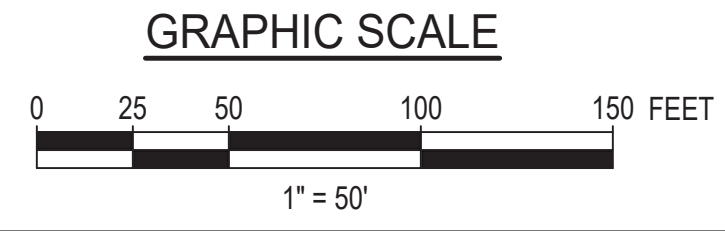


- NOTES**
- THE RELOCATED ADMINISTRATION BUILDING WILL BE SUPPORTED ON A STEEL FRAMEWORK WHICH ELEVATES IT ONE FOOT ABOVE THE ADVISORY FEMA BASE FLOOD ELEVATION OF 14 FT NAVD88. THE FLOOR AREA OF THE ADMINISTRATION BUILDING IS 2,390 SQ. FT.
  - EXISTING SOIL ON SITE WILL BE DISTURBED ONLY FOR BURIED PIPING, CONDUITS, AND LIFT STATION INSTALLATION. THE DURATION FOR EXCAVATIONS TO REMAIN OPEN SHALL BE MINIMIZED. IN THE EVENT IT IS NECESSARY FOR AN EXCAVATION TO REMAIN OPEN FOR AN EXTENDED PERIOD A SILT FENCE SHALL BE INSTALLED AROUND IT TO PREVENT SOIL EROSION. ALSO, BASED ON SITE CONDITIONS IF ANY EXCAVATION IS SUBJECT TO EROSION WHILE OPEN FOR A SHORT DURATION A SILT FENCE SHALL BE INSTALLED AROUND IT. THE AREA OF DISTURBED SOIL IS 1,780 SQ. FT.
  - THE EXISTING PLANT BACKGROUND ON THIS DRAWING IS FROM CONTROL POINT ASSOCIATES DRAWING FILE NO. 04-190297, SHEET 1 OF 4, MINOR SUBDIVISION PLAT RIVER ROAD, DATED 6-18-2020.
  - SEE NOTES ON DRAWING C-100, SHEET 3 OF 4 FOR CODE, EXCAVATION AND OTHER REQUIREMENTS.

**ZONING DATA**

ZONING ITEM	REQUIRED	REQUIRED	CONDITIONS PROPOSED LOT A
ZONING DISTRICT	(INDUSTRIAL)	MW (MARINE WATERFRONT)	(INDUSTRIAL) & MW (MARINE WATERFRONT)
MINIMUM LOT AREA	10 ACRES	40,000 Sq. Ft.	628,664 Sq. Ft.
MINIMUM LOT WIDTH	500 FL.	100 FL.	1,088 FL.
MINIMUM LOT DEPTH	400 FL.	100 FL.	771 FL.
MINIMUM LOT FRONTAGE	NOT SPECIFIED	NOT SPECIFIED	424.7
MINIMUM FLOOR AREA RATIO	NOT SPECIFIED	NOT SPECIFIED	0.38%
MAX. BLDG. LOT COVERAGE	40%	20%	0.38%
MAX. BUILDING HEIGHT	85 FL.	50 FL.	19 FL.
<b>BUILDING SETBACKS</b>			
FRONT	100 FL.	50 FL.	128 FL. (I & MW CONFORMING)
SIDE	75 FL. SINGLE; 200 FL. BOTH	10 FL. SINGLE; 20 FL. BOTH	85.9 FL. (I CONFORMING, MW CONFORMING)
REAR	200 FL.	NOT SPECIFIED	123.4 FL. (I CONFORMING MW N/A)



MARTIN C. BALLOD  
 NEW JERSEY PROFESSIONAL ENGINEER  
 No. GE30509  
 Digitally signed by Martin Ballod  
 Date: 2020.07.09 15:14:35 -04'00'  
 NEW JERSEY PROFESSIONAL ENGINEER NO. GE30509

THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

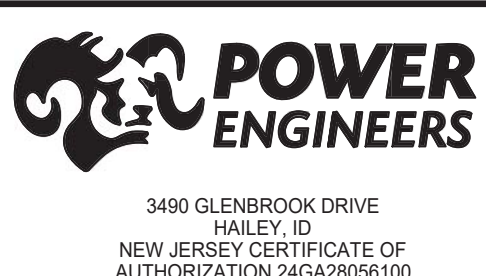
**INTER-DISCIPLINE REVIEW**

DISC	ARCH	CIVIL	ELECT	I&C	MECH	STRUCT
DATE	-	-	-	-	-	-
INIT	-	-	-	-	-	-

REV	ISSUED FOR PERMITTING	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
0	ISSUED FOR PERMITTING	7/09/2020	AMW	MB	MB	KC	

DSGN	MB	7/09/2020
DRN	AMW	7/09/2020
CKD	MB	7/09/2020

SCALE: AS SHOWN



GENON ENERGY SAYREVILLE STATION	JOB NUMBER	REV
ADMINISTRATION BUILDING RELOCATION PROJECT, SAYREVILLE, NJ	163426	0
DETAILED SITE PLAN	DRAWING NUMBER	
PROPOSED LOT A: BLOCK 174, PORTION OF LOT 1, BLOCK 176 & LOT 6	C-100	2 OF 4