

TO: Carolyn Morin (Newport Construction)

FROM: Gabrielle Gornelli, PE (DR)

DR MEMO

CC: DATE: August 3, 2023

RE: Narrative of Revisions – Newport Path Station PROJECT No.: 10382-113

This narrative has been prepared in order to address revisions that have been made to the Civil and Landscape Plans, for the for the Newport Path Project, following the Site Plan Submission, due to comments received the Jersey City Division of Planning, received via email from you on May 25, 2023. Comments are shown in *italic* with comment responses in **bold**.

- *Need to revise Civil Engineering Plans to include:*
 - *Signature and seal;*
Signature and seal have been added to all sheets.
 - *Revision dates;*
Revision date has been added.
 - *Project Title (Needs to Match Architectural Plans);*
Project Title is consistent with Architectural Plans.
 - *Improved Zoning Table*
 - *Improved image quality, zoning table and sheet index are not legible;*
 - *Need numbers for gross density and gross open space;*
 - *Need exhibit showing open space in addition to table on page 1;*
Requested information has been added to zoning table. Zoning table has also been included as a separate attachment. Open space exhibit has been added as a separate attachment.
 - *Detail of Bike Parking Racks;*
Jersey City Standard bike rack is proposed – see Sheet C-901
 - *Are Trees along Washington Ave to remain? If not, need to update removal plans;*
Trees are to remain. Callout has been added to Sheet C-301 for clarity
- *If available, specification on material for planters and photo sample if raised planters are proposed;*
Please see sheet L-692 which shows planter seat wall detail. Other planted areas are contained by standard concrete curbs.
- *Need to revise Civil Engineering Plans to include Specification that new sidewalk will match existing. Need specification on paver to be used and photo sample;*
Paver and sidewalk are to match existing. Callout has been added to Sheet C-301 for clarification.



Additional comments/plan revisions are as follows:

- **Lighting shown on civil sheet L-701 shows required sidewalk/plaza light levels. Additional accent lighting not designed at this time (preliminary approval).**
- **No fences or walls are proposed. Planter curbs/planter walls are identified on civil sheet C-301. Details for these elements are on sheets L-691 and L-692.**
- **Refuse area has been called out on Sheet C-311 with a vehicular maneuver.**
- **No signage is proposed at this time on the civil drawings (preliminary approval)**
- **Recreation area (rooftop) is shown on Sheet L-602 to show a balance of greenscape/hardscape for Green Area Ratio only. Detailed information (lighting, materials, etc) is not shown at this time (preliminary approval).**