME	DRAWING TITLE	ISSUED 6/14/2024	ISSUED 10/29/2024	ISSUED 04/22/2025
A-000		COVER SHEET & DRAWING LIST	X	X	X
A-001		OVERALL SITE PLAN	X		X
A-002		PHASE 1A SIGNAGE BUILDING PLAN AND COMPLIANCE TABLE	X		X
A-003		PHASE 1A BUILDING SIGNAGE DETAILS	X		X
A-004		PHASE 1A SITE SIGNAGE COMPLIANCE TABLE AND DETAILS	X		X
A-005		PHASE 1A SIGNAGE SITE PLAN AND COMPLIANCE TABLE			X
A-100	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - SITE PLAN	X	X	X
A-101	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - GROUND FLOOR PLAN	X	X	X
A-102	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - SECOND FLOOR PLAN	X	X	X
A-103	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - THIRD FLOOR PLAN	X	X	X
A-104	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - CATWALK LEVEL PLAN	X	X	X
A-105	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - ROOF PLAN	X	X	X
A-106	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - NORTH & SOUTH ELEVATIONS	X	X	X
A-107	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - EAST & WEST ELEVATIONS	X	X	X
A-108	TWIN STAGES 3-4	TWIN SOUND STAGE 3-4 - SOLAR STUDY	X	X	
A-200	SOUND STAGE 2	SOUND STAGE 2 - SITE PLAN	X	X	
A-201	SOUND STAGE 2	SOUND STAGE 2 - GROUND FLOOR PLAN	X	X	
A-202	SOUND STAGE 2	SOUND STAGE 2 - CATWALK LEVEL PLAN	X	X	
A-203	SOUND STAGE 2	SOUND STAGE 2 - ROOF PLAN	X	X	
A-204	SOUND STAGE 2	SOUND STAGE 2 - NORTH & SOUTH ELEVATIONS	X	X	
A-205	SOUND STAGE 2	SOUND STAGE 2 - EAST & WEST ELEVATIONS	X	X	
A-206	SOUND STAGE 2	SOUND STAGE 2 - SOLAR STUDY	X	X	
A-300	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - SITE PLAN	X	X	
A-301	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - GROUND FLOOR PLAN	X	X	
A-302	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - SECOND FLOOR PLAN	X	X	
A-303	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - ROOF PLAN	X	X	
A-304	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - NORTH & SOUTH ELEVATIONS	X	X	
A-305	MCAFEE CENTER (BUILDING 600)/SBPSO	MCAFEE CENTER (BUILDING 600)/SBPSO - EAST & WEST ELEVATION	X	X	
A-400	SOUND STAGE 1	SOUND STAGE 1 - SITE PLAN	X	X	
A-401	SOUND STAGE 1	SOUND STAGE 1 - GROUND FLOOR PLAN	X	X	
A-402	SOUND STAGE 1	SOUND STAGE 1 - CATWALK LEVEL PLAN	X	X	
A-403	SOUND STAGE 1	SOUND STAGE 1 - ROOF PLAN	X	X	
A-404	SOUND STAGE 1	SOUND STAGE 1 - NORTH & SOUTH ELEVATIONS	X	X	
A-405	SOUND STAGE 1	SOUND STAGE 1 - EAST & WEST ELEVATIONS	X	X	
A-406	SOUND STAGE 1	SOUND STAGE 1 - SOLAR STUDY	X	X	
A-500	MILL 1	MILL 1 - SITE PLAN	X	X	X
A-501	MILL 1	MILL 1 - GROUND FLOOR AND ROOF PLAN	X	X	X/*
A-502	MILL 1	MILL 1 - EXTERIOR ELEVATIONS	X	X	X/*
A-503	MILL 1	MILL 1 - GROUND FLOOR PLAN (EAST)	X	X	–
A-504	MILL 1	MILL 1 - NORTH & EAST ELEVATIONS	X	X	–
A-505	MILL 1	MILL 1 - SOUTH & WEST ELEVATIONS	X	X	–
A-550	MILL 2	MILL 2 - SITE PLAN			X
A-551	MILL 2	MILL 2 - GROUND FLOOR AND ROOF PLANS			X
A-552	MILL 2	MILL 2 - EXTERIOR ELEVATIONS			X
A-600	FMERA OFFICE (BUILDING 502)/SBPSO	FMERA OFFICE (BUILDING 502)/SBPSO - SITE PLAN	X	X	
A-601	FMERA OFFICE (BUILDING 502)/SBPSO	FMERA OFFICE (BUILDING 502)/SBPSO - FLOOR PLANS	X	X	
A-602	FMERA OFFICE (BUILDING 502)/SBPSO	FMERA OFFICE (BUILDING 502)/SBPSO - ELEVATIONS	X	X	
A-700	STORAGE/WAREHOUSE	STORAGE/WAREHOUSE - SITE PLAN	X	X	
A-701	STORAGE/WAREHOUSE	STORAGE/WAREHOUSE - FLOOR PLANS	X	X	
A-702	STORAGE/WAREHOUSE	STORAGE/WAREHOUSE - BUILDING ELEVATIONS	X	X	

ISSUANCE KEY

* DRAWING TITLE RENAMED

– SHEET REMOVED FROM ISSUANCE ENTIRELY

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KEY PLAN:

NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
COVER SHEET

DRAWING NUMBER:
A-000

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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1 PHASE 1A OVERALL BUILDING SITE PLAN MCR
SCALE: 1" = 60'-0"

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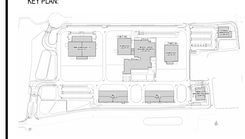
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
PHASE 1A OVERALL BUILDING SITE PLAN

DRAWING NUMBER:
A-001

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

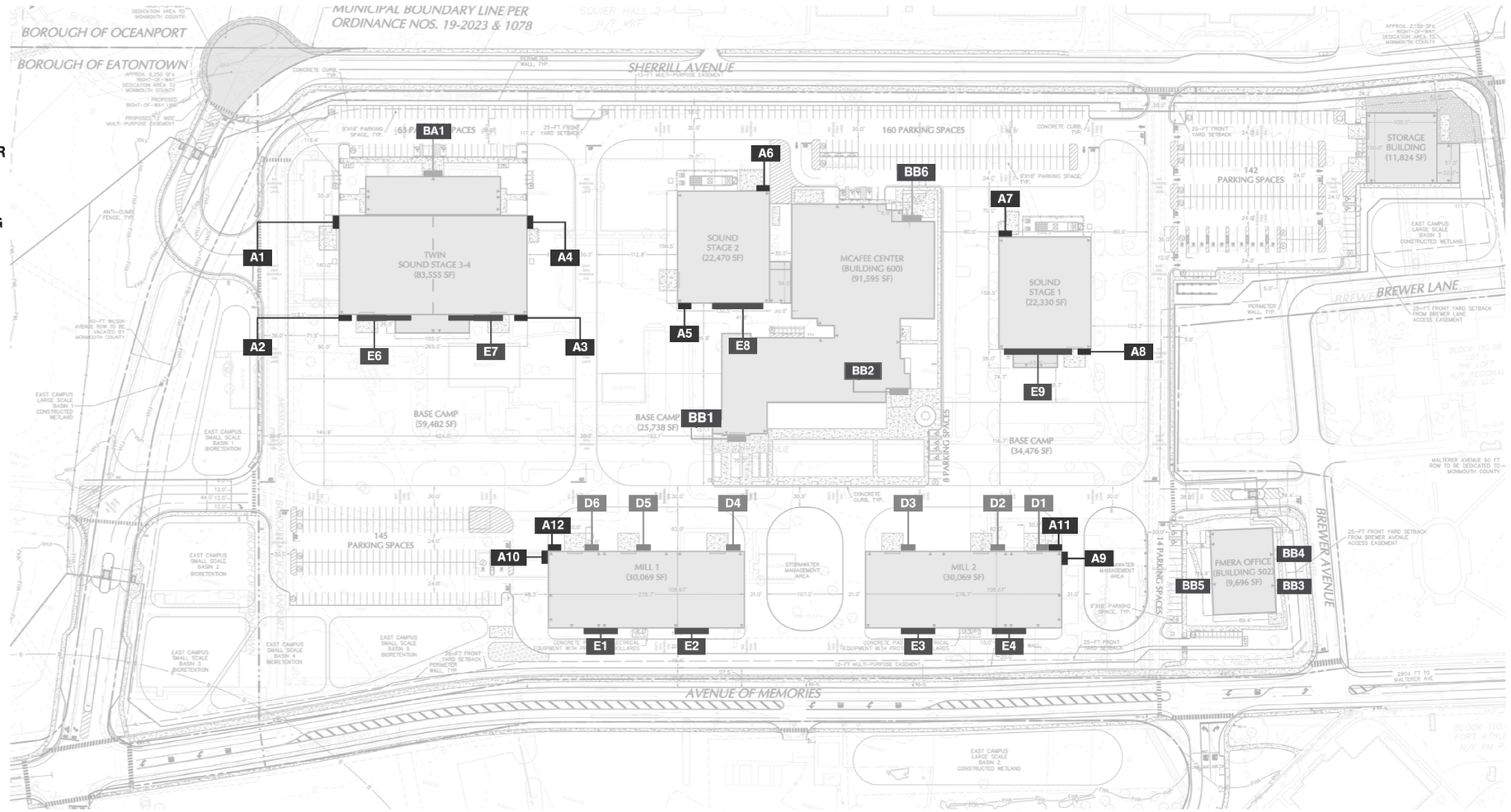
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

KEY

EXT-A	**BUILDING IDENTIFIER**
EXT-B	**MAIN ENTRANCE EYEBROW, BUILDING**
EXT-D	**BAY IDENTIFIER**
EXT-E	**BRANDED POSTERS**



1 PHASE 1A BLDG SIGNAGE SITE PLAN
N.T.S.

COMPLIANCE TABLE

SIGN TYPE	FABRICATION SUMMARY (SEE DRAWINGS FOR DETAILS)	MCR SIGN CLASSIFICATION	MCR CLASSIFICATION RESTRICTIONS	COMPLIANT?
EXT-A BUILDING IDENTIFIER	PAINTED SIGNAGE ON BUILDING FAÇADE	MURAL	**MURAL:** – MAX AREA: 100% OF STRUCTURE FAÇADE TO WHICH IT'S ATTACHED.	**VARIANCE REQUIRED FOR REQUESTED 12 FT HEIGHT SIGN**
EXT-B.A MAIN ENTRANCE EYEBROW, BUILDING	DIMENSIONAL LETTERS, AFFIXED TO BUILDING	CHANNEL LETTER IDENTIFICATION	**CHANNEL LETTER:** – N/A	**YES**
			IDENTIFICATION: – MAX AREA: 12% OF STRUCTURE FAÇADE TO WHICH IT'S ATTACHED. – MAX SIGN HEIGHT: 10' – MAX SIGN WIDTH: 75'	**YES**
EXT-B.B MAIN ENTRANCE EYEBROW, WINDOW	FILM ADHERED TO EXTERIOR WINDOW	STUDIO WINDOW	**STUDIO WINDOW:** – MAX AREA: 300 SF	**YES**
EXT-D BAY IDENTIFIER	PAINTED SIGNAGE ON BUILDING FAÇADE	MURAL	**MURAL:** – MAX AREA: 100% OF STRUCTURE FAÇADE TO WHICH IT'S ATTACHED.	**YES**
EXT-E BRANDED POSTERS	FRAMED, CHANGEABLE PRINTED GRAPHICS	BANNER	**BANNER:** – UP TO 4 BANNER SIGNS PER FAÇADE. – MAX AREA: 12% OF STRUCTURE FAÇADE TO WHICH IT'S ATTACHED **OR** 800 SF PER BANNER SIGN. WHICHEVER IS LESS. – MAX SIGN HEIGHT: 84' – MAX SIGN WIDTH: 20' – SEE AMENDMENT 20 FOR BUILDING PLACEMENT RESTRICTIONS. – SHALL NOT BE PLACED ON ANY FAÇADE WITHIN 500FT OF AND FACING BREWER AVENUE IN DEVELOPMENT ZONE 7.	**YES**

GENERAL NOTES:

1. REFER TO ARCHITECTURAL BUILDING ELEVATIONS FOR DETAILED DIMENSIONS AND LOCATIONS ON BUILDING FACADES.

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KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
PHASE 1A SIGNAGE BUILDING PLAN AND COMPLIANCE TABLE

DRAWING NUMBER:
A-002

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02179900

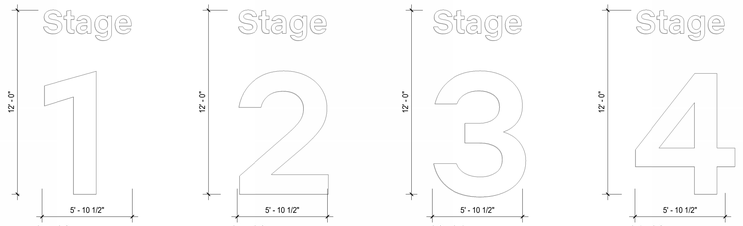
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

GENERAL NOTE:

1. REFER TO BUILDING ELEVATIONS FOR MAXIMUM SIGN AREA PERCENTAGE IN RELATIONSHIP TO BUILDING FACADE AREA.



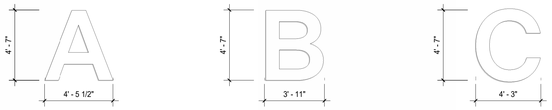
A7, A8 A5, A6 A3, A4 A1, A2

1 EXT-A STAGES
SCALE: 1/4" = 1'-0"



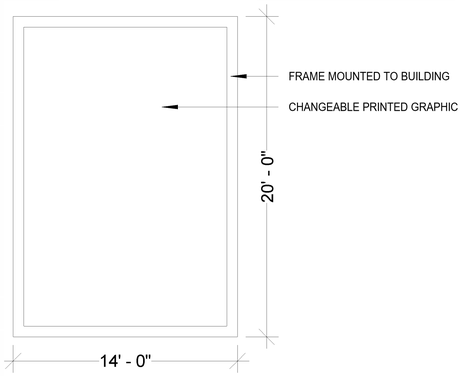
A9, A11 A10, A12

2 EXT-A MILLS
SCALE: 1/4" = 1'-0"



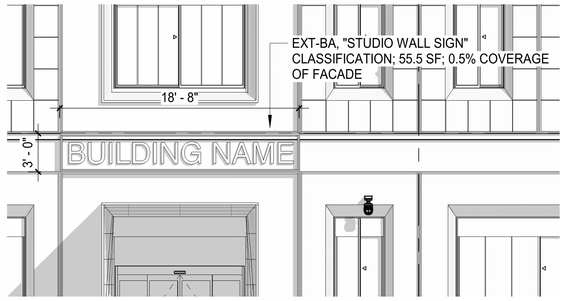
D1, D4 D2, D5 D3, D6

3 EXT-A BAY IND
SCALE: 1/4" = 1'-0"



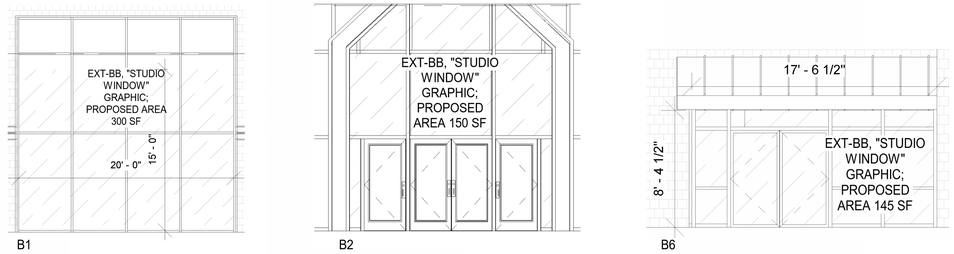
TYPICAL FOR ALL 'E' LOCATIONS ON SOUND STAGES AND MILL 1

4 EXT-E (SUPERGRAPHIC) BRANDED POSTER
N.T.S.



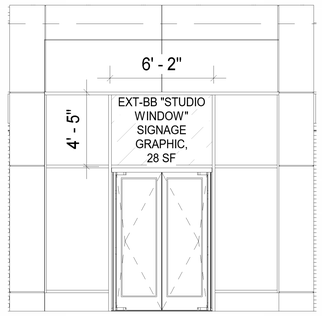
BA1

5 EXT-B.A (STUDIO WALL) DIMENSIONAL LETTERS AFFIXED TO BUILDING
N.T.S.



B1 B2 B6

6 EXT-B.B. (STUDIO WINDOW) MCAFEE EXTERIOR WINDOW GRAPHIC
N.T.S.



TYICAL FOR ALL 'BB' LOCATIONS ON FMERA OFFICE BUILDING (BB4/BB5/BB6)

7 EXT-B.B (STUDIO WINDOW) FMERA EXTERIOR WINDOW GRAPHIC
N.T.S.

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KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
PHASE 1A BUILDING SIGNAGE DETAILS

DRAWING NUMBER:
A-003

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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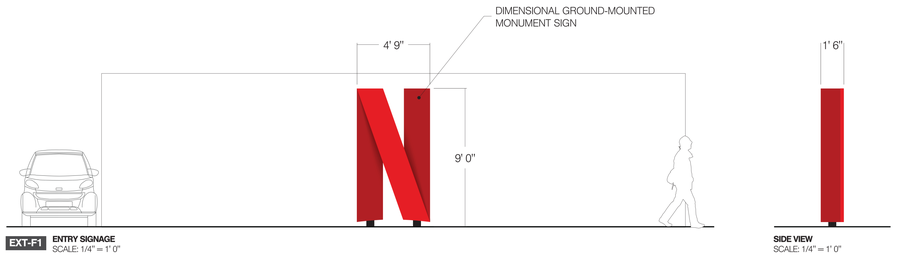
SITE SIGNAGE
COMPLIANCE TABLE

