

- NOTES**
- EXISTING TOPOGRAPHY AND SITE FEATURES SHOWN ARE BASED ON A DRAWING TITLED SITE DEVELOPMENT LINE, 20+59 + ACRES BY THE PORT AUTHORITY OF NY & NJ, DATED MARCH 22, 2003, NUMBER TEB-1009 AND SURVEY PERFORMED BY LANGAN ENGINEERING, DATED JANUARY 20, 2004.
  - WETLANDS WERE DELINEATED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, WETLAND SCIENTISTS IN APRIL 2014. WETLAND FLAG LOCATIONS SHOWN HEREON HAVE BEEN OBTAINED USING FIELD PROCEDURES THAT INCLUDE CODE-ONLY GPS/USGS COMPATIBLE UNITS WITH EXTERNAL ANTENNAS AND OFFICE PROCEDURES THAT INCLUDE POST-PROCESSING OF THE COLLECTED FIELD DATA. THE WETLAND BOUNDARY WAS CONFIRMED BY THE USACE THROUGH THE ISSUANCE OF A JURISDICTIONAL DETERMINATION ON JUNE 11, 2024 (USACE FILE NO. NAN-2024-00049-EM).
  - ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8). THE CONVERSION INTO HIGHER IS NAVD88 + 1.03 = NAVD03.
  - THE TIDAL FLOOD HAZARDOUS AREA ON THIS PROJECT SITE HAS BEEN DETERMINED USING METHOD 2 OF THE N.J.A.C. 7:13 - 3.4(G) (FEMA TIDAL METHOD). THE TIDAL FLOOD HAZARDOUS ELEVATION ON THE PROJECT SITE IS EL. 8.0 NAVD88 (8.03 NAVD03) BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS 340030225A, 340030225B, 340030254A, AND 340030254B ALL DATED AUGUST 29, 2014.
  - CIVIL DESIGN IS BASED ON SURVEYS FROM 2002 AND 2004. GIVEN THE AGE OF THESE SURVEYS, A NEW SURVEY OF THE DEVELOPMENT AREA SHALL BE PERFORMED AND PROVIDED TO THE PROJECT TEAM. THE TEAM SHALL REVIEW THE SURVEY AND UPDATE THE DESIGN AS NECESSARY PRIOR TO COMMENCING CONSTRUCTION.

- LEGEND**
- WETLAND BOUNDARY
  - FORESTED WETLANDS
  - EXISTING SIGNATURE LEASE LINE
  - PROPOSED SIGNATURE LEASE LINE

Date	Description	No.
REVISIONS		
SIGNATURE: DANIEL MIOLA DATE SIGNED: _____		
PROFESSIONAL ENGINEER NJ Lic. No. 246E04876300		
<b>LANGAN</b>		
Langan Engineering and Environmental Services, LLC.		
300 Kimball Drive Parsippany, NJ 07054		
T: 973.580.4900 F: 973.580.4901 www.langan.com		
NJ CERTIFICATE OF AUTHORIZATION NO. 246A2796640		
Project: <b>SIGNATURE SOUTH EXPANSION</b>		
TETERBORO AIRPORT		
BOROUGH OF MOONACHIE BLOCK 76, LOT 1.02		
BOROUGH OF TETERBORO BLOCK 205, LOT 1		
BERGEN COUNTY NEW JERSEY		
Drawing Title: <b>EXISTING CONDITIONS PLAN</b>		
Project No.	001642434	
Date	01/12/2026	
Drawn By	CS	
Checked By	KWR/LM	
Scale: 1" = 30'		<b>EX-101</b>

### GENERAL NOTES

- EXISTING TOPOGRAPHY AND SITE FEATURES SHOWN ARE BASED ON A DRAWING TITLED SITE DEVELOPMENT PLAN 2019 - 4 ACRES BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY, DATED MARCH 22, 2002, NUMBER TEB-6009 AND SURVEY PERFORMED BY LANGAN ENGINEERING, DATED JANUARY 20, 2004.
- WETLANDS WERE DELINEATED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC. WETLAND SCIENTISTS IN APRIL 2014. WETLAND FLAG LOCATIONS SHOWN HEREON HAVE BEEN OBTAINED USING REMOTE SENSING DATA INCLUDING COSE-ONLY GPS/RTS COMPATIBLE UNITS WITH EXTERNAL ANTENNAS AND OFFICE PROCEDURES THAT INCLUDE POST-PROCESSING OF THE COLLECTED DATA. WETLAND BOUNDARY WAS CONFIRMED BY THE USAGE THROUGH THE ISSUANCES OF A JURISDICTIONAL DETERMINATION ON JUNE 17, 2004 (USACE FILE NO. NAW-2004-00049-BW).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- TAXIWAY MINIMUM CLEARANCE: 0.7 X WINGSPAN + 0 (WINGSPAN = 100 FEET)
- HEIGHT RESTRICTION: 7:1 SLOPE FROM SETBACK AREA. SETBACK AREA SHOWN AS 500-FT FROM RUNWAY CENTERLINES.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AS SUCH. THESE PLANS DO NOT COMPLETELY REPRESENT NOR ARE THEY INTENDED TO REPRESENT. ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. 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 ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIM AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS NOTED ON THE PLANS.
- 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 IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL, BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.

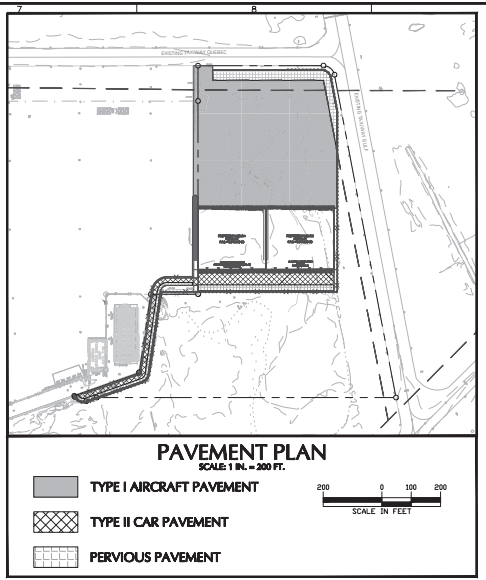
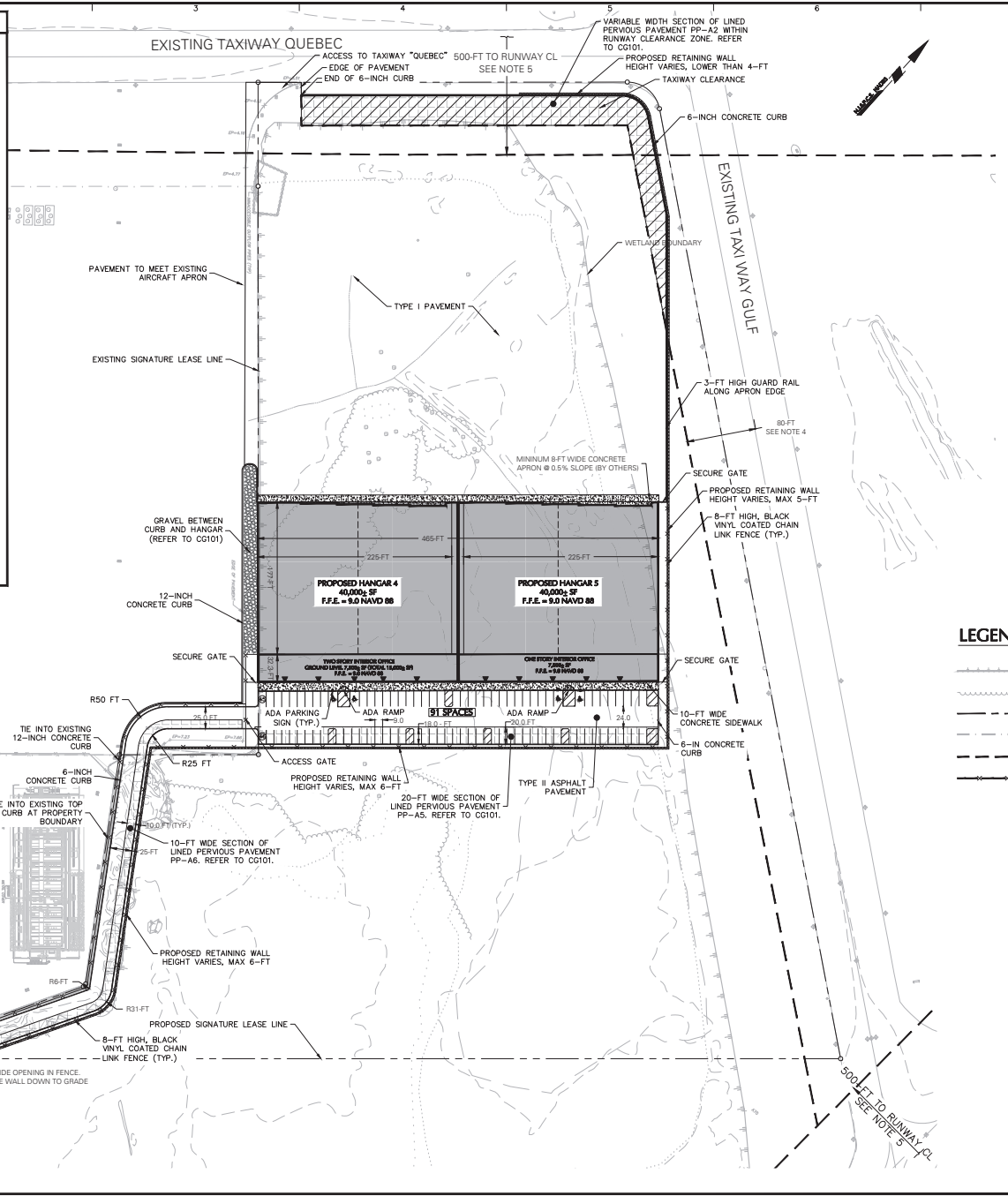
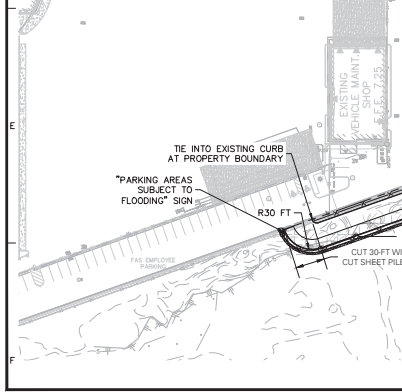
### PARKING AREAS SUBJECT TO FLOODING

31"X31"

GENERAL NOTES:

- ALL SIGNS SHALL BE ERECTED WITH THE BOTTOM OF THE SIGN NOT LESS THAN 8 FEET ABOVE THE PAVED OR GROUND.
- ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR FLOODING AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

