

PLANNING BOARD
CITY OF SOUTH AMBOY

RESOLUTION # 03-2006

RESOLUTION GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL
AS TO BLOCK 160, Lot 1.03

WHEREAS, an amended application has been made to the Planning Board of the City of South Amboy ("Board") by Raritan River Landing, LLC ("Applicant") for preliminary and final site plan approval in regard to property known and designated Block 160, Lot 1.03 on the Tax Map of the City of South Amboy; and

WHEREAS, the present amended application, which has been filed as a result of litigation, requests approvals for the balance of the site, following the earlier approval of an approximately 45,000 square foot building with associated parking and known as Phase I; and

WHEREAS, the amended application addresses issues raised by the litigation and incorporates a revised site plan that indicates the drainage pipe has been moved off of neighboring property and that emergency vehicles can access the back side of the buildings; and

WHEREAS, said property is located in an area heretofore duly designated as the Broadway/Main Street Redevelopment Area; and

WHEREAS, documents were submitted in regard to said Application as follows:

1. Signed and sealed outbound, location, topographic survey entitled, "Boundary and Topography Survey Lot 1.03, Block 160," prepared by T&M Associates, dated 6/9/05;
2. Plans entitled, "Raritan River Landing; Preliminary/Final Site Plan", prepared by T&M Associates, dated 7/12/05, revised through 1/13/06, consisting of twenty-three sheets;

3. Signed and sealed Emergency Vehicle Access Plan, prepared by T&M Associates, dated 7/12/05, revised through 2/15/06;
4. Signed and sealed report entitled, "Stormwater Management Report", prepared by T&M Associates, dated 7/12/05, revised through 1/13/06; and
5. Signed and sealed report entitled, "Traffic Impact Study and Shared Parking Analysis", prepared by T&M Associates, dated 7/12/05, revised through 1/12/06.

WHEREAS, proper proof of advertisement and service of notices of a public hearing in regard to this Application have been furnished; and

WHEREAS, the aforementioned plans were reviewed by Angelo J. Valetutto, P.E., P.P., the consultant to the Planning Board, who provided a report to the Planning Board, dated January 20, 2006, a copy of which is marked Schedule A, annexed hereto and made a part hereof, except the 2/15/06 revision of the Emergency Vehicle Access Plan, which was reviewed and approved by Fire Marshal Edward Szatkowski in a memorandum dated February 24, 2006, which is marked as Schedule B, annexed hereto and made part hereof; and

WHEREAS, the Board deemed said Application complete and further the Board did review the Application, including but not limited to the submitted plans and heard testimony and reviewed the aforesaid report of Mr. Valetutto, at public meetings held on January 25, 2006; and

WHEREAS, the Board met on February 22, 2006 to address outstanding fire safety issues (i.e., emergency vehicle access to the site, sizes of emergency vehicles anticipated to service the site, and proper fire hydrant placement throughout the site), at which time Allen Marsbury, P.E., of T&M Associates, provided testimony explaining the memorandum with attached revised Emergency Vehicle Access Plan, dated February 10,

2006 (marked as Schedule C, annexed hereto and made part hereof), which was a written in response to the issues with the Emergency Vehicle Access Plan; and

WHEREAS, Fire Marshal Szatkowski's February 24, 2006 memorandum (Schedule B), approves the Emergency Vehicle Access Plan as revised; and

WHEREAS, the Applicant seeks approval to construct the balance of the development proposal for Block 160, Lot 1.03 being a mixed use project involving retail, hotel, office, restaurant, conference center and hotel managed condominium unit uses. No variances or waivers are requested. Construction will be in the Broadway/Main Street Redevelopment Area in accordance with the requirements thereof; and

WHEREAS, at the aforementioned hearings, the Applicant was represented by Brian Tipton, Esq., who called the following witnesses to testify:

- (A) Mr. Lonnie Kirk who testified as to the revised drainage pipe location;
- (B) Mr. Allen S. Malsbury, P.E., as to the amended site plan, parking space locations, the drainage plan, and at the February 22, 2006 meeting, the Emergency Vehicle Access Plan;
- (C) Mr. Lee Klein, P.E., as to traffic controls and vehicular access and movements; and

WHEREAS, the following Exhibits were admitted:

- R-1 Amended Site Plan
- R-2 Site Drainage Plan
- R-3 Emergency Vehicle Access Engineering Study
- R-4 Parking Garage Schematics (ground level)

R-5 Parking Garage Schematics (typical level)

R-6 Parking Garage Schematics (basement level)

WHEREAS, the Board has considered the plans, the respective testimony aforesaid and the report to it by its consultant, Angelo J. Valetutto, P.E., P.P., and finds that:

- (A) The Planning Board has jurisdiction in this matter.
- (B) Applicant's proposal will not be in conflict with the Master Plan, the Official Map, the Development Regulations of the City Ordinances or the Broadway/Main Street Redevelopment Plan, and will not adversely effect adjoining or nearby properties.
- (C) The proposal before the Board is the overall plan for the development of the site, in addition to the approximately 45,000 square foot office building (Building A-1) previously approved.

The principal structures proposed are:

1. Building A-2 – a 29,220 square foot office building.
2. Building A-3 – a 39,776 square foot retail (9,944 square feet) and office (29,832 square feet) three story building.
3. Building B-1 – an eight story hotel with 140 guest rooms and 36 condominium units.
4. Building B-2 – a 12,400 square foot restaurant and conference center.
5. Building C-1 – a four-story 178-unit condominium,

which is 280,400 square feet.

6. Building C-2 – a four story building with 178 hotel managed condominium units.
 7. Parking structure D-1 – A five level parking garage with 575 parking spaces.
 8. Surface parking for 136 parking spaces.
- (D) The entire lot fronts on Main Street and runs to the Raritan River. The lot consists of 21.21 acres.
- (E) Two access drives will connect to Main Street. Applicant is coordinating with representatives of Middlesex County on the widening and improvement of Main Street. A traffic signal at the intersection of the hotel and office complex will be provided.
- (F) All utilities are available for use and will be located underground, with the exception of sanitary sewerage facilities which remain to be finalized. A pumping station may be constructed at the end of the on site gravity flow sewerage system. It is not known at the present time whether it will serve off site properties. If utilized solely to serve the Applicant's property, then it shall remain the property of Applicant and be privately maintained. As to stormwater, the use of sand filter facilities is planned to handle the same with contaminants to be removed. Applicant has agreed with Middlesex County to grant an easement for the construction of an infiltration basin. Certain stormwater from clean areas and not

requiring pretreatment will be discharged to an outfall line directed to the Raritan River.

- (G) The site will be capped pursuant to a remediation plan approved by NJDEP. Applicant advises that a portion of the site is in an area historically used as a municipal dump and that the pollution consists of debris, ash, and substances containing low level contamination. As to the site generally, Applicant produced an Environmental Impact Statement which concludes that the development of the parcel will not create significant adverse environmental impacts on the site, adjacent areas, or in the community.
- (H) During the course of the proceedings Applicant agreed to comply with all of the comments offered by Mr. Valetutto, as well as the items set forth in his letter of January 25, 2006.
- (I) The development proposal is consistent with the Master Plan, the Redevelopment Plan and the Development and Redevelopment Plan of the State of New Jersey.
- (J) Fire safety issues that remained unresolved following the January 25, 2006 and February 22, 2006 meetings were addressed at meetings between T&M Associates and Fire Marshal Szatkowski on January 31, 2006 and February 10, 2006, and in the aforesaid memorandum by T&M Associates dated February 10, 2006; the fire safety issues were resolved by Fire Marshal Szatkowski's

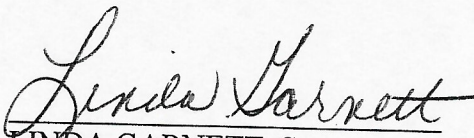
aforesaid memorandum dated February 24, 2006.

