

**LOCATION MAP**  
USGS QUAD MAPS-JERSEY CITY

2000 1000 0 2000 4000 6000

GRAPHIC SCALE  
1 inch = 2,000 feet

[illegible]

**SEAN M. SAVAGE, P.E.**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE NO. 24GE04451000

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11/01/2023 \_\_\_\_\_  
DATE

**MATRIX****NEWWORLD**  
Engineering Progress

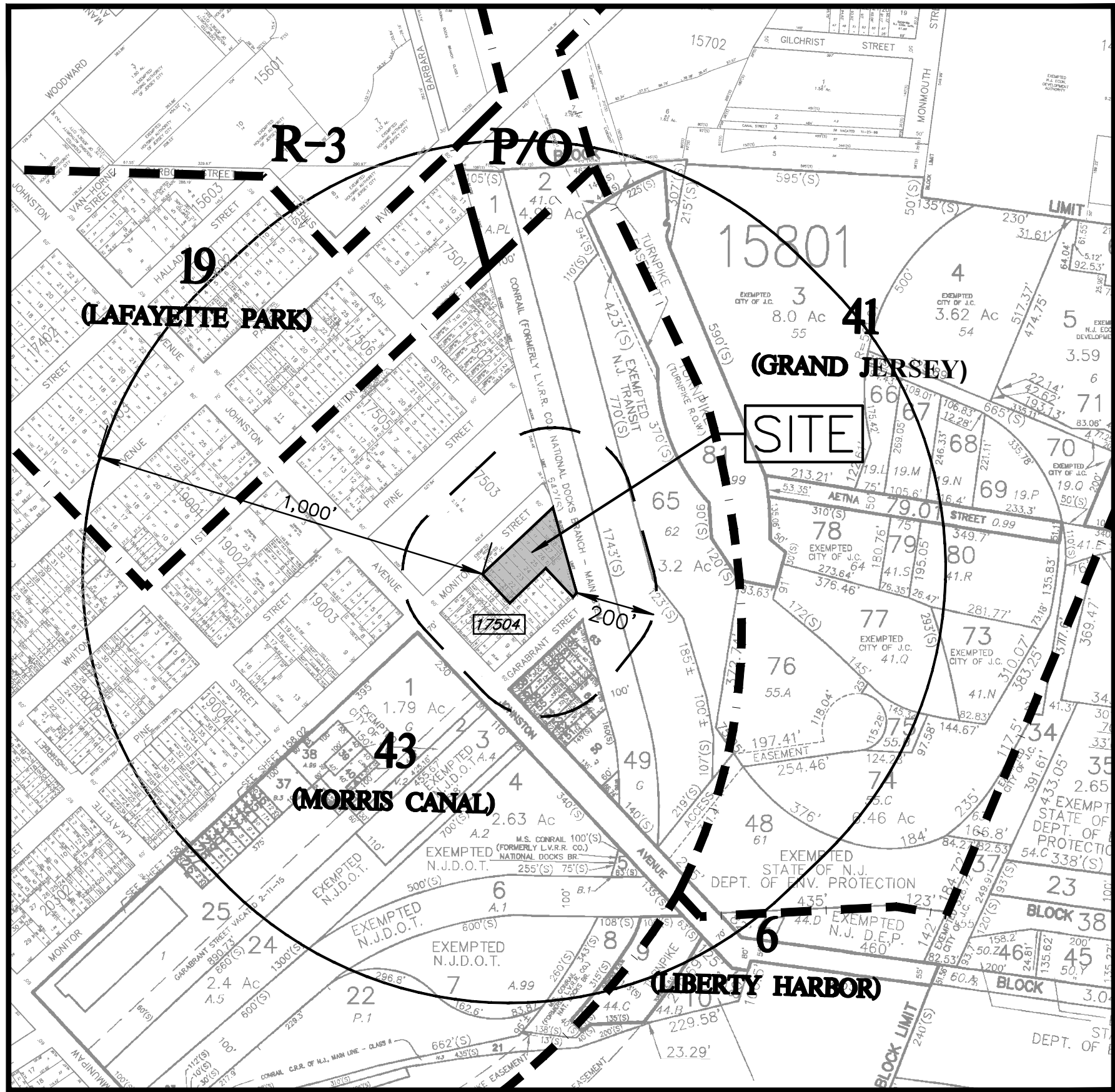
Matrix New World Engineering, Land Surveying  
and Landscape Architecture, P.C.  
442 State Route 35, Second Floor  
Eatontown, New Jersey 07724  
Tel: 732-585-2999  
Fax: 973-240-1818  
www.mnwe.com

Certified WBE  
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA027962300

<b>TITLE SHEET</b>	
<b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b> <b>118-130 MONITOR STREET</b> <b>MIXED-USE DEVELOPMENT</b> <b>BLOCK 17504, LOTS 20-25 AND 26.01</b> <small>SITUATED IN</small> <b>CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY</b>	
PROJECT NUMBER: 22-0362	
DATE: 08/14/2023	
SCALE: AS SHOWN	
SHEET <b>1</b> OF <b>12</b>	

LEGEND

- BOUNDARY LINE
- LOT LINE
- LOT NUMBER
- BLOCK LIMIT
- BLOCK NUMBER
- ZONE BOUNDARY
- ZONE DESIGNATION
- 200' ADJOINER LINE
- 1,000' ADJOINER LINE
- PROJECT LOCATION



GENERAL NOTES:

1. THIS PROJECT CONSISTS OF ONE (1) PREVIOUSLY APPROVED 8-STORY RESIDENTIAL BUILDING, (70 UNITS), GROUND FLOOR AMENITIES GROUND FLOOR PARKING GARAGE, AND ASSOCIATED INFRASTRUCTURE LOCATED ON LOT 26.01 WHICH IS CONSTRUCTED (JERSEY CITY PLANNING BOARD CASE NO. P20-157). IT IS NOW PROPOSED TO CONSTRUCT AN 8-STORY MIXED-USE ADDITION CONSISTING OF 70 UNITS, CHILD CARE CENTER, GROUND FLOOR FLOOR AMENITIES AND ASSOCIATED INFRASTRUCTURE LOCATED ON LOTS 20-25. THE PROPOSED USE IS PERMITTED WITH THE MORRIS CANAL REDEVELOPMENT PLAN TWO-NORTH ZONE.
2. CENTER OF SITE COORDINATES 684905 N, 615248 E.
3. THE SUBJECT SITE IS KNOWN AND DESIGNATED AS BLOCK 17504, LOTS 20-25 AND LOT 26.01 AS SHOWN ON SHEET 175 OF THE JERSEY CITY, HUDSON COUNTY, NEW JERSEY TAX MAP DATED MAY 2018.
4. TOTAL AREA OF SITE, BLOCK 17504, LOTS 20-25 AND 26.01- 24,565 SF (0.56 ACRES)
5. BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOTS 20-25 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHY SURVEY OF TAX LOT 20, 21, 22, 23, 24 & 25, BLOCK 17504, ACA 118-128 MONITOR STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY DMC ASSOCIATES, INC DATED MARCH 29, 2022.
6. BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOT 26.01 BASED UPON A SURVEY ENTITLED "130-132 MONITOR STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY BEHAR SURVEYING ASSOCIATES, PC DATED SEPTEMBER 14, 2020.
7. EXISTING IMPROVEMENTS SHOWN FOR LOT 26.01 BASED UPON PLANS ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLAN, 130 & 132 MONITOR STREET, RESIDENTIAL DEVELOPMENT, BLOCK 17504, LOTS 26 & 27.01, SITUATED IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY MATRIX NEW WORLD ENGINEERING, P.C. AND DATED 11/3/2020 WITH ALL REVISIONS.
8. THE PROJECT VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).
9. INDIVIDUAL PAGES FROM THIS PLAN SET SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. THE CONTRACTOR SHALL REVIEW AND UTILIZE THE ENTIRE PLAN SET FOR CONSTRUCTION.
10. PLANS ARE NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE SIGNED PROFESSIONAL.
11. THESE PLANS ARE PREPARED FOR THE PURPOSE OF PRELIMINARY & FINAL SITE PLAN APPROVAL WITH THE JERSEY CITY PLANNING BOARD. THE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.

APPLICANT/ OWNER

LAFAYETTE DEVELOPMENT FUND, LLC  
C/O LDF III, LLC  
P.O. BOX 4  
JERSEY CITY, NJ 07304

<b>BULK STANDARDS PER JERSEY CITY MORRIS CANAL DEVELOPMENT PLAN (TOD NORTH ZONE) - EXISTING &amp; PROPOSED</b>				
BULK STANDARDS	PERMITTED	EXISTING (LOTS 20-25 & 26.01)	PROPOSED (LOTS 20-25 & 26.01)	VARIANCE (Y/N)
MINIMUM LOT AREA	10,000 SQ. FT.	24,565 SQ. FT.	24,565 SQ. FT.	N
MAXIMUM BUILDING HEIGHT	EIGHT (8) STORIES, AND NINETY (90) FEET	EIGHT (8) STORIES, AND 89 FEET 7 1/4 INCHES	EIGHT (8) STORIES, AND NINETY (90) FEET	N
MAXIMUM HEIGHT OF APPURTENANCES	20 FEET*	17 FEET 1 INCH	19'-1" FEET	N
MINIMUM RESIDENTIAL FLOOR HEIGHT	9 FEET	10 FEET	10 FEET	N
MINIMUM FRONT YARD SETBACK	0 FEET	2.83 FEET (LOT 26.01) 0 FEET (LOTS 20-25)	2.83 FEET	N
MINIMUM REAR YARD SETBACK				
PARKING LEVEL	0 FEET	0 FEET	0 FEET	N
RESIDENTIAL LEVEL	25 FEET	25 FEET	25 FEET	N
	0 FEET		0 FEET	N
MINIMUM SIDE YARD SETBACK		0 FEET (LOT 26.01) 0.2 FEET (LOTS 20-25)		
DENSITY	BY BUILDING ENVELOPE			
BUILDING AREA (ENVELOPE)				
GROUND FLOOR		9,300 SQ. FEET	21,186 SQ. FEET	N
2ND-8TH FLOOR		8,685 SQ. FEET	17,365 SQ. FEET	N
PENTHOUSE		1,444 SQ. FEET	2,743 SQ. FEET	N
TOTAL		71,539 SQ. FEET	145,484 SQ. FEET	N
NUMBER OF UNITS (PER RESIDENTIAL FLOOR)		10 UNITS/ FLOOR = 70 UNITS TOTAL	20 UNITS/ FLOOR = 140 UNITS TOTAL	N
AREA OF SIGNAGE	12 SQUARE FEET	11.66 SQUARE FEET	11.66 SQUARE FEET	N
BUILDING COVERAGE	N/A	44%	86%	N
LOT COVERAGE	N/A	50%	95%	N
<b>JERSEY CITY FORESTRY STANDARDS</b>				
TREE SPACING (TRUNK TO TRUNK)	20 TO 30 FEET MIN.	58 FEET (LOT 26.01)	42 FEET (LOTS 20-25)	N
TREE PIT SIZING (SIDEWALK -10')	5'x10'x12'x2'	5'x10'x12'x2' (LOT 26.01)	5'x10'x12'x2' (LOTS 20-25 & 26.01)	N

\* ORDINANCE SECTION 345-60(G): FOR BUILDINGS WITH COMMON ROOFTOP AMENITY SPACE, A TOTAL OF 20 FEET SHALL BE PERMITTED.

NOTE:  
1. ALL SIGNAGE ON SITE WILL COMPLY WITH MORRIS CANAL REDEVELOPMENT PLAN (TOD NORTH ZONE).

## BICYCLE PARKING STANDARDS

<b><u>BICYCLE PARKING STANDARDS</u></b>				
<b>LOT</b>	<b>BICYCLE PARKING STANDARDS</b>	<b>NUMBER OF UNITS</b>	<b>SPACES REQUIRED</b>	<b>SPACES PROPOSED</b>
<b>LOTS 20-25 &amp; 26.01</b>	<b>MINIMUM 0.5 SPACE PER UNIT</b>	<b>140</b>	<b>70</b>	<b>70</b>

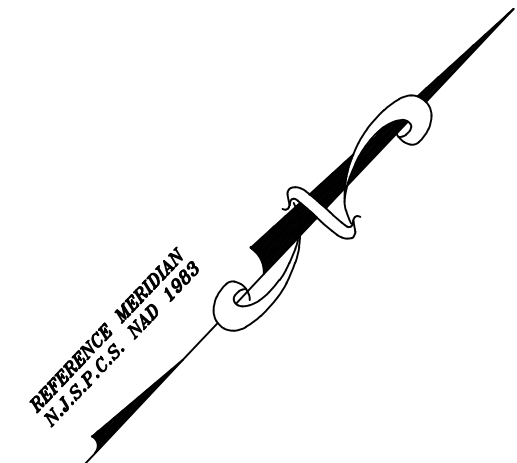
PARKING STANDARDS FOR MID-RISE APARTMENT BUILDINGS				
LOT	PARKING STANDARDS	NUMBER OF UNITS	MAXIMUM PARKING SPACES	PARKING SPACES PROPOSED
LOTS 20-25 & 26.01	MAX 1.0 SPACES PER UNIT	140	140	5*

\* ONE SPACE DESIGNATED AS HANDICAP SPACE PER ADA REQUIREMENT

UTILITY CONTACTS		
PSE&G ROOM LL2 80 PARK PLACE NEWARK, NJ 07102		
COMCAST CABLEVISION 2121 KENNEDY BLVD. JERSEY CITY, NJ 07305		
UNITED WATER COMPANY 200 HOOK ROAD HARRINGTON PARK, NJ 07640		
VERIZON TELEPHONE 540 BROAD STREET NEWARK, NJ 07102		
JERSEY CITY M.U.A. 555 ROUTE 440 JERSEY CITY, NJ 07305		
INDEX OF SHEETS		
No.	DESCRIPTION	PLAN DATE
1.	TITLE SHEET	11/01/2023
2.	EXISTING CONDITIONS & DEMOLITION PLAN	11/01/2023
3.	GEOMETRY PLAN	11/01/2023
4.	GRADING PLAN	11/01/2023
5.	UTILITY PLAN	11/01/2023
6.	PROFILES	11/01/2023
7.	LANDSCAPING PLAN	11/01/2023
8.	LIGHTING PLAN	11/01/2023
9.	SOIL EROSION & SEDIMENT CONTROL PLAN	11/01/2023
10.	SOIL EROSION & SEDIMENT CONTROL DETAILS	11/01/2023
11.	CONSTRUCTION DETAILS	11/01/2023
12.	CONSTRUCTION DETAILS	11/01/2023

APPROVED BY THE PLANNING BOARD  
OF JERSEY CITY.

CHAIRMAN	DATE
SECRETARY	DATE
ENGINEER	DATE



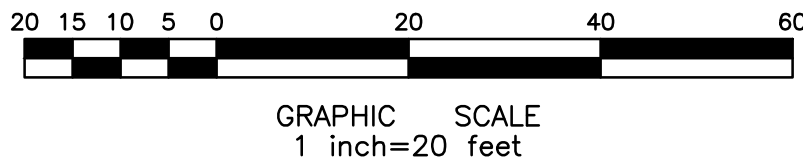
1. ANY ABOVE GROUND UTILITY APPURTENANCES (INCLUDING FIRE HYDRANTS, WATER METERS, INLET GRATES & FRAMES, MANHOLE COVERS & FRAMES) WITHIN THE PROJECT'S BOUNDARY ARE TO BE REMOVED AND PLACED ON-SITE FOR THE PUBLIC WORKS DEPARTMENT TO CLAIM. ALL UNCLAIMED APPURTENANCES WILL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT AN APPROPRIATE DISPOSAL FACILITY.
2. EXISTING LIGHTING AND UTILITY POLE REMOVALS AND/OR RELOCATIONS ARE TO BE COORDINATED WITH AND PERFORMED BY THE APPROPRIATE UTILITY COMPANY.
3. IF APPLICABLE, ANY UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OF OFF SITE.
4. ALL DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND WILL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO ABANDONMENT AND/OR DEMOLITION.
5. ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROPRIATE FACILITY.
6. ALL DEBRIS, TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF PROPERLY OFF-SITE UNLESS OTHERWISE STATED OR APPROVED.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT CONSTRUCTION OF THE WORK UNDER THIS PLAN WILL PASS THROUGH AREAS WHERE THEIR SERVICES EXIST. NOTIFICATION TO THE UTILITIES MUST BE MADE IN A SUFFICIENT AMOUNT OF TIME IN ADVANCE (MIN. 72 HOURS) PRIOR TO START OF ANY CONSTRUCTION WORK IN THE AFFECTED AREAS.
8. THE CONTRACTOR IS RESPONSIBLE FOR BACKFILL AND COMPACTION CERTIFICATION. BACKFILL MATERIAL IS TO BE APPROVED BY THE ENGINEER. PLACEMENT OF MATERIAL TO BE INSPECTED AND APPROVED BY THE PROJECT GEOLOGICAL ENGINEER.
9. ALL UTILITY SERVICES TO EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS ADJACENT TO THE PROJECT, THAT ARE TO REMAIN, MUST BE MAINTAINED DURING SITE CONSTRUCTION UNTIL THE PROPOSED UTILITIES ARE FULLY OPERATIONAL AND ACCEPTED BY THE APPROPRIATE AUTHORITY. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE ADJACENT BUILDING OWNERS OF ANY TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS MAY BE NEEDED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES.
10. THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT AND TO PROVIDE PERIMETER CHAIN LINK FENCING (MIN. 6' HIGH) AND SILT FENCING (MIN. 3' HIGH) FOR THE DURATION OF THE DEMOLITION PROJECT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE WITH A SOIL DECONTAMINATION STATION AND MAINTAINING SITE SECURITY. AN APPROVED SOIL EROSION & SEDIMENT CONTROL PLAN WILL BE PROVIDED UPON REQUEST.
11. CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR ALL ROAD OPENINGS FROM JERSEY CITY AND HUDSON COUNTY TRAFFIC DEPARTMENTS AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.
12. ALL DEMOLITION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND ADJACENT PUBLIC AREAS, SHALL BE DISPOSED OUTSIDE THE CITY LIMITS OF JERSEY CITY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NJDEP.

