







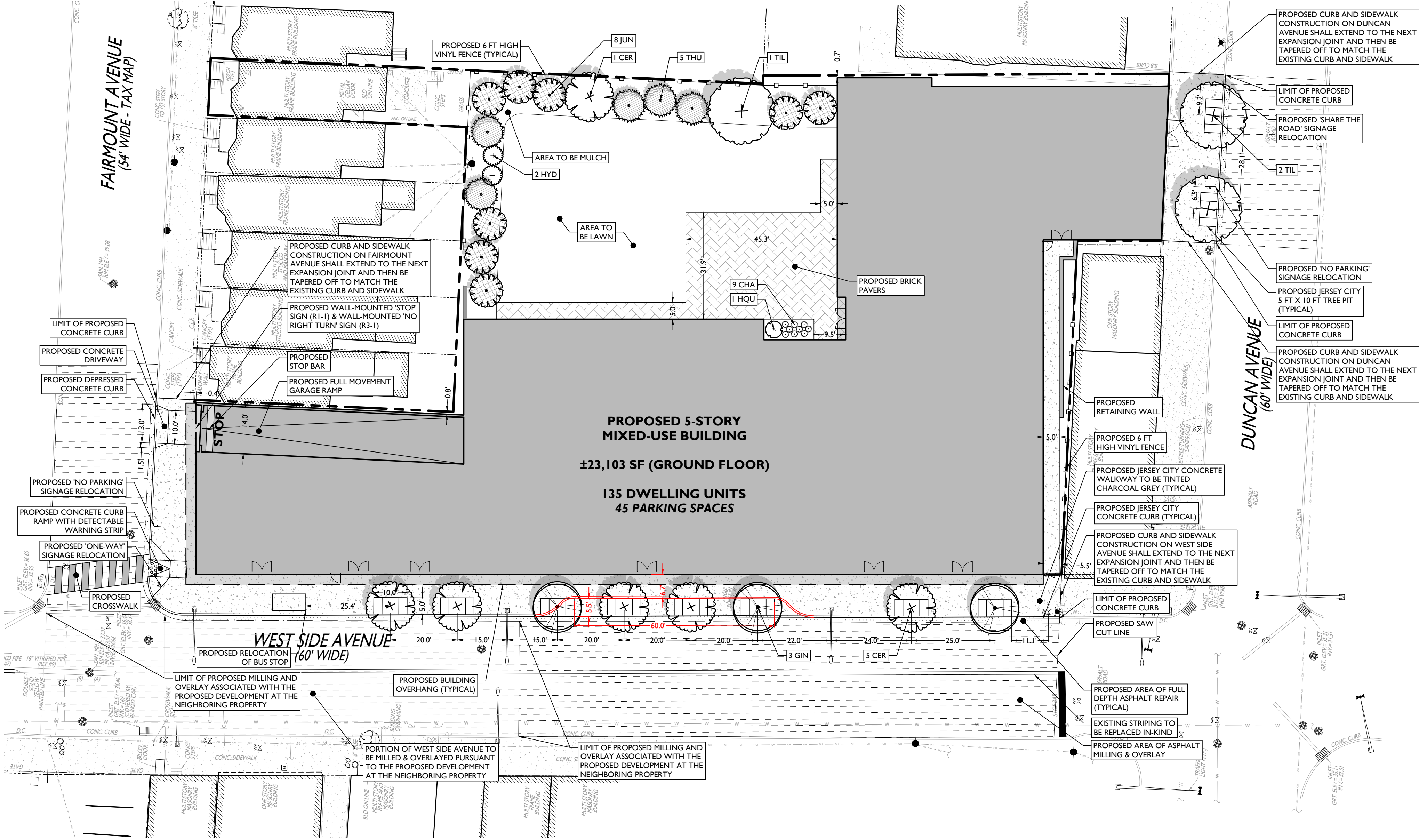


LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 345-66.A.1.	LANDSCAPING REQUIREMENTS ALL AREAS NOT OCCUPIED BY BUILDINGS OR STRUCTURES SHALL BE LANDSCAPED	COMPLIES
§ 345-66.C.1.	STREET TREES SHALL BE REQUIRED FOR ALL DEVELOPMENT PROJECTS 1 TREE FOR EVERY 25 LF OF FRONTAGE FAIRMOUNT AVENUE: 43 FT (43 FT) * (1 TREE / 25 FT FRONTAGE) = 2 TREES WEST SIDE AVENUE: 262 FT (262 FT) * (1 TREE / 25 FT FRONTAGE) = 11 TREES DUNCAN AVENUE: 50 FT (50 FT) * (1 TREE / 25 FT FRONTAGE) = 2 TREES	0 TREE PROPOSED (W) 8 TREES PROPOSED (W) 2 TREES PROPOSED

