

## Memorandum

To: Elizabeth Oppen, Urban Designer and Review Planner  
Division of City Planning, City of Jersey City

From: Jeffrey P. Allen, LLA, RLA - Colliers Engineering & Design

Date: January 9, 2023

Subject: 151 Yale Avenue (fka 135 Yale Avenue) – Amended Preliminary & Final Major Site Plan  
Submission with Deviations for Phase 2.0  
Block 20704 Lots 1&2; Block 20701, Lots 4 & 5, City of Jersey City, NJ

Summary of Civil Engineering Site Plan and Report Changes

Project No.: 14000266B

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The below represents a general summary between the current Amended Preliminary & Final Major Site Plan, Revision 16, and the prior Amended Preliminary & Final Major Site Plan, Revision 13, dated July 28, 2020:

- 1 - Cover Sheet – **Latest revision date added to the Index of Sheets, Phase 2.0 bulk table, updates to include reference comparison to previously approved metrics for maximum density, minimum landscape area, parking requirements, lot coverage, building cover, and floor to area ratio. A note was added to the general notes stating variances requested per the GDA. Gross floor area coverages and uses in square feet were added as a table. Addition of the building height in feet along with stories was added to the phase 1.2 and 2.0 bulk tables. Revclouds were added to all changes made on the cover sheet with revision number 17.**
- 2 - Phasing Plan - **Future build out view updated for Phase 2.0 curb cut and sidewalk dimensions. Future build out bulk table updated to include lot coverage, building cover, and floor to area ratio. Addition of the building height in feet along with stories was added to the future build out bulk table. Please note that this plan shall be referenced for the limits of the revcloud associated with the future build out sheets as the placement of the revcloud would impede plan clarity.**
- 3 - Demolition Plan - **No changes**
- 4 – Layout Plan – Future Build Out- **Dimensions added for parking garage on Claremont Ave.**
- 5 – Grading and Drainage – Future Build Out- **No changes**
- 6 – Utility Plan – Future Build Out – **No changes**
- 7 – Landscape Plan – Future