(TBR)

GRAPHIC SCALE  
1 inch=20 feet

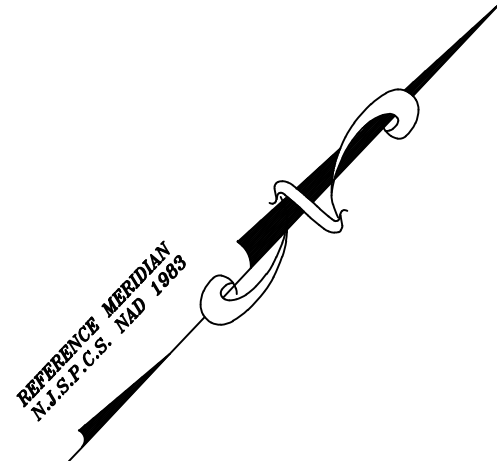
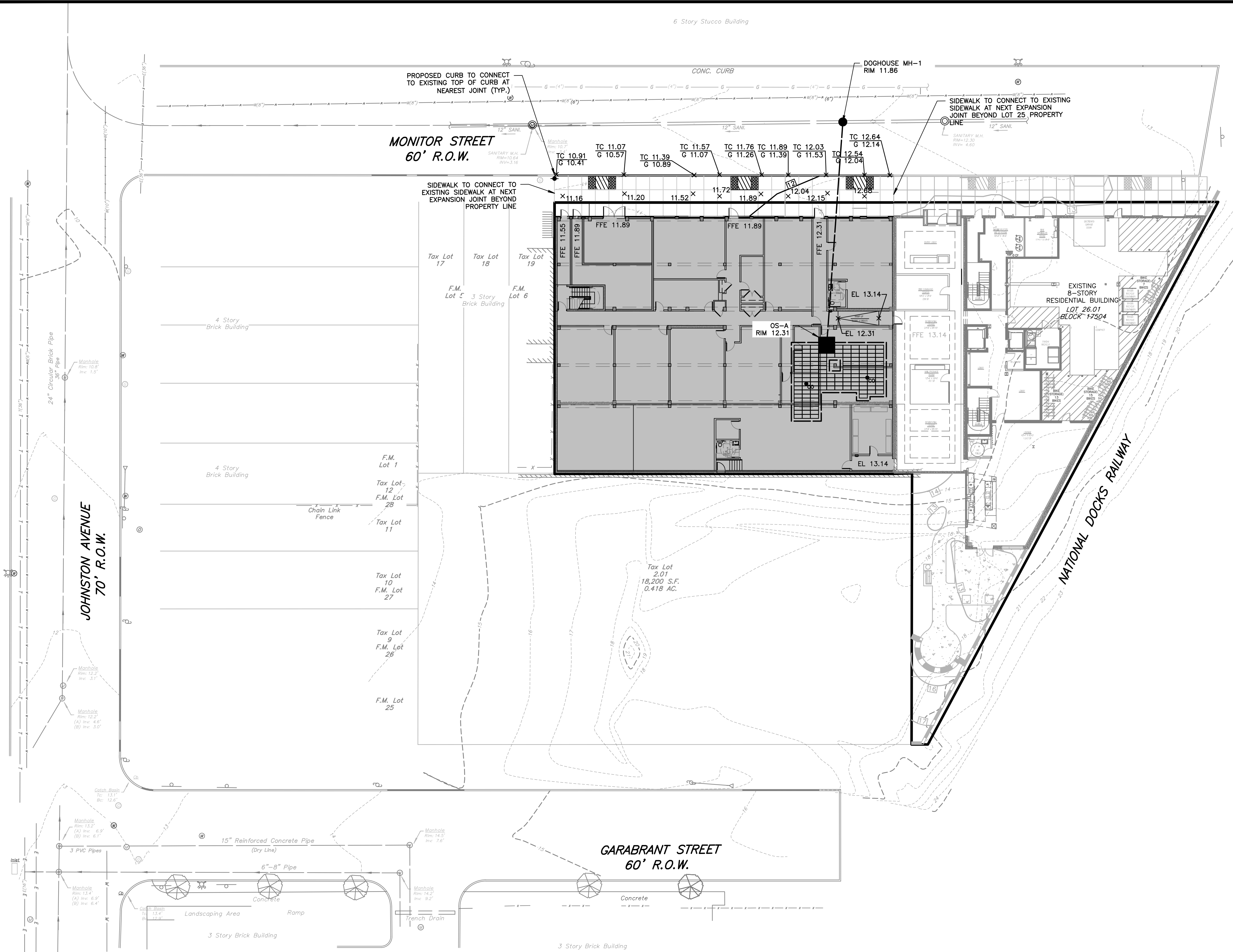
THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.

SHEET 2 OF 12



<p><b>GEOMETRY PLAN</b></p> <p><b>PRELIMINARY &amp; FINAL MAJOR SITE PLAN</b></p> <p><b>118-130 MONITOR STREET</b></p> <p><b>MIXED-USE DEVELOPMENT</b></p> <p><b>BLOCK 17504, LOTS 20-25 AND 26.01</b></p> <p>SITUATED IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY</p>		<p><b>MATRIX</b> <b>NEW WORLD</b></p> <p>Engineering Progress</p> <p>Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Eatontown, New Jersey 07724 Tel: 732-588-2999 Fax: 973-240-1818 www.mnwae.com</p> <p>NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300</p>		<p><b>SEAN M. SAVAGE, P.E.</b> NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24GE04451000</p>		<p>DESIGNED BY: TMN</p>															
		<p>DATE</p> <p>11/01/2023</p>																			
				<p>REVIEWED BY: SS</p>		<p>4. REVISED FOR MIXED-USE</p>		11/01/23		TMN		SS		SNS							
				<p>RELEASED BY:</p>		<p>2. REVISED PER CITY COMMENTS DATED 08/29/2023</p>		08/30/23		TMN		SS		SNS							
				<p>SMS</p>		<p>1. REVISED PER CITY COMMENTS DATED 07/24/2023</p>		08/14/23		TMN		SS		SNS							
				<p>NO.</p>		<p>DESCRIPTION</p>		DATE:		REL.:		REV.:		REVISIONS							

6 Story Stucco Building



GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOTS 20-25 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHY SURVEY OF TAX LOT 20, 21, 22, 23, 24 & 25, BLOCK 17504, AKA 118-128 MONITOR STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY", PREPARED BY DMC ASSOCIATES, INC DATED MARCH 29, 2022.
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GRADING/DRAINAGE NOTES

- ALL PROPOSED ON-SITE AND NEW ON-STREET CURBING TO BE VERTICAL CONCRETE CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
- ALL CURBS SHALL BE DEPRESSED AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ADA DESIGNATED UNITS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
- ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
- ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 (3 HORIZONTAL, 1 VERTICAL) SLOPE UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP TECHNICAL REQUIREMENTS NJAC 7:26E. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ONSITE.
- CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR ALL ROAD OPENINGS FROM JERSEY CITY AND HUDSON COUNTY TRAFFIC DEPARTMENTS AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.
- ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION IN ROADWAYS TO CONFORM TO JERSEY CITY CONSTRUCTION GUIDELINES FOR STREET OPENINGS AND STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION.
- SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.

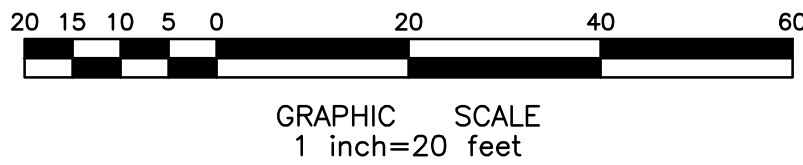
LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
BOUNDARY LINE	---	G 56.00	GUTTER ELEVATION	---	SANITARY SEWER
LOT LINE	---	TC 105.17	TOP OF CURB ELEVATION	---	SANITARY CLEANOUT
SETBACK LINE	---	GR 104.50	GRATE ELEVATION	---	WATER MAIN
CURB LINE	---	RIM 100.00	RIM ELEVATION	---	WATER VALVE
DEPRESSED CURB	---	TW 100.00	TOP OF WALL	---	WATER METER
EDGE OF PAVEMENT	---	BW 98.00	BOTTOM OF WALL	---	FIRE HYDRANT
PAINT LINE	---	FF 98.00	FINISHED FLOOR ELEV.	---	GAS MAIN
CONCRETE	---		DRAINAGE FLOW DIRECTION	---	GAS VALVE
FENCE	---			---	GAS METER
GUIDE RAIL	---			---	TELEPHONE
RETAINING WALL	---			---	CABLE TELEVISION
CONTOURS	---			---	ELECTRIC CONDUIT
MINOR	---			---	OVER HEAD WIRE
MAJOR	---			---	UTILITY POLE
SPOT ELEVATION	---			---	GUY ANCHOR

NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.



DESIGNED BY:  
TMM

REVIEWED BY:  
SS

RELEASED BY:  
SMS

DATE:  
11/01/2023

SEAN M. SAVAGE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE NO. 24GE04451000

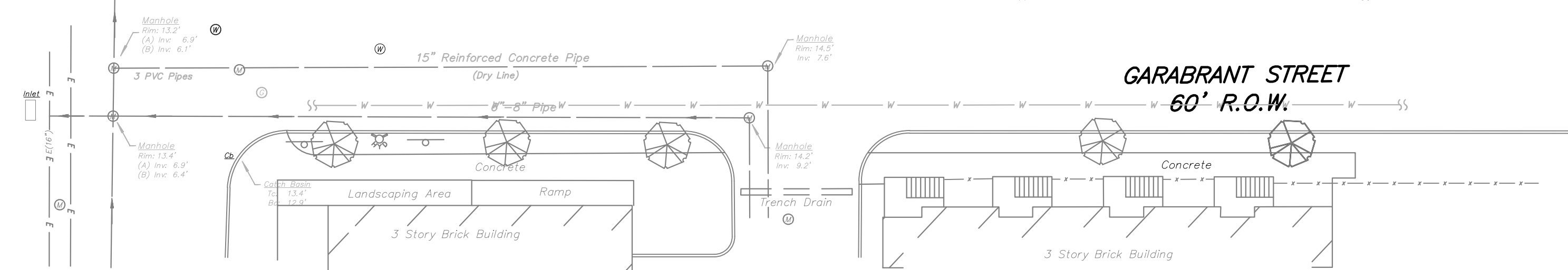
MATRIXNEWORLD  
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GRADING PLAN  
PRELIMINARY & FINAL MAJOR SITE PLAN  
118-130 MONITOR STREET  
MIXED-USE DEVELOPMENT  
BLOCK 17504, LOTS 20-25 AND 26.01  
SITUATED IN  
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

PROJECT NUMBER: 22-0362  
DATE: 08/14/2023  
SCALE: 1" = 20'

SHEET 4 OF 12

REVISIONS  
NO. DESCRIPTION DATE  
1. REVISED PER CITY COMMENTS DATED 07/24/2023  
2. REVISED PER CITY COMMENTS DATED 08/29/2023  
3. REVISED PER CITY COMMENTS DATED 08/29/2023  
4. REVISED FOR MIXED-USE



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MONITOR STREET  
60' R.O.W.

PROPOSED UTILITY POLE  
 NAL POLE LOCATION TO BE  
 COORDINATED WITH PSEG

Tax Lot 17

Tax Lot 18

F.M. Lot 5

3 Story Brick Building

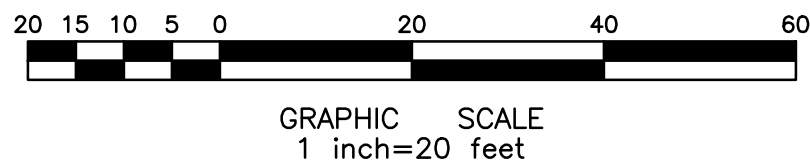
CONTRACTOR TO CONFIRM MINIMUM  
SEPARATION FROM COLUMNS/FOOTINGS  
TO STORMTANK WITH STRUCTURAL  
ENGINEER AND CONTACT DESIGN ENGINEER  
IF ANY CHANGES REQUIRED

Tax Lot  
2.01  
18,200 S.F.  
0.418 AC.

**GARABRANT STREET**  
**60' R.O.W.**

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
BOUNDARY LINE		LOT LINE		SANITARY SEWER		SANITARY CLEANOUT	
SETBACK LINE		CURB LINE		WATER MAIN		WATER VALVE	
DEPRESSED CURB		EDGE OF PAVEMENT				FIRE HYDRANT	
						GAS MAIN	
PAINT LINE						GAS VALVE	
						TELEPHONE	
CONCRETE						CABLE TELEVISION	
						ELECTRIC CONDUIT	
						OVER HEAD WIRE	
FENCE						UTILITY POLE	
						GUY ANCHOR	
RETAINING WALL							
STORM DRAIN							
INLET							
MANHOLE							
CLEANOUT							



GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOTS 20-25 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHY SURVEY OF TAX LOT 21, 22, 23, 24 & 25, BLOCK 17504, AREA 118-128 MONITOR STREET, CITY OF JERSEY COUNTY, NEW JERSEY," PREPARED BY BEHAV SURVEYING ASSOCIATES, PC DATED SEPTEMBER 14, 2020.
2. BOUNDARY AND TOPOGRAPHY INFORMATION FOR LOT 26.01 BASED UPON A SURVEY ENTITLED "130-132 MONITOR STREET, CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY BEHAV SURVEYING ASSOCIATES, PC DATED SEPTEMBER 14, 2020.
3. EXISTING IMPROVEMENTS SHOWN FOR LOT 26.01 BASED UPON PLANS ENTITLED "PRELIMINARY & FINAL MAJOR SITE PLAN FOR 130-132 MONITOR STREET, RESIDENTIAL DEVELOPMENT, BLOCK 17504, LOTS 26 & 27.01, SITUATED IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY," PREPARED BY MATRIX NEW WORLD ENGINEERING, P.C. AND DATED 11/13/2020 WITH ALL REVISIONS.

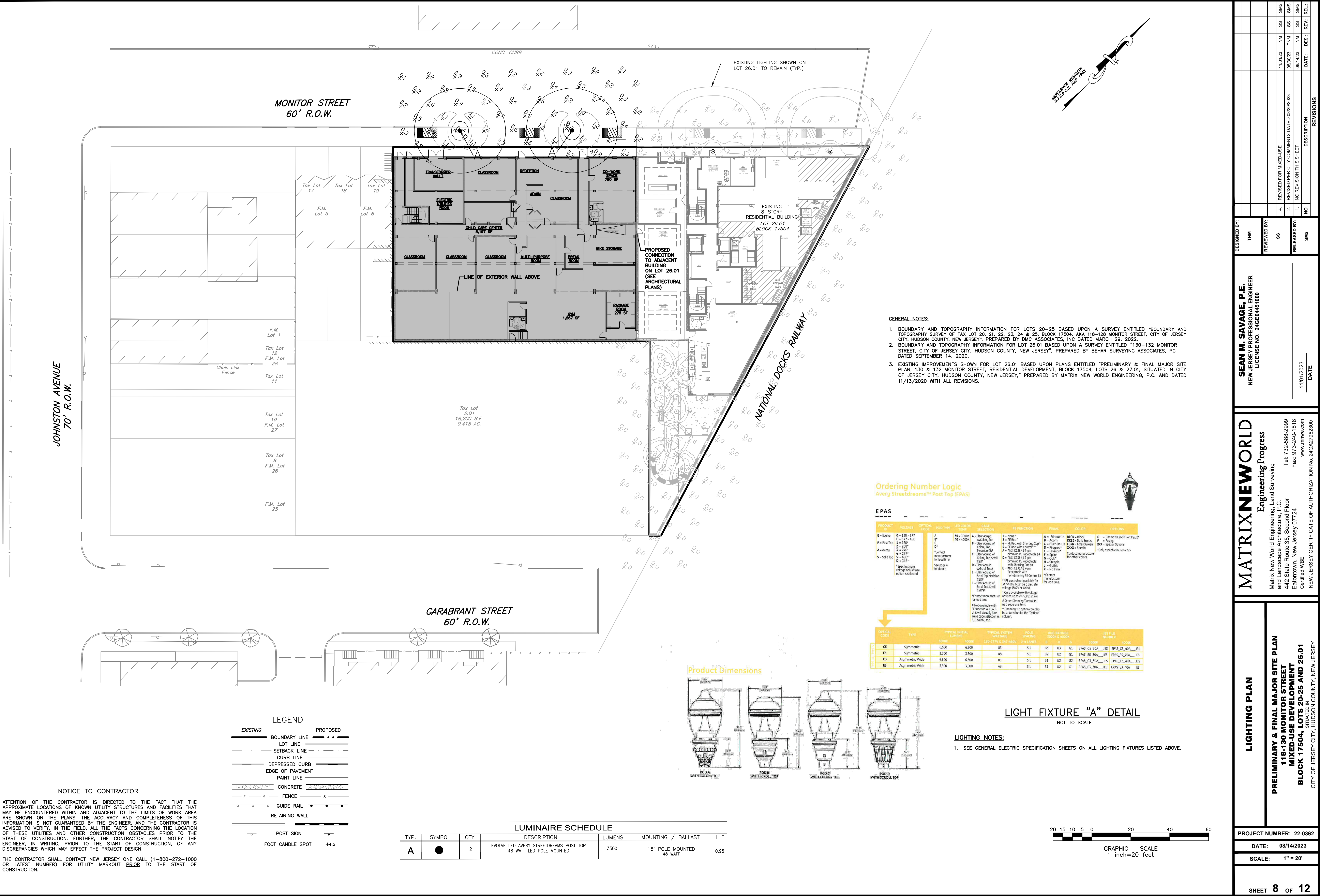
DRAINAGE, SANITARY AND WATER NOTES:

- CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
2. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION IN ROADWAYS TO CONFORM TO THE JERSEY CITY CONSTRUCTION GUIDELINES FOR STREET OPENINGS AND STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION.
4. PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
5. PROPOSED BUILDINGS SHALL BE SERVICED BY EXISTING POTABLE WATER AND SANITARY SEWER FROM THE JERSEY CITY MUA.
6. ALL STORM SEWERS TO BE CLEANED AND TELEVIEWED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. ALL SANITARY SEWER MAINS, SEWER LATERALS, AND APPURTENANCES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH JERSEY CITY MUA AND NJDEP REQUIREMENTS. (TVD, PRESSURE RATED, AND MARKUP TESTED)
7. SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
8. ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
9. PRIOR TO ACCEPTANCE, AS-BUILT PLANS FOR THE SANITARY SEWER SYSTEM SHALL BE SUBMITTED AND APPROVED.
10. PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH JERSEY CITY MUA RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
11. CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS. JACKHAMMERS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.
12. REFER TO TECHNICAL SPECIFICATIONS FOR WATER AND SANITARY SEWER FOR MATERIAL, INSTALLATION SPECIFICATIONS AND TESTING REQUIREMENTS.
13. ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH JERSEY CITY MUA, UNITED WATER COMPANY AND NJDEP REQUIREMENTS.
14. ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 5:23-3.15).
15. ALL NEW WATER MAINS AND SERVICES SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
16. IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(E), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (DUCTILE IRON), WITH WATERTIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
17. UNLESS OTHERWISE INDICATED:
  - a. DIP WATER MAIN SHALL BE CLASS PS1500 CEMENT LINED DUCTILE IRON PIPE, (POLYETHYLENE ENCASEMENT), UNLESS OTHERWISE NOTED IN JCMUA NOTES LISTED OR CONSTRUCTION DETAILS SHEETS.
  - b. SANITARY SEWER MAINS SHALL BE PVC SDR-35, UNLESS OTHERWISE NOTED IN JCMUA NOTES LISTED OR CONSTRUCTION DETAILS SHEETS.
  - c. HDPE PIPES SHALL BE ADES N-12 WITH SOIL TIGHT JOINTS OR APPROVED EQUAL.
  - d. STORM SEWER PVC PIPES SHALL BE SCHEDULE 80 WITHIN PAVED AREAS AND SCHEDULE 40 IN LANDSCAPED AREAS, UNLESS OTHERWISE NOTED.
  - e. RCP SHALL BE CLASS 3 WALL, BELL AND SPIGOT TYPE WITH O-RING GASKETS, UNLESS OTHERWISE NOTED
18. A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GRADE BY FOUR FEET AND CAPPED.
19. BUILDING ROOF LEADERS TO CONNECT TO UNDERGROUND DETENTION BASIN. CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.
20. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
21. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES ARE THE OBLIGATION OF THE CONTRACTOR.
22. ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
23. GAS AND ELECTRIC SERVICE CONDUITS AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY PSE&G. THE CONTRACTOR SHALL PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO PSE&G PROJECT ENGINEER AND THE PROJECT OWNER.
24. TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF VERIZON TELEPHONE AND COMCAST CABLE. THE CONTRACTOR SHALL PROVIDE RECORD "AS BUILT" PLANS OF ALL CONDUITS AND STRUCTURES TO THE VERIZON TELEPHONE AND COMCAST CABLE PROJECT ENGINEER AND PROJECT OWNER.
25. THE CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDLINED PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE ENGINEER UPON REQUEST.
26. CONTRACTOR RESPONSIBLE FOR OBTAINING PERMITS FOR ALL ROAD OPENINGS FROM JERSEY CITY AND HUDSON COUNTY TRAFFIC DEPARTMENTS AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.
27. IF THE EXISTING SEWER MAIN ON MONITOR STREET IS DETERMINED TO BE UNDERSIZED OR NON-STABLE AS DETERMINED BY THE JCMUA, NEW PIPE OF THE CORRESPONDING SIZE, LENGTH, LOCATION PLUS ASSOCIATED CURB TO CURB MILLING & PAVING MUST BE PERFORMED.

<div>UTILITY PLAN</div> <div>PRELIMINARY &amp; FINAL MAJOR SITE PLAN 118-130 MONITOR STREET MIXED-USE DEVELOPMENT BLOCK 17504, LOTS 20-25 AND 26.01 SITUATED IN CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY</div>		<div>MATRIX<b>NEW</b>WORLD</div> <div>Engineering Progress</div> <div>Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Eatontown, New Jersey 07724 Certified WBE Tel: 732-588-2999 Fax: 973-240-1818 www.mnwe.com NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24CA27962300</div>		<div>SEAN M. SAVAGE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24GE04451000</div>																					
				DESIGNED BY:		TMM																			
				REVIEWED BY:		SS																			
				RELEASED BY:		SMS																			
						11/01/2023		DATE																	







ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.

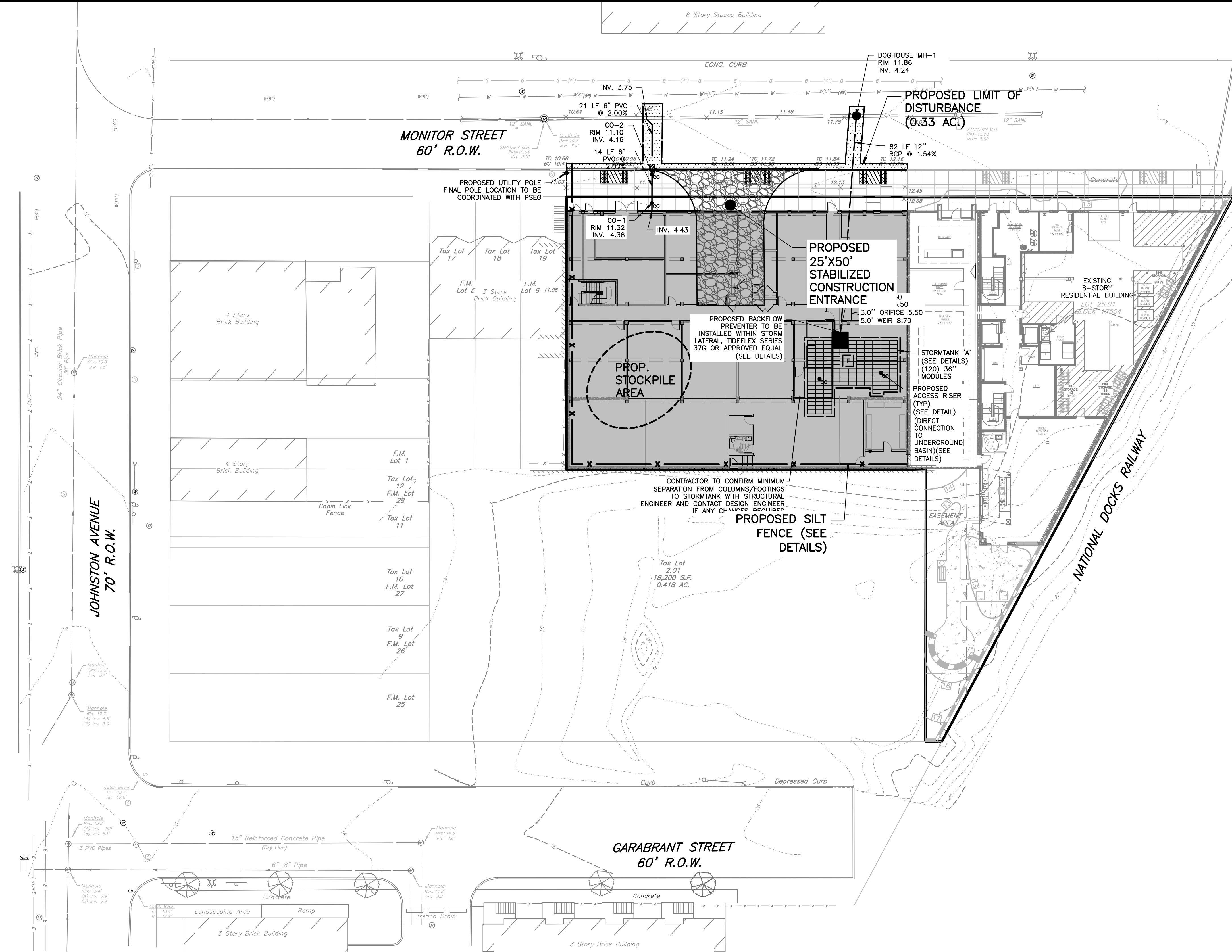
#### NOTICE TO CONTRACTOR

#### CONSTRUCTION NOTE

THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION.

THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJG0088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.

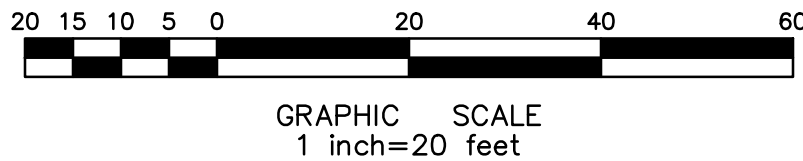
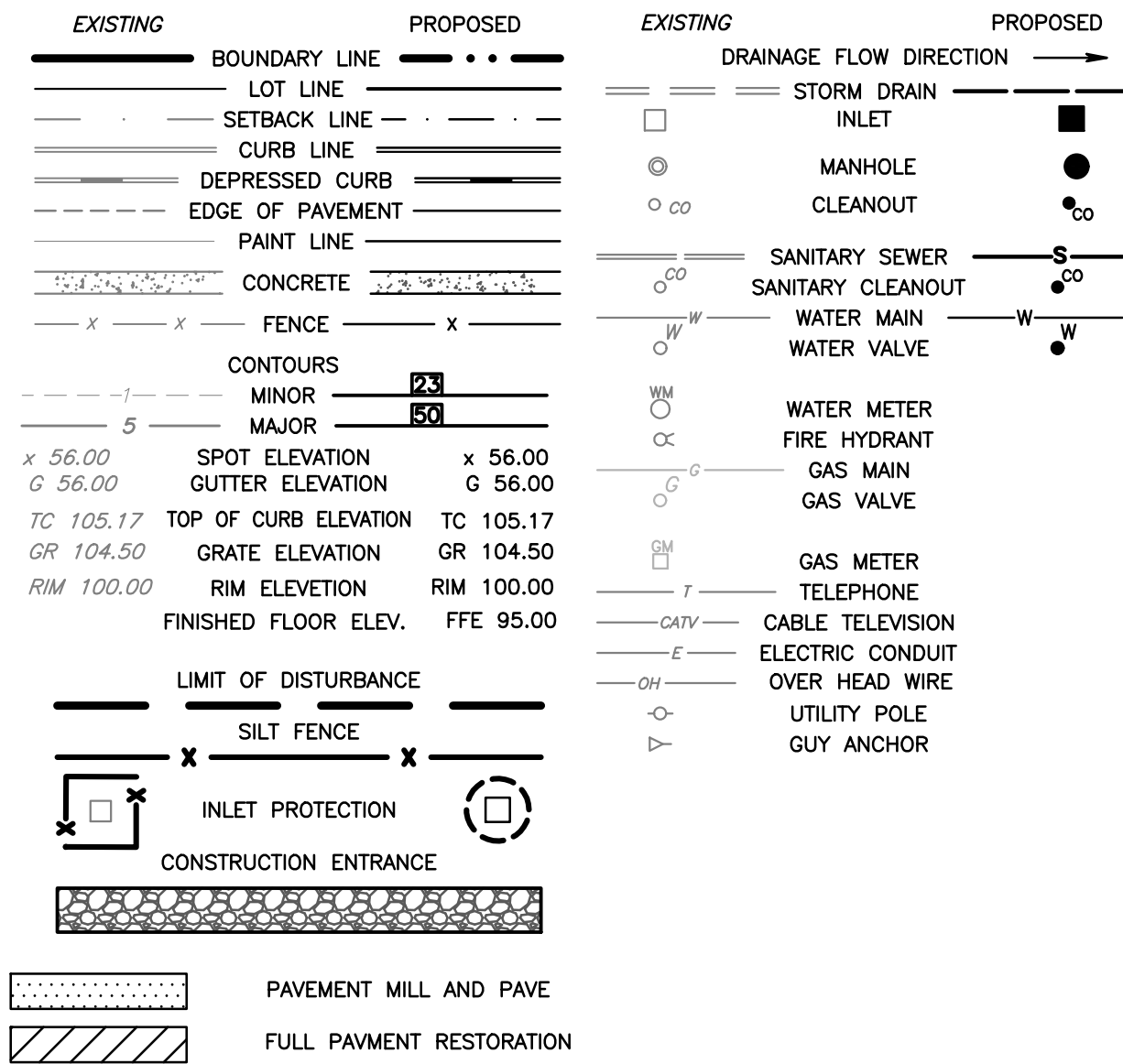
THIS PROJECT IS EXCLUDED FROM THE SOIL RESTORATION REMEDIATION REQUIREMENTS AS THERE IS NO CONTIGUOUS AREA GREATER THAN 500 SQUARE FEET OUTSIDE OF THE 12 FOOT AREA FROM BUILDING FOUNDATIONS.



#### SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION TRAFFIC TO ENTER/EXIT VIA ENTRANCE ALONG MONITOR STREET.
2. TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF ONE (1) TRACKING PAD MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
3. SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
4. SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
5. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
6. TRUCK WHEELS WILL BE WASHED AS NECESSARY ON THE TRACKING PAD.

#### LEGEND



#### SOIL EROSION & SEDIMENT CONTROL PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN  
118-130 MONITOR STREET  
MIXED-USE DEVELOPMENT  
BLOCK 17504, LOTS 20-25 AND 26.01  
SITUATED IN  
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

**MATRIXNEWORLD**  
Engineering Progress  
Matrix New World Engineering, Land Surveying  
and Landscape Architecture, P.C.  
442 State Route 35, Second Floor  
Eatontown, New Jersey 07724  
Tel: 732-568-2999  
Fax: 973-240-1818  
www.mnwe.com  
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24G4Z792500

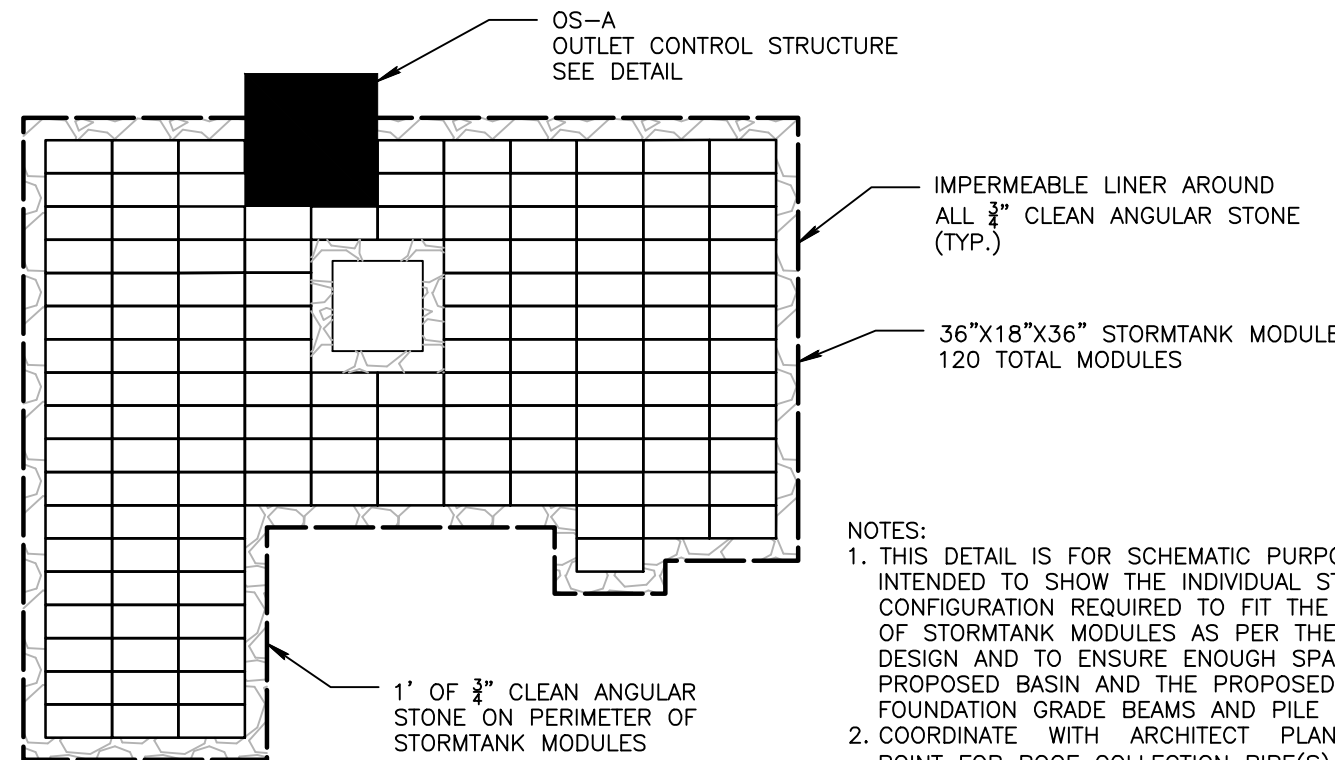
**SEAN M. SAVAGE, P.E.**  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE NO. 24GEN0451000

