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Date: 9 December 2022

Re: Phase I Amended Site Plan – Drawing Revisions Narrative
808 Pavonia (“The Project”)
Jersey City, New Jersey
Langan Project No. 100673802

The purpose of this memorandum is to summarize the drawing revisions for the 808 Pavonia project in Jersey City, New Jersey, since the latest drawing submission dated 23 August 2022.

1. CS001 – Cover Sheet
 - a) No revisions were made.
2. CS002 –Zoning Table I
 - a) Updated Lot Area and Shape Factor per latest subdivision.
 - b) Updated storefront requirements.
 - c) Updated materials requirements.
 - d) Updated ground floor frontage requirements.
3. CS003 –Zoning Table II
 - a) Updated energy efficiency requirements.
 - b) Updated floor area ratio requirements.
4. CS004 –Zoning Table III
 - a) Updated building height requirements.
 - b) Updated building coverage requirements.
 - c) Updated below grade parking requirements.
5. CS005 –Zoning Table IV
 - a) No revisions were made.
6. CS006 –Zoning Table V
 - a) No revisions were made.
7. CD101 – Demolition Plan
 - a) No revisions were made.
8. CS101 – Site Plan
 - a) Updated extents of planted areas.
 - b) Updated Building 1 ground floor extents.

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- c) Updated overhead bridge extents.
 - d) Added bollard at stairs to lower parking garage.
 - e) Added additional planters at Building 1.
9. CF101 – Phasing Plan
- a) No revisions were made.
10. CS102 – Easement Plan
- a) No revisions were made.
11. CS103 – Fire Truck Circulation Plan
- a) No revisions were made.
12. CS104 – Truck Circulation Plan
- a) No revisions were made.
13. CG101 – Grading Plan
- a) No revisions were made.
14. CG102 – Drainage Plan
- a) Added drainage piping for newly added planters at Building 1.
15. CU101 – Utility Plan
- a) Shifted location of Building Sanitary Lateral-1.
 - b) Updated to include full extents of existing sanitary sewer upgrades in Pavonia and Van Reipen Avenue.
 - c) Updated to include full extents of existing water line upgrades in Pavonia and Van Reipen Avenue.
16. CU201 – Sanitary Sewer Profiles
- a) Updated to show full length of sanitary sewer profile in Pavonia Avenue as requested by JCMUA.
17. CU501 – Utility Notes
- a) No revisions were made.
18. CE101 – Soil Erosion and Sediment Control Plan
- a) No revisions were made.
19. CE501 – Soil Erosion and Sediment Control Notes and Details
- a) No revisions were made.
20. CS501 – Site Details I
- a) No revisions were made.

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21. CS502 – Site Details II
 - a) No revisions were made.

22. CS503 – Site Details III
 - a) No revisions were made.

23. CS504 – Site Details IV
 - a) Added concrete encasement detail.

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