NOW, THEREFORE, Be It Resolved by the Planning Board of the City of South Amboy, on this 22nd day of March, 2006 that Preliminary and Final Site Plan Approvals shall be and are hereby granted, subject to the following conditions:

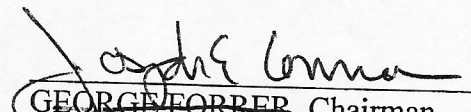
1. Submission and approval of revised plans in accordance with the aforesaid reports of Angelo J. Valetutto, P.E., P.P., attached hereto and made a part hereof,
2. Review and approval of all architectural elements of the proposal, as well lighting and landscaping, by the Architectural Review Committee.
3. Review and approval of sanitary sewerage service facilities by Angelo J. Valetutto, P.E., P.P., and James E. Cleary, P.E., City Engineer.
4. Compliance with the terms and conditions of the Broadway/Main Street Redevelopment Agreement.
5. Compliance with the requirements of all applicable ordinances, statutes, codes, regulations and/or administrative directives, including but not limited to approval by or an exemption letter from the Middlesex County Planning Board.
6. Each and all other applicable approvals, if any, required by law or statute or regulation.
7. Compliance with all representations and agreements made by or on behalf of the Applicant at the hearing held on January 25, 2006 and February 22, 2006, or otherwise.
8. All other matters set forth above, and/or incorporated herein.
9. Preliminary/Final Site Plan approval is hereby granted subject to the Applicant submitting reproducible, cost estimates, testing and inspection fee deposits, execution of a Developer's Agreement and providing performance and maintenance guarantees in accordance with the requirements of the Ordinances of the City of South Amboy.
10. Compliance with the Emergency Vehicle Access Plan prepared by T&M Associates (revised through 2/15/06), the memorandum prepared by T&M Associates dated February 10, 2006 (marked as Schedule B), and Fire Marshal Szatkowski's memorandum, dated February 24, 2006 approving the Plan.

11. The general terms and conditions, whether conditional or otherwise, upon which Preliminary/Final Site Plan approval is granted, shall not be changed for a period of two (2) years after the date of approval, provided that the approved Preliminary/Final Site Plan shall have been duly submitted as provided in preceding paragraph 9.
12. Payment of all outstanding unpaid taxes, and other municipal charges and assessments.
13. Payment of all sums now and/or hereafter due for application fees and/or escrows.
14. The Applicant shall publish a brief notice of this determination in an official newspaper of the municipality within twenty (20) days of the date of receipt of a copy of this resolution by the Applicant, and the Applicant shall furnish, to the Planning Board Secretary, an Affidavit of Publication by said newspaper.
15. No municipal permits of any type or kind shall issue, nor shall the site plans be executed by or on behalf of the Board unless and until there has been full compliance with conditions 1 through 13 above, except that permits for demolition, site work and foundations only, may be issued before compliance with Condition Number 2.

ATTEST:


LINDA GARNETT, Secretary

PLANNING BOARD OF THE
CITY OF SOUTH AMBOY


GEORGE FORRER, Chairman
Acting
Joseph E Connors

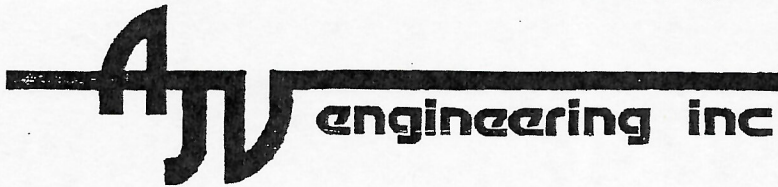
CERTIFICATION

Certified to be a True Copy of a Resolution adopted on March 22, 2006 by the South Amboy Planning Board at a duly convened meeting thereof. This is a memorializing Resolution adopted pursuant to N.J.S.A. 40: 55D-10 (g) (2) to memorialize the approval granted on _____, 2006

