127 DELAWARE

PRELIMINARY AND FINAL SITE PLAN SUBMISSION

NEW 5 STORY MULTI-FAMILY HOUSING WITH GROUND FLOOR PARKING
127 DELAWARE AVENUE, JERSEY CITY, NJ
BLOCK: 16202 / LOTS: 19

PROJECT INFORMATION

ADDRESS:	127 DELAWARE AVENUE
BLOCK:	16202
LOT:	19
ZONE:	R-1 (ONE AND TWO FAMILY HOUSING)
LOT AREA:	0.297 ACRE (12,920 SF)
CONSTRUCTION TYPE:	5A & 1A
EXISTING USE:	EXISTING 2 STORY FRAME DWELLING (1/2 BRICK FRONT)
PROPOSED:	5-STORY MULTI-FAMILY BUILDING W/ PARKING ON GROUND FLOOR
UNIT COUNT:	32
FLOOD ZONE:	ZONE X - AREA OF MINIMAL FLOOD HAZARD

LOT COVERAGE

BUILDING COVERAGE:	12,122 SF	93.7%
PAVING:	798 SF	6.3%
LANDSCAPING:	0 SF	0%
TOTAL LOT AREA:	12,920 SF	100%

BUILDING AREA

BASEMENT	2,824 SF
GROUND FLOOR*:	12,122 SF
2ND FLOOR:	10,598 SF
3RD FLOOR:	10,598 SF
4TH FLOOR:	10,598 SF
5TH FLOOR:	7,689 SF
TOTAL BUILDING AREA:	54,429 SF

*PARKING AREA = 10,366 SF; IS INCLUDED IN BUILDING AREA SQUARE FOOTAGE.

UNIT MIX

UNIT TYPE*	0-BED	1-BED	2-BED	3-BED	TOTAL
1ST	-	-	-	-	0
2ND	0	3	5	1	9
3RD	0	3	5	1	9
4TH	0	3	5	1	9
5TH	0	2	2	1	5
TOTAL	0	11	17	4	32

ZONING ANALYSIS

R-1 (ONE AND TWO FAMILY HOUSING)

ITEM		REQUIREMENT	PROPOSED	VARIANCE
APPLICABLE CONDITIONAL USE		ONE AND TWO FAMILY HOUSING	MULTIFAMILY MID-RISE	YES
MIN. LOT AREA (SQFT)		2,500	12,920	NO
MIN. LOT WIDTH (FT)		25	68.5	NO
MIN. LOT DEPTH (FT)		100	200	NO
MAX. LOT COVERAGE		85%	100%	YES
MAX. BUILDING COVERAGE		60%	93%	YES
MAX. HEIGHT		3 STORIES OR 30-39 FT	5 STORIES OR 58	YES
PARKING		1.0 PER UNIT OR 32 PARKING SPACES	(22) 9'-0" X 18'-0" SPACES (9) 9'-0" X 15'-0" COMPACT SPACES	YES
SETBACKS	MIN. FRONT	FRONT YARD SETBACK SHALL MATCH THE SETBACK OF THE FRONT PRIMARY FACADE	0'	NO
	MIN. REAR	35'	0'	YES
	MIN. SIDE - ONE	2'	4'-0" OR 5'-1"	NO
	MIN. SIDE - BOTH	5'-1"	4'-0" OR 5'-1"	YES
DRIVEWAY WIDTH		MAX. 10'-0"	22.00'	YES
PARKING SPACE DIMENSIONS		MIN. 8.5' X 18'	9' X 18'; 9'x 15'	YES
BIKE PARKING		-	20 SPACES	NO

* MIN. SIDE YARD SETBACK
ADJACENT BUILDINGS ON BOTH SIDE YARDS ARE A DETACHED BUILDING.

SURVEY PREPARATION

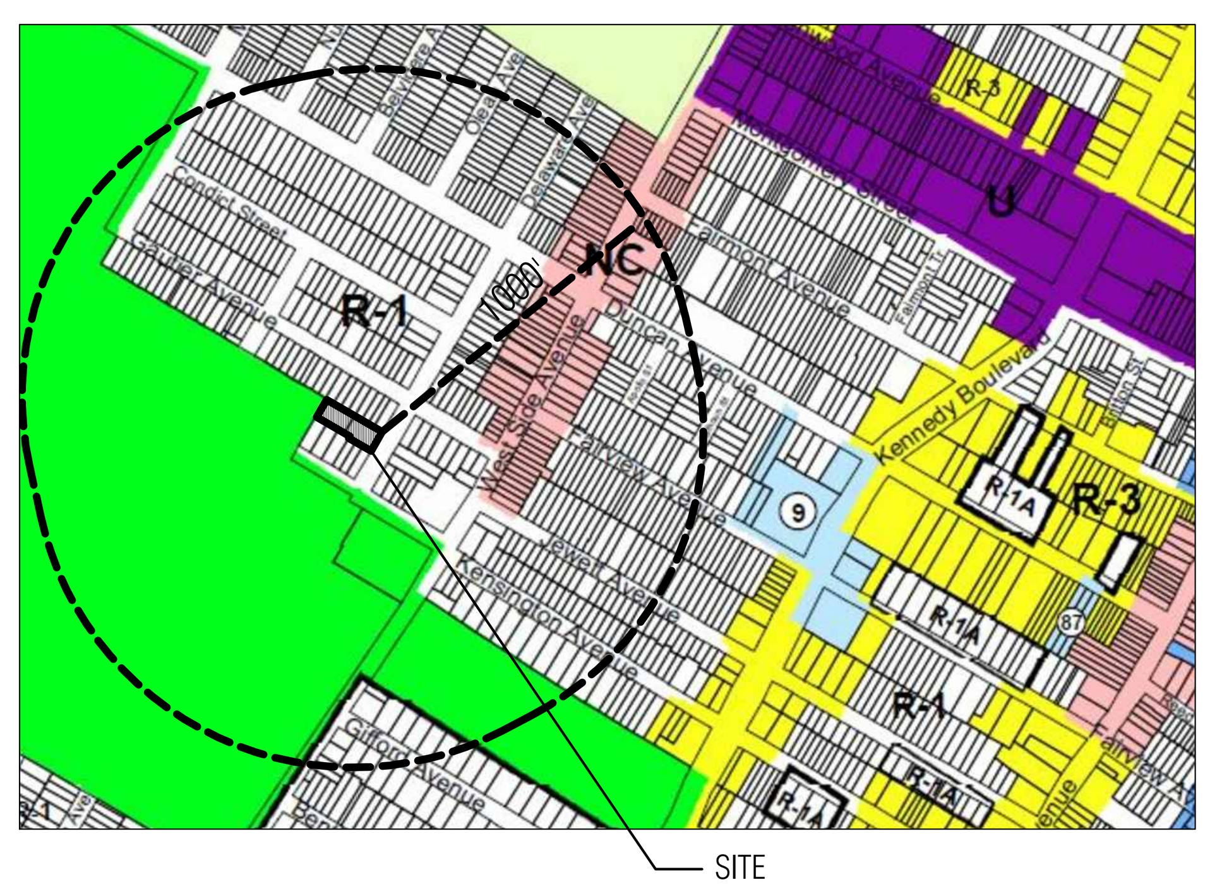
SITE PLANS ARE BASED ON A SURVEY PREPARED BY:

PRONESTI SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

870 POMPTON AVENUE, SUITE B1
CEDAR GROVE, NJ 07009
TEL. (973) 857-3319 · FAX (973) 857-3608
www.PRONESTI.com
MICHAEL PRONESTI, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. No. 37605

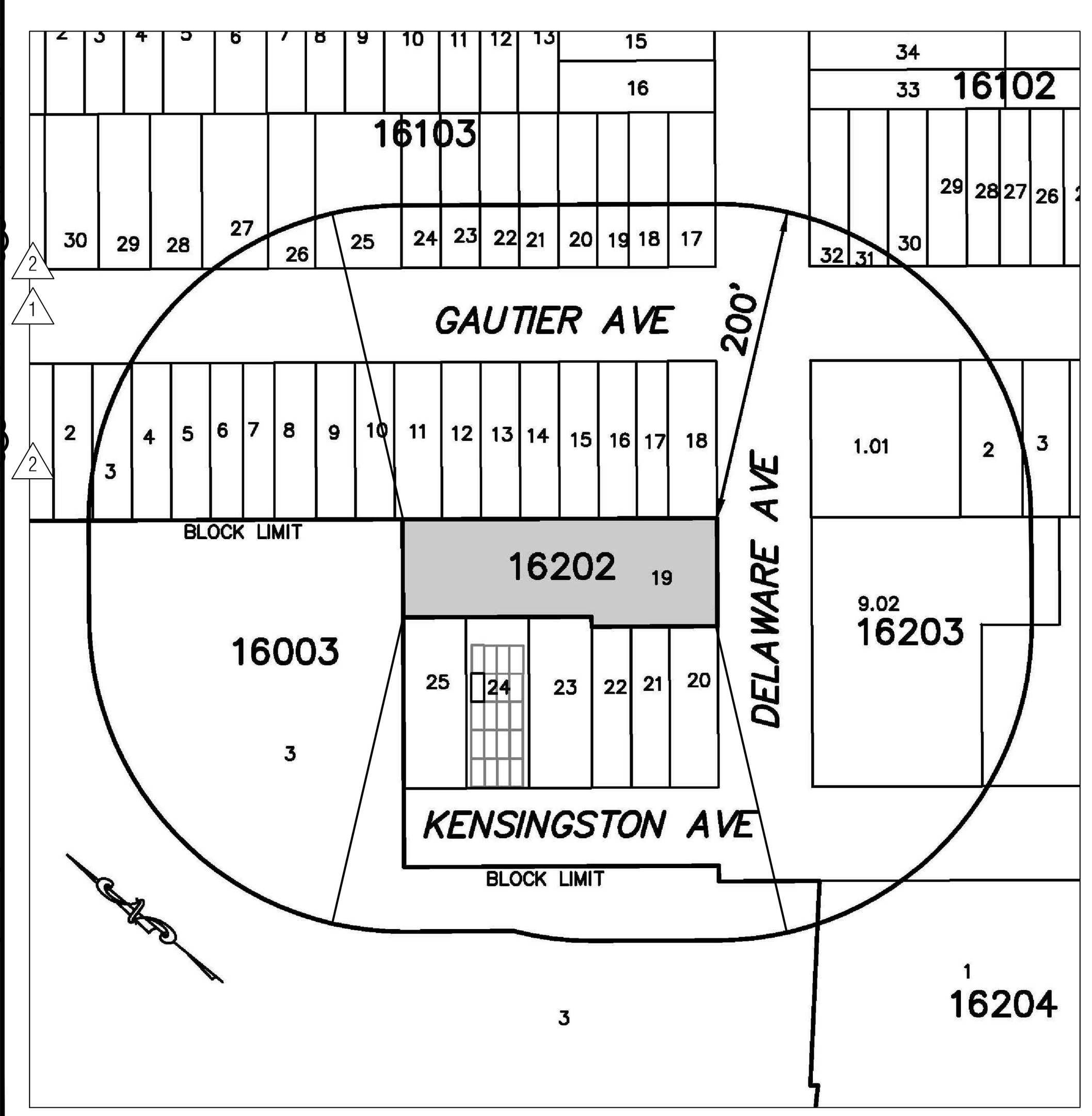
KEY MAP

SCALE: 1" = 600'



ZONING/USE MAP

SCALE: 1" = 100'



PROPOSED SITE RENDERING

VIEW FROM DELAWARE AVE

EXISTING CONDITION PHOTO

VIEW FROM DELAWARE AVE

DRAWING LIST

CIVIL:

C-1.00	EXISTING CONDITIONS & DEMOLITION SITE PLAN
C-1.10	DIMENSIONAL SITE PLAN
C-1.20	GROUND FLOOR GRADING & UTILITIES SITE PLAN
C-1.21	BASEMENT GRADING & UTILITIES SITE PLAN
C-1.30	SOIL EROSION & SEDIMENT CONTROL SITE PLAN
C-1.40	LANDSCAPE & LIGHTING SITE PLAN
C-1.50	TRAFFIC CIRCULATION SITE PLAN
C-2.00	SITE DETAILS - I
C-2.10	SITE DETAILS - II
C-2.20	SITE DETAILS - III

ARCHITECTURAL:

A-1.00	BASEMENT FLOOR PLAN
A-1.01	GROUND FLOOR PLAN
A-1.02	SECOND-FOURTH FLOOR PLAN
A-1.03	FIFTH FLOOR PLAN
A-1.04	MAIN ROOF PLAN
A-2.00	EXTERIOR ELEVATIONS I
A-2.01	EXTERIOR ELEVATIONS II
A-2.10	ENLARGED EXTERIOR ELEVATION DETAILS
A-3.00	JUNE 21ST SHADOW STUDY
A-3.01	DECEMBER 21ST SHADOW STUDY

PROJECT NARRATIVE

THIS APPLICATION PROPOSES TO DEMOLISH AN EXISTING RESIDENTIAL BUILDING. IN THEIR PLACE A NEW, 5-STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL BE CONSTRUCTED. THE NEW DEVELOPMENT WILL INCLUDE 32 RESIDENTIAL UNITS AND GROUND FLOOR PARKING.

THE BUILDING STRUCTURE WILL CONSIST OF A MIX OF METAL STUD AND CONCRETE BLOCK WALLS, AS WELL AS A CONCRETE AND STEEL PODIUM ON THE GROUND FLOOR, WITH WOOD WALL AND FLOOR FRAMING ON THE UPPER FLOORS. THE FACADE WILL BE COMPOSED OF A MIX OF BRICK, METAL PANEL, FIBER CEMENT LAP SIDING AND SPLIT-FACE CMU BLOCK. ROOFTOP MECHANICAL EQUIPMENT WILL NOT BE VISIBLE FROM GROUND LEVEL AND PENETRATIONS THROUGH THE FACADE WILL BE MINIMIZED AND MOSTLY HIDDEN THROUGH A COLOR MATCHED VENT SYSTEM.

THE UPPER FLOOR INTERIORS WILL CONSIST OF EFFICIENT APARTMENT LAYOUTS WITH MODERN KITCHENS AND, EACH INDIVIDUALLY HEATED AND COOLED. ALL UNITS WILL PROVIDE ADA COMPLIANT LIVING ARRANGEMENTS.

TRASH COLLECTION

THE TRASH COLLECTION FOR THE RESIDENTIAL TENANTS WILL BE VIA A TRASH ROOM AT EACH FLOOR LEVEL AND TRASH CHUTE TO THE GROUND FLOOR. TRASH WILL BE COLLECTED ON THE GROUND FLOOR AND PICKED UP USING A DOLLY AND BROUGHT TO THE CURB.

PROJECT DIRECTORY

PRIMARY DEVELOPER / BUSINESS CONTACT

LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

ARCHITECT / CIVIL ENGINEER / MEP ENGINEER

INGLESE ARCHITECTURE & ENGINEERING (IAE)
632 POMPTON AVE.
CEDAR GROVE, NJ 07009

CONTACT : ALEX MERLUCCI
CHRIS WESTCOTT
PHONE # : (201) 438 0081
EMAIL : a.merlucci@inglese-ae.com
c.westcott@inglese-ae.com

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900 NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

2	ZONING COMMENTS	01.12.2021
1	ZONING ANALYSIS REV.	12.01.2020

IAE PROJECT NO: 19094

SHEET TITLE:

TITLE SHEET

SHEET: T-1.00

SURVEYORS NOTES

1. PROPERTY BOUNDARIES AND EXISTING CONDITIONS WERE TAKEN FROM A SURVEY DATED AUGUST 7, 2019, BY PRONESTI SURVEYING, INC. PROFESSIONAL LAND SURVEYORS, FOR CHANDRANI REALTY LLC. △1

GENERAL NOTES

1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND AVAILABLE UTILITY MAPS. PRIOR TO ANY EXCAVATION CONTACT THE CITY OF JERSEY CITY'S ENGINEER'S OFFICE, SEWER, AND WATER DEPARTMENTS, THE LOCAL CARRIERS OF TELEPHONE AND CABLE, AND PUBLIC SERVICE ELECTRIC & GAS CO.

   FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES
   YOU MUST CALL 800-272-1000

2. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 88, DERIVED FROM GLOBAL POSITIONING SYSTEM, (GPS). SAID ELEVATIONS BASED ON THE "CONTINUOUSLY OPERATING REFERENCE STATION" (CORS), POSITIONED AT NJIT.
3. TOTAL LOT AREA = 12,920 SQ. FT. OR 0.297 ACRES.
4. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.
5. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.
6. PER THE NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 34017C 0102D WITH AN EFFECTIVE DATE OF AUGUST 16, 2006 THE PROPERTY SHOWN HERE ON FALLS IN ZONE X AND DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA.

DESCRIPTION

BEGINNING AT A POINT IN THE WESTERLY SIDELINE OF DELAWARE AVENUE, SAID POINT BEING DISTANT 100.00 FEET NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDELINE OF KENSINGSTON AVENUE AND SAID WESTERLY SIDELINE OF DELAWARE AVENUE; THENCE RUNNING.

1) NORTH 39 DEGREES 30 MINUTES 00 SECONDS WEST, 80.00 FEET TO A POINT, THENCE

2) NORTH 50 DEGREES 30 MINUTES 00 SECONDS EAST, 6.50 FEET TO A POINT, THENCE

3) NORTH 39 DEGREES 30 MINUTES 00 SECONDS WEST, 120.00 FEET TO A POINT, THENCE

4) NORTH 50 DEGREES 30 MINUTES 00 SECONDS EAST, 62.00 FEET TO A POINT, THENCE

5) SOUTH 39 DEGREES 30 MINUTES 00 SECONDS EAST, 200.00 FEET TO A POINT ON THE AFORESAID WESTERLY SIDELINE OF DELAWARE AVENUE, THENCE

6) SOUTHERLY ALONG SAID SIDELINE, SOUTH 50 DEGREES 30 MINUTES 00 SECONDS WEST, 68.50 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12,920 SQUARE FEET OR 0.297 ACRES OF LAND.

SURVEYOR'S LEGEND

──	PROJECT BOUNDARY LINE	⟹	DIRECTION OF SEWER FLOW	○V	UNMARKED VALVE
—OHW—	OVERHEAD WIRES	—x—x—	FENCE	○OF	OIL FILL CAP
═	CURB LINE	+ 76.25	SPOT ELEVATION	○WV	WATER VALVE
	DROP CURB	76	EXISTING CONTOUR LINE	○GV	GAS VALVE
Ⓣ	TELEPHONE MANHOLE		TRAFFIC LIGHT	○MW	MONITORING WELL
Ⓔ	ELECTRIC MANHOLE	24"	DECIDUOUS TREE (TREE DIAMETER)	HYD	FIRE HYDRANT
Ⓢ	SANITARY MANHOLE	✳	EVERGREEN TREE (TREE DIAMETER)		SIGN POST
○	UNMARKED MANHOLE	▨	CONCRETE	☼	LIGHT POLE
Ⓓ	STORM DRAIN MANHOLE	▭	ASPHALT		UTILITY POLE
	CATCH BASIN				PARKING METER
	INLET				

DEMOLITION NOTES

1. CONFORM TO APPLICABLE CODE FOR DEMOLITION WORK, DUST CONTROL AND PRODUCTS REQUIRING ELECTRICAL DISCONNECTION.
2. THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWING SET, REPORTS, ANY REFERENCE DOCUMENTS, AND TASKS REQUIRED TO COMPLETE THE SITE IMPROVEMENTS
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR MUST ENSURE THAT ALL DEMOLITION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES.
4. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE LOCAL UTILITY AUTHORITY TO DISCONNECT ALL UTILITIES PRIOR TO COMMENCING ANY DEMOLITION WORK. CONTRACTOR TO MARK THE LOCATION AND TERMINATION OF SAID UTILITIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS & METHODS OF OFF-SITE DISPOSAL AND DEMOLITION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS AND REMOVE ALL DEBRIS ON SITE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. DO NOT BURN OR BURY ANY WASTE ON SITE. THE CONTRACTOR IS TO MAINTAIN RECORDS OF ALL WASTE REMOVAL TO DETERMINE COMPLIANCE WITH SAID REGULATIONS. CONTRACTOR TO LEAVE SITE IN CLEAN CONDITION.
7. DO NOT CLOSE OR OBSTRUCT EGRESS WIDTH TO ANY BUILDING OR SITE EXIT.
8. THE CONTRACTOR IS TO PROVIDE, ERECT AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
9. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT DEMOLITION OPERATIONS AS TO MINIMIZE ANY INTERFERENCE OR DAMAGE TO ADJACENT STRUCTURES. CONTRACTOR TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND PROVIDE ANY SHORING OR BRACING TO MAINTAIN ADJACENT STRUCTURES INTACT.
10. THE CONTRACTOR IS TO CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION AND ARCHITECT/ ENGINEER. DO NOT RESUME OPERATIONS UNTIL DIRECTED.
11. THE CONTRACTOR AND OWNER TO OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS WHEN DEMOLITION EQUIPMENT WILL TRAVERSE, INFRINGE UPON OR LIMIT ACCESS TO THEIR PROPERTY.
12. SPRINKLE WORK WITH WATER TO MINIMIZE DUST. PROVIDE HOSES AND WATER CONNECTIONS FOR THIS PURPOSE.
13. ALL MATERIAL POTENTIALLY CONTAINING LEAD IS TO BE TESTED AND DISPOSED OF ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS. WORK TO BE OVERSEEN BY AN ENVIRONMENTAL ENGINEERING CONSULTANT.
14. ALL EXCAVATIONS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHALL OBSERVE AND CERTIFY THAT BACKFILL MATERIAL MEETS ALL SOIL REQUIREMENTS TO SUPPORT THE BUILDING STRUCTURE.
15. ALL DEMOLITION MATERIAL AND DEBRIS AND ALL ITEMS REMOVED FROM THE PROPERTY AND THE PUBLIC AREAS ADJACENT, SHALL BE DISPOSED OUTSIDE OF CITY LIMITS OF JERSEY CITY IN ACCORDANCE WITH THE RULES AND REGULATION OF THE CITY'S ENVIRONMENTAL COMMISSION AND IN ACCORDANCE WITH THE REGULATIONS AND LAWS OF THE NJDEP.

WORK TO BE PERFORMED:

1. CONTRACTOR IS TO DESCRIBE DEMOLITION REMOVAL PROCEDURES AND SCHEDULE OF WORK.
2. CONTRACTOR IS TO CONTACT ARCHITECT/ ENGINEER BEFORE REMOVAL OF ANY WALL IN WHICH CONTRACTOR IS UNSURE OF.
3. PROTECT EXISTING MATERIALS AND THOSE ITEMS WHICH ARE NOT TO BE DEMOLISHED.
4. DISCONNECT, REMOVE OR CAP AND IDENTIFY DESIGNATED UTILITIES WITHIN DEMOLITION AREAS, SHOWN OR OTHERWISE IN PLANS.
6. ERECT AND MAINTAIN WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS IF REPLACEMENT WILL NOT BE INSTALLED SIMULTANEOUSLY WITH THE REMOVAL OF EXISTING WORK.

811®
Know what's below.
Call before you di

① EXISTING CONDITIONS & DEMOLITION SITE PLAN
SCALE: 1" = 10'

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900 NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION	09.18.2020

REVISIONS:

△1	SURVEY DATE REV.	12.01.2020

IAE PROJECT NO: 19094

SHEET TITLE:

EXISTING CONDITIONS &
DEMOLITION SITE PLAN

SHEET:

C-1.00

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR GETTING FAMILIAR WITH THE EXISTING SITE CONDITIONS AND THE SCOPE OF WORK PROPOSED IN THE SET OF DRAWINGS PRIOR TO PERFORMING ANY WORK.
2. THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ARCHITECT OR ENGINEER ON RECORD IF ANY DISCREPANCY BETWEEN THE EXISTING SITE CONDITIONS AND THE DRAWING SET IS FOUND.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMIT/APPROVALS BEFORE THE BEGINNING OF CONSTRUCTION/IMPROVEMENT.
4. THE CONTRACTOR, AND HIS SUBCONTRACTORS, SHALL COVER AND HOLD HARMLESS THE ENGINEER/ARCHITECT FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS.
6. THE CONTRACTOR IS TO ONLY PERFORM THE IMPROVEMENT SPECIFIED WITHIN THE LIMIT OF THE OWNER'S PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO PRESERVE ALL EXISTING SITE CONDITIONS SPECIFIED IN THE DRAWING SET. ANY DAMAGED FEATURE OR STRUCTURE IS TO BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT SPECIFICATIONS TO ARCHITECT/ENGINEER OF RECORD FOR REVIEW PRIOR TO INSTALLATION.
9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL.
10. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SIDEWALK CLOSURE PERMITS FROM THE LOCAL JURISDICTION TO CARRY OUT THE PUBLIC R.O.W. IMPROVEMENTS. ALL SIDEWALK AND CURB RELATED WORK TO BE PERFORMED PER LOCAL REGULATIONS AND REQUIREMENTS.
11. THE CONTRACTOR & THE OWNER ARE RESPONSIBLE TO HIRE AN OSHA CERTIFIED INSPECTOR TO REMAIN ON SITE DURING DEMOLITION AND CONSTRUCTION.
12. THE OWNER IS RESPONSIBLE FOR MERGING AND SUB-DIVIDING ALL TAX LOTS INVOLVED ON THE SITE.
13. THE APPLICANT/DEVELOPER MUST COMPLY WITH ALL DIRECTIVES FROM THE DIVISION OF WATER/SEWER UTILITY. THE DEVELOPER/APPLICANT MUST CONTACT THE SEWER UNIT AND WATER UNIT FOR DETAILED INFORMATION AND REQUIREMENTS REGARDING THE EXISTING/PROPOSED SEWER/WATER CONNECTIONS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS
14. A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITES.
15. ANY EXISTING STREET CATCH BASINS WITHIN THE PROPERTY BOUNDARIES SHALL BE RETROFIT WITH A NEW FRAME/GRATE/CURB PIECE PER THE ATTACHED CITY STANDARD.
16. BUILDING ADDRESSES SHALL BE DISPLAYED SO AS TO BE IN CONFORMANCE WITH THE CITY'S 911 LOCATABLE ADDRESS ORDINANCE. THE DEVELOPER MUST OBTAIN THE CORRECT STREET ADDRESSES FROM THE CITY SURVEYOR.
17. THE RECYCLING BINS (MATERIALS: CARDBOARD/PAPER/ PLASTIC, GLASS & CAN) FOR TENANT UNITS SHALL BE LOCATED ON THE GROUND FLOOR OF THE BUILDING.
18. WALL STRIPING AND SIGNAGE IN PARKING AREA SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
19. AN AUDIO AND VISUAL WARNING SIGNAL SHALL BE PLACED ALONG DELAWARE AVE ENTRANCE OF THE BUILDING TO ALERT PEDESTRIANS OF TRAFFIC COMING OUT OF THE PROPOSED PARKING GARAGE.

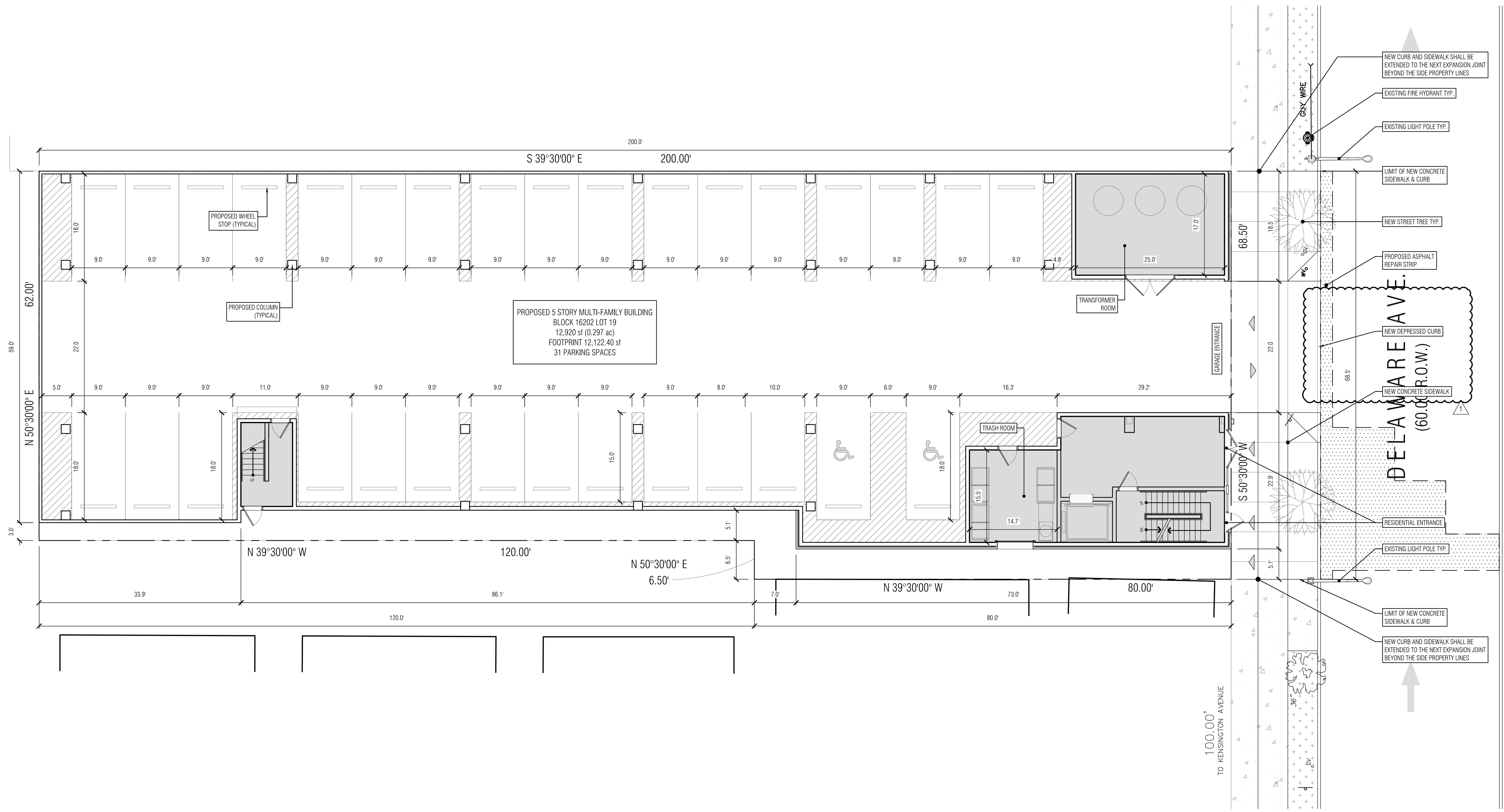
LEGEND

- MAN HOLE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING SETBACK FOOTPRINT
- PROPERTY LINE
- PROPOSED AREA LIGHTS
- PROPOSED CONCRETE
- PROPOSED SIGNS OR BOLLARDS
- PROPOSED BUILDING SETBACK LINE

811 Know what's below. Call before you di

SIGNAGE REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
-	WALL SIGN: 1 WALL SIGN UP TO 20 SF	TBD



DIMENSIONAL SITE PLAN

1 SCALE: 1" = 10'

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE

NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:

DIMENSIONAL SITE PLAN

SHEET:

C-1.10

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO THE ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY THE ENGINEER/ ARCHITECT IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

GRADING LEGEND

- GRADE SPOT SHOTS
- FLUSH CURB SPOT SHOTS
- EXIST CURB SPOT SHOTS
- WALL SPOT SHOTS
- CURB SPOT SHOTS
- DEP. CURB SPOT SHOTS
- M.E.G — MATCH EXISTING GRADE

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
7. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

UTILITY LEGEND

- PROPOSED UNDERGROUND GAS LINE
- PROPOSED GAS VALVE
- PROPOSED GAS METER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY CLEANOUT
- PROPOSED UNDERGROUND 4" POTABLE WATER LINE
- PROPOSED UNDERGROUND 6" SPRINKLER WATER LINE
- PROPOSED WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED KNOX BOX
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED UNDERGROUND TELEPHONE & CABLE SERVICE
- PROPOSED UTILITY POLE
- PROPOSED UNDERGROUND HDPE DETENTION PIPE

PLUMBING, SANITARY AND STORMWATER MANAGEMENT PACKET

NOTE: ALL CALCULATIONS ARE BASED ON THE RATIONAL METHOD

PROJECT ADDRESS: 127 DELAWARE AVE, JERSEY CITY NJ **PROJECT DESIGNER:** INGLESE ARCHITECTURE & ENGINEERING

PLUMBING AND SANITARY CALCULATIONS

TOTAL BUILDING DFU'S	USE GROUPS	QUANTITY	DFU	TOTAL DFU'S
	BATHROOMS	60	3	180
	KITCHEN	36	3	108
	LAUNDRY WASHERS	36	3	108
	HOSE BIBBS	7	3	21
	JANITOR SINK	5	3	15
		TOTAL DFU		432

WATER DEMAND CALC	UNIT TYPE	QUANTITY	GPD	TOTAL GPD'S
	1 BEDROOM	11	120	1320
	2 BEDROOM	17	175	2975
	3 BEDROOM	4	200	800
		TOTAL AVERAGE DAILY FLOW(GPD)		5095

SANITARY SEWER CALC	UNIT TYPE	QUANTITY	GPD	TOTAL GPD'S
	1 BEDROOM	11	150	1650
	2 BEDROOM	17	225	3825
	3 BEDROOM	4	300	1200
		TOTAL AVERAGE DAILY FLOW(GPD)		6675

STORMWATER CALCULATIONS

BUILDING INFO	LOT COVERAGE	AREA(SF)	AREA(AC)	% COVER	C (EX)	AREA(PR)	C (PR)	% COVER
	BUILDING	6280.91	0.144	48.61	0.99	12122.24	0.99	93.83
	CIRCULATION	6363.38	0.146	49.25	0.95	797.76	0.95	6.17
	LANDSCAPE	275.71	0.006	2.13	0.30	0	0.30	0.00
	TOTAL	12920	0.297	100.00	0.96	12920.0	0.99	100.00

THIS STORM DRAINAGE SYSTEM IS DESIGNED TO DETAIN A 2, 10 & 100 YEAR STORM FOR SITE. THE STORM DURATION EQUALS 30 MIN. AND THE TIME OF CONCENTRATION FOR THE STORM IS 10 MINUTES. THE STORM WATER MANAGEMENT REPORT INCLUDING HYDROGRAPHS ARE ATTACHED IN A SEPERATE DOCUMENT AND AN ATTACHMENT TO THIS PLAN. THE SUMMARY OF CALCULATIONS FOR THIS SYSTEM IS AS FOLLOWS:

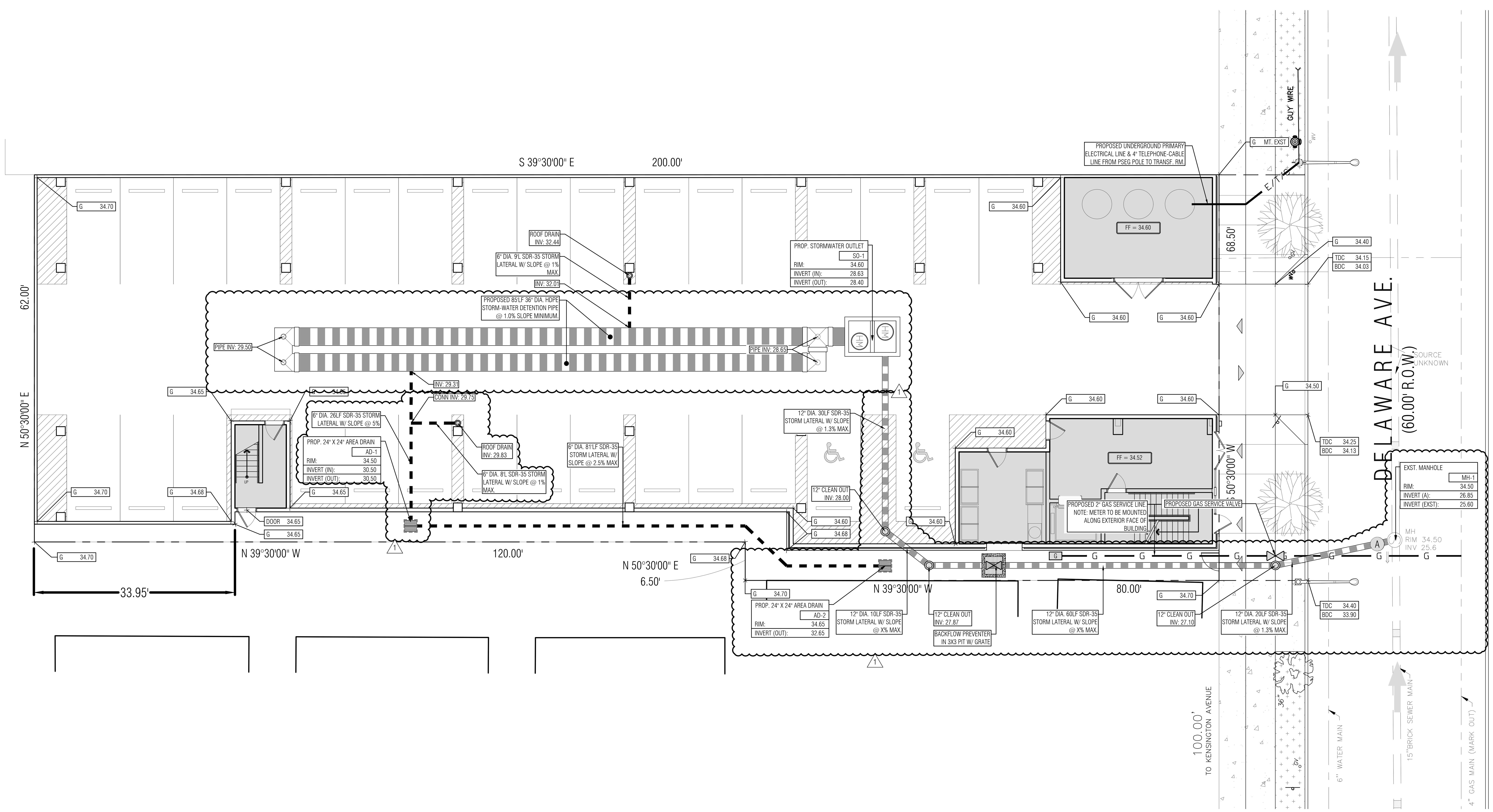
PEAK FLOW (RATIONAL METHOD)		
	STORM INTENSITY, I	8.00 in/hr
	Q = C * I * A	
	PRE-DEVELOPMENT PEAK FLOW, Q existing	2.267 CFS
	POST-DEVELOPMENT PEAK FLOW, Q proposed	2.343 CFS

STORAGE VOLUME		
	TIME OF CONCENTRATION, Tc	10 MINS
	PEAK TIME, Tp	15 MINS
	2-YR STORAGE REQUIREMET	435.60 CF
	10-YR STORAGE REQUIREMET	696.96 CF
	100-YR STORAGE REQUIREMET	1176.12 CF

STORMWATER DESIGNED IN ACCORDANCE WITH MUNICIPAL AND STATE STANDARDS. REFER TO STORMWATER REPORT FOR DETAILED CALCULATIONS.

