



Steven M. Fulop
Mayor

CITY OF JERSEY CITY
DEPARTMENT OF INFRASTRUCTURE
Division of Engineering

Municipal Services Complex
13-15 Linden Avenue East, Jersey City, NJ 07305
Department: 201-547-4727 | Division: 201-547-4411



Barkha R Patel
Director

DATE: June 27, 2022
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: Portofino Condominium
1 2nd Street
Block 11603, Lot 34

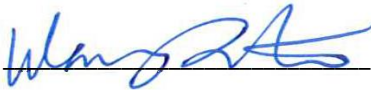
This site plan review is based upon plans submitted by Andrew Amorosi, P.E. of The Falcon Group located in Bridgewater, NJ 08807.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Cover Sheet	CS-100	11.12.18	12.16.21
• Existing Site Plan	C-100	11.12.18	12.16.21
• Demolition Plan	C-101	11.12.18	12.16.21
• Proposed Site Improvements Plan	C-102	11.12.18	12.16.21
• Proposed Grading Plan	C-103	11.12.18	12.16.21
• Proposed SESC Plan	C-104	11.12.18	12.16.21
• Proposed Landscaping Plan	L-100	11.12.18	12.16.21
• Proposed Irrigation Plan	L-101	11.12.18	12.16.21
• Electrical Plan	E-100-103	11.12.18	12.16.21
• Construction Details	CD-100-103	11.12.18	12.16.21

PLANS, COMMENTS:

1. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. The following note must appear on the plan:
“All demolition material and debris and all items removed from the property and the public areas adjacent, shall be disposed outside the City limits of Jersey City in accordance with the rules and regulations of the City’s Environmental Commission and in accordance with the regulations and laws of the NJDEP.”
3. Show parking lot dimensions on the plan.

4. The entire site improvements, including the irrigation system, shall be located entirely within the confines of the proposed property.
5. Provide a lighting plan with illumination contours. The area of illumination shall meet the minimum redevelopment plan requirements.
6. Drainage system connection requires JCMUA's review and approval.
7. Please notify this office in writing at least 72 hours prior to commencement of construction work.
8. Jersey City Division of Engineering reserves the right to inspect the site and impose additional improvements to any damaged areas within the City right-of-way. All improvements must comply with the requirements of City of Jersey City, Division of Engineering Construction Guidelines.
9. Upon completion of construction, please provide this office with an as-built plan showing all of the new improvements.



Lichuan Wang, P.E., C.M.E.
Principal Engineer



Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Andrew Amorosi, P.E. of The Falcon Group
LW/File