DATE:

Linda Garnett, Secretary

SCHEDULE A



January 20, 2006

Mr. George Forrer, Board Chairman
City of South Amboy Planning Board
140 North Broadway
South Amboy, NJ 08879

Re: Amended Preliminary/Final Major Site Plan
Raritan River Landing, LLC
Block 160, Lot 1.03
Lower Main Street

Dear Mr. Forrer.

This office has reviewed the following documents submitted in support of the above referenced application:

1. Signed and sealed outbound, location, topographic survey entitled, "Boundary and Topography survey Lot 1.03, Block 160", prepared by T&M Associates, dated 6/9/05;
2. Plans entitled, "Raritan River Landing Preliminary/Final Site Plan Block 160, Lot 1.03", prepared by T&M Associates, dated 7/12/05, revised through 1/13/06, consisting of twenty-three sheets;
3. Signed and sealed Emergency Vehicle Access Plan, prepared by T&M Associates, dated 7/12/05, revised through 1/13/06;
4. Stormwater Management Report prepared by T&M Associates dated 7/12/05, revised through 1/13/06;
5. Signed and sealed Traffic Impact Study and Shared Parking Analysis prepared by T&M Associates, dated 7/12/05, revised through 1/12/06

and offer the following:

1. Survey
No comment.

2. Preliminary/Final Major Site Plan

Sheet No. 1

- a. Reference should be made that the application is for an Amended Preliminary/Final Major Site Plan in the title and approval blocks.

Sheet No. 2

- a. Building heights in feet should be added to the Bulk Zoning and Development Program tables.
- b. Medical offices in the Parking Criteria should either be deleted or the applicant testify as to the extent of medical offices being proposed.
- c. The number of hotel managed condominium units shown as 170 does not agree with the 178 units shown on Sheet No. 3 and remaining sheets. The proper number should be placed on the record and the appropriate places on the plan revised.
- d. The number of parking spaces shown in the Development Program under the parking deck of 755 spaces does not agree with the 575 shown on Sheet No. 3 and the remaining sheets. The proper number should be placed on the record and the appropriate places on the plan revised.

Sheet No. 3

- a. Parking appears to be proposed at grade under Building C-1. However, it is unclear as to the access/circulation for those parking spaces. The applicant's engineer should clarify through testimony and on the plans of their intentions.
- b. The applicant's engineer should testify as to the wetlands issue and in particular the filling/relocation of the wetland's at the northerly ingress/egress driveway.

Sheet No. 4

- a. There is insufficient backup space for the four westerly parking spaces in the twelve-space parking lot in front of Building B-2.
- b. The proposed full width depressed concrete curb for the four handicap parking spaces in front of Building B-2 appears to create a potential for a vehicle to drive into the building. The applicant's engineer should testify as to the need for the full width depressed curb and possible mitigation to our concern.
- c. The width of the concrete sidewalk adjoining eight of the twelve parking spaces in front of Building B-2 appear to be less than six feet in width. The plans should be revised to show a minimum width of six feet where the sidewalk abuts head on parking.
- d. The southerly section of modular retaining wall should be labeled.
- e. The applicant's engineer should discuss the lack of concrete curbing for the perimeter and within the 49-space parking lot along Main Street near Building B-2.
- f. The dumpster for the Building B-2 (restaurant use) should be labeled along with what appears to be a loading zone.