UNDERGROUND STORAGE DESIGN		Ø PIPE (ft)	LENGTH (ft)	BARRELS	
	OUTLET STRUCTURE (6' X 4' X 4')				33 CF(NET)
	STORAGE PIPE	3	85	2	1201.82 CF
	PIPE AREA	7.07		T.STORAGE	1234.82 CF

DISCHARGE PIPE DESIGN	DISCHARGE PIPE SHALL NOT EXCEED THE FLOW OF THE EXISTING 10-YR STORM EVENT			
	PIPE DIAMETER Ø (IN)	12	A(PIPE)	0.786 SF
	MIN. SLOPE		S=	0.5%
	MANNING'S EQ: V=(1.49/n)(R^2/3)(S^1/2)			3.48 FT/SEC
	UNFACTORED STORM PEAK FLOW AT DISCHARGE Q =			2.34 CFS
	PROPOSED Q = V * A			2.74 CFS
	PROPOSED DISCHARGE PIPE DIAMETER			12 IN



GROUND FLOOR GRADING & UTILITIES SITE PLAN

1 SCALE: 1" = 10'

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
GROUND FLOOR GRADING & UTILITIES SITE PLAN

SHEET:
C-1.20

Z:\2019\19094 - 127 DELAWARE AVE. - JERSEY CITY\2. DRAWINGS\4. PLANNING BOARD\2. SHEETS\C-1.00.DWG\\C-1.20

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO THE ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
5. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY THE ENGINEER/ ARCHITECT IF THIS CONDITION CANNOT BE MET.
6. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

GRADING LEGEND

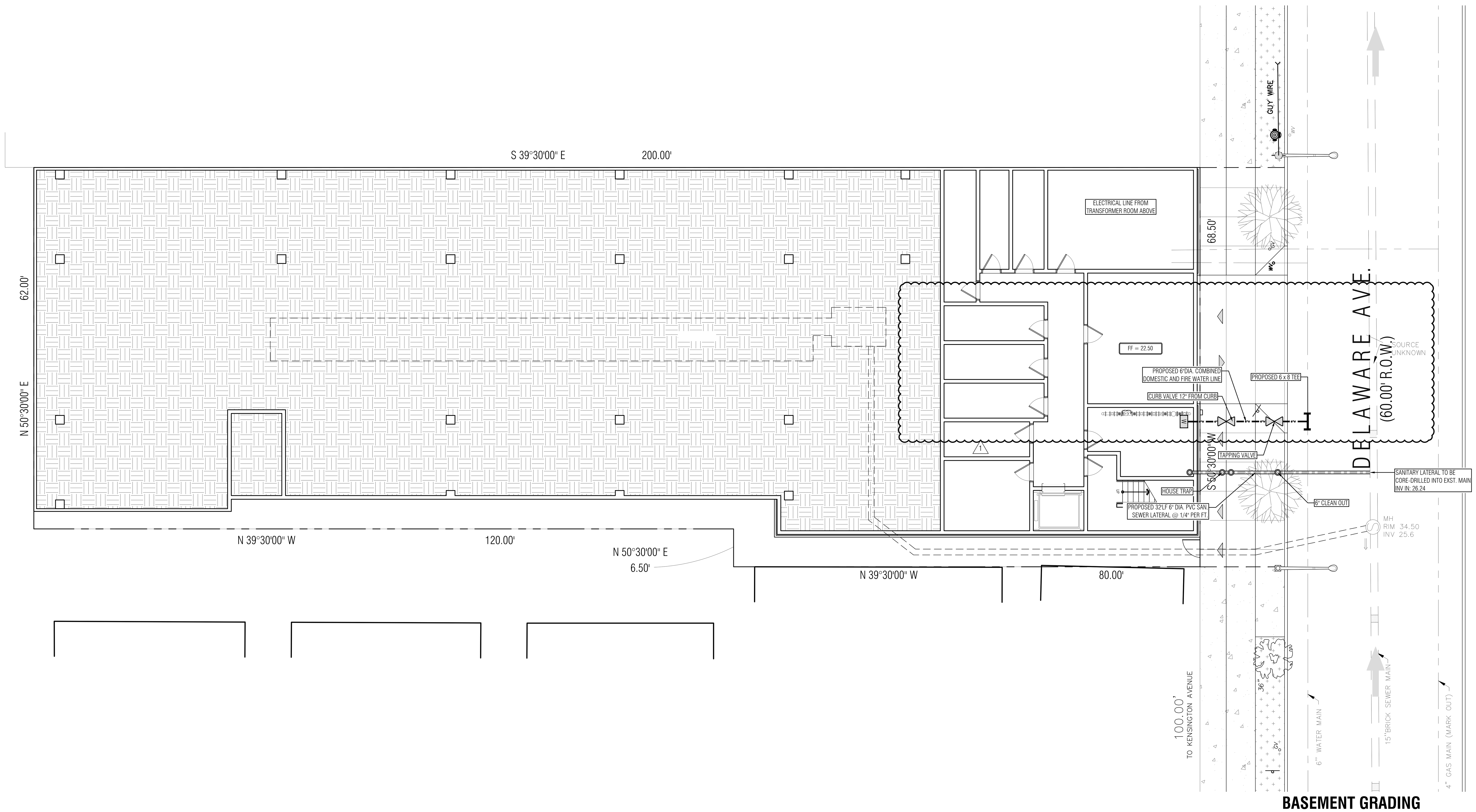
Symbol	Description
SPOT 100.00	GRADE SPOT SHOTS
FC 100.00	FLUSH CURB SPOT SHOTS
TC XXX / BC XXX	EXIST CURB SPOT SHOTS
TW 79.00 / BW 77.20	WALL SPOT SHOTS
TC 100.50 / BC 100.00	CURB SPOT SHOTS
TDC 100.50 / BDC 100.00	DEP. CURB SPOT SHOTS
M.E.G	MATCH EXISTING GRADE

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY IN WRITING.
2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY ENGINEER OF RECORD.
6. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF RECORD. IN WRITING.
7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
8. CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADIENT.
7. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE DEMOLITION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
8. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

UTILITY LEGEND

Symbol	Description
G — G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GAS VALVE
G	PROPOSED GAS METER
SAN	PROPOSED SANITARY SEWER LATERAL
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY CLEANOUT
4"W	PROPOSED UNDERGROUND 4" POTABLE WATER LINE
6"W	PROPOSED UNDERGROUND 6" SPRINKLER WATER LINE
	PROPOSED WATER VALVE
W	PROPOSED WATER VALVE
	PROPOSED FIRE DEPT. CONNECTION
KB	PROPOSED KNOX BOX
E — E	PROPOSED UNDERGROUND ELECTRIC SERVICE
T/C	PROPOSED UNDERGROUND TELEPHONE & CABLE SERVICE
	PROPOSED UTILITY POLE
	PROPOSED UNDERGROUND HDPE DETENTION PIPE



1 **BASEMENT GRADING & UTILITIES SITE PLAN**
SCALE: 1" = 10'

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
BASEMENT GRADING & UTILITIES SITE PLAN

SHEET:
C-1.21

JCMUA 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:

1.) ALL SEWER SERVICE CONNECTIONS 6-INCHES IN SIZE OR SMALLER MUST BE MADE DIRECTLY TO THE SEWER MAIN AND ALL CONNECTIONS 8-INCHES IN SIZE OR LARGER MUST BE MADE TO A MANHOLE. WHERE A CONNECTION TO A MANHOLE IS REQUIRED, MANHOLE BENCH AND CHANNEL MAY REQUIRE MODIFICATION.

2.) THE JCMUA REQUIRES THAT SEWER SERVICE CONNECTIONS TO BE RE-USED BE TELEVISED TO VERIFY STRUCTURAL INTEGRITY AND THAT THE PIPE IS FREE FROM ANY DEFECTS OR OBSTRUCTIONS.

3.) EACH BUILDING SERVICE LATERAL STORM AND SANITARY MUST HAVE A T-WYE CLEANOUT INSTALLED APPROXIMATELY I-FT FROM THE CURB IN THE SIDEWALK. CLEANOUTS SHALL BE 5" (MIN) CAST IRON FERRULE WITH A 4" IBTS BRASS CAP. T-WYE CLEANOUTS WHICH ENABLE CLEANING IN BOTH DIRECTIONS SHOULD BE INSTALLED ON BOTH THE STORM AND SANITARY LATERAL. SEE OUR DETAIL TITLED "STANDARD SANITARY CLEANOUT" (REFER TO ATTACHED DETAIL DRAWINGS).

4.) PROPOSED SEWER LATERAL CONNECTION TO JCMUA'S SEWER MAIN SHALL BE MADE ABOVE HORIZONTAL CENTER LINE OF PIPE (REFER TO ATTACHED SEWER SERVICE CONNECTION DETAILS).

5.) 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 RIM ELEVATION MUST BE SHOWN ON PLANS. THIS VERIFICATION IS TO BE INCLUDED ON THE PLANS FOR THE PROJECT.

6.) CIRCULAR HOLE SAWS OR CORE DRILLS APPROPRIATELY SIZED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE LATERALS MUST BE USED. JACKHAMMERS SLEDGEHAMMERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAV DAMAGE THE JCMUAS 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.

7.) A DETAIL OF ANY PROPOSED MANHOLE OR CATCH BASIN SHOWING ALL DIMENSIONS IN ADDITION TO RIM, GRATE AND INVERT ELEVATIONS OF THE STRUCTURE AND ALL PIPES CONNECTED TO THE STRUCTURE MUST BE SHOWN ON PLANS. REFER TO JCMUA STANDARD DETAIL DRAWINGS FOR MANHOLES AND CATCH BASINS.

8.) 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 OUTER FACE 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.

9.) STORM INLETS WHICH ARE CONNECTED DIRECTLY TO JCMUA COMBINED SEWERS MUST BE FURNISHED WITH A SUMP AND TRAP AS PER JCMUA STANDARD DETAILS.

1 0.) THE JCMUA HAS A COMBINED SEWER SYSTEM WHICH SURCHARGES DURING WET WEATHER PERIODS RESULTING IN POSSIBLE SEWAGE BACK-UPS THROUGH PLUMBING FIXTURES (SINKS, TOILETS, FLOOR DRAINS, ETC.) BELOW STREET LEVEL. JCMUA WILL NOT BE RESPONSIBLE FOR ANY POSSIBLE SEWAQE BACK-UPS AND FLOODINQ IN BASEMENTS DUE TO SURCHAR IN SEWER CONDITIONS IN WET WEATHER EVENTS. THIS POSSIBILITY MUST BE ADDRESSED DURING THE DESIGN AND CONSTRUCTION PHASE.

1 1 .) 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.

1 2.) TEST PITS MUST BE PERFORMED AT THE DEVELOPERS 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.

1 3.) LATERAL CONNECTIONS MUST BE CUT 8-INCHES FROM SEWER MAIN, A NON-HUB STAINLESS STEEL COUPLING AND A 6-INCH LONG SECTION OF SCH-40 PVC PIPE WITH CAP MUST BE INSTALLED AS PER ATTACHED "JCMUA -- SEWER LATERAL ABANDONMENT DETAIL". ALL EXISTING SEWER MAINS AND UPSTREAM SANITARY LATERALS TO BE ABANDONED MUST BE FILLED WITH CONCRETE SLURRY OR REMOVED FROM THE GROUND. PRECAUTIONS MUST BE UNDERTAKEN BY THE CONTRACTOR TO ENSURE CONCRETE AND OTHER MATERIALS DO NOT ENTER THE SEWER MAIN AND CREATE OBSTRUCTION(S). CATCH BASINS AND MANHOLES MUST BE REMOVED FROM THE GROUND.

14.) ALL NEW SANITARY AND STORM LATERAL CONNECTIONS INTO THE COMBINED SEWERS AND ALL SANITARY AND STORM LATERAL DISCONNECTIONS MUST BE WITNESSED AND INSPECTED BY JCMUA INSPECTORS. JCMUA MUST BE NOTIFIED TWO DAYS IN ADVANCE PRIOR TO MAKING ANY SANITARY AND STORM LATERAL CONNECTIONS OR DISCONNECTIONS. ALL NOTIFICATIONS MUST BE DONE BY CETTIFIED MAIL: JCMUA ENGINEERING, 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305 OR EMAIL: ENGINEERING@ICMUA.COM.

1 5.) BEDDING AND BACKFILL MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE NJDOTS STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, AND THE DESIGN AND CONSTRUCTION OF URBAN STORMWATER MANAGEMENT SYSTEMSR ASCE MANUALS AND REPORTS OF ENGINEERING PRACTICE NO. 77, 1993, AS APPLICABLE.

16.) STREET PAVEMENT MUST RESTORE AND INFRARED AS PER JERSEY CITY DIVISION OF ENGINEERING, TRAFFIC AND TRANSPORTATION REQUIREMENTS.

17.) ALL PROPOSED INLETS/CATCH BASINS MUST BE CONSTRUCTED WITH A BICYCLE SAFE GRATE AND CAMPBELL FOUNDRY CO. TYPE "N" CURB PIECE WHERE REQUIRED.

18.) PROPOSED WATER SERVICES REQUIRE THE REVIEW AND APPROVAL OF THE JCMUA ENGINEERING DEPARTMENT.

19.) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR STREET OPENINGS FROM THE
JERSEY CITY DIVISION OF ENGINEERING, TRAFFIC AND TRANSPORTATION LOCATED AT 13-15 EAST LINDEN AVE, 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, NJDEP RULES AND REGULATIONS GOVERNING TREATMENT WORKS APPROVAL PROGRAM, LOCAL CODES AND ORDINANCES, FEDERAL AND STATE REGULATIONS ETC. IN ADDITION TO OTHER REQUIREMENTS THAT MAY BE IMPOSED BY THE JCMUA.

12/26/18

JCMUA REQUIREMENT FOR FIRE AND DOMESTIC WATER LINE AND METER INSTALLATIONS

1.) 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.

2.) 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.

3.) 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 THE 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 BUILDING, ETC.)

4.) 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.

5.) 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.

6.) A SOLID DUCTILE IRON TAPPING SLEEVE SUCH AS MUELLER H-615 TAPPING SLEEVE OR APPROVED EQUAL SHALL BE UTILIZED FOR ALL TAPS 2-INCHES AND LARGER. THE TAPPING SLEEVE SHALL PASS PRESSURE TESTING BASED ON AWWA STANDARDS BEFORE TAP IS MADE.

7.) 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 AND CURB VALVES SHALL BE DOUBLE DISC GATE VALVES AND MEET AWWA STANDARDS. THE WET TRAP UP TO 12 INCHES SHALL BE PERFORMED BY UWJC.

8.) FOR TAPS OF MAINS SIXTEEN (16) INCHES AND LARGER, THE 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.

9.) 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. BURIED CORPORATION VALVES/ STOPS SHALL BE USED AT THE TAP FOR CLASS K COPPER SERVICES 2-INCHES AND SMALLER .

10.) ALL SERVICE PIPES, SIZES 2-INCHES THROUGH 12-INCHES, SHALL BE PRESSURE CLASS 350 PSI, CEMENT-LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS.

11.) THE APPLICANT SHALL INSTALL THE METER INSIDE THE BUILDING. I F 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.

12.) 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 909*) (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 DCV*) SHALL BE INSTALLED ON THE MAIN FIRE LINE AND A REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909*) 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 (VICTAULIC SERIES 728 FIRELOCK*) INSTEAD OF OS&Y VALVES. THE FIRE UNIT SHALL BE FURNISHED WITH A 5/8 INCH X 3/4 INCH METERED BYPASS. BYPASS METERS SHALL BE JERSEY CITY STANDARD SINGLE DISPLACEMENT SENSUS METERS WITH TOUCHPAD AND RADIO READ CAPABILITIES. THE SAME RADIO MXU UNIT SHALL BE USED FOR A COMBINED DOMESTIC AND FIRE SERVICE.

13.) FOR DOMESTIC SERVICE, AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER (AMES 4000 SS OR WATTS 909*) 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, NJAC 5:23-3.15 AND THE NEW JERSEY SAFE DRINKING WATER ACT NJAC 7:10-10 PHYSICAL CONNECTIONS AND CROSS CONNECTIONS CONTROL BY CONTAINMENT. SOME SERVICES WHICH REQUIRE SUCH DEVICES INCLUDE: A HOSPITAL, SCHOOL, CHEMICAL PLANT, FACTORY, AND A FACILITY WITH SEWAGE EJECTORS. 14.) ALL NEW SANITARY AND STORM LATERAL CONNECTIONS INTO THE COMBINED SEWERS AND ALL SANITARY AND STORM LATERAL DISCONNECTIONS MUST BE WITNESSED AND INSPECTED BY JCMUA INSPECTORS. JCMUA MUST BE NOTIFIED TWO DAYS IN ADVANCE PRIOR TO MAKING ANY SANITARY AND STORM LATERAL CONNECTIONS OR DISCONNECTIONS. ALL NOTIFICATIONS MUST BE DONE BY CETTIFIED MAIL: JCMUA ENGINEERING, 555 ROUTE 440 JERSEY CITY, NEW JERSEY 07305 OR EMAIL: ENGINEERING@ICMUA.COM.

14.) IF A REDUCED PRESSURE BACKFLOW PREVENTER IS NOT REQUIRED ON THE DOMESTIC SERVICE, A CHECK VALVE SHOULD BE INSTALLED DOWNSTREAM OF THE TEST TEE.

15.) 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.

16.) ALL METERS SHALL BE ADEQUATELY RESTRAINED WITH METAL BRACKETS FASTENED TO THE FLOOR OR WALL OR OTHER APPROVED MEANS SUCH AS UNIFLANGES WHERE INTERNAL PIPE PRESSURE AND FLOW WARRANT SUCH RESTRAINTS. METERS, DETECTOR CHECKS, AND VALVES MAY BE SEATED ON CONCRETE BLOCK AND TAPERED SHIMS TO PROVIDE ADEQUATE SUPPORT. METERS SHALL BE INSTALLED APPROXIMATELY 36" ABOVE FLOOR GRADE.

17.) ALL METER INSTALLATIONS IN METER PIT OR VAULT SHALL BE PRE-APPROVED BY JCMUA AND HAVE PROPER ACCESS OPENINGS FOR METER READING AND REPLACEMENT.

18.) EACH COMPOUND METER SHALL HAVE STRAINER INSTALLED ON THE INLET SIDE IMMEDIATELY BEFORE THE METER. ALL STRAINERS MUST BE PURCHASED FROM JCMUA OR ITS AUTHORIZED AGENT.

19.) ALL METERS 2" AND LARGER SHALL BE FURNISHED WITH SENSUS ECR/WP REMOTE TOUCH PAD MODULES AND RADIO MXU UNITS FOR BOTH TYPES OF READING CAPABILITIES.

20.) REMOTE TOUCH PAD MODULE WIRE SHALL BE CONNECTED TO THE METER REGISTER UTILIZING A GEL CAP FOR WATERTIGHT SEALING OF ALL TERMINAL CONNECTIONS. TOUCH PADS MAY BE WALL MOUNTED OR LID 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 STREET. THE RADIO MXU UNIT MUST BE INSTALLED WITH MOUNTING BRACKET AND LIKEWISE IS TO BE
INSTALLED IN PROXIMITY TO STREET.

21.) ALL INSTALLATIONS OF EQUIPMENT AND COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

22.) ALL METERS INCLUDING TOUCH PAD MODULES, AND RADIO MXU 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.

23.) 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 SHEETING AND SAFETY.

24.) 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
06/28/06

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900 NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVIEWS:

1	JCMUA UPDATES (NEW SHEET)	01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
BASEMENT GRADING & UTILITIES SITE PLAN

SHEET: C-1.22

SEQUENCE OF CONSTRUCTION

WEEK 1 (01/2021)	INSTALL PERIMETER FENCING AND SILT FENCE. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WHEEL CLEANING BEDS.
WEEK 2-6 (01 - 02 / 2021)	DEMOLITION OF EXISTING STRUCTURES AND PARKING AREA
WEEK 7-15 (02-04/2021)	FOUNDATION EXCAVATION, SITE CLEANUP & SOIL REMOVAL, STOCKPILING OF TOPSOIL & BACKFILL.
WEEK 16-18(04-05/2021)	EXCAVATION & INSTALLATION OF STORM WATER PIPING AND DRAINAGE STRUCTURES. INSTALLATION OF DRAINAGE STRUCTURE FILTERS
WEEK 16-78(04/2021 - 06/2022)	FRAMING AND INTERIOR WORK IN BUILDINGS.
WEEK 46-50 (11-12/2021)	SITE PAVING AND LANDSCAPING
WEEK 50 (12/2021)	REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER FINAL PAVING AND LANDSCAPING IS COMPLETED.

SITE MANAGEMENT AND PREPARATION EXEMPTION

OUR SITE IS AN URBAN ENTERPRISE ZONE AND IS A "PREVIOUSLY DEVELOPED" AREA IN ACCORDANCE WITH THE DESCRIPTION FROM SECTION 6.1. THEREFORE OUR SITE IS EXEMPT FROM SITE MANAGEMENT & PREPARATION

STABALIZATION SPECIFICATIONS

A. TEMPORARY SEEDING AND MULCHING: LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-14 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED- PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS; MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF, TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).

B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 4" (UNSETTLED) LIME-90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-11 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING). GRASS AREAS - AREAS DESIGNATED AS GRASS, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTINGS SHALL BE PERMANENTLY STABALIZED BY SEEDING WITH THE BUFFALO SUPREME SEED MIXTURE AT THE RATE OF 3 LBS/1,000 S.F. SOIL PREPARATION, SEEDING, MULCHING AND MAINTENANCE SHALL BE DONE AS INDICATED IN THE PLANTING NOTES AND THE DETAILS HEREIN.

DUST CONTROL STANDARDS

PLANNING CRITERIA

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1

VEGETATIVE COVER - SEE STANDARD FOR: TEMPORARY VEGETATIVE COVER, PG. 7-1

PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1

SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.

STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TABLE 16-1 DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYACRYLAMIDE (PAM)- SPRAY ON POLYACRYLAMIDE (PAM)- DRY SPREAD	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG 26-1 STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY 2014, REVISED 2017)		
ANIONIC ASPHALT EMULSION	NONE	COARSE SPRAY	1200

EROSION AND SEDIMENT CONTROL NOTES (REVISED DECEMBER 2017)

1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.
4. A SOIL EROSION AND SEDIMENT CONTROL PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF ENGINEERING PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY OF THE SITE.

SOIL CONSERVATION NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: SPRING - 3/1-5/15 AND FALL - 8/15 - 10/1
4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX - (862) 333-4507 OR EMAIL - INFORMATION@HEPSCD.ORG
9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 ½ -1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

STABALIZATION SPECIFICATIONS

A. TEMPORARY SEEDING AND MULCHING: LIME- 90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-14 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED- PERENNIAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEEDS; MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF, TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING).

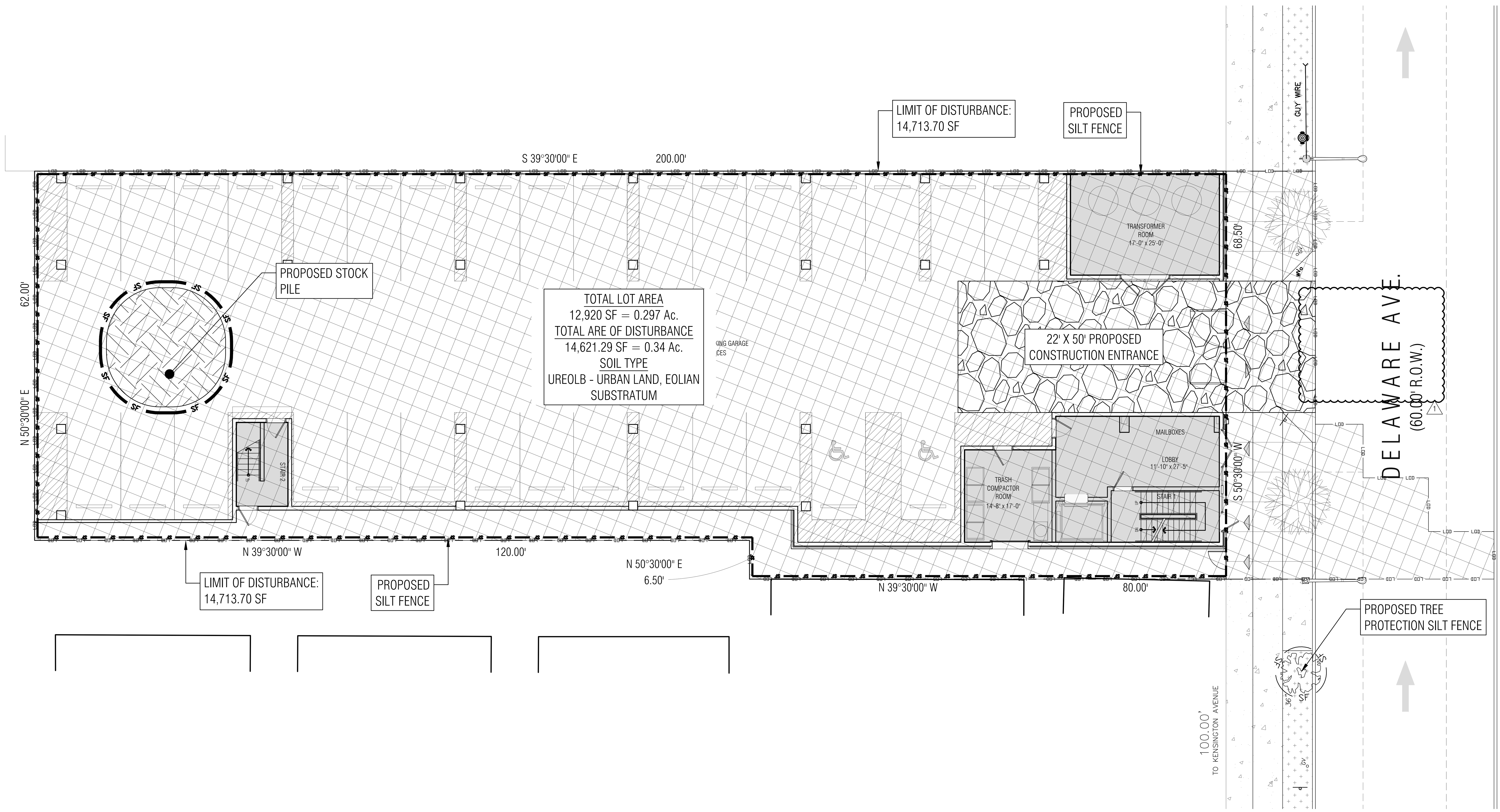
B. PERMANENT SEEDING AND MULCHING: TOPSOIL - UNIFORM APPLICATION TO A DEPTH OF 4" (UNSETTLED) LIME-90 LBS./1,000 SF GROUND LIMESTONE; FERTILIZER-11 LBS./1,000 SF; 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4". SEED - TURF TYPE TALL FESCUE (BLEND OF 3 CULTIVARS) 150 LBS./ACRE (3.5 LBS./1,000 SF) OR OTHER APPROVED SEEDS MULCH- SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SF TO BE APPLIED ACCORDING TO THE NJ STANDARDS. MULCH SHALL BE SECURED BY APPROVED METHODS (I.E. PEG AND TWINE, MULCH NETTING, OR LIQUID MULCH BINDING). GRASS AREAS - AREAS DESIGNATED AS GRASS, OR DISTURBED AREAS NOT DESIGNATED FOR ANY OTHER PLANTINGS SHALL BE PERMANENTLY STABALIZED BY SEEDING WITH THE BUFFALO SUPREME SEED MIXTURE AT THE RATE OF 3 LBS/1,000 S.F. SOIL PREPARATION, SEEDING, MULCHING AND MAINTENANCE SHALL BE DONE AS INDICATED IN THE PLANTING NOTES AND THE DETAILS HEREIN.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND, EOLIAN SUBSTRATUM (URDUNB)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C

LEGEND

- AREA OF DISTURBANCE
- SF — PROPOSED SILT FENCE
- LOD — LIMIT OF DISTURBANCE



SOIL EROSION & SEDIMENT CONTROL SITE PLAN

1 SCALE: 1" = 10'

0 5' 10' 25'

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE

NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL SITE PLAN

SHEET:

C-1.30

PROPOSED LUMINAIRE SCHEDULE

SYMBOL	LABEL	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	NOTE	MOUNTING HEIGHT	QUANTITY
	A	GARAGE LIGHTING, CEILING MOUNT	LITHONIA LIGHTING	VCPG LED P1 30K T5R MVOLT UPL2	34.9	BLACK FINISH	12'-0"	4
	B	ARCHITECTURAL LIGHTING, WALL MOUNT	LITHONIA LIGHTING	OVWP LED 40K 120 PE WH M4	14.1	BLACK FINISH, CLEAR LENS	8'-0"	24
	C	ROADWAY LIGHTING	LITHONIA LIGHTING	TWP LED ALO 30K T3M	49.0	FINISH TO BE DETERMINED BY ARCHITECT	9'-0"	3
	D	STEP LIGHTING ALONG TERRACE WALL	LITHONIA LIGHTING	OLSS	8.8	FINISH TO BE DETERMINED BY ARCHITECT	3'-0"	7
	EX	ROADWAY LIGHTING	AMERICAN ELECTRIC LIGHTING	EXISTING	EXISTING	PROVIDED AND MAINTAINED BY PSEG	-	4

CEILING MOUNTED LIGHTING FIXTURE TYPE 'A'

WALL MOUNTED LIGHTING FIXTURE TYPE 'B'

WALL MOUNTED LIGHTING FIXTURE TYPE 'C'

WALL MOUNTED STEP LIGHT FIXTURE TYPE 'D'

ROADWAY LIGHTING FIXTURE TYPE 'EX'

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY INGLESE ARCHITECTURE + ENGINEERING IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND INGLESE ARCHITECTURE + ENGINEERING

LIGHTING LEVEL		
USE	MIN (FC)	MAX (FC)
PARKING LOT (ZONING) 345-69	1.0	2.0
PROPERTY LINE (ZONING) 345-69	-	0.5
SIDEWALK (ZONING) 345-69	1.0	-

PROPOSED PLANTING SCHEDULE

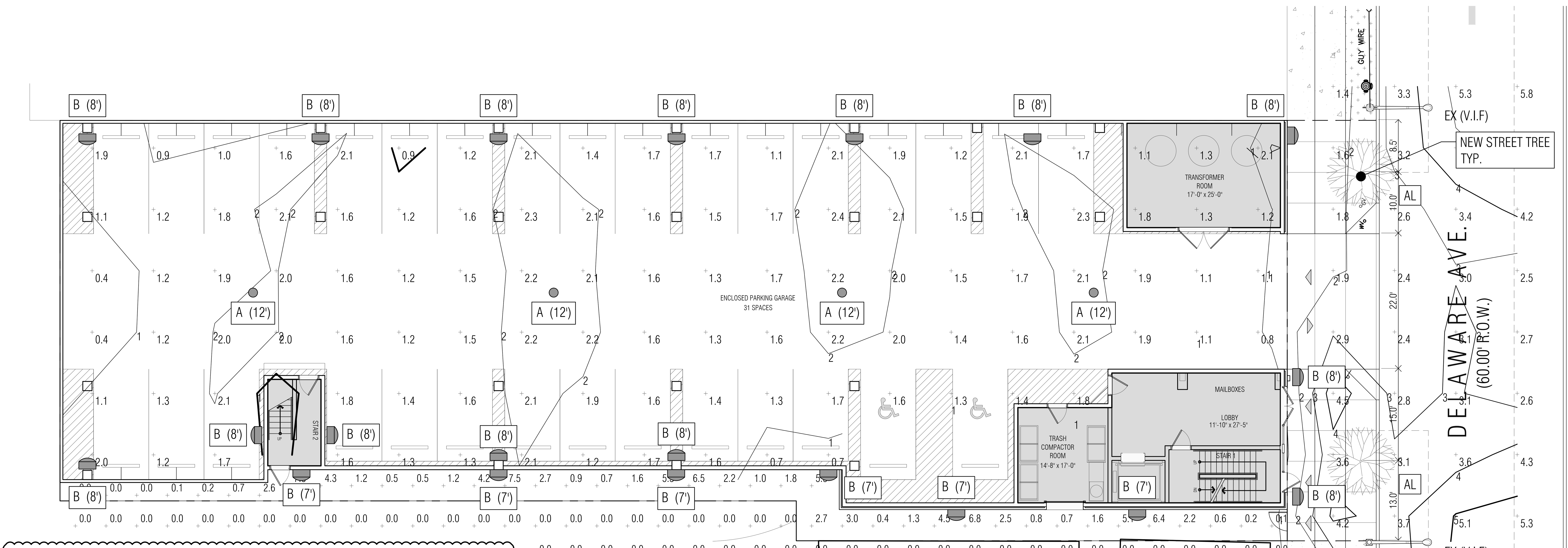
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	REMARKS
20"	1	EXISTING STREET TREE		20" CALIPER EXISTING		
AL	2	AMERICAN LINDEN	TILIA AMERICANA	12' H. 3 1/2" CAL	MATURE HT.: UP TO 40 FT.	TREES TO BE BRANCHED AT 7FT TYPICAL.

