

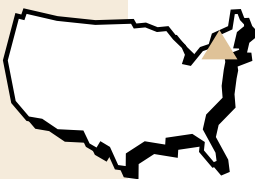


► CASE STUDY: CORPORATE DEVELOPMENT

Morris Corporate Park



Keystone walls promote development appeal and durable site solutions



► **PROJECT:** Morris Corporate Park

LOCATION: Parsippany, New Jersey

PRODUCT: Classic Compac
Straightface Units



SQUARE FOOTAGE: 44,000 sq. ft.

GENERAL CONTRACTOR: Vollers Excavating and Construction

ENGINEERING CONSULTANT: Paulus, Sokolowski
and Sartor, Inc.

KEYSTONE REPRESENTATIVE: Anchor Concrete
Manasquan, New Jersey

Morris Corporate Park is an elaborate and attractive corporate office complex located in **Parsippany, New Jersey**. The first phase of this multi-phased development sets the stage for the image, form and function that is meant to impress all that visit or pass by. **Keystone Retaining Wall Systems, Inc.** has been utilized to play a significant role in creating this image in the initial as well as future stages with wall designs, colors and geometry that support the entire complex theme.

Joe Flemming, P.E., with the engineering firm of **Paulus, Sokolowski and Sartor Inc.**, designed the complex with the **Keystone Retaining Wall System** in mind. The owner, Doug Allen of **SJP Properties** and

the architect, Ted Hammer of **HLW International** reviewed 8 different wall system mockups before selecting Keystone.

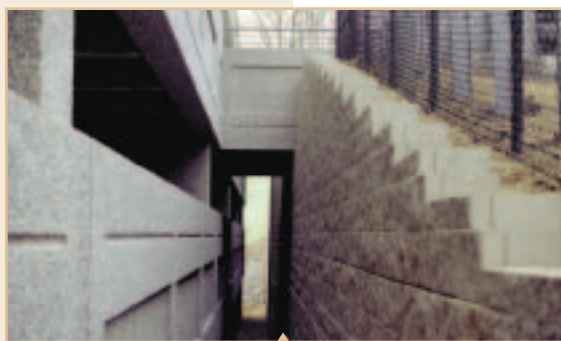
In addition to its inherent structural integrity, Keystone was chosen for its leading reputation in the New Jersey area. The Keystone System complements the intense grade changes and gives a class A, prestigious look to the site and structures.

Vollers Excavating & Construction, from North Branch, New Jersey, was awarded the bid for sitework and retaining wall construction. The tallest wall built at this site stands 30 feet in height and supports a side of the parking lot structure. The walls also elevate pedestrian pathways for barrier free entry to the office buildings and allows the parking structure to be located closer to the main entrance. With Keystone Retaining Walls, the total usable square footage of the building was maximized.

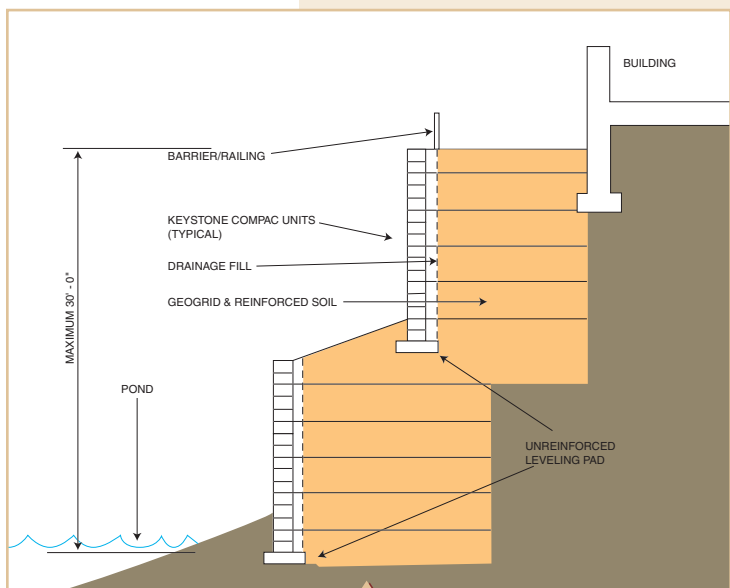
Anchor Concrete Products, Keystone's licensed manufacturer and representative in **Manasquan, New Jersey**, supplied 44,000 square feet of Compac Classic Straightface



Pedestrian ramp with handrail detailed



Keystone walls allow for close relationship of parking to building



Cross section at pond and terrace walls

Units to create the ramps, terraces, and parking lot walls on the site. Banding accents were added by the design team to accentuate the colors of the office building and pick up the horizontal detailing that is found in the building architecture.

The 100 year flood capability of the site was already put to the test when the forces of **Hurricane Floyd** blew through. The Park received nearly 16 inches of rain in 12 hours, allowing the pond waters to come within inches of the 100 year breach mark. Through it all, the Keystone walls held firmly in place.