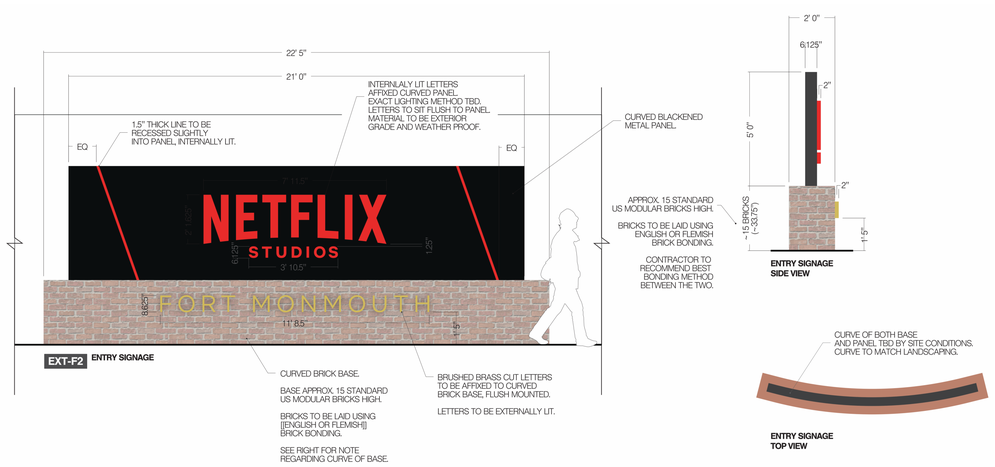
SIGN TYPE	FABRICATION SUMMARY (SEE DRAWINGS FOR DETAILS)	MCR SIGN CLASSIFICATION	MCR CLASSIFICATION RESTRICTIONS	COMPLIANT?
EXT-F1 ENTRY SIGNAGE	TBD. FABRICATED METAL "N" MOUNTED INTO THE GROUND	STUDIO MONUMENT	**STUDIO MONUMENT:** – 2 AT PRIMARY ENTRYWAY. 1 AT ALL OTHER ENTRY POINTS. – MAX AREA: 400 SF AT MAIN ENTRY POINTS FROM AVENUE OF MEMORIES. 100 SF AT ALL OTHER ENTRY POINTS. – MAX SIGN HEIGHT: 10' – MAX SIGN WIDTH: 40'	YES
EXT-F2 ENTRY SIGNAGE	FREESTANDING MONUMENT SIGN	STUDIO MONUMENT	**STUDIO MONUMENT:** – 2 AT PRIMARY ENTRYWAY. 1 AT ALL OTHER ENTRY POINTS. – MAX AREA: 400 SF AT MAIN ENTRY POINTS FROM AVENUE OF MEMORIES. 100 SF AT ALL OTHER ENTRY POINTS. – MAX SIGN HEIGHT: 10' – MAX SIGN WIDTH: 40'	YES
EXT-G MONUMENT GATE/ADDRESS SIGN	FREESTANDING MONUMENT SIGN	ADDRESS STUDIO MONUMENT	**ADDRESS:** – UP TO ONE ADDRESS SIGN PERMITTED PER FAÇADE OF PERMITTED STRUCTURE. – MAX AREA: 225 SF – MAX SIGN HEIGHT: 15' – MAX SIGN WIDTH: 15'	YES
			STUDIO MONUMENT: – 2 AT PRIMARY ENTRYWAY. 1 AT ALL OTHER ENTRY POINTS. – MAX AREA: 400 SF AT MAIN ENTRY POINTS FROM AVENUE OF MEMORIES. 100 SF AT ALL OTHER ENTRY POINTS. – MAX SIGN HEIGHT: 10' – MAX SIGN WIDTH: 40'	YES
EXT-H VEHICULAR DIRECTIONAL	WAYFINDING PILLAR SIGN	STUDIO DIRECTORY	**STUDIO DIRECTORY:** – MAX AREA: 144 SF (WITHIN THE PERIMETER SECURITY WALL). 75 SF (OUTSIDE THE PERIMETER SECURITY WALL). – MAX SIGN HEIGHT: 12' – MAX SIGN WIDTH: 12'	YES
EXT-K PEDESTRIAN DIRECTIONAL	WAYFINDING PILLAR SIGNZ	STUDIO DIRECTORY	**STUDIO DIRECTORY:** – MAX AREA: 144 SF (WITHIN THE PERIMETER SECURITY WALL). 75 SF (OUTSIDE THE PERIMETER SECURITY WALL). – MAX SIGN HEIGHT: 12' – MAX SIGN WIDTH: 12'	YES
EXT-L WALL MOUNTED GATE/ADDRESS SIGN	CUT DIMENSIONAL LETTERS AFFIXED TO PERIMETER WALL	ADDRESS STUDIO WALL	**ADDRESS:** – UP TO ONE ADDRESS SIGN PERMITTED PER FAÇADE OF PERMITTED STRUCTURE. – MAX AREA: 225 SF – MAX SIGN HEIGHT: 15' – MAX SIGN WIDTH: 15'	YES
			STUDIO WALL: – 12% OF STRUCTURE FAÇADE. HOWEVER, NO WALL SIGN SHALL BE IN EXCESS OF 600 SF. – SHALL NOT BE USED FOR ADVERTISING PURPOSES.	YES



EXT-F1 ENTRY SIGNAGE
SCALE: 1/4" = 1' 0"

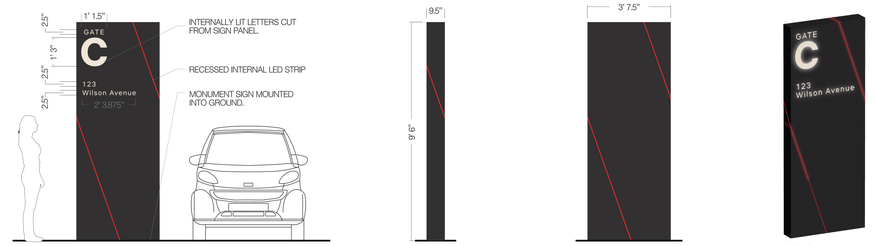
SIDE VIEW
SCALE: 1/4" = 1' 0"

1 EXT-F1 (STUDIO MONUMENT) ENTRY SIGNAGE
SCALE: 1/4" = 1'-0"



EXT-F2 ENTRY SIGNAGE

2 EXT-F2 (STUDIO MONUMENT) ENTRY SIGNAGE
SCALE: 3/8" = 1'-0"



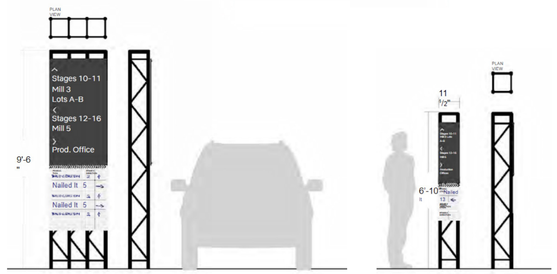
EXT-G MONUMENT GATE / ADDRESS SIGN
FRONT VIEW
SCALE: 3/8" = 1'

SIDE VIEW
SCALE: 3/8" = 1'

BACK VIEW
SCALE: 3/8" = 1'

AXONOMETRIC RENDER
SCALE: 3/8" = 1'

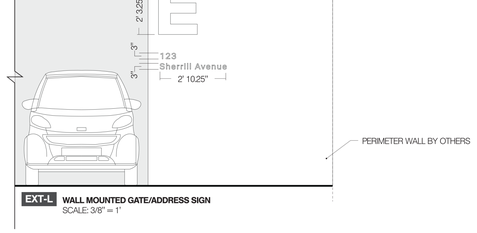
4 EXT-G (ADDRESS) MOUNUMENT GATE/ADDRESS SIGN
SCALE: 3/8" = 1'-0"



EXT-H VEHICULAR DIRECTIONAL

EXT-K PEDESTRIAN

5 EXT-H & EXT-K (STUDIO DIRECTORY) VEHICULAR/PEDESTRIAN DIRECTIONAL
SCALE: 3/8" = 1'-0"



EXT-L WALL MOUNTED GATE/ADDRESS SIGN
SCALE: 3/8" = 1'

6 EXT-L (IDENTIFICATION SIGN) WALL MOUNTED GATE/ADDRESS SIGN
SCALE: 3/8" = 1'-0"

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KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
PHASE 1A SITE SIGNAGE COMPLIANCE TABLE & DETAILS

DRAWING NUMBER:
A-004

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

KEY

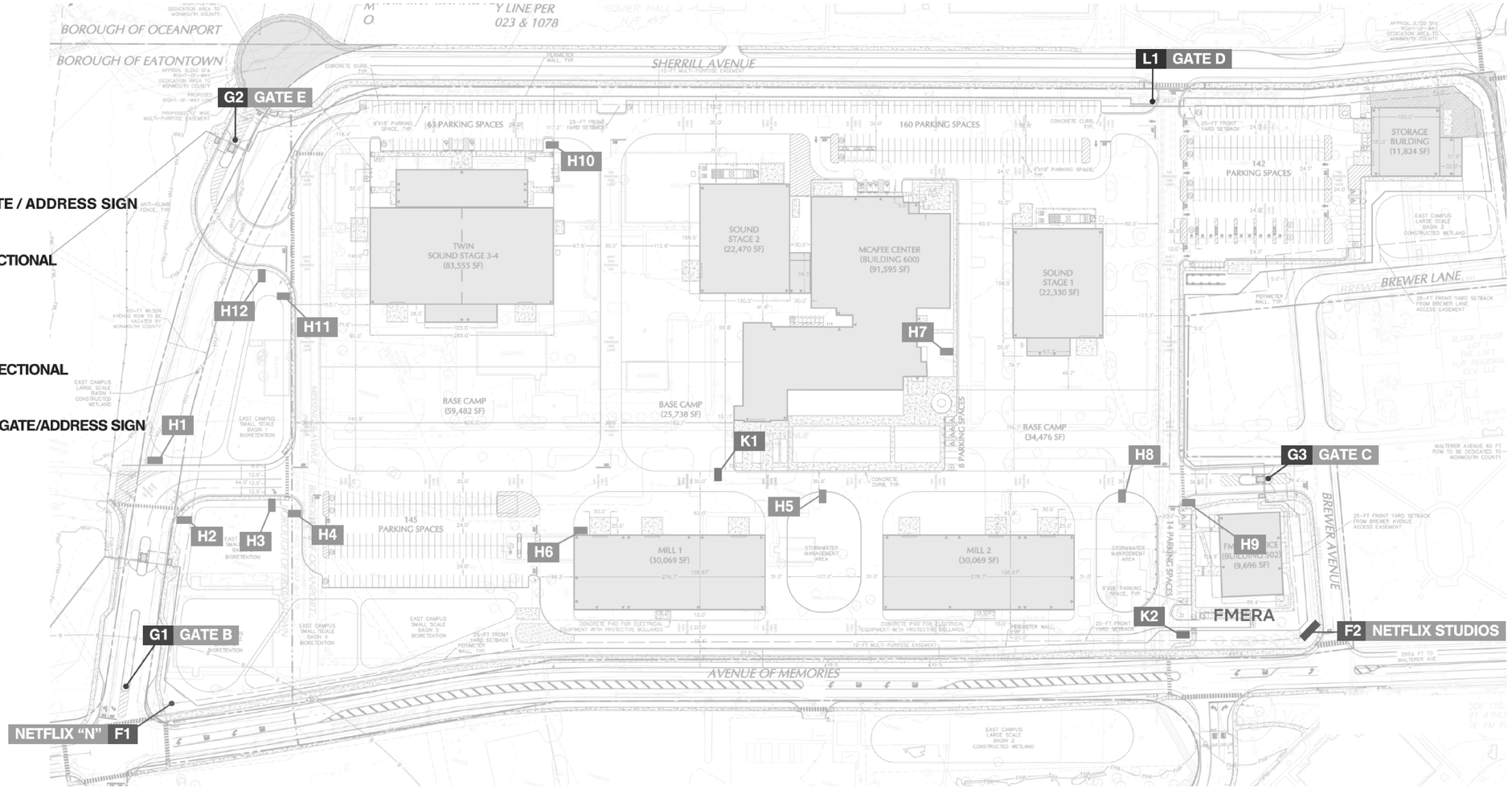
EXT-F ENTRY SIGNAGE

EXT-G MONUMENT GATE / ADDRESS SIGN

EXT-H VEHICULAR DIRECTIONAL

EXT-K PEDESTRIAN DIRECTIONAL

EXT-L WALL MOUNTED GATE/ADDRESS SIGN



1 PHASE 1A SIGNAGE SITE PLAN

N.T.S.

GENERAL NOTES:

1. REFER TO A-004 FOR SITE SIGNAGE COMPLIANCE TABLE AND SIGNAGE DETAILS.

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NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:

PHASE 1A SIGNAGE SITE PLAN AND COMPLIANCE TABLE

DRAWING NUMBER:

A-005

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02179900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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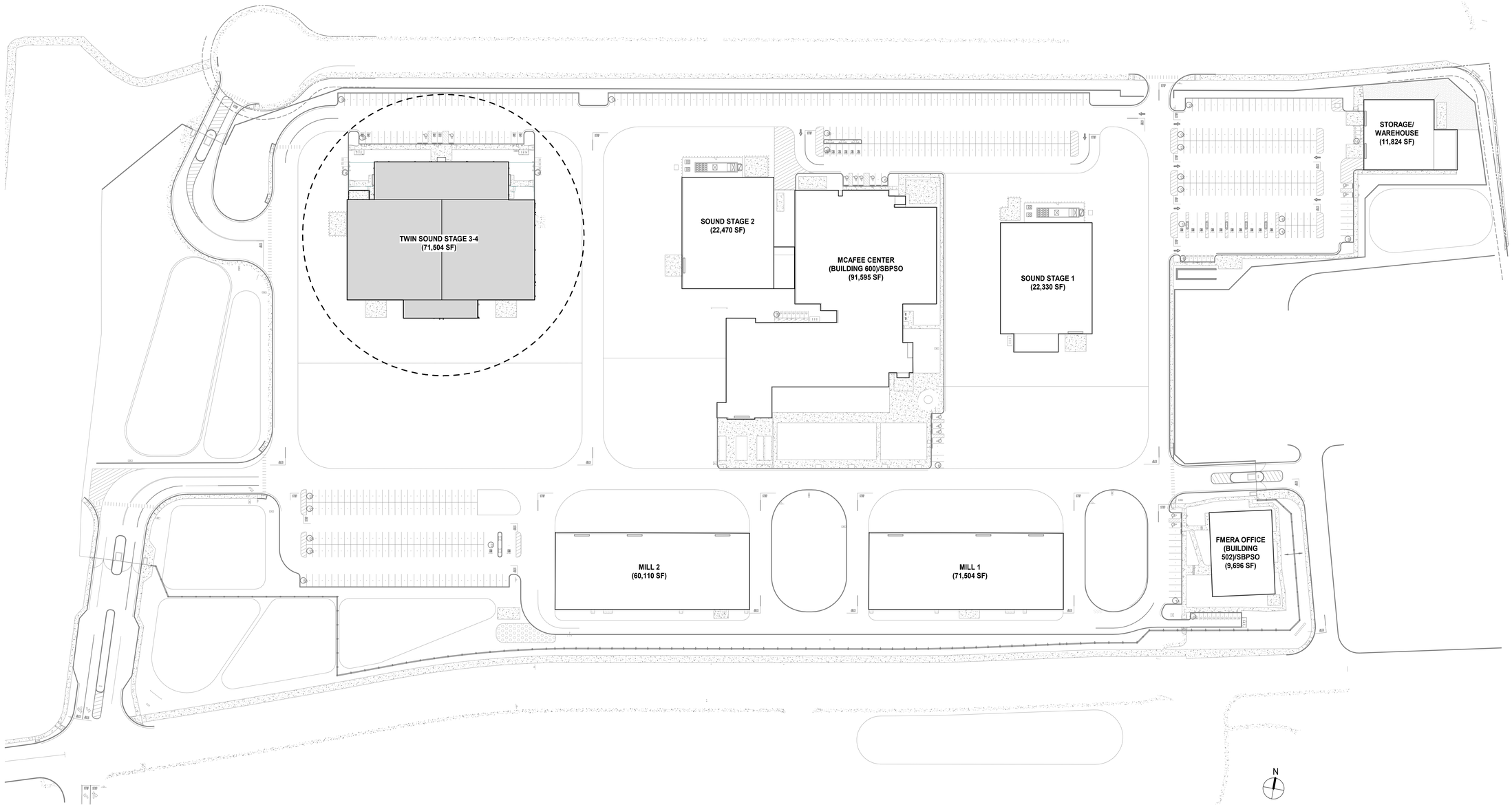

1 TWIN SOUND STAGE 3-4 - SITE PLAN
SCALE: 1" = 60'-0"

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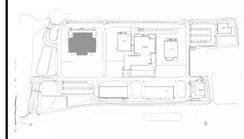
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - SITE PLAN

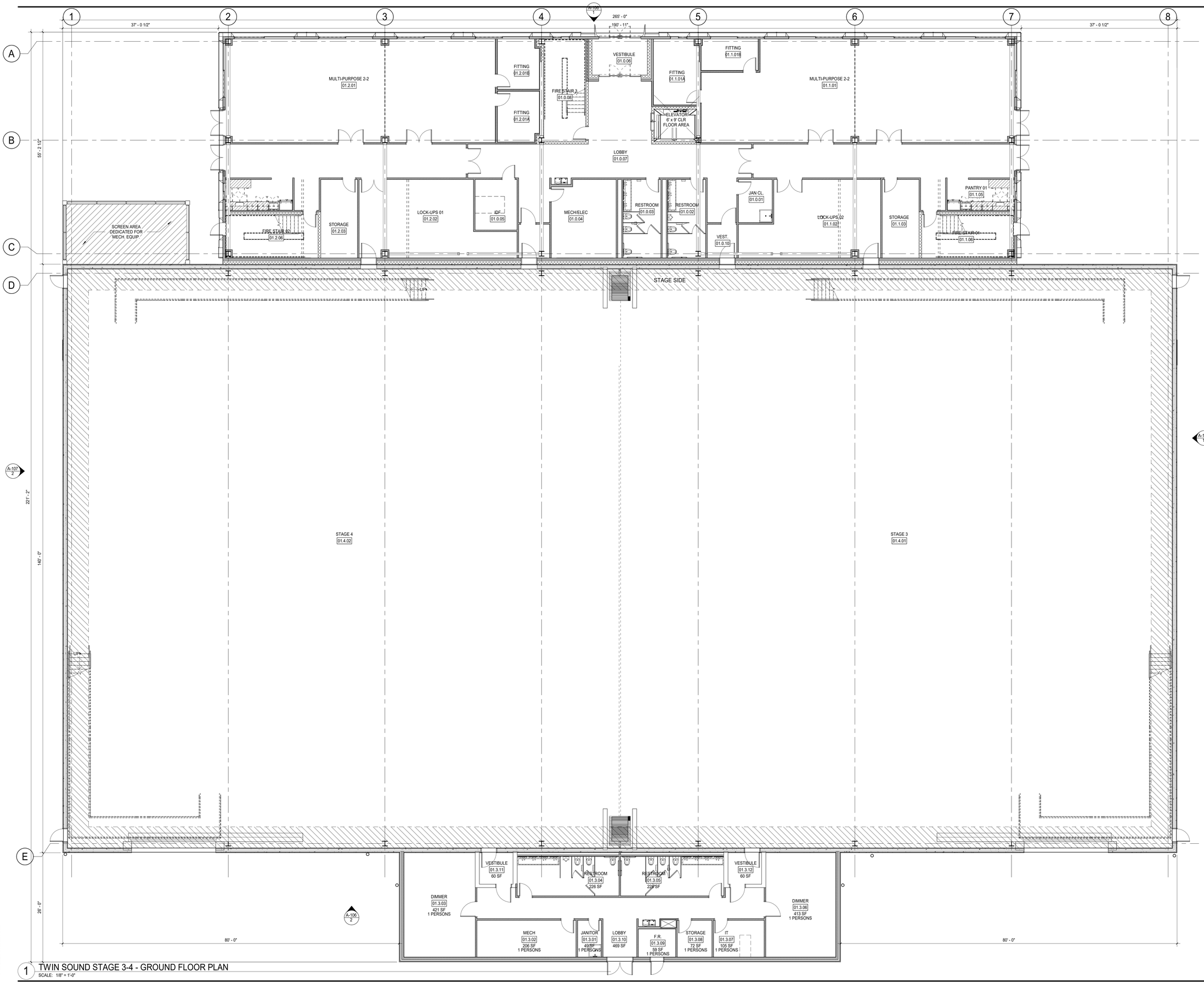
DRAWING NUMBER:
A-100

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 TWIN SOUND STAGE 3-4 - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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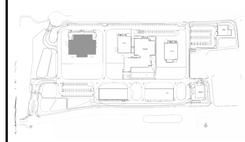


NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:

TWIN SOUND STAGE 3-4 - GROUND FLOOR PLAN

DRAWING NUMBER:

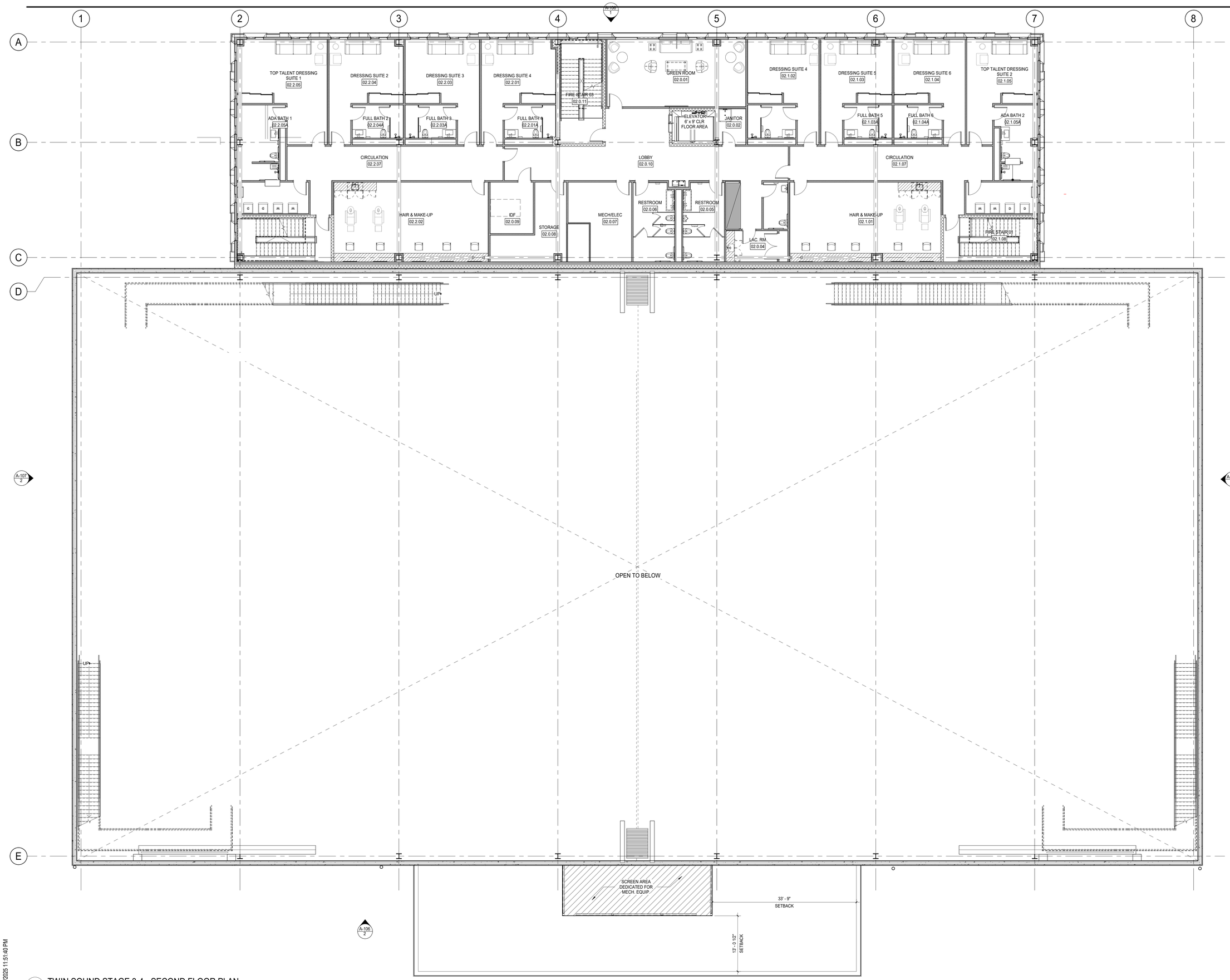
A-101

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02179900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 TWIN SOUND STAGE 3-4 - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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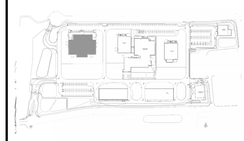
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - SECOND FLOOR PLAN

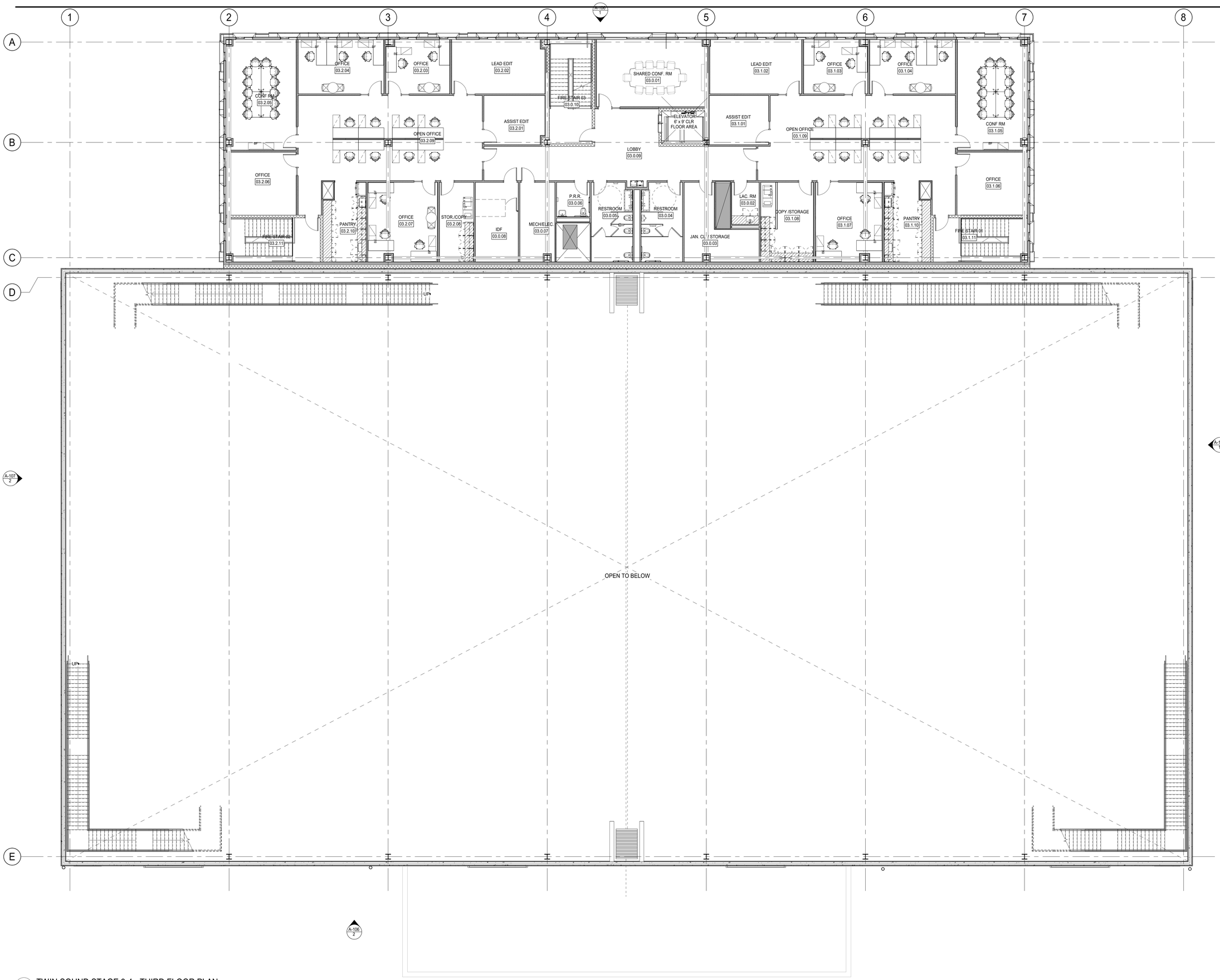
DRAWING NUMBER:
A-102

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 TWIN SOUND STAGE 3-4 - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

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NEW YORK, NY 10123
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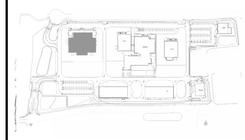
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - THIRD FLOOR PLAN

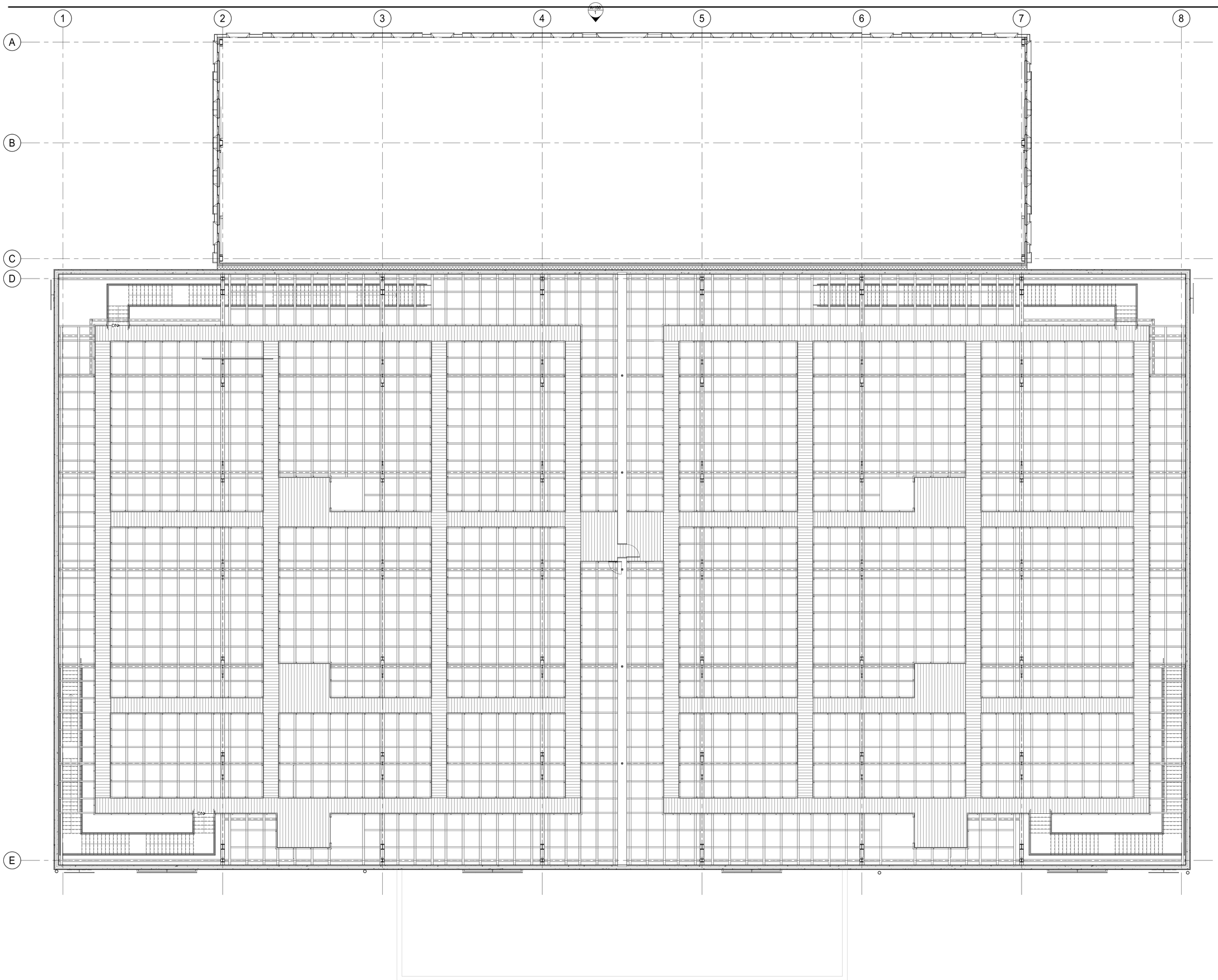
DRAWING NUMBER:
A-103

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 TWIN SOUND STAGE 3-4 - CATWALK LEVEL PLAN
SCALE: 1/8" = 1'-0"

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3/15/2025 11:51:50 PM

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TWIN SOUND STAGE 3-4

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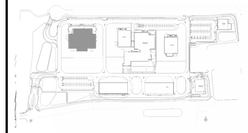
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - CATWALK LEVEL PLAN

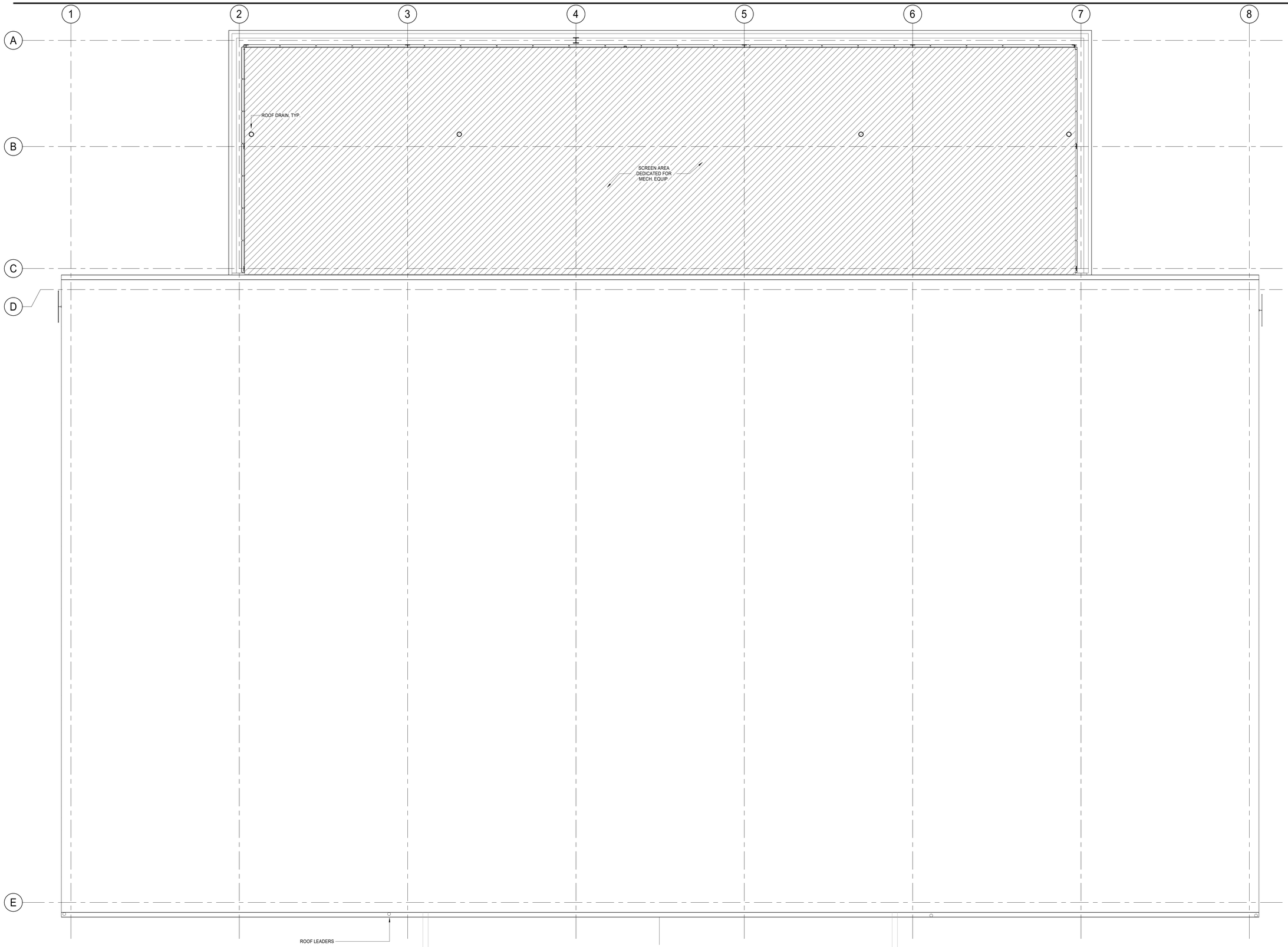
DRAWING NUMBER:
A-104

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



GENERAL NOTE:
- ROOF TOP APPURTENANCES ARE WITHIN 10 FEET FROM THE EDGE OF THE SBPSO THEREFORE IT WILL COUNT TOWARDS BUILDING HEIGHT.
- SBPSO BUILDING HEIGHT INCLUDING APPURTENANCE SCREENING = 67'-11" / MAX ALLOWABLE HIEGHT = 75'-0"
- ROOF TOP EQUIPMENT HEIGHT APPROXIMATELY 11'-0".
- ROOF TOP SCREENING HEIGHT = 15'-0"

1 TWIN SOUND STAGE 3-4 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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TWIN SOUND STAGE 3-4

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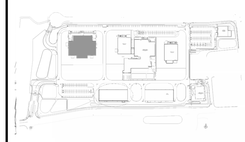
347.589.8822

KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - ROOF PLAN

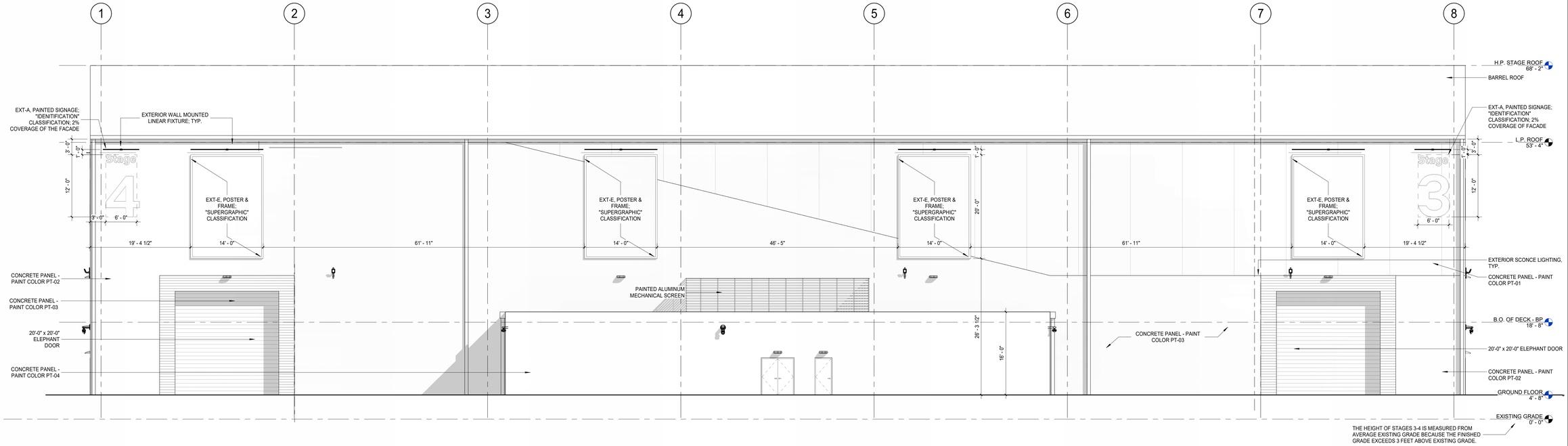
DRAWING NUMBER:
A-105

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

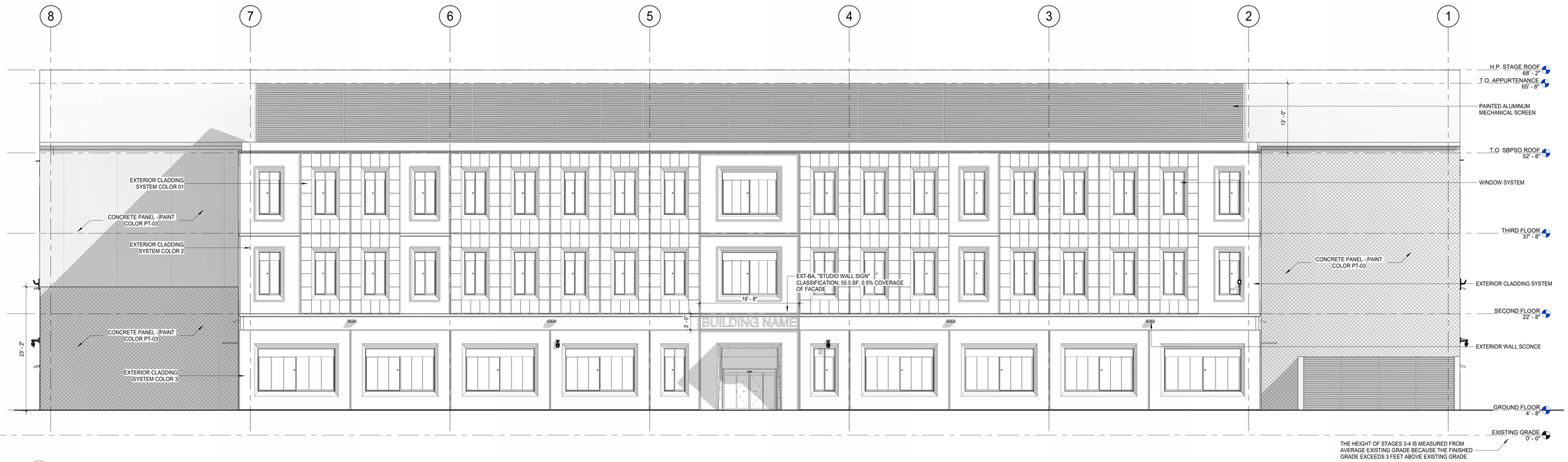
MD PROJECT NUMBER:
03-3411-0100



2 TWIN SOUND STAGE 3-4 - SOUTH ELEVATION

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

TOTAL FACADE AREA: 13,262.5 SF
GLAZED AREA: 0 SF
TRANSPARENCY: 0%



1 TWIN SOUND STAGE 3-4 - NORTH ELEVATION

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

TOTAL FACADE AREA: 13,262.5 SF
GLAZED AREA: 2,113 SF
TRANSPARENCY: 16%

GENERAL NOTE:
- ROOF TOP APPURTENANCES ARE WITHIN 10 FEET FROM THE EDGE OF THE SBPSO THEREFORE IT WILL COUNT TOWARDS BUILDING HEIGHT.
- SBPSO BUILDING HEIGHT INCLUDING APPURTENANCE SCREENING = 67'-11" / MAX ALLOWABLE HIEGHT = 75'-0"
- ROOF TOP EQUIPMENT HEIGHT APPROXIMATELY 11'-0".
- ROOF TOP SCREENING HEIGHT = 15'-0"

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TWIN SOUND STAGE 3-4

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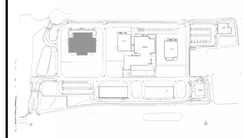
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
TWIN SOUND STAGE 3-4 - NORTH & SOUTH ELEVATIONS

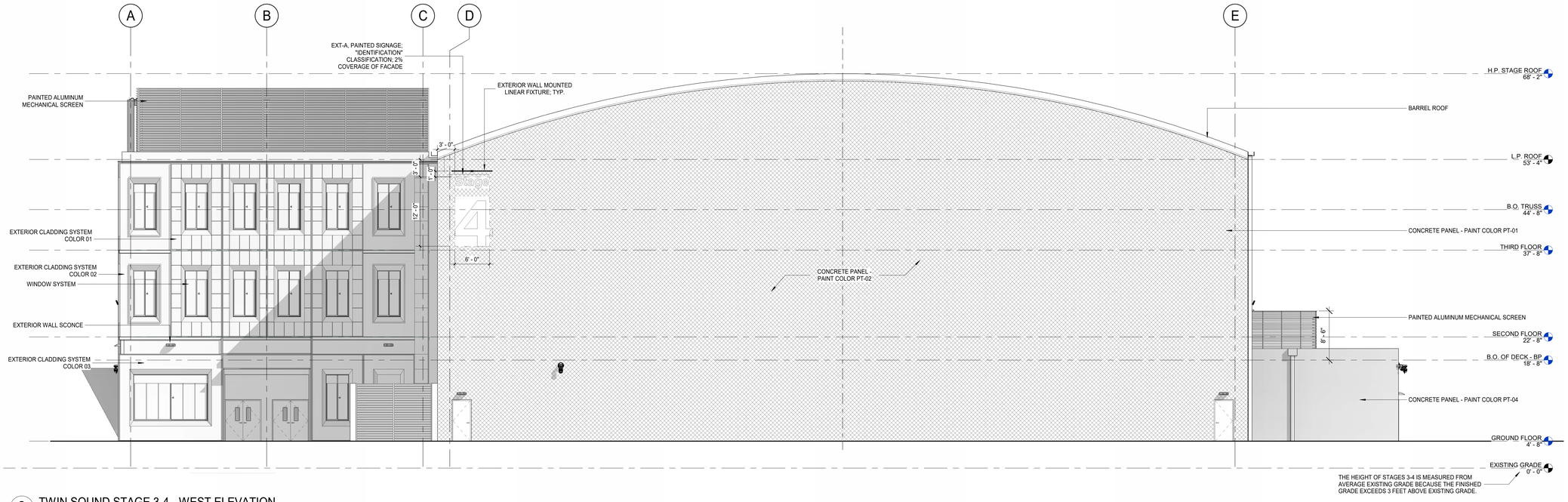
DRAWING NUMBER:
A-106

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



2 TWIN SOUND STAGE 3-4 - WEST ELEVATION

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

TOTAL FACADE AREA: 11,444.2 SF
GLAZED AREA: 535.0 SF
TRANSPARENCY: 4.7%

1 TWIN SOUND STAGE 3-4 - EAST ELEVATION

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

TOTAL FACADE AREA: 11,444.2 SF
GLAZED AREA: 535.0 SF
TRANSPARENCY: 4.7%

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TWIN SOUND STAGE 3-4

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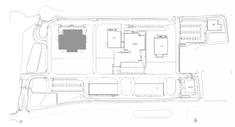
KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:

TWIN SOUND STAGE 3-4 - EAST & WEST ELEVATIONS

DRAWING NUMBER:

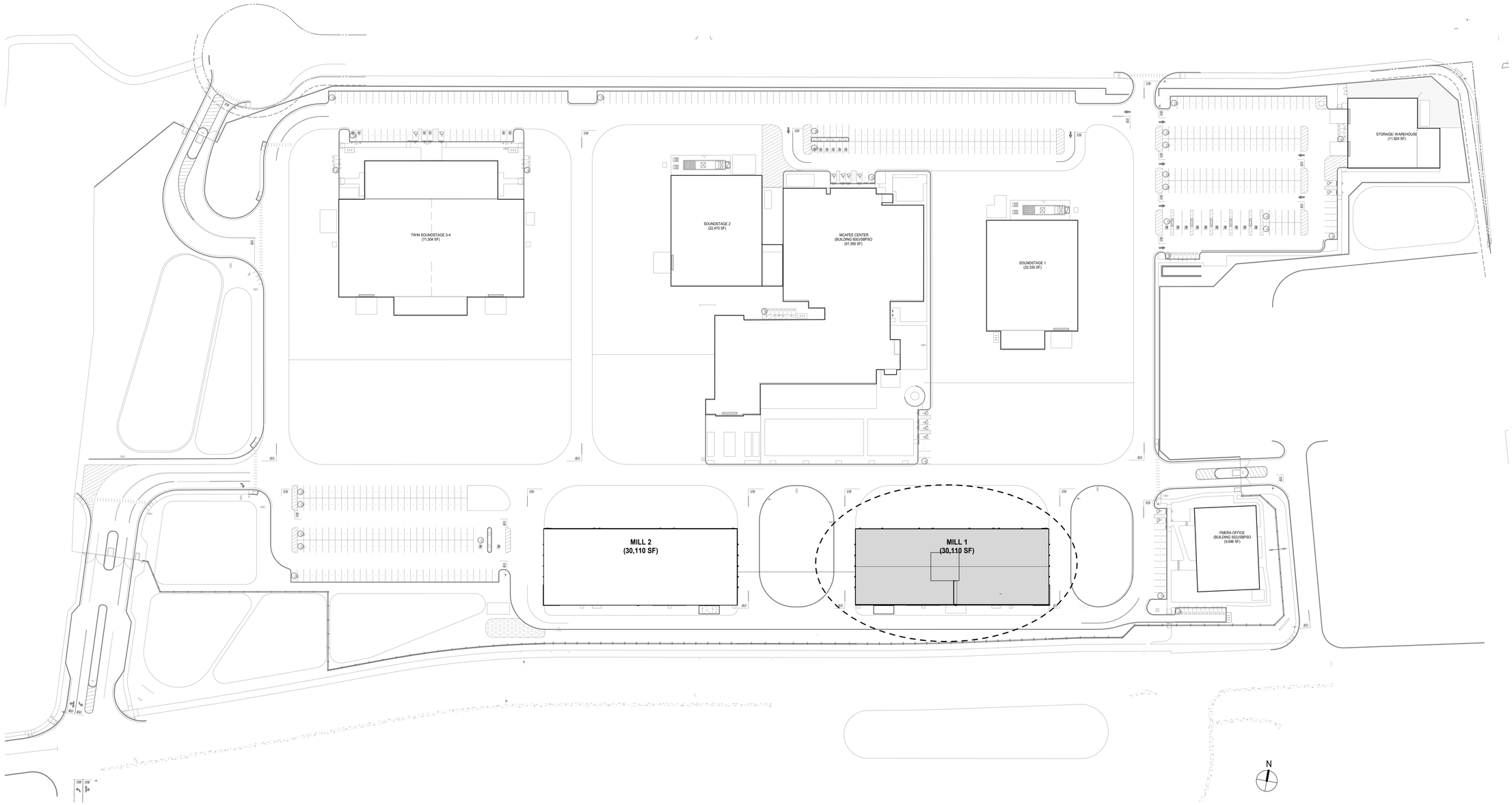
A-107

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 MILL 1 - SITE PLAN MCR
SCALE: 1" = 60'-0"

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NETFLIX STUDIOS
FORT MONMOUTH

MILLS 1 & 2

MANCINI DUFFY

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KEY PLAN:



WEST | EAST

NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
MILL 1 - SITE PLAN

DRAWING NUMBER:
A-500

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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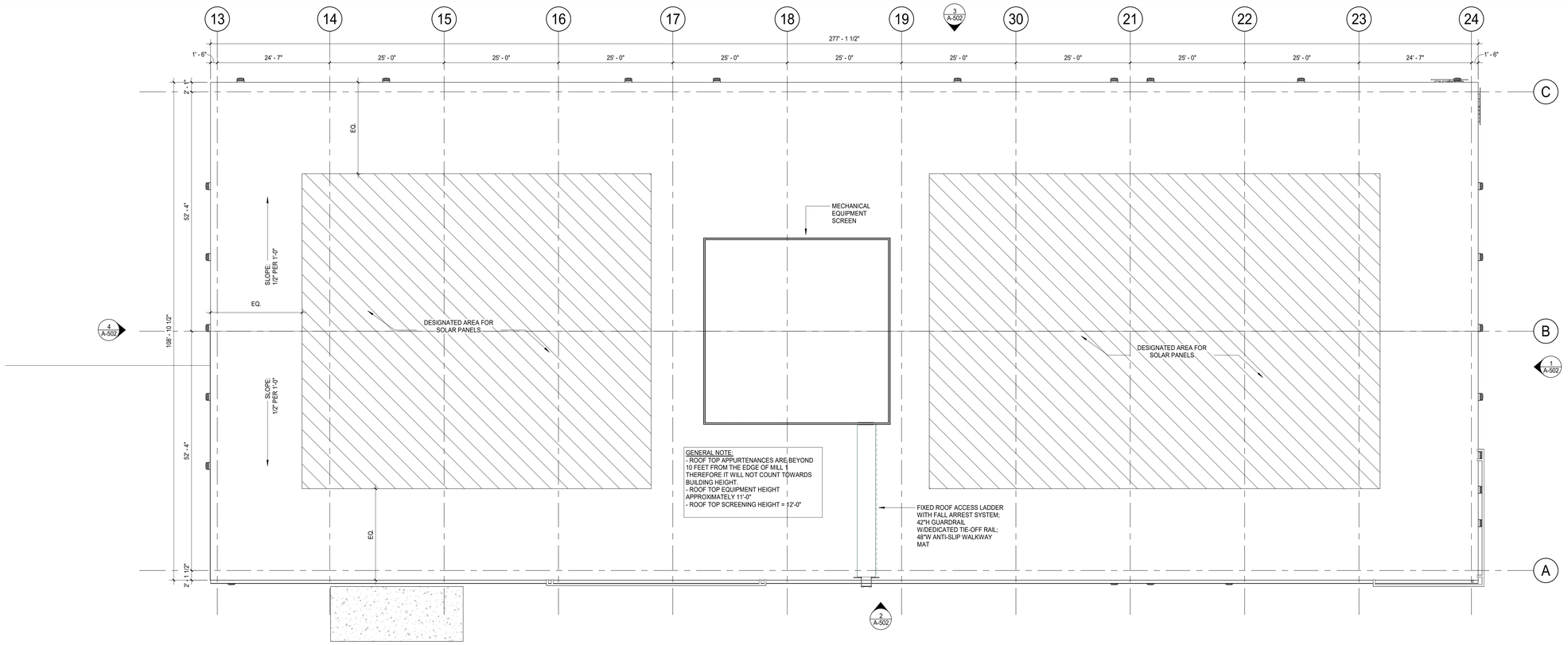
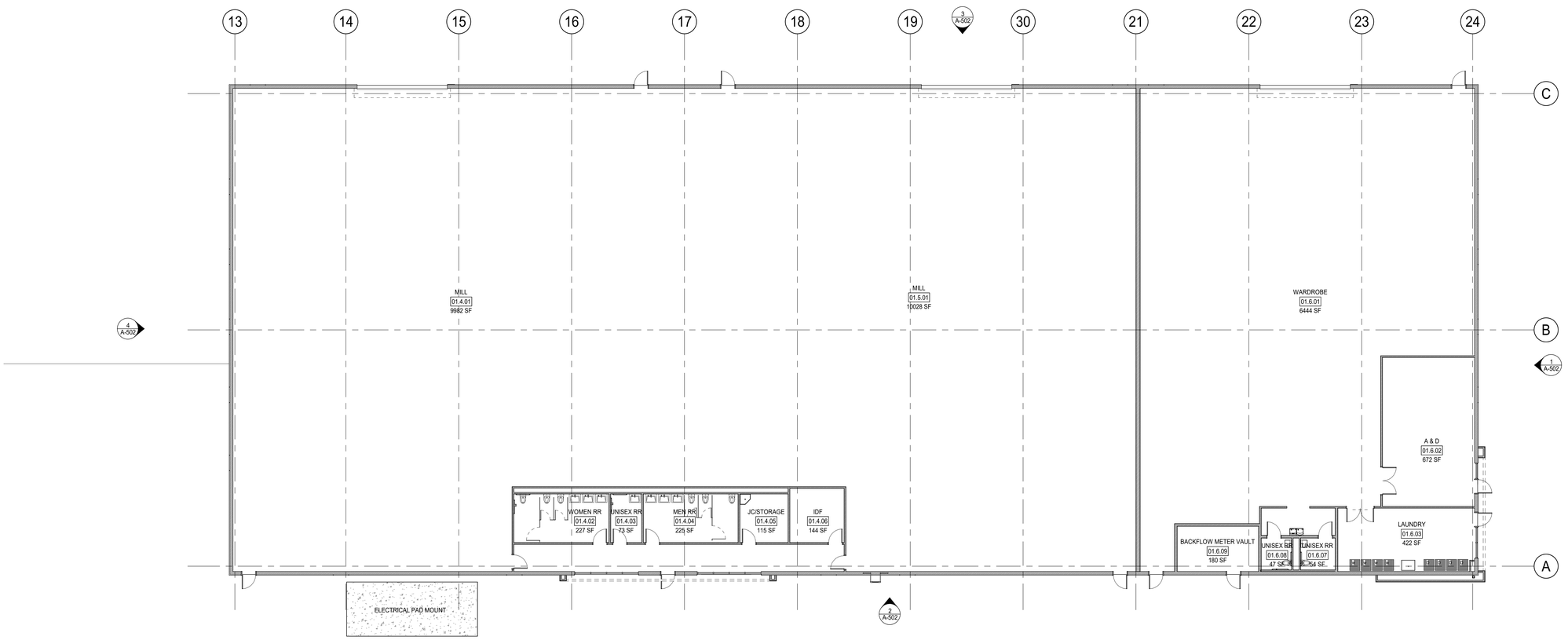


2 MILL 1 - ROOF PLAN MCR
SCALE: 3/32" = 1'-0"



1 MILL 1 - GROUND FLOOR PLAN MCR
SCALE: 3/32" = 1'-0"

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NEW YORK, NY 10123
347.589.8822

KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
MILL 1 - GROUND FLOOR AND ROOF PLANS