DESIGNED BY: TMM  
REVIEWED BY: SS  
RELEASED BY: SMS  
DATE: 11/01/2023

NO.	DESCRIPTION	DATE	DES.	REV.
1.	REVISED PER CITY COMMENTS DATED 08/14/2023	08/14/23	TMM	SS
2.	REVISED PER CITY COMMENTS DATED 08/29/2023	08/30/23	TMM	SS
4.	REVISED FOR MIXED-USE	11/01/23	TMM	SS

PROJECT NUMBER: 22-0362  
DATE: 08/14/2023  
SCALE: 1" = 20'

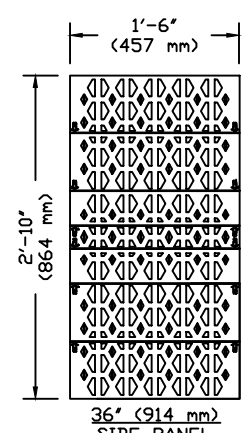




STORMTANK BASIN PLAN DETAIL  
NOT TO SCALE

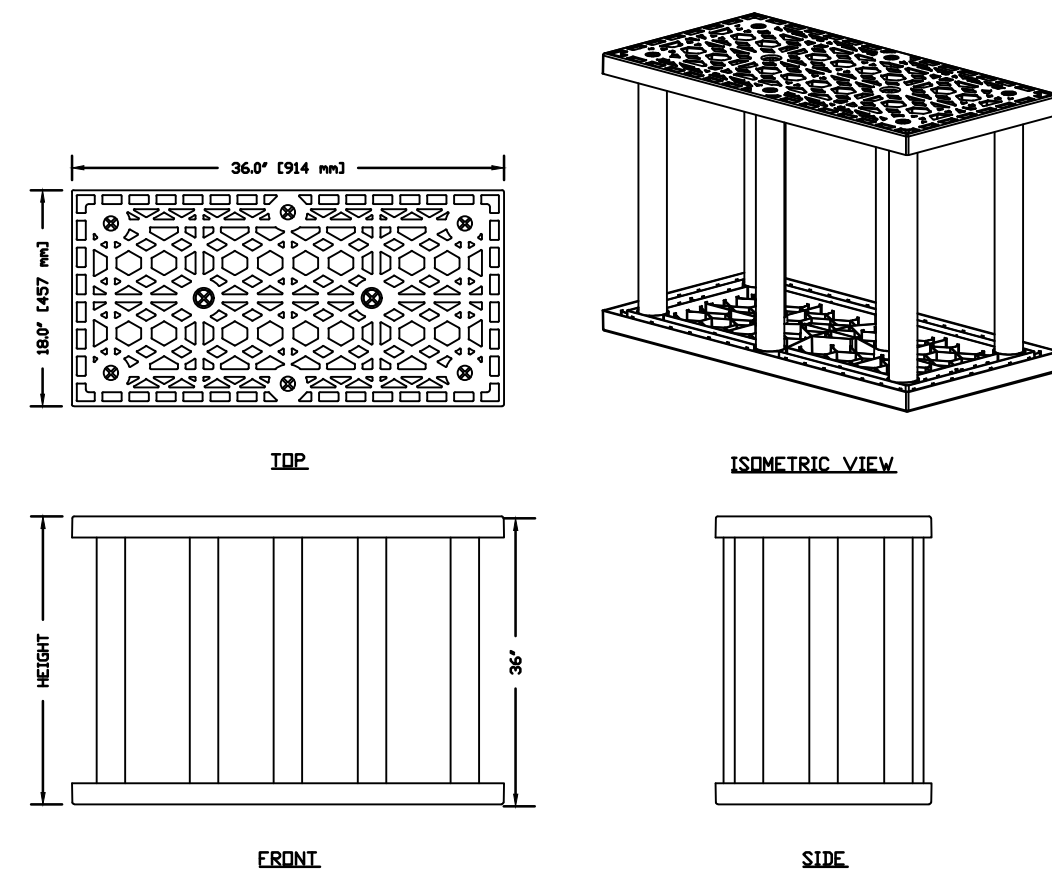
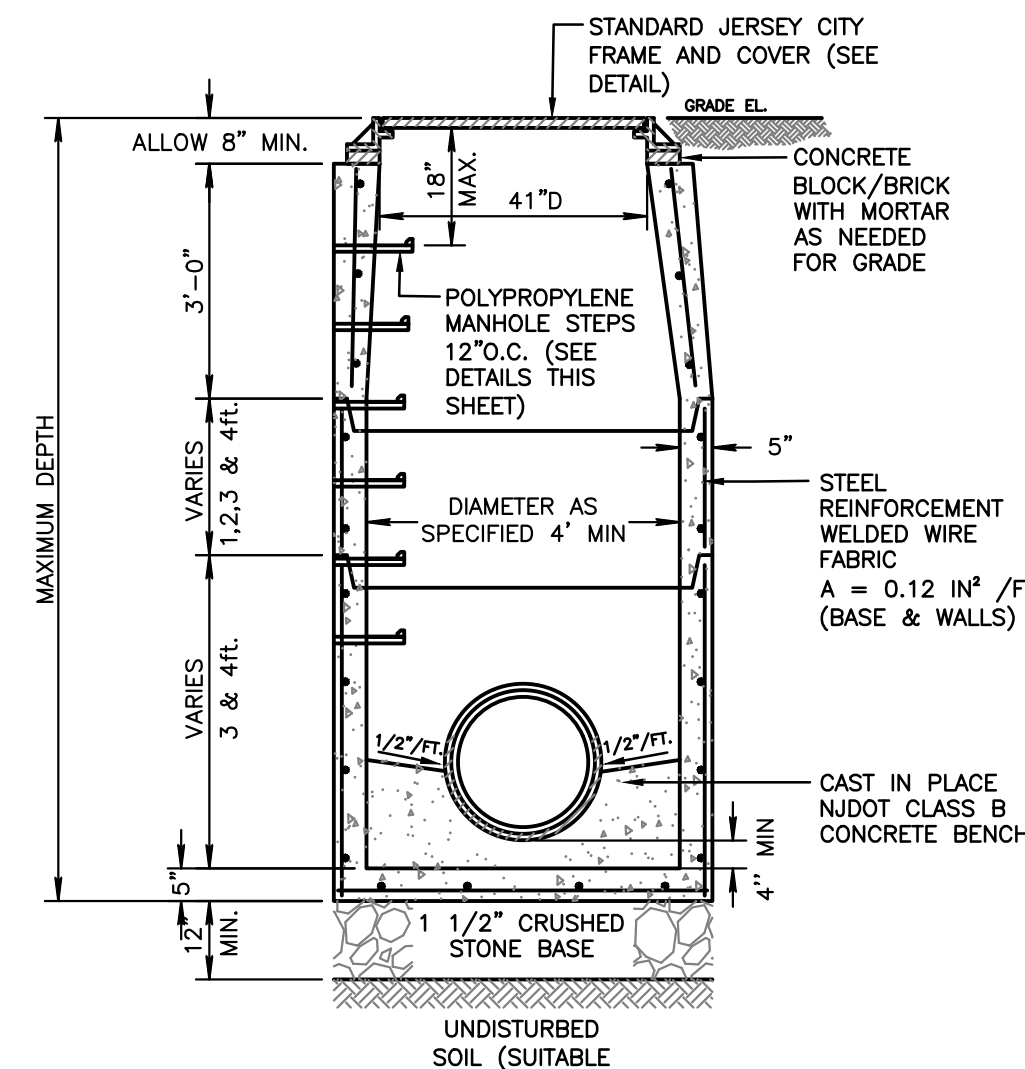
STORMTANK® MODULE					
NAME	HEIGHT (mm)	CAPACITY (m³)	VOID RATIO	NOMINAL WEIGHT (kg)	
ST-18	18" (457)	6.44 (0.18)	95.50%	22.70 lbs (10)	
ST-24	24" (610)	8.66 (0.25)	96.00%	28.30 lbs (12)	
ST-30	30" (762)	10.88 (0.31)	96.50%	29.50 lbs (13)	
ST-33	33" (838)	11.99 (0.34)	96.90%	29.82 lbs (13.5)	
ST-36	36" (914)	13.10 (0.37)	97.00%	33.10 lbs (15)	

STORMTANK MODULE  
NOT TO SCALE



STORMTANK SIDE PANEL DETAIL  
NOT TO SCALE

- NOTES:
1. STORMTANK MODULES TO BE PROVIDED BY BRENTWOOD INDUSTRIES, OR APPROVED EQUAL.
  2. ALL STORMTANK INFORMATION SHOWN HEREON IS A SCHEMATIC FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN SHALL BE PROVIDED BY BRENTWOOD INDUSTRIES.



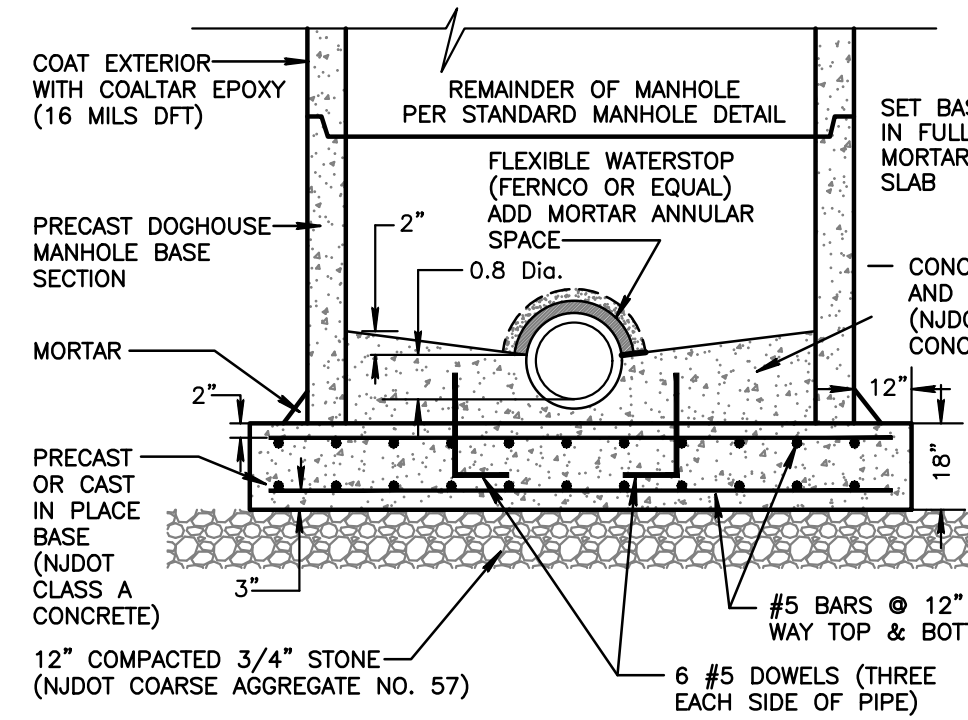
STORMTANK MODULE DETAIL  
NOT TO SCALE

STORMTANK NOTES:

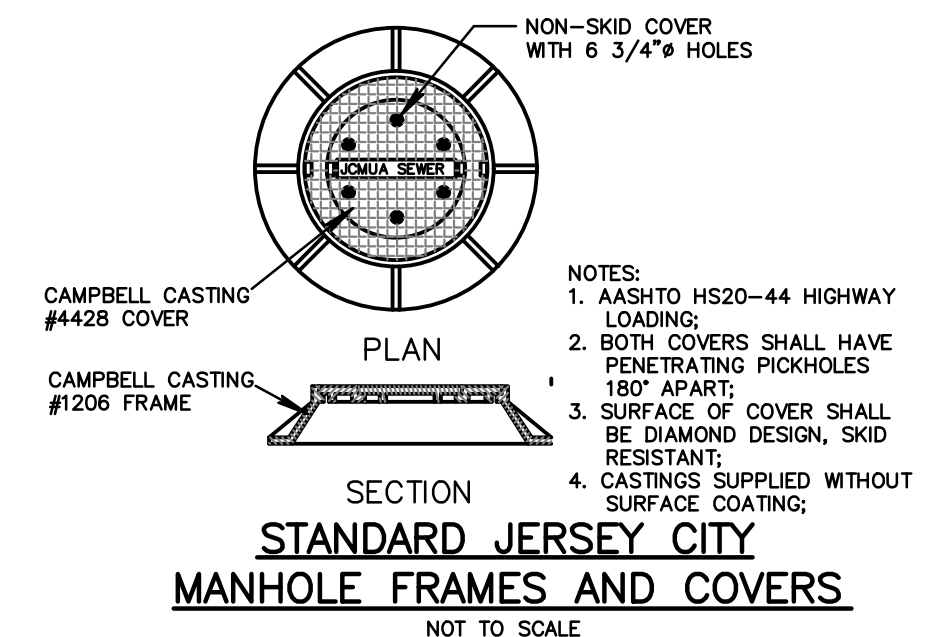
- a. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER ASSEMBLY AND INSTALLATION PRACTICES.
- b. SIDE PANELS REQUIRED AROUND THE PERIMETER OF THE INSTALLATION ONLY, UNLESS OTHERWISE NOTED.
- c. SIDE PANELS ARE TO BE CUT FROM A 36" PANEL AT THE PRE-SCRIBED LOCATIONS.

- CONSTRUCTION NOTES:
1. PRECAST MANHOLE TO BE IN ACCORDANCE WITH LATEST ASTM DESIGNATION C-478, MINIMUM COMPRESSION STRENGTH TO BE 4000 PSI.
  2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE

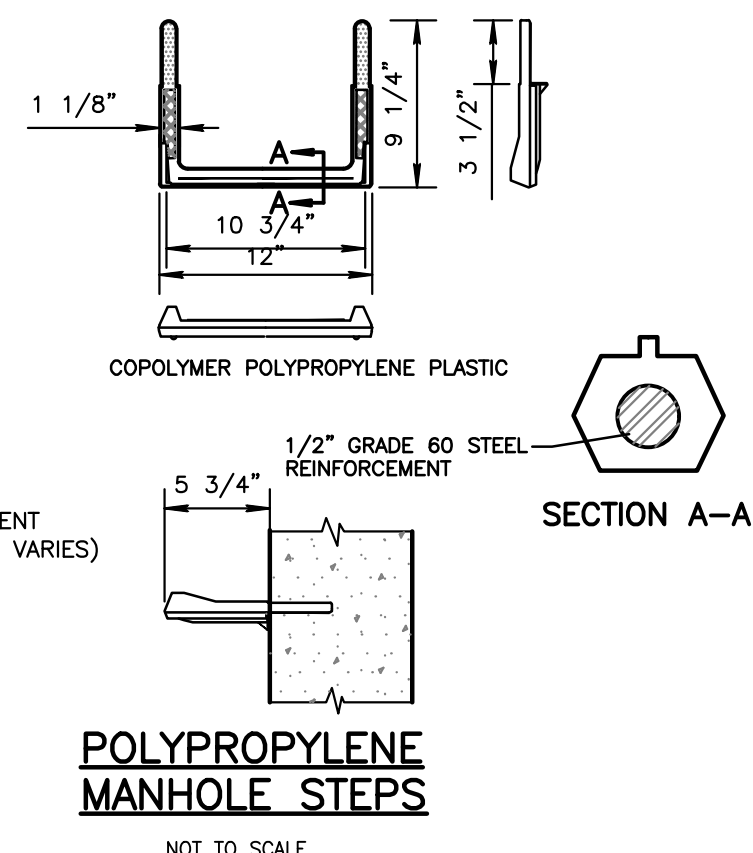
PRECAST STANDARD MANHOLE TYPE "A"  
NOT TO SCALE



