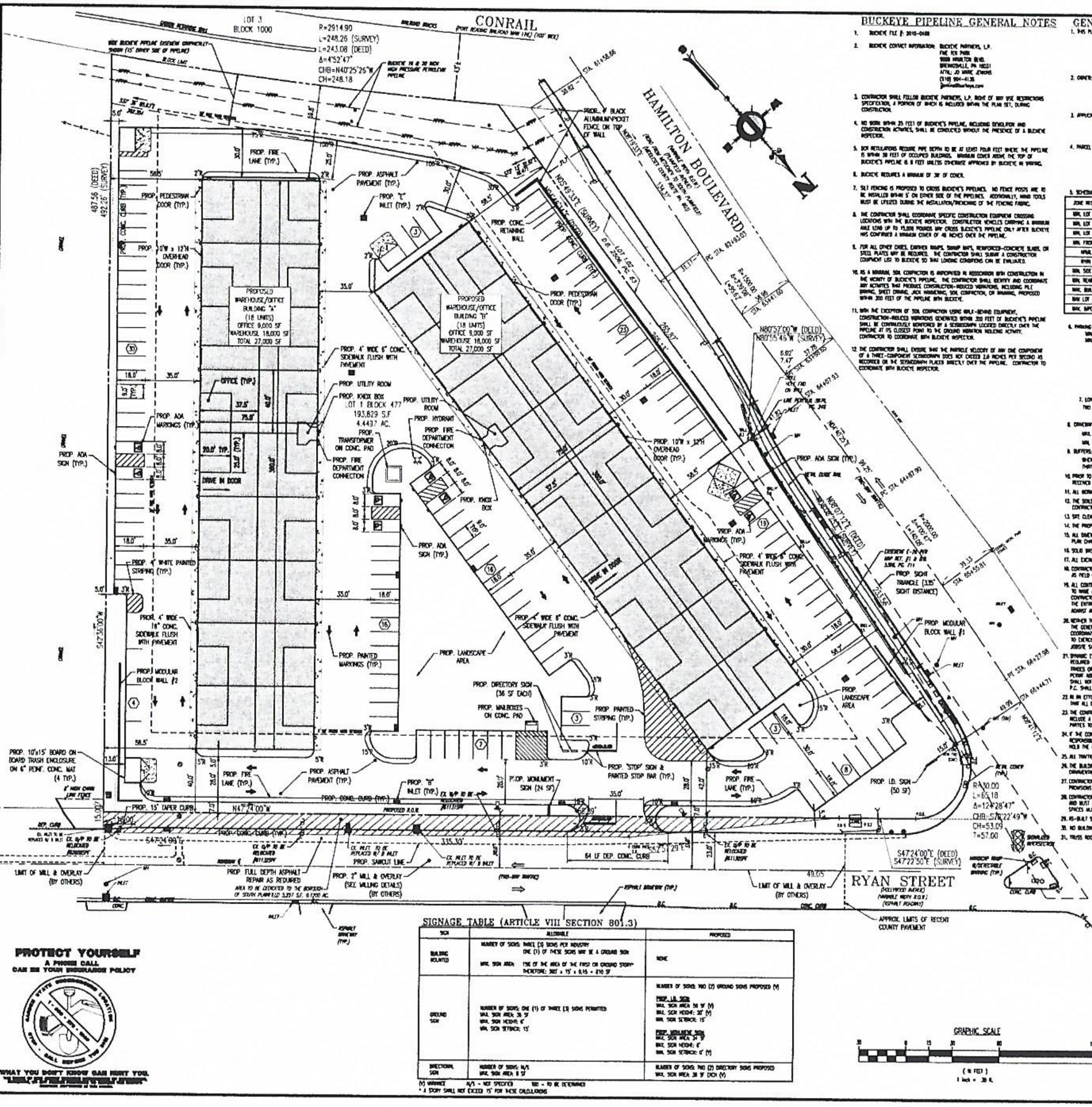

BUCKEYE PIPELINE GENERAL NOTES

1. BUCKEYE FILE #: 2010-0400
2. BUCKEYE CONTACT INFORMATION: BUCKEYE PARTNERS, L.P. FIVE TEK PARK 9999 HAMILTON BLVD. BREINIGSVILLE, PA 18031 ATTN: JO MARIE JENKINS (610) 904-4138
3. CONTRACTOR SHALL FOLLOW BUCKEYE PARTNERS, L.P. RIGHT OF WAY USE RESTRICTIONS SPECIFICATION, A PORTION OF WHICH IS INCLUDED WITHIN THE PLAN SET, DURING CONSTRUCTION.
4. NO WORK WITHIN 25 FEET OF BUCKEYE'S PIPELINE, INCLUDING DEMOLITION AND CONSTRUCTION ACTIVITIES, SHALL BE CONDUCTED WITHOUT THE PRESENCE OF A BUCKEYE INSPECTOR.
5. DOT REGULATIONS REQUIRE PIPE DEPTH TO BE AT LEAST FOUR FEET WHERE THE PIPELINE IS WITHIN 50 FEET OF OCCUPIED BUILDINGS. MINIMUM COVER ABOVE THE TOP OF BUCKEYE'S PIPELINE IS 8 FEET UNLESS OTHERWISE APPROVED BY BUCKEYE IN WRITING.
6. BUCKEYE REQUIRES A MINIMUM OF 36" OF COVER.
7. SILT FENCING IS PROPOSED TO CROSS BUCKEYE'S PIPELINES. NO FENCE POSTS ARE TO BE INSTALLED WITHIN 5' ON EITHER SIDE OF THE PIPELINES. ADDITIONALLY, HAND TOOLS MUST BE UTILIZED DURING THE INSTALLATION/TRENCHING OF THE FENCING FABRIC.
8. THE CONTRACTOR SHALL COORDINATE SPECIFIC CONSTRUCTION EQUIPMENT CROSSING LOCATIONS WITH THE BUCKEYE INSPECTOR. CONSTRUCTION VEHICLES CARRYING A MAXIMUM AXLE LOAD UP TO 15,000 POUNDS MAY CROSS BUCKEYE'S PIPELINE ONLY AFTER BUCKEYE HAS CONFIRMED A MINIMUM COVER OF 48 INCHES OVER THE PIPELINE.
9. FOR ALL OTHER CASES, EARTHEN RAMPS, SWAMP MATS, REINFORCED-CONCRETE SLABS, OR STEEL PLATES MAY BE REQUIRED. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION EQUIPMENT LIST TO BUCKEYE SO THAT LOADING CONDITIONS CAN BE EVALUATED.
10. AS A MINIMUM, SOIL COMPACTION IS ANTICIPATED IN ASSOCIATION WITH CONSTRUCTION IN THE VICINITY OF BUCKEYE'S PIPELINE. THE CONTRACTOR SHALL IDENTIFY AND COORDINATE ANY ACTIVITIES THAT PRODUCE CONSTRUCTION-INDUCED VIBRATIONS, INCLUDING PILE DRIVING, SHEET DRIVING, JACK HAMMERING, SOIL COMPACTION, OR BLASTING, PROPOSED WITHIN 300 FEET OF THE PIPELINE WITH BUCKEYE.