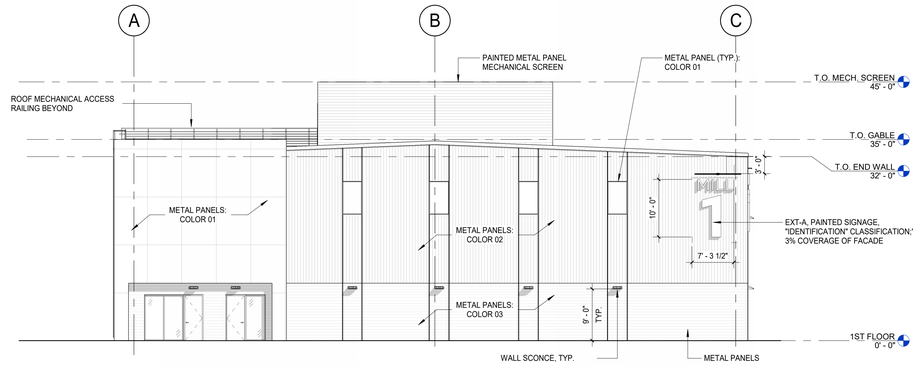
DRAWING NUMBER:
A-501

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

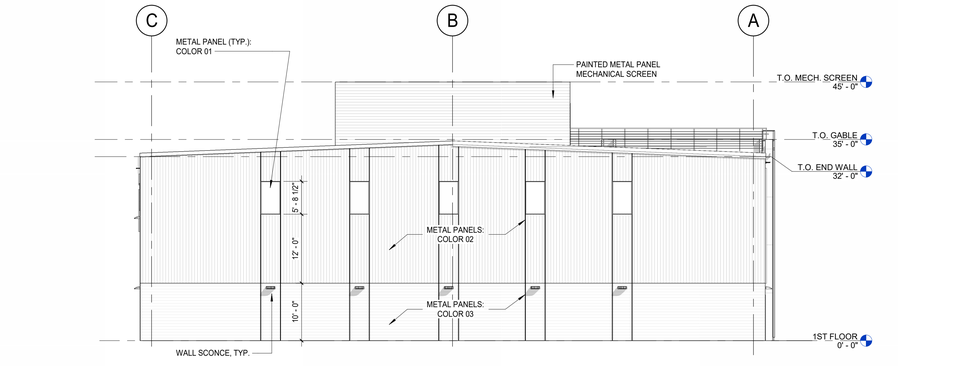
DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



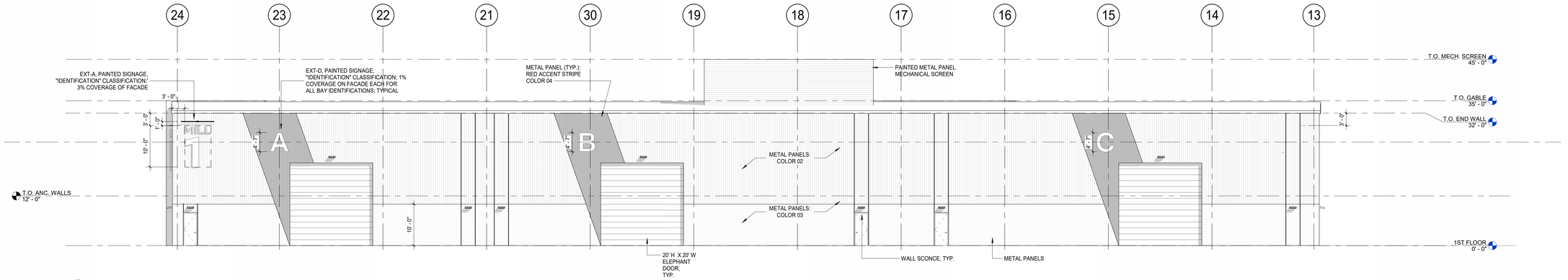
1 MILL 1 - EAST ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 4,215.11 SF
GLAZING AREA: 75 SF
TRANSPARENCY: 1.8%



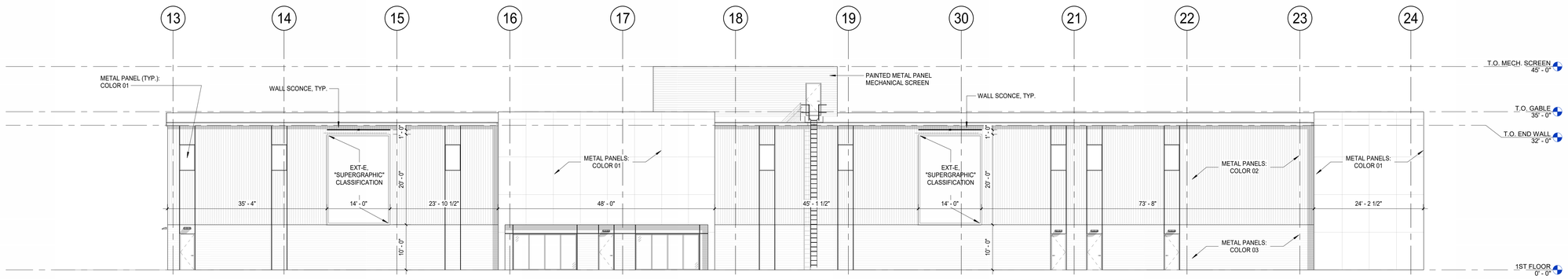
4 MILL 1 - WEST ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 4,215.11 SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%



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

TOTAL FACADE AREA: 10,177 SF SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%



2 MILL 1 - SOUTH ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 10,177 SF SF
GLAZING AREA: 229 SF
TRANSPARENCY: 2.25%

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MILLS 1 & 2

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COA: 21AC00120600

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973.377.7702

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BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
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973.273.0077

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704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
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NEW YORK, NY 10123
347.589.8822

KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
MILL 1- EXTERIOR ELEVATIONS

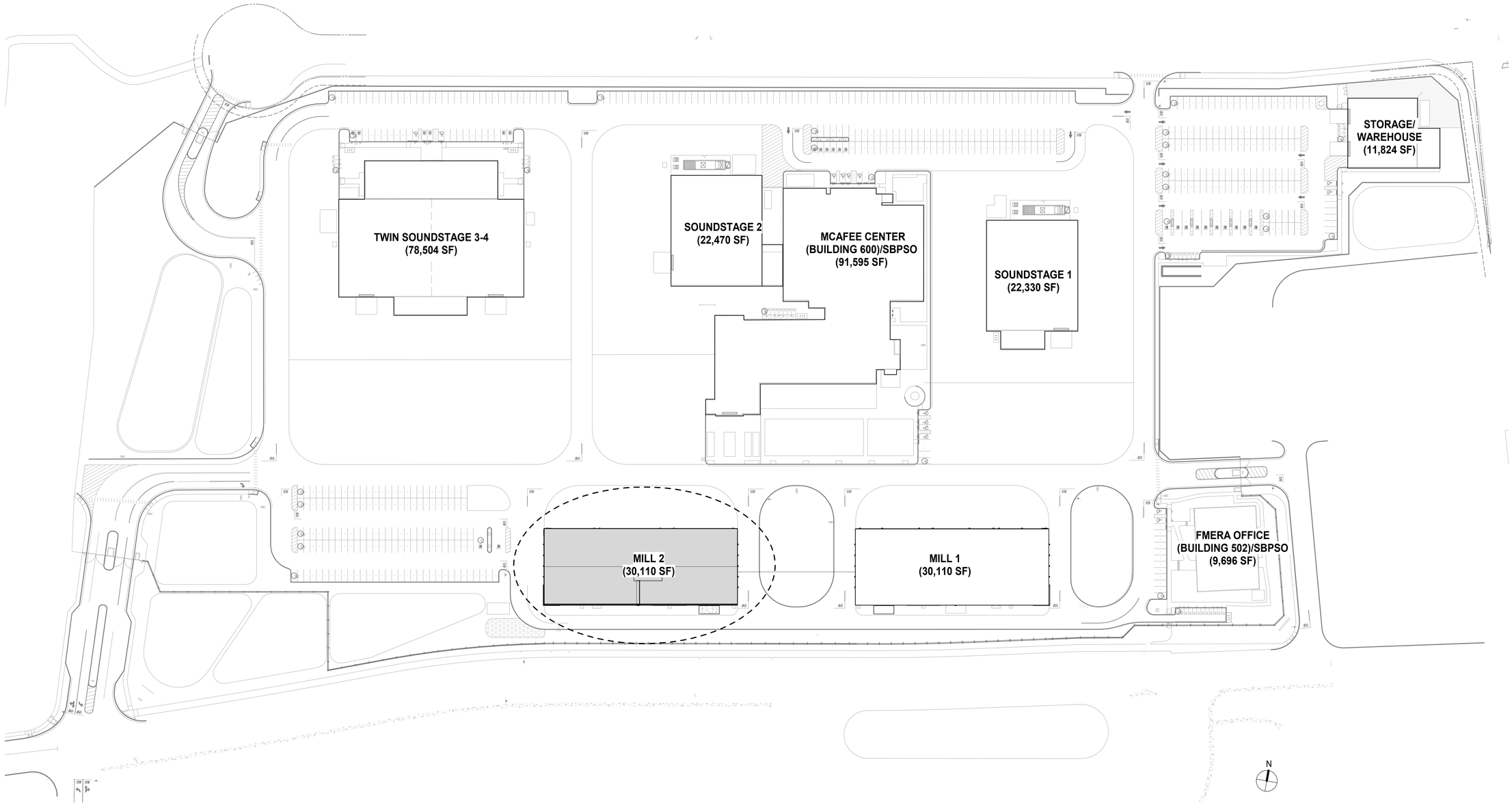
DRAWING NUMBER:
A-502

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 MILL 1 - SITE PLAN MCR Copy 1
SCALE: 1" = 60'-0"

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NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

MILLS 1 & 2

MANCINI DUFFY

MANCINI DUFFY ARCHITECTS LLC
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732.865.9977
COA: 21AC01120600

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KEY PLAN:



NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
MILL 2 - SITE PLAN

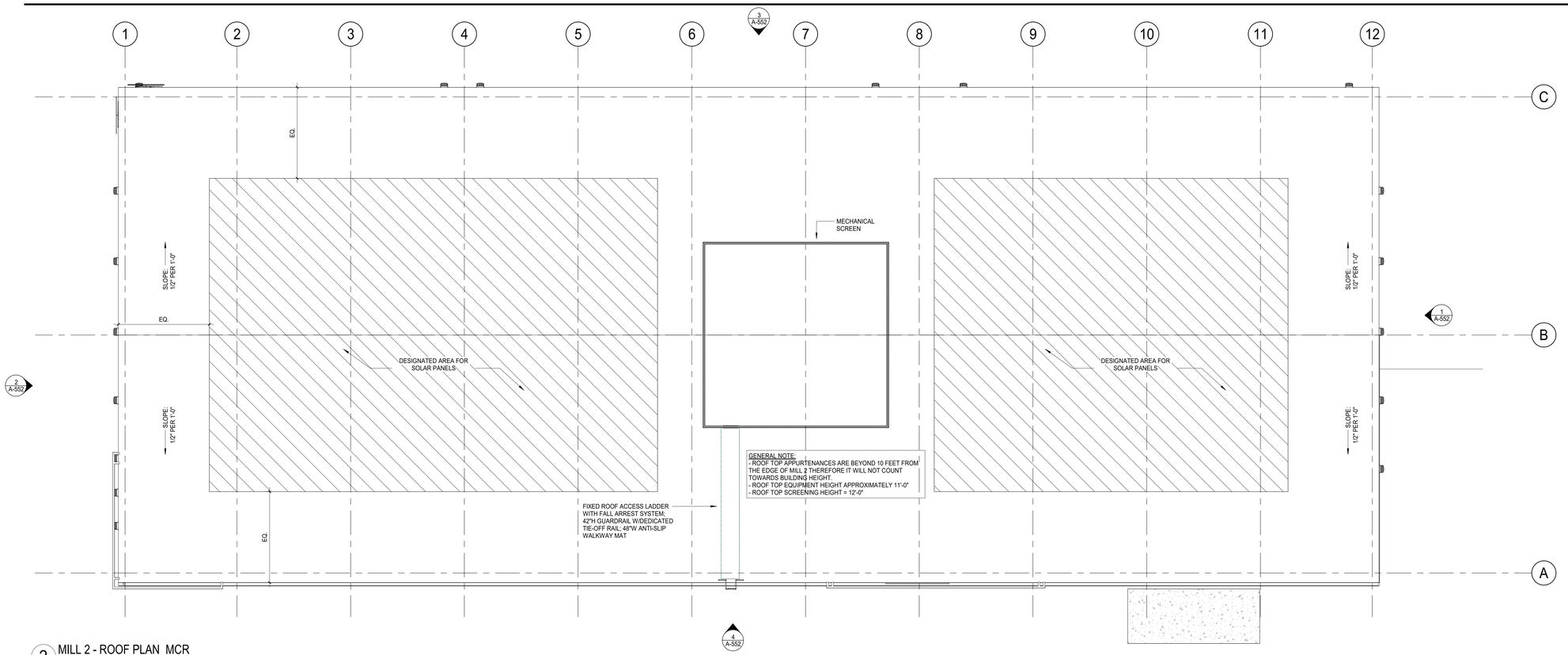
DRAWING NUMBER:
A-550

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

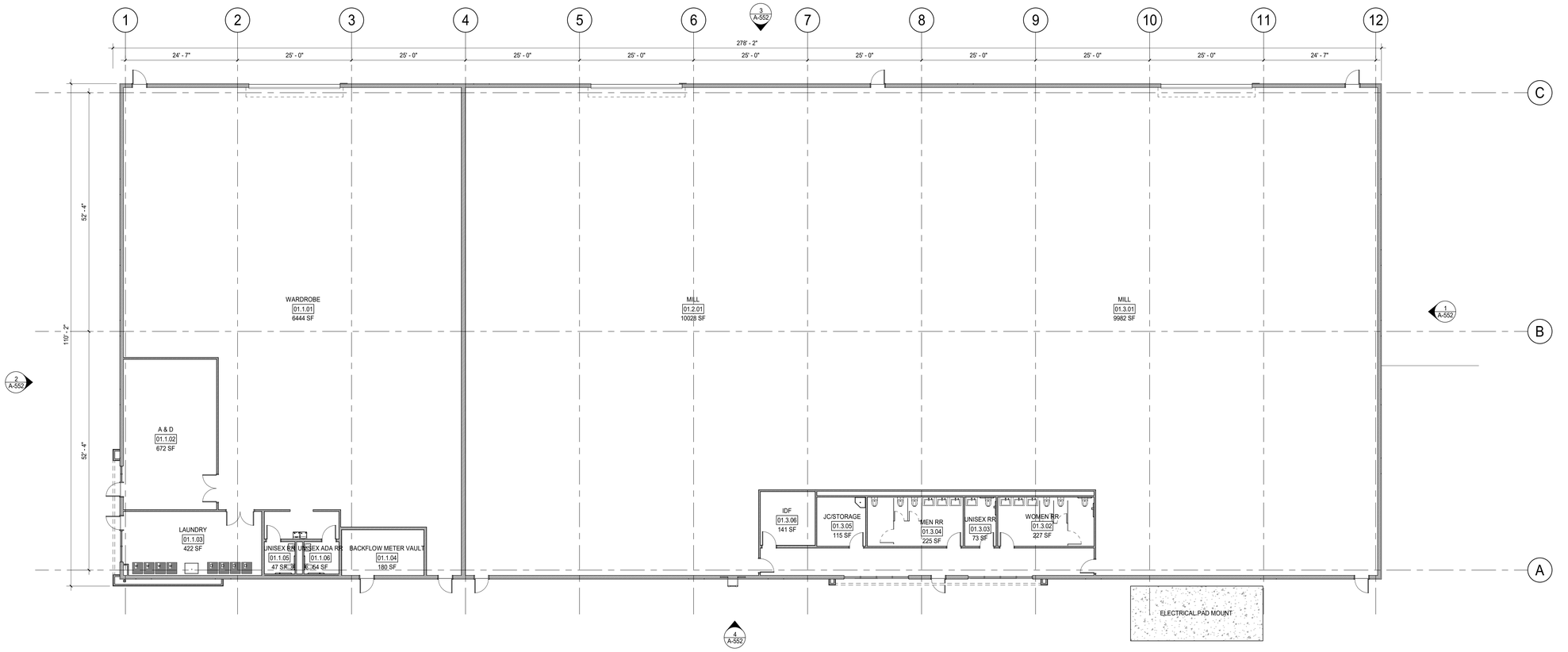
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



2 MILL 2 - ROOF PLAN MCR
SCALE: 3/32" = 1'-0"



1 MILL 2 - GROUND FLOOR PLAN MCR
SCALE: 3/32" = 1'-0"

Autodesk Docs://Netflix - Fort Monmouth NJ (Phase 1A)/MILL 1 (SPLIT)_ARCH_2023.rvt
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FORT MONMOUTH

MILLS 1 & 2

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ROOK BROOK
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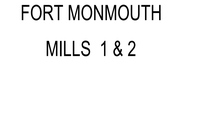
347.589.8822

KEY PLAN:



NO.	DATE	ISSUE / REVISION
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2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:
MILL 2 - GROUND FLOOR AND ROOF PLANS

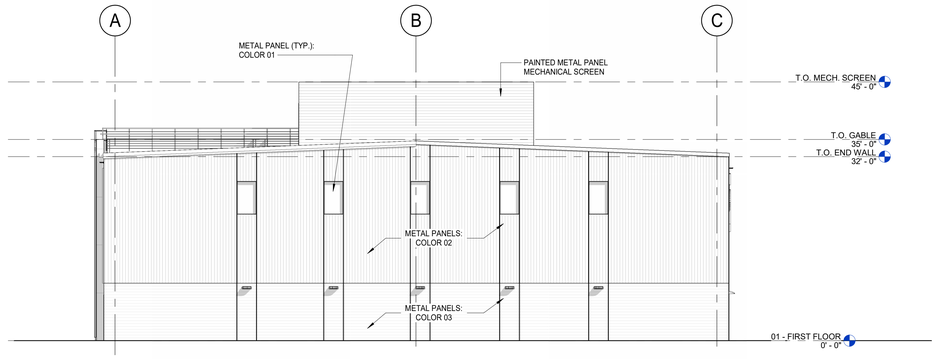
DRAWING NUMBER:
A-551

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

SEAL:

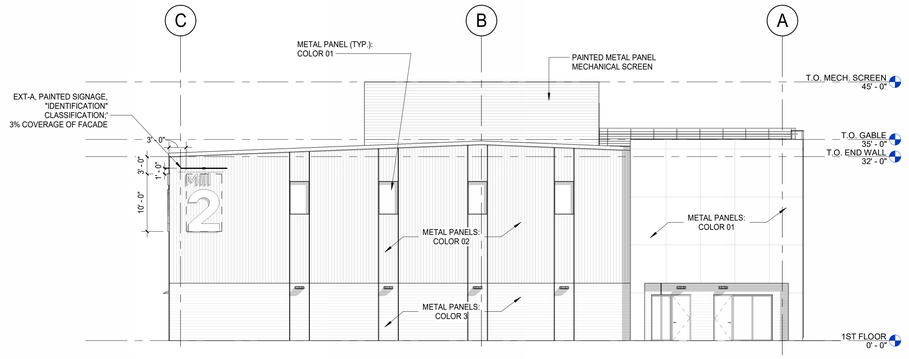
DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



