



DEPARTMENT OF LAW

CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

October 8, 2026

Jaime Felker, Secretary
Ocean City Planning Board
115 E. 12th Street
Ocean City, NJ 08226

Re: Referral for review and recommendation under N.J.S.A. 40:55D-31(a)
Ocean City Airport, Block 3350, Lot 13

Dear Members of the Planning Board:

Please accept this letter as a referral to the Planning Board, pursuant to N.J.S.A. 40:55D-31(a) regarding the City-authorized project at the Ocean City Airport, Block 3350, Lot 13, for review and recommendation in conjunction with the municipal master plan. City Council has authorized this project and the funding therefor. This referral requests the Board's statutory review and recommendation; it is not a request for site-plan approval.

Enclosed is the nine-sheet Ocean City Airport Site Plan for Block 3350, Lot 13, prepared by Engineering Design Associates, P.A. and dated August 21, 2026. As depicted in those plans, the project includes a proposed building and related site work, including changes to paving, parking, sidewalks, curbing, drainage, and utility service. The existing airport building is shown as remaining in operation during construction.

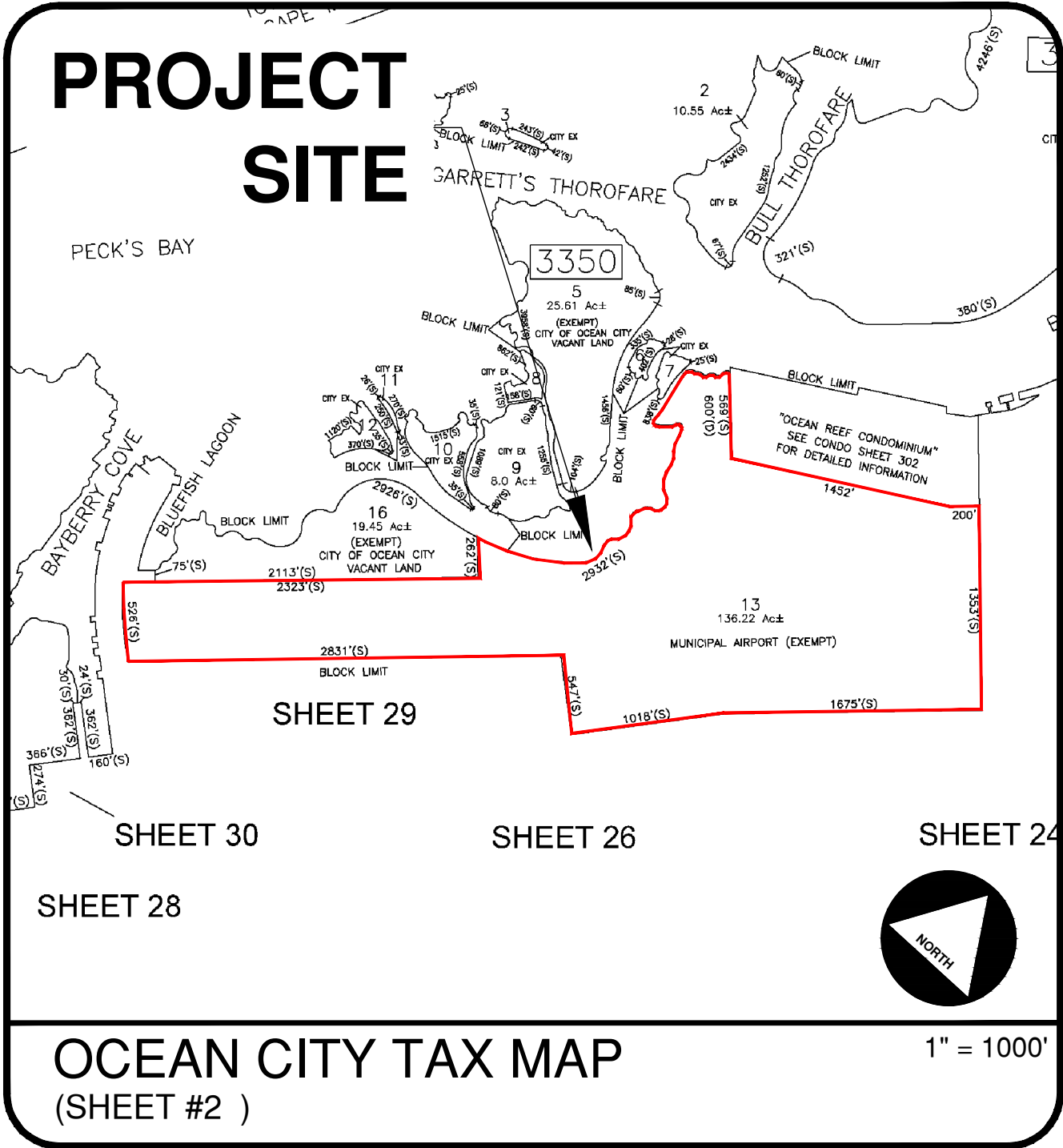
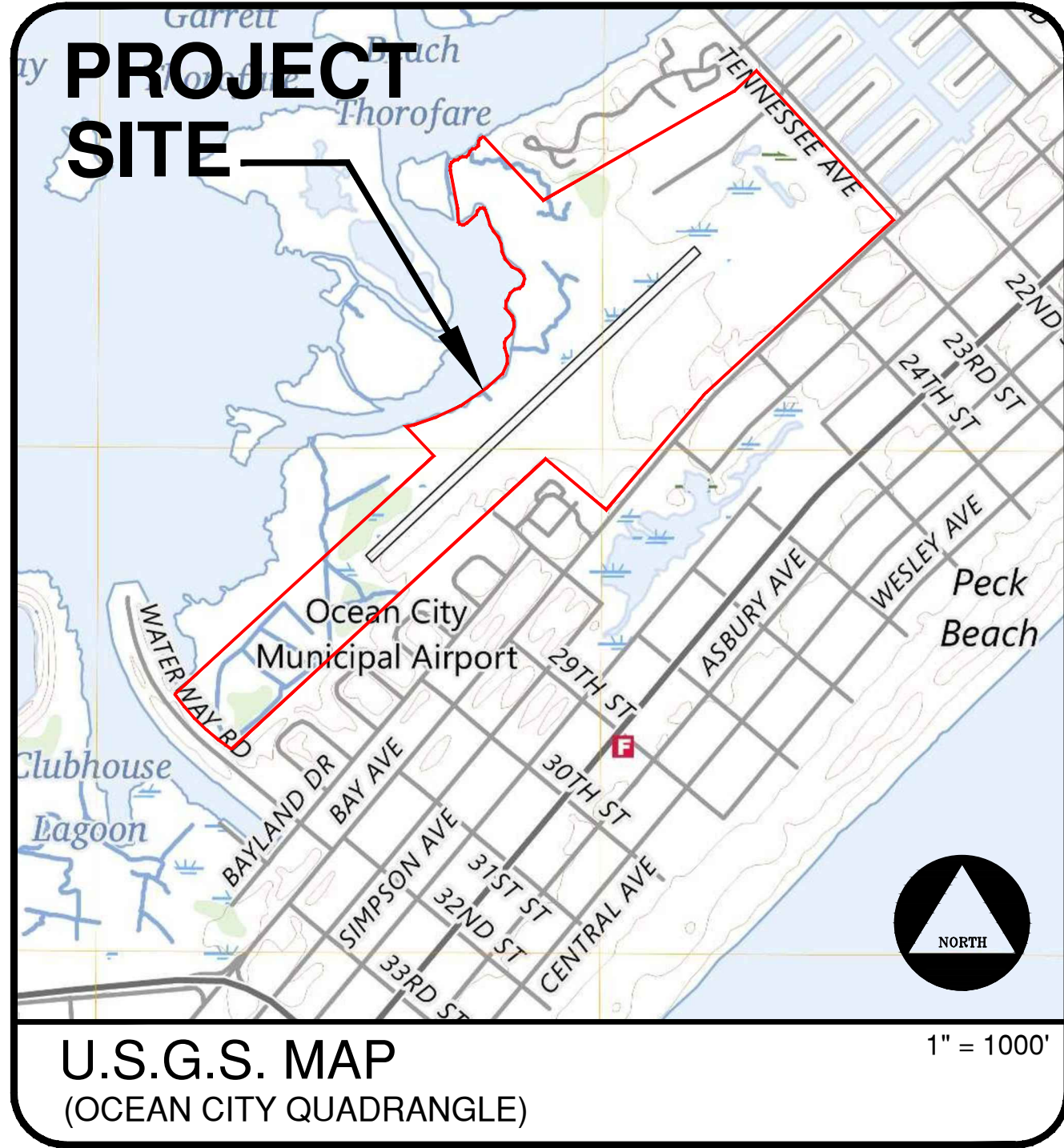
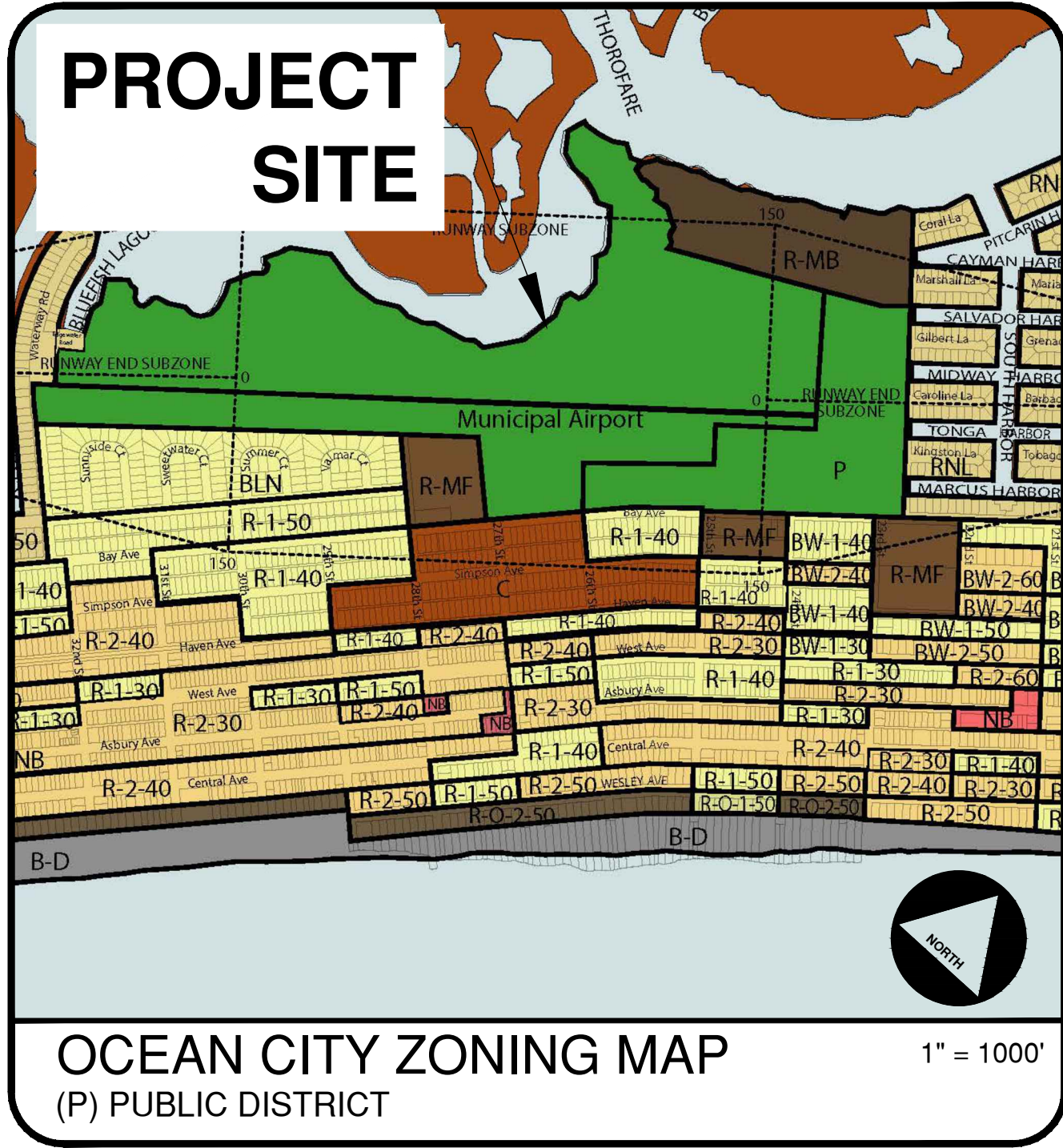
I will appear before the Board with the project architect to explain the proposal and answer questions. Please place this referral on the agenda for the Board's next available meeting and advise my office of the meeting date and any materials the Board wishes us to provide in advance. We request that the Board transmit its review and recommendation to the City within the period provided by N.J.S.A. 40:55D-31(a).

Very truly yours,
Dorothy F. McCrosson, Esquire
City Solicitor City of Ocean City

cc: William McLees

Enclosure: Ocean City Airport Site Plan, Block 3350, Lot 13 (nine sheets, dated August 21, 2026)

861 ASBURY AVENUE, OCEAN CITY, NJ 08226
Telephone: (609) 399-2411 Fax: (609) 293-3578
dmccrosson@ocnj.us



OCEAN CITY AIRPORT OCEAN CITY CAPE MAY COUNTY, NEW JERSEY

MAYOR & CITY COUNCIL

JAY A. GILLIAN, MAYOR

CITY COUNCIL

TERRY CROWLEY JR., COUNCIL PRESIDENT

DAVE WINSLOW, VICE PRESIDENT

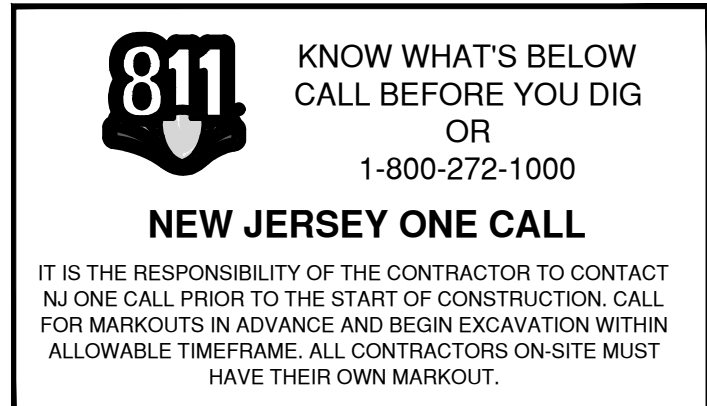
SEAN BARNES

JIM KELLY

TONY POLCINI

KEITH HARTZELL

JODY LEVCHUK



OCEAN CITY AIRPORT				
ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	AS - BUILT QUANTITY
1	SITE CLEARING, DEMOLITION & MOBILIZATION	LS	1	
2	EXCAVATION, VARIABLE DEPTH	SY	1,660	
3	HMA MILLING, 4" OR LESS	SY	1,410	
4	HOT MIX ASPHALT 12.5 M64 SURFACE COURSE, 2" THICK	TON	250	
5	HOT MIX ASPHALT 19 M64 BASE COURSE, 2" THICK	TON	55	
6	DENSE GRADED AGGREGATE BASE, 6" THICK	SY	650	
7	CONCRETE VERTICAL CURB, 6" THICK	LF	800	
8	PARKING SPACE AND ARROW STRIPING	LS	1	
8A	DOUBLE YELLOW STRIPING	LF	130	
8B	ADA PARKING SIGNS	EA	5	
8C	R1-1 STOP SIGN & 24" STOP BAR	EA	5	
9	A INLET	EA	2	
10	B INLET	EA	5	
11	CONCRETE SIDEWALK, 4" THICK	SY	500	
12	CONNECT PROPOSED INLET	EA	1	
13	15" Ø HDPE PIPE	LF	310	
14	RESET VALVE	EA	5	
15	TOP SOIL & SEED, 6" THICK	SY	435	
16A	PROPOSED WATER LATERAL - 6" C900 (FIRE)	LF	135	
16B	PROPOSED WATER LATERAL - 2" C900 (DOMESTIC)	LF	135	
16C	PROPOSED GAS LATERAL	LF	20	
16D	PROPOSED SANITARY SEWER LATERAL - 4" PVC	LF	233	
16E	REMOVE SANITARY SEWER LATERAL	LF	145	
17	ROADWAY REPAIR	LS	1	
18	RELOCATE EXISTING SIGN	EA	2	
19	RELOCATE WOODEN FENCE	LF	40	
20	ROADWAY EXCAVATION UNCLASSIFIED IF AND WHERE DIRECTED	CY	50	
21	DENSE GRADED AGGREGATE BASE COURSE IF AND WHERE DIRECTED	CY	50	
22	FUEL PRICE ADJUSTMENT ALLOWANCE	LS	\$5,000	
23	ASPHALT PRICE ADJUSTMENT ALLOWANCE	LS	\$5,000	