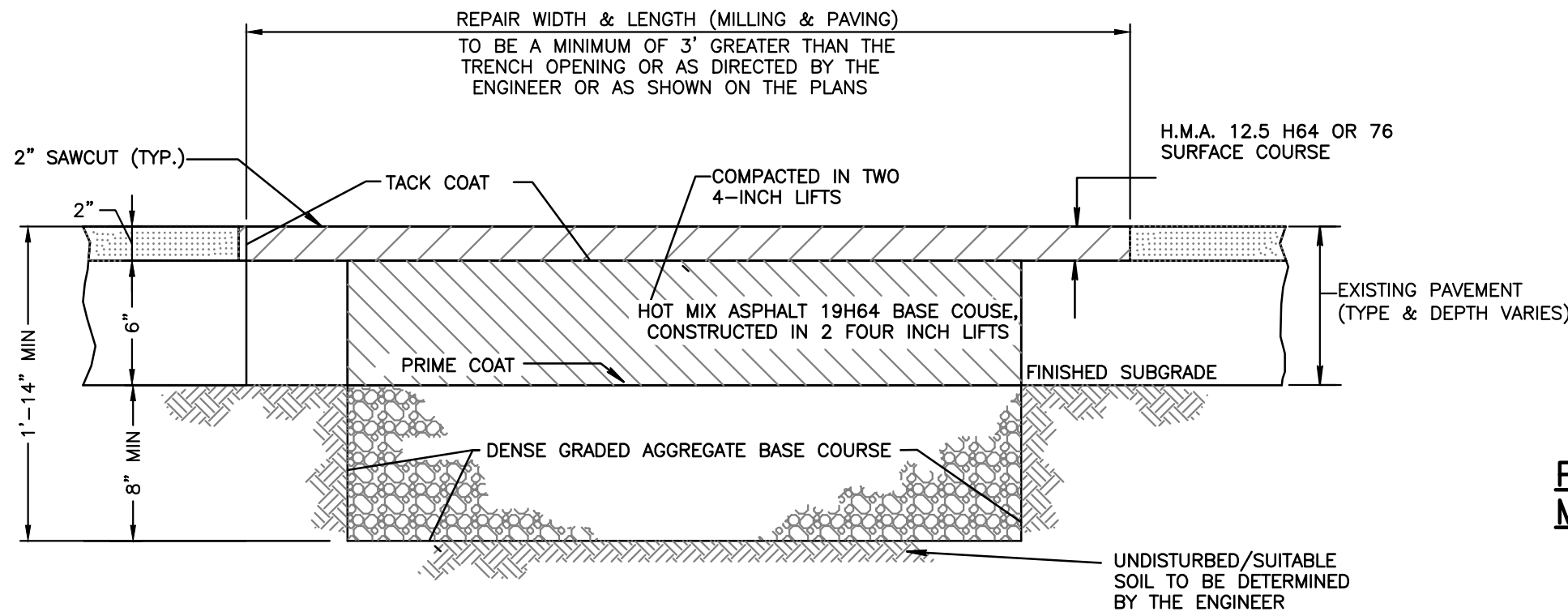
DOGHOUSE MANHOLE  
NOT TO SCALE



STANDARD JERSEY CITY  
MANHOLE FRAMES AND COVERS  
NOT TO SCALE

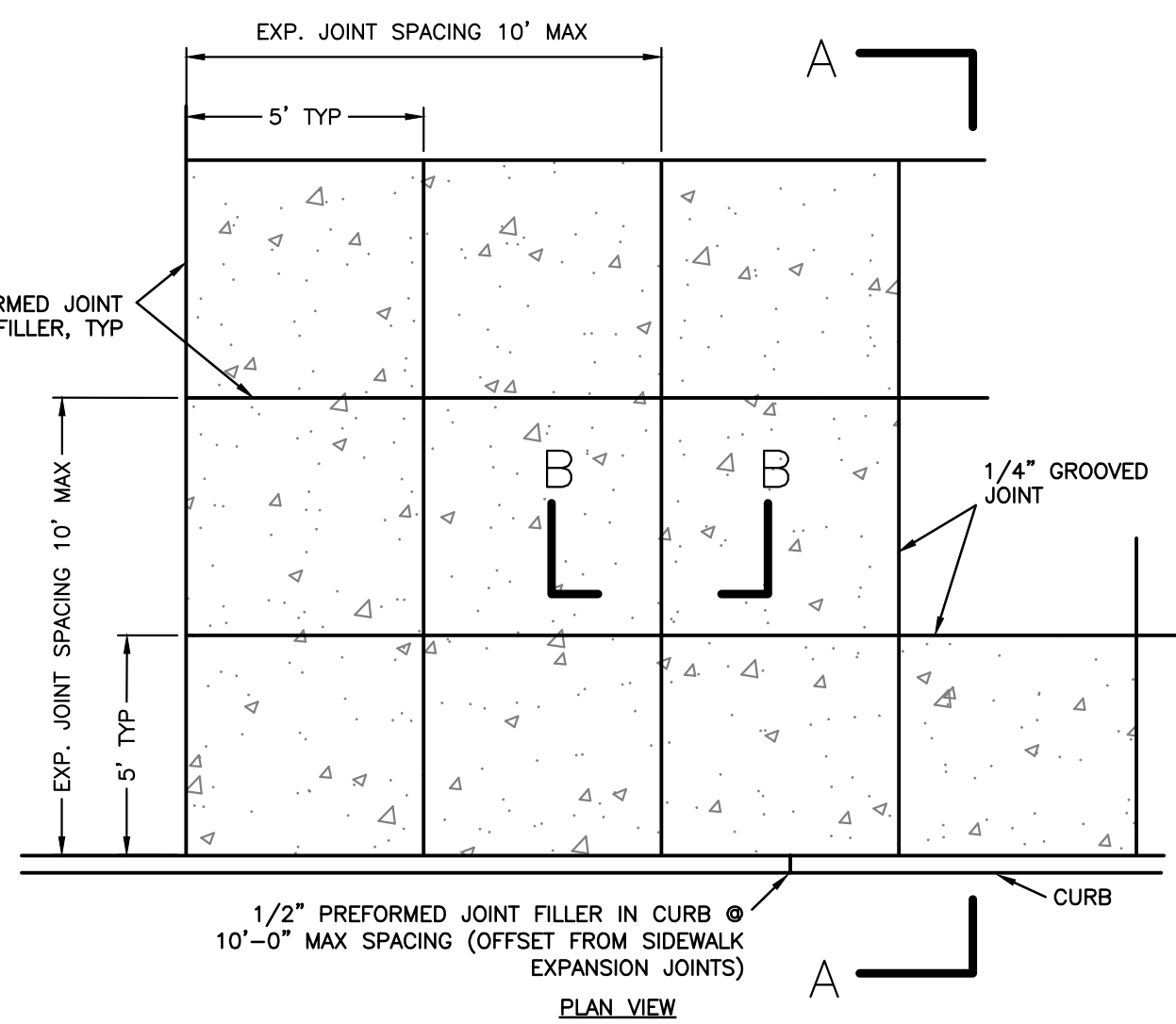


POLYPROPYLENE  
MANHOLE STEPS  
NOT TO SCALE



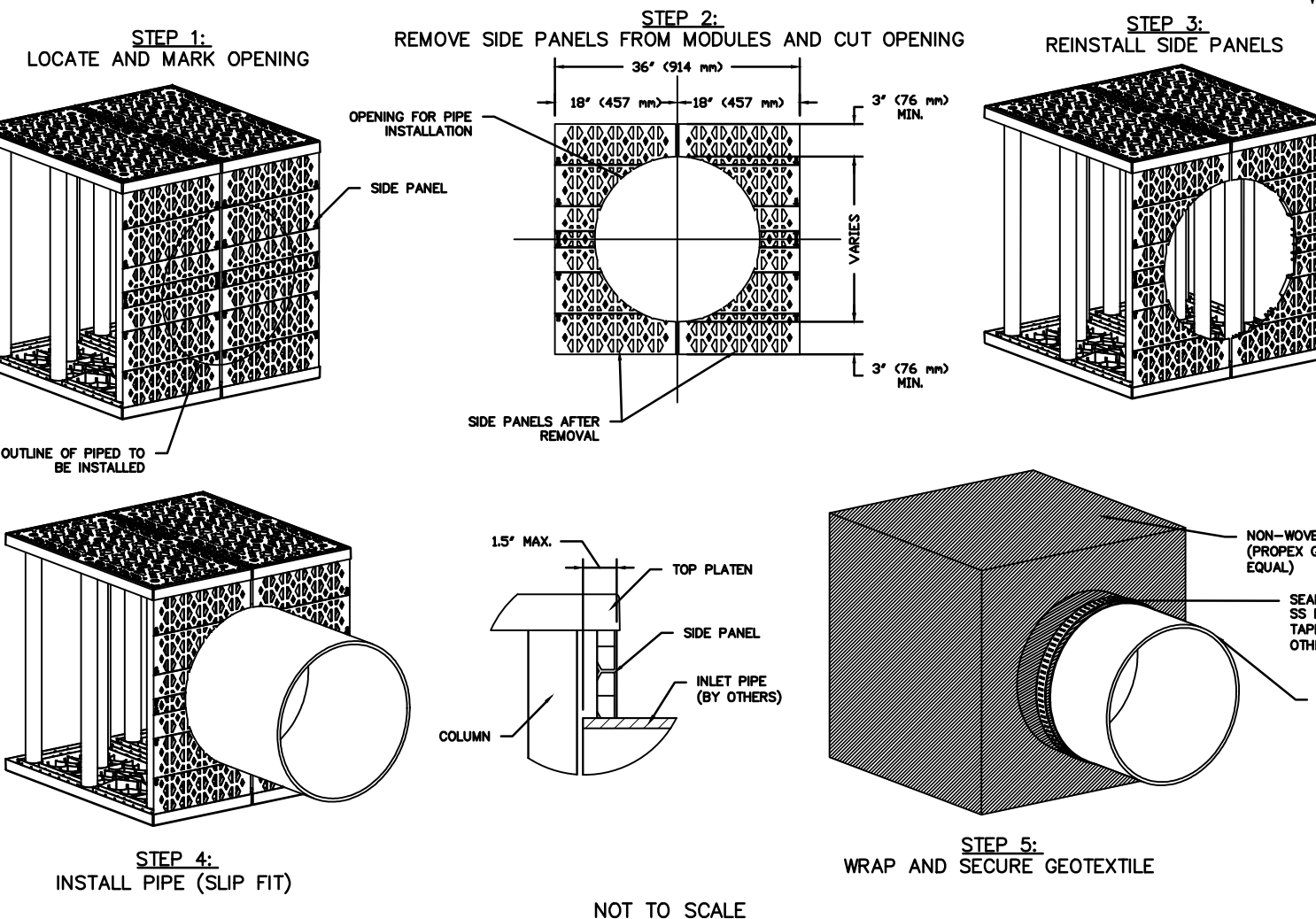
HOT MIX ASPHALT PAVEMENT REPAIR

NOT TO SCALE

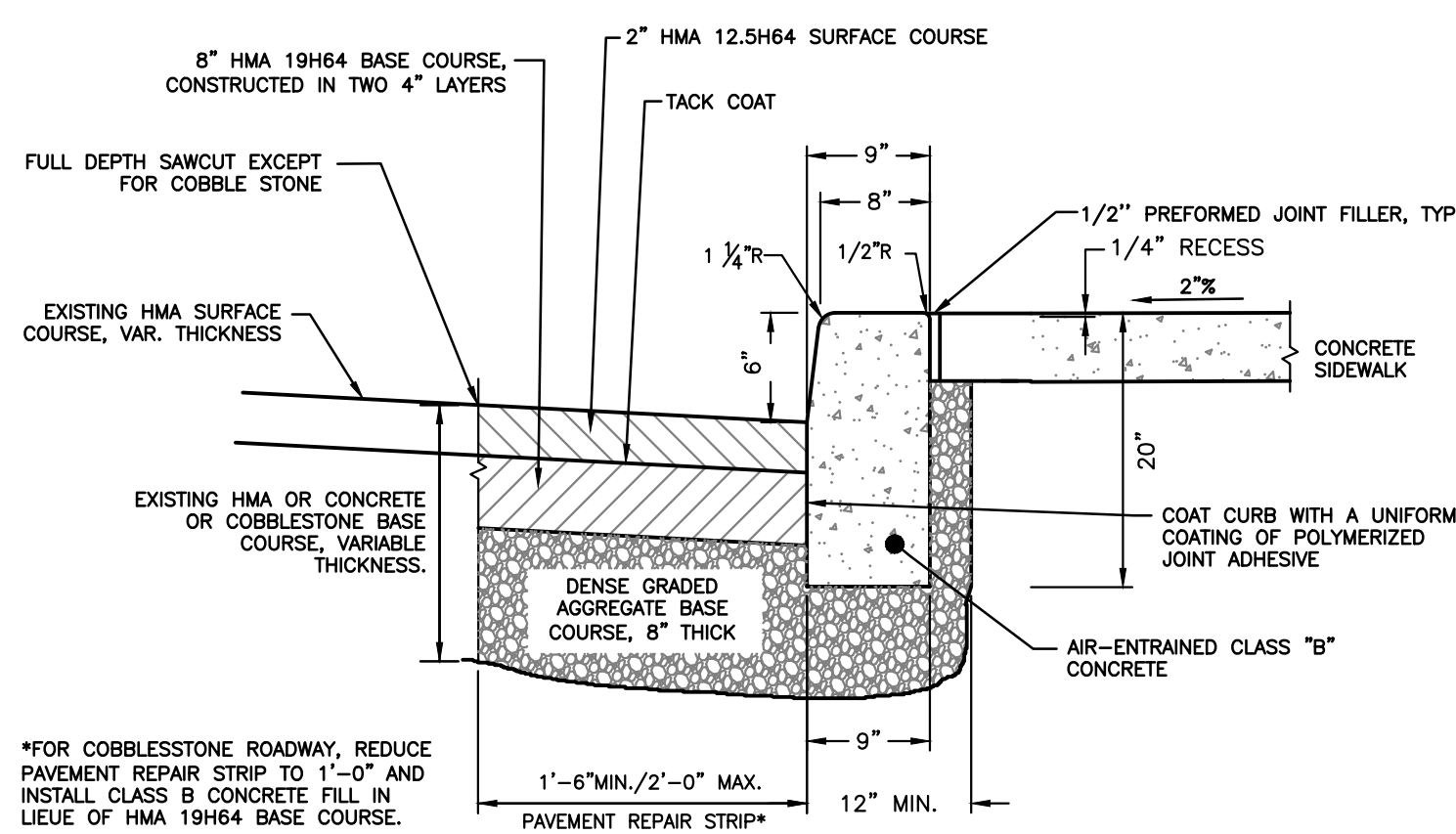


JERSEY CITY SIDEWALK DETAIL  
NOT TO SCALE

STORMTANK MODULE CROSS-SECTION DETAIL  
NOT TO SCALE



STORMTANK LARGE DIAMETER (15" & GREATER) PIPE CONNECTION DETAIL

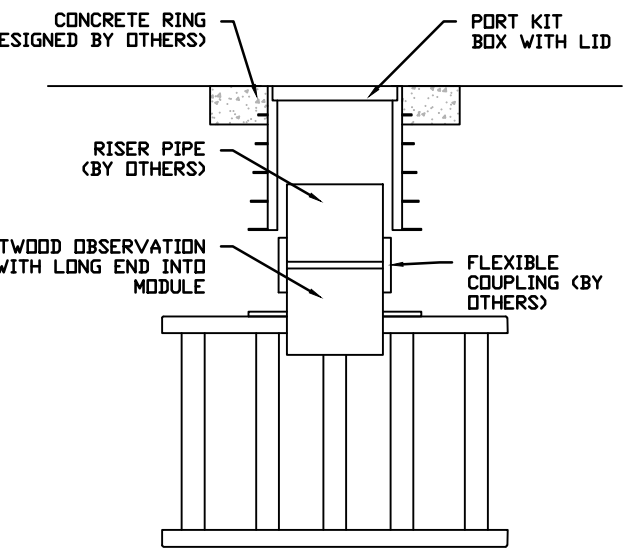


TYPICAL 9" x 20" VERTICAL CONCRETE CURB  
(JERSEY CITY)

GENERAL NOTES:

1. FOOTER TO BE NUSH CLASS "D" CONCRETE.
2. INVERT TO BE CLASS "C" CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE NO. 1202 AS MANUFACTURED BY CAMPBELL FOUNDRY CO. OR EQUAL.
5. PROVIDE 3/4" DIAMETER POLY-PROPYLENE LADDER RUNGS 12" O.C.
6. WHEN ADDITIONAL DEPTH IS SCHEDULED, WALLS BELOW THE DEPTH AT 8'-0" MEASURED FROM THE INLET GUTTER TO INVERT, SHALL BE THE FOUNDATION DIMENSION SHALL BE INCREASED 12" IN WIDTH AND TO 12" IN DEPTH.
7. SHOP DRAWINGS TO BE PROVIDED FOR APPROVAL OF ENGINEER
8. TRASH RACKS TO BE HOT DIPPED GALVANIZED NO. 3 STEEL REBARS 12" THICK WITH 1/2" STEEL ANGLE FRAME WITH 3/8" LEAD ANCHOR BOLTS.
9. 1 - 6" WIDE X 2" HIGH ORIFICE PLATE TRASH RACK 1-1/2" X 1-1/2" O.C.
10. 1 - 3" WIDE X 14" WEIR TRASH RACK 6" X 6" O.C.
11. TAPER 6" WIDE TRIANGULAR CONCRETE LOW FLOW CHANNEL TO ORIFICE PLATE

OUTLET CONTROL STRUCTURE 'A'  
NOT TO SCALE



STORMTANK ACCESS RISER DETAIL  
NOT TO SCALE

DESIGNED BY:  
TNM

REVIEWED BY:  
SS

RELEASED BY:  
SMS

DATE:  
11/01/2023

SEAN M. SAVAGE, P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LICENSE NO. 24604451000

MATRIXNEWORLD  
Engineering Progress  
Matrix New World Engineering, Land Surveying  
and Landscape Architecture, P.C.  
442 State Route 35, Second Floor  
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Fax: 973-240-1818  
www.mnw.com  
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GJZ7962500

CONSTRUCTION DETAILS

PRELIMINARY & FINAL MAJOR SITE PLAN  
118-130 MONITOR STREET  
MIXED-USE DEVELOPMENT  
BLOCK 17504, LOTS 20-25 AND 26.01  
SITUATED IN  
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

