BOROUGH OF OCEANPORT PLANNING/ZONING BOARD

REGULAR MEETING ● AGENDA

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

NOVEMBER 12, 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**

   8.1. PR-25-23 Resolution of Approval, Ronald Menold, 147 Comanche Drive

   8.2. PR-25-24 Resolution of Approval, Robert Stutz, 42 Burntmill Circle

9. **Old Business**

   9.1. PB2025-08 Rafless and Celi Zarate
   Block 110, Lot 10
   59 Main Street
   Proposed Redevelopment of Lot with Two-Family Residential Dwelling
   Application carried from the September 9th meeting

10. **New Business**

    10.1. PB2025-12 Netflix, Phase 2A
    Block 105, Lot 1.01
    Application for Major Site Plan of Phase 2A. The subject property is known as Zone 6 of the Mega Parcel. All existing structures are to be razed except for five buildings (buildings 277,482,279, 280 & 281). Applicant proposes the adaptive reuse of the five structures for storage and warehouse purposes. Site improvements include repaving of existing parking lots, access drives, site lighting, security wall, installation of stormwater collection system, and landscaping.

11. **Petitions from the Public**

12. **Adjournment**

101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772
colliersengineering.com

Colliers Engineering & Design

September 4, 2025

VIA EMAIL

Stephanie Kramer, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Application No. PB2025-08
59 Main Street
Block 110, Lot 10
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No. OPP-0371

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plan entitled "Topographic Survey of Property" prepared by Lakeland Surveying, last revised November 2, 2024, consisting of one (1) sheet;
- Plan entitled "59 Main Street" prepared by InSite Engineering, last revised June 27, 2025, consisting of six, (6) sheets; and,
- Plans entitled "Zarate Residence" prepared by Shore Point Architecture, last revised March 21, 2025, consisting of four (4) sheets.

The subject property is a 10,674 SF (0.25-acre) parcel on the northside of Main Street corner opposite from Center Street. The subject is in the R-5 Residential Zone. A single-family home currently exists on the lot with a large shed in the rear yard.

The Applicant is proposing to construct a two-family dwelling.

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application. A planning and engineering review of the Application is included below.

We offer the following comments for the Board's consideration regarding the requested Use Variance only:

A. VARIANCES/DESIGN WAIVERS

1. The Applicant proposes a two-family dwelling which is a permitted use in the R-5 Zone. However, the maximum permitted density is 6.3 units/acre. The two (2) units on a 0.245-acre lot yields a density of 8.2 units/acre, thereby requiring a 'd(5)' variance.

Colliers Engineering & Design

The Municipal Land Use Law permits the granting of a "d" variance based on providing special reasons and satisfying the negative criteria, including that there is no substantial detriment to the public good and that the proposal does not impair the intent of the zone plan and the zoning ordinance (40:55D-70d).

2. Bulk variances are required for the following:

   a. Minimum Lot Area - 14,000 sf required (7,000 sf /unit); 10,674 sf proposed.

   b. Minimum Lot Width - 140 feet (70'/unit) required; 39.6 feet provided per unit for a total of 79.2 feet.

   c. Minimum Habitable Floor Area Per Family – requirement is 1,000 sf on first floor and total of 1,450 sf, Unit 1 proposes 1,007 sf on first floor and a total of 1,330 sf, Unit 2 proposes 419 sf on first floor and a total of 1,068 sf.

The Municipal Land Use Law permits the granting of a hardship variance under either of two (2) following situations (C.40:55D-70c):

1. **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 piece of property; and,

   c. An extraordinary and exceptional situation uniquely affecting a specific piece of property of the structures lawfully existing thereon.

2. **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.

B. <u>General Comments</u>

1. Testimony shall be provided on the HVAC service to each unit.

2. The Applicant shall clarify what utilities will be provided to the shed and greenhouse.

3. The rear yard has been graded to include a low point that is consistent with the current configuration, where an existing inlet is located. Testimony will be provided regarding the

occurrence of ponding following a rainfall event, as well as the typical duration required for the drainage to dry. Clarification shall be provided as to the condition of the inlet and the point of discharge.

4. A Road Opening permit will be required.

5. The Board may want to consider requiring a deed restriction prohibiting finishing of the basement area in the future.

6. A signed and sealed copy of the survey shall be submitted to the Board Secretary.

We reserve the opportunity to further review and comment on this Application and all pertinent documentation, pursuant to testimony presented at the public hearing.

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

Sincerely,

Colliers Engineering & Design

William H.R. White, III, P.E., P.P., CME, CFM, CPWM
Planning Board Engineer and Planner

WHW/
cc: Jeffrey Beekman, Esq. (via email)
Kevin Kennedy, Esq., Board Attorney (via email)
Jay Batesh, P.E. (via email)
Robert Hudak, MPA, P.P., AICP (via email)

r:\projects\m-p\opp\opp0371\correspondence\out\250904_whw_kramer_59 main street_review#2.docx

BASEMENT / FOUNDATION PLAN

¼"=1'-0"

0 5 10 20

NORTH

NEW CONSTRUCTION – TWO FAMILY DWELLING:

ZARATE RESIDENCE

59 Main Street
Oceanport, NJ 07757
Block: 110 Lot: 10

PROJECT INFORMATION

BUILDING CODES:

INTERNATIONAL RESIDENTIAL CODE - 2021 (NJ EDITION)

BUILDING STATISTICS:

USE GROUP: R-3 (TWO-FAMILY DWELLING)
CONSTRUCTION CLASS: 5B (UNPROTECTED, WOOD-FRAMED)
NUMBER OF STORIES: 2
BUILDING HEIGHT: 28.9 FT.
WIND SPEED (Vult): 125 MPH (NOTE: THIS PROJECT IS NOT LOCATED IN A WINDBORNE DEBRIS REGION AS THE Vult DOES NOT EXCEED 130 MPH
FLOOD HAZARD: THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA

BUILDING AREA:

	UNIT 1	UNIT 2	TOTAL
FIRST FLOOR AREA:	1,007 SQ. FT.	419 SQ. FT.	1,426 SQ. FT.
SECOND FLOOR AREA:	1,330 SQ. FT.	649 SQ. FT.	1,883 SQ. FT.
TOTAL FLOOR AREA:	2,337 SQ. FT.	1,068 SQ. FT.	3,405 SQ. FT.
FINISHED BASEMENT AREA:	89 SQ. FT.	--	89 SQ. FT.
CONSTRUCTION VOLUME:			64,215 CU. FT.

DESIGN LOADS:

FLOOR LOADING:
DEAD LOAD: 15 LB/SQ. FT.
LIVE LOAD LIVING: 40 LB/SQ. FT.
LIVE LOAD SLEEPING: 30 LB/SQ. FT.
LIVING LOAD HABITABLE ATTIC: 30 LB/SQ. FT.
LIVE LOAD 1ST FLOOR PORCH: 40 LB/SQ. FT.
LIVE LOAD BALCONY: 60 LB/SQ. FT.

ROOF LOADING:
DEAD LOAD: 15 LB/SQ. FT.
LIVE LOAD (GROUND SNOW): 30 LB/SQ. FT.

ZONING INFORMATION

REFER TO PLOT PLAN, PREPARED BY CIVIL ENGINEER FOR ALL SITE AND ZONING INFORMATION.

DRAWING INDEX

A-1 PROJECT INFORMATION, FOUNDATION/BASEMENT PLAN
A-2 FIRST FLOOR PLAN, SECOND FLOOR PLAN
A-3 ELEVATIONS
A-4 ELEVATIONS

NEW CONSTRUCTION – TWO FAMILY DWELLING:
ZARATE RESIDENCE
59 Main Street
Oceanport, NJ 07757
Block: 110
Lot: 10

SEAL:
Stephen J. Coatings AIA
NJ LIC # AI026659

SHORE POINT ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www.shorepointarch.com

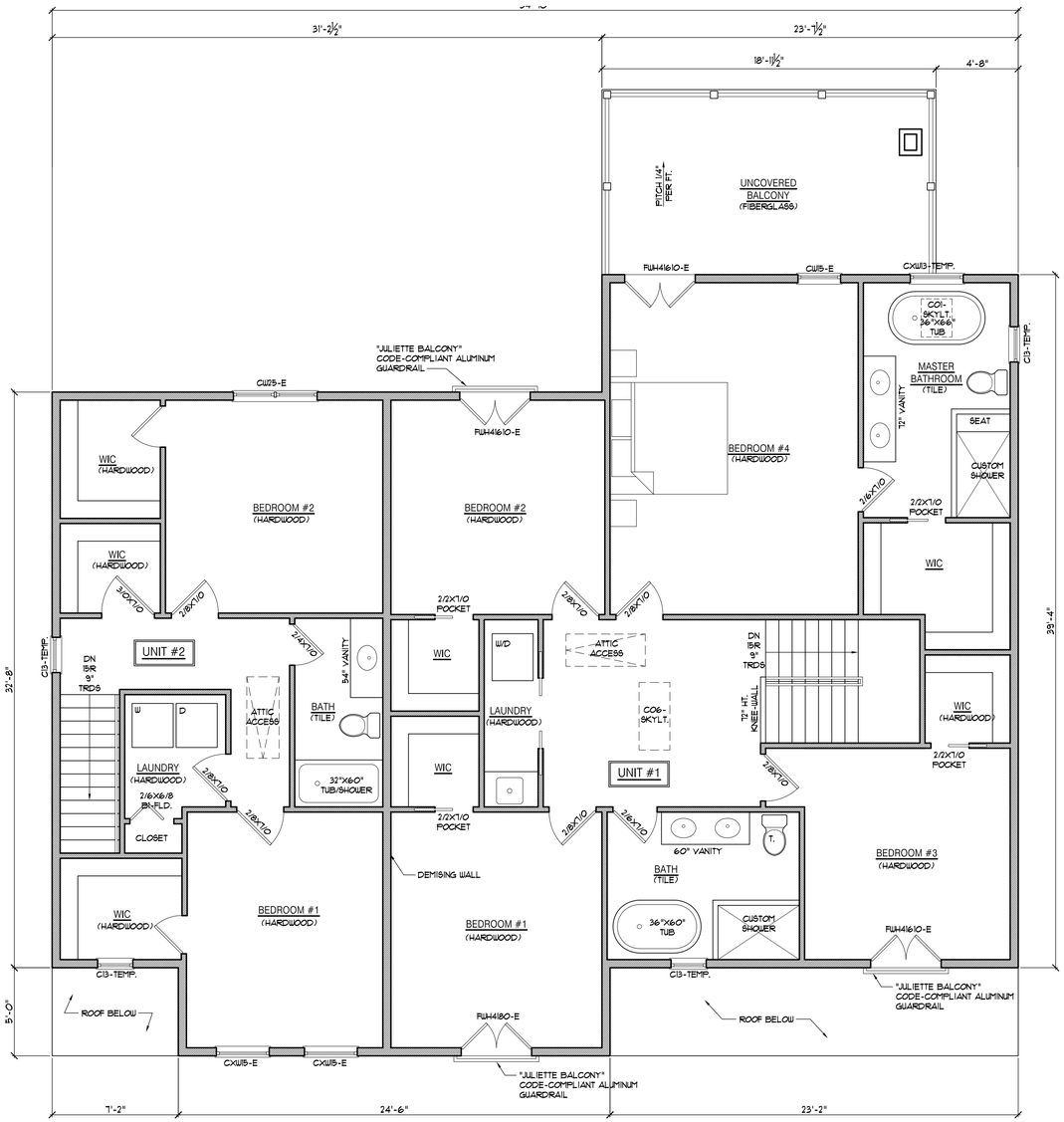
PROJECT INFORMATION, FOUNDATION PLAN
DRAWN: ABF
SCALE: AS SHOWN

DATE 03/21/2025

DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

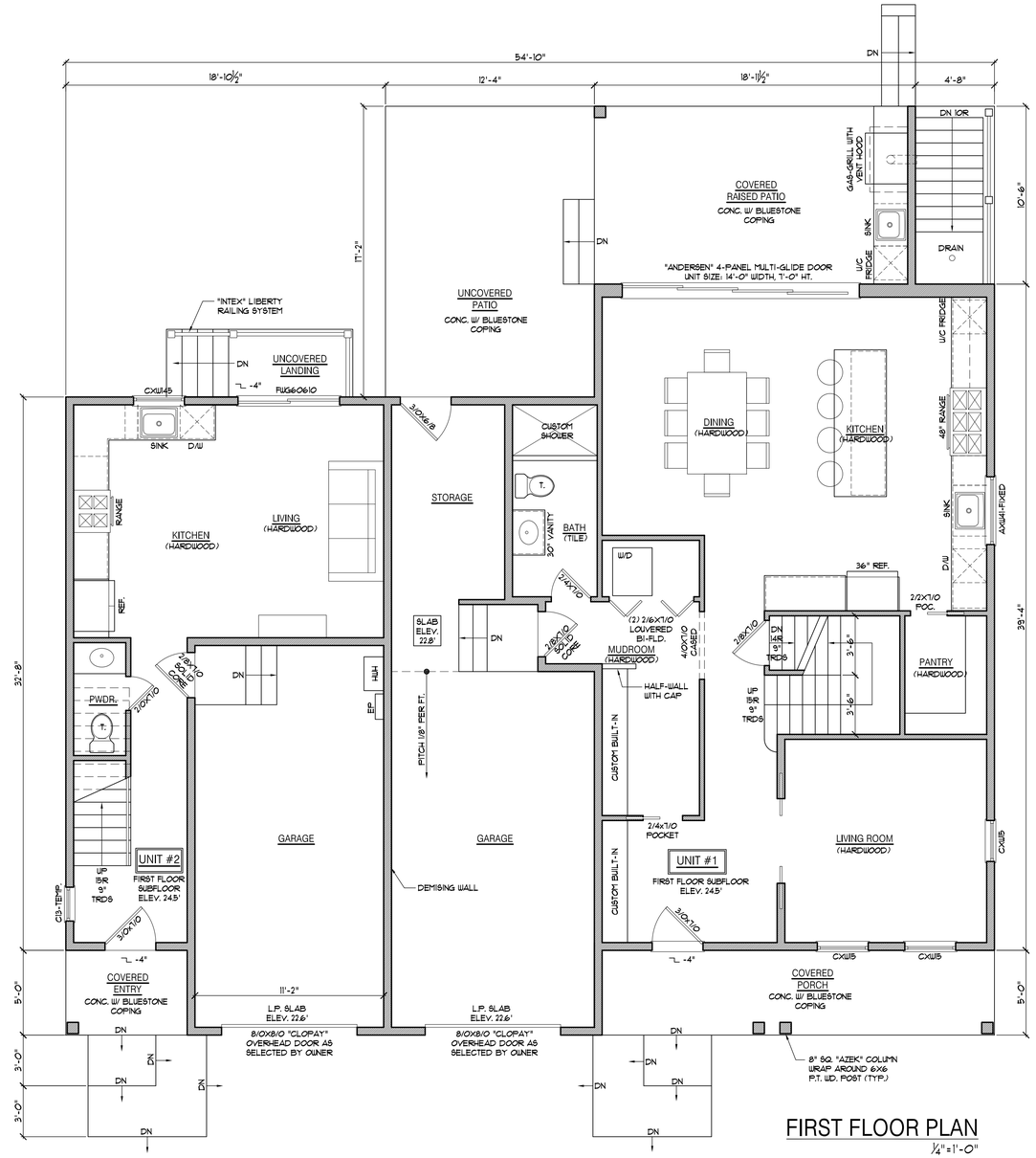
JOB NUMBER 2024-25

A-1
Zarate



SECOND FLOOR PLAN

¼" = 1'-0"



FIRST FLOOR PLAN

¼" = 1'-0"

NORTH

NEW CONSTRUCTION – TWO FAMILY DWELLING:

ZARATE RESIDENCE

59 Main Street
Oceanport, NJ 07757

Block: 110
Lot: 10

SEAL:

Stephen J. Coatings AIA
NJ LIC. # AI026659

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FIRST FLOOR PLAN, SECOND FLOOR PLAN

SCALE: AS SHOWN

DRAWN: ABF

DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

DATE 03/21/2025

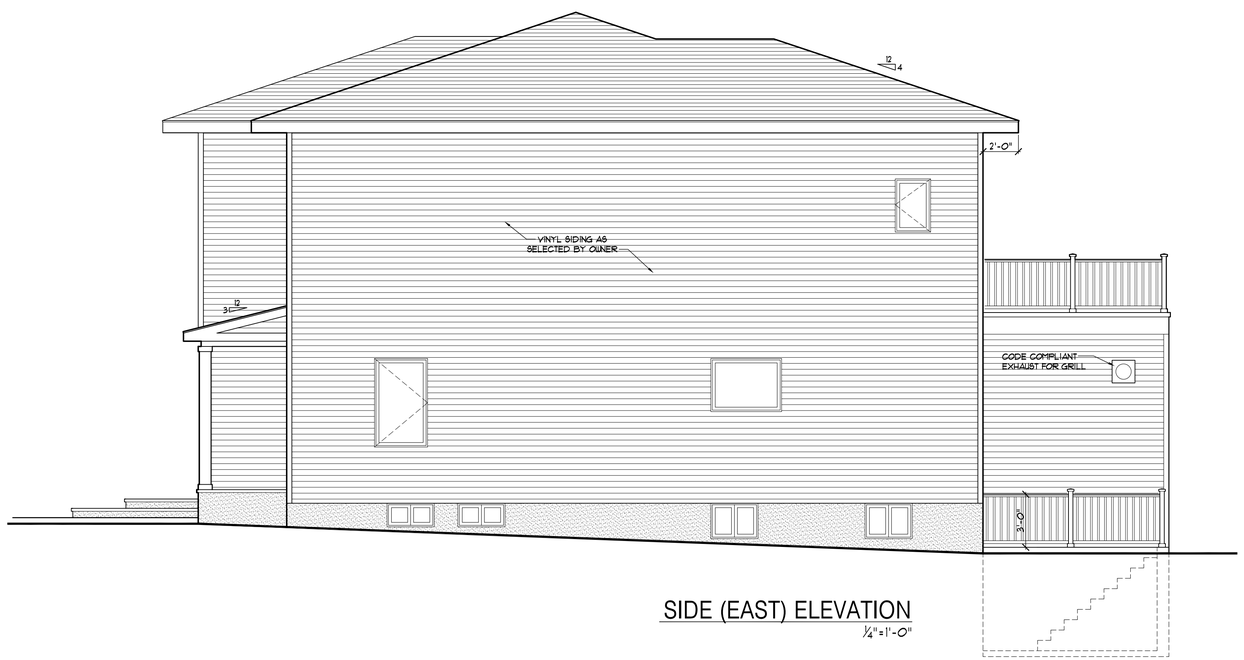
JOB NUMBER 2024-25

A-2

Zarate

FRONT (SOUTH) ELEVATION

¼"=1'-0"



SIDE (EAST) ELEVATION

¼"=1'-0"

NEW CONSTRUCTION – TWO FAMILY DWELLING:

ZARATE RESIDENCE

59 Main Street
Oceanport, NJ 07757

Block: 110
Lot: 10

SEAL:

Stephen J. Coatlage, AIA
NJ LIC. # AI026659

SHORE POINT
ARCHITECTURE, PA
108 South Main Street, Ocean Grove, New Jersey 07756
P: 732.774.6900 F: 732.774.7250 www. shorepointarch.com

ELEVATIONS

DRAWN: ABF

SCALE: AS SHOWN

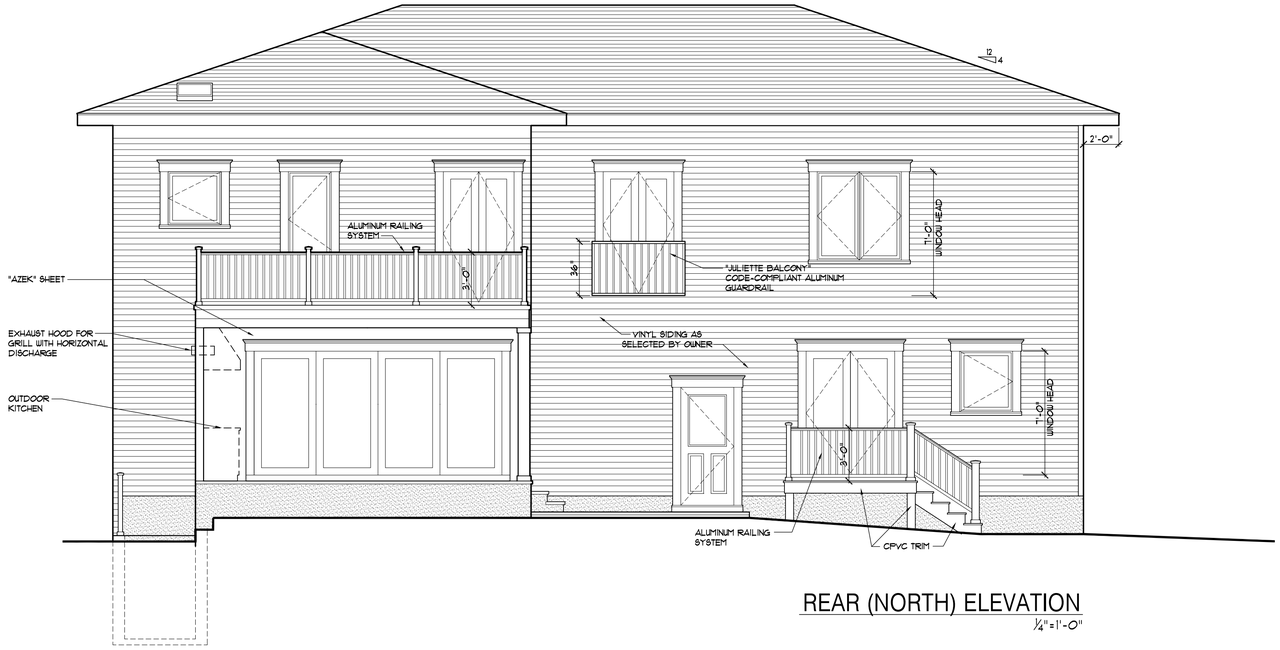
DATE
03/21/2025

DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

JOB NUMBER
2024-25

A-3

Zarate



REAR (NORTH) ELEVATION

1/4"=1'-0"

SIDE (WEST) ELEVATION

1/4"=1'-0"

NEW CONSTRUCTION – TWO FAMILY DWELLING:

ZARATE RESIDENCE

59 Main Street
Oceanport, NJ 07757

Block: 110
Lot: 10

SEAL:

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NJ LIC # AI026659

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ELEVATIONS

DRAWN: ABF

SCALE: AS SHOWN

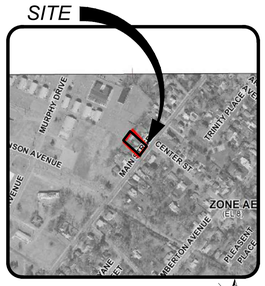
DATE
03/21/2025

DATE	REVISION/SUBMISSION
3/21/25	ZONING SUBMISSION

JOB NUMBER
2024-25

A-4

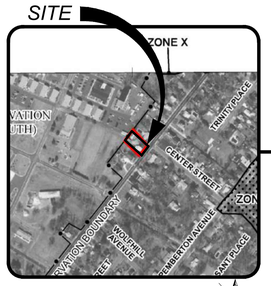
Zarate



PRELIMINARY FLOOD INSURANCE RATE MAP

500 0 500 1000

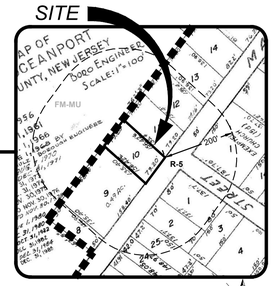
Scale: 1"=500'



EFFECTIVE FLOOD INSURANCE RATE MAP

500 0 500 1000

Scale: 1"=500'



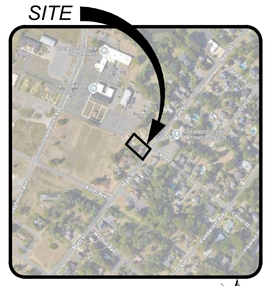
TAX MAP

200 0 200 400

Scale: 1"=200'

R-5: RESIDENTIAL SINGLE FAMILY & TWO FAMILY

FM-MU: FORT MONMOUTH EDUCATION / MIXED-USE NEIGHBORHOOD



LOCATION MAP

500 0 500 1000

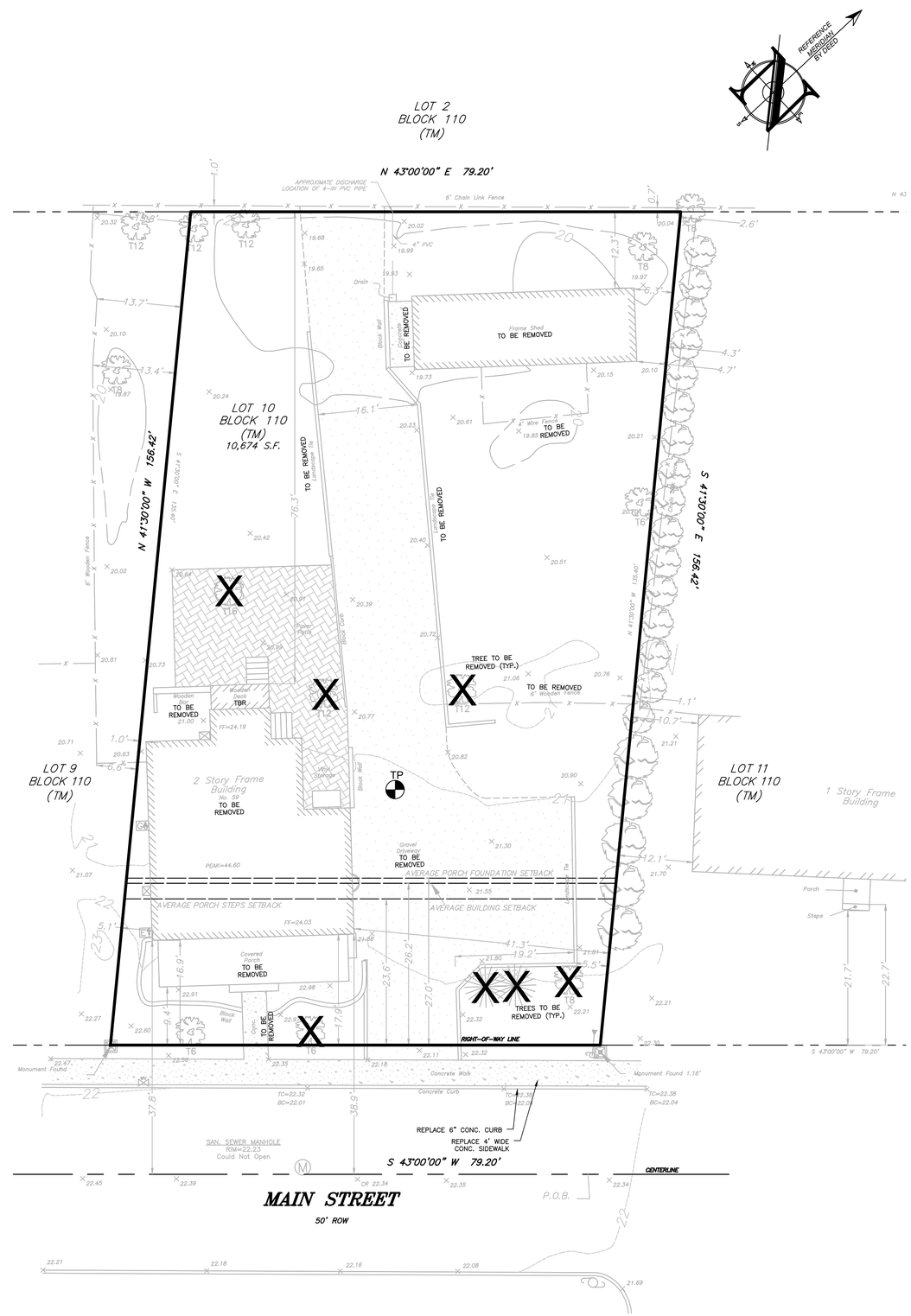
Scale: 1"=500'

GENERAL NOTES

1. **SUBJECT PROPERTY**
   TAX MAP #8: BLOCK 110, LOT 10, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NJ
2. **OWNER / APPLICANT**
   CELI & RAFLESS ZARATE
   59 MAIN STREET
   OCEANPORT, NJ 07757
3. **PURPOSE OF THIS PLAN SET**
   THIS PLAN SET HAS BEEN PREPARED TO SUPPORT AN APPLICATION TO THE BOROUGH OF OCEANPORT FOR ENGINEERING AND ZONING APPROVAL AND TO SUPPORT AN APPLICATION TO FREEHOLD SOIL CONSERVATION DISTRICT (FOR PLAN CERTIFICATION).
4. **PERMITS & APPROVALS**
   CONTRACTOR IS RESPONSIBLE TO ENSURE COPIES OF ALL AGENCY PERMITS AND APPROVALS ARE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ANY CHANGES MADE TO THE APPROVED DESIGN DOCUMENTS AFTER MUNICIPAL PERMITS ARE ISSUED SHALL BE SUBMITTED TO THE MUNICIPALITY BY THE CONTRACTOR FOR REVIEW AND APPROVAL.
5. **SURVEY DATA**
   SURVEY INFORMATION CONTAINED HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAKELAND SURVEYING, ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY", WITH THE LATEST REVISION BEING DATED 09/05/24. A SIGNED AND SEALED COPY OF THIS SURVEY SHALL ALWAYS ACCOMPANY THIS SITE PLAN AS AN INDEPENDENT SHEET. TOPOGRAPHIC INFORMATION ON THE SURVEY REFERENCES THE NAVD88 VERTICAL DATUM.
6. **ARCHITECTURAL INFORMATION**
   ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY SHORE POINTS ARCHITECTURE, ENTITLED "ZARATE RESIDENCE", WITH THE LATEST REVISION DATED 3/21/25.
7. **GEOTECHNICAL INFORMATION**
   GEOTECHNICAL INFORMATION CONTAINED HEREON IS BASED ON A REPORT PREPARED BY SIMON ENGINEERING, LLC ENTITLED "59 MAIN ST OCEANPORT, NJ", WITH THE LATEST REVISION DATED 11/4/24.
8. **BASE FLOOD ELEVATION**
   ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), MONMOUTH COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL #34025C0191F, DATED 09/25/09, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED,"PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL #34025C0191G, DATED 01/30/15, THE SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ZONE. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.
9. **STRUCTURAL FILL MATERIAL**
   THE DEVELOPER SHALL BE RESPONSIBLE TO CONSULT A GEOTECHNICAL ENGINEER TO SUPERVISE THE PROPER SELECTION AND COMPACTION OF FILL MATERIAL DURING CONSTRUCTION.
10. **UNDERGROUND UTILITIES NOTIFICATION**
    FOR ANY EXCAVATION IN NEW JERSEY, THE CONTRACTOR SHALL CALL PLANT LOCATION SERVICE AT 1-800-272-1000 FOR A MARKOUT REQUEST NO LESS THAN THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
11. **VERIFICATION OF UTILITIES**
    EXISTING UTILITIES SHOWN ON THIS SITE PLAN ARE APPROXIMATE PER THE REFERENCED SURVEY. THE CONTRACTOR SHALL PERFORM SAMPLE TEST PITS TO DETERMINE EXACT LOCATIONS.
12. **EXISTING UTILITIES**
    ALL EXISTING UTILITIES TO REMAIN AND BE UTILIZED. THE CONTRACTOR SHALL CONFIRM ADEQUACY AND CONDITION OF ALL EXISTING UTILITIES.
13. **LIMIT OF DISTURBANCE**
    PRIOR TO THE START OF SITE WORK, THE LIMIT OF DISTURBANCE SHALL BE DELINEATED WITH SNOW FENCING OR OTHER APPROPRIATE MARKERS. SOIL DISTURBANCE IS GREATER THAN 5,000 SF AND PLAN CERTIFICATION FROM THE SOIL CONSERVATION DISTRICT IS REQUIRED.
14. **RESTORATION**
    ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESTORED "IN-KIND" AS NEARLY AS PRACTICAL TO THEIR ORIGINAL STATE. AREAS WHERE SOIL IS LEFT EXPOSED SHALL BE GRADED, RAKED SMOOTH AND SEEDED IMMEDIATELY UPON COMPLETION OF SOIL DISTURBANCE.
15. **POTABLE WATER**
    PRIOR TO THE START OF CONSTRUCTION, A COPY OF THIS PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE WATER COMPANY SO THAT CONNECTION TO THE EXISTING WATER MAIN IS COORDINATED PROPERLY.
16. **SANITARY SEWER**
    PRIOR TO THE START OF CONSTRUCTION, A COPY OF THE PLAN SHALL ACCOMPANY AN APPLICATION TO THE APPLICABLE SEWERAGE AUTHORITY SO THAT CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM IS COORDINATED PROPERLY.
17. **STRUCTURAL ENGINEERING**
    THIS PLAN DOES NOT INCLUDE OR IMPLY STRUCTURAL ENGINEERING DETAILS OR PROVISIONS, INCLUDING FOUNDATIONS, BULKHEADS, AND RETAINING WALLS.
18. **NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NJDEP)**
    THE APPLICANT/OWNER IS RESPONSIBLE FOR SECURING ANY REQUIRED APPROVALS FROM THE NJDEP.
19. **CONSTRUCTION REQUIREMENTS**
    a. ALL CONSTRUCTION AND DEMOLITION SHALL CONFORM WITH ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY WAYS, MEANS AND METHODS OF CONSTRUCTION, AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
    b. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
    c. THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
    d. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
    e. ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.

LEGEND

EXISTING		PROPOSED
98	CONTOUR LINE	100
+ 46.80	SPOT ELEVATION	+46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	x x
TP-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	℄



EXISTING CONDITIONS

10 0 10 20

SCALE : 1" = 10'

PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:

CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

INSITE ENGINEERING, LLC SINCE 2003

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

INSITE Engineering • Surveying • Planning

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083200

1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401
20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

REVISIONS

Rev #	Date	Comment
1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: STC
DATE: 03/13/25	DRAWN BY: STC
JOB #: 25-2483-01	CHECKED BY: JWB

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

EXISTING CONDITIONS

SHEET NO:

1 OF 6

File: X:\Jobs\2483 – Celi Zarate\03–25483–01 – 59 Main Street_Oceanport, NJ\2254830\CAD\dwg\01 – Plot Plan.dwg, ---> 01–EX CONDITIONS
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BUILDING HEIGHT COMPLIANCE PER MUNICIPAL ORDINANCE

NTS

ZONING COMPLIANCE CHART

RESIDENTIAL SINGLE FAMILY - R5 ZONE (§390 ATTACH. I)

TWO-FAMILY DWELLING: PERMITTED USE

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
390-ATTCH. I	MIN. LOT AREA (SF)	7,000 SF / DWELLING	10,674 (0.245 AC)	5,337 SF/ DWELLING (V)	NO (V)
390-ATTCH. I	MIN. LOT WIDTH (FT)	70 FT / DWELLING	79.2	39.6 FT / DWELLING (V)	NO (V)
390-ATTCH. I	MIN. LOT FRONTAGE (FT)	N/A	79.2	NO CHANGE	YES
390-ATTCH. I	MIN. LOT DEPTH (FT)	100	155.7	NO CHANGE	YES
	PRINCIPAL BUILDING				
390-ATTCH. I	MIN. FRONT YARD SETBACK (FT)	30 (1)	9.4 (N)	30.00 (X)	YES
390-ATTCH. I	MIN. REAR YARD SETBACK (FT)	25	76.3	49.94	YES
390-ATTCH. I	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	15	1 (N)	15.00 (X)	YES
	BOTH SIDES (FT)	20	42.3	20.64	YES
390-ATTCH. I	MAX. BUILDING HEIGHT (FT)	35 (2)	22.3	28.9	YES
390-ATTCH. I	MAX. BUILDING HEIGHT (STORIES)	2.5	2	2	YES
	ACCESSORY BUILDING				
390-19.C	ALLOWABLE YARD LOCATION	SIDE OR REAR	REAR	REAR	YES
390-ATTCH. I	MIN. REAR YARD SETBACK (FT)	5	12.3	5	YES
390-ATTCH. I	MIN. SIDE YARD SETBACK (FT)	10	4.7	10	YES
390-19.D	MAX. BUILDING HEIGHT (FT / STORIES)	15 / 1	(a) / 1-STORY	TO COMPLY	YES
	PARKING AND DRIVEWAY REQUIREMENTS				
RSIS 5:21 TBL4.4	MIN. PARKING REQUIREMENT PER DWELLING UNIT	2-BR UNIT: 1.5 SPACES 4-BR UNIT: 2.5 SPACES TOTAL = 4.0 SPACES	3	4	YES
390-26.A	MIN. DRIVEWAY SETBACK FROM SIDE YARD (FT)	5	5.5	5	YES
390-26.A	MIN. DRIVEWAY SETBACK FROM REAR YARD (FT)	15	0 (N)	104.78 (X)	YES
390-26.B	MAX. DRIVEWAY WIDTH (FT)	36 (5)	16.1	27	YES
390-26.D	MAX. NUMBER OF DRIVEWAYS	1 (3)	1	1	YES
390-26.G.2	MIN. K-TURNAROUND DEPTH (FT)	28	19.2 (N)	28 (X)	YES
390-26.G.2	MIN. K-TURNAROUND SIDE YARD SETBACK (FT)	5	5.5	5	YES
390-26.G.2	MIN. K-TURNAROUND REAR YARD SETBACK (FT)	15	>15	>15	YES
	LOT COVERAGE				
390-ATTCH. I	MAX. BUILDING COVERAGE (%)	25	15.6	24.7	YES
390-ATTCH. I	MAX. ACCESSORY BUILDING COVERAGE (%)	5	4.0	1.5	YES
390-ATTCH. I	MAX. IMPERVIOUS COVERAGE (%)	40 (4)	46.0	36.8	YES
390-ATTCH. I	MAX. DWELLING UNITS PER ACRE	6.3	4.1 (1-UNIT)	8.2 (2-UNITS) (V)	NO (V)

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
(E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
(V) PROPOSED VARIANCE (W) PROPOSED WAIVER

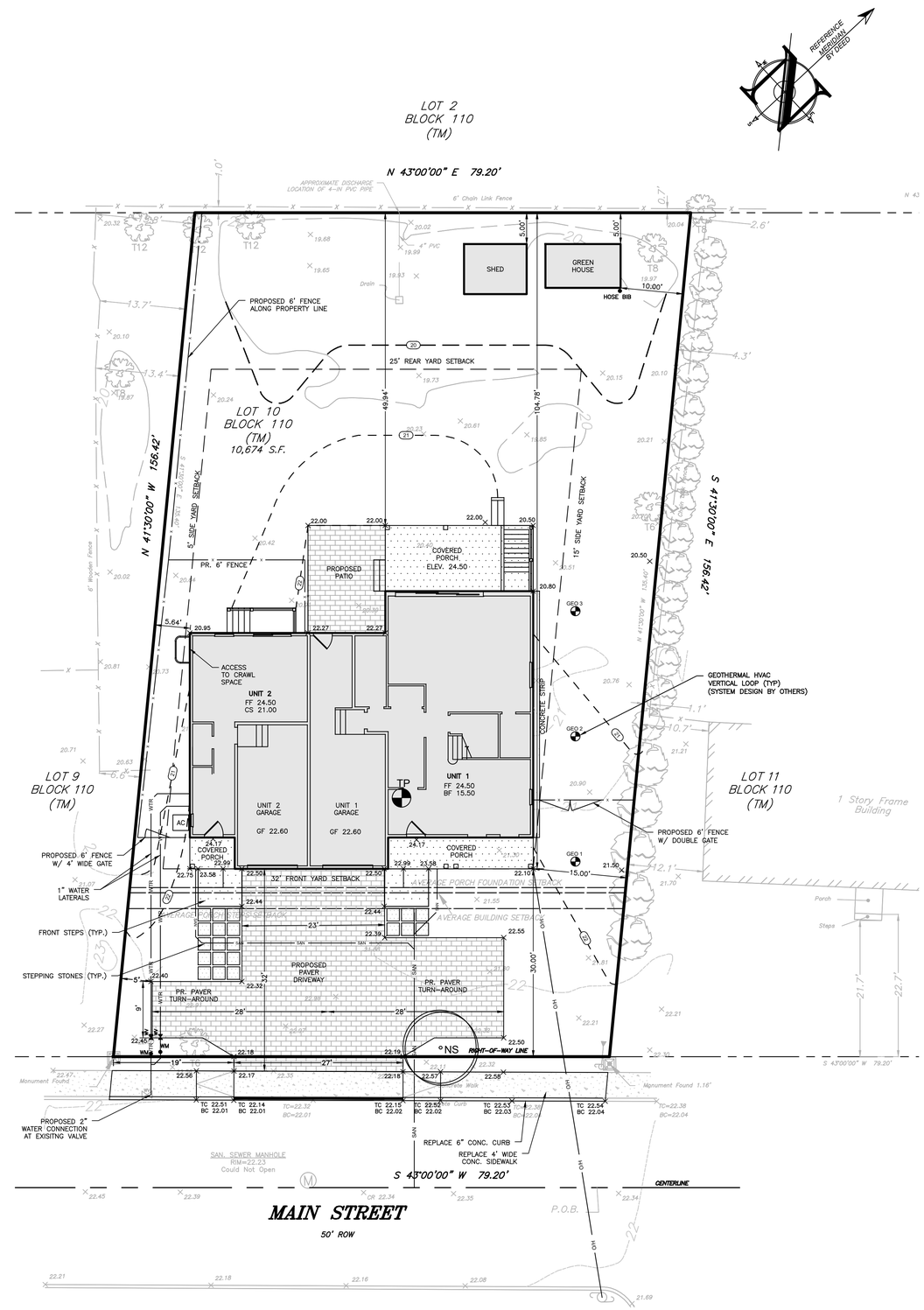
(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
(1) PER SECTION 390-17.8 - IN RESIDENTIAL DISTRICTS, NO PRINCIPAL BUILDING SHALL BE NEARER TO THE STREET LINE OF ANY STREET THAN FIVE FEET OF THE AVERAGE ALIGNMENT OF THE EXISTING PRINCIPAL BUILDINGS WITHIN 200 FEET OF EACH SIDE OF THE LOT ON THE SAME BLOCK. BUILDINGS UTILIZED FOR COMPARISON SHALL BE LOCATED ON THE SAME SIDE OF THE STREET AS THE PRINCIPAL BUILDING AND IN ANY EVENT SHALL NOT VIOLATE THE MINIMUM FRONT YARD SETBACK.
(2) THE VERTICAL DISTANCE AS MEASURED BY THE CROWN OF THE ROAD OF THE IMPROVED STREET ON WHICH IT FRONTS AT THE MIDPOINT OF THE LOT TO THE HIGHEST POINT OF THE STRUCTURE, EXCLUDING SUCH APPURTENANCES INCLUDING: CHIMNEYS; FLAGPOLES; FIRE TOWERS; STEEPLES; TANKS; WATER TOWERS; HOTEL AND MOTEL ORNAMENTAL TOWERS OR SPIRES; COMMUNICATIONS, RADIO OR TELEVISION TOWERS, MASTS AND AERIALS; OR NECESSARY MECHANICAL APPURTENANCES AND PERMANENT AND PARTIALLY ENCLOSED GRANDSTAND FACILITIES
(3) PER SECTION 390-26.D, RESIDENTIAL PROPERTIES WITH GREATER THAN 100 FEET OF FRONTAGE ON A SINGLE STREET SHALL BE PERMITTED UP TO A TOTAL OF TWO DRIVEWAYS; OTHERWISE ONLY A SINGLE DRIVEWAY IS PERMITTED.
(4) AN AREA EQUAL TO 350 SQUARE FEET FOR USE OF A VEHICLE TURNAROUND AREA ON A RESIDENTIAL LOT SHALL NOT BE CONSIDERED IMPERVIOUS COVERAGE.
(5) PER SECTION 390-26.B, 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.

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
		DECIDUOUS TREES (1)			
NS	1	NYSSA SYLVATICA	BLACK GUM	2 1/2" CAL.	OVAL, 4' BRANCH HT

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
70	CONTOUR LINE	70
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN CO
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
	FENCE	X X
TP-1	LIGHT FIXTURE	
	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	



PROPOSED CONDITIONS

10 0 10 20

SCALE : 1" = 10'

PROJECT INFORMATION

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59 MAIN STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

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59 MAIN STREET
OCEANPORT, NJ 07757

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SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

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JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

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PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

PLAN

SHEET NO:

2 OF 6

File: X:\Jobs\2483 -- Celi Zarate\01--2483-01 -- 59 Main Street_Oceanport, NJ\22483001DWG\dwg\01 -- Plot Plan.dwg, ---> 02--PLOT
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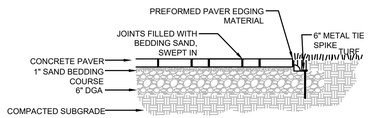
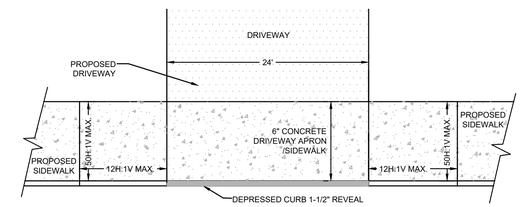
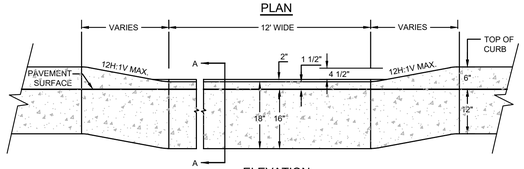


CONCRETE PAVER DRIVEWAY
NTS



PLAN



ELEVATION

NOTES:

1. ALL SIDEWALK AND DRIVEWAY APRON CONCRETE TO BE NJDOT CLASS "B".

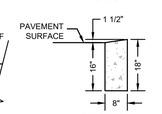
2. PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" (MAXIMUM) INTERVALS. PROVIDE DUMMY JOINTS AT INTERVALS EQUAL TO THE SIDEWALK WIDTH BETWEEN EXPANSION JOINTS.

3. PROVIDE WELDED WIRE FABRIC REINFORCEMENT, TYPE 6X6=W2.9XW2.9 AT DRIVEWAY APRONS.

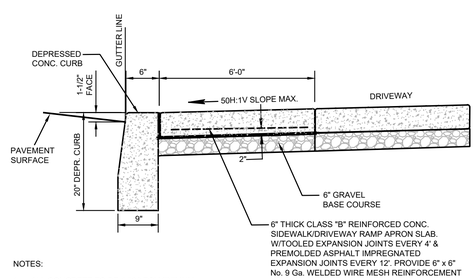
4. CURB AND SIDEWALK SHALL BE POURED SEPARATELY.

5. LONGITUDAL JOINTS BETWEEN CURB AND SIDEWALK SHALL BE PREFORMED BITUMINOUS FIBER EXPANSION MATERIAL 1/2" THICK.

6. FOR CURB, PROVIDE PREFORMED BITUMINOUS FIBER EXPANSION JOINTS 1/2" THICK AT 20'-0" MAXIMUM INTERVALS. PROVIDE DUMMY JOINTS (FORMED) MIDWAY BETWEEN EXPANSION JOINTS.



SECTION A-A

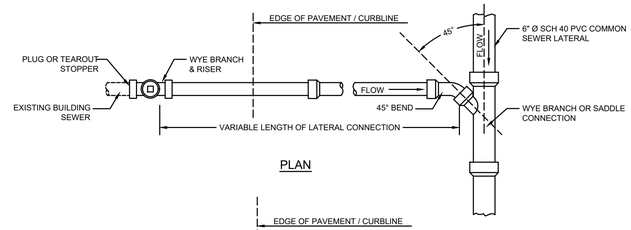


NOTES:

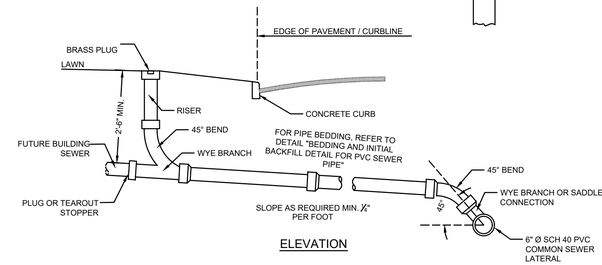
1. ALL CONCRETE TO BE 4,500 PSI MINIMUM.

2. SIDEWALK AND APRON TO BE CONSTRUCTED TO MEET EXISTING DRIVEWAY AT BACK OF PROPOSED SIDEWALK. TRANSITION SLOPE FROM NEW SIDEWALK TO EXISTING DRIVEWAY NOT TO EXCEED 8.33%.

DEPRESSED CURB, DRIVEWAY APRON & SIDEWALK
NTS



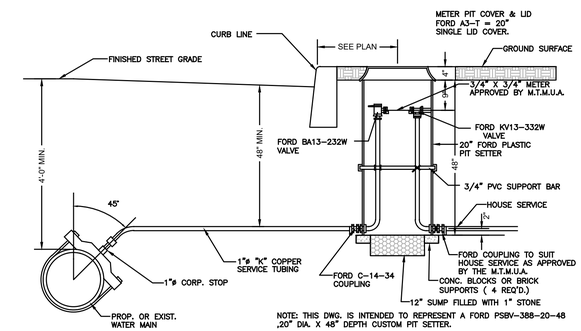
PLAN



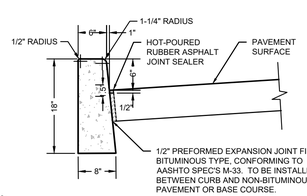
ELEVATION

STANDARD LATERAL CONNECTION WITH CLEANOUT - SEWER DEPTH 10' OR LESS
NTS

IN ACCORDANCE WITH NJAC 7:10-11.10(E)5, ALL WATER MAINS AND SANITARY 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 MAI (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRCUTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.



TYPICAL SERVICE CONNECTION WITH FORD METER PIT
NTS



NOTES:

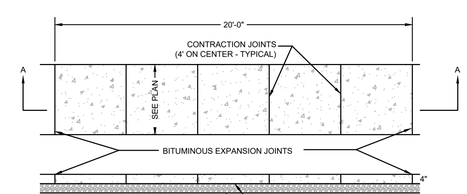
1. CONCRETE TO BE NJDOT CLASS "B" (AIR ENTRAINED).

2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20' - 0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF AASHTO M-213, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.

3. DUMMY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.

4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".

CONCRETE VERTICAL CURB
NTS



SECTION A-A

CONCRETE, 4,000 P.S.I. AIR ENTRAINED AT 28 DAYS

BASE COURSE, DENSE GRADE AGGREGATE, 4" THICK

CONSTRUCTION NOTES:
1. SUBGRADE SHALL BE WELL DRAINED AND COMPACTED TO A FIRM SURFACE WITH A UNIFORM BEARING LOAD.
2. THE SIDEWALK SHALL BE FINISHED WITH A WOOD FLOAT FOLLOWED BY BRUSHING WITH A WET SOFT HAIR BRUSH.
3. A FULL DEPTH TRANSVERSE EXPANSION JOINT IS TO BE CUT EVERY 20 LINEAR FEET. JOINTS SHALL BE FILLED WITH PREFORMED EXPANSION JOINT FILLER, 1/2" THICK, WHICH SHALL BE FLUSH WITH THE TOP. A FALSE TRANVERSE JOINT IS TO BE CUT EVERY 4 LINEAR FEET.
4. WHERE SIDEWALK ADJOINS A CURB OR OTHER STRUCTURE, A 1/2" PREFORMED JOINT FILLER SHALL BE INSTALLED.
5. SEE 'DRIVEWAY APRON AND CURB SECTION' DETAIL FOR SPECIFICATIONS OF SIDEWALK WHEN CROSSING A DRIVEWAY.

CONCRETE SIDEWALK
NTS

PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:

CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

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JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

REVISIONS

Rev #	Date	Comment
1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: STC
DATE: 03/13/25	DRAWN BY: STC
JOB #: 25-2483-01	CHECKED BY: JWB

NOT FOR CONSTRUCTION

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FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NO:

3 OF 6

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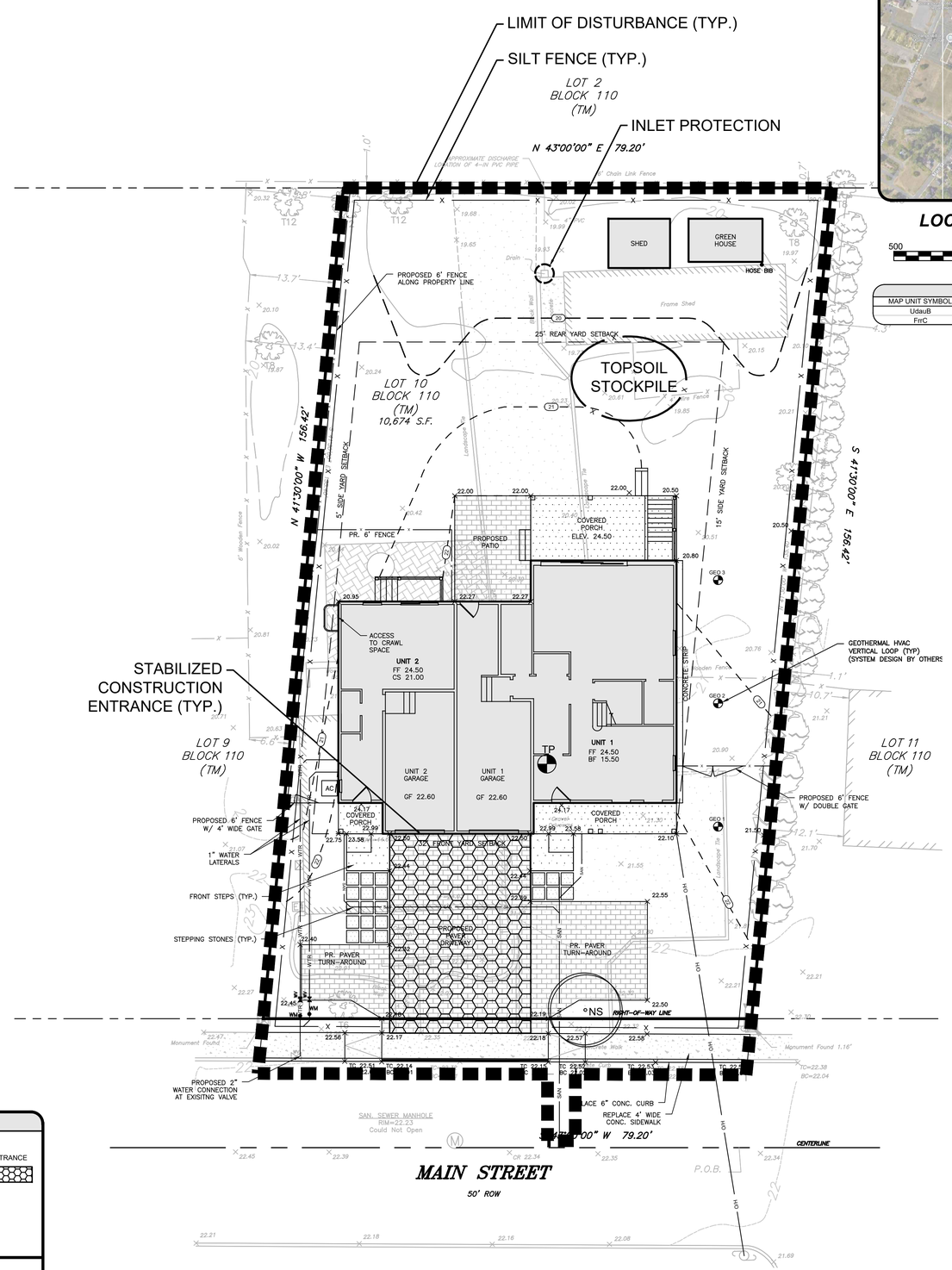

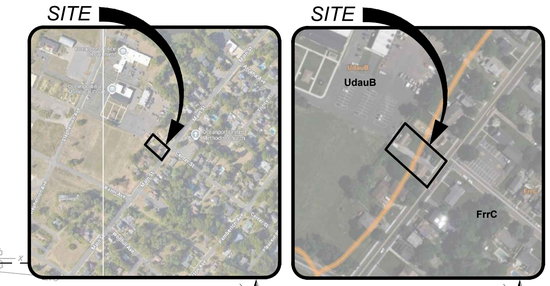

LOCATION MAP

500 0 500 1000

Scale: 1"=500'

SOILS MAP

200 0 200 400

Scale: 1"=200'

SOIL DESIGNATION LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	RATING
UdauB	Udorthents - Urban land complex, 0 to 8 percent slopes	D
FrrC	Freehold - Urban land complex, 0 to 10 percent slopes	B

10 0 10 20

SCALE : 1" = 10'

NOTE:
ALL PAVED SURFACES TO BE SWEPT DAILY DURING CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
18	CONTOUR LINE	18
+ 46.80	SPOT ELEVATION	+ 46.80
	BUILDING	
	WALL	
G G	GAS	GAS
W W	WATER	WTR
	INLET	
	STORM	
	SANITARY MAIN	
SAN	SANITARY LATERAL	SAN
OH	OVERHEAD WIRE	O/H
E E	ELECTRIC	E
T T	TELEPHONE	TEL
	UTILITY POLE	
	HYDRANT	
	SIGN POST	
X X	FENCE	X X
	LIGHT FIXTURE	
TP-1	TEST PIT LOCATION	TP-1
	GRADE FLOW ARROW	
	SWALE CENTER LINE	

SOIL EROSION LEGEND

LIMIT OF DISTURBANCE

STABILIZED CONSTRUCTION ENTRANCE

SILT FENCE

INLET PROTECTION

PROPOSED TREE PROTECTION

CONSTRUCTION / SPPP NOTE

THIS PLAN WAS PREPARED TO ADDRESS THE SOIL EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT THE TIME OF DESIGN ONLY. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT ARE TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE SITE CONTRACTOR.

PLEASE NOTE - THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

TOTAL LIMIT OF DISTURBANCE = 0.26 AC.

SOIL RESTORATION EXEMPTION

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN AN AREA OF "URBAN REDEVELOPMENT" AND IS CONSIDERED "PREVIOUSLY DEVELOPED" (PA 1) AS DEFINED BY THE NJDEP. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND REGRADING (REVISED 2017), THE SITE IS EXEMPT FROM SOIL RESTORATION REQUIREMENTS.

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SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NO:

4 OF 6

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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 STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. 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 WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ENTRANCE 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.

TEMPORARY VEGETATIVE COVER FOR SOIL 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, PG. 19-1.

B. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

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 (CABLES, IRRIGATION SYSTEMS, ETC.).

2. SEEDBED PREPARATION

A. APPLY GROUND LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS SUCH AS OFFERED BY RUTGERS CO-OPERATIVE EXTENSION. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES. FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN UNLESS A SOIL TEST INDICATES OTHERWISE. LIMING RATES SHALL BE ESTABLISHED VIA SOIL TESTING. CALCIUM CARBONATE IS THE EQUIVALENT AND STANDARD FOR MEASURING THE ABILITY OF LIMING MATERIALS TO NEUTRALIZE SOIL ACIDITY AND SUPPLY CALCIUM AND MAGNESIUM TO GRASSES AND LEGUMES.

B. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH 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. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED IN ACCORDANCE WITH THE ABOVE.

D. SOILS HIGH IN SULFIDES OR HAVING A PH OF 4 OR LESS REFER TO STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, PG. 1-1.

3. SEEDING

A. TEMPORARY VEGETATIVE SEEDING COVER SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED UNIFORMLY AT A RATE OF 1 POUND PER 1,000 SF (100 LBS/AC) WITH AN OPTIMUM SEED DEPTH OF 0.5" (TWICE THE DEPTH IF SANDY SOILS), IN ACCORDANCE WITH TABLE 7-2, PAGE 7-3.

*SEEDING DATES: 2/15-5/1 AND 8/15-10/15

B. CONVENTIONAL SEEDING. APPLY SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL, TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE TEXTURED SOIL.

C. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK OR TRAILER MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION IV MULCHING) HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. POOR SEED TO SOIL CONTACT OCCURS REDUCING SEED GERMINATION AND GROWTH. HYDROSEEDING MAY BE USED FOR AREAS TOO STEEP FOR CONVENTIONAL EQUIPMENT TO TRAVERSE OR TOO OBSTRUCTED WITH ROCKS, STUMPS, ETC.

D. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRIS-CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS. STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING TOOL). A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS. - MAY BE USED TO ANCHOR HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVE ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A COMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH. SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 PONDS PER ACRE (OR AS RECOMMENDED BY THE PROJECT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. THIS MULCH SHALL NOT BE MIXED IN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C. PELLETIZED MULCH. COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAY CONTAIN CO-POLYMERS, TACKIFIERS, FERTILIZERS AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO A SEEDED AREA AND WATERED, FORMA MULCH MAT. PELLETIZED MULCH SHALL BE APPLIES IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS./1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO 0.4 INCHES OF WATER. THIS MATERIAL HAS BEE FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED OR ON SITES WHERE STRAW MULCH AND TACKIFIER AGENT ARE NOT PRACTICAL OR DESIRABLE.

APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEED BED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

PERMANENT VEGETATIVE COVER FOR SOIL 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 STANDARD FOR LAND GRADING.

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

C. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO A DEPTH OF 5 INCHES (UNSETTLED) IS REQUIRED ON ALL SITES. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

D. INSTALL NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE-STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS.

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 SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL RUTGERS COOPERATIVE EXTENSION OFFICES (HTTP://NJAES.RUTGERS.EDU/COUNTY/). FERTILIZER SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11 POUNDS PER 1,000 SQUARE FEET 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 RATE APPLICATION OF THE SAME FERTILIZER WITHIN 3 TO 5 WEEKS AFTER SEEDING.

B. WORK LIME AND FERTILIZER INTO THE TOPSOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES 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 A 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 SOILS FOR SPECIFIC REQUIREMENTS.

3. SEEDING

(ZONE 6B)

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.