- g. The apparent loading zone between Buildings B-1 and B-2 and Buildings A-1 and A-2 should be striped and signed to avoid any non-trash disposal/delivery movement.
- h. The need for a handicap ramp at the northwest corner of the twelve-space parking lot in front of Building B-2 should be addressed.
- i. The minimum clearance for the proposed canopy between Buildings B-1 and the structured parking lot should be shown. The clearance should be sufficient to permit emergency vehicles to drive under it along the emergency access road.
- j. The material and a detail for the proposed waterfront walkway should be shown and be sufficient to support all emergency vehicles having access to it.
- k. The necessity of two wide depressed barrier-free access concrete curbs in front of Building A-2 should be discussed.
- l. The numbering/labeling of the five parking spaces in front of the emergency access is not consistent with the labeling throughout the plan and should be revised. I have a concern that parking is placed in front of the emergency access point. These spaces should be relocated or if excess, eliminated.
- m. Fire Lanes, in accordance to the local fire official, should be properly designated and striped.
- n. The emergency access ramps should be constructed as aprons to provide for proper support of the emergency vehicles.
- o. The thirty-foot wide wetlands easement should be labeled.

Sheet No. 5

- a. The handicap ramp crossing at the southwesterly portion of the property should be shifted to the bend in the concrete curb to provide for easier access.
- b. The minimum width of nine feet should be labeled on the nineteen-space parking lot.
- c. The necessity of two wide depressed barrier-free access concrete curbs in front of Building A-1 should be discussed.
- d. The proposed full width depressed concrete curb for the four handicap parking spaces adjoining Building C-1 appears to create a potential for vehicles to drive into the building. The applicant's engineer should discuss the need for the design as proposed.

Sheet Nos. 6 and 7

- a. Top and bottom wall elevations should be added for the proposed modular retaining walls.

Sheet Nos. 8 and 9

- a. Flow arrows depicting the direction of flow should be added to the stormwater drainage pipes.
- b. Additional information should be added to the manholes to clearly designate the inverts when there are two or more connections.
- c. We are concerned about the layout of storm drainage pipes underneath the waterfront walkway, as well as the amount of sheet flow being directed across the walkway. The plans should be revised to address this concern.

Sheet No. 10

- a. The gas main in Main Street should be shown and the connection point added.
- b. The connection point for the electric service should be shown and identified if the crossing of Main Street will be underground.

Sheet No. 11

No comment at this time.

Sheet No. 12

- a. Match Lines should be added to the plan.
- b. The same twelve-inch drainage pipe appears to be identified as both DIP and RCP. The applicant's engineer should testify as to the pipe's material.
- c. The applicant should indicate the status of the water main extension along Main Street from their proposal to the intersection with Broadway.

Sheet Nos. 13, 14, and 15

No comments at this time.

Sheet No. 16

We recommend the footing for the proposed flag pole be extended to at least 48 inches below grade to match what is proposed for light poles.

Sheet No. 17

No comment at this time.

Sheet Nos. 18 and 19

- a. It is unclear as to the designation for the dark lines as to the site lighting.
- b. The plan should include a note indicating that the minimum lighting for all parking spaces, access aisles, and sidewalks be a minimum 0.3 footcandles.

Sheet Nos. 20, 21, 22, and 23

No comments at this time.

3. Emergency Vehicle Access Plan

- a. The ingress movement from the south appears to encroach the concrete curb at two points. While there appears to be sufficient space for access, the plan should be revised to reflect the emergency vehicle being further west in the northbound lane.

- b. There does not appear to be a depressed curb where the emergency vehicle enters onto the waterfront walkway along the southerly portion of the property. The depressed curb/access should be designed so as to restrict all non-emergency vehicle access. In addition, the sidewalk in the access area should be of apron quality construction.
- c. The applicant should verify that the emergency access route along the waterfront walkway does not interfere with any proposed walkway lighting and/or benches.
- d. The access plan should be reviewed and approved by the local fire official responsible for responding to an emergency at this location.

