

ORDINANCE NO 3, 2015

AN ORDINANCE AMENDING ORDINANCE 20, 2004 AN ORDINANCE DECLARING THE PRUDENTIAL AND BLOOM SITES IN NEED OF REDEVELOPMENT AND APPROVING A REDEVELOPMENT PLAN FOR THOSE AREAS AND REPEALING ALL ORDINANCES HERETOFORE ADOPTED THE PROVISIONS OF WHICH ARE INCONSISTENT HEREWITH.

BE IT ORDAINED, by the Common Council of the City of Linwood, County of Atlantic and State of New Jersey as follows:

SECTION 1: A Redevelopment Plan entitled "Redevelopment Area Plan Prudential And Bloom Sites, City of Linwood", dated April, 2003, and revised July 8, 2003, November 18, 2003, November 24, 2003 and October 12, 2004 prepared by Peter P. Karabashian Associates, Inc. was adopted pursuant to Ordinance 20, 2004 on October 27, 2004. The specific property deemed to be in the redevelopment zone is as follows: Block 1, Lot 49 and Block 1, Lots 26.01 and 26.02, as designated on the Tax Map of the City of Linwood and hereinafter referred to as the "Prudential and Bloom Sites Redevelopment Project" or the "Redevelopment Area". Ordinance No. 20 2004 was previously amended by Ordinance No. 13 2011, adopted on September 14, 2011 and was further amended by Ordinance No. 2 2015.

SECTION 2: A copy of the Plan is on file in the office of the City Clerk and available to persons desiring to examine the document.

SECTION 3: Whereas, the Common Council of the City of Linwood is desirous of further amending the Redevelopment Plan in accordance with all applicable laws and statutes and whereas Exhibit "A", the Amendment to the Redevelopment Area Plan Prudential and Bloom Sites City of Linwood ("Amendment to Redevelopment Plan"), attached hereto and incorporated herein, has been prepared, the Redevelopment Plan be and is hereby amended to

include the following: Exhibit "A", the Amendment to the Redevelopment Plan; Exhibit "1", attached to the Amendment to Redevelopment Plan, the Zoning Requirements, Regulations and Standards Applicable to the Bloom Site Redevelopment Area, inclusive of all Exhibits thereto, more specifically, Exhibit "A", Pre-engineered Site Plan, Buffer Landscape Plan and Sign Plans, collectively, the "Plan".

SECTION 4: Copy of Amended Redevelopment Plan. A copy of the Amended Redevelopment Plan and all Exhibits thereto have been filed in the office of the City Clerk and shall remain there to be made available to persons desiring to examine the documents.

SECTION 5: The Redevelopment Plan as amended by this Amendment is an explicit amendment to the Zoning District Map and Zoning and Land Use Code of the City of Linwood as applicable to the Bloom Site only.

SECTION 6: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies and should any section, clause, sentence, phrase or provision of any item in this ordinance be declared unconstitutional or invalid by a Court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 7: This Ordinance shall take effect upon final passage and publication as provided by law and the filing of same with the Atlantic County Planning Board as required by N.J.S.A. 40:55D-60 of the revised Statues of the State of New Jersey.

FIRST READING: February 11, 2015  
PUBLICATION: February 16, 2015  
PASSAGE: March 11, 2015

The within Ordinance was introduced at a meeting of the Common Council of the City of Linwood, County of Atlantic and State of New Jersey held on February 11, 2015 and will be further considered for final passage after a public hearing thereon at a meeting of said Common Council on March 11, 2015.

  
LEIGH ANN NAPOLI, CLERK

  
RICHARD L. DEPAMPHILIS, III, MAYOR

**EXHIBIT "A"**  
**AMENDMENT TO**  
**REDEVELOPMENT AREA PLAN**  
**PRUDENTIAL AND BLOOM SITES**  
**CITY OF LINWOOD**  
**EFFECTIVE \_\_\_\_\_, 2011**

**BACKGROUND**

The Redevelopment Area Plan Prudential and Bloom Sites, dated April, 2003 and last revised October 12, 2004 (the "Redevelopment Plan") affects two (2) distinct parcels of property each designated an area in need of redevelopment under the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-1 et m.) (each a "Redevelopment Area").

Redevelopment of one of the Redevelopment Areas as identified in the Redevelopment Plan as the Bloom Site, Block 1, Lot 26.01 and 26.02 on the Official Tax Map of the City of Linwood, Atlantic County (the "Bloom Site"), is being undertaken by the property owner, New Linwood Office Park LLC, a New Jersey limited liability company, as the designated Redeveloper pursuant to that certain Redevelopment Agreement dated October 22, 2014, between New Linwood Office Park LLC and the City of Linwood (the "Redevelopment Agreement").

New Linwood Office Park LLC has proposed to the City of Linwood development within the Bloom Site that would provide additional commercial ratables to the City and further the completion of certain public improvements, as more specifically set forth herein and in all Exhibits hereto, contemplated in the Redevelopment Plan and the Redevelopment Agreement.

The City desires to amend the Redevelopment Plan to provide for the commercial development within the Bloom Site proposed by New Linwood Office Park LLC, such development being in the best interest of the public health, safety and welfare of the residents of the City of Linwood.

Now, therefore, this Amendment to Redevelopment Area Plan Prudential and Bloom Sites (the "Amendment"), having been adopted by the City Council of the City of Linwood through Ordinance No. 3 on second reading held on March 11, 2015, hereby amends the Redevelopment Plan as follows:

1. This Amendment affects only the Bloom Site. All provisions of the Redevelopment Plan, as previously amended by Ordinance No. 13, 2011 and Ordinance No. 2, 2015, remain in full force and effect as to the Redevelopment Area designated therein and referred to as the Prudential Site.
2. Article VI, Section C.2.b(1) is deleted in its entirety and the following Section C.2.b(1) is inserted in its place:

b. Permitted Uses and Related Zoning Standards

(1) The standards set forth in Exhibit 1 attached to this Amendment, including the full size copy of the site plan and landscape plan and sign exhibits attached there to and incorporated therein (collectively, the "Plan"), will govern the use and zoning standards applicable to those areas to be developed in accordance with the Redevelopment Plan as amended by this Amendment on the Bloom Site.

3. Article VI, Section 7.a is deleted in its entirety and the buffer standards set forth in Exhibit 1 attached to this Amendment will be the buffer requirements for development of the Bloom Site.

4. Article VI, Sections 8(a) through (i) are deleted in their entirety and the following are inserted into Article VI, Section 8:

(a) The ingress, egress and circulation into, out of and through the Bloom Site shall be as previously approved by NJDOT or as amended and further approved by NJDOT.

5. Exhibit D to the Redevelopment Plan is deleted in its entirety. The buffer standards set forth in Exhibit 1 and the Plan, inclusive of the landscape plan included in the Plan, shall be incorporated herein and made a part hereof at the Bloom Site.

6. Any Ordinance adopting this Amendment shall contain language indicating that the Redevelopment Plan as amended by this Amendment is an explicit amendment to the Zoning District Map and Zoning and Land Use Code of City of Linwood as applicable to the Bloom Site only.

7. Article XII, Section B and Section D are deleted in their entirety.

8. In addition to all other terms of the Redevelopment Plan as specifically amended by this Amendment, the Redevelopment Plan is amended to incorporate the following:

ARTICLE XIII ABATEMENT OF TAXES

The Governing Body of the City of Linwood finds that only commercial development of the Bloom Site is in the best interest of the City of Linwood and will encourage and promote tax ratables, job opportunities and support for existing businesses as well as public safety. Given the uncertainty of the commercial lending and financial markets, and the market forces negatively impacting development of real property in New Jersey, utilizing the real property tax abatement tools available under the Local Housing and Redevelopment Law would further the purposes of this Amendment and the Redevelopment Plan. Accordingly, in furtherance of the City's goals of the redevelopment of the Bloom Site, the City has entered into a Redevelopment Agreement.

9. Any additional design or related zoning standards may be incorporated herein or as part of the amendment to the Redevelopment Agreement as deemed appropriate by the Governing Body of the City of Linwood.

10. The Redevelopment Plan as amended by this Amendment is consistent with and is designed to effectuate the duly adopted Master Plan of the City of Linwood.

1311. All references in the Redevelopment Plan to "Redevelopment Plan," as applied to the Bloom Site only, shall mean and refer to the Redevelopment Plan as amended by this Amendment.

12. All terms, statements and conditions of the Redevelopment Plan applicable to the Bloom Site and not specifically modified in this Amendment shall remain in full force and effect as if fully set forth herein. In the event of conflict between the terms of the Redevelopment Plan and this Amendment, the terms of this Amendment shall control.

13. ARTICLE XIV, Section A is deleted in its entirety and the following is inserted into Article XIV, Section A in its place:

#### PROCEDURES FOR AMENDING THE APPROVED REDEVELOPMENT PLAN

A. This Redevelopment Plan, as amended, may be further amended from time to time upon compliance with all applicable laws and statutes and upon approval of the Governing Body. In addition to any other requirements, including but not limited to those imposed by N.J.S.A. 40A:12A-7 et seq., mutual agreement between the City and the Redeveloper is required only where a new or Amended Redeveloper's Agreement is in place and where an amendment would change the controls governing the use of land under said Agreement.

EXHI

## EXHIBIT "1"

### ZONING REQUIREMENTS, REGULATIONS AND STANDARDS APPLICABLE TO THE BLOOM SITE REDEVELOPMENT AREA

#### I. Use regulations.

A. Within the Redevelopment Area, no building structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed for any use other than the following:

(1) Retail sales of goods, including, but not limited to, the following:

- (i) camera, video, computer, and electronic goods; ;
- (ii) books, records, CDs and DVDs stores;
- (iii) clothing, shoes and accessories;
- (iv) baked good, pastries, bagels, cookies, candy and confections prepared on site for sale at retail;
- (v) frozen and other dessert products;
- (vi) office supplies;
- (vii) floor covering, upholstery, paint, hardware and home decorating stores;
- (viii) furniture;
- (ix) jewelry sales and service;
- (x) art, including galleries;
- (xi) luggage;
- (xii) musical instruments and sheet music;
- (xiii) sporting goods, equipment and awards, excluding all types of firearms;
- (xiv) toys, art and craft supplies and hobby crafts;
- (xv) small mechanical equipment/parts sales and repair, but excluding, lawnmowers and other gas-powered household and small business machinery, motorcycles and all heavy equipment and machinery;

on site;

- (xvi) garden supplies;
- (xvii) candy, confections and other packaged food not prepared
- (xviii) coffee and non-alcoholic beverages; and
- (xix) prescription and non-prescription eyeglass stores.

(2) Professional offices.

(3) Solar energy equipment as an accessory use, which may be mounted on light poles and pylon signs within the property, or may be mounted on top of any building and structure so long as such equipment is not visible from Route 9.

(4) Restaurants.

(5) Retail sales or provision of services, including, but not limited to, the following:

- (i) medical or dental clinic;
- (ii) out-patient medical services such as radiology, chemotherapy, dialysis and same-day surgery;
- (iii) education or training facilities such as art, music, dance, sports training and similar instructional schools;
- (iv) hair, nail and cosmetic services and applications including permanent make-up application, excluding all other tatoos;
- (v) massage, facial and tanning services;
- (vi) physical fitness center, training, gym or fitness club;
- (vii) photographic studios;
- (viii) catering;
- (ix) photocopying/blue printing;
- (x) data processing and data equipment servicing;
- (xi) protective services;



(xii) stenographic;

(xiii) radio and television stations, but no ground mounted antennas shall be permitted. Satellite dish antennas associated with such use shall only be permitted on the roof of buildings so long as such equipment is not visible from Route 9;

(xiv) recording studios and other communication centers;

(xv) telephone business centers;

(xvi) government contractor offices and testing facilities, including, but not limited to, contractors who provide testing and training for TSA and FAA employees, systems and services; provided, however, that no chemical, biological, munitions or live weapons testing occurs on the property; and

(xvii) postal and other mail or delivery services (retail only--not processing or distribution), including United States Postal Service facilities and private mail or UPS-type facilities.

(6) Governmental services such as Federal, State, municipal or county service offices (i.e. FAA, U.S. Census offices, City offices and branch offices of NJDOT and NJDEP) including law enforcement offices except parole offices, which are specifically a prohibited use as provided herein.

(7) Banks and financial institutions and service offices, including, but not limited to, financial advisors, accountants, tax preparers.

(8) Data Centers and data equipment facilities and data disaster relief facilities.

(9) Conference or meeting facility, or catering hall.

(10) Accessory uses incidental to any permitted use, including, but not limited to, storage areas and rooms and employee break, lunch and rest/lounge areas.

B. Prohibited Uses: Permitted uses shall specifically not include the following prohibited uses:

(1) Any and all residential uses.

(2) Tattoo sales and services.

(3) Adult entertainment facilities where nudity or partial nudity occurs.

- (4) Kennels, retail aquariums, zoos or any other establishments engaged, in any manner, in the breeding, boarding, maintenance or display of animals, other than pet shops and veterinary hospitals.
- (5) Warehouse or commercial storage rental units.
- (6) Fast food restaurants.
- (7) Gasoline filling stations.
- (8) Garages.
- (9) Automotive or garage repair shops.
- (10) Space leased for the storage of construction, industrial or manufacturing materials and equipment, inclusive of vehicular parking associated therewith.
- (11) Laundromat.
- (12) General retail grocery stores; provided, however, that specialty stores such as Trader Joes, Fresh Fields or Whole Foods stores shall be permitted.
- (13) Parole offices.

C. Special Use provisions.

- (1) Tables, chairs, benches, plant boxes and plantings and other amenities for tenants, occupants and users of the Project shall be permitted within the sidewalks around and adjacent to the buildings on the Property subject to the procedures set forth in this paragraph. Tenants desiring to utilize outdoor space for independent business activities of the specific tenant shall first secure the written consent for the proposed use from the landlord or property owner, then shall apply to the Redevelopment Committee, by way of notice to the Linwood Municipal Clerk, of the proposed use, including the complete and relevant information, including but not limited to a diagram, necessary for the Redevelopment Committee to fully understand the location, aesthetics and contemplated activity within such outdoor space. The Redevelopment Committee shall make a determination within twenty (20) days after receipt of the notice from the tenant as outlined in the prior sentence and a copy of the written consent from the landlord or property owner whether the proposed use is consistent with the terms of the Redevelopment Plan. For purposes of this provision, either "notice" to the Redevelopment Committee or the "determination" of the Redevelopment Committee can be sent by email, Fax or letter that is mailed or hand delivered. Unless the Redevelopment

Committee notifies the landlord or property owner within the twenty (20) day period that the proposed use is not consistent with the terms of the Redevelopment Plan, the tenant's proposed use is deemed permitted. The tenant's use of all outdoor space shall be in full compliance with all rules and regulations promulgated by the landlord or property owner from time to time and as approved by the Redevelopment Committee.

- (2) Process to determine if Uses are Permitted: If the Zoning Officer cannot determine whether a use proposed at the Property is a permitted use under Section A above, the Zoning Officer or the Property Owner may submit a written request to the Redevelopment Committee of the City for a determination as to whether the use is permitted. Such determination shall be made within twenty (20) days shall not make any determination within the twenty (20) day period, the use proposed shall be deemed permitted. Any party that disputes the determination of the Redevelopment Committee may file an appeal of the Redevelopment Committee's determination with the Governing Body of the City no later than twenty (20) days after the Redevelopment Committee's determination is memorialized in writing, such memorialization to be delivered to the Property Owner via email, FAX, regular mail or hand delivered and filed with the Zoning Officer.

## **II. BULK STANDARDS AND DESIGN CRITERIA.**

A. All buildings and structures within the Redevelopment Area shall conform to the following standards. Except as specifically provided in this Article II, no provision of the City of Linwood Zoning Code or Land Development Ordinances, except for definitions and design standards, unless otherwise provided for herein, shall apply to the development of any building, structure or land improvement within the Redevelopment Area. Attached hereto as Exhibit A and Exhibit B is an pre-engineered site plan, buffer landscape plan and sign plans (collectively, the "Plan") showing how the following standards shall be implemented in the Redevelopment Area to achieve the goals of the Redevelopment Plan, including the location and design of proposed property signage:

- (1) Impervious coverage shall not exceed the limits allowable in the NJDEP Coastal Zone Management Rules NJAC 7:7E (currently 80% of the net land area).
- (2) Square footage of all buildings on the property shall not exceed 50,000 square feet of building area for all floors of all buildings.
- (3) The maximum height of all buildings will be the lesser of fifty two (52) feet or four stories in height, excluding utilities mounted on the roof, as shown on Exhibit B, incorporated herein. Since the Bloom site is located entirely within a tidal flood hazard area, for the purpose of this ordinance the building height requirement for the Bloom Site shall be

measured at a point one foot above the flood hazard elevation as shown on the best available flood data for the region (currently FEMA preliminary flood maps).

- (4) Setback dimensions are not applicable. Only development as it appears on the approved Plan is permitted.
- (5) Off-street parking and loading requirements shall be permitted under the current parking approval applicable to the property, with off-street parking provided at a rate of 5.0 parking spaces per 1,000 square feet of leaseable building space as determined by the review of floor plans by the City Engineer. The minimum parking space shall be 18' by 9' in size.
- (6) Specific parking spaces may be designated for use by specific tenants/occupants of the property and such spaces identified with either pavement markings or erect signs at the head of the specific spaces.

B. Screening; buffers; signs; access.

- (1) Any trash receptacles, waste facilities or storage areas shall be appropriately screened by solid fencing and plantings of evergreen and/or deciduous trees and shrubs to form a continuous screen from grade elevation to a height of six feet.
- (2) Landscape buffers shall incorporate a combination of spatial separation, existing vegetation, fencing and additional plantings according to the approved Landscape Plan and shall be subject to the following:
  - (i) Width of buffer:
    - (1) Route 9 Frontage 20 feet from the Route 9 Right-of-way. Buffers along the front property boundary adjacent to Route 9 shall be used exclusively for landscaping, utilities, signs, sidewalks, bike paths and access. Existing trees in this specific area of the buffer area that must be removed in order to install utilities, signs, sidewalks, bike paths and access may be removed by the Redeveloper.
    - (2) Southern Property Line - 20 feet from the property boundary.
    - (3) Northern Property Line 20 feet from the property boundary.
  - (ii) All buffers will be subject to the following:

- (1) Existing plantings shall be maintained in all buffers to the extent possible and supplemented, to the extent necessary, with additional plantings, to provide a visual screen in accordance with the approved Plan. The buffer shall be maintained by the property owner for the life of the project;
  - (2) Existing trees may be removed from the Route 9 frontage buffer area as necessary for installation of Route 9 frontage landscaping, signs, utilities, sidewalks, access and as necessary for visibility of the property signage from Route 9.
- (3) The signage that is permitted in the Redevelopment Area is illustrated in Exhibit A Pages 1 and 3 attached hereto, which provides examples of the design and layout of building and tenant signage, recognizing that tenants may require brand specific signage in connection with their specific space, which shall be permitted. Signs may be internally or externally illuminated and have halo or illuminated characters, but no flashing or scrolling signs are permitted. Any signs different from those included in the Plan, including, but not limited to, temporary and brand specific signage, shall be subject to the review and approval of the Redevelopment Committee. All signage in the Bloom Site shall be subject to the following:
- (i) Monument Signs:
    - (1) One (1) monument sign as shown in Exhibit A Page 3, identifying the Project and/or one or more tenants may be installed anywhere on the Property, subject to the review and approval of the Redevelopment Committee;
  - (ii) Building Façade Signs:
    - (1) Each building may have one building mounted sign identifying the Project and one building mounted sign for each major tenant occupying such building. Major tenants are defined as any tenant occupying 3,000 square feet of space or more in the specific building;  
  
The size, design (including lighting) and location of all Building facade signs shall be as shown in Exhibit A Pages 1 and 3, subject to the review and approval of the Redevelopment Committee .
  - (iii) Other Signs:

(1) traffic and parking signage as required under and designed in conformance with applicable New Jersey Statutes Title 39 requirements.

(2) temporary marketing signage shall be permitted on the property prior to the complete occupancy of the property. Two 4-foot by 8-foot marketing signage shall be permitted which may include a graphic rendering of the project.

(4) No City of Linwood storm water drainage design or layout requirements shall apply to development in the Redevelopment Area. Only storm water drainage requirements under NJDEP regulations and statutes, if applicable, will apply to development in the Redevelopment Area.

(5) Access to any public street, thoroughfare or right-of-way shall be as approved by NJDOT. Any drive aisle permitting two-way traffic shall not exceed 36 feet in width or be less than 24 feet in width; provided, however, that drive aisles that fall within the jurisdiction of NJDOT shall be designed as required by NJDOT. Any drive aisle permitting one-way traffic shall not exceed 22 feet in width or be less than 18 feet in width. Where any drive aisle crosses a landscaped area long any lot line, such drive aisle shall be an angle of 90° to the landscaped area. Where it is impossible to provide the drive aisle in a ninety-degree angle, the angle shall as closely approximate to 90° as is possible.

(6) Wetlands and wetlands buffer areas within the property may be used for purposes of determining compliance of the project with storm water drainage requirements, impervious surface, building and other coverage ratios and other bulk standards. No improvements may be installed in the wetland buffer areas except as specifically permitted by NJDEP.

C. In the event there is a conflict between or uncertainty as to whether the provisions of the standards set forth in this Zoning Requirements, Regulations and Standards Applicable to the Bloom Site Redevelopment Area or any other zoning code, ordinance, regulation or standard in the official Code of the City of Linwood, the standards and requirements set forth in this Zoning Requirements, Regulations and Standards Applicable to the Bloom Site Redevelopment Area shall control.

# EXHIBIT A TO EXHIBIT I

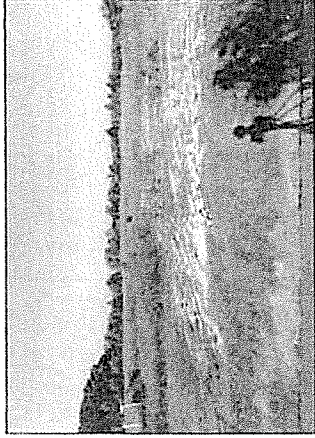
## 1901 LINWOOD TOWER

BLOCK 1, LOTS 26.01 & 26.02  
CITY OF LINWOOD, ATLANTIC COUNTY, NEW JERSEY

### PRELIMINARY SITE PLANS



AERIAL MAP  
SCALED 1" = 50'



SITE PHOTO  
1/18/11

### APPLICANT: NEW LINWOOD OFFICE PARK, LLC

1413 STAGECOACH ROAD  
OCEAN VIEW, NEW JERSEY 08230

**Marathon**

ENGINEERING & ENVIRONMENTAL SERVICES, INC.

553 BECKETT ROAD, SUITE 608, SWEDESBORO, NJ 08085  
2922 ATLANTIC AVENUE, SUITE 3A, ATLANTIC CITY, NJ 08401

**UNIT**  
SCALE 1" = 100'  
DATE: 1/18/11  
PROJECT: 1901 LINWOOD TOWER  
SHEET NO. 1 OF 1

OWNER / APPLICANT  
NEW LINWOOD OFFICE PARK, LLC  
1413 STAGECOACH ROAD  
OCEAN VIEW, NJ 08230

#### APPLICANT INTENT

THE APPLICANT IS SUBMITTING THESE PRELIMINARY SITE PLANS FOR THE PROPOSED CONSTRUCTION OF A 100,000 SQUARE FOOT OFFICE BUILDING AND A 200,000 SQUARE FOOT GARAGE BUILDING ON LOTS 26.01 AND 26.02 OF BLOCK 1, LOT 26.01 & 26.02, OFFICE PARK, LINWOOD, ATLANTIC COUNTY, NEW JERSEY. THE APPLICANT INTENDS TO DEVELOP THESE LOTS AS AN OFFICE PARK. THE APPLICANT REQUESTS THE BOARD TO APPROVE THE PRELIMINARY SITE PLANS.

#### CERTIFICATION OF APPROVALS

I HEREBY CERTIFY THAT THE SITE PLAN HAS BEEN APPROVED BY THE BOARD OF APPROVALS OF THE CITY OF LINWOOD, ATLANTIC COUNTY, NEW JERSEY.

DATE: \_\_\_\_\_  
COMMISSIONER: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

DATE	NO.	DESCRIPTION	SCALE	STATUS
1/18/11	1	PRELIMINARY SITE PLAN	1" = 50'	APPROVED
2/2/11	2	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	3	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	4	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	5	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	6	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	7	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	8	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	9	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	10	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	11	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	12	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	13	FINAL SITE PLAN	1" = 50'	PENDING
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3/1/11	22	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	23	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	24	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	25	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	26	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	27	FINAL SITE PLAN	1" = 50'	PENDING
3/1/11	28	FINAL SITE PLAN	1" = 50'	PENDING
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3/1/11	30	FINAL SITE PLAN	1" = 50'	PENDING

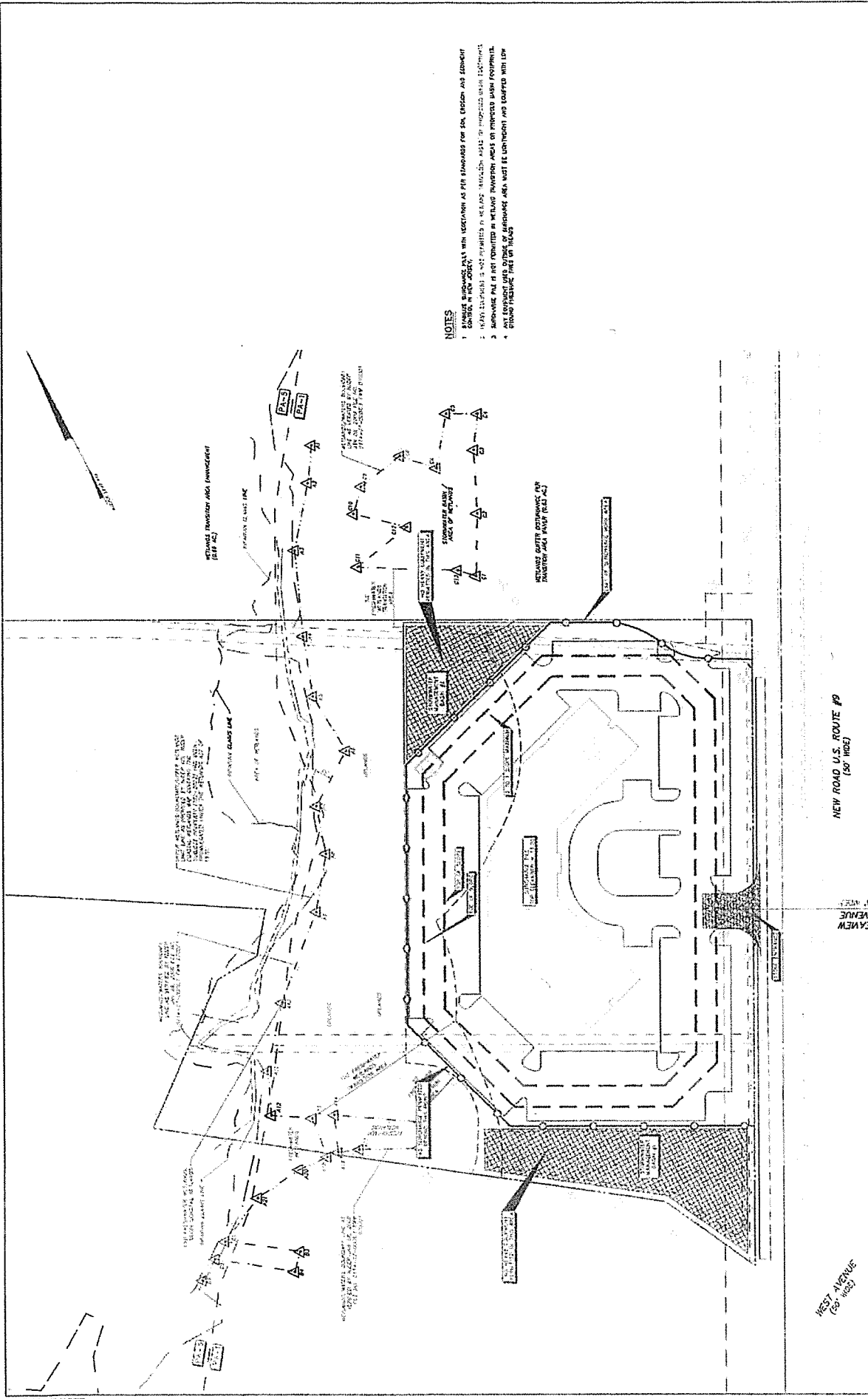
**MARATHON**  
Engineering & Environmental Services, Inc.  
1901 Linwood Tower  
Ocean View, NJ 08230  
Tel: 856-771-1111  
Fax: 856-771-1112

1901 LINWOOD TOWER  
BLOCK 1, LOTS 26.01 & 26.02  
CITY OF LINWOOD, ATLANTIC COUNTY, NEW JERSEY  
COVER SHEET  
NEW LINWOOD OFFICE PARK, LLC  
1413 STAGECOACH ROAD  
OCEAN VIEW, NJ 08230  
JASON T. SCHULLO, P.E.  
1901 LINWOOD TOWER, OCEAN VIEW, NJ 08230

C0001



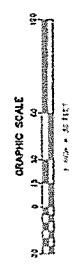




**NOTES**

1. FINISH ELEVATIONS SHALL BE NOTED ON ALL DIMENSIONS FOR SOL, BROWN AND CONCRETE CURBS, IN NEW YORK.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. SUBMITTAL SHALL BE FOR CONSTRUCTION OF ALL DIMENSIONS AND LOCATIONS AS SHOWN WITH ALL OTHER NECESSARY DATA AND NOTES.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

<b>1901 LINWOOD TOWER</b> NEW LINWOOD TOWER AND LANDSCAPE CITY OF SEAWAY, NEW JERSEY		<b>Mail</b> 022 Engineering & Environmental Services, Inc. 100 Algonquin Avenue, Suite 200 Seaway, New Jersey 08086 Telephone: 856-329-1111 Fax: 856-329-1112 E-Mail: jts@eesinc.com	<b>C0100</b>
<b>SITE SURCHARGE PLAN</b> NEW LINWOOD OFFICE PARK, LLC 1901 LINWOOD TOWER SEAWAY, NEW JERSEY			
<b>JASON T. SCULLO, P.E.</b> PROFESSIONAL ENGINEER No. 26147			



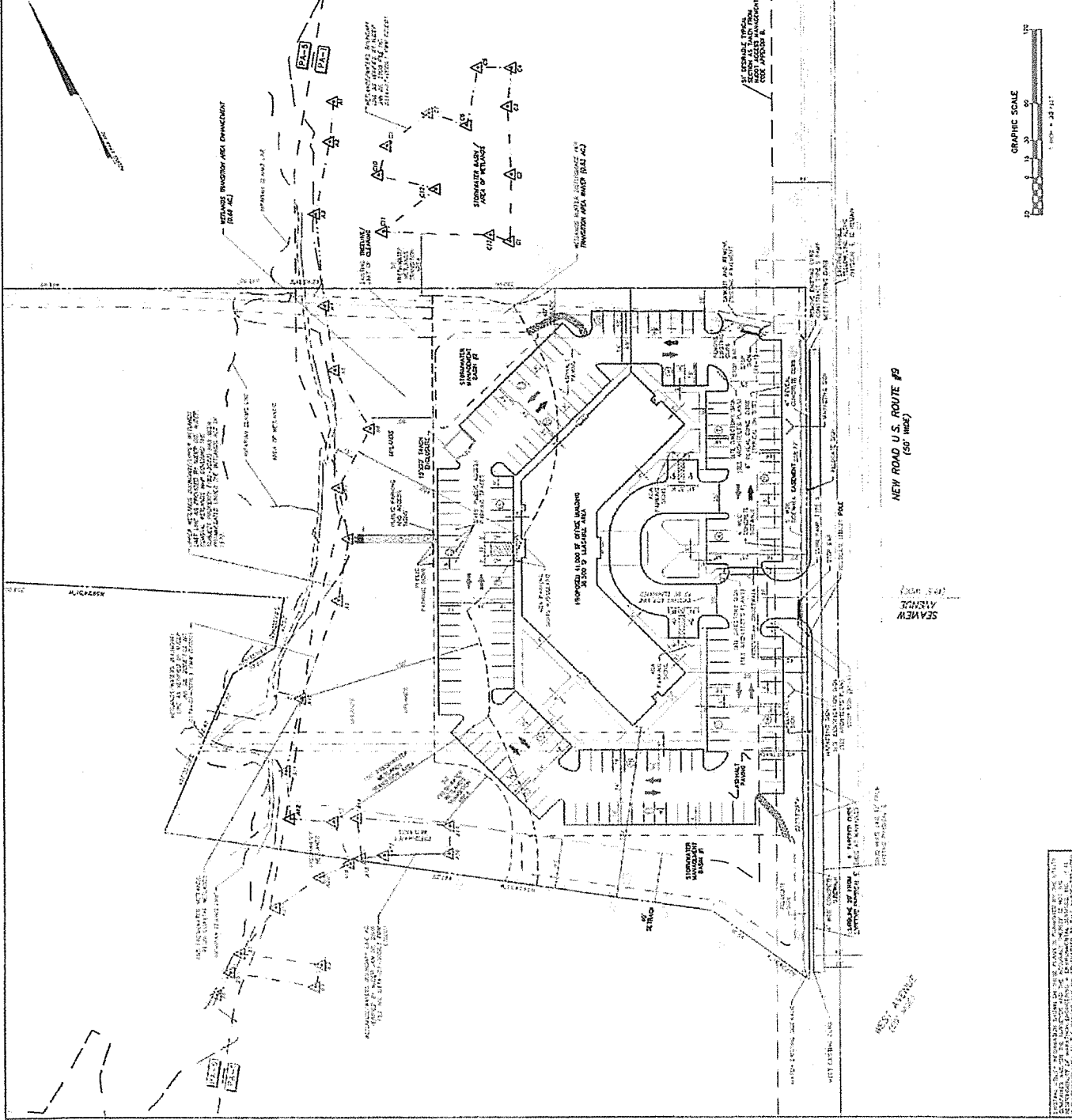
THIS PLAN WAS PREPARED BY THE ENGINEER OR ARCHITECT SHOWN THEREON AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

**ZONING SCHEDULE**

ZONING DISTRICT	PERMITTED OR RESTRICTED ACTIVITIES	PERMITTED OR RESTRICTED ACTIVITIES	PERMITTED OR RESTRICTED ACTIVITIES	PERMITTED OR RESTRICTED ACTIVITIES
177-33 B	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	CONFORMS
177-33(N)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(A)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(B)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(C)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(D)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(E)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(F)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(G)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(H)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(I)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(J)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(K)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(L)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(M)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(N)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(O)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(P)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(Q)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(R)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(S)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(T)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(U)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(V)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(W)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(X)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(Y)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A
177-34(Z)	USE OF LAND FOR RESIDENTIAL PURPOSES	PROFESSIONAL AND BUSINESS OFFICES	PROFESSIONAL AND BUSINESS OFFICES	N/A

**NOTES**

1. ALL DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AS AMENDED TO DATE.
2. THE ZONING DISTRICTS ARE SHOWN ON THE ZONING MAP AS INDICATED BY THE SHADING.
3. THE ZONING DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AS AMENDED TO DATE.
4. THE ZONING DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AS AMENDED TO DATE.
5. THE ZONING DISTRICTS ARE SUBJECT TO THE ZONING ORDINANCE AS AMENDED TO DATE.



**1901 LINWOOD TOWER**  
 1901 LINWOOD TOWER  
 CITY OF DUNWOOD, NEW JERSEY

**SITE PLAN**

**NEW LINWOOD OFFICE PARK, LLC**  
 1901 LINWOOD TOWER  
 CITY OF DUNWOOD, NEW JERSEY

**JASON T. SCIULLO, P.E.**  
 1901 LINWOOD TOWER  
 CITY OF DUNWOOD, NEW JERSEY

**MAI**  
 Engineering & Environmental Services, Inc.  
 1901 LINWOOD TOWER  
 CITY OF DUNWOOD, NEW JERSEY

**C0101**

THIS PLAN IS THE PROPERTY OF MAI ENGINEERING & ENVIRONMENTAL SERVICES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAI ENGINEERING & ENVIRONMENTAL SERVICES, INC.

**SOIL BORING NO. 1**

DEPTH OF TEST PIT	10.00
SOIL TYPE	CLAY
WATER TABLE	10.00
TEST PIT NO.	1
TEST PIT DATE	10/10/00
TEST PIT LOCATION	10.00
TEST PIT DIRECTION	10.00
TEST PIT DIAMETER	10.00
TEST PIT AREA	10.00
TEST PIT PERIMETER	10.00
TEST PIT VOLUME	10.00
TEST PIT WEIGHT	10.00
TEST PIT MOISTURE	10.00
TEST PIT PLASTICITY	10.00
TEST PIT LIQUIDITY	10.00
TEST PIT UNIFORMITY	10.00
TEST PIT COMPACTNESS	10.00
TEST PIT SETTLEMENT	10.00
TEST PIT STRENGTH	10.00
TEST PIT STIFFNESS	10.00
TEST PIT PERMEABILITY	10.00
TEST PIT SWELLING	10.00
TEST PIT SHRINKAGE	10.00
TEST PIT ORGANIC CONTENT	10.00
TEST PIT ACIDITY	10.00
TEST PIT SALT CONTENT	10.00
TEST PIT HEAVY METALS	10.00
TEST PIT RADIATION	10.00
TEST PIT OTHER	10.00

**SOIL BORING NO. 2**

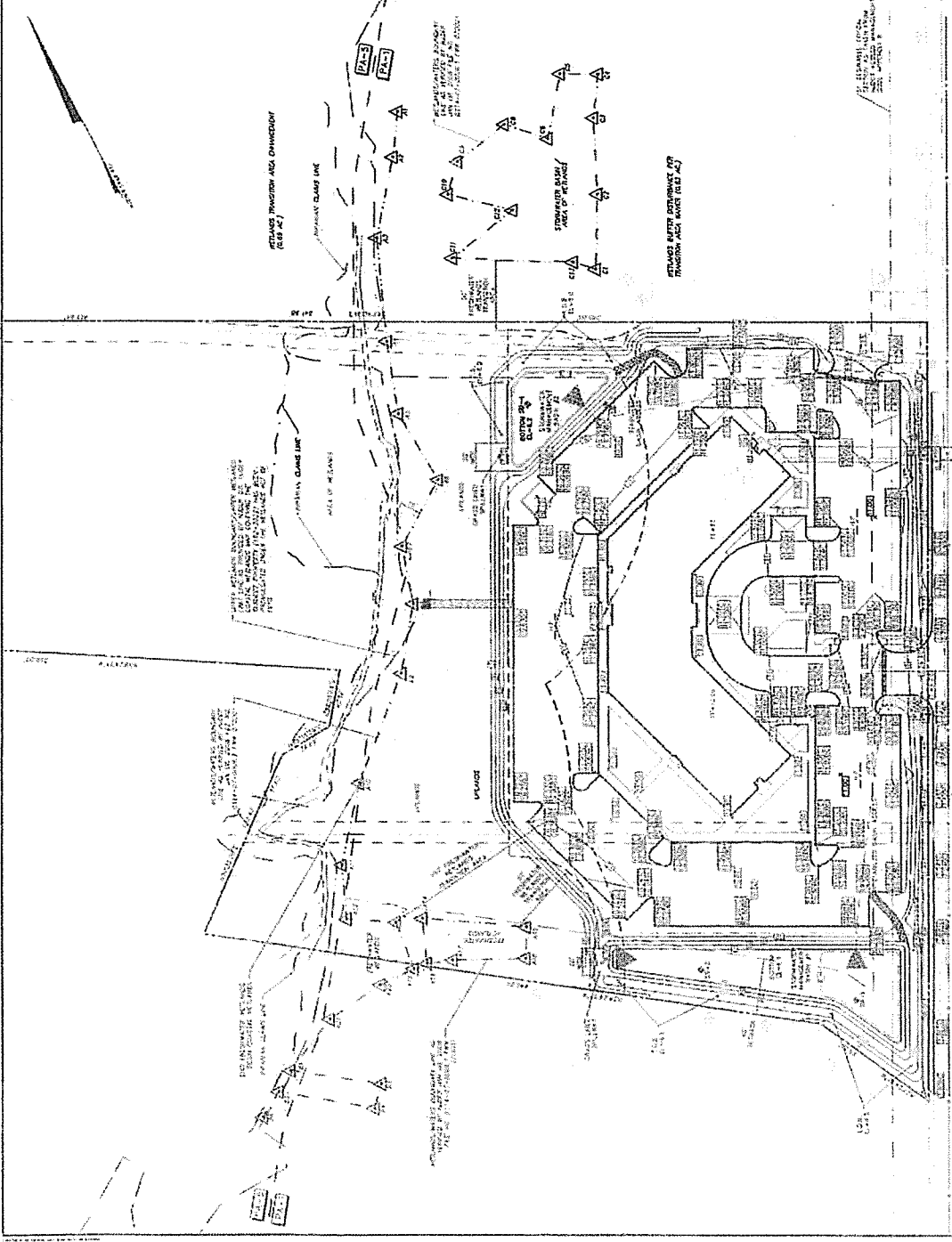
DEPTH OF TEST PIT	10.00
SOIL TYPE	CLAY
WATER TABLE	10.00
TEST PIT NO.	2
TEST PIT DATE	10/10/00
TEST PIT LOCATION	10.00
TEST PIT DIRECTION	10.00
TEST PIT DIAMETER	10.00
TEST PIT AREA	10.00
TEST PIT PERIMETER	10.00
TEST PIT VOLUME	10.00
TEST PIT WEIGHT	10.00
TEST PIT MOISTURE	10.00
TEST PIT PLASTICITY	10.00
TEST PIT LIQUIDITY	10.00
TEST PIT UNIFORMITY	10.00
TEST PIT COMPACTNESS	10.00
TEST PIT SETTLEMENT	10.00
TEST PIT STRENGTH	10.00
TEST PIT STIFFNESS	10.00
TEST PIT PERMEABILITY	10.00
TEST PIT SWELLING	10.00
TEST PIT SHRINKAGE	10.00
TEST PIT ORGANIC CONTENT	10.00
TEST PIT ACIDITY	10.00
TEST PIT SALT CONTENT	10.00
TEST PIT HEAVY METALS	10.00
TEST PIT RADIATION	10.00
TEST PIT OTHER	10.00

**SOIL BORING NO. 3**

DEPTH OF TEST PIT	10.00
SOIL TYPE	CLAY
WATER TABLE	10.00
TEST PIT NO.	3
TEST PIT DATE	10/10/00
TEST PIT LOCATION	10.00
TEST PIT DIRECTION	10.00
TEST PIT DIAMETER	10.00
TEST PIT AREA	10.00
TEST PIT PERIMETER	10.00
TEST PIT VOLUME	10.00
TEST PIT WEIGHT	10.00
TEST PIT MOISTURE	10.00
TEST PIT PLASTICITY	10.00
TEST PIT LIQUIDITY	10.00
TEST PIT UNIFORMITY	10.00
TEST PIT COMPACTNESS	10.00
TEST PIT SETTLEMENT	10.00
TEST PIT STRENGTH	10.00
TEST PIT STIFFNESS	10.00
TEST PIT PERMEABILITY	10.00
TEST PIT SWELLING	10.00
TEST PIT SHRINKAGE	10.00
TEST PIT ORGANIC CONTENT	10.00
TEST PIT ACIDITY	10.00
TEST PIT SALT CONTENT	10.00
TEST PIT HEAVY METALS	10.00
TEST PIT RADIATION	10.00
TEST PIT OTHER	10.00

**SOIL BORING NO. 4**

DEPTH OF TEST PIT	10.00
SOIL TYPE	CLAY
WATER TABLE	10.00
TEST PIT NO.	4
TEST PIT DATE	10/10/00
TEST PIT LOCATION	10.00
TEST PIT DIRECTION	10.00
TEST PIT DIAMETER	10.00
TEST PIT AREA	10.00
TEST PIT PERIMETER	10.00
TEST PIT VOLUME	10.00
TEST PIT WEIGHT	10.00
TEST PIT MOISTURE	10.00
TEST PIT PLASTICITY	10.00
TEST PIT LIQUIDITY	10.00
TEST PIT UNIFORMITY	10.00
TEST PIT COMPACTNESS	10.00
TEST PIT SETTLEMENT	10.00
TEST PIT STRENGTH	10.00
TEST PIT STIFFNESS	10.00
TEST PIT PERMEABILITY	10.00
TEST PIT SWELLING	10.00
TEST PIT SHRINKAGE	10.00
TEST PIT ORGANIC CONTENT	10.00
TEST PIT ACIDITY	10.00
TEST PIT SALT CONTENT	10.00
TEST PIT HEAVY METALS	10.00
TEST PIT RADIATION	10.00
TEST PIT OTHER	10.00



NEW ROAD U.S. ROUTE #8  
(20' WBC)

SCAVEN AVENUE

WEST AVENUE  
(20' WBC)



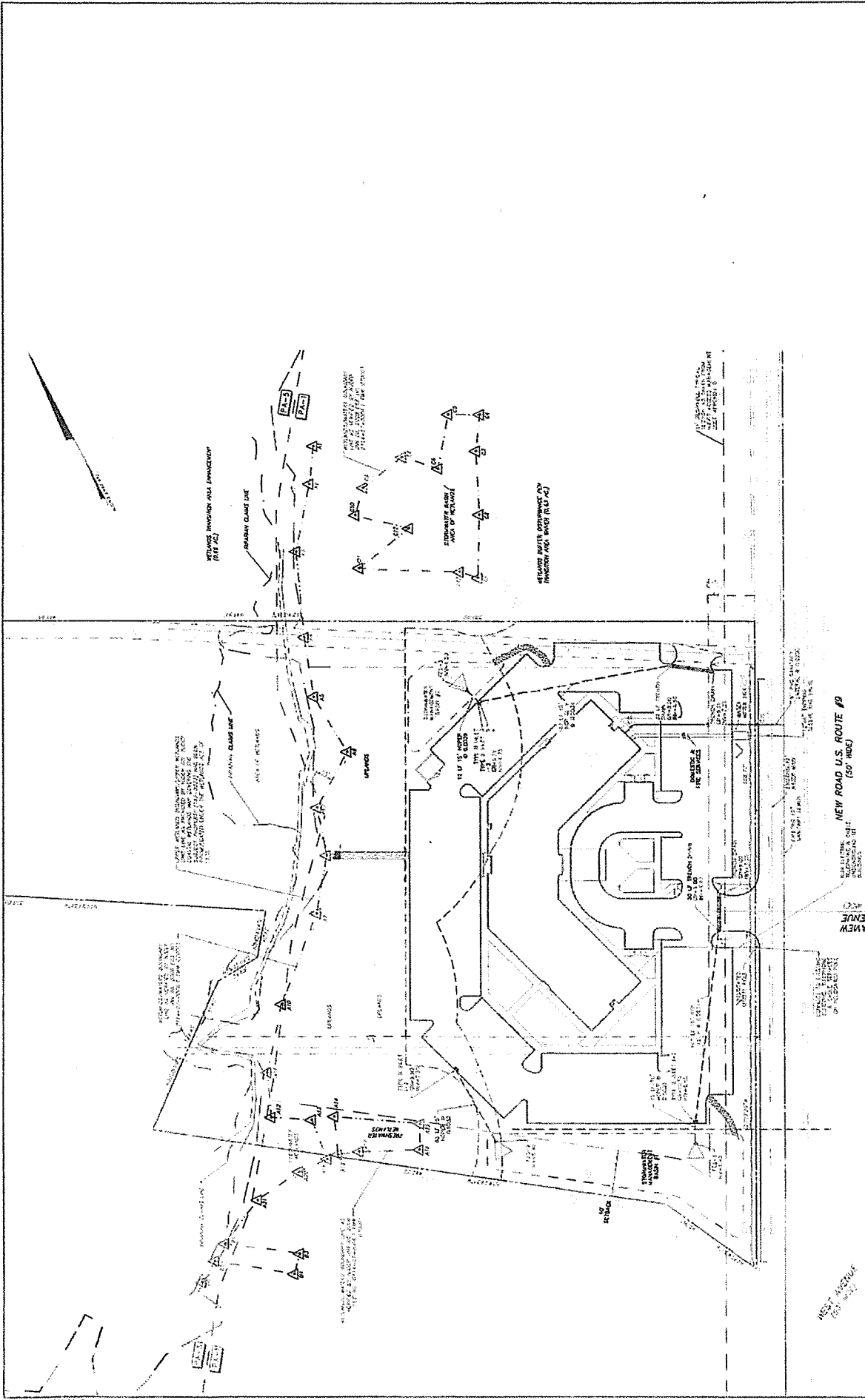
**Mar. O'H**  
**Engineering & Environmental Services, Inc.**  
 1711 Avenue of the Stars, Suite 1700  
 Washington, D.C. 20004  
 (202) 462-1000

**1901 LINWOOD TOWER**  
 1901 LINWOOD TOWER  
 1901 LINWOOD TOWER

**GRADING PLAN**  
 NEW LINWOOD OFFICE PARK, LLC  
 1901 LINWOOD TOWER  
 WASHINGTON, D.C. 20004

**JASON T. SCULLO, P.E.**  
 1901 LINWOOD TOWER  
 WASHINGTON, D.C. 20004

**00301**



<b>1901 LINWOOD TOWER</b> CITY OF LINWOOD, MISSOURI	
<b>UTILITY PLAN</b> NEW LINWOOD OFFICE PARK, LLC JASON I. SCIULLO, P.E. PROJECT NO. 1901-LINWOOD-TOWER-01	
<b>Mar</b> Engineering & Environmental Services, Inc. 1711 Adams Avenue, Suite 200, Alton, MO 64601 Phone: (660) 481-1111 Fax: (660) 481-1112 Website: www.mar-engineering.com	
C0401	

THIS PLAN, SPECIFICATIONS AND NOTES SHALL BE CONSIDERED TO BE THE ENTIRE CONTRACT DOCUMENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINWOOD AND THE MISSOURI DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING UTILITY RECORDS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINWOOD AND THE MISSOURI DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING UTILITY RECORDS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION.

**SITE PLANTING SCHEDULE**

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	INSTALLATION DATE
1	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
2	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
3	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
4	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
5	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	INSTALLATION DATE
6	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
7	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
8	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
9	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
10	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01

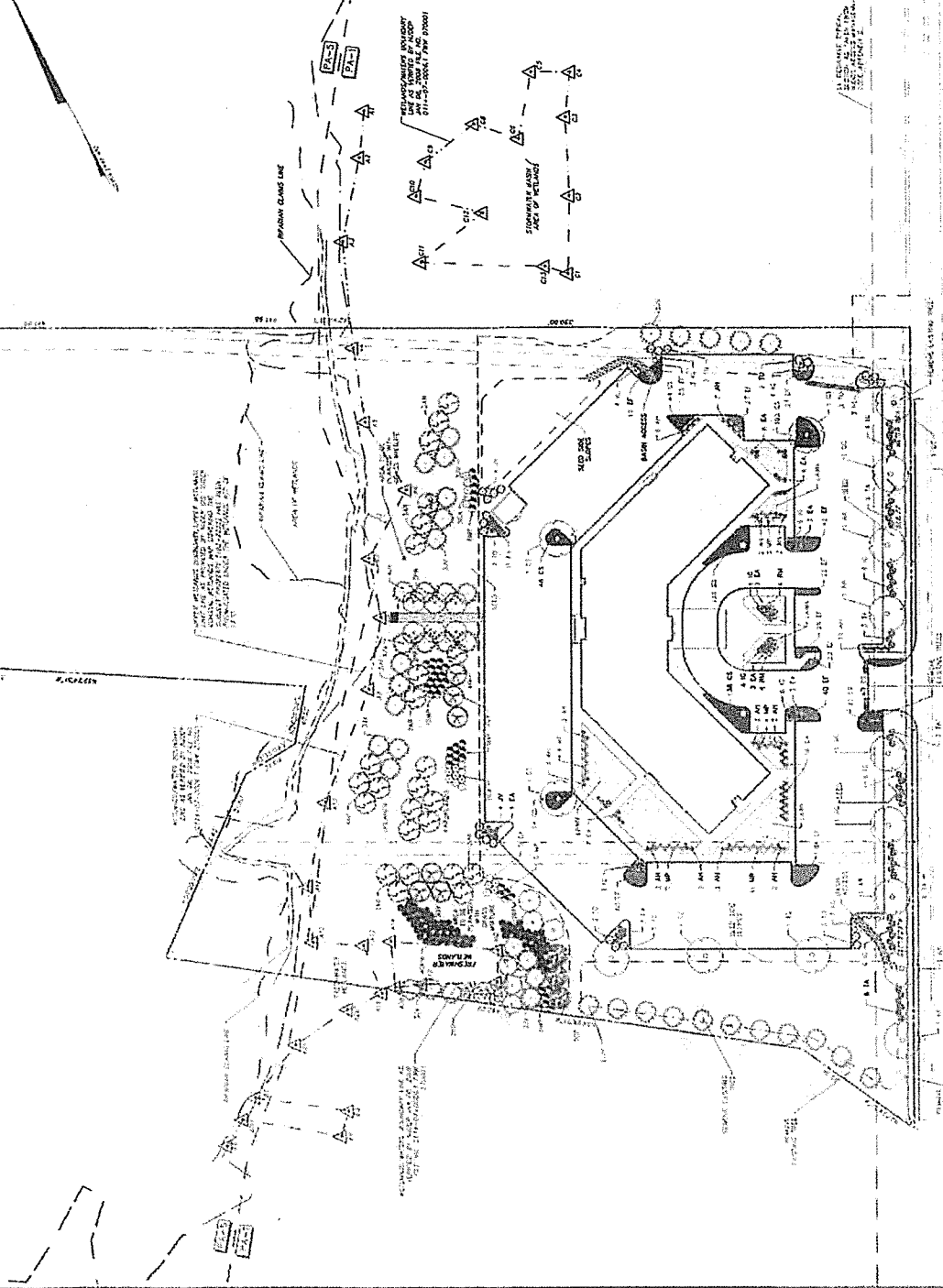
**WETLAND BUFFER PLANTING SCHEDULE**

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	INSTALLATION DATE
11	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
12	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
13	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
14	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
15	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	INSTALLATION DATE
16	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
17	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
18	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
19	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01
20	(Symbol)	SPRING BURNING BURNING BURNING	1-1/2" CA	100	1-1-01

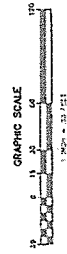
**WETLAND BUFFER GRASS MIXTURE**

GRASS MIXTURE  
 10% BERMUDA GRASS  
 10% CRYSTAL BERMUDA GRASS  
 10% COMMON BERMUDA GRASS  
 10% FLORIDA BERMUDA GRASS  
 10% PANAMA BERMUDA GRASS  
 10% PENSACOLA BERMUDA GRASS  
 10% TALL BERMUDA GRASS  
 10% WINDMILL GRASS  
 10% WINDMILL GRASS  
 10% WINDMILL GRASS



NEW ROAD U.S. ROUTE #9  
 (50' WIDE)

SEAWAY  
 (50' WIDE)



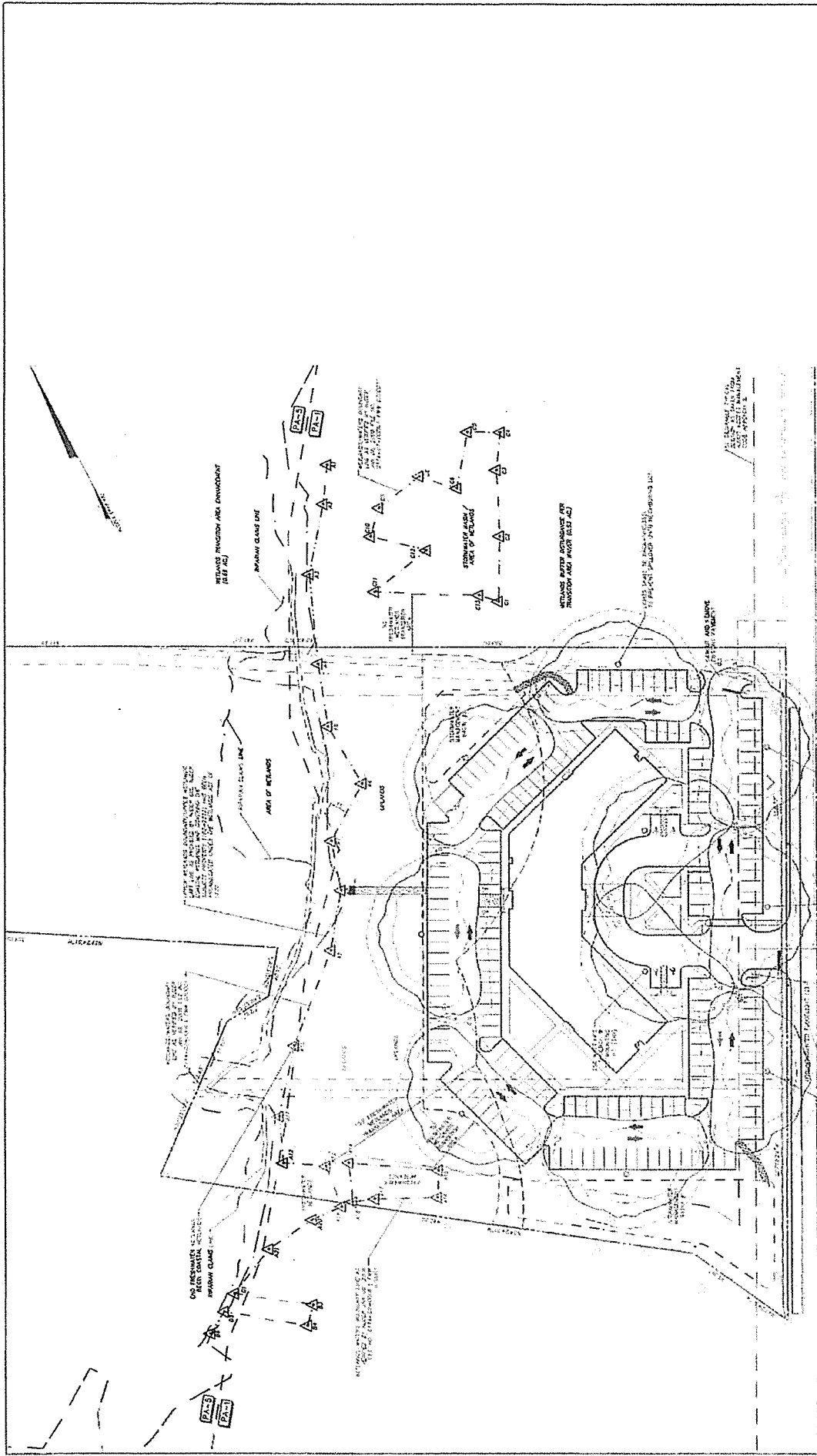
**1901 LINWOOD TOWER**  
 CITY OF LINWOOD, ALBERTA COUNTY, NEW JERSEY

**LANDSCAPING PLAN**  
 NEW LINWOOD OFFICE PARK, LLC  
 1901 LINWOOD TOWER  
 JASON T. SCULLO, P.E.

**Mar. 01**  
 Engineering & Landscaping Services, Inc.  
 7701 JAMESON ROAD, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28217  
 (704) 582-1111  
 FAX (704) 582-1112  
 www.mar01.com

**C0601**





**1901 LINWOOD TOWER**  
 LIGHTING PLAN

**NEW LINWOOD OFFICE PARK, LLC**  
 JASON T. SCULLO, P.E.

**NEW ROAD U.S. ROUTE #2  
(50' WIDE)**

**SEAWAY AVENUE**

**GRAPHIC SCALE**  
 1" = 20' 0"

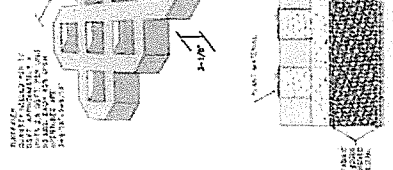
**MARK I LIGHTING & ELECTRICAL**  
 1700 Avenue of the Americas, New York, NY 10014  
 (212) 693-1100  
 www.marklighting.com

**MARK I LIGHTING & ELECTRICAL**  
 Engineering & Environmental Services, Inc.  
 1700 Avenue of the Americas, New York, NY 10014  
 (212) 693-1100  
 www.marklighting.com

C0701







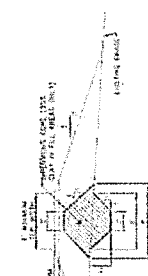
**5' WIDE STABILIZED BASIN ACCESS**  
NLS

PIPE DIAMETER, IN. MM

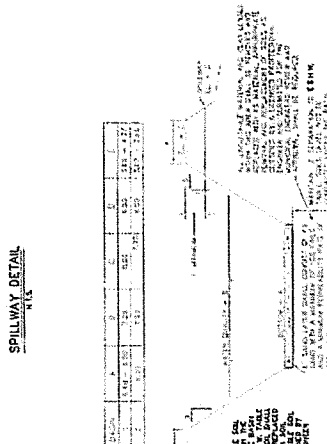
PIPE DIAMETER (IN.)	PIPE DIAMETER (MM)	INLET OPENING	INLET OPENING	INLET OPENING
6	152.4	6	152.4	6
8	203.2	8	203.2	8
10	254.0	10	254.0	10
12	304.8	12	304.8	12
14	355.6	14	355.6	14
16	406.4	16	406.4	16
18	457.2	18	457.2	18
20	508.0	20	508.0	20
22	558.8	22	558.8	22
24	609.6	24	609.6	24
26	660.4	26	660.4	26
28	711.2	28	711.2	28
30	762.0	30	762.0	30
32	812.8	32	812.8	32
34	863.6	34	863.6	34
36	914.4	36	914.4	36
38	965.2	38	965.2	38
40	1016.0	40	1016.0	40



**PIPE FLARED END SECTION DETAIL**  
NLS



**BASIN IMPERVIOUS CORE DETAIL**  
NLS

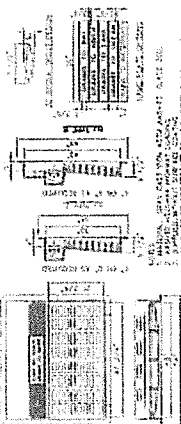


**STORM SEWER BEDDING FOR SUITABLE MATERIAL DETAIL**  
NLS

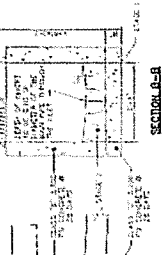


**STORM SEWER BEDDING FOR UNSUITABLE MATERIAL DETAIL**  
NLS

**TYPE 'B' BICYCLE SAFE GRATE & TYPE 'N-ECO' CURB PIECE**  
NLS



**TYPE 'B1' NODOT INLET DETAIL**  
NLS



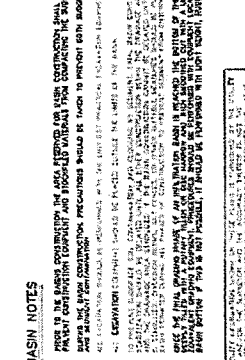
**SECTION A-A**

**SECTION B-B**



**SPILLWAY DETAIL**  
NLS

**WATER QUALITY BASIN SECTION DETAIL**  
NLS



**BASIN NOTES**

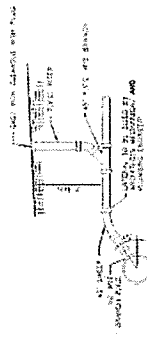
1. THE BASIN SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
2. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
3. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
4. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
5. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
6. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
7. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
8. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
9. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.
10. THE CURB SHALL BE CONSTRUCTED TO THE DESIGN HEIGHT FOR THIS CONSTRUCTION SHALL BE AS SHOWN OR TO THE CURB FINISH.

**Mission**  
EARTHWORKS & ENVIRONMENTAL SOLUTIONS  
7300 ALEXANDER ROAD SUITE 100  
COLUMBIA, SC 29223  
TEL: (803) 750-1100  
WWW.MISSIONCORP.COM

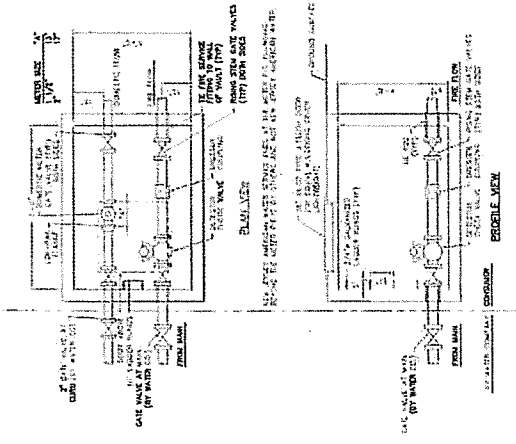
**1901 LINWOOD TOWER**  
STORMWATER MANAGEMENT DETAIL SHEET  
NEW LINWOOD OFFICE PARK, LLC  
1901 LINWOOD TOWER  
COLUMBIA, SC 29223

**JASON T. SCULLO, P.E.**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF SOUTH CAROLINA  
LICENSE NO. 4416

**C1102**



**SANITARY SEWER LATERAL**  
N.Y.



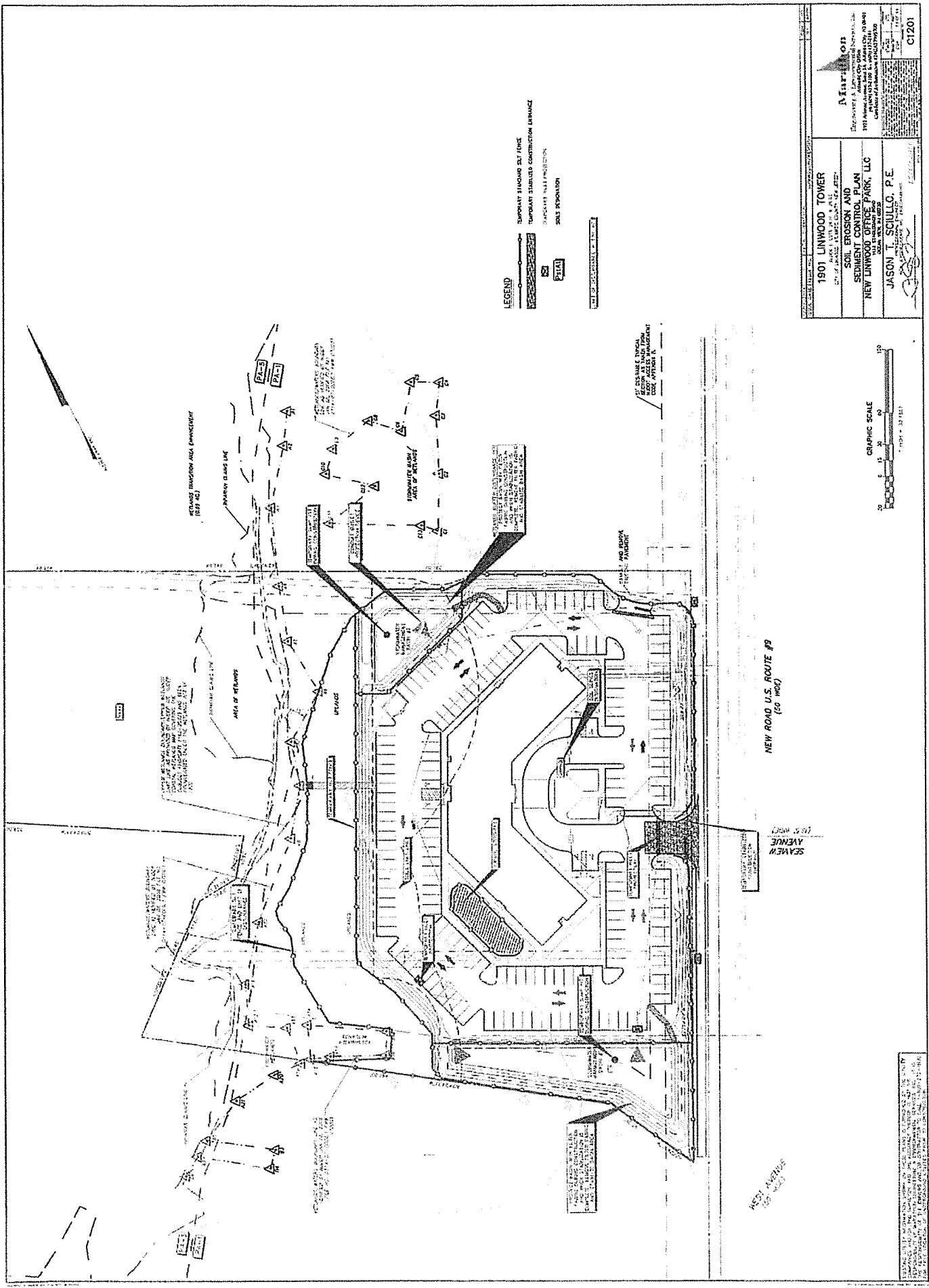
**NOTE:** ORDER VALVE WITH A WATER FLANGE SUPPLIED BY WATER CO ONLY AFTER  
BY INSTALLATION INSPECTED & APPROVED BY WATER CO

1. PIPE HINDERS & SHALL BE KEPT CLEAR OF TRENCH  
2. DIMENSION "X" VARIES WITH METER SIZE AS LISTED  
3. METER SHALL BE SET EXACTLY AS SHOWN

**WATER METER DETAIL**  
N.Y.

<p><b>1901 LINWOOD TOWER</b> SANITARY SEWER AND WATER DETAIL SHEET NEW LINWOOD OFFICE PARK, LLC 100 LINWOOD OFFICE PARK NEW LINWOOD, N.Y.</p>		<p><b>MCM</b> Engineers &amp; Environmental Services, Inc. 170 Linwood Avenue, Suite 100 New Linwood, New York 11761 Tel: 845.336.8800 Fax: 845.336.8801 www.mcm-engineers.com</p>
<p><b>JASON J. SCULLIO, P.E.</b> Professional Engineer No. 10000000000000000000</p>		<p><b>C1103</b></p>

THIS SHEET IS A PART OF A CONTRACT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS. ANY REUSE OR MODIFICATION OF THIS SHEET WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.



<b>1901 LINWOOD TOWER</b> SOIL EROSION AND SEDIMENT CONTROL PLAN NEW LINWOOD OFFICE PARK, LLC JASON I. SCHULLO, P.E.	
<b>Map Information</b> ENGINEER: JASON I. SCHULLO, P.E. 100 W. WASHINGTON ST., SUITE 100 CHARLOTTE, NC 28202 PHONE: (704) 375-1111 FAX: (704) 375-1112 EMAIL: JSCHULLO@SCHULLO.COM	
PROJECT NO.: 1901-LT-SEP-10-01	SHEET NO.: 1 OF 1
DATE: 09/01/10	SCALE: AS SHOWN
DRAWN BY: JIS	CHECKED BY: JIS
APPROVED BY: JIS	TITLE: 1901-LT-SEP-10-01
PROJECT NO.: 1901-LT-SEP-10-01	SHEET NO.: 1 OF 1
DATE: 09/01/10	SCALE: AS SHOWN
DRAWN BY: JIS	CHECKED BY: JIS
APPROVED BY: JIS	TITLE: 1901-LT-SEP-10-01

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE SERVICES OF ALL NECESSARY PROFESSIONAL ENGINEERS AND ARCHITECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE SERVICES OF ALL NECESSARY PROFESSIONAL ENGINEERS AND ARCHITECTS.



**ZONING SCHEDULE**

NAME	DESCRIPTION	OFFICIAL	DATE
101	RESIDENTIAL SINGLE-FAMILY	...	...
102	RESIDENTIAL TWO-FAMILY	...	...
103	RESIDENTIAL THREE-FAMILY	...	...
104	RESIDENTIAL FOUR-FAMILY	...	...
105	RESIDENTIAL FIVE-FAMILY	...	...
106	RESIDENTIAL SIX-FAMILY	...	...
107	RESIDENTIAL SEVEN-FAMILY	...	...
108	RESIDENTIAL EIGHT-FAMILY	...	...
109	RESIDENTIAL NINE-FAMILY	...	...
110	RESIDENTIAL TEN-FAMILY	...	...
111	RESIDENTIAL ELEVEN-FAMILY	...	...
112	RESIDENTIAL TWELVE-FAMILY	...	...
113	RESIDENTIAL THIRTEEN-FAMILY	...	...
114	RESIDENTIAL FOURTEEN-FAMILY	...	...
115	RESIDENTIAL FIFTEEN-FAMILY	...	...
116	RESIDENTIAL SIXTEEN-FAMILY	...	...
117	RESIDENTIAL SEVENTEEN-FAMILY	...	...
118	RESIDENTIAL EIGHTEEN-FAMILY	...	...
119	RESIDENTIAL NINETEEN-FAMILY	...	...
120	RESIDENTIAL TWENTY-FAMILY	...	...

**NOTES**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. THE CITY OF BOSTON HAS REVIEWED THIS PLAN AND HAS APPROVED IT AS SHOWN ON THE OFFICIAL MAP.
3. THE CITY OF BOSTON HAS REVIEWED THIS PLAN AND HAS APPROVED IT AS SHOWN ON THE OFFICIAL MAP.
4. THE CITY OF BOSTON HAS REVIEWED THIS PLAN AND HAS APPROVED IT AS SHOWN ON THE OFFICIAL MAP.

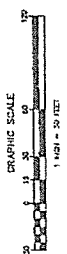
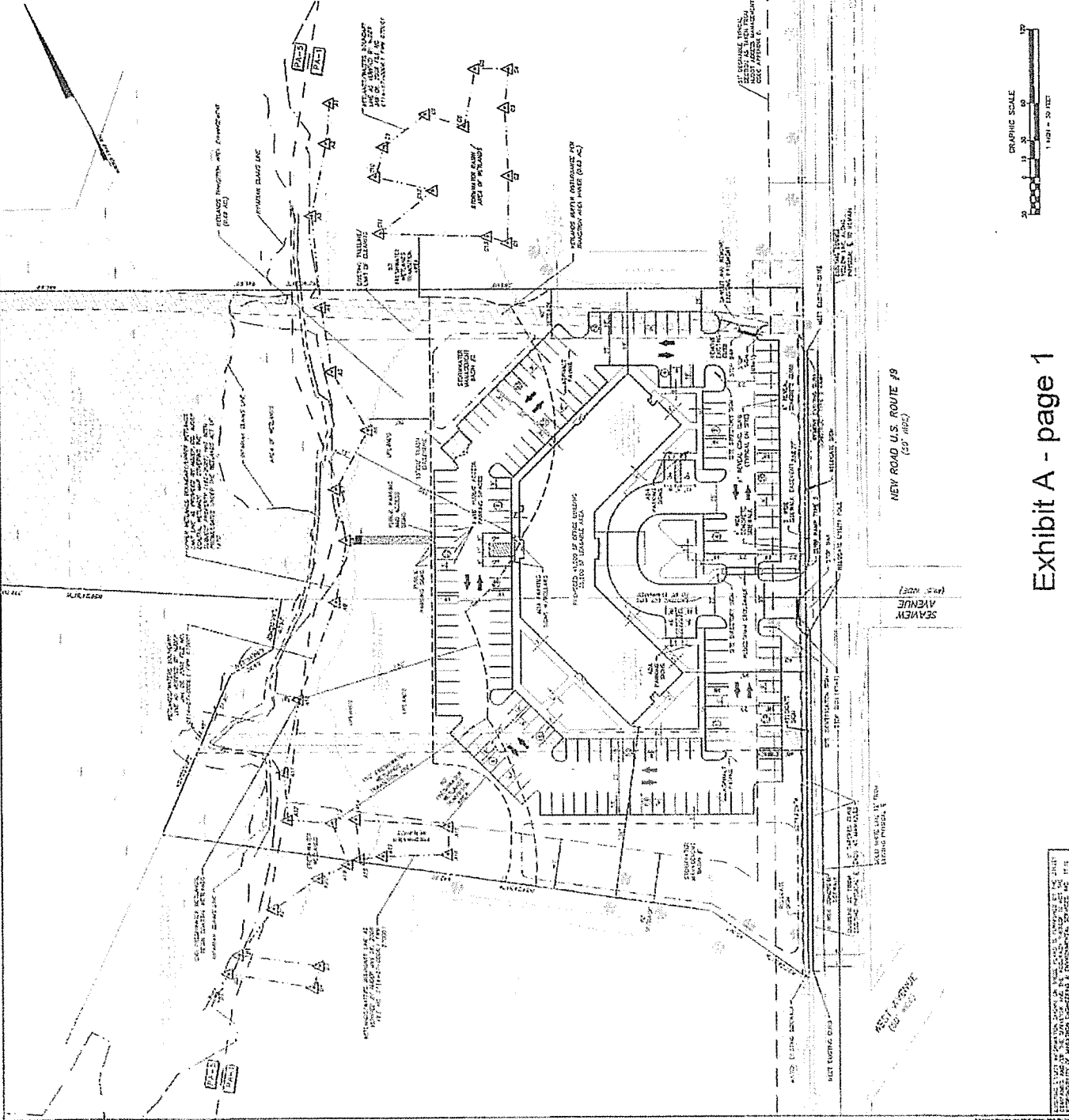


Exhibit A - page 1

**MARY O'RI**  
 Registered Professional Engineer  
 100 STATE STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02109  
 TEL: 617-552-1234  
 FAX: 617-552-1235  
 E-MAIL: MARY@MARYO.COM

**NEW LINWOOD OFFICE PARK, LLC d/b/a ACTOR SAFETY CO.**  
 100 STATE STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02109  
 TEL: 617-552-1234  
 FAX: 617-552-1235  
 E-MAIL: JASON@ACTORSAFETY.COM

**JASON T. SCULLO, P.E.**  
 100 STATE STREET, SUITE 200  
 BOSTON, MASSACHUSETTS 02109  
 TEL: 617-552-1234  
 FAX: 617-552-1235  
 E-MAIL: JASON@ACTORSAFETY.COM

**DRAFT** 10/6/2014

**X0101**

**SITE PLANTING SCHEDULE**

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
1	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
2	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
3	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
4	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
5	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
6	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
7	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
8	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
9	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
10	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
11	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
12	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
13	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
14	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
15	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
16	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
17	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
18	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
19	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
20	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
21	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
22	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
23	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
24	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
25	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
26	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
27	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
28	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
29	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
30	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
31	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
32	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
33	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
34	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
35	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
36	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
37	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
38	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
39	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
40	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

**WETLAND BUFFER PLANTING SCHEDULE**

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
41	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
42	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
43	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
44	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
45	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
46	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
47	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
48	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
49	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
50	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

PLANT	SYMBOL	COMMON NAME	PLANT CODE	SIZE	QUANTITY
51	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
52	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
53	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
54	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
55	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
56	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
57	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
58	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
59	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300
60	(Symbol)	FLORIDA PALM	FLORIDA PALM	2-1/2" DIA.	300

**WETLAND BUFFER GRASS MIXTURE**

BRASS MIXTURE  
 1. BERMUDA GRASS  
 2. PENSACOLA GRASS  
 3. FLORIDA BROOMS  
 4. FLORIDA SPERMATOPHYTES  
 5. FLORIDA SEDGE  
 6. FLORIDA WART CATER  
 7. FLORIDA WART CATER

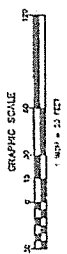
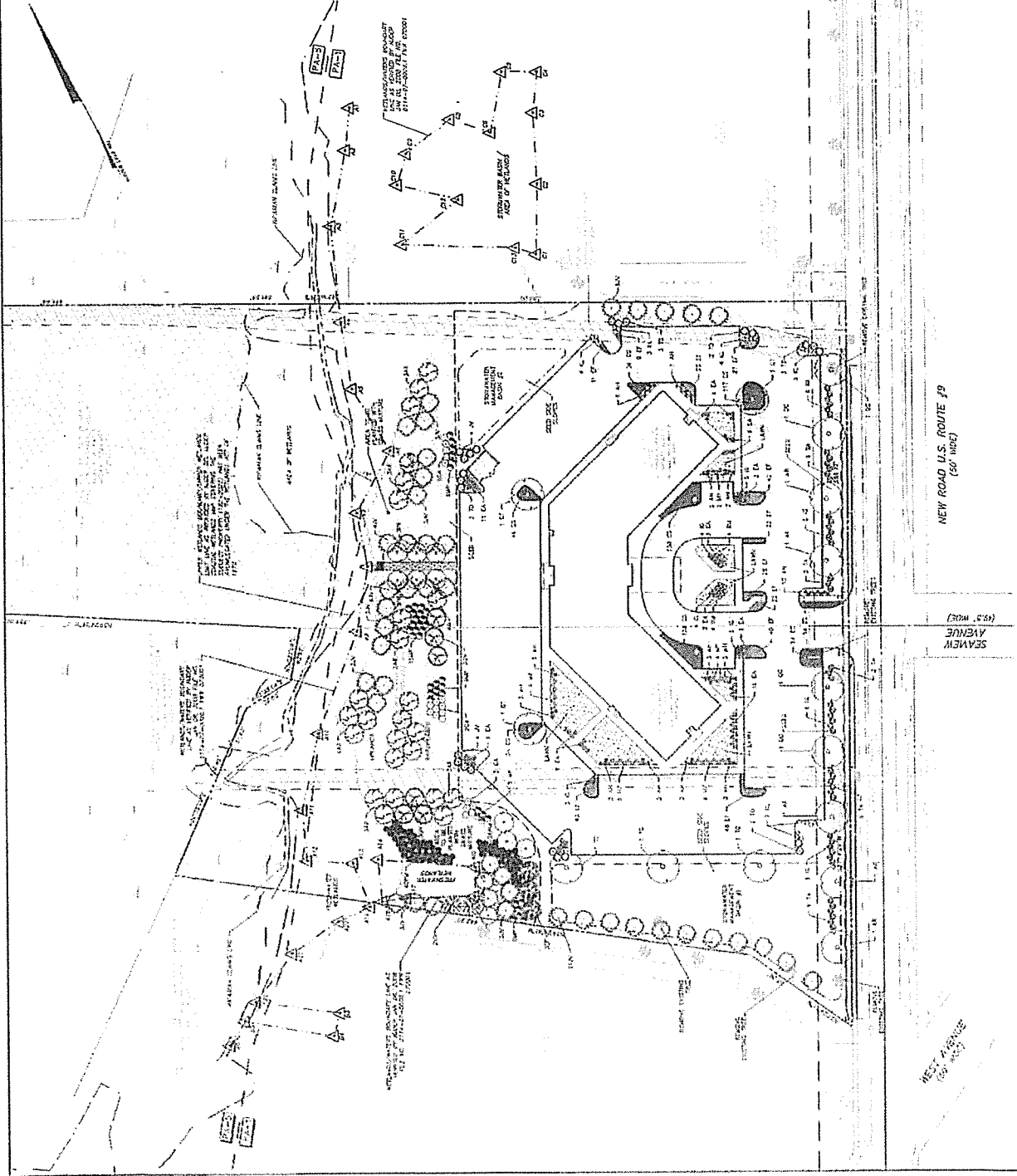


Exhibit A - page 2

**LINWOOD OFFICE PARK**  
 LANDSCAPE PLAN EXHIBIT  
 JASON J. SCULLO, P.E.  
 10/6/2014  
 DRAFT

Professional Seal and Stamp Area

THIS PLAN IS THE PROPERTY OF JASON J. SCULLO, P.E. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JASON J. SCULLO, P.E.

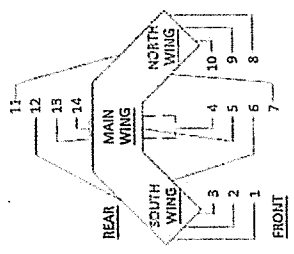


**BUILDING SIGN INFO.**

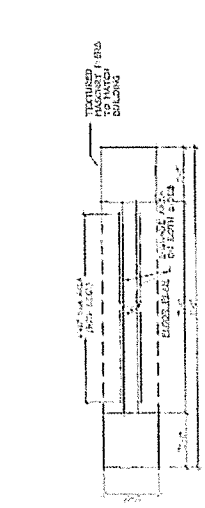
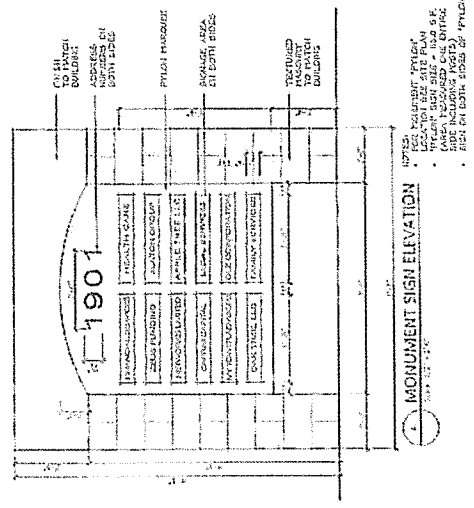
LOCATION #	LENGTH	HEIGHT	AREA
1	FAMILY SERVICE	12"	15.0 SF
2	OUTH	9"	4.5 SF
3	HEALTH CARE	12"	15.0 SF
4	LAN	9"	4.5 SF
5	FINANCIAL SERVICES	18"	33.75 SF
6	ZELUS FUNDING	14"	34.0 SF
7	IVY TOWER ADVISORS	14"	34.0 SF
8	GLZ CORP	12"	15.0 SF
9	NORTH	9"	4.5 SF
10	STATION GROUP	12"	15.0 SF
11	IVY TOWER ADVISORS	14"	34.0 SF
12	ZELUS FUNDING	14"	34.0 SF
13	FINANCIAL SERVICES	18"	33.75 SF
14	LAN	9"	4.5 SF
<b>TOTAL</b>			<b>201.5 SF</b>

**SIGN SUMMARY AREA INFO.**

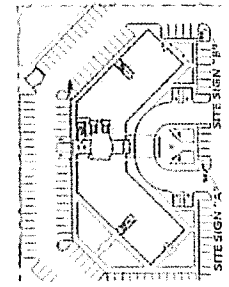
BUILDING SIGNS	281.5 S.F.
SITE Pylon	118.0 S.F.
SIGN ON BOTH SIDES	
MEASURE ONE ENTIRE SIDE INCLUDING POSTS	
SITE SIGNS 'A' & 'B'	48.0 S.F.
<b>TOTAL SIGNAGE</b>	<b>447.5 S.F.</b>



**BUILDING SIGN LOCATIONS**

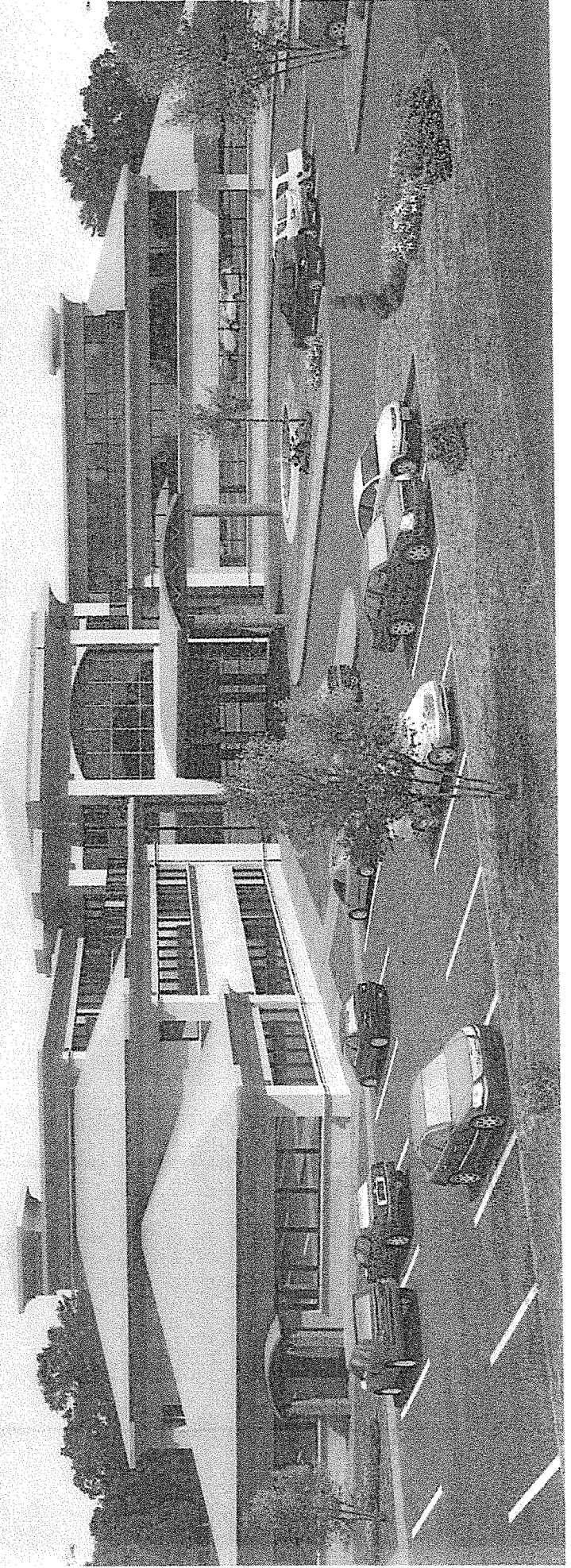


**MONUMENT SIGN PLAN**



**SITE SIGN LOCATIONS**

EXHIBIT 'B' to ORDINANCE 3,2015

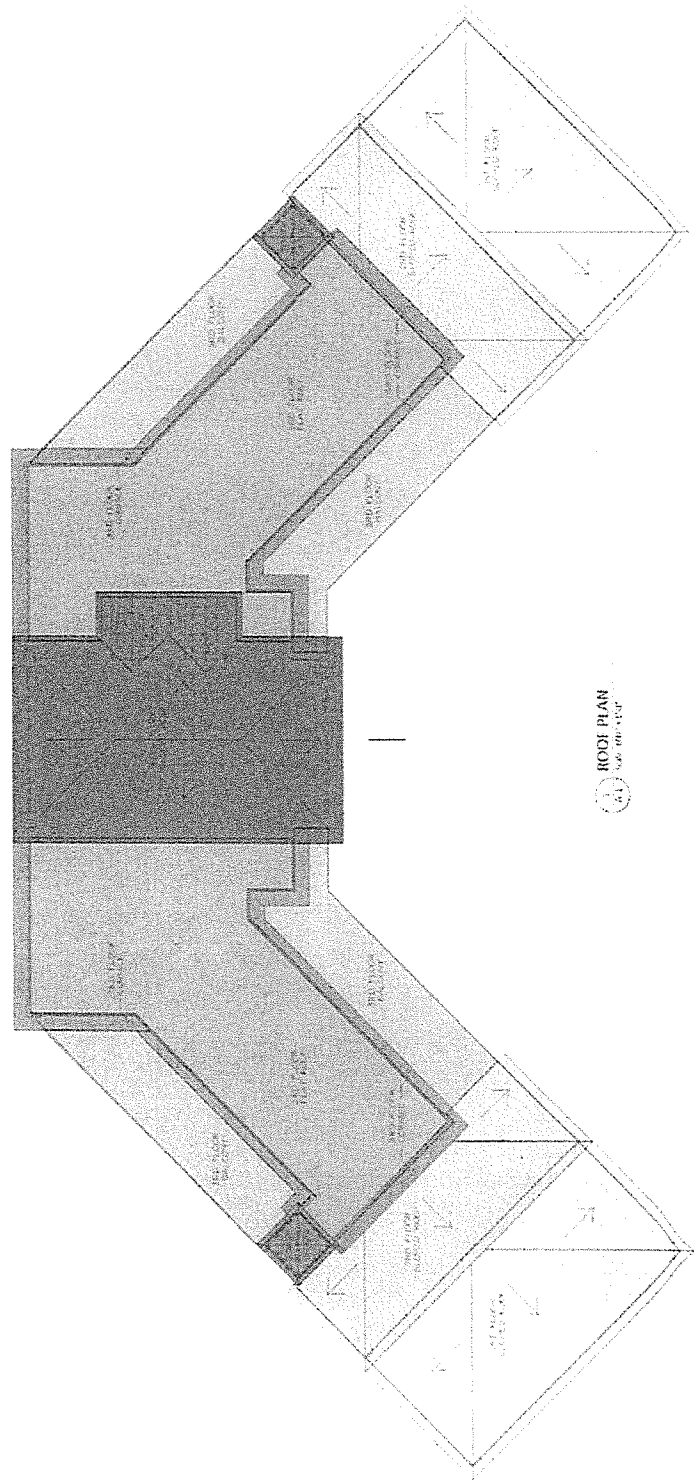






**ROOF SUMMARY**

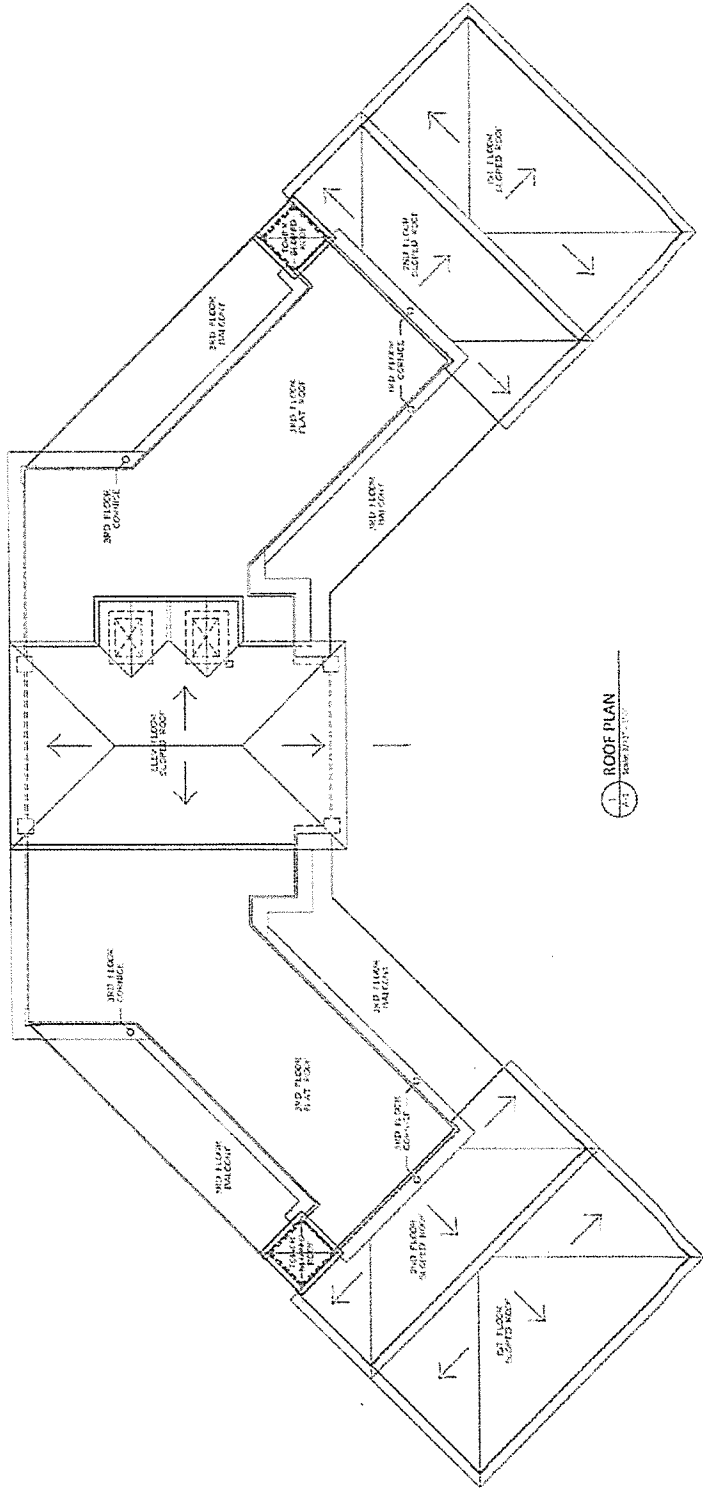
	ROOF AREA	PATHO	MEAN HEIGHT	PEAK HEIGHT
1ST SLOPED	3800 S.F.	13.5%	17'-0"	23'-7"
2ND SLOPED	2482 S.F.	12.6%	23'-7"	32'-4"
3RD BALCONY	3554 S.F.	17.8%	25'-0"	29'-0"
3RD FLAT	1874 S.F.	20.6%	28'-5"	30'-5"
3RD CORNER	688 S.F.	3.4%	37'-0"	37'-0"
LOWER ROOF	272 S.F.	1.4%	41'-10"	42'-11"
ELEV. ROOF	2177 S.F.	15.3%	40'-0"	50'-0"
<b>TOTALS</b>	<b>19,427 S.F.</b>	<b>16.0%</b>	<b>31'-6" AVG</b>	<b>33'-7" AVG</b>

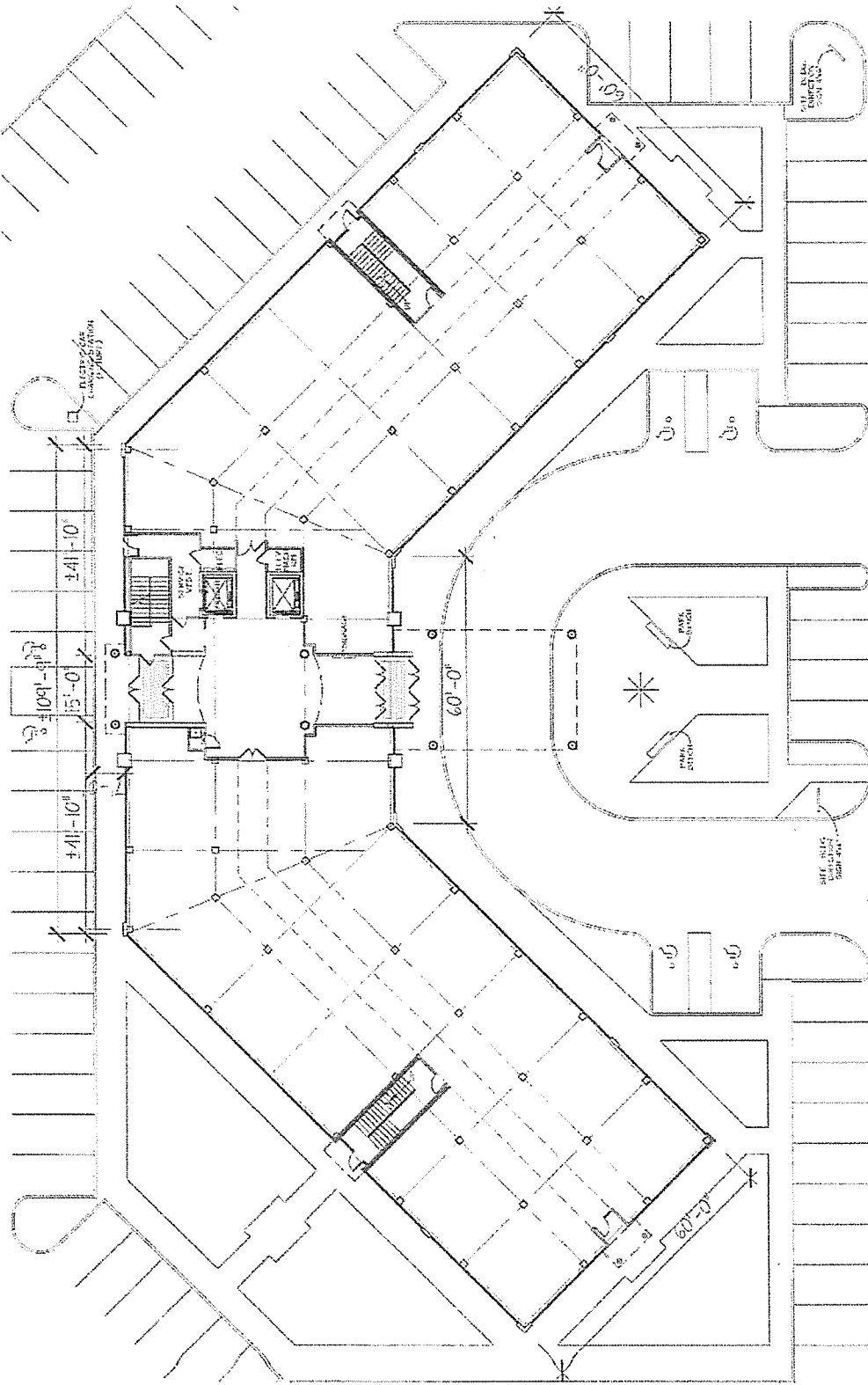


ROOF PLAN  
 1/8" = 1'-0"

**ROOF SUMMARY**

ROOF AREA	RATIO	MEAN HEIGHT	PEAK HEIGHT
1ST SLOPED	10.0%	17'-0"	23'-2"
2ND SLOPED	12.8%	28'-7"	32'-5"
3RD BALCONY	17.8%	25'-0"	29'-0"
3RD FLAT	30.8%	36'-5"	36'-5"
3RD CORNICE	3.4%	37'-0"	37'-0"
TOWER ROOF	1.4%	41'-10"	42'-11"
ELEV. ROOF	15.3%	46'-2"	50'-0"
<b>TOTALS</b>	<b>100%</b>	<b>31'-8" AVG</b>	<b>33'-7" AVG</b>

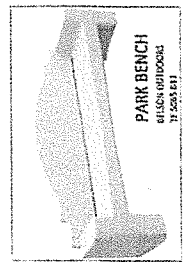


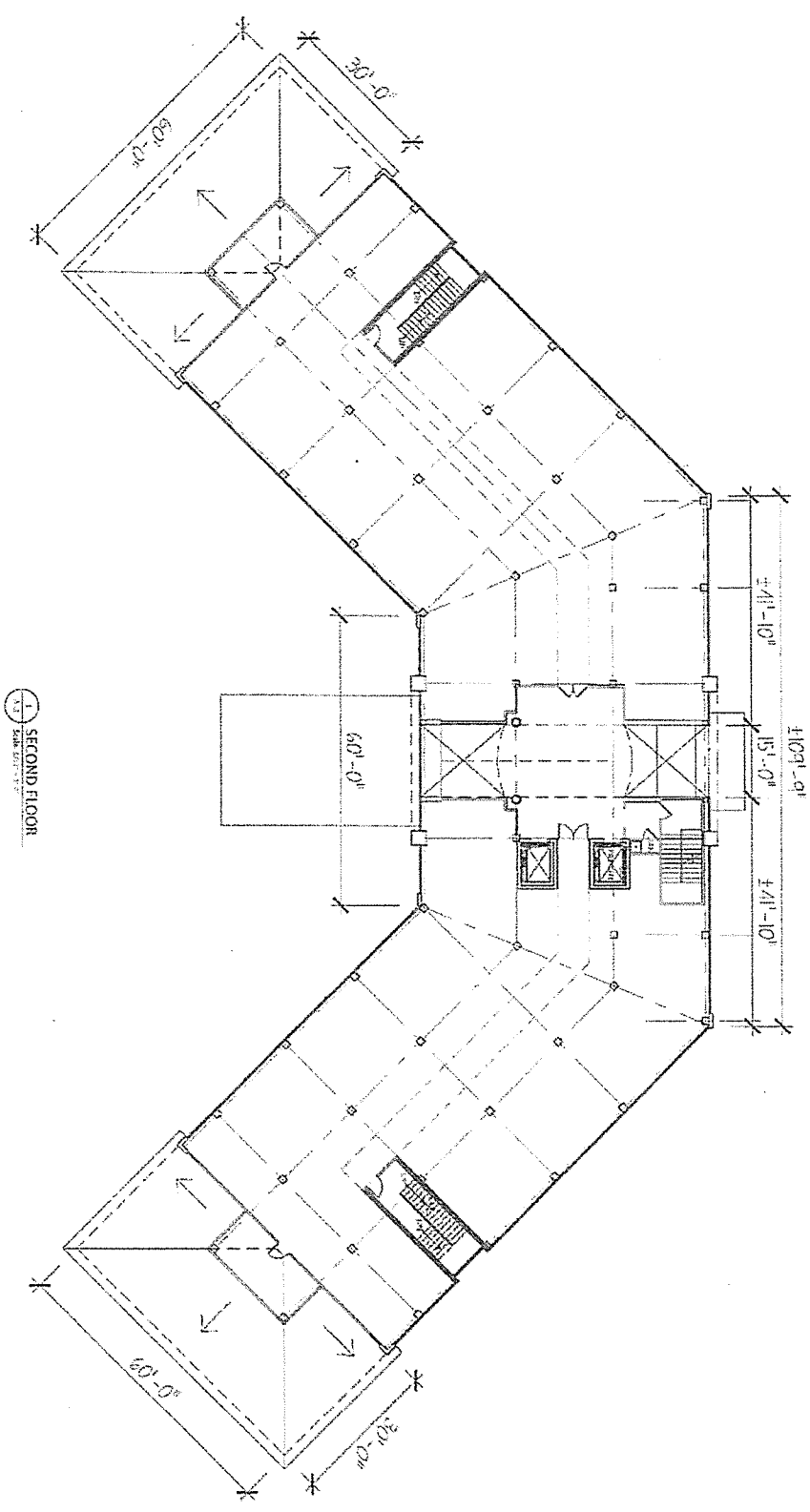


**BUILDING AREA SUMMARY**


FLOOR	LEASABLE	COMMON	RATIO
1ST	15,037 S.F.	2,448 S.F.	15.7 %
2ND	12,692 S.F.	1,544 S.F.	12.1 %
3RD	6,007 S.F.	746 S.F.	9.3 %
<b>TOTALS</b>	<b>36,536 S.F.</b>	<b>4,738 S.F.</b>	<b>12.9 %</b>

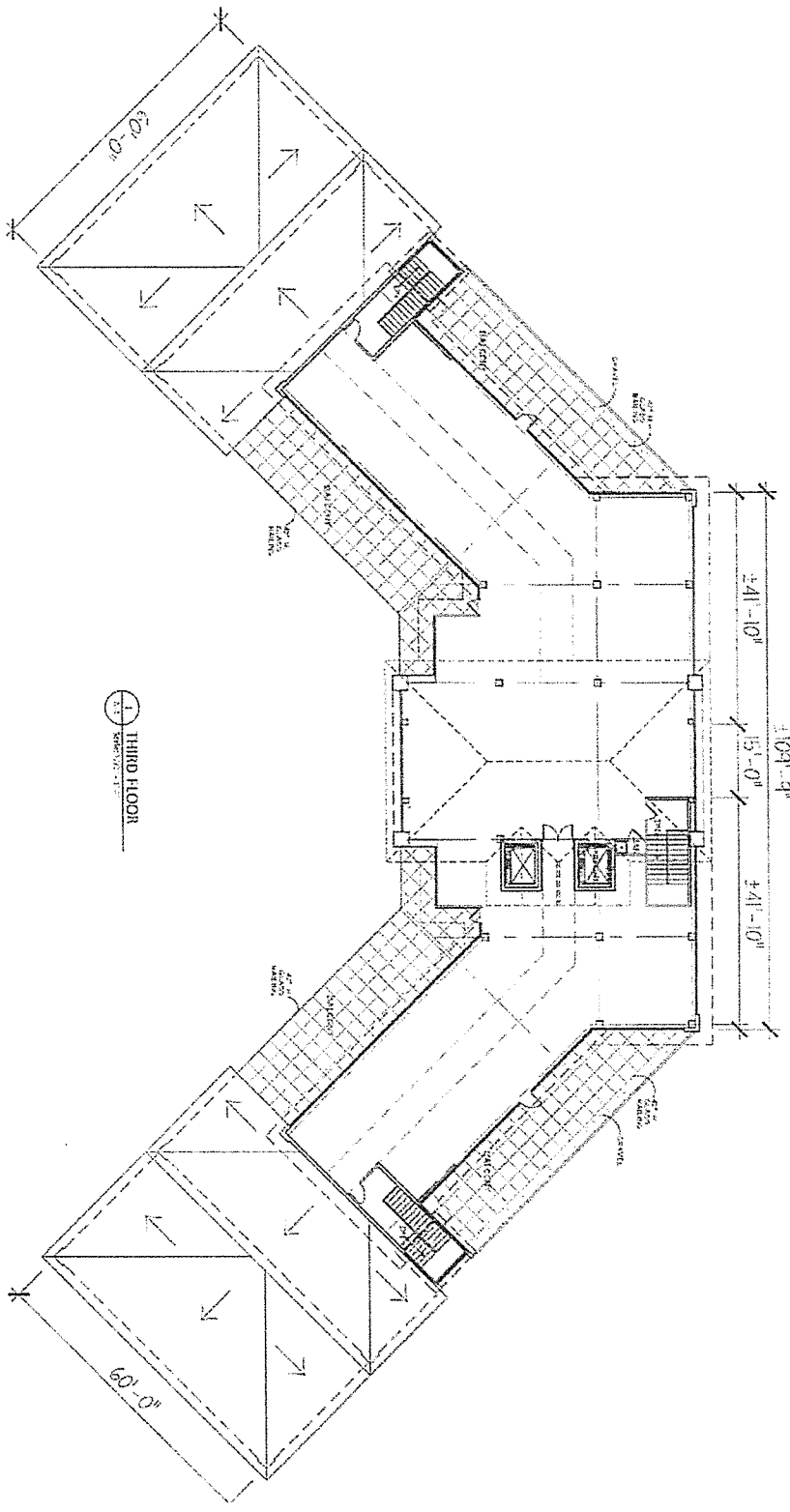
**BUILDING TOTAL GROSS 41,274 S.F.**





1 SECOND FLOOR

A-3	DATE: 02-20-05	NEW LINWOOD OFFICE PARK LLC NEW ROAD U.S. ROUTE #9 LINWOOD, N.J.	 Mark A. Zawacki, AIA, ARCHITECT N.J. License # 211A1013285	2555 ROUTE 202 SUITE 204 LINWOOD, NJ 07036 TEL: 908-261-2222 FAX: 908-261-2222 WWW.ZAWACKIARCHITECT.COM
	SHEET NUMBER DRAWN BY: [blank] CHECKED BY: [blank]			




1  
THIRD FLOOR

A-4

DATE	02.10.2015
SCALE	
DRAWN BY	
REVISIONS	

NEW LINWOOD OFFICE PARK LLC  
 NEW ROAD U.S. ROUTE #9  
 LINWOOD, N.J.

BLK: 1  
 LOT: 25.02


 Mark A. Zawacki, A.J.A.  
 ARCHITECT  
 N.J. License #21A013886

PLS SEE THE  
 4th FLOOR  
 FLOOR PLAN  
 FOR ROOMS 301-304  
 305-308.

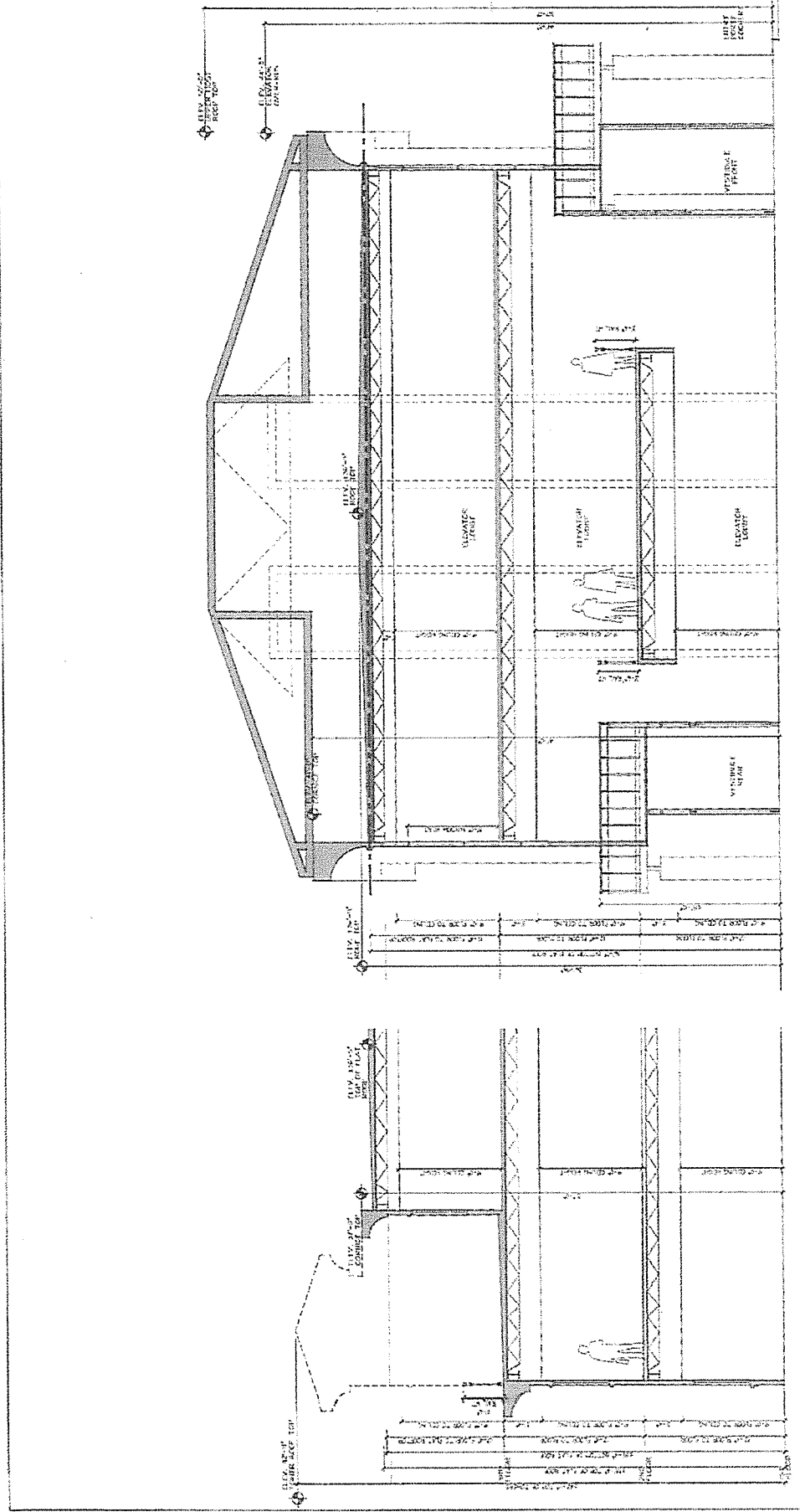
Mark A. Zwiast, AIA  
ARCHITECT  
NJ License #21A1033909  
NEW LINWOOD OFFICE PARK LLC  
NEW ROAD U.S. ROUTE #9  
LINWOOD, N.J.  
LOT: 2502  
BLK: 1



NEW LINWOOD OFFICE PARK LLC  
NEW ROAD U.S. ROUTE #9  
LINWOOD, N.J.  
LOT: 2502  
BLK: 1

SHEET NUMBER	
DATE	
DRAWN BY	
CHECKED BY	
PROJECT NO.	

A-5



SECTION CUTTING PLANE

SECTION CUTTING PLANE

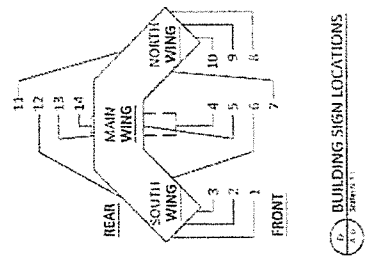


**BUILDING SIGN INFO.**

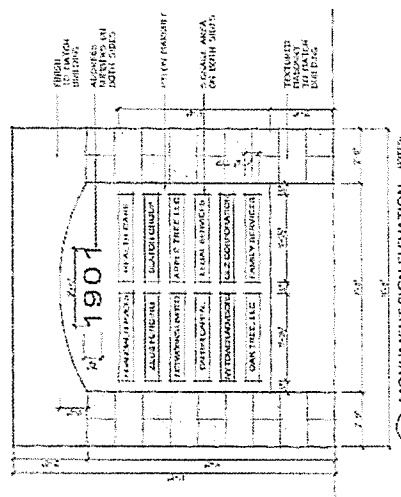
LOCATION #	HEIGHT	HEIGHT	AREA
1	FAMILY SERVICES	12'	33.0 SF
2	HEALTH	9'	4.5 SF
3	HEALTH CARE	12'	33.0 SF
4	FINANCIAL SERVICES	9'	4.5 SF
5	FINANCIAL SERVICES	18'	33.75 SF
6	ZELUS BUILDING	14'	34.0 SF
7	IVY TOWER ADVISORS	12'	33.0 SF
8	GLZ CORP	12'	33.0 SF
9	NORTH	9'	4.5 SF
10	CLAYTON GROUP	12'	33.0 SF
11	IVY TOWER ADVISORS	14'	34.0 SF
12	ZELUS BUILDING	14'	34.0 SF
13	FINANCIAL SERVICES	18'	33.75 SF
14	MAIN	9'	4.5 SF
<b>TOTAL</b>			<b>281.5 SF</b>

**SIGN SUMMARY AREA INFO.**

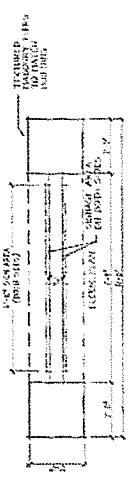
BUILDING SIGNS 281.5 S.F.  
 SITE PYLON 118.0 S.F.  
 \* SIGN ON BOTH SIDES  
 \* MEASURE ONE ENTIRE SIDE INCLUDING POSTS  
 SITE SIGNS 'A' & 'B' 48.0 S.F.  
 TOTAL SIGNAGE 447.5 S.F.



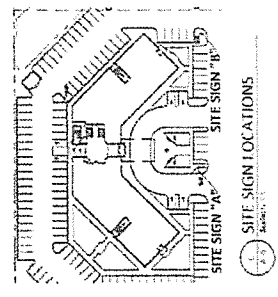
**BUILDING SIGN LOCATIONS**



**MONUMENT SIGN ELEVATION**



**MONUMENT SIGN PLAN**



**SITE SIGN LOCATIONS**

**NOTES:**  
 1. SEE ELEVATION FOR SIGN HEIGHT.  
 2. SIGN HEIGHT IS TO TOP OF SIGN.  
 3. SIGN HEIGHT IS TO TOP OF SIGN INCLUDING POSTS.  
 4. SIGN ON BOTH SIDES OF "CORNER".

EXCLUDED FROM SIGNAGE AREA:  
 SIGNAGE ON BUILDING FACADES

EXCLUDED FROM SIGNAGE AREA:  
 SIGNAGE ON BUILDING FACADES

EXCLUDED FROM SIGNAGE AREA:  
 SIGNAGE ON BOTH SIDES

EXCLUDED FROM SIGNAGE AREA:  
 SIGNAGE ON BOTH SIDES