### 'PARKING AREAS SUBJECT TO FLOODING' SIGN DETAIL



### LEGEND

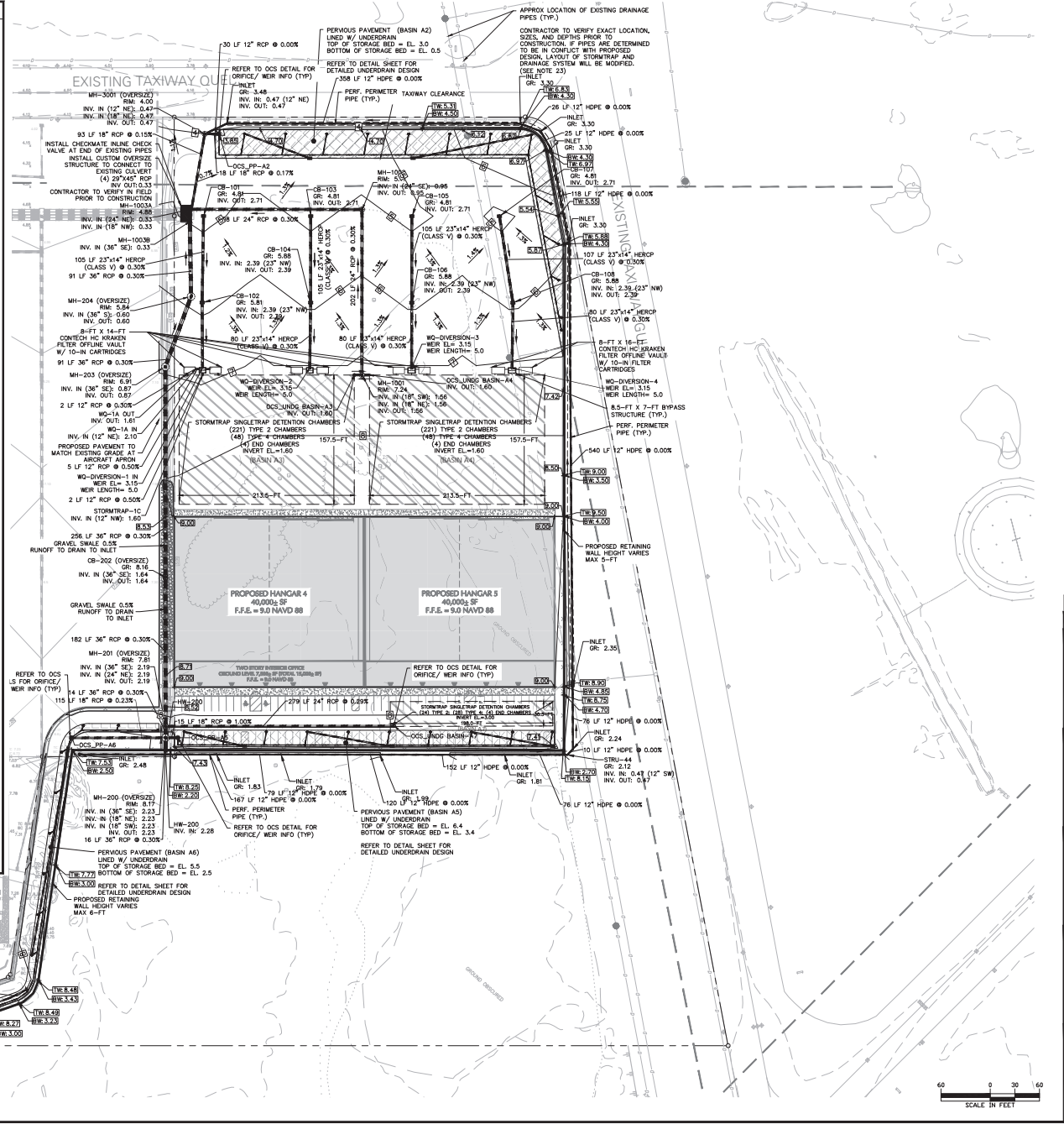
- EXISTING WETLAND BOUNDARY
- FORESTED WETLANDS
- PROPOSED SIGNATURE LEASE LINE
- EXISTING SIGNATURE LEASE LINE
- F.A.A. RUNWAY/TAXIWAY SETBACK
- CHAIN LINK FENCE
- DOOR

Date	Description	No.
REVISIONS		
SIGNATURE: DANIEL MIOLA DATE SIGNED: 07/12/2026		
PROFESSIONAL ENGINEER NJ Lic. No. 246E04876300		
<b>LANGAN</b>		
Langan Engineering and Environmental Services, LLC.		
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T: 973.560.4900 F: 973.560.4901 www.langan.com		
NJ CERTIFICATE OF AUTHORIZATION NO. 246A2796640		
Project: SIGNATURE SOUTH EXPANSION		
BOROUGH OF MOONACHIE BLOCK 76, LOT 1.02		
BOROUGH OF TETERBORO BLOCK 205, LOT 1		
BERGEN COUNTY NEW JERSEY		
Drawing Title: SITE PLAN		
Project No.	001642434	
Date	07/12/2026	
Drawn By	CS	
Checked By	KMR/LM	
SCALE IN FEET: 0 30 60		<b>CS101</b>

# GRADING AND DRAINAGE NOTES

- EXISTING TOPOGRAPHY AND SITE FEATURES SHOWN ARE BASED ON THE FOLLOWING REFERENCES:
  - A SURVEYING TITLE PLAN DATED BY THE DEPT. OF TREASURY ON ALL DATED MARCH 22, 2002
  - NUMBER TEB-4009 AND SURVEY PERFORMED BY LANGAN ENGINEERING, DATED JANUARY 20, 2004.
- ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONVERSION INTO NAVD29 IS: NAVD88 + 1.03 = NAVD29.
- THE FLOOD HAZARD AREA ON THIS PROJECT SITE HAS BEEN DETERMINED USING METHOD 2 OF THE N.J.A.C. 7:13 - 3.4(I) (FINAL TRIAL METHOD). THE TOTAL FLOOD HAZARD ELEVATION ON THE PROJECT SITE IS EL. 8.0 NAVD88 (8.03 NAVD29) BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAPS 3400302262A, 3400302262B, 3400302264, AND 3400302261 ALL DATED AUGUST 29, 2014. THE ENTIRE PROJECT AREA IS IN THE EXISTING FLOOD PLAIN.
- ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH UTILITIES, REDUCED UTILITY POLYS, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR SURVEYING TO DETERMINE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY ALL EXISTING UTILITIES LOCAL UTILITIES DEPT. AND REPORTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING CALL BEFORE 100-500-71-1000.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
- ALL PROPOSED ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ALL STORM DRAINAGE PIPES ARE TO BE AS SPECIFIED ON THE PLANS:
  - REINFORCED CONCRETE PIPE (RCP) MEETING ASTM C76 AND MANUFACTURERS SPECIFICATIONS AND INSTALLATION REQUIREMENTS. PIPE SHALL BE CLASS V UNLESS OTHERWISE NOTED OR REQUIRED BY LOCAL AGENCIES.
  - HIGH-DENSITY POLYETHYLENE PIPE (HDPE), AASHTO M294 TYPE S FOR PIPE AND FITTINGS. MATERIAL SHALL MEET ASTM D2918 TYPE III CATEGORY A GRADE 4000 UNLESS OTHERWISE NOTED. CLASS 2000 FOR 18" PIPE. PIPE SHALL BE SURE-LOCK 10.8 PIPE MANUFACTURED BY HANCOX, INC. WITH WATERSTOP JOINTS ACCORDING TO THE REQUIREMENTS OF ASTM D3333 OR APPROVED EQUIVALENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3333.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND OVERSIZE AS NECESSARY TO ACCOMMODATE PIPES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF EACH DRAINAGE STRUCTURE TO ENGINEER FOR APPROVAL PRIOR TO ORDERING.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET AIRCRAFT LANDING AND BE INSTALLED ACCORDINGLY.
- ALL PROPOSED ROOF LEADERS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM.
- SITE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER WILL REVIEW AND APPROVE ALL MATERIALS.
- PROOF ROLL ALL CUT AREAS. PLACE AND COMPACT APPROVED FILL MATERIALS IN 12-INCH MAXIMUM LOOSE LIFTS USING AT LEAST 6 PASSES WITH AT MINIMUM, A 10 TON STATIC DRUM WEIGHT VIBRATORY ROLLER. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- SUBGRADE SHALL BE FIRM AND NON-YIELDING. SOFT AREAS AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIALS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- PIPE BEDDING MATERIAL SHALL BE ASTM NO. 67 PROCESSED SAND AND GRAVEL FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIALS AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS:
 

SEVE SIZE PERCENT PASSING (BY WEIGHT)
1 INCH 100
3/4 INCH 100
3/8 INCH 20-55
NO. 20 0-5
- FILL SHALL BE CLEAN, WELL GRADED GRANULAR SOIL WHICH IS NON-EXPANSIVE AND NON-COLLAPSIBLE AND SHALL HAVE LESS THAN 20% BY WEIGHT PASSING THE #200 SIEVE. THE PORTION PASSING THE #200 SIEVE SHALL BE NON-PLASTIC.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPILL.
- ANY STORMWATER FACILITIES SHOWN TO REMAIN SHOULD BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT WORK ARE THEY INTENDED TO REPRESENT ALL SPECIFIC INSTRUCTIONS REQUIRED FOR STEWARK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS SPECIFIED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS AND THE KIND, QUANTITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CONCRETE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY. PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK. SUCH SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC STEWARK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STEWARK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSISTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- SITE DISTURBANCE SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND ALL GOVERNING AGENCIES HAVE BEEN NOTIFIED BY THE CONTRACTOR.
- EXISTING GRADES AND STORM DRAINAGE ALONG THE PERIMETER OF PROJECT AREA SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND ANY INCONSISTENCIES SHALL BE NOTIFIED TO THE DESIGN ENGINEER IMMEDIATELY.
- THIS PLAN SHOWS THE EXISTING DRAINAGE PIPES INCLUDING THE PROPOSED DEVELOPMENT FOOTPRINT. THESE PIPES HAVE NOT BEEN SURVEYED AND NOT DIGITIZED ONTO THE PLANS BASED ON OLD PORT AUTHORITY DRAWINGS. IT IS ASSUMED THESE DRAWINGS ARE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF EXISTING DRAINAGE PIPES. RETAINING WALL, WATER QUALITY TINS, STORMTRAP, AND HANGAR BUILDING. IT IS FURTHER ASSUMED THAT THESE PIPES ARE OWNED BY PORT AUTHORITY, WHO WILL CONSENT TO THE PROPOSED IMPROVEMENTS. ALTERNATIVELY, PIPES MAY NEED TO BE RELOCATED.

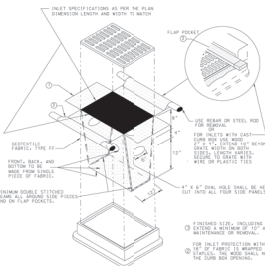


Date	Description	No.
REVISIONS		
SIGNATURE: DANIEL MIOLA DATE SIGNED: 01/12/2026		
PROFESSIONAL ENGINEER NJ Lic. No. 24E04876300		
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NJ CERTIFICATE OF AUTHORIZATION NO. 24E04799640		
Project: <b>SIGNATURE SOUTH EXPANSION</b>		
TETERBORO AIRPORT BOROUGH OF MOONINGHIE BLOCK 76, LOT 1.02 BOROUGH OF TETERBORO BLOCK 205, LOT 1		
<b>GRADING AND DRAINAGE PLAN</b>		
Project No.	001642434	
Date	01/12/2026	
Drawn By	CS	
Checked By	LMM/LM	
SCALE IN FEET 0 30 60		