GENERAL LANDSCAPING NOTES

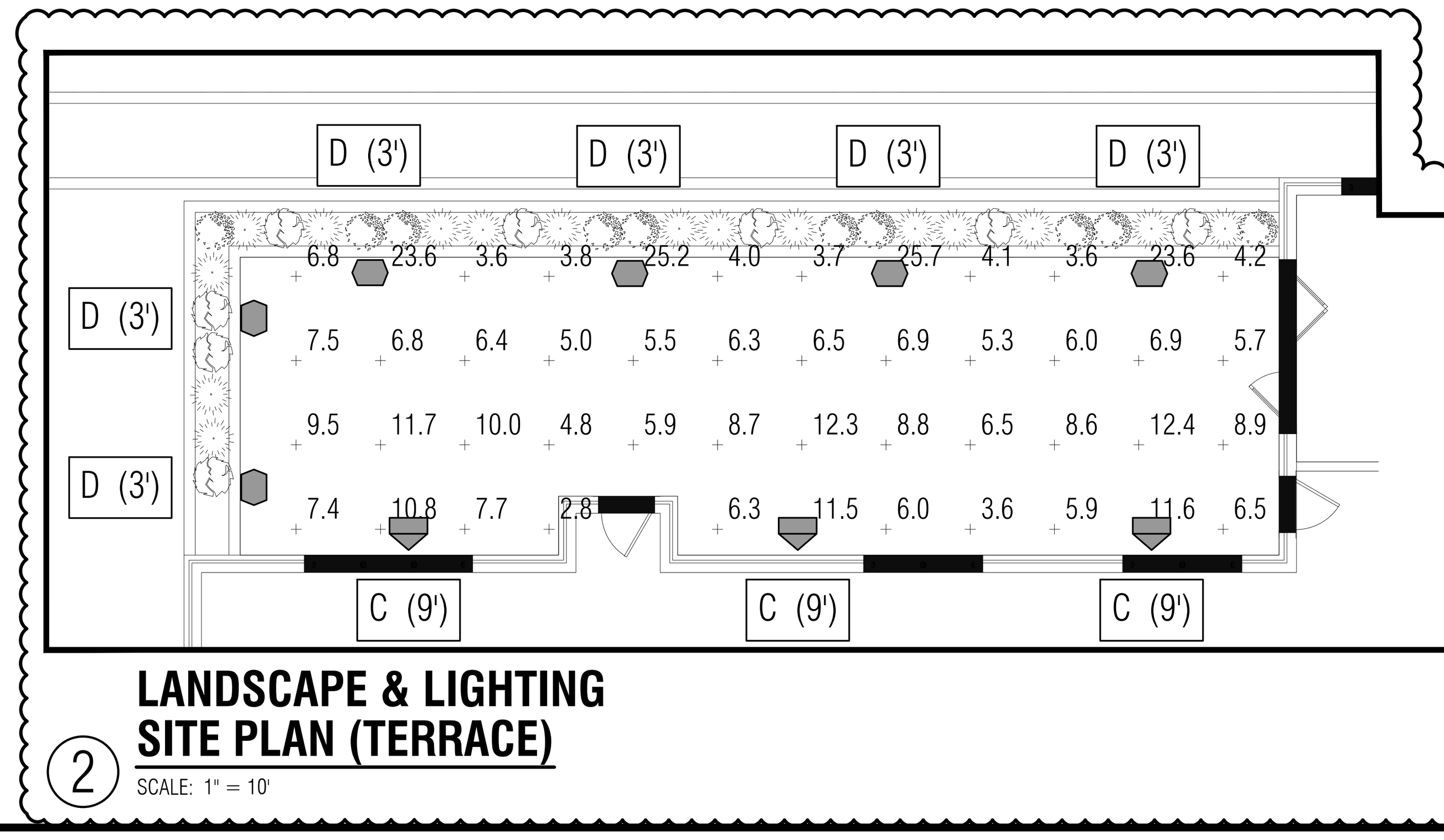
1. ALL MATERIALS TO BE TYPE AND SIZE AS LISTED UNLESS OTHERWISE APPROVED.
2. TREES TO BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS REGARDING SIZE AND QUALITY.
3. CALIPER MEASURED 1 FT. ABOVE TRUNK CROWN.
4. PLANTS ARE TO BE PLANTED UPRIGHT IN A DIRECTION SO AS TO PROVIDE BEST APPEARANCE IN RELATIONSHIP TO ADJACENT AREAS.
5. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING (REFER TO DETAILS).
6. PLANTING PITS ARE TO BE PREPARED TO A MINIMUM DEPTH OF 12" AND PITS ARE TO HAVE A MINIMUM OF 9" OF GOOD TOPSOIL. LAWN AREAS ARE TO HAVE A MINIMUM OF 6" (4" FOR SOD) OF TOPSOIL.
7. TREE PITS, PLANT BEDS, AND GROUND COVER AREAS SHALL BE MULCHED WITH A MINIMUM DEPTH OF 3" (AFTER SETTLEMENT) OF SHREDDED HARDWOOD MULCH.
8. PROVIDE NEW OR AMENDED TOPSOIL BACK FILL FOR ALL NEWLY PLANTED MATERIAL ORGANIC MATTER = 5% MINIMUM, PH RANGE BETWEEN 5.0-6.5 INCLUSIVE, FREE OF STONES 1" OR GREATER AND FREE OF ALL DEBRIS AND EXTRANEOUS MATERIALS.
9. CHEMICAL FERTILIZERS TO BE DERIVED FROM ORGANIC SOURCES AND APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
10. ALL OPEN SPACES SHALL BE SEEDED OR SADDLED AS NOTED IN PLAN.
11. LANDSCAPING PLAN IS DIAGRAMMATIC, PLANT LOCATIONS MAY BE ADJUSTED FOR FIELD CONDITIONS WITH PRIOR APPROVAL.
12. THE CONTRACTORS MUST VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY IMPLEMENTATION.
13. ANY DISCREPANCIES AND/OR INCONSISTENCIES ARE TO BE BROUGHT TO THE CITY FOR REVIEW AND RESOLUTION.
14. ALL LANDSCAPING NOT SURVIVING FOR A PERIOD OF ONE YEAR SHALL BE REPLACED WITH THE SAME OR EQUIVALENT SIZE SPECIFIES.
15. STREET TREES SHALL BE BRANCHED AT 7 FT.
16. ALL LANDSCAPE SHALL BE MAINTAINED BY OWNER.
17. TREES SHALL BE PLANTED AT A MIN. INITIAL SIZE OF 3" CALIPER BALLED AND BURLAPPED.
18. WHEREVER POSSIBLE, THE APPLICANT SHALL PROVIDE FOR ADDITIONAL LANDSCAPING OPPORTUNITIES IN THE PROJECT, AS WELL AS ENHANCE THE EXISTING LANDSCAPING SPACE.
19. FINAL PLANTERS SHALL BE APPROVED BY PLANNING AND ENGINEERING STAFF.
20. ALL PAVING AND COMPACTED SUB-SURFACE WILL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH SOIL.
21. ALL PLANTING SHALL HAVE A TWO (2) YEAR MAINTENANCE GUARANTEE FOR ALL PROPOSED PLANT MATERIAL.
22. UNLESS OTHERWISE NOTED IN PLAN, CONTRACTOR MUST RESTORE ALL DISTURBED GRASS AND LANDSCAPING AREAS, TO MEET THE EXISTING CONDITIONS. RESTORATION WILL BE DONE WITH A MINIMUM 4" LAYER OF TOPSOIL AND SEED, AND A MINIMUM OF 3" MULCH LAYERS WHEN RESTORING MULCH AREAS.
23. UNLESS OTHERWISE NOTED IN PLAN, CONTRACTOR MUST MAINTAIN A VERTICAL (3:1 SLOPE) DURING LANDSCAPE RESTORATION
24. PRIOR TO CONSTRUCTION CONTRACTOR MUST LOCATE ALL EXISTING SPRINKLER HEADS IN LANDSCAPING AREAS. WITHIN AREAS DISTURBED THE CONTRACTOR SHALL, WITH THE OWNER'S DIRECTIVE RELOCATE SPRINKLER HEADS AND LINES.
25. ALL DISTURBED LANDSCAPE AREAS MUST BE GRADED TO MEET FLUSH WITH WALKWAY AND TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED IN DRAWINGS. ANY DEVIATIONS OR CHANGES MUST BE COMMUNICATED TO ENGINEER PRIOR TO IMPLEMENTATION.

PROTECTION OF EXISTING VEGETATION NOTES:

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."



1 **LANDSCAPE & LIGHTING SITE PLAN (GROUND LEVEL)**
SCALE: 1" = 10'



PROPOSED TERRACE PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
CC	10	DARK KNIGHT	CARYOPTERIS CLANDONENSIS	24" H.	MATURE HT.: 4 TO 5 FT.
OG	16	CHINESE JUNIPER	JUNIPER CHINENSIS "OLD GOLD"	24" H.	MATURE HT.: 4 TO 5 FT.
SD	08	PURPLE SAGE	SALVIA DORII VAR. CARNOSA	24" H.	MATURE HT.: 4 TO 5 FT.

2 **LANDSCAPE & LIGHTING SITE PLAN (TERRACE)**
SCALE: 1" = 10'

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
LANDSCAPE AND LIGHTING SITE PLAN

SHEET:
C-1.40

PEDESTRIAN ALERT SYSTEM FOR PARKING GARAGES AND BLIND CORNERS

CAR COMING PEDESTRIAN ALERT SAFETY SIGN

PART 1 - GENERAL

THE INTENT OF THIS DOCUMENT IS TO SPECIFY THE MINIMUM CRITERIA FOR THE DESIGN, SUPPLY, INSTALLATION, AND COMMISSIONING OF A PEDESTRIAN ALERT SAFETY SYSTEM USED TO NOTIFY PEDESTRIANS AND STREET TRAFFIC OF A VEHICLE EXITING A PARKING FACILITY OR BLIND CORNER.

1.01 SUMMARY

A CAR COMING PEDESTRIAN ALERT SAFETY SYSTEM IS DESIGNED TO PROVIDE A CLEAR VISUAL AND AUDIBLE VOICE ALERT TO PEDESTRIAN AND STREET TRAFFIC WHEN A VEHICLE IS EXITING A PARKING FACILITY OR BLIND CORNER. THE ALERT SYSTEM SHALL BE SELF-CONTAINED WITH ALL CONTROLS OF THE SYSTEM CONTAINED WITHIN THE ENCLOSURE OF THE SIGN. THE ALERT SYSTEM SHALL BE DESIGNED WITH AESTHETICS OF THE ARCHITECTURE OF THE FACILITY IN MIND, AND NOT TO DETRACT FROM THE FACILITY.

1.02 SYSTEM DESCRIPTION

THE CAR COMING PEDESTRIAN ALERT SAFETY SYSTEM ACTIVATES WHEN A VEHICLE IS DETECTED EXITING A PARKING FACILITY. WHEN ACTIVATED THE ALERT SYSTEM PROVIDES A FLASHING AMBER ALERT, BRIGHTLY BACKLIT TEXT INDICATING A “CAR COMING”, AND A VOICE ALERT NOTIFYING NEARBY PEDESTRIANS.

PART 2 - PRODUCTS

2.01 MANUFACTURED UNITS

- MODEL NUMBER/DESCRIPTIONS TABLE

PEDESTRIAN ALERT SYSTEM

- "PASSCC" CAR COMING, PEDESTRIAN ALERT SAFETY SYSTEM WITH INTEGRATED PASS CONTROLLER BOARD. MFG PASS SIGNS

2.02 TECHNICAL OVERVIEW

THE CAR COMING PEDESTRIAN ALERT SAFETY SYSTEM ACTIVATES WHEN A VEHICLE IS DETECTED EXITING A PARKING FACILITY. WHEN ACTIVATED THE ALERT SYSTEM PROVIDES A FLASHING AMBER ALERT, BRIGHTLY BACKLIT TEXT INDICATING A “CAR COMING”, AND A VOICE ALERT NOTIFYING NEARBY PEDESTRIANS.

SYSTEM ACTIVATION TRIGGERS
THE SYSTEM CAN BE ACTIVATED BY ANY DETECTION DEVICE THAT HAS A NORMALLY OPEN OUTPUT CONTACT THAT CLOSES UPON DETECTION OF THE VEHICLE. MULTIPLE DEVICES, SUCH AS PARKING BARRIERS OR VEHICLE LOOP DETECTORS, CONNECTED IN PARALLEL CAN BE LINKED TOGETHER TO PROVIDE ACTIVATION OF THE SIGN IF ANY DEVICE DETECTS A VEHICLE MOVEMENT.

TYPICAL SYSTEM ACTIVATION TRIGGERS
THE FOLLOWING IS A LIST OF TYPICAL SYSTEM ACTIVATION TRIGGERS

- PARKING BARRIER “GATE OPEN” OUTPUT
- PARKING BARRIER SAFETY LOOP ACTIVATED OUTPUT
- VEHICLE LOOP DETECTOR
- VEHICLE MOTION DETECTOR
- ROLL-UP DOOR “OPEN” CONTACT
- SLIDING/SWING GATE “OPEN” CONTACT
- BEAM DETECTOR ACTIVATION OUTPUT
- CASH DRAWER OPEN/CLOSE CONTACT

VISUAL ALERTS
THE SIGN HAS TWO VISUAL ALERTS TO DRAW THE ATTENTION OF PEDESTRIANS AND STREET TRAFFIC WARNING OF A VEHICLE EXITING A FACILITY.
FLASHING AMBER LEDS - A CONSPICUOUS VISUAL ALERT THAT PROVIDES A WARNING TO DRIVERS AND PEDESTRIANS
BACKLIT TEXT MESSAGE - THE LED BACKLIT TEXT PROVIDES A CLEAR MESSAGE WARNING OF A CAR COMING OUT OF THE FACILITY. THE BACKLIT TEXT MESSAGE CAN OPTIONALLY FLASH SYNCHRONIZED WITH THE FLASHING AMBER LED BY MOVING THE WIRES FROM OUTPUT 1 TO OUTPUT 2

AUDIBLE ALERT
THE AUDIBLE ALERT IS DESIGNED TO PROVIDE EITHER A CLEAR VOICE MESSAGE OR SOUND FILE ALERTING NEARBY PEDESTRIANS WHO ARE DISTRACTED FROM THE VISUAL ALERTS, THIS IS TYPICAL OF PEDESTRIANS WALKING AND USING A MOBILE DEVICE. THE AUDIBLE ALERT HAS THE ABILITY TO PLAY ANY MP3 FILE. THE FILE IS STORED ON AN ONBOARD REMOVABLE MICRO SD CARD THAT PROVIDES TECHNICIANS AND END USERS AN EASY PATH TO MODIFYING THE FILE. THE AUDIBLE ALERT VOLUME CAN BE CONTROLLED BY AN ONBOARD VOLUME CONTROL DIAL. THE SYSTEM HAS AN ONBOARD SOUND AMPLIFIER AND AN INTEGRATED 30WATT SPEAKER IS LOCATED AT THE BOTTOM OF THE SIGN. THE INTEGRATED CONTROLLER PROVIDES AN EXTERNAL SPEAKER OUTPUT TO ADD ADDITIONAL SPEAKERS TO THE SYSTEM IF THE AMBIENT NOISE AROUND THE SYSTEM IS LOUDER THAN 65DB.

TIMER CONTROLS
THE CONTROLLER INTEGRATED INTO THE SYSTEM CONTAINS TWO TIMERS FOR CUSTOMIZATION.
ACTIVATION TIMER - THIS TIMER IS USED TO CONTROL THE DURATION OF ACTIVATION OF THE SYSTEM. THE TIMER IS CONTROLLED BY A DIAL THAT ALLOWS A 5 ~ 60 SECOND ACTIVATION OF THE SIGN.
DELAY ACTIVATION TIMER - THIS TIMER IS USED TO PROVIDE A DELAY BETWEEN TRIGGER INPUT AND ACTIVATION OF THE SYSTEM. THIS TIMER IS TYPICALLY USED WHEN A VEHICLE HAS A LONGER THAN NORMAL DISTANCE TO TRAVEL FROM THE TRIGGER TO THE EXIT

2.03 FEATURES

THE FOLLOWING FEATURES ARE REQUIRED IN THE PEDESTRIAN ALERT SAFETY SYSTEM

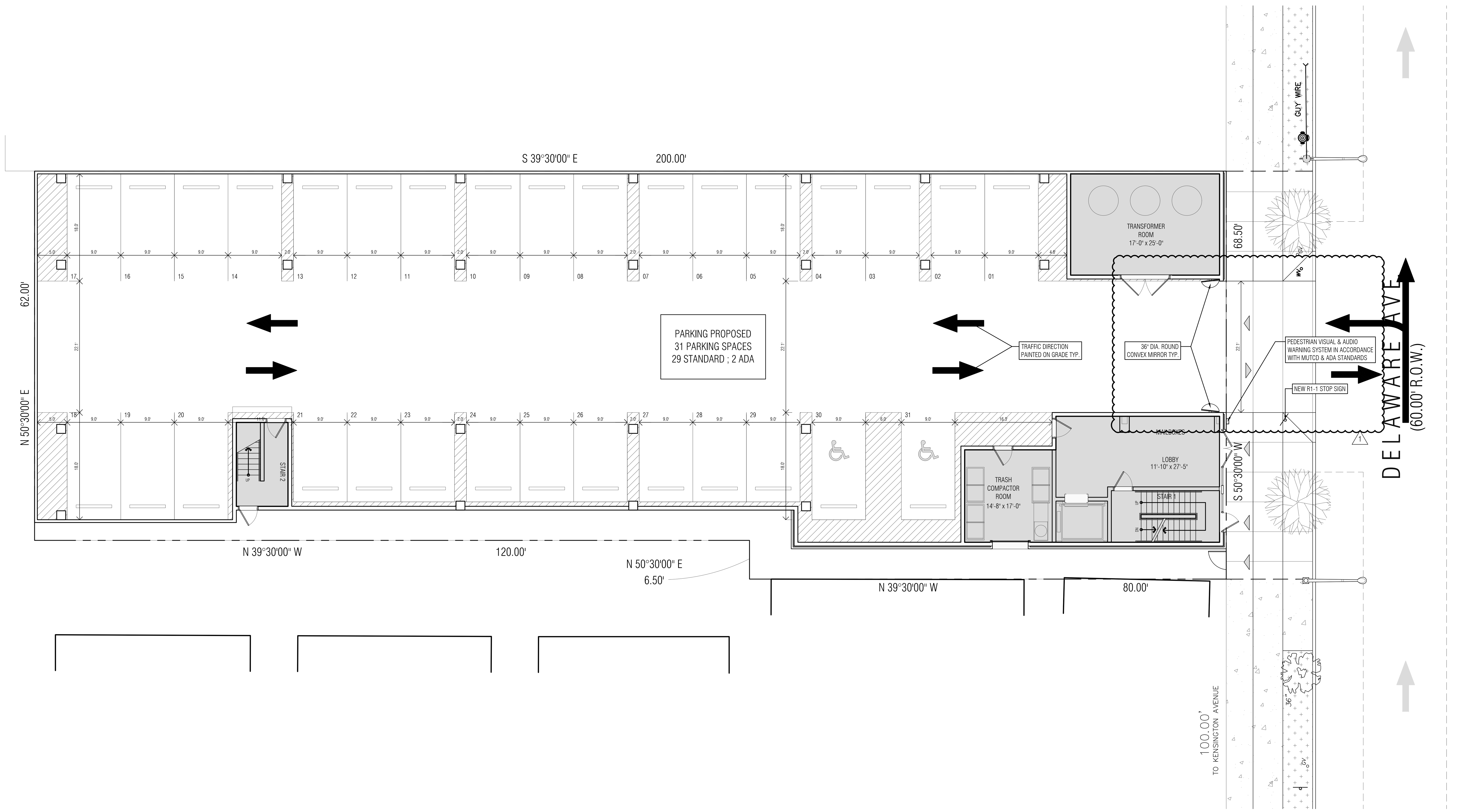
- VISUAL ALERT CAN BE VIEWED 180º, FROM BOTH SIDES AND FROM THE FRONT OF THE SIGN.
- A FLASHING AMBER ALERT PROVIDING A VISUAL WARNING
- A BRIGHTLY BACKLIT MESSAGE INDICATING THAT A “CAR COMING” OR “VEHICLE EXITING”
- ALL LIGHTING IS LED WEATHERPROOF MODULES PROVIDE 50,000+ HOURS OF SERVICE
- A CLEAR VOICE ALERT MESSAGE INDICATING THAT “ATTENTION. VEHICLE EXITING.”
- AN INTEGRATED ADJUSTABLE PLAY ACTIVATION TIMER FROM 5-60 SECONDS
- AN INTEGRATED DELAY ACTIVATION TIMER FROM 0-30 SECONDS
- AN INTEGRATED SPEAKER PROVIDING UP TO 65DB
- AN INTEGRATED VOLUME CONTROL
- SOUND FILES ARE CAN EASILY BE CHANGED BY TECHNICIAN OR END USER
- SOUND FILES ARE MP3 FORMAT STORED ON A REMOVABLE MICRO SD CARD
- ALL INTEGRATED CONTROLS ARE SOLID STATE AND WITHOUT ANY MECHANICAL POINTS OF FAILURE
- ACTIVATION INPUT CAN ACCEPT A DRY CONTACT, 12VDC PULSE, OR 24VDC PULSE

2.04 SPECIFICATIONS

- ENCLOSURE SHAPE: PRISM
- DIMENSIONS: 40”H X 10”SIDES
- ENCLOSURE: 14 GAUGE STEEL
- WEIGHT: 37LBS
- VIEWING RANGE: >180
- FINISH POWDER COATING: HAMMERED COPPER TEXTURED
- ELECTRICAL POWER115VAC~120VAC OR 12VDC 2A
- TRIGGER INPUTS DRY CONTACT, 12VDC, 24VDC
- OPERATING TEMPERATURE-20°F TO 110°F (-29°C TO 43°C)OPERATING HUMIDITY0% TO 90%CONTROLLER POWER 12VDCCONTROLLER OUTPUTS1 STEADY, 1 FLASHING (1 SECOND ON/1 SECOND OFF)
- VOLUME CONTROL0 TO 65DBTIMER CONTROLS ACTIVATION TIMER 5~60 SECONDS, DELAY ACTIVATION TIMER 0~30 SECONDS SOUND FILE FORMATMP3SOUND FILE STORAGE MICRO SD CARD MOUNTING WALL MOUNT BOTTOM OF UNIT 76” FROM THE GROUND

2.05 INSTALLATION

THE BOTTOM OF THE SYSTEM IS SURFACE MOUNTED ON WALLS AT APPROXIMATELY 76” FROM THE GROUND. THE SIGN SHOULD BE LOCATED NO MORE THAN 12' FROM THE EXIT OF THE FACILITY. FOR EXITS OVER 30' WIDE IT IS RECOMMENDED THAT TWO SYSTEM SIGNS BE CONNECTED IN TANDEM ON EITHER SIDE OF THE EXIT.



1 **TRAFFIC CIRCULATION SITE PLAN**
SCALE: 1" = 10'

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

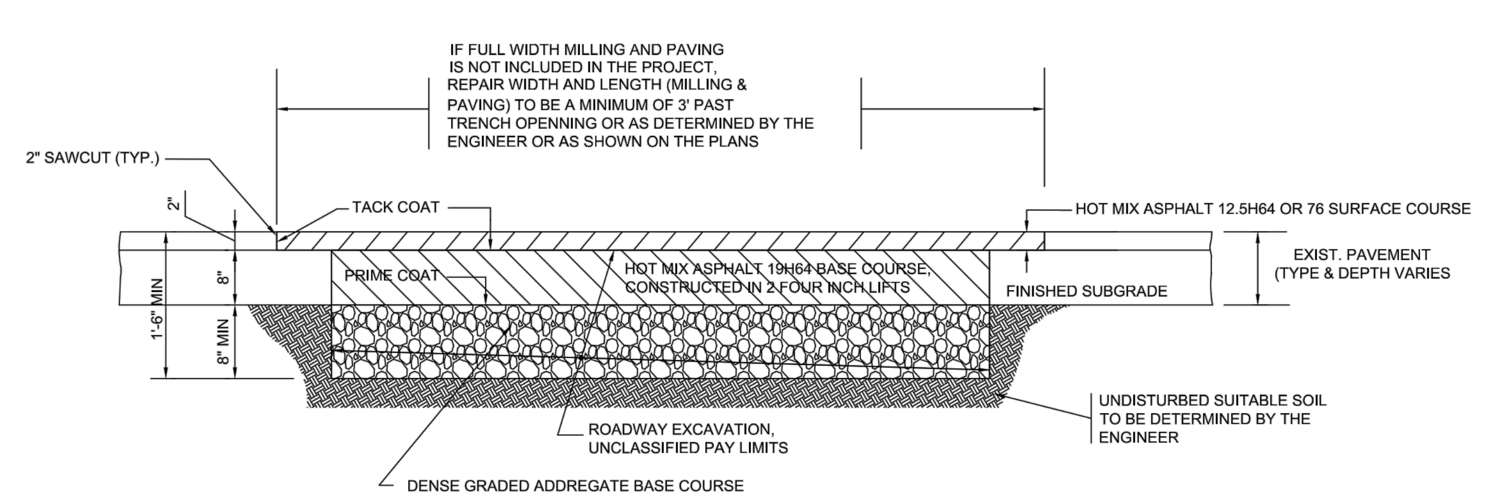
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 JCMUA UPDATES 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
TRAFFIC CIRCULATION SITE PLAN

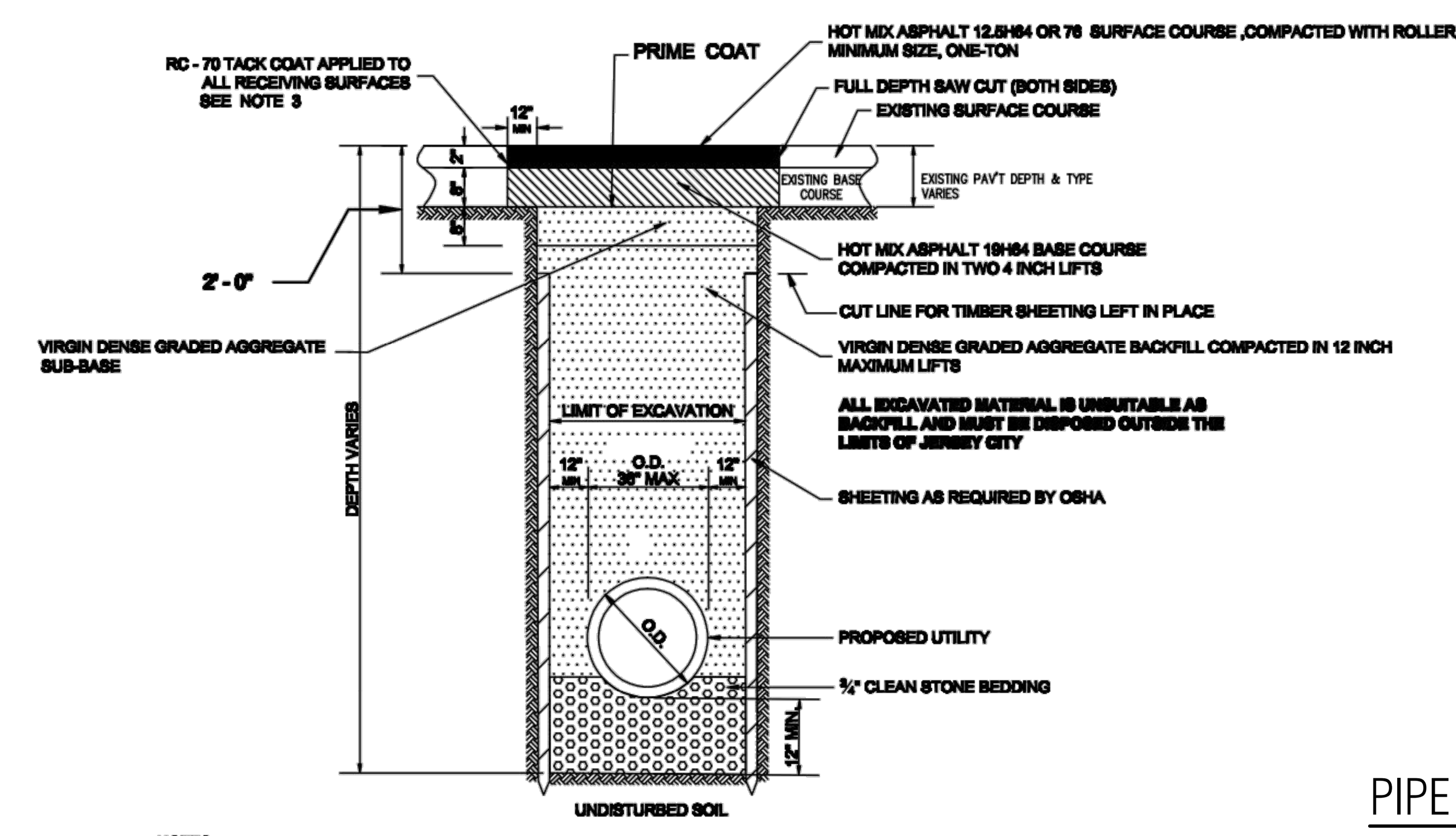
SHEET:
C-1.50



12

ASPHALT PAVEMENT DETAIL

N.T.S.



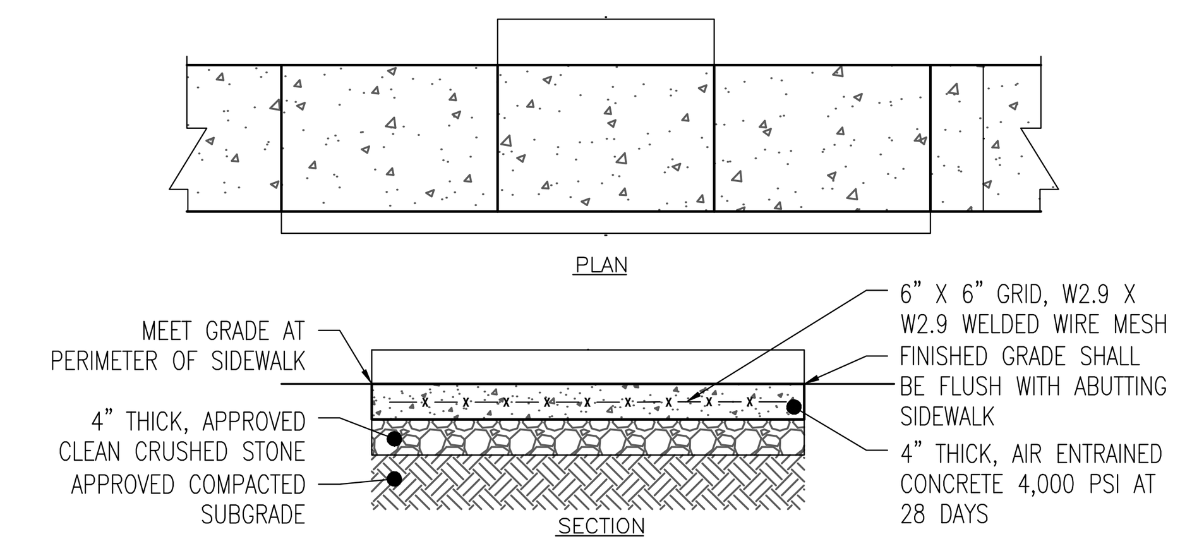
NOTES:

1. FOR MAJOR UTILITY WORK, REPAIR WIDTH AND LENGTH (MILLING AND PAVING) TO BE A MINIMUM OF 3' PAST TRENCH OPENING OR AS DETERMINED BY THE ENGINEER OR AS SHOWN ON THE PLANS.
2. ALL MATERIALS AND WORK SHALL CONFORM TO THE 2007 NJDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS CURRENTLY AMENDED.
3. FOR CURBS, GUTTERS, MANHOLES, WATER VALVE BOXES AND OTHER SIMILAR STRUCTURES, DO NOT APPLY TACK COAT OR PRIME COAT. CLEAN THE EXPOSED SURFACES OF THESE STRUCTURES AND APPLY A UNIFORM COATING OF POLYMERIZED JOINT ADHESIVE TO CONTACT SURFACES BEFORE PAVING.