SCHEDULE OF SHEETS

COVER SHEET	1 OF 9	8/21/26	---
EXISTING CONDITIONS	2 OF 9	8/21/26	---
DEMOLITION PLAN	3 OF 9	8/21/26	---
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GRADING & DRAINAGE PLAN	5 OF 9	8/21/26	---
UTILITY PLAN	6 OF 9	8/21/26	---
SOIL EROSION & SEDIMENT CONTROL PLAN	7 OF 9	8/21/26	---
DETAILS	8 OF 9	8/21/26	---
SOIL EROSION & SEDIMENT CONTROL NOTES	9 OF 9	8/21/26	---

SHEET NUMBER

ORIGINAL DATE

LAST REVISION DATE



Engineers - Landscape Architects - Planners

Public District - P			
Description	Required	Existing	Proposed
Lot Area	Not Applicable	Not Applicable	Not Applicable
Lot Width	Not Applicable	Not Applicable	Not Applicable
Front Yard	22'	223.9'	95.21'
Rear Yard (44.02' Building Height)	17.6'	± 838'	± 922'
Side Yard	10'	± 312'	± 313'
Total Side Yard	24'	± 2606'	± 2569'
Floor Area Ratio	Not Applicable	Not Applicable	Not Applicable
Lot Coverage	Not Applicable	Not Applicable	Not Applicable
Impervious Coverage	Not Applicable	Not Applicable	Not Applicable
Parking Spaces Required	1 space / 4 employees total (15) 1 space / 20 persons (156) 1 space / 6 seats (116) Golf Course 15 persons max 43 SPACES REQUIRED	130 Spaces	117 Spaces

GENERAL NOTES:

- NJDOT Standard Roadway Construction/Traffic Control/Bridge Construction Details Booklet - 2019, are applicable to this project except for those details contained herein.
- NJDOT Updated Standard Specs for Road & Bridge Construction 2019 Edition as amended, to govern.
- NJDOT standard construction details to govern over all materials, equipment and procedures.
- Contractor shall have all utilities located prior to construction.
- All excess excavated materials are to remain the property of the City and delivered to the City Public Works yard (if requested).
- Outbound and topographic information was taken from a plan entitled "Topographic Survey Situate In Block 3350, Lot 13, City of Ocean City, Cape May County, NJ" prepared by George Swenson NJPLS GS43415 of Cape Land Surveying, LLC, dated 11/20/25.



Engineers Environmental Planners Landscape Architects

Cambridge Drive Ocean View New Jersey 08230

5 Cambridge Drive Ocean View New Jersey 08230

(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 24GA07970300

OCEAN CITY AIRPORT SITE PLAN

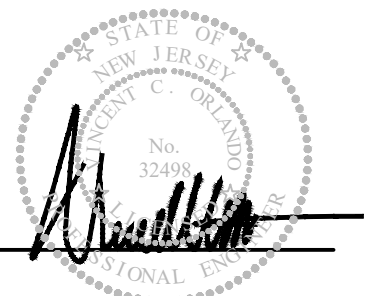
BLOCK 3350 LOT 13

OCEAN CITY

CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498



IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

REVISION

DATE

BY



DATE: 8/21/26

DRAWN BY: PMMc

SCALE: AS NOTED

CHECKED BY: MSB

PROJECT #: 10875

SHEET: 1 OF 9

INDOMINIUM-
1707

N49°57'59"W — 521.92'



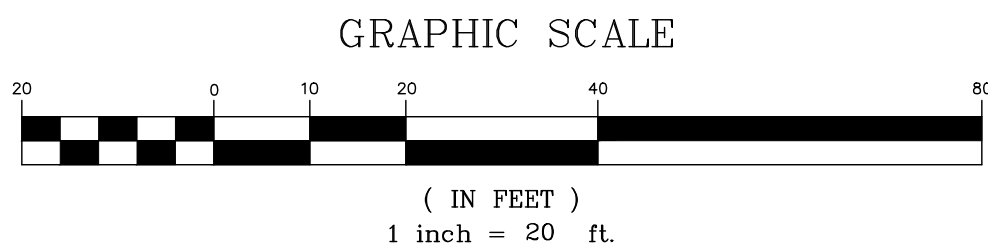
BAY (75' WIDE) AVENUE

EXISTING CONDITIONS

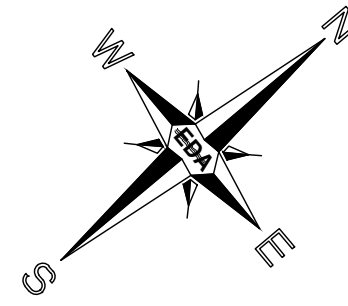


Engineers - Landscape Architects - Planners

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12" Metal Inlet



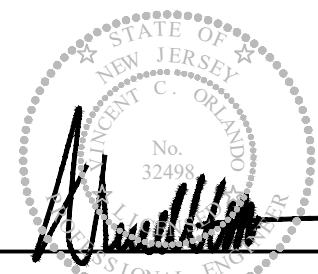
EDA Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects

CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
(609) 390-0332 • Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION# 24GA2770300

EXISTING CONDITIONS PLAN
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

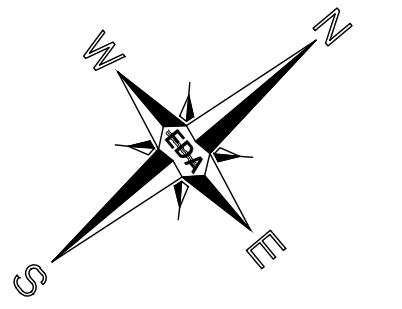


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REVISION	DATE	BY



DATE: 8/21/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: VCO
PROJECT #: 10875	SHEET: 2 OF 9



EDA

Engineering
Design
Associates, P.A.

Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
6 Cambridge Drive Ocean View New Jersey 08220
(609) 390-0324 • Fax (609) 390-0324 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION: 240A279500

DEMOLITION PLAN

BLOCK 3350 LOT 13

OCEAN CITY

CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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REVISION	DATE	BY

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DATE: 8/21/26

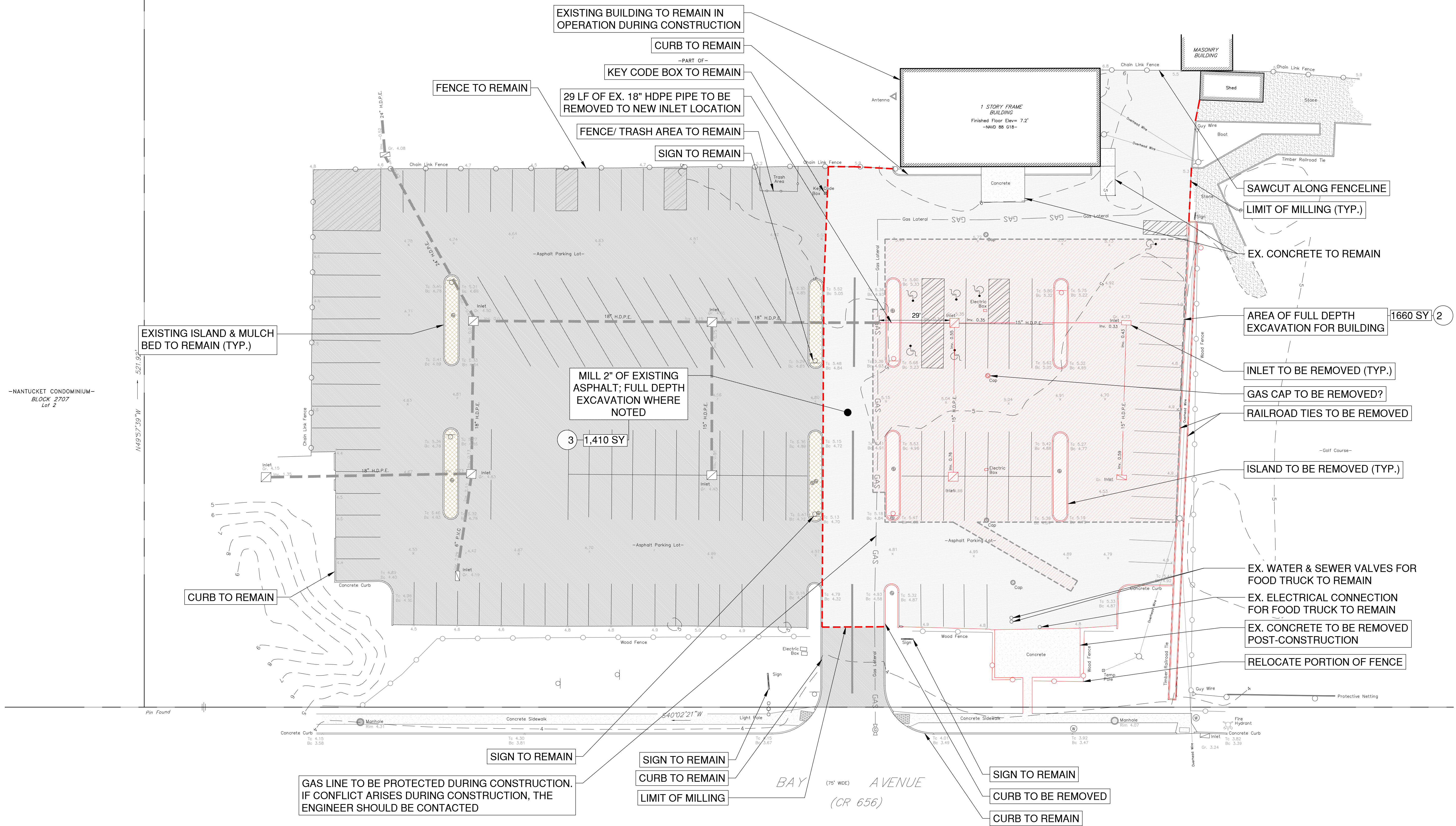
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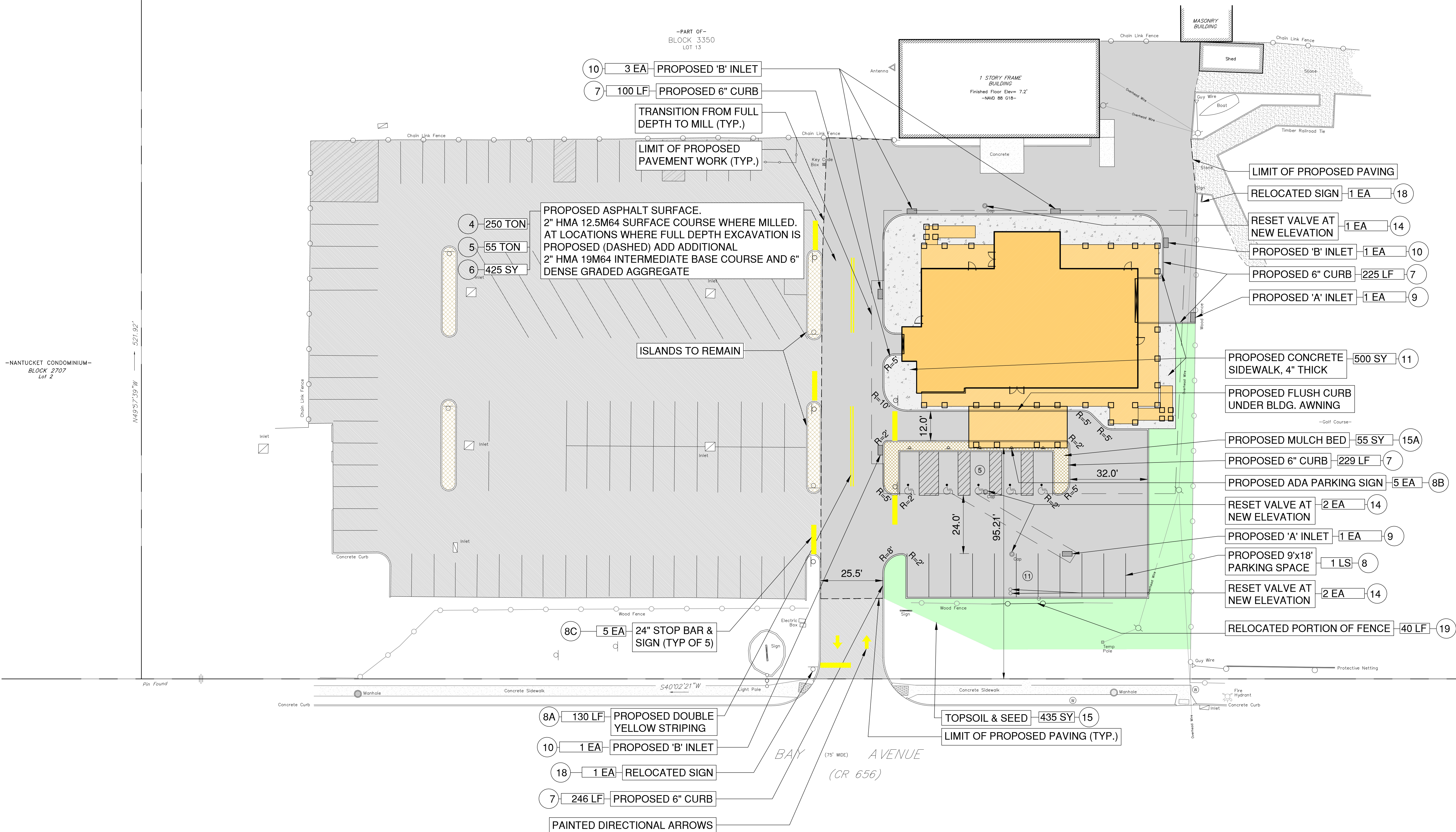
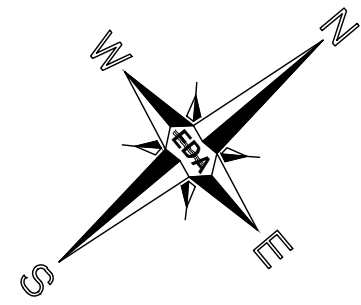
CHECKED BY: MSB

PROJECT #: 10875

SHEET: 3 OF 9



- NOTES:
- LINE ITEM #1 TO INCLUDE ALL DEMOLITION, INCLUDING BUT NOT LIMITED TO, THE REMOVAL AND DISPOSAL OF CURBING, INLETS, PIPING, UTILITIES, SIGNAGE, AND ANY OTHER FEATURES WITHIN THE SCOPE OF WORK. EXCAVATION & MILLING CAN BE QUANTIFIED IN LINE ITEMS #2 & #3, RESPECTIVELY.
 - EXISTING AIRPORT BUILDING TO REMAIN IN OPERATION DURING CONSTRUCTION.