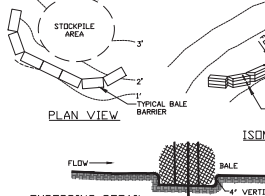


# SOIL EROSION AND SEDIMENT CONTROL NOTES

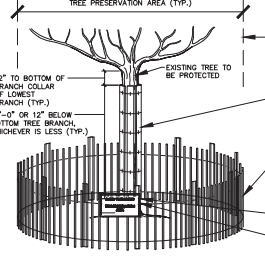
- EXISTING TOPOGRAPHY AND SITE FEATURES SHOWN ARE BASED ON A DRAWING TITLED SITE DEVELOPMENT LAYOUT 20459 4 ACRES BY THE PORT AUTHORITY OF NY & NJ, DATED MARCH 22, 2002, NUMBER TER-8009 AND SURVEY PERFORMED BY LANGAN ENGINEERING, DATED JANUARY 29, 2004.
- WETLANDS WERE Delineated BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC, WETLAND SCIENTISTS IN APRIL 2014. WETLAND FLAT LOCATIONS SHOWN HEREIN HAVE BEEN OBTAINED USING FIELD PROCEDURES THAT INCLUDE USE OF GPS/ROV COMPATIBLE UNITS WITH EXTERNAL ANTENNAS AND OFFICE PROCEDURES THAT INCLUDE POST-PROCESSING OF THE RESULTING FIELD DATA. THE WETLANDS Delineation WAS CONFIRMED BY THE USAGE THROUGH THE ISSUANCES OF A JURISDICTIONAL DETERMINATION ON JUNE 11, 2024 (USACE FILE NO. NAW-2024-00049-BM).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CONVERSION INTO NAVD89 IS: NAVD88 + 1.03 = NAVD89.
- THE TOTAL FLOOD HAZARD AREA ON THIS PROJECT SITE HAS BEEN DETERMINED USING METHOD 2 OF THE FEMA IHA/J.C. 713 - 3.10 (FEMA TOTAL METHOD). THE TOTAL FLOOD HAZARD ELEVATION ON THE PROJECT SITE IS EL. 8.0 NAVD88 (9.0 NAVD89) BASED ON FEMA PRELIMINARY FLOOD INSURANCE RATE MAP 34020C0221, 34020C0222, 34020C0223, AND 34020C0224 ALL DATED AUGUST 29, 2014. THE ENTIRE PROJECT AREA IS IN THE FLOOD HAZARD AREA IN BOTH EXISTING AND PROPOSED CONDITIONS.
- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY (NJ STANDARDS) AND WILL BE INSTALLED IN PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCHING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH UNROTTED STRAW AT A RATE OF 2 TONS PER ACRE ANCHORED BY APPROVED METHODS (I.E. PEG AND THINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO THE NJ STANDARDS.
- STABILIZATION SPECIFICATIONS:
  - TEMPORARY SEEDING AND MULCHING:
    - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
    - FERTILIZER - APPLY 11LBS./1,000 SF OF 10-20-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
    - SEED - PERENNIAL RYEGRASS 100 LBS./ACRE (2.3 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
    - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 90% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND THINE, MULCH NETTING, OR LIQUID MULCH BINDER).
    - PERMANENT SEEDING AND MULCHING:
      - TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 8", MINIMUM OF 4" FIRMED IN PLACE IS REQUIRED.
      - GROUND LIMESTONE - APPLIED UNIFORMLY ACCORDING TO SOIL TEST RECOMMENDATIONS.
      - FERTILIZER - APPLY 11 LBS./1,000 SF OF 10-10-10 OR EQUIVALENT WITH 50% WATER INSOLUBLE NITROGEN (UNLESS A SOIL TEST INDICATES OTHERWISE) WORKED INTO THE SOIL A MINIMUM OF 4".
      - SEED - TURF TYPICAL FESCUE (BLEND OF 3 CULTIVARS) 350 LBS./ACRE (9 LBS./1,000 SF) OR OTHER APPROVED SEEDS; PLANT BETWEEN MARCH 1 AND OCTOBER 1 (SUMMER SEEDINGS REQUIRE IRRIGATION).
      - MULCH - UNROTTED STRAW OR HAY AT A RATE OF 70 TO 90 LBS./1,000 SF APPLIED TO ACHIEVE 90% SOIL SURFACE COVERAGE. MULCH SHALL BE ANCHORED BY APPROVED METHODS (I.E. PEG AND THINE, MULCH NETTING, OR LIQUID MULCH BINDER).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, INCLUDING AFTER EVERY STORM EVENT.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED BY A MATERIAL SEDIMENT BARRIER OR SILT FENCE.
- A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET WILL BE INSTALLED WHEREVER A CONSTRUCTION ACCESS ROAD INTERSECTS ANY PAVED ROADWAY, SAID BLANKET WILL BE COMPOSED OF 1" - 2" CRUSHED STONE, 6" THICK, WILL BE AT LEAST 30' X 100' AND SHOULD BE UNDERLAIN WITH A SUITABLE SYNTHETIC SEDIMENT FILTER FABRIC AND MAINTAINED.
- MAJOR SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
- DRIVEWAYS MUST BE STABILIZED WITH 1" - 2" CRUSHED STONE OR SUBBASE PRIOR TO INDIVIDUAL LOT CONSTRUCTION.
- ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAYS WILL BE REMOVED IMMEDIATELY. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- CATCH BASIN INLETS WILL BE PROTECTED WITH AN INLET FILTER DESIGNED IN ACCORDANCE WITH SECTION 9B-1 OF THE NJ STANDARDS.
- STORM DRAINAGE CULVERTS WILL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
- DEMOLITION OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT CONTROL BAG OR OTHER APPROVED FILTER IN ACCORDANCE WITH SECTION 14-1 OF THE NJ STANDARDS.
- DUST SHALL BE CONTROLLED VIA THE APPLICATION OF WATER, CALCIUM CHLORIDE OR OTHER APPROVED METHOD IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
- TREES TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH A SUITABLE FENCE INSTALLED AT THE DRIP LINE OR BEYOND IN ACCORDANCE WITH SECTION 9-1 OF THE NJ STANDARDS.
- THE PROJECT OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
- ANY REVISION TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO IMPLEMENTATION IN THE FIELD.
- A COPY OF THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE THROUGHOUT CONSTRUCTION.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBANCE. BERGEN COUNTY 352, 700 KNEEBUCK ROAD, SUITE 106, ORADELL, NJ 07649. TEL: 201-261-4407; FAX: 201-261-7573.
- THE BERGEN COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON OR OFF-SITE EROSION PROBLEMS DURING CONSTRUCTION.
- THE OWNER MUST OBTAIN A DISTRICT ISSUED REPORT OF COMPLIANCE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE DISTRICT REQUIREMENTS WILL BE MADE AVAILABLE TO FACILITATE THE SCHEDULING OF ALL REPORTS OF COMPLIANCE INSPECTIONS. ALL SITE WORK MUST BE COMPLETED, INCLUDING TEMPORARY PERMANENT STABILIZATION OF ALL EXPOSED AREAS, PRIOR TO THE ISSUANCE OF A REPORT OF COMPLIANCE BY THE DISTRICT.



1. FILTER FABRIC INLET PROTECTION N.T.S.

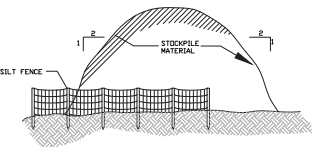


3. STOCKPILE PROTECTION N.T.S.

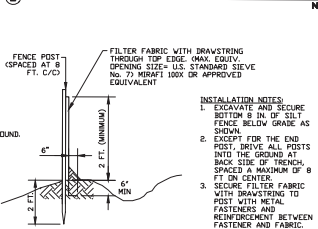


5. TREE PROTECTION FENCE N.T.S.

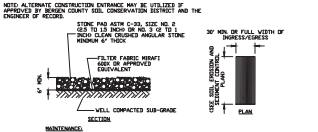
CONSTRUCTION ACTIVITY	DURATION
1. NOTIFY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SITE DISTURBANCES.	---
2. INSTALL A CRUSHED STONE, VEHICLE WHEEL-CLEANING BLANKET OF 1 IN. TO 2 IN. WASHED STONE 6 IN. DEEP AT THE CONSTRUCTION ENTRANCES IMMEDIATELY AFTER INITIAL DISTURBANCES AS PER STANDARDS ON DRAINAGE SITE. TRAFFIC SHOULD USE ONLY THESE AREAS FOR INGRESS AND EGRESS. INSTALL SILT FENCE AND BARRIERS. EQUIP ALL EXISTING CATCH BASINS WITH FILTER FABRIC INLET PROTECTION IMMEDIATELY UPON START OF CONSTRUCTION. CLEAN AND GRUB AREAS CONTAINING VEGETATION AS REQUIRED TO COMPLETE CONSTRUCTION.	1 WEEK
3. CONSTRUCT STOCKPILE AND STABILIZE.	ON-GOING
4. COMPLETE CONSTRUCTION OF ROUGH GRADING, STORM IMPROVEMENTS & BELOW-GRADE UTILITIES.	6 WEEKS
5. AFTER STORM DRAINAGE SYSTEM AND CATCH BASINS ARE CONSTRUCTED PLACE FILTER FABRIC INLET PROTECTION ON EACH CATCH BASIN WHICH SHALL REMAIN UNTIL THE SITE IS PAVED. REPLACE AS NECESSARY.	ON-GOING
6. COMPLETE FINAL SITE GRADING, CURB, ASPHALT PAVING AND SIDEWALK INSTALLATION.	6 WEEKS
7. ALL SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL PERMANENT IMPROVEMENTS TO THE SITE ARE COMPLETE AND THE ROADS ARE PAVED.	ON-GOING
8. LANDSCAPE ALL APPROPRIATE AREAS AS INDICATED ON THE LANDSCAPE PLAN AND REMOVE ALL TEMPORARY SEDIMENT CONTROL STRUCTURES.	1 WEEKS
9. CLEAN ALL SITE DRAINAGE STRUCTURES AND PIPES OF SILT AND DEBRIS. DOWNSTREAM/OFF-SITE DRAINAGE FACILITIES SHALL BE INSPECTED AND CLEANED OF SILT AND DEBRIS RESULTING FROM SITE CONSTRUCTION PRIOR TO FINAL TURNOVER.	1 WEEK
10. NOTIFY THE BERGEN COUNTY SOIL CONSERVATION DISTRICT AT COMPLETION OF CONSTRUCTION.	---
<b>ESTIMATED TOTAL PROJECT DURATION</b>	<b>15 WEEKS</b>



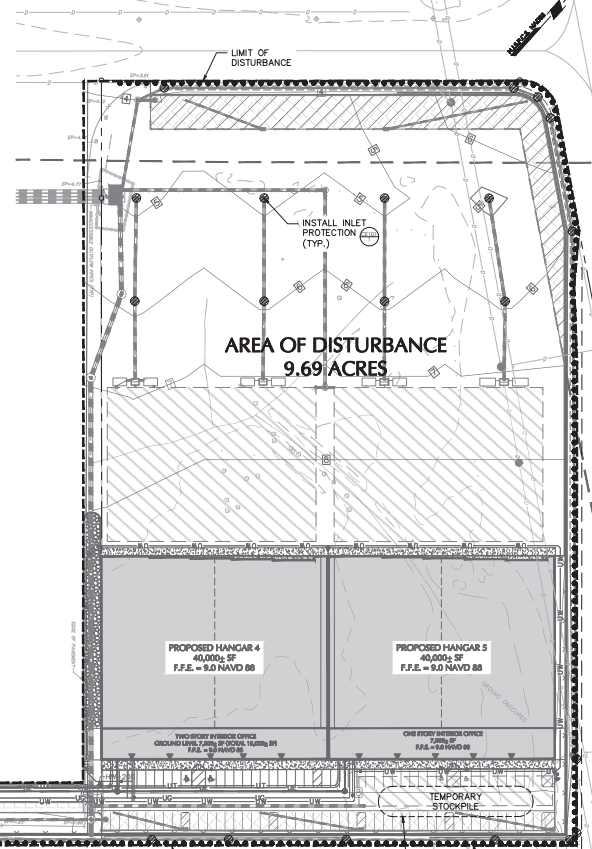
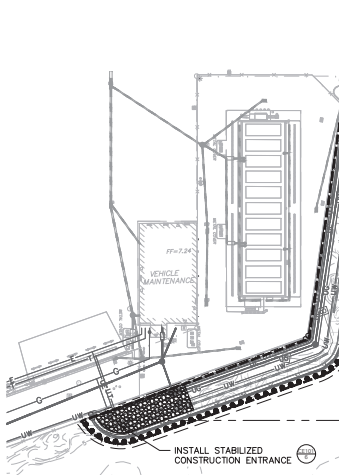
2. SOIL STOCKPILE N.T.S.