11

PIPE INSTALLATION & PAVEMENT RESTORATION

N.T.S.



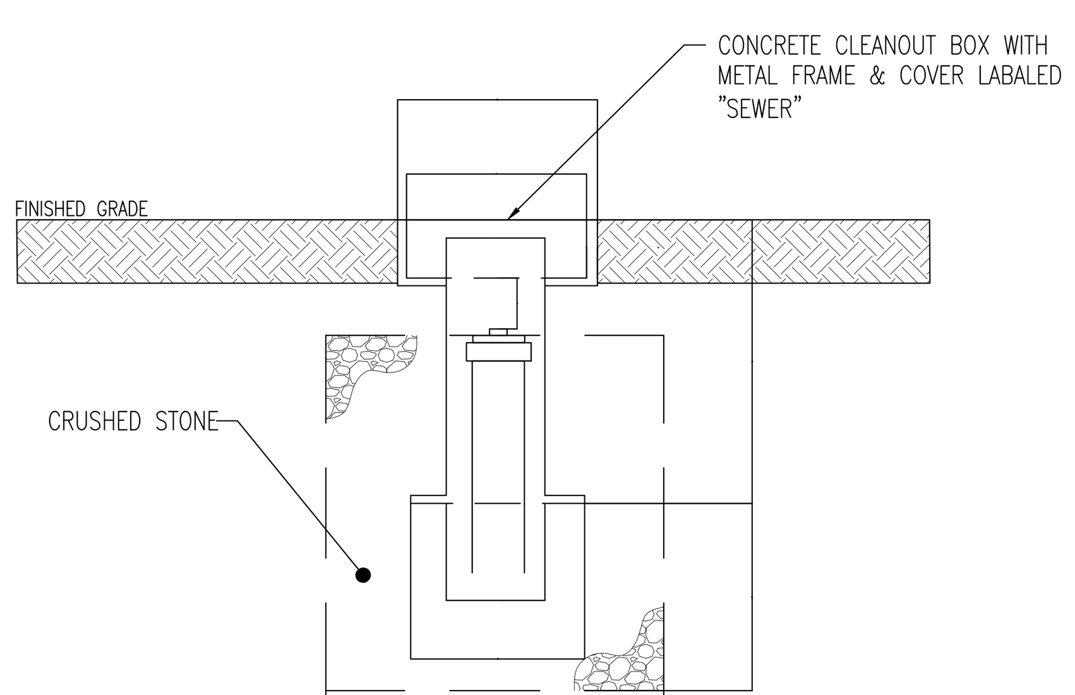
NOTES:

1. MAXIMUM CROSS SLOPE SHALL BE ¼" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE.
3. 1" DEEP BY ¼" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

10

REINFORCED CONCRETE WALKWAY DETAIL

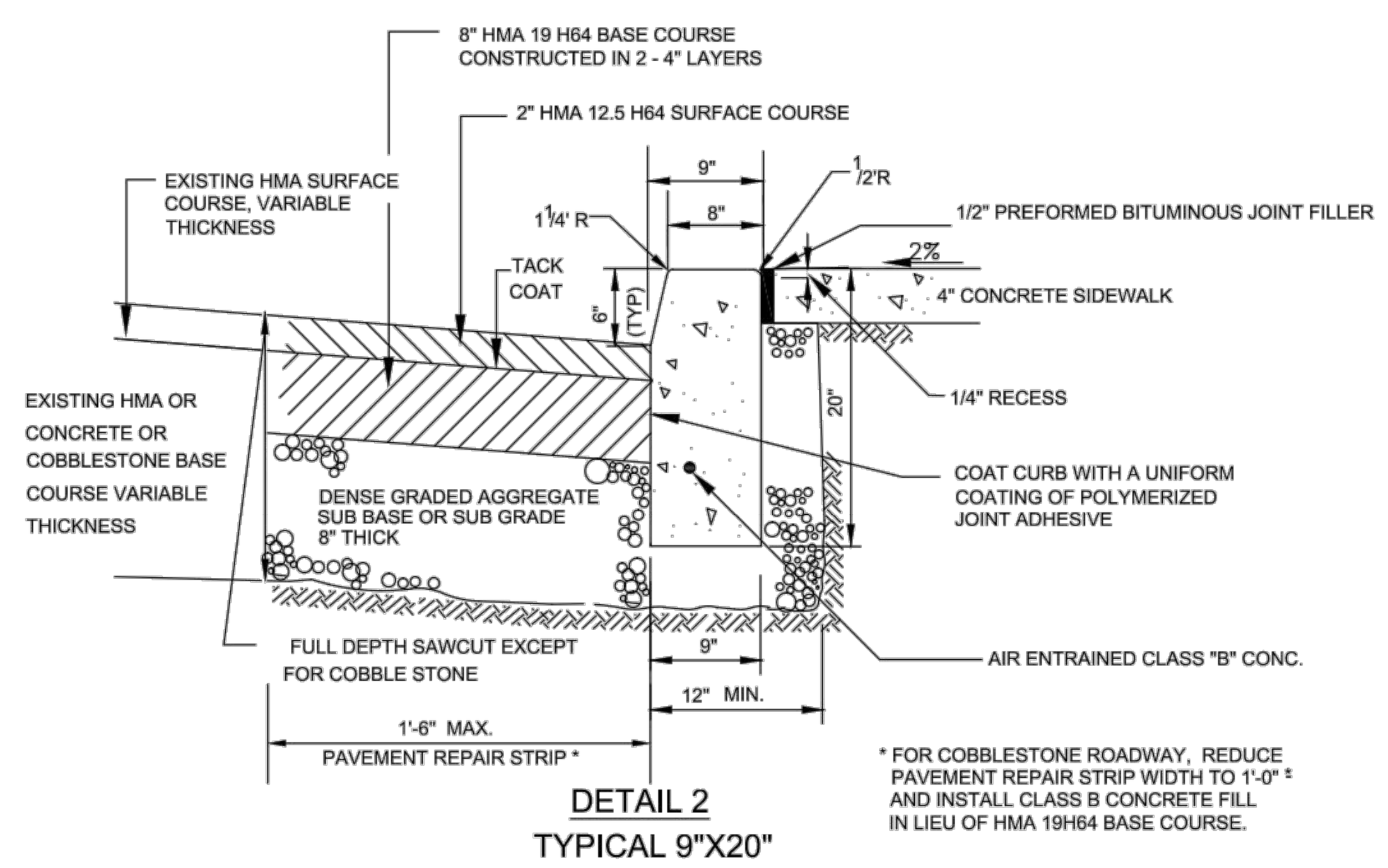
N.T.S.



9

CLEANOUT PROTECTION BOX

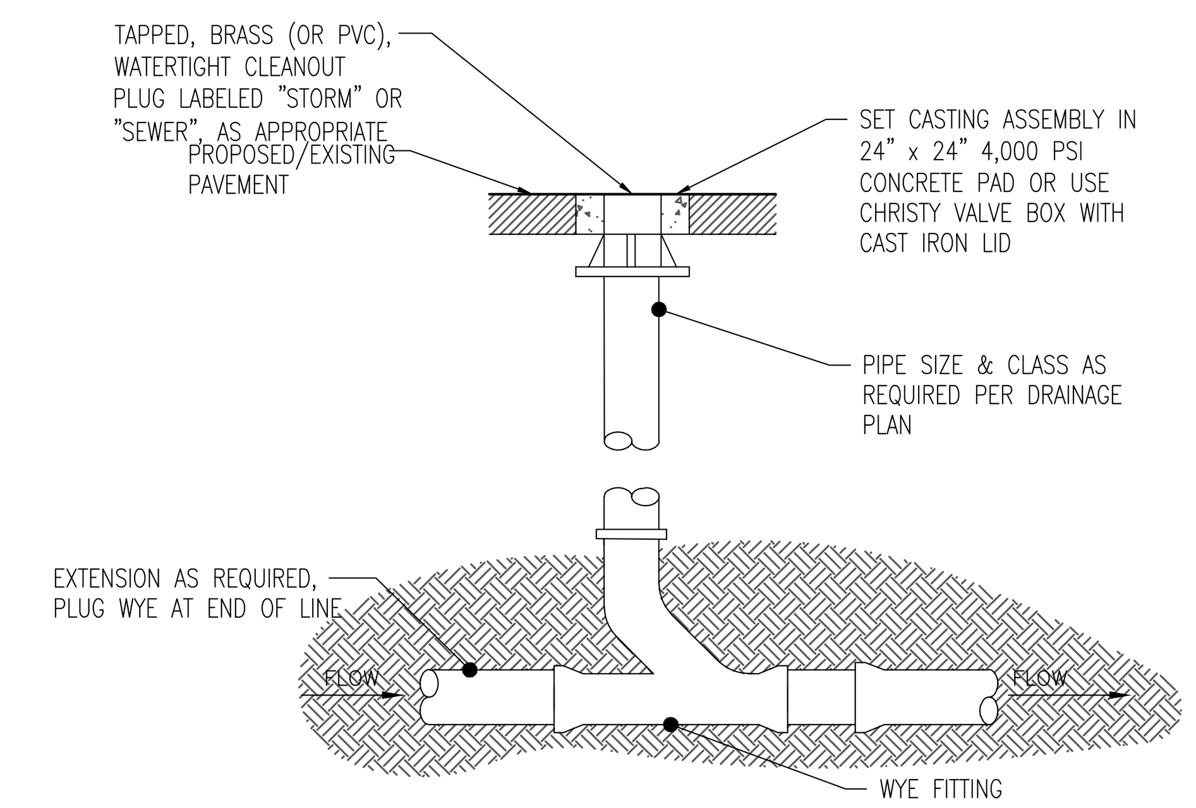
N.T.S.



8

CONCRETE CURB DETAIL

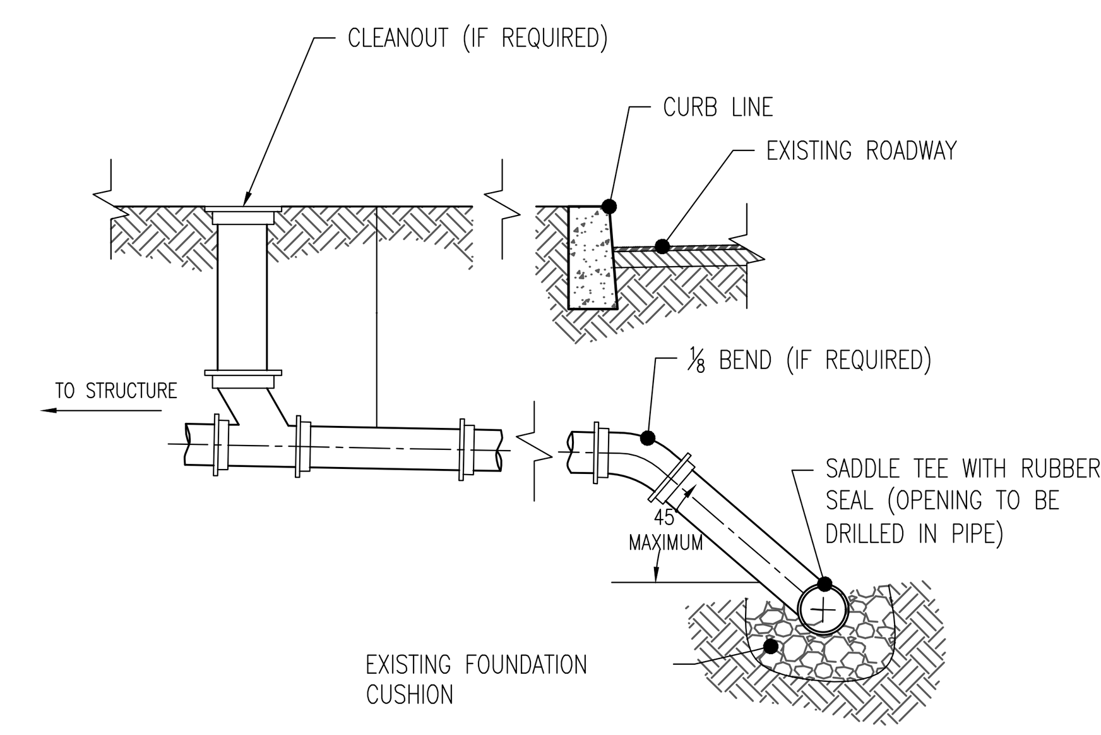
N.T.S.



7

HARDSCAPE CLEAN-OUT DETAIL

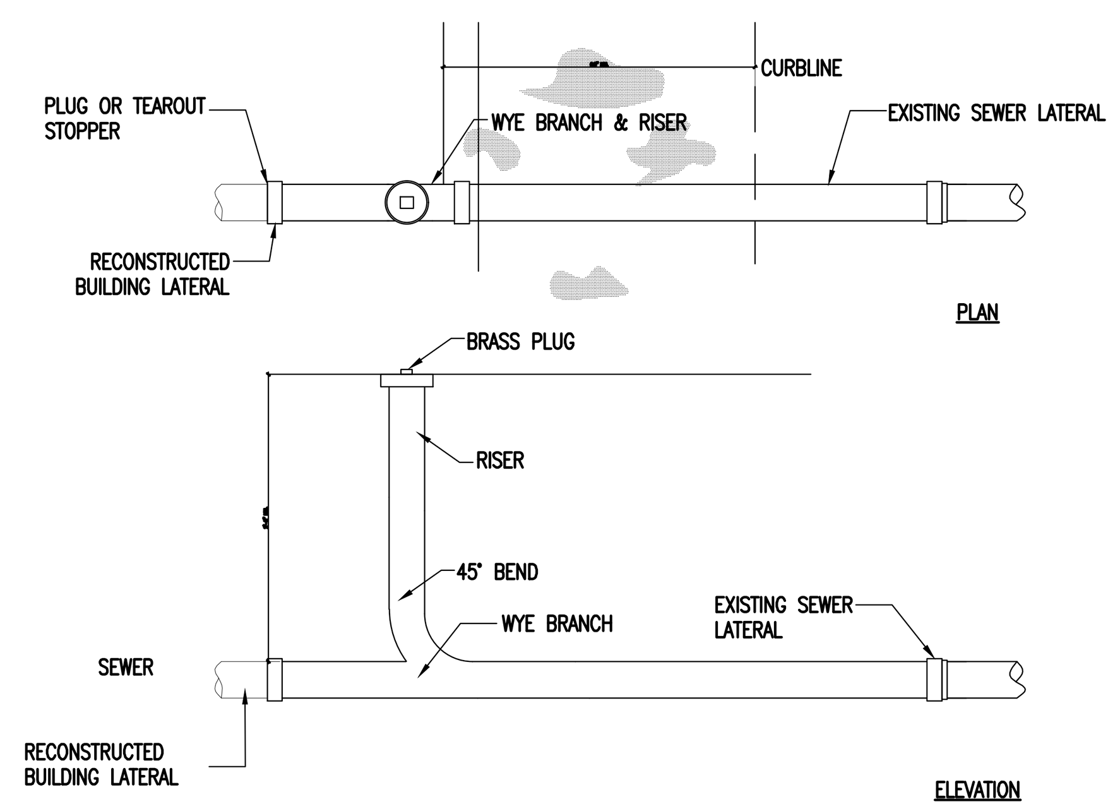
N.T.S.



6

SEWER CONN. DETAIL

N.T.S.

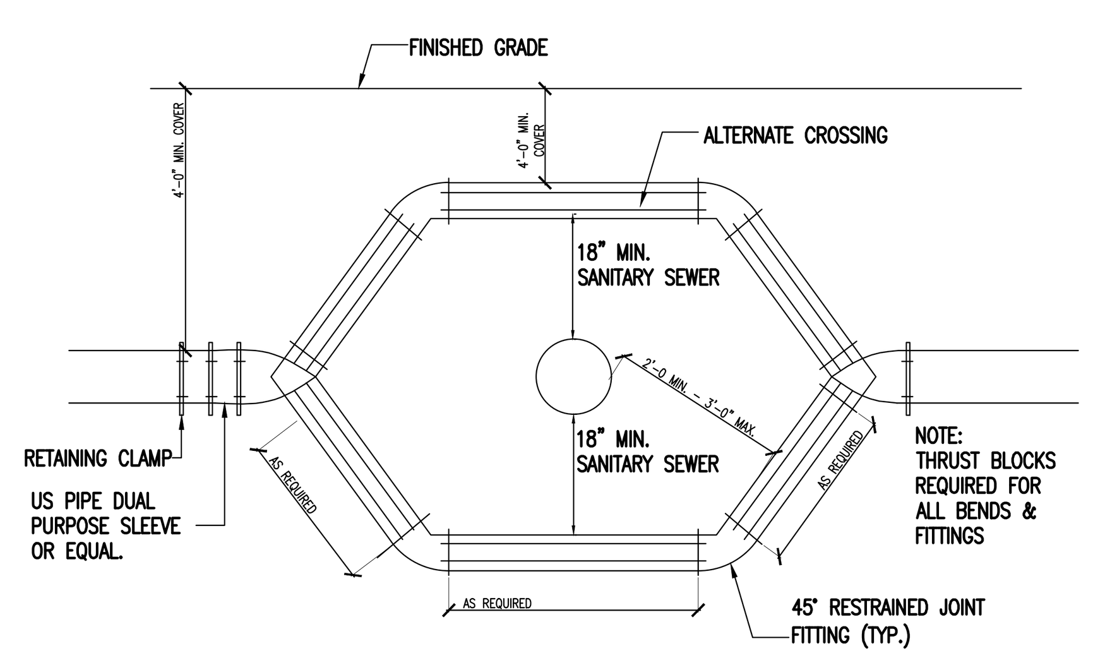


NOTE:
CONTRACTOR TO CCTU EXISTING SEWER LATERAL TO ENSURE IT IS FULLY OPERATIONAL PRIOR TO CONNECTION.

5

STANDARD LATERAL CONN. WITH CLEAN-OUT

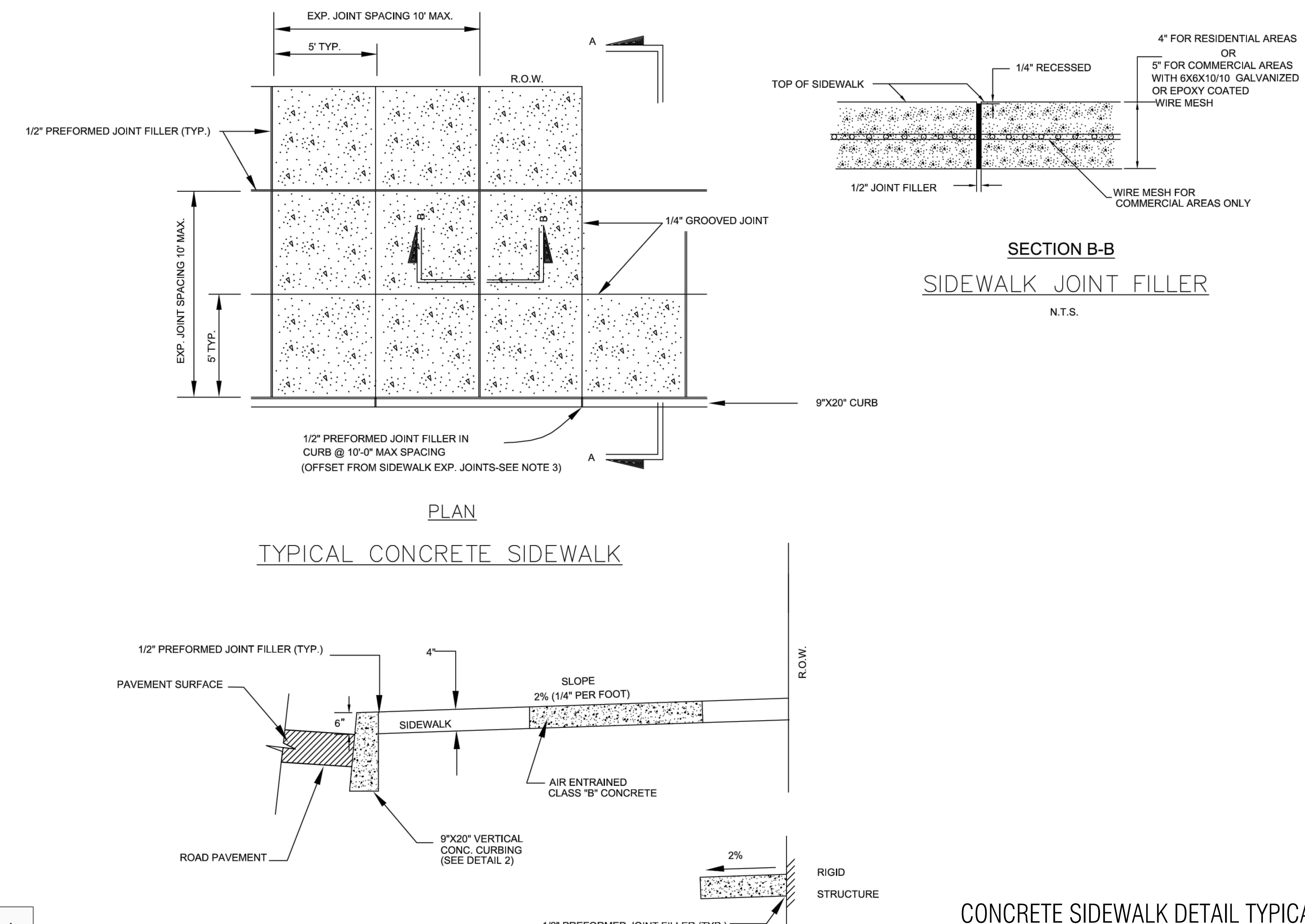
N.T.S.



4

WATER MAIN CROSSING UTILITY DETAIL (IF REQ'D)

N.T.S.

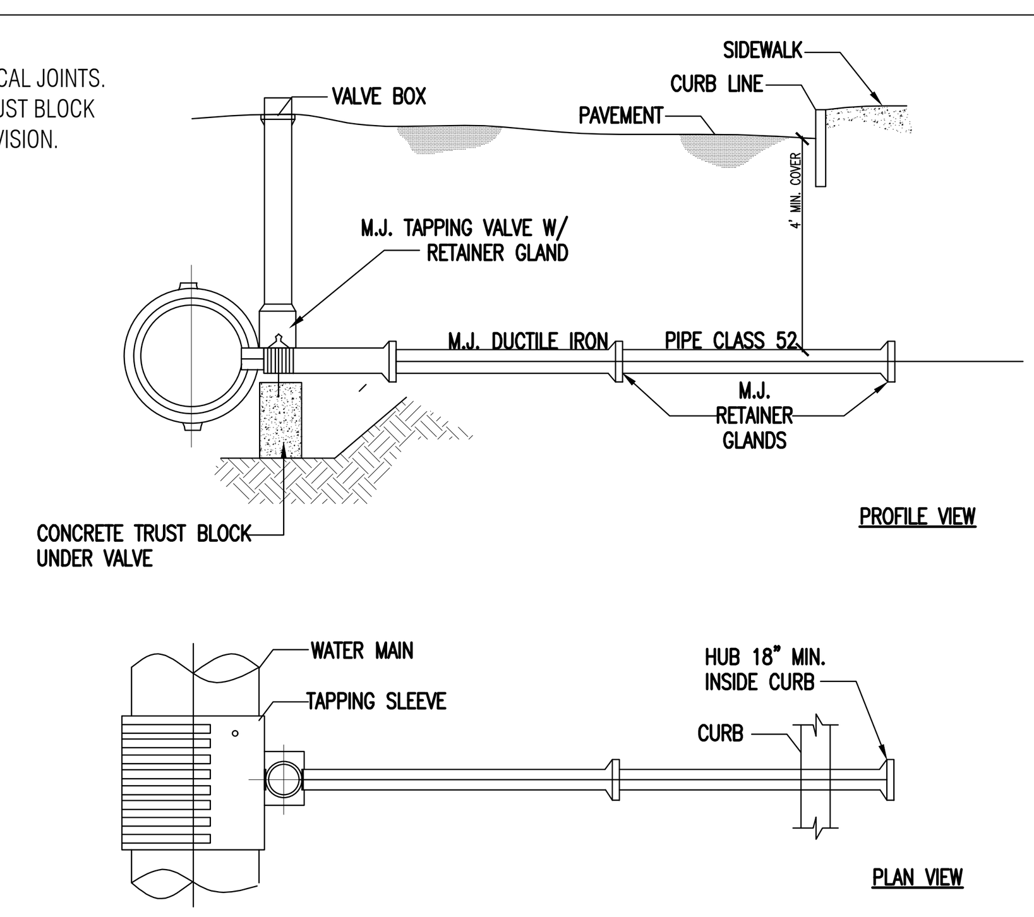


1

CONCRETE SIDEWALK DETAIL TYPICAL

N.T.S.

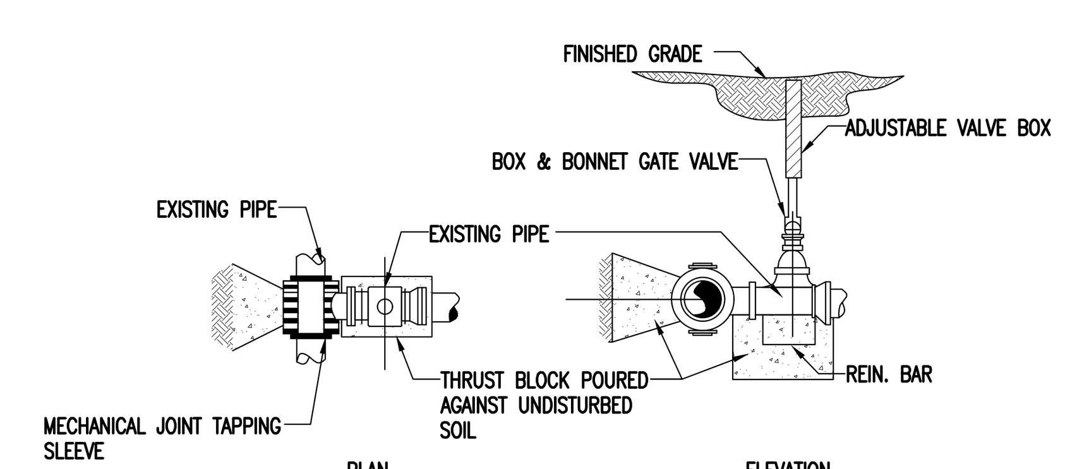
NOTE:
RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS. ADDITIONAL RESTRAINST EITHER CONCRETE THRUST BLOCK OR STEEL TIE RODS MAY BE REQUIRED BY THE DIVISION.



3

WATER MAIN TYPICAL INSTALLATION 4"-12"

N.T.S.



NOTES:

1. INSTALLATION OF TAPPING SLEEVEAND VALVE SHALL BE CONDUCTED UNDER WET CONDITIONS EXISTING MAINS SHALL BE LEFT IN SERVICE AT ALL TIMES DURING TAPPING OR INSERTION.
2. CONCRETE THRUST BLOCK UNDER VALVES SHALL HACE A SOIL BEATING AREA EQUAL TO THAT OF A 45° ELBOW.
3. ALL TAPPING SLEEVES SHALL BE MECHANICAL JOINT TYPR AS MANUFACTURED BY THE MUELLER VALVE SHALL OPEN CLOCKWISE.

2

TAPPING SLEEVE AND VALVE (IF REQ'D)

N.T.S.

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900
NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

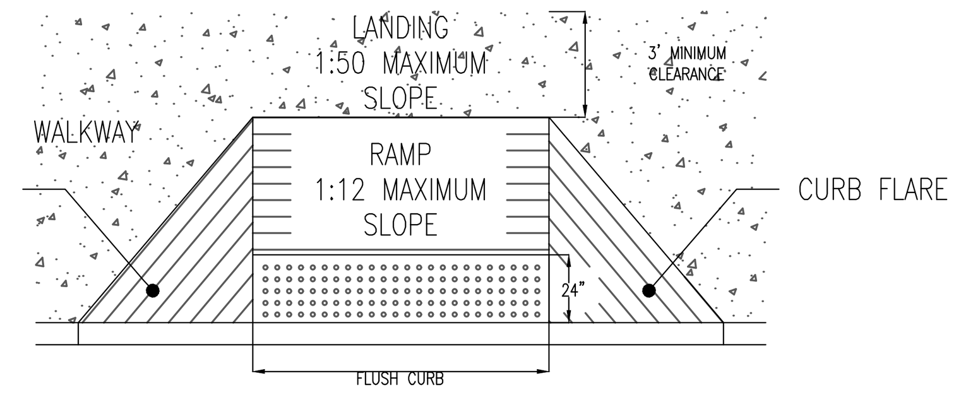
REVISIONS:

IAE PROJECT NO: 19094

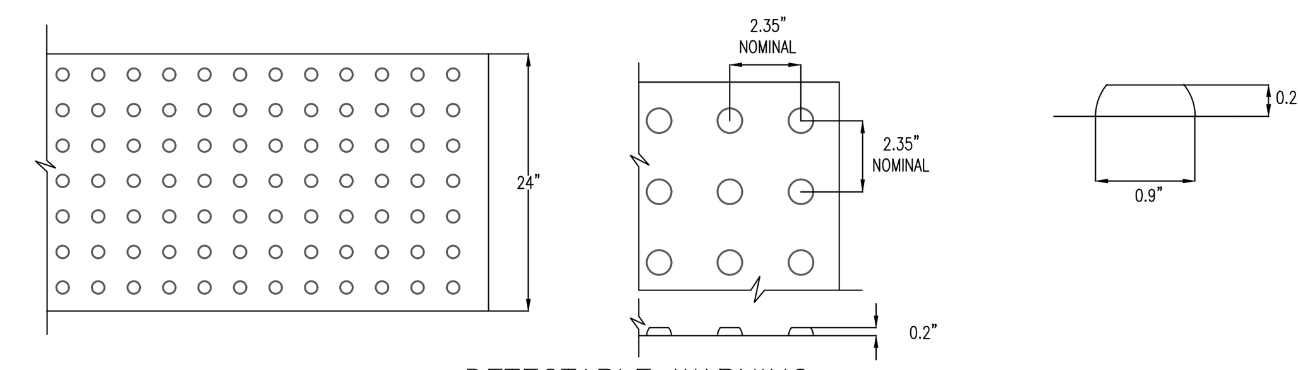
SHEET TITLE:
SITE DETAILS - I

SHEET:
C-2.00

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
3. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
4. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
5. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
6. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
7. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



CURB RAMP WITH DETECTABLE WARNING

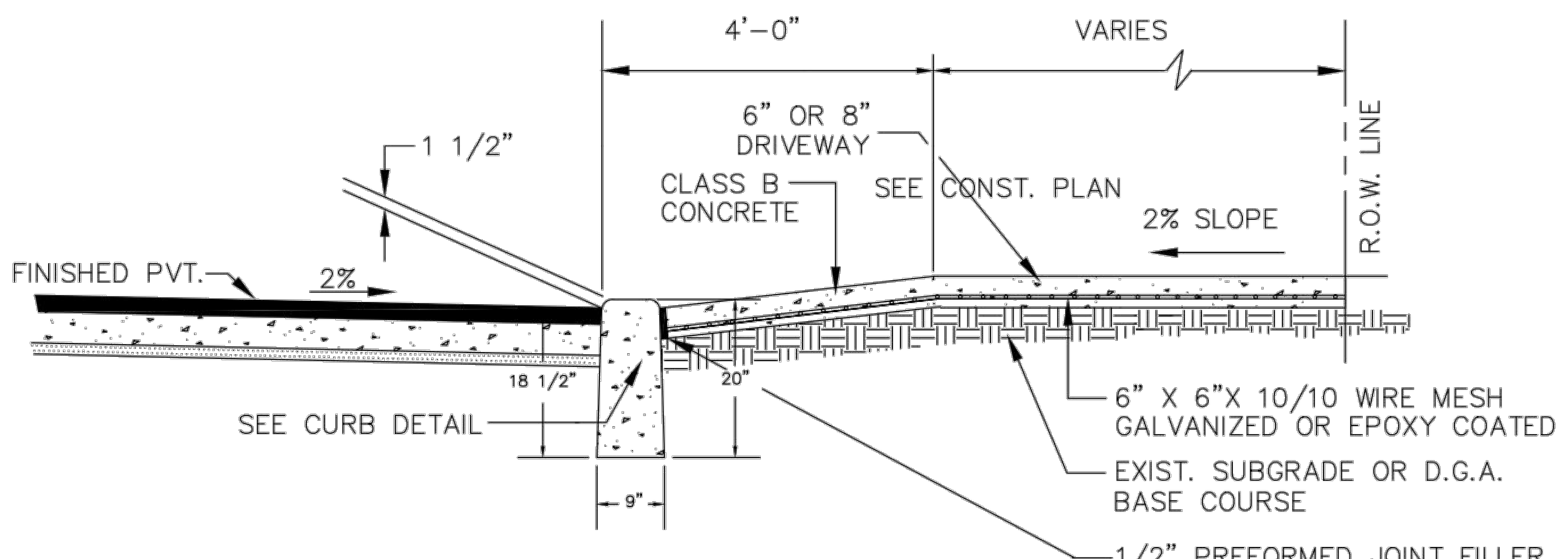


DETECTABLE WARNING

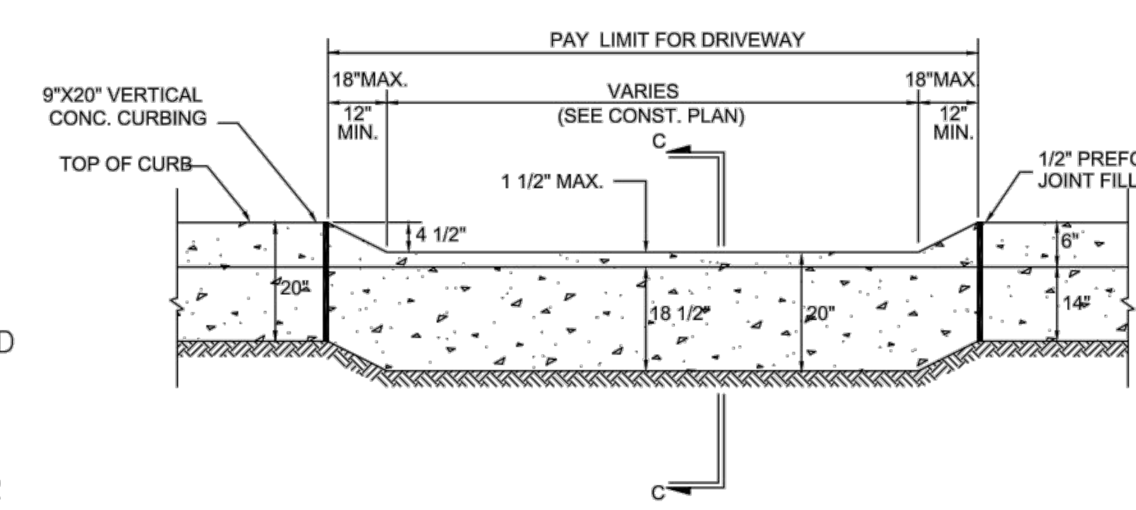
10

CURB RAMP WITH FLARES DETAIL

N.T.S.