PROJECT NUMBER: 22-03-62  
DATE: 08/14/2023  
SCALE: AS SHOWN

SHEET 11 OF 12

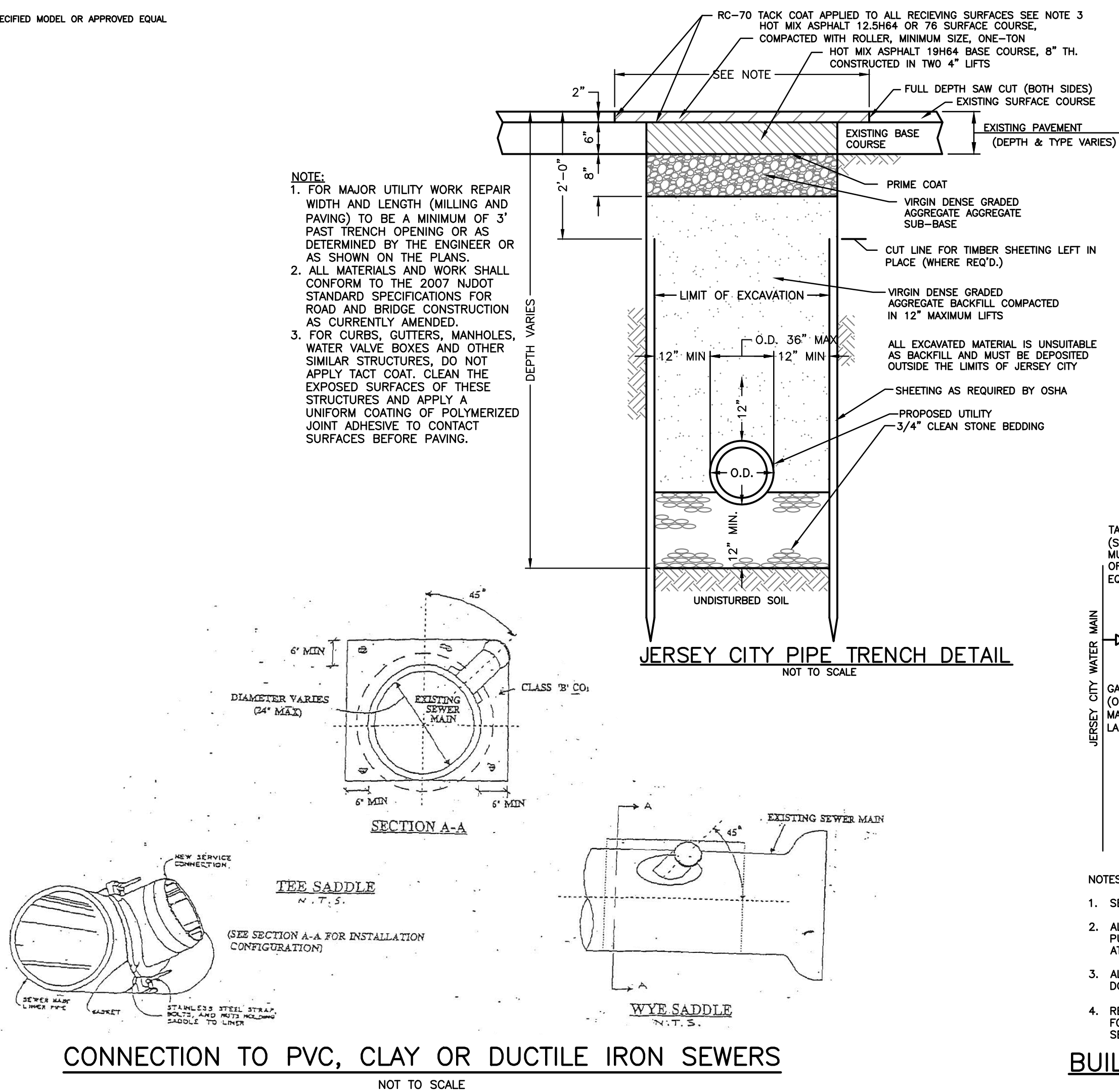
Plotted: 11/1/2023 3:58 PM, By: Tori Massara

© MATRIXNEWORLD Matrix LdsJobPlot Capital Development22-0362 - 118-128 Monitor Street - Jersey CityDwgPlot Sheets11-Construction Details.dwg12-Construction Details

# JERSEY CITY MUNICIPAL UTILITIES AUTHORITY BUREAU OF WATER ENGINEERING REQUIREMENTS FOR FIRE AND DOMESTIC WATER LINE AND METER INSTALLATIONS

- ALL FIRE SERVICE APPLICATIONS AND ALL DOMESTIC SERVICE APPLICATIONS TWO (2) INCHES AND LARGER MUST BE SUBMITTED TO THE JCMUA'S BUREAU OF WATER ENGINEERING FOR APPROVAL. FIVE (5) SETS OF PLANS SHALL BE SUBMITTED FOR APPROVAL. ALL PLANS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY.
- SUBMITTED PLANS SHALL BE STANDARD ENGINEERING DRAWINGS, SIZE 24 INCHES X 36 INCHES, INCLUDED SHALL BE A SITE PLAN SHOWING ADJACENT STREETS WITH WATER MAIN, SERVICE, AND DETAILS INDICATED, ALSO INCLUDED SHALL BE A KEY MAP SHOWING GENERAL LOCATION WITHIN THE CITY.
- INDICATED ON THE SUBMITTED PLANS SHALL BE THE SIZE OF TAP, LOCATION OF TAPPING AND CURB GATE VALVES, DETAILED METER SET-UP, AND SIZE OF FACILITY'S METER, ALSO INDICATED ON THE PLANS SHALL BE THE TYPE OF OCCUPANCY OF THE FACILITY RECEIVING THE WATER SERVICE (I.E. HOSPITAL, WAREHOUSE, APARTMENT, ETC.).
- ALL EXISTING WATER SERVICE LINES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE MAIN, IN ACCORDANCE WITH JCMUA STANDARDS, AND INSPECTED WITHIN 24 HOURS AFTER INSTALLATION OF NEW TAP, THE MAXIMUM OF ONE (1) TAP SHALL BE MADE FOR BOTH DOMESTIC AND FIRE SERVICE PER FACILITY. THE TAP SHALL BE THE MAXIMUM OF ONE (1) SIZE SMALLER THAN THE CITY'S WATER MAIN, NO TAPPING SHALL BE DONE BY ANYONE EXCEPT BY UNITED WATER JERSEY CITY (UWJC) UNLESS SPECIFICALLY APPROVED BY JCMUA.
- ONLY ONE DOMESTIC/FIRE SERVICE IS ALLOWED FOR EACH FACILITY. APPLICANT MAY INSTALL CHECK METERS ON INDIVIDUAL BRANCH CONNECTIONS DOWNSTREAM OF DOMESTIC METER SETUP WHERE THERE IS MORE THAN ONE OWNER/TENANT FOR A FACILITY. HOWEVER, ONLY ONE WATER BILL WILL BE ISSUED FOR THE FACILITY.
- A SOLID DUCTILE IRON-TAPPING SLEEVE SUCH AS MUELLER H-815 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2-INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON MWM STANDARDS BEFORE TAP IS MADE.
- FOR ALL SERVICES INCLUDED HEREIN, TWO (2) GATE VALVES ARE REQUIRED THAT ARE TO BE INSTALLED BY THE APPLICANT: A TAPPING VALVE, LOCATED AT THE TAP AND CURB VALVE, LOCATED IN THE SIDEWALK BEFORE THE METER. TAPPING GATES SHALL BE FURNISHED OPENED RIGHT, ALL TAPPING SHALL BE DONE BY CLASS K CORPORATE SUPPORT. THE METER TAP UP TO 12 INCHES SHALL BE PERFORMED BY UWJC.
- FOR TAPS OFF MAINS SIXTEEN (16) INCHES AND LARGER, THAT APPLICANT SHALL FURNISH AND INSTALL AN ADDITIONAL GATE VALVE ADJACENT TO THE TAPPING VALVE, NO TAPS SHALL BE PERMITTED ON MAINS LARGER THAN TWENTY (20) INCHES UNLESS THERE IS NO ALTERNATIVE WATER SOURCE, AND SPECIAL WRITTEN APPROVAL IS ISSUED BY THE JCMUA.
- VALVE BOX PARTS FOR ALL VALVES SHALL BE PROVIDED BY THE APPLICANT. ALL TAPPING GATE VALVES LARGER THAN 2-INCHES AND ALL CURB VALVES / STOPS REGARDLESS OF SIZE REQUIRE A VALVE BOX WITH THE WORD "WATER" CAST IN THE COVER. BURRED CORPORATION VALVES / STOPS SHALL BE PROVIDED BY THE APPLICANT. 2-INCHES AND SMALLER.
- ALL SERVICE PIPES, SIZES 2-INCHES THROUGH 12-INCHES, SHALL BE PRESSURE CLASS 350-PSI CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS.
- THE APPLICANT SHALL INSTALL THE METER INSIDE THE BUILDING. IF THE BUILDING LINE IS IN EXCESS OF 75 FT. FROM THE MAIN, THE APPLICANT SHALL PLACE THE METER IN A PIT NEAR THE SIDEWALK OR STREET IN CLOSE PROXIMITY TO THE TAP.
- FOR A REGULAR FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE LARGER THAN 2"), A COMBINED REDUCED PRESSURE DETECTOR ASSEMBLY (AMES 5000 SS, AMES 5000 RPDA OR WATTS 909 RPDA) SHALL BE INSTALLED ON THE MAIN FIRE SERVICE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTER ON THE BYPASS (AMES 4000 SS OR WATTS 909P) (REFER TO FIGURE 1). ON THE LIMITED FIRE SUPPRESSION SYSTEM (COMBINED SERVICE LINE 1.5" OR 2"), A FIRE LINE DETECTOR CHECK WITH A SINGLE CHECK VALVE (AMES 1000 DCM) SHALL BE INSTALLED ON THE MAIN FIRE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909P) SHALL BE INSTALLED DOWNSTREAM OF THE BYPASS (REFER TO FIGURE 2). ALL REGULAR FIRE SUPPRESSION SYSTEMS MUST HAVE OS&Y VALVES. HOWEVER, LIMITED FIRE SUPPRESSION SYSTEMS MAY USE BALL VALVES (NATIONAL SERIES 728 FREEDOM) INSTEAD OF OS&Y VALVES. THE FIRE UNIT SHALL BE FURNISHED WITH A 5/8 INCH X 3/4 INCH METEDED BYPASS. BYPASS METERS SHALL BE JERSEY CITY STANDARD SINGLE DISPLACEMENT SENSUS METERS WITH TOUCHPAD AND RADIO READ CAPABILITIES. THE SAME RADIO MUX UNIT SHALL BE USED FOR A COMBINED DOMESTIC AND FIRE SERVICE.
- FOR DOMESTIC SERVICES, AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909P) IS REQUIRED WHEN THE JCMUA DETERMINES THAT THERE IS A CROSS-CONNECTION HAZARD AND THE FACILITY PRESENTS A THREAT TO THE CITY'S DISTRIBUTION SYSTEM WATER QUALITY IN ACCORDANCE WITH THE PLUMBING SUBCODE OF THE NEW JERSEY STATE UNIFORM CONSTRUCTION CODE, NAC 5:23-3.15 AND THE NEW JERSEY SAFE DRINKING WATER ACT NAC 7:10-10 PHYSICAL CONNECTIONS AND CROSS CONNECTIONS CONTROL BY CONTAMINANT. SOME SERVICES WHICH REQUIRE SUCH DEVICES INCLUDE A HOSPITAL, SCHOOL, CHEMICAL PLANT, FACTORY AND A FACILITY WITH SEWER ELECTORS.
- IF REDUCED PRESSURE BACKFLOW PREVENTER IS NOT REQUIRED ON THE DOMESTIC SERVICE, A CHECK VALVE SHOULD BE INSTALLED DOWNSTREAM OF THE TEST TEE.
- ALL METERS SIZES 2 INCHES THROUGH 6 INCHES SHALL BE SINGLE COMPOUND METERS AND ALL METERS 8 INCHES AND LARGER SHALL BE DUPLEX COMPOUND MANIFOLD METERS.
- ALL METERS SHALL BE ADEQUATELY RESTRAINED WITH METAL BRACKETS FASTENED TO THE FLOOR OR WALL OR OTHER APPROVED MEANS SUCH AS UNFANDED WHERE INTERNAL PIPE PRESSURE AND FLOW WARRANT SUCH RESTRAINTS. METERS, DETECTOR CHECKS, AND VALVES MAY BE SITED ON CONCRETE BLOCK AND TAPED SHIMS TO PROVIDE ADEQUATE SUPPORT. METERS SHALL BE INSTALLED APPROXIMATELY 36" ABOVE FLOOR GRADE.
- ALL METER INSTALLATIONS IN METER PIT OR VAULT SHALL BE PRE-APPROVED BY JCMUA AND HAVE PROPER ACCESS OPENINGS FOR METER READING AND REPLACEMENT.
- EACH COMPOUND METER SHALL HAVE STRAINER INSTALLED ON THE INLET SIDE IMMEDIATELY BEFORE THE METER. ALL STRAINERS MUST BE PURCHASED FROM THE JCMUA OR ITS AUTHORIZED AGENT.
- ALL METERS 2" AND LARGER SHALL BE FURNISHED WITH SENSUS ECR/WP REMOTE TOUCH PAD MODULES AND RADIO MUX UNITS FOR BOTH TYPES OF READING CAPABILITIES.
- REMOTE TOUCH PAD MODULE WIRE SHALL BE CONNECTED TO THE METER REGISTER UTILIZING A GEL CAP FOR WATERPROOF SEALING OF ALL TERMINAL CONNECTIONS. TOUCH PADS MAY BE WALL MOUNTED WHERE A METER PIT IS UTILIZED. TOUCH PADS ARE TO BE INSTALLED ON EXTERIOR BUILDING WALL FACING THE STREET AND LOCATED AS CLOSE AS POSSIBLE TO THE STREET. THE RADIO MUX UNIT MUST BE INSTALLED WITH MOUNTING BRACKETS AND LICENSE IS TO BE INSTALLED IN PROXIMITY TO STREET.
- ALL INSTALLATIONS OF EQUIPMENT AND COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL METERS INCLUDING TOUCH PAD MODULES AND RADIO MUX UNITS SHALL BE PURCHASED THROUGH THE PERMIT CLERK AT JCMUA OFFICE. APPROVED PLANS MUST BE SUBMITTED TO THE PERMIT CLERK FOR ISSUANCE OF REQUIRED PERMITS.
- AFTER OBTAINING THE REQUIRED PERMITS (STREET OPENING, TAP AND METER) THE APPLICANT SHALL CALL UWJC AT (201) 239-1108 TO SCHEDULE THE TAP. THE EXCAVATION SHALL BE COMPLETED TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED TAP, AND VERIFIED BY JCMUA OR ITS AUTHORIZED AGENT BEFORE THE TAP WILL BE INSTALLED. EXCAVATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA REQUIREMENTS FOR SAFETY AND SHEETING.
- UPON COMPLETION OF THE INSTALLATION, THE APPLICANT SHALL SUBMIT THREE (3) SETS OF "AS BUILT" PLANS, TO THE JCMUA'S BUREAU OF WATER ENGINEERING. THE JCMUA WILL AUTHORIZE SUPPLY WATER UPON ACCEPTANCE OF THE "AS BUILT" DRAWINGS.