4. SILT FENCE N.T.S.



6. CRUSHED STONE VEHICLE WHEEL-CLEANING BLANKET N.T.S.



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
CONTOURS	---	---
SILT FENCE	---	---
INLET PROTECTION	---	---
LIMIT OF DISTURBANCE	---	---
STABILIZED CONSTRUCTION ENTRANCE PAD	---	---
SIGNATURE LEASE LINE	---	---
TREE PROTECTION LINE	---	---

Date	Description	No.
REVISIONS		

SIGNATURE: DANIEL MIOLA  
PROFESSIONAL ENGINEER NJ Lic. No. 246E04876300

**LANGAN**  
Langan Engineering and Environmental Services, LLC.  
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NJ CERTIFICATE OF AUTHORIZATION NO. 246E04876300

**SIGNATURE SOUTH EXPANSION**  
TETTERBORO AIRPORT  
BOROUGH OF MOONSBURG BLOCK 76, LOT 1.02  
BOROUGH OF TETTERBORO BLOCK 205, LOT 1

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

Project No. 001642434  
Date: 01/12/2026  
Drawn By: CS  
Checked By: KMB/LM

**CE101**



<p><b>1</b></p> <p><b>STRUCTURAL DESIGN LOADING CRITERIA</b></p> <p><b>STORMTRAP SYSTEM INFORMATION</b></p> <p><b>SITE SPECIFIC DESIGN CRITERIA</b></p> <p><b>SINGLETRAP PROFILE VIEW</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> <li>STORMTRAP TO BE DESIGNED FOR AIRCRAFT LOADING.</li> </ol>	<p><b>2</b></p> <p><b>ZONE CHART</b></p> <p><b>APPROVED ZONE 2 BACKFILL OPTIONS</b></p> <p><b>BACKFILL SPECIFICATIONS</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>	<p><b>3</b></p> <p><b>STRUCTURAL DESIGN LOADING CRITERIA</b></p> <p><b>STORMTRAP SYSTEM INFORMATION</b></p> <p><b>SITE SPECIFIC DESIGN CRITERIA</b></p> <p><b>SINGLETRAP PROFILE VIEW</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>	<p><b>4</b></p> <p><b>ZONE CHART</b></p> <p><b>APPROVED ZONE 2 BACKFILL OPTIONS</b></p> <p><b>BACKFILL SPECIFICATIONS</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>
<p><b>5</b></p> <p><b>STRUCTURAL DESIGN LOADING CRITERIA</b></p> <p><b>STORMTRAP SYSTEM INFORMATION</b></p> <p><b>SITE SPECIFIC DESIGN CRITERIA</b></p> <p><b>SINGLETRAP PROFILE VIEW</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>	<p><b>6</b></p> <p><b>ZONE CHART</b></p> <p><b>APPROVED ZONE 2 BACKFILL OPTIONS</b></p> <p><b>BACKFILL SPECIFICATIONS</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>		
<p><b>7</b></p> <p><b>STRUCTURAL DESIGN LOADING CRITERIA</b></p> <p><b>STORMTRAP SYSTEM INFORMATION</b></p> <p><b>SITE SPECIFIC DESIGN CRITERIA</b></p> <p><b>SINGLETRAP PROFILE VIEW</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>	<p><b>8</b></p> <p><b>ZONE CHART</b></p> <p><b>APPROVED ZONE 2 BACKFILL OPTIONS</b></p> <p><b>BACKFILL SPECIFICATIONS</b></p> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>GENERAL DETAILS PROVIDED BY CONTRACTOR.</li> <li>CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.</li> </ol>		

<b>1 STORMTRAP DETENTION SYSTEM (UNDER AIRCRAFT APRON)</b>	<b>2 STORMTRAP DETENTION SYSTEM (UNDER CAR PARKING)</b>
--	---

**3 DIVERSION STRUCTURE**

**FOR INFORMATIONAL PURPOSES ONLY**  
**NOT INTENDED FOR CONSTRUCTION DISSEMINATION**  
**EXPANSION AND JUNCTION STRUCTURES MAY OR MAY NOT BE SUPPLIED BY CONTRACTOR**

**GENERAL NOTES:**

- ACTUAL STRUCTURES AND LAYOUT MAY VARY. REFER TO GRADING AND DRAINAGE PLAN (GDD) FOR LAYOUT, PIPE SIZES, INVERT ELEVATIONS, ETC.
- CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.

**4 PRECAST STORM MANHOLE**

**PIPE/WALL JOINT DETAIL**

**GENERAL NOTES:**

- STRUCTURAL DESIGN BY PRECASTER AND SHALL MEET PANYU STANDARDS.

**5 CONTECH KRAKEN SITE FILTER VAULT (8' x 14')**

**CONTECH KRAKEN**

**GENERAL NOTES:**

- GENERAL WATER QUALITY LIMIT DETAILS PROVIDED BY CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.
- REFER TO STORMWATER REPORT FOR CARTRIDGE CALCULATIONS.

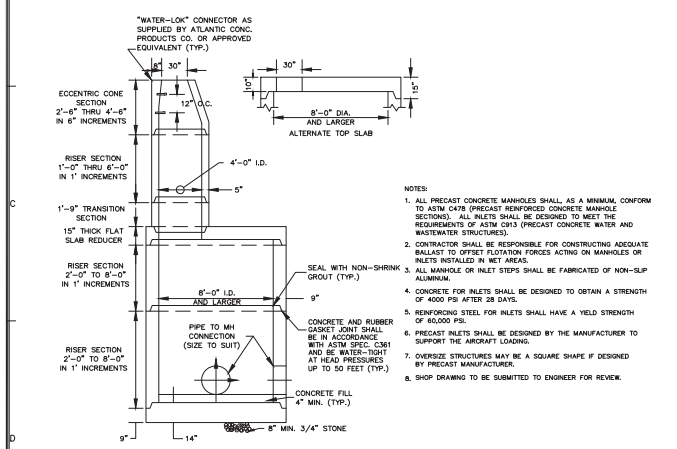
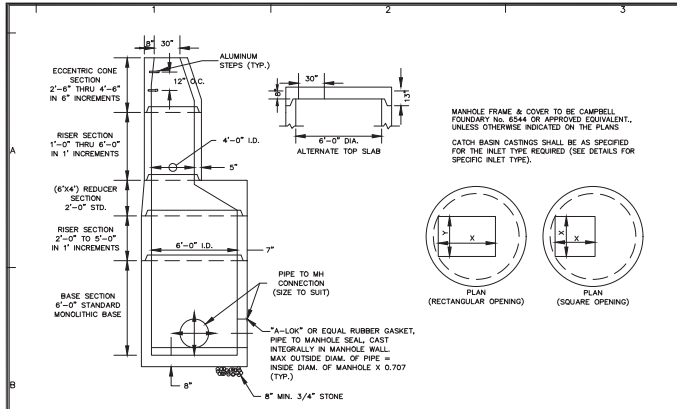
**6 CONTECH KRAKEN FILTER VAULT (8' x 16')**

**CONTECH KRAKEN**

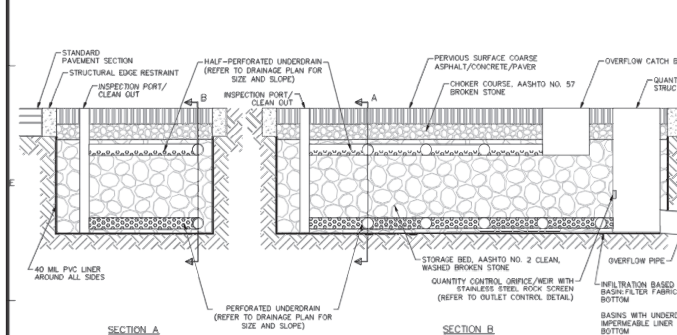
**GENERAL NOTES:**

- GENERAL WATER QUALITY LIMIT DETAILS PROVIDED BY CONTRACTOR TO PROVIDE SITE SPECIFIC SHOP DRAWINGS FOR REVIEW.
- REFER TO STORMWATER REPORT FOR CARTRIDGE CALCULATIONS.

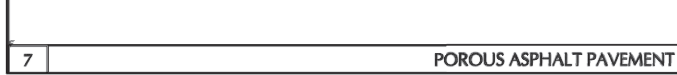
Date	Description	No.
REVISIONS		
SIGNATURE	DATE SIGNED	
<b>DANIEL MIOLA</b> PROFESSIONAL ENGINEER NJ Lic. No. 246E04876300		
<b>LANGAN</b> Langan Engineering and Environmental Services, LLC. 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION NO. 246A2796640		
<b>SIGNATURE SOUTH EXPANSION</b> TETERBORO AIRPORT BOROUGH OF MOONINGH BLOCK 76, LOT 1.02 BOROUGH OF TETERBORO BLOCK 205, LOT 1 BERGEN COUNTY NEW JERSEY		
Drawing Title		
<b>DETAILS II</b>		
Project No.	001642434	
Date	07/12/2026	
Drawn By	CS	
Checked By	KMB/LM	
<b>CS-502</b>		



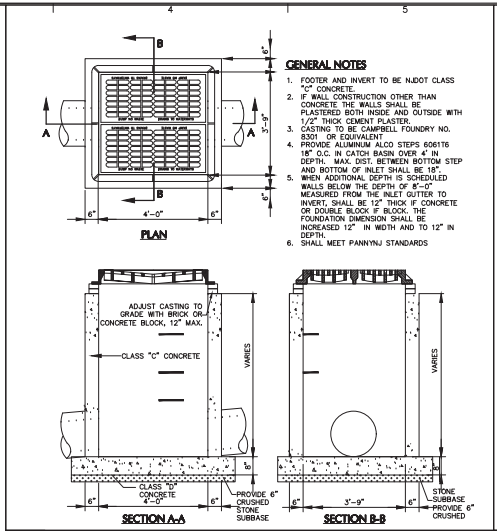
**1 OVERSIZE STORM MANHOLE**



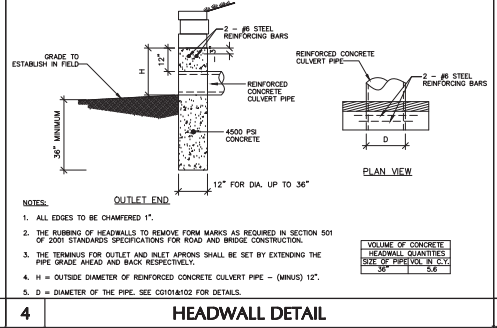
**4 HEADWALL DETAIL**



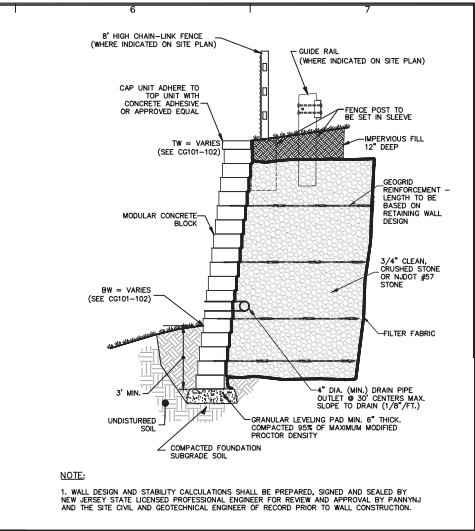
**3 RETAINING WALL**



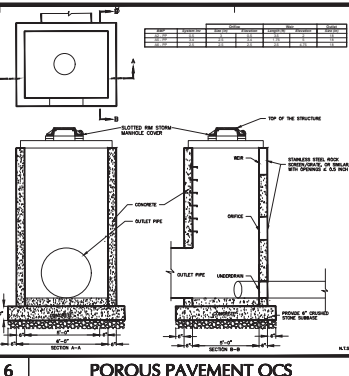
**5 CATCH BASIN**



**7 POROUS ASPHALT PAVEMENT WITH UNDERDRAINS**



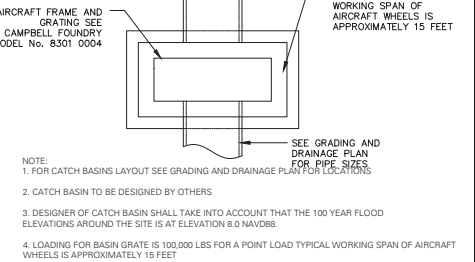
**8 CHECKMATE INLINE CHECK VALVE**



**6 POROUS PAVEMENT OCS**

**2 TYPE 'E' INLET**

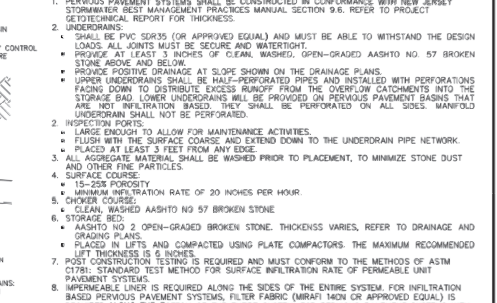
**3 RETAINING WALL**



**5 CATCH BASIN**

**4 HEADWALL DETAIL**

**3 RETAINING WALL**



**7 POROUS ASPHALT PAVEMENT WITH UNDERDRAINS**

**3 RETAINING WALL**



**8 CHECKMATE INLINE CHECK VALVE**

**6 POROUS PAVEMENT OCS**



**6 POROUS PAVEMENT OCS**

Date	Description	No.
	REVISIONS	

SIGNATURE: DANIEL MIOLA  
 PROFESSIONAL ENGINEER NJ Lic. No. 246504876300  
 500 Kimball Drive  
 Parsippany, NJ 07054

