

PRELIMINARY AND FINAL SITE PLAN OF BRICK PLAZA TOWNSHIP OF BRICK, OCEAN COUNTY, NEW JERSEY

Utility Companies

- Electric
Jersey Central Power and Light Company
525 Main Street
Allentown, New Jersey 07711
(908) 453-9655
(908) 531-9547 (Fax)
Joseph G. DeMartino
- Gas
New Jersey Natural Gas Company
775 Vassar Avenue
Lakewood, New Jersey 08701
(908) 905-4355
James Mitchell
- Construction Code Official
Arthur Cierzo
Brick Township Municipal Building
401 Chambers Bridge Road
Brick, New Jersey 08724
(908) 477-3000
- Water and Sanitary Sewer
Brick Township Municipal Utilities Authority
1551 Route 88 West
Brick, New Jersey 08723
(908) 458-7000
Tariq M.S. Siddiqui, P.E.
- Telephone
New Jersey Bell
950 Hooper Avenue
Toms River, New Jersey 08753
(908) 244-9938
Thomas Brandt
- Cable
Storer Cable Communications
751 Brick Boulevard
Brick, New Jersey 08723
(908) 920-6010
Randy Adams

Highway Department

- NJDOT
1035 Parkway Avenue
Region IV Design
CN 600
Trenton, New Jersey
(609) 530-2519
Charles Miller

PROJECT NOTES

- Tract known as Block 466, Lots 1 thru 9, 10.01 thru 10.03, Block 671, Lots 2, 4, 6, 11 and 12, Township of Brick, Ocean County, New Jersey as shown on Tax Map Sheet No. 10.02. The site is currently developed as Brick Plaza and has an area of 45.98 acres.

- Owner: Arthur Effros
120 South Country Club Drive
Atlanta, Georgia 30402

- Applicant: Federal Realty Investment Trust
4000 Hampden Lane, Suite 500
Bethesda, Maryland 20814

- The entire tract is within the B-3 Highway Development Zone. The requirements of this zone and those provided in the proposed site plan are as follows:

Zoning Requirements	Required	Existing	Proposed
Lot Area	5 Ac.	46.63 Ac.	46.63 Ac.
Lot Width	300'	1,580.0'	1,580.0'
Front Yard	100'	20.8'	32'
Side Yard	10'	N/A	N/A
Rear Yard	10'	N/A	N/A
Max. Building Height	35'	Less Than 35'	Less Than 35'
Max. Lot Cov. by Bldg.	35%	17.1%	26.5%
Min. Landscape Area	25%	13%	13%
Parking Spaces (4/1000 sq ft)	1646	2018	2256
Parking Stall Size	10' x 20'	9' x 18'	10' x 20'
Parking From Right-of-Way	10'	0'	20'

- * See overall maps for complete zoning schedule.

- The project requires the following design values:

- a. Soil Borings to Geotechnical Study.

- Boundary information as per as-built survey prepared by Nelson-Henderson Associates, 1800 Highway 35, Great Neck, New York, signed by Michael G. Zilinski, P.E., New Jersey License No. 10408, and dated February 26, 1995. KNOWN OF CLOSURE 10.000

- Topographic data is based on boundary and topographic survey prepared by Charles V. Bell, Jr., P.E., New Jersey License No. 17501, dated February 8, 1989. Benchmark (NGVD) Base of fire hydrant sheet #2.

- The surrounding zone data for the B-3, B-M, and B-2 Zones in Brick Township are as follows:

Zoning	B-2 Zone	B-3 Zone	B-M Zone
Lot Area	20,000 Sq. Ft.	5 Ac.	25 Ac.
Lot Width	115'	200'	150'
Lot Depth	125'	300'	150'
Front Yard	10'	100'	50'
Side Yard	10'	50'	50'
Rear Yard	10'	50'	50'
Max. Bldg. Ht.	35'	35'	35'

- * Shopping Center (Conditional Use)

- All building roof drains shall be piped to the proposed drainage structures.

