



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF ADMINISTRATION
DIVISION OF ENGINEERING, TRAFFIC & TRANSPORTATION

Municipal Services Complex
13-15 Linden Avenue East | Jersey City, NJ 07305
Engineering Desk: 201-547-4411 | Traffic Desk: 201-547-4470



BRIAN D. PLATT
BUSINESS ADMINISTRATOR

MEMORANDUM

DATE: October 23, 2020
TO: Planning Board
FROM: Lichuan Wang, P.E., C.M.E.
SUBJECT: 676 Garfield Avenue
Block 23704, Lots 1, 2, 3

This site plan review is based upon plans submitted by Dennis M. Devino, AIA of Devino Architects + Associates located in Jersey City, NJ 07304.

DESCRIPTION	SHEET NO.	DATE	REVISIONS
• Location Survey	1 of 1	11.14.19	----
• General	L-001	9.03.19	4.09.2020
• General Notes & Specifications	L-002	9.03.19	4.09.2020
• Site Plan	L-100	9.03.19	4.09.2020
• Site Plan & General Planting Locations	L-101	9.03.19	4.09.2020
• Floor Plan & Elevations	L-102-:104	9.03.19	4.09.2020
• Stormwater Management Plan	1 of 2	4.21.2020	----
• Construction Details	2 of 2	4.21.2020	----
• Drainage Area Map	1 of 1	4.21.2020	----

PLANS. COMMENTS:

1. The survey provided is unacceptable. Provide a signed and sealed topographic and boundary survey drawing prepared by a licensed surveyor.
2. Show north arrow on the Site Plan, Sheet L-100.
3. Please extend the new curb and sidewalk construction southerly to include the so called U. Box in front of the existing metal fence. New curb construction must bring the curb face to 6" in front of the project to be in compliance with the current Jersey City Design Standards (JCDS). The new curb and sidewalk shall be extended to the next expansion joint beyond the side property lines and then tapered off to match the existing curb and sidewalk. Show TC/BC elevations on the plan. All new construction along Garfield Avenue must follow the current JCDS.

4. Please reconstruct the driveway according to JCDS.
5. Extend the existing trench drain to cover the entire driveway.
6. Please revise the Stormwater Management Plan (SMP) and Drainage Area Map to include the entire site. The SMP must show existing and proposed spot elevations at all property corners and at all proposed improvements. There must be a positive slope away from the proposed building and there shall be no drainage impact to adjacent property. Provide existing/proposed stormwater drainage connections on the plan.
7. Drainage system connection requires JCMUA's review and approval.
8. Please notify this office in writing at least 72 hours prior to commencement of construction work.
9. 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.
10. 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

 For

Paul Russo, P.E.
Municipal Engineer

Cc: Division of Planning
JCMUA
Dennis M. Devino, AIA of Devino Architects + Associates
LW/File