SECTION C-C

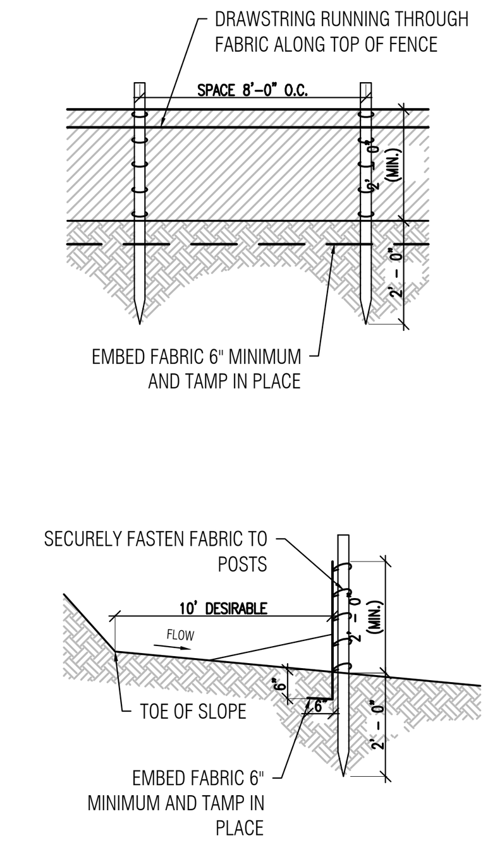


9

DEPRESSED CURB DETAIL TYPICAL

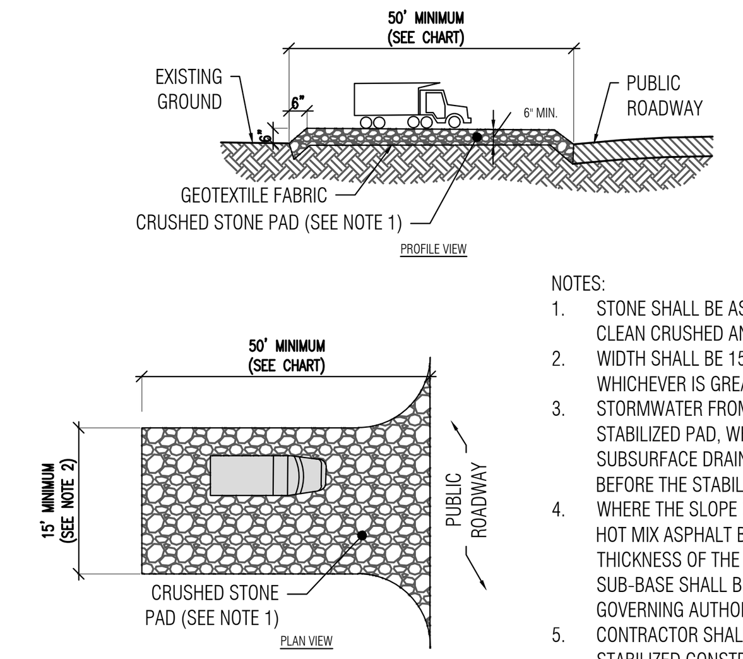
N.T.S.

NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIES, HOG RINGS, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN.) AND TAMP IN PLACE.
3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WRAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.



SILT FENCE DETAIL

NOT TO SCALE

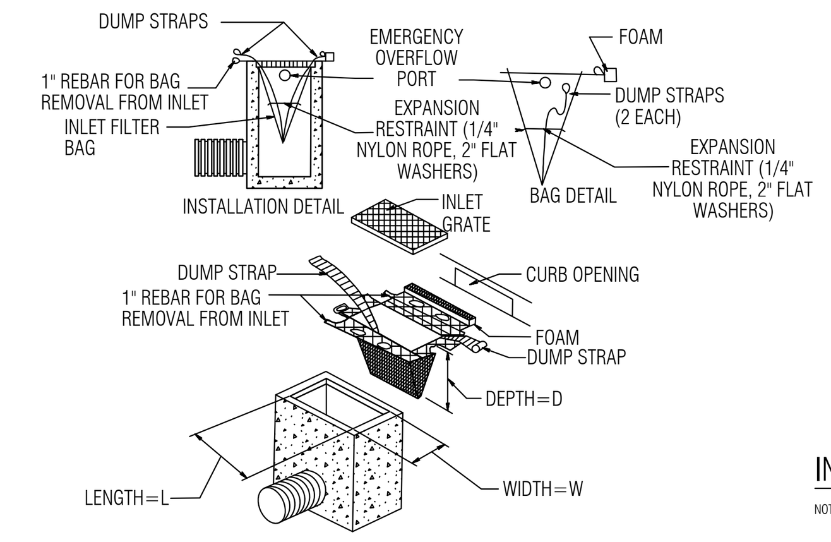


SLOPE OF PUBLIC ROADWAY	LENGTH OF STONE REQ'D	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 FEET	100 FEET
2% TO 5%	100 FEET	200 FEET
> 5%	SEE NOTE 4	

NOTES:
1. STONE SHALL BE ASTM C-33, SIZE No. 2 (2.5" TO 1.5") OR No. 3 (2" TO 1") CLEAN CRUSHED ANGULAR STONE.
2. WIDTH SHALL BE 15' MINIMUM OR THE FULL WIDTH OF THE ACCESS POINT, WHICHEVER IS GREATER.
3. STORMWATER FROM UP-SLOPE AREAS SHALL BE DIVERTED AWAY FROM THE STABILIZED PAD, WHERE POSSIBLE. AT POORLY DRAINED LOCATIONS, SUBSURFACE DRAINAGE GRAVEL FILTER OR GEOTEXTILE SHALL BE INSTALLED BEFORE THE STABILIZED CONSTRUCTION ENTRANCE.
4. WHERE THE SLOPE OF THE ROADWAY EXCEEDS 5%, A STABILIZED BASE OF HOT MIX ASPHALT BASE COURSE SHALL BE INSTALLED. THE TYPE AND THICKNESS OF THE BASE COURSE AND USE OF DENSE GRADED AGGREGATE SUB-BASE SHALL BE AS PRESCRIBED BY LOCAL MUNICIPAL ORDINANCE OR GOVERNING AUTHORITY.
5. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN THE STABILIZED CONSTRUCTION ACCESS AND THE PUBLIC ROADWAY.

STABILIZED CONSTRUCTION ACCESS DETAIL

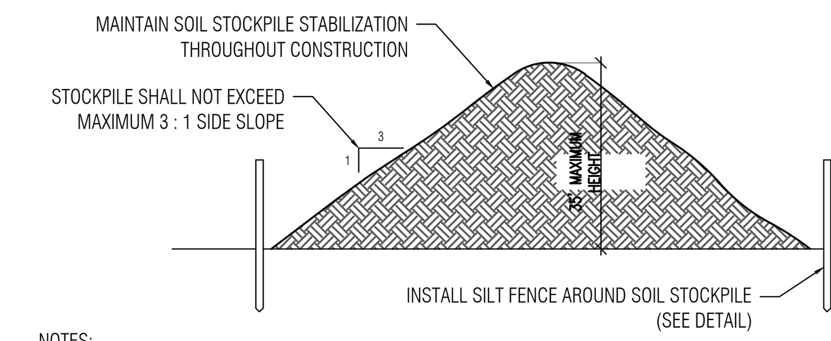
NOT TO SCALE



NOTES:
1. THE FILTER BAG SHALL SAFELY PASS FLOWS GREATER THAN THE 1-YEAR 24-HOUR STORM EVENT.
2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL

NOT TO SCALE



NOTES:
1. STOCKPILES SHALL BE SITUATED SO AS NOT TO OBSTRUCT NATURAL DRAINAGE OR CAUSE OFF-SITE ENVIRONMENTAL DAMAGE.
2. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR PERMANENT OR TEMPORARY VEGETATIVE COVER FOR SOIL STABILIZATION, AS APPROPRIATE (SEE SOIL EROSION NOTES).

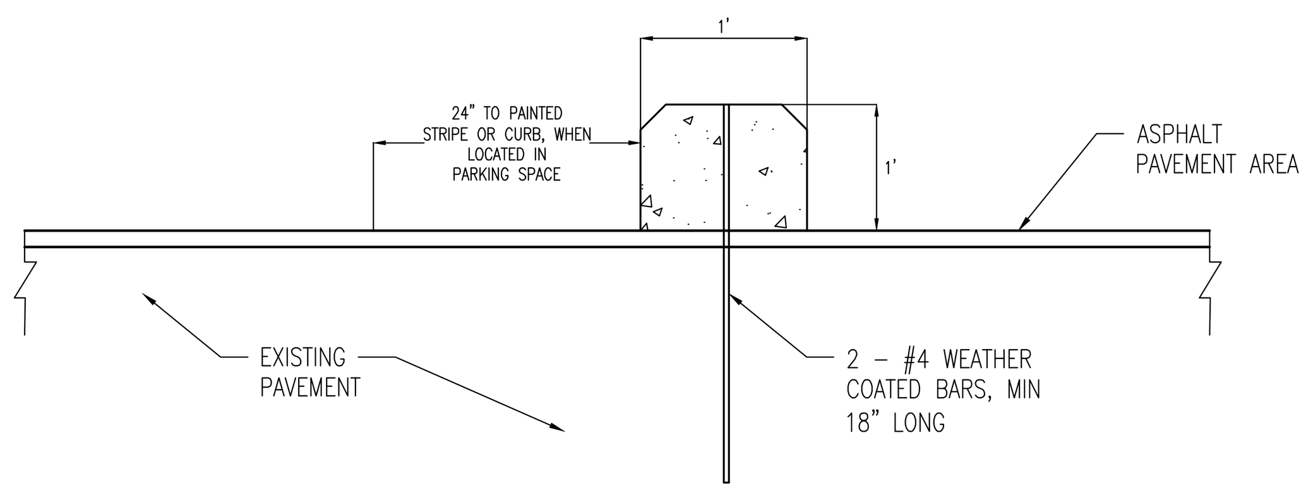
SOIL STOCKPILE DETAIL

NOT TO SCALE

8

SOIL EROSION AND SEDIMENT CONTROL DETAIL

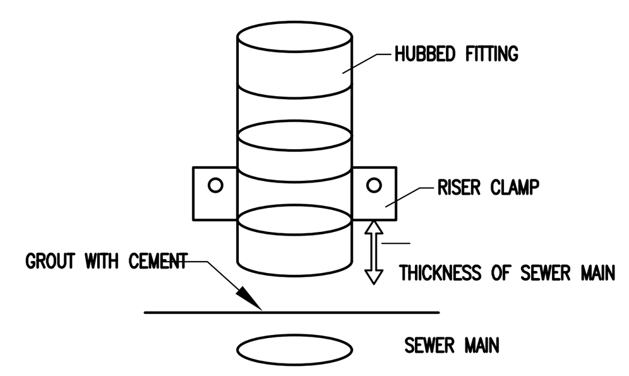
N.T.S.



7

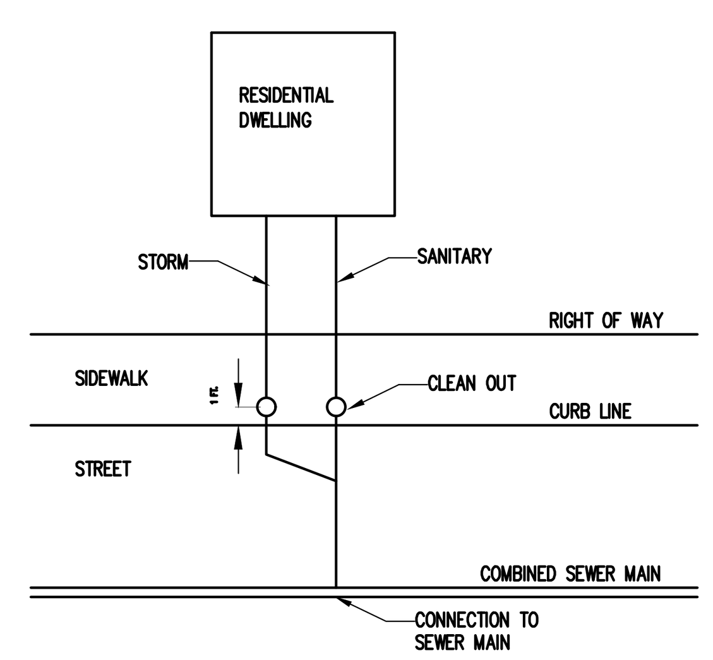
CONCRETE WHEEL STOP DETAIL

N.T.S.



RISER CLAMP DETAIL

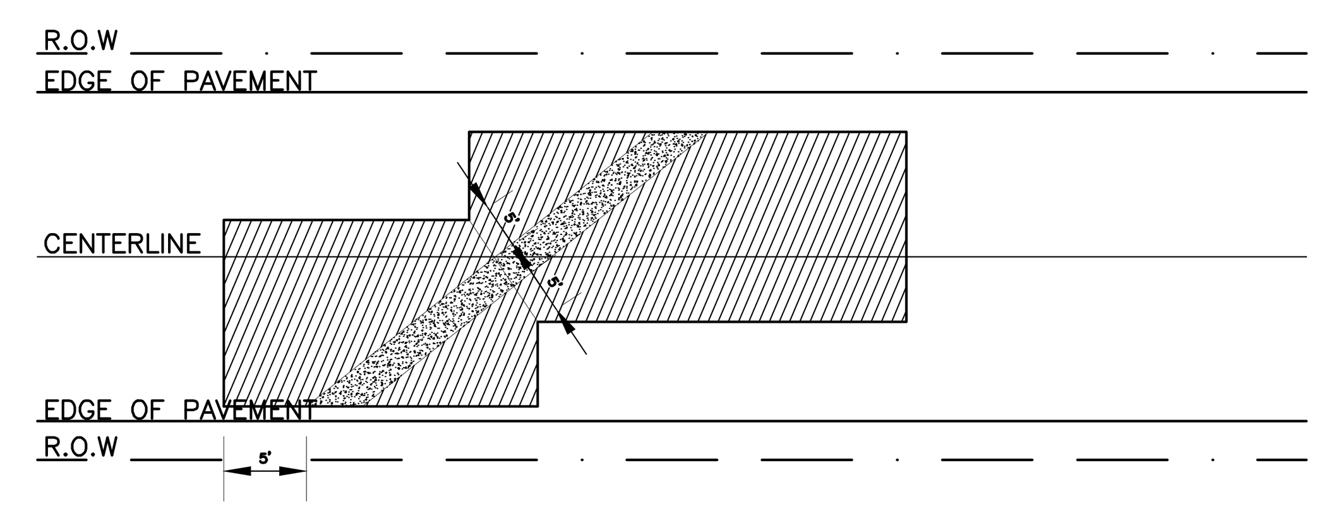
NOTES:
1) WHERE A SEWER LATERAL IS TO CONNECT TO A JCMUA SEWER CONSTRUCTED OF BRICK OR OTHER SUITABLE MATERIAL, AN ASSEMBLY CONSISTING OF A HUBBED FITTING AND A RISER CLAMP WILL BE USED. THE RISER CLAMP SHALL BE SET SO THAT THE LENGTH OF PIPE INSERTED INTO THE JCMUA'S SEWER IS EQUAL TO THE THICKNESS OF THE MAIN AS SHOWN IN THE ABOVE DETAIL. THE ENTIRE CIRCUMFERENCE OF THE ASSEMBLY SHALL BE GROUTED WITH CEMENT TO SECURE IN PLACE.
2) CIRCULAR HOLE SAWS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE THE OPENINGS IN THE EXISTING SEWER TO RECEIVE THE ASSEMBLY. THE DIAMETER OF THE HOLE IN THE SEWER MAIN TO ACCEPT THE NEW LATERAL SHALL BE NO MORE THAN 1/8-INCH WIDER THAN THE PIPE TO BE INSERTED INTO THE SEWER.



6

DEPRESSED CURB DETAIL TYPICAL

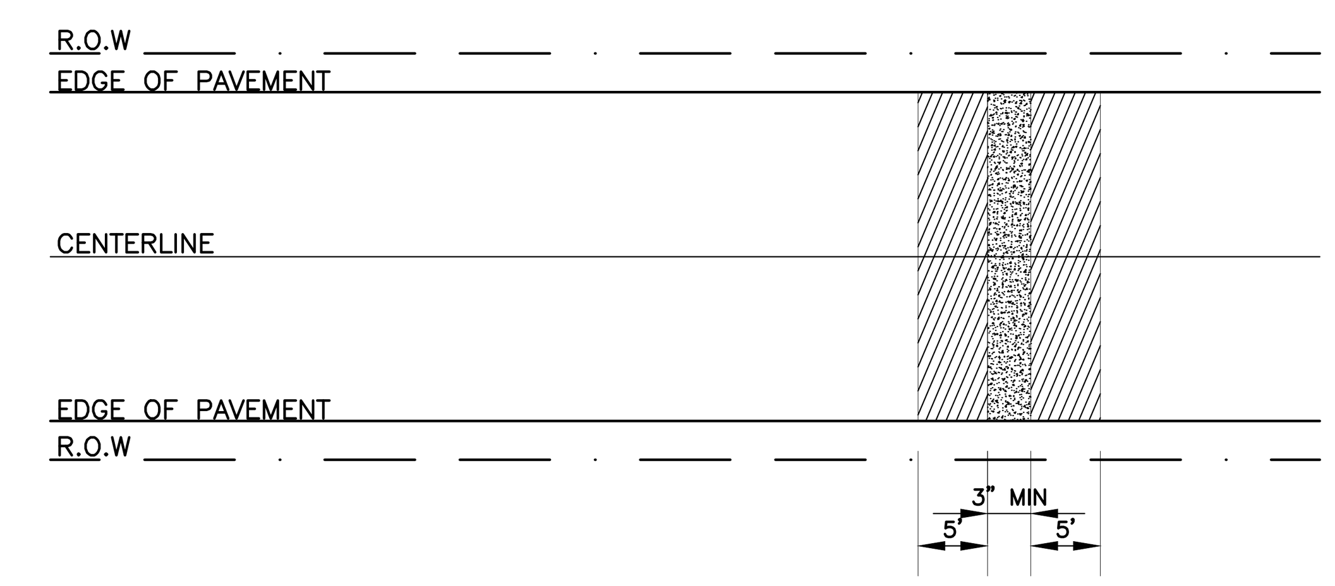
N.T.S.



5

PLAN VIEW- MIXED CUT DETAIL

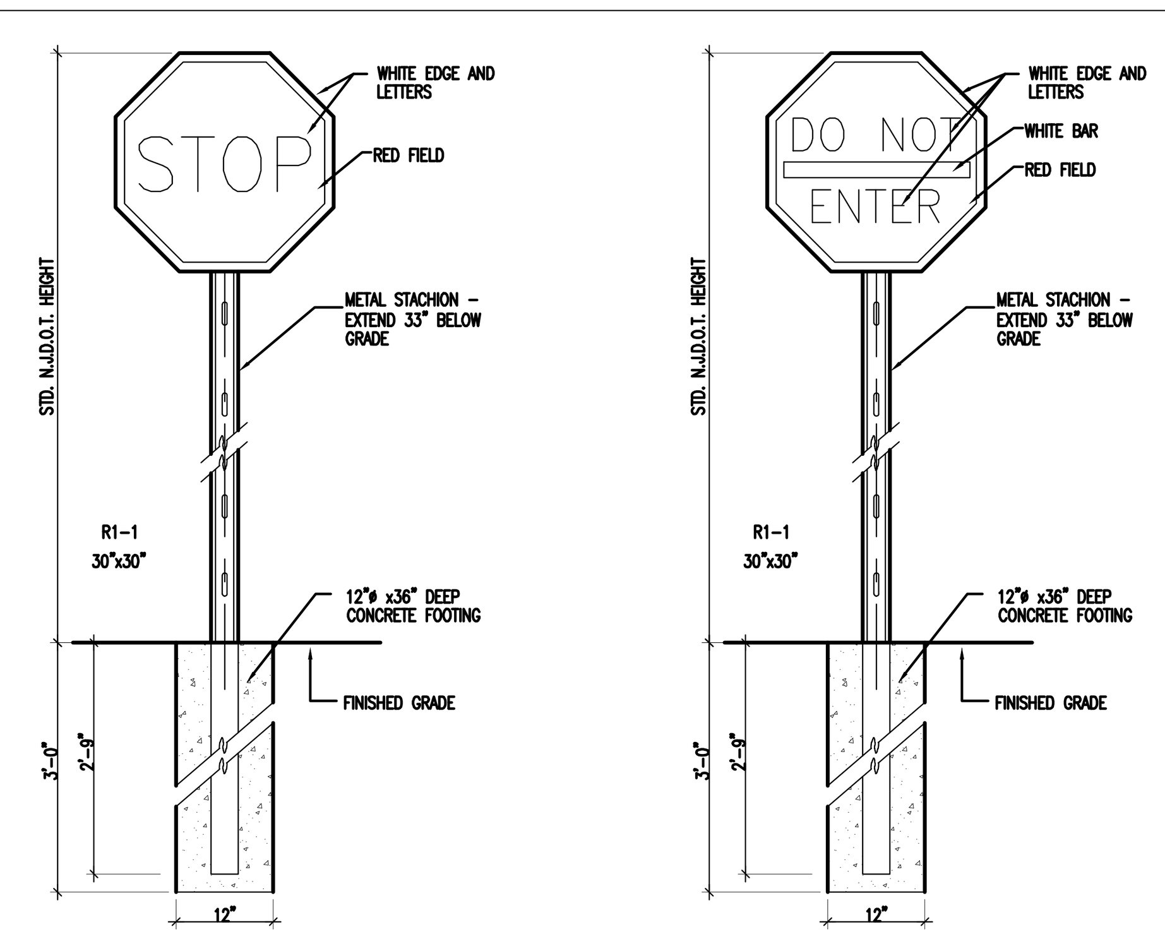
N.T.S.



4

PLAN VIEW- VERTICAL CUT DETAIL

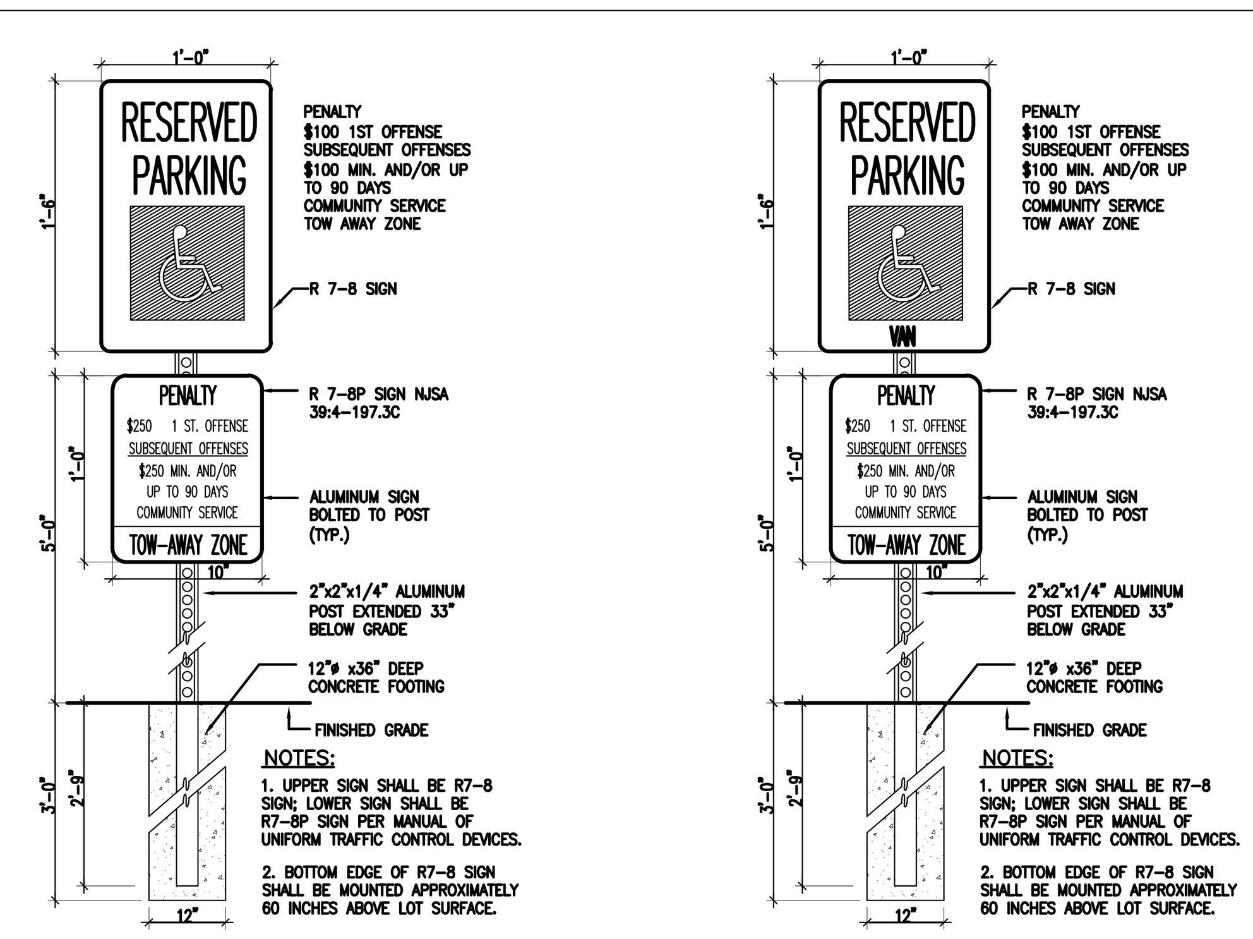
N.T.S.



3

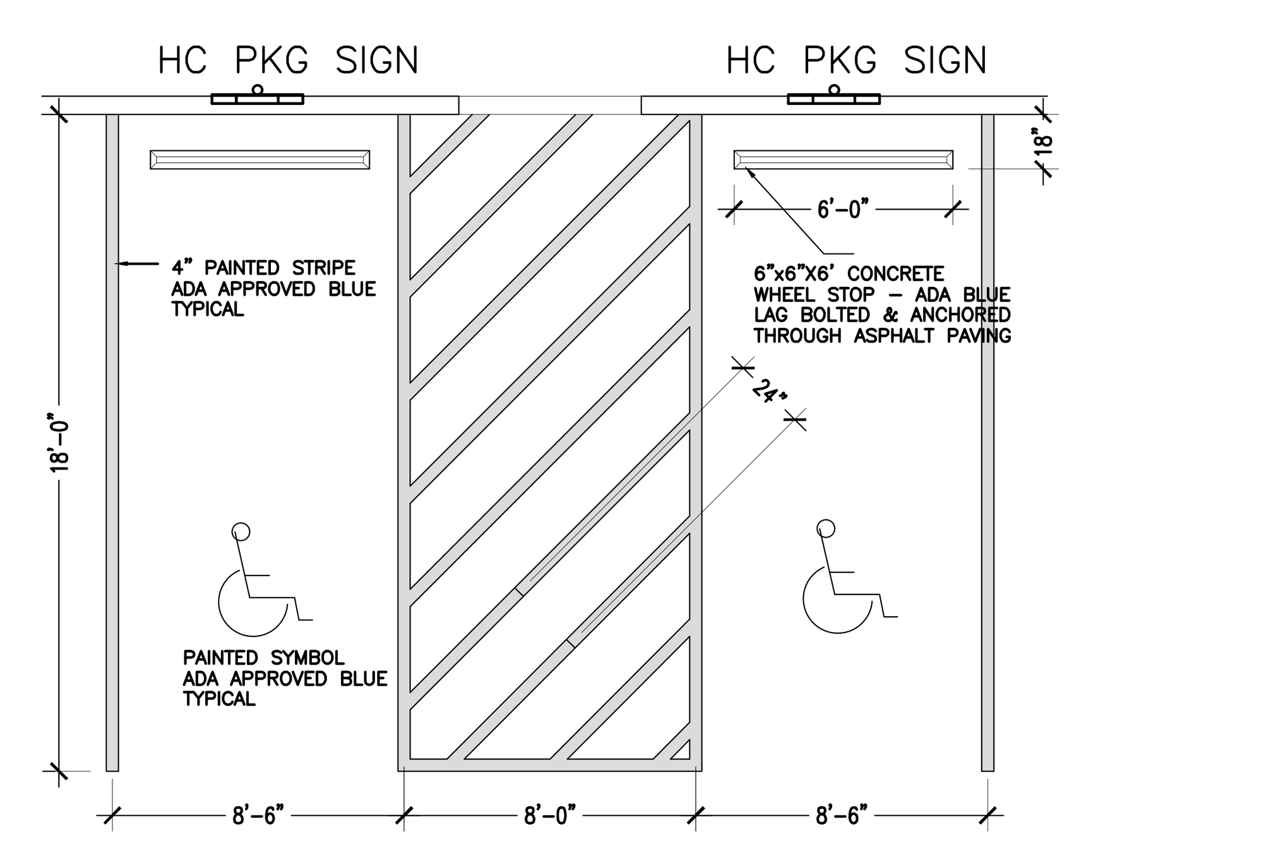
TRAFFIC SIGN DETAIL

N.T.S.



PARKING SIGN DETAIL

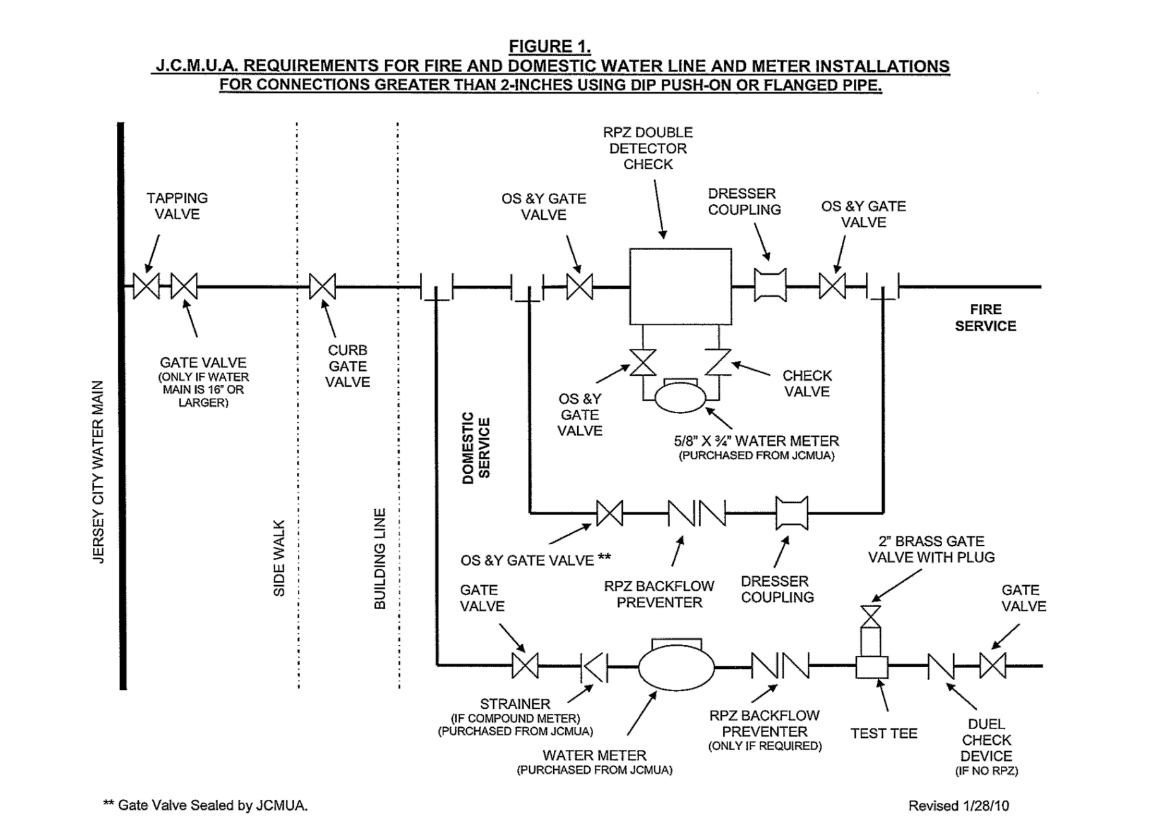
N.T.S.



2

ADA PARKING DETAIL

N.T.S.



1

STANDARD WATER METER SETTING DETAIL

N.T.S.

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

IAE PROJECT NO: 19094

SHEET TITLE:
SITE DETAILS - II

SHEET:
C-2.10

JERSEY CITY MUNICIPAL UTILITIES AUTHORITY

STANDARD REQUIREMENTS FOR NEW SANITARY AND STORM SEWERS AND SERVICE LATERALS

(Revised: December 26, 2018)

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:

1.) All sewer service connections 6-inches in size or smaller must be made directly to the sewer main and all connections 8-inches in size or larger must be made to a manhole. Where a connection to a manhole is required, manhole bench and channel may require modification.

2.) The JCMUA requires that sewer service connections to be re-used be televised to verify structural integrity and that the pipe is free from any defects or obstructions.

3.) Each building service lateral storm and sanitary must have a T-Wye cleanout installed approximately 1-ft from the curb in the sidewalk. Cleanouts shall be 5" (min) Cast Iron Ferrule With a 4" IBTS Brass Cap. T-Wye cleanouts which enable cleaning in both directions should be installed on both the storm and sanitary lateral. See our detail titled "Standard Sanitary Cleanout" (refer to attached detail drawings).

4.) Proposed sewer lateral connection to JCMUA's sewer main shall be made above horizontal center line of pipe (refer to attached sewer service connection details).

5.) 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 rim elevation must be shown on plans. This verification is to be included on the plans for the project.

6.) Circular hole saws or core drills appropriately sized to make the openings in the existing sewer to receive the laterals must be used. **Jackhammers, sledgehammers and other unsuitable tools or machinery which 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.