- All fire lanes, zones, signs and striping to be in accordance with Brick Township Ordinance 102-71.

- Potable water supply and sanitary sewer services are available from the Brick Township Municipal Utilities Authority.

- All proposed utilities shall be installed by the contractor and shall be located in accordance with the requirements of the respective utility companies. The contractor shall bear all costs associated with the utilities for the project, both on-site and off-site. Said utilities include electric, natural gas and telephone services.

- All disturbed areas shall be stabilized in accordance with the approved soil erosion and sediment control plan and the appropriate details shown on the drawings of this project.

- All site improvements shall be installed in accordance with the Federal Realty Investment Trust construction documents, the Standard Specifications for Road and Bridge Construction of the New Jersey Department of Transportation (Latest Edition), including all addenda, the standard Construction Details of the New Jersey Department of Transportation (Latest Edition), as modified, supplemented, amended or superseded by Ordinances of the Township of Brick.

- The locations of existing underground utilities shown on the drawings are approximate and based on information of record. It shall be the duty of the contractor to make a final determination as to the location of all existing utilities and the contractor agrees to be fully responsible for any and all damages which might be occasioned by his failure to locate and preserve any and all underground utilities.

- It shall be the contractor's responsibility to locate, replace, maintain, relocate, and/or remove any existing utilities, conduits, structures, equipment, etc., as necessary to complete the project. The contractor shall notify owners of the utilities prior to starting work and shall bear all associated costs.

- All traffic control signage shall be in accordance with the requirements of the Manual on Traffic Control Devices, latest edition.

- Depressed curbing shall be constructed at all driveways and driveway crossings. Depressed curbs for handicap access shall be flush with pavement.

- Proposed sewer and water mains shall be separated a distance of ten (10') feet horizontally. If this lateral separation is not possible, the pipes shall be in separate trenches with the sewer main constructed a minimum of eighteen (18") inches below the bottom of the water main. At a crossing of the sewer and water main where the above eighteen (18") inch vertical separation can be maintained the sewer main shall be encased in concrete for a distance of at least ten (10') feet on both sides of the crossing.

- The contractor is required to ensure the safe, orderly and expeditious flow of traffic at all times. The contractor shall employ all appropriate safety procedures, personnel and devices as may be necessary during the prosecution of the work.

- The contractor shall be responsible for compliance with all permits and approvals governing the construction of the project. The contractor shall obtain all building, road opening and other permits and approvals as may be required for the prosecution of the work.

- HOURS OF OPERATION

- TRUCK DELIVERIES (Controlled by Scheduling)

- All trash removal will be by private carrier.

- Concrete pads for the electrical transformer, condenser, recyclables storage area and trash compactor to be designed and reinforced as required by the equipment manufacturer. The contractor shall be responsible for all costs including structural calculations which are to be prepared by a licensed professional engineer. The final location of the concrete pads and related equipment shall be determined by the contractor in accordance with all applicable codes and standards.

- Potable water supply and sanitary sewer systems are to be constructed in accordance with the standards of the Brick Township Municipal Utilities Authority and the approved project plans and specifications.

- No soil shall be removed from the subject property without the written permission of the Brick Township Council.

- Lighting shall be illuminated from dusk to 11:00 PM at 100 percent. Any locations of the mall that operate after 10:00 PM shall be illuminated at 100 percent for a period of 2 hours after period of normal operation. Lighting shall be illuminated at 25% during the period of 11:00 PM to dawn.