**SIGNATURE SOUTH EXPANSION**  
 TETTERBORO AIRPORT  
 BOROUGH OF MOONING BLDG BLOCK 76, LOT 1.02  
 BOROUGH OF TETTERBORO BLOCK 205, LOT 1  
 BERGEN COUNTY NEW JERSEY

**DETAILS III**

Project No. 091642424  
 Date 01/12/2026  
 Drawn By CS  
 Checked By KRM/LJL

**CS-503**

REFERENCE: DETAIL FOR CHECKMATE INLINE CHECK VALVE PROVIDED BY TODELEX TECHNOLOGIES

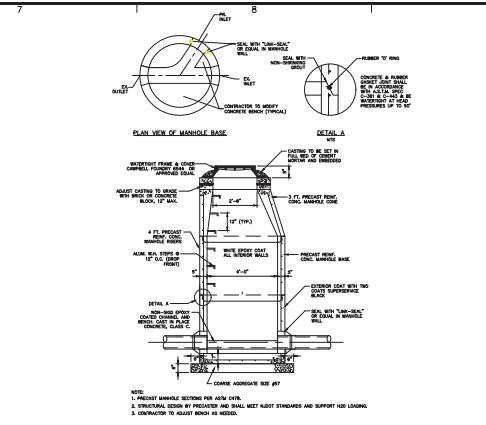
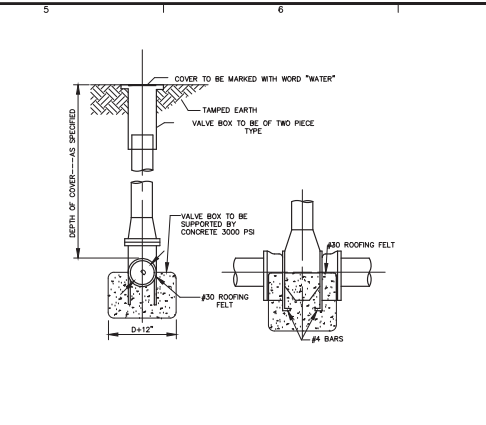
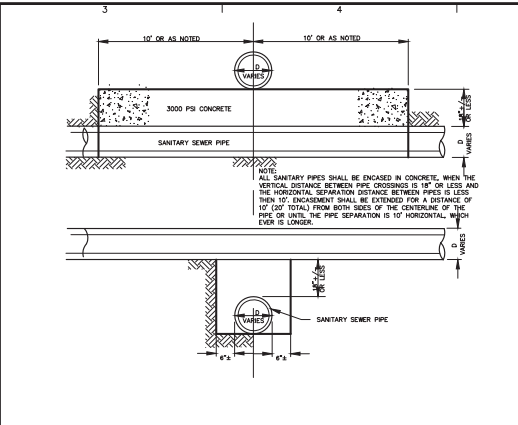
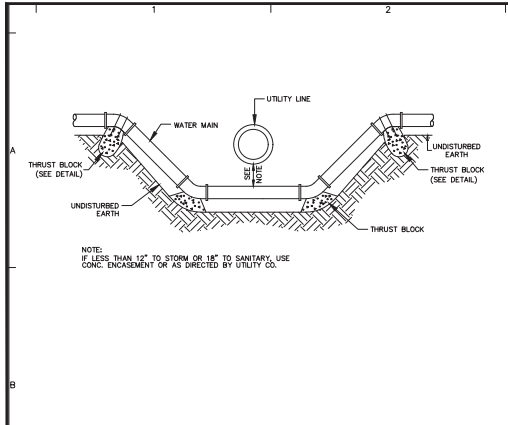
REFERENCE: DETAIL FOR CHECKMATE INLINE CHECK VALVE PROVIDED BY TODELEX TECHNOLOGIES

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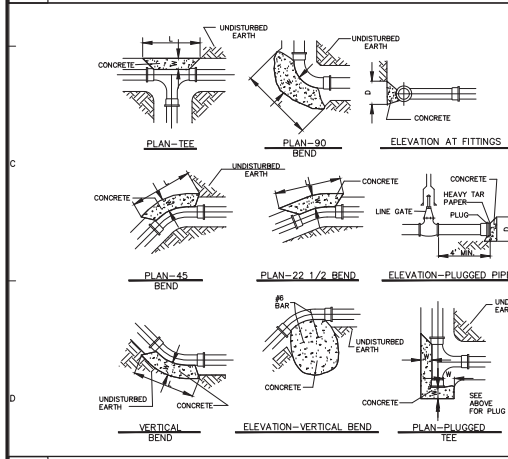


1 DEPRESSED WATERLINE

2 PIPE ENCASEMENT

3 GATE VALVE

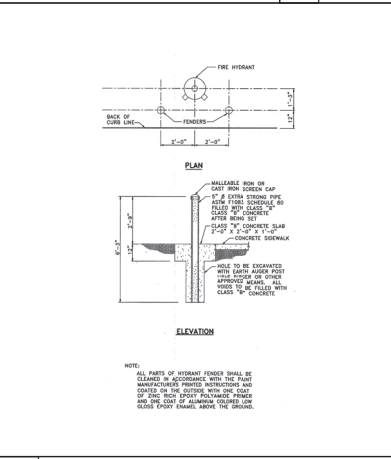
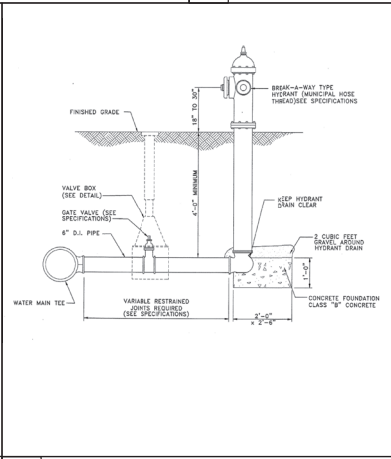
4 SANITARY MANHOLE



THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE	22 1/2	45	90					
L	D	L	D	L	D	L	D	L	W
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2"	18"	18"	12"	18"	2"	18"	2"	
12"	3"	2"	12"	2"	12"	3"	2"	28"	
16"	4"	2.5"	2"	10"	2.33"	10"	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

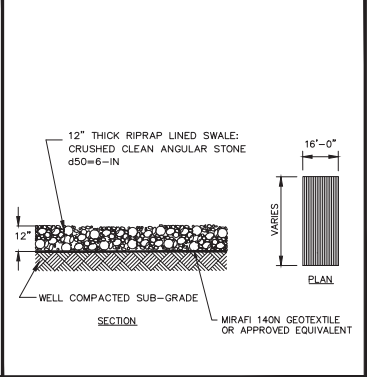
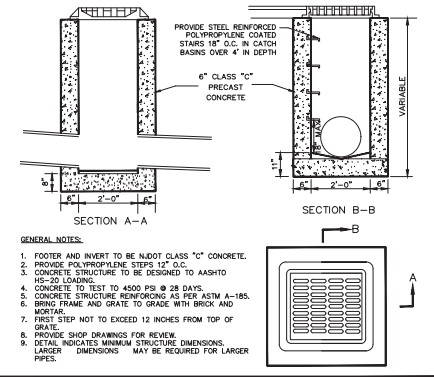
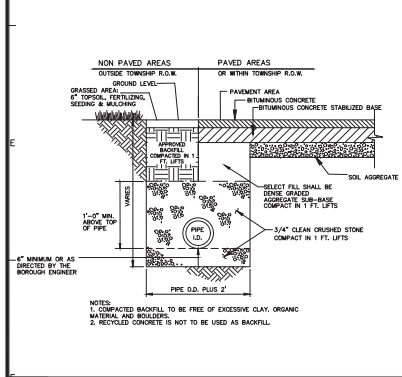
NOTE:  
 1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.  
 2. CONCRETE TO BE 3000 PSI.



5 THRUST BLOCK

6 PANYNJ HYDRANT DETAIL

7 PANYNJ STEEL HYDRANT FENDER DETAIL

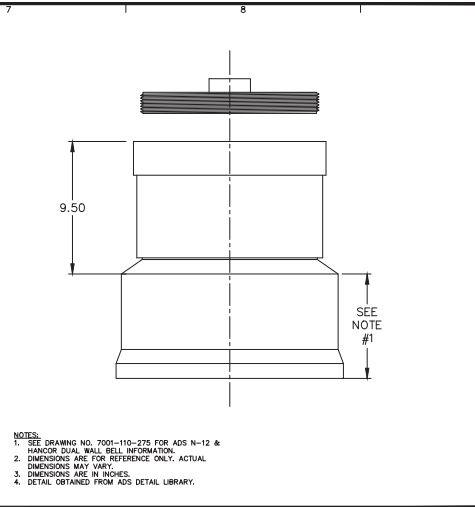
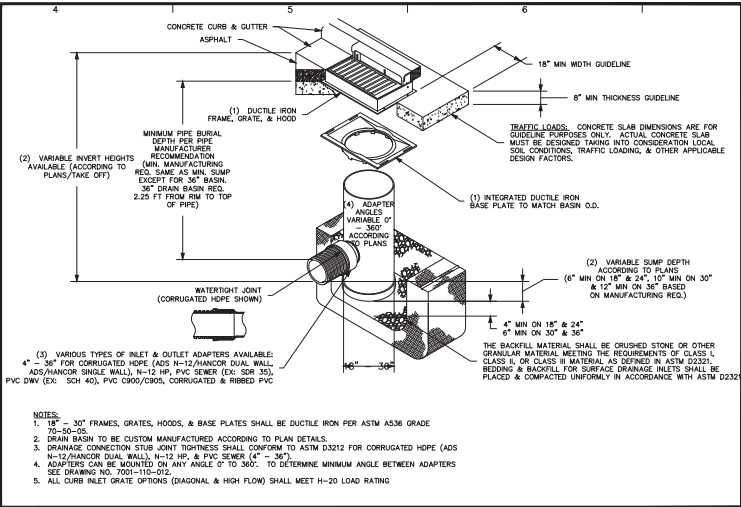
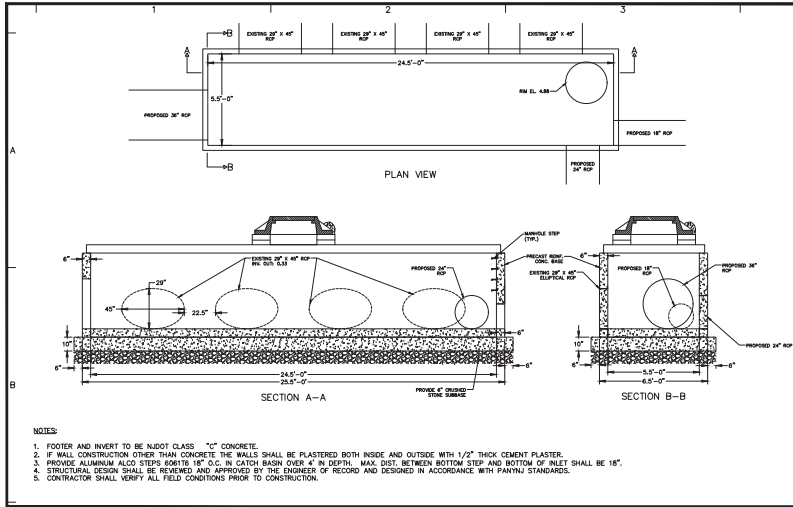