7.) A detail of any proposed manhole or catch basin showing all dimensions in addition to rim, grate and invert elevations of the structure and all pipes connected to the structure must be shown on plans. Refer to JCMUA standard detail drawings for manholes and catch basins.

8.) 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 outer face 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.

9.) Storm inlets which are connected directly to JCMUA combined sewers must be furnished with a sump and trap as per JCMUA standard details.

10.) The JCMUA has a combined sewer system which surcharges during wet weather periods resulting in possible sewage back-ups through plumbing fixtures (sinks, toilets, floor drains, etc.) below street level. **JCMUA will not be responsible for any possible sewage back-ups and flooding in basements due to surcharging sewer conditions in wet weather events.** This possibility must be addressed during the design and construction phase.

11.) 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.

12.) 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.

13.) Lateral connections must be cut 8-inches from sewer main, a non-hub stainless steel coupling and a 6-inch long section of SCH-40 PVC pipe with cap must be installed **as per attached "JCMUA – Sewer Lateral Abandonment Detail".** All existing sewer mains and upstream sanitary laterals to be abandoned must be filled with concrete slurry or removed from the ground. Precautions must be undertaken by the contractor to ensure concrete and other materials do not enter the sewer main and create obstruction(s). Catch basins and manholes must be removed from the ground.

14.) All new sanitary and storm lateral connections into the combined sewers and all sanitary and storm lateral disconnections must be witnessed and inspected by JCMUA Inspectors. **JCMUA must be notified two days in advance prior to making any sanitary and storm lateral connections or disconnections.** All notifications must be done by certified mail: JCMUA Engineering, 555 Route 440 Jersey City, New Jersey 07305 or email: engineering@jcmua.com.

15.) Bedding 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 Stormwater Management Systems, ASCE Manuals and Reports of Engineering Practice No. 77, 1993, as applicable.

16.) Street Pavement must restore and InfraRed as per Jersey City Division of Engineering, Traffic and Transportation requirements.

17.) All proposed inlets/catch basins must be constructed with a bicycle safe grate and Campbell Foundry Co. Type "N" curb piece where required.

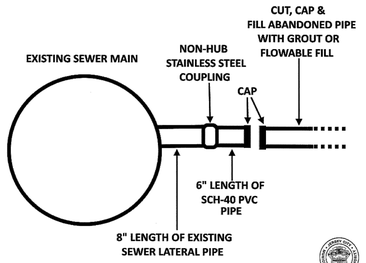
18.) Proposed water services require the review and approval of the JCMUA Engineering Department.

19.) The contractor is responsible for obtaining permits for street openings from the Jersey City Division of Engineering, Traffic and Transportation located at 13-15 East Linden Ave, 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, NJDEP Rules and Regulations Governing treatment Works Approval Program, local codes and ordinances, federal and state regulations etc. in addition to other requirements that may be imposed by the JCMUA.

12/26/18

JCMUA - SEWER LATERAL ABANDONMENT DETAIL



4

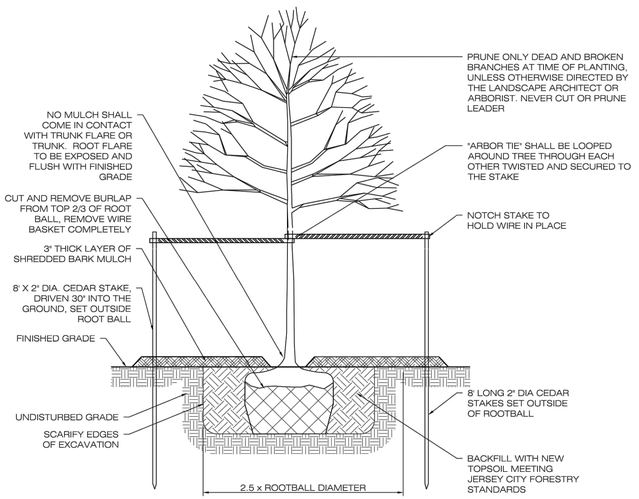
1

TREE PLANTING NOTES:

1. GAS OR ELECTRIC LINES SHALL BE 2' MINIMUM FROM EDGE OF TREE PIT. OIL FILLED PIPES SHALL BE 4' MINIMUM FROM EDGE OF TREE PIT. WATER AND SEWER LINES SHALL BE 2' FROM TRUNK.
2. TREES SHALL NOT BE LOCATED IN FRONT OF DOORWAYS
3. MINIMUM RECOMMENDED DISTANCE FROM TREE TRUNK:
   - 3.1. TO UTILITY POLES AND/OR LIGHTS SHALL BE 15'.
   - 3.2. TO WATER MAIN OVER 20" DIA. SHALL BE 6'.
   - 3.3. TO STREET SIGNS AND TRAFFIC SIGNS SHALL BE 5'.
   - 3.4. TO CURB SHALL BE 7'.
   - 3.5. TO FIRE HYDRANT SHALL BE 5'.
   - 3.6. TO CURB OF NEAREST INTERSECTION SHALL BE 30'.
4. MINIMUM DISTANCE FROM EDGE OF TREE PIT TO NEAREST WALL OR FENCE SHALL BE 5'.
5. NO TREES SHALL BE INSTALLED BETWEEN UTILITY VAULTS AND CURB.
6. DO NOT PLANT NEW TREES UNDER OVERHEAD BRANCHES OF ADJACENT TREES.
7. TREE CROWN AND TRUNK SHALL BE FREE OF DEFECTS AND TRUE TO FORM.
8. MAINTENANCE TRACKING TAG SHALL BE ATTACHED TO STURDY SCAFFOLD BRANCH.
9. NO PAVERS, 4 SIDED TREE GUARDS, OR OTHER MATERIALS SHALL BE PLACED WITHIN THE TREE BED.
10. CUT AND REMOVE BURLAP FROM TOP 2/3 OF ROOT BALL, REMOVE WIRE BASKET COMPLETELY.
11. FLOOD TREES WITH WATER WITHIN THE FIRST 24 HOURS OF PLANTING.
12. NSTALL PHC TREE SAVER MYCORRHIZAL FUNGAL TRANSPLANT INOCULANT FOR TREES AND SHRUBS. INSTALL ONE 3 OUNCE PACKET PER CALIPER INCH OR PER 1 FOOT OF ROOTBALL DIA.
13. CONTRACTOR SHALL HAVE A GUARANTEE PERIOD OF 2 YEARS FOR EACH TREE PLANTED.
14. TOPSOIL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - 14.1. NATURAL LOAM WITH THE ADDITION OF COMPOST OR HUMUS
    - 14.2. ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% ~ 12%
    - 14.3. THE pH SHALL BE IN THE RANGE OF 6.0 TO 7.0 INCLUSIVE, UNLESS OTHERWISE APPROVED OR SPECIFIED BY THE JERSEY CITY FORESTER
    - 14.4. SOIL TEXTURAL ANALYSIS: TOP SOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY. ANY SOIL THAT DOES NOT MEET THE REQUIREMENTS BELOW WILL BE REJECTED AND REMOVED FROM THE SITE.

ROCKS, STONE AND GRAVEL >2.0 mm	<5%
SAND (0.05-2.0 mm)	40 ~ 60%
SILT (0.002 - 0.05mm)	20 - 50%
CLAY (<0.002 mm)	20% MAXIMUM

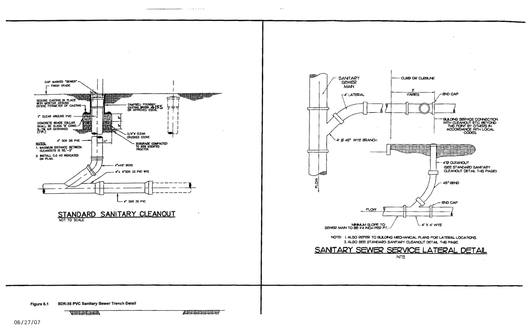
    - 14.5. WHEN TOPSOIL OTHERWISE COMPLIES WITH THE REQUIREMENTS OF THE SPECIFICATION BUT SHOWS A DEFICIENCY IN ORGANIC MATTER, COMPOST MAY BE INCORPORATED WHEN AND AS PERMITTED BY THE FORESTER.
15. ROOT BALL SIZE RELATIVE TO TREE HEIGHT SHALL BE WITHIN THE RANGES SET BY THE AMERICAN NURSERY STANDARDS



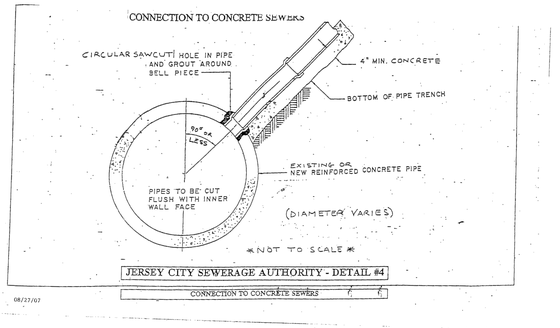
TYPICAL TREE PLANTING DETAIL AND NOTES

N.T.S.

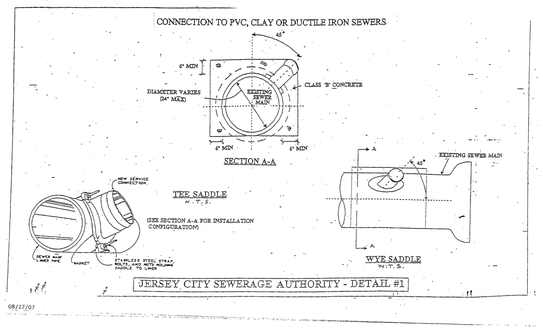
3



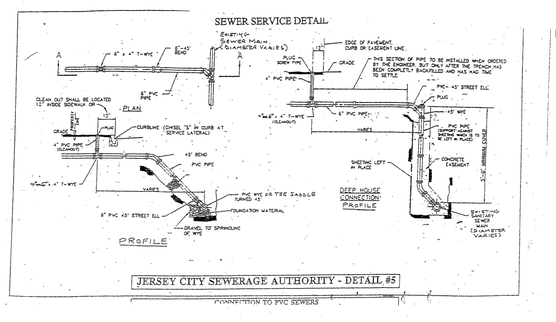
08/27/07



08/27/07



08/27/07

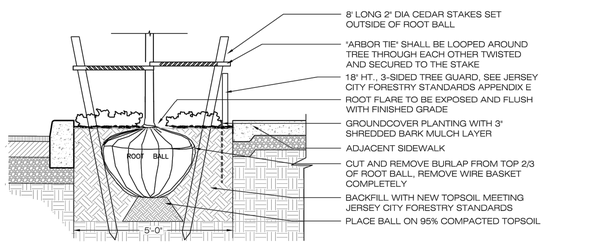


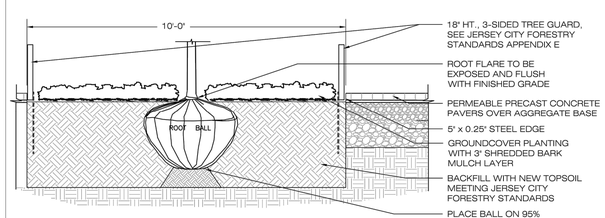
SEWER CONNECTION DETAIL

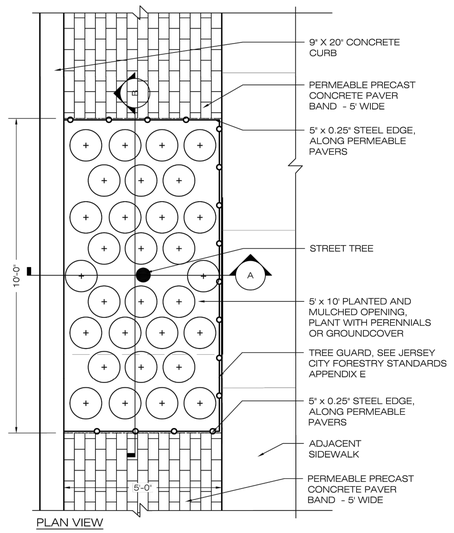
N.T.S.

2

1







STREET TREE PLANTING DETAIL AND TREE PIT DETAIL

N.T.S.

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE

NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION	09.18.2020

REVISIONS:

1	JCMUA UPDATES	01.11.2021

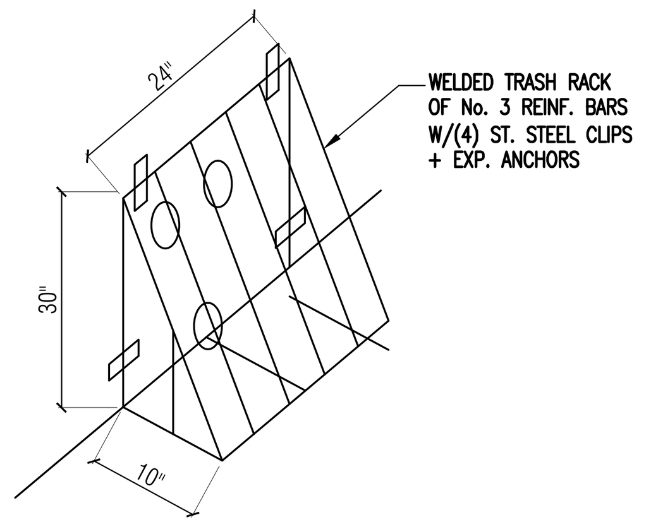
IAE PROJECT NO: 19094

SHEET TITLE:

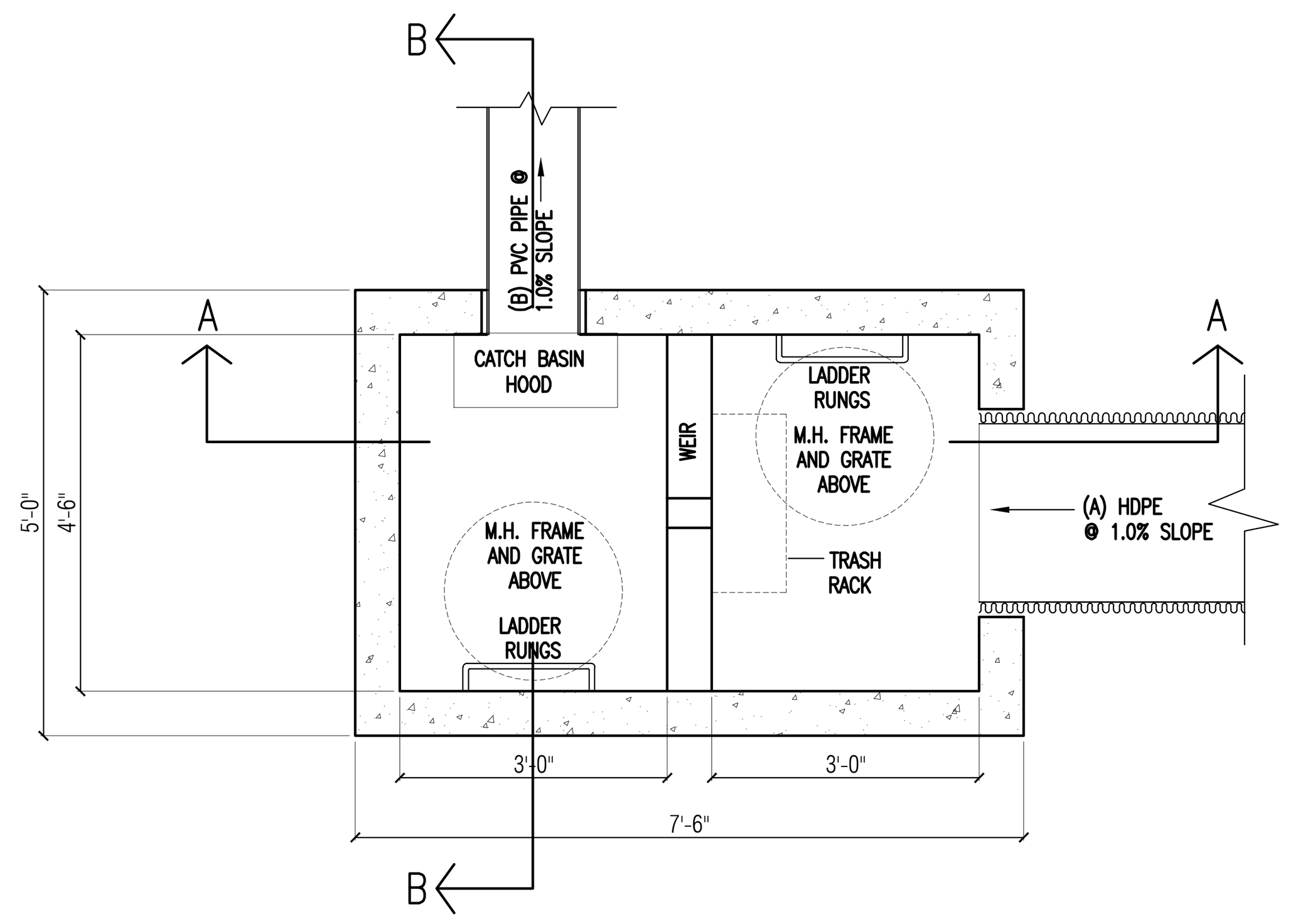
SITE DETAILS - III

SHEET:

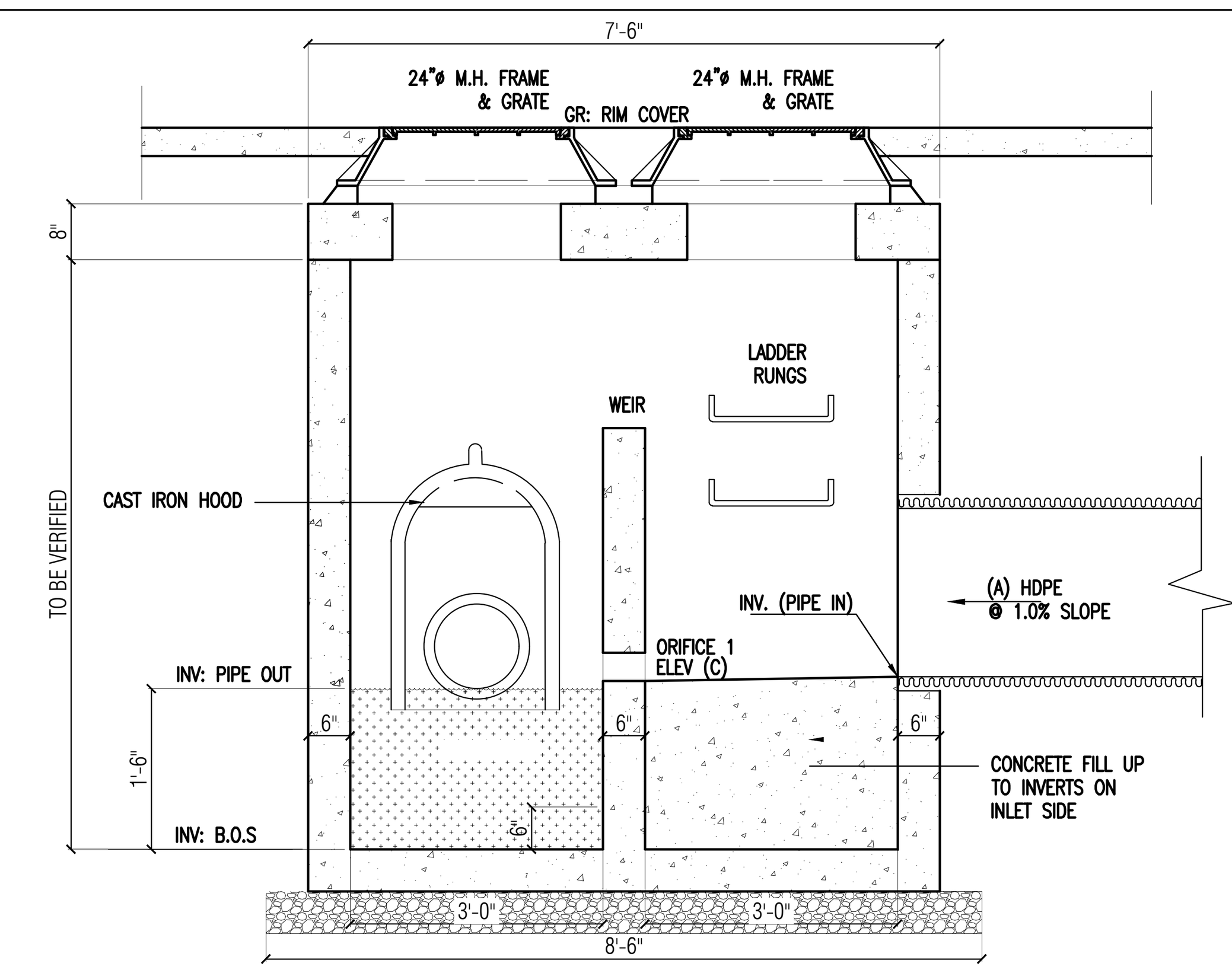
C-2.20



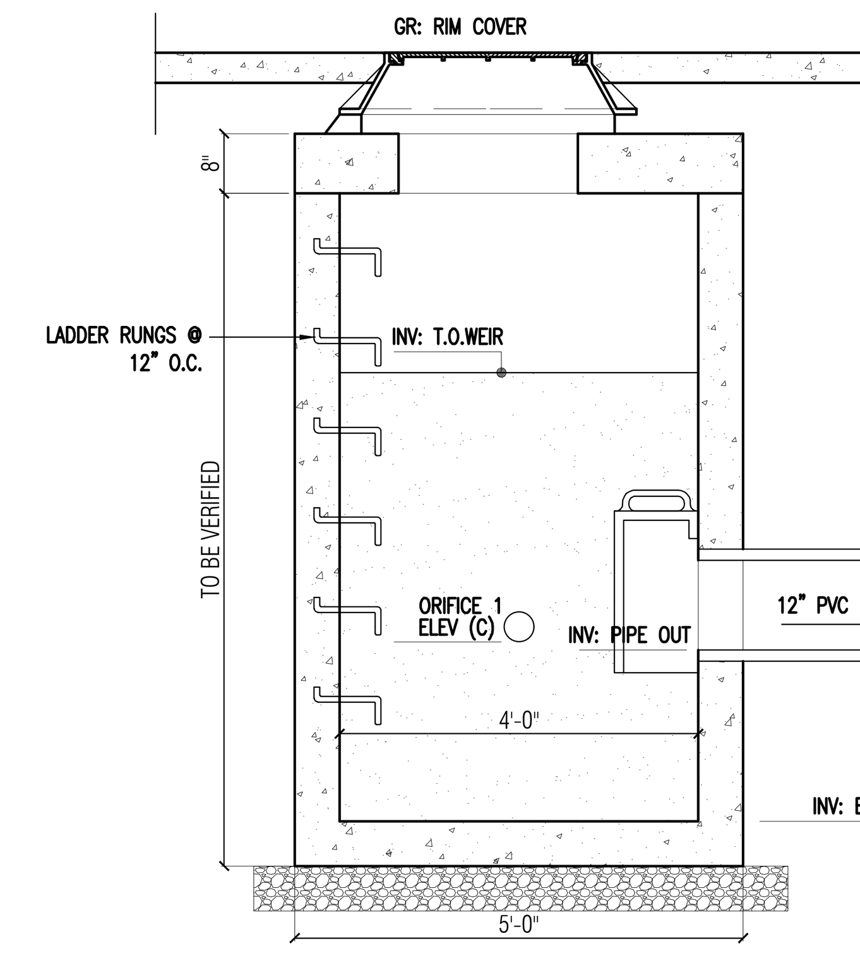
TRASH RACK DETAIL



STORMWATER MANAGEMENT OUTFLOW STRUCTURE



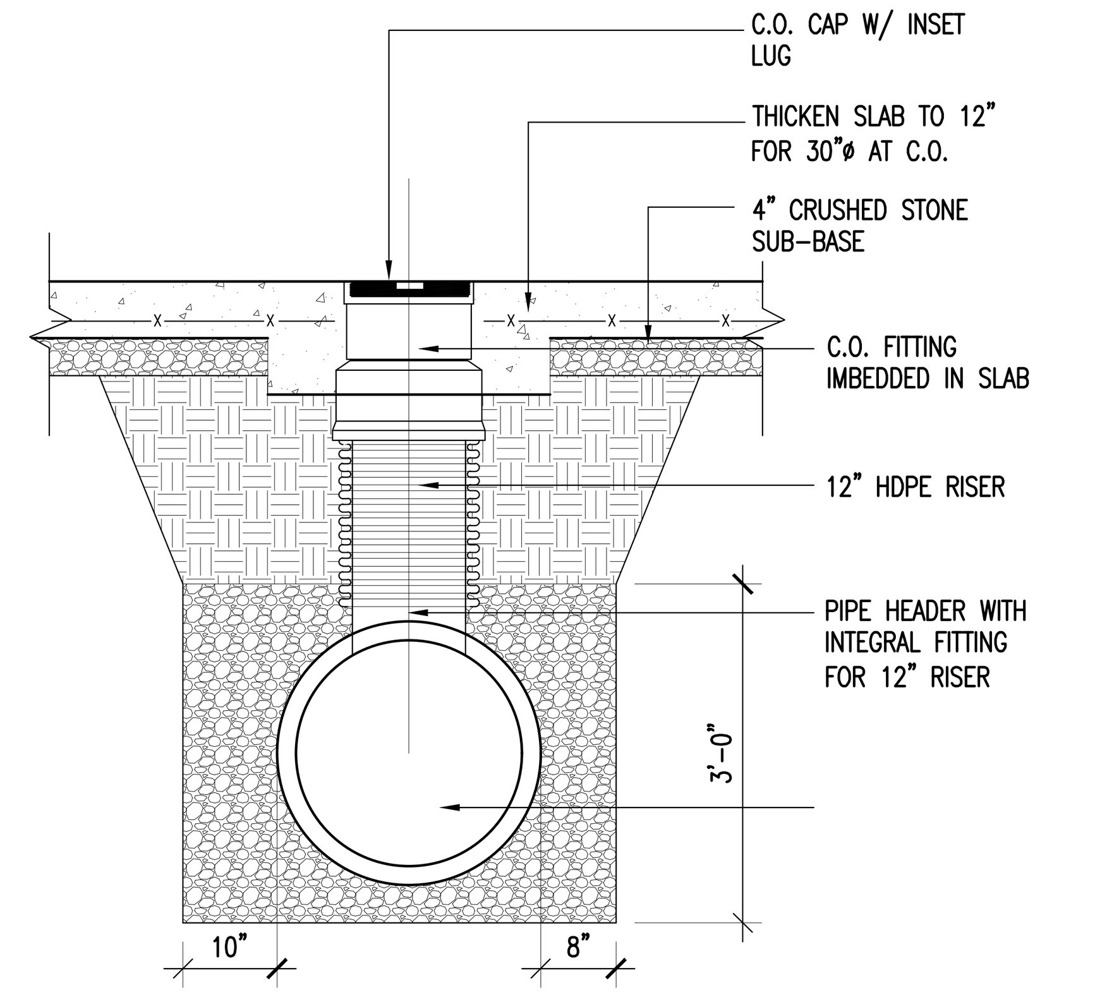
OUTFLOW STRUCTURE SECTION A–A



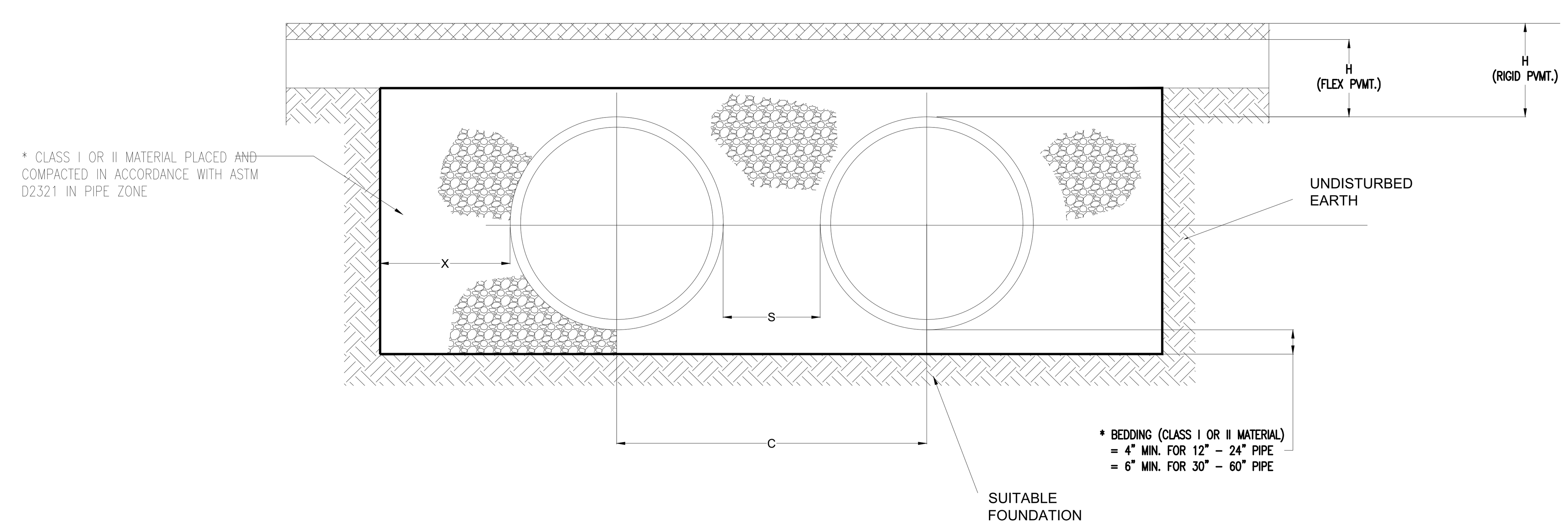
OUTFLOW STRUCTURE SECTION B–B

TERM	CONTROL OUTLET SYSTEM
(A)	36" DIA.
(B)	12" DIA.
(C)	(2) 3" DIA
RIM COVER	**34.60**
T.O.WEIR	31.42
ELEV (C)	28.42
PIPE IN	28.63
PIPE OUT	28.40
B.O.S	26.90

3



STORMWATER DETENTION SYSTEM
HEADER CLEAN OUT DETAIL



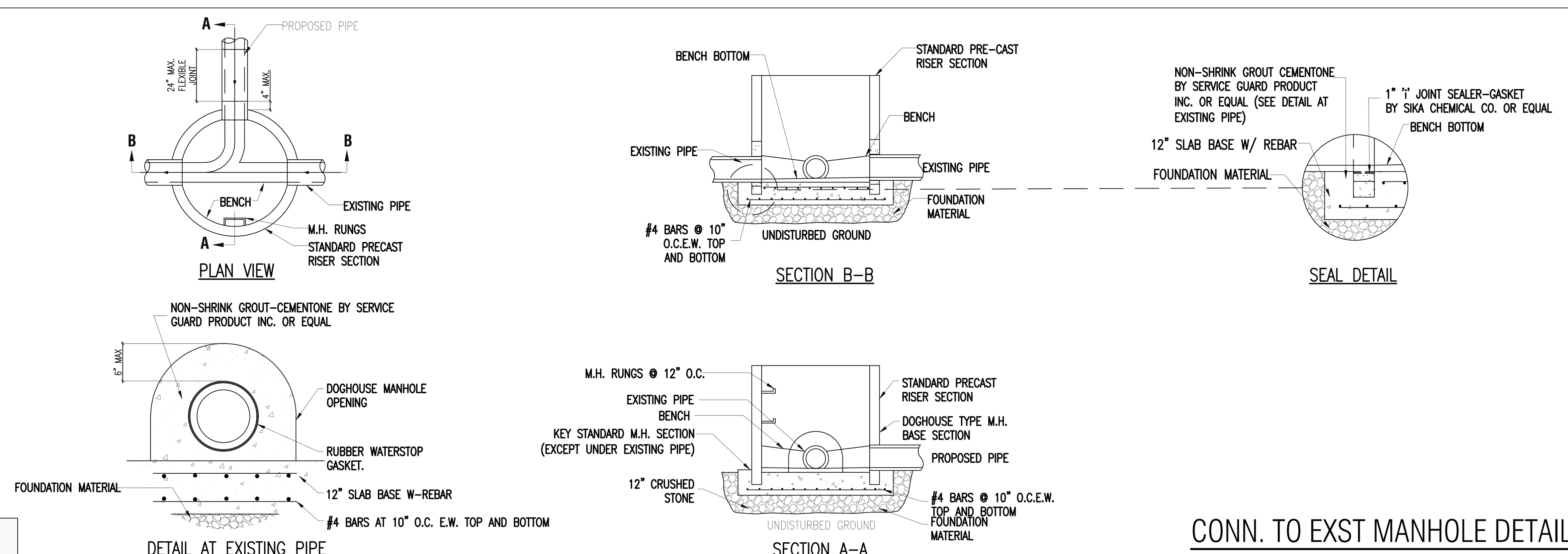
DETAIL SHOWN ABOVE FOR TYPICAL SPACING.
(2) 36" DIA. 85' L HDPE PIPES SEE C–1.20 FOR DRAWING INFORMATION.

NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	TYPICAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON–TRAFFIC)	H (TRAFFIC)
12" (300 MM)	14.5" (368 MM)	11" (279 MM)	25.4" (645 MM)	8" (203 MM)	12" (292 MM)	12" (292 MM)
15" (375 MM)	18" (457 MM)	12" (292 MM)	28.9" (734 MM)	8" (203 MM)	12" (292 MM)	12" (292 MM)
18" (450 MM)	21" (533 MM)	17" (434 MM)	33.9" (862 MM)	9" (229 MM)	12" (292 MM)	12" (292 MM)
24" (600 MM)	28" (711 MM)	13" (330 MM)	40.7" (1034 MM)	10" (254 MM)	12" (292 MM)	12" (292 MM)
30" (750 MM)	36" (914 MM)	18" (457 MM)	53.1" (1347 MM)	18" (457 MM)	12" (292 MM)	12" (292 MM)
36" (900 MM)	42" 1067 MM)	22" (559 MM)	63" (1600 MM)	18" (457 MM)	12" (292 MM)	12" (292 MM)
42" (1050 MM)	48" (1219 MM)	24" (610 MM)	71.9" (1826 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)
48" (1200 MM)	54" (1372 MM)	25" (635 MM)	78.5" (1994 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)
60" (1500 MM)	67" (1702 MM)	24" (610 MM)	90" (2286 MM)	18" (457 MM)	12" (292 MM)	24" (610 MM)

NOTES:

1. ALL REFERENCES TO CLASS I OR II MATERIAL ARE PER ASTM D2321 "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, LATEST EDITION AND THE MANUFACTURER'S PUBLISHED INSTALLATION GUIDELINES.
3. MEASURES SHOULD BE TAKEN TO PREVENT THE MIGRATION OF NATIVE FINES INTO THE BACKFILL MATERIAL, WHEN REQUIRED. SEE ASTM D2321.
4. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
5. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
6. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
7. MINIMUM COVER: MINIMUM COVER OVER ALL RETNETION/DETENTION SYSTEMS IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 36" DIAMETER PIPE AND 24" OF COVER FOR 42" - 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

1



CONN. TO EXST MANHOLE DETAIL
N.T.S.

