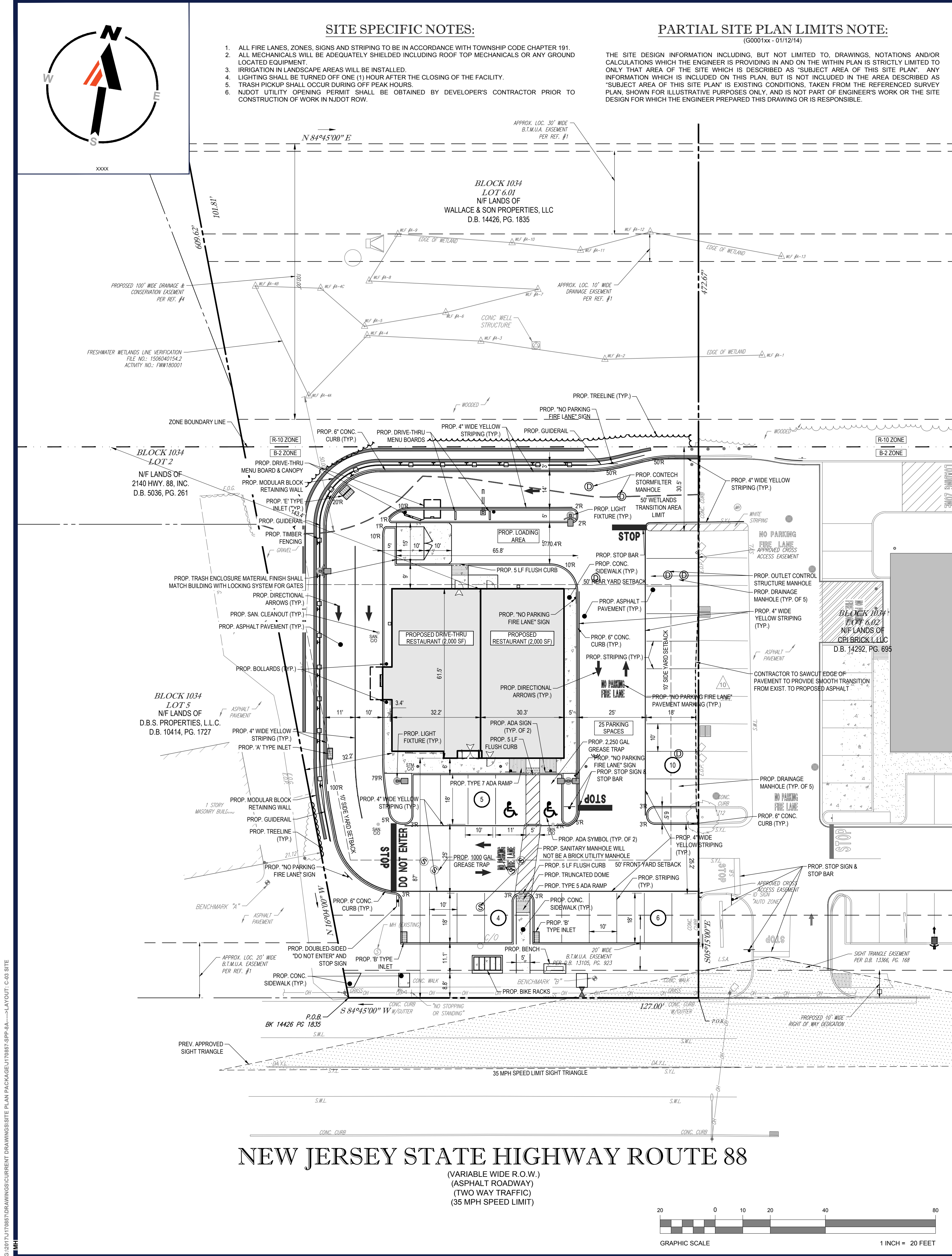




SITE SPECIFIC NOTES:

1. ALL FIRE LANES, ZONES, SIGNS AND STRIPING TO BE IN ACCORDANCE WITH TOWNSHIP CODE CHAPTER 191.
2. ALL MECHANICALS WILL BE ADEQUATELY SHIELDED INCLUDING ROOF TOP MECHANICALS OR ANY GROUND LOCATED EQUIPMENT.
3. IRRIGATION IN LANDSCAPE AREAS WILL BE INSTALLED.
4. LIGHTING SHALL BE TURNED OFF ONE (1) HOUR AFTER THE CLOSING OF THE FACILITY.
5. TRASH PICKUP SHALL OCCUR DURING OFF PEAK HOURS.
6. NJDOT UTILITY OPENING PERMIT SHALL BE OBTAINED BY DEVELOPER'S CONTRACTOR PRIOR TO CONSTRUCTION OF WORK IN NJDOT ROW.

PARTIAL SITE PLAN LIMITS NOTE:

(00001xx - 01/12/14)

THE SITE DESIGN INFORMATION INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTATIONS AND/OR CALCULATIONS WHICH THE ENGINEER IS PROVIDING IN AND ON THE WITHIN PLAN IS STRICTLY LIMITED TO ONLY THAT AREA OF THE SITE WHICH IS DESCRIBED AS "SUBJECT AREA OF THIS SITE PLAN". ANY INFORMATION WHICH IS INCLUDED ON THIS PLAN, BUT IS NOT INCLUDED IN THE AREA DESCRIBED AS "SUBJECT AREA OF THIS SITE PLAN" IS EXISTING CONDITIONS, TAKEN FROM THE REFERENCED SURVEY PLAN, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND IS NOT PART OF ENGINEER'S WORK OR THE SITE DESIGN FOR WHICH THE ENGINEER PREPARED THIS DRAWING OR IS RESPONSIBLE.

ZONING TABLE

ZONE: B-2 (GOVERNING ZONE) (PERMITTED) R-10 (NOT PERMITTED)
USE: RESTAURANT (WITH AND WITHOUT DRIVE-THRU)

APPLICANT / OWNER INFORMATION

APPLICANT: WALLACE & SON PROPERTIES, LLC
400 CHAMBERSBRIDGE ROAD
BRICK, NEW JERSEY 08723

PROPERTY OWNER: WALLACE & SON PROPERTIES, LLC
400 CHAMBERSBRIDGE ROAD
BRICK, NEW JERSEY 08723

BULK REQUIREMENTS

ITEM	CODE	REQUIRED (R-10)	REQUIRED (B-2)	PROPOSED *
MIN. LOT AREA	245 ATTACHMENT 5	10,000 SF	20,000 SF	29,221 SF
MIN. LOT WIDTH	245 ATTACHMENT 5	90'	125'	127'
MIN. LOT DEPTH	245 ATTACHMENT 5	100'	125'	200'
MIN. FRONT YARD	245 ATTACHMENT 5	30'	50'	87'
MIN. SIDE YARD	245 ATTACHMENT 5	6'	10'	32.2'
MIN. REAR YARD	245 ATTACHMENT 5	20'	50'	51.5'
MAX. BUILDING HEIGHT	245 ATTACHMENT 5	35'	35' (2 STORIES)	< 35' (1 STORY)
MIN. GROSS FLOOR AREA	245 ATTACHMENT 5	N/S	2,000 SF	4,000 SF
MAX. BUILDING COVERAGE	245 ATTACHMENT 5	30%	30%	13.7%
MAX. IMPERVIOUS COVERAGE	245 ATTACHMENT 5	N/S	65%	77% (22,489 SF) (V)
N/S = NOT SPECIFIED				VARIANCE REQUIRED

* ALL PROPOSED BULK REQUIREMENTS ARE SHOWN ONLY FOR THE AREA OF BLOCK 1034, LOT 6.01 WITHIN THE B-2 ZONE.