SEED MIXTURE #13 FOR LAWN AREAS	PLANTING RATE LBS/1,000 (LBS/ACRE)
HARD FESCUE AND/OR CHEWING FESCUE AND/OR STRONG CREEPING RED FESCUE	4 (175)
PERENNIAL RYEGRASS	1 (45)
KENTUCKY BLUEGRASS (BLEND)	1 (45)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

SEED MIXTURE #7 FOR BASIN, SIDE SLOPES, AND SWALES	PLANTING RATE LBS/ 2,000 (LBS/ACRE)
STRONG CREEPING RED FESCUE	3 (130)
KENTUCKY BLUEGRASS	1 (50)
PERENNIAL RYEGRASS	0.5 (20)
OR REDTOP	0.25 (10)
PLUS WHITE CLOVER	0.10 (5)

*ACCEPTABLE SEEDING DATES: 3/1-4/30 AND 5/1-8/14**
*OPTIMAL SEEDING DATES: 8/15-10/15
**SUMMER SEEDING SHALL ONLY BE CONDUCTED WHEN SITE IS IRRIGATED

3. SEEDING RATES SPECIFIED ARE REQUIRED WHEN A REPORT OF COMPLIANCE IS REQUESTED PRIOR TO ACTUAL ESTABLISHMENT OF PERMANENT VEGETATION. UP TO 50% REDUCTION IN RATES MAY BE USED WHEN PERMANENT VEGETATION IS ESTABLISHED PRIOR TO A REPORT OF COMPLIANCE INSPECTION. THESE RATES APPLY TO ALL METHODS OF SEEDING. ESTABLISHING PERMANENT VEGETATION MEANS 80% VEGETATIVE COVERAGE WITH THE SPECIFIED SEED MIXTURE FOR THE SEEDED AREA AND MOWED ONCE.

4. WARM-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT HIGH TEMPERATURES, GENERALLY 85O F AND ABOVE. SEE TABLE 4-3 MIXTURES 1 TO 7. PLANTING RATES FOR WARM-SEASON GRASSES SHALL BE THE AMOUNT OF PURE LIVE SEED (PLS) AS DETERMINED BY GERMINATION TESTING RESULTS.

5. COOL-SEASON MIXTURES ARE GRASSES AND LEGUMES WHICH MAXIMIZE GROWTH AT TEMPERATURES BELOW 8 MANY GRASSES BECOME ACTIVE AT 65OF. SEE TABLE 4-3, MIXTURES 8-20. ADJUSTMENT OF PLANTING RATE COMPENSATE FOR THE AMOUNT OF PLS IS NOT REQUIRED FOR COOL SEASON GRASSES.

B. CONVENTIONAL SEEDING IS PERFORMED BY APPLYING SEED UNIFORMLY BY HAND, CYCLONE (CENTRIFUGAL) SEEDER, DROP SEEDER, DRILL OR CULTIPACKER SEEDER. EXCEPT FOR DRILLED, HYDROSEEDED OR CULTIPACKED SEEDINGS, SEED SHALL BE INCORPORATED INTO THE SOIL WITHIN 24 HOURS OF SEEDBED PREPARATION TO A DEPTH OF 1/4 TO 1/2 INCH, BY RAKING OR DRAGGING. DEPTH OF SEED PLACEMENT MAY BE 1/4 INCH DEEPER ON COARSE-TEXTURED SOIL.

C. AFTER SEEDING, FIRMING THE SOIL WITH A CORRUGATED ROLLER WILL ASSURE GOOD SEED-TO-SOIL CONTACT, RESTORE CAPILLARITY, AND IMPROVE SEEDLING EMERGENCE. THIS IS THE PREFERRED METHOD. WHEN PERFORMED ON THE CONTOUR, SHEET EROSION WILL BE MINIMIZED AND WATER CONSERVATION ON SITE WILL BE MAXIMIZED.

D. HYDROSEEDING IS A BROADCAST SEEDING METHOD USUALLY INVOLVING A TRUCK, OR TRAILER-MOUNTED TANK, WITH AN AGITATION SYSTEM AND HYDRAULIC PUMP FOR MIXING SEED, WATER AND FERTILIZER AND SPRAYING THE MIX ONTO THE PREPARED SEEDBED. MULCH SHALL NOT BE INCLUDED IN THE TANK WITH SEED. SHORT-FIBERED MULCH MAY BE APPLIED WITH A HYDROSEEDER FOLLOWING SEEDING. (ALSO SEE SECTION 4-MULCHING BELOW). HYDROSEEDING IS NOT A PREFERRED SEEDING METHOD BECAUSE SEED AND FERTILIZER ARE APPLIED TO THE SURFACE AND NOT INCORPORATED INTO THE SOIL. WHEN POOR SEED TO SOIL CONTACT OCCURS, THERE IS A REDUCED SEED GERMINATION AND GROWTH.

4. MULCHING

MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL PROTECT AGAINST EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED COMPLIANCE WITH THIS MULCHING REQUIREMENT.

A. STRAW OR HAY. UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET), EXCEPT THAT WHERE A CRIMPER IS USED INSTEAD OF A LIQUID MULCH-BINDER (TACKIFYING OR ADHESIVE AGENT), THE RATE OF APPLICATION IS 3 TONS PER ACRE. MULCH CHOPPER-BLOWERS MUST NOT GRIND THE MULCH. HAY MULCH IS NOT RECOMMENDED FOR ESTABLISHING FINE TURF OR LAWNS DUE TO THE PRESENCE OF WEED SEED.

APPLICATION - SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT AT LEAST 85% OF THE SOIL SURFACE IS COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQUARE FEET SECTIONS AND DISTRIBUTE 70 TO 90 POUNDS WITHIN EACH SECTION.

ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA, STEEPNESS OF SLOPES, AND COSTS.

1. PEG AND TWINE. DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET 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 A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

2. MULCH NETTINGS - STAPLE PAPER, JUTE, COTTON, OR PLASTIC NETTINGS TO THE SOIL SURFACE. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED.

3. CRIMPER (MULCH ANCHORING COULTER TOOL) - A TRACTOR-DRAWN IMPLEMENT, SOMEWHAT LIKE A DISC HARROW, ESPECIALLY DESIGNED TO PUSH OR CUT SOME OF THE BROADCAST LONG FIBER MULCH 3 TO 4 INCHES INTO THE SOIL SO AS TO ANCHOR IT AND LEAVE PART STANDING UPRIGHT. THIS TECHNIQUE IS LIMITED TO AREAS TRAVERSABLE BY A TRACTOR, WHICH MUST OPERATE ON THE CONTOUR OF SLOPES. STRAW MULCH RATE MUST BE 3 TONS PER ACRE. NO TACKIFYING OR ADHESIVE AGENT IS REQUIRED.

4. LIQUID MULCH-BINDERS - MAY BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCH.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND MAY CATCH THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. THE REMAINDER OF THE AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING:

(1) ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER-BASED, HYDROPHILIC MATERIALS WHEN MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANED NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTOTOXIC EFFECT OR IMPEDE GROWTH OF TURF GRASS. USE AT RATES AND WEATHER CONDITIONS AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS. MANY NEW PRODUCTS ARE AVAILABLE, SOME OF WHICH MAY NEED FURTHER EVALUATION FOR USE IN THIS STATE.

(2) SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND, FOLLOWING APPLICATION OF MULCH, DRYING AND CURING, SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. BINDER SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE PRODUCTS TO THE EXCLUSION OF OTHER PRODUCTS.

B. WOOD-FIBER OR PAPER-FIBER MULCH - SHALL BE MADE FROM WOOD, PLANT FIBERS OR PAPER CONTAINING NO STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY JANUARY 2014GROWTH OR GERMINATION INHIBITING MATERIALS, USED AT THE RATE OF 1,500 POUNDS PER ACRE (OR AS RECOMMENDED BY THE PRODUCT MANUFACTURER) AND MAY BE APPLIED BY A HYDROSEEDER. MULCH SHALL NOT BEMIXEDIN THE TANK WITH SEED. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL.

C.PELLETIZED MULCH-COMPRESSED AND EXTRUDED PAPER AND/OR WOOD FIBER PRODUCT, WHICH MAYECTI CONTAIN CO-POLYMERS, TACKIFIERS,FERTILIZERS,AND COLORING AGENTS. THE DRY PELLETS, WHEN APPLIED TO AW SEEDED AREA AND WATERED, FORM A MULCHMAT. PELLETIZED MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MULCH MAY BE APPLIED BY HAND OR MECHANICAL SPREADER AT THE RATE OF 60-75 LBS/1,000 SQUARE FEET AND ACTIVATED WITH 0.2 TO0.4 INCHES OF WATER. THIS MATERIAL HAS BEEN FOUND TO BE BENEFICIAL FOR USE ON SMALL LAWN OR RENOVATION AREAS, SEEDED AREAS WHERE WEED-SEED FREE MULCH IS DESIRED, OR ON SITES WHERE STRAW MULCH AND TACKIFIERAGENT ARE NOT PRACTICAL OR DESIRABLE. APPLYING THE FULL 0.2 TO 0.4 INCHES OF WATER AFTER SPREADING PELLETIZED MULCH ON THE SEEDBED IS EXTREMELY IMPORTANT FOR SUFFICIENT ACTIVATION AND EXPANSION OF THE MULCH TO PROVIDE SOIL COVERAGE.

5.IRRIGATION (WHERE FEASIBLE)

IF SOIL MOISTURE IS DEFICIENT SUPPLY NEW SEEDING WITH ADEQUATE WATER (A MINIMUM OF 1/4 INCH APPLIED UP TO 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.

6.TOP DRESSING

SINCE SOIL ORGANIC MATTER CONTENT AND SLOW RELEASE NITROGEN FERTILIZER (WATER INSOLUBLE) ARE PRESCRIBED INSECTION 2A-SEEDBED PREPARATION IN THIS STANDARD, NO FOLLOW-UP OF TOP DRESSING IS MANDATORY. AN EXCEPTION MAYBE MADE WHERE GROSS NITROGEN DEFICIENCY EXISTS IN THE SOIL TO THE EXTENT THAT TURF FAILURE MAY DEVELOP. IN THAT INSTANCE, TOP DRESS WITH 10-10-10 OR EQUIVALENT AT 300 POUNDS PER ACRE OR 7 POUNDS PER 1,000 SQUARE FEET EVERY 3 TO 5 WEEKS UNTIL THE GROSS NITROGEN DEFICIENCY IN THE TURF IS AMELIORATED.

7.ESTABLISHING PERMANENT VEGETATIVE STABILIZATION

THE QUALITY OF 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.

STANDARD FOR DUST CONTROL

DEFINITION
THE CONTROL OF DUST ON CONSTRUCTION SITES AND ROADS.

PURPOSE
TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, REDUCED ON-SITE AND OFF-SITE DAMAGE AND HEALTH HAZARDS AND IMPROVE TRAFFIC SAFETY.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
SEDIMENTS DEPOSITED AS "DUST" ARE OFTEN FINE COLLOIDAL MATERIAL WHICH IS EXTREMELY DIFFICULT TO REMOVE FROM WATER ONCE IT BECOMES SUSPENDED. USE OF THIS STANDARD WILL HELP TO CONTROL THE GENERATION OF DUST FROM CONSTRUCTION SUITES AND SUBSEQUENT BLOWING AND DEPOSITION INTO LOCAL SURFACE WATER RESOURCES.

PLANNING CRITERIA
THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG 5-1

VEGETATIVE COVER - SEE STANDARD FOR:
TEMPORARY VEGETATIVE COVER, PG. 7-1,
PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, PG. 4-1, AND
PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY ON ADHESIVE - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

DUST CONTROL MATERIALS

MATERIALS	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIGN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM) - SPRAY ON POLYACRYLAMIDE (PAM) - DRY SPREAD	APPLY ACCORDINGLY TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD PG. 26-1		
ACIDULATED SOY BEAM SOAP STICK	NONE	COARSE SPRAY	1200

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE, THIS IS A TEMPORARY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEING PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACES ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEE THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE, IS USED ON STEEPER SLOPES THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCLIMATION AROUND PLANTS.

SLOPE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

STANDARD FOR STABILIZATION WITH MULCH ONLY

DEFINITION
STABILIZING EXPOSED SOILS WITH NON-VEGETATIVE MATERIALS EXPOSED FOR PERIODS LONGER THAN 14 DAYS.

PURPOSE
TO PROTECT EXPOSED SOIL SURFACES FROM EROSION DAMAGE AND TO REDUCE OFFSITE ENVIRONMENTAL DAMAGE.

CONDITION WHERE PRACTICE APPLIES
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT. CONSULT WITH LOCAL MUNICIPAL ORDINANCES ON ANY RESTRICTION.

WATER QUALITY ENHANCEMENT
PROVIDES TEMPORARY MECHANICAL PROTECTION AGAINST WIND OR RAINFALL INDUCED SOIL EROSION UNTIL PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED.

WHERE APPLICABLE
THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO EROSION, WHERE THE SEASON AND 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.

METHODS AND MATERIALS

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 NEEDED EROSION CONTROL PRACTICES OR FACILITIES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENT BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.

2. PROTECTIVE MATERIALS

A. UNROTTED SMALL-GRAIN STRAW, AT 2.0 TO 2.5 TONS PER ACRE, IS SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT. THE APPROVED RATES ABOVE HAVE BEEN MET WHEN THE MULCH COVERS THE GROUND COMPLETELY UPON VISUAL INSPECTION, I.E. THE SOIL CANNOT BE SEEN BELOW THE MULCH.

C. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED UNDER SUITABLE CONDITIONS AND IN QUANTITIES AS RECOMMENDED BY THE MANUFACTURER.

D. WOOD-FIBER OR PAPER-FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE (OR ACCORDING TO THE MANUFACTURER'S REQUIREMENTS) MAY BE APPLIED BY A HYDROSEEDER.

E. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON, OR PLASTIC, MAY BE USED.

F. WOODCHIPS APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 2 INCHES MAY BE USED. WOODCHIPS WILL NOT BE USED ON AREAS WHERE FLOWING WATER COULD WASH THEM INTO AN INLET AND PLUG IT.

G. GRAVEL, CRUSHED STONE, OR SLAG AT THE RATE OF 9 CUBIC YARDS PER 1,000 SQ. FT. APPLIED UNIFORMLY TO A MINIMUM DEPTH OF 3 INCHES MAY BE USED. SIZE 2 OR 3 (ASTM C-33) IS RECOMMENDED.

3. MULCH ANCHORING - SHOULD BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS, DEPENDING UPON THE SIZE OF THE AREA AND STEEPNESS OF SLOPES.

A. PEG AND TWINE - DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET 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 A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

B. MULCH NETTINGS - STAPLE PAPER, COTTON, OR PLASTIC NETTINGS OVER MULCH. USE DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

C. CRIMPER MULCH ANCHORING COULTER TOOL - A TRACTOR-DRAWN IMPLEMENT ESPECIALLY DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE. THIS PRACTICE AFFORDS MAXIMUM EROSION CONTROL, BUT ITS USE IS LIMITED TO THOSE SLOPES UPON WHICH THE TRACTOR CAN OPERATE SAFELY. SOIL PENETRATION SHOULD BE ABOUT 3 TO 4 INCHES. ON SLOPING LAND, THE OPERATION SHOULD BE ON THE CONTOUR.

D. LIQUID MULCH-BINDERS

1. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

2. USE ONE OF THE FOLLOWING:

a. ORGANIC AND VEGETABLE BASED BINDERS - NATURALLY OCCURRING, POWDER BASED, HYDROPHILIC MATERIALS THAT MIXED WITH WATER FORMULATES A GEL AND WHEN APPLIED TO MULCH UNDER SATISFACTORY CURING CONDITIONS WILL FORM MEMBRANE NETWORKS OF INSOLUBLE POLYMERS. THE VEGETABLE GEL SHALL BE PHYSIOLOGICALLY HARMLESS AND NOT RESULT IN A PHYTO-TOXIC EFFECT OR IMPEDE GROWTH OF TURFGRASS. VEGETABLE BASED GELS SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER.

b. SYNTHETIC BINDERS - HIGH POLYMER SYNTHETIC EMULSION, MISCIBLE WITH WATER WHEN DILUTED AND FOLLOWING APPLICATION TO MULCH, DRYING AND CURING SHALL NO LONGER BE SOLUBLE OR DISPERSIBLE IN WATER. IT SHALL BE APPLIED AT RATES AND WEATHER CONDITIONS RECOMMENDED BY THE MANUFACTURER AND REMAIN TACKY UNTIL GERMINATION OF GRASS.

CONSTRUCTION SEQUENCE

EXACT TIMING FOR DEVELOPMENT OF THIS PROJECT IS NOT KNOWN AT THIS TIME. HOWEVER, IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN THE WINTER OF 2025 AND WILL PROCEED IMMEDIATELY AND CONTINUOUSLY ONCE THE REQUIRED APPROVALS ARE SECURED. ITEMS AND DURATIONS OF CONSTRUCTION WILL OCCUR APPROXIMATELY AS FOLLOWS: PHASE DURATION

1. TEMPORARY SOIL EROSION FACILITIES	CONTINUOUSLY
2. ROUGH CLEARING AND GRADING	1 WEEK
3. TEMPORARY SEEDING	1 DAY
4. UTILITY INSTALLATION	1 WEEK
5. CURB CONSTRUCTION	1 WEEK
6. CONSTRUCTION OF BUILDINGS	9 MONTHS
7. MAINTENANCE OF TEMPORARY EROSION CONRTOL MEASURES	CONTINUOUSLY
8. INSTALLATION OF LANDSCAPE & FINAL GRADING	1 WEEK
9. FINAL CONSTRUCTION/STABILIZATION OF SITE	1 WEEK

*TEMPORARY SEEDING SHALL ALSO BE PERFORMED WHEN NECESSARY IN ACCORDANCE WITH NOTE NO. 1 OF THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

NOTES:
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE PROPERTY OWNERS SHALL ASSUME THIS RESPONSIBILITY AFTER CONSTRUCTION IS COMPLETED AND CERTIFICATES OF OCCUPANCY ARE ISSUED.

THE SOIL EROSION INSPECTOR MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADWAYS CLEAN AT ALL TIMES. ANY SEDIMENT SPILLED OR TRACKED ON THE ROADWAY WILL BE CLEANED UP IMMEDIATELY, OR AT MINIMUM, BY THE END OF EACH WORK DAY.

DUST GENERATION SHALL BE CONTROLLED ON A CONSTANT BASIS BY WETTING THE SURFACE AND/OR APPLICATION OF CALCIUM CHLORIDE.

STEEP SLOPES SHALL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR SUITABLE EQUAL. (SEE ANCHORING NOTES & NOTE NO. 6 OF SOIL EROSION & SEDIMENT CONTROL NOTES.)

ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON INDIVIDUAL SITES SHALL APPLY TO ANY SUBSEQUENT OWNERS.

STANDARD FOR TOPSOILING

1. MATERIALS
   A. TOPSOIL SHOULD BE FRIABLE1, LOAMY2, 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 MILLIMHOS PER CENTIMETER. MORE THAN 0.5 MILLIMHOS MAY DESICCATE SEEDLINGS AND ADVERSELY IMPACT GROWTH). IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 2.75 PERCENT. ORGANIC MATTER CONTENT MAY BE RAISED BY ADDITIVES.
   B. TOPSOIL SUBSTITUTE IS A SOIL MATERIAL WHICH MAY HAVE BEEN AMENDED WITH SAND, SILT, CLAY, ORGANIC MATTER, FERTILIZER OR LIME AND HAS THE APPEARANCE OF TOPSOIL. TOPSOIL SUBSTITUTES MAY BE UTILIZED ON SITES WITH INSUFFICIENT TOPSOIL FOR ESTABLISHING PERMANENT VEGETATION. ALL TOPSOIL SUBSTITUTE MATERIALS SHALL MEET THE REQUIREMENTS OF TOPSOIL NOTED ABOVE. SOIL TESTS SHALL BE PERFORMED TO DETERMINE THE COMPONENTS OF SAND, SILT, CLAY, ORGANIC MATTER, SOLUBLE SALTS AND PH LEVEL.
2. STRIPPING AND STOCKPILING
   A. FIELD EXPLORATION SHOULD BE MADE TO DETERMINE WHETHER QUANTITY AND OR QUALITY OF SURFACE SOIL JUSTIFIES STRIPPING.
   B. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING AT A RATE DETERMINED BY SOIL TESTS TO BRING THE SOIL PH TO APPROXIMATELY 6.5
   D. A 4-6 INCH STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   F. STOCKPILES SHOULD BE VEGETATED IN ACCORDANCE WITH STANDARDS PREVIOUSLY DESCRIBED HEREIN; SEE STANDARDS FOR PERMANENT (PG. 4-1) OR TEMPORARY (PG.7-1) VEGETATIVE COVER FOR SOIL STABILIZATION. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
3. SITE PREPARATION
   A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE. TIME IS OF THE ESSENCE
   B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. SEE THE STANDARD FOR LAND GRADING, PG. 19-1.
   C. AS GUIDANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES.
   D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING, PG. 19-1.
   E. EMPLOY NEEDED EROSION CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, CHANNEL STABILIZATION MEASURES, SEDIMENTATION BASINS, AND WATERWAYS. SEE STANDARDS 11 THROUGH 42.
4. APPLYING TOPSOIL
   A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE; I.E., LESS THAN FIELD CAPACITY (SEE GLOSSARY).
   B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. ALTERNATIVE DEPTHS MAY BE CONSIDERED WHERE SPECIAL REGULATORY AND/OR INDUSTRY DESIGN STANDARDS ARE APPROPRIATE SUCH AS ON GOLF COURSES, SPORTS FIELDS, LANDFILL CAPPING, ETC.. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE, IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOIL (PG. 1-1).
   C. PURSUANT TO THE REQUIREMENTS IN SECTION 7 OF THE STANDARD FOR PERMANENT VEGETATIVE STABILIZATION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PERMANENT VEGETATIVE COVER BECOMES ESTABLISHED ON AT LEAST 80% OF THE SOILS TO BE STABILIZED WITH VEGETATION. FAILURE TO ACHIEVE THE MINIMUM COVERAGE MAY REQUIRE ADDITIONAL WORK TO BE PERFORMED BY THE CONTRACTOR TO INCLUDE SOME OR ALL OF THE FOLLOWING: SUPPLEMENTAL SEEDING, RE-APPLICATION OF LIME AND FERTILIZERS, AND/OR THE ADDITION OF ORGANIC MATTER (I.E. COMPOST) AS A TOP DRESSING. SUCH ADDITIONAL MEASURES SHALL BE BASED ON SOIL TESTS SUCH AS THOSE OFFERED BY RUTGERS COOPERATIVE EXTENSION SERVICE OR OTHER APPROVED LABORATORY FACILITIES QUALIFIED TO TEST SOIL SAMPLES FOR AGRONOMIC PROPERTIES.

HIGH-ACID PRODUCING SOILS- METHODS AND MATERIALS

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID-PRODUCING SOIL.
5. HIGH ACID-PRODUCING SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 POUNDS PER 1,000 SQUARE FEET OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A PH OF 5.0 OR MORE EXCEPT AS FOLLOWS:
   a) AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A PH OR 5 OR MORE.
   b) DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES, AND OTHERS, TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES, AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SEDIMENT BARRIER, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID-PRODUCING SOILS FROM, AROUND, OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE (SEE TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, AND TOPSOILING), MONITORING MUST CONTINUE FOR A MINIMUM OF 6 MONTHS TO ENSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST, THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.

BASIN COMPACTION NOTES

1. IMMEDIATELY PRIOR TO SEEDING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
2. INSPECT SITE JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILED AND FIRMED IN ACCORDANCE WITH ABOVE.
3. IMMEDIATELY PRIOR TO TOPSOILING, THE SURFACE SHOULD BE SCARIFIED 6" TO 12" INCHES WHERE THERE HAS BEEN SOIL COMPACTION. THIS WILL HELP INSURE A GOOD BOND BETWEEN THE TOPSOIL AND SUBSOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLES, IRRIGATION SYSTEMS, ETC.).
4. SOIL COMPACTION RESULTING FROM LAND GRADING ACTIVITIES CAN IMPACT THE INFILTRATION RATE OF THE SOIL. RESTORATION OF COMPACTED SOILS THROUGH DEEP TILLAGE (6" TO 12") AND THE ADDITION OF ORGANIC MATTER MAY BE REQUIRED IN PLANNED PERVIOUS AREAS TO ENHANCE THE INFILTRATION RATE OF THE DISTURBED SOIL. THIS PRACTICE IS PERMISSIBLE ONLY WHERE THERE IS NO DANGER TO UNDERGROUND UTILITIES (CABLE, IRRIGATION SYSTEMS, ETC.).
5. TO PREVENT COMPACTION OF THE SUBSOIL WHICH WILL REDUCE ITS INFILTRATION CAPACITY, BASINS SHOULD BE EXCAVATED WITH LIGHT EARTH MOVING EQUIPMENT, PREFERABLY WITH TRACKS OR OVER-SIZED TIRES RATHER THAN THE NORMAL RUBBER TIRES,. ONCE THE FINAL CONSTRUCTION PHASE IS REACHED, THE FLOOR OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND SMOOTHED OVER WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
6. FOR BASINS, ANNUAL TILLING OPERATIONS MAINTAIN INFILTRATION CAPACITY. THESE TILLED AREAS SHOULD BE RE-VEGETATED IMMEDIATELY TO PREVENT EROSION. DEEP TILLING CAN BE USED TO BREAKUP COMPACTED SURFACE LAYERS FOLLOWED BY REGARDING AND LEVELING. SAND OR ORGANIC MATTER CAN BE TILLED INTO THE BASIN FLOOR TO PROMOTE A RESTORED INFILTRATION CAPACITY. SEDIMENT REMOVAL PROCEDURES SHOULD NOT BE UNDERTAKEN UNTIL THE BASIN IS THOROUGHLY DRY. THE TOP LAYER SHOULD BE REMOVED BY LIGHT EQUIPMENT TO PREVENT COMPACTION. THE REMAINING SOIL CAN BE RETILED AND DISTURBED VEGETATION REPLANTED.

PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:
BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:
CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

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1955 ROUTE 34, SUITE 1A, WALL, NJ 07719

165 CHESTNUT STREET, SUITE 200, ALLENDALE, NJ 07401

20 N. MAIN STREET, SUITE 2B, MANAHAWKIN, NJ 08050

732-531-7100 (Ph) 732-531-7344 (Fax)
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JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

REVISIONS

Rev.#	Date	Comment
1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: STC
DATE: 03/13/25	DRAWN BY: STC
JOB #: 25-2483-01	CHECKED BY: JWB

☒ NOT FOR CONSTRUCTION
APPROVED BY:
☐ FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:
PLOT PLAN

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL NOTES

SHEET NO:
5 OF 6

File: \\srv-store1\Shared2\Jobs\2483 – Celi Zarate\25-2483-01 – 59 Main Street_Oceanport, NJ\25248301CAD\dwg\01 – Plot Plan.dwg, --> 05-SESC DET
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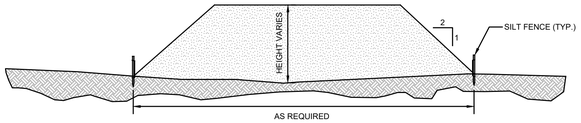
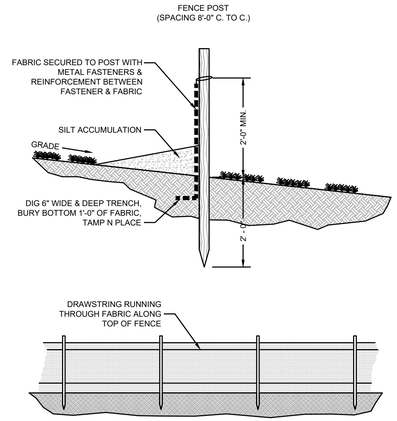


SECTION THROUGH SOIL STOCKPILE (TYP.)

NTS

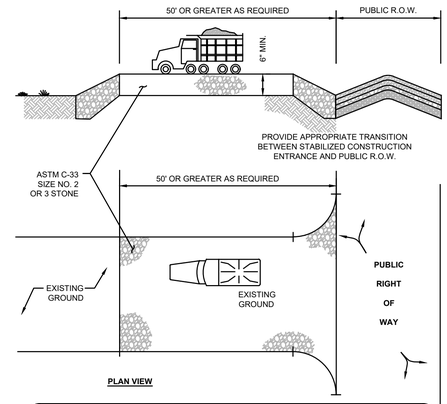


SILT FENCE DETAIL

NTS

SEDIMENT BARRIER 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.



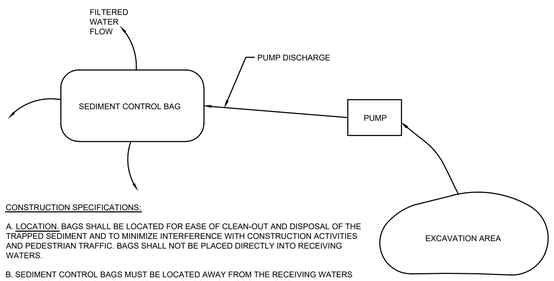
PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COURSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
> 5%	ENTIRE SURFACE STABILIZED WITH FABC HOT MIX ASPHALT BASE COURSE, MIX 1-2 [1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE

NTS

NOTE: INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION. THE THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY.



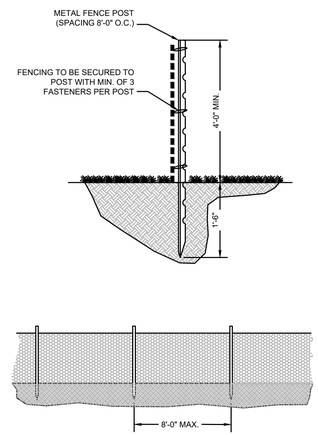
CONSTRUCTION SPECIFICATIONS:

A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACED DIRECTLY INTO RECEIVING WATERS.

B. SEDIMENT CONTROL BAGS MUST BE LOCATED AWAY FROM THE RECEIVING WATERS AND/OR CONSTRUCTION ACTIVITIES, AND DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS. BAGS MAY NOT BE REUSED.

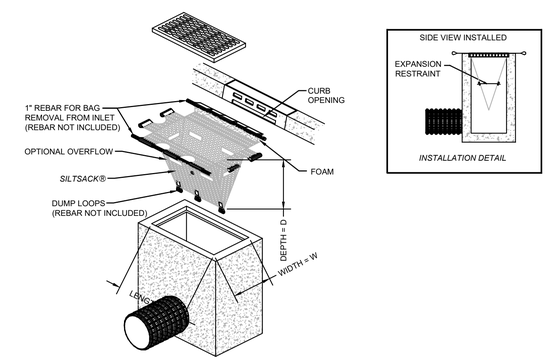
SEDIMENT CONTROL BAG FOR DEWATERING

NOT TO SCALE



TREE PROTECTION FENCING

NTS



INLET PROTECTION DETAIL

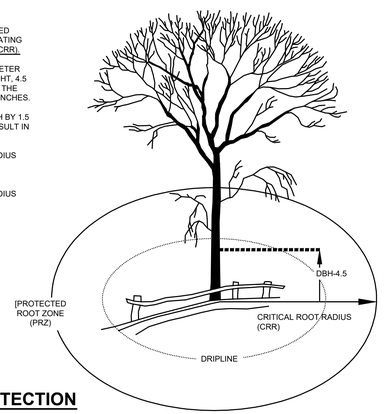
NTS

ESTIMATE A TREE'S PROTECTED ROOT ZONE (PRZ) BY CALCULATING THE CRITICAL ROOT RADIUS (CRR).

1. MEASURE THE DBH (DIAMETER OF TREE AT BREAST HEIGHT, 4.5 FEET ABOVE GROUND ON THE UPHILL SIDE OF TREE) IN INCHES.
2. MULTIPLY MEASURED DBH BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

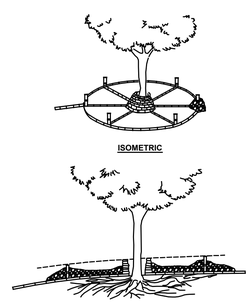
DBH X 1.5: CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY, OR SENSITIVE SPECIES.

DBH X 1.0: CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES.



TREE ROOT PROTECTION

NTS

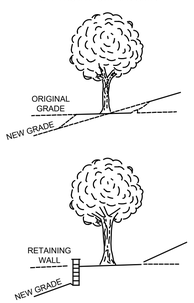


TREE PROTECTION - TILE AND GRAVEL WILL ALLOW AIR CIRCULATION TO ROOT ZONE UNDER A FILL.

TREE PROTECTION (FILL AREAS)

NTS

A RETAINING WALL PROTECTS A TREE FROM A LOWERED GRADE.



TREE PROTECTION (CUT AREAS)

NTS

PROJECT INFORMATION

PROJECT NAME:

59 MAIN STREET

PROJECT LOCATION:

BLOCK 110, LOT 10
59 MAIN STREET
BOROUGH OF OCEANPORT,
MONMOUTH COUNTY, NJ

OWNER / APPLICANT:

CELI & RAFLESS ZARATE
59 MAIN STREET
OCEANPORT, NJ 07757

APPLICANT'S PROFESSIONALS

ARCHITECT:
SHORE POINTS ARCHITECTURE PA
108 S MAIN STREET
OCEAN GROVE, NJ 07756

SURVEYOR:
LAKELAND SURVEY
4 WEST MAIN STREET
ROCKAWAY, NJ 07866

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JEREMY W. BATTESH, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 24GE05315700

REVISIONS

Rev. #	Date	Comment
1	06/27/25	REV. DRIVEWAY
0	03/13/25	INITIAL RELEASE

SCALE: 1"=10'	DESIGNED BY: STC
DATE: 03/13/25	DRAWN BY: STC
JOB #: 25-2483-01	CHECKED BY: JWB

NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

PLOT PLAN

SHEET TITLE:

SOIL EROSION AND SEDIMENT CONTROL DETAILS

SHEET NO:

6 OF 6

File: \\jw-nbrm\Shared\Jobs\2483 - Celi Zarate\25-2483-01 - 59 Main Street_Oceanport, NJ\22483001CAD\dwg\01 - Plot Plan.dwg, ---> 06-SESC DET
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DB: 5624 P: 605

Average Setback Calculations			
House	Building Setback [ft.]	Porch Setback [ft.] (foundation)	Porch Setback [ft.] (furthest stair)
House I (Block 110 Lot 8)	36.30	30.90	30.20
House II (Block 110 Lot 9)	13.20	n/a	n/a
House III (Block 110 Lot 11)	25.50	22.70	21.70
House IV (Block 110 Lot 12)	29.10	33.30	n/a
House V (Block 110 Lot 13)	26.70	21.00	19.00
Average Value	**26.16**	**26.98**	**23.63**

This survey certified to:
CELI ZARATE
ACRES LAND TITLE AGENCY, INC.
WESTCOR LAND TITLE INSURANCE COMPANY
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

This survey references:
1) Deed Book 5624 Page 605
2) Deed Book 9442 Page 2388 (Lot 8)
3) Deed Book 5272 Page 412 (Lot 9)
4) Deed Book 9262 Page 9196 (Lot 11)
5) Deed Book 8753 Page 3559 (Lot 12)
6) Deed Book 8143 Page 588 (Lot 13)
7) Survey of Lot 10 Block 110 by Azimuth Land Surveying Co., Inc. dated 06/10/1997

Notes:
1) Field Survey Performed on 08/01/2024
2) Vertical Datum: NAVD88 | Horizontal Datum: assumed
3) Subject to documents of record
4) Survey performed without the benefit of a complete title search and subject to municipal restrictions, easements of record and other facts that a title search may disclose.
5) No attempt should be made to establish the physical location of boundary lines for the purpose of construction of permanent improvements by using published offsets or scaled distances hereon.
6) This survey depicts only those features which are both visible and above-ground. Underground features, e.g. underground utility lines, will require either the submission of plans detailing the location of same or the service of a private utility locater to mark out said underground utility lines.

A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.44 (C:46:23-36.3) and N.J.A.C. 13:40-5.1 (d).

TOPOGRAPHIC SURVEY OF PROPERTY

Tax Lot 10 - Block 110

59 Main Street, Borough of Oceanport
Monmouth County, New Jersey

FIELD:	DWN BY:	CHECKED:	PAPER SIZE	SCALE	DATE
AG	JES	MJC	24"x36" LS	1"=20'	08/02/2024

PROJECT NUMBER
242231

REFERENCE NUMBER
-

Lakeland Surveying
Certificate of Authorization #24GA28090000
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

■ MARC J. CIFONE, N.J. P.L.S. — N.J. LIC. NO. 24GS04132900
☐ JEFFREY S. GRUNN, N.J. P.L.S. — N.J. LIC. NO. 24GS04339900
☐ WILLIAM C. BUCHOK, N.J. P.L.S. — N.J. LIC. NO. 24GS04341900

I hereby state that this plot is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision in accordance with N.J.A.C. 13:40-5.1 et seq. and to the best of my professional knowledge information, and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Surveyor's liability of plot has a maximum value equal to the underlying professional. This plot is made to provide information to the title insurance company and may not be used for any purpose other than the lands shown hereon.

NO.	INITIALS	DATE	REVISIONS
1	JWS	09/02/24	SURVEY UPDATE
2	JES	09/05/24	TITLE CERTIFICATIONS
3	AG-CMB	11/02/24	AVERAGE FRONT SETBACKS (ADDED LOTS 8, 9, 11, 12, AND 13)
—	—	—	—

GRAPHIC SCALE
20 0 10 20 40 80
1 inch = 20 ft.

101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772

Colliers Engineering & Design

November 6, 2025

VIA EMAIL

Stephanie Kramer, Planning Board Secretary
Borough of Oceanport Planning Board
910 Oceanport Way
P.O. Box 370
Oceanport, NJ 07757

Application No. PB2025-12
Review No. 1 – Netflix, Phase 2A
Block 105, Lot 1.01
Borough of Oceanport, Monmouth County, New Jersey
Colliers Engineering & Design Project No.: OPP-0374

Dear Board Members,

Our office has received the following information in support of the above-referenced Application:

- Plans entitled "Site Survey" prepared by Langan Engineering and Environmental Services, LLC, last dated May 8, 2024, consisting of four (4) sheets;
- Report entitled "Traffic Impact Study for Netflix Studios, Fort Monmouth, Phase 1B & 2A" prepared by Langan Engineering and Environmental Services, LLC, last revise October 21, 2025;
- Plans entitled "Preliminary and Final Site Plan, Netflix Studios Fort Monmouth Phase 2A" prepared by Langan Engineering and Environmental Services, LLC, last revised June 14, 2024, consisting of sixty-four (64) sheets;
- Plans entitled "Netflix Studios Fort Monmouth Phase 2A" prepared by Mancini Duffy Architects, LLC, last revised October 21, 2025, consisting of twenty-six (26) sheets;
- Report entitled "Stormwater Management Report for Netflix Studios Phase 2A"prepared by Langan Engineering and Environmental Services, LLC, last revised October 21, 2025; and,
- Mandatory Conceptual Review letter dated November 3, 2025.

The subject property is known as Zone 6 of the Mega Parcel; a 79.3 Ac parcel located in the Horseneck Center Development District. The parcel is bounded north by Parkers Creek, on the east by North Jersey Coastline Railroad, south by Riverside Avenue, and Oceanport Avenue to the west. All existing structures are to be razed except for five buildings (buildings 277, 482, 279, 280, & 281). The applicant proposes the adaptive reuse of the five structures for storage and warehouse purposes to support the Basecamp and Backlots proposed for this tract. Planned site improvements encompass the repaving of existing parking lots and access drives, installation of site lighting, construction of a perimeter security wall, installation of stormwater collection systems, and enhancements to landscaping.

Colliers Engineering & Design

Based on our review, we recommend that the Application be deemed complete and scheduled for the next available public hearing. The Applicant shall provide proof of public notification as required for this Application.

We offer the following comments for the Board's consideration:

A. Variances

1. No variance relief has been identified.

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

   - By reason of the exceptional narrowness, shallowness, or shape of the property; exceptional topographic conditions or physical features uniquely affecting the property; or an extraordinary and exceptional situation uniquely affecting the property or structures lawfully existing thereon, strict application would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer; or

   - A determination that the purposes of the Reuse Plan and this subchapter would be advanced by a deviation from the bulk and area requirements of this subchapter and the benefits of the deviation would substantially outweigh any detriment.

B. Design Waivers/Exceptions

1. N.J.A.C. 19:31-3.15(e)(1)(iv) requires all non-residential buildings to provide secure indoor bike racks. The quantity of racks is determined by the anticipated number of occupants, visitors, and/or employees within the building. The Applicant currently does not offer any indoor or outdoor racks. FMERA has indicated that they believe outdoor racks could be provided to support the intent of the requirement which is to reduce automobile traffic within the Fort.

2. N.J.A.C. 19:31C-3.18(b)(2)(a)(1)(B)) requires building facades to have transparent glazing for at least 40% of the ground floor façade area. None of the five (5) existing buildings comply with this requirement. The applicant should provide testimony as to the existing condition.

The Fort Monmouth Land Use Law permits the granting of a design waiver/exception from requirements listed in N.J.A.C. 19:31C-3.10 through 3.12 under either of the following situations (NJAC 19:31C-3.21d):

- The literal enforcement of one or more of the rules in this subchapter is impractical; or

- The literal enforcement of one or more of the rules in this subchapter will exact undue hardship because of peculiar conditions pertaining to the land in question.

Colliers Engineering & Design

C. General Comments

1. The tax Map on the cover sheet should be updated.

2. The five buildings to remain are in the Flood Zone which has a Local Design Flood Elevation of 10.4 feet. The finish floor for Buildings 279, 280, & 281 is below the LDFE. The applicant shall address if the renovations to these buildings will be classified as a substantial improvement thus triggering flood proofing requirements.

3. The Applicant is requested to provide clarification regarding whether Hazen Avenue will undergo milling and overlaying subsequent to the installation of all utilities.

4. The Applicant shall clarify want provisions are to be made to prohibit customers of the Credit Union from entering the site from the bank's driveway.

D. Landscaping

1. Testimony should be provided on the buffer plantings around the parcel perimeter and along the perimeter wall. The rationale behind the placement of the plantings within the wall and the absence of plantings in the southeasternmost section of the parcel should be clarified.

2. The vegetation in the Hazen Avenue and Oceanport Avenue sight triangle shall be cleared to improve sight distance to north and south for the traffic egressing Hazen Avenue.

3. Wayfinding sign symbols should be shown on all landscape sheets to identify potential conflicts with plant material.

4. The applicant is requested to provide clarification regarding the provision of irrigation in the lawn and landscaping areas.

5. Sheet LS501Details 3&4 labels do not correspond to plan call outs.

6. The Plant Schedule should include the Seed Mixtures.

7. Red Sunset Maples with a caliper size of 4 to 4 ½ inches are challenging to source.

8. Applicant should clarify if shrub beds along OP Avenue are to be mulched and edging provided or are will Meadow Mix be planted throughout.

9. It is unclear if the Lawn Mow Strip to be seeded or sod.

10. Limits of the various Meadow mixes should be clearly identified with hatching and labeled.

Colliers Engineering & Design

11. Quantity labels for various plant symbols are missing or inaccurate.

12. Plant count callouts should be revised to indicate the quantity on that sheet and not split between sheets.

13. Additional planting details are needed for trees, shrubs, groundcover, Etc.

E. Lighting

1. Testimony should be provided as to the potential impact on the adjacent neighbors by the proposed lighting plan.

2. The boundaries of the various areas identified in the Calculation Summary should be delineated on the plans.

3. Please provide match lines to provide clarification as there is an overlap between abutting sheets.

4. The first TU-2 fixture from Oceanport Avenue appears to conflict with the gate.

5. There are two light pole details that are labeled the same. It appears the second one should be labeled "Elevated Light Pole Foundation"

6. Light pole detail #1 refers to a Light Pole Foundation Schedule and sheet SSK-1 which are not included in the plan set.

7. Lighting fixture schedule incorrectly refers to PH1A and Ph1B. Also fixture TU-2 refers to TU-1 which is not in this schedule. Type of Distribution needs to be added for that fixture.

8. All exterior lights shall be full cut off fixtures per Amendment 20, Lighting #1. Applicant to confirm conformance to code with their fixture selections.

9. A scale shall be included on Sheet LL-400, and north arrows incorporated on all lighting plans.

10. Please identify the lighting levels for the Isolux footcandle templates and provide alegend designating line types.

11. The mounting height of fixtures TS-1 needs to be added to chart as it is not on the architectural plan sheets.

12. At the Preconstruction meeting, it will be necessary to present structural computations for the light pole foundation that have been signed by a licensed Professional Engineer in New Jersey.

13. The applicant is encouraged to evaluate the possibility of lowering the lighting levels during nighttime hours when the facility is not in use.

G. Traffic and Circulation

1. The site is currently vacant. The Applicant proposes to maintain various parking lots, providing a total of 216 parking spaces. Additionally, it is proposed to maintain five (5) existing buildings to be utilized as storage/warehouse buildings, totaling 38,511 SF. The Applicant proposes to maintain access to the Phase 2A portion of the site via multiple access points along Oceanport Avenue (CR 11) via Hazen Drive, Russell Avenue (proposed Phase 2A Driveway), Riverside Avenue, and multiple internal driveways along each side street. The Applicant proposes to reconfigure the westbound approach of Russell Avenue (Phase 2A Driveway) as a two-way approach at the intersection with Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537) as well as construct a dedicated left-turn lane on the southbound approach of Oceanport Avenue (CR 11).

   We take no exception to the location of all access points for Phase 2A as well as the reconfiguration of Russell Avenue (Phase 2A Driveway) to a two-way approach at the intersection with Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537). However, approval of the proposed improvements at the intersection of Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue (Phase 2A Driveway) will ultimately be required by Monmouth County.

2. The Applicant collected turning movement count data on Tuesday, May 6, 2025, between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM at the following intersections:

   - Main Street (NJ Route 35) & Tinton Avenue (CR 537)/Avenue of Memories (CR 537);
   - Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue; and
   - Avenue of Memories (CR 537) & Wilson Avenue.

   The Applicant collected turning movement count data on January 23, 2024, between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM at the following intersections:

   - Saltzman Avenue (CR 537) & Todd Avenue/Malterer Avenue;
   - Saltzman Avenue (CR 537) & Brewer Avenue; and
   - Saltzman Avenue (CR 537) & Irwin Avenue.

   The Applicant balanced the through volumes along CR 537 between NJ Route 25 & Malterer Avenue to establish the 2025 Existing traffic volumes.

   We take no exception to the data collection locations and dates.

3. Trip generation estimates for the Proposed Studio Campus (Phases 1A and 1B) were determined from Netflix data based on production time in/out data from six (6)

representative productions. The Netflix Studio campus is proposed to support up to six (6) active productions, and it was conservatively assumed that all six (6) productions would occur at any one time. Additionally, the proposed trip generation was compared to the existing research and development use. Considering the existing vacancy, trip generation estimates for the existing land use were determined utilizing Land Use Code 760 – Research and Development Center as defined by the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. A comparison of the trip generation illustrated that the proposed land use would generate a minimum of 775 fewer trips than the existing land use during either peak hour studied under both Phases 1A and 1B. The Applicant stated that the trips associated with the 38,511 SF of warehousing/storage space under Phase 2A are ancillary to Phases 1A and 1B and therefore conservatively estimated Phase 2A would generate 20 peak hour trips during both peak hours studied.

Land Use Code 150 – Warehousing, within the ITE *Trip Generation Manual, 11th Edition*, estimates an average of six (6) and seven (7) AM and PM peak hour trips, respectively. The Applicant provides a conservative estimate; therefore, we take no exception to the Phase 2A site generated trips.

4. The Applicant states trip distributions for Phases 1A and 1B were determined for the site utilizing a Journey-to-Work model analysis of the surrounding municipalities and population densities within the vicinity of the site. Additionally, the Applicant assumed 100% of the site generated trips associated with Phase 2A would utilize the intersection of Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue (Phase 2A Driveway).

   We take no exception to the Journey-to-Work model and calculated trip distributions for Phase 2A.

5. The TIS assumed an annual background growth rate of 2.00% for all roadways within the study area.

   Per the NJDOT Access Permit Annual Background Growth Rate Table, dated November 23 – November 2025, a growth rate of 2.75% is recommended for urban major collector roadways within Monmouth County which applies to Oceanport Avenue (CR 11). However, our office believes the difference in traffic volumes will be nominal and not yield a change in the overall analysis.

6. The Site Triangle Plan, Sheet CT203 of the Preliminary and Final Major Site Plan, illustrates the available intersection sight distances (ISD) at the following intersections:
   a. Oceanport Avenue (CR 11) & Hazen Drive:
      i. Available left-turn ISD = 680 feet; where 680 feet is required for a design speed of 40 mph and a WB vehicle
      ii. Available right-turn ISD = 620 feet; where 620 feet is required for a design speed of 40 mph and a WB vehicle

The sight distance is adequate based on AASHTO ISD design standards for the anticipated design vehicle.

b. Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue (Phase 2A Driveway):
   i. Available left-turn ISD = 718 feet; where 680 feet is required for a design speed of 40 mph and a WB vehicle
   ii. Available right-turn ISD = 620 feet; where 620 feet is required for a design speed of 40 mph and a WB vehicle

The sight distance is adequate based on AASHTO ISD design standards for the anticipated design vehicle.

c. Riverside Avenue & Riverside Avenue (Private Road):
   i. Available left-turn ISD = 595 feet; where 595 feet is required for a design speed of 35 mph and a WB vehicle
   ii. Available right-turn ISD = 540 feet; where 540 feet is required for a design speed of 35 mph and a WB vehicle

The sight distance is adequate based on AASHTO ISD design standards for the anticipated design vehicle.

7. The Applicant provides the existing traffic signal timings for the intersection of Oceanport Avenue (CR 11) & Russell Avenue (CR 537), dated September 19, 2016, which were field verified on December 11, 2019.

8. The Applicant conducted a capacity analysis at the intersection of Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue (Phase 2A Driveway) under the 2027 No-Build and Build Conditions during the AM and PM peak hours:

   a. Under the 2027 No-Build condition, all intersection movements were reported to operate at Levels of Service "D" or better during both peak hours studied, and the intersection will operate at overall LOS "C" or better during both peak hours studied.

   b. Under the 2027 Build condition, the Applicant proposes to reconfigure the Phase 2A Driveway to accommodate two-way traffic flow. Additionally, the westbound Russell Avenue (Phase 2A Driveway) approach and eastbound Hildreth Avenue (CR 537) approach will be reconfigured to provide one (1) dedicated left-turn lane and one (1) shared through/right-turn lane. Further, the northbound approach of Oceanport Avenue (CR 11) will continue to provide one (1) dedicated left-turn lane and one (1) shared through/right-turn lane, and the southbound approach of Oceanport Avenue will be reconfigured to provide one (1) dedicated left-turn lane, maintain one (1) dedicated through lane, and maintain one (1) dedicated right-turn lane. To accommodate the proposed improvements, the Applicant proposes to alter the existing traffic signal timing.

   With the proposed improvements, all intersection movements would continue to operate at Levels of Service "D" or better during both peak hours studied, and the

intersection would continue to operate at overall LOS "C" or better during both peak hours studied.

The results of the Synchro 12 Reports for the Build condition illustrate that with the proposed improvements the intersection would continue to operate at acceptable Levels of Service during both peak hours studied and overall. However, the Applicant should confirm that the proposed storage length for the eastbound left-turn movement of Hildreth Avenue (CR 537) is adequate to support the anticipated 95th percentile queues.

Further, approval of the proposed improvements at the intersection of Oceanport Avenue (CR 11) & Hildreth Avenue (CR 537)/Russell Avenue (Phase 2A Driveway) will ultimately be required by Monmouth County.

9. The Applicant should install "No Parking" signs along all of Hazen Avenue.

F. Stormwater Management and Grading

1. The development is technically classified as a major development as the disturbance will exceed over 1 acre of land as outline in the Borough's Stormwater Control Ordinance and NJDEP's stormwater rules. The improvements do not increase the motor vehicle surface, so the Water Quality component is addressed. The project is in the Metropolitan Planning Area PA1 with no forested area being cleared which results in an exemption from Ground Water Recharge requirements. Finally, quantity control is addressed by maintaining or reducing the amount of impervious cover and maintaining times of concentration.

2. The grading of the landscape and lawn areas currently appears to be excessively flat, as low as 0.2%. It is recommended that a minimum slope of 1% be established in these areas to ensure effective drainage.

3. Sheet CG215 does not include the proposed grading.

4. Spot grades should be provided to establish high points and better define drainage areas.

5. A detail for headwall # 200 for the 48" x 76" HERCP.

6. There are a number of locations that propose Type A Inlets connecting to pipe with widths greater than 48". A special structure will need to be identified at each location along with a detail(s) provided in the Construction Details.

7. The party accountable for the ownership and maintenance of the new collection system will be clearly defined.

Colliers Engineering & Design

G. Miscellaneous

1. Testimony is required regarding the location, height, and finish of the perimeter wall.

2. The applicant shall provide testimony on the proposed signage and demonstration compliance with the ordinance.

3. The improvements to Hazen Avenue will require the road to be closed. A detour plan should be provided at the Preconstruction Meeting.

4. Sight triangles should be shown on the grading plans for all points of access including at the intersection of Hazen Avenue with Oceanport Avenue.

5. The applicant should clarify if Building 494 at the corner of Hazen Avenue and Oceanport Avenue will be demolished.

6. Sheet LS219 appears to show an existing gazebo over the outfall pipe to HW400 is this to be removed.

7. Curbing appears to be proposed in the Oceanport Avenue right of way, which is a county road. A detail for the Monmouth County 6" x 20" curb should be added to the detail sheets.

8. The sight triangle for the Riverside Avenue entrance will be illustrated on sheet CU219 to ensure that the hotbox for the water service does not affect the sight distance.

9. The connection to the watermain on Riverside Avenue will require approval from Borough Council if the work is not completed in the near future as this road will be paved in the next few months and then placed under moratorium.

10. The Applicant shall be required to provide an electronic version (AutoCAD format) of the boundary survey.

11. The street addresses shall be approved by the appropriate Borough Official.

H. 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;
    d. Two River Water Reclamation Authority;

Colliers Engineering & Design

e. New Jersey American Water;
f. Freehold Soil Conservation District;
g. New Jersey Natural Gas; and,
h. JCP&L/FMERA.

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/
cc: Kevin Kennedy, Esq. (via email)
Lisa A. John-Basta, Esq. (via email)
Christopher Cirrotti, P.E. (via email)
Karl Pehnke, P.E. (via email)

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NETFLIX FORT MONMOUTH

PHASE 2A: PARCEL 400

10/21/2025

PHASE 2A - BUILDING DRAWING INDEX

DRAWING NUMBER	BUILDING NAME	DRAWING TITLE
A-000		COVER SHEET & DRAWING LIST
A-001		PHASE 2A SITE PLAN - PARCEL 400
A-002		PHASE 2A SITE/ BUILDING SIGNAGE PLANS, COMPLIANCE TABLES, DETAILS
A-100	EXISTING BUILDING 277	PARCEL 400 SITE PLAN, BUILDING 277 LOCATION PLAN
A-101	EXISTING BUILDING 277	BUILDING 277 STORAGE/WAREHOUSE PLANS
A-102	EXISTING BUILDING 277	BUILDING 277 STORAGE WAREHOUSE EXTERIOR ELEVATIONS
A-200	EXISTING BUILDING 279	PARCEL 400 SITE PLAN, BUILDING 279 LOCATION PLAN
A-201	EXISTING BUILDING 279	BUILDING 279 STORAGE/WAREHOUSE PLANS
A-202	EXISTING BUILDING 279	BUILDING 279 STORAGE WAREHOUSE EXTERIOR ELEVATIONS
A-300	EXISTING BUILDING 280	PARCEL 400 SITE PLAN, BUILDING 280 LOCATION PLAN
A-301	EXISTING BUILDING 280	BUILDING 280 STORAGE/WAREHOUSE PLANS
A-302	EXISTING BUILDING 280	BUILDING 280 STORAGE WAREHOUSE EXTERIOR ELEVATIONS
A-400	EXISTING BUILDING 281	PARCEL 400 SITE PLAN, BUILDING 281 LOCATION PLAN
A-401	EXISTING BUILDING 281	BUILDING 281 STORAGE/WAREHOUSE PLANS
A-402	EXISTING BUILDING 281	BUILDING 281 STORAGE WAREHOUSE EXTERIOR ELEVATIONS
A-500	EXISTING BUILDING 482	PARCEL 400 SITE PLAN, BUILDING 482 LOCATION PLAN
A-501	EXISTING BUILDING 482	BUILDING 482 STORAGE/WAREHOUSE PLANS
A-502	EXISTING BUILDING 482	BUILDING 482 STORAGE WAREHOUSE EXTERIOR ELEVATIONS
LL400	SITE LIGHTING	OVERALL LIGHTING PLAN - 400 AREA
LL214	SITE LIGHTING	LIGHTING PLAN AREA 14
LL215	SITE LIGHTING	LIGHTING PLAN AREA 15
LL216	SITE LIGHTING	LIGHTING PLAN AREA 16
LL217	SITE LIGHTING	LIGHTING PLAN AREA 17
LL218	SITE LIGHTING	LIGHTING PLAN AREA 18
LL219	SITE LIGHTING	LIGHTING PLAN AREA 19
LL220	SITE LIGHTING	LIGHTING FIXTURE SCHEDULE AND NOTES

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NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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CIVIL ENGINEER
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

PHASE 2A PARCEL 400
COVER SHEET &
DRAWING LIST

DRAWING NUMBER:

A-000

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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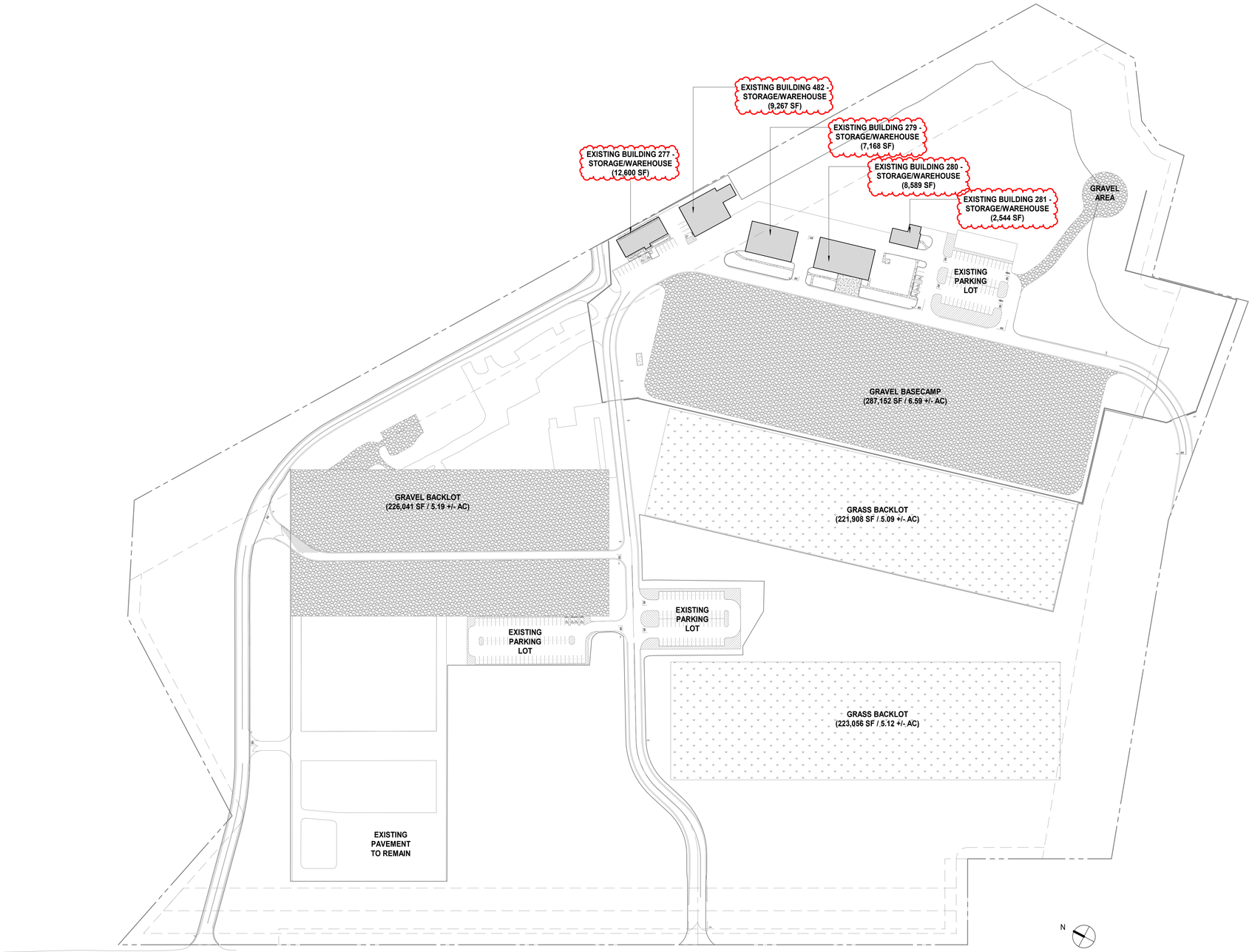

DEVELOPMENT ZONE 6 - 400 AREA PARCEL		
Structure Type	GFA (GROSS FLOOR AREA)	BUILDING HEIGHT
STORAGE/WAREHOUSE		
BUILDING 277	12,600 SF	STRUCTURES ARE EXISTING TO
BUILDING 279	7,168 SF	REMAIN;EXISTING BUILDING HEIGHTS
BUILDING 280	8,589 SF	TO REMAIN UNCHANGED. NO
BUILDING 281	2,544 SF	ADDITIONAL SF WILL BE ADDED.
BUILDING 482	9,267 SF	

1 SITE PLAN - PARCEL 400
SCALE: 1" = 100'-0"

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MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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CIVIL ENGINEER
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

LOW VOLTAGE / IT
ROOK BROOK CONSULTING GROUP
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
PHASE 2A SITE PLAN - PARCEL 400

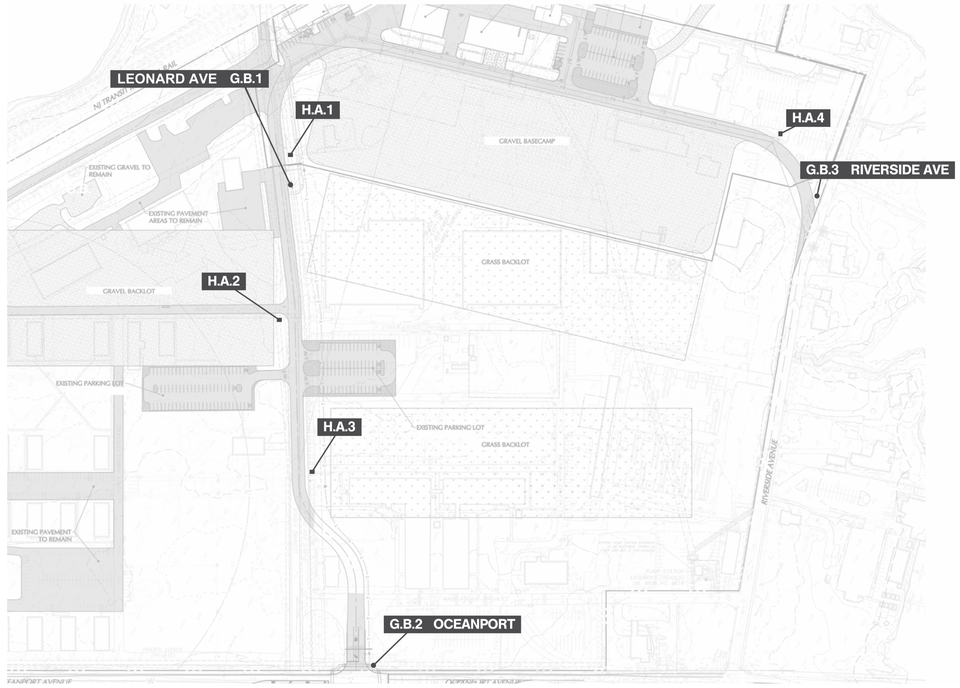
DRAWING NUMBER:
A-001

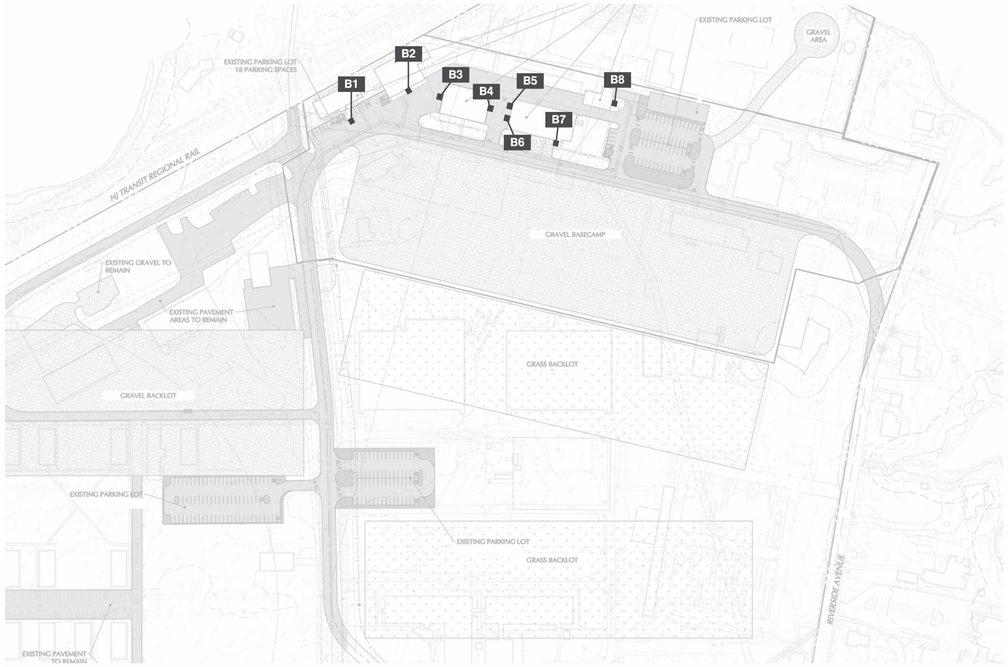
ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100





Exterior Building Signage
Compliance Table

INDICATOR	FABRICATION SUMMARY (SEE DRAWINGS FOR DETAILS)	SIGN TYPE	MCR CLASSIFICATION RESTRICTIONS	COMPLIANT?
EXT-B MAIN ENTRANCE EYEBROW, BUILDING	DIMENSIONAL LETTERS, AFFIXED TO BUILDING	CHANNEL LETTER STUDIO WALL	**STUDIO WALL:** – MAX AREA: 12% OF STRUCTURE FAÇADE TO WHICH IT'S ATTACHED. – NO WALL SIGN SHALL BE IN EXCESS OF 600 SF. – SHALL NOT BE USED FOR ADVERTISING PURPOSES.	YES

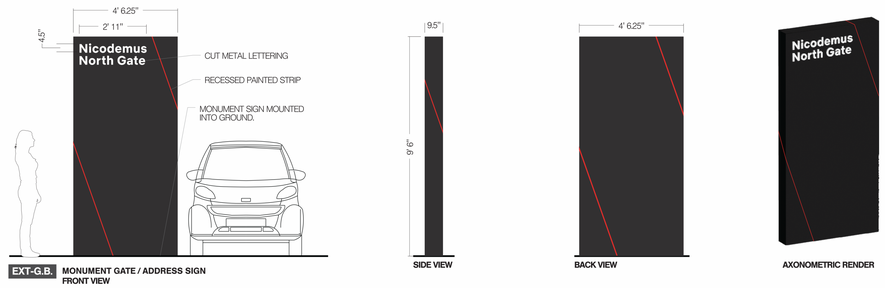
Exterior Site Signage
Compliance Table

INDICATOR	FABRICATION SUMMARY (SEE DRAWINGS FOR DETAILS)	SIGN TYPE	MCR CLASSIFICATION RESTRICTIONS	COMPLIANT?
EXT-G-B MONUMENT GATE/ADDRESS SIGN	FREESTANDING MONUMENT SIGN	ADDRESS	**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
EXT-H-A 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

GENERAL NOTE:

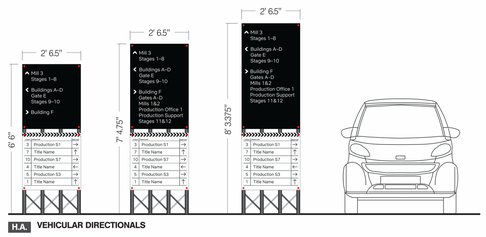
1. REFER TO BUILDING EXTERIOR ELEVATIONS FOR MAXIMUM SIGN AREA PERCENTAGE IN RELATIONSHIP TO BUILDING FACADE AREA FOR EXT-B SIGNAGE.