8 TYPICAL TRENCH DETAIL

9 2' X 2' YARD DRAIN

10 GRAVEL LINED SWALE

Date	Description	No.
REVISIONS		
SIGNATURE	DANIEL MIOLA	DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No. 246E04876300		
<b>LANGAN</b> 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. 246A2799640		
Project		
<b>SIGNATURE SOUTH EXPANSION</b> TERBORO AIRPORT BOROUGH OF MOONINGHOLE BLOCK 76, LOT 1.02 BOROUGH OF TERBORO BLOCK 205, LOT 1 BERGEN COUNTY NEW JERSEY		
Drawing Title		
<b>DETAILS IV</b>		
Project No.	001642434	<b>CS-504</b>
Date	07/12/2026	
Drawn By	CS	
Checked By	KMR/LM	



**NOTES:**

- FOOTER AND INVERT TO BE NADOT CLASS "C" CONCRETE.
- IF WALL CONSTRUCTION OTHER THAN CONCRETE THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
- PROVIDE ALUMINUM ALCO STEPS 6061T5 18" O.C. IN CATCH BASIN OVER 4" IN DEPTH. MAX. DIST. BETWEEN BOTTOM STEP AND BOTTOM OF INLET SHALL BE 18".
- STRUCTURAL SECTION SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND DESIGNED IN ACCORDANCE WITH PANYNJ STANDARDS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION.

**NOTES:**

- 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, PVC SOWER (4" - 36") ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING.

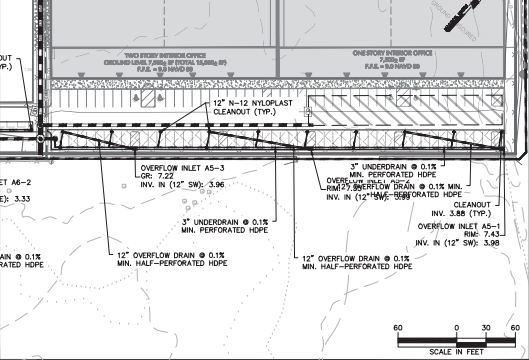
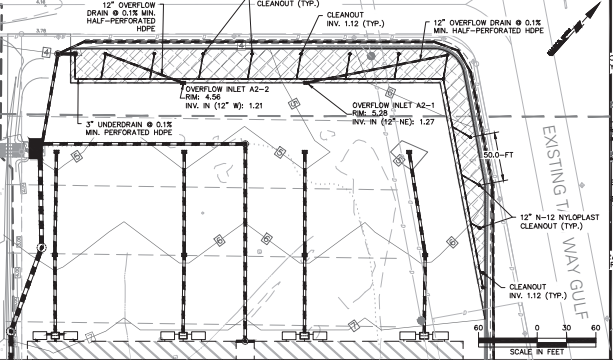
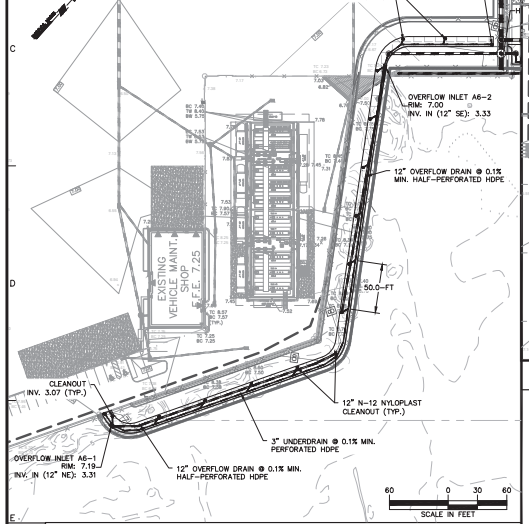
**NOTES:**

- SEE DRAWING NO. 7001-110-075 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION.
- DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
- DIMENSIONS ARE IN INCHES.
- DETAIL OBTAINED FROM AAS DETAIL LIBRARY.

**1 STORMWATER JUNCTION BOX**

**2 NYLOPLAST OVERFLOW CATCH BASIN**

**3 12" N12 NYLOPLAST CLEANOUT**

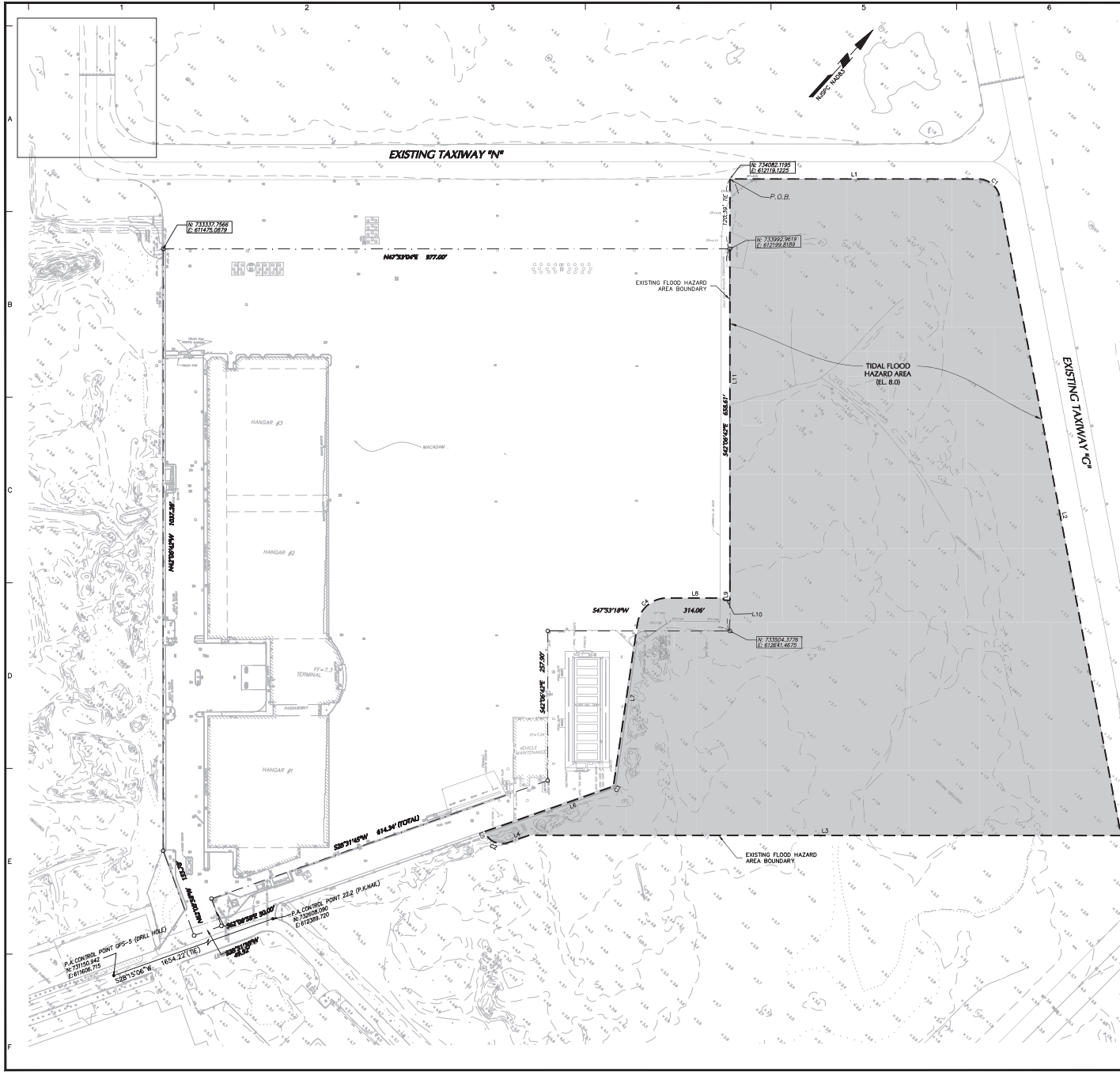


**5 PERVIOUS PAVEMENT SYSTEM A-2**

**6 PERVIOUS PAVEMENT SYSTEM A-5**

**4 PERVIOUS PAVEMENT SYSTEM A-6**

Date	Description	No.
REVISIONS		
SIGNATURE	DANIEL MIOLA	DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No. 246504876300 <b>LANGAN</b> Langan Engineering and Environmental Services, LLC. 300 Kimball Drive Parsippany, NJ 07054		
T: 973.560.4900 F: 973.560.4801 www.langan.com NJ CERTIFICATE OF AUTHORIZATION NO. 24652796600		
<b>SIGNATURE SOUTH EXPANSION</b> TEBORORO AIRPORT BOROUGH OF MOONINGHOLE BLOCK 76, LOT 1.02 BOROUGH OF TEBORORO BLOCK 205, LOT 1 BERGEN COUNTY NEW JERSEY		
Drawing Title		
<b>DETAILS V</b>		
Project No.	001642434	
Date	07/12/2025	
Drawn By	CS	
Checked By	KMS/LM	
		<b>CS-505</b>



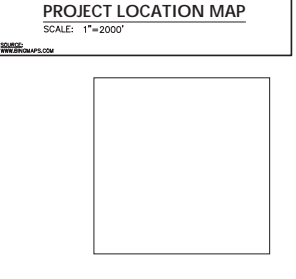
- ### GENERAL NOTES
1. THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
    - A. MAP ENTITLED "SITE DEVELOPMENT LINE, 20.59 + ACRES" PREPARED BY THE PORT AUTHORITY OF NY & NJ, DATED MARCH 22, 2002, NUMBER TEB-6000.
    - B. MAP ENTITLED "THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY, TETERBORO AIRPORT-SUBMIT A-SITE-C" DATED 07/23/03 DRAWING NUMBER TEB03-03.
    - C. MAP ENTITLED "AERIAL PLAN, FIRST AVIATION SERVICES SOUTH AREA, MOONACHIE, NEW JERSEY" DATED 04/08/02 AND PREPARED BY LANGAN ENGINEERING SERVICES, INC. DRAWING NUMBER 11-01.
    - D. MAP ENTITLED "AS-BUILT SURVEY, FIRST AVIATION, TETERBORO, BERGEN COUNTY, NEW JERSEY" DATED 03/03/09 AND PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
  2. THE MERIDIAN FOR THIS SITE IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83, AS ESTABLISHED USING TETERBORO AIRPORT SURVEY CONTROL POINTS.
  3. THE VERTICAL DATUM OF THIS SURVEY IS REFERENCED TO NAVD 1988, AS ESTABLISHED USING TETERBORO AIRPORT SURVEY CONTROL POINTS.
  4. THE LIMITS OF THE FLOOD HAZARD AREA HAVE BEEN DETERMINED BASED ON NDEP METHOD 2 (FEMA TIDAL METHOD). THE TIDAL FLOOD HAZARD AREA IS EQUAL TO THE FEMA 100-YEAR FLOOD ELEVATION DETERMINED TO BE ELEVATION 8.0, NAVD 88 (ELEVATION 9.0 NAVD 29). THE TIDAL FLOOD HAZARD AREA SHOWN ON THIS PLAN WAS REFERENCED FROM A FEMA PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) FOR THE NEW JERSEY MEADOWLANDS COMMISSION (BERGEN COUNTY), NEW JERSEY - PANEL NOS. 3400302054, 3400302056, 3400302058, AND 3400302064, DATED 08/29/2014.
  5. ALL OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (202)777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION DURING 2017-2018.
  6. PURSUANT TO THE FLOOD HAZARD AREA CONTROL ACT RULES (N.J.A.C.7-13), NO STATE OPEN WATERS OR RIPARIAN ZONES ARE PRESENT ON-SITE.
  7. EXISTING SIGNATURE LEASE LINE SHOWN HEREON IN ACCORDANCE WITH MAP REFERENCED IN NOTE 1B ABOVE.
  8. TOPOGRAPHIC AND PLANNING INFORMATION SHOWN HEREON BASED ON MAP REFERENCED IN NOTE 1B ABOVE. CURRENT SITE CONDITIONS HAVE NOT BEEN VERIFIED AND MAY OR MAY NOT HAVE CHANGED.
  9. THE SITE IS LOCATED IN PORTION OF MOONACHIE BOROUGH BLOCK 76, LOT 1.02 AND PORTION OF TETERBORO BOROUGH BLOCK 205, LOT 1.