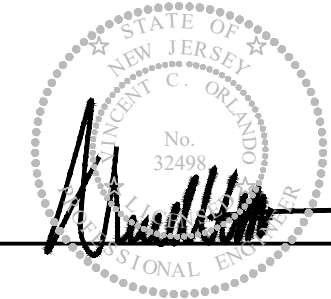


Engineering Design Associates, P.A.
Engineers Environmental Planners Landscape Architects
CAMBRIDGE PROFESSIONAL OFFICES
6 Cambridge Drive Ocean View New Jersey 08220
(609) 390-0332 • Fax (609) 390-5204 • www.edaengineers.com • CERTIFICATE OF AUTHORIZATION: 240A2970500

LAYOUT PLAN
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
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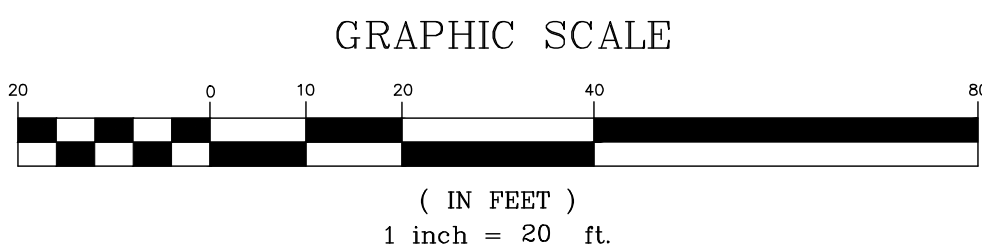


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PROJECT #: 10875	SHEET: 4 OF 9

LAYOUT PLAN



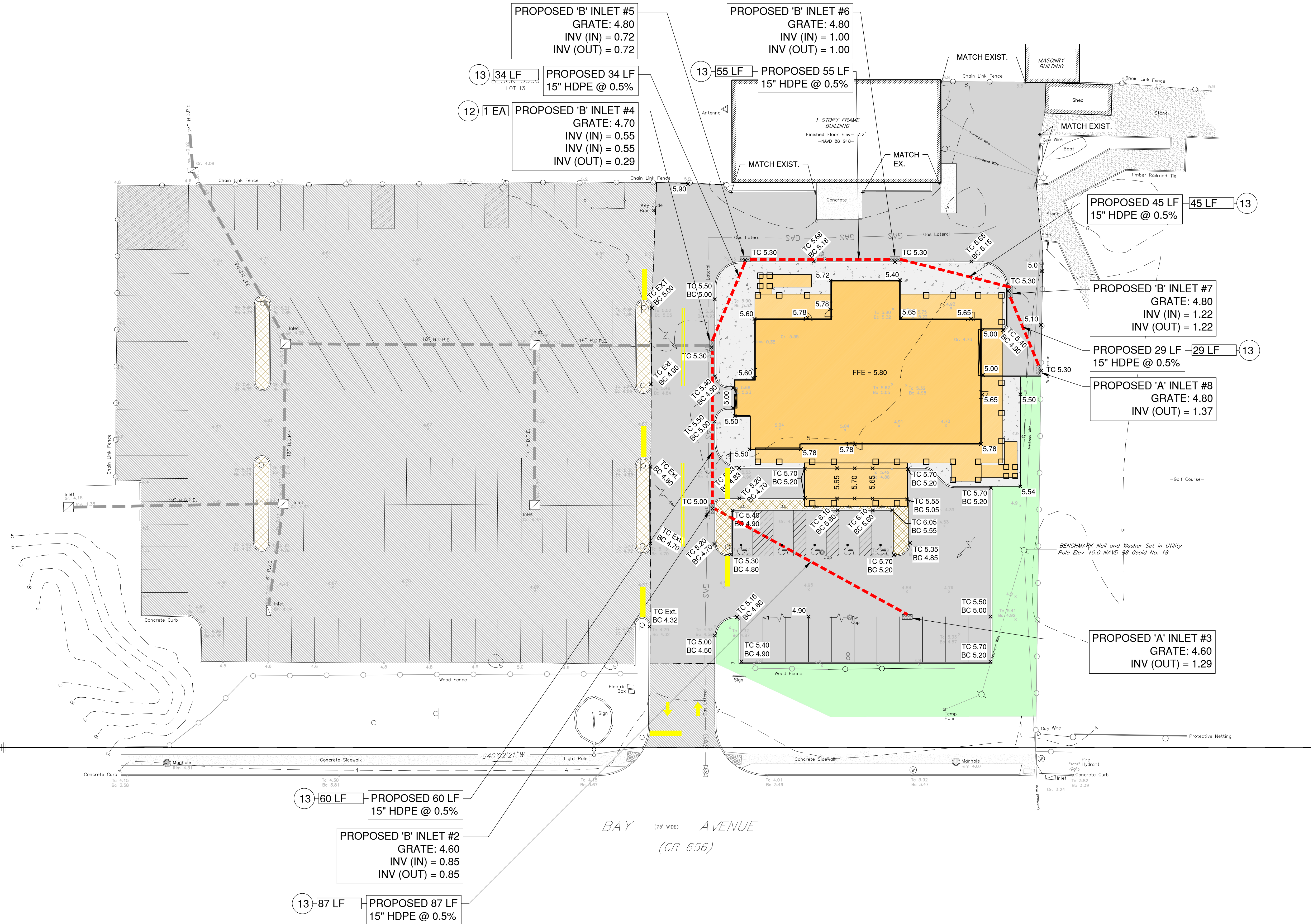
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-NANTUCKET CONDOMINIUM-
BLOCK 2707
Lot 2

521.92'

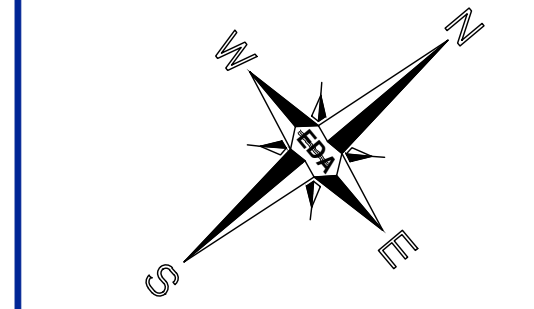
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GRADING & DRAINAGE PLAN



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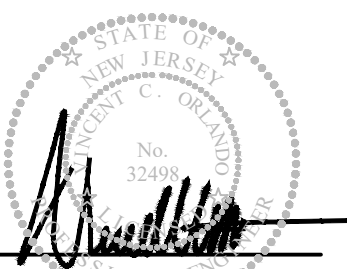


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GRADING & DRAINAGE PLAN
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

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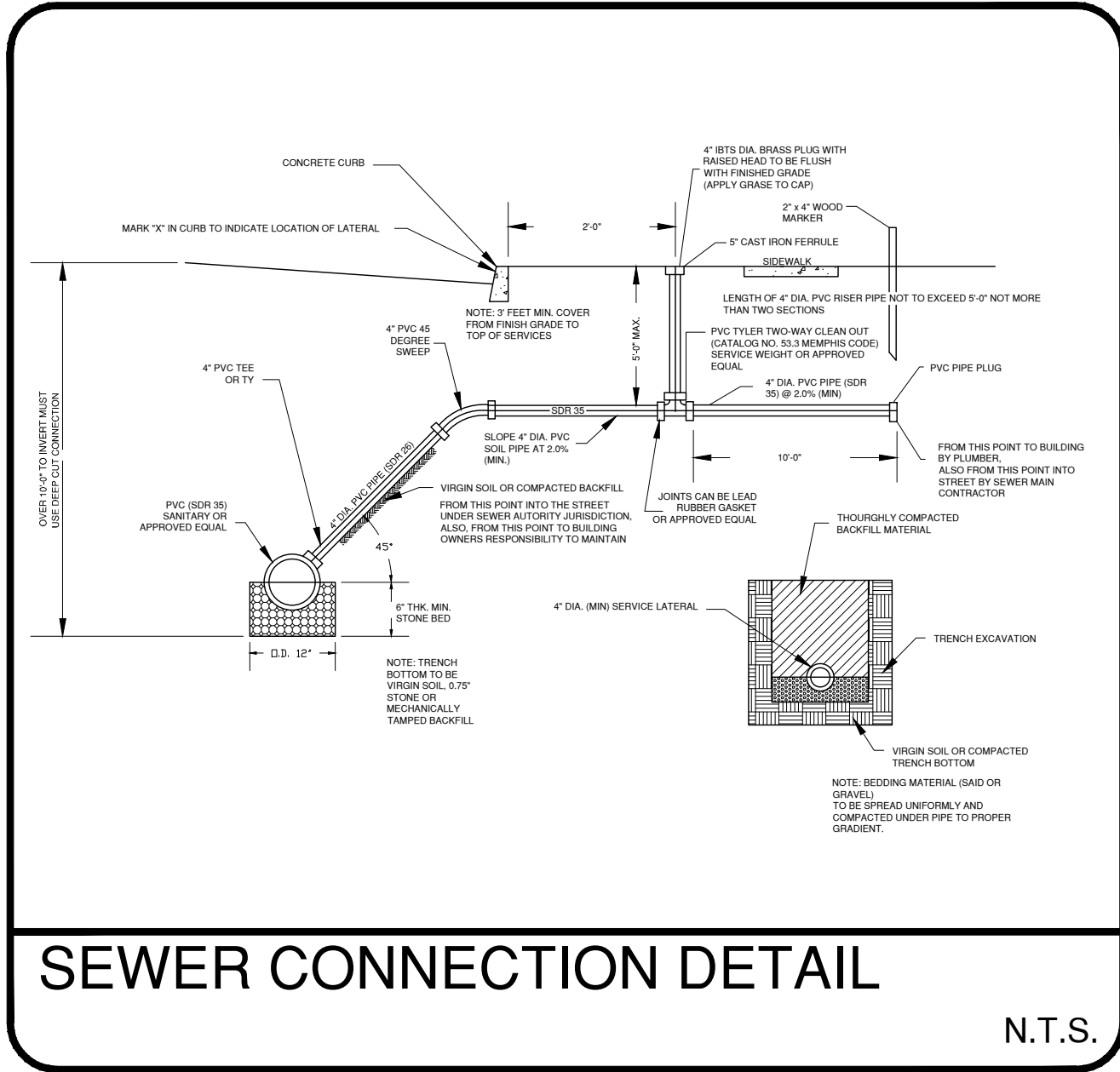
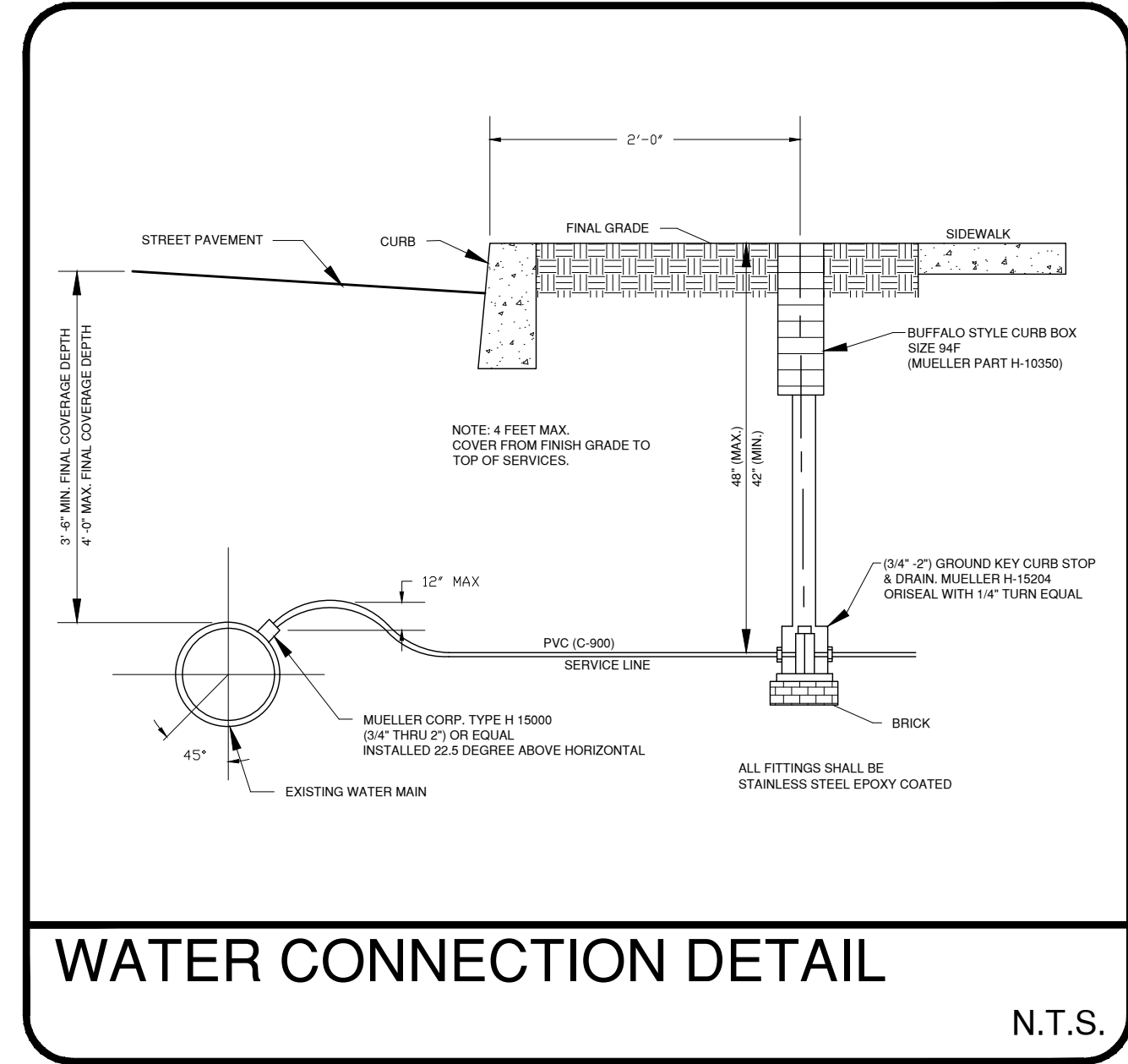
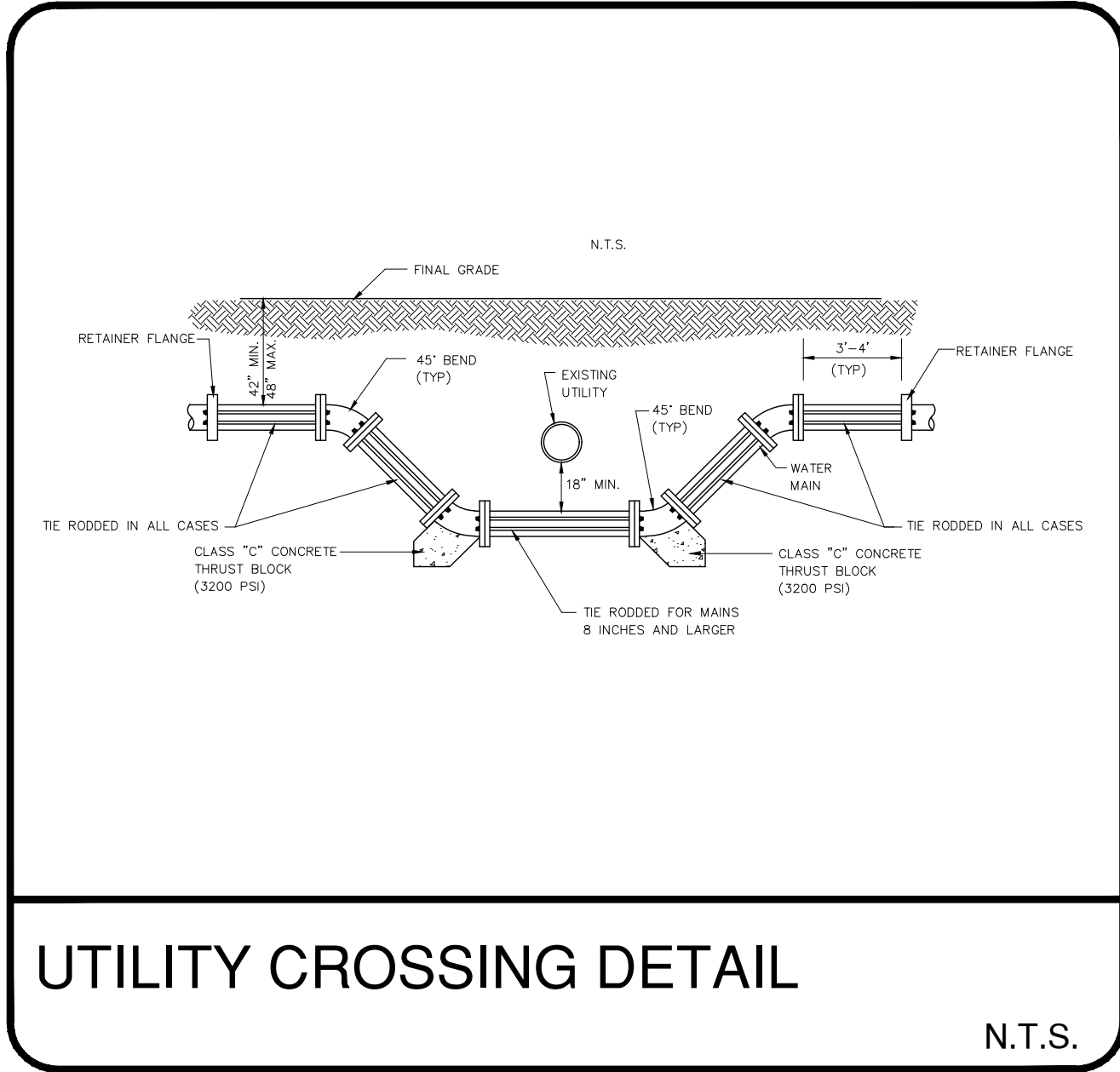
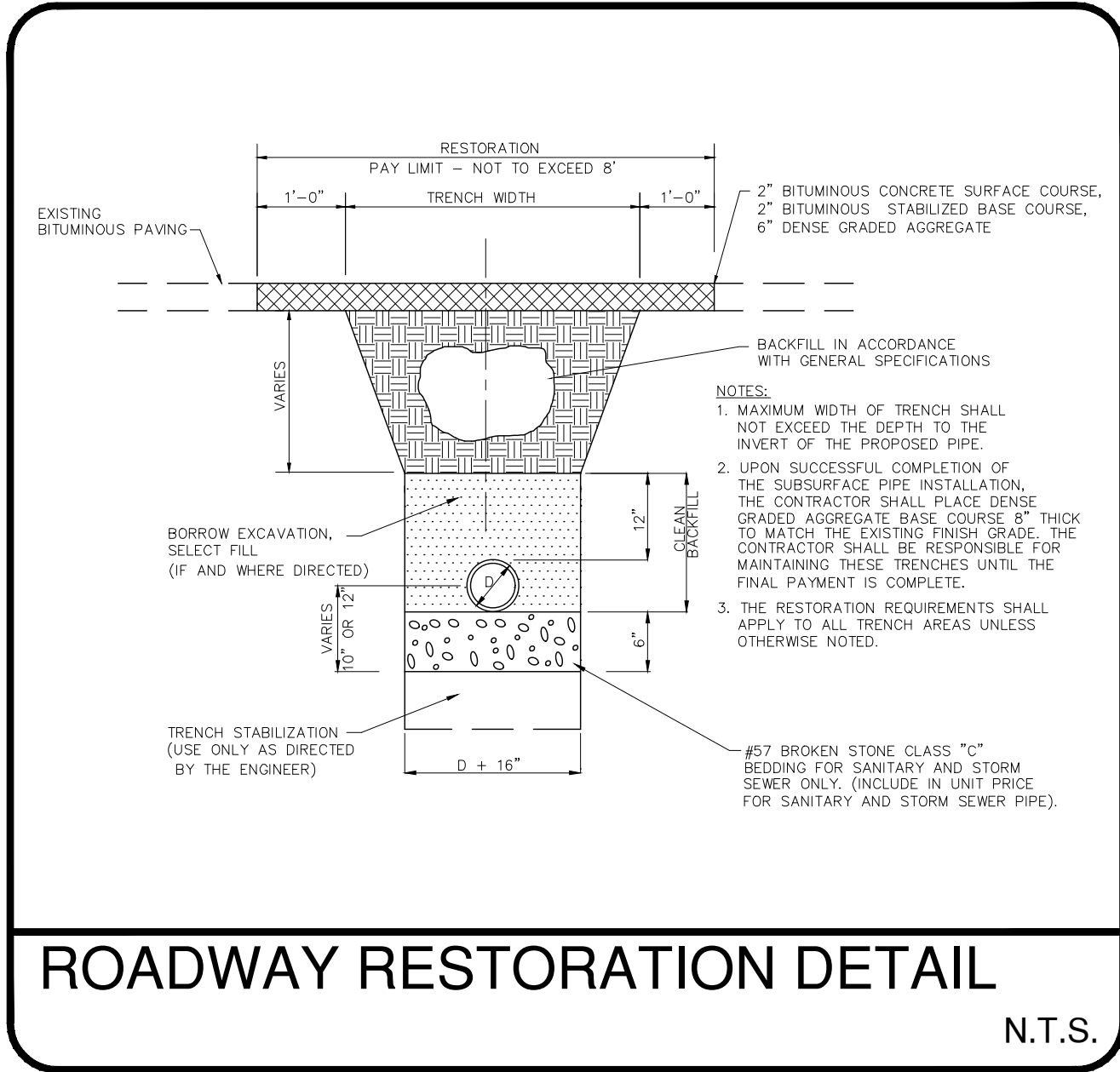
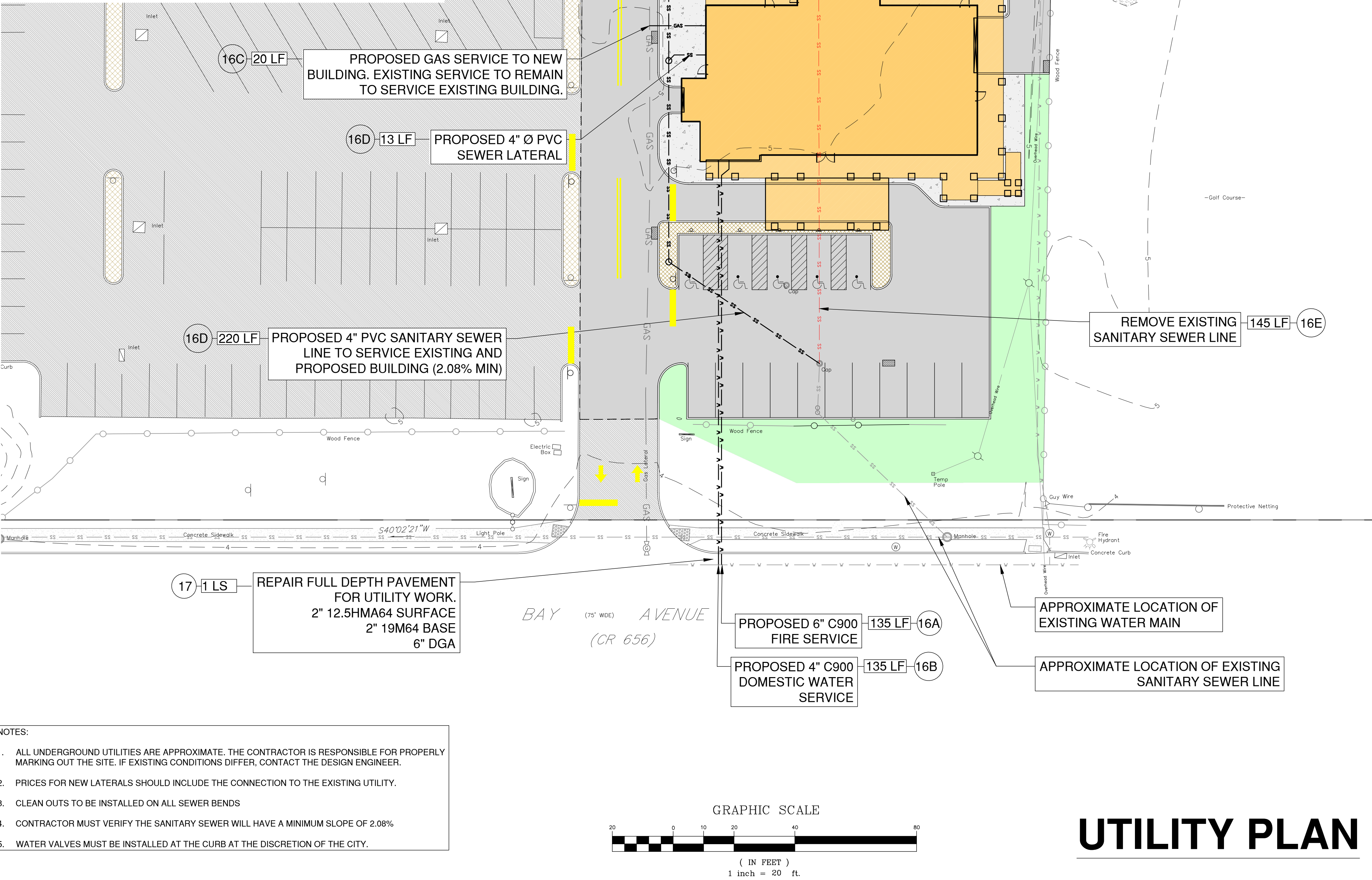
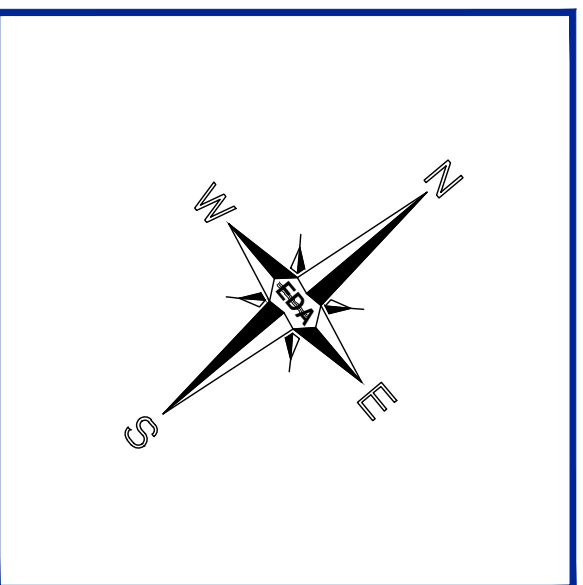