Sign G.B.
Monument Gate/Address Sign



1 EXT-G.B. (ADDRESS) - PARCEL 400
SCALE: 3/8" = 1'-0"

Sign H.A.
Wayfinding Signage



2 EXT-H.A. (STUDIO DIRECTORY) WAYFINDING PILLAR SIGN PARCEL 400
SCALE: 3/8" = 1'-0"

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MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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CIVIL ENGINEER
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

LOW VOLTAGE / IT
ROCK BROOK CONSULTING GROUP
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
PHASE 2A SITE/BUILDING SIGNAGE PLANS, COMPLIANCE TABLES, DETAILS

DRAWING NUMBER:
A-002

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

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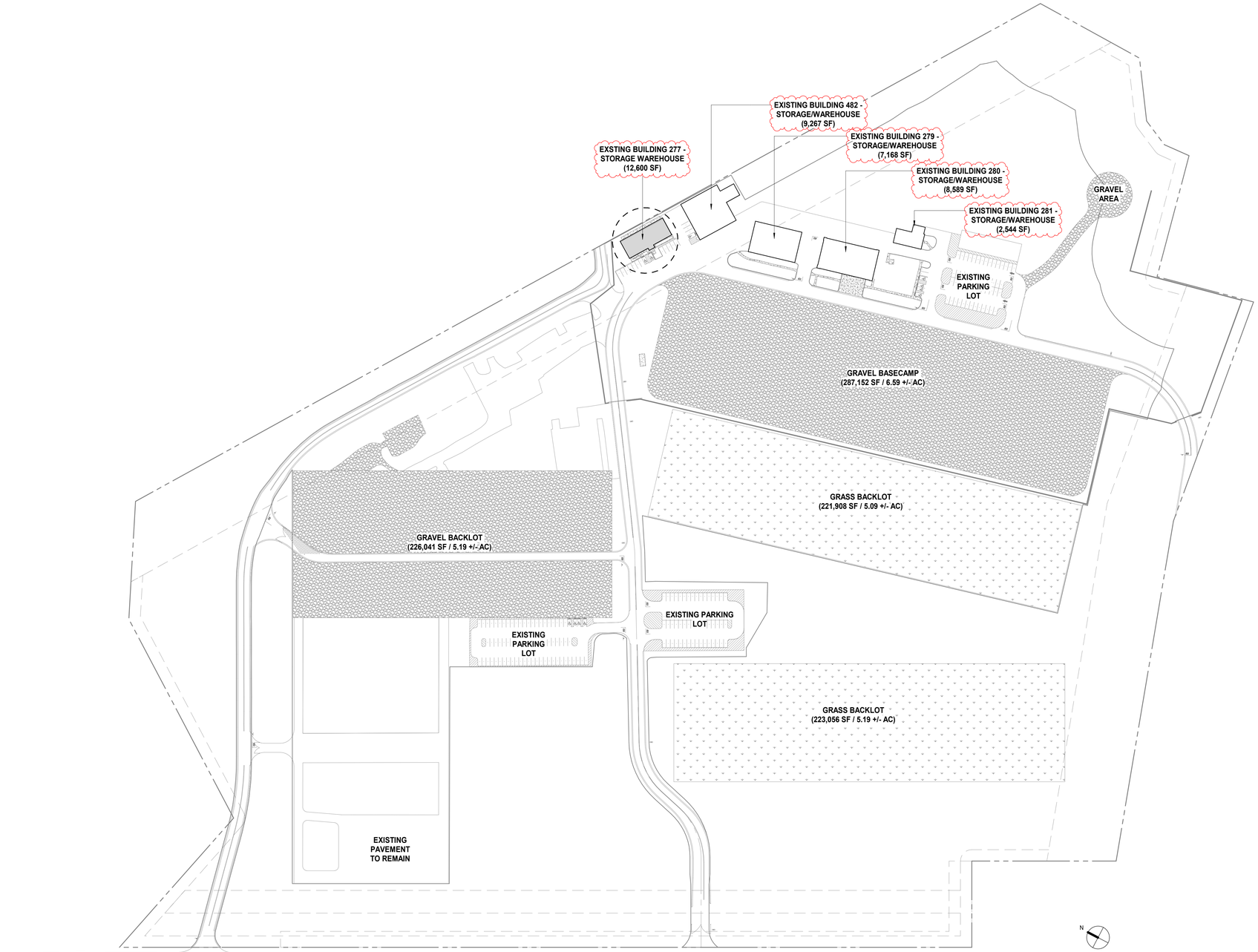

1 BUILDING 277 - SITE PLAN
SCALE: 1" = 100'-0"

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FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

PARCEL 400 SITE PLAN, BUILDING 277 LOCATION PLAN

DRAWING NUMBER:

A-100

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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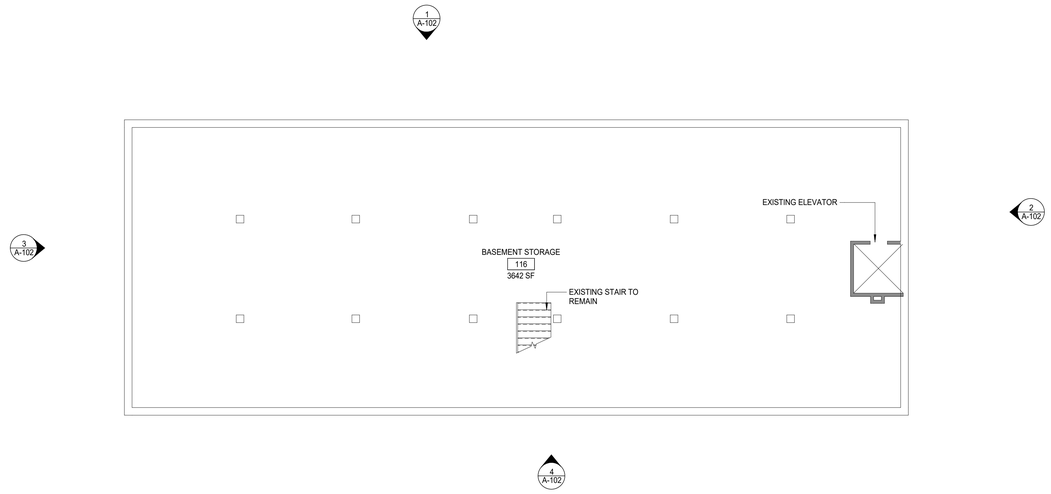
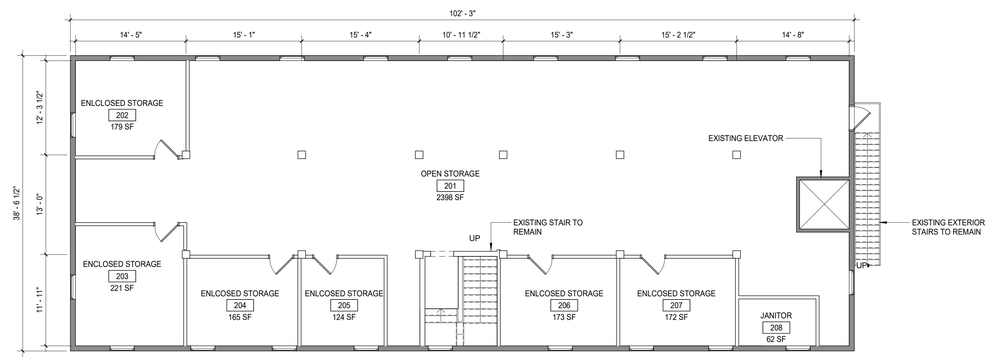
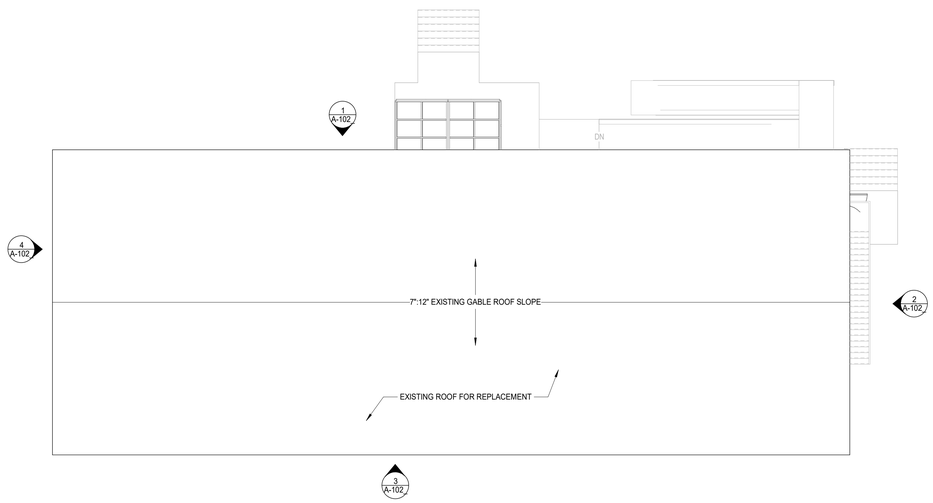


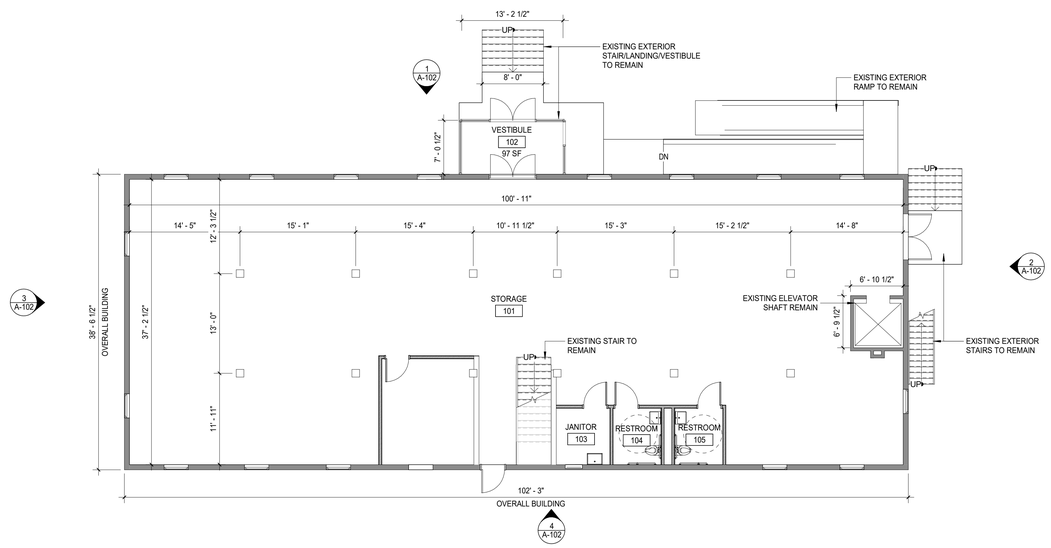
3 BUILDING 277 - BASEMENT FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



2 BUILDING 277 - SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



4 BUILDING 277 - ROOF PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 277 - GROUND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

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MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 277
STORAGE/WAREHOUSE
PLANS

DRAWING NUMBER:
A-101

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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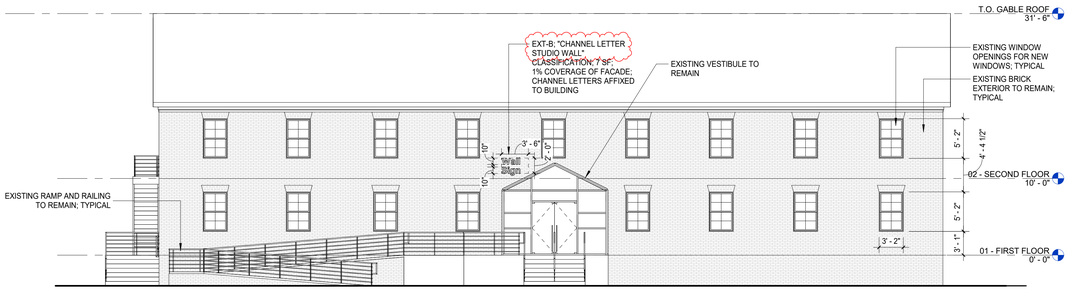
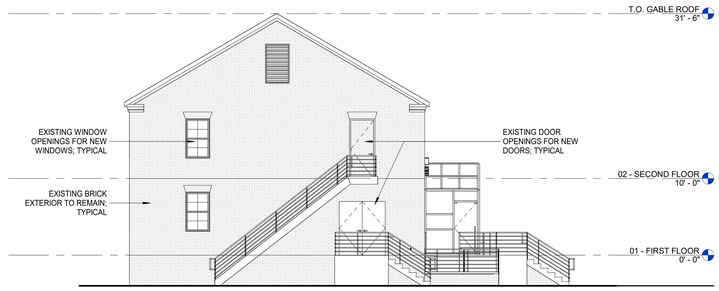
10/18/2025 9:44:59 PM



1 BUILDING 277 - EXTERIOR ELEVATION - NORTH

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

TOTAL FACADE AREA: 2,388 SF
GLAZING AREA: 414 SF
TRANSPARENCY: 17%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



2 BUILDING 277 - EXTERIOR ELEVATION - EAST

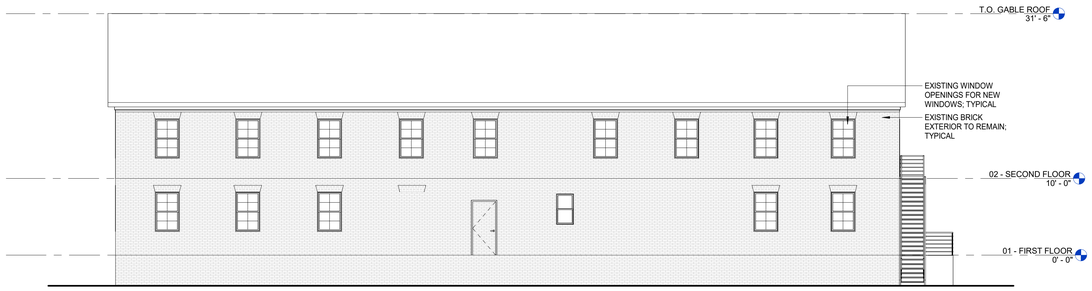
SCALE: 1/8" = 1'-0"

TOTAL FACADE AREA: 1,153 SF
GLAZING AREA: 32 SF
TRANSPARENCY: 3%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

3 BUILDING 277 - EXTERIOR ELEVATION - WEST

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

TOTAL FACADE AREA: 1,153 SF
GLAZING AREA: 64 SF
TRANSPARENCY: 6%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



4 BUILDING 277 - EXTERIOR ELEVATION - SOUTH

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

TOTAL FACADE AREA: 2,388 SF
GLAZING AREA: 272 SF
TRANSPARENCY: 11%
NOTE: ALL WINDOW & DOOR OPENINGS ARE EXISTING.

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NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

BUILDING 277 STORAGE WAREHOUSE EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-102

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02117900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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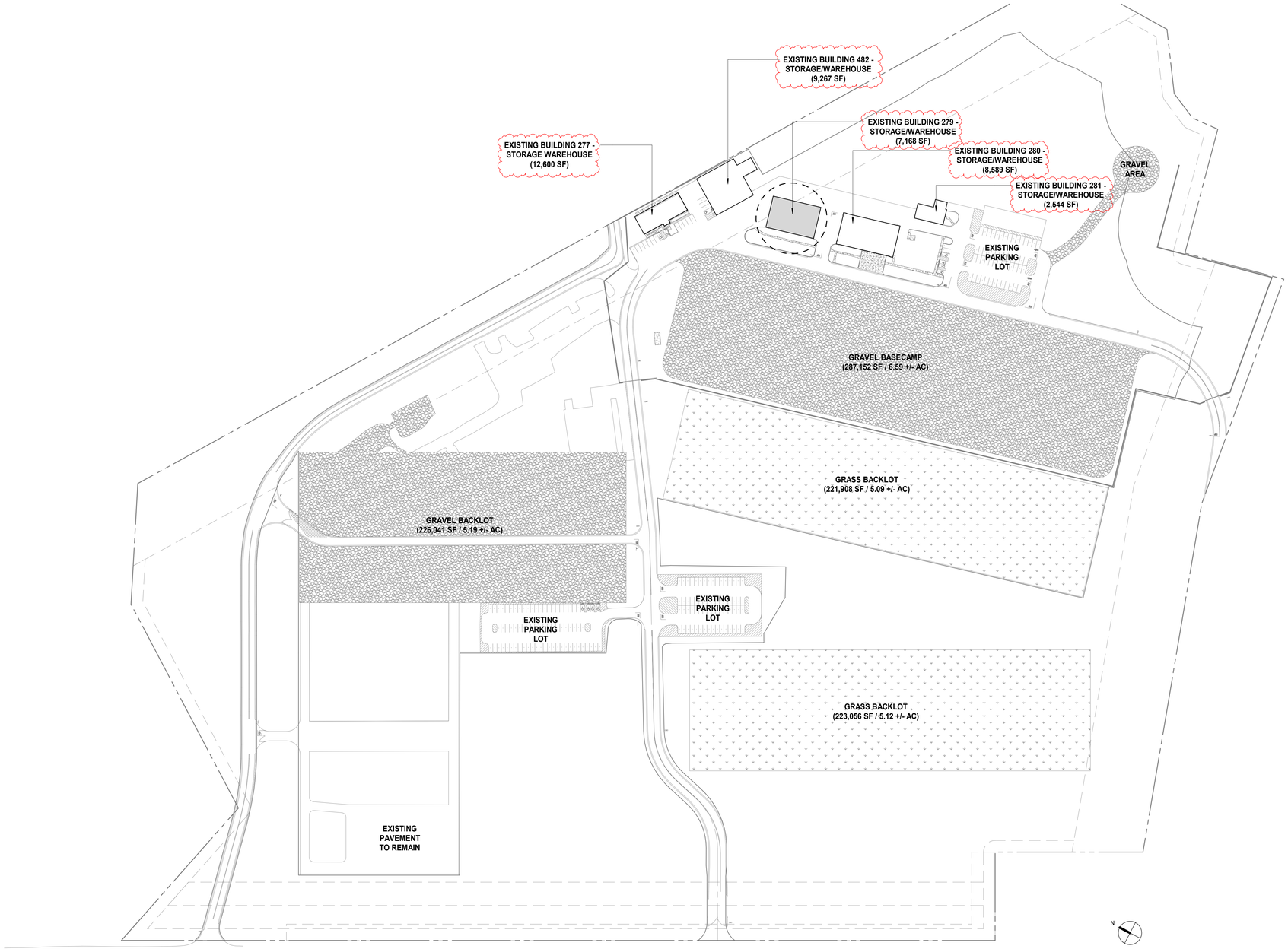

1 BUILDING 279 - SITE PLAN
SCALE: 1" = 100'-0"

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PARCEL 400 BUILDING 279

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

PARCEL 400 SITE PLAN, BUILDING 279 LOCATION PLAN

DRAWING NUMBER:

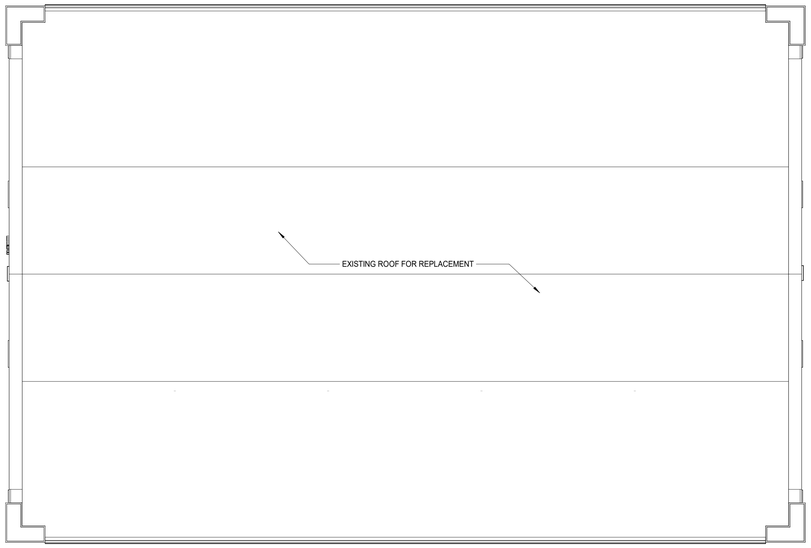
A-200

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

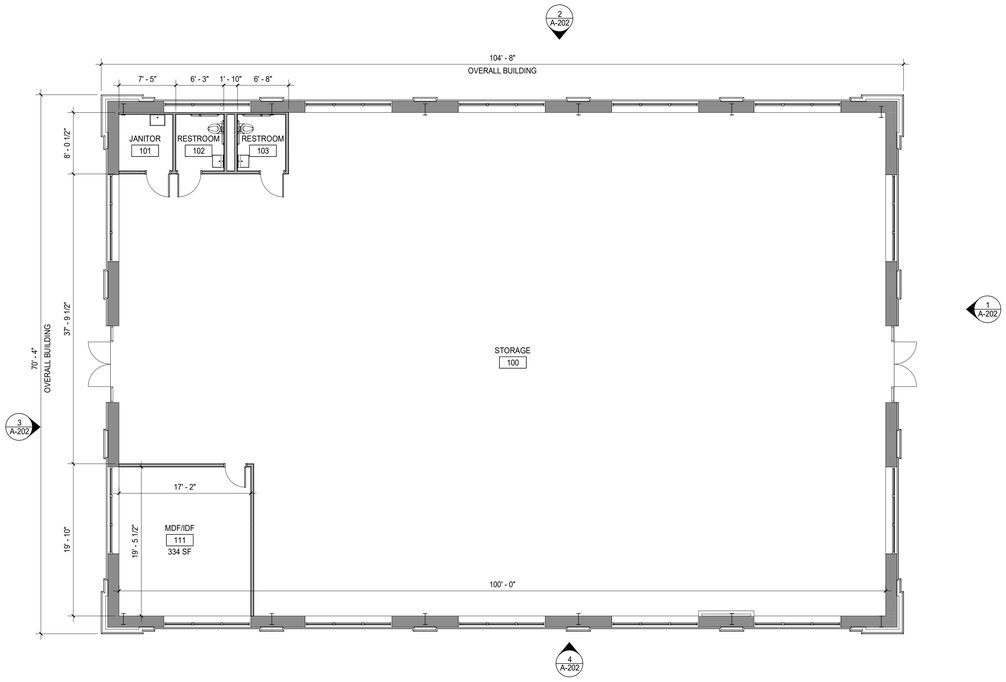
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200



2 BUILDING 279 - ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



1 BUILDING 279 - GROUND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

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NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 279

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX:330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 279
STORAGE/WAREHOUSE
PLANS

DRAWING NUMBER:
A-201

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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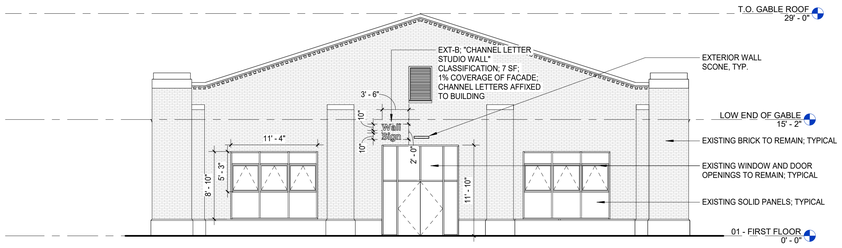


1 BUILDING 279 - EXTERIOR ELEVATION - EAST

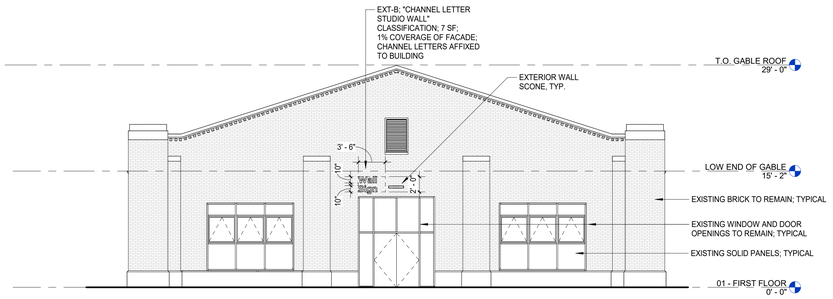
SCALE: 1/8" = 1'-0"

TOTAL FACADE AREA: 1,668 SF
GLAZING AREA: 120 SF
TRANSPARENCY: 7%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

2 BUILDING 279 - EXTERIOR ELEVATION - NORTH

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

TOTAL FACADE AREA: 1,645 SF
GLAZING AREA: 300 SF
TRANSPARENCY: 18%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



3 BUILDING 279 - EXTERIOR ELEVATION - WEST

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

TOTAL FACADE AREA: 1,668 SF
GLAZING AREA: 120 SF
TRANSPARENCY: 7%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

4 BUILDING 279 - EXTERIOR ELEVATION - SOUTH

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

TOTAL FACADE AREA: 1,645 SF
GLAZING AREA: 300 SF
TRANSPARENCY: 18%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

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PARCEL 400 BUILDING 279

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

BUILDING 279
STORAGE/WAREHOUSE
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-202

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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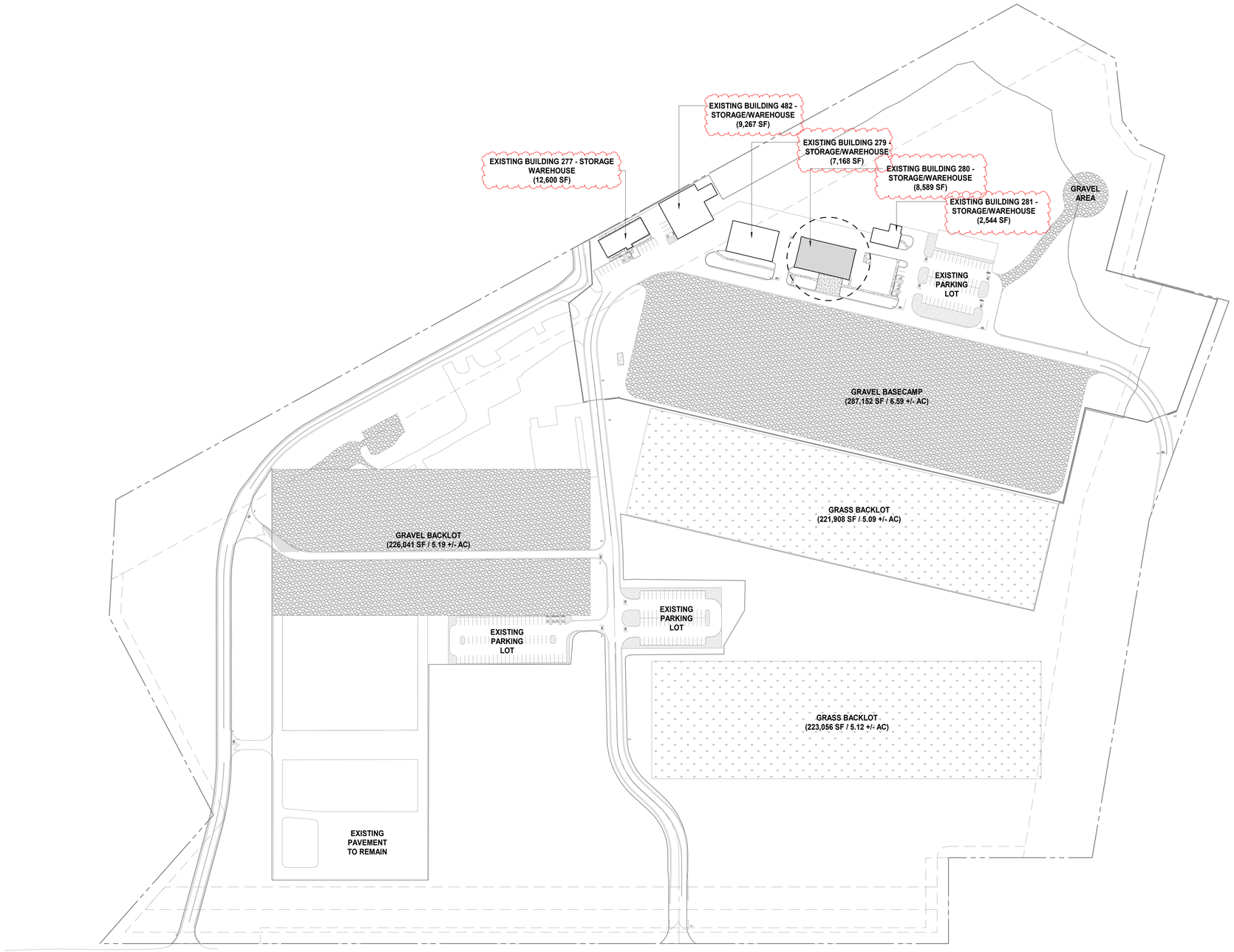

1 BUILDING 280 - SITE PLAN
SCALE: 1" = 100'-0"

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PARCEL 400 BUILDING 280

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
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LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
PARCEL 400 SITE PLAN, BUILDING 280 LOCATION PLAN

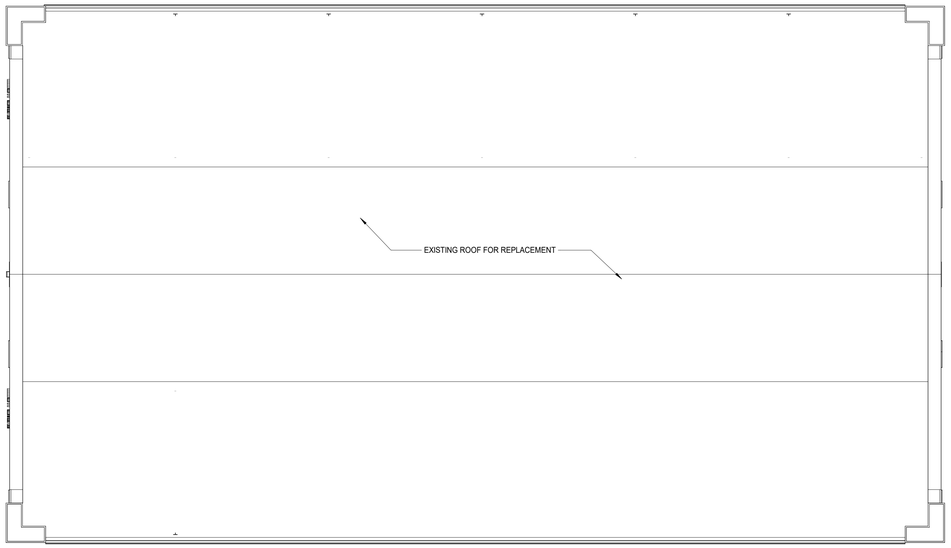
DRAWING NUMBER:
A-300

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200



2 BUILDING 280 - ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

1 BUILDING 280 - GROUND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

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NETFLIX

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FORT MONMOUTH

PARCEL 400 BUILDING 280

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AI00120600

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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 280
STORAGE/WAREHOUSE
PLANS

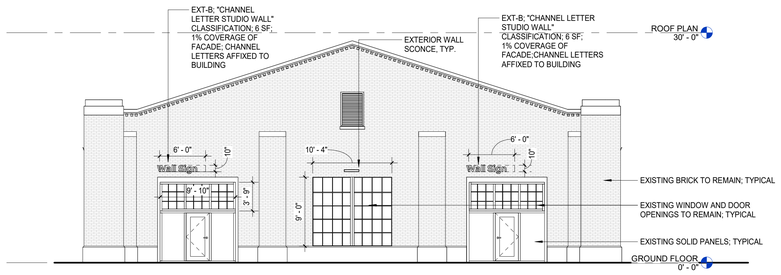
DRAWING NUMBER:
A-301

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

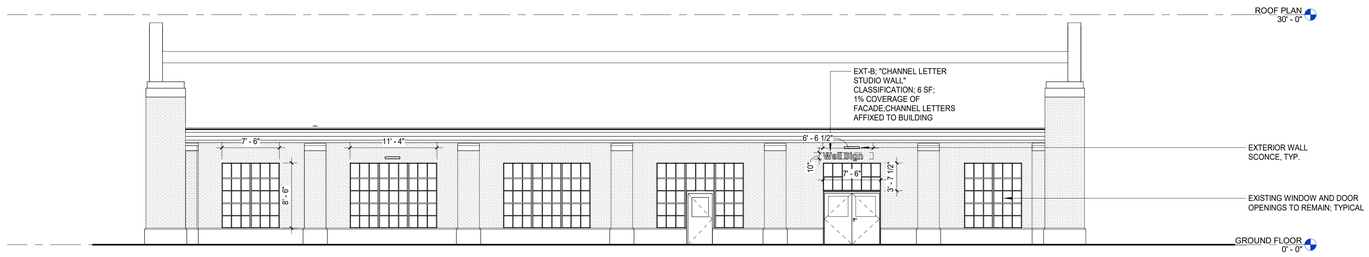
MD PROJECT NUMBER:
03-3411-0200



1 BUILDING 280 - EXTERIOR ELEVATION - WEST

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

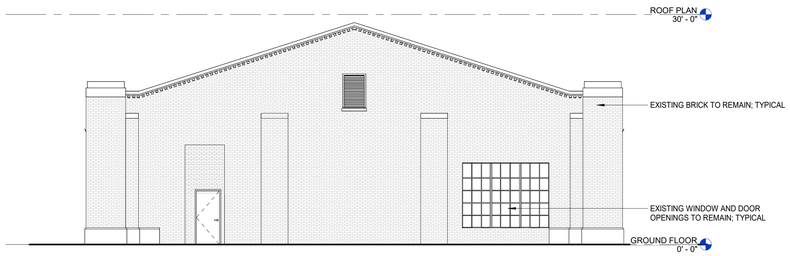
TOTAL FACADE AREA: 1,668 SF
GLAZING AREA: 171 SF
TRANSPARENCY: 10%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



2 BUILDING 280 - EXTERIOR ELEVATION - SOUTH

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

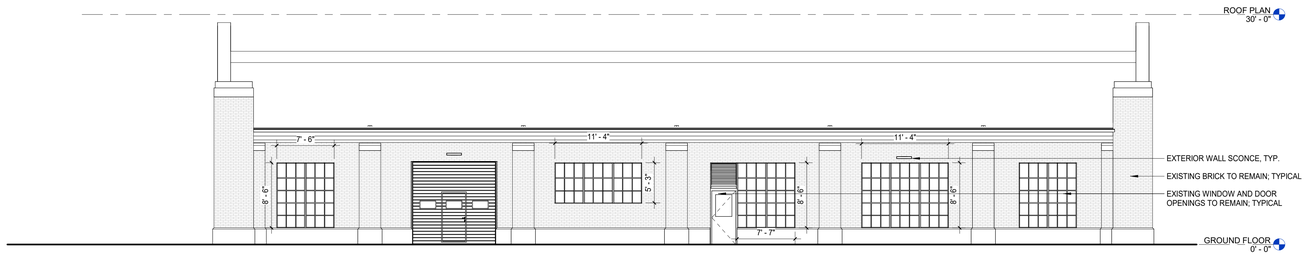
TOTAL FACADE AREA: 2,178 SF
GLAZING AREA: 442 SF
TRANSPARENCY: 20%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



3 BUILDING 280 - EXTERIOR ELEVATION - EAST

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

TOTAL FACADE AREA: 684 SF
GLAZING AREA: 50 SF
TRANSPARENCY: 7%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



4 BUILDING 280 - EXTERIOR ELEVATION - NORTH

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

TOTAL FACADE AREA: 2,178 SF
GLAZING AREA: 348 SF
TRANSPARENCY: 16%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 280

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 280
STORAGE/WAREHOUSE
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A-302

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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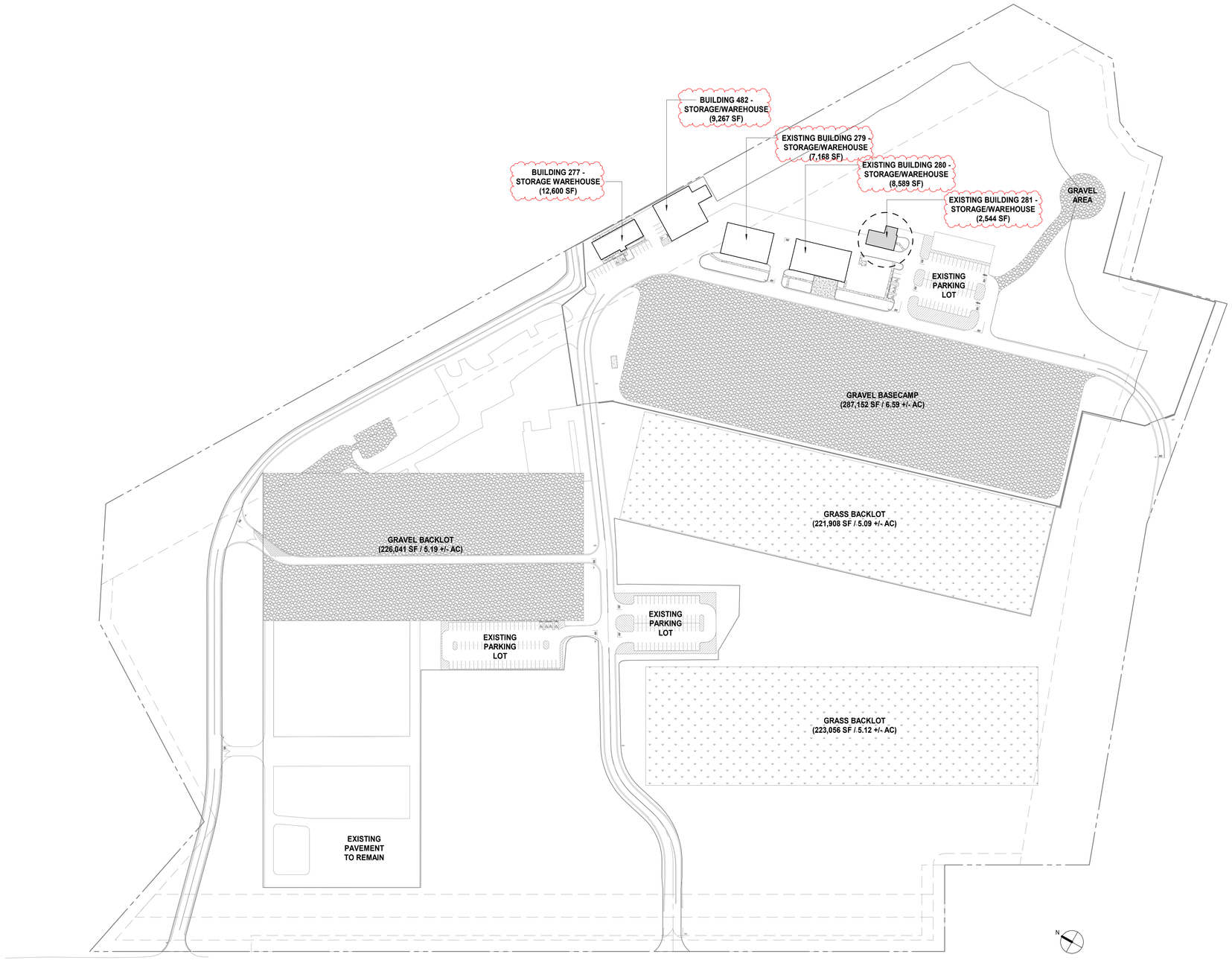

1 BUILDING 281 - SITE PLAN
SCALE: 1" = 100'-0"

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10/18/2025 10:27:20 PM

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 281

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
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300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
PARCEL 400 SITE PLAN, BUILDING 281 LOCATION PLAN

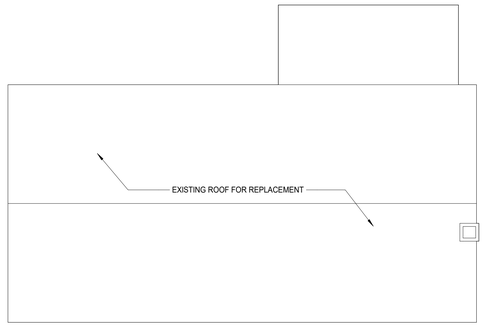
DRAWING NUMBER:
A-400

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

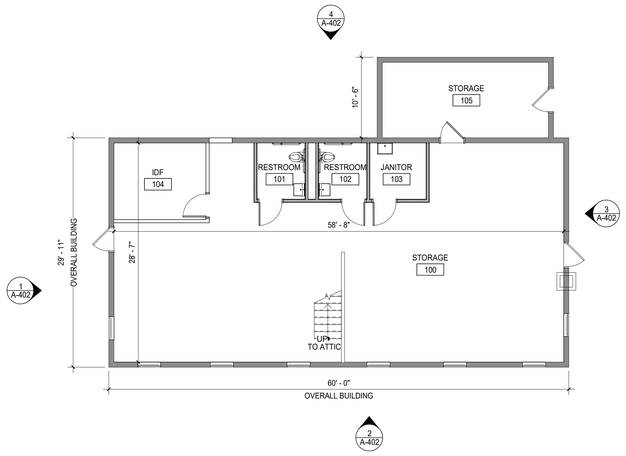
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200



2 BUILDING 281 - ROOF PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 281 -GROUND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 281

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 281 - STORAGE/WAREHOUSE PLANS

DRAWING NUMBER:
A-401

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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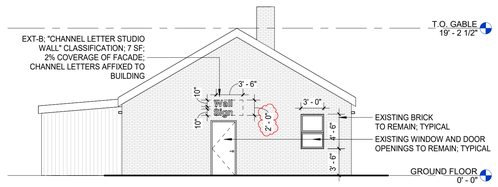
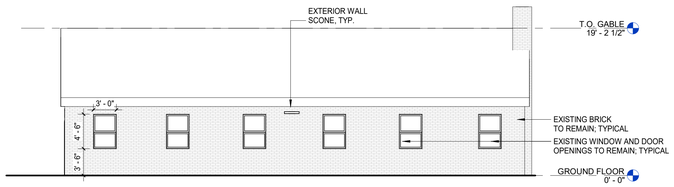


1 BUILDING 281 - EXTERIOR ELEVATION - WEST

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

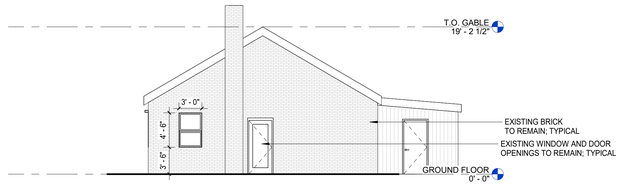
TOTAL FACADE AREA: 410 SF
GLAZING AREA: 14 SF
TRANSPARENCY: 4%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



2 BUILDING 281 - EXTERIOR ELEVATION - SOUTH

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

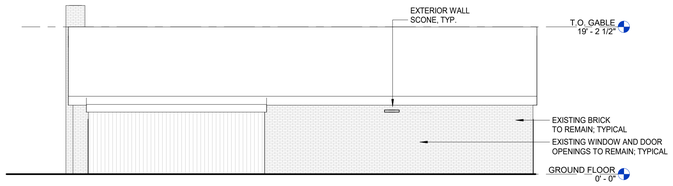
TOTAL FACADE AREA: 540 SF
GLAZING AREA: 84 SF
TRANSPARENCY: 16%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



3 BUILDING 281 - EXTERIOR ELEVATION - EAST

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

TOTAL FACADE AREA: 410 SF
GLAZING AREA: 14 SF
TRANSPARENCY: 4%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



4 BUILDING 281 - EXTERIOR ELEVATION - NORTH

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

TOTAL FACADE AREA: 540 SF
GLAZING AREA: 14 SF
TRANSPARENCY: 16%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 281

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

BUILDING 281 - STORAGE/WAREHOUSE EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-402

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

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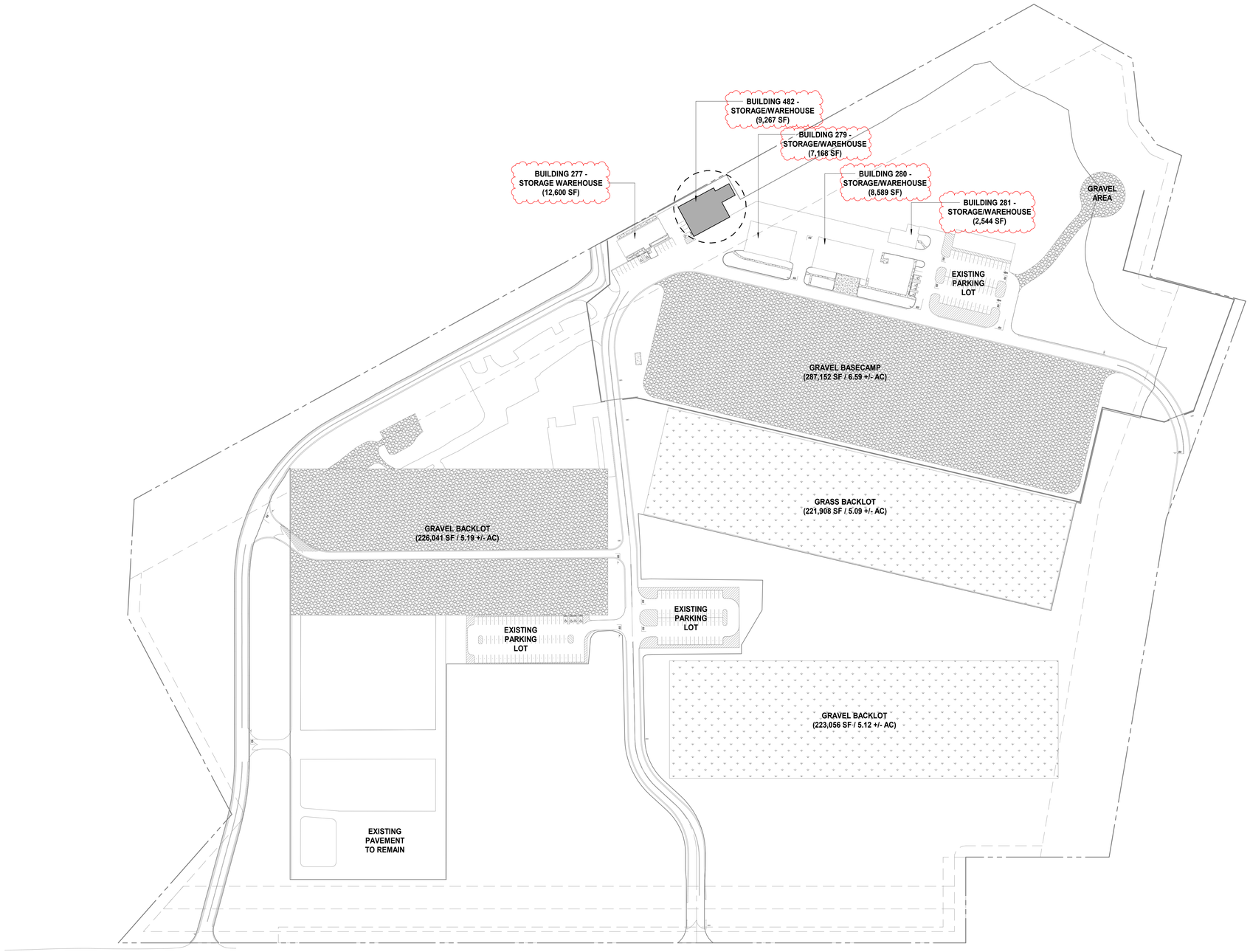
10/18/2025 10:25:15 PM



1 BUILDING 482 - SITE PLAN
SCALE: 1" = 100'-0"

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 482

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
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BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
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A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
PARCEL 400 SITE PLAN, BUILDING 482 LOCATION PLAN

DRAWING NUMBER:
A-500

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

Autodesk Docs://Netflix - Fort Monmouth NJ (Phase 1B)/BLDG 482_ARCH_2023.rvt
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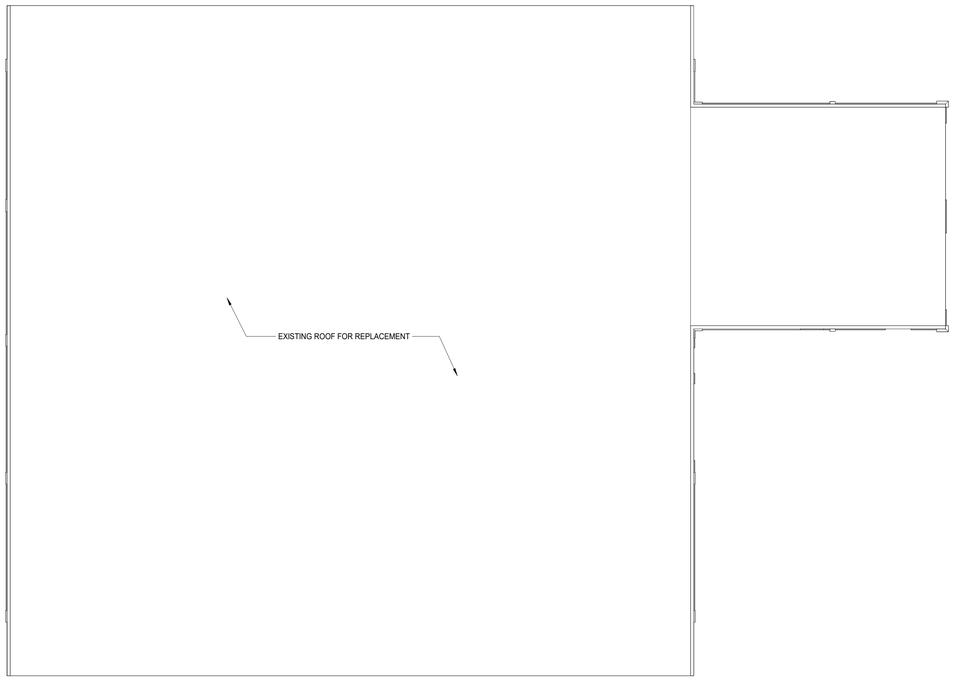
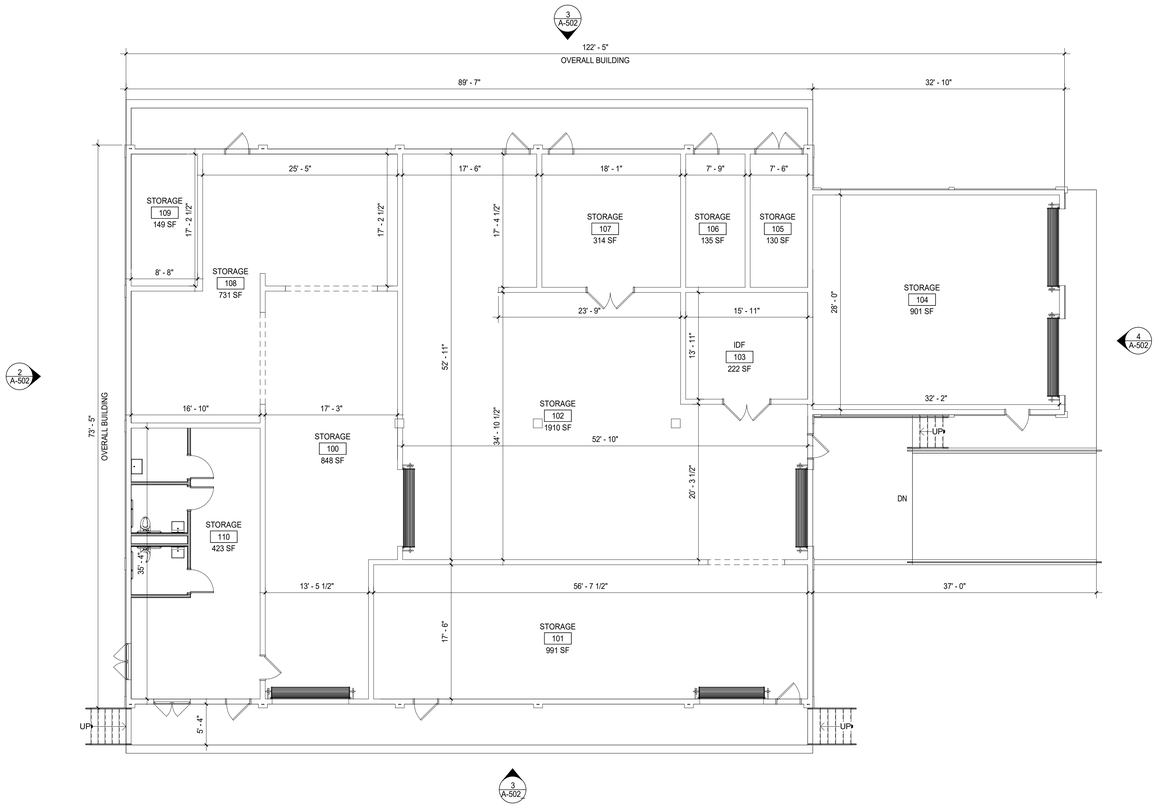


2 BUILDING 482 - ROOF PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 482 - GROUND FLOOR - PROPOSED
SCALE: 1/8" = 1'-0"

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

PARCEL 400 BUILDING 482

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
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COA: 21AC00120600

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MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

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AMA GROUP
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MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

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347.589.8822

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NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
BUILDING 482 - STORAGE/WAREHOUSE PLANS

DRAWING NUMBER:
A-501

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

Autodesk Docs://Netflix - Fort Monmouth NJ (Phase1B)/BLDG 482_ARCH_21023.rvt

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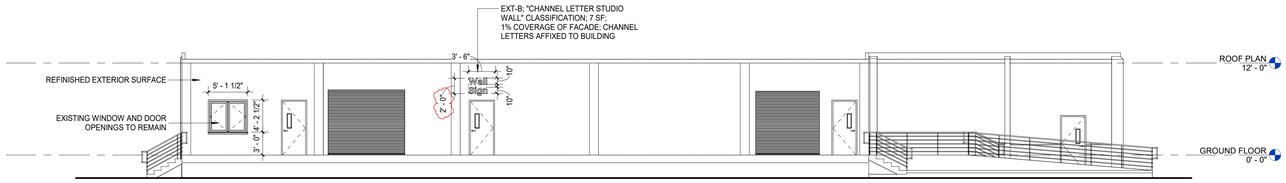
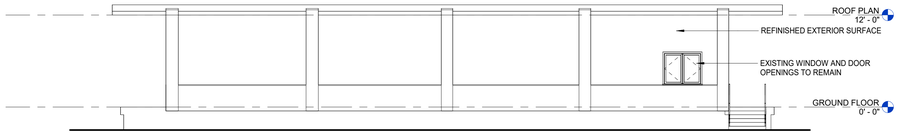


1 BUILDING 482 - EXTERIOR ELEVATION - SOUTH

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

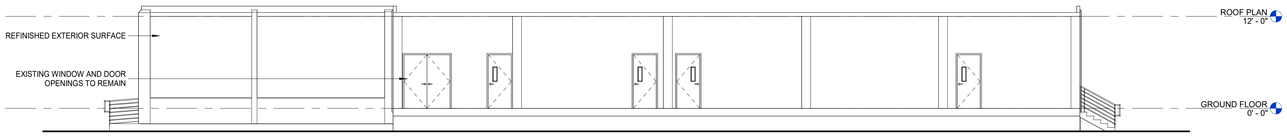
TOTAL FACADE AREA: 1,075 SF
GLAZING AREA: 21 SF
TRANSPARENCY: 2%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



2 BUILDING 482 - EXTERIOR ELEVATION - WEST

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

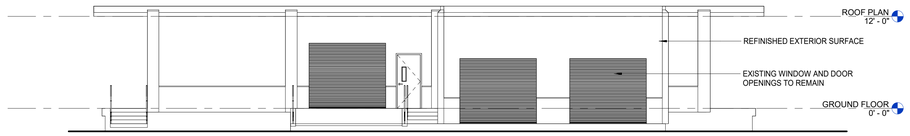
TOTAL FACADE AREA: 917 SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



3 BUILDING 482 - EXTERIOR ELEVATION - NORTH

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

TOTAL FACADE AREA: 1,075 SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.