2

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

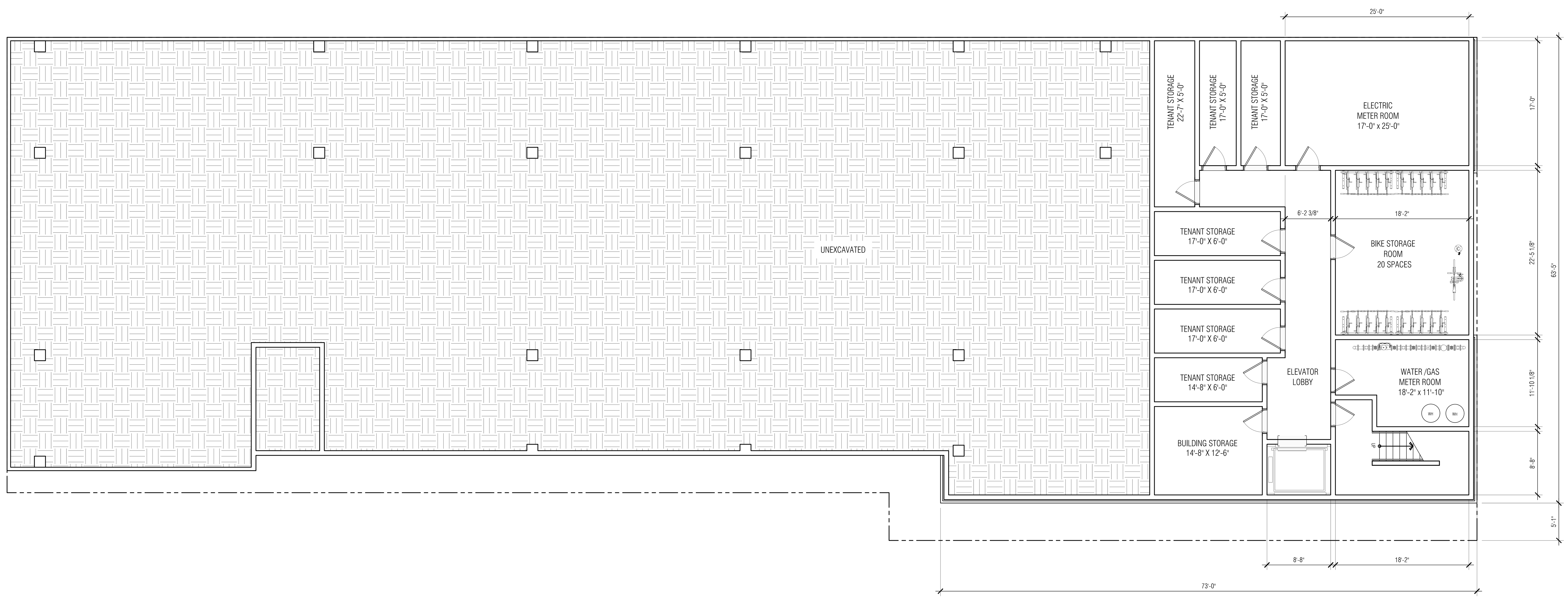
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 JCMUA UPDATES (NEW SHEET) 01.11.2021

IAE PROJECT NO: 19094

SHEET TITLE:
SITE DETAILS - III

SHEET:
C-2.30



1 BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

N

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900
NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

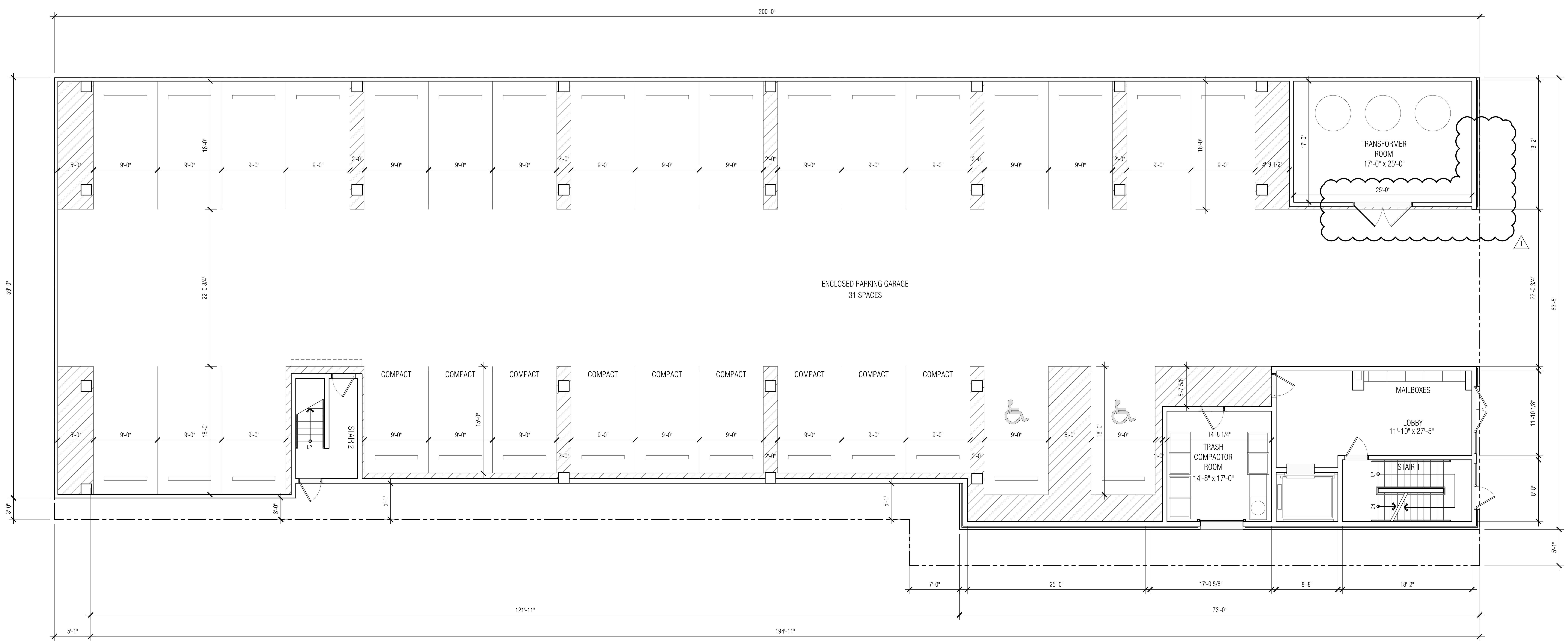
IAE PROJECT NO: 19094

SHEET TITLE:

BASEMENT FLOOR PLAN

SHEET:

A-1.00



1 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

N

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900
NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

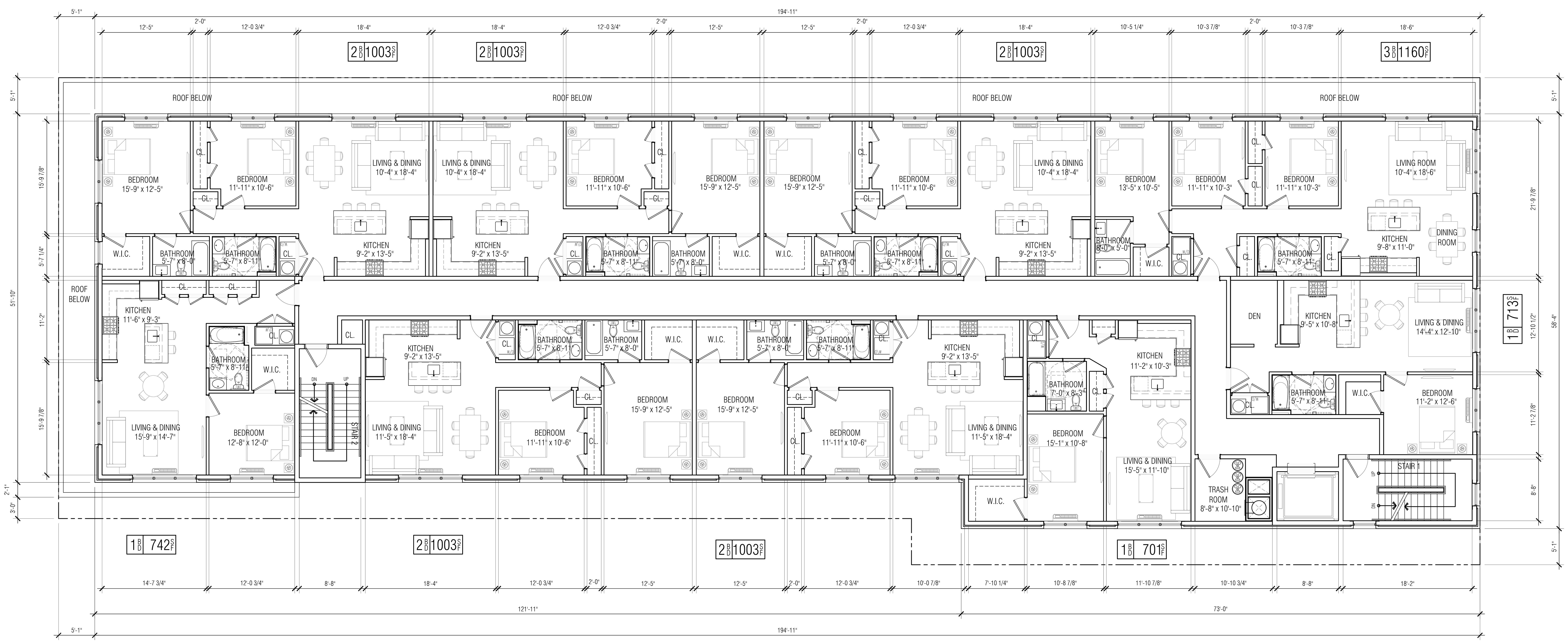
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 UTILITY REVISION 01.12.2021

IAE PROJECT NO: 19094

SHEET TITLE:
GROUND FLOOR PLAN

SHEET:
A-1.01



1 **SECOND - FOURTH FLOOR PLAN**

SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

N

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

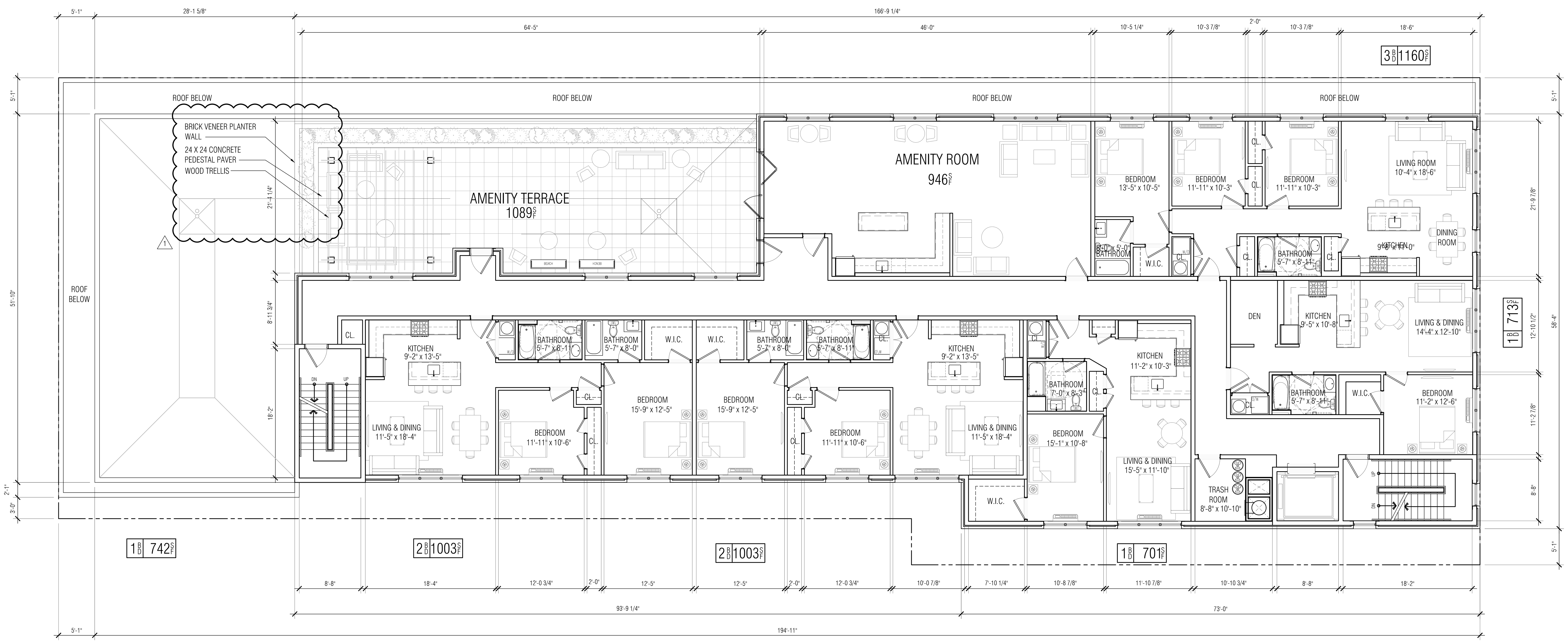
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

IAE PROJECT NO: 19094

SHEET TITLE:
SECOND - FOURTH FLOOR PLAN

SHEET:
A-1.02



1 **FIFTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0' 5' 10' 20'
N

Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900 NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

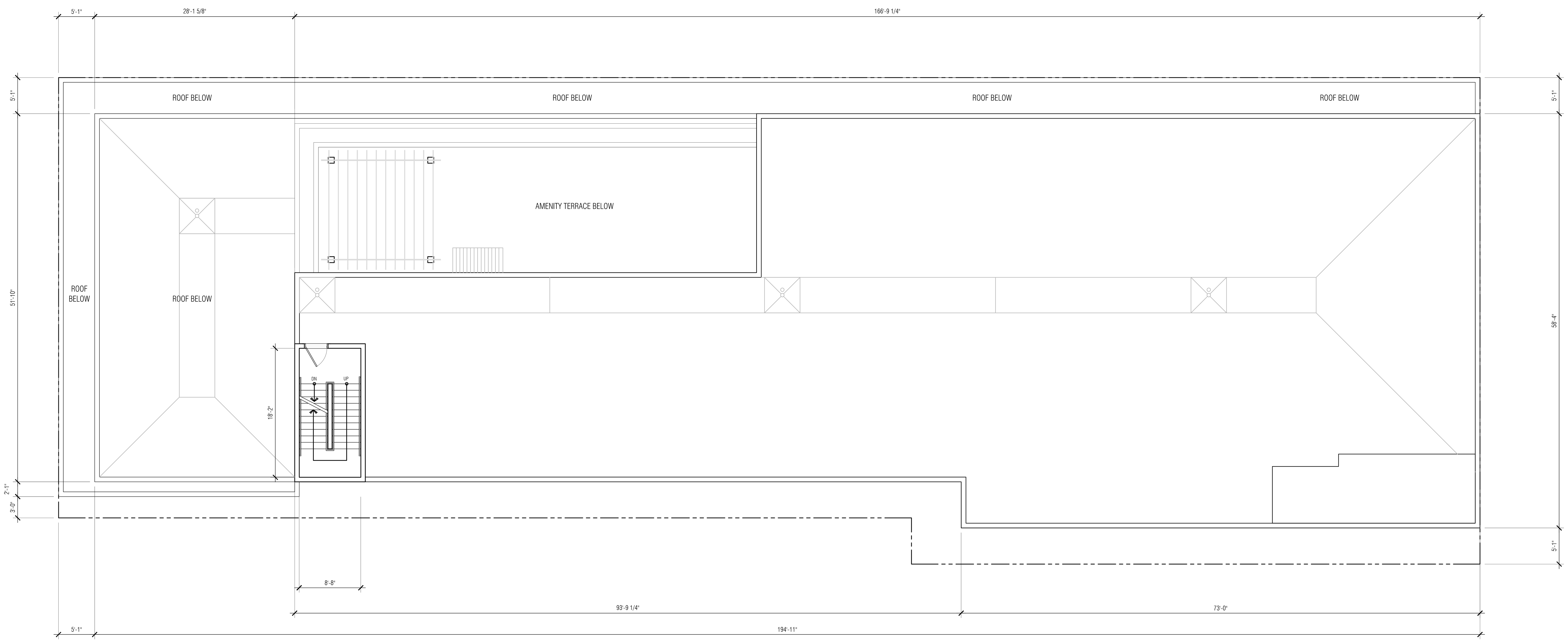
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 ZONING COMMENTS 01.12.2021

IAE PROJECT NO: 19094

SHEET TITLE:
FIFTH FLOOR PLAN

SHEET:
A-1.03



MAIN ROOF PLAN
1

SCALE: 1/8" = 1'-0"

0' 5' 10' 20'

N

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ	AI00846900
	NJ	GE02999700
JOAQUIN BOUZAS	NJ	AI01637300
ALEXANDER MERLUCCI	NJ	AI02002700
ANTHONY D'AGOSTA III	NJ	AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

1 ZONING COMMENTS 01.12.2021

IAE PROJECT NO: 19094

SHEET TITLE:

MAIN ROOF PLAN

SHEET:

A-1.04

2 DELAWARE AVE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

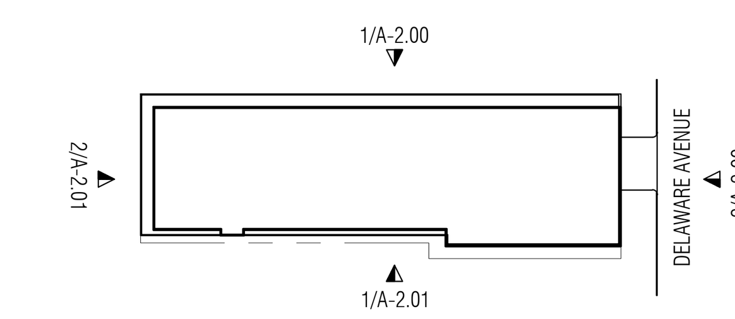
1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND

1A	BRICK VENEER; COLOR: LIGHT GREY BLEND
1B	BRICK VENEER; COLOR: MEDIUM GREY BLEND
2	CAST STONE CORNICE
3	CAST STONE SILL
4	FIBER CEMENT PANEL SIDING: DARK GREY
5	INSULATED GLASS AND ALUMINUM STOREFRONT ENTRY DOOR; COLOR: BLACK
6	INSULATED GLASS AND ALUMINUM STOREFRONT WINDOW; COLOR: BLACK
7	REMOTE CONTROLLED ROLL UP SECURITY GRILL MOUNTED INSIDE OF OPENING; COLOR: BLACK
8	ALUMINUM WRAPPED ENTRY CANOPY WITH CABLE HANGERS; COLOR: POWDERCOAT BLACK
9	CASEMENT WINDOWS; COLOR: BLACK
10	FIXED WINDOWS; COLOR: BLACK
11	WALL MOUNTED BACKLIT CHANNEL CUT LETTER BUILDING SIGNAGE
12	ALUMINUM CORNICE
13	INTEGRAL BRICK PLANTER BOX
14	ELEVATOR / STAIR BULKHEAD
15	PARKING GARAGE METAL SCREEN
16	EXTERIOR PTAC GRILLE - COLOR MATCHED
17	CMU BLOCK; COLOR: LIGHT GREY

KEY PLAN



Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900
NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

1 UTILITY REVISION 01.12.2021

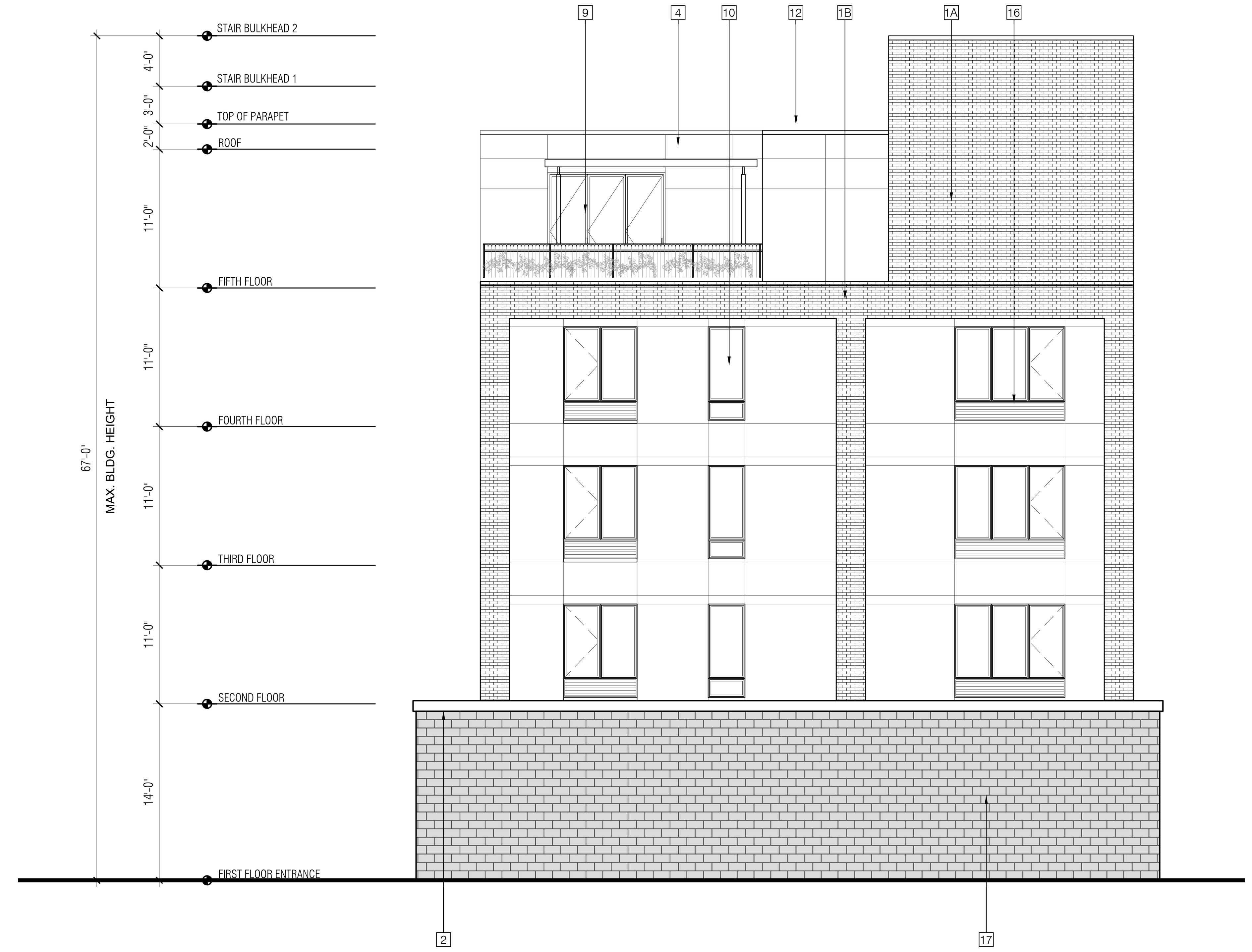
IAE PROJECT NO: 19094

SHEET TITLE:

EXTERIOR ELEVATIONS I

SHEET:

A-2.00



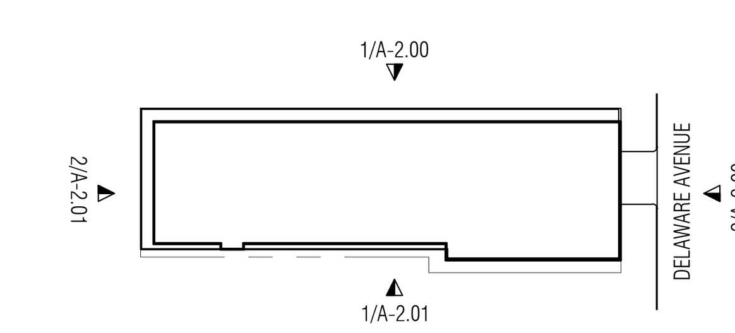
2 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

1 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

LEGEND

1A	BRICK VENEER; COLOR: LIGHT GREY BLEND
1B	BRICK VENEER; COLOR: MEDIUM GREY BLEND
2	CAST STONE CORNICE
3	CAST STONE SILL
4	FIBER CEMENT PANEL SIDING: DARK GREY
5	INSULATED GLASS AND ALUMINUM STOREFRONT ENTRY DOOR; COLOR: BLACK
6	INSULATED GLASS AND ALUMINUM STOREFRONT WINDOW; COLOR: BLACK
7	REMOTE CONTROLLED ROLL UP SECURITY GRILL MOUNTED INSIDE OF OPENING; COLOR: BLACK
8	ALUMINUM WRAPPED ENTRY CANOPY WITH CABLE HANGERS; COLOR: POWDERCOAT BLACK
9	CASEMENT WINDOWS; COLOR: BLACK
10	FIXED WINDOWS; COLOR: BLACK
11	WALL MOUNTED BACKLIT CHANNEL CUT LETTER BUILDING SIGNAGE
12	ALUMINUM CORNICE
13	INTEGRAL BRICK PLANTER BOX
14	ELEVATOR / STAIR BULKHEAD
15	PARKING GARAGE METAL SCREEN
16	EXTERIOR PTAC GRILLE - COLOR MATCHED
17	CMU BLOCK; COLOR: LIGHT GREY

KEY PLAN



Inglese Architecture + Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE NJ AI00846900
NJ GE02999700
JOAQUIN BOUZAS NJ AI01637300
ALEXANDER MERLUCCI NJ AI02002700
ANTHONY D'AGOSTA III NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

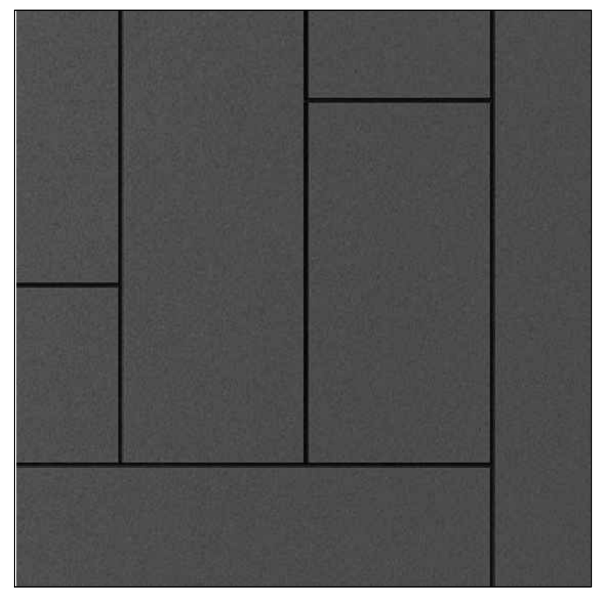
PLANNING BOARD SUBMISSION 09.18.2020

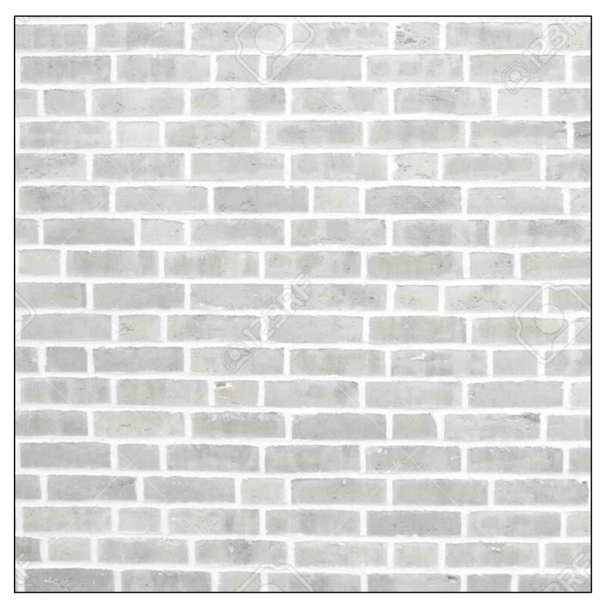
REVISIONS:

IAE PROJECT NO: 19094

SHEET TITLE:
EXTERIOR ELEVATIONS II

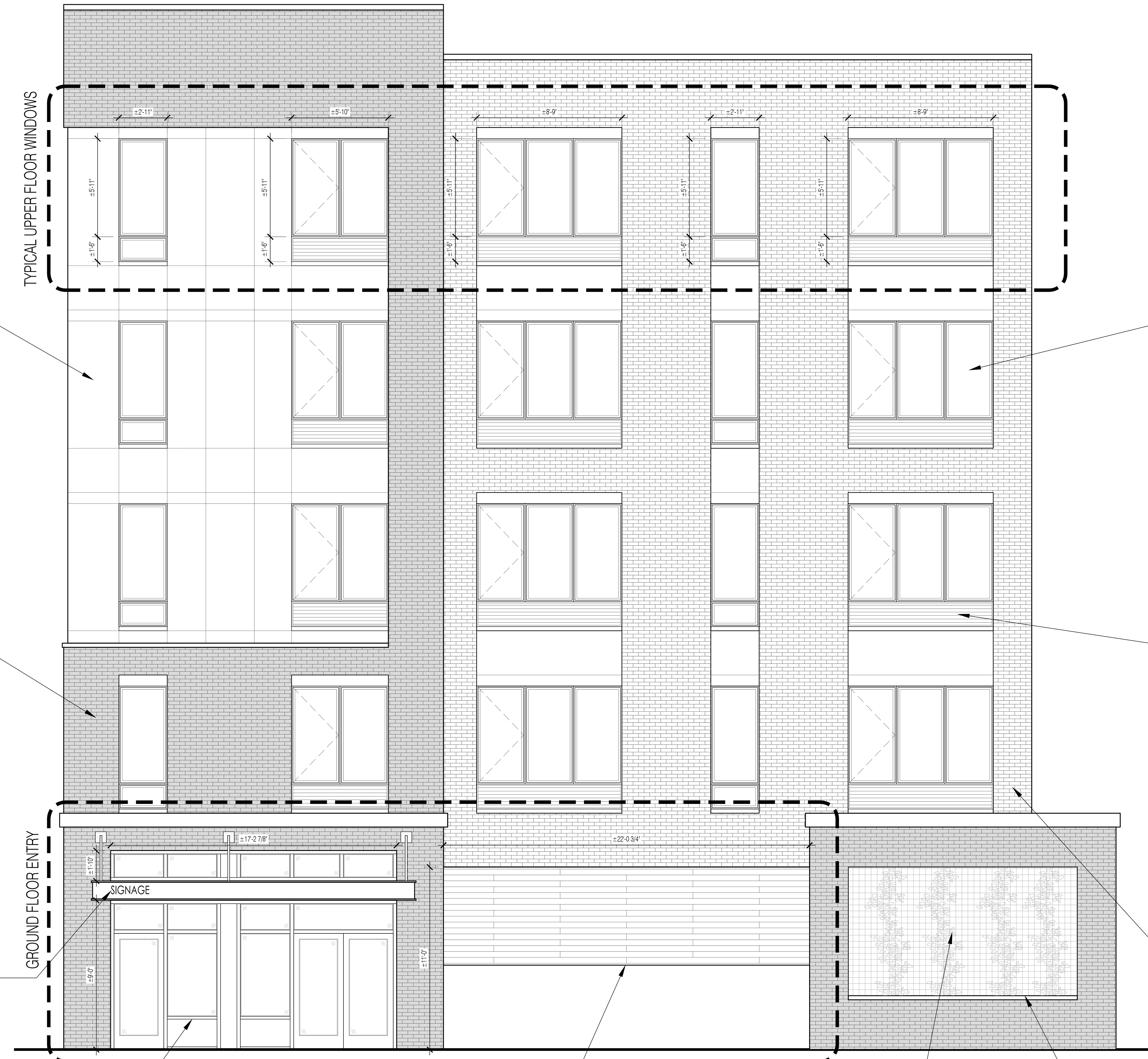
SHEET:
A-2.01


FIBER CEMENT PANEL SIDING
COLOR: DARK GREY
FINISH: SMOOTH

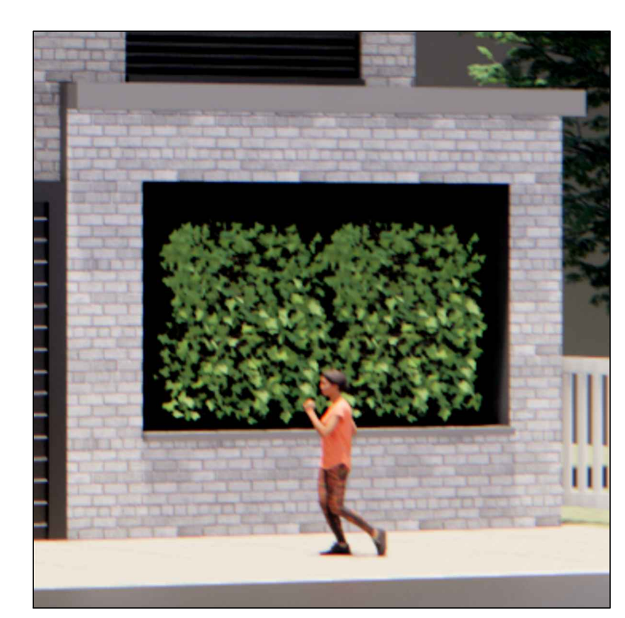

BRICK VENEER
COLOR: LIGHT GREY BLEND
FINISH: SMOOTH

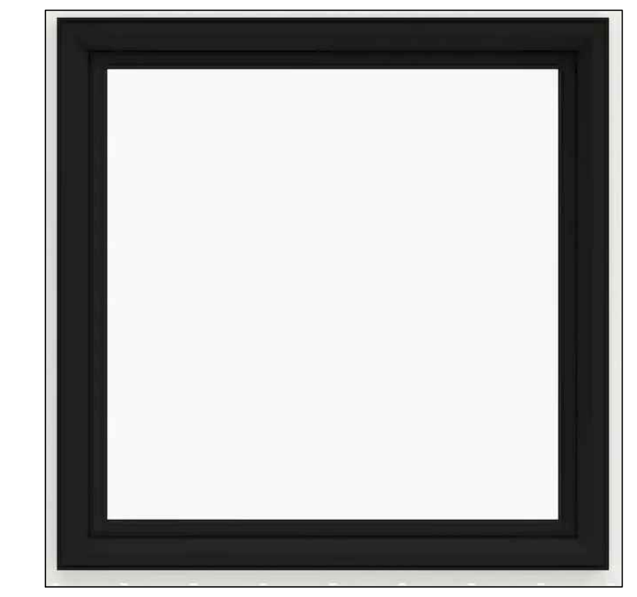
BUILDING SIGNAGE
6" EXTRUDED METAL LETTERING
COLOR: STAINLESS STEEL


ALUMINUM & GLASS
STOREFRONT ENTRY
COLOR: BLACK

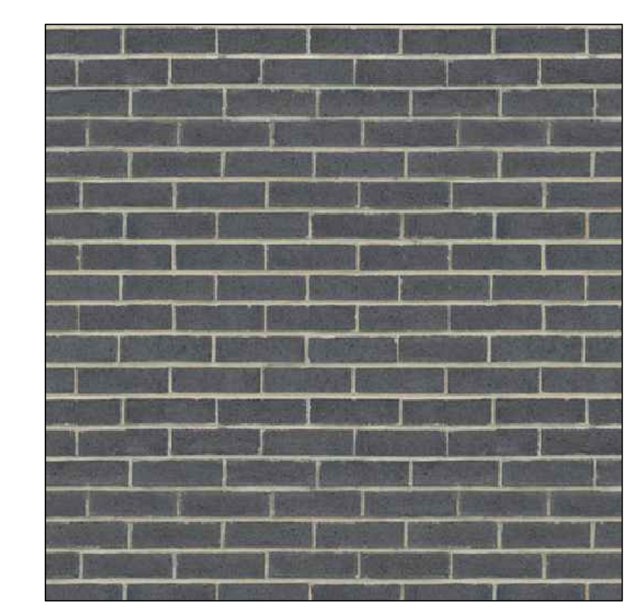



GARAGE SECURITY GRILLE
COLOR: BLACK


IVY SCREEN WALL OVER
METAL GRID
COLOR: BLACK


TYPICAL WINDOW
COLOR: BLACK


A/C GRILLE
COLOR: BLACK


BRICK VEENER
COLOR: MEDIUM GREY BLEND
FINISH: SMOOTH


CAST STONE SILL & HEADERS
COLOR: GREY OR SIMILAR
FINISH: SMOOTH

② **DELAWARE AVE**
ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"