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REVISION	DATE	BY



DATE: 8/21/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: MSB
PROJECT #: 10875	SHEET: 5 OF 9



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UTILITY PLAN
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

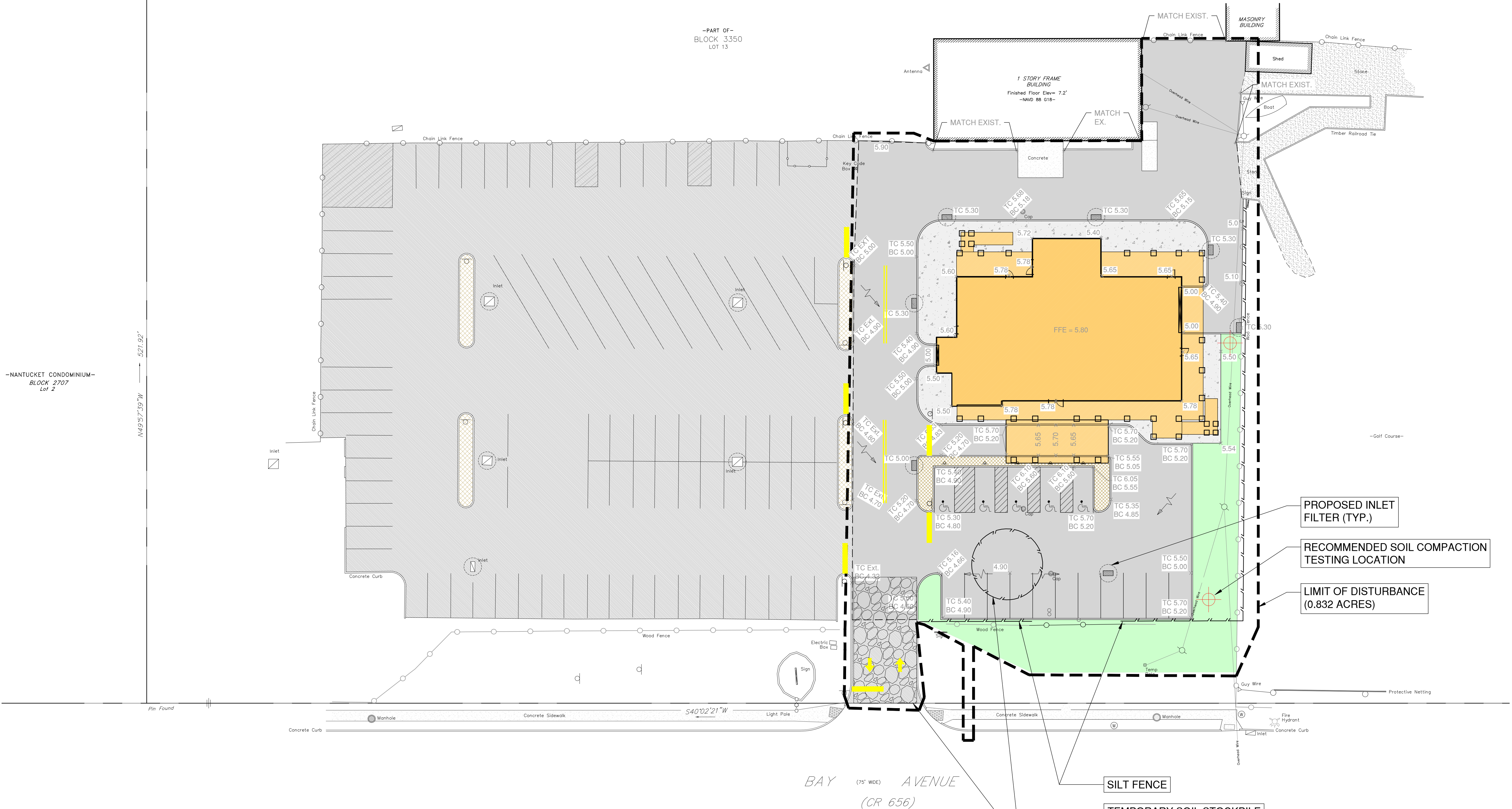
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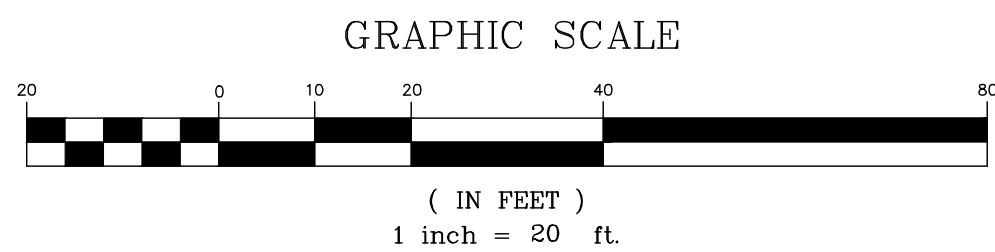
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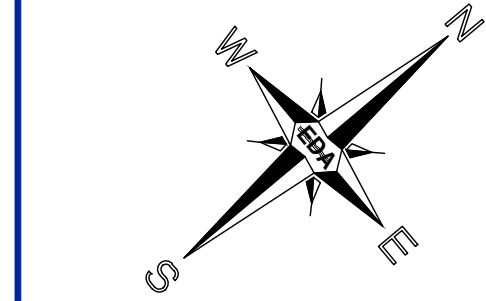
SOIL EROSION & SEDIMENT CONTROL PLAN



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- NOTE:**
- PERVIOUS SOIL COMPACTION AREA = 0.09 ACRES, 2 SOIL COMPACTION TESTS.
 - 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.