4. Stormwater Management Report

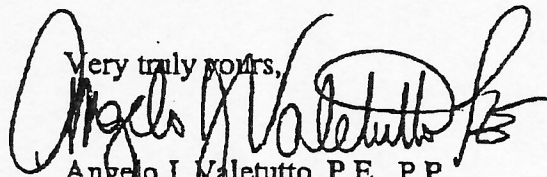
The finding/conclusion of the report is that the proposed stormwater drainage design meets current NJDEP Water Quality Standards: In addition, the stormwater drainage plan provides for sufficient capacity to accommodate the design storm.

5. Traffic Impact Study and Shared Parking Analysis

The conclusion of the report is that the uses proposed can be accommodated by the existing Main Street roadway. A traffic study was performed and indicates a traffic light is warranted. The applicant should state their intentions in following through with the installation of a traffic light, as well as any information they may have on the County's project to improve Main Street along their frontage. The report also finds that the 931 off street parking spaces are sufficient for the total use of the property due to its mixture.

In summary, the applicant is seeking an amended approval due to issues raised by an adjoining property owner and outside agencies. Any Board approval should be conditioned upon submission of all approvals by outside agencies having jurisdiction, submission of an Engineer's Estimate of Site Improvements, placement of Bonding/Inspection Fees, execution of a Builder's Agreement, and payment of all taxes, escrows, and application fees.

This office reserves the right for further comment based on resubmission of plans and/or any modifications proposed by the applicant.

Very truly yours,

Angelo J. Valetutto, P.E., P.P.
Board Consultant

Pc: All Board Members
Ms. Linda Garnett
Joseph Maraziti, Esq.
Applicant's Attorney and Engineer, via fax only

SCHEDULE B

ELEVEN TINDALL ROAD, MIDDLETOWN, NJ 07748-2792
(732) 671-6400 * fax (732) 671-7365 * www.tandmassociates.com
JING-00030



February 15, 2006

City of South Amboy Planning Board
Attn: Ms. Linda Garnett
City of South Amboy
140 North Broadway
South Amboy, NJ 08879-1647

**Re: Raritan River Landing
Block 160, Lot 1.03
City of South Amboy, Middlesex County, New Jersey
Amended Site Plan Submission Documents**

Dear Members of the Board:

In accordance with the Board's instructions at the meeting of January 25, 2006, we contacted and met with the City of South Amboy's Fire Marshal, Mr. Ed Szathkowski, to discuss emergency vehicle access to the site, sizes of emergency vehicles anticipated to service the site, and to confirm the proper placement of fire hydrants throughout the site.

We met with Mr. Szathkowski initially on Tuesday, January 31, 2006 to provide him with an overall understanding of the proposed site improvements, types of buildings, general layout of the internal driveways, emergency access to the site, and fire hydrant placement. We provided him with a copy of the site and emergency vehicle access study plans. On February 10, 2006, we again met with Mr. Szathkowski after he was able to meet with and obtain input from the Fire Chief(s). Attached please find a copy of a memorandum hand delivered by Mr. Szathkowski during the February 10, 2006 meeting.

We have reviewed each of the (8) eight items contained in the above mentioned memorandum and can assure the Board that each item has or will be accommodated as part of the amended plan.

We list each of the (8) eight memorandum items below for your convenience followed immediately by an explanation of how each item has or will be fully addressed.

ITEM NO 1: REAR TURN AROUND RADIUS FOR 48 FT. TRUCK

We have completed our re-analysis of the emergency vehicle and fire truck access using a 48 ft. single unit aerial fire truck. The larger truck is able to turn around in the area behind the hotel and restaurant. We have enlarged the areas where the grass will be reinforced to accommodate the larger truck. Enclosed please find (3) three copies of our revised emergency vehicle access plan for the 48 ft. fire truck.

ITEM NO 2: REAR ACCES ROAD TO SUPPORT A 40 TON VEHICLE

We confirm that the water front walkway and adjacent grass areas will be designed to accommodate a 40 ton vehicle (H-20 Loading).

ITEM NO 3: REAR ACCES ROAD SHALL BE AT LEAST 20 FT.