4 BUILDING 482 - EXTERIOR ELEVATION - EAST

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

TOTAL FACADE AREA: 917 SF
GLAZING AREA: 0 SF
TRANSPARENCY: 0%
NOTE: ALL WINDOW AND DOOR OPENINGS ARE EXISTING.

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PARCEL 400 BUILDING 482

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
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COA: 21AC00120600

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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROOK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

BUILDING 482 - STORAGE/WAREHOUSE EXTERIOR ELEVATIONS

DRAWING NUMBER:

A-502

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

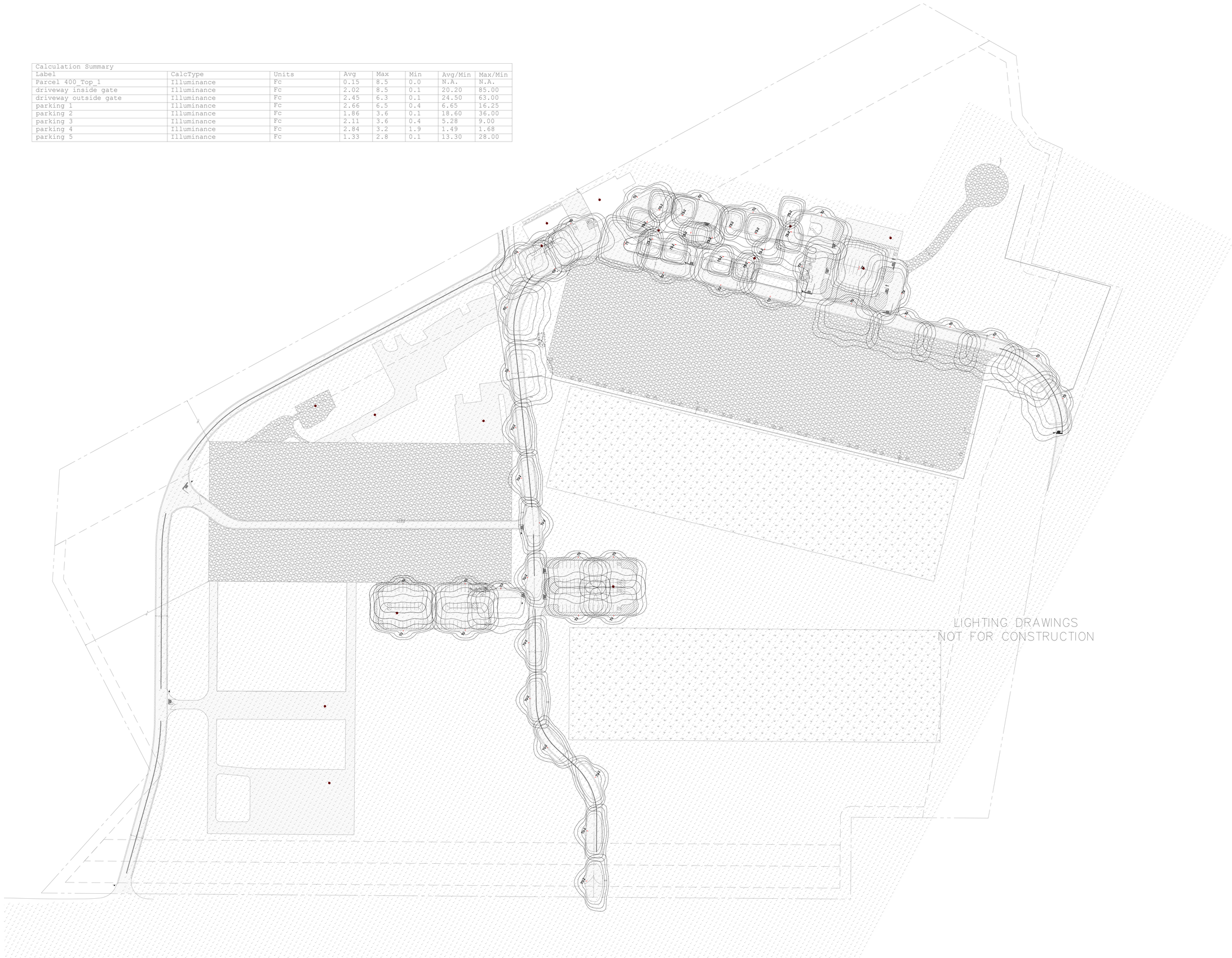
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

Autodesk Docs://Netflix - Fort Monmouth NJ (Phase 1B)/BLDG 482_ARCH_2023.rvt
10/18/2025 10:35:28 PM

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parcel 400_Top_1	Illuminance	Fc	0.15	8.5	0.0	N.A.	N.A.
driveway inside gate	Illuminance	Fc	2.02	8.5	0.1	20.20	85.00
driveway outside gate	Illuminance	Fc	2.45	6.3	0.1	24.50	63.00
parking 1	Illuminance	Fc	2.66	6.5	0.4	6.65	16.25
parking 2	Illuminance	Fc	1.86	3.6	0.1	18.60	36.00
parking 3	Illuminance	Fc	2.11	3.6	0.4	5.28	9.00
parking 4	Illuminance	Fc	2.84	3.2	1.9	1.49	1.68
parking 5	Illuminance	Fc	1.33	2.8	0.1	13.30	28.00



NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
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LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
825 EIGHTH AVE, 16TH FLOOR
NEW YORK, NY 10019
212.404.4768

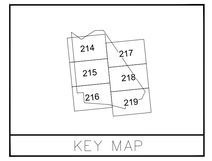
SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:



NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

OVERALL LIGHTING PLAN 400 AREA

DRAWING NUMBER:

LL-400

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST, SUITE 380
RED BANK, NJ 07701
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COA: 21AI00120600

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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MEULILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
525 EIGHTH AVE, 16TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
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NEW YORK, NY 10123
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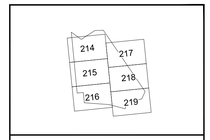
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:



KEY MAP

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

LIGHTING PLAN AREA 14

DRAWING NUMBER:

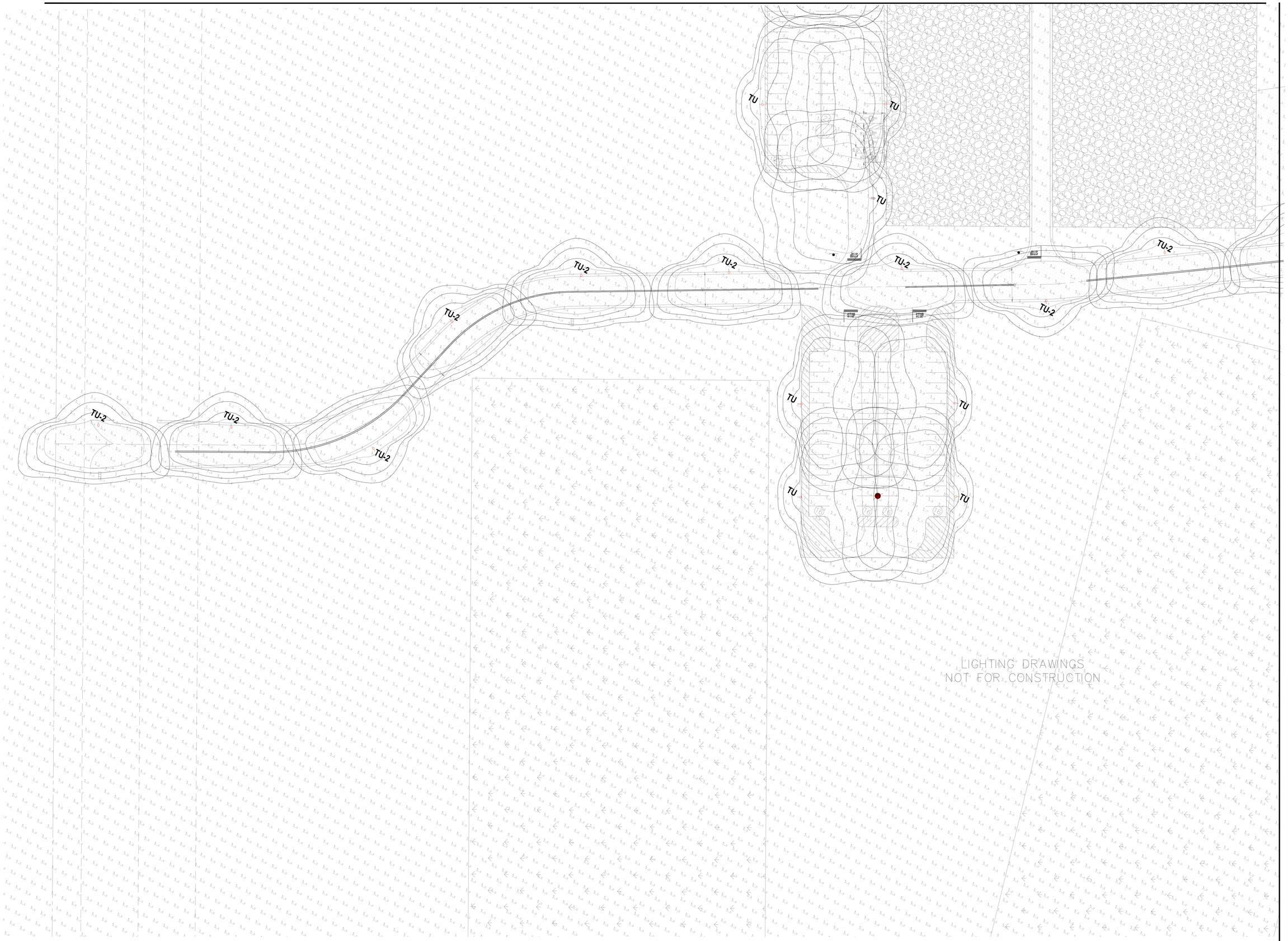
LL-214

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



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COA: 21AI00120600

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200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
525 EIGHTH AVE, 18TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

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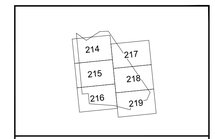
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:



KEY MAP

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

LIGHTING PLAN AREA 15

DRAWING NUMBER:

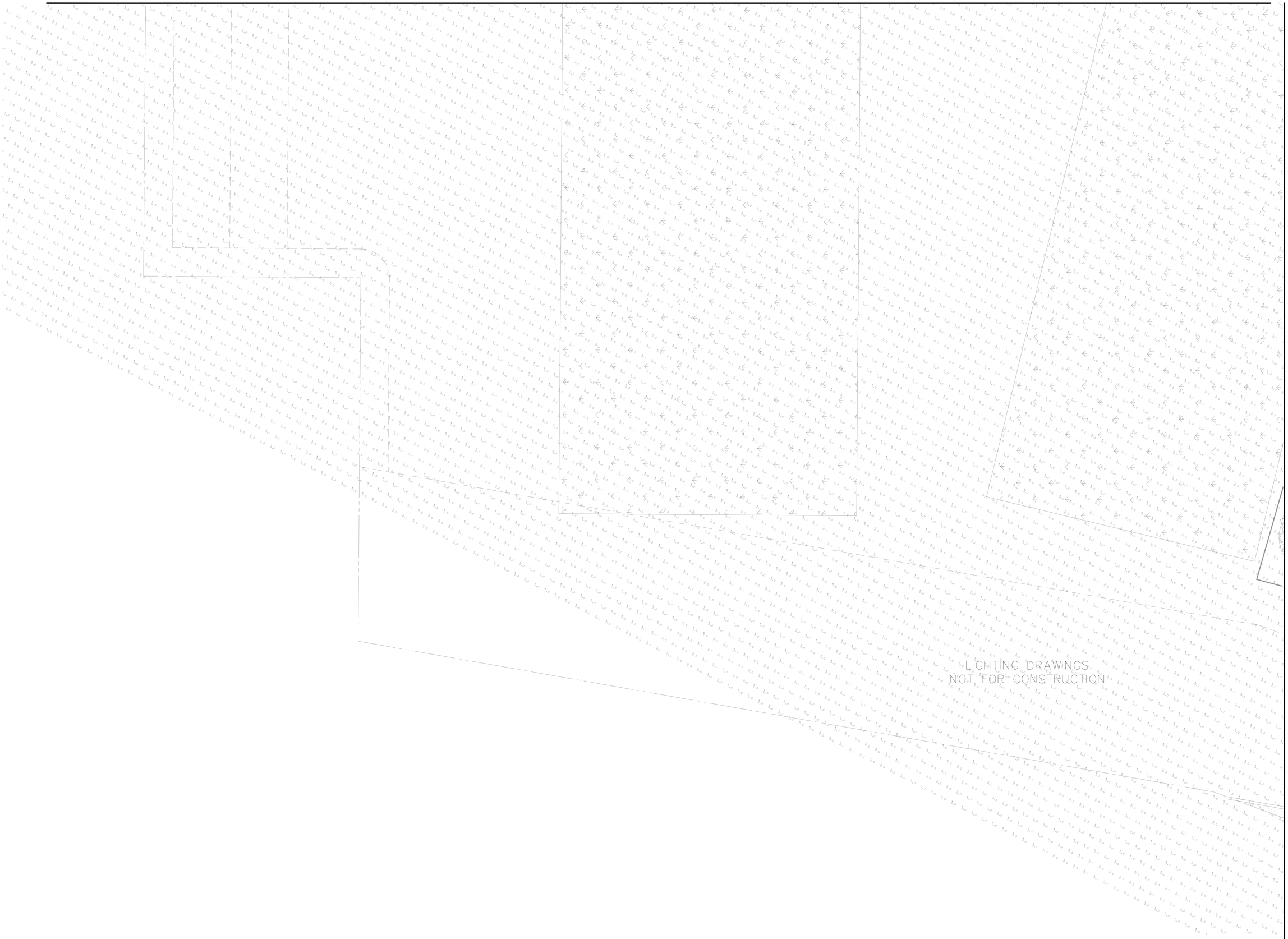
LL-215

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



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MANCINI: DUFFY

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MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
525 EIGHTH AVE, 16TH FLOOR
NEW YORK, NY 10019
212.404.4768

SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
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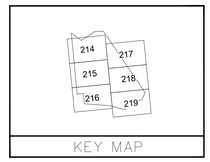
212.675.7760

KEY PLAN:



NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

LIGHTING PLAN AREA 16

DRAWING NUMBER:

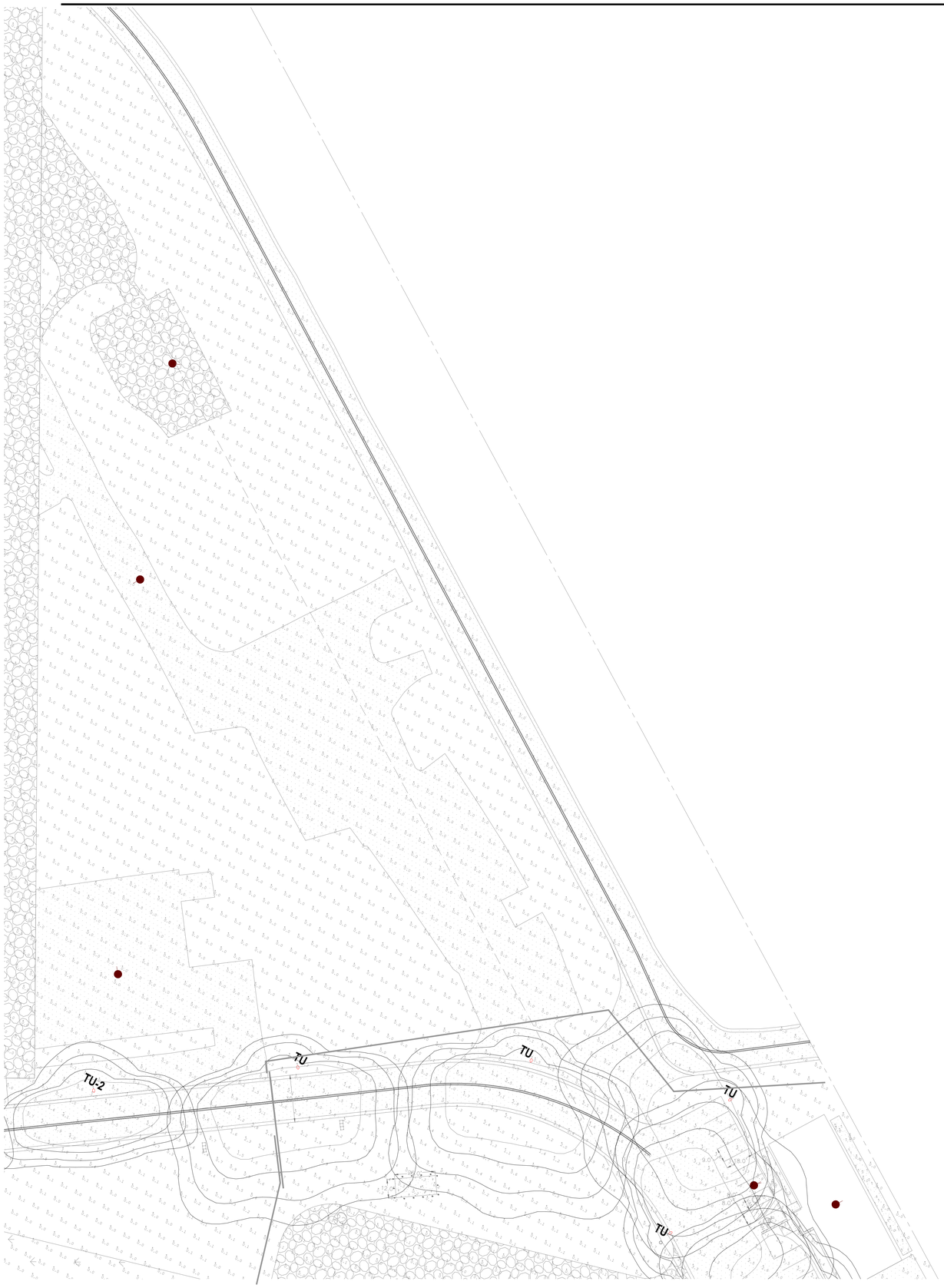
LL-216

ARCHITECT OF RECORD:
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



LIGHTING DRAWINGS
NOT FOR CONSTRUCTION

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NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
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COA: 21AC00120600

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PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
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MADISON, NJ 07940
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GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
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ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
525 EIGHTH AVE, 16TH FLOOR
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SIGNAGE CONSULTANT
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338 S. SHARON AMITY ROAD
BOX 330
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LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
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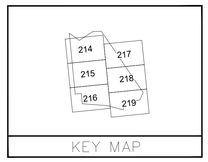
212.675.7760

KEY PLAN:



NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
LIGHTING PLAN AREA 17

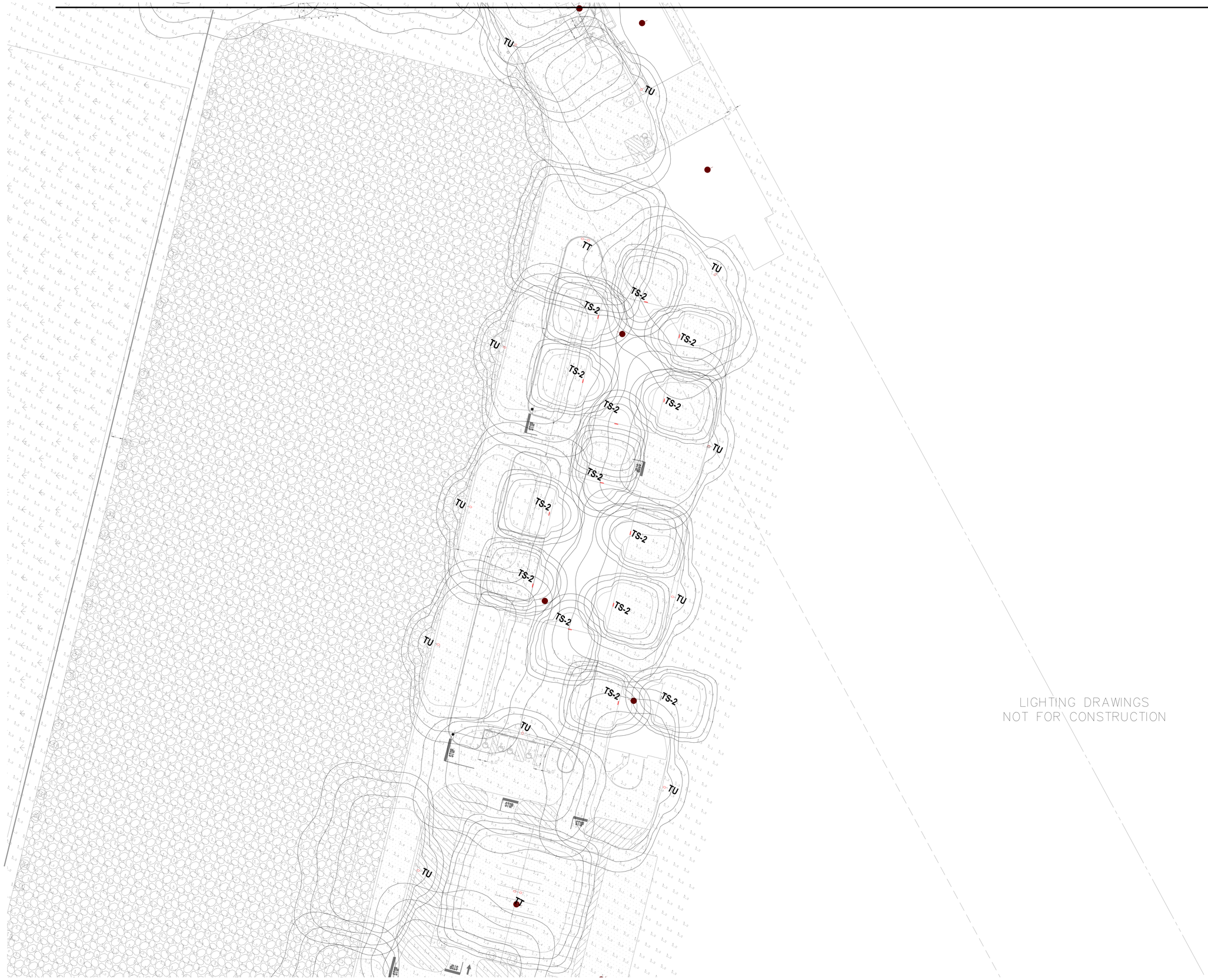
DRAWING NUMBER:
LL-217

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



LIGHTING DRAWINGS
NOT FOR CONSTRUCTION

NETFLIX

NETFLIX STUDIOS
FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
COA: 21AC00120600

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CIVIL ENGINEER
LANGAN
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
973.560.4900

LANDSCAPE ARCHITECT
MELILLO BAUER CARMAN
200 UNION AVENUE
BRIELLE, NJ 08730
732.528.0664

MEP ENGINEER (SITE)
AMA GROUP
122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
973.377.7702

MEP ENGINEER (BUILDINGS)
ARC ENGINEERING
3045 N. HOLLYWOOD WAY
BURBANK, CA 91505
818.508.6300

STRUCTURAL ENGINEER
GILSANZ MURRAY STEFICEK LLP
650 BLOOMFIELD AVE, SUITE 101
BLOOMFIELD, NJ 07003
973.273.0077

ACOUSTIC CONSULTANT
ELIGATOR ACOUSTIC ASSOCIATES
525 EIGHTH AVE, 16TH FLOOR
NEW YORK, NY 10019
212.404.4768

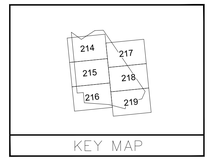
SIGNAGE CONSULTANT
GHD PARTNERS
75 BROAD STREET, SUITE 2710
NEW YORK, NY 10004
212.481.2858

A/V TECHNOLOGY CONSULTANT
D'ANGELO AND ASSOCIATES
338 S. SHARON AMITY ROAD
BOX 330
CHARLOTTE, NC 28211
704.703.1940

LOW VOLTAGE / IT
ROCK BROOK
450 7TH AVE, SUITE 2601
NEW YORK, NY 10123
347.589.8822

SITE LIGHTING
TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
NEW YORK, NY 10013
212.675.7760

KEY PLAN:



NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

LIGHTING PLAN AREA 18

DRAWING NUMBER:

LL-218

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100

LIGHTING DRAWINGS
NOT FOR CONSTRUCTION

NETFLIX

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FORT MONMOUTH

MANCINI: DUFFY

MANCINI DUFFY ARCHITECTS LLC
200 MONMOUTH ST., SUITE 380
RED BANK, NJ 07701
732.865.9977
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MELILLO BAUER CARMAN
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122 MAIN STREET, 2ND FLOOR
MADISON, NJ 07940
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ARC ENGINEERING
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BLOOMFIELD, NJ 07003
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TILLOTSON DESIGN ASSOCIATES
40 WORTH STREET, RM 703
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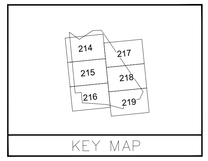
KEY PLAN:



NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:

LIGHTING PLAN AREA 19

DRAWING NUMBER:

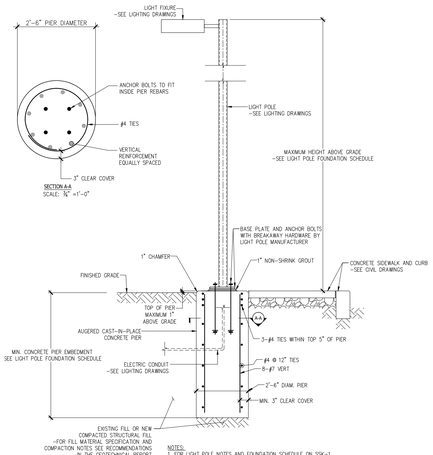
LL-219

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

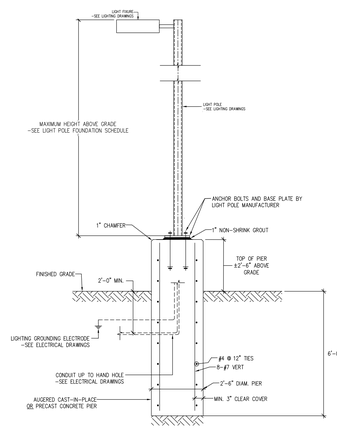
SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0100



1 LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2"=1'-0"



2 LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2"=1'-0"

LIGHT POLE FOUNDATION NOTES

1. REFER TO GEOTECHNICAL ENGINEERING RECOMMENDATIONS PREPARED BY LANGAN ENGINEERING, DATED APRIL 9, 2024, FOR SOIL BORINGS, GENERAL GEOTECHNICAL RECOMMENDATIONS, SUBGRADE PREPARATION, EXCAVATION AND BACKFILING REQUIREMENTS.
2. CONCRETE SHALL BE AIR-ENTRAINED NORMAL WEIGHT STONE AGGREGATE, F'C = 5,000 PSI.
3. SEE LIGHTING DRAWING LL100 "OVERALL LIGHTING PLAN" PREPARED BY TILLOTSON DESIGN ASSOCIATES FOR LOCATIONS OF LIGHT POLES.
4. SEE SPECIFICATION SECTION 265100 "ARCHITECTURAL LIGHTING SPECIFICATIONS", SECTION 265100 APPENDIX A "LIGHTING FIXTURE SCHEDULE", AND SECTION 265613 "LIGHTING POLES" FOR LIGHT FIXUTURES AND LIGHT POLES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED.
6. THE OWNER SHALL HAVE A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF NEW JERSEY ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE DESIGN CRITERIA STATED. UNSUITABLE MATERIALS FOUND SHALL BE REMEDIED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.

LIGHT POLE FOUNDATION DESIGN CRITERIA

CODES AND STANDARDS:
INTERNATIONAL BUILDING CODE NEW JERSEY EDITION – 2021 (IBC)

LIGHT POLE FOUNDATION DESIGN CRITERIA:

WIND SPEED	119 MPH [ULTIMATE]	
WIND PRESSURE	20 PSF [SERVICE]	
MINIMUM REQUIRED ALLOWABLE BEARING PRESSURE	2,000 PSF	– TO BE VERIFIED IN FIELD
SOIL FRICTION ANGLE	32 DEGREES	– TO BE VERIFIED IN FIELD
SOIL DRY UNIT WEIGHT	125 PCF	– TO BE VERIFIED IN FIELD
SOIL EQUIVALENT UNIT WEIGHT FOR FOR PASSIVE RESISTANCE (DISREGARD PASSIVE RESISTANCE IN UPPER 3 FEET)	200 PCF	– INCLUDES REDUCTION FACTOR OF 2

TILLOTSON DESIGN ASSOCIATES
Netflix Fort Monmouth
Fixture Schedule
PH1A and PH1B
Date: 06-27-2025

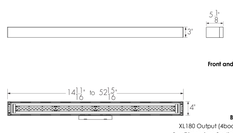
FIXTURE DESIGNATION	CATALOG NUMBERS	FIXTURE DESCRIPTION	SOURCE	LUMENS	CCT	CRI	INPUT WATTAGE	VOLTAGE	POWER SUPPLY	PROTOCOL	DIMMING RANGE
TS-2	Lumenpulse -SERIES NAME CATALOG CUT # BLDS-WM-277-HF5L-IS15-30K-CR90-2-LV-CUSTOM -FINISH CRC-DM PROTECTION: WET LOCATION: Building façade Notes: Contractor to Coordinate mounting height with architectural elevations. ALTERNATES: Architect to confirm custom finish. ATTIC STOCK:	Same as Type TS, except 14' L with Type II optic.	LED	1500 ea.	3000K	90+	15 W	277V	INTEGRAL	0-10V	1-100%
TT	Kim Lighting -OURO CATALOG CUT # UR28-96L-185-3K7-SQM-UNV-A46-BLS PROTECTION: WET LOCATION: base camp Notes: Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind conditions. Manufacturer to provide fixture EPA, as required for mounting detail calculation. Pole and foundation to be mounted at a consistent distance from curb. ALTERNATES: Contractor to coordinate additional pole-mounted systems, including GFCI, camera, WiFi, and any other items mounted to or within pole. Provide manufacturer shop drawings showing all pole-mounted systems to scale and keyed to plans. ATTIC STOCK: Pole and foundation to be mounted at a consi	Pole mounted twin area light with type 5 square distribution; 25' Mounting height; Refer to TDA zoning and EE circuiting for fixtures which require individual dimming of heads.	LED	22046 ea.	3000K	90+	185 W	120-277V	INTEGRAL	0-10V	1-100%
TU	Kim Lighting -OURO CATALOG CUT # UR28-96L-255-3K7-AW-UNV-A46-BLS-BC PROTECTION: WET LOCATION: base camp Notes: Mockup Required. Provide one (1) fixture with specified output and optics; for review at 22' mounting height, Contractor to Coordinate ALTERNATES: Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind Contractor to coordinate additional pole-mounted systems, including GFCI, camera, WiFi, and any other items mounted to or within pole. ATTIC STOCK: Provide manufacturer shop drawings showing all pole-mounted systems to scale and keyed to plans.	Pole mounted single area light with type 4 wide distribution; 25' Mounting height;	LED	18269 ea.	3000K	90+	255 W	120-277V	INTEGRAL	0-10V	1-100%
TU-2	Kim Lighting -OURO CATALOG CUT # UR28-96L-255-3K7-3-UNV-A46-BLS-BC PROTECTION: WET LOCATION: base camp Notes: Structural Engineer / Landscape Architect to provide base footing and foundation detail for pole as coordinated with base detail type (per Architect) and site specific wind ALTERNATES: Contractor to coordinate additional pole-mounted systems, including GFCI, camera, WiFi, and any other items mounted to or within pole. Provide manufacturer shop drawings showing all pole-mounted systems to scale and keyed to plans. ATTIC STOCK:	Similar to TU-1 but 18' to top of pole and fixture assembly.	LED	14790 ea.	3000K	90+	220 W	120-277V	INTEGRAL	0-10V	1-100%

Compliance Notes:
1. Type TT and Type TU pole mounted fixtures are 25ft above grade to top of pole.
2. Type TU-2 pole mounted fixtures is 18ft to top of pole and fixture assembly.
3. Illumination levels at exterior tract boundary lines shall not exceed 0.5 footcandles, except where driveways/streets intersect with a public street and where lighting levels along external roadways must meet NJDOT criteria. Lighting levels at exterior tract boundary lines abutting residential zones shall not exceed 0.1 footcandles.
4. Pole-mounted roadway Fixtures to have shielding as approved during fixture mock-up review to mitigate glare

Specification Sheet

lumenblade
Small Wall Mount Horizontal
BLDS W1H

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Distributions

Type II Type III Type IV

Color and Color Temperature

Amber 2200K 2700K 3000K 3500K
4000K 5700K

Control

0-10V lumen+

Motion Detector Options

Ratings

IP66

Certifications

5 YEARS 3G

Description

The Lumenpulse Lumenblade Small Wall Mount Horizontal is an outdoor LED luminaire that uses a rectilinear version of the Lumencentro light engine to create a continuous line of light. Its seen-but-not-seen, minimalist design is sustainable, blends with contemporary and heritage architectures, provides a high level of security and is sensitive to the natural environment. The Lumenpulse Lumenblade Small Wall Mount Horizontal has several distributions, outputs, and accessory options. Many accessories such as Motion Detectors, Photocells, Battery Pack, and Louvres have been designed to lower environmental impact. It provides a stellar quality of light that brings the night to life.

Features

Mounting	**WM:** Wall Mounting
Color and Color Temperature	**AMB:** True Amber 585nm-595nm (Turtle-Friendly) **22K:** 2200K **27K:** 2700K **30K:** 3000K **35K:** 3500K **40K:** 4000K **57K:** 5700K
Distributions	**2:** Type II **3:** Type III **4:** Type IV
Optical Option	**LV:** Louver

TYPE: TS-2

KIM LIGHTING

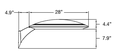
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR28 - Arm Mount
ARCHITECTURAL AREA/SITE

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/1.5G vibration rated

2030K and warmer 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
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

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 shall be 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: 10,000k in parallel, 20,000k 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.

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.

TYPE: TT

KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR28 - Arm Mount
ARCHITECTURAL AREA/SITE

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
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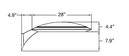
2030K and warmer CCTs only



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- All external fasteners are stainless steel.
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- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS

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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.

TYPE: TU, TU- 2

KIM LIGHTING

KRS
Round Steel Non-Tapered Pole

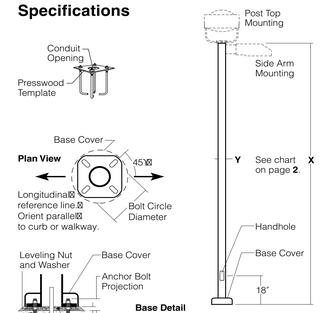
Type:
Job:
Catalog number:

Pole / Mounting / Structural Luminaire Option / Finish / Optional Anchor Bolt Covers / Optional Duplex Receptacle
See page 2 — See page 3

Approvals:

Date:
Page: 1 of 4

Specifications



TYPE TT/TU POLE

Pole Construction: One-piece non-tapered round shaft of low carbon steel (ASTM-A500 Grade B, 42,000 PSI min. yield) with one flush-welded vertical seam. Shaft is welded to a flat steel anchor base (ASTM-36, 36,000 PSI min. yield).

Base Cover: Base has a two-piece cast aluminum full cover of 319 alloy, secured by stainless steel screws. Optional anchor bolt covers available (see page **3**).

Pole Cap: A flush-sided cast aluminum pole cap is provided for side arm mounted luminaires. A rounded cast aluminum pole cap is provided for twin mounted luminaires (NS only).

Handhole: 18" up from base, with a gasketed cover and ground lug. 2" x 4" handhole provided on poles up to 16'. Reinforced 3" x 6" handhole provided on poles 20' and taller.

Anchor Bolts: Four fully galvanized anchor bolts provided (ASTM-36, 36,000 PSI min. yield), complete with eight galvanized nuts, eight galvanized flat washers, and a presswood template.

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

Finish: Super TGIC thermoset polyester powder coat paint applied over a titanated zirconium conversion coating.

CAUTION: Installation of poles without luminaire(s) 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 of ANSI/NFPA 70, National Electrical Code.

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KEY PLAN:

NO.	DATE	ISSUE / REVISION
2	10/21/2025	MCR SUBMISSION REV 1
1	08/22/2025	MCR SUBMISSION

DRAWING TITLE:
LIGHTING FIXTURE SCHEDULE AND NOTES

DRAWING NUMBER:
LL220

ARCHITECT OF RECORD
WILLIAM S. MANDARA
LIC. # 21AI02177900

SEAL:

DRAWING SCALE:
AS NOTED

MD PROJECT NUMBER:
03-3411-0200

NETFLIX, INC.
BOROUGH OF OCEANPORT DEVELOPMENT APPLICATION ATTACHMENT
(Phase 2A Preliminary and Final Site Plan Application)

III. If the applicant is a Corporation or a Partnership, please attach a list of the names and addresses of persons having a 10% interest or more in the Corporation or Partnership using the provided form.

Not one entity or person owns a 10% or greater interest in the Applicant.

XI. Purpose of application and detailed description of proposed improvements, development, change in use, etc.

Overview

Netflix, Inc. (the "Applicant") is proposing to construct Phase 2A of its Motion Picture, Television and Broadcast Studio Campus (the "Studio Campus") on land designated as Block 105, Lot 1.01 in the Borough of Oceanport (the "Phase 2A Site" or the "Phase 2A Development").

The development of the Phase 2A Site is controlled by Amendment #20 to the Fort Monmouth Reuse and Redevelopment Plan (the "Reuse Amendment"). The Phase 2A Site is located within Development Zone 6 – 400 Area Parcel of the Megal Parcel. Capitalized terms used but not otherwise defined herein shall have their respective meanings ascribed to such terms in the Reuse Amendment.

Development Zone 6 – 400 Area Parcel

Within Development Zone 6 the Applicant proposes to retain and renovate five (5) existing buildings identified as Buildings 277, 279, 280, 281, and 482, which total approximately 40,168 square feet in gross floor area post construction. The buildings will be utilized as Storage/Warehouse buildings for the Studio Campus. The Applicant also proposes to install ancillary improvements associated with Studio Campus, including but not limited to Basecamps, Backlots, parking, Perimeter Security Wall, lighting, landscaping, and stormwater improvements.

IMPROVEMENTS: List all proposed on-site utilities and off-tract improvements:

Onsite utilities include sanitary sewer main and laterals, domestic and fire water main and service laterals, electric and telecommunication services, and stormwater drainage collection systems.

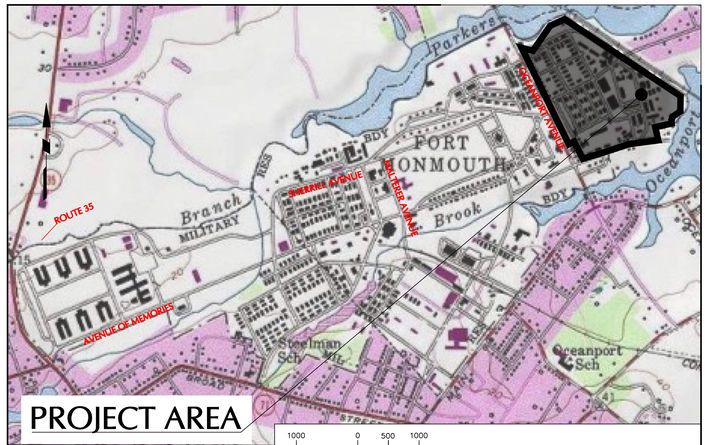
Off-tract improvements include road widening on the east side of Oceanport Avenue, and road and intersection striping improvements at the intersection of Oceanport Avenue and Hildreth Avenue.

PRELIMINARY AND FINAL MAJOR SITE PLAN
NETFLIX STUDIOS FORT MONMOUTH
PHASE 2A

502 BREWER AVENUE, OCEANPORT, NJ 07757
BLOCK 105 LOT 1.01, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY

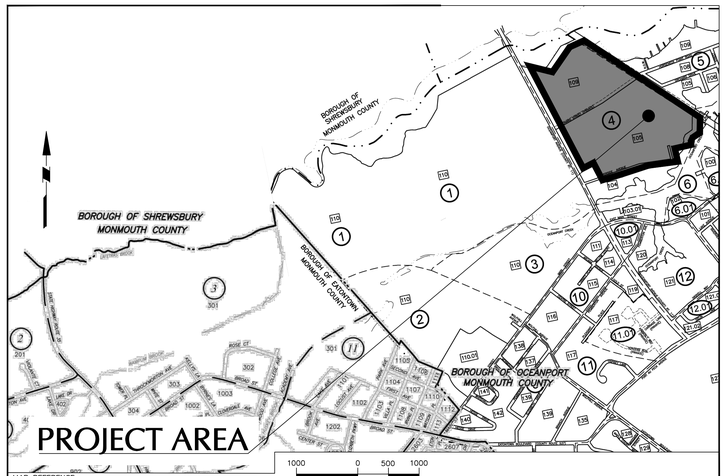
PHASE 2A - OCEANPORT SITE PLAN DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE
1	CS001	COVER SHEET
2	CS002	GENERAL INFORMATION AND NOTES
3	CS003	ZONING INFORMATION
4	CS004	OVERALL KEY MAP
5	CD214	DEMOLITION PLAN PARTIAL 14
6	CD215	DEMOLITION PLAN PARTIAL 15
7	CD216	DEMOLITION PLAN PARTIAL 16
8	CD217	DEMOLITION PLAN PARTIAL 17
9	CD218	DEMOLITION PLAN PARTIAL 18
10	CD219	DEMOLITION PLAN PARTIAL 19
11	CD300	400 AREA OVERALL TREE REMOVAL PLAN
12	CD301	TREE REMOVAL CHARTS
13	CS400	400 AREA OVERALL SITE PLAN (DEVELOPMENT ZONE 6)
14	CS214	SITE PLAN PARTIAL 14
15	CS215	SITE PLAN PARTIAL 15
16	CS216	SITE PLAN PARTIAL 16
17	CS217	SITE PLAN PARTIAL 17
18	CS218	SITE PLAN PARTIAL 18
19	CS219	SITE PLAN PARTIAL 19
20	CS314	SIGNAGE & STRIPING PLAN PARTIAL 14
21	CS315	SIGNAGE & STRIPING PLAN PARTIAL 15
22	CS316	SIGNAGE & STRIPING PLAN PARTIAL 16
23	CS317	SIGNAGE & STRIPING PLAN PARTIAL 17
24	CS318	SIGNAGE & STRIPING PLAN PARTIAL 18
25	CS319	SIGNAGE & STRIPING PLAN PARTIAL 19
26	CS223	400 AREA EASEMENT PLAN
27	CT202	SITE TRIANGLE PLAN
28	TM204	400 AREA VEHICLE CIRCULATION PLAN
29	TM205	400 AREA EMERGENCY VEHICLE CIRCULATION PLAN
30	CG400	OVERALL GRADING & DRAINAGE PLAN 400 AREA
31	CG214	GRADING PARTIAL 14
32	CG215	GRADING PARTIAL 15
33	CG216	GRADING PARTIAL 16
34	CG217	GRADING PARTIAL 17
35	CG218	GRADING PARTIAL 18
36	CG219	GRADING PARTIAL 19
37	CG301	STORM PROFILES 1
38	CG302	STORM PROFILES 2
39	CG303	STORM PROFILES 3
40	CU400	400 AREA OVERALL UTILITY PLAN
41	CU214	UTILITY PLAN PARTIAL 14
42	CU215	UTILITY PLAN PARTIAL 15
43	CU216	UTILITY PLAN PARTIAL 16
44	CU217	UTILITY PLAN PARTIAL 17
45	CU218	UTILITY PLAN PARTIAL 18
46	CU219	UTILITY PLAN PARTIAL 19
47	CU301	SANITARY PROFILES 1
48	CU302	WATER PROFILES 1
49	CU303	WATER PROFILES 2
50	CU304	WATER PROFILE 3
51	CE400	OVERALL SOIL EROSION & SEDIMENT CONTROL PLAN 400 AREA
52	CE214	SOIL EROSION & SEDIMENT CONTROL PARTIAL 14
53	CE215	SOIL EROSION & SEDIMENT CONTROL PARTIAL 15
54	CE216	SOIL EROSION & SEDIMENT CONTROL PARTIAL 16
55	CE217	SOIL EROSION & SEDIMENT CONTROL PARTIAL 17
56	CE218	SOIL EROSION & SEDIMENT CONTROL PARTIAL 18
57	CE219	SOIL EROSION & SEDIMENT CONTROL PARTIAL 19
58	CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS 1
59	CE502	SOIL EROSION & SEDIMENT CONTROL DETAILS 2
60	CS501	CONSTRUCTION DETAILS 1
61	CS502	CONSTRUCTION DETAILS 2
62	CS503	CONSTRUCTION DETAILS 3
63	CS504	CONSTRUCTION DETAILS 4
64	CS505	CONSTRUCTION DETAILS 5



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

SITE LOCATION MAP
SCALE: 1" = 2000'



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'

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

PROJECT CONTACTS

OWNER: FMERA
502 Brewer Avenue
Oceanport, NJ 07757

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

ENGINEER: LANGAN
Langan Engineering and Environmental Services, LLC
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

BOROUGH OF OCEANPORT SIGNATURE BLOCK

PLANNING BOARD CHAIRPERSON — DATE

PLANNING BOARD SECRETARY — DATE

BOROUGH ENGINEER — DATE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI — DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: COVER SHEET

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CS001
Sheet 1 of 64

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REFERENCE NOTES:

1. SITE SURVEY, NETFLIX STUDIOS FORT MONMOUTH, BLOCK 105, LOT 1.01 (FORMERLY KNOWN AS BLOCK 105, LOTS 1, 2 & 3 & BLOCK 109, LOTS 1 & 2), 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, REVISED MAY 2025.
2. FLOOD HAZARD AREA LIMITS SHOWN HEREON ARE BASED ON FHA STUDY PERFORMED BY LANGAN; APPROVED BY NJDEP ON FEBRUARY 24, 2025. (ACTIVITY NO. LUP240001).
3. 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. WHICH IS PENDING REVIEW BY NJDEP.

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 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.

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.
15. EXCAVATED LANDFILL CAP MATERIAL TO BE MANAGED SEPARATELY FROM EXCAVATED LANDFILL MATERIAL, AS OUTLINED IN THE MAJOR LANDFILL DISRUPTION PLAN.

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.
8. CONTRACTOR TO STABILIZE ALL 3:1 SLOPES WITH JUTE MATTING WHEN FINAL TOPSOL AND SEEDING IS PERFORMED.

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 EATONTOWN SEWERAGE AUTHORITY(ESA) AND TWO RIVER WATER RECLAMATION AUTHORITY(TRWRA) 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 EATONTOWN SEWERAGE AUTHORITY(ESA) AND TWO RIVER WATER RECLAMATION AUTHORITY(TRWRA) 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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GENERAL INFORMATION & NOTES

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS002

Sheet 2 of 64

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ZONING DATA TABLE
Development Zone 6 - 400 Area Parcel

Bulk Zoning Requirements	Permitted	Proposed	Complies
Development Zone Area	3,455,270 SF 79.3 Acres	3,455,270 SF 79.3 Acres	Yes
Max. Floor Area Ratio	0.50	0.0111 (38,511 SF)	Yes
Max Lot Coverage	75%	29%	Yes

Minimum Setbacks from Lot Lines	Permitted		Proposed	Complies
	Setback Area	Max Height		
From Riverside Avenue Lot Lines	0 to 150 feet >150 feet	No Build Area Up to 85 feet	206.3 FT (EXISTING)	Yes
From Oceanport Avenue Lot Lines	0 to 25 feet >25 to 75 feet >75 to 125 feet >125 feet	No Build Area Up to 50 feet Up to 80 feet Up to 85 feet	802.6 FT (EXISTING)	Yes
From Lot Lines Along North Jersey Coastline Railroad	0 to 150 feet >150 feet	No Build Area Up to 85 feet	5.7 FT (EXISTING)	Yes
From Parkers Creek Lot Line	0 to 25 feet >25 feet	No Build Area Up to 85 feet	321.0 FT (EXISTING)	Yes
From Hazen Drive**	0 to 25 feet >25 feet	No Build Area Up to 85 feet	108.4 FT (EXISTING)	Yes

PARKING SPACE ANALYSIS
Development Zone 6 - 400 Area Parcel
Minimum Parking Spaces Required for Studio Structures

Structure Type	Parking Ratio
Storage/Warehouse	0.5 space per 1,000 SF of GFA

Parking Space Calculations - Development Zone 6

Structure Type	GFA	Parking Ratio	Spaces
Storage/Warehouse			
Existing Buildings	40,168 SF		
Sub-total	40,168 SF	0.5 space per 1,000 SF of GFA	21
		Parking Spaces Required	21
		Parking Spaces Proposed	216* (Complies)

*Notes
Existing parking spaces to be restriped.

Minimum ADA Accessible Parking Spaces Required

	Required	Proposed	Complies
ADA Accessible Parking Spaces	201 to 300 = 7 spaces	11	Yes

Minimum EV Parking Spaces Required

	Required		Proposed	Complies
EV Parking Spaces	4% Min.	0	0*	Yes
ADA Accessible EV Parking Spaces	5% Min. of EV Spaces Proposed	0	0	Yes

*Notes
No new parking spaces are proposed, therefore no EV Parking is required.

Driveway Width Requirements	Permitted	Proposed	Complies
Driveway Widths in Parking Areas			
- Two-way	24 FT Min.	24 FT	Yes
Driveway or Curb Cut Width			
- Two-way	45 FT Max.*	42 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	0	Yes

LOADING SPACE ANALYSIS
Development Zone 6 - 400 Area Parcel
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

Loading Space Calculations - Development Zone 6

Structure Type	GFA	Required	Proposed	Complies
Storage/Warehouse				
Existing Buildings	40,168 SF	0	0	Yes

BUILDING GROSS FLOOR AREA SUMMARY
Netflix Studios Fort Monmouth
Phase 2A Site Plan
Borough of Oceanport

Bulk Zoning Requirements	Proposed
- Development Zone 6 - 400 Area Parcel	
Existing Building 277	12,600 SF
Existing Building 279	7,168 SF
Existing Building 280	8,589 SF
Existing Building 281	2,544 SF
Existing Building 482	9,267 SF
Zone 6 - Total Building GSF	40,168 SF

EXISTING VS. PROPOSED AVERAGE GRADE ANALYSIS
Netflix Studios Fort Monmouth
Phase 2A Site Plan
Borough of Oceanport

Structure Type	Level 0 to Top of Roof Dimension (ft)	Average Surface Grade			Measure Bldg. Height from Existing Grade?
		Existing	Proposed	Net	
- Zone 6					
Existing Building 277	31.5	8.6	N/C	-	Yes
Existing Building 279	29.0	7.9	N/C	-	Yes
Existing Building 280	30.0	8.2	N/C	-	Yes
Existing Building 281	19.2	7.9	N/C	-	Yes
Existing Building 482	12.0	8.3	N/C	-	Yes

Notes:
1. Level 0 to Top of Roof based on Architectural Elevations by Mancini:
2. Refer to Grading & Drainage Plans for existing and proposed average grade identifications.
3. 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.

BUILDING & STRUCTURE HEIGHT(1) ANALYSIS
Netflix Studios Fort Monmouth
Phase 2A Site Plan
Borough of Oceanport

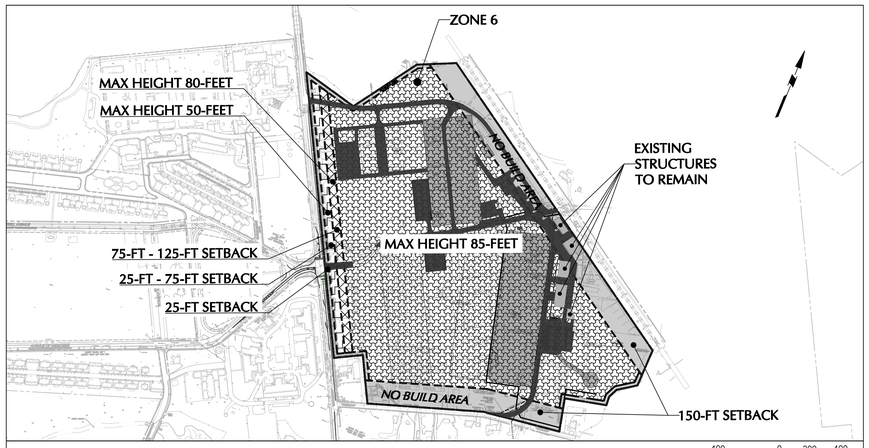
Structure Type	Permitted(2)	Proposed	Complies
- Zone 6			
Existing Building 277	No Build	31.5 FT	Yes(3)
Existing Building 279	No Build	29.0 FT	Yes(3)
Existing Building 280	85 FT	30.0 FT	Yes(3)
Existing Building 281	85 FT	19.2 FT	Yes(3)
Existing Building 482	No Build	12.0 FT	Yes(3)
Perimeter Security Wall	20 FT(4)	10 FT	Yes

Notes:
(1) 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.

(2) 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.

(3) Existing structure to remain.

(4) The portion of the wall facing adjoining properties must appear to be 10 feet through the use of berms, or other landscaping features



KEY MAP OF HEIGHT DISTRICTS- ZONE 6

400 0 200 400
SCALE: 1 INCH = 400 FEET

No.	Description	Date
3	MCR COMMENT REVISIONS	10/21/2025
2	REV. PER AHJ SUBMISSIONS	08/19/2025
1	NJDEP SUBMISSION	07/11/2025

Revisions

CHRISTOPHER M. CIRROTTI DATE SIGNED 10/21/2025
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
ZONING INFORMATION

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS003
Sheet 3 of 64

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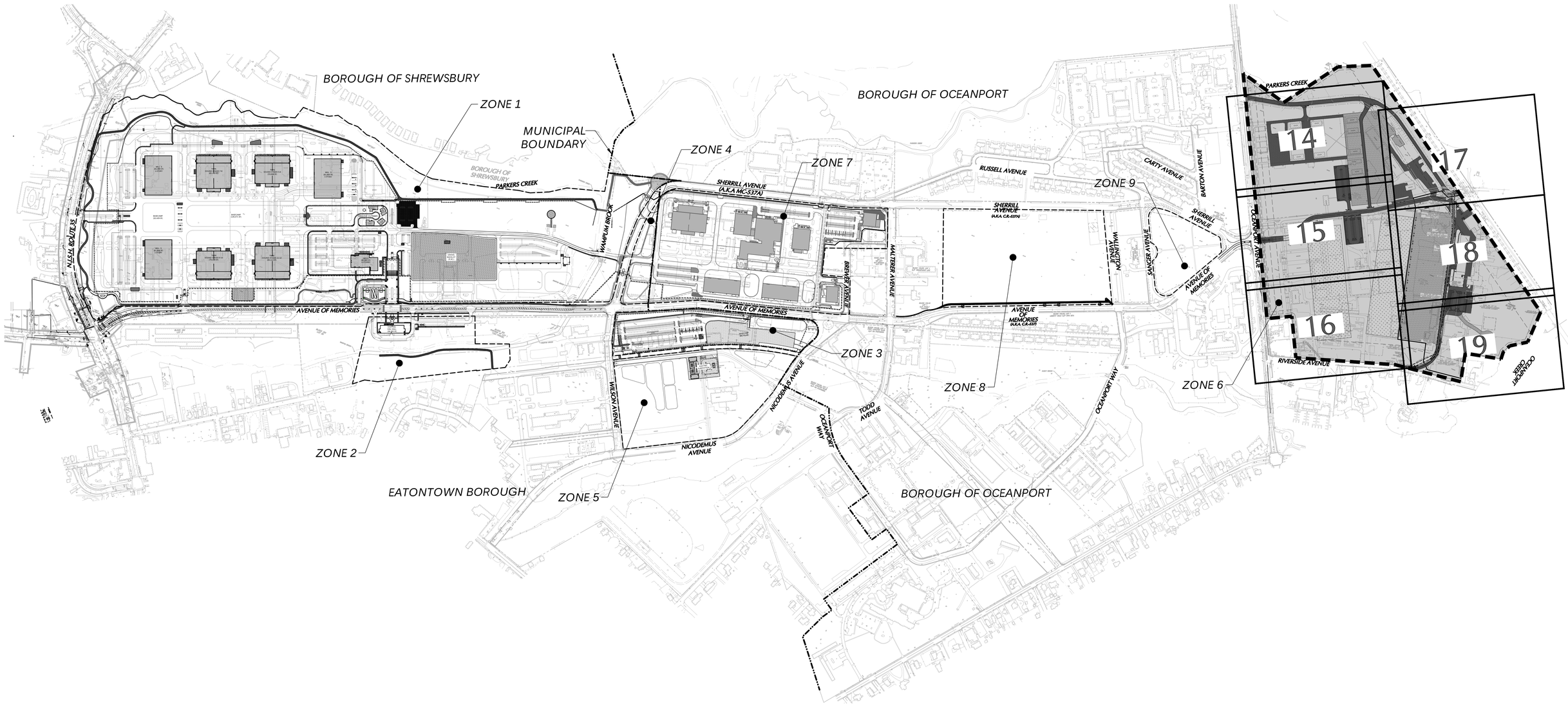

LEGEND

- DEVELOPMENT ZONE BOUNDARY
- SHEET VIEWPORT BOUNDARY

300 0 150 300
SCALE: 1 INCH = 300 FEET

Date	Description	No.
Revisions		

10/21/2025
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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

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

Drawing Title
OVERALL KEY MAP

Project No. 100935001
Date 9/12/2024
Drawn By JP
Checked By CC

CS004
Sheet 4 of 42

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Project No. 100935001

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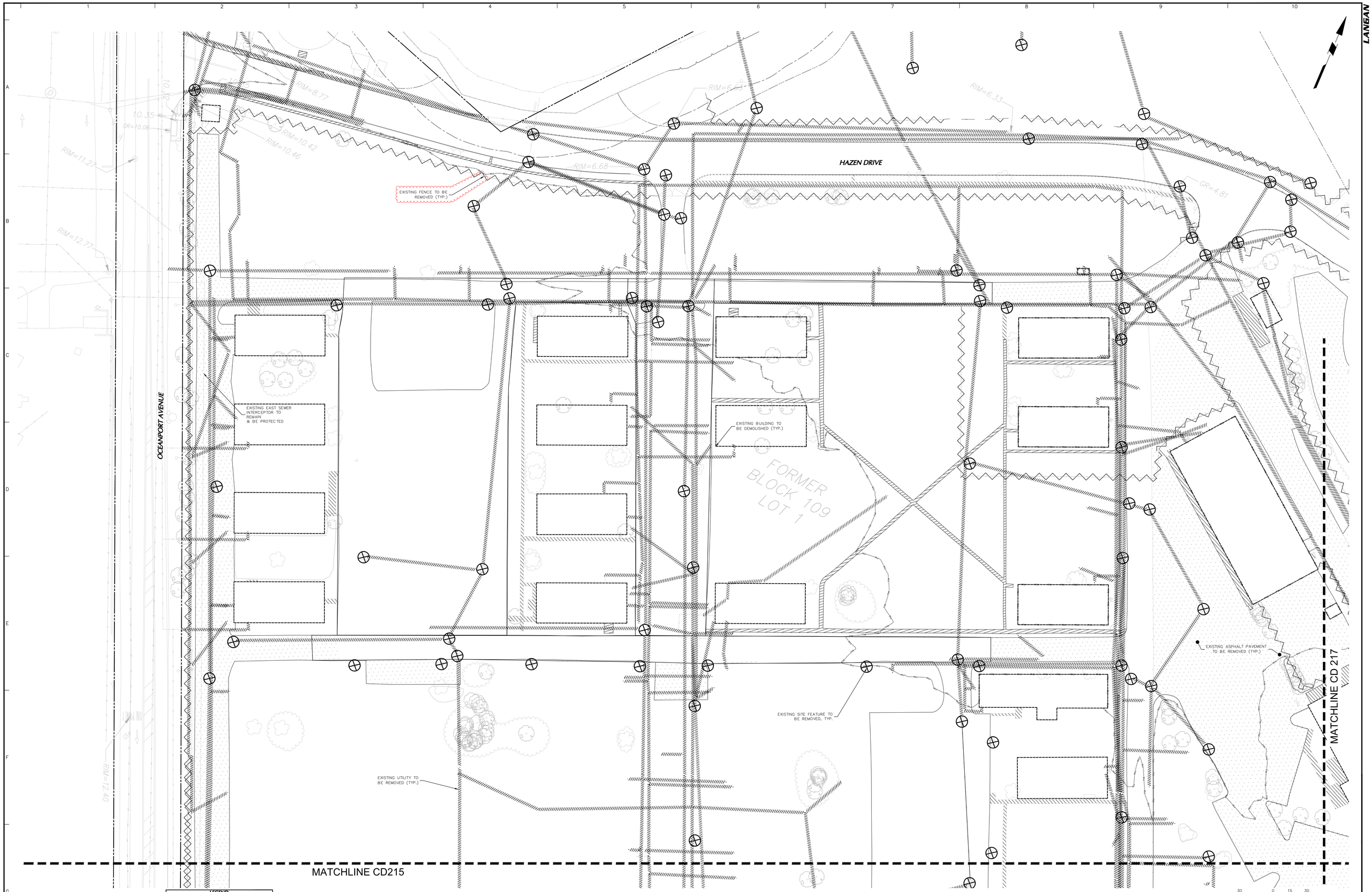

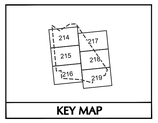

KEY MAP

LEGEND

- PROPERTY LINE
- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO REMAIN/BE RELOCATED
- EXISTING FENCE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- EXISTING GEOTHERMAL WELL FIELD TO BE REMOVED
- WETLAND/FDW LIMIT
- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA
- MUNICIPAL BOUNDARY

NOTES:

TREE REMOVAL FOR THE SITE IS COVERED BY SHEETS CD300, CD301, & CD302.