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6 Cambridge Drive Ocean View New Jersey 08220
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SOIL EROSION & SEDIMENT CONTROL PLAN
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

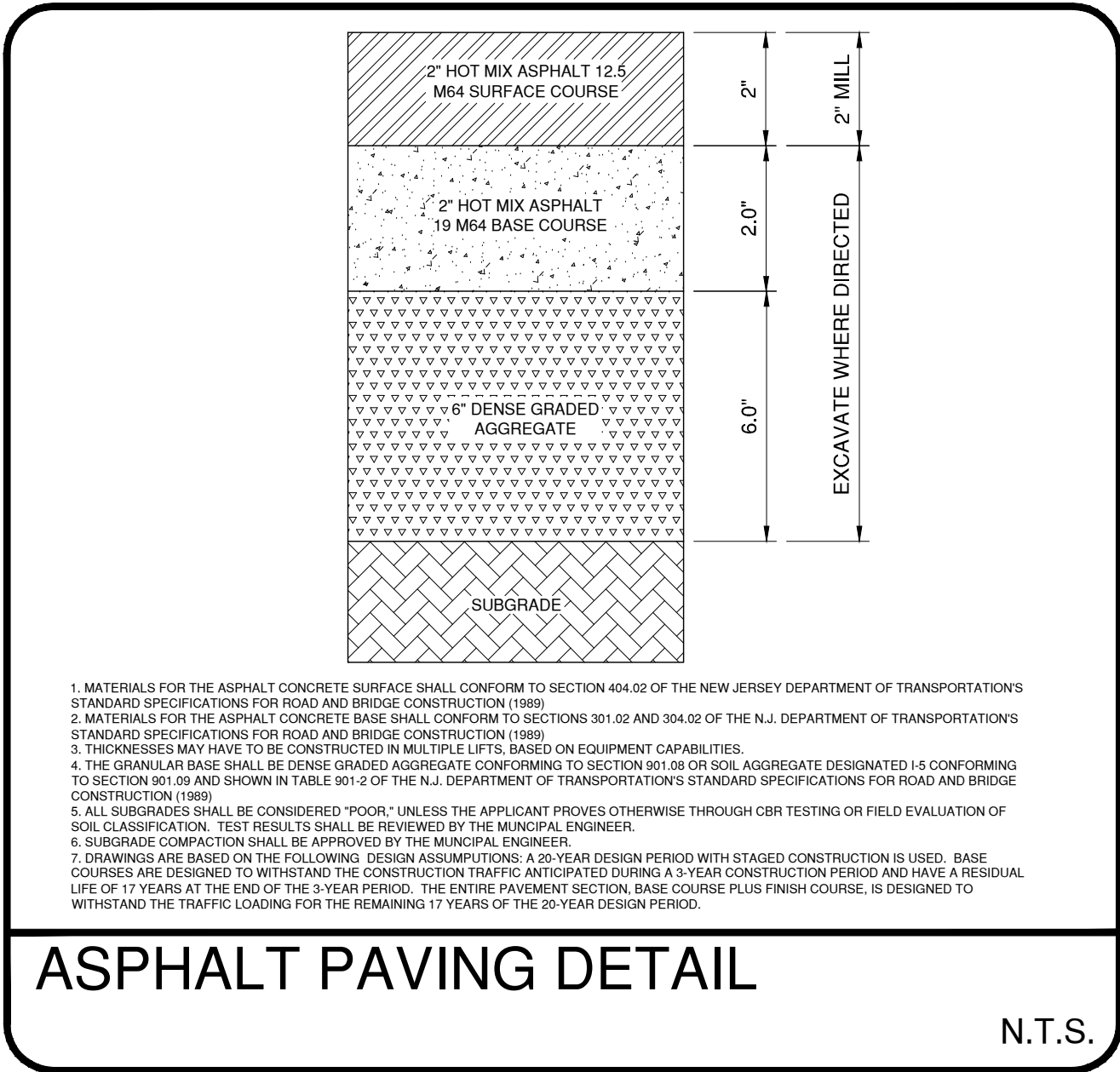
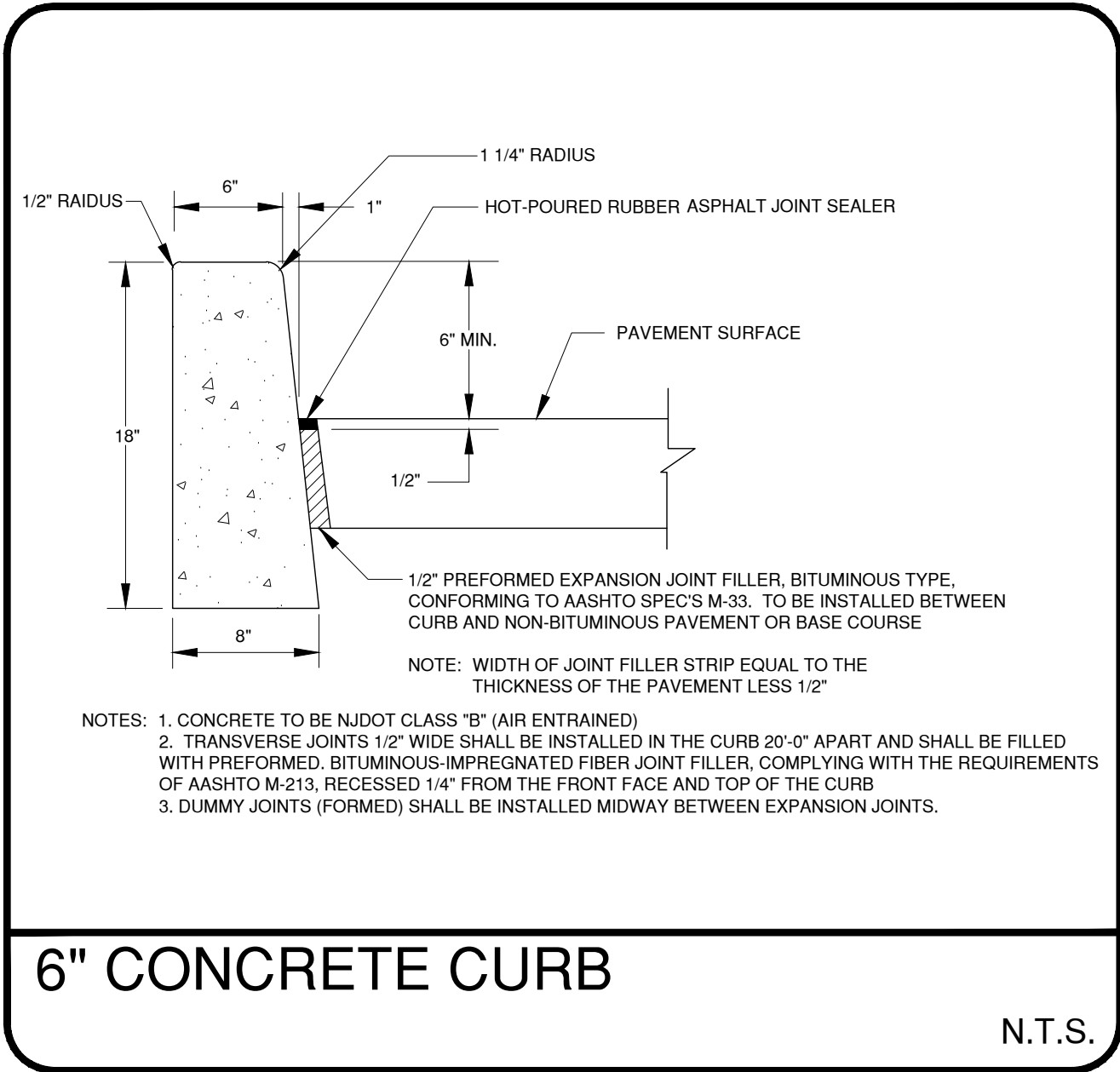
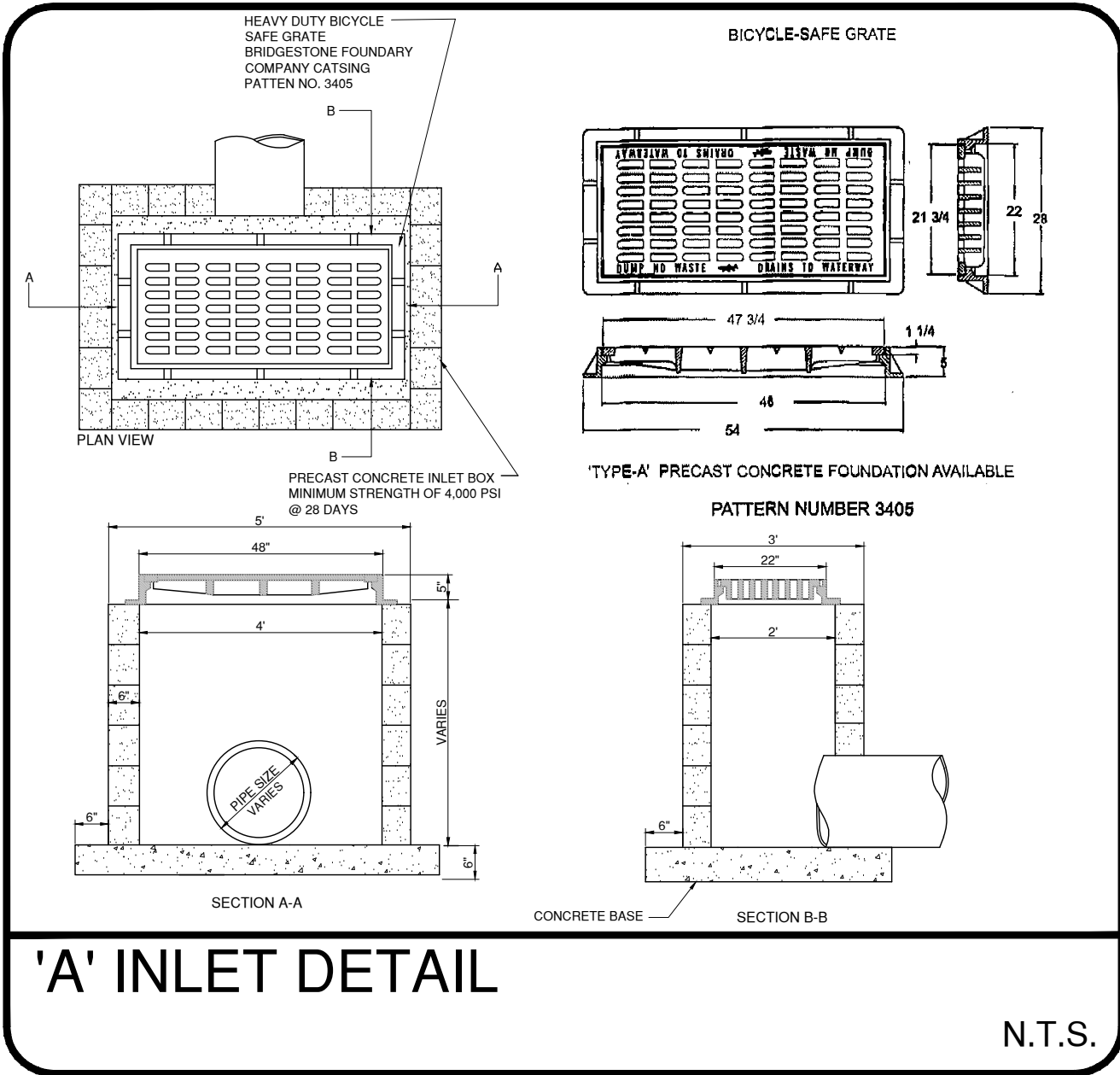
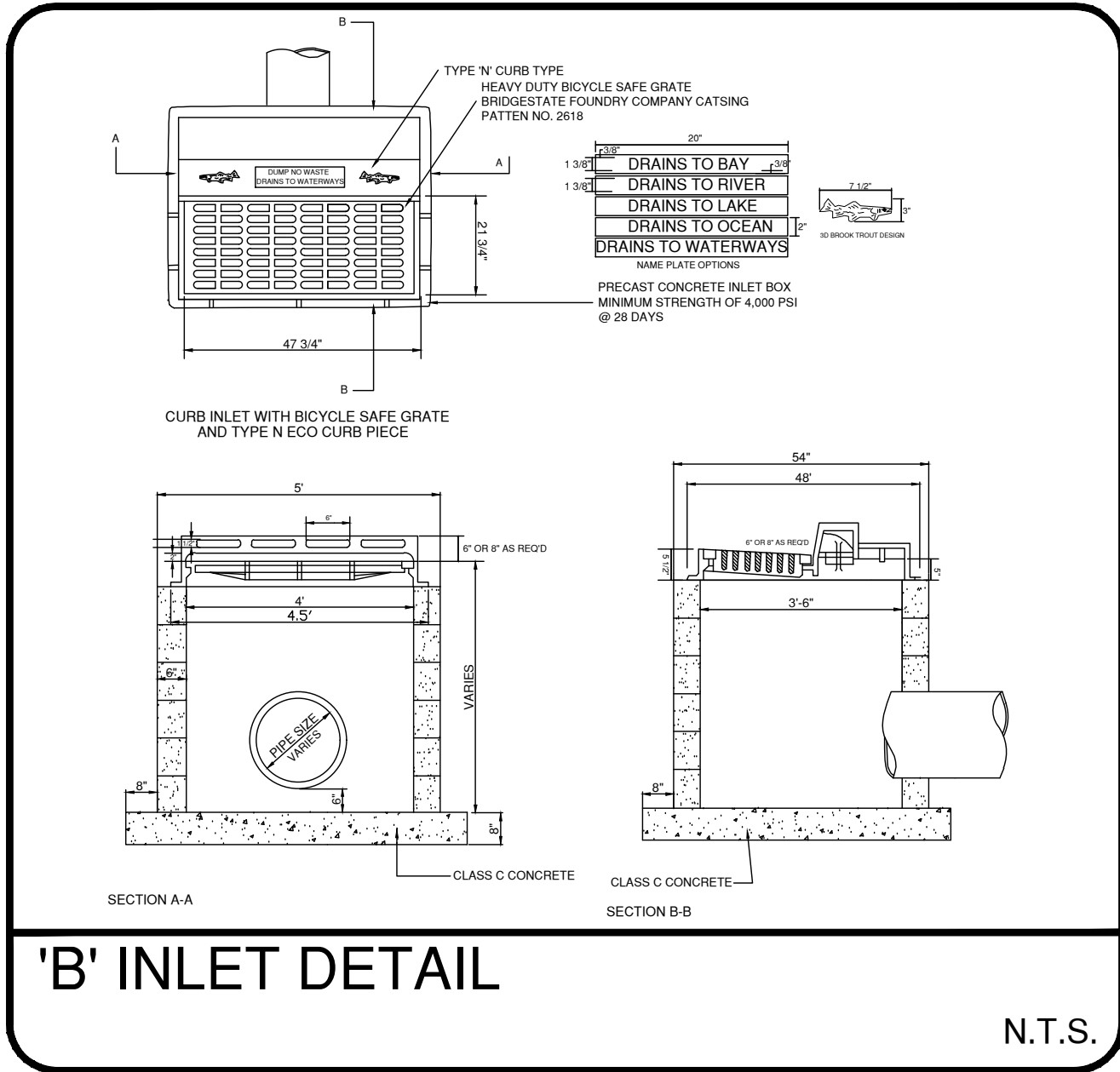