### EXISTING FLOOD HAZARD AREA LINE DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 29°29'29" W	1122.28'
L2	N 89°29'29" W	1122.28'
L3	N 89°29'29" W	300.00'
L4	N 89°29'29" W	300.00'
L5	N 89°29'29" W	225.00'
L6	N 89°29'29" W	225.00'
L7	N 89°29'29" W	175.00'
L8	N 89°29'29" W	175.00'
L9	N 89°29'29" W	175.00'
L10	N 89°29'29" W	175.00'
L11	N 89°29'29" W	175.00'
L12	N 89°29'29" W	175.00'
L13	N 89°29'29" W	175.00'
L14	N 89°29'29" W	175.00'
L15	N 89°29'29" W	175.00'
L16	N 89°29'29" W	175.00'
L17	N 89°29'29" W	175.00'
L18	N 89°29'29" W	175.00'
L19	N 89°29'29" W	175.00'
L20	N 89°29'29" W	175.00'
L21	N 89°29'29" W	175.00'
L22	N 89°29'29" W	175.00'
L23	N 89°29'29" W	175.00'
L24	N 89°29'29" W	175.00'
L25	N 89°29'29" W	175.00'
L26	N 89°29'29" W	175.00'
L27	N 89°29'29" W	175.00'
L28	N 89°29'29" W	175.00'
L29	N 89°29'29" W	175.00'
L30	N 89°29'29" W	175.00'
L31	N 89°29'29" W	175.00'
L32	N 89°29'29" W	175.00'
L33	N 89°29'29" W	175.00'
L34	N 89°29'29" W	175.00'
L35	N 89°29'29" W	175.00'
L36	N 89°29'29" W	175.00'
L37	N 89°29'29" W	175.00'
L38	N 89°29'29" W	175.00'
L39	N 89°29'29" W	175.00'
L40	N 89°29'29" W	175.00'
L41	N 89°29'29" W	175.00'
L42	N 89°29'29" W	175.00'
L43	N 89°29'29" W	175.00'
L44	N 89°29'29" W	175.00'
L45	N 89°29'29" W	175.00'
L46	N 89°29'29" W	175.00'
L47	N 89°29'29" W	175.00'
L48	N 89°29'29" W	175.00'
L49	N 89°29'29" W	175.00'
L50	N 89°29'29" W	175.00'
L51	N 89°29'29" W	175.00'
L52	N 89°29'29" W	175.00'
L53	N 89°29'29" W	175.00'
L54	N 89°29'29" W	175.00'
L55	N 89°29'29" W	175.00'
L56	N 89°29'29" W	175.00'
L57	N 89°29'29" W	175.00'
L58	N 89°29'29" W	175.00'
L59	N 89°29'29" W	175.00'
L60	N 89°29'29" W	175.00'
L61	N 89°29'29" W	175.00'
L62	N 89°29'29" W	175.00'
L63	N 89°29'29" W	175.00'
L64	N 89°29'29" W	175.00'
L65	N 89°29'29" W	175.00'
L66	N 89°29'29" W	175.00'
L67	N 89°29'29" W	175.00'
L68	N 89°29'29" W	175.00'
L69	N 89°29'29" W	175.00'
L70	N 89°29'29" W	175.00'
L71	N 89°29'29" W	175.00'
L72	N 89°29'29" W	175.00'
L73	N 89°29'29" W	175.00'
L74	N 89°29'29" W	175.00'
L75	N 89°29'29" W	175.00'
L76	N 89°29'29" W	175.00'
L77	N 89°29'29" W	175.00'
L78	N 89°29'29" W	175.00'
L79	N 89°29'29" W	175.00'
L80	N 89°29'29" W	175.00'
L81	N 89°29'29" W	175.00'
L82	N 89°29'29" W	175.00'
L83	N 89°29'29" W	175.00'
L84	N 89°29'29" W	175.00'
L85	N 89°29'29" W	175.00'
L86	N 89°29'29" W	175.00'
L87	N 89°29'29" W	175.00'
L88	N 89°29'29" W	175.00'
L89	N 89°29'29" W	175.00'
L90	N 89°29'29" W	175.00'
L91	N 89°29'29" W	175.00'
L92	N 89°29'29" W	175.00'
L93	N 89°29'29" W	175.00'
L94	N 89°29'29" W	175.00'
L95	N 89°29'29" W	175.00'
L96	N 89°29'29" W	175.00'
L97	N 89°29'29" W	175.00'
L98	N 89°29'29" W	175.00'
L99	N 89°29'29" W	175.00'
L100	N 89°29'29" W	175.00'

### LEGEND

- EXISTING SIGNATURE LINE
- EXISTING TOTAL FLOOD HAZARD AREA LIMITS
- TIDAL FLOOD HAZARD AREA (ELEV. 8.0)
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS



Date	Description	No.
REVISIONS		

SIGNATURE: *Matthew Sipple* DATE SIGNED: 2/25/2025  
 PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24650432100

SIGNATURE: *Daniel Miola* DATE SIGNED: 2/25/2025  
 PROFESSIONAL ENGINEER NJ Lic. No. 246504876300

**LANGAN**  
 Langan Engineering and Environmental Services, LLC.  
 300 Kimball Drive  
 Parsippany, NJ 07054  
 T: 973.560.4900 F: 973.560.4901 www.langan.com  
 TN CERTIFICATE OF AUTHORIZATION NO: 6607

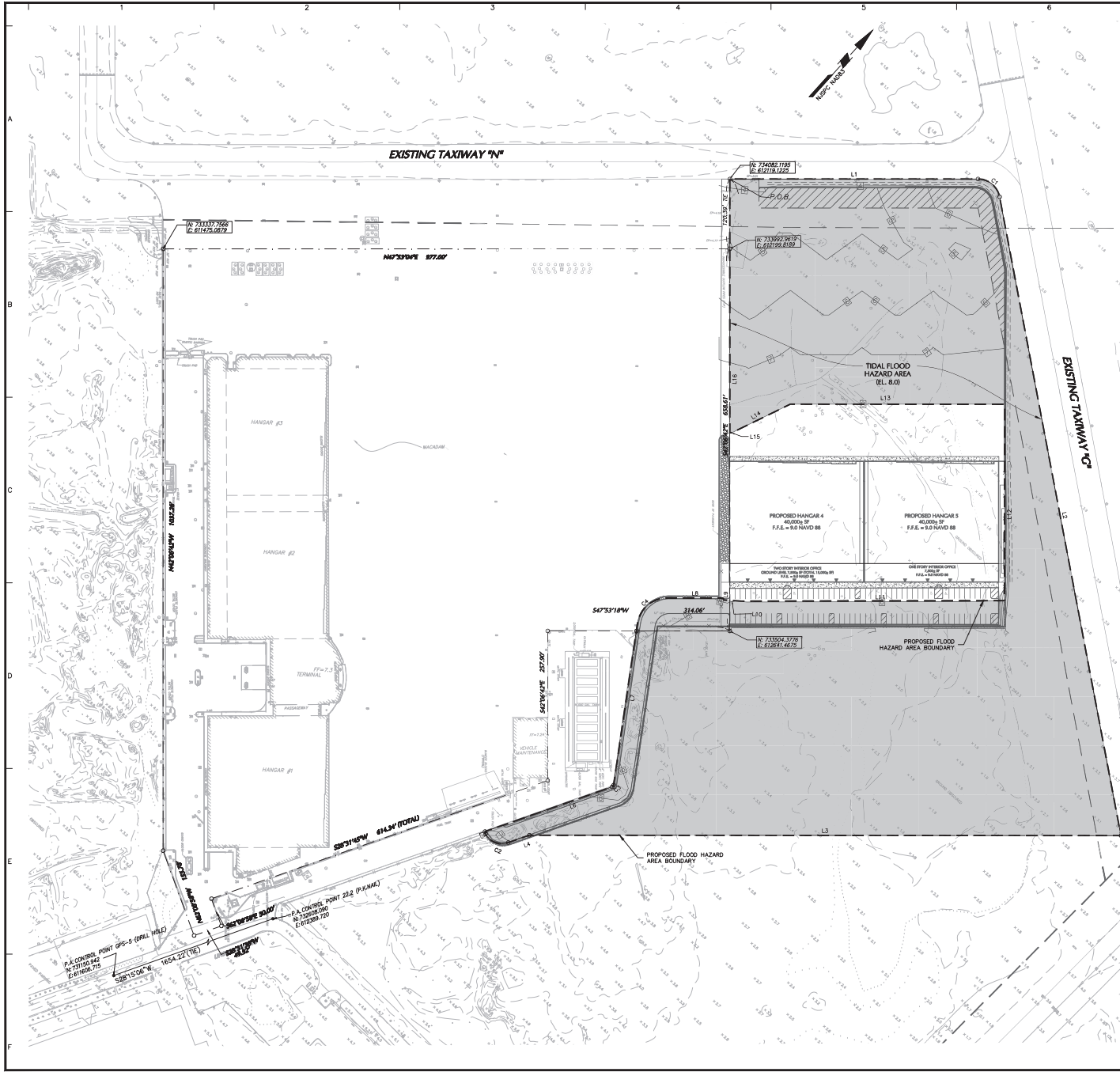
**SIGNATURE SOUTH EXPANSION**  
 TETERBORO AIRPORT  
 BOROUGH OF MOONACHIE BLOCK 76, LOT 1.02  
 BOROUGH OF TETERBORO BLOCK 205, LOT 1  
 BERGEN COUNTY NEW JERSEY

**FLOOD HAZARD AREA VERIFICATION PLAN - EXISTING CONDITIONS**

Project No. 001642434  
 Date: 7/29/2025  
 Drawn By: CS  
 Checked By: KMR/LM

WF-101





- ### GENERAL NOTES
- THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
    - MAP ENTITLED "SITE DEVELOPMENT LINE, 20.59 ± ACRES" PREPARED BY THE PORT AUTHORITY OF NY & NJ, DATED MARCH 22, 2002, NUMBER TEB-6000.
    - MAP ENTITLED "THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY, TETERBORO AIRPORT-EXHIBIT A-SITE-0" DATED 07/23/03 DRAWING NUMBER TEB03-03.
    - MAP ENTITLED "AERIAL PLAN, FIRST AMATION SERVICES SOUTH AREA, MOONACHE, NEW JERSEY" DATED 04/09/02 AND PREPARED BY LANGAN ENGINEERING SERVICES, INC. DRAWING NUMBER 11.01.
    - MAP ENTITLED "AS-BUILT SURVEY, FIRST AMATION, TETERBORO, BERGEN COUNTY, NEW JERSEY" DATED 03/02/09 AND PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
  - THE MERIDIAN FOR THIS SITE IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83, AS ESTABLISHED USING TETERBORO AIRPORT SURVEY CONTROL POINTS.
  - THE VERTICAL DATUM OF THIS SURVEY IS REFERENCED TO NAVD 1988, AS ESTABLISHED USING TETERBORO AIRPORT SURVEY CONTROL POINTS.
  - THE LIMITS OF THE FLOOD HAZARD AREA HAVE BEEN DETERMINED BASED ON NDEP METHOD 2 (FEMA TIDAL METHOD). THE TIDAL FLOOD HAZARD AREA IS EQUAL TO THE FEMA 100-YEAR FLOOD ELEVATION DETERMINED TO BE ELEVATION 8.0, NAVD 88 (ELEVATION 9.0 NAVD 29). THE TIDAL FLOOD HAZARD AREA SHOWN ON THIS PLAN WAS REFERENCED FROM A FEMA PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) FOR THE NEW JERSEY MEADOWLANDS COMMISSION (BERGEN COUNTY), NEW JERSEY - PANEL NOS. 3400302521, 3400302561, 3400302581 AND 3400302541, DATED 09/29/2014.
  - ALL OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609)772-2454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
  - PURSUANT TO THE FLOOD HAZARD AREA CONTROL ACT RULES (N.J.A.C.7:13), NO STATE OPEN WATERS OR RIPARIAN ZONES ARE PRESENT ONSITE.
  - EXISTING SIGNATURE LEASE LINE SHOWN HEREON IN ACCORDANCE WITH MAP REFERENCED IN NOTE 1B ABOVE.
  - TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN HEREON BASED ON MAP REFERENCED IN NOTE 1D ABOVE. CURRENT SITE CONDITIONS HAVE NOT BEEN VERIFIED AND MAY OR MAY NOT HAVE CHANGED.
  - THE SITE IS LOCATED IN PORTION OF MOONACHE BOROUGH BLOCK 76, LOT 1.02 AND PORTION OF TETERBORO BOROUGH BLOCK 203, LOT 1.