11. WITH THE EXCEPTION OF SOIL COMPACTION USING WALK-BEHIND EQUIPMENT, CONSTRUCTION-INDUCED VIBRATIONS GENERATED WITHIN 300 FEET OF BUCKEYE'S PIPELINE SHALL BE CONTINUOUSLY MONITORED BY A SEISMOGRAPH LOCATED DIRECTLY OVER THE PIPELINE AT ITS CLOSEST POINT TO THE GROUND VIBRATION INDUCING ACTIVITY. CONTRACTOR TO COORDINATE WITH BUCKEYE INSPECTOR.
12. THE CONTRACTOR SHALL ENSURE THAT THE PARTICLE VELOCITY OF ANY ONE COMPONENT OF A THREE-COMPONENT SEISMOGRAPH DOES NOT EXCEED 2.0 INCHES PER SECOND AS RECORDED ON THE SEISMOGRAPH PLACED DIRECTLY OVER THE PIPELINE. CONTRACTOR TO COORDINATE WITH BUCKEYE INSPECTOR.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: SURVEY OF PROPERTY W/ TOPOGRAPHY DPK CONSULTANTS, L.L.C. 147 UNION AVENUE, SUITE 1C MIDDLESEX COUNTY, NEW JERSEY 08846 FILE #: 08-4017PDD DATED: 7/2/2008, REVISION #2 DATED 4/8/2010
2. OWNER: RYAN 100 HOLDINGS, LLC DURHAM CENTER 2 ETHEL ROAD, SUITE 205A EDISON, NJ 08817 D.B. 5785 PG. 211
3. APPLICANT: RYAN 100 HOLDINGS, LLC DURHAM CENTER 2 ETHEL ROAD, SUITE 205A EDISON, NJ 08817
4. PARCEL DATA: BLOCK 477, LOT 1 HAMILTON BLVD. & RYAN STREET BOROUGH OF SOUTH PLAINFIELD MIDDLESEX COUNTY, NEW JERSEY ZONE: M-3 (INDUSTRIAL ZONE) USE: OFFICE & WAREHOUSE - PERMITTED USE
5. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	M-3 ZONE	EXISTING	PROPOSED	PROPOSED (AFTER DEDICATION)
MIN. LOT AREA	40,000	193,829 SF (4.4497 AC.)	193,829 SF (4.4497 AC.)	188,566 SF (4.33 AC.)
MIN. LOT WIDTH	200'	540'	540'	540'
MIN. LOT DEPTH	200'	240'	240'	240'
MIN. FRONT YARD SETBACK				
HAMILTON BOULEVARD	50'	N/A	58.5'	58.5'
RYAN STREET	50'	N/A	50.8'	45' (V)
MIN. SIDE YARD SETBACK (EACH)	35'	N/A	58.5'	58.5'
MIN. REAR YARD SETBACK	30'	N/A	N/A	N/A
MAX. BUILDING HEIGHT	50'	N/A	24'-6"	24'-6"
MAX LOT COVERAGE (BUILDINGS & STRUCTURES)	50%	N/A	27.9% (54,000 SF)	28.6% (54,000 SF)
MAX. IMPERVIOUS COVERAGE	N/S	84.7% (164,233 SF)	79.9% (154,788 SF)	80.4% (151,567 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