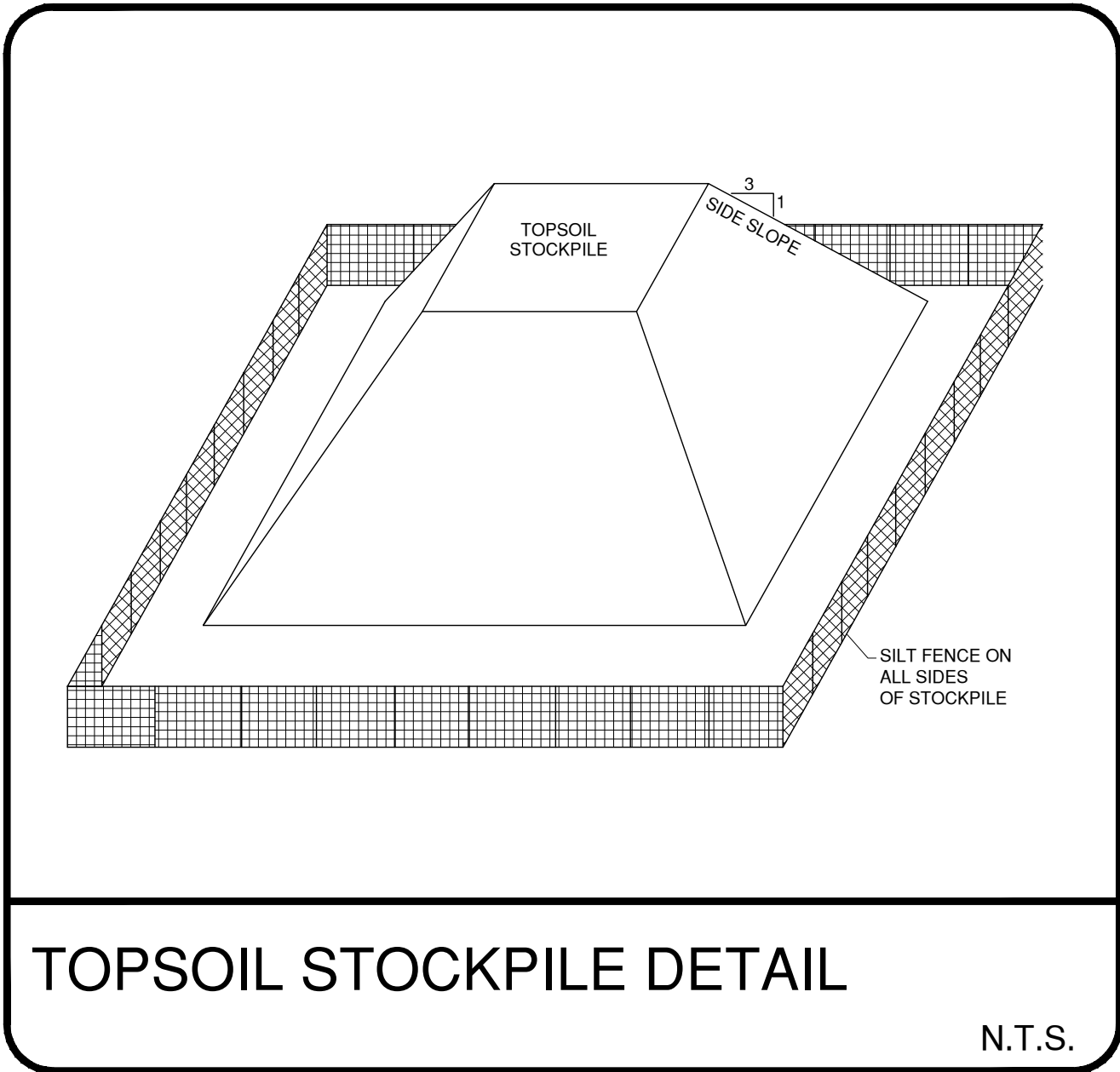
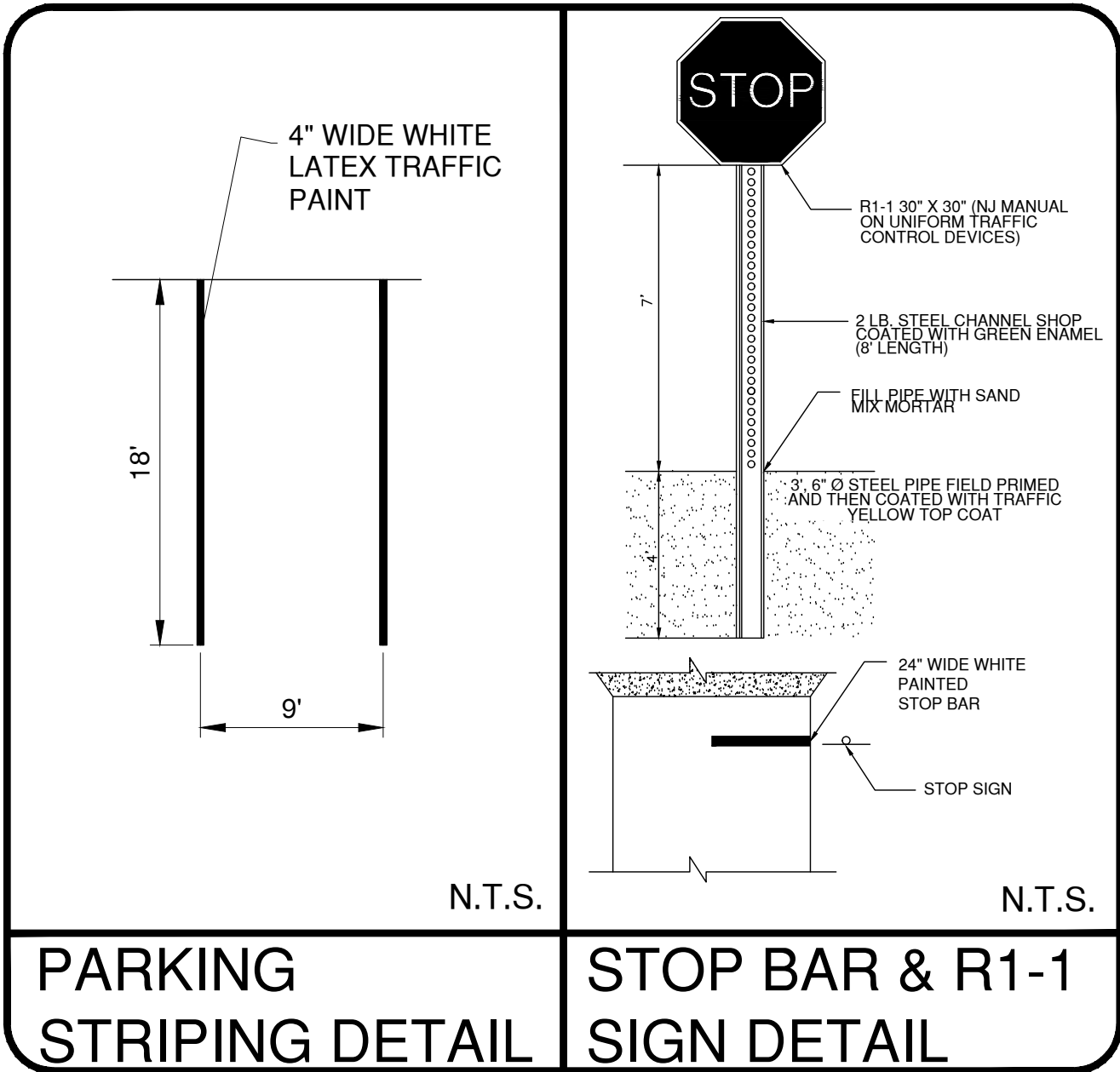
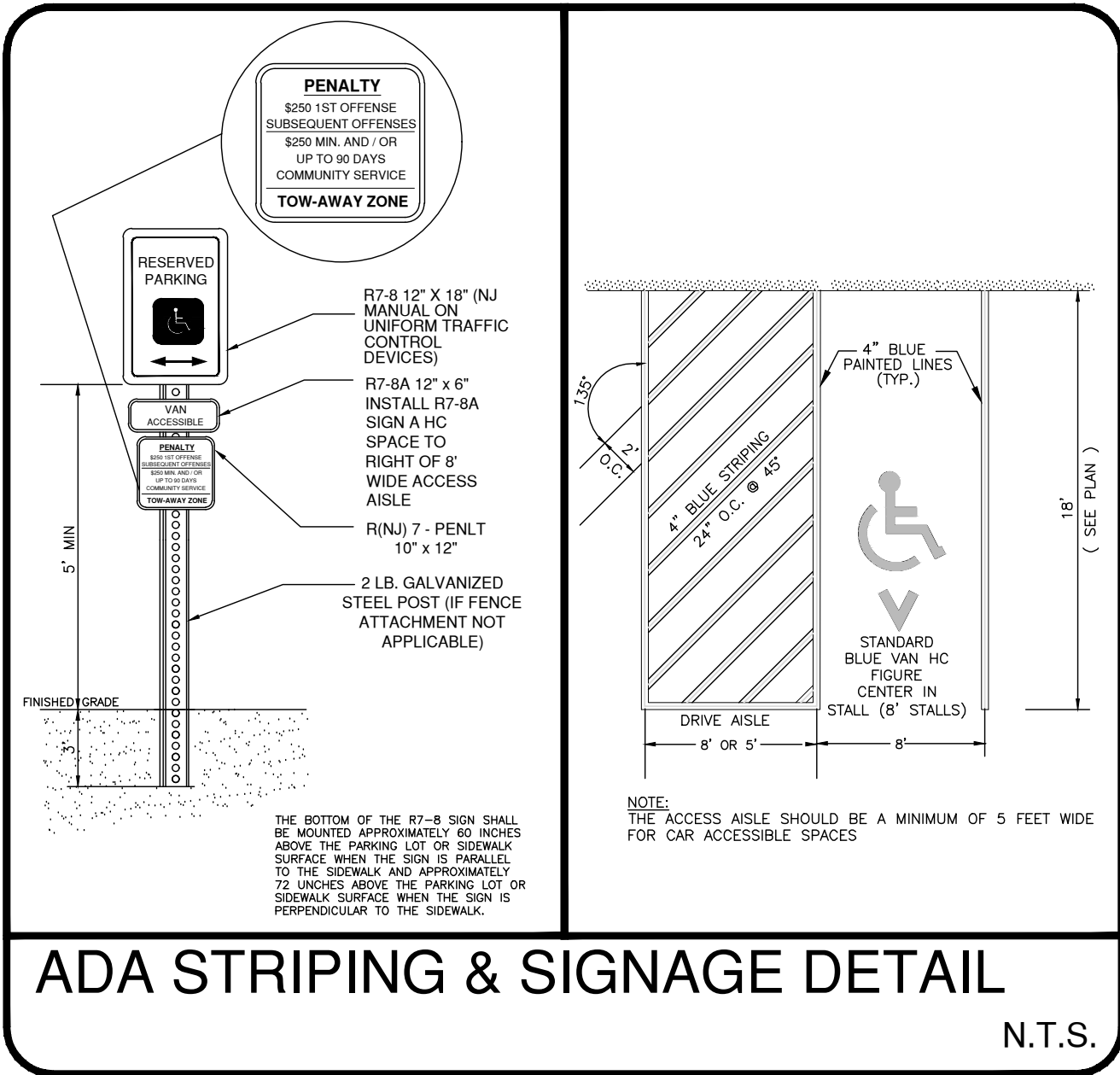
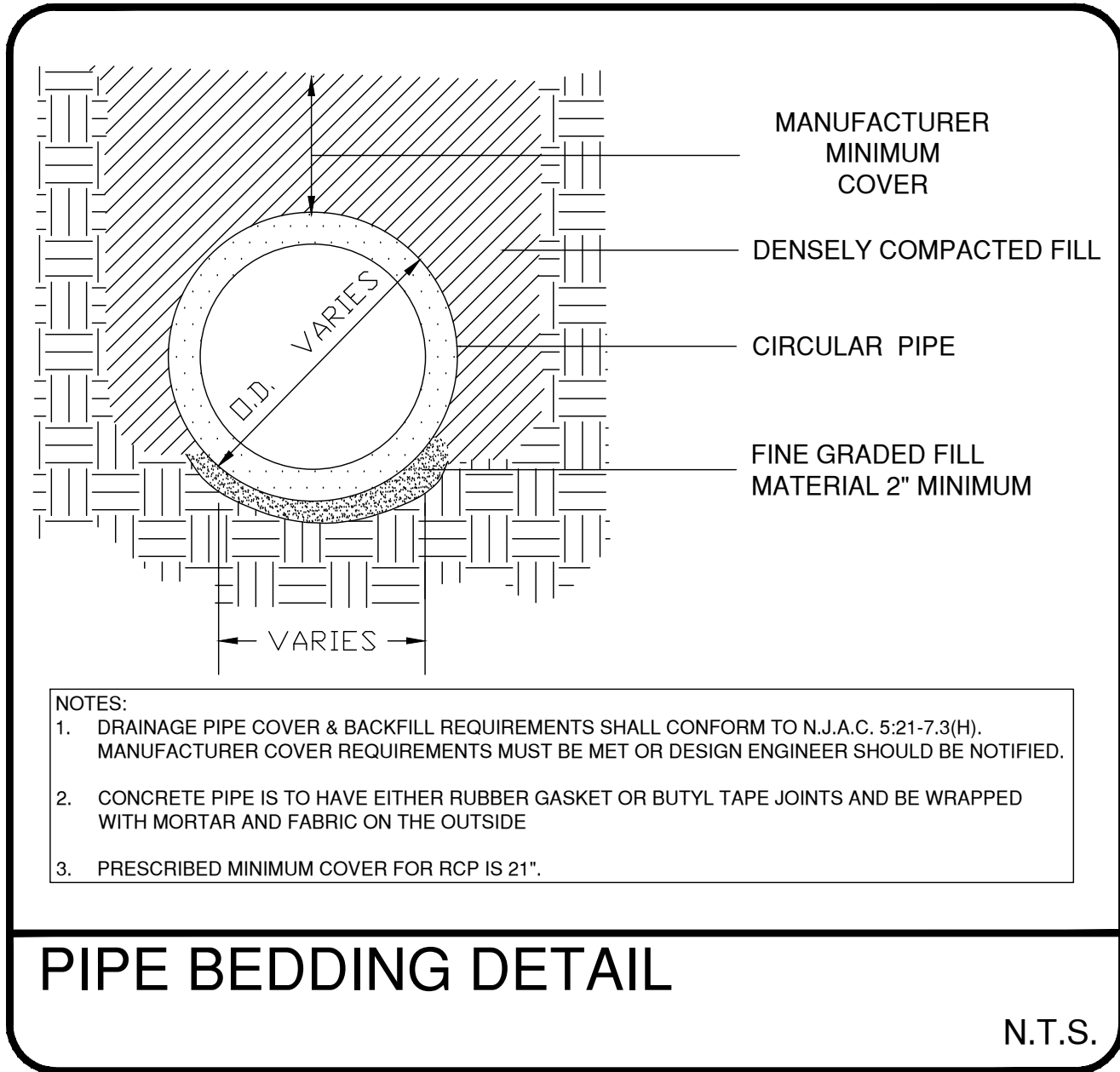
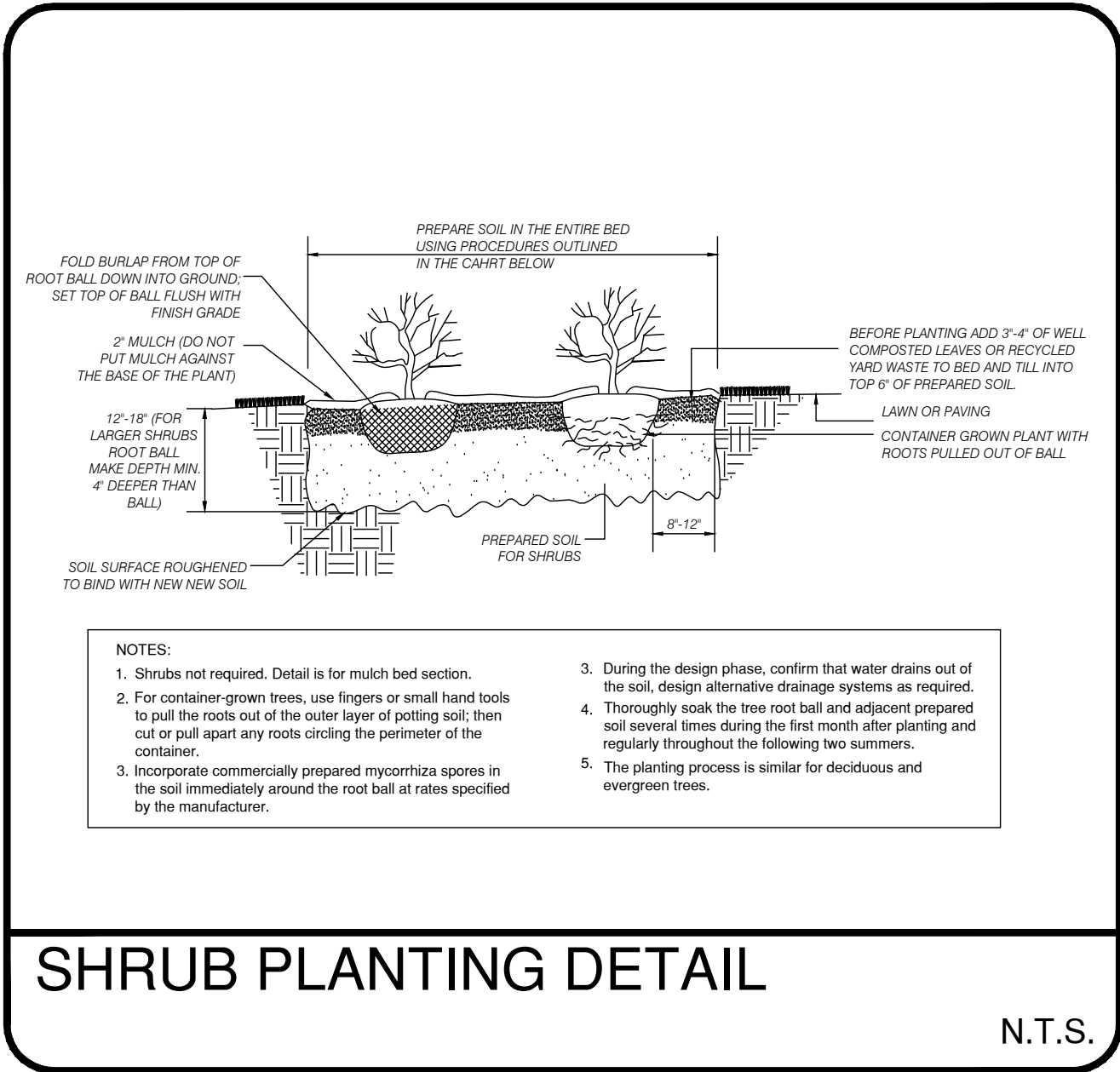
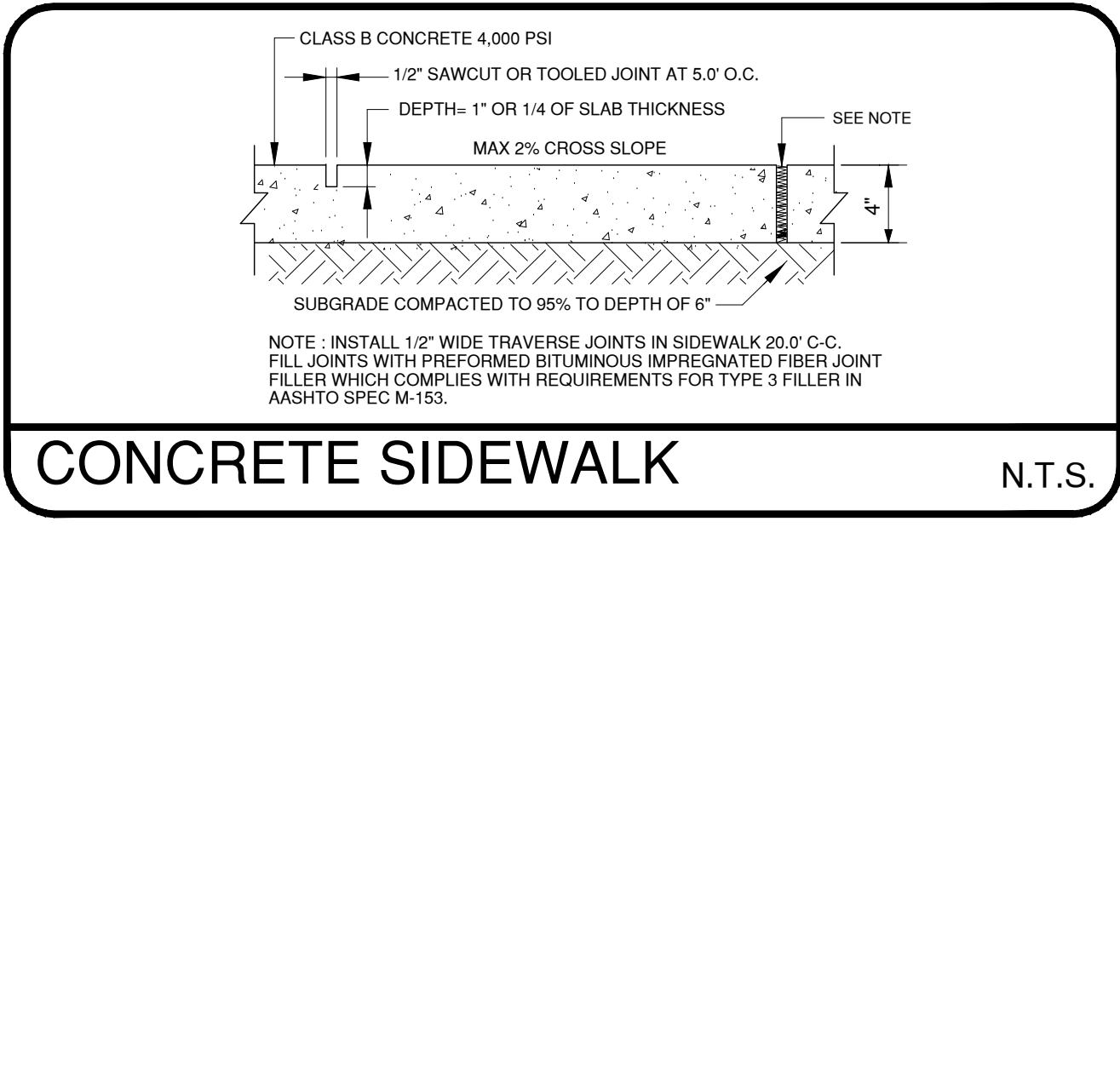
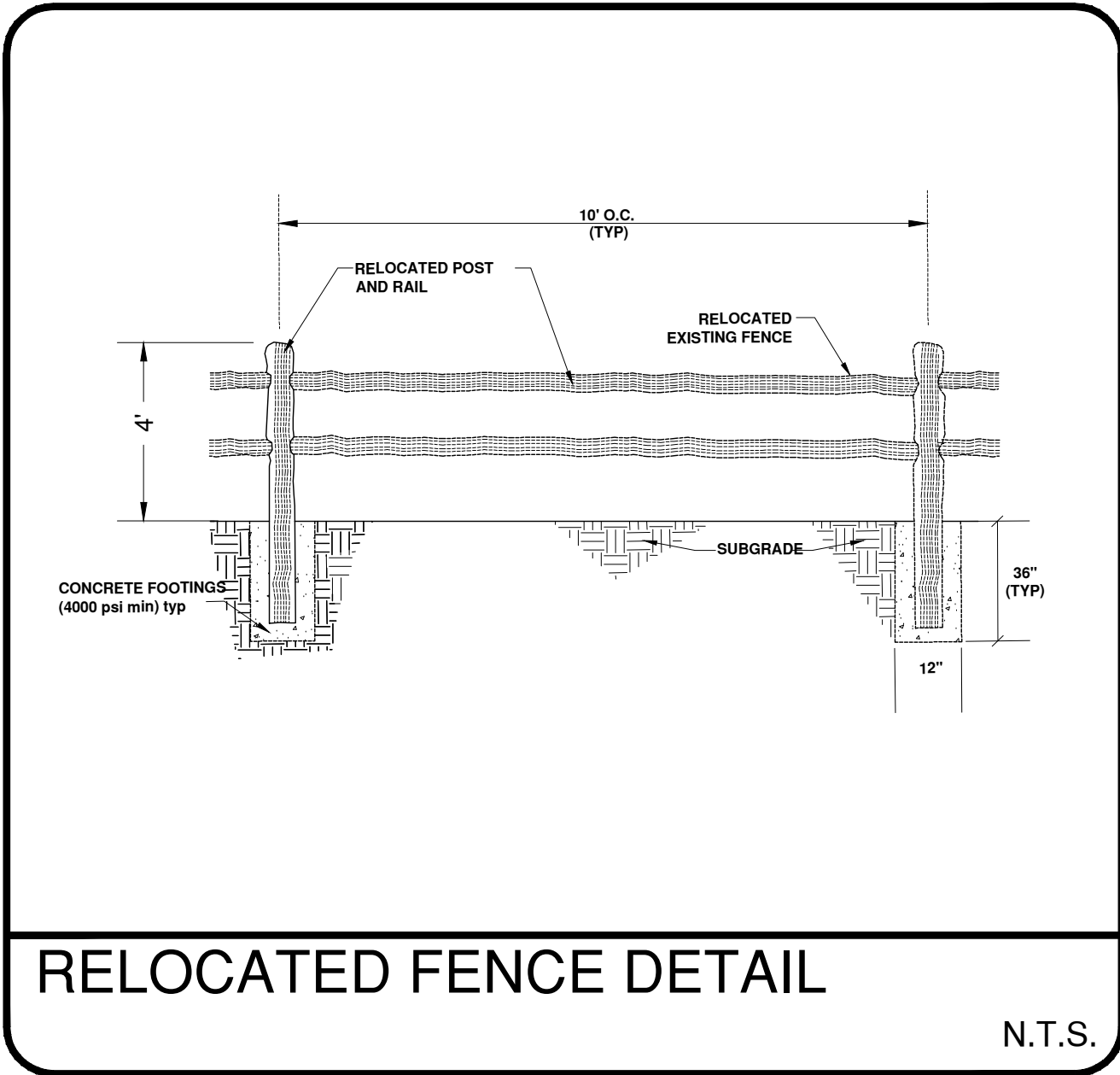
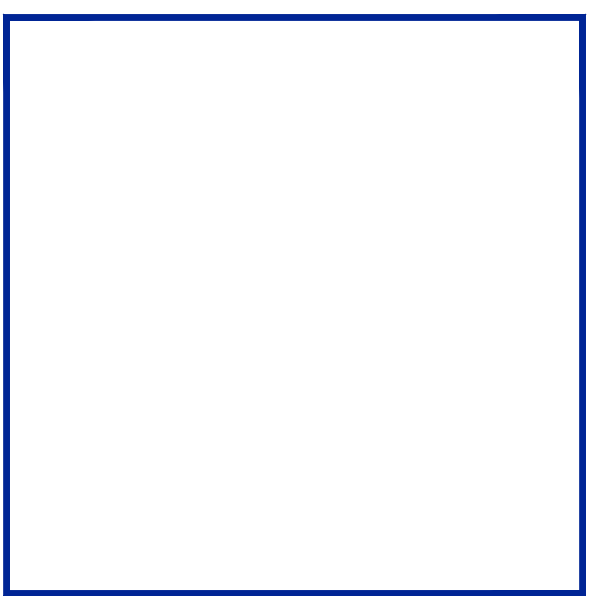
VINCENT C. ORLANDO
PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