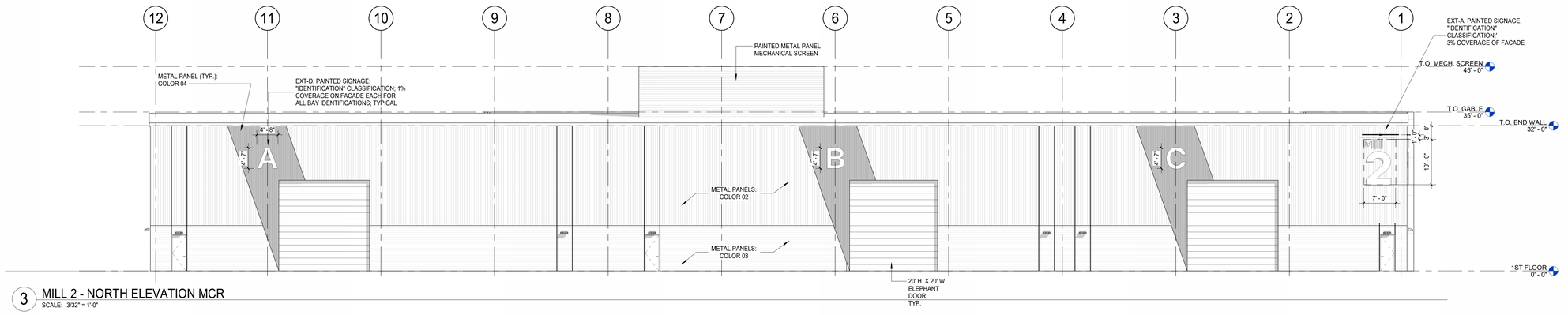
1 MILL 2 - EAST ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 4,215.11 SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%



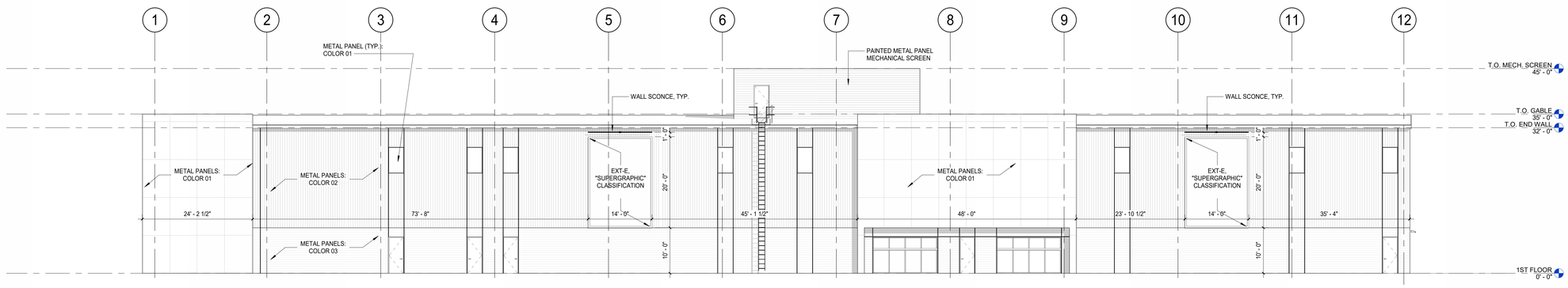
2 MILL 2 - WEST ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 4,215.11 SF
GLAZING AREA: 75 SF
TRANSPARENCY: 1.8%



3 MILL 2 - NORTH ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 10,177 SF SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%



4 MILL 2 - SOUTH ELEVATION MCR
SCALE: 3/32" = 1'-0"

TOTAL FACADE AREA: 10,177 SF SF
GLAZING AREA: 229 SF
TRANSPARENCY: 2.25%

NETFLIX

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FORT MONMOUTH

MILLS 1 & 2

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COA: 21AC00120600

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KEY PLAN:



WEST

EAST

NO.	DATE	ISSUE / REVISION
3	04/23/2025	SITE PLAN SUBMISSION REV 2
2	10/29/2024	SITE PLAN SUBMISSION REV 1
1	06/14/2024	SITE PLAN SUBMISSION

DRAWING TITLE:

MILL 2 -MCR ELEVATIONS

DRAWING NUMBER:

A-552

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02217900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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3/16/2025 12:03:48 AM

101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

July 1, 2025

VIA EMAIL

Stephanie Kramer, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Review No. 1
Application No. PB2024-05
Netflix Phase 1A – Amended Site Plan - Block 110, PO Lot 1
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0360

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Report entitled "Stormwater Management Report for Netflix Studios Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised March 26, 2025;
- Mandatory Conceptual Review letter dated April 22, 2025;
- Plans entitled "Netflix Studios Fort Monmouth Phase 1A" prepared by Mancini Duffy Architects, LLC, last revised April 23, 2025, consisting of twenty (20) sheets; and,
- Plans entitled "Preliminary and Final Site Plan, Netflix Studios Fort Monmouth Phase 1A" prepared by Langan Engineering and Environmental Services, LLC, last revised April 25, 2025, consisting of ninety-four (94) sheets.

The subject property is known as Zone 7 of the Mega Parcel, a 1,281,791 SF (29.4 Ac) parcel located in the Oceanport Green Tech Campus District. The parcel is on bounded on the south side by Avenue of Memories, former Wilson Avenue, to the west; Sherrill Avenue to the north and Malterer Avenue and Brewer Avenue to the east. All existing structures are to be razed except for the current FMERA office and McAfee Center. Applicant received approval on January 14, 2025, to construct four (4) Sound Stages totaling 128,355 SF, Mill Building (61,800 SF), and a storage/warehouse building (11,824 SF). The FMERA office (9,696 SF) and McAfee Center (91,595 SF) buildings are to be renovated. Site improvements include new parking lots, access drives, site lighting, stormwater management systems and landscaping. The amended application proposes to split the 61,800 SF Mill into two (2) 30,110 SF buildings. In addition, Sound Stage 3-4 will be reduced from 83,555 SF to 71,504 SF a 12,051 SF reduction. Site circulation and the stormwater management system were also revised.

We offer the following preliminary comments for the Board's consideration:

Colliers Engineering & Design

A. VARIANCES

1. No new variance relief is being requested.

B. DESIGN WAIVERS/EXCEPTIONS

1. No new design waivers or exceptions are being requested.

C. GENERAL COMMENTS

1. The comments in our May 22, 2025, Resolution Compliance review are outstanding and must be satisfactorily addressed.
2. The parking space requirement is reduced from four hundred fifteen (415) spaces to four hundred ten (410) spaces. Previously five hundred forty-six (546) spaces were proposed, currently five hundred thirty-two (532) spaces are provided. An overabundance of parking is still provided.
3. The existing inlets on Todd Avenue from Avenue of Memories to the outfall east of the Fitness Center need to be tied into the proposed trunkline.

D. ADDITIONAL AGENCY APPROVALS

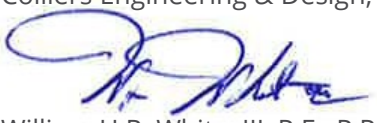
1. This Application is subject, but not limited to, the following outside agency approvals or letter of no jurisdiction:

    a. NJDEP;
    b. Monmouth County;
    c. Oceanport Fire Marshal; and,
    d. Freehold Soil Conservation District.

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

Sincerely,

Colliers Engineering & Design, Inc.



William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Oceanport Planning Board Engineer and Planner

WHW/hlo
cc: Kevin Kennedy, Esq. (via email)
Lisa A. John-Basta, Esq. (via email)
Christopher Cirrotti, P.E. (via email)
Ed Herrman, P.E. (via email)

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FORT MONMOUTH

DISCOVER • INNOVATE • TRANSFORM

April 22, 2025

Lisa A. John-Basta, Esq.
Chiesa Shahinian & Giantomasi PC
105 Eisenhower Parkway
Roseland, NJ 07068

Re: MCR Application Review-Preliminary and Final Major Site Plan
Netflix Studios (Phase 1A)
Block 301, Lot 1.01 and Portion of Lot 1 (Eatontown); and
Block 110, Portion of Lot 1 (Oceanport)

Dear Ms. John-Basta:

The Fort Monmouth Economic Revitalization Authority ("**FMERA**") previously issued a Mandatory Conceptual Review letter(s) dated July 10, 2024 and November 26, 2024 (the "**MCR Review Letters**") for the above-referenced project proposed by **Netflix, Inc.** ("the **Applicant**").

On March 18, 2025, the Applicant provided a copy of the updated site plan and accompanying documents, to be submitted to the Borough of Oceanport and Eatontown for the preliminary and final site plan application. The submission included the following items.

a. Site Plan – prepared by Langan Engineering and Environmental Services, consisting of 94 sheets, dated May 17, 2024, revised thru March 18, 2025, containing Demolition Plan, Tree Removal Plan, Site Layout & Dimension Plan, Easement Plan, Sight Triangle Plan, Vehicle Circulation Plan, Emergency Service Vehicle Circulation Plan, Signage and Striping Plan, Grading and Drainage Plan, Storm Sewer Plan, Utility Plan, Sanitary Sewer Plan, Water Profiles, Irrigation Plans, Secure Perimeter Plan and Details, Landscape Plan and Details, Lighting Plan and Details, Soil Erosion and Sediment Control Plan, Soil Erosion and Sediment Control Details, Soil Decompaction Plan, and Construction Details;
b. Architectural plans, prepared by Mancini Duffy, consisting of 20 sheets, dated June 14, 2024; revised thru March 18, 2025.

On March 27, 2025, the Applicant provided a copy of the following items:

c. Stormwater Management Report for Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, dated through April 5, 2024; revised through March 18, 2025.

The Applicant has indicated that the following modifications have been made to the originally submitted site plan. FMERA has reviewed the revised plan in light of these suggested changes.

1. As part of the Applicant's original Phase 1A MCR submission, one (1) Mill/Workshop building was proposed with a gross area of 61,800 SF. The Applicant proposes to remove one (1) Mill/Workshop building and alternatively, to construct two (2) 30,069 SF Mill/Workshop buildings. The drive lane south of Mills 1 and 2 reduced from 32 feet to 20 feet and made one-way. No parking or loading changes are required. **FMERA has no objection to the proposed changes to the Mill/Workshop buildings.**

2. On February 24, 2025, the NJDEP issued all required permits for the Phase 1A project to include an approved Stormwater Management Plan. Subsequent to receiving its environmental permits from the NJDEP, the Applicant proposed to modify its site plan to replace one (1) Mill/Workshop building with two (2) smaller Mill/Workshop buildings, resulting in the repositioning of a stormwater basin (No. 6) located due south of the McAfee Center (along Avenue of Memories). Minor changes to the stormwater calculations for the peak 2-year, 10-year, and 100-year storm events were reviewed. When comparing the stormwater calculations submitted on April 5, 2024, to those submitted March 27, 2025, little to no change is observed in the quantity of stormwater leaving the site during the peak 2-year, 10-year, and 100-year storm events. Basins 3 and 4 are now located outside of the Perimeter Security Wall. FMERA recommends Netflix discuss the proposed changes with the NJDEP to determine if the proposed changes impact any of the previously issued permits. **FMERA has no objection to the proposed changes to the stormwater basin design.**

3. The Applicant has revised stormwater lines originally proposed to traverse the M4 Landfill and alternatively proposes to construct a stormwater line in North Drive. **FMERA has no objection to the proposed changes to the stormwater line design.**

4. The Applicant has revised Twin Sound Stage 3-4 to consist of 78,155 SF, a reduction of 5,400 SF. The building footprint has been scaled down on both the eastern and western sides of the building, with additional sidewalk and landscaping proposed within the former footprint. The change in building square footage results in a net decrease in impervious coverage. **FMERA has no objection to the proposed changes to Twin Sound Stage 3-4.**

Please note that this review is based solely on the proposed modifications to the site plan on the abovementioned items; any other changes that may have been made to the site plan were not considered as part of this review. Should the Applicant make any material changes to the site plan that no longer align with the MCR Review Letters and this supplemental MCR Review Letter, such changes should be submitted to FMERA for review. All findings, conclusions, and recommendations contained in the MCR Review Letters remain applicable.

Sincerely,

MCR SUPPLEMENTAL LETTER PREPARED BY:

Sarah Giberson
Director of Real Estate Development & Marketing

AUTHORIZED BY:

Kara Kopach, Executive Director

CSG law

CHIESA SHAHINIAN & GIANTOMASI PC

105 Eisenhower Parkway, Roseland, NJ 07068
csglaw.com

LISA A. JOHN-BASTA
Member

ljohn-basta@csglaw.com

O 973.530.2083 F 973.530.2283

May 2, 2025

VIA FEDERAL EXPRESS
Ms. Jeanne Smith, Planning Board Secretary
Oceanport Borough Hall
910 Oceanport Way
Oceanport, New Jersey 07757

Re: Netflix, Inc.
Amended Final Major Site Plan Submission
Netflix Studios Fort Monmouth Phase 1A
Portion of Block 110, Lot 1

Dear Ms. Smith:

As you are aware, this office represents Netflix, Inc. (the "Applicant"). On January 14, 2025, the Borough of Oceanport Planning Board (the "Planning Board") adopted a resolution granting preliminary and final site plan approval along with variance relief to the Applicant for its Phase 1A Motion Picture, Television and Broadcast Studio Campus to be constructed on land designated as a portion of Block 110, Lot 1 on the Tax Maps of the Borough of Oceanport, and referred to as Development Zone 7 – McAfee Parcel in Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan (the "Approval").

Following the Approval, the Applicant has made some design modifications to the approved project as more fully detailed in the enclosed application documents. To address those modifications, the Applicant is applying to the Planning Board for amended final site plan approval of its Phase 1A project. With its application, enclosed please find one (1) copy of each of the below listed items. We will also email you one (1) electronic copy of same.

- Executed and notarized Borough of Oceanport Development Application with attachment inclusive of Owner's Consent.
- Completed Borough of Oceanport Site Plan Completeness Checklist with Waiver Requests.

- Preliminary and Final Major Site Plan Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, LLC, consisting of 94 sheets, revised through April 25, 2025.
- Architectural plans for Netflix Studios Fort Monmouth Phase 1A, prepared by Mancini Duffy, consisting of 20 sheets, revised through April 23, 2025.
- Stormwater Management Report for Netflix Studios Fort Monmouth Phase 1A, prepared by Langan Engineering and Environmental Services, LLC, revised through March 26, 2025.
- Sanitary Sewer Engineering Report for Netflix Studios Fort Monmouth – Phase 1A, prepared by Langan Engineering and Environmental Services, LLC, revised through April 25, 2025.
- Water System Engineering Report, Netflix Studios Fort Monmouth – Phase 1A, prepared by Langan Engineering and Environmental Services, LLC, revised through April 25, 2025.
- FMERA MCR Application Review dated April 22, 2025.
- Executed Tax and Assessment Payment Report form.

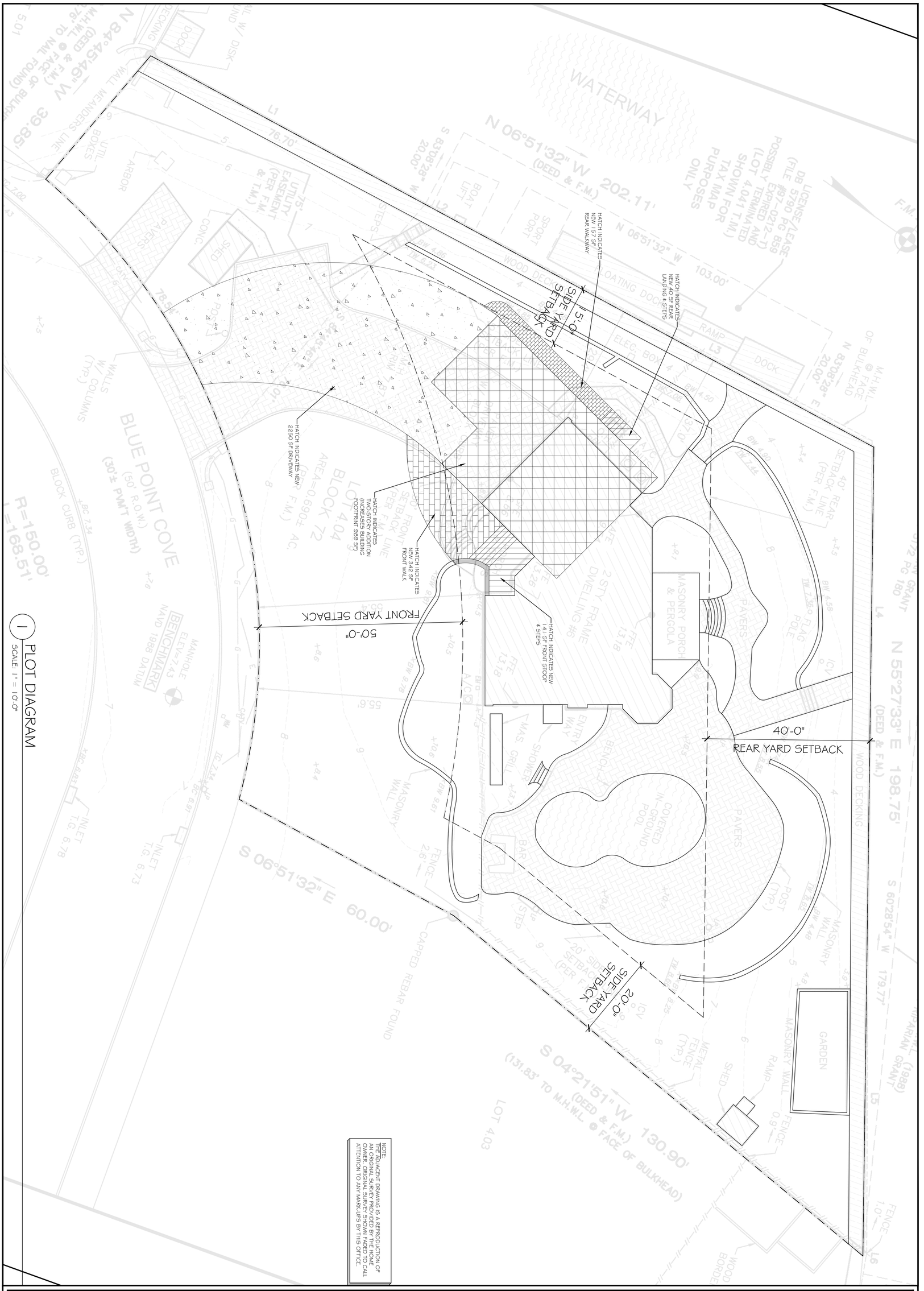
The Applicant will promptly pay any applicable application and escrow fees upon calculation by the Planning Board. Should you have any questions or require any additional information in the review and processing of this application, please do not hesitate to contact me.

Very truly yours

/s/ Lisa A. John-Basta

Lisa A. John-Basta
Member

LAJ
Encls.