Inglese Architecture
+ Engineering
632 Pompton Avenue
Cedar Grove, NJ 07009
t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

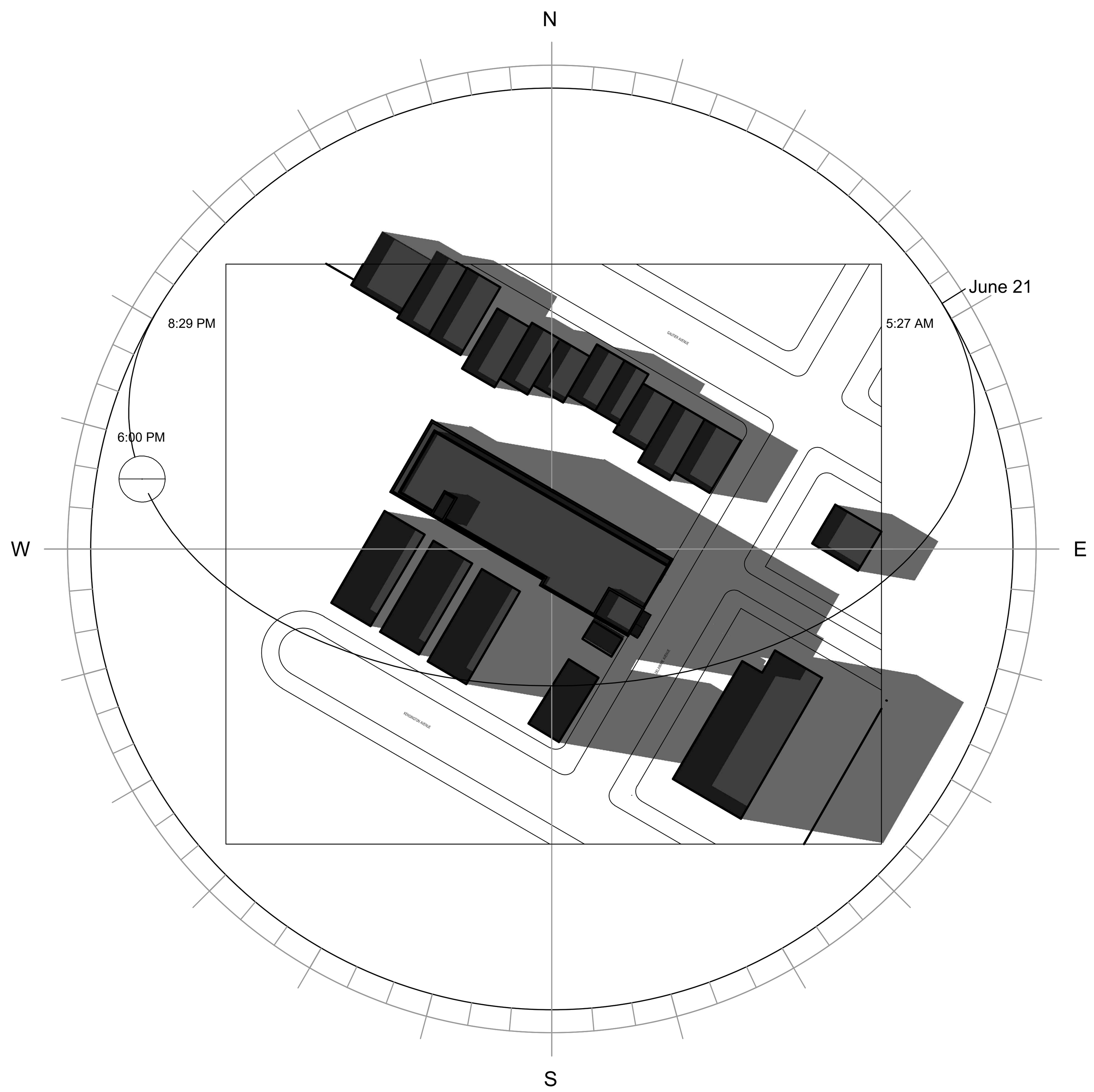
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:
1 ZONING COMMENTS 01.12.2021

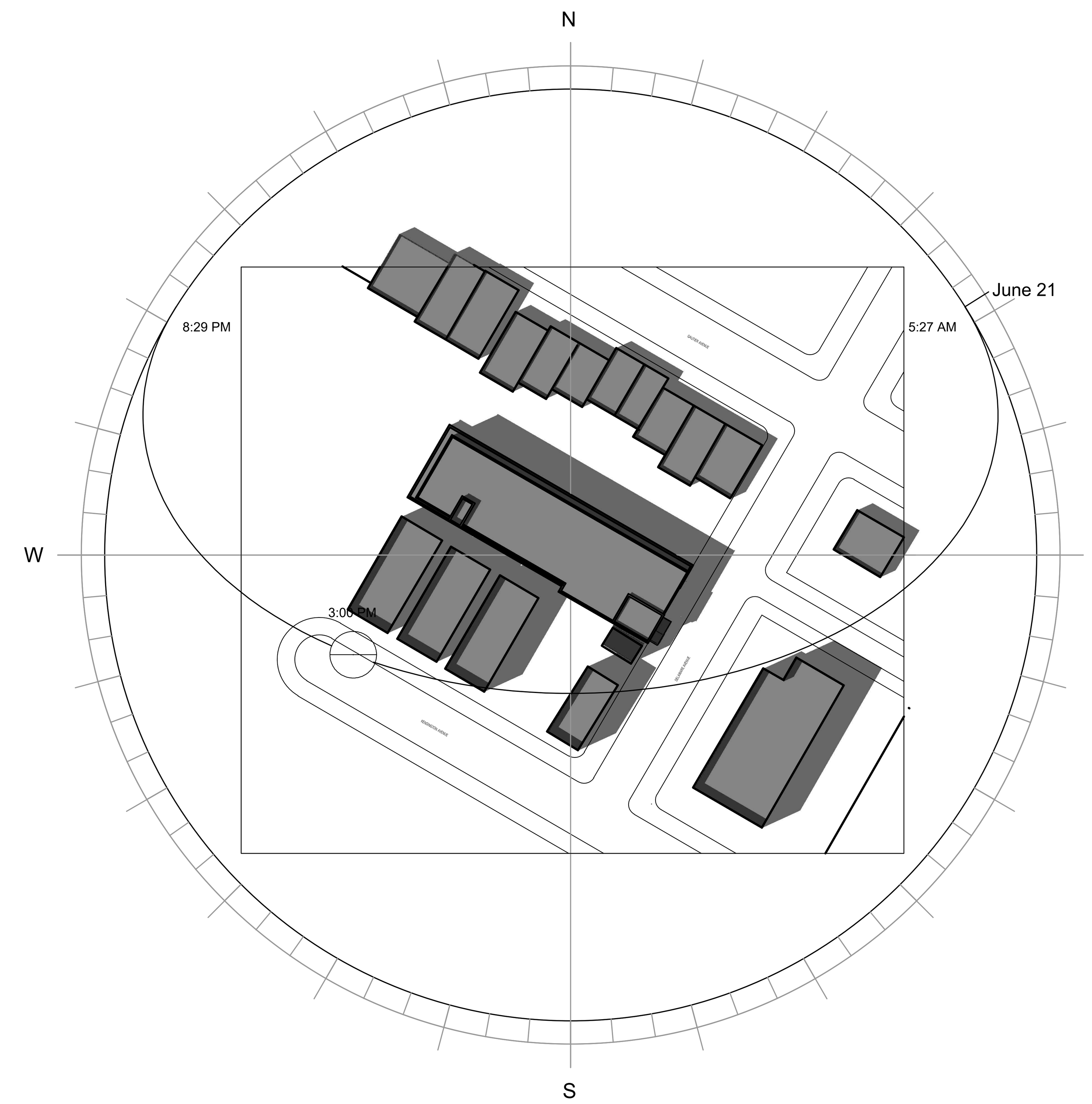
IAE PROJECT NO: 19094

SHEET TITLE:
ENLARGED EXTERIOR ELEVATION DETAILS

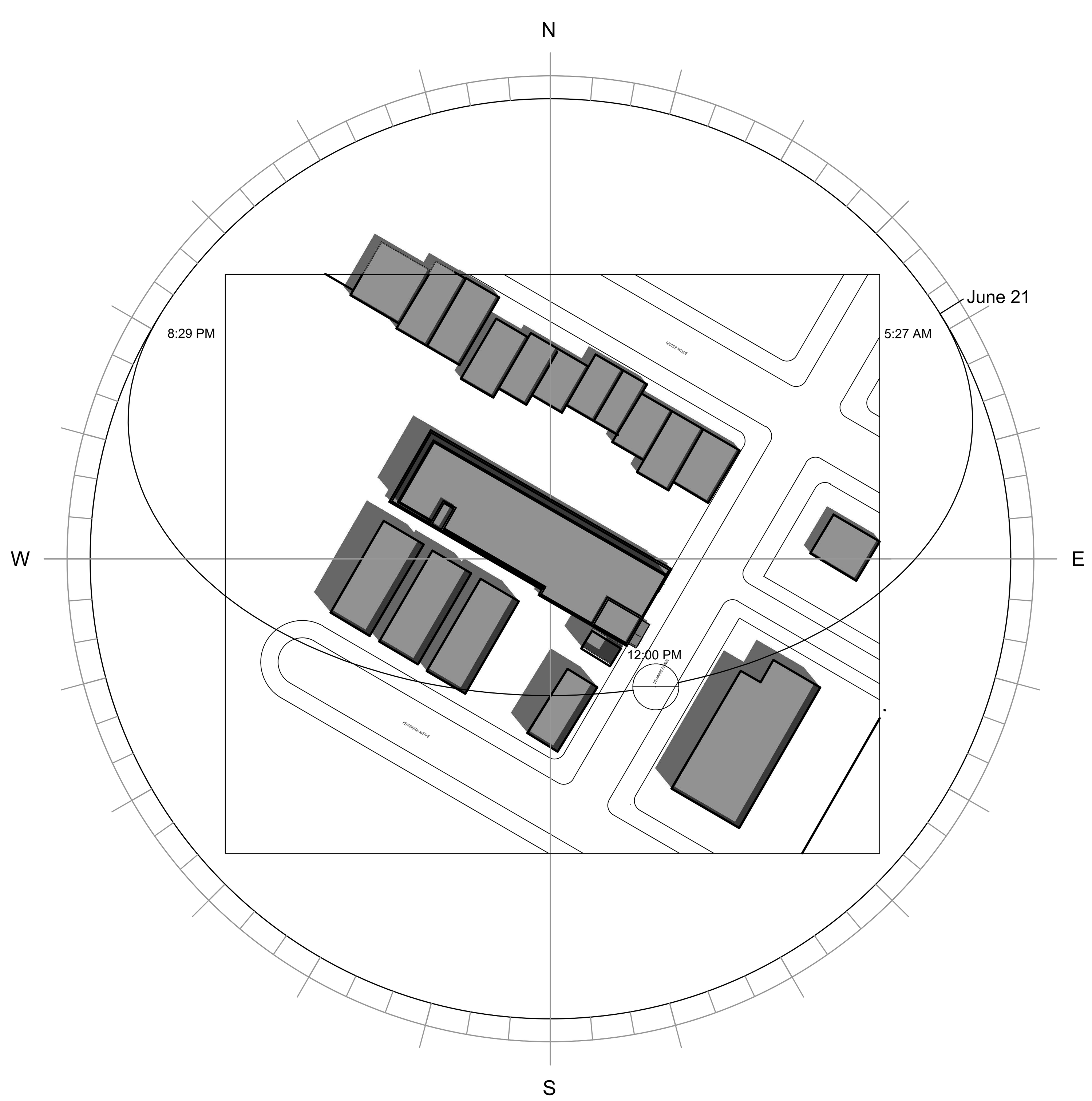
SHEET:
A-2.10



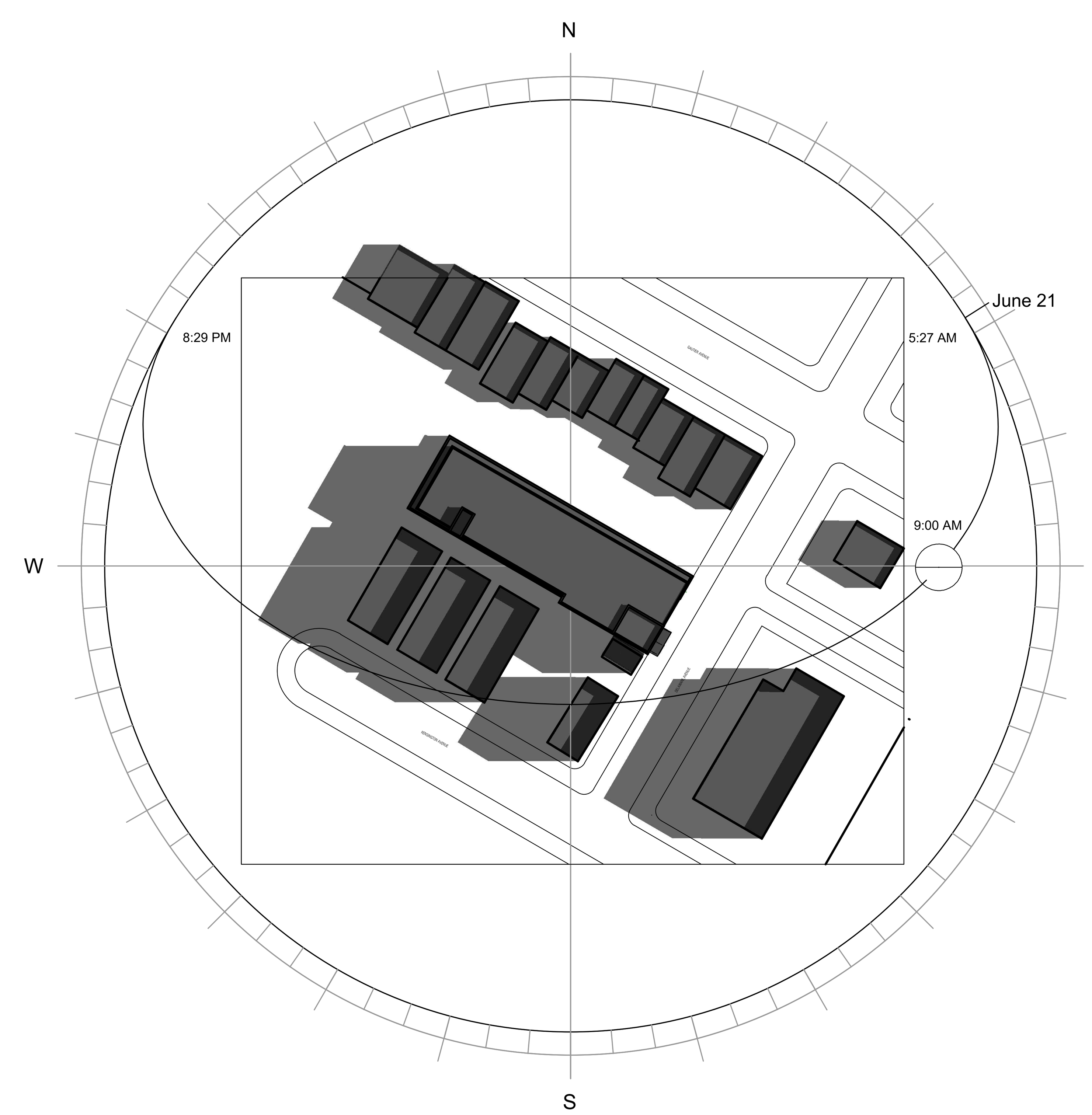
④ **JUNE 21ST 6PM**
SCALE: 1" = 80'-0"



③ **JUNE 21ST 3PM**
SCALE: 1" = 80'-0"



② **JUNE 21ST 12PM**
SCALE: 1" = 80'-0"



① **JUNE 21ST 9AM**
SCALE: 1" = 80'-0"

Inglese Architecture
+ Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:
LCM OP 127 DELAWARE LLC
215 BERKLEY AVE.
BELLE MEAD, NJ 08502

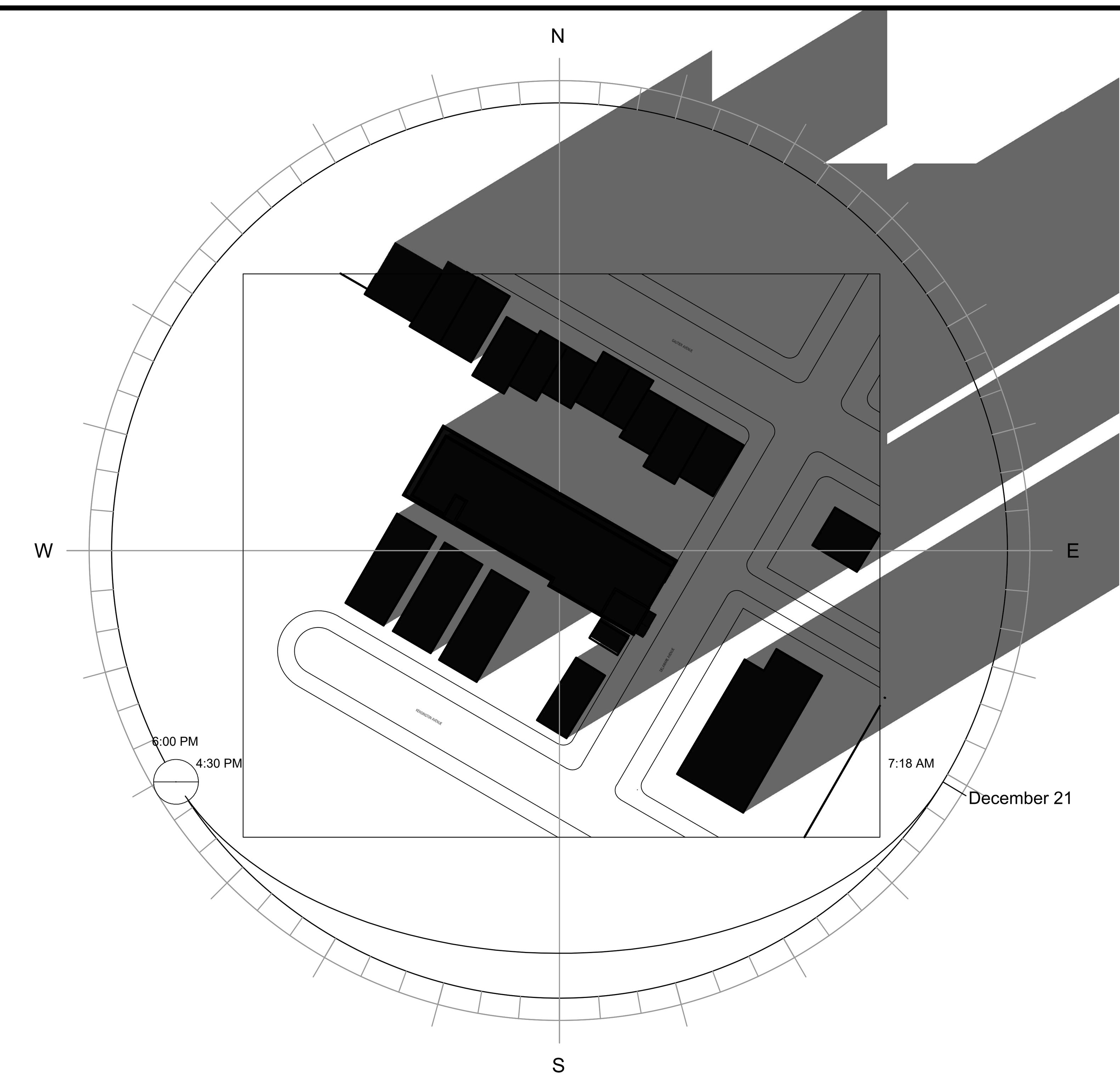
SUBMISSIONS:
PLANNING BOARD SUBMISSION 09.18.2020

REVISIONS:

IAE PROJECT NO: 19094

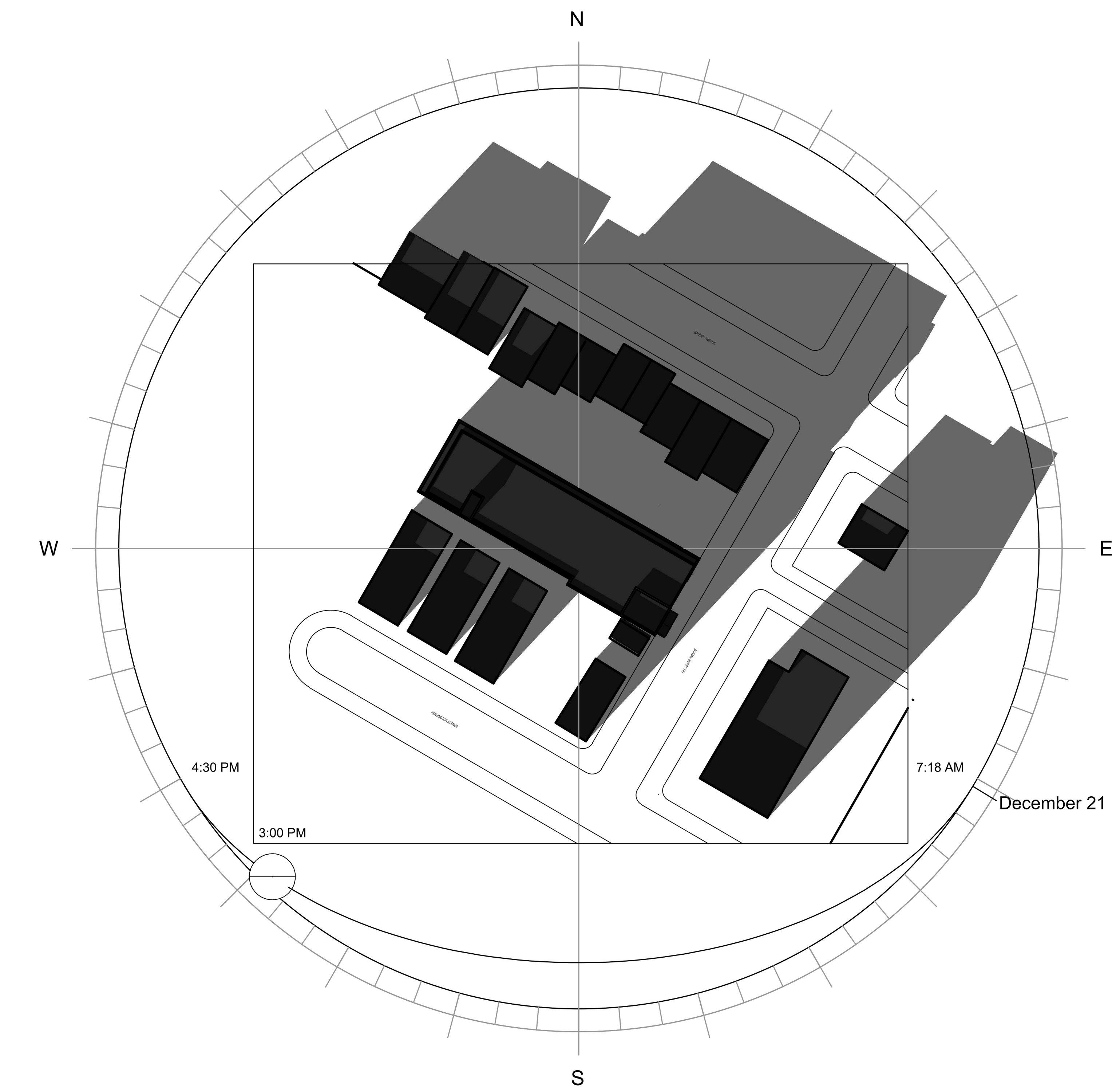
SHEET TITLE:
JUNE 21ST SHADOW STUDIES

SHEET:
A-3.00



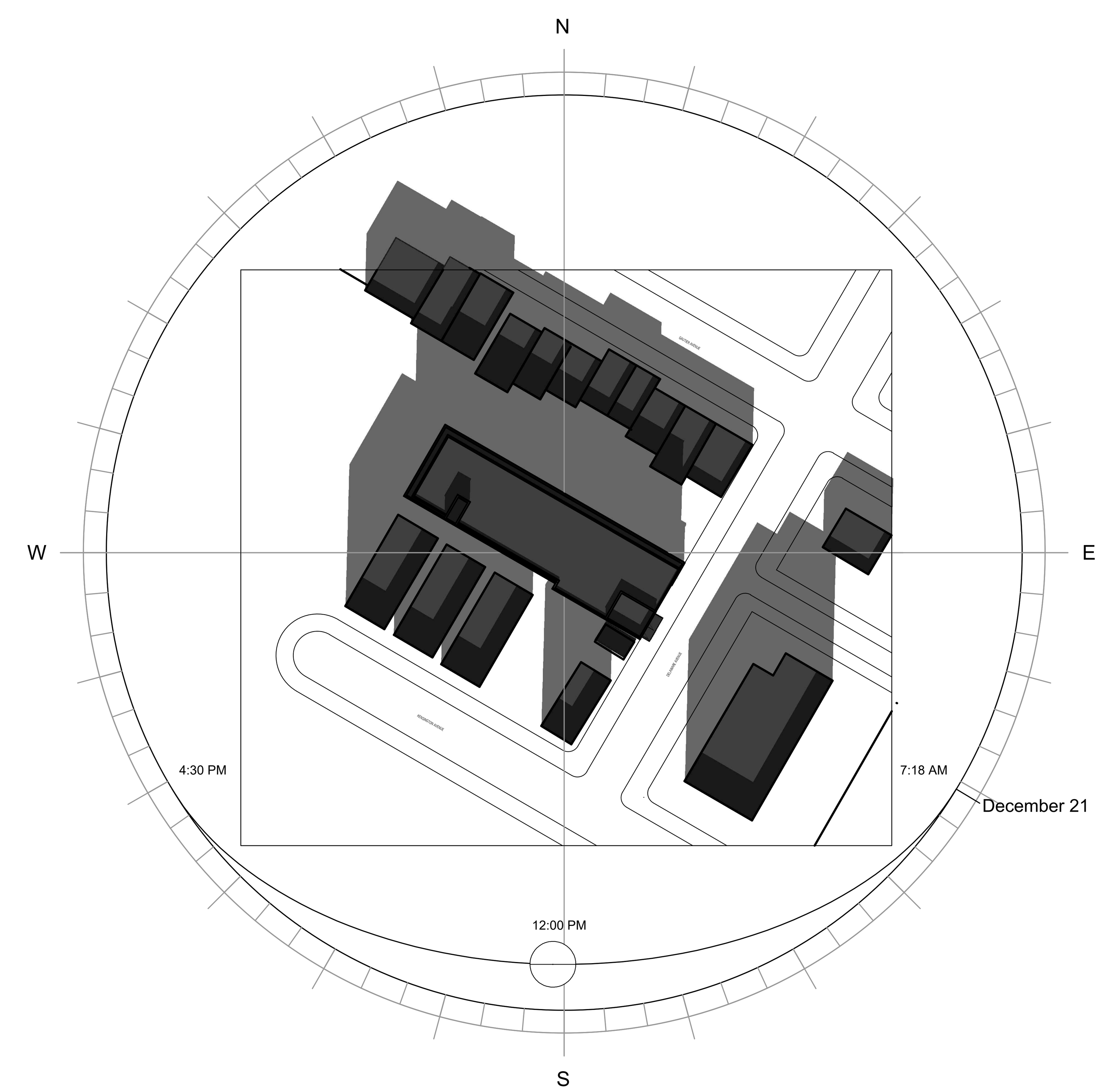
(4) **DECEMBER 21ST 6PM**

SCALE: 1" = 80'-0"



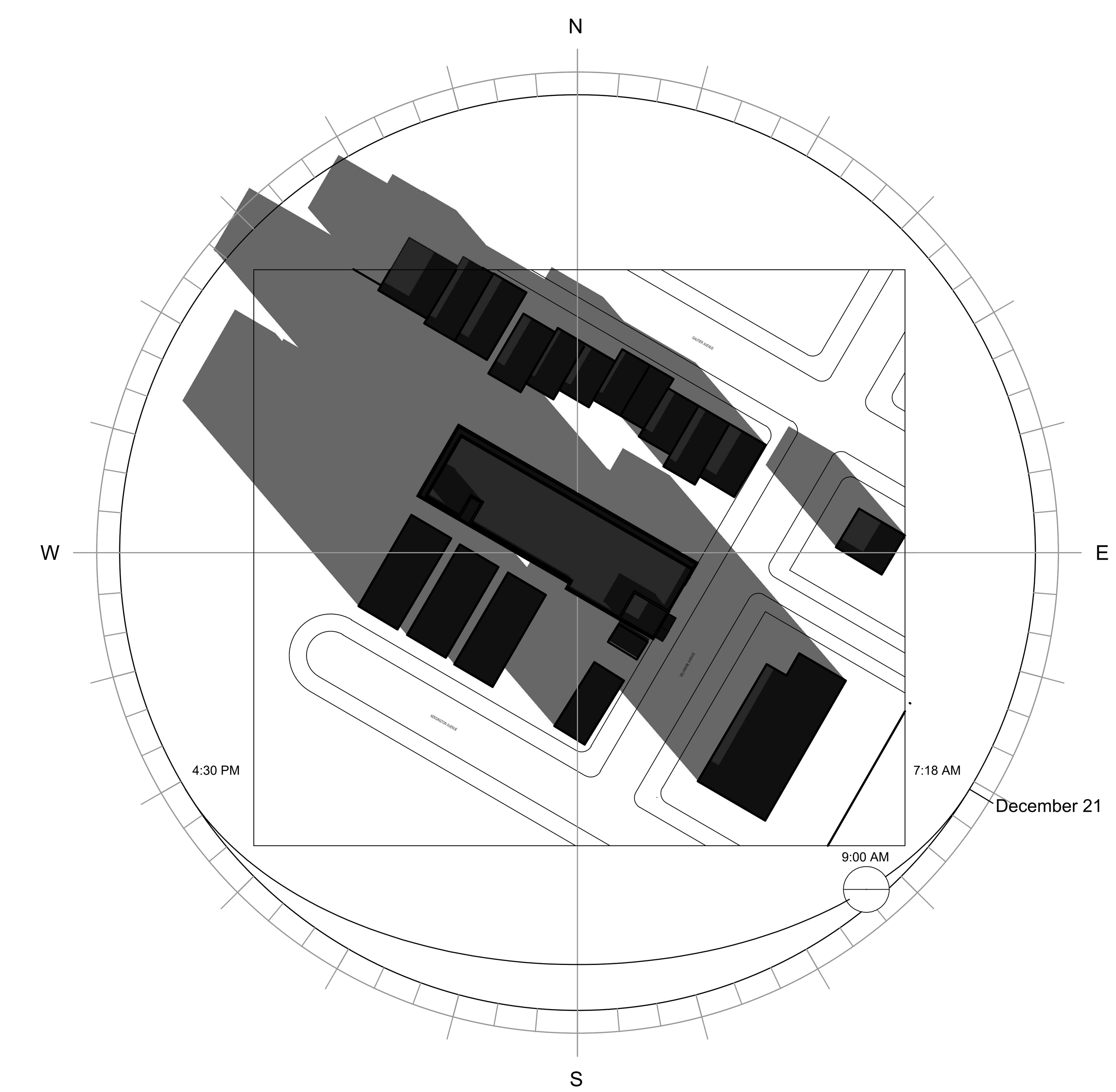
(3) **DECEMBER 21ST 3PM**

SCALE: 1" = 80'-0"



(2) **DECEMBER 21ST 12PM**

SCALE: 1" = 80'-0"



(1) **DECEMBER 21ST 9AM**

SCALE: 1" = 80'-0"

Inglese Architecture + Engineering

632 Pompton Avenue
Cedar Grove, NJ 07009

t. 201.438.0081
www.inglese-ae.com
info@inglese-ae.com

PLANNING BOARD SET

JOHN INGLESE	NJ AI00846900
	NJ GE02999700
JOAQUIN BOUZAS	NJ AI01637300
ALEXANDER MERLUCCI	NJ AI02002700
ANTHONY D'AGOSTA III	NJ AI02023700

CONSULTANTS:

127 DELAWARE
NEW 5-STORY MULTI-FAMILY RESIDENCE
127 DELAWARE AVENUE
JERSEY CITY, NJ 07306

OWNER:

LCM OP 127 DELAWARE LLC

215 BERKLEY AVE.
BELLE MEAD, NJ 08502

SUBMISSIONS:

PLANNING BOARD SUBMISSION	09.18.2020

REVISIONS:

IAE PROJECT NO: 19094

SHEET TITLE:

DECEMBER 21ST SHADOW STUDIES

SHEET:

A-3.01