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DATE: 8/21/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: MSB
PROJECT #: 10875	SHEET: 7 OF 9



EDA
Engineers
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ENGINEERING DETAILS
BLOCK 3350 LOT 13
OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY

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REVISION	DATE	BY



DATE: 8/21/26	DRAWN BY: PMMc
SCALE: AS NOTED	CHECKED BY: MSB
PROJECT #: 10875	SHEET: 8 OF 9



- SOIL EROSION AND SEDIMENT CONTROL PLAN**
- The soil erosion inspector may require additional soil erosion measure to be installed, in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, 7th Edition, January 2014, Revised July 2017.
 - The property owner shall be responsible for any erosion or sedimentation that may be caused by any disturbance of soil or other activities on the project site.
 - The soil conservation district shall be notified 48 hours prior to any land disturbance.
 - All applicable erosion and sediment control practices shall be in place prior to any grading or installation of proposed structures or utilities.
 - Soil Erosion and Sediment Control on this plan shall be constructed in accordance with the standards for Soil Erosion and Sediment Control in New Jersey.
 - Applicable erosion and sediment control practices shall be left in place until construction is completed and the area is stabilized.
 - The contractor shall perform all work, furnish all materials and install all measures required to reasonably control soil erosion resulting from construction operations and prevent excessive flow of sediment from construction sites.
 - Any disturbed area that is to be left exposed for more than sixty (60) days and not subject to tractor traffic shall immediately receive a temporary seeding and fertilization in accordance with the New Jersey Standards and Specifications for Temporary Seeding and Fertilization. The disturbed areas will be mulched with salt hay or equivalent and anchored in accordance with the New Jersey Standards and Specifications for Temporary Seeding and Fertilization.
 - It shall be the responsibility of the developer to provide a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the request of the Soil Conservation District.
 - All critical areas subject to erosion will receive a temporary seeding in combination with straw mulch at a rate of 2 tons per acre, according to the New Jersey Standards immediately following rough grading.
 - The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
 - All sedimentation structures will be inspected and maintained on a regular basis and after every storm event.
 - A crushed stone, or the equivalent, will be installed adjacent to the sedimentation structure. The stabilized part will be installed according to the standards for stabilized construction access.
 - All driveways must be stabilized with 1/2" crushed stone or sub-base prior to individual lot construction.
 - Remove any sediment that may be spilled, dropped, or tracked off the project site. All paved rights of way adjacent to the project site must be maintained in a clean, swept condition throughout construction.
 - All catch basin inlets will be protected according to the certified plan.
 - All storm drainage outlets will be stabilized, as required, before the discharge points become operational.
 - All dewatering operations must discharge directly into a sedimentation facility. The sediment filter must be composed of a suitable sediment filter fabric. (see details). The basin must be dewatered to normal pond within 10 days of the design storm.
 - N.J.S.A. 24-29, Eri Sed, requires that no certificate of occupancy be issued before all provisions of the certified soil erosion and sediment control plan have been complied with for permanent measures. All site work for the project must be completed prior to the district issuing a report of compliance as a prerequisite to the issuance of a certificate of occupancy by the municipality.
 - A copy of the certified Soil Erosion and Sediment Control Plan must be maintained on the project site during construction.
 - Any conveyance of this project prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
 - Immediately after the completion of stripping and stockpiling of topsoil, the stockpile must be stabilized according to the standard for temporary vegetative cover. Stabilize topsoil with straw mulch for protection if the season does not permit the application and establishment of temporary seeding. All soil stockpiles are not to be located within fifty (50) feet of a floodplain.
 - Any changes to the site plan will require the submission of a revised Soil Erosion and Sediment Control Plan to the Soil Conservation District. The revised plan must be in accordance with the current New Jersey Standards for Soil Erosion and Sediment Control.
 - Methods for the management of high acid producing soils shall be in accordance with the standards. High acid producing soils are those found to contain sulfides and have a pH of 4 or less.
 - Maximum slope sides of all exposed surfaces shall not be constructed steeper than 3:1 unless otherwise approved by the district.
 - Dust is to be controlled by an approved method according to the New Jersey Standards and Specifications for Temporary Seeding and Fertilization. The dust is to be controlled by a solution of calcium chloride and water.
 - Adding properties shall be protected from excavation and land filling operations on the proposed site.
 - Use standard construction methods to minimize exposed surfaces, where applicable.
 - All vegetative material shall be selected in accordance with American Standards for Nursery Stock of the American Association of the Nurserymen and in accordance with the New Jersey Standards for Soil Erosion and Sediment Control in New Jersey.
 - Natural vegetation and species shall be retained where specified by the Landscaping Plan.
 - The permanent vegetative cover shall be seeded or sodded on all areas shall be accomplished within 10 days after final grading operations have been completed.
 - Excavated soil material shall not be placed adjacent to rivers, streams, or bodies of water in a manner that will cause it to be washed away by high water or runoff. Excess borrow material removed from the construction site shall be stabilized at the site of placement.
 - This certification is limited to the controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality, county, state agency or other controlling agency.

- STORMWATER MANAGEMENT PLAN**
- In order to ensure that all retention and detention basins function properly, a maintenance program must be followed. The following are the minimum requirements for the maintenance of all basins.
- Annual visual inspection of retention and detention basins.
 - Inspection of outlet structures to include checking for obstructions of outfall pipes and the accumulation of silt and sediments.
 - Inspection of the basins for the removal of debris and accumulated particles such as silt and sediments.
 - For maintenance of vegetative cover:
 - Mowing of grass is required regularly to ensure the aesthetic quality of the site. All clippings shall be raked and bagged to avoid erosion.
 - A dense turf, with extensive root growth, is encouraged to reduce erosion and enhance infiltration throughout the bottom and the side of the basin. Well-established turf of the floor and sides will grow through sediment deposits, thus forming a porous turf and preventing the formation of an impermeable layer.
 - Grasses of the local variety are recommended for seeding, primarily due to their adaptability to dry spells and the ability to withstand trampling, hardiness, and ability to withstand brief floods. Fescues will also permit longer intervals between mowings.
 - Seed type: A mixture of the following special water-tolerant seed will ensure a high quality grass for retention basins.
- INGREDIENTS**
- | Mixture | SEEDING RATE |
|--------------------|------------------|
| Fescue | 2.1lb./1,000 SF |
| Perennial Ryegrass | 0.25lb./1,000 SF |
| Kentucky Bluegrass | 0.25lb./1,000 SF |
| White Clover | 0.10lb./1,000 SF |
- Fertilizing and liming: Bi-annually
 - Fertilize with 10-20-10 at a rate of 11lbs./1,000 SF
 - Lime with pulverized dolomite limestone at a rate of 90lbs./1,000 SF
 - Long term maintenance
 - In order to ensure proper function of all basins, every seven years each basin bottom shall be scarified to a depth of 4" to remove sediments and silt. Then 4" of topsoil must be added and reseeded.

- STORM WATER STRUCTURE MAINTENANCE**
- Maintenance is the work required to keep structures in practice, or restore them to their original physical and functional condition. Maintenance as it applies to the situation shall be divided into two stages: that which is necessary to allow for continuing function and long term maintenance following construction. Both stages are necessary for the life of the storm water structures and systems.
- MINIMUM REQUIREMENTS FOR MAINTENANCE**
- TRENCHES/DRAINS
 - Trenches shall be inspected for debris or channel obstructions, bank failure accumulation of silt and sediments, undesirable vegetation growth, rodents, and overall system function.
 - OUTLET STRUCTURES/CONDUIT
 - Inspection of outlet structures and conduit to include checking for destruction of pipe, accumulation of silt and sediments, cracking, corrosion, deterioration from freezing, salt or chemicals, excessive wear or damage from settling.
 - SPILLWAYS/WEIR/SLUICWAYS
 - Inspection to include checking for clogging, rodents, obstructions (silt/sediment, trash or other). Check any gates, racks, or grates for damage from corrosion, ice debris. Check for unauthorized modifications, tampering or vandalism.
 - LONG TERM MAINTENANCE
 - As noted, any basin, pipe, pit, trench or inlet not functioning as designed will be thoroughly as prescribed. Any system that continues to remain inoperable after thorough clearing must be removed and replaced.