REFER TO GENERAL NOTES SHEET CS002 FOR ADDITIONAL DEMOLITION NOTES.

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.

EXISTING DRAINAGE SYSTEMS ALONG SURROUNDING ROADWAYS SHALL BE MAINTAINED UNTIL NEW DRAINAGE IS CONSTRUCTED & OPERATIONAL.

EXISTING OUTFALLS WILL BE ABANDONED IN PLACED & PLUGGED AT THE WETLAND LIMIT. ANY EXISTING OUTFALLS TO BE REPLACED WILL BE DEMOED

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD214

Sheet 5 of 64

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MATCHLINE CD214

MATCHLINE CD215

MATCHLINE CD216

MATCHLINE CD218

OCEANPORT AVENUE

FORMER BLOCK 109 LOT 2

FORMER BLOCK 105 LOT 2

GR=11.15

GR=11.45

GR=10.97

RIM=11.46

GR=10.18

RIM=11.51

GR=10.58

RIM=10.75

RIM=10.73

GR=9.85

GR=9.77

EXISTING EAST SEWER INTERCEPTOR TO REMAIN & BE PROTECTED

GAS MAIN TO REMAIN & BE PROTECTED

WATER MAIN & ELECTRIC LINES TO REMAIN & BE PROTECTED

GAS MAIN TO REMAIN & BE PROTECTED

WATER MAIN & ELECTRIC LINES TO REMAIN & BE PROTECTED

EXISTING SITE FEATURE TO BE REMOVED, TYP.

EXISTING UTILITY TO BE REMOVED (TYP.)

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

EXISTING FENCE TO BE REMOVED (TYP.)

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING EAST SEWER INTERCEPTOR TO REMAIN & BE PROTECTED

SCALE: 1 INCH = 30 FEET

KEY MAP

214 215 216 217 218 219

LEGEND

- PROPERTY LINE
- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO REMAIN/BE RELOCATED
- EXISTING TREE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- EXISTING GEOTHERMAL WELL FIELD TO BE REMOVED
- WETLAND/FOW LIMIT
- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA
- MUNICIPAL BOUNDARY

NOTES:

TREE REMOVAL FOR THE SITE IS COVERED BY SHEETS CD300, CD301, & CD302.

REFER TO GENERAL NOTES SHEET CS002 FOR ADDITIONAL DEMOLITION NOTES.

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.

EXISTING DRAINAGE SYSTEMS ALONG SURROUNDING ROADWAYS SHALL BE MAINTAINED UNTIL NEW DRAINAGE IS CONSTRUCTED & OPERATIONAL.

EXISTING OUTFALLS WILL BE ABANDONED IN PLACED & PLUGGED AT THE WETLAND LIMIT. ANY EXISTING OUTFALLS TO BE REPLACED WILL BE DEMOED

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025

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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
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 15

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD215

Sheet 6 of 64

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MATCHLINE CD215

MATCHLINE CD218

MATCHLINE CD219

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING SITE FEATURE TO BE REMOVED, TYP.

EXISTING EAST SEWER INTERCEPTOR TO REMAIN & BE PROTECTED

EXISTING UTILITY TO BE REMOVED (TYP.)

EXISTING EAST SEWER INTERCEPTOR TO REMAIN & BE PROTECTED

SANITARY SEWER TRUNK LINE REMOVAL TO BE COORDINATED WITH TRWRA

SANITARY SEWER TRUNK LINE REMOVAL TO BE COORDINATED WITH TRWRA

EXISTING PUMP STATION AND FORCE SANITARY FORCE MAIN TO REMAIN AND BE PROTECTED

EXISTING FENCING TO BE REMOVED, TYP.

OCEANPORT AVENUE

RIVERSIDE AVENUE

WATER M.O.

GAS M.O.

ELEC. M.O.

GR=9.25

GR=6.51

GR=6.1

RIM=8.28

RIM=6.10

RIM=5.15

RIM=6.64

RIM=6.68

RIM=6.33

BLOCK MARINA 10

LANGAN

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

- PROPERTY LINE
- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED
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- WETLAND/SOW LIMIT
- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA
- MUNICIPAL BOUNDARY

NOTES:

TREE REMOVAL FOR THE SITE IS COVERED BY SHEETS CD300, CD301, & CD302.

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Revisions

10/21/2025

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PROFESSIONAL ENGINEER
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LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD216

Sheet 7 of 64

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MATCHLINE CD214

MATCHLINE CD215

MATCHLINE CD218

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING UTILITY TO BE REMOVED (TYP.)

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

EXISTING SITE FEATURE TO BE REMOVED, TYP.

HAZEN DRIVE

EXISTING RAIL LINE

EXISTING FENCE TO BE REMOVED (TYP.)

EXISTING FENCE TO REMAIN

EXISTING BUILDING TO REMAIN

GAS MAIN TO REMAIN & BE PROTECTED

WATER MAIN & ELECTRIC LINES TO REMAIN & BE PROTECTED

LANGAN

KEY MAP

214 217 215 218 216 219

LEGEND

- PROPERTY LINE
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- EXISTING FENCE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING UTILITY LINE TO BE REMOVED
- EXISTING GEOTHERMAL WELL FIELD TO BE REMOVED
- WETLAND/SOW LIMIT
- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA — FHA — FHA
- MUNICIPAL BOUNDARY

NOTES:

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SCALE: 1 INCH = 30 FEET (30 0 15 30)

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

CHRISTOPHER M. CIRROTTI — DATE SIGNED 10/21/2025
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title: DEMOLITION PLAN PARTIAL 17

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD217

Sheet 8 of 64

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MATCHLINE CD217

MATCHLINE CD215

MATCHLINE CD216

MATCHLINE CD219

EXISTING RAIL LINE

EXISTING BUILDING TO REMAIN

EXISTING FENCE TO REMAIN

EXISTING SITE FEATURE TO BE REMOVED; TYP.

SANITARY SEWER TRUNK LINE REMOVAL TO BE COORDINATED WITH TRWRA

EXISTING BUILDING TO REMAIN

EXISTING FENCE TO BE REMOVED (TYP.)

EXISTING BUILDING TO REMAIN

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

FORMER BLOCK 105 LOT 1

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

EXISTING BUILDING TO REMAIN

SANITARY SEWER TRUNK LINE REMOVAL TO BE COORDINATED WITH TRWRA

EXISTING UTILITY TO BE REMOVED (TYP.)

30 0 15 30

SCALE: 1 INCH = 30 FEET

KEY MAP

214 215 216 217 218 219

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- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA FHA FHA
- MUNICIPAL BOUNDARY

NOTES:

TREE REMOVAL FOR THE SITE IS COVERED BY SHEETS CD300, CD301, & CD302.

REFER TO GENERAL NOTES SHEET CS002 FOR ADDITIONAL DEMOLITION NOTES.

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.

EXISTING DRAINAGE SYSTEMS ALONG SURROUNDING ROADWAYS SHALL BE MAINTAINED UNTIL NEW DRAINAGE IS CONSTRUCTED & OPERATIONAL.

EXISTING OUTFALLS WILL BE ABANDONED IN PLACED & PLUGGED AT THE WETLAND LIMIT. ANY EXISTING OUTFALLS TO BE REPLACED WILL BE DEMOED

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025

CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 18

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD218

Sheet 9 of 64

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MATCHLINE CD218

MATCHLINE CD216

EXISTING BUILDING TO BE DEMOLISHED (TYP.)

FORMER BLOCK 105 LOT 3

EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING UTILITY TO BE REMOVED (TYP.)

EXISTING FENCE TO BE REMOVED (TYP.)

EXISTING SITE FEATURE TO BE REMOVED, TYP.

EXISTING CONCRETE SIDEWALK TO BE REMOVED (TYP.)

RIVERSIDE AVENUE

OCEANPORT CREEK

3.08 (TOP BROKEN HEADWALL)

KEY MAP

214 215 216 217 218 219

LEGEND

- PROPERTY LINE
- BUILDING TO BE DEMOLISHED
- PAVEMENT & CURBING TO BE REMOVED
- CONCRETE SITE FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO BE REMOVED
- SITE/UTILITY FEATURE TO REMAIN/BE RELOCATED
- EXISTING FENCE TO BE REMOVED
- EXISTING UTILITY LINE TO BE REMOVED
- EXISTING GEOTHERMAL WELL FIELD TO BE REMOVED
- WETLAND/SOW LIMIT
- WETLAND TRANSITION AREA
- RIPARIAN BUFFER
- FHA
- MUNICIPAL BOUNDARY

NOTES:

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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
DEMOLITION PLAN
PARTIAL 19

30 0 15 30
SCALE: 1 INCH = 30 FEET

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

CD219

Sheet 10 of 64

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COMPLIANCE CHART

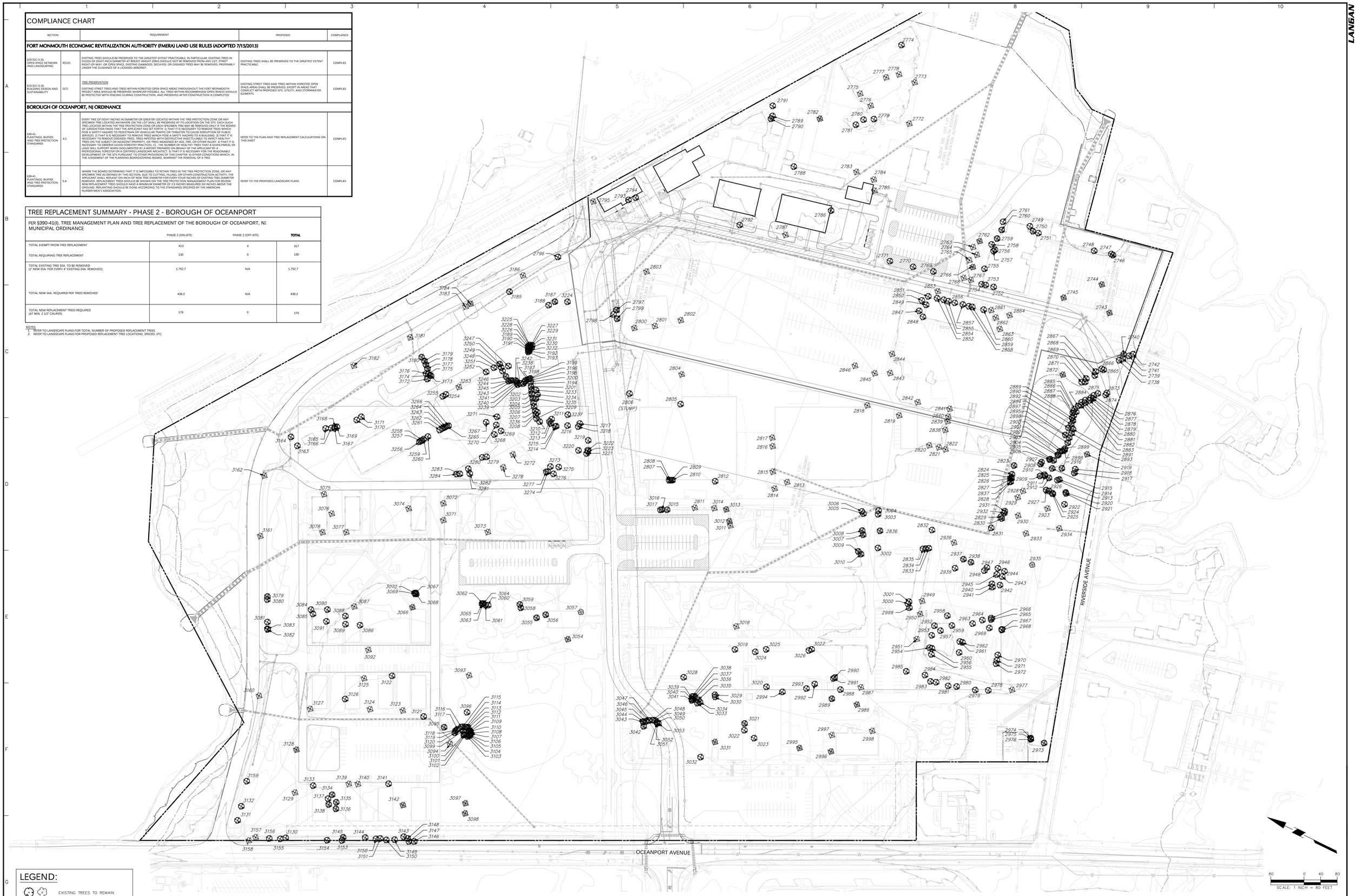
SECTION	REQUIREMENT	PROPOSED	COMPLIANCE
FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY (FMERA) LAND USE RULES (ADOPTED 7/15/2013)			
§19:31C-3.16. OPEN SPACE NETWORK AND LANDSCAPING	d(1)(i).	EXISTING TREES SHALL BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE. IN PARTICULAR, EXISTING TREES IN EXCESS 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			
§39-41. PLANTINGS, BUFFER, AND TREE PROTECTION STANDARDS	4-C	EVERY TREE OF EIGHT INCHES IN DIAMETER OR GREATER LOCATED WITHIN THE TREE PROTECTION ZONE OR ANY SPECIMEN TREE LOCATED ANYWHERE ON THE LOT SHALL BE PRESERVED AT ITS LOCATION ON THE SITE. EACH SUCH TREE LOCATED WITHIN THE TREE PROTECTION ZONE OR EACH SPECIMEN TREE MAY BE REMOVED ONLY IF THE BOARD OF JURISDICTION FINDS THAT THE APPLICANT HAS SET FORTH: 1) THAT IT IS NECESSARY TO REMOVE TREES WHICH POSE A SAFETY HAZARD TO PEDESTRIAN OR VEHICULAR TRAFFIC OR THREATEN TO CAUSE DISRUPTION OF PUBLIC SERVICES. 2) THAT IS IS NECESSARY TO REMOVE TREES WHICH POSE A SAFETY HAZARD TO A BUILDING. 3) THAT IT IS NECESSARY TO REMOVE DISEASED TREES, TREES INFESTED WITH DESTRUCTIVE INSECTS LIABLE TO INFECT HEALTHY TREES OR TREES OTHERWISE DEAD OR DYING BECAUSE OF NATURAL OR OTHER CAUSES. 4) THAT IT IS NECESSARY TO REMOVE TREES IF IT IS NECESSARY TO OBSERVE GOOD FORESTRY PRACTICES, I.E., THE NUMBER OF HEALTHY TREES THAT A GIVEN PARCEL OF LAND WILL SUPPORT WHEN DOCUMENTED BY A REPORT PREPARED ON BEHALF OF THE APPLICANT BY A PROFESSIONAL FORESTER OR A CERTIFIED LANDSCAPE ARCHITECT. 5) THAT IT IS NECESSARY FOR THE REASONABLE DEVELOPMENT OF THE SITE PURSUANT TO OTHER PROVISIONS OF THIS CHAPTER. 6) OTHER CONDITIONS WHICH, IN THE JUDGEMENT OF THE PLANNING BOARD/ZONING BOARD, WARRANT THE REMOVAL OF A TREE.	REFER TO THE PLAN AND TREE REPLACEMENT CALCULATIONS ON THIS SHEET	COMPLIES
§39-41. PLANTINGS, BUFFER, AND TREE PROTECTION STANDARDS	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 ON 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 A 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 PROPOSED LANDSCAPE PLANS.	COMPLIES

TREE REPLACEMENT SUMMARY - PHASE 2 - BOROUGH OF OCEANPORT

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

	PHASE 2 (ON-SITE)	PHASE 2 (OFF-SITE)	**TOTAL**
TOTAL EXEMPT FROM TREE REPLACEMENT	413	4	417
TOTAL REQUIRING TREE REPLACEMENT	130	0	130
TOTAL EXISTING TREE DIA. TO BE REMOVED (1" NEW DIA. FOR EVERY 4" EXISTING DIA. REMOVED)	1,752.7	N/A	1,752.7
TOTAL NEW DIA. REQUIRED PER TREES REMOVED	438.2	N/A	438.2
TOTAL NEW REPLACEMENT TREES REQUIRED (AT MIN. 2 1/2" CALIPER)	176	0	176

NOTES:
1. REFER TO LANDSCAPE PLANS FOR TOTAL NUMBER OF PROPOSED REPLACEMENT TREES.
2. REFER TO LANDSCAPE PLANS FOR PROPOSED REPLACEMENT TREE LOCATIONS, SPECIES, ETC.



LEGEND:
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE REMOVED (REPLACEMENT TREE REQUIRED)
- LIMIT OF DISTURBANCE

REFER TO SHEET CD301 FOR TREE REMOVAL CHARTS

Date	Description	No.
Revisions		

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA
OVERALL
TREE REMOVAL PLAN
(DEVELOPMENT ZONE 6)

Project No. 100935001
Date 08/05/2025
Drawn By MF/KS
Checked By SL/CC

Drawing No. CD300
Sheet 11 of 64

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TREES TO BE REMOVED WITHIN BOROUGH OF OCEANPORT, NJ

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2738	13.3	Cedar	Fair
2739	15.9	Cedar	Poor
2740	14.3	Cedar	Poor
2741	13.3	Cedar	Poor
2742	7.6	Cedar	Poor
2743	9.5	Cherry	Fair
2744	8.0	Cherry	Fair
2745	8.9	Cherry	Fair
2746	8.2	Cedar	Fair
2747	5.9	Tree of heaven	Poor
2748	6.2	Cedar	Fair
2749	7.5	Arborvitae	Fair
2750	8.7	Arborvitae	Good
2751	7.3	Arborvitae	Fair
2752	11.7	Unknown	Dead
2753	6.0	Cypress	Good
2754	8.1	Arborvitae	Good
2755	5.4	Dogwood	Fair
2756	5.7	Arborvitae	Poor
2757	7.0	Tree of heaven	Poor
2758	5.6	Cherry	Fair
2759	8.2	Arborvitae	Fair
2760	8.9	Arborvitae	Fair
2761	5.2	Cherry	Fair
2762	11.0	Norway spruce	Good
2763	6.0	Norway spruce	Poor
2764	6.7	Norway spruce	Poor
2765	12.3	Norway spruce	Good
2766	11.4	Norway spruce	Good
2767	8.2	Cherry	Fair
2768	11.0	Cherry	Good
2769	8.5	Cherry	Good
2770	14.7	Cherry	Good
2771	11.2	Cherry	Fair
2772	5.5	Catalpa	Poor
2773	6.7	Locust	Good
2774	5.7	Locust	Good
2775	6.7	Locust	Good
2776	5.5	Locust	Good
2777	5.2	Locust	Good
2778	5.6	Locust	Good
2779	5.0	Locust	Fair
2780	4.9	Locust	Good
2781	4.8	Locust	Good
2782	8.6	Cottonwood	Fair
2783	4.5	Catalpa	Poor
2784	12.8	Silk tree	Good
2785	5.7	Tree of heaven	Fair
2786	11.3	Tree of heaven	Fair
2787	13.4	Norway spruce	Fair
2788	5.8	Tree of heaven	Fair
2789	4.7	Cherry	Fair
2790	15.4	Cottonwood	Fair
2791	4.3	Cherry	Poor
2792	16.0	Cherry	Fair
2793	5.6	Tree of heaven	Poor
2794	5.0	Dogwood	Fair
2795	5.4	Tree of heaven	Poor
2796	8.5	White Mulberry	Fair
2797	17.4	Pear	Fair
2798	16.5	Pear	Fair
2799	18.3	Pear	Fair
2800	14.8	Pear	Fair
2801	14.8	Pear	Poor
2802	20.2	Pear	Fair
2803	9.3	Silverberry	Good
2804	10.0	Tree of heaven	Fair
2805	4.3	Aspen	Fair
2806	19.6	Norway spruce	Good
2807	5.8	Tree of heaven	Fair
2808	5.8	Tree of heaven	Fair
2809	5.0	Tree of heaven	Fair
2810	5.0	Tree of heaven	Fair
2811	8.6	Cherry	Fair
2812	10.8	Tree of heaven	Poor
2813	8.7	Cherry	Fair
2814	6.4	Pear	Fair
2815	10.6	Catalpa	Fair
2816	5.0	Sweetgum	Good
2817	11.5	Tree of heaven	Good
2818	11.2	Pear	Good
2819	5.5	Cottonwood	Fair
2820	6.7	Cottonwood	Fair
2821	9.0	Cottonwood	Fair
2822	13.4	Cottonwood	Fair
2823	9.9	Tree of heaven	Fair
2824	12.7	Catalpa	Fair
2825	10.0	Catalpa	Fair
2826	8.6	Tree of heaven	Fair
2827	9.4	Catalpa	Fair
2828	5.3	Maple	Fair
2829	5.0	Catalpa	Fair
2830	6.0	Maple	Good
2831	4.2	Oak	Fair
2832	5.0	Catalpa	Good
2833	5.4	Catalpa	Good
2834	8.1	Catalpa	Good
2835	7.2	Catalpa	Fair
2836	9.5	Beaked willow	Good
2837	4.2	Tree of heaven	Fair
2838	4.3	Catalpa	Poor
2839	6.2	Catalpa	Poor
2840	4.8	Catalpa	Poor
2841	6.2	Catalpa	Poor
2842	13.3	Catalpa	Fair
2843	5.4	Oak	Good
2844	5.1	Pear	Fair
2845	7.2	Catalpa	Fair
2846	4.0	Cottonwood	Poor
2847	12.8	Norway spruce	Good
2848	6.7	Arborvitae	Fair
2849	4.5	Arborvitae	Poor
2850	14.2	Maple	Fair
2851	7.5	Arborvitae	Good
2852	7.1	Arborvitae	Poor
2853	10.8	Cherry	Fair
2854	6.4	Arborvitae	Fair
2855	5.8	Arborvitae	Fair
2856	5.4	Arborvitae	Fair
2857	6.4	Arborvitae	Fair
2858	5.4	Arborvitae	Fair
2859	5.7	Arborvitae	Fair
2860	6.4	Arborvitae	Fair
2861	5.0	Arborvitae	Poor
2862	9.5	Cedar	Poor
2863	5.4	Catalpa	Fair
2864	11.7	Blue Atlas Cedar	Fair
2865	7.1	Cedar	Poor
2866	6.4	Cedar	Poor
2867	9.8	Cedar	Poor
2868	11.2	Cedar	Poor
2869	10.3	Cedar	Poor
2870	9.4	Cedar	Poor
2871	10.3	Cedar	Poor
2872	12.2	Pine	Fair
2873	8.4	Cedar	Poor
2874	13.6	Cedar	Poor
2875	7.3	Cedar	Poor
2876	9.2	Cedar	Poor
2877	4.6	Cedar	Poor
2878	11.8	Cedar	Poor

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
2879	9.5	Cedar	Poor
2880	9.0	Cedar	Poor
2881	11.4	Cedar	Poor
2882	9.8	Cedar	Poor
2883	6.5	Cedar	Poor
2884	10.8	Cedar	Poor
2885	9.1	Cedar	Poor
2886	12.7	Cedar	Poor
2887	6.3	Cedar	Poor
2888	11.2	Cedar	Poor
2889	10.2	Cedar	Poor
2890	9.4	Cedar	Good
2891	9.0	Cedar	Good
2892	8.5	Cedar	Good
2893	8.7	Cedar	Fair
2894	17.1	Cedar	Fair
2895	18.0	Cedar	Good
2896	10.8	Cedar	Good
2897	20.6	Cedar	Good
2898	7.0	Cedar	Good
2899	15.4	Cedar	Good
2900	17.0	Cedar	Good
2901	14.9	Cedar	Good
2902	12.4	Cedar	Fair
2903	14.3	Cedar	Good
2904	12.2	Cedar	Good
2905	12.7	Cedar	Good
2906	14.2	Cedar	Good
2907	19.4	White Mulberry	Fair
2908	18.4	White Mulberry	Fair
2909	20.0	Sweetgum	Good
2910	17.5	White Mulberry	Poor
2911	19.7	Sweetgum	Fair
2912	15.2	Cherry	Fair
2913	20.8	White Mulberry	Poor
2914	34.0	Maple	Fair
2915	16.4	Sweetgum	Fair
2916	28.4	Maple	Good
2917	19.7	Cherry	Fair
2918	7.5	White Mulberry	Poor
2919	16.2	Sycamore	Good
2920	12.8	Catalpa	Fair
2921	5.5	Oak	Fair
2922	4.5	White Mulberry	Poor
2923	17.5	Cherry	Poor
2924	19.8	Sweetgum	Good
2925	7.7	Cherry	Fair
2926	10.1	American holly	Good
2927	9.7	American holly	Good
2928	7.0	Tree of heaven	Poor
2929	6.4	Tree of heaven	Poor
2930	8.4	Maple	Poor
2931	9.4	Osage orange	Fair
2932	4.3	Osage orange	Fair
2933	7.8	Tree of heaven	Poor
2934	6.4	White Mulberry	Poor
2935	8.5	Sweetgum	Fair
2936	6.8	Crabapple	Fair
2937	17.3	Silver Maple	Good
2938	10.0	Catalpa	Good
2939	8.5	Crabapple	Poor
2940	8.2	Maple	Fair
2941	7.2	Maple	Fair
2942	4.2	Maple	Fair
2943	4.6	Maple	Fair
2944	7.5	Maple	Fair
2945	4.8	Maple	Fair
2946	6.8	Maple	Fair
2947	5.0	Maple	Fair
2948	5.6	Maple	Fair
2949	4.3	Oak	Fair
2950	4.0	Oak	Fair
2951	8.7	Unknown	Poor
2952	10.3	Catalpa	Fair
2953	6.0	Catalpa	Fair
2954	8.0	Unknown	Dead
2955	5.0	Elm	Fair
2956	4.0	Pear	Fair
2957	10.1	Beaked willow	Fair
2958	5.5	White Mulberry	Poor
2959	17.8	Unknown	Dead
2960	22.8	Unknown	Poor
2961	11.7	Catalpa	Poor
2962	11.0	White Mulberry	Poor
2963	33.8	Catalpa	Fair
2964	9.8	Catalpa	Fair
2965	9.1	Catalpa	Fair
2966	4.5	Catalpa	Fair
2967	6.4	Cedar	Fair
2968	7.2	Hackberry	Fair
2969	7.7	Cherry	Good
2970	20.7	Maple	Poor
2971	9.0	Unknown	Dead
2972	20.9	Maple	Poor
2973	8.7	Hackberry	Fair
2974	6.4	Sweetgum	Fair
2975	8.7	Sweetgum	Fair
2976	7.8	Sweetgum	Fair
2977	21.4	Oak	Poor
2978	7.8	Pine	Fair
2979	32.0	Oak	Fair
2980	27.8	Oak	Fair
2981	13.0	Pine	Good
2982	31.2	Oak	Fair
2983	14.0	Pine	Fair
2984	9.7	Maple	Good
2985	10.1	White Mulberry	Fair
2986	16.8	Cherry	Good
2987	21.6	Oak	Fair
2988	23.0	Maple	Good
2989	20.7	Maple	Good
2990	8.5	White Mulberry	Fair
2991	10.5	Cedar	Fair
2992	25.6	Maple	Good
2993	21.5	Maple	Good
2994	6.2	Catalpa	Fair
2995	20.8	Cherry	Good
2996	14.1	White Mulberry	Fair
2997	5.0	Catalpa	Poor
2998	5.2	Cherry	Good
2999	8.2	Catalpa	Fair
3000	6.0	Catalpa	Fair
3001	4.8	Catalpa	Fair
3002	6.4	Locust	Fair
3003	4.2	Elm	Fair
3004	7.5	Catalpa	Good
3005	7.1	Pear	Poor
3006	6.6	Catalpa	Fair
3007	9.1	Beaked willow	Fair
3008	8.1	Beaked willow	Fair
3009	23.1	Locust	Fair
3010	9.3	Siberian elm	Fair
3011	9.9	White Mulberry	Poor
3012	10.5	Cherry	Fair
3013	12.5	Cherry	Fair
3014	5.2	Catalpa	Poor
3015	8.3	Catalpa	Fair
3016	7.6	Catalpa	Fair
3017	6.6	Catalpa	Fair
3018	17.6	Tree of heaven	Poor
3019	9.1	Beaked willow	Fair

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
3020	7.8	Catalpa	Fair
3021	8.6	Catalpa	Fair
3022	6.7	Cherry	Fair
3023	6.8	Catalpa	Fair
3024	9.2	Cherry	Fair
3025	4.2	Cherry	Fair
3026	6.8	Elm	Fair
3027	5.5	Cherry	Fair
3028	4.3	Pear	Fair
3029	5.0	Cherry	Fair
3030	5.0	Maple	Poor
3031	8.3	Elm	Fair
3032	8.0	Cherry	Poor
3033	17.2	Elm	Fair
3034	19.0	Elm	Fair
3035	6.5	White Mulberry	Fair
3036	6.3	Arborvitae	Fair
3037	6.7	Arborvitae	Fair
3038	7.2	Arborvitae	Fair
3039	6.4	Arborvitae	Fair
3040	4.9	Arborvitae	Fair
3041	6.0	Arborvitae	Fair
3042	8.6	Cherry	Fair
3043	12.6	Oak	Good
3044	4.5	Willow Oak	Fair
3045	4.0	Maple	Good
3046	13.3	Oak	Fair
3047	10.3	Elm	Fair
3048	4.0	Maple	Fair
3049	4.0	Pear	Fair
3050	6.4	Willow Oak	Good
3051	4.8	Oak	Good
3052	7.1	Oak	Good
3053	10.8	Oak	Good
3054	24.2	Oak	Good
3055	20.0	Oak	Fair
3056	8.7	Maple	Good
3057	8.6	Crabapple	Fair
3058	13.1	White Mulberry	Fair
3059	18.5	Cedar	Fair
3060	17.8	Oak	Dead
3061	14.3	Cedar	Poor
3062	13.1	Oak	Fair
3063	26.0	Maple	Good
3064	5.8	Crabapple	Fair
3065	11.0	Cedar	Poor
3066	15.7	Cherry	Fair
3067	25.4	Cedar	Fair
3068	4.3	White Mulberry	Fair
3069	5.0	White Mulberry	Fair
3070	6.6	White Mulberry	Fair
3071	4.0	Cherry	Fair
3072	5.4	Crabapple	Poor
3073	6.0	Tree of heaven	Poor
3074	8.5	Beaked willow	Fair
3075	6.4	Catalpa	Poor
3076	8.7	Tree of heaven	Poor
3077	6.6	Crabapple	Fair
3078	10.4	Tree of heaven	Fair
3079	8.0	White Mulberry	Fair
3080	5.7	Ash	Poor
3081	4.0	Unknown	Poor
3082	4.5	Ash	Poor
3083	4.0	Unknown	Poor
3084	7.0	Locust	Fair
3085	6.3	Tree of heaven	Fair
3086	7.8	Cherry	Fair
3087	5.2	Cherry	Good
3088	6.7	Cherry	Good
3089	4.6	Cherry	Fair
3090	5.0	Cherry	Fair
3091	5.3	Tree of heaven	Poor
3092	6.0	White Mulberry	Poor
3093	26.0	Unknown	Dead
3094	27.0	Maple	Fair
3095	23.7	Maple	Good
3096	19.1	Cherry	Poor
3097	18.3	Crabapple	Fair
3098	11.6	Arborvitae	Fair
3099	29.6	Cedar	Fair
3100	5.0	Cherry	Fair
3101	7.4	Cherry	Fair
3102	6.6	Maple	Good
3103	5.5	Maple	Fair
3104	9.4	White Mulberry	Fair
3105	8.6	Maple	Good
3106	5.0	Maple	Fair
3107	6.5	Hackberry	Fair
3108	5.6	Maple	Fair
3109	11.4	Cherry	Fair
3110	8.6	Maple	Good
3111	9.0	Maple	Good
3112	7.2	Maple	Fair
3113	9.1	Maple	Good
3114	4.8	Maple	Good
3115	9.3	Maple	Fair
3116	4.1	Maple	Fair
3117	5.7	Maple	Fair
3118	5.3	Maple	Fair
3119	4.6	Cherry	Fair
3120	5.3	Cherry	Fair
3121	5.2	Cherry	Fair
3122	4.1	Cherry	Fair
3123	11.7	Maple	Fair
3124	25.4	Maple	Poor
3125	17.6	Ash	Poor
3126	5.8	Cherry	Fair
3127	5.8	Cherry	Fair
3128	25.0	Norway spruce	Good
3129	22.0	Sassafras	Poor
3130	4.3	Oak	Fair
3131	4.6	Catalpa	Fair
3132	41.3	Catalpa	Poor
3133	5.8	Cherry	Poor
3134	8.7	Dogwood	Good
3135	8.1	Dogwood	Good
3136	8.4	Dogwood	Fair
3137	15.3	Catalpa	Poor
3138	15.5	Oak	Fair
3139	14.1	Cedar	Fair
3140	16.2	Cedar	Fair
3141	6.2	Crabapple	Fair
3142	21.7	Cherry	Good
3143	4.7	Cherry	Fair
3144	4.0	Cherry	Fair
3145	8.0	Oak	Fair
3148	4.3	Cherry	Fair
3149	7.8	Cherry	Fair
3150	5.8	Maple	Fair
3151	4.2	Cherry	Fair
3152	4.5	Oak	Fair
3154	4.2	Maple	Fair
3155	5.0	Cherry	Good
3156	4.5	Cherry	Poor
3157	17.8	Locust	Poor
3159	4.5	White Mulberry	Poor
3160	17.0	Unknown	Dead
3161	17.0	Maple	Poor
3162	26.0	Maple	Fair
3163	20.8	Maple	Poor
3164	5.4	Cherry	Fair

LOCATED ON-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
3165	7.8	Locust	Fair
3166	8.7	Ash	Poor
3167	4.5	Maple	Good
3168	5.0	Locust	Fair
3169	7.1	Ash	Poor
3170	7.0	White Mulberry	Fair
3171	6.2	Crabapple	Fair
3172	5.2	Cherry	Fair
3173	14.7	Pine	Fair
3174	8.9	Tree of heaven	Poor
3175	6.4	Tree of heaven	Poor
3176	8.2	Cherry	Poor
3177	9.7	Pine	Fair
3178	13.5	Pine	Fair
3179	14.0	Pine	Fair
3180	12.0	Pine	Fair
3181	6.7	Tree of heaven	Poor
3182	5.6	Catalpa	Fair
3183	5.8	Crabapple	Fair
3184	9.1	Crabapple	Fair
3185	4.2	Unknown	Dead
3186	4.5	White Mulberry	Fair
3187	32.8	Arborvitae	Fair
3188	26.4	White Mulberry	Poor
3189	8.6	Locust	Poor
3190	7.2	Locust	Poor
3191	4.1	Locust	Fair
3192	9.2	Locust	Fair
3193	15.7	Locust	Fair
3194	4.4	Tree of heaven	Poor
3195	7.8	Arborvitae	Fair
3196	8.5	Arborvitae	Fair
3197	8.6	Arborvitae	Fair
3198	6.1	Arborvitae	Fair
3199	7.2	Arborvitae	Fair
3200	7.6	Arborvitae	Fair
3201	10.6	Arborvitae	Fair
3202	9.4	Arborvitae	Fair
3203	9.5	Arborvitae	Fair
3204	11.6	Arborvitae	Fair
3205	12.1	Arborvitae	Fair
3206	10.5	Arborvitae	Fair
3207	10.6	Arborvitae	Fair
3208	9.6	Arborvitae	Fair
3209	11.3	Arborvitae	Fair
3210	8.2	Arborvitae	Fair
3211	5.8	Arborvitae	Fair
3212	10.3	Arborvitae	Fair
3213	27.5	Pine	Fair
3214	25.3	Pine	Good
3215	4.2	White Mulberry	Fair
3216	27.2	Pine	Good
3217	29.5	Pine	Good
3218	22.8	Oak	Fair
3219	21.7	Pine	Good
3220	9.5	Cherry	Good
3221	11.9	Cypress	Fair
3222	10.8	Cypress	Fair
3223	11.2	Pear	Good
3224	4.2	Cherry	Fair
3225	5.4	Locust	Poor
3226	12.1	Locust	Poor
3227	8.5	Cherry	Fair
3228	8.1	Locust	Poor
3229	13.0	Locust	Fair
3230	19.5	Locust	Fair
3231	7.0	Locust	Poor
3232	10.8	Locust	Fair
3233	8.0	Cherry	Fair
3234	11.0	White Mulberry	Poor
3235	5.8	Maple	Fair
3236	11.4	Ash	Poor
3237	4.5	Cherry	Poor
3238	7.2	Arborvitae	Fair
3239	4.5	Arborvitae	Fair
3240	5.1	Arborvitae	Fair
3241	8.6	Arborvitae	Fair
3242	6.7	Arborvitae	Fair
3243	8.1	Arborvitae	Fair
3244	9.3	Arborvitae	Fair
3245	9.0	Arborvitae	Fair
3246	10.0	Pear	Fair
3247	4.4	Tree of heaven	Poor
3248	10.5	Tree of heaven	Poor
3249	11.8	Tree of heaven	Poor
3250	9.5	Arborvitae	Fair
3251	10.0	Arborvitae	Fair
3252	13.3	Arborvitae	Fair
3253	12.7	Arborvitae	Good
3254	7.8	Arborvitae	Fair
3255	9.2	Arborvitae	Fair
3256	6.7	Arborvitae	Fair
3257	5.7	Arborvitae	Fair
3258	4.5	Arborvitae	Fair
3259	6.0	Arborvitae	Fair
3260	4.5	Arborvitae	Poor
3261	5.0	Arborvitae	Fair
3262	5.0	Arborvitae	Fair
3263	5.4	Arborvitae	Fair
3264	5.3	Arborvitae	Fair
3265	7.1	Arborvitae	Fair
3266	10.0	Arborvitae	Fair
3267	14.7	Willow Oak	Good
3268	7.6	Unknown	Dead
3269	7.0	Unknown	Dead
3270	4.2	Cedar	Fair
3271	5.2	Unknown	Dead
3272	4.4	Tree of heaven	Poor
3273	8.5	Blue spruce	Good
3274	5.8	Pear	Fair
3275	8.3	Cedar	Good
3276	7.6	Cedar	Fair
3277	7.2	Cedar	Poor
3278	5.0	Crabapple	Poor
3279	5.4	Pear	Fair
3280	9.2	Pear	Fair
3281	8.9	Cedar	Fair
3282	9.2	Cedar	Poor
3283	9.5	Cedar	Fair
3284	4.1	White Mulberry	Poor

45:+ "+>/9:/4-":8++9"8+7;/8/4-"8+62^)+3+4:"'8+",/-.2/-.;+"

LOCATED OFF-SITE

TREE NO.	DBH (IN.)	SPECIES	CONDITION
3146	7.8	Oak	Good
3147	6.4	Oak	Fair
3153	5.8	Hackberry	Fair
3158	19.0	Locust	Poor

Date	Description	No.
Revisions		

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
PROFESSIONAL ENGINEER
NJ LIC. No. 24GE03853800

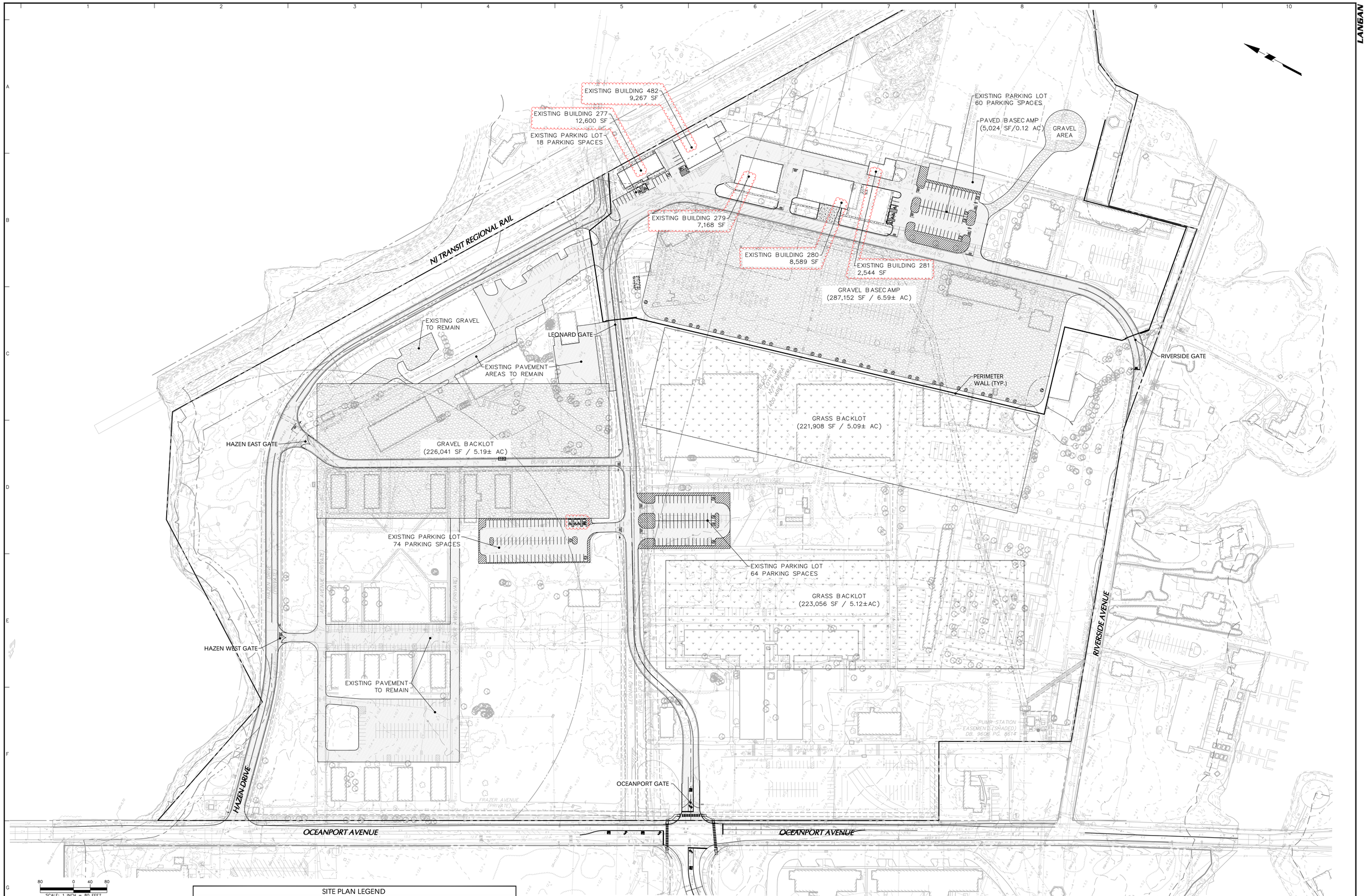
LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
TREE REMOVAL CHARTS

Project No. 100935001
Date 08/05/2025
Drawn By MF/KS
Checked By SL/CC

*XG]OTM*4U
CD301
Sheet 12 of 64



80 0 40 80
SCALE: 1 INCH = 80 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL (HATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)
- PROPOSED GRAVEL AREA
- PROPOSED GRASS AREA
- FHA — FLOOD HAZARD AREA
- SETBACK
- FWL — FLOODWAY LINE
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL, DETECTABLE WARNING SURFACE
- RIPARIAN ZONE
- WETLAND TRANSITION AREA
- WETLAND LINE
- EASEMENT LINE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA
OVERALL SITE PLAN
(DEVELOPMENT ZONE 6)

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

Drawing No. CS400
Sheet 13 of 64

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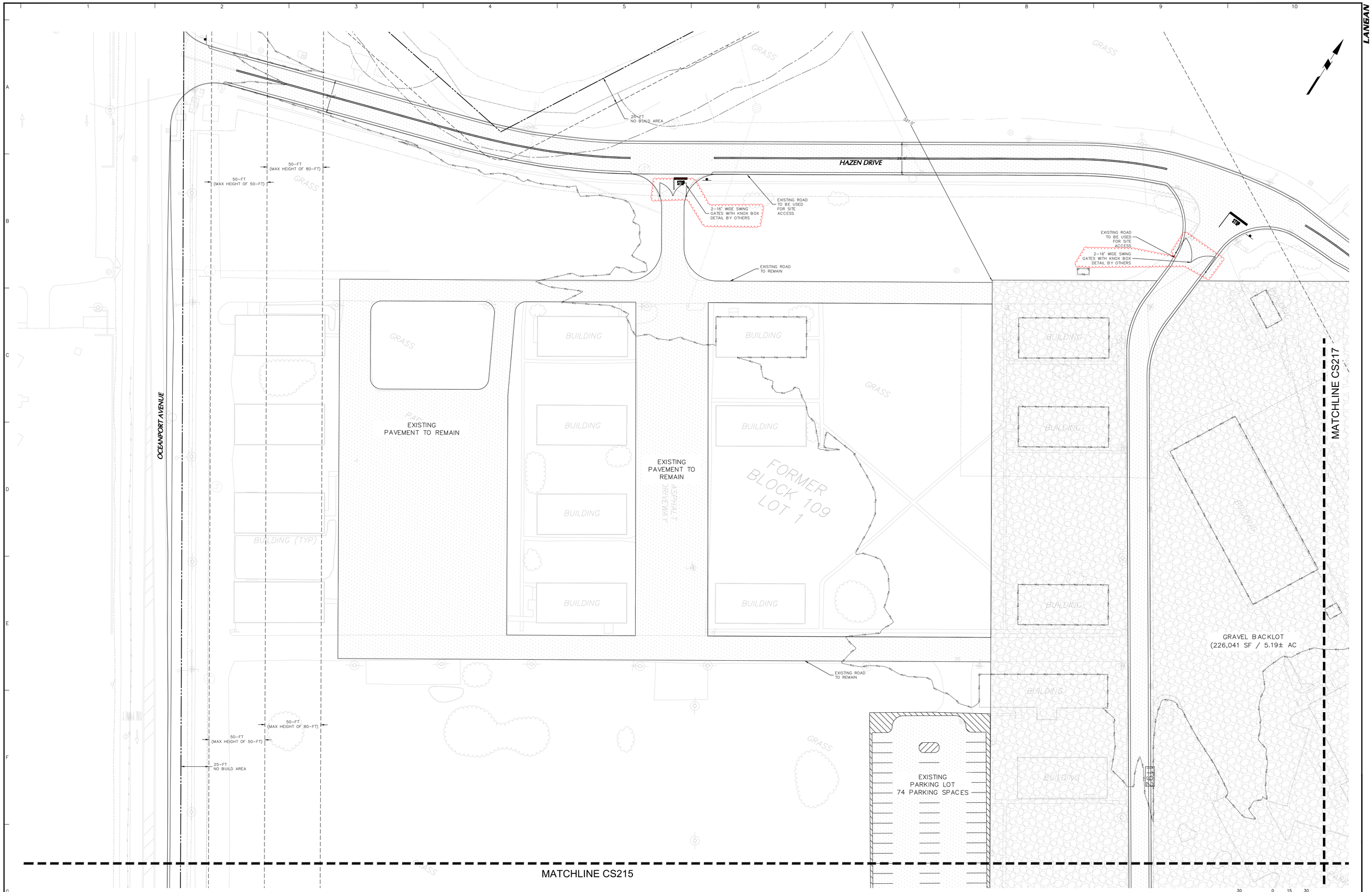

KEY MAP

SITE PLAN LEGEND

- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- CONCRETE
- PROPOSED CONCRETE CURB
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07/11/2025	NJDEP SUBMISSION	1

Revisions

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS214
Sheet 14 of 64

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MATCHLINE CS214

MATCHLINE CS217

MATCHLINE CS218

MATCHLINE CS216

EXISTING PARKING LOT
74 PARKING SPACES

GRAVEL BACKLOT
(226,041 SF / 5.19± AC

FORMER BLOCK 109 LOT 2

FORMER BLOCK 105 LOT 2

OCEANPORT AVENUE

50-FT
(MAX HEIGHT OF 80-FT)

50-FT
(MAX HEIGHT OF 50-FT)

25-FT
NO BUILD AREA

REFER TO OFFSITE ROADWAY PLANS

EXISTING ROAD TO BE USED FOR SITE ACCESS

PROPOSED CONCRETE CURB LIMIT

2-20' WIDE SWING GATES WITH KNOX BOX DETAIL BY OTHERS

EXISTING PARKING LOT
64 PARKING SPACES

GRASS BACKLOT
(221,908 SF / 5.09± AC)

GRASS BACKLOT
(221,908 SF / 5.09± AC)

BUILDING

PARKING

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

EXISTING PAVEMENT TO BE MILLED AND OVERLAID	PROPOSED GRAVEL AREA	ADA-COMPLIANT PARKING STALL, DETECTABLE WARNING SURFACE
CONCRETE	PROPOSED GRASS AREA	RIPARIAN ZONE
PROPOSED CONCRETE CURB	FLOOD HAZARD AREA	WETLAND TRANSITION AREA
PROPOSED PERIMETER WALL (HATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)	SETBACK	WETLAND LINE
	FLOODWAY LINE	EASEMENT LINE
	PROPERTY LINE	

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 15

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS215

Sheet 15 of 64

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MATCHLINE CS215

MATCHLINE CS218

MATCHLINE CS219

GRASS BACKLOT
(221,908 SF / 5.09± AC)

GRASS BACKLOT
(221,908 SF / 5.09± AC)

50-FT
(MAX HEIGHT OF 80-FT)

50-FT
(MAX HEIGHT OF 50-FT)

25-FT
NO BUILD AREA

PARKING

BUILDING

WATER M.O.

GAS M.O.

ELEC. M.O.

OCEANPORT AVENUE

EXISTING
PUMP STATION

BUILDINGS

CONC. PADS
(TYP)

150-FT
NO BUILD AREA

PROPOSED FENCE

RIVERSIDE AVENUE

BLOCK 10
MARINA

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL (HATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)
- PROPOSED GRAVEL AREA
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- WETLAND LINE
- EASEMENT LINE

Date	Description	No.
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08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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NJ LIC. No. 24GE03853800

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS216

Sheet 16 of 64

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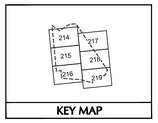

KEY MAP

SITE PLAN LEGEND

- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL (HATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)
- PROPOSED GRAVEL AREA
- PROPOSED GRASS AREA
- FLOOD HAZARD AREA
- SETBACK
- FLOODWAY LINE
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL, DETECTABLE WARNING SURFACE
- RIPARIAN ZONE
- WETLAND TRANSITION AREA
- WETLAND LINE
- EASEMENT LINE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN PARTIAL 17

30 0 15 30
SCALE: 1 INCH = 30 FEET

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS217
Sheet 17 of 64

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MATCHLINE CS217

MATCHLINE CS215

MATCHLINE CS216

MATCHLINE CS219

EXISTING BUILDING 277 12,600 SF

EXISTING PARKING LOT 18 PARKING SPACES

EXISTING BUILDING 482 9,267 SF

EXISTING RAIL LINE

EXISTING BUILDING 279 7,168 SF

150-FT NO BUILD AREA

STORAGE/WAREHOUSE BUILDINGS (5 TOTAL) 40,168 SF

EXISTING BUILDING 280 8,589 SF

GRAVEL BASECAMP (287,152 SF / 6.59± AC

FORMER BLOCK 105 LOT 1

2,544 SF EXISTING BUILDING 281

9'X18' PARKING SPACE, TYP.

EXISTING PARKING LOT 60 PARKING SPACES

BUILDINGS

BLDGS.

BUILDING

BLDG.

PARKING

29.6'

30.4'

29.5'

10.0'

8.0'

9.0'

18.0'

12.0'

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING PAVEMENT TO BE MILLED AND OVERLAID
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL (MATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)
- PROPOSED GRAVEL AREA
- PROPOSED GRASS AREA
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- ADA-COMPLIANT PARKING STALL, DETECTABLE WARNING SURFACE
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Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 18

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS218

Sheet 18 of 64

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MATCHLINE CS218

MATCHLINE CS216

GRAVEL BASECAMP
(287,152 SF / 6.59± AC

EXISTING
PARKING LOT
60 PARKING SPACES

PAVED BASECAMP
(5,400 SF / 0.12± AC)

FORMER
BLOCK 105
LOT 3

24' WIDE
GRAVEL DRIVE

GRAVEL AREA

R50.0'

150-FT
NO BUILD AREA

25-FT
NO BUILD AREA

150-FT
NO BUILD AREA

SLIDING GATE
WITH KNOX BOX

RIVERSIDE AVENUE

OCEANPORT CREEK

BUILDING

PARKING

GRASS

BUILDINGS

10.0'

29.1'

24.0'

KEY MAP

214 217 215 218 216 219

SITE PLAN LEGEND

EXISTING PAVEMENT TO BE MILLED AND OVERLAID	PROPOSED GRAVEL AREA	ADA-COMPLIANT PARKING STALL, DETECTABLE WARNING SURFACE
CONCRETE	PROPOSED GRASS AREA	RIPARIAN ZONE
PROPOSED CONCRETE CURB	FLOOD HAZARD AREA	WETLAND TRANSITION AREA
PROPOSED PERIMETER WALL (HATCHES VARIES BY TYPE, REFER TO SECURE PERIMETER PLANS)	SETBACK	WETLAND LINE
	FLOODWAY LINE	EASEMENT LINE
	PROPERTY LINE	

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

CHRISTOPHER M. CIRROTTI DATE SIGNED 10/21/2025
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SITE PLAN
PARTIAL 19

30 0 15 30
SCALE: 1 INCH = 30 FEET

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS219

Sheet 19 of 64

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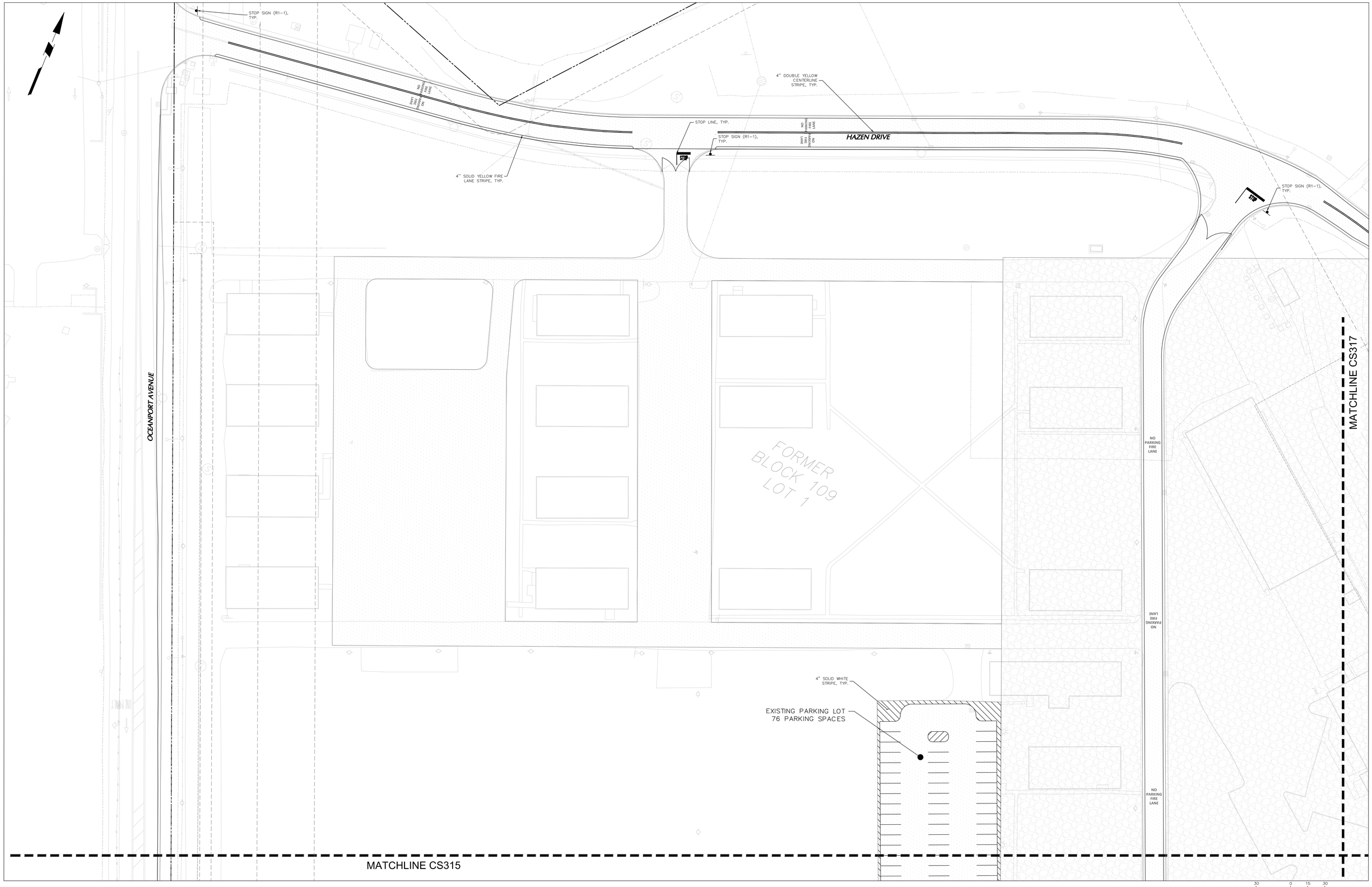

KEY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND	COLORS	
8	R1-1	STOP	COLORS: LEGEND / BACKGROUND	-WHITE (RETROREFLECTIVE) -RED (RETROREFLECTIVE)

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.

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN
PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS314
Sheet 20 of 64

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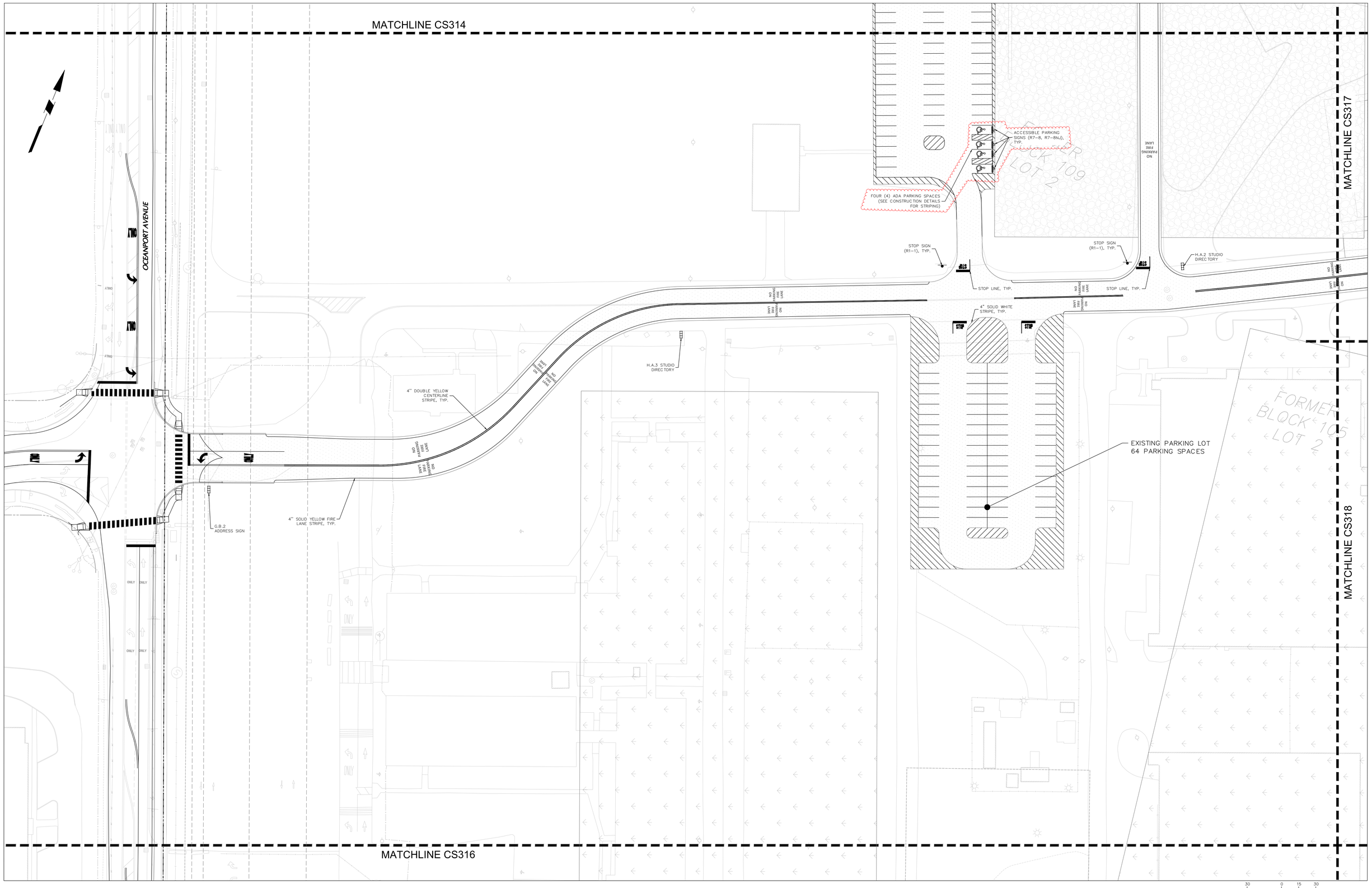

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS	
8	R1-1	STOP	STOP	COLORS LEGEND BACKGROUND	- WHITE (NON-REFLECTIVE) - RED (REFLECTIVE)

NOTES

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10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

Revisions

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN PARTIAL 15

Project No. 100935001
Date 5/27/2025
Drawn By JP
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CS315

Sheet 21 of 64

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MATCHLINE CS315

MATCHLINE CS318

MATCHLINE CS219

OCEANPORT AVENUE

RIVERSIDE AVENUE

WATER M.O.

GAS M.O.

ELEC. M.O.