We will reinforce adjacent grass areas along the 16 foot wide waterfront walkway to provide a 20 ft. wide access path.



JING-00030
February 15, 2006
Page 2 of 2

Le: Ms. Linda Garnett
Planning Board Secretary
City of South Amboy

Re: Raritan River Landing
Block 160, Lot 1.03
City of South Amboy, Middlesex County, New Jersey
Amended Site Plan Submission Documents

ITEM NO 4: REAR WATER MAIN FOR HYDRANTS LOOPED.

We will provide a looped water main around the north (river) side of the condominiums. This will allow for the placement of additional fire hydrants as request in item 5 below.

ITEM NO 5: REAR FIRE HYDRANTS 500 FT. APART MINIMUM

We will provide (2) additional fire hydrants on the north (river) side of the condominiums and hotel. These will be spaced no farther than 500 ft. apart

ITEM NO 6: SPRINKLER CONNECTIONS CLOSE TO FIRE HYDRANTS

We will locate sprinkler connections close to the fire hydrants.

ITEM NO 7: FIRE EQUIPMENT CLOSETS

The Architect will accommodate the fire equipment closets within the Architectural Plans. This item does not affect the submitted site plans.

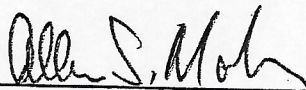
ITEM NO 8: FRONT HYDRANTS 500 FT. APART MINIMUM

The site plans already show the front hydrants to be no greater than 500 ft. apart.

If the Board has any questions, please do not hesitate to contact me.

Very truly yours,

T&M ASSOCIATES



ALLEN S. MALSBURY, P.E.
ASSISTANT DIVISION MANAGER-SITE DIVISION

ASM:der

Enclosure: Fire Official Memorandum, dated January 10, 2006
Revised Emergency Vehicle Access Plan

Cc: Lonny Kirk, Joseph J. Jingoli
Chrissie Rufolo, Joseph J. Jingoli
Brian R. Tipton, Esq.
Angelo Valetutto, AJV Engineering
Joseph Maraziti, Esq.
Gary C. Dahms, T&M

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City of South Amboy
Division of Fire Prevention

140 North Broadway • South Amboy, NJ 08879
(732) 727-2310 Fax (732) 727-6139



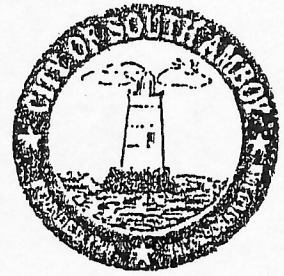
Edward J. Szatkowski
FIRE MARSHAL

1. REAR TURN AROUND RADIUS FOR 48FT. TRUCK.
2. REAR ACCESS ROAD TO SUPPORT 40 TON VEHICLE.
3. REAR ACCESS ROAD SHALL BE AT LEAST 20FT. WIDE
4. REAR WATER MAIN FOR HYDRANTS LOOPED.
5. REAR FIRE HYDRANTS 500FT. APART MINIMUM
6. SPRINKLER CONNECTIONS CLOSE TO FIRE HYDRANTS
7. FIRE EQUIPMENT CLOSETS.
8. FRONT FIRE HYDRANTS 500FT. APART MINIMUM



City of South Amboy
Division of Fire Prevention


140 North Broadway • South Amboy, NJ 08879
(732) 727-2310 Fax (732) 727-6139



Edward J. Szatkowski
FIRE MARSHAL

MEMORANDUM

TO: Linda Garnett, Planning Board Secretary

FROM: Edward J. Szatkowski, Fire Marshal 

DATE: February 24, 2006

SUBJECT: RARITAN RIVER LANDING PROJECT

Please be advised that the fire safety concerns about this project, Block 160, Lot 1.03, will be met according to the correspondence from T & M Associates.

Thank you for your interest in allowing the department to review the site plan for our fire protection pre-plan operations.