- RESPONSIBILITY**
- All on-site retention facilities shall be the sole responsibility of the developer/owner, his assigns and/or heir. The responsibility shall include but not be limited to installation, inspection, and maintenance.
- DETENTION FACILITY MAINTENANCE**
- The primary mechanical equipment used in the Annual Maintenance of the Basins will be for lawn cutting. The exact type and size of this equipment is to be determined by the maintenance service under contract for the project.
- STANDARDS FOR STABILIZATION WITH MULCH**
- METHODS AND MATERIALS**
- 1. Site Preparation**
- Grass 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.
 - 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.
 - Protective Materials**
 - Unstaked 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 to dam. 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.
 - Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
 - Wood fiber or paper fiber mulch to a minimum depth of 2 inches may be used. Woodchips will not be used in areas where flowing water could wash them into an inlet and plug it.
 - Gravel, crushed stone, or rock at the rate of 5 to 6 cubic yards uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 ASTM C-330 is recommended.
 - 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.
 - Peg and Twine - Drive 16 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.
 - Mulch Netting - Staple paper, cotton, or plastic netting in areas to be mowed. Netting is usually available in 16 ft wide and up to 300 feet long.
 - Crimper (mulch anchoring tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to punch or anchor mulch into the soil surface. This practice allows maximum erosion control, but is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On steeper slope, the operation should be on the contour.
 - Liquid Mulch Binders - May be used to anchor hay, hay or straw mulch.
 - Applications should be heavier at edges where wind catches the mulch, in valleys, and at crests of banks. The remainder of the area should be uniform in appearance.
 - Use one of the following:
 - 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 membrane networks of insoluble polymers. The vegetable gel shall be physiologically harmless and not result in a phytotoxic effect or impede growth of turf grass. Vegetable based gel shall be applied at rates and weather conditions as recommended by the manufacturer.
 - 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.

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 - 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.

- STANDARDS FOR STABILIZATION WITH MULCH**
- METHODS AND MATERIALS**
- 1. Site Preparation**
- Grass 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.
 - 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.
 - Protective Materials**
 - Unstaked 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 to dam. 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.
 - Synthetic or organic soil stabilizers may be used under suitable conditions and in quantities as recommended by the manufacturer.
 - Wood fiber or paper fiber mulch to a minimum depth of 2 inches may be used. Woodchips will not be used in areas where flowing water could wash them into an inlet and plug it.
 - Gravel, crushed stone, or rock at the rate of 5 to 6 cubic yards uniformly to a minimum depth of 3 inches may be used. Size 2 or 3 ASTM C-330 is recommended.
 - 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.
 - Peg and Twine - Drive 16 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.
 - Mulch Netting - Staple paper, cotton, or plastic netting in areas to be mowed. Netting is usually available in 16 ft wide and up to 300 feet long.
 - Crimper (mulch anchoring tool) - A tractor-drawn implement, somewhat like a disc harrow, especially designed to punch or anchor mulch into the soil surface. This practice allows maximum erosion control, but is limited to those slopes upon which the tractor can operate safely. Soil penetration should be about 3 to 4 inches. On steeper slope, the operation should be on the contour.
 - Liquid Mulch Binders - May be used to anchor hay, hay or straw mulch.
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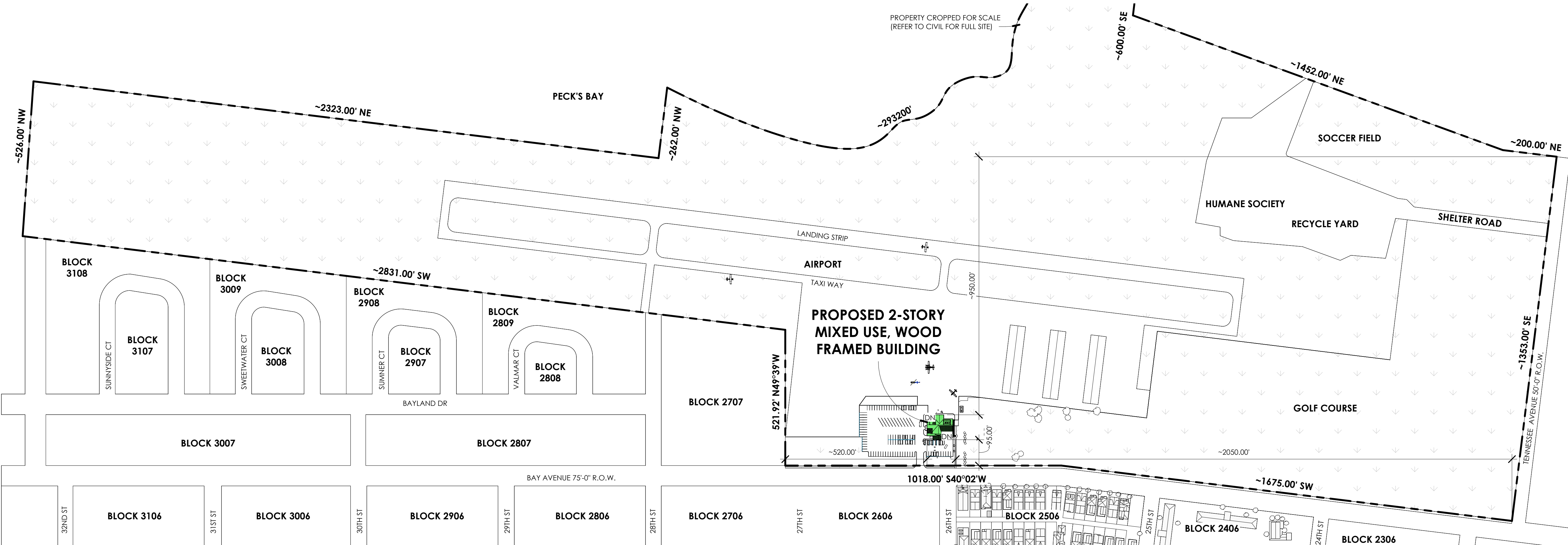
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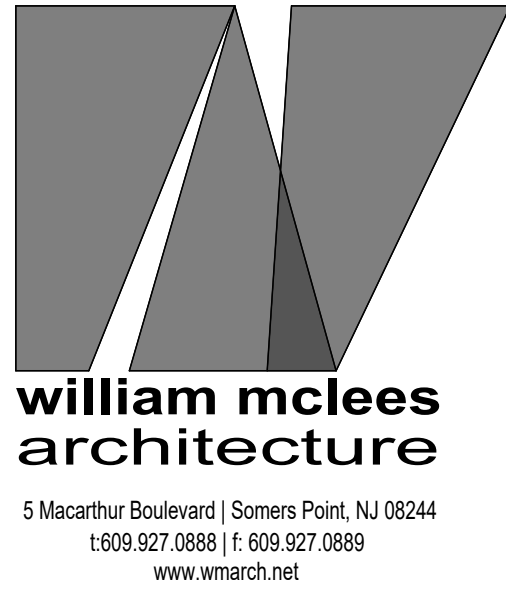
NEW CONSTRUCTION TO:
OCEAN CITY AIRPORT
2600 BAY AVENUE
OCEAN CITY, NJ 08226

OWNER:	OCEAN CITY 2600 BAY AVENUE OCEAN CITY, NJ 08226
ARCHITECT:	WILLIAM McLEES ARCHITECTURE 5 MACARTHUR BOULEVARD SOMERS POINT, NJ 08244 CONTACT: WILLIAM McLEES, AIA 609.927.0888
CIVIL ENGINEER:	ENGINEERING DEISGN ASSOCIATES, P.A. 5 CAMBRIDGE DRIVE OCEAN VIEW, NJ 08230 609.390.0332
STRUCTURAL ENGINEER:	CZAR ENGINEERING 5014 FERNWOOD AVENUE EGG HARBOR TOWNSHIP, NJ 08234 609.653.9445
MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:	CONCORD ENGINEERING 210 NEW ROAD, SUITE 7 LINWOOD, NJ 08221 609.272.9620

DRAWING LIST				
SHEET NUMBER	SHEET NAME	ISSUE DATE	CURRENT REVISION	REVISION DATE
A-1	COVER SHEET	08.26.26		
A-2	FLOOR PLANS	08.26.26		
A-3	FLOOR PLANS	08.26.26		
A-4	ELEVATIONS	08.26.26		
A-5	ELEVATIONS	08.26.26		



1 SITE PLAN
1" = 200'-0"
PLAN NORTH TRUE NORTH



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AIA, LEED AP
New Jersey State License
Pennsylvania State License
AI 14054
RA403479

William C. McLees Architecture, LLC
New Jersey State Certificate of Authorization #
21AC00055500

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LAND USE

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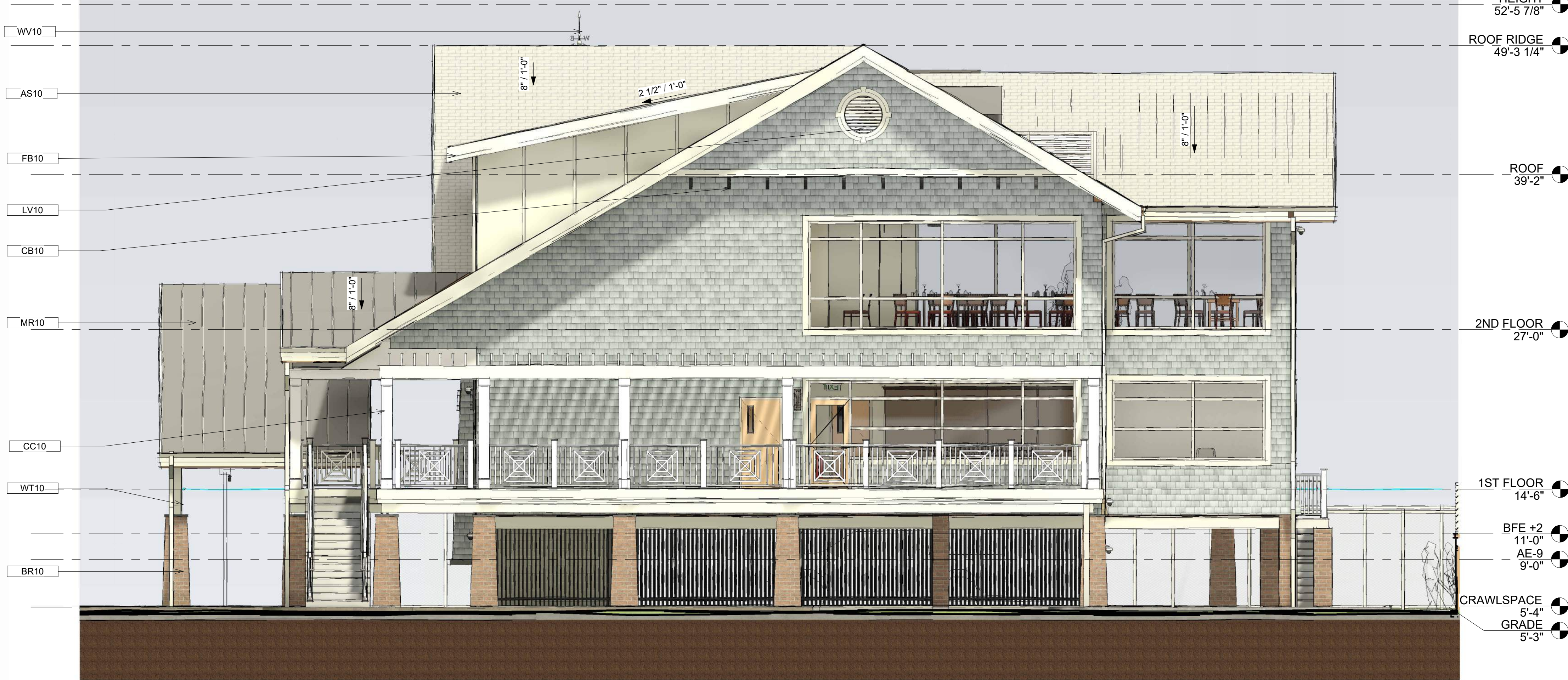
COVER SHEET

Scale As indicated
Drawn by WSZ
Date 08.26.26

A-1

Comission no. 25023O

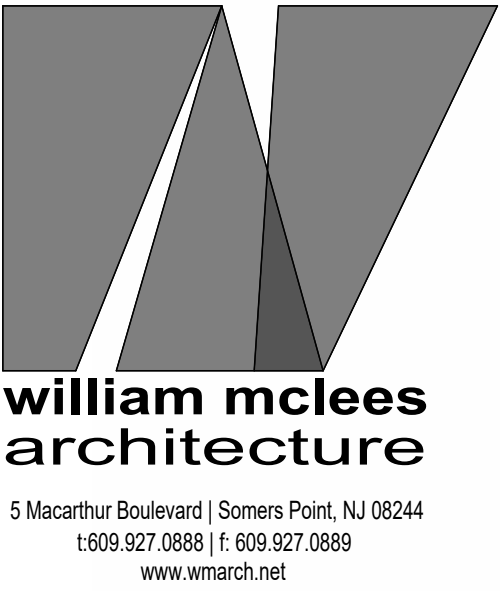
EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS10	30YR ASPHALT SHINGLE HDZ TIMBERLINE BY GAF, COLOR BY ARCHITECT.
BR10	ROYAL THIN BRICK 250 CHARLES' VENEER.
CB10	PTD FYPON DENTIL, STYLE BY ARCHITECT.
CC10	HB&G 10" SQUARE PVC COLUMN SURROUND.
DR30	PTD FIBERGLASS FULL LITE NORMAL STYLE INSULATED DOOR.
DS10	PTD, ALUM. RECTANGULAR DOWNSPOUT, COLOR TO MATCH GUTTERS.
FB10	HARDIE FIBER CEMENT FASCIABOARD, ARCTIC WHITE.
FC10	PTD GALV. METAL FENCING FULL HEIGHT OF OPENING.
GR10	42" HIGH ALUM. LOUVERED GUARDRAIL.
GT10	PTD ALUM. 'K' STYLE GUTTER, COLOR TO MATCH DOWNSPOUTS.
LV10	36" DIA. PTD ALUM. LOUVER TO MATCH TRIM.
MR10	15 1/4" STANDING SEAM METAL ROOF W/ 2" SEAM, KYNAR FINISH, FIELD LOK BY ATAS OR EQUAL, COLOR BY ARCHITECT.
PB10	POLYURETHANE GABLE PEDIMENT BY FYPON OR EQUAL, COLOR TO MATCH FASCIA.
RL10	42" HIGH INTEX HAMPTON SERIES PVC RAILING SYSTEM W/ DECORATIVE PANEL AND MAHOGANY TOP RAIL.
SD10	HARDIE FIBER CEMENT SHINGLE STAGGERED EDGE SIDING, 6" EXPOSURE, 0.25" THK. COLOR BY ARCHITECT.
SD20	HARDIE FIBER CEMENT VERTICAL SIDING, 2"W. X 3/4"THK. BATTEN @ 24" O.C. ARCTIC WHITE.
SF10	KAWNEER DOUBLE GLAZED, THERMALLY BROKEN ALUMINUM STOREFRONT.
WT10	ELDORADO CHISELED EDGE WAINSCOT SILL, SMOKE FINISH.
WV10	WEATHERVANE GALVANIZED METAL, STYLE AND FINISH BY ARCHITECT.



2 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



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Comision no. 25023O

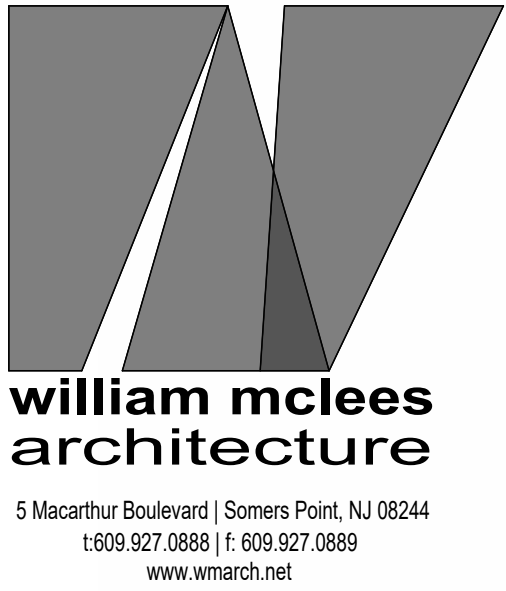
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