STOP

BLOCK

SCALE: 1 INCH = 30 FEET

KEY MAP

214 217 215 218 216 219

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS	
8	R1-1	STOP	STOP	COLORS: LEGEND / BACKGROUND	- WHITE (RETROREFLECTIVE) - RED (RETROREFLECTIVE)

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10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS316

Sheet 22 of 64

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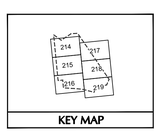

KEY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS	
8	R1-1	STOP	STOP	COLORS: LEGEND	WHITE (RETROREFLECTIVE)
				BACKGROUND	RED (RETROREFLECTIVE)

NOTES

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Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN PARTIAL 17

Project No. 100935001
Date 5/27/2025
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CS317
Sheet 23 of 64

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MATCHLINE CS317

MATCHLINE CS315

MATCHLINE CS316

MATCHLINE CS319

EXISTING RAIL LINE

EXISTING BUILDING 277 12,600 SF

EXISTING BUILDING 482 9,267 SF

EXISTING BUILDING 279 7,168 SF

EXISTING BUILDING 280 8,589 SF

EXISTING BUILDING 281 12,544 SF

STORAGE/WAREHOUSE BUILDINGS (5 TOTAL) 40,168 SF

TWO (2) VAN ADA PARKING SPACES (SEE CONSTRUCTION DETAILS FOR STRIPING)

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

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

4" SOLID YELLOW FIRE LANE STRIPE, TYP.

NO PARKING FIRE LANE

STOP SIGN (R1-1), TYP.

STOP LINE, TYP.

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

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

FOUR (4) ADA PARKING SPACES (SEE CONSTRUCTION DETAILS FOR STRIPING)

4" SOLID WHITE STRIPE, TYP.

EXISTING PARKING LOT 60 PARKING SPACES

FORMER BLOCK 105 LOT 1

PAVED BASECAMP (5,024 SF / 0.12 AC)

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND	COLORS
8	R1-1	STOP	COLORS: LEGEND – WHITE; BACKGROUND – OR (NON-REFLECTIVE) TYP.

NOTES

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Date	Description	No.
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Revisions

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN PARTIAL 18

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS318
Sheet 24 of 64

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MATCHLINE CS318

MATCHLINE CS316

FORMER BLOCK 165 LOT 3

OCEANPORT CREEK

RIVERSIDE AVENUE

NO PARKING FIRE LANE

NO PARKING FIRE LANE

STOP LINE, TYP.

H.A.4 STUDIO DIRECTORY

4" SOLID YELLOW FIRE LANE STRIPE, TYP.

STOP SIGN (R1-1), TYP.

STOP LINE, TYP.

4" DOUBLE YELLOW CENTERLINE STRIPE, TYP.

G.B.3 ADDRESS SIGN

SCALE: 1 INCH = 30 FEET

KEY MAP

SITE PLAN LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- MUNICIPAL BOUNDARY
- PROPERTY LINE
- ADA-COMPLIANT PARKING STALL

SIGN LEGEND

QTY	MUTCD DESIGNATION	LEGEND		COLORS	
8	R1-1	STOP	STOP	COLORS: LEGEND / BACKGROUND	WHITE (RETROREFLECTIVE) / WHITE (RETROREFLECTIVE)

NOTES

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07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025

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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
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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STRIPING & SIGNAGE PLAN PARTIAL 19

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CS319

Sheet 25 of 64

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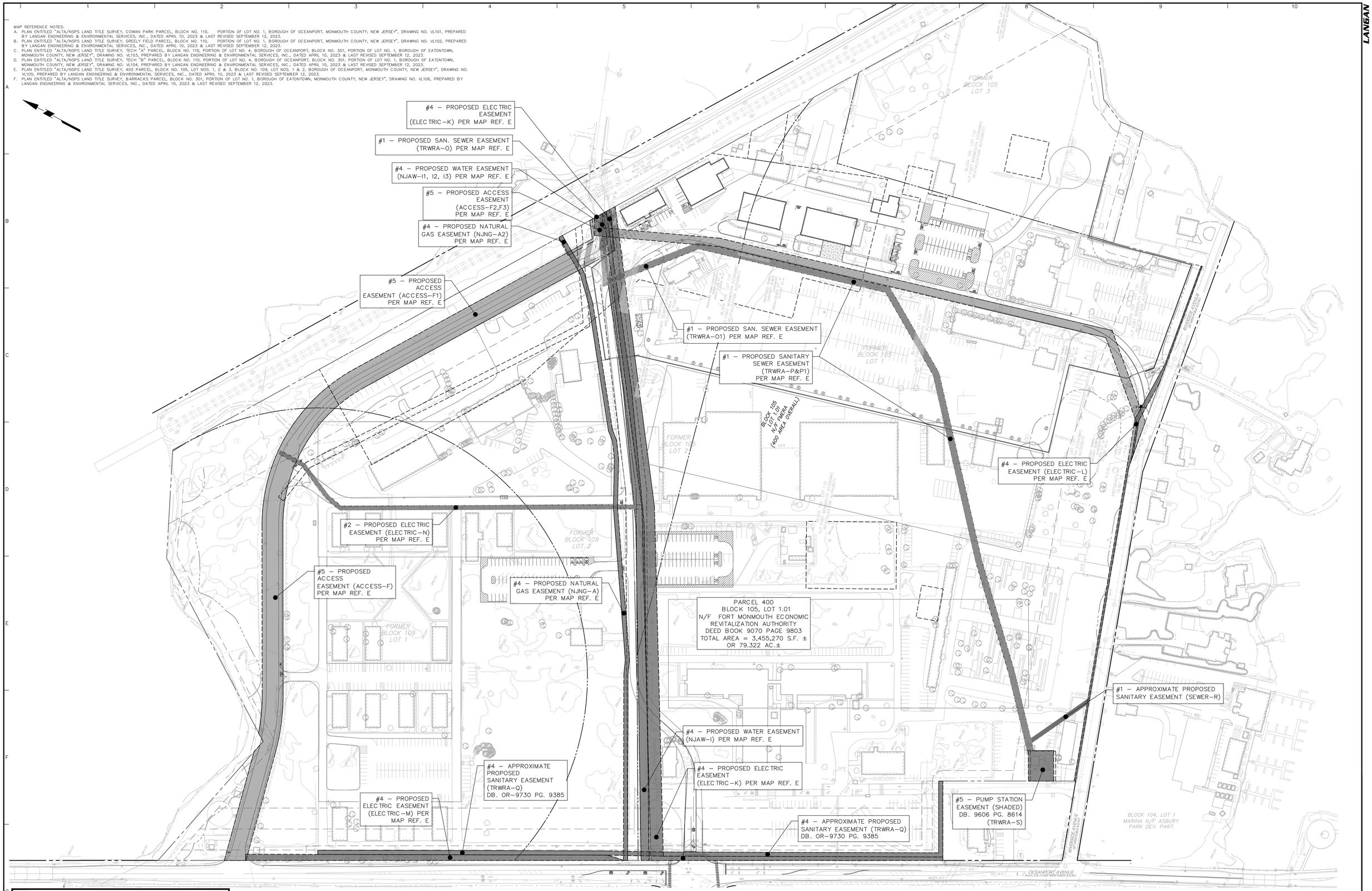
MAP REFERENCE NOTES:

A. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, COWAN PARK PARCEL, BLOCK NO. 110, PORTION OF LOT NO. 1, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL101, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.
B. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, GREELY FIELD PARCEL, BLOCK NO. 110, PORTION OF LOT NO. 1, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL102, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.
C. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, TECH "A" PARCEL, BLOCK NO. 110, PORTION OF LOT NO. 4, BOROUGH OF OCEANPORT, BLOCK NO. 301, PORTION OF LOT NO. 1, BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL103, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.
D. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, TECH "B" PARCEL, BLOCK NO. 110, PORTION OF LOT NO. 4, BOROUGH OF OCEANPORT, BLOCK NO. 301, PORTION OF LOT NO. 1, BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL104, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.
E. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, 400 PARCEL, BLOCK NO. 105, LOT NOS. 1, 2 & 3, BLOCK NO. 109, LOT NOS. 1 & 2, BOROUGH OF OCEANPORT, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL105, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.
F. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, BARRACKS PARCEL, BLOCK NO. 301, PORTION OF LOT NO. 1, BOROUGH OF EATONTOWN, MONMOUTH COUNTY, NEW JERSEY", DRAWING NO. VL106, PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC., DATED APRIL 10, 2023 & LAST REVISED SEPTEMBER 12, 2023.



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

80 0 40 80
SCALE: 1 INCH = 80 FEET

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA EASEMENT PLAN

Project No. 100935001
Date 5/27/2025
Drawn By
Checked By

Drawing No. CS223
Sheet 26 of 64

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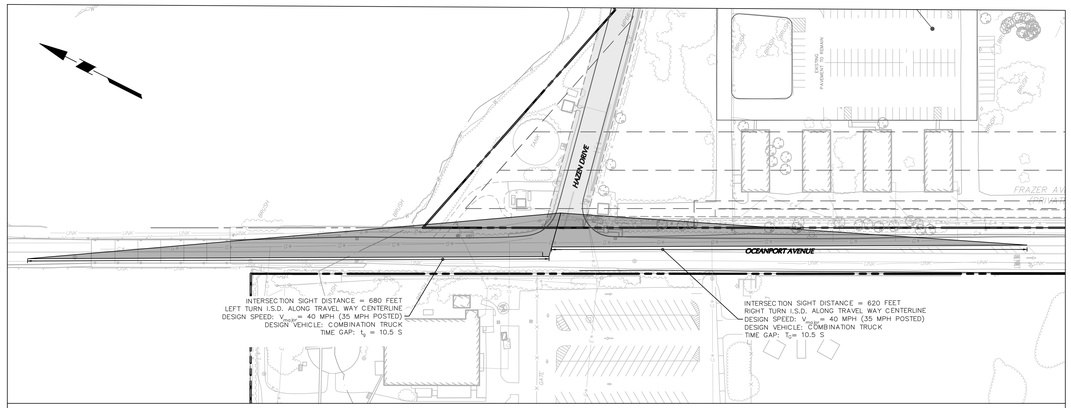
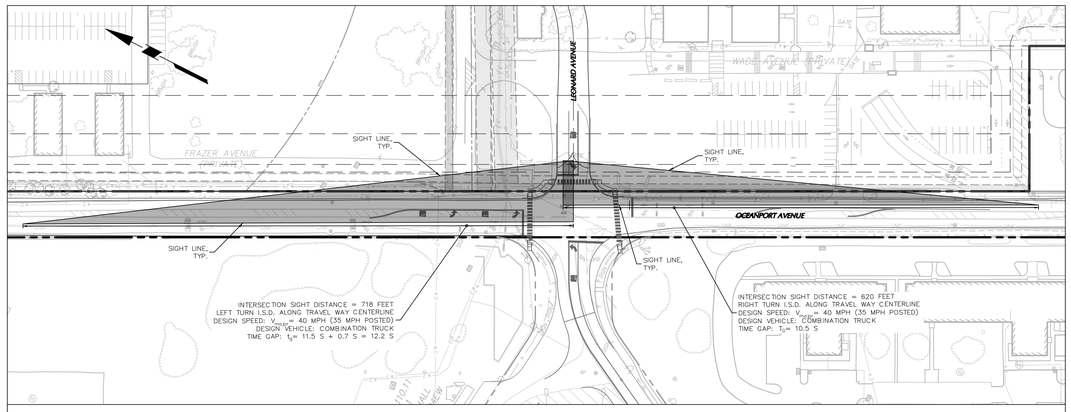


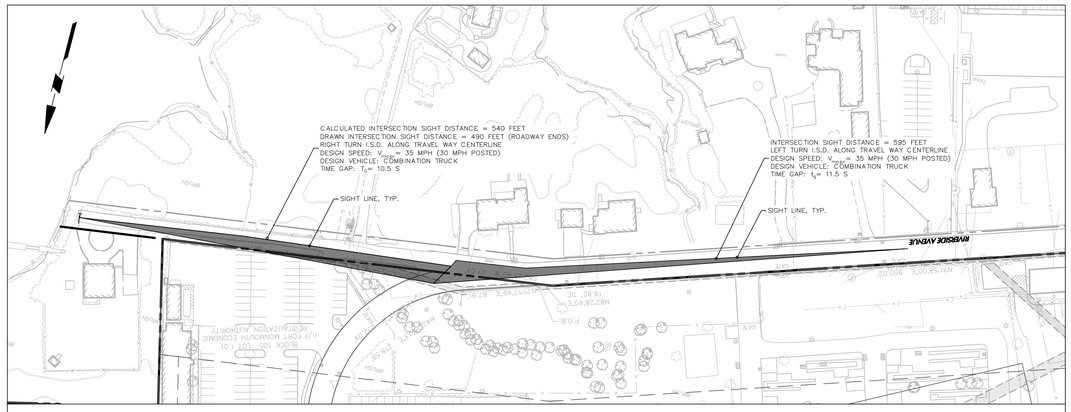
INSET 1: LEFT AND RIGHT HAND TURN FROM HAZEN DRIVE ONTO OCEANPORT AVENUE

80 0 40 80
SCALE: 1 INCH = 80 FEET



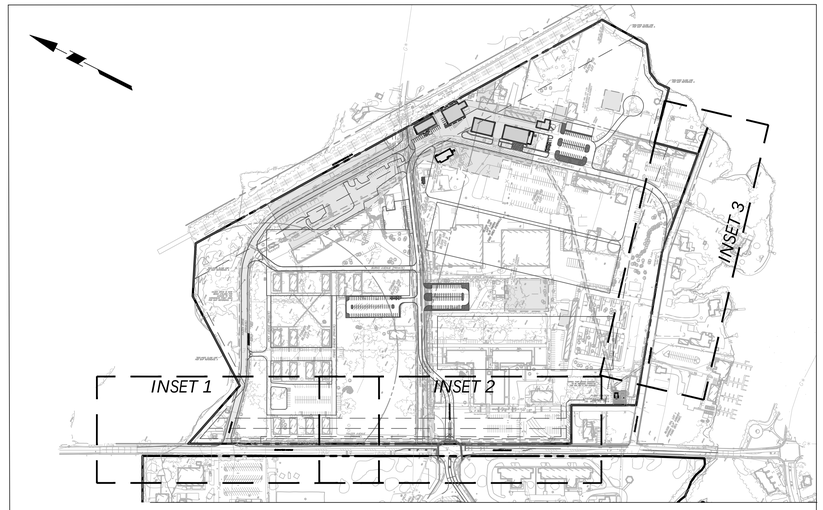
INSET 2: LEFT AND RIGHT HAND TURN FROM SITE ONTO OCEANPORT AVENUE

80 0 40 80
SCALE: 1 INCH = 80 FEET



INSET 3: LEFT AND RIGHT HAND TURN FROM SITE EXIT TO RIVERSIDE AVENUE

80 0 40 80
SCALE: 1 INCH = 80 FEET



LOCATION MAP

300 0 150 300
SCALE: 1 INCH = 300 FEET

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SIGHT TRIANGLE PLAN

Project No. 100935001
Date 5/27/2024
Drawn By JP
Checked By CC

Drawing No. CT203
Sheet 27 of 64

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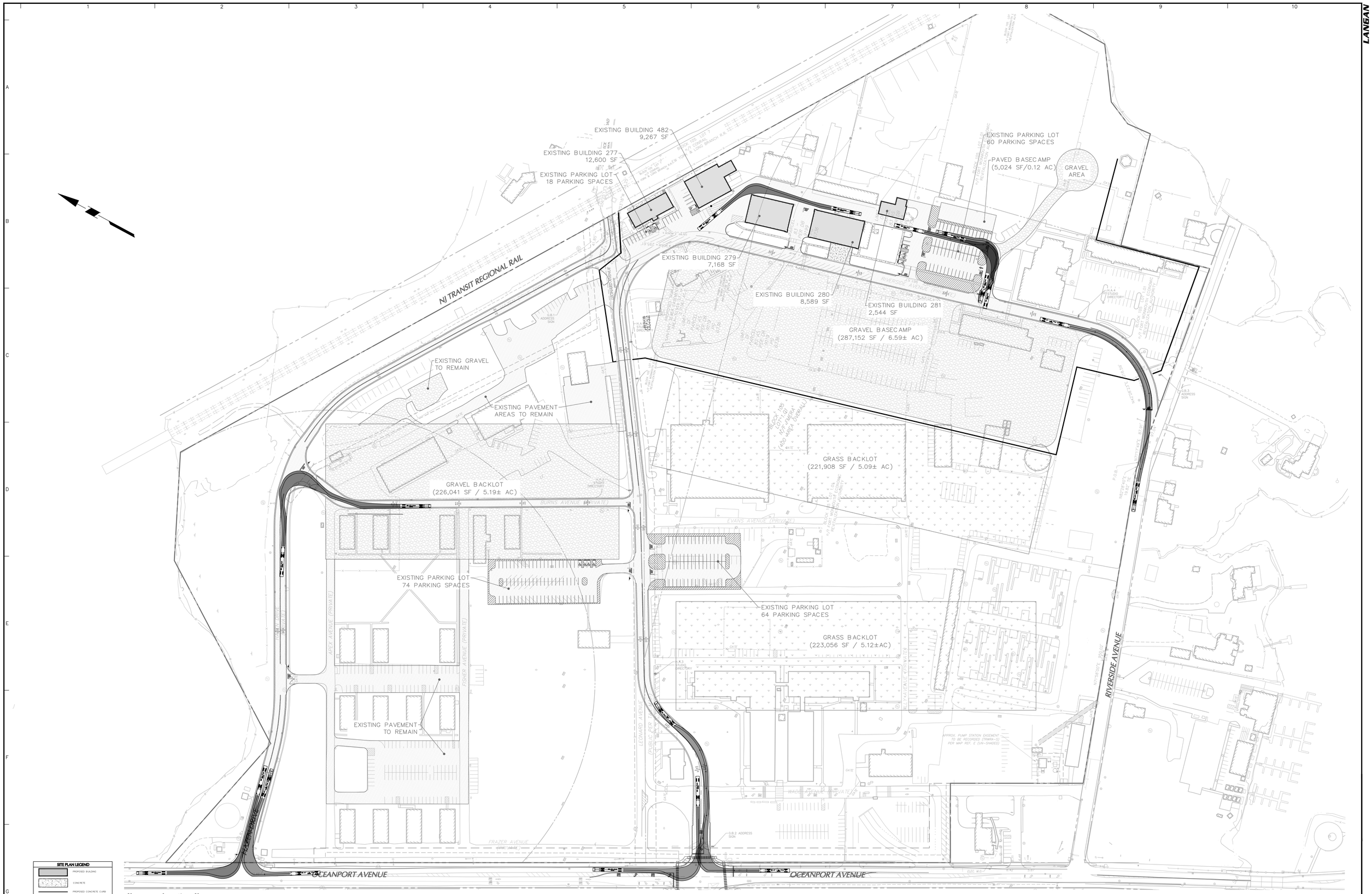
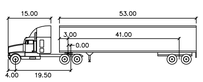


SITE PLAN LEGEND

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

SCALE: 1 INCH = 80 FEET (80 0 40 80)



WB-67-41pin

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

No.	Description	Date
3	MCR COMMENT REVISIONS	10/21/2025
2	REV. PER AHJ SUBMISSIONS	08/19/2025
1	NJDEP SUBMISSION	07/11/2025

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LANGAN
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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA VEHICLE CIRCULATION PLAN (DEVELOPMENT ZONE 6)

Project No. 100935001
Date 5/27/2025
Drawn By JP/RG
Checked By CC

Drawing No. TM204
Sheet 28 of 64

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EXISTING BUILDING 482
9,267 SF

EXISTING BUILDING 277
12,600 SF

EXISTING PARKING LOT
18 PARKING SPACES

EXISTING PARKING LOT
60 PARKING SPACES

PAVED BASECAMP
(5,024 SF/0.12 AC)

GRAVEL
AREA

NJ TRANSIT REGIONAL RAIL

EXISTING BUILDING 279
7,168 SF

EXISTING BUILDING 280
8,589 SF

EXISTING BUILDING 281
2,544 SF

GRAVEL BASECAMP
(287,152 SF / 6.59± AC)

EXISTING GRAVEL
TO REMAIN

EXISTING PAVEMENT
AREAS TO REMAIN

GRAVEL BACKLOT
(226,041 SF / 5.19± AC)

GRASS BACKLOT
(221,908 SF / 5.09± AC)

EXISTING PARKING LOT
74 PARKING SPACES

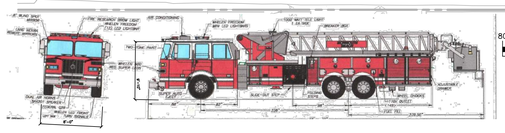
EXISTING PARKING LOT
64 PARKING SPACES

GRASS BACKLOT
(223,056 SF / 5.12±AC)

EXISTING PAVEMENT
TO REMAIN

OCEANPORT AVENUE

RIVERSIDE AVENUE



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

SITE PLAN LEGEND

- PROPOSED BUILDING
- CONCRETE
- PROPOSED CONCRETE CURB
- PROPOSED PERIMETER WALL
- PROPOSED DOOR
- DMW 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

80 0 40 80
SCALE: 1 INCH = 80 FEET

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3	MCR COMMENT REVISIONS	10/21/2025
2	REV. PER AHJ SUBMISSIONS	08/19/2025
1	NJDEP SUBMISSION	07/11/2025

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA
EMERGENCY VEHICLE
CIRCULATION PLAN
(DEVELOPMENT ZONE 6)

Project No. 100935001
Date 5/27/2025
Drawn By JP/RG
Checked By CC

Drawing No. TM205
Sheet 29 of 64

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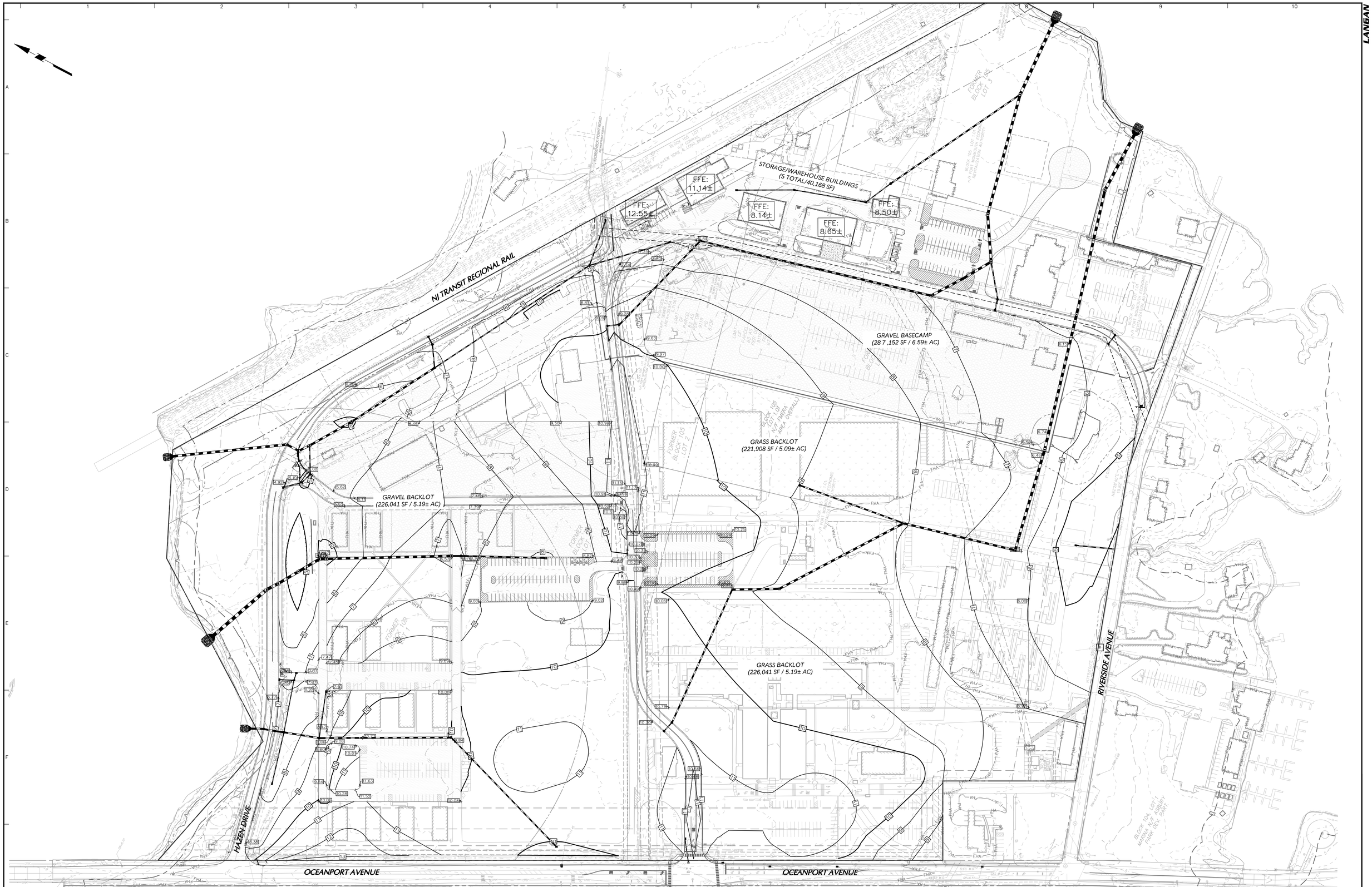

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
105	PROPOSED MINOR CONTOUR
10.83	PROPOSED SPOT ELEVATION
TW 10.75 BW 10.25	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

SCALE: 1 INCH = 80 FEET

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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Parsippany, NJ 07054
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
OVERALL
GRADING &
DRAINAGE PLAN
400 AREA

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

Drawing No. CG400

Sheet 30 of 64

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HAZEN DRIVE

OCEANPORT AVENUE

SEE INSET A

MATCHLINE CG217

MATCHLINE CG215

SCOUR HOLE (TYP.)

HW-300
TW: 3.76
INV. (42"): 0.01

29 LF 12" HDPE @ 0.31%

CB-300 (TYPE B)
GR: 6.84
INV. IN (36" S): 0.20
INV. OUT: 0.10

CB-303 (TYPE A)
GR: 7.78
INV. OUT: 1.23

29 LF 36" HDPE @ 0.40%

CB-301 (TYPE B)
GR: 7.00
INV. IN (36" S): 0.42
INV. OUT: 0.32

21 LF 36" HDPE @ 0.40%

126 LF 15" HDPE @ 0.50%

85 LF 36" HDPE @ 0.40%

CB-307 (TYPE A)
GR: 8.58
INV. IN (15" E): 1.04
INV. IN (36" SE): 1.04
INV. OUT: 0.94

CB-302 (TYPE A)
GR: 7.33
INV. IN (36" S): 0.60
INV. IN (12" E): 0.60
INV. IN (15" W): 0.60
INV. OUT: 0.50

CB-304 (TYPE A)
GR: 6.72
INV. IN (12" NW): 1.41
INV. IN (12" E): 1.41
INV. OUT: 1.24

127 LF 12" HDPE @ 0.50%

CB-305 (TYPE A)
GR: 6.99
INV. OUT: 1.59

35 LF 12" HDPE @ 0.50%

CB-306 (TYPE A)
GR: 6.66
INV. OUT: 1.59

18 LF 12" HDPE @ 1.00%

CB-308 (TYPE A)
GR: 7.92
INV. OUT: 1.60

112 LF 15" HDPE @ 0.50%

315 LF 36" HDPE @ 0.40%

CB-309 (TYPE A)
GR: 9.88
INV. IN (24" S): 2.40
INV. OUT: 2.30

363 LF 24" HDPE @ 0.50%

167 LF 48 X 76 INCH HERCP @ 0.19%

CB-200 (TYPE B)
GR: 5.68
INV. IN (68" SE): -0.09
INV. OUT: -0.19

32 LF 43 X 68 INCH HERCP @ 0.20%

CB-201 (TYPE B)
GR: 5.72
INV. IN (60" SE): 0.07
INV. OUT: -0.02

CB-202 (TYPE A)
GR: 4.71
INV. IN (60" SE): 0.30
INV. OUT: 0.24

59 LF 38 X 60 INCH HERCP CL. V @ 0.25%

CB-203 (TYPE A)
GR: 4.95
INV. IN (60" SE): 0.55
INV. OUT: 0.45

55 LF 38 X 60 INCH HERCP CL. V @ 0.23%

16 LF 38 X 60 INCH HERCP CL. V @ 0.25%

CB-204 (TYPE A)
GR: 4.74
INV. IN (53" SE): 0.69
INV. OUT: 0.59

299 LF 34 X 53 INCH HERCP @ 0.49%

CB-205 (TYPE A)
GR: 6.61
INV. IN (30" SE): 2.24
INV. OUT: 2.14

23 LF 30" RCP @ 0.50%

CB-206 (TYPE A)
GR: 6.81
INV. IN (30" SE): 2.46
INV. OUT: 2.36

202 LF 30" RCP @ 0.50%

CB-207 (TYPE A)
GR: 7.75
INV. OUT: 3.47

273 LF 34 X 53 INCH HERCP @ 0.20%

CB-100 (TYPE B)
GR: 5.08
INV. IN (45" S): 0.64
INV. OUT: 0.54

32 LF 29 X 45 INCH HERCP @ 0.25%

CB-101 (TYPE B)
GR: 5.00
INV. IN (45" SE): 0.82
INV. OUT: 0.72

29 LF 29 X 45 INCH HERCP @ 0.25%

CB-105 (TYPE A)
GR: 5.01
INV. OUT: 1.71

48 LF 18" RCP CL. V @ 0.36%

CB-104 (TYPE A)
GR: 4.50
INV. IN (18" NW): 1.55
INV. OUT: 1.45

28 LF 18" RCP CL. V @ 0.36%

CB-102 (TYPE A)
GR: 5.32
INV. IN (18" SW): 1.00
INV. IN (48" SE): 0.97
INV. OUT: 0.90

CB-103 (TYPE A)
GR: 4.81
INV. IN (18" W): 1.34
INV. OUT: 1.24

69 LF 18" RCP @ 0.36%

116 LF 29 X 45 INCH HERCP @ 0.22%

2" POLY PIPE N.J.N. GAS

N.J.N. GAS HP STEEL

RIM=12.40

INSET A

SCALE: 1 INCH = 20 FEET

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
99	PROPOSED MINOR CONTOUR
100.00	PROPOSED SPOT ELEVATION
TW 372.76 BW 372.26	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING
PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG214

Sheet 31 of 64

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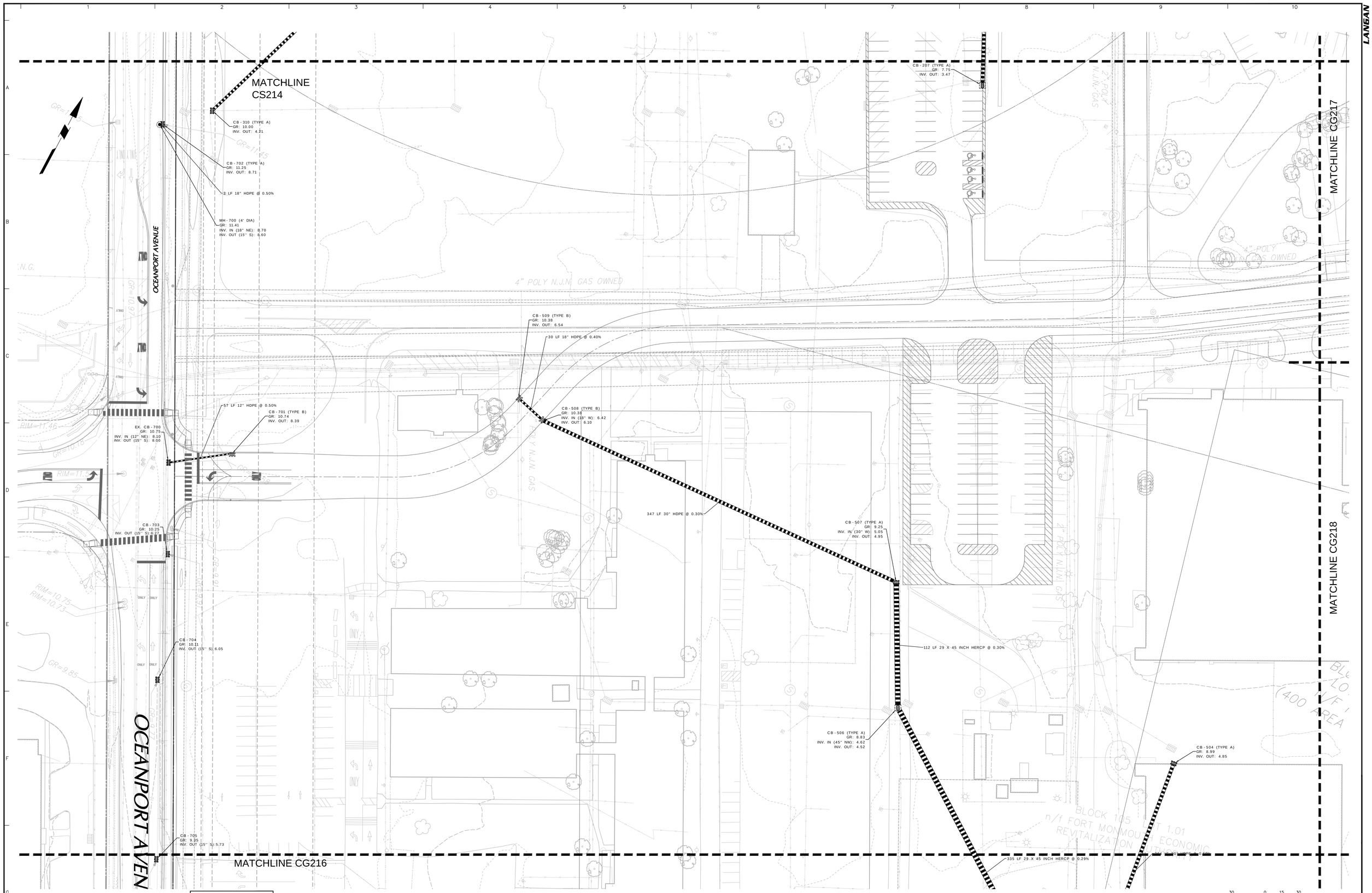

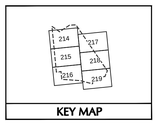

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
100	PROPOSED MINOR CONTOUR
123.32	PROPOSED SPOT ELEVATION
TW 272.76 BW 272.26	PROPOSED TOP / BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

No.	Description	Date
3	MCR COMMENT REVISIONS	10/21/2025
2	REV. PER AHJ SUBMISSIONS	08/19/2025
1	NJDEP SUBMISSION	07/11/2025

Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING
PARTIAL 15

SCALE: 1 INCH = 30 FEET

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG215
Sheet 32 of 64

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MATCHLINE CG215

MATCHLINE CG218

MATCHLINE CG219

OCEANPORT AVENUE

RIVERSIDE AVENUE

TILLY AVENUE (PRIVATE)

APPROX. PUMP STATION EASEMENT TO BE RECORDED (TRWIA-S) PER MAP REF. E (UN-SHADED)

EASEMENT (SHADED) D.B. 9606 PG. 8014

PUMP STATION

U.G. VAULT "SIGNAL CORPS"

6" HP OWNED & OPERATED BY N.J.N. GAS SEALED SHUT

2" POLY N.J.N. GAS

4" HP STEEL N.J. GAS

WATER M.O.

ELEC. M.O.

GAS M.O.

ELEC. BOX

CB - 705
GR: 9.35
INV. OUT (15" S): 5.73

CB - 706
GR: 9.84
INV. OUT (15" S): 3.83

335 LF 29 X 45 INCH HERCP @ 0.29%

274 LF 29 X 45 INCH HERCP @ 0.30%

35 LF 34 X 53 INCH HERCP @ 0.30%

216 LF 38 X 60 INCH HERCP @ 0.20%

90 LF 18" RCP CL. V @ 1.66%

CB - 505 (TYPE A)
GR: 8.09
INV. IN (45" NW): 3.53
INV. IN (30" N): 3.53
INV. OUT: 3.43

CB - 503 (TYPE A)
GR: 6.35
INV. IN (45" N): 2.60
INV. OUT: 2.51

CB - 502 (TYPE A)
GR: 6.46
INV. IN (53" W): 2.40
INV. OUT: 2.30

CB - 501 (TYPE A)
GR: 6.49
INV. IN (60" W): 1.87
INV. OUT: 1.77

CB - 600 (TYPE A)
GR: 4.23
INV. OUT: 2.02

EX. MH - 600
RIM: 5.12
INV. IN (18" N): 0.52
INV. OUT (18" E): 0.52

EXISTING STORM INLET TO REMAIN

N71°58'00"E 950.00'

N82°28'40"E 19.82' TNE

N71°17'00"E 8.91'

S82°28'40"W

P.O.B.

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100.00	PROPOSED MAJOR CONTOUR
99.00	PROPOSED MINOR CONTOUR
(101.53)	PROPOSED SPOT ELEVATION
TW: 115.75 BW: 112.25	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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NJ LIC. No. 24GE03853800

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING
PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG216

Sheet 33 of 64

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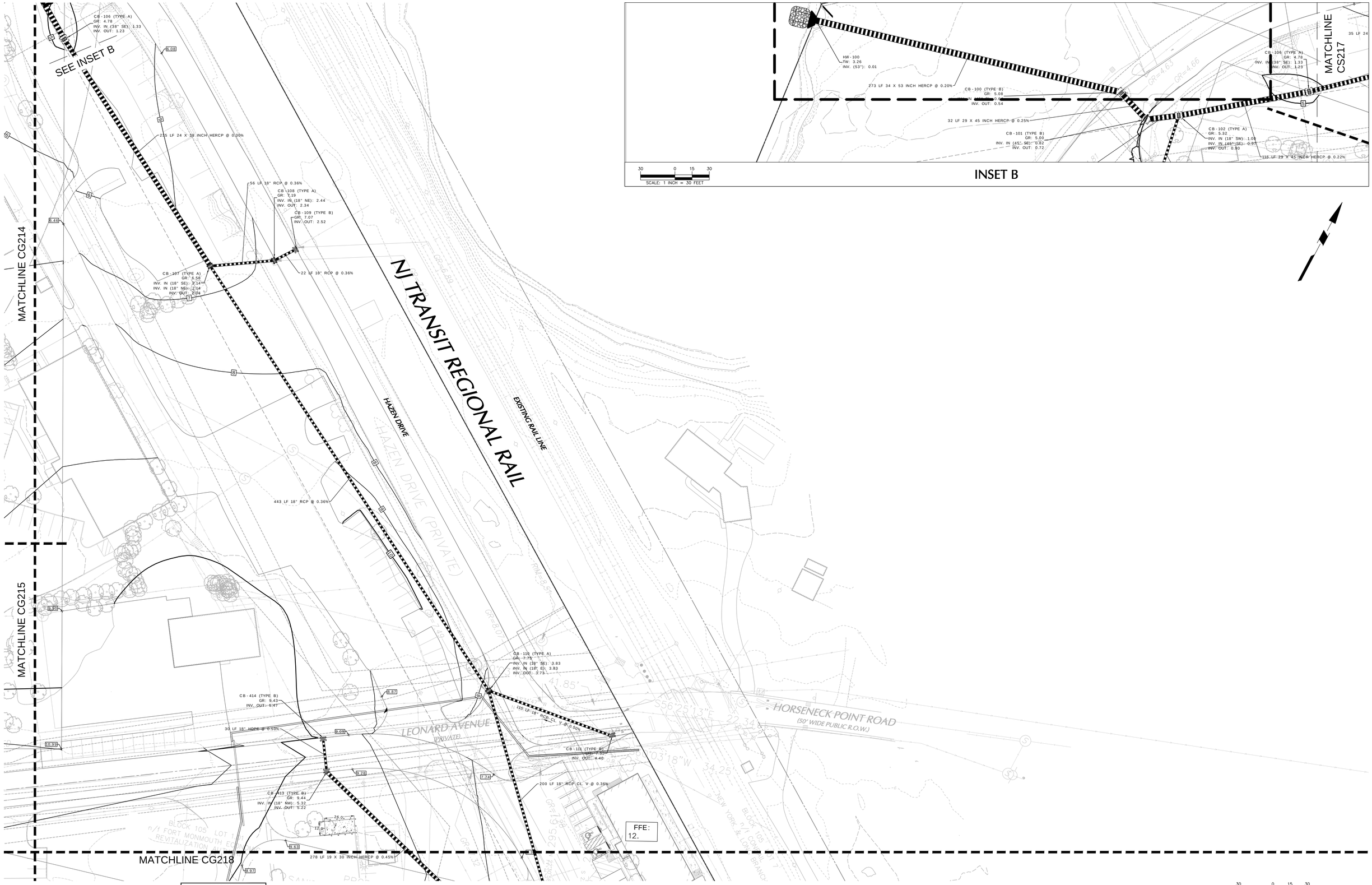

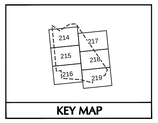

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
200	PROPOSED MAJOR CONTOUR
199	PROPOSED MINOR CONTOUR
101.50	PROPOSED SPOT ELEVATION
TW 117.74 BW 117.24	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING
PARTIAL 17

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG217

Sheet 34 of 64

SCALE: 1 INCH = 30 FEET

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KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
200	PROPOSED MAJOR CONTOUR
199	PROPOSED MINOR CONTOUR
215.53	PROPOSED SPOT ELEVATION
TW 272.74 BW 272.24	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING PARTIAL 18

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG218

Sheet 35 of 64

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MATCHLINE CG218

MATCHLINE CG216

89 LF 34 X 53 INCH HERCP @ 0.20%

375 LF 30" HDPE @ 0.41%

75 LF 34 X 53 INCH HERCP @ 0.20%

CB-407 (TYPE B)
GR: 6.30
INV. IN (24" W): 2.37
INV. OUT: 2.27

CB-409 (TYPE A)
GR: 6.57
INV. IN (53" NW): 2.07
INV. OUT: 1.97

29 LF 24" HDPE @ 0.50%

CB-408 (TYPE B)
GR: 5.96
INV. OUT: 2.51

CB-405 (TYPE A)
GR: 7.43
INV. IN (60" SW): 1.49
INV. OUT: 1.39

114 LF 38 X 60 INCH HERCP @ 0.20%

90 LF 24" HDPE @ 0.50%

296 LF 38 X 60 INCH HERCP @ 0.20%

CB-400 (TYPE A)
GR: 6.27
INV. IN (60" W): 0.80
INV. IN (30" NW): 0.80
INV. OUT: 0.70

CB-406 (TYPE A)
GR: 6.57
INV. IN (53" NW): 1.82
INV. IN (24" SW): 1.82
INV. OUT: 1.72

188 LF 43 X 68 INCH HERCP @ 0.37%

HW-400
TW: 4.09
INV. (68"): 0.01

SCOUR HOLE (TYP.)

331 LF 38 X 60 INCH HERCP @ 0.20%

MH-500 (6' DIA)
GR: 6.35
INV. IN (60" W): 1.11
INV. OUT: 1.01

305 LF 38 X 60 INCH HERCP @ 0.20%

CB-500 (TYPE A)
GR: 6.08
INV. IN (60" W): 0.40
INV. OUT: 0.30

CB-510 (TYPE B)
GR: 5.13
INV. OUT: 2.08

EX. CB-500
GR: 5.32
INV. IN (18" W): 1.47
INV. OUT (18" S): 1.37

149 LF 43 X 68 INCH HERCP @ 0.19%

HW-500
TW: 4.09
INV. (68"): 0.01

29 LF 18" RCP CL V @ 4.20%

BLOCK 105 LOT 1.01
n/f FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

BLOCK 105 LOT 1.01
n/f FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

BLOCK 105 LOT 1.01
n/f FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

NEW YORK & LONG BRANCH R.R.
BLOCK 105 LOT 1
n/f CONRAIL

OCEANPORT CREEK

OCEANPORT CREEK

RIVERSIDE AVENUE

N42°23'33"E 218.59'

N42°23'33"E 232.09'

GR=6.26

GR=5.09

GR=5.06

GR=5.07

GR=5.82

GR=6.97

GR=6.65

GR=6.12

KEY MAP

LEGEND

FFE	FINISHED FLOOR ELEVATION
	PROPERTY LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
100	PROPOSED MAJOR CONTOUR
99	PROPOSED MINOR CONTOUR
100.00	PROPOSED SPOT ELEVATION
TW 117.74 BW 117.24	PROPOSED TOP/BOTTOM OF WALL ELEVATION
	PROPOSED DRAINAGE PIPE
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE

SCALE: 1 INCH = 30 FEET

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
GRADING PLAN
PARTIAL 19

Project No. 100935001
Date 5/27/2025
Drawn By MR
Checked By CC

CG219

Sheet 36 of 64

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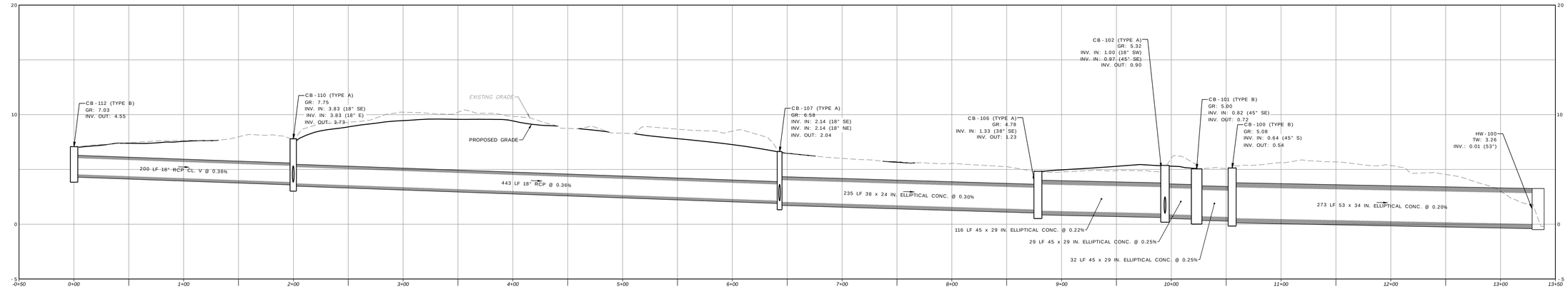
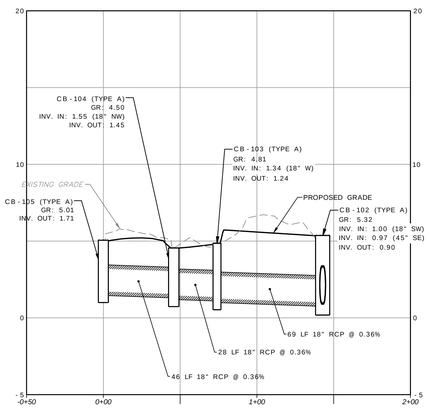


CB-112 TO HW-100 PROFILE



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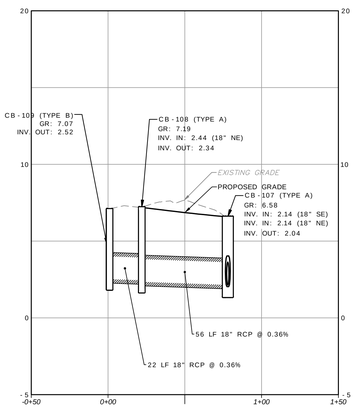
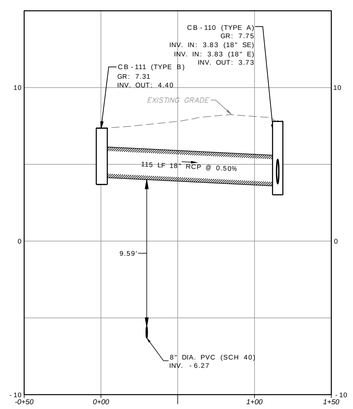
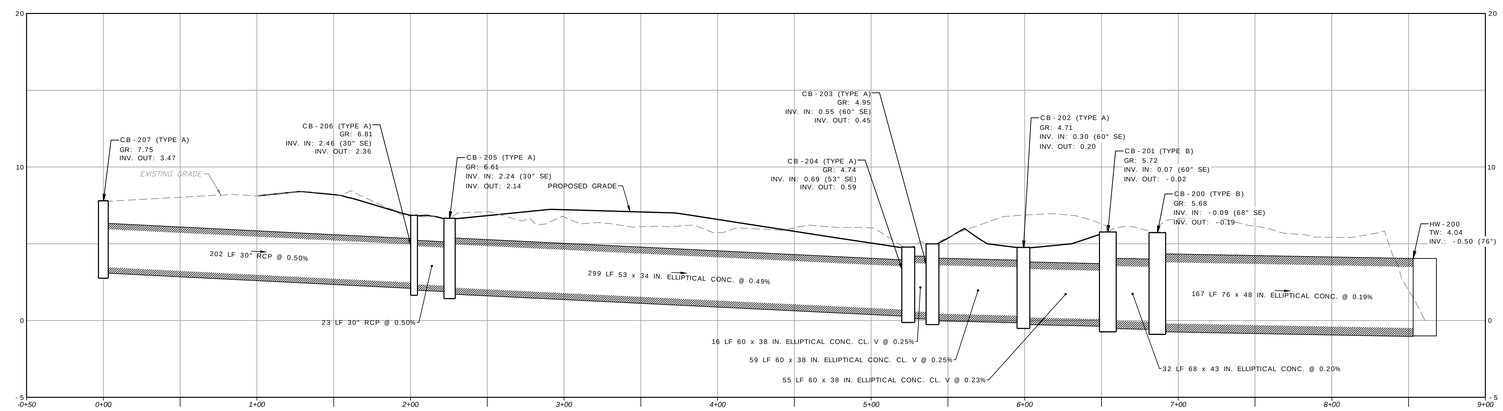


CB-109 TO CB-107 PROFILE



CB-111 TO CB-110 PROFILE



CB-207 TO HW-200 PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM PROFILES 1

Project No. 100935001
Date 5/27/2025
Drawn By LMP
Checked By CC

Drawing No. CG301
Sheet 37 of 64

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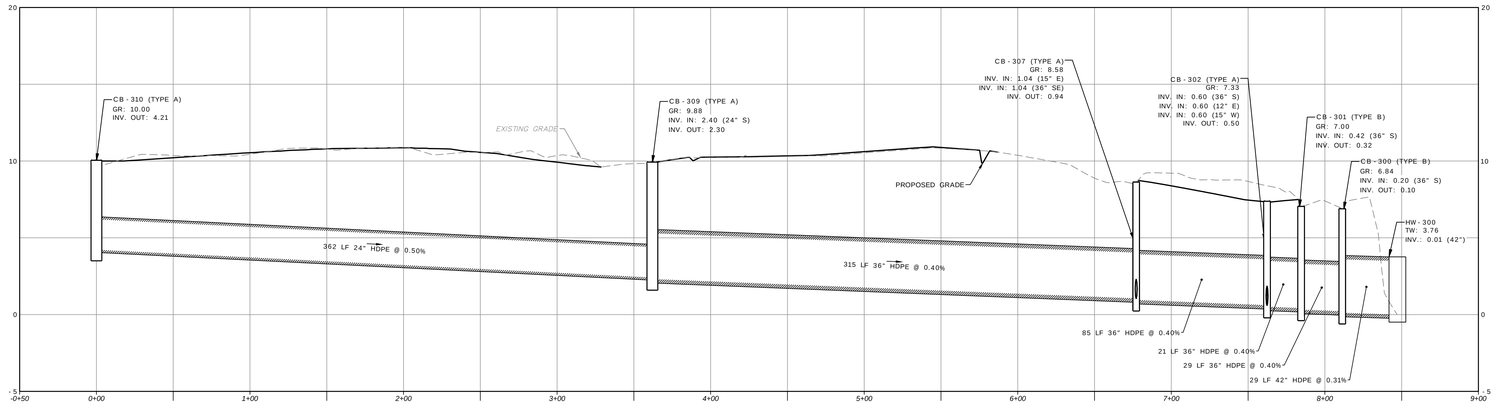
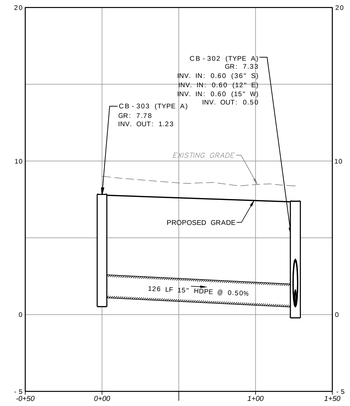


CB-310 TO HW-300 PROFILE



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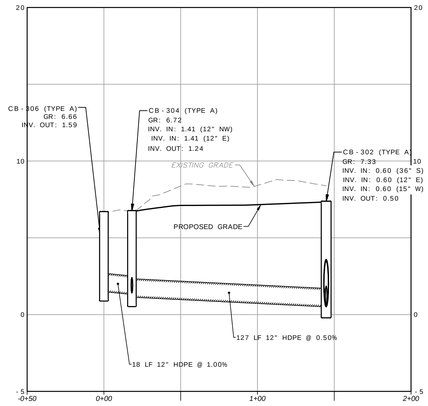

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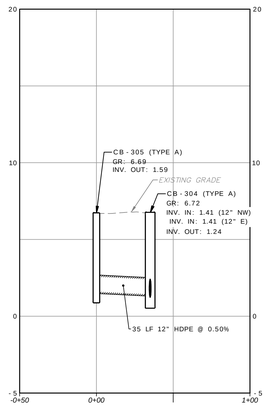

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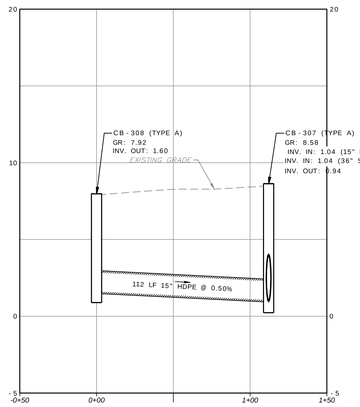

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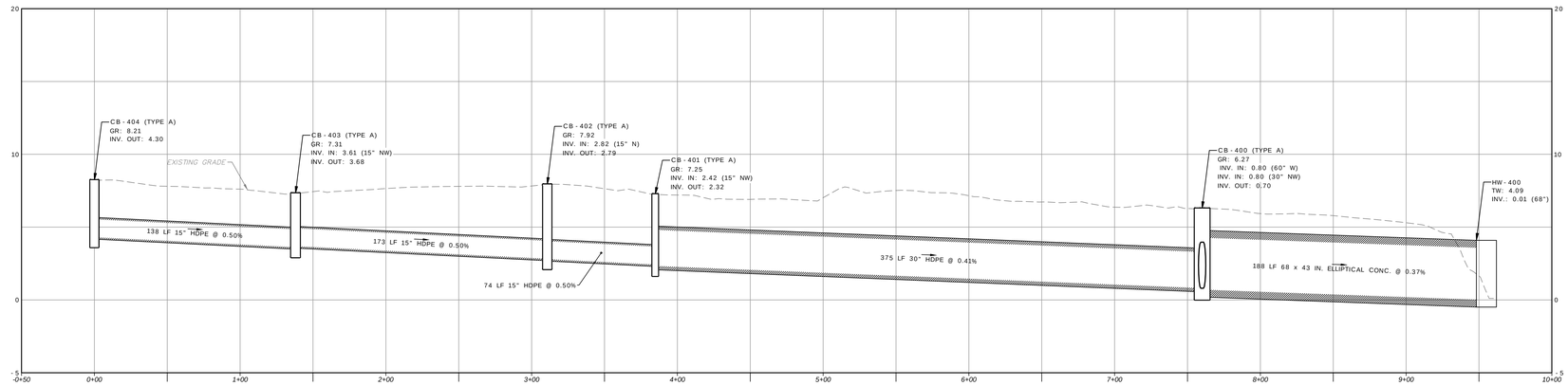
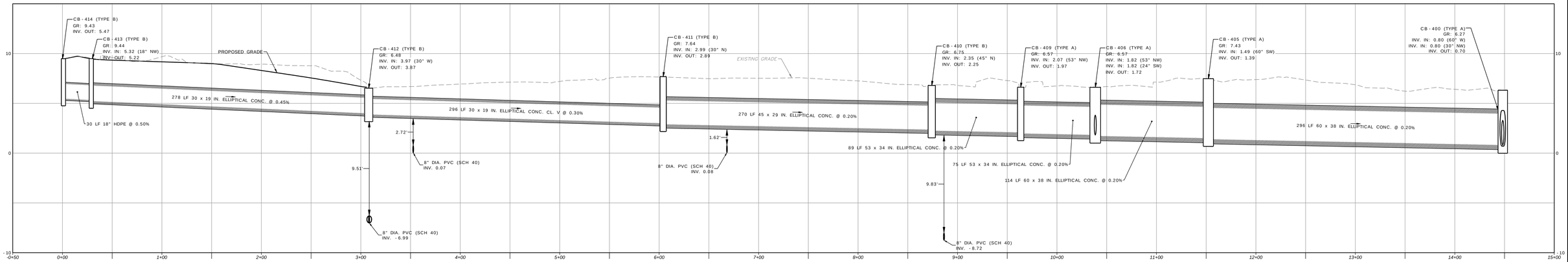


CB-404 TO HW-400 PROFILE



CB-414 TO CB-400 PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM PROFILES 2

Project No. 100935001
Date 5/27/2025
Drawn By LMP
Checked By CC

Drawing No. CG302
Sheet 38 of 64

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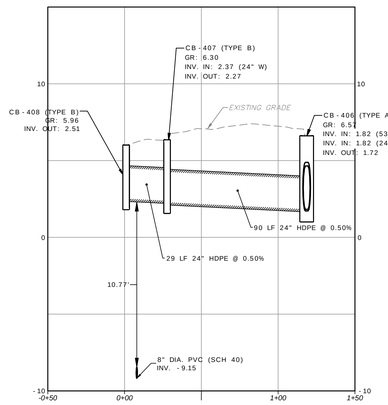
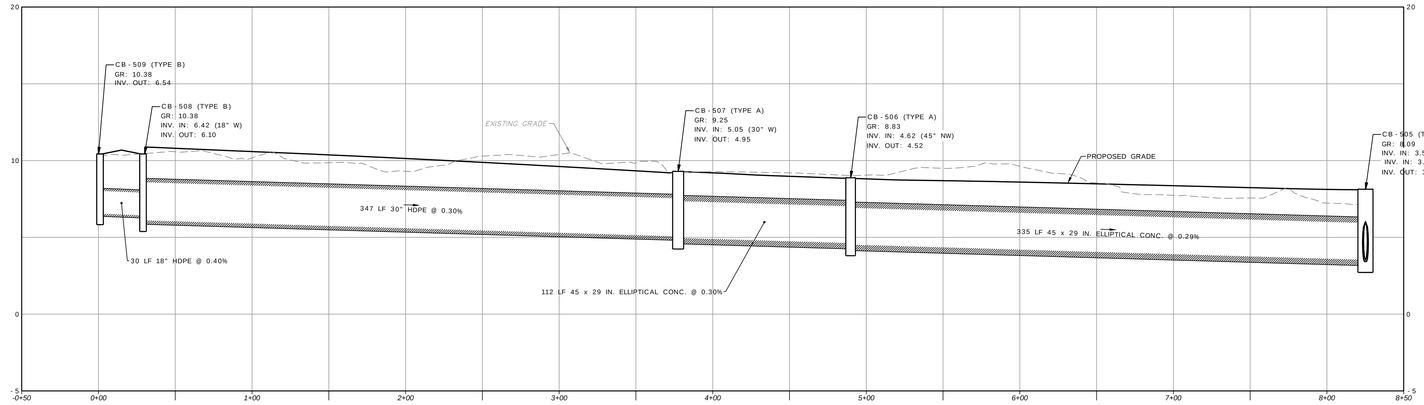
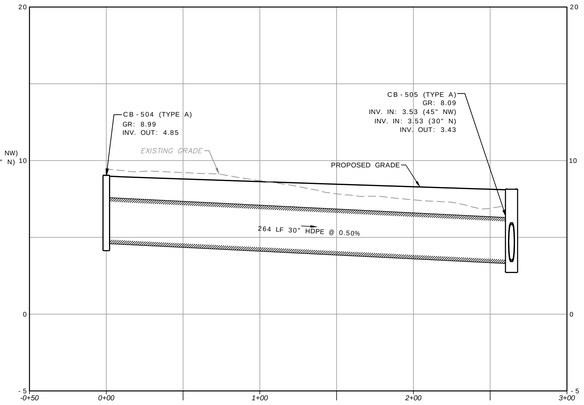


CB-408 TO CB-406 PROFILE



CB-508 TO CB-505 PROFILE



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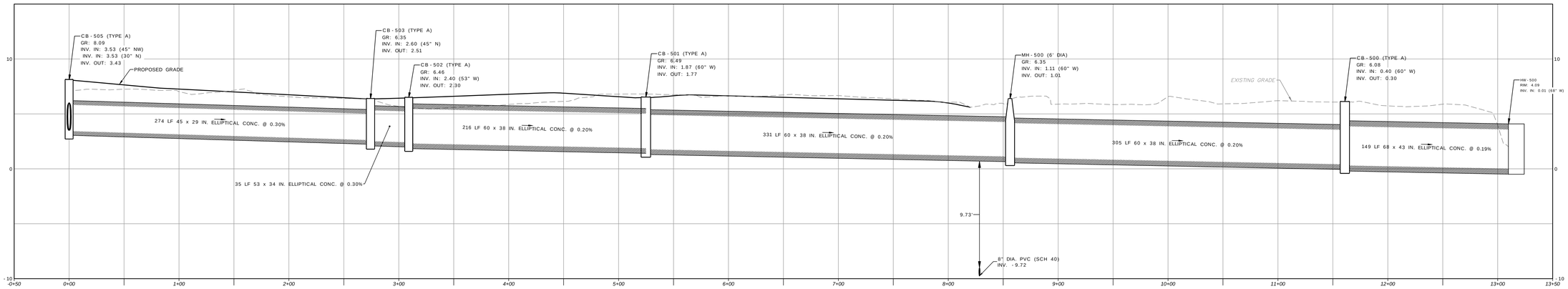