### PROPOSED FLOOD HAZARD AREA LINE DESCRIPTION

LINE	BEARING	DISTANCE
L11	N 47°30'24" W	41.8779
L12	N 29°52'12" W	110.2507
L13	N 81°58'18" W	4.99
L14	N 89°24'24" W	281.36
L15	N 21°43'18" W	13.11
L16	N 29°52'12" W	254.06
L17	N 29°52'12" W	138.04
L18	N 79°24'24" W	369.39
L19	N 29°52'12" W	138.04
L20	N 81°58'18" W	4.99
L21	N 29°52'12" W	437.84

CURVE	BEARING	LENGTH	ANGLE	APPROX. PERCENTAGE	LENGTH
C1	35.00	24.95	79.72	11.29	21.76
C2	4.00	4.94	82.13	11.02	4.13
C3	4.00	4.94	82.13	11.02	4.13
C4	15.00	73.35	81.58	11.25	67.30

### LEGEND

- EXISTING SIGNATURE LINE
- - - PROPOSED TIDAL FLOOD HAZARD AREA LIMITS
- TIDAL FLOOD HAZARD AREA (ELEV. 8.0)
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS

Date	Description	No.
REVISIONS		

SIGNATURE: *Matthew Sipple* DATE SIGNED: 7/29/2025  
 PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24G50432100

SIGNATURE: *Daniel Miola* DATE SIGNED: 7/29/2025  
 PROFESSIONAL ENGINEER NJ Lic. No. 24E04476300

**LANGAN**  
 Langan Engineering and Environmental Services, LLC.  
 300 Kimball Drive  
 Parsippany, NJ 07054  
 T: 973.560.4900 F: 973.560.4901 www.langan.com  
 TN CERTIFICATE OF AUTHORIZATION NO: 6607












Project: **SIGNATURE SOUTH EXPANSION**  
 TETERBORO AIRPORT  
 BOROUGH OF MOONACHE BLOCK 76, LOT 1.02  
 BOROUGH OF TETERBORO BLOCK 203, LOT 1  
 BERGEN COUNTY NEW JERSEY

Drawing Title: **FLOOD HAZARD AREA VERIFICATION PLAN - PROPOSED CONDITIONS**

Project No. 001642434  
 Date: 7/29/2025  
 Drawn By: CS  
 Checked By: KM/LLM  
**WF-102**

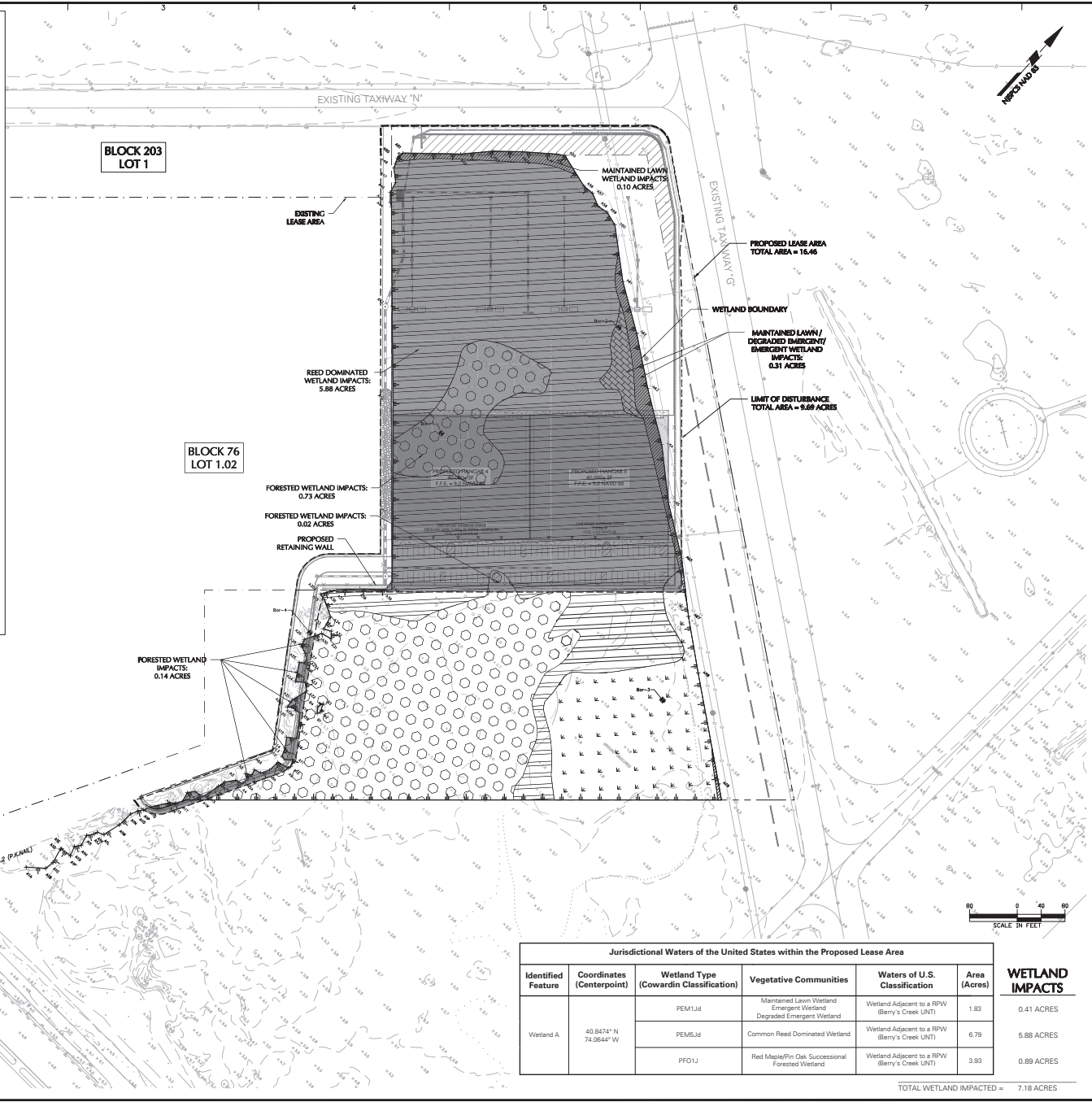


**LEGEND**

-  PROJECT AREA
-  PROPOSED LEASE LINE
-  EXISTING LEASE LINE
-  DATA POINT
-  JURISDICTIONAL WETLANDS WITHIN PROPOSED LEASE AREA - 12.55 ACRES
-  MAINTAINED LAWN WETLAND
-  COMMON REED DOMINATED WETLAND
-  RED MAPLE/PIN OAK SUCCESSIONAL FORESTED WETLAND
-  EMERGENT WETLAND
-  DEGRADED EMERGENT WETLAND
-  WETLAND IMPACTS

**NOTES**

1. THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
  - A. MAP ENTITLED "SITE DEVELOPMENT LINE, 20.59 + ACRES" PREPARED BY THE PORT AUTHORITY OF NY & NJ, DATED MARCH 22, 2002, NUMBER TE8-6009.
  - B. MAP ENTITLED "THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY, TETERBORO AIRPORT-EXHIBIT A-SITE-0" DATED 07/23/03 DRAWING NUMBER TE803-03.
  - C. MAP ENTITLED "AERIAL PLAN, FIRST AVIATION SERVICES SOUTH AREA, MOONACHE, NEW JERSEY" DATED 04/08/02, PREPARED BY LANGAN ENGINEERING SERVICE, INC., DRAWING NUMBER 11.01.
  - D. MAP ENTITLED "AS-BUILT SURVEY, FIRST AVIATION, TETERBORO, BERGEN COUNTY, NEW JERSEY" DATED 03/03/08, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
2. THE MERIDIAN OF THIS PLAN IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83).
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. WETLANDS WERE DELINEATED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. WETLAND SCIENTISTS IN APRIL, 2014, ON DECEMBER 9, 2014. THE USACE-NYD ISSUED AN APPROVED JURISDICTIONAL DETERMINATION FOR THAT SITE WHICH DETERMINED THAT LANGAN'S WETLAND DELINEATION ACCURATELY REFLECTED THE EXTENT OF WATERS OF THE UNITED STATES PRESENT, ON FEBRUARY 9, 2023, PRINCETON HYDRO, LLC CONFIRMED THAT THE EXTENT OF WATERS OF THE UNITED STATES ON-SITE REMAIN UNCHANGED FROM THOSE PREVIOUSLY APPROVED BY THE USACE.
5. DELINEATION OF VEGETATIVE COMMUNITIES WAS PROVIDED TO LANGAN BY PRINCETON HYDRO, LLC ON 16 MARCH 2023.
6. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.



Jurisdictional Waters of the United States within the Proposed Lease Area						
Identified Feature	Coordinates (Centerpoint)	Wetland Type (Cowardin Classification)	Vegetative Communities	Waters of U.S. Classification	Area (Acres)	WETLAND IMPACTS
Wetland A	40.8474° N 74.0644° W	PEM1Jd	Maintained Lawn Wetland Emergent Wetland Degraded Emergent Wetland	Wetland Adjacent to a RPW (Berry's Creek UNT)	1.83	0.41 ACRES
		PEM5Jd	Common Reed Dominated Wetland	Wetland Adjacent to a RPW (Berry's Creek UNT)	6.79	5.88 ACRES
		PFO1J	Red Maple/Pin Oak Successional Forested Wetland	Wetland Adjacent to a RPW (Berry's Creek UNT)	3.92	0.89 ACRES
<b>TOTAL WETLAND IMPACTED =</b>					<b>7.18 ACRES</b>	

Date	Description	No.
REVISIONS		
		
SIGNATURE		DATE SIGNED
DANIEL MIOLA		
PROFESSIONAL ENGINEER, NJ Lic. No. 246E04876300		
<b>LANGAN</b>		
Langan Engineering and Environmental Services, LLC.		
300 Kimball Drive Passaic, NJ 07654		
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ CERTIFICATE OF AUTHORIZATION NO: 6607		
Project		
<b>SIGNATURE SOUTH EXPANSION</b>		
TETERBORO AIRPORT BOROUGH OF MOONACHE BLOCK 76, LOT 1.02 BOROUGH OF TETERBORO BLOCK 203, LOT 1 BERGEN COUNTY NEW JERSEY		
Drawing Title		
<b>WETLAND IMPACT PLAN</b>		
Project No.	<b>001642434</b>	
Date	<b>11/16/2025</b>	
Drawn By	<b>CS</b>	
Checked By	<b>MM</b>	

**WC-101**