WATERWAY
N 06°51'32" W 202.11'
(DEED & F.M.)
N 06°51'32" W
103.00'
S 83°08'28" W
200.28'
HATCH INDICATES NEW 5' REAR WALKWAY
HATCH INDICATES NEW 40 SF REAR LANDING & STEPS
SIDE YARD SETBACK
5'-0"
HATCH INDICATES NEW 2250 SF DRIVEWAY
HATCH INDICATES TWO-STORY ADDITION (INCREASES BUILDING FOOTPRINT 999 SF)
HATCH INDICATES NEW 2' WIDE FRONT WALK
HATCH INDICATES NEW 14 SF FRONT STOOP & STEPS
FRONT YARD SETBACK
50'-0"
40'-0"
REAR YARD SETBACK
SIDE YARD SETBACK
20'-0"
BLUE POINT COVE
(50' R.O.W.)
(30'± PVMT WIDTH)
BLOCK 72
LOT 4.04
AREA=0.690± AC.
2 STY. FRAME DWELLING #6
MASONRY PORCH & PERGOLA
PAVERS
IN-GROUND POOL
WOOD DECKING
GARDEN
SHED
RAMP
DOCK
FLOATING DOCK
ELEC. BOX
WALKS (TYP.)
CONC. SHED
MASONRY WALL
FENCE
POST (TYP.)
METAL FENCE (TYP.)
CAPPED REBAR FOUND
S 06°51'32" E 60.00'
S 04°21'51" W 130.90'
(131.83' TO M.H.W.L. & FACE OF BULKHEAD)
(DEED & F.M.)
S 60°28'54" W 179.77'
N 55°27'33" E 198.75'
(DEED & F.M.)
R=150.00'
L=168.51'
BENCHMARK
ELEV.7.43
NAD 1988 DATUM
MANHOLE
INLET T.G. 6.73
INLET T.G. 6.78
M.H.W.L. @ FACE OF BULKHEAD
L1
L2
L3
L4
L5
L6
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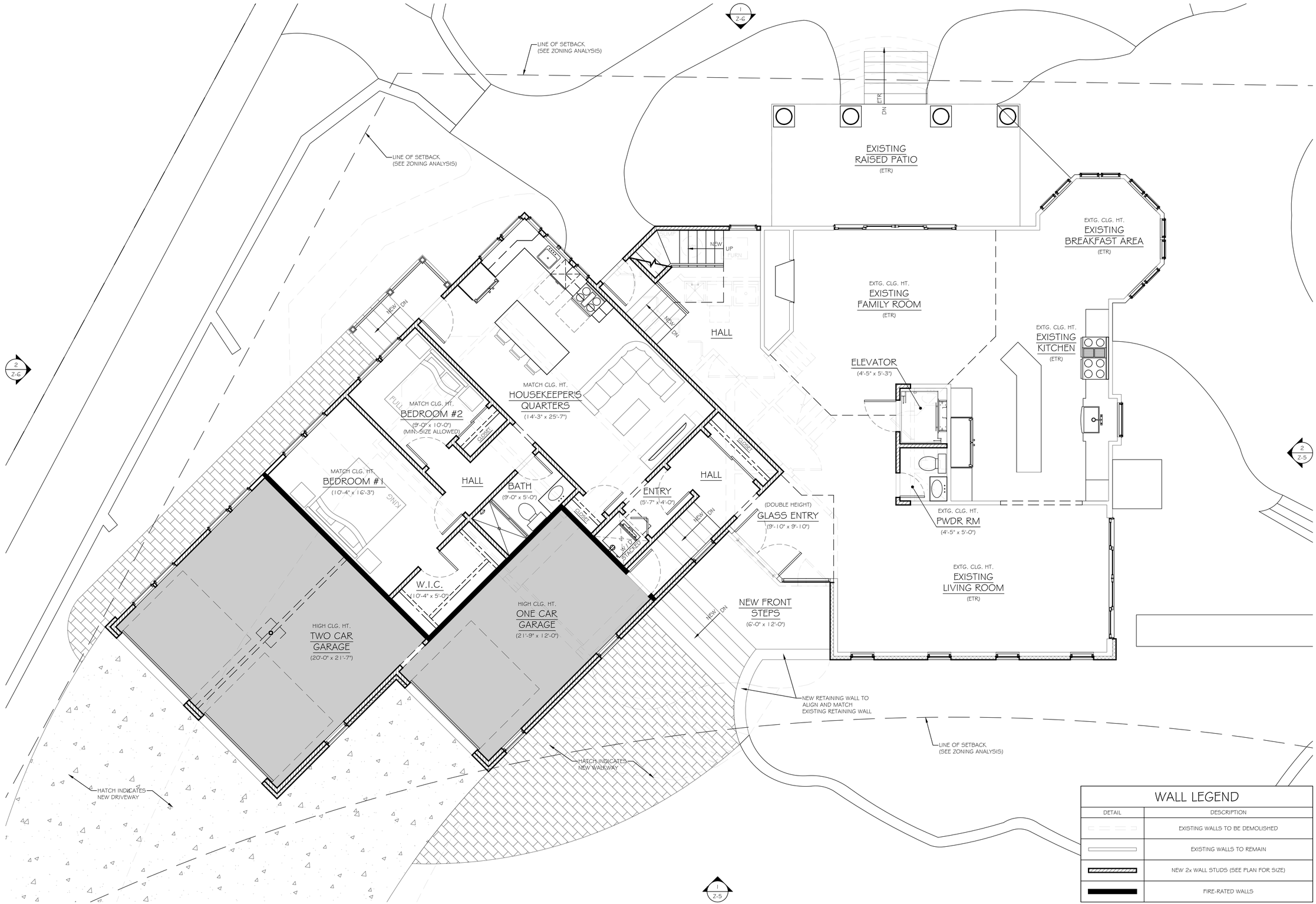

WALL LEGEND

DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)
	FIRE-RATED WALLS

1 PROPOSED FIRST FLOOR PLAN

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

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER
NJ Lic. No. 21AI01978200

Z-2

SHEET 02 OF 06

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

1 PROPOSED SECOND FLOOR PLAN

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

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER
NJ Lic. No. 21AI01978200

Z-3

SHEET 03 OF 06

WALL LEGEND	
DETAIL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN
	NEW 2x WALL STUDS (SEE PLAN FOR SIZE)

1 PROPOSED ROOF & TERRACE PLAN

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

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER
NJ Lic. No. 21AI01978200

Z-4

SHEET 04 OF 06



1 FRONT ELEVATION

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



2 RIGHT SIDE ELEVATION

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

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER
NJ Lic. No. 21AI01978200

Z-5

SHEET 05 OF 06



1 REAR ELEVATION

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



2 LEFT SIDE ELEVATION

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

REVISIONS:

DATE: OCTOBER 17, 2024

MINKLER
ARCHITECTURE & DESIGN
54 CHAPEL HILL RD, RED BANK, NJ 07701
P: 908-692-8412 Email: vinminkler@gmail.com

PROJECT:

ADDITIONS & ALTERATIONS FOR :
THE MOCCI RESIDENCE

6 BLUE POINT COVE
BLOCK 72, LOT 4.04
OCEANPORT, MONMOUTH COUNTY, NEW JERSEY 07757

A. VINCENT MINKLER
NJ Lic. No. 21AI01978200

Z-6
SHEET 06 OF 06

ENGenuity Infrastructure™
2 Bridge Avenue, Suite 323, Red Bank, NJ 07701
732.741.3176 | engenuitynj.com

OCPB-R0050
April 25, 2025
Via email and US Mail

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

RE: **Board Application PB2025-02**
Use & Bulk Variances
Applicant/Owner: Ralph Mocci
6 Blue Point Cove Road, Block 72, Lot 4.04
Oceanport, Monmouth County, NJ
First Engineering Review

Dear Board Members:

Our office has received the following in support of the above referenced Use and Bulk Variance Application:

1. Plot and Grading Plan, dated December 9, 2024 and revised to February 5, 2025.
2. Architectural Plans entitled, "Additions & Alterations For The Mocci Residence, 6 Blue Point Cove, Block 72, Lot 4.04", dated October 17, 2024.

Based on our review, we recommend that the application be deemed **complete**, and scheduled for the next available hearing. An engineering review of the application is included below:

1. Project Description

The subject 30,407 SF (0.70 acre) property is within the R-1 Zone District and contains 168.51 feet of frontage along Blue Point Cove Road. Currently, the property is a 2-story single family dwelling with a paver driveway that abuts Blackberry (Bay) Creek with existing floating dock and an inground pool with multiple patios and retaining walls.

The Applicant is seeking use and bulk variance approval for an addition to add housekeeping quarters and from a zoning standpoint this will convert the single-family home to a two-family home. The housekeeping quarters proposed consist of the following:

- a separate entrance with designated walkway from the driveway
- separate kitchen and family room
- a bathroom
- two bedrooms
- a separate one car garage with entrance to housekeeping quarters

In addition to the one-car garage and first floor addition for the housekeeping quarters, the Applicant is proposing the following additions to the original single-family portion of the home:

Attn: **Stephanie Kramer, Deputy Borough Clerk**
Re: **Board Application PB2025-02**
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

- A first floor two-car garage addition
- A second story addition with two (2) bedrooms, two (2) bathrooms, and two (2) large walk-in closets.
- Interior renovations to modify three (3) existing bedrooms and add two (2) new baths.
- Three (3) new architectural towers are proposed and one existing tower will remain.
- A new rooftop balcony
- An elevator

The combination of the additions and renovations results in a total of seven (7) bedrooms, seven (7) bathrooms, three (3) car garage, two (2) kitchens, two (2) family rooms, one (1) living room, an elevator, and multiple patios. A shed is proposed to be removed. The patio additions consist of 342 SF of front walk, 157 SF of rear walkway, 40 SF of new rear landing & steps, new 141 SF front stoop & steps, and a new 2250 SF concrete driveway (existing paver driveway to be removed). The inground pool, docks, and retaining walls are proposed to remain.

2. Planning & Zoning Compliance

2.1 The subject property is located within an R-1 Zone District. The table below summarizes the bulk measures and zone requirements for the site:

Description	Required/Permitted	Existing	Proposed
Minimum Lot Area	30,000 s.f.	30,407 s.f.	30,407 s.f.
Minimum Lot Width	150 feet	168.51 feet	168.51 feet
Minimum Lot Depth	200 feet	~165 feet	~165 feet **ENC** (1)- c variance
Maximum Building Height	2.5 stories/35 feet	2 stories/31.4 feet	2.5 stories/34.5 feet
Maximum Principal Building Coverage	20%	8.2%	11.5%
Maximum Accessory Building Coverage	5%	0.60%	0.21% (2)
Maximum Dwelling Units Per Acre	1.5	1.43	2.87 (V)- d variance
Minimum Principal Building Front Yard Setback	50 feet	55.4 feet	50.0 feet
Minimum Principal Building Side Yard Setback (One/Both)	15feet /35 feet	29.4 feet / 78.3 feet	15.4 feet / 64.3 ft
Minimum Principal Building Rear Yard Setback	40 feet	48.9 feet	~42 feet (3)

Attn: **Stephanie Kramer, Deputy Borough Clerk**
Re: **Board Application PB2025-02**
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

Description	Required/Permitted	Existing	Proposed
Minimum Accessory Building Side Yard Setback	20 feet	2 feet	2 feet **ENC** – c variance
Minimum Accessory Building Rear Yard Setback	10 feet	35 feet	35 feet
Maximum Impervious Coverage	25%	35.5%	37.2% (V)- c variance
Parking	4.5 spaces	5.5 spaces	5.5 spaces

(ENC) – Existing Condition (V) – Variance Required

(1) The distance measured from the front lot line to the rear lot line. The minimum lot depth shall apply over no less than 80% of the required lot width. Rear Lot line is the lot line opposite and most distant from the front lot line.
(2) Proposed Accessory Building Coverage includes the square footage of the existing shed. The square footage of the shed has been removed from the Principal Building Coverage calculations.
(3) Rear yard setback measured from rear yard lot line to masonry porch.

2.2 Per Section 390 Attachment 1 of the Borough Ordinance, only single family detached dwellings are permitted in the R-1 Zone, whereas the applicant proposes a two-family home. The applicant should testify regarding the nature of the use of the housekeeping quarters that consists of a separate entrance, separate kitchen and family room, a bathroom, two bedrooms, and a separate one-car garage with its own entrance. A D(1) variance is required for a non-permitted use.

2.3 Per Section 390 Attachment 2, Schedule II, the maximum dwelling units per acre is 1.5, whereas the applicant proposes 2.87 dwelling units per acre. A D(5) variance is required.

2.4 Per Section 390 Attachment 2, Schedule II, the maximum side yard setback for an accessory building is 20 feet whereas the existing shed in the northeast corner of the site has a setback of 2 feet from the side lot line. A bulk 'c' variance is required. This This is an existing non-conformity.

2.5 Per Section 390 Attachment 2, Schedule II, the maximum impervious coverage allowed is 25% whereas the applicant is proposing 37.2%. A C variance is required.

2.6 The minimum lot depth is defined by ordinance as the distance measured from the front lot line to the rear lot line. The minimum lot depth shall apply over no less than 80% of the required lot width. Rear Lot line is defined as the lot line opposite and most distant from the front lot line. Therefore, the applicant should clarify how they calculated the lot depth of 202 ft. Per definition it appears that the rear lot line is approximately 165 ft for 80% of the required lot width. However, the applicant should confirm same and provide exact lot depth. It appears a bulk 'c' variance is required for lot depth. This is an existing non-conformity.

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2.7 Off-Street Parking. Per Residential Site Improvement Standards Section 5:21-4.14, for a Single-Family Detached housing unit, 1.5 parking spaces are required for a 2-bedroom dwelling unit and 3.0 parking spaces are required for a 5-bedroom dwelling unit. A one-car garage and driveway combination shall count as 2.0 off-street parking spaces and a two-car garage and driveway combination shall count as 3.5 off-street parking spaces.. Therefore, the Applicant is proposing 5.5 off-street parking spaces meeting the requirement of 4.5 off-street parking spaces.

2.8 Waterfront Properties. Per Section 390-17D in residential districts, no principal building shall be nearer to the mean high waterline than within two feet of the average alignment of the existing principal buildings along 200 feet of each side of the lot on the same block. The applicant shall provide the average alignment of the existing principal buildings along 200 feet of each side of the lot on the same block.

2.9 Per Section 390-20 There shall be no structure or plantings placed greater than four feet in height located within 10 feet of the side property line within the defined viewshed area. The "viewshed area" is defined as that area encompassing a space measured from half the distance between the rear facade of a principal building or the pool water edge (closest to the rear facade) and the mean high-water line or the property line at the water's edge, whichever is closest, at a 135° angle starting at the projection of the plane of the side facades of the principal structure to the rear property line of the property and adjacent properties. Based on the rear property line and side property line definitions, the applicant appears to comply, however, the applicant should confirm the same in testimony.

2.10 Per Section 390-25 Fences and walls- Residential fences may be no higher than four feet in the front yard and six feet in the side or rear yard. The site has existing fences that appear to comply, however the applicant should confirm the same in testimony.

2.11 Per section 390-25 Fences and walls - Stone and masonry walls are not considered to be fences and are prohibited. A bulk c variance is required for the modified retaining wall. The applicant shall clarify if the other masonry walls are pre-approved.

2.12 Per Section 390-26 Residential driveways shall be limited to 24 feet wide for garages that face the street and may transition to 36 feet wide starting at a point 24 feet from the dwelling. The site proposes a three (3) car garage; therefore the driveway is 36 feet wide within 24 feet of the dwelling. A variance is required.

2.13 Section 390-31 lists regulations applying to swimming pools. The pool is existing. The applicant should confirm in testimony that the existing pool has complied with these regulations.

2.14 The applicant must demonstrate that the application satisfies the criteria for granting variances. The Municipal Land Use Law permits the granting of a hardship variance under either of two situations (C.40:55D-70c):

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Hardship c(1)- Physical Constraints- Hardship variances may be granted if the strict application of the ordinance would impose peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer based upon the existence of the following conditions:

a) Exceptional narrowness, shallowness or shape of a specific piece of property;
b) Exceptional topographic conditions or physical features uniquely affecting a specific piece of property of the structures lawfully existing thereon.
c) An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

Flexible "c" or c(2) – Benefits Outweighing Detriments- A variance may be granted where the purpose of the Municipal Land Use Law would be advanced by the proposed deviation and the benefits of the deviation would substantially outweigh any detriment.

2.15 The applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law for the granting of the use variance relief. The determination of the positive criteria establishes the benefits of the variance. The determination of the negative criteria establishes the detriments to the public good that would result from the variance. By nature, a variance is a departure from and an impairment of the zone plan. On balance, the benefits of granting the variance must be such that the resulting detriments are not substantial. The greater the benefits of the variance, the greater the detriments must be to be considered substantial. Accordingly, the applicant must demonstrate the following for "d" variance relief:

Positive Criteria

There are two prongs to the positive criteria that the applicant must satisfy, as follows:

That the site is particularly suited to the use. Unless the Board determines that the proposed use qualifies as an inherently beneficial use of the proposed site, the applicant must prove that the site is particularly suited to the use.

There are special reasons that allow a departure from the zoning regulations in this case. Unless the Board determines that the use qualifies as an inherently beneficial use as discussed above, the applicant must prove that special reasons support the grant of the variance. The only acceptable special reasons for the grant of a "d" variance would be proof that the variance promotes the purpose of zoning, or proof of undue hardship. The purposes of zoning are established by the Municipal Land Use Law (N.J.S.A. 40:55D2) and the applicant must demonstrate that the variance promotes one or more of those purposes to establish special reasons. Alternatively, the applicant may offer as a special reason proof that refusal to grant the variance would result in undue hardship. Proof of undue hardship for a "d" variance requires that the applicant prove that the property cannot be reasonably adapted to conform to the zone requirements.

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Re: **Board Application PB2025-02**
Use & Bulk Variances
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Negative Criteria

There are two prongs to the negative criteria that the applicant must satisfy, as follows:

That the variance can be granted without substantial detriment to the public good. This prong requires an evaluation of the impact of the variance on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.

That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance. The Board of Adjustment is precluded by the negative criteria from granting any "d" variance relief unless an applicant demonstrates that the variance will not substantially impair the intent and purpose of the zone plan. The process for zoning decisions is through the recommendations of the municipal master plan as implemented through zoning ordinances adopted by the governing body. This establishes the zones, standards, and requirements for the development of the municipality. The Board of Adjustment is precluded by the negative criteria from granting any "d" variance relief unless an applicant demonstrates that the variance will not substantially impair the intent and purpose of the zone plan. If the grant of a variance substantially alters the municipality's zone plan, the action is impermissible because it usurps the zoning power of the governing body and undermines the municipal planning process

The applicant shall provide testimony in support of the variances being requested.

3. Design Waivers:

3.1 Section 390-40 states that in conventional developments, sidewalks shall be placed in the right-of-way, parallel to the cartway, unless an exception has been permitted to preserve topographical or natural features, to provide visual interest, or unless the applicant shows that an alternative pedestrian system provides safe and convenient circulation. The development where the lot exists does not have sidewalk. A design waiver may be required.

3.2 Per Section 390-41 Street trees shall be planted at a ratio of one tree at least every 50 feet. Such trees shall be at least 2.5 inches caliper. A design waiver is required.