(W) WAIVER

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GIN	3	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" - 2.5" CAL	B&B
	TIL	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2" - 2.5" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUN	8	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5' - 6' HT	B&B
	THU	5	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	5' - 6' HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CER	6	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HYD	2	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT PANICLE HYDRANGEA	18" - 24"	POT
	HQU	1	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18" - 24"	POT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CHA	9	CHASMANTHIUM LATIFOLIUM 'LITTLE TICKLER'	LITTLE TICKLER NORTHERN SEA OATS	1 GAL.	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

JERSEY CITY DESIGN STANDARDS FOR ON-SITE LANDSCAPING

- LANDSCAPING FOR ALL USES SHALL DEFINE ENTRANCES TO BUILDINGS AND PARKING LOTS, DEFINE THE EDGES OF VARIOUS LAND USES, PROVIDE TRANSITION BETWEEN NEIGHBORING PROPERTIES AND PROVIDE SCREENING FOR LOADING AND EQUIPMENT AREAS TO THE MAXIMUM EXTENT FEASIBLE.
- ALL PLANT MATERIALS SHALL BE SUITABLE FOR THE SITE, FREE OF DISEASE AND INSECTS, AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR THE QUALITY AND INSTALLATION OF THAT PLANT.
- PLANTS LISTED ON ANY JERSEY CITY OR STATE GOVERNMENT LIST OF INVASIVE OR PROHIBITED SPECIES SHALL NOT BE INSTALLED AND SHALL NOT BE COUNTED TOWARDS MEETING ANY LANDSCAPING REQUIREMENT.
- IN ALL AREAS WHERE LANDSCAPING IS REQUIRED, A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE SURFACE AREA SHALL BE COVERED BY LIVING PLANTS, RATHER THAN MULCH, BARK, GRAVEL, OR OTHER NON-LIVING MATERIAL.
- THE USE OF SYNTHETIC VEGETATION (PLASTIC PLANTS, ETC.) SHALL NOT BE USED TO MEET ANY OF THE REQUIRED LANDSCAPING OR BUFFERING STANDARDS.
- IN THE HIGHWAY COMMERCIAL AND COMMUNITY AUTOMOTIVE ZONES, AT LEAST ONE-HALF OF THE REQUIRED LANDSCAPING SHALL BE LOCATED ALONG THE STREET RIGHT-OF-WAY.
- LANDSCAPING SHALL BE IN SCALE WITH ADJACENT STRUCTURES AND BE OF APPROPRIATE SIZE AT MATURITY TO ACCOMPLISH ITS INTENDED PURPOSE.
- FOUNDATION PLANTINGS ARE RECOMMENDED TO SOFTEN THE EDGE BETWEEN THE PARKING LOT AND THE STRUCTURE.
- THE USE OF NON-INVASIVE VINES AND CLIMBING PLANTS ON BUILDINGS AND THE PERIMETER OF GARDEN WALLS IS ENCOURAGED.
- PLANTS IN CONTAINERS SHALL BE USED FOR ENHANCEMENT OF SIDEWALK SHOPS, PLAZAS AND COURTYARDS.
- LANDSCAPING SHALL NOT OBSTRUCT VISIBILITY FOR VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL 90-DEGREE ANGLE INTERSECTIONS OF PUBLIC RIGHTS-OF-WAY AND PRIVATE DRIVEWAYS.
- ALL PLANTINGS SHALL BE WITH SPECIES WITH PROVEN RESISTANCE IN AN URBAN ENVIRONMENT.
- USE OF SHADE TREES IS ENCOURAGED TO MINIMIZE THE TEMPERATURE AND PURIFY THE CITY'S AIR AND WATER.