\* SPECIFIED MODEL OR APPROVED EQUAL

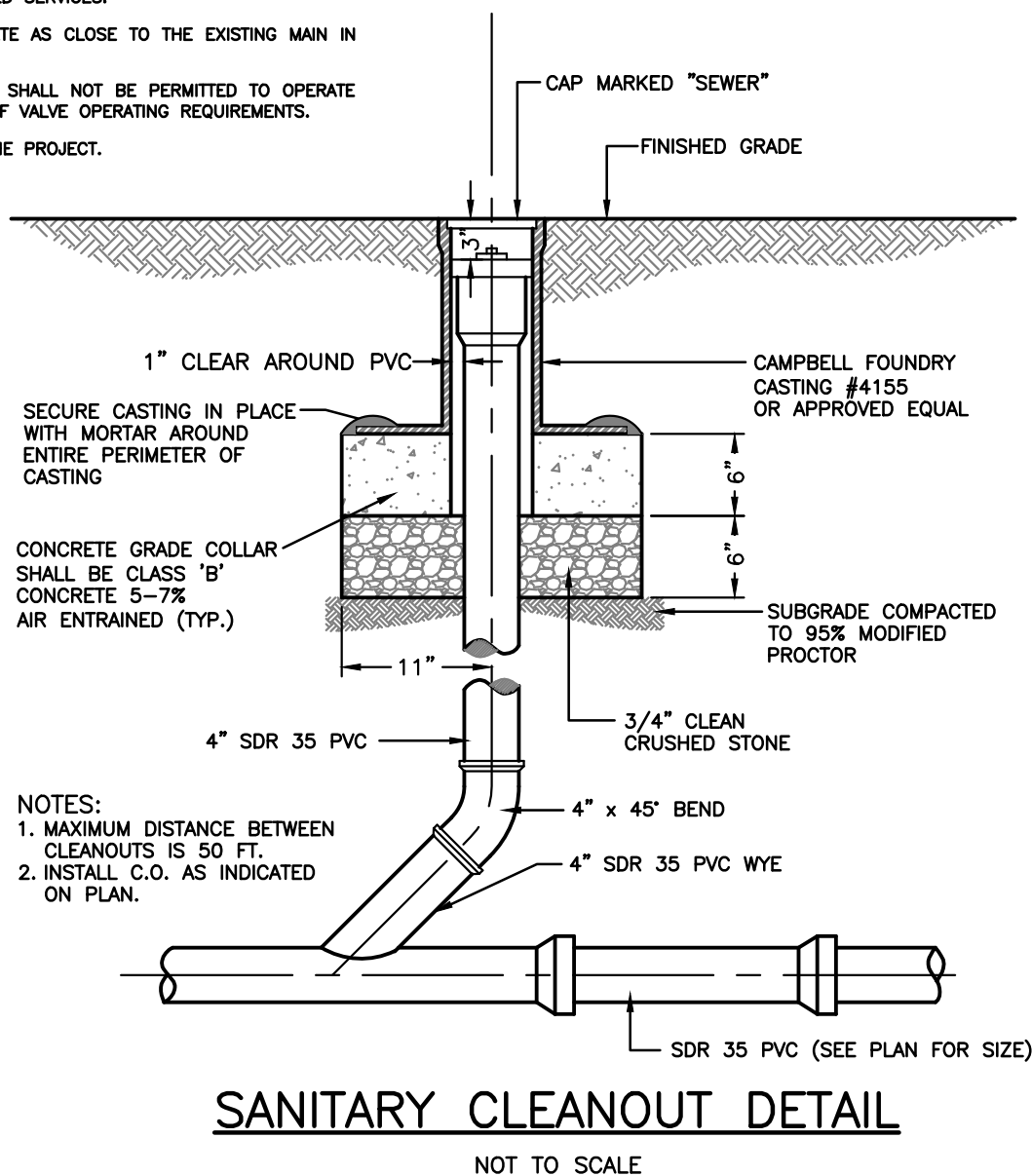


## CONNECTION TO PVC, CLAY OR DUCTILE IRON SEWERS

NOT TO SCALE

## JCMUA WATER DISTRIBUTION STANDARDS

- WATER MAINS SHALL BE PSI CLASS 53, CEMENT LINED, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL BE IN CONFORMANCE WITH A.N.S.I. STANDARD A21.5-1976 (A.W.W.A. C151-76). ALL WATER MAINS SHALL BE AT LEAST 8" IN DIAMETER. 10" AND 14" DIAMETER MAINS SHALL NOT BE USED.
- GATE VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C500-80 AND SHALL BE JERSEY CITY STANDARD VALVES. MAIN METROPOLITAN MECHANICAL JOINT VALVES AS MANUFACTURED BY DRESSER COMPANY OR APPROVED EQUAL. VALVES SHALL BE NON-RISING STEM, MECHANICAL JOINT, SHALL BE FURNISHED WITH A (2") SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. GATE VALVES (16") AND OVER SHALL BE FURNISHED WITH BY-PASS. VALVE SHALL BE 100% SOLID HEAT CURED, EPOXY COATED MOLAY-FREE IN THE WATERWAY. THE USE OF BUTTERFLY VALVES SHALL NOT BE PERMITTED IN MAINS (16") AND UNDER.
- BUTTERFLY VALVES SHALL BE IN CONFORMANCE WITH A.N.S.I./A.W.W.A. STANDARD C504-80. BUTTERFLY VALVES SHALL BE CLASS 1508, MECHANICAL JOINT, WITH RUBBER SEAT MOUNTED ON THE DISC, SHALL BE FURNISHED WITH A (2") INCH SQUARE OPERATING NUT AND SHALL OPEN BY TURNING TO THE RIGHT. THE VALVE SHALL BE 100% SOLID HEAT CURED, EPOXY COATED MOLAY-FREE IN THE WATERWAY. THE USE OF BUTTERFLY VALVES WILL NOT BE PERMITTED IN MAINS (16") AND UNDER.
- VALVES BOXES SHALL BE JERSEY CITY "STANDARD" AS MANUFACTURED BY BINGHAM AND TAYLOR, OR APPROVED EQUAL. BOXES SHALL HAVE A MINIMUM OF 16-1/4 INCH DIAMETER AND SHALL BE AN ADJUSTABLE SCREW TYPE WITH THE BOX EXTENDING FROM THE SURFACE TO (3") INCHES ABOVE THE VALVE BONNET BASE. VALVE BOX SHALL BE CAST IRON WITH A STANDARD COAT, TAR FOUNDRY DIP WITH CAST IRON WATER DROP COVER AND THE WORD "WATER" CAST IN COVER. VALVE BOX COVER SHALL BE INSTALLED FLUSH WITH THE EXISTING GRADE ELEVATION.
- CONCRETE FOR VALVE SEATS AND THRUST BLOCKS SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI.
- SELECT GRANULAR BACKFILL MATERIAL SHALL BE SOIL AGGREGATE TYPE 1-6 (PROPORTS FILL, CLEAN SAND, GRAVEL OR STONE) OBTAINED FROM DRY SOURCES AND SHALL BE FREE FROM STUMPS, BRUSH, WEEDS, ROOTS, RUBBER, WOOD AND OTHER MATERIAL THAT MAY DECAY. GRADUATION, SHALL CONFORM TO TABLE 901-2, FOR TYPE 1-6 IN ARTICLE 901.09 OF THE (N.J.D.O.T.) NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN TWELVE (12) INCH LIFTS.
- THE ROADS SHALL BE THREE QUARTER (3/4) INCH DIAMETER THREADED STEEL BARS. ROADS SHALL HAVE A MINIMUM YIELD STRESS OF 36,000 PSI. THRUST BLOCK AND THE ROAD SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- COUPLINGS SHALL BE DRESSER STYLE NUMBER 153 FOR PIPE SIZES THROUGH (30") INCH DIAMETER. FOR LARGER DIAMETER PIPE, DRESSER STYLE NUMBER 38 STEEL COUPLINGS SHALL BE USED.
- SHEETING, SHORING AND BRACING SHALL BE CLOSED VERTICAL SHEETING, TONGUE AND GROOVE THAT IS BRACED TO PREVENT THE CAVE-IN OF EXCAVATION. MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- MATERIALS FOR SHEETING SHALL BE TONGUE AND GROOVE WOODEN PLANKS AND TIMBER OR STEEL, CONFORMING TO THE REQUIREMENTS OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. TIMBER SHALL BE A MINIMUM OF 3" THICK. SHEETING SHALL BE LEFT IN PLACE. SHORING AND BRACING SHALL BE REMOVED.
- BROKEN STONE FOUNDATION CUSHION SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING, HAS DEEMED THE SOIL CONDITIONS INSUFFICIENT. BROKEN STONE SHALL CONFORM TO ARTICLE 901.03 OF THE STANDARD SPECIFICATIONS AS CURRENTLY AMENDED. THE SIZE OF BROKEN STONE SHALL BE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER FOR SIZE NUMBER 2, 4, 5, OR 6 AS SHOWN IN TABLE 901-1. STANDARD SIZES OF COARSE AGGREGATE OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- FILTER CLOTH SHALL BE PLACED IN THOSE AREAS WHERE THE DIRECTOR, DEPARTMENT OF ENGINEERING, HAS DEEMED THE SOIL CONDITIONS INSUFFICIENT.
- AFTER THE ENGINEER HAS INSPECTED THE COMPLETED INSTALLATION OF VALVES, WATER MAIN AND BEFORE BACKFILLING THE EXCAVATIONS, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PRESURE TEST THE PIPE. THE PIPE SHALL BE PRESSURIZED TO 1.5 X THE WORKING PRESSURE FOR A PERIOD OF TWO (2) HOURS. PRESSURE SHALL NOT VARY MORE THAN FIVE (5) PSI. THE VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY, AND THE TEST PRESSURE SHALL BE APPLIED BY MEANS OF A PIPED CONNECTED TO THE PIPE IN MANNER SATISFACTORY TO THE ENGINEER. BEFORE APPLYING THE TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE BY INSTALLING COPPERHOSE COUPLERS AT EACH END OF THE MAIN AND TESTED FOR BACTERIOLOGIC QUALITY. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES, DISINFECTION SHALL BE REPEATED UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED.
- THE CONTRACTOR SHALL DISINFECT ALL WATER MAINS IN ACCORDANCE WITH A.W.W.A. STANDARD FOR "DISINFECTING WATER MAINS" DESIGNATION C-601. COMMERCIAL PRODUCTS SUCH AS "MTH", "PERCHLORAN", AND "MAXOXALOR" MAY BE USED IN FLAKE OR CRYSTAL FORM, BUT IN NO INSTANCES WILL TABLETS BE PERMITTED TO BE USED IN THE DISINFECTION OF WATER MAINS.
- THE CHLORINE DOSAGE SHALL INITIALLY PRODUCE 50 PPM RESIDUAL TO THE WATER AND MAINTAIN A MINIMUM RESIDUAL OF 25 PPM AFTER 24 HOURS. AFTER SATISFACTORY DISINFECTION OF THE TEST SECTION, THE LINE SHALL BE DECONTAMINATED BY FLUSHING THE LINE WITH WATER. CHLORINE RESIDUAL EQUALS ONE PPM OR THE RESIDUAL OF THE SYSTEM, WHICHEVER IS GREATER, AFTER FINAL FLUSHING AND BEFORE THE WATER MAIN IS PLACED IN SERVICE. SAMPLES SHALL BE COLLECTED FROM EACH END OF THE MAIN AND TESTED FOR BACTERIOLOGIC QUALITY. IF THE INITIAL DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES, DISINFECTION SHALL BE REPEATED UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED.
- AIR RELEASE VALVES SHALL BE INSTALLED AT THE HIGH POINTS OF THE WATER MAINS.
- ALL WATER MAINS WILL BE AT LEAST 8" IN DIAMETER. TEN (10") AND 14" DIAMETER MAINS SHALL NOT BE USED.
- THRUST BLOCKS AND THE ROAD SHALL BE INSTALLED AT ALL BENDS AND FITTINGS.
- HYDRANTS SHALL BE TWO (2) PICES "JERSEY CITY STANDARD" HYDRANTS AS MANUFACTURED BY A.P. SMITH OR APPROVED EQUAL. HYDRANT SPACING SHALL BE A MAXIMUM 300 FEET MEASURED CENTER TO CENTER.
- FOR EITHER NEW CONSTRUCTION OR RELOCATION OF THE FOLLOWING SHALL BE REQUIRED:  
A. HYDRANTS SHALL BE LOCATED NO CLOSER THAN 20 FEET FROM THE POINT OF TANGENCY OR CURVATURE AT INTERSECTIONS.  
B. ALL ONE PIECE OR HYDRANTS NOT MANUFACTURED BY A.P. SMITH SHALL BE RELOCATED AND DELIVERED TO JERSEY CITY DIVISION OF WATER DISTRIBUTION. A NEW HYDRANT WILL BE SUPPLIED BY THE CITY FOR INSTALLATION.  
C. HYDRANTS SHALL BE NO CLOSER THAN TEN (10) FEET FROM THE EDGE OF A RESIDENTIAL DRIVEWAY OR DRIVE. IF THE HYDRANT IS LOCATED ON A COMMERCIAL DRIVEWAY, IN THE CASE WHERE DRIVEWAYS ARE EXPANDED OR NEWLY CONSTRUCTED, THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF AN EXISTING HYDRANT IF ABOVE REQUIREMENTS ARE VIOLATED.  
D. ALL SINGLE GATED HYDRANTS ON (16") INCH OR LARGER MAINS SHALL REQUIRE A NEW VALVE AT THE BASE OF THE RELOCATED HYDRANT.  
E. NEW GATE VALVES AND BOXES ARE REQUIRED AT THE BASE OF RELOCATED HYDRANTS WHEN MORE THAN (100) FEET OF PIPE IS REQUIRED.
- EXISTING WATER SERVICE LINES SHALL BE SHUT-OFF AND CAPPED AT THE MAIN PRIOR TO THE INSTALLATION OF NEW WATER SERVICES. PRIOR TO NEW SERVICE TAP THE JERSEY CITY WATER DEPARTMENT SHALL INSPECT AND CERTIFY THE ABANDONED SERVICES.
- WATER MAINS TO ABANDON SHALL BE CUT AND PLUGGED WITH REQUIRED FITTINGS, RODS AND CONCRETE AS CLOSE TO THE EXISTING MAIN IN SERVICE AS POSSIBLE.
- ALL VALVES SHALL BE OPERATED BY JERSEY CITY WATER DEPARTMENT PERSONNEL. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE ANY VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, FIVE (5) DAYS IN ADVANCE OF VALVE OPERATING REQUIREMENTS.
- FALLURE TO COMPLY WITH THE ABOVE REQUIREMENTS WILL RESULT IN THE IMMEDIATE SHUT-DOWN OF THE PROJECT.



## SANITARY SEWER LATERAL CONNECTION

NOT TO SCALE

Dimensions Series 37G Check Valve						
Nominal Size (Pipe I.D.)	Length	Height of Bolt	Max. Backpressure (psi) Standart, Tiedown	Max. Backpressure (psi) With Saddle Support	CONTACT FACTORY	
2	5	1 7/8	150			
3	5 1/2	2 7/8	100			
4	7	3 7/8	75			
6	11	5 7/8	75			
8	12 1/2	7 7/8	60			
10	15 1/2	9 7/8	45			
12	18 1/2	11 7/8	35			
14	22	13 3/4	25			
16	23	15 3/4	20			
18	24	17 3/4	15			
20	32	19 3/4	10			
24	37	23 3/4	10			
30	41	29 3/4	8			
36	47	35 3/4	8			
42	49	41 1/2	5			
48	52	47 1/2	5			
54	57	53 1/2	5			
60	64	59 1/2	5			
72	73	71 1/2	5			

Numbers indicate maximum dimensions in inches.  
Contact engineering staff to verify overall dimensions.  
\* Other sizes available; consult factory. Valves are also made for non-standard pipe I.D.'s.

## BUILDING FIRE AND DOMESTIC WATER SERVICE DETAIL

NOT TO SCALE

## TIDEFLX SERIES 37G CHECK VALVE

NOT TO SCALE

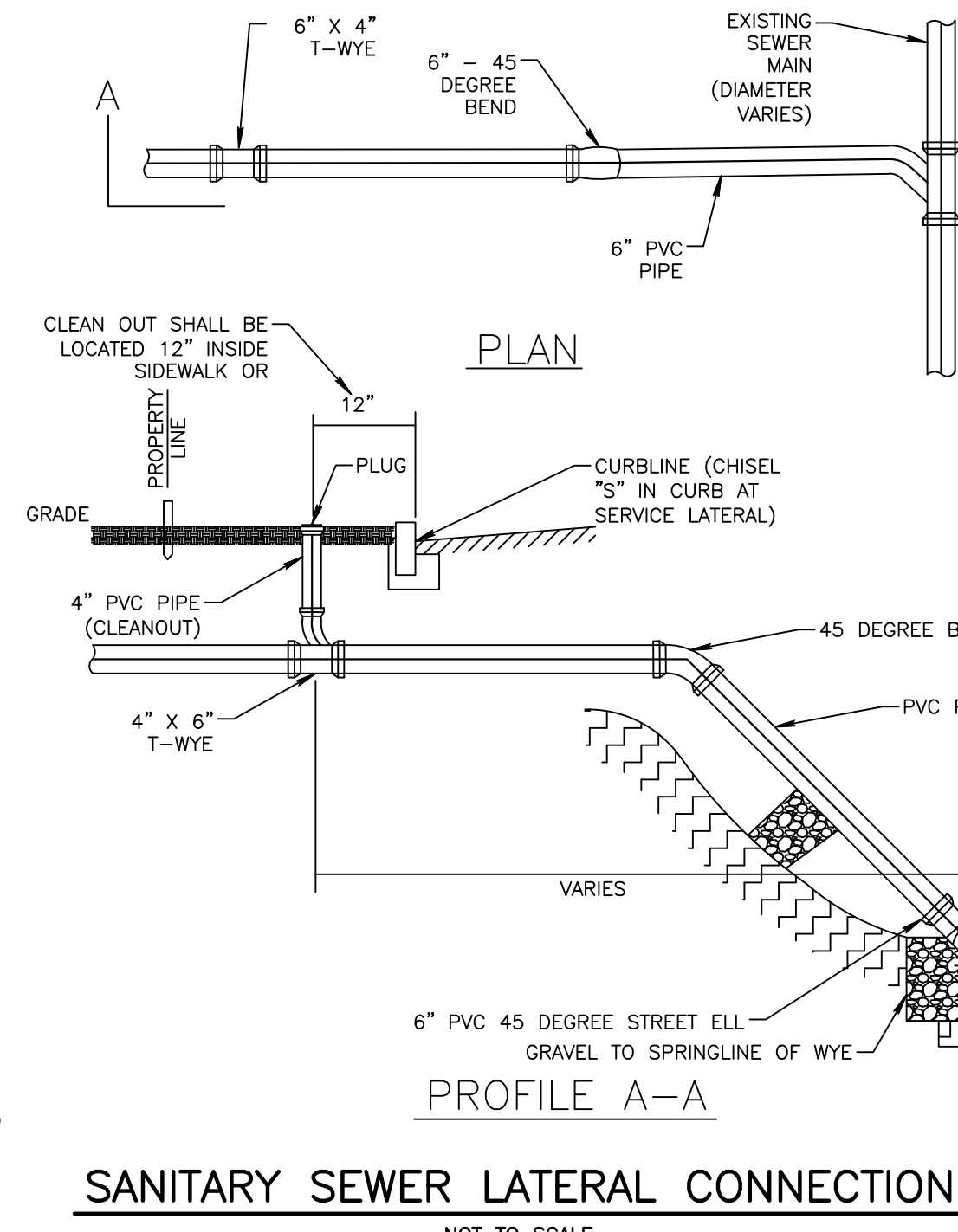
## JERSEY CITY MUNICIPAL UTILITIES AUTHORITY STANDARD REQUIREMENTS FOR NEW SANITARY AND STORM SEWERS AND SERVICE LATERALS

PLANS AND ANY ADDITIONAL INFORMATION AS APPLICABLE MUST BE PRESENTED TO THE JCMUA FOR REVIEW AND COMMENTS FOR ALL PROPOSED SANITARY AND STORM SEWER CONNECTIONS TO THE JCMUA SEWER SYSTEM OR THAT ARE PROPOSED IN JERSEY CITY. REPAIRS TO EXISTING SERVICES DO NOT REQUIRE THE REVIEW AND APPROVAL OF THE JCMUA. ALL PLANS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED TO PRACTICE IN NEW JERSEY AND SUBMITTED TO THE JCMUA'S SEWER ENGINEERING OFFICE, 555 ROUTE 440, JERSEY CITY, NJ 07305 FOR APPROVAL.