PARKING REQUIREMENTS

ITEM:	REQUIRED:	PROPOSED:
MIN. STALL SIZE	10' X 18'	10' X 18'
MIN. DRIVE AISLE WIDTH FOR TWO-WAY CIRCULATION	25'	25'
PARKING SETBACK FROM RESIDENTIAL ZONE	25'	30.5'
PARKING SETBACK FROM RIGHT OF WAY	20'	20'
PARKING REQUIRED:	1 SPACE PER 4 CUSTOMER SEATS + 1 SPACE PER 2 EMPLOYEES IS REQUIRED. IT IS ANTICIPATED THAT THE RESTAURANTS WILL HAVE 8 EMPLOYEES AND 60 CUSTOMER SEATS = (4+15) = 19 SPACES	25 SPACES
ADA SPACES REQUIRED	1 FOR EVERY 1-25 SPACES	2

SIGNAGE REQUIREMENTS

ITEM:	REQUIRED:	PROPOSED:
BUILDING MOUNTED	ONE (1) FACADE SIGN PER BUILDING (15% OF FRONT WALL AREA)	TBD
FREESTANDING	ONE (1) SIGN PERMITTED PER LOT (MAX. SIGN AREA = 50 SF, MAX. SIGN HEIGHT = 25'; SIGN SETBACK = 10')	TBD

LIST OF VARIANCES

1. SECTION 245, MAXIMUM IMPERVIOUS COVERAGE
2. SECTION 245-311(f), BERM HEIGHT ADJACENT TO PARKING ALONG ROAD FRONT, 18" APPROVED 2 WHERE 3 IS REQUIRED.
3. SECTION 245-374, TRASH ENCLOSURE WIDTH OF 15" WAS APPROVED WHERE 19" IS REQUIRED.

LIST OF DESIGN WAIVERS

1. PARKING STALL ADJACENT TO A RIGHT-OF-WAY MUST PROVIDE MINIMUM 3 FEET BERRING.
2. ANY CURBED ISLAND PLANTER MUST BE A MINIMUM WIDTH OF 7.5 FEET.
3. ALL PLANTED LANDSCAPED AREAS MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.
4. WHERE PRACTICAL, ALL TURF AREAS LOCATED IN THE FRONT YARD SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

GENERAL NOTES:

(8000003 - 10/2015)

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- "BOUNDARY & TOPOGRAPHIC SURVEY - WALLACE CONTRACTING" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 11/21/2017, UPDATED 01/09/2018.
- "STORMWATER MANAGEMENT REPORT" PREPARED BY BOHLER ENGINEERING, DATED SEPTEMBER 2018.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE PROPERTY SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. AND DATED 11/21/2017, REVISED 01/09/2018 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO INSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY TO RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE. EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (COLL). ALL CONTRACTORS MUST HAVE THEIR COLL POLICIES ENDORSED TO NAME, BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. BOHLER ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTORS POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCLUDING ANY WORK ZONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL, EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

APPROVAL BLOCK

TOWNSHIP OF BRICK BOARD APPROVAL
APPROVED BY THE PLANNING BOARD / BOARD OF ADJUSTMENT
OF THE TOWNSHIP OF BRICK, NEW JERSEY.

CHAIRMAN	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE
OCEAN COUNTY	DATE

BOHLER

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/20/2021	REV. PER RESOLUTION COMMENTS	DM
2	12/14/2021	REV. PER SCD COMMENTS	DM
3	12/21/2021	REV. PER SCD COMMENTS	DM
4	06/09/2022	REV. PER NJDEP FWW-TAW	DM
5	06/22/2022	REV. PER SCD COMMENTS	DM
6	07/21/2022	REV. PER FIRE OFFICIAL COMMENTS	DM
7	04/04/2024	REV. PER FIRE OFFICIAL COMMENTS	MPH
8	05/09/2024	REV. PER BTM/JLA COMMENTS	KEC



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PROJECT No.: J170857
DRAWN BY: OT
CHECKED BY: DP
DATE: 09/29/2018
CAD ID: J170857-SPP-8A

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOR

WALLACE & SON PROPERTIES, LLC

PROPOSED RESTAURANTS

BLK: 1034 / LOT: 6.01
2160 NJSH ROUTE 88
TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY

BOHLER

BOHLER ENGINEERING INC. LLC

30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 685-8300
Fax: (908) 724-4401

www.BohlerEngineering.com

NJ CERT. OF AUTHORIZATION NO. 24GA28161700 & M4000122

R.L. STREKER

PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. 45344
NEW YORK LICENSE NO. 079512

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-03

REVISION 8 - 05/09/2024