3.3 Driveways. Per Section 390-26 A driveway apron shall be provided at the intersection of all driveways with the public roadway. The apron shall be made of concrete when it abuts or may in the future abut a concrete sidewalk; otherwise, asphalt or suitable paver materials maybe utilized. The apron shall extend a minimum of six feet from the edge of the road or the back edge of the sidewalk, whichever is greater. Per Section 390-40 At vehicular crossings, sidewalks shall be reinforced with 6 x 6 No. 10 WWF reinforcement or an equivalent. Construction details are to be provided for the apron.

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Re: **Board Application PB2025-02**
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

4. Stormwater, Grading, and Drainage

4.1 The proposed impervious lot coverage adds up to 11170 SF, however the table lists 12,779 SF. The 37.2% lot coverage is correct; however, the applicant should confirm the calculation in the table.

4.2 The site is in an AE Zone with a flood elevation of 10 ft NAVD 88. The plans should list the BFE of the structure. We defer to the Borough's Floodplain Manager for review.

4.3 Since the impervious coverage has increased from 35.5% to 37.2% the applicant should testify regarding if there will be any drainage impact, or whether the increase is negligible.

4.4 Locations of roof leaders should be shown on plan.

4.5 The plans indicate that retaining walls will be modified (note 3). The plans show top and bottom wall elevations indicating the wall is 4.2 feet in some areas. Since over 3 ft in height, wall calculations may be required by the construction official. A detail should be provided of the wall.

5. Utilities

5.1 The applicant should clarify whether the utilities for the units will be separately metered. The applicant should clarify which utilities will be separate for the housekeeping quarters.

5.2 The proposed utility connections should all be shown on the plans (sewer, water, gas, electric, etc.)

6. General Comments and Outside Approvals

6.1 Details should be provided for the apron, curb, and pavement repair in the Borough right-of-way as well as any utility repair details.

6.2 The plans show a 75 ft utility easement and the driveway is existing and proposed within this easement. The applicant should provide a copy of the easement and clarify whether the driveway is permitted within the same. We just want to confirm no issues with access to the driveway/garage in the future since the driveway crosses this easement.

6.3 This application may be subject to the following outside agency approvals:

A. Freehold Soil Conservation District- the plans show an LOD disturbance over 5,000 SF, plans show 14,300 SF of disturbance.
B. Oceanport Environmental Commission- if required.
C. Oceanport Floodplain Manager
D. Fire Official

Attn: **Stephanie Kramer, Deputy Borough Clerk**
Re: **Board Application PB2025-02**
Use & Bulk Variances
Applicant/Owner: Ralph Mocci

E. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to the Borough.

The right is reserved to present additional comments pending the receipt of revised plans and/or the testimony of the Applicant before the Board.

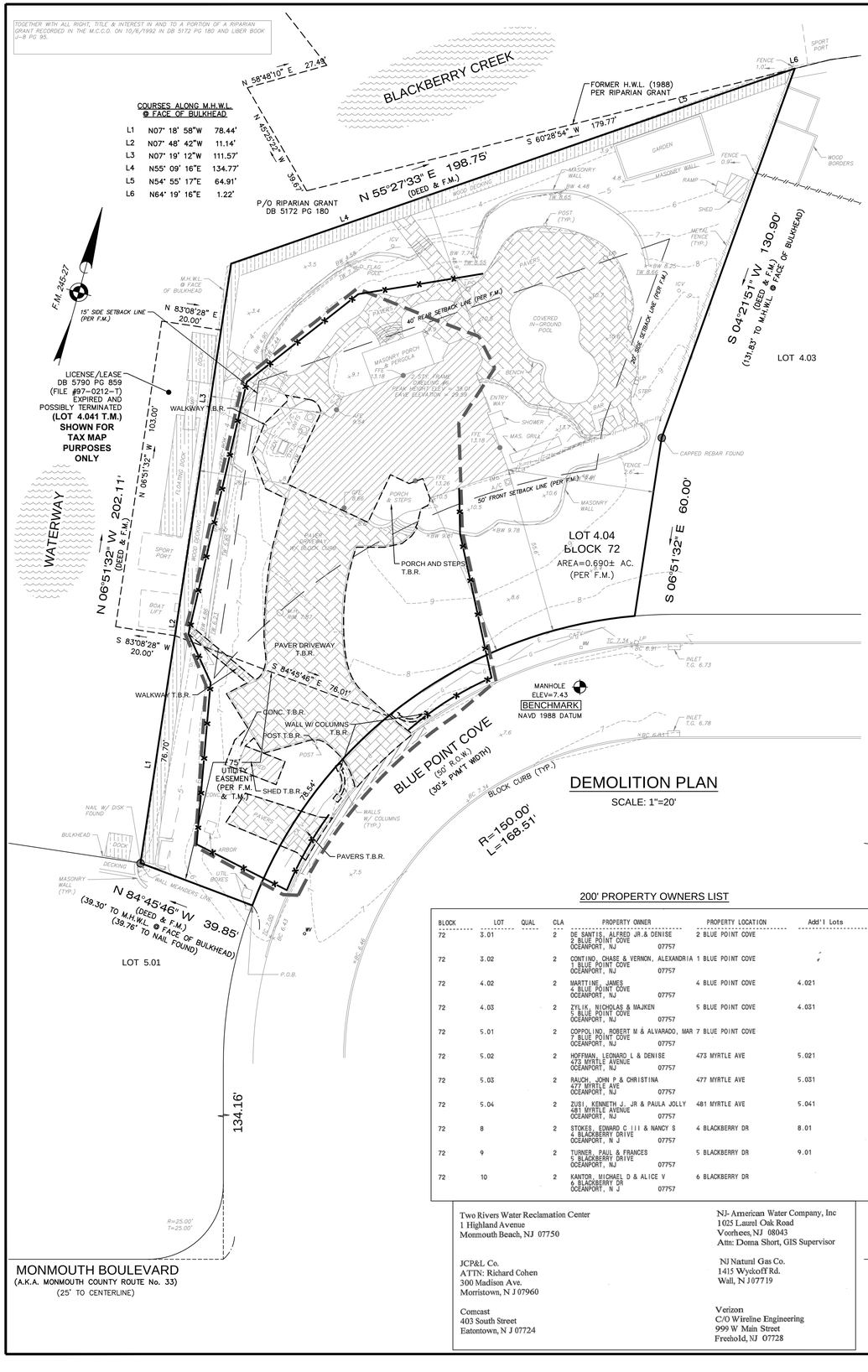
If you have any questions with regard to the above matter, please do not hesitate to call.

Sincerely,

Jaclyn J. Flor, PE, PP, CME
Borough Conflict Engineer

cc: Kevin Kennedy, Esq, Board Attorney
Donna M. Bullock, PE, Applicant's Engineer
Ralph Mocci, Applicant

TOGETHER WITH ALL RIGHT, TITLE & INTEREST IN AND TO A PORTION OF A RIPARIAN GRANT RECORDED IN THE M.C.C.O. ON 10/6/1992 IN DB 5172 PG 180 AND LIBER BOOK I–8 PG 95.



COURSES ALONG M.H.W.L. @ FACE OF BULKHEAD

L1	N07° 18' 58"W	78.44'
L2	N07° 48' 42"W	11.14'
L3	N07° 19' 12"W	111.57'
L4	N55° 09' 16"E	134.77'
L5	N54° 55' 17"E	64.91'
L6	N64° 19' 16"E	1.22'

DEMOLITION PLAN

SCALE: 1"=20'

200' PROPERTY OWNERS LIST

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
72	3.01		2	DE SANTIS, ALFRED JR.& DENISE 2 BLUE POINT COVE OCEANPORT, NJ 07757	2 BLUE POINT COVE	
72	3.02		2	CONTINO, CHASE & VERNON, ALEXANDRIA 1 BLUE POINT COVE OCEANPORT, NJ 07757	1 BLUE POINT COVE	
72	4.02		2	MARTTINE, JAMES 4 BLUE POINT COVE OCEANPORT, NJ 07757	4 BLUE POINT COVE	4.021
72	4.03		2	ZYLIK, NICHOLAS & MAJKEN 5 BLUE POINT COVE OCEANPORT, NJ 07757	5 BLUE POINT COVE	4.031
72	5.01		2	COPPOLINO, ROBERT M & ALVARADO, MAR 7 BLUE POINT COVE OCEANPORT, NJ 07757	7 BLUE POINT COVE	
72	5.02		2	HOFFMAN, LEONARD L & DENISE 473 MYRTLE AVENUE OCEANPORT, NJ 07757	473 MYRTLE AVE	5.021
72	5.03		2	RAUCH, JOHN P & CHRISTINA 477 MYRTLE AVE OCEANPORT, NJ 07757	477 MYRTLE AVE	5.031
72	5.04		2	ZUSI, KENNETH J, JR & PAULA JOLLY 481 MYRTLE AVENUE OCEANPORT, NJ 07757	481 MYRTLE AVE	5.041
72	8		2	STOKES, EDWARD C III & NANCY S 4 BLACKBERRY DRIVE OCEANPORT, N J 07757	4 BLACKBERRY DR	8.01
72	9		2	TURNER, PAUL & FRANCES 5 BLACKBERRY DRIVE OCEANPORT, NJ 07757	5 BLACKBERRY DR	9.01
72	10		2	KANTOR, MICHAEL D & ALICE V 6 BLACKBERRY DR OCEANPORT, N J 07757	6 BLACKBERRY DR	

Two Rivers Water Reclamation Center
1 Highland Avenue
Monmouth Beach, NJ 07750

JCR&L Co.
ATTN: Richard Cohen
300 Madison Ave.
Morristown, N J 07960

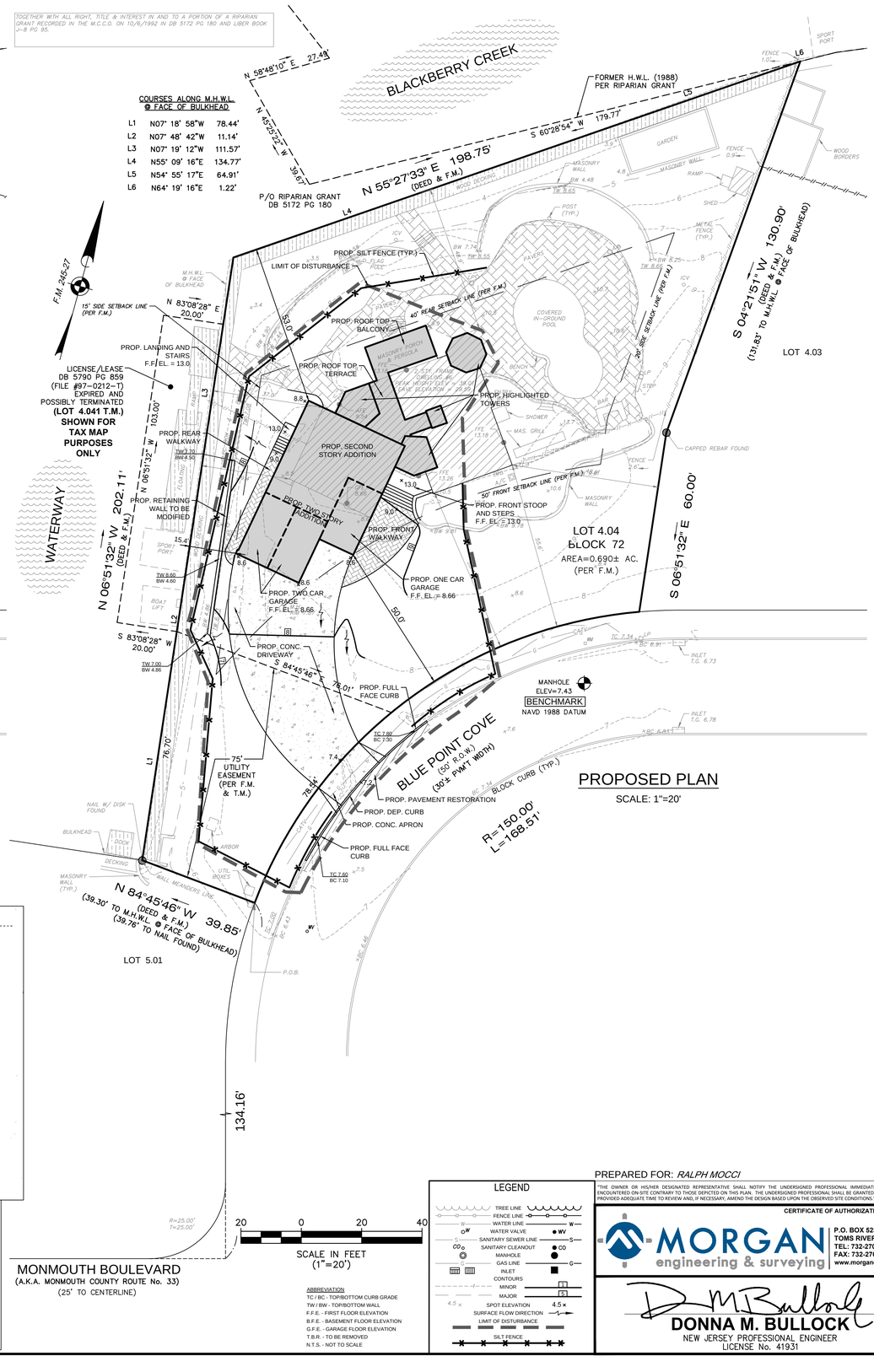
Comcast
403 South Street
Eatontown, N J 07724

NJ- American Water Company, Inc
1025 Laurel Oak Road
Voorhees, NJ 08043
Attn: Donna Short, GIS Supervisor

NJ Natural Gas Co.
1415 Wyckoff Rd.
Wall, N J 07719

Verizon
C/O Wireline Engineering
999 W Main Street
Freehold, NJ 07728

TOGETHER WITH ALL RIGHT, TITLE & INTEREST IN AND TO A PORTION OF A RIPARIAN GRANT RECORDED IN THE M.C.C.O. ON 10/6/1992 IN DB 5172 PG 180 AND LIBER BOOK I–8 PG 95.



PROPOSED PLAN

SCALE: 1"=20'

SCALE IN FEET (1"=20')

ABBREVIATION
TC / BC - TOP/BOTTOM CURB GRADE
TW / BW - TOP/BOTTOM WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

LEGEND
TREE LINE
FENCE LINE
WATER LINE
WATER VALVE
SANITARY SEWER LINE
SANITARY CLEANOUT
MANHOLE
GAS LINE
INLET
CONTOURS
MINOR
MAJOR
SPOT ELEVATION
SURFACE FLOW DIRECTION
LIMIT OF DISTURBANCE
SILT FENCE

NOTES:

1. THIS MAP IS NOT A SURVEY.
2. THE PURPOSE OF THIS MAP IS FOR OBTAINING A ZONING PERMIT FROM THE TOWNSHIP OF OCEANPORT FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, LOT NO. 4.04, BLOCK NO. 72, TOWNSHIP OF OCEANPORT, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 3/29/24.
4. PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
5. PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 10 AS SHOWN ON CURRENT FIRM MAP #34025C0184H, DATED 06/15/2022.
6. EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
7. ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
8. THIS PROPERTY LOCATED WITHIN THE R-1 ZONE.
9. ALL ROOF LEADERS SHALL BE DIRECTED TOWARDS BLUE POINT COVE.
10. NO ROOF DRAIN RUNOFF SHALL BE DIRECTED TO ADJACENT PROPERTIES.
11. LIMIT OF DISTURBANCE = 14,300 S.F. / 0.328 AC.
12. RETAINING WALL DESIGN AND STABILIZATION CALCULATIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. VARIANCES REQUESTED PER ZONING APPLICATION DENIAL - ZA-24-0189 DATED 1/7/2025.

ZONE R-1 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	30,000 S.F.	30,047 S.F.	30,047 S.F.
MIN. LOT DEPTH	200 FT.	202 FT.	202 FT.
MIN. LOT WIDTH	150 FT.	169 FT.	169 FT.
MIN. LOT FRONTAGE	150 FT.	169 FT.	169 FT.
MIN. FRONT SETBACK	50 FT.	55.4 FT.	50.0 FT.
MIN. SIDE SETBACK	15/30 FT.	29.4/78.3 FT.	15.4/64.3 FT.
MIN. REAR SETBACK	40 FT.	48.9 FT.	48.9 FT.
MAX. BUILDING COVERAGE	20%	8.8%	11.7%
MAX. IMPERVIOUS COVERAGE	25%	35.5%*	37.2%**
MAX. BUILDING HEIGHT:			
FEET	35 FT.	31.3 FT.	34.5 FT.
STORIES	2.5 STY.	2 STY.	2.5 STY.

* - EXISTING NON-CONFORMING
** - VARIANCE REQUIRED

BUILDING COVERAGE

DESCRIPTION	EXISTING	PROPOSED
DWELLING	2,427 S.F.	3,416 S.F.
SHED	180 S.F.	63 S.F.
BAR	36 S.F.	36 S.F.
BUILDING LOT COVERAGE	2,643 S.F.	3,515 S.F.
LOT AREA	30,047 S.F.	
TOTAL BUILDING LOT COVERAGE	8.8%	11.7%

IMPERVIOUS COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	2,643 S.F.	3,515 S.F.
PAVERS	3,596 S.F.	3,651 S.F.
DRIVEWAY	2,559 S.F.	2,250 S.F.
WALLS	583 S.F.	599 S.F.
POOL	725 S.F.	725 S.F.
PORCHES & STEPS	509 S.F.	430 S.F.
CONCRETE	53 S.F.	0 S.F.
IMPERVIOUS LOT COVERAGE	10,668 S.F.	12,779 S.F.
LOT AREA	30,047 S.F.	
TOTAL IMPERVIOUS LOT COVERAGE	35.5%	37.2%

VARIANCES REQUIRED:

1. MAXIMUM IMPERVIOUS COVERAGE:
   REQUIRED: 25%
   PROPOSED: 37.2%
2. NUMBER OF DWELLING UNITS:
   REQUIRED: ONLY SINGLE-FAMILY DWELLINGS PERMITTED
   PROPOSED: TWO-FAMILY DWELLING
3. RETAINING WALL DETAILS

APPROVED BY:
BOROUGH OF OCEANPORT ZONING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

PREPARED FOR: *RALPH MOCCI*

"THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF CONDITIONS ARE ENCOUNTERED ON-SITE CONTRARY TO THOSE DEPICTED ON THIS PLAN. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO THE SITE AND PROVIDED ADEQUATE TIME TO REVIEW AND, IF NECESSARY, AMEND THE DESIGN BASED UPON THE OBSERVED SITE CONDITIONS."

REV	DATE	DESCRIPTION	BY
1	2/5/25	REV FOR VARIANCE PLAN PER DENIAL ZA–24–0189	DTP

CERTIFICATE OF AUTHORIZATION: 24GA28229800

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DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

VARIANCE PLAN FOR BUILDING ADDITION

#6 BLUE POINT COVE ROAD
LOT 4.04 BLOCK 72
BOROUGH OF OCEANPORT
COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #:	CAD File #	Sheet #
1"=20'	DTP	12/9/24	E24–00094	PLOT PLAN	1 OF 1