THE FOLLOWING TECHNICAL REQUIREMENTS SHALL BE ADDRESSED IN PREPARATION OF SITE/UTILITY PLANS:

- BEIDING AND BACKFILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE NJDOT'S STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE DESIGN AND CONSTRUCTION OF URBAN STORM WATER MANAGEMENT SYSTEMS, ASCE MANUALS AND REPORTS OF ENGINEERING PRACTICE NO. 77, 1993, AS APPLICABLE.
- ALL SEWER SERVICE CONNECTIONS, 6-INCHES IN SIZE OR SMALLER MUST BE MADE DIRECTLY TO THE SEWER MAIN AND ALL CONNECTIONS 8-INCHES AND LARGER MUST BE MADE TO A MANHOLE, WHERE A CONNECTION TO A MANHOLE IS REQUIRED, MANHOLE BENDS AND CHANNELS MAY REQUIRE MODIFICATION.
- THE JCMUA REQUIRES THAT SEWER SERVICE CONNECTIONS TO BE RE-USED BE TELEVIEWED TO VERIFY THEIR INTEGRITY AND THAT THE PIPE IS FREE FROM ANY DEFECTS.
- EACH BUILDING CONNECTION REQUIRES A CURB CLEANOUT (REFER TO ATTACHED DETAIL DRAWINGS). T-WYE CLEANOUTS, WHICH ENABLE CLEANING IN BOTH DIRECTIONS, SHOULD BE INSTALLED ON BOTH THE STORM AND SANITARY LATERALS.
- PROPOSED SEWER LATERAL CONNECTION TO JCMUA'S SEWER MAIN SHALL BE MADE ABOVE HORIZONTAL CENTERLINE OF PIPE (REFER TO ATTACHED CONCRETE SEWER SERVICE CONNECTION DETAILS).
- THE SIZE, MATERIAL, DEPTH, CONDITION, DIRECTION OF FLOW AND ANY OTHER RELEVANT CONDITIONS OF THE EXISTING JCMUA SEWER TO WHICH YOU PLAN TO CONNECT MUST BE FIELD VERIFIED BY DEVELOPER TO DETERMINE IF SAID CONNECTION IS PHYSICALLY POSSIBLE AND PRACTICAL. IN ADDITION, MANHOLE INVERTS AND ROW ELEVATION MUST BE SHOWN ON PLANS. REFER TO JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.
- CIRCULAR HOLE SAWS WHICH ARE APPROXIMATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO REMOVE THE LATERALS. THE INCHMANS, SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY THAT MAY DAMAGE THE JCMUA'S SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE THE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO PIPE.
- A DETAIL OF ANY PROPOSED MANHOLE OR CATCH BASIN SHOWING ALL DIMENSIONS IN ADDITION TO ROW, GRATE AND INVERT ELEVATIONS OF THE STRUCTURE AND ALL PIPES CONNECTING TO THE STRUCTURE MUST BE SHOWN ON PLANS. REFER TO JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.
- PROPOSED MANHOLES CONSTRUCTED IN THE PUBLIC R.O.W. ON EXISTING OR PROPOSED JCMUA SEWERS SHALL BE FURNISHED WITH CONCENTRIC MANHOLE COVERS AS MANUFACTURED BY CAMPBELL FOUNDRY CO. PATTERN #4428 OR EQUAL WITH OUTSIDE COVER DIAMETER OF 31-3/4 INCHES AND INSIDE COVER DIAMETER OF 24 INCHES.
- THE LETTERS "JCMUA" AND "SEWER" SHALL BE CAST IN THE INSIDE COVER. MANHOLE FRAMES SHALL BE CAMPBELL FOUNDRY CO. PATTERN #4428 (FOR 30-INCH OPENING) OR #1206 (FOR 41-INCH OPENING) OR EQUAL FURNISHED WITH A PATTERN #4428 CONCENTRIC COVER AS SPECIFIED IN THE PRECEDING PARAGRAPH.
- REFER TO JCMUA'S STANDARD DETAIL FOR MANHOLE FRAME AND COVERS.
- STORM LINES, WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS, MUST BE FURNISHED WITH A SUMP AND TRAP AS PER JCMUA STANDARD DETAILS.
- THE JCMUA HAS A COMBINED SEWER SYSTEM, WHICH SURCHARGES DURING WEATHER PERIODS RESULTING IN POSSIBLE SEWAGE BACK-UPS THROUGH PLUMBING FIXTURES (SINKS, TOILETS, FLOOR DRAINS, ETC.) BELOW STREET LEVEL. THIS POSSIBILITY MUST BE ADDRESSED DURING THE DESIGN/CONSTRUCTION PHASE.
- A DROP MANHOLE CONNECTION SHALL BE USED WHERE THERE IS A DIFFERENCE IN ELEVATION OF TWO (2) FEET OR GREATER BETWEEN THE INVERT OF A SANITARY OR COMBINED INLET PIPE TO MANHOLE AND THE CROWN OF THE OUTLET PIPE FROM MANHOLE. REFER TO ATTACHED JCMUA'S STANDARD DETAIL FOR DROP MANHOLE CONNECTION, WHICH MUST BE SHOWN ON SITE PLAN IF REQUIRED.
- TEST PITS MUST BE PERFORMED AT THE DEVELOPER'S EXPENSE DURING THE DESIGN PHASE OF THE PROJECT TO ENSURE THAT PROPOSED SEWERS AND SEWER SERVICES MAY BE CONSTRUCTED AS PROPOSED WITHOUT CONFLICTING WITH OTHER UNDERGROUND UTILITIES OR STRUCTURES.
- ALL EXISTING SEWER MAINS AND SANITARY LATERALS TO BE ABANDONED MUST BE FILLED WITH CONCRETE SLURRY OR REMOVED FROM THE GROUND. CATCH BASINS AND MANHOLES MUST BE REMOVED FROM THE GROUND. CONNECTIONS MUST BE CUT AND SEALED AT THE MAIN AND PRECAUTIONS MUST BE UNDERTAKEN BY THE CONTRACTOR TO ENSURE CONCRETE AND OTHER MATERIALS DO NOT ENTER THE MAIN AND CREATE OBSTRUCTIONS).
- ALL PROPOSED INLETS/CATCH BASINS MUST BE CONSTRUCTED WITH A BICYCLE SAFE GRATE AND CAMPBELL FOUNDRY CO. TYPE "N" CURBPIECE WHERE REQUIRED.
- PROPOSED WATER SERVICES REQUIRE THE REVIEW AND APPROVAL OF THE DIVISION OF WATER ENGINEERING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR STREET OPENINGS FROM THE JERSEY CITY BUILDING DEPARTMENT LOCATED AT 30 MONTGOMERY STREET, JERSEY CITY, NJ AND ALL OTHER APPLICABLE PERMITS FROM AGENCIES HAVING JURISDICTION.

THE SYSTEM DESIGNER IS ALSO RESPONSIBLE FOR COMPLIANCE WITH THE APPLICABLE REGULATIONS OF THE NEW JERSEY ADMINISTRATIVE CODE, N.J.A.C. 17:27 AND REDUCED PRESSURE BACKFLOW PREVENTER APPROVAL PROGRAM, LOCAL CODES AND ORDINANCES, FEDERAL AND STATE REGULATIONS ETC. IN ADDITION TO OTHER REQUIREMENTS THAT MAY BE IMPOSED BY THE JCMUA.

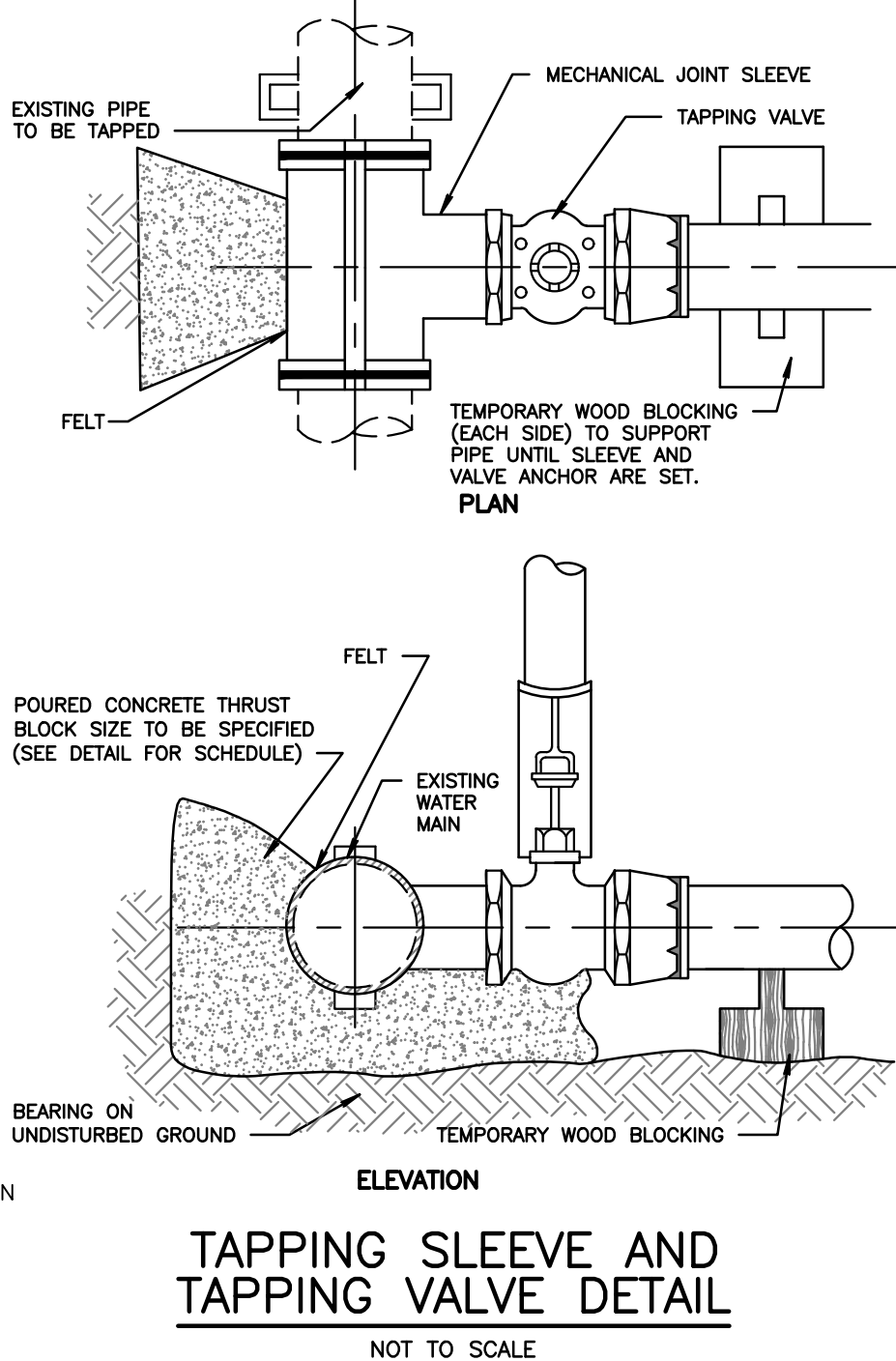


THRUST BLOCK SCHEDULE												
PIPE SIZE (INCHES)	TEE		22 1/2" BEND		45° BEND		90° BEND		W			
	L	D	L	D	L	D	L	D				
6"	18"	15"	18"	12"	18"	12"	18"	15"	21"			
8"	2'-0"	18"	18"	12"	18"	12"	2'-0"	18"	24"			
12"	3'-0"	2'-0"	2'-0"	12"	2'-0"	12"	3'-0"	2'-0"	28"			
16"	4'-0"	2'-6"	2'-0"	12"	2'-4"	18"	4'-0"	2'-6"	31"			
20"	5'-3"	3'-0"	2'-0"	18"	3'-0"	2'-0"	5'-3"	3'-0"	33"			
24"	7'-6"	3'-0"	3'-0"	18"	4'-0"	2'-6"	7'-6"	3'-0"	36"			
30"	11'-0"	4'-0"	5'-0"	24"	6'-0"	4'-0"	11'-0"	4'-0"	40"			

- ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AS SHOWN IN THIS DRAWING.
- BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
- THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST UNDISTURBED TRENCH WALLS.
- DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- NO JOINT SHALL BE COVERED IN CONCRETE.
- CONCRETE SHALL BE 3000 p.s.i.
- THRUST BLOCKS TO CONFORM TO JCMUA REQUIREMENTS.
- SEE THE ROD REQUIREMENT CHART FOR THE ROD REQUIREMENTS.

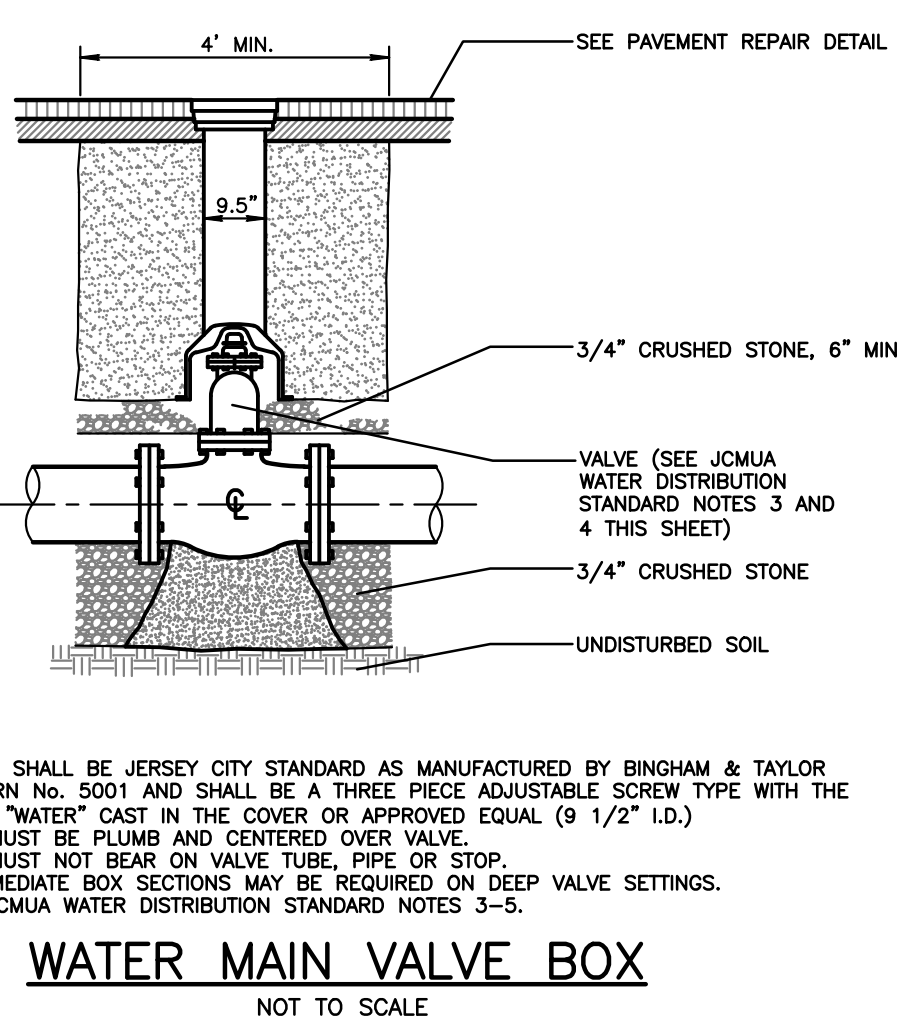
## CONCRETE THRUST BLOCKS

NOT TO SCALE



## TAPPING SLEEVE AND TAPPING VALVE DETAIL

NOT TO SCALE



DESIGNED BY: TMM  
REVIEWED BY: SS  
RELEASED BY: SMS  
DATE: 11/01/2023

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PRELIMINARY & FINAL MAJOR SITE PLAN  
118-130 MONITOR STREET  
MIXED-USE DEVELOPMENT  
BLOCK 17504, LOTS 20-25 AND 26.01  
SITUATED IN  
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

PROJECT NUMBER: 22-0362  
DATE: 08/14/2023  
SCALE: AS SHOWN

SHEET 12 OF 12