6. PARKING (OFF-STREET PARKING): (ARTICLE VI, §602.1) MIN. PARKING SPACE SIZE: 9'x18'; 9'x18' PROVIDED MIN. PARKING SPACES REQUIRED: OFFICE: 1 SPACE PER 200 SF WAREHOUSE: 1 SPACE PER 1500 SF

THEREFORE: 18,000 (OFFICE) / 200 = 90; 36,000 (WAREHOUSE) / 1500 = 24; TOTAL SPACES REQUIRED = 114; TOTAL SPACES PROVIDED = 122

29. AS-BUILT SURVEY TO BE PROVIDED TO THE BOROUGH OF SOUTH PLAINFIELD UPON COMPLETION OF THE PROJECT
30. NO BUILDING SIGNAGE IS PROPOSED AS PART OF THIS SITE PLAN.
31. TRUSS ROOF SIGNS SHALL BE PROVIDED ON THE BUILDING IF APPLICABLE.

ISSUED FOR CONSTRUCTION

FINAL FOR SEWER DESIGN

Rev.	Date	Comments
1	12/16/09	REV. PER TOWNSHIP COMMENTS
2	01/06/10	REV. PER TOWNSHIP AND COUNTY COMMENTS
3	4/26/10	REV. PER RESOLUTION OF APPROVAL
4	1/14/11	REVISE PER BUCKEYE PIPELINE
5	7/28/14	REVISE PER SANITARY SEWER
6	08/28/14	REV. PER TOWNSHIP COMMENTS

DYNAMIC ENGINEERING
245 Main Street - Suite 204, Chester, NJ 07930
T 908.879.9229 F 908.879.0222
www.dynamicec.com

TITLE: SITE PLAN

PROJECT: RYAN 100 HOLDINGS, LLC
PROPOSED FLEX WAREHOUSE
BLOCK 477, LOT 1; TAX MAP SHEET #43
100 RYAN STREET
BOROUGH OF SOUTH PLAINFIELD, MIDDLESEX COUNTY, N.J.

JOB No: 0412-09-001 · DATE: 9/8/2009 · DRAWN BY: GH · SCALE: (H) 1"=30' (V) · DESIGNED BY: BWS · CHECKED BY: BWS

J. G. JAWORSKI — PROFESSIONAL ENGINEER

B.W. SKAPINETZ — PROFESSIONAL ENGINEER

CONSTRUCTION CHECK / DATE

SHEET No: 3 of 13

DEC Client Code: 0412 · Rev. # 6