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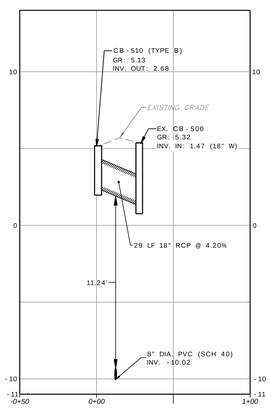
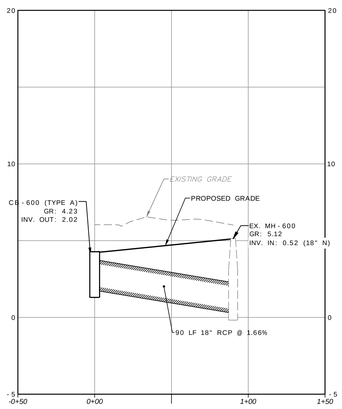
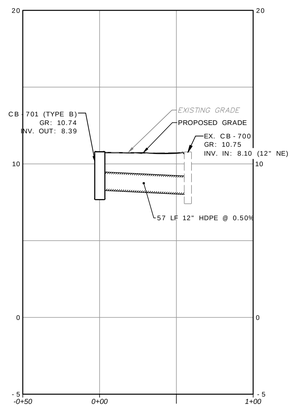


CB-509 TO EX. CB-500 PROFILE



CB-600 TO EX. MH-600 PROFILE



CB-701 TO EX. CB-700 PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
STORM PROFILES 3

Project No. 100935001
Date 5/27/2025
Drawn By LMP
Checked By CC

Drawing No. CG303
Sheet 39 of 64

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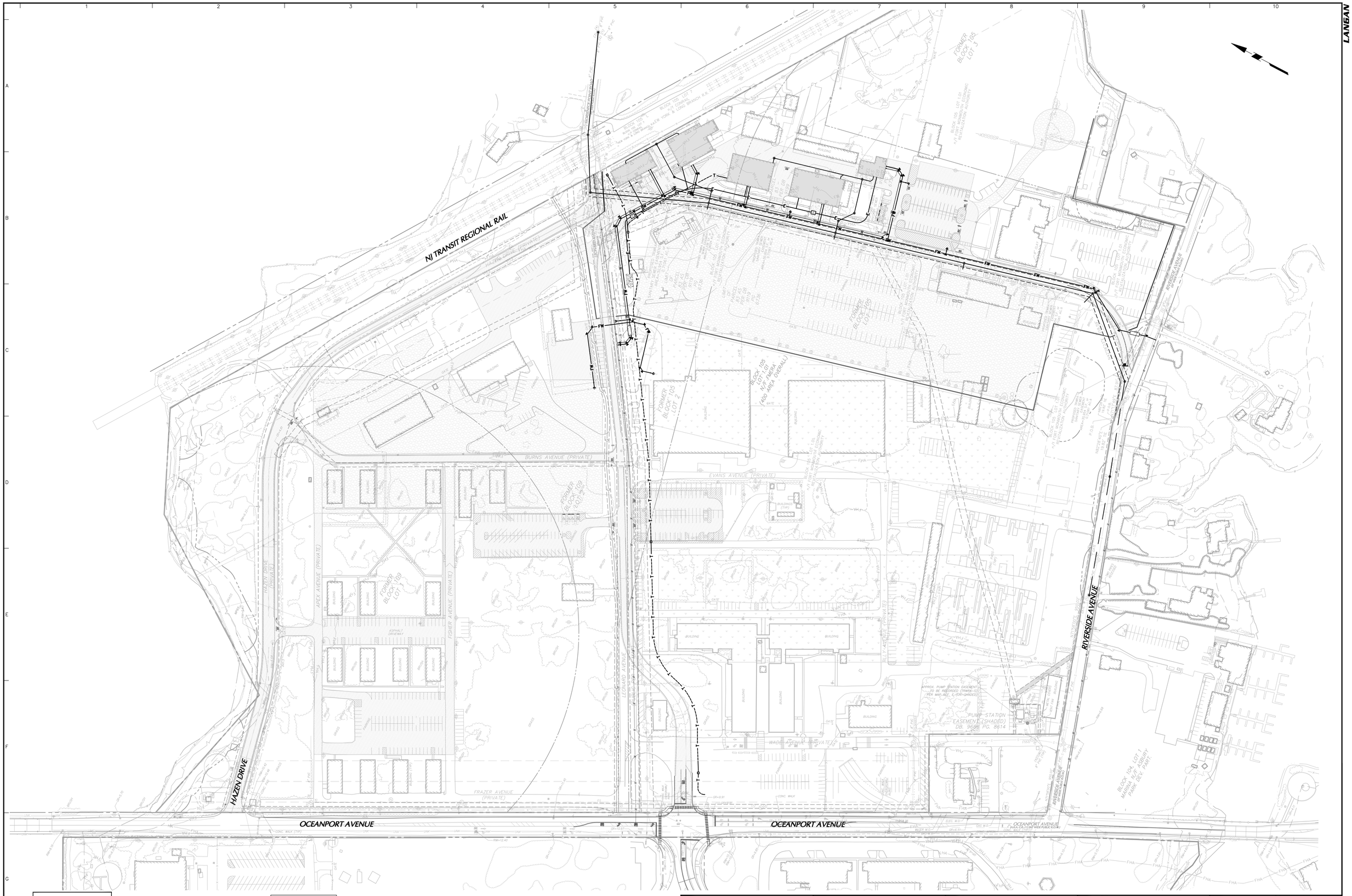

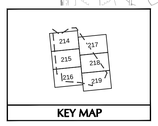

KEY MAP

UTILITY LEGEND

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

80 0 40 80

SCALE: 1 INCH = 80 FEET

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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300 Kimball Drive
Parsippany, NJ 07054
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NJ Certificate of Authorization No. 24GA27996400

Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA
OVERALL
UTILITY PLAN

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By RG/CC

Drawing No.
CU400
Sheet 40 of 64

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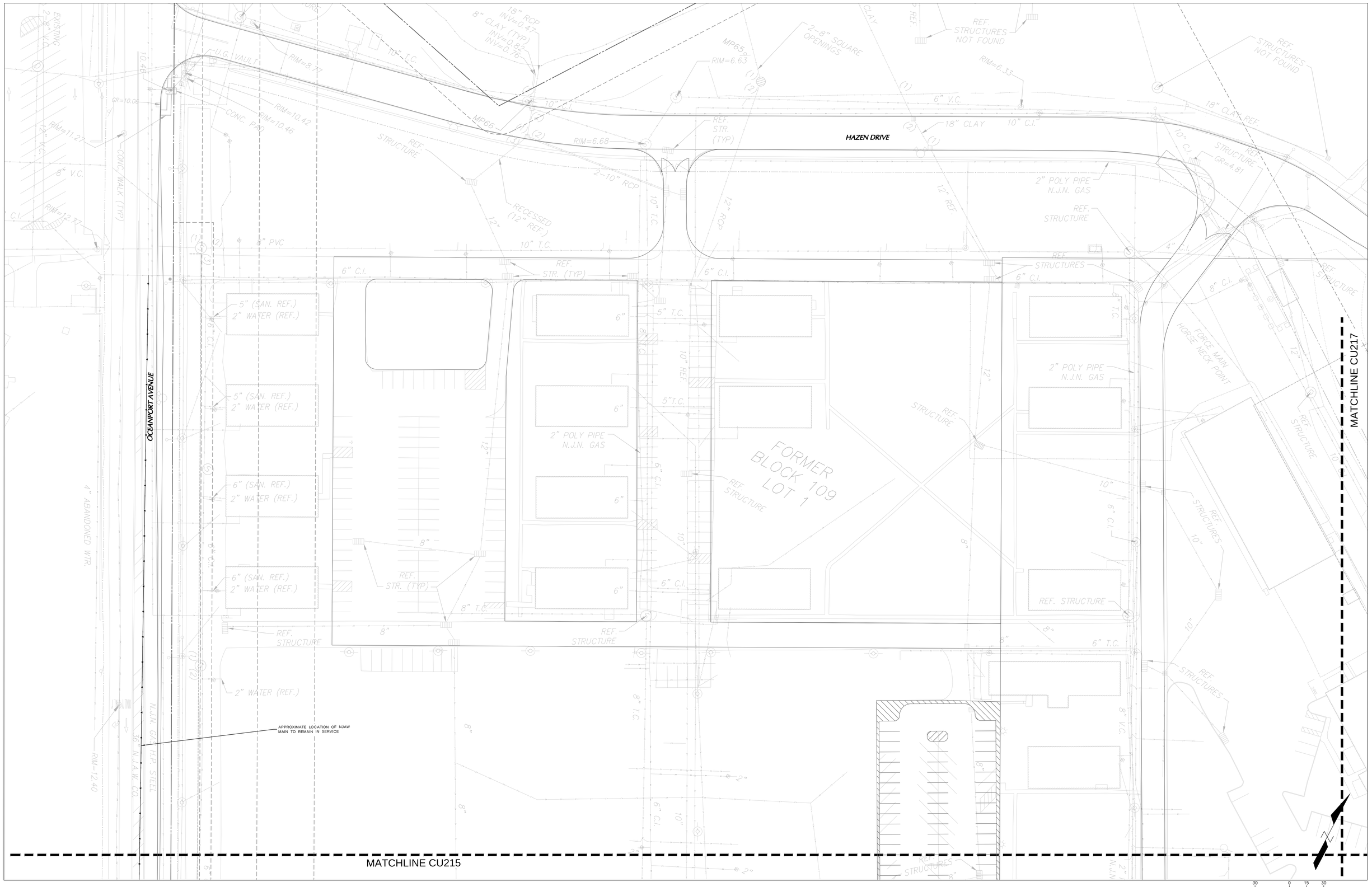

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER PIPE	PROPOSED WATER VALVE
PROPOSED FIRE SERVICE LINE	PROPOSED THRUST BLOCK
PROPOSED ELECTRICAL SERVICE CONDUIT	PROPOSED ELECTRIC/TELECOM MANHOLE
PROPOSED TELECOM SERVICE CONDUIT	PROPOSED SANITARY MANHOLE
PROPOSED COMBINED TELECOM & ELECTRIC	PROPOSED SANITARY CLEANOUT
PROPOSED GAS SERVICE CONDUIT	
PROPOSED SANITARY SEWER LINE	

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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Revisions

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NJ LIC. No. 24GE03853800

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU214

Sheet 41 of 64

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MATCHLINE CU214

MATCHLINE CU217

MATCHLINE CU218

MATCHLINE CU216

APPROXIMATE LOCATION OF NJAW MAIN TO REMAIN IN SERVICE

OCEANPORT AVENUE

NEW OVERHEAD DISTRIBUTION BY JCPL ON EXISTING POLES, TYP.

TELECOM MANHOLE

8" DIP FIRE WATER SERVICE TO BACKLOT

TELECOM "MEET - ME" MANHOLE

PROPOSED FIBER TIE - IN TO BE COORDINATED WITH UTILITY PROVIDER

FORMER BLOCK 109 LOT 2

FORMER BLOCK 105 LOT 2

BLOCK 105 LOT 1.01 n/f FORT MONMOUTH ECONOMIC REVITALIZATION AUTH.

4" POLY N.J.N. GAS OWNED

6" C.I. WATER

8" C.I. WATER

2" POLY N.J.N. GAS

NEW 6" C.I.

CONC. WALK

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

- PROPERTY LINE
- PROPOSED DOMESTIC WATER PIPE
- PROPOSED FIRE SERVICE LINE
- PROPOSED ELECTRICAL SERVICE CONDUIT
- PROPOSED TELECOM SERVICE CONDUIT
- PROPOSED COMBINED TELECOM & ELECTRIC
- PROPOSED GAS SERVICE CONDUIT
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED ELECTRIC / TELECOM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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Revisions

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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN PARTIAL 15

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU215

Sheet 42 of 64

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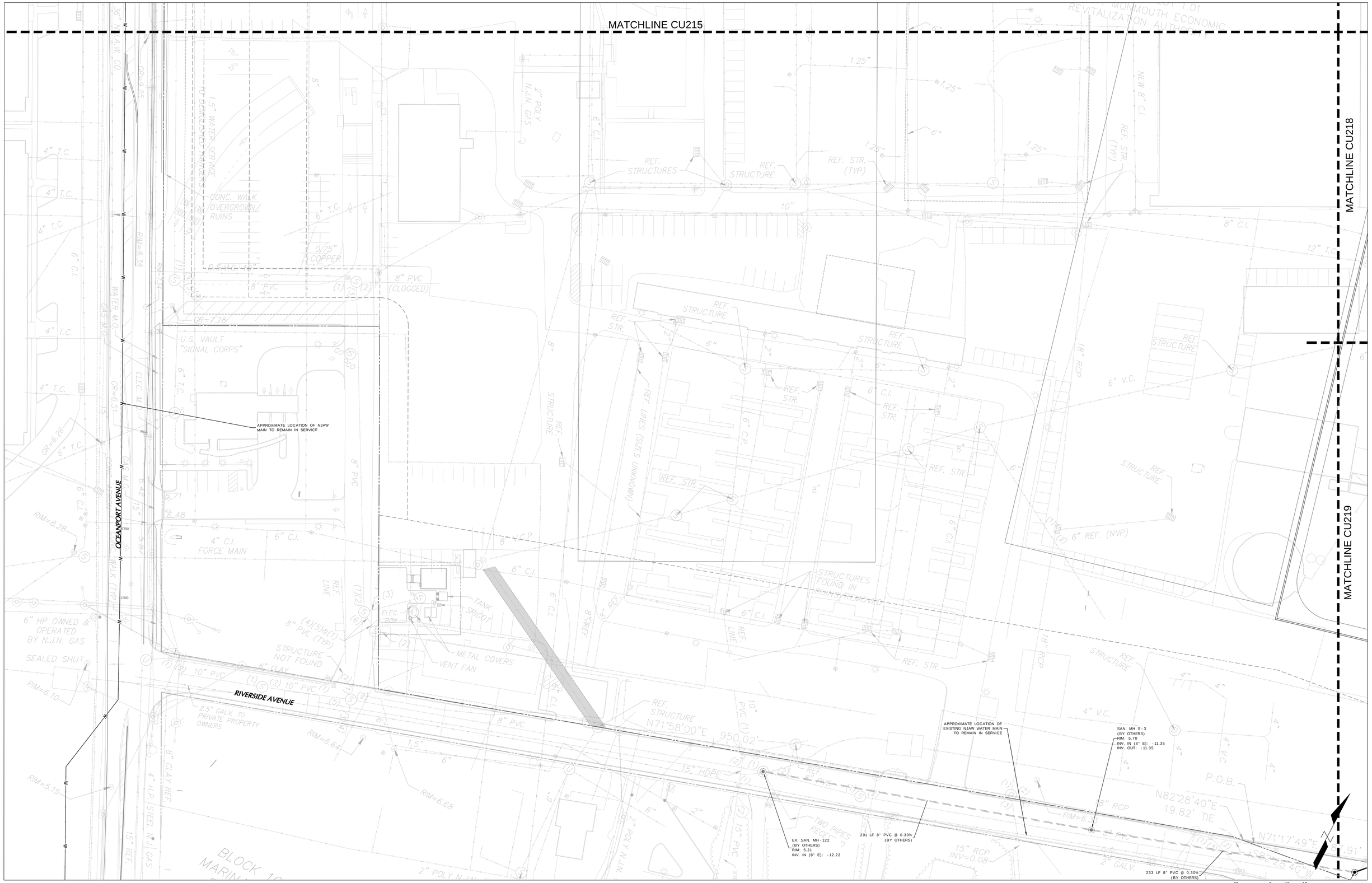

KEY MAP

LEGEND

- PROPERTY LINE
- PROPOSED DOMESTIC WATER PIPE
- PROPOSED FIRE SERVICE LINE
- PROPOSED ELECTRICAL SERVICE CONDUIT
- PROPOSED TELECOM SERVICE CONDUIT
- PROPOSED COMBINED TELECOM & ELECTRIC
- PROPOSED GAS SERVICE CONDUIT
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED ELECTRIC / TELECOM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU216

Sheet 43 of 64

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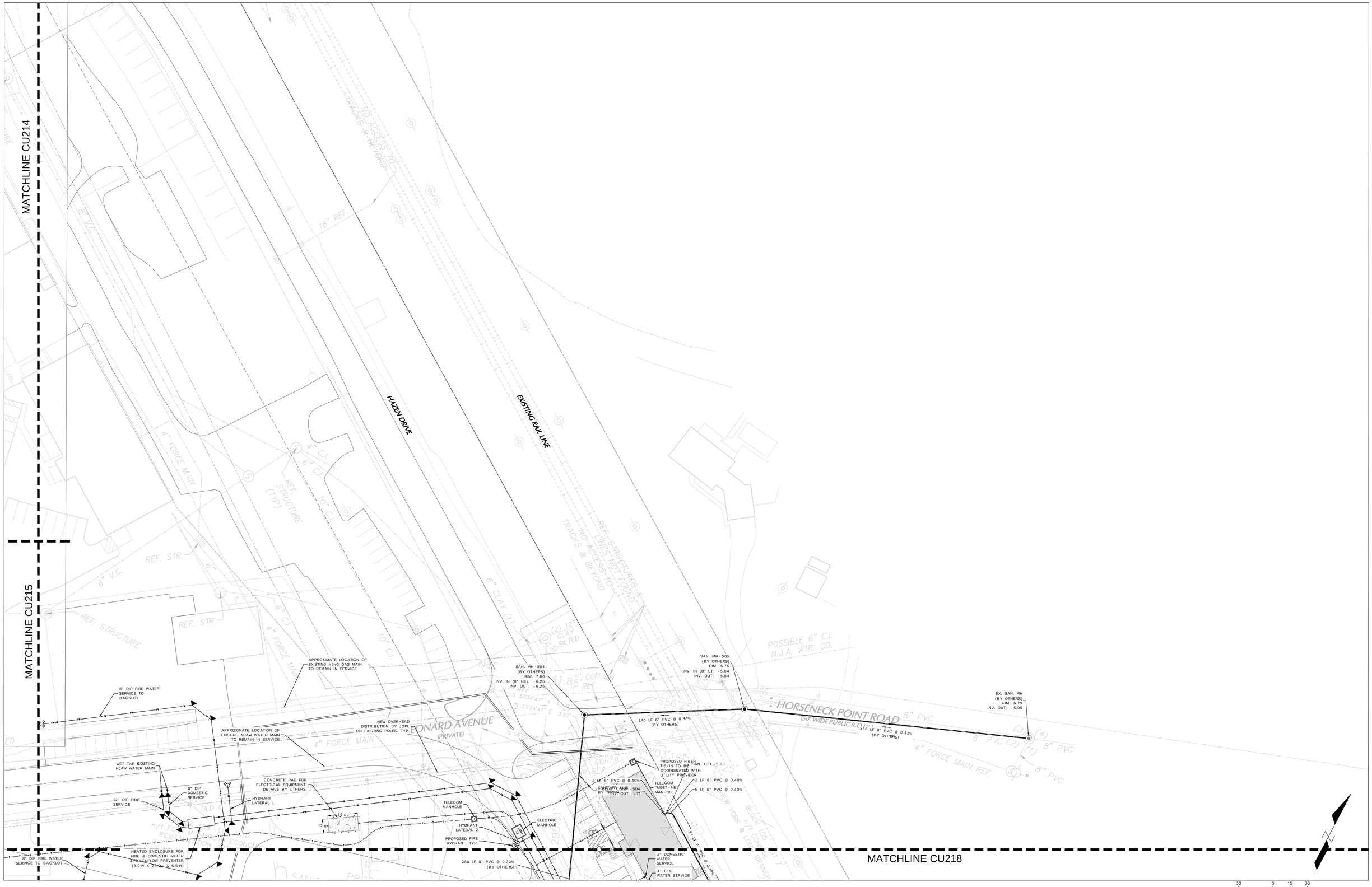

SCALE: 1 INCH = 30 FEET

KEY MAP

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER PIPE	PROPOSED WATER VALVE
PROPOSED FIRE SERVICE LINE	PROPOSED THRUST BLOCK
PROPOSED ELECTRICAL SERVICE CONDUIT	PROPOSED ELECTRIC / TELECOM MANHOLE
PROPOSED TELECOM SERVICE CONDUIT	PROPOSED SANITARY MANHOLE
PROPOSED COMBINED TELECOM & ELECTRIC	PROPOSED SANITARY CLEANOUT
PROPOSED GAS SERVICE CONDUIT	
PROPOSED SANITARY SEWER LINE	

Date	Description	No.
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07/11/2025	NJDEP SUBMISSION	1

Revisions

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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN PARTIAL 17

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU217

Sheet 44 of 64

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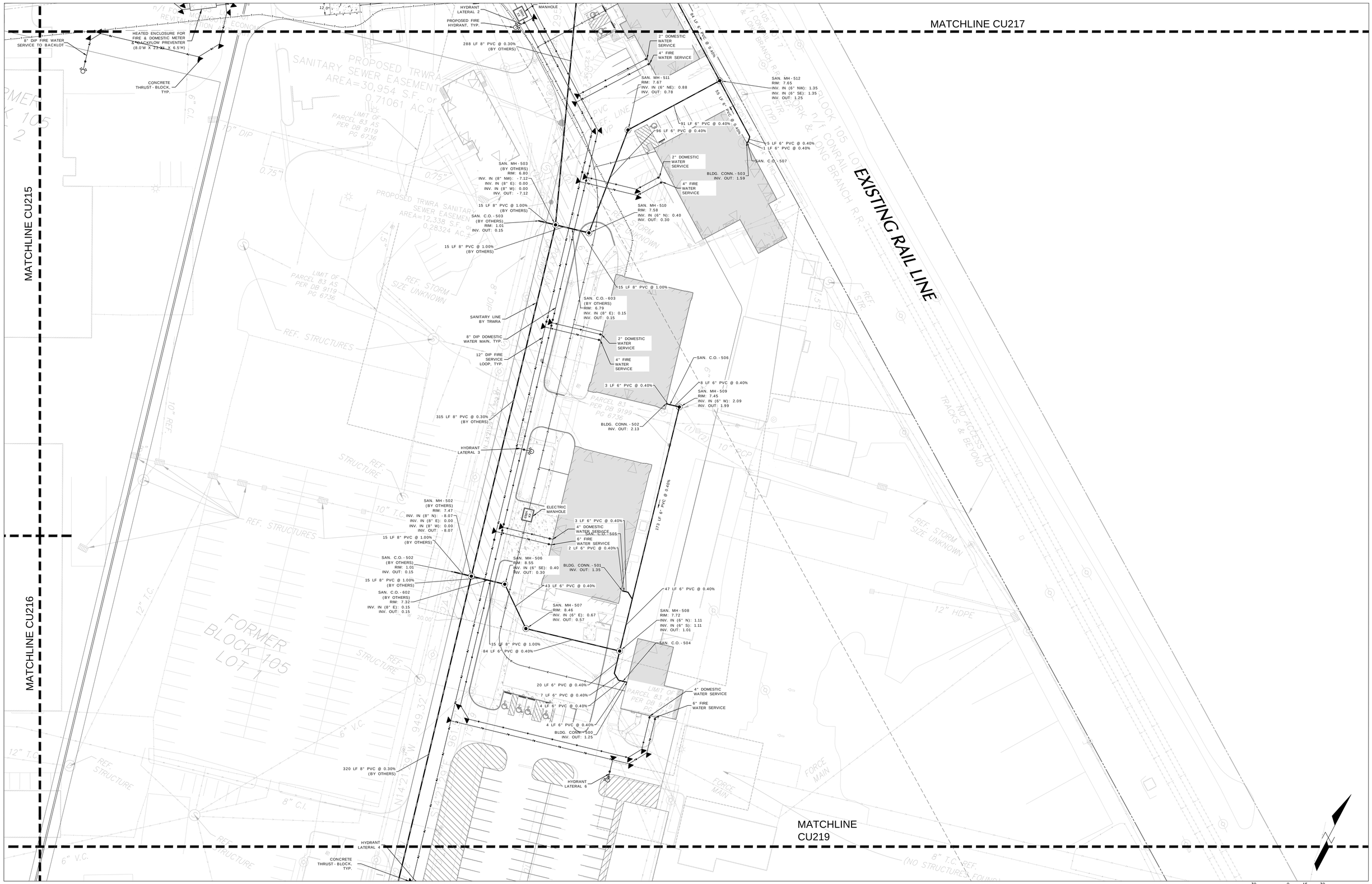

KEY MAP

LEGEND

PROPERTY LINE	PROPOSED FIRE HYDRANT
PROPOSED DOMESTIC WATER PIPE	PROPOSED WATER VALVE
PROPOSED FIRE SERVICE LINE	PROPOSED THRUST BLOCK
PROPOSED ELECTRICAL SERVICE CONDUIT	PROPOSED ELECTRIC / TELECOM MANHOLE
PROPOSED TELECOM SERVICE CONDUIT	PROPOSED SANITARY MANHOLE
PROPOSED COMBINED TELECOM & ELECTRIC	PROPOSED SANITARY CLEANOUT
PROPOSED GAS SERVICE CONDUIT	
PROPOSED SANITARY SEWER LINE	

Date	Description	No.
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Revisions

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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN PARTIAL 18

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU218
Sheet 45 of 64

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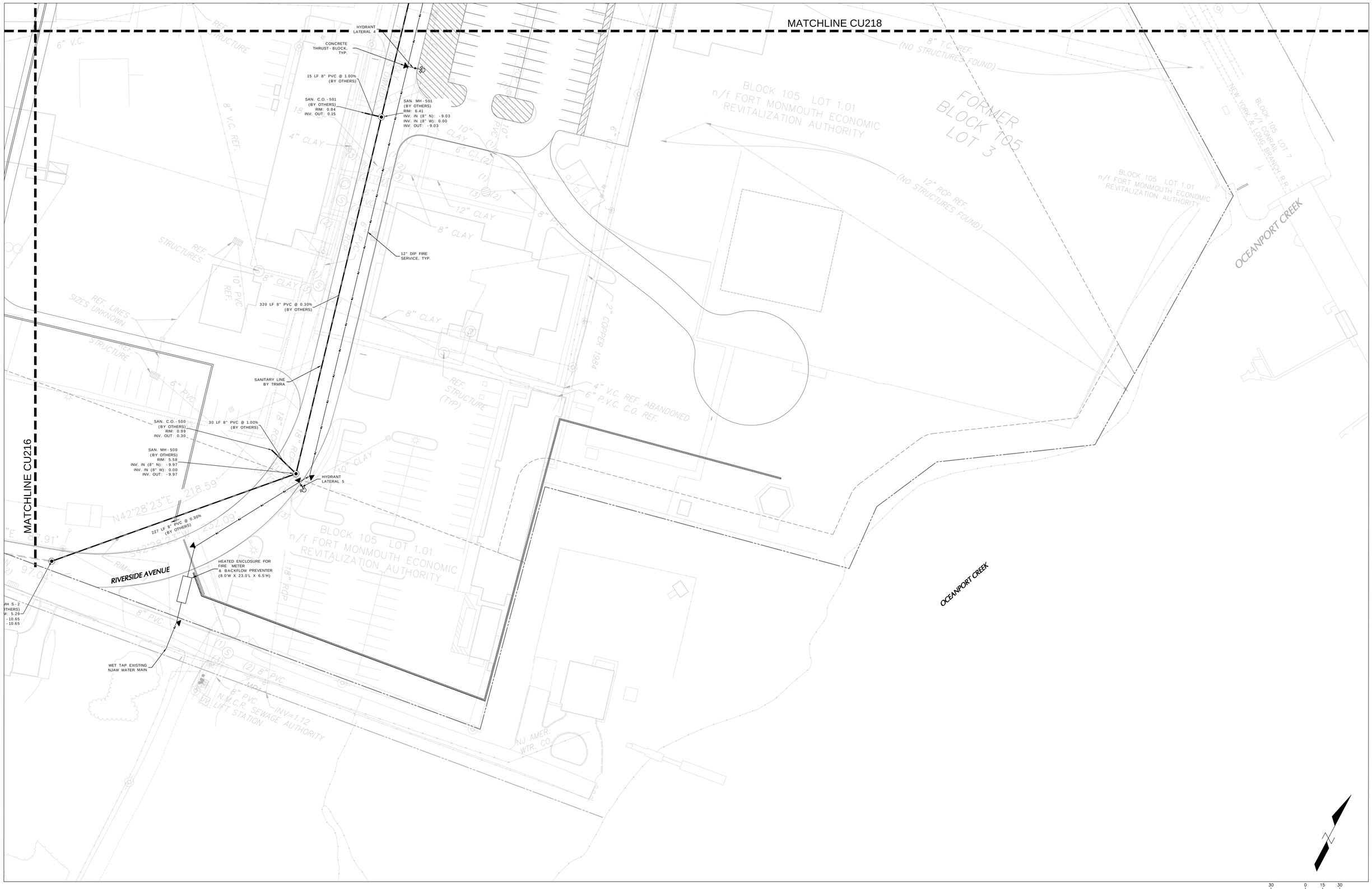

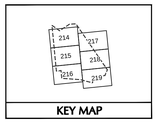

KEY MAP

LEGEND

- PROPERTY LINE
- PROPOSED DOMESTIC WATER PIPE
- PROPOSED FIRE SERVICE LINE
- PROPOSED ELECTRICAL SERVICE CONDUIT
- PROPOSED TELECOM SERVICE CONDUIT
- PROPOSED COMBINED TELECOM & ELECTRIC
- PROPOSED GAS SERVICE CONDUIT
- PROPOSED SANITARY SEWER LINE
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- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED ELECTRIC / TELECOM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT

Date	Description	No.
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
UTILITY PLAN
PARTIAL 19

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CU219

Sheet 46 of 64

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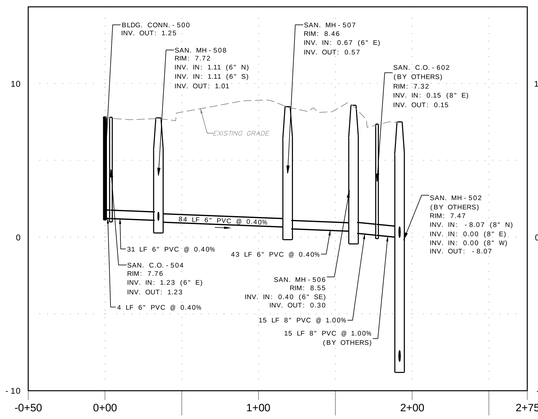
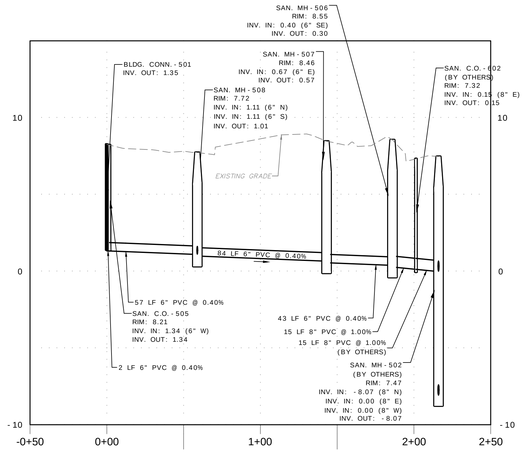
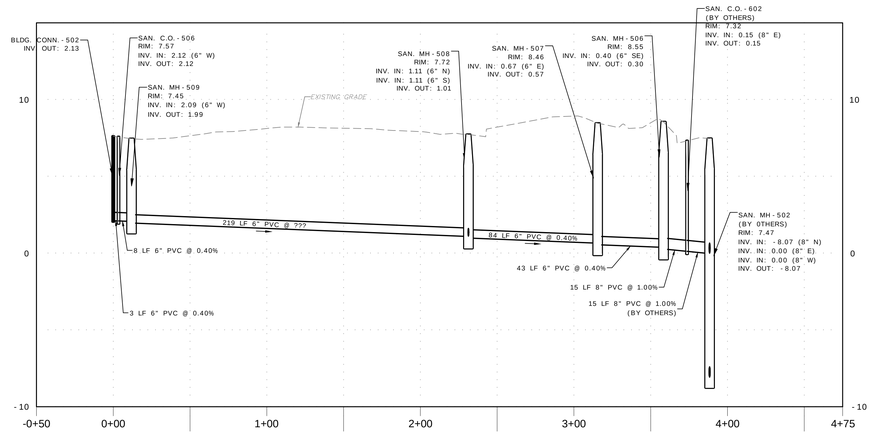


BLDG. CONN.-500 TO SAN. MH-502



BLDG. CONN.-501 TO SAN. MH-502



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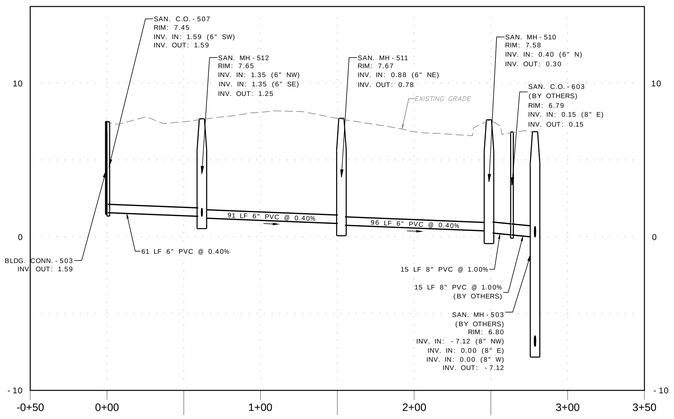
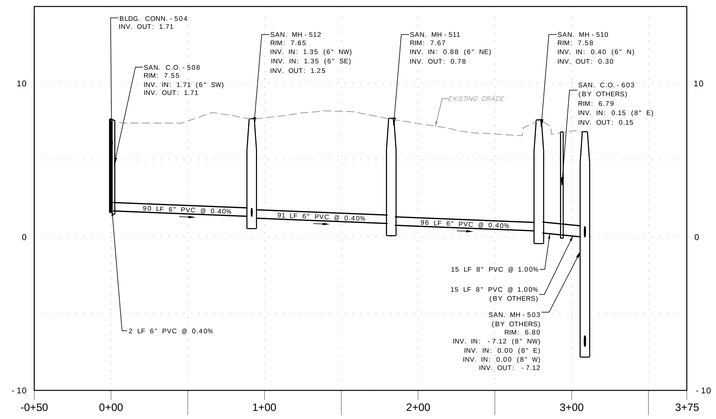


BLDG. CONN-503 TO SAN. MH-503



BLDG. CONN.-504 TO SAN. MH-503

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

CHRISTOPHER M. CIRROTTI — DATE SIGNED 10/21/2025
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SANITARY PROFILES 1

Project No. 100935001
Date 5/27/2025
Drawn By LMP
Checked By CC

Drawing No. CU301

Sheet 47 of 64

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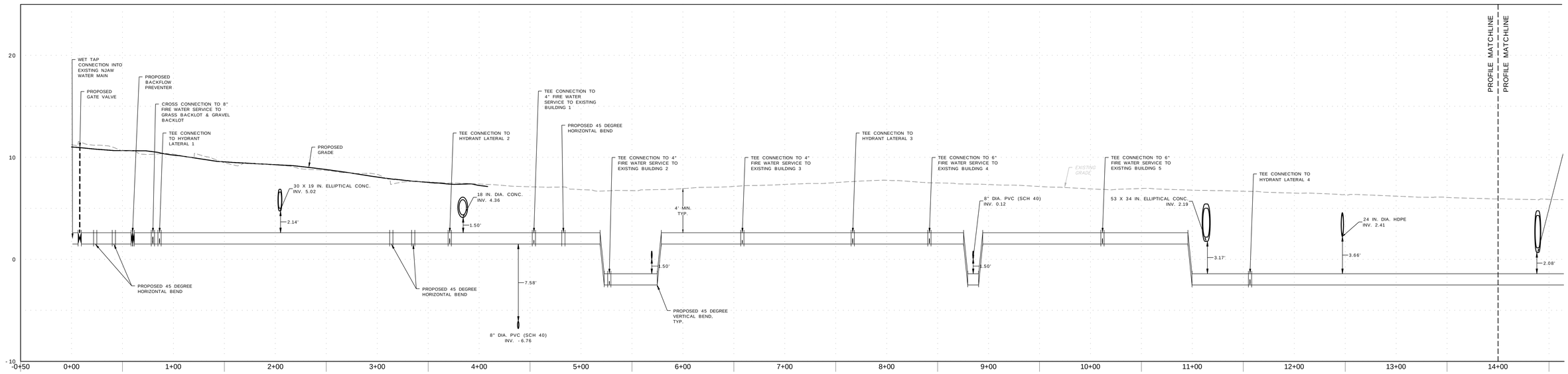
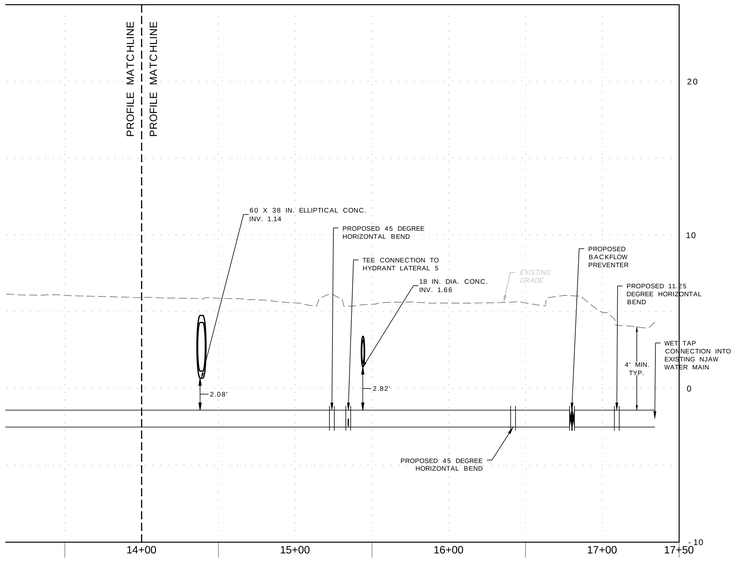
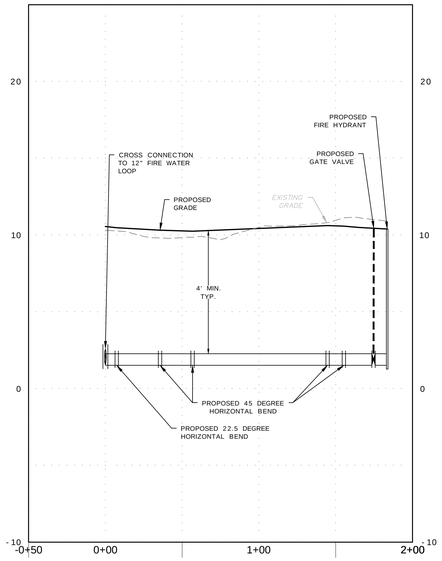


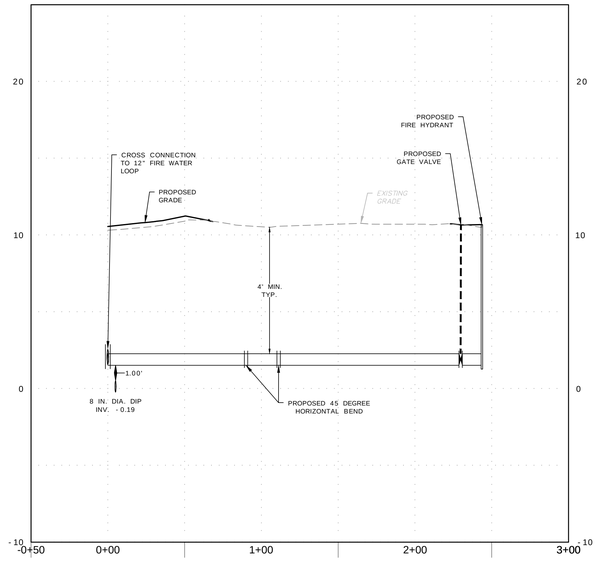
12-INCH FIRE WATER LOOP PROFILE



12-INCH FIRE WATER LOOP PROFILE



8-INCH FIRE WATER SERVICE TO GRASS BACKLOT PROFILE



8-INCH FIRE WATER SERVICE TO GRAVEL BACKLOT PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
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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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER PROFILES 1

Project No. 100935001
Date 7/7/2025
Drawn By GZM
Checked By CC

Drawing No. CU302
Sheet 48 of 64

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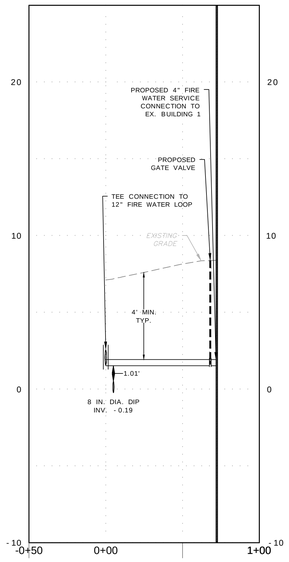
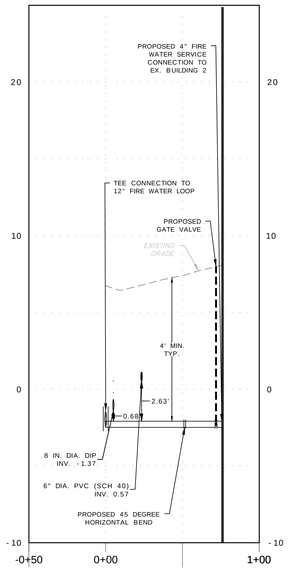


4-INCH FIRE WATER SERVICE TO EX. BLDG 1 PROFILE



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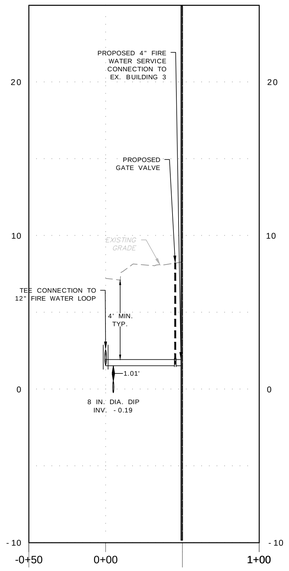
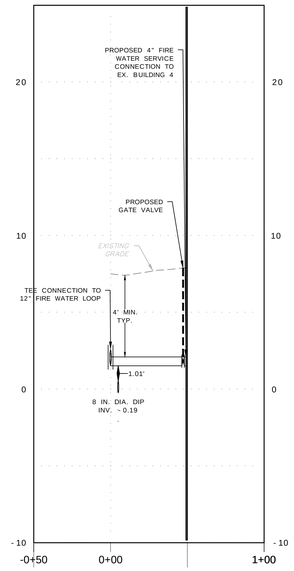
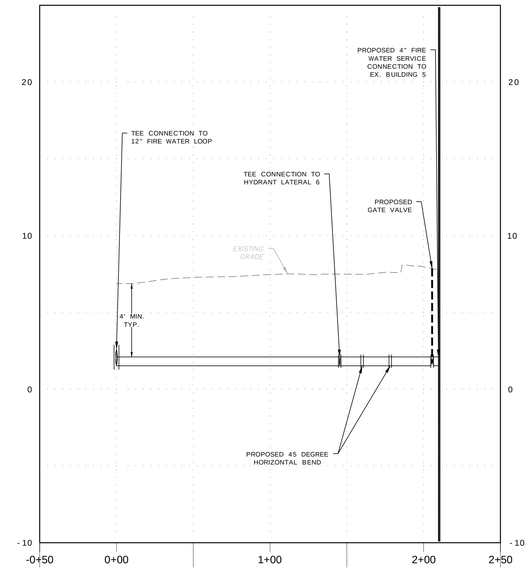


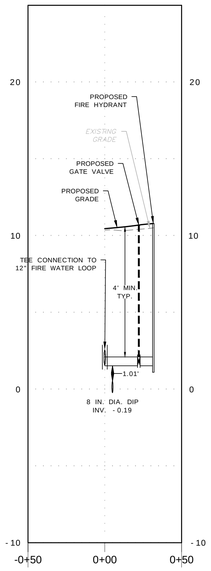
4-INCH FIRE WATER SERVICE TO EX. BLDG 3 PROFILE



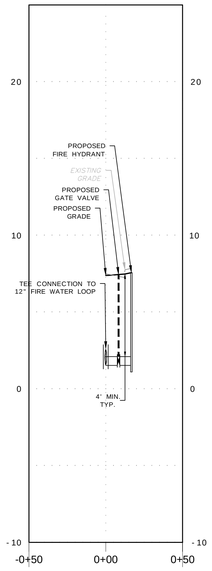
4-INCH FIRE WATER SERVICE TO EX. BLDG 4 PROFILE



6-INCH FIRE WATER SERVICE TO EX. BLDG 5 PROFILE



HYDRANT LATERAL 1 PROFILE



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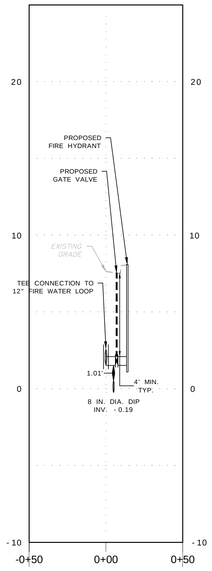

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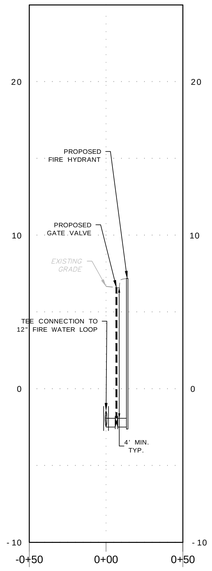
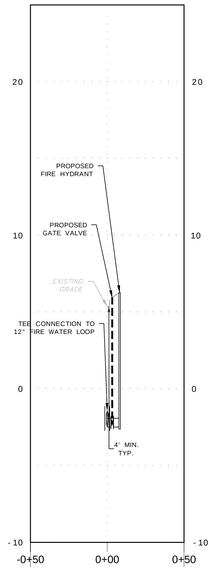
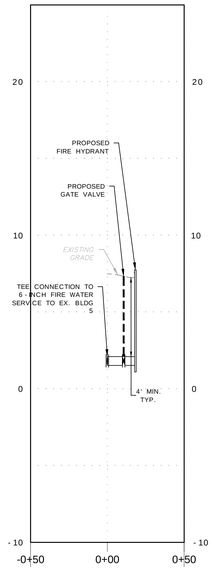


HYDRANT LATERAL 4 PROFILE



HYDRANT LATERAL 5 PROFILE



HYDRANT LATERAL 6 PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER PROFILES 2

Project No. 100935001
Date 7/7/2025
Drawn By GZM
Checked By CC

Drawing No. CU303
Sheet 49 of 64

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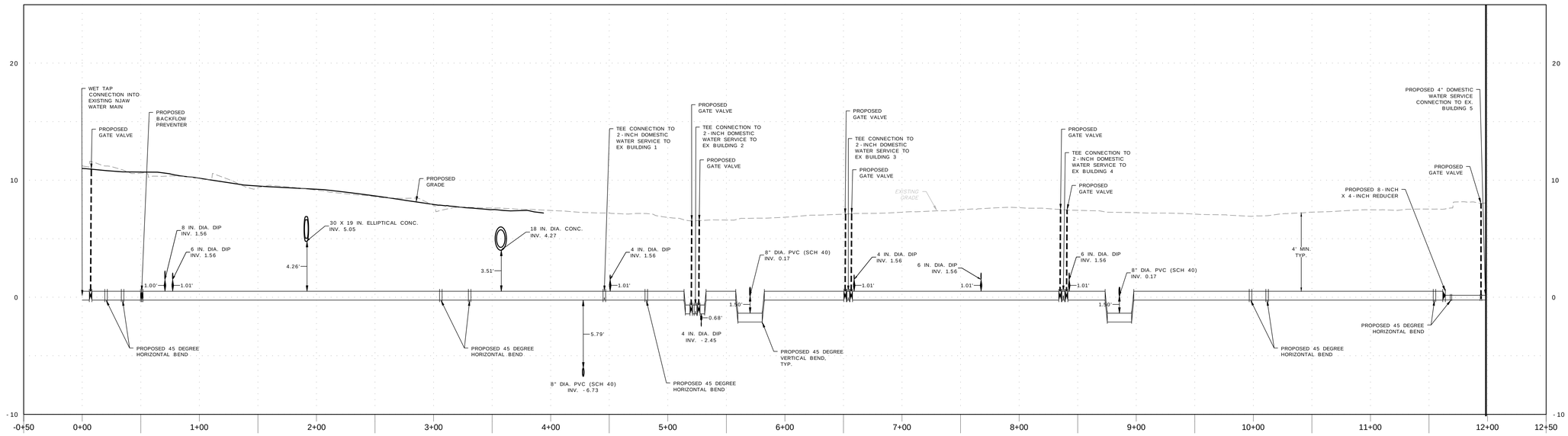
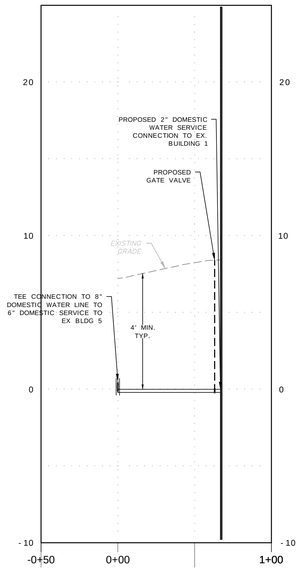
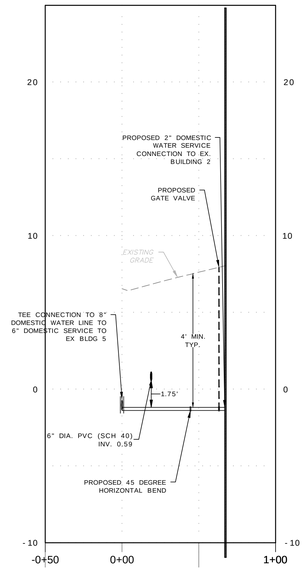


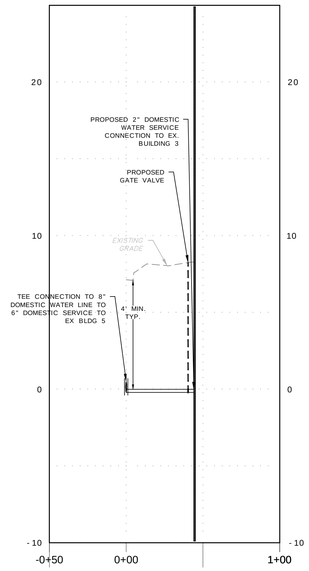
8-INCH DOMESTIC WATER LINE TO 6-INCH DOMESTIC SERVICE TO EX BLDG 5 PROFILE



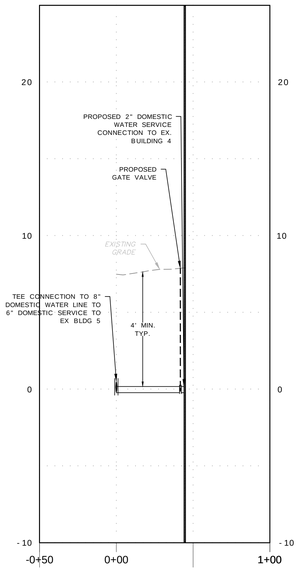
2-INCH DOMESTIC WATER SERVICE TO EX BLDG 1 PROFILE



2-INCH DOMESTIC WATER SERVICE TO EX BLDG 2 PROFILE



2-INCH DOMESTIC WATER SERVICE TO EX BLDG 3 PROFILE



4-INCH DOMESTIC WATER SERVICE TO EX BLDG 4 PROFILE

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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
WATER PROFILES 3

Project No. 100935001
Date 7/7/2025
Drawn By GZM
Checked By CC

Drawing No. CU304
Sheet 50 of 64

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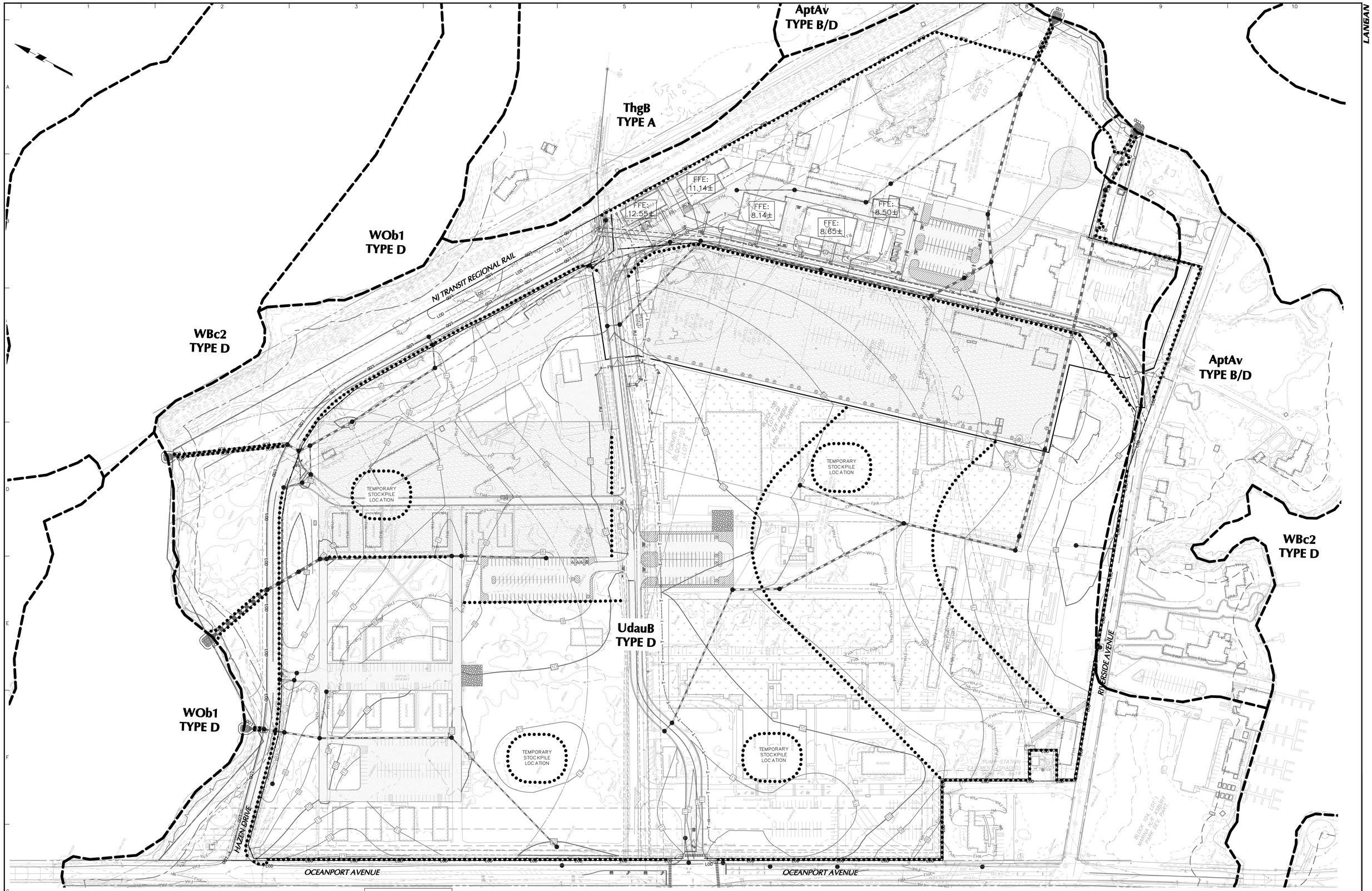

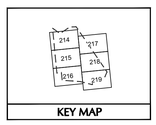

KEY MAP

SOIL EROSION LEGEND

- 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: 3,193,612 SF (73.31 AC)

SOIL TYPE LEGEND

- AptAv = APPOQUINIMINK–TRANSQUAKING–MISPILLION (TYPE B/D)
- ThgB = TINTON LOAMY SAND (TYPE A)
- UdauB = UDORTHENTS–URBAN LAND COMPLEX (TYPE D)
- WBc2 = BROAD CREEK SILT LOAM (TYPE D)
- WOb1 = OVERBOARD MUCKY LOAM (TYPE D)

80 0 40 80
SCALE: 1 INCH = 80 FEET

No.	Description	Date
3	MCR COMMENT REVISIONS	10/21/2025
2	REV. PER AHJ SUBMISSIONS	08/19/2025
1	NJDEP SUBMISSION	07/11/2025

Revisions

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PROFESSIONAL ENGINEER
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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
400 AREA
OVERALL SOIL
EROSION PLAN
(DEVELOPMENT ZONE 6)

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CE400
Sheet 51 of 64

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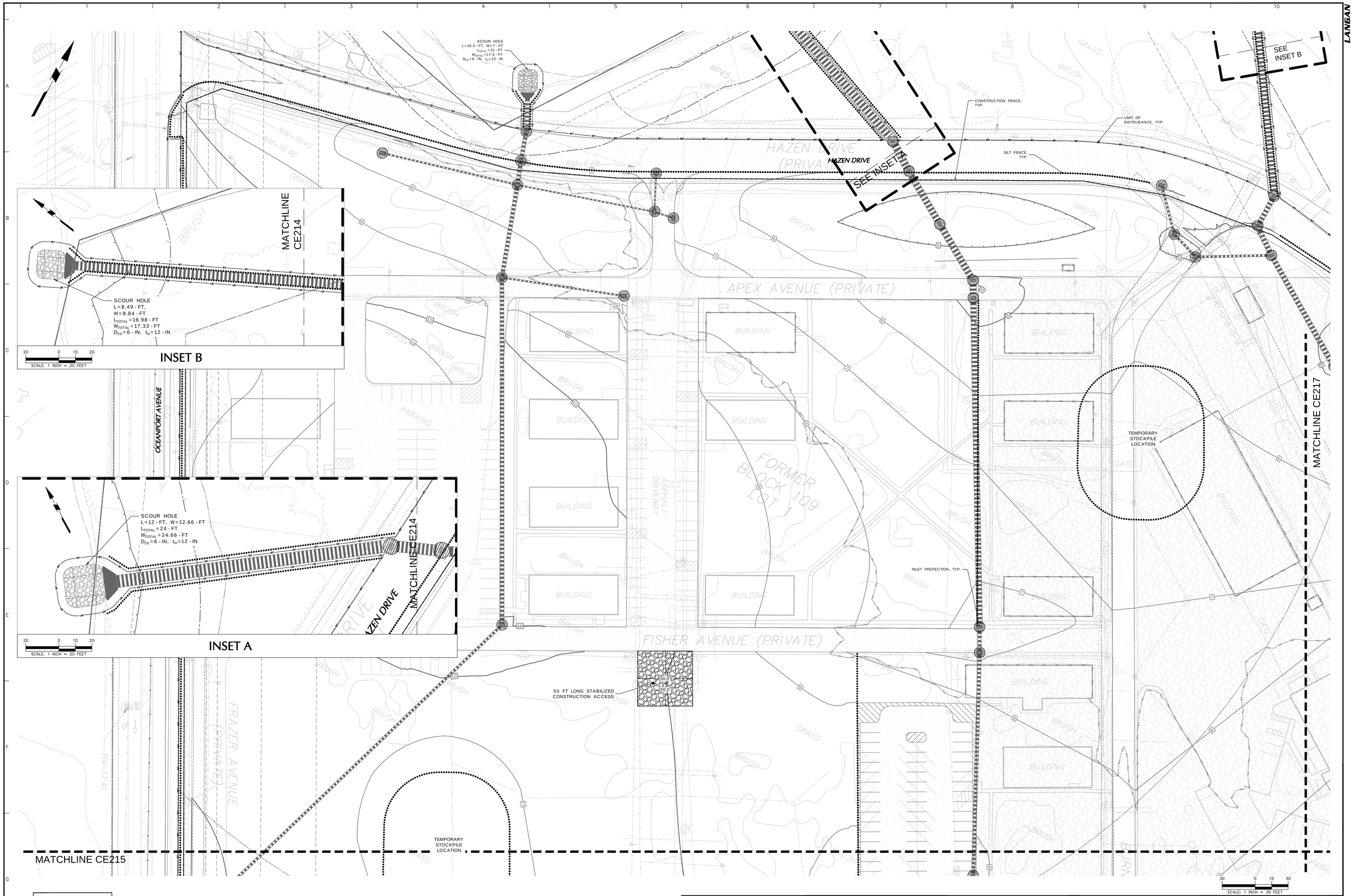

KEY MAP

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN
PARTIAL 14

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CE214

Sheet 52 of 64

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MATCHLINE CE214

MATCHLINE CE217

MATCHLINE CE218

MATCHLINE CE216

TEMPORARY STOCKPILE LOCATION

SILT FENCE, TYP.

LIMIT OF DISTRUBANCE, TYP.

CONSTRUCTION FENCE, TYP.

OCEANPORT AVENUE

LEONARD AVENUE

(PUBLIC PER TAX MAP)

BURNS AVENUE (PRIVATE)

WADA AVENUE (PRIVATE)

FORMER BLOCK 105 LOT 2

50 FT LONG STABILIZED CONSTRUCTION ACCESS

INLET PROTECTION, TYP.

TEMPORARY STOCKPILE LOCATION

SCALE: 1 INCH = 30 FEET

KEY MAP

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
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07/11/2025	NJDEP SUBMISSION	1

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PROFESSIONAL ENGINEER
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LANGAN
Langan Engineering and Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN
PARTIAL 15

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CE215

Sheet 53 of 64

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MATCHLINE CE215

MATCHLINE CE218

MATCHLINE CE219

TEMPORARY STOCKPILE LOCATION

CONSTRUCTION FENCE, TYP.

LIMIT OF DISTURBANCE, TYP.

SILT FENCE, TYP.

INLET PROTECTION, TYP.

OCEANPORT AVENUE

RIVERSIDE AVENUE

N71°58'00"E 950.02'

N82°28'40"E 19.82'

BUILDING

PARKING

BRUSH

CONC. PADS (TYP)

RIM=8.28

RIM=6.10

RIM=5.15

RIM=6.64

RIM=6.68

RIM=6.33

SCALE: 1 INCH = 30 FEET

KEY MAP

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
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300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS FORT MONMOUTH PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 16

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CE216

Sheet 54 of 64

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MATCHLINE CE214

MATCHLINE CE215

MATCHLINE CE218

STORAGE AREA

GATE

GRASS

BUILDING

PARKING

BRUSH

LIMIT OF DISTURBANCE, TYP.

HAZEN DRIVE

CONSTRUCTION FENCE, TYP.

SILT FENCE, TYP.

EXISTING RAIL LINE

INLET PROTECTION, TYP.

LEONARD AVENUE (PRIVATE)

HORSENECK POINT ROAD (50' WIDE PUBLIC R.O.W.)

FFE: 12.

26.0'

12.0'

SCALE: 1 INCH = 30 FEET

KEY MAP

SOIL EROSION LEGEND

- LOD — LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025

CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN
PARTIAL 17

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CE217

Sheet 55 of 64

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MATCHLINE CE217

MATCHLINE CE215

MATCHLINE CE216

MATCHLINE CE219

EXISTING RAIL LINE

FFE: 12.

FFE: 11.1

FFE: .1

FFE: .6

INLET PROTECTION, TYP.

CONSTRUCTION FENCE, TYP.

LIMIT OF DISTRUBANCE, TYP.

SILT FENCE, TYP.

PROPOSED TRWRA SANITARY SEWER EASEMENT AREA=30,954 S.F. or 0.7061 AC.

PROPOSED TRWRA SANITARY SEWER EASEMENT AREA=12,338 S.F. or 0.28324 AC.

LIMIT OF PARCEL 83 AS PER DB 9119 PG 6736

PARCEL 83 PER DB 9199 PG 6736

BLOCK 105 LOT 1.01 (F/F FMERA 400 AREA OVERALL)

FORMER BLOCK 105 LOT 1

BLOCK 105 LOT 1.01 n/f CONRAIL & LONG BRANCH R.R.

NEW YORK & LONG BRANCH R.R.

PARKING

BUILDING

BLDGS.

BRUSH

GATE

S 76°27'02" W 26.00'

SCALE: 1 INCH = 30 FEET

KEY MAP

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

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Project

NETFLIX STUDIOS FORT MONMOUTH PHASE 2A

BOROUGH OF OCEANPORT

MONMOUTH COUNTY NEW JERSEY

Drawing Title

SOIL EROSION & SEDIMENT CONTROL PLAN PARTIAL 18

Project No. 100935001

Date 5/27/2025

Drawn By JP

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CE218

Sheet 56 of 64

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MATCHLINE CE218

MATCHLINE CE216

BLOCK 105 LOT 1.01
n/f FORT MONMOUTH ECONOMIC REVITALIZATION AUTHORITY

FORMER BLOCK 105 LOT 3

BLOCK 105 LOT 7
n/f CONRAIL
NEW YORK & LONG BRANCH R.R.

OCEANPORT CREEK

SILT FENCE, TYP.

LIMIT OF DISTRUBANCE, TYP.

SCOUR HOLE
L=10.74 - FT, W=11.34 - FT
L_{EQTIVL} = 21.48 - FT
W_{EQTIVL} = 22.08 - FT
D_{50} = 6 - IN, t_a = 12 - IN

INLET PROTECTION, TYP.

CONSTRUCTION FENCE, TYP.

RIVERSIDE AVENUE

BUILDING

BRUSH

GRASS

PARKING

GATE

BUILDINGS

SCALE: 1 INCH = 30 FEET

KEY MAP

SOIL EROSION LEGEND

- LIMIT OF DISTURBANCE
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY STOCKPILE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
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Revisions

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Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
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Project
NETFLIX STUDIOS
FORT MONMOUTH
PHASE 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN
PARTIAL 19

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

CE219
Sheet 57 of 64

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1 2 3 4 5 6 7 8 9 10

A B C D E F G

LANGAN

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-502.
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 CRIS-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-502.
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 CRIS-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 CRIS-CROSS AND SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.

TEMPORARY SEED MIX

PHASE 2A
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, ONSITE AND OFF-SITE INLET PROTECTION, ETC.) AS SHOWN ON DRAWINGS CE200-CE212 AND CE300.	4 WEEKS
3.	PERFORM SITE DEMOLITION ACTIVITIES.	5 WEEKS
4.	ALL AREAS NO LONGER UNDER CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.	2 WEEKS
5.	INSTALL UNDERGROUND STORM SEWER CONVEYANCE SYSTEM FROM DOWNSTREAM TO UPSTREAM, PER DRAWING CG-201 TO CG 212.	20 WEEKS (ITEMS 5–7)
6.	INSTALL INLET PROTECTION ON THE NEW CONVEYANCE SYSTEM PER DRAWINGS CE-101 TO CE-112.	
7.	PERFORM ROUGH GRADING OPERATIONS.	
8.	CONSTRUCT BASECAMP AND BACKLOT AREAS.	20 WEEKS
9.	INSTALL UTILITY CONNECTIONS TO THE EXISTING BUILDINGS.	6 WEEKS
10.	FINE GRADE SITE.	4 WEEKS
11.	INSTALL LANDSCAPING AS PER THE DRAWINGS. UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE.	4 WEEKS
12.	ALL AREAS NO LONGER UNDER CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.	2 WEEKS
13.	REMOVE SOIL EROSION CONTROL MEASURES UPON PERMANENT STABILIZATION OF THE SITE.	AS REQUIRED
	TOTAL:	67 WEEKS (16± 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 STRIPPING.
   - B. STRIPPING SHOULD BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
   - C. WHERE FEASIBLE, LIME MAY BE APPLIED BEFORE STRIPPING TO BRING THE SOIL PH OR APPROXIMATELY 6.5. LIMESTONE SHALL BE APPLIED AT A RATE OF 90 LBS/1,000 SF (2 TONS/ACRE - FOR SANDY LOAM, LOAM, AND SILT LOAM) AS PER TABLE 4-1 OF THE STATE SOIL EROSION STANDARDS.
   - D. A 4" TO 6" STRIPPING DEPTH IS COMMON, BUT MAY VARY DEPENDING ON THE PARTICULAR SOIL.
   - E. STOCKPILES OF TOPSOIL SHOULD BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
   - F. STOCKPILES SHOULD BE VEGETATED AS DESCRIBED IN THE DETAILS ON THIS SHEET. WEEDS SHOULD NOT BE ALLOWED TO GROW ON STOCKPILES.
1. SITE PREPARATION
   - A. GRADE AT THE ONSET OF THE OPTIMAL SEEDING PERIOD SO AS TO MINIMIZE THE DURATION AND AREA OF EXPOSURE OF DISTURBED SOIL TO EROSION. IMMEDIATELY PROCEED TO ESTABLISH VEGETATIVE COVER IN ACCORDANCE WITH THE SPECIFIED SEED MIXTURE (SEE DETAIL THIS SHEET).
   - B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.
   - C. AS GUIDEANCE FOR IDEAL CONDITIONS, SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT. LIMESTONE, IF NEEDED, SHOULD BE APPLIED TO BRING SOIL TO A PH OF APPROXIMATELY 6.5 AND INOCRPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4".
   - D. PRIOR TO TOPSOILING, THE SUBSOIL SHALL BE IN COMPLIANCE WITH THE STANDARD FOR LAND GRADING.
   - E. EMPLOY NEEDED EROSION CONTROL MEASURES AS INDICATED ON THE "SOIL EROSION AND SEDIMENT CONTROL PLAN," DRAWING CE-101 AND AS DETAILED ON DRAWING CE-502.
4. APPLYING TOPSOIL
   - A. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING SOIL STRUCTURE.
   - B. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5", MINIMUM OF 4", FIRMED IN PLACE IS REQUIRED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE COVERED WITH A MINIMUM DEPTH OF 12" OF SOIL HAVING A PH OF 5.0 OR MORE.

STANDARD FOR TOPSOILING

MANAGEMENT OF HIGH ACID-PRODUCING SOIL

HIGH ACID-PRODUCING SOILS MAY BE PRESENT IN UNDISTURBED SOILS AT VARYING DEPTHS INCLUDING NEAR THE SOIL SURFACE TO EXCAVATIONS OR DEEP DISTURBANCES. ITS PRESENCE ON A SITE MAY BE SIGNIFICANT OR LIMITED IN THE SOIL PROFILE. HIGH ACID-PRODUCING SOILS ARE COMMONLY BLACK, DARK BROWN, GRAY OR GREENISH WITH SILVERY PYRITE OR MARCASITE NUGGETS OR FLAKED. ALTERNATIVELY, SANDY SOILS OR REDDISH, YELLOWISH OR LIGHT TO MEDIUM BROWN SOIL MATERIALS ARE USUALLY FREE OF HIGH ACID-PRODUCING DEPOSITS.

METHODS AND MATERIALS:

1. LIMIT THE EXCAVATION AREA AND EXPOSURE TIME WHEN HIGH ACID-PRODUCING SOILS ARE ENCOUNTERED.
2. TOPSOIL STRIPPED FROM THE SITE SHALL BE STORED SEPARATELY FROM TEMPORARY STOCKPILED HIGH ACID-PRODUCING SOILS.
3. STOCKPILES OF HIGH ACID-PRODUCING SOIL SHOULD BE LOCATED ON LEVEL LAND TO MINIMIZE ITS MOVEMENT, ESPECIALLY WHEN THIS MATERIAL HAS A HIGH CLAY CONTENT.
4. TEMPORARILY STOCKPILED HIGH ACID-PRODUCING SOIL MATERIAL TO BE STORED MORE THAN 48 HOURS SHOULD BE COVERED WITH PROPERLY ANCHORED, HEAVY GRADE SHEETS OF POLYETHYLENE WHERE POSSIBLE. IF NOT POSSIBLE, STOCKPILES SHALL BE COVERED WITH A MINIMUM OF 3 TO 6 INCHES OF WOOD CHIPS TO MINIMIZE EROSION OF THE STOCKPILE. SILT FENCE SHALL BE INSTALLED AT THE TOE OF THE SLOPE TO CONTAIN MOVEMENT OF THE STOCKPILED MATERIAL. TOPSOIL SHALL NOT BE APPLIED TO THE STOCKPILES TO PREVENT TOPSOIL CONTAMINATION WITH HIGH ACID PRODUCING SOIL.
5. HIGH ACID-PRODUCING SOILS WITH A pH OF 4 OR LESS, OR CONTAINING IRON SULFIDE, (INCLUDING BORROW FROM CUTS OR DREDGED SEDIMENT) SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS PER ACRE (OR 450 LBS / 1,000 SF OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12 INCHES OF SETTLED SOIL WITH A pH OF 5 OR MORE EXCEPT AS FOLLOWS:
   - A. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF 24 INCHES OF SOIL WITH A pH OF 5 OR MORE.
   - B. DISPOSAL AREAS SHALL NOT BE LOCATED WITHIN 24 INCHES OF ANY SURFACE OF A SLOPE OR BANK, SUCH AS BERMS, STREAM BANKS, DITCHES AND OTHERS TO PREVENT POTENTIAL LATERAL LEACHING DAMAGES.
6. EQUIPMENT USED FOR MOVEMENT OF HIGH ACID-PRODUCING SOILS SHOULD BE CLEANED AT THE END OF EACH DAY TO PREVENT SPREADING OF HIGH ACID-PRODUCING SOIL MATERIALS TO OTHER PARTS OF THE SITE, INTO STREAMS OR STORMWATER CONVEYANCES AND TO PROTECT MACHINERY FROM ACCELERATED RUSTING.
7. NON-VEGETATIVE EROSION CONTROL PRACTICES (STONE TRACKING PADS, STRATEGICALLY PLACED LIMESTONE CHECK DAM, SILT FENCE, WOOD CHIPS) SHOULD BE INSTALLED TO LIMIT THE MOVEMENT OF HIGH ACID PRODUCING SOILS FROM, AROUND OR OFF THE SITE.
8. FOLLOWING BURIAL OR REMOVAL OF HIGH ACID-PRODUCING SOIL, TOPSOILING AND SEEDING OF THE SITE, MONITORING SHOULD CONTINUE FOR APPROXIMATELY 6 TO 12 MONTHS TO ASSURE THERE IS ADEQUATE STABILIZATION AND THAT NO HIGH ACID-PRODUCING SOIL PROBLEMS EMERGE. IF PROBLEMS STILL EXIST THE AFFECTED AREA MUST BE TREATED AS INDICATED ABOVE TO CORRECT THE PROBLEM.
9. MONITORING OF AREAS WHERE HIGH ACID-PRODUCING SOIL HAS BEEN PLACED OR BURIED SHOULD BE PERFORMED FOR AT LEAST 2 YEARS OR LONGER IF PROBLEMS OCCUR, TO ASSURE THERE IS NO MIGRATION OF POTENTIAL ACID LEACHATE.

MANAGEMENT OF HIGH ACID-PRODUCING SOIL

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL DETAILS 1

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CE501
Sheet 58 of 64

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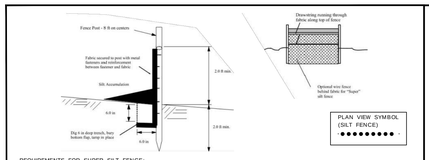


REQUIREMENTS FOR SUPER SILT FENCE:

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:

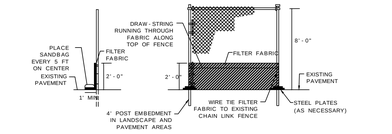
1. CONTRACTOR TO DIG 6" MIN. TRENCH AND LINE TRENCH WITH FILTER FABRIC PRIOR TO BACKFILL.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O.C.
3. ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS. SECURE FABRIC TO POST WITH METAL FASTENER 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.

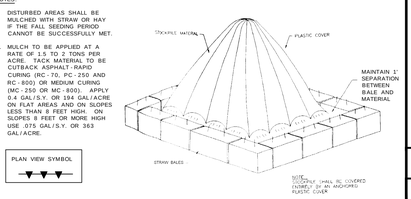
N.T.S.

SILT FENCE



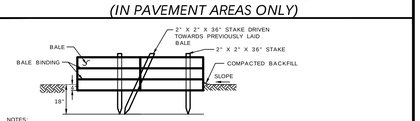
N.T.S.

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



N.T.S.

TEMPORARY SOIL STOCKPILE



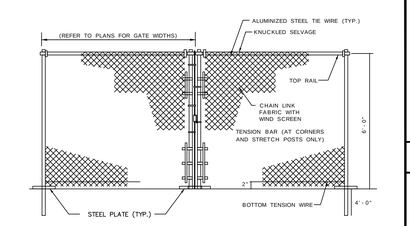
NOTES:

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 M M
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.

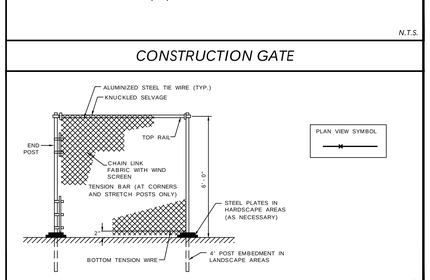
N.T.S.

STRAW BALE BARRIERS



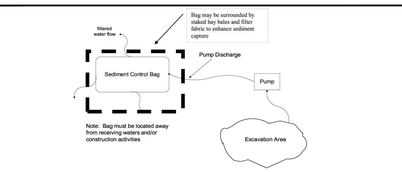
N.T.S.

CONSTRUCTION GATE



N.T.S.

6-FT TEMPORARY CONSTRUCTION FENCE



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

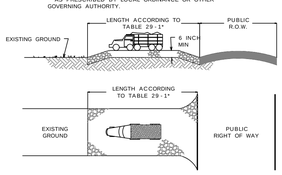
N.T.S.

SEDIMENT CONTROL BAG FOR DEWATERING

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.

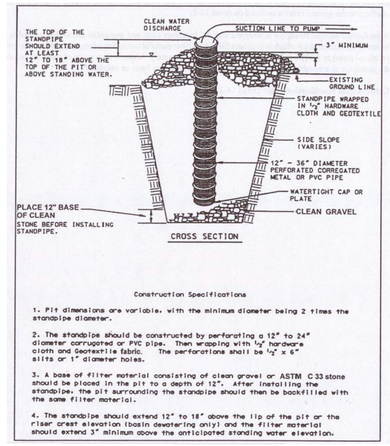
MAINTENANCE

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



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 ½" hardware cloth and Geotextile fabric. The perforations shall be ½" x 6" slits or 1" diameter holes.

3. A base of filter material consisting of clean gravel or ASTM C33 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.

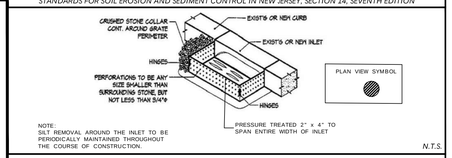
4. The standpipe should extend 12" to 18" above the lip of the pit or the filter crest elevation (basin dewatering only) and the filter material should extend 3" minimum above the anticipated standing water elevation.

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.

NEW JERSEY SOIL EROSION AND SEDIMENT CONTROL DETAIL FOR CONSTRUCTION DEWATERING

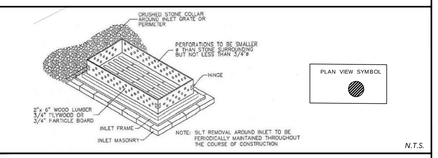
STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, SECTION 14, SEVENTH EDITION



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

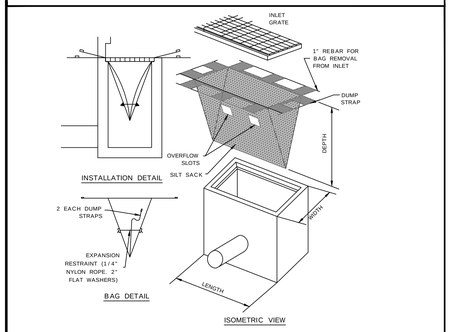
N.T.S.

CURB INLET PROTECTION



N.T.S.

FLAT GRATE INLET FILTER PROTECTION



REQUIREMENTS FOR INLET PROTECTION:

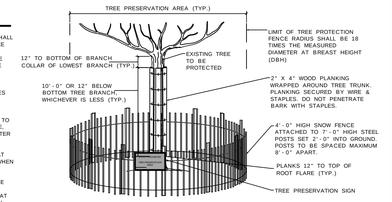
1. IN ALL CASES, INLET PROTECTION SHOULD NOT COMPLETELY CLOSE OFF THE INLET.
2. THE PROTECTION DEVICE WILL BE DESIGNED TO CAPTURE OR FILTER RUNOFF FROM THE 1 YEAR, 24 HOUR STORM EVENT AND SHALL SAFELY CONVEY HIGHER FLOWS DIRECTLY INTO THE STORM SEWER SYSTEM.
3. INSPECTIONS SHALL BE FREQUENT.
4. MAINTENANCE, 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

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

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
SOIL EROSION & SEDIMENT CONTROL DETAILS 2

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CE502
Sheet 59 of 64

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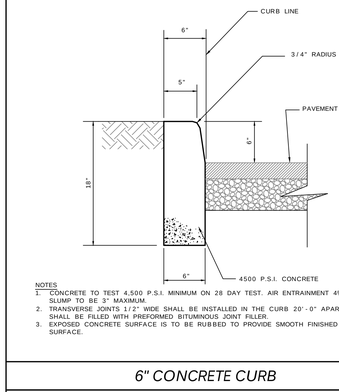
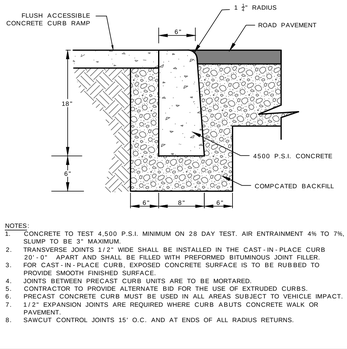


NOTES
1. CONCRETE TO TEST 4,500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% TO 7%, SLUMP TO BE 3" MAXIMUM.
2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS JOINT FILLER.
3. EXPOSED CONCRETE SURFACE IS TO BE RUBBED TO PROVIDE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

NTS

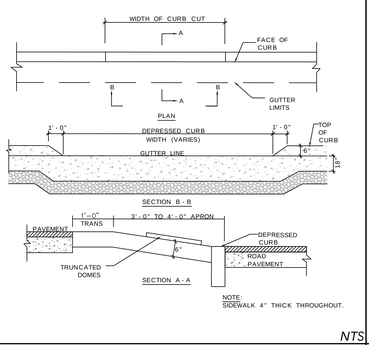
6" CONCRETE CURB



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



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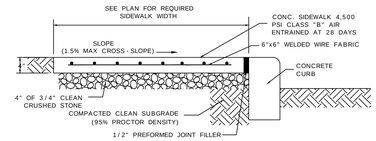
DEPRESSED CONCRETE CURB



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.

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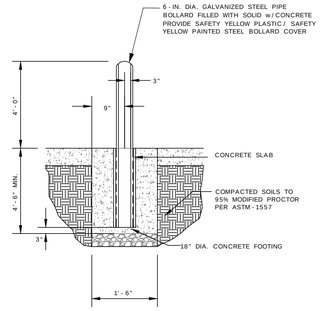
PEDESTRIAN CONCRETE SIDEWALK



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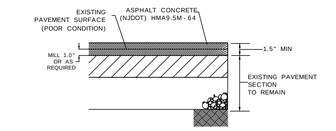
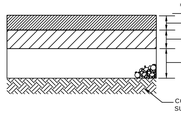
CONCRETE BOLLARD



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

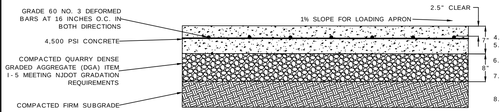


NOTES:
1. PRIOR TO ANY PAVING ACTIVITIES, THE SUBGRADE OR SUBBASE SHALL BE PROOF ROLLED.
2. PAVING BASECOURSE SHALL BE CONSTRUCTED IN LAYERS NOT LESS THAN 2 INCHES AND NOT MORE THAN 5 INCHES THICK PER LIFT.
3. ALL AREAS TO BE PAVED SHALL BE PROOFROLLED WITH AT LEAST 4 PASSES OF EITHER A SMOOTH ROLLER 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 SPECREZ 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, A 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.

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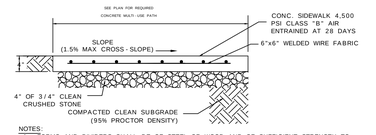
VEHICULAR CONCRETE PAVEMENT SECTION



NOTES:
1. 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.
2. 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.
3. 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.
4. 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 TEN (10) FEET OR TO MATCH EXISTING ADJACENT SIDEWALK.
5. LONGITUDINAL JOINTS 1/2 INCH WIDE SHALL BE PROVIDED BETWEEN ABUTTING SIDEWALKS AND SHALL BE FILLED WITH PREFORMED BITUMINOUS TYPE FILLER.

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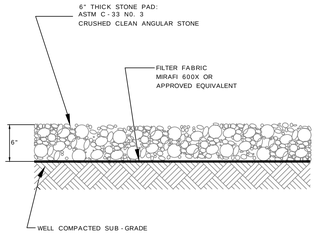
CONCRETE MULTI-USE PATH DETAIL



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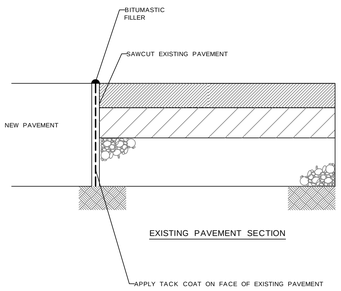
GRAVEL SURFACE DETAIL



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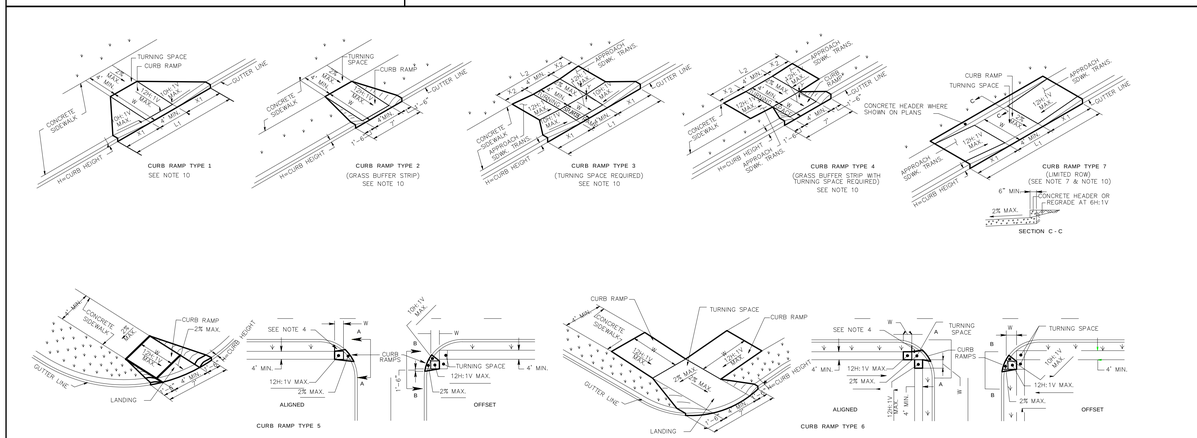
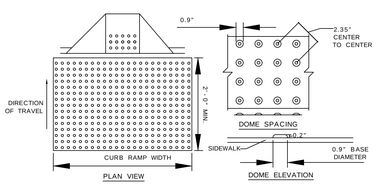
SAWCUT DETAIL



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.

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.

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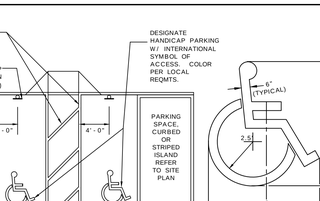
ADA DETECTABLE WARNING SURFACE



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.

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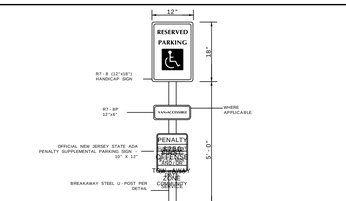
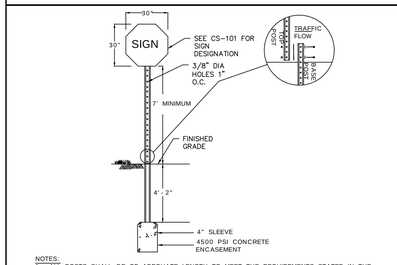
ADA STRIPING



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

NTS

WOODEN GUIDERAIL

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

CHRISTOPHER M. CIRROTTI DATE SIGNED 10/21/2025
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 1

Project No. 100935001
Date 5/27/2025
Drawing By JP
Checked By CC

Drawing No. CS501

Sheet 60 of 64

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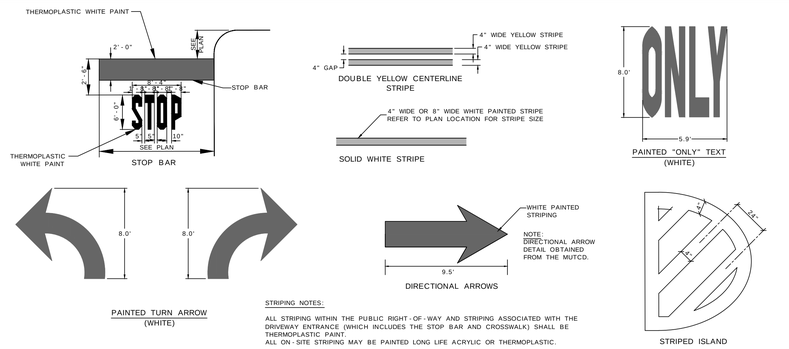
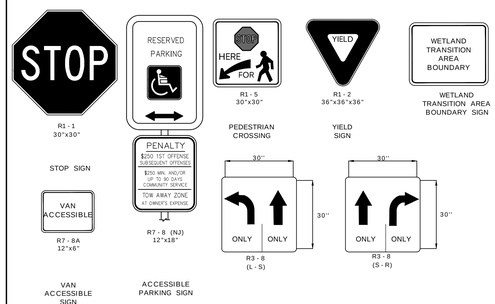


STRIPING NOTES:

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

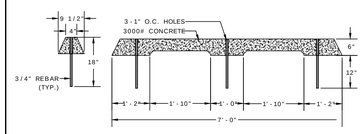
PAVEMENT MARKINGS



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.

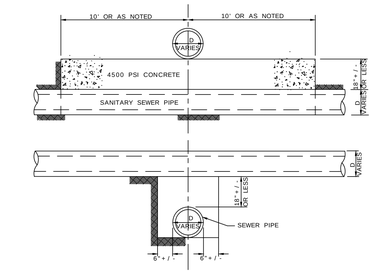
NTS

TRAFFIC SIGNS



NTS

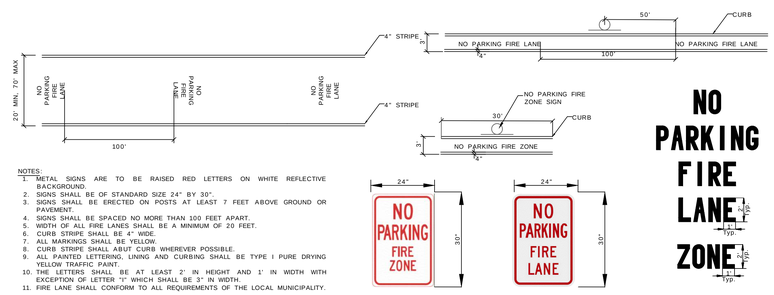
CONCRETE WHEEL STOP



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

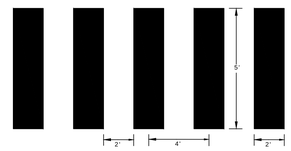
CONCRETE ENCASEMENT DETAIL



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

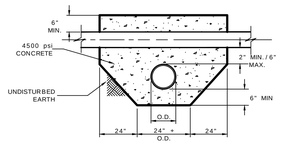
FIRE LANE STRIPING AND SIGNAGE



NOTE:
1. CROSSWALK STRIPING TO BE WHITE LONG-LIFE THERMOPLASTIC.

NTS

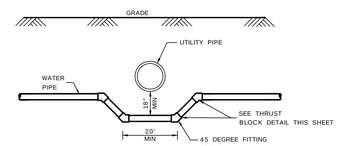
PAINTED CROSSWALK



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

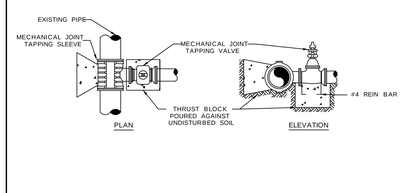
UTILITY CROSSING



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

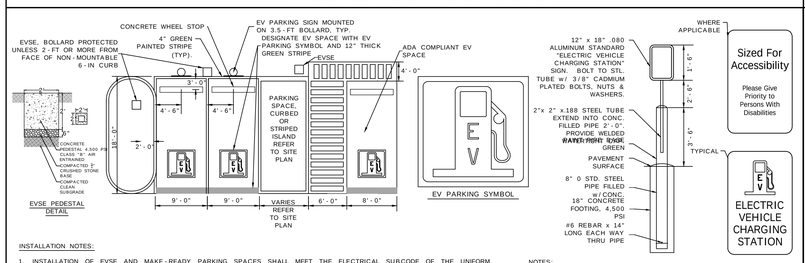
DEPRESSED WATER LINE



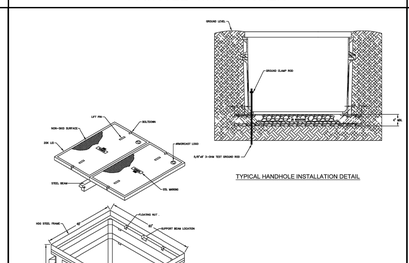
NOTES:
1. INSTALLATION OF TAPPING SLEEVE AND VALVE AND INSERTION VALVE SHALL BE CONDUCTED UNDER "WET" CONDITIONS. EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HAVE A SOIL BEARING AREA EQUAL TO
3. TAPPING SLEEVES SHALL BE 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.



NOTES:
1. ALL SIGNS SHALL BE CENTERED AND MOUNTED AT THE HEAD OF EACH PARKING SPACE.

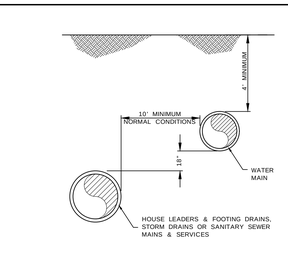
EVSE PEDESTAL NOTES:
1. CONCRETE PEDESTAL SHALL BE FLUSH WITH ADJACENT GROUND SURFACE.
2. PEDESTAL SURFACE SLOPE SHALL NOT EXCEED $\frac{1}{4}$" PER FOOT.
3. CONCRETE PEDESTAL SHALL CONFORM TO MANUFACTURER SPECIFICATIONS.
4. REFER TO MANUFACTURER SPECIFICATIONS FOR MOUNTING REQUIREMENTS.

NTS

PLUG-IN ELECTRIC VEHICLE PARKING DETAIL

NTS

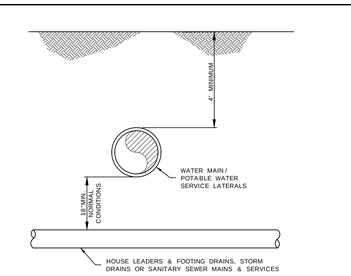
TYPICAL ELECTRIC/TELECOM HANDHOLE DETAIL



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

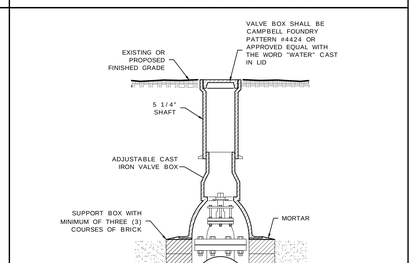
SEPARATION OF WATER MAIN AND SEWER PARALLEL INSTALLATION



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

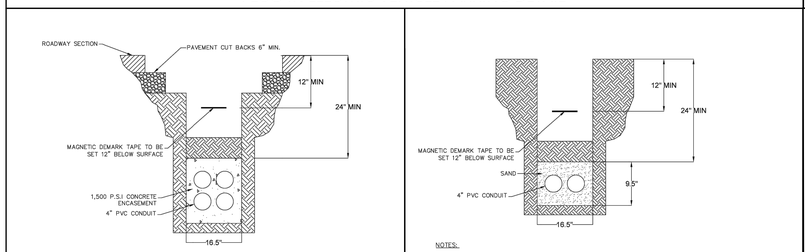
SEPARATION OF WATER MAIN AND SEWER CROSSING



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

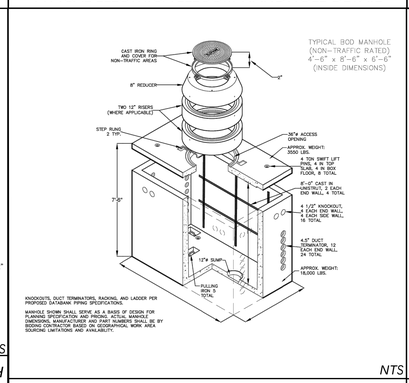
NTS

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

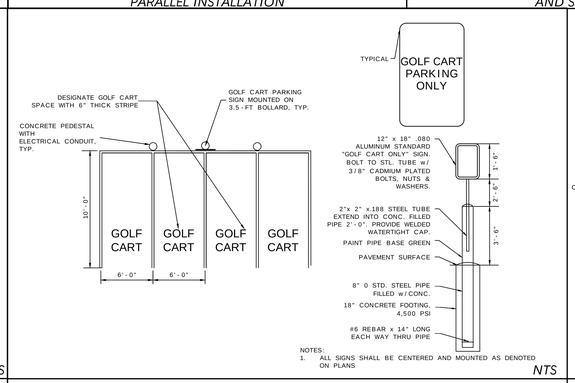
NTS

TYPICAL 2-4'' ELECTRIC/TELECOM CONDUIT BENEATH LAWN, SIDEWALK, AND LANDSCAPED AREAS



NTS

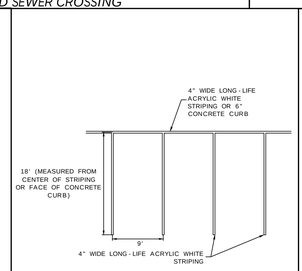
TYPICAL ELECTRIC/TELECOM MANHOLE DETAIL



NOTES:
1. ALL SIGNS SHALL BE CENTERED AND MOUNTED AS DENOTED ON PLANS

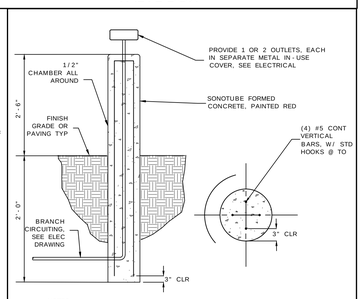
NTS

GOLF CART PARKING DETAIL



NTS

STANDARD CAR PARKING STRIPING



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 ELECTRICAL CONDUIT

Revisions		
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1
Date	Description	No.

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 2

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CS502
Sheet 61 of 64

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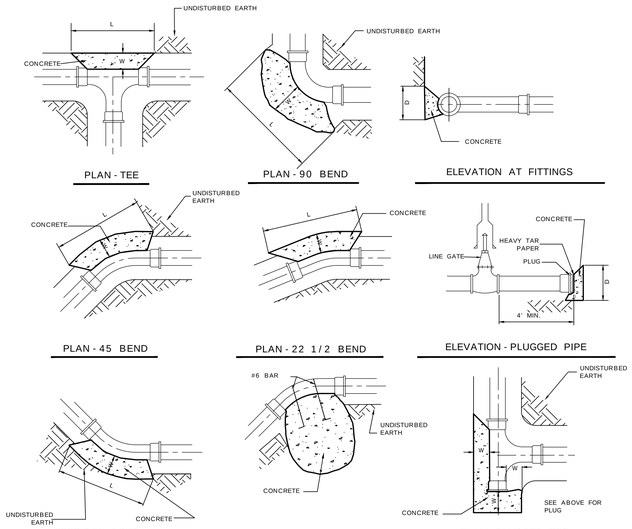

THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE		22 1/2		45		90		W
	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	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.

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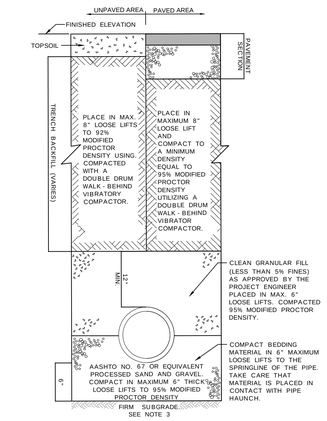
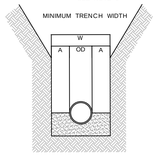
THRUST BLOCK





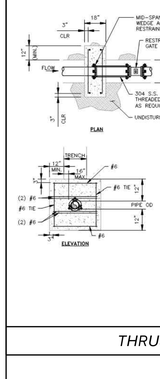
PIPE DIAMETER "D"	"A"
6" to 15"	8"
16" to 21"	10"
24" to 30"	12"
33" to 42"	15"
48" & Larger	18"

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

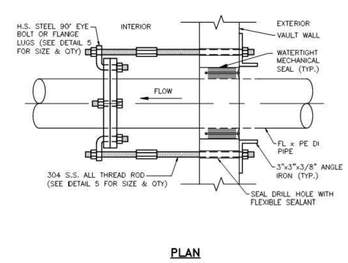
TRENCH DETAIL FOR SANITARY SEWER, WATER AND STORM SEWER



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 3000 PSI.
5. REINFORCING BARS SHALL BE DEFORMED BARS AND TIED TOGETHER.
6. BACKFILL & COMPACT IN 6" LAYERS.
7. TRENCH BOTTOM WIDTH IN AT THRUST COLAR LOCATION SHALL BE THE MINIMUM WIDTH PRACTICABLE FOR PIPE PLACEMENT. MAX. TRENCH WIDTH = PIPE O.D.+2 FT.

NTS

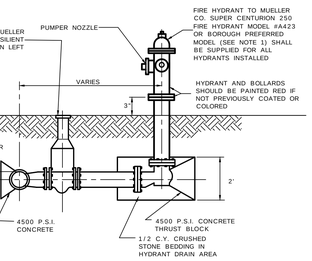
THRUST COLLAR DETAIL



PLAN

NTS

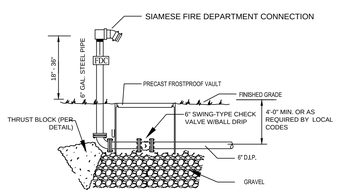
VAULT PIPE RESTRAINT DETAIL



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

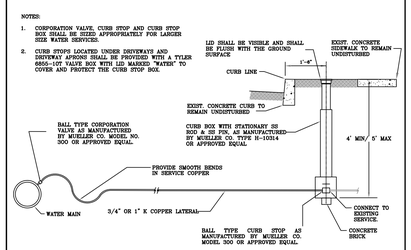


NOTES:
1) A BLUE COLORED LIGHT SHALL BE INSTALLED ADJACENT TO THE FIRE DEPARTMENT CONNECTION AND SHALL BE ILLUMINATED FOR 24-HRS PER DAY.
2) RED FDC SIGNAGE (6 INCH LETTERS WITH A 1 INCH STROKE OF CONTRASTING REFLECTIVE COLORS) TO BE LOCATED ON THE BUILDING.

NTS

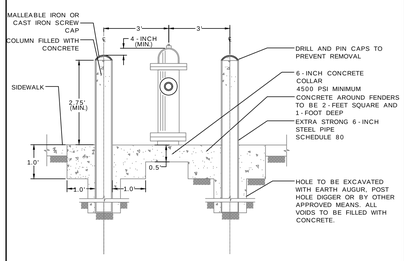
FREESTANDING FIRE DEPARTMENT CONNECTION

NOTES:
1. CORPORATION VALVE, CURB STOP AND CURB STOP BOX SHALL BE SIZED APPROPRIATELY FOR LARGER SIZE WATER SERVICES.
2. CURB STOPS LOCATED UNDER DRIVEWAYS AND DRIVEWAY APRONS SHALL BE PROVIDED WITH A TYLER 6855-10T VALVE BOX WITH LID MARKED "WATER" TO COVER AND PROTECT THE CURB STOP BOX.



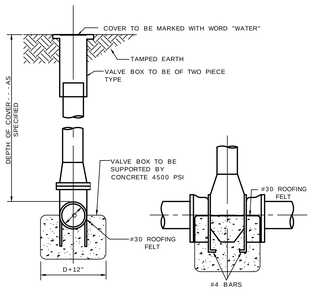
NTS

TYPICAL WATER SERVICE CONNECTION



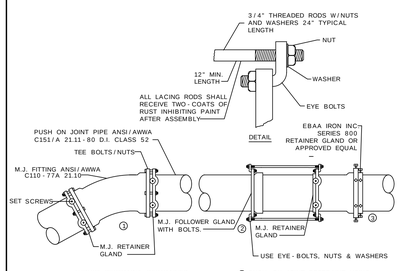
NTS

HYDRANT BOLLARD DETAIL



NTS

GATE VALVE



THRUST RESTRAINT-RESTRAINED JOINT METHODS
1. MECHANICAL JOINT RETAINER GLANDS
2. PUSH-ON JOINT RESTRAINT USING MECHANICAL JOINT RETAINER GLANDS AND LACING
3. PUSH-ON JOINT RETAINER GLANDS

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.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 3

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CS503
Sheet 62 of 64

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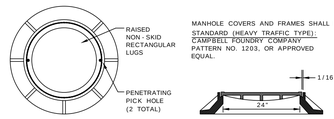


MANHOLE COVERS AND FRAMES SHALL BE: STANDARD (HEAVY TRAFFIC TYPE): CAMPBELL FOUNDRY COMPANY PATTERN NO. 1203, OR APPROVED EQUAL.

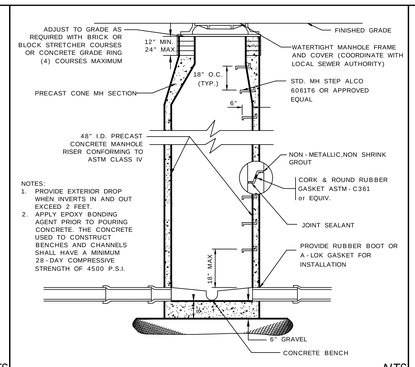
PLAN - MANHOLE FRAME

SECTION - MANHOLE FRAME

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

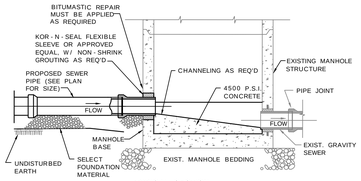
MANHOLE FRAME AND COVER



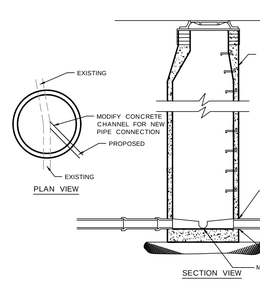
NOTES:
1. PROVIDE EXTERIOR DROP WHEN INVERTS IN AND OUT EXCEED 2 FEET.
2. APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 P.S.I.

NTS

SANITARY MANHOLE



TYPICAL SECTION



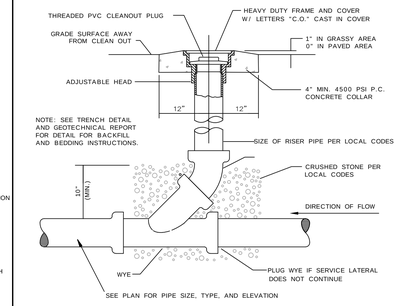
SECTION VIEW

NOTE: PROVIDE EXTERIOR DROP WHEN INVERTS IN AND OUT EXCEED 2 FEET.

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.

NTS

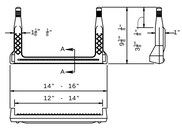
CONNECTION TO EXISTING STORM / SANITARY STRUCTURE

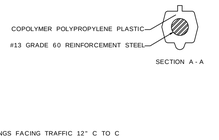


NOTE: SEE TRENCH DETAIL AND GEOTECHNICAL REPORT FOR DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

NTS

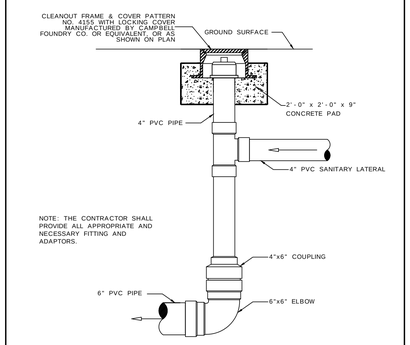
SANITARY CLEANOUT





NTS

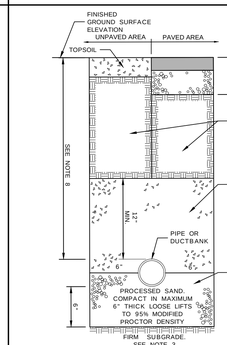
COPOLYMER PLASTIC LADDER RUNG



NOTE: THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE AND NECESSARY FITTING AND ADAPTORS.

NTS

DROP SANITARY CLEANOUT



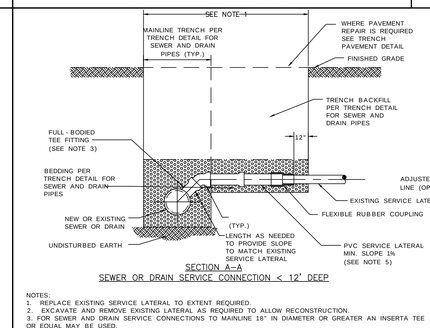
SAND BEDDING MATERIAL (GAS, ELECTRIC, AND TELEPHONE):
PROCESSED SAND FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIAL, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS UNLESS OTHERWISE SPECIFIED BY LOCAL UTILITY COMPANY:

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

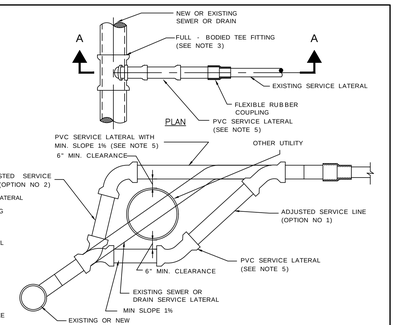
NOTES:
1. ALL TRENCH EXCAVATIONS ARE TO BE DONE IN COMPLIANCE WITH OSHA REGULATIONS.
2. MINIMUM TRENCH WIDTH TO BE AT LEAST 6 INCHES FROM EDGE OF PIPE OUTER EDGE OF MULTIPLE PIPES IN TRENCH OR DUCT BANK TO EDGE OF TRENCH WALL.
3. IF SOFT SOIL IS ENCOUNTERED AT BEDDING SUBGRADE, THE SOFT SOIL IS TO BE 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 MINMUM 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.

NTS

TRENCH DETAIL FOR GAS, ELECTRIC, CABLE AND TELEPHONE



SECTION A–A
SEWER OR DRAIN SERVICE CONNECTION < 12' DEEP

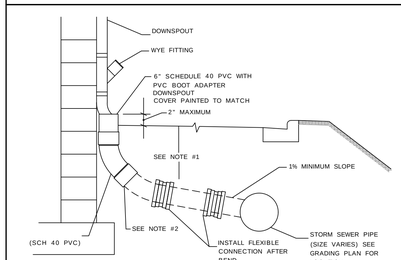


SEWER OR DRAIN SERVICE LATERAL RECONNECTION FOR CONFLICTS WITH OTHER UTILITIES

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

NTS

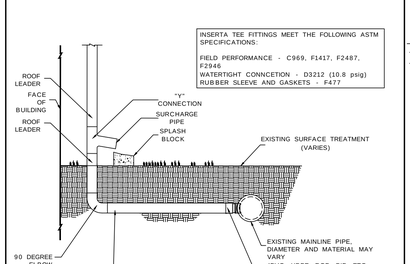
ROOF LEADER CONNECTION



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

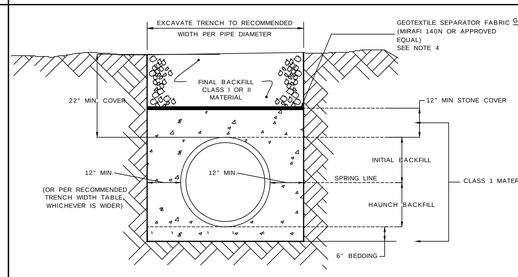


INSERTA TEE FITTINGS MEET THE FOLLOWING ASTM SPECIFICATIONS:

FIELD PERFORMANCE - C969, F1417, F2487, F2946
WATERTIGHT CONNCETION - D3212 (10.8 psig) RUBBER SLEEVE AND GASKETS - F477

NTS

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 ADJA-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 GRAVELY SANDS; LITTLE OR NO FINES.		> 50 % OF "COARSE FRACTION"	
		SP	POORLY-GRADED SANDS AND GRAVELL 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.			

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.

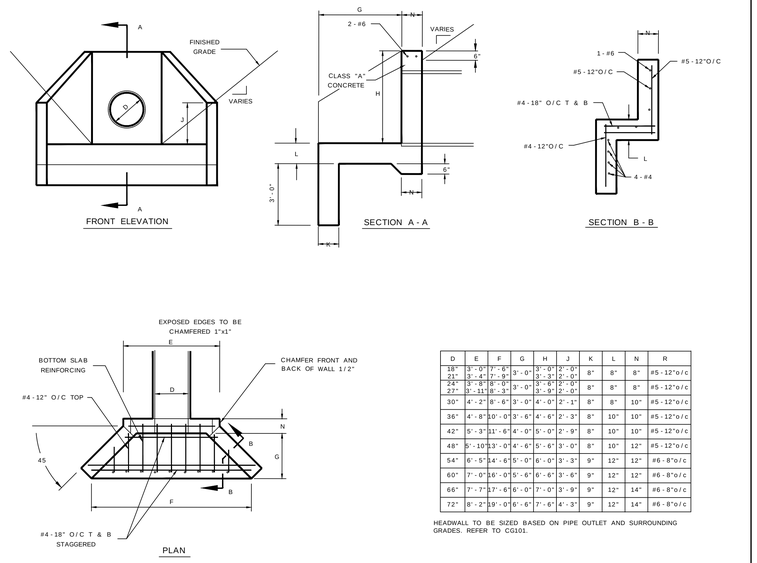
GENERAL NOTES:
1. MATERIALS: UNLESS OTHERWISE SPECIFIED ON THE PLANS OR HEREIN, CORRUGATED POLYETHYLENE PIPE SHALL CONFORM TO AASHTO M-294, LATEST EDITION, STANDARD SPECIFICATION FOR CORRUGATED POLYETHYLENE PIPE.
2. RESINS: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED FROM HIGH DENSITY POLYETHYLENE 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
HEIGHT OF COVER
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)

NTS

HDPE PIPE INSTALLATION DETAIL



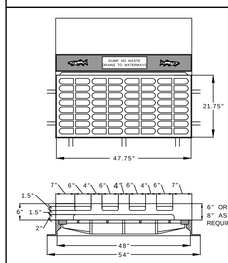
D	E	F	G	H	J	K	L	N	R
18"	3'-0"	7'-6"	3'-0"	3'-0"	2'-0"	8"	8"	8"	#5-12"o/c
21"	3'-4"	7'-9"		3'-3"	2'-0"				
24"	3'-8"	8'-0"	3'-0"	3'-6"	2'-0"	8"	8"	8"	#5-12"o/c
27"	3'-11"	8'-3"		3'-9"	2'-0"				
30"	4'-2"	8'-6"	3'-0"	4'-0"	2'-1"	8"	8"	10"	#5-12"o/c
36"	4'-8"	9'-0"	3'-6"	4'-6"	2'-3"	8"	10"	10"	#5-12"o/c
42"	5'-3"	9'-6"	4'-0"	5'-0"	2'-9"	8"	10"	10"	#5-12"o/c
48"	5'-10"	10'-0"	4'-6"	5'-6"	3'-0"	8"	10"	12"	#5-12"o/c
54"	6'-5"	10'-6"	5'-0"	6'-0"	3'-3"	9"	12"	12"	#6-8"o/c
60"	7'-0"	10'-9"	5'-6"	6'-6"	3'-6"	9"	12"	12"	#6-8"o/c
66"	7'-7"	11'-6"	6'-0"	7'-0"	3'-9"	9"	12"	14"	#6-8"o/c
72"	8'-2"	11'-9"	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.

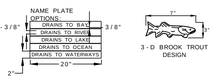
NOTES:
1. HEAD WALLS MAY BE PRECAST OR CAST IN PLACE PER SITE REQUIREMENTS.
2. CONCRETE TO TEST TO 4,500 PSI @ 28 DAYS.
3. HEAD WALLS MUST BE ANCHORED AT LEAST 3 FT BELOW GRADE AT POINT OF OUTFALL.
4. HEADWALL WIDTH (E) TO BE AT LEAST 3 TIMES PIPE DIAMETER.
5. STANDARD HEAD WALL DIMENSIONS ARE AS FOLLOWS:

NTS

HEADWALL DETAIL



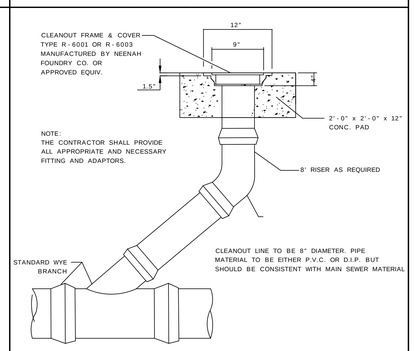
NOTES:
1. MATERIAL: GRAY CAST IRON ASTM A48-83, CLASS 30B.
2. AASHTO HS20-44 HIGHWAY LOADING
3. CASTING SUPPLIED WITHOUT SURFACE COATING.



3-D BROOK TROUT DESIGN

NTS

BICYCLE SAFE GRATE AND CURB PIECE



NOTE:
THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE AND NECESSARY FITTING AND ADAPTORS.

NTS

STORM CLEANOUT

Revisions		
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1
Date	Description	No.

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 4

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CS504
Sheet 63 of 64

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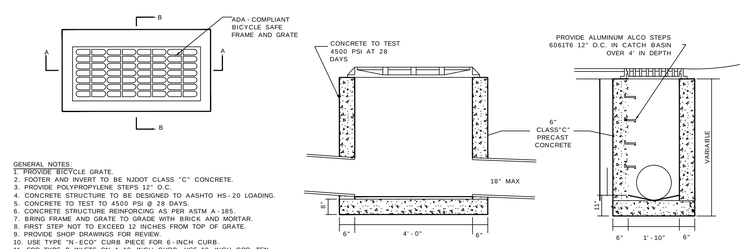
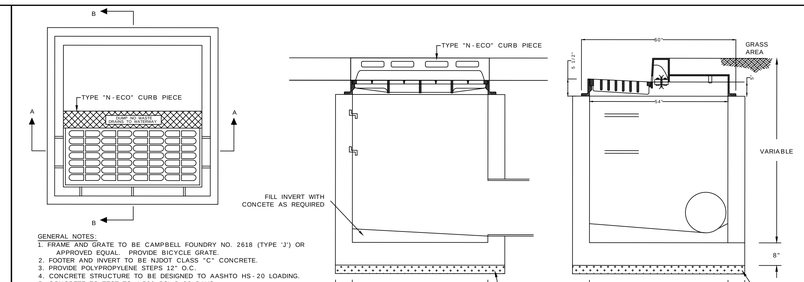


GENERAL NOTES:
1. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4500 PSI @ 28 DAYS.
6. CONCRETE STRUCTURE REINFORCING AS PER ASTM A-185.
7. BRING 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

CATCH BASIN TYPE "A"

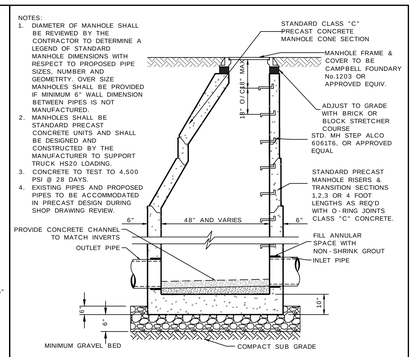


GENERAL NOTES:
1. FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 2618 (TYPE 'J') OR APPROVED EQUAL. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4,500 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

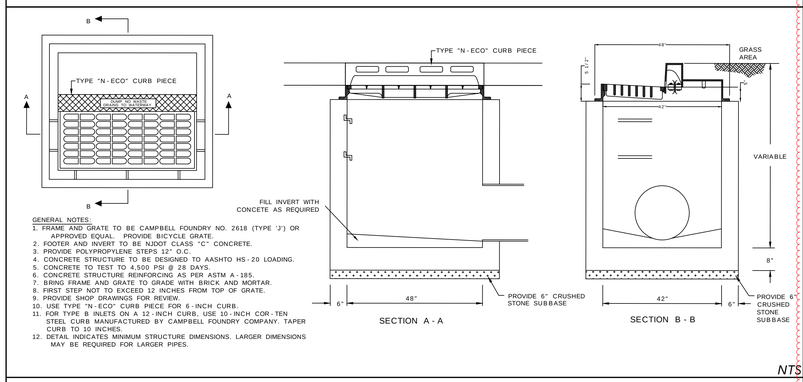
OVERSIZED CATCH BASIN

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.



NTS

STORM MANHOLE

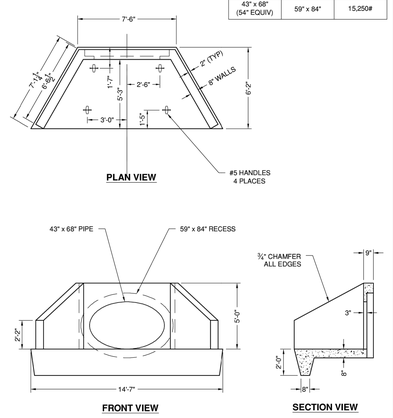


GENERAL NOTES:
1. FRAME AND GRATE TO BE CAMPBELL FOUNDRY NO. 2618 (TYPE 'J') OR APPROVED EQUAL. PROVIDE BICYCLE GRATE.
2. FOOTER AND INVERT TO BE NJDOT CLASS "C" CONCRETE.
3. PROVIDE POLYPROPYLENE STEPS 12" O.C.
4. CONCRETE STRUCTURE TO BE DESIGNED TO AASHTO HS-20 LOADING.
5. CONCRETE TO TEST TO 4,500 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.

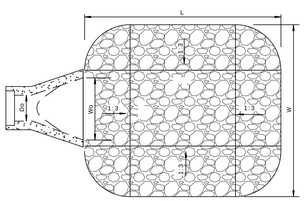
NTS

CATCH BASIN TYPE "B"

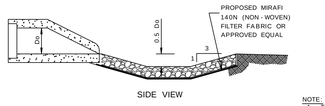
Pipe Size	Hole Size	Weight
43" x 68" (54" EQUIV)	59" x 84"	15,250#



FLARED HEADWALL DETAIL



400 AREA							
	Do	TOTAL L	TOTAL W	BOTTOM L	BOTTOM W	d50	THICKNESS
HW-100	34" x 53"	16.98 FT.	17.33 FT.	8.49 FT.	8.84 FT.	6 IN.	12 IN.*
HW-200	48" x 76"	24 FT.	24.66 FT.	12 FT.	12.66 FT.	6 IN.	12 IN.*
HW-300	2"	21 FT.	17.5 FT.	10.5 FT.	7 FT.	6 IN.	12 IN.*
HW-400	43" x 68"	21.48 FT.	22.08 FT.	10.74 FT.	11.34 FT.	6 IN.	12 IN.*
HW-500	43" x 68"	21.48 FT.	22.08 FT.	10.74 FT.	11.34 FT.	6 IN.	12 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

SCOUR HOLE SCHEDULE

Date	Description	No.
10/21/2025	MCR COMMENT REVISIONS	3
08/19/2025	REV. PER AHJ SUBMISSIONS	2
07/11/2025	NJDEP SUBMISSION	1

Revisions

10/21/2025
CHRISTOPHER M. CIRROTTI DATE SIGNED
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 2A
BOROUGH OF OCEANPORT
MONMOUTH COUNTY NEW JERSEY

Drawing Title
CONSTRUCTION DETAILS 5

Project No. 100935001
Date 5/27/2025
Drawn By JP
Checked By CC

Drawing No. CS505
Sheet 64 of 64

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