BEFORE YOU BREAK GROUND FOR A PROJECT AROUND YOUR YARD, SUCH AS A FENCE, IN-GROUND POOL, OR HOME ADDITION, YOU MUST CALL NEW JERSEY ONE CALL AT (800) 272-1000 TO REQUEST A PRE-CONSTRUCTION MEETING THAT IS UNDERGROUND. IT IS RECOMMENDED THAT YOU CALL 3 DAYS BEFORE YOU DO THE STATE. IF YOU ARE HAVING A NEW ORDER REQUESTED THAT YOU CALL "REPORT YOUR DIG" TO THAT YOU CAN IDENTIFY WHERE THE UNDERGROUND UTILITIES ARE LOCATED (SUCH AS WATER, GAS, ELECTRIC, PHONE, CABLE, ETC.). ONCE "MARKED OUT", YOU CAN DIG WITHOUT THE RISK OF DAMAGING PROPERTY OR UTILITIES.

IF YOU ARE HAVING A WORK FOR YOU, THEY ARE CONTACT ONE CALL. UTILITY OUT WITH PAINT OR A FLAG. THE FOLLOWING LIST WILL SHOW YOU EXACTLY WHAT UTILITY OUT:

ELECTRIC-RED, GAS/COL-YELLOW, COMMUNICATION TV-ORANGE, WATER-BLUE, SEWER-GREEN, TEMPORARY SURVEY MARKING-MAGENTA, PROPOSED EXCAVATION-WHITE.

ONE CALL
NEW JERSEY

SUFFERING PERSONAL PROFESSIONAL DO NOT RESPONSIBLE TO THE FOLLOWING LIST WILL HAVE PERFORMED A MARK

SYMBOL

- PROPERTY LINE
- SAWCUT LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED FLUSH CURB
- PROPOSED SIGN
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED FULL DEPTH ASPHALT
- PROPOSED MILLING & OVERLAY
- PROPOSED VINYL FENCE
- PROPOSED BUILDING DOORS
- PROPOSED TREE PIT

LANDSCAPING NOTES

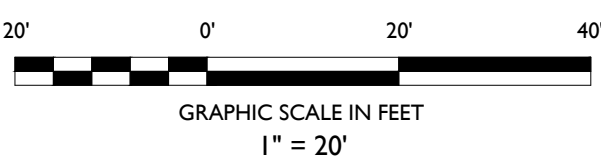
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

JERSEY CITY DESIGN STANDARDS FOR STREET TREES

- STREET TREES SHALL BE REQUIRED FOR ALL DEVELOPMENT PROJECTS (INCLUDING ALL NEW CONSTRUCTION AND ALL REHABILITATION PROJECTS) SUBJECT TO SITE PLAN REVIEW. PROJECT DEVELOPERS SHALL PROVIDE ONE STREET TREE, EITHER NEW OR EXISTING, FOR EVERY TWENTY-FIVE (25) FEET OF STREET FRONTAGE.
- TREE REMOVALS AND PLANTINGS FOR DEVELOPMENT PROJECTS SHALL FOLLOW THE REQUIREMENTS OF CHAPTER 321.
- ALL NEW CITY TREES SHALL BE SELECTED FROM THE MOST CURRENT RECOMMENDED STREET TREE LIST OF THE JERSEY CITY FORESTRY STANDARDS, AS PUBLISHED AND UPDATED BY THE DIVISION OF PARKS AND FORESTRY AND SHALL RECEIVE SITE AND SPECIES APPROVAL FROM THE DIVISION OF PARKS & FORESTRY.
- PLANTING METHODS AND MATERIALS AND TREE-PIT SPECIFICATIONS SHALL BE ACCORDING TO CURRENT JERSEY CITY FORESTRY STANDARDS, AS PUBLISHED BY THE DIVISION OF PARKS & FORESTRY.
- WITH REGARD TO MAINTENANCE, THE PROVISIONS OF § 345-75 SHALL APPLY.

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTINGS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDCAPE AREAS.



STONEFIELD
engineering & design

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PRELIMINARY & FINAL MAJOR SITE PLAN

PROPOSED MIXED-USE BUILDING

BLOCK 16301, LOTS 1, 3, 9, 60, 61, 63, 64, & 65
142-774, 776-778 & 784-788 WEST SIDE AVENUE
144 & 146 DUNCAN AVENUE
CITY OF JERSEY CITY
HUDSON COUNTY, NEW JERSEY

JONATHAN R. ISTRANYI, P.E.
NEW JERSEY LICENSE No. 51968
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: NYC-220170

TITLE: SITE & LANDSCAPING PLAN

DRAWING: C-4