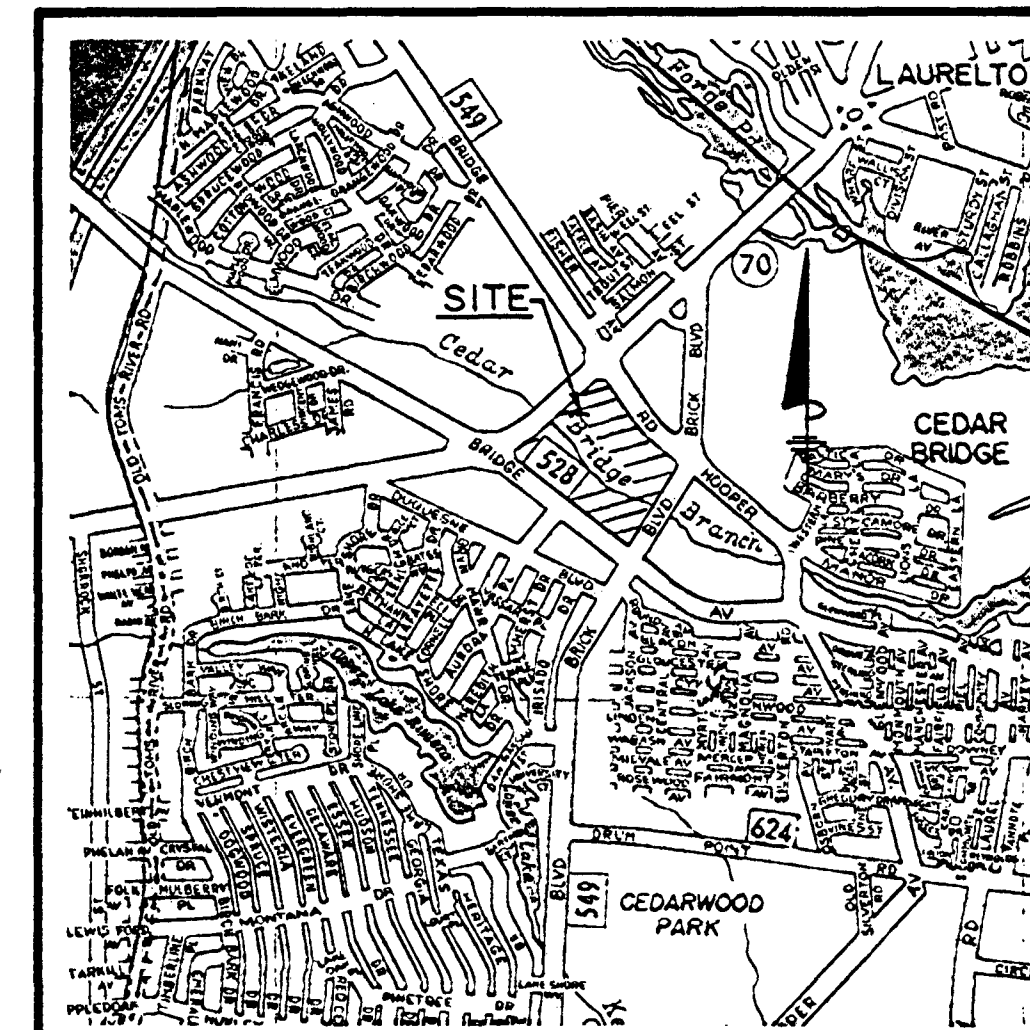
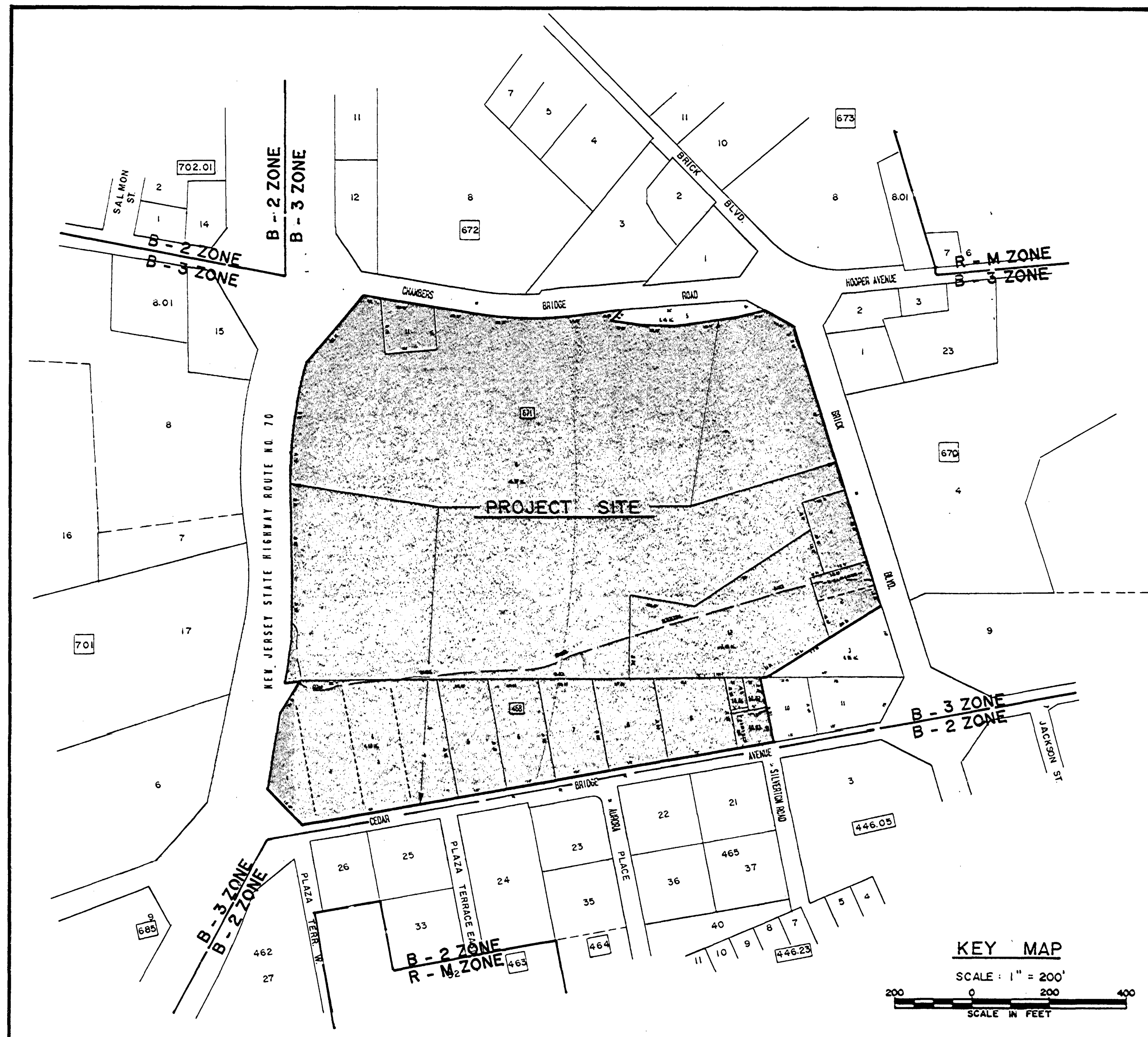
- Bike racks shall be added as part of the Phase II improvements.

- Bike Path accessing the Shopping Center shall be added as part of Phase II improvements.

- Three (3) of the four (4) proposed free standing signs shall be installed during Phase I. Existing free standing signs within Phase I shall be removed. Existing signs within Phase II shall remain until final approval is sought for Phase II.

- Parking design in final plans for Phase II shall be designed to eliminate all groups of three or less.

- OCEAN COUNTY APPROVAL IS VALID FOR PHASE I ONLY, SPECIFICALLY SHEETS 2 & 3 THRU II.



VICINITY MAP

SCALE

0 2000 4000 6000 8000 10,000 FT.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PROJECT SITE, EXISTING CONDITIONS
3	OVERALL PROJECT SITE, PROPOSED CONDITIONS
4 - 7	PRELIMINARY SITE PLAN APPROVAL PHASE I & II
8 - 11	PRELIMINARY SITE PLAN APPROVAL PHASE I
12 - 14	STORM DRAINAGE PROFILES
15	SANITARY SEWER PROFILES
16 - 19	LANDSCAPING & LIGHTING PLANS
20 - 23	LIGHTING PHOTOMETRICS
24	LANDSCAPING & LIGHTING DETAILS
25 - 27	DETAILS
28 - 31	STRIPING & SIGNAGE PLAN
32	DETENTION BASIN/BOX CULVERT DETAILS

THE SCHOOR DE PALMA & CANGER
GROUP INC.
McSWEENEY & DREWES INC.
ENGINEERS AND DESIGN PROFESSIONALS
1466 ROUTE 88 WEST
BRICK, NEW JERSEY
Stuart C. Challoner
STUART C. CHALLONER
P. E. LIC. NO. 34337

CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200 FEET OF BRICK PLAZA

444.05	550 BRICK BLVD.	THOMAS SMITH & SONS	06723	CHAMBERS BRIDGE RD.	BRICK TOWNSHIP, N.J.
445	575 ROUTE 70	FIRST FIDELITY BANK/CORP. N.J. PHILADELPHIA, PA.	07100	724 BRICK BLVD.	BRICK TOWNSHIP, N.J.
446	1059 CEDAR BRIDGE AVE.	SHORE TIRE CO.	08723	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
447	1063 CEDAR BRIDGE AVE.	COLUMBIA CLUB	08723	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
448	504 AUBURN PL.	DE REALTY ACQUISITION CORP.	08723	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
449	1049 CEDAR BRIDGE AVE.	LANDVILL HILL COMPANY, INC.	08723	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
450	1055 CEDAR BRIDGE AVE.	CHANE, ROBERT E.	08723	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
451	CEDAR BRIDGE AVE.	JERSEY CENTRAL POWER & LIGHT CO.	07042-191	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
452	CEDAR BRIDGE AVE.	EXXON CORPORATION	77001	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
453	600 BRICK BLVD.	EXXON CORPORATION	77001	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
454	639 BRICK BLVD.	SHR. CORP. VITAL ENT. TAX DEPT.	77067	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
455	2762 HOOPER AVE.	ETROS, PETER A.	07760	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
456	2770 HOOPER AVE.	KENNEDY MALL ASSOCIATES	07928	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.
457	990 CEDAR BRIDGE AVE.	PROVIDENT MT. BANK/N.J. F. POER & CO.	15106	1093 CEDAR BRIDGE AVE.	BRICK TOWNSHIP, N.J.

THIS IS TO CERTIFY THAT THE WATER AND SEWER MAIN DESIGN CONFORMS WITH THE RULES AND REGULATIONS OF THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY.

Tariq M.S. Siddiqui, P.E.
DIRECTOR OF ENGINEERING

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

DATE 6/7/95

Planning Board: *[Signature]* 6/1/95
Chairman: *[Signature]* 6-9-95
Secretary: *[Signature]* 6/1/95
Engineer: *[Signature]* 6/1/95

DATE 5/17/95
[Signature]

PERMIT: 000000
LDS BR 50200059

Approved by the Township of Brick

COVER SHEET

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY

PRELIMINARY & FINAL MAJOR SITE PLAN
BRICK PLAZA

BLOCK 466, LOTS 1 THRU 9, 10.01 THRU 10.03
BLOCK 671, LOTS 2, 4, 6, 11 & 12

SCALE N.T.S. DATE 1/10/94 DRAWN BY CHW BY FILE NO. FIELD NO. 920924 C56-65

McSWEENEY & DREWES, INC.
Consulting and Municipal Engineers
908/840-1700
1466 ROUTE 88 W. P.O. Box 1429
Brick Township, N.J. 08723

STUART C. CHALLONER
P. E. LIC. NO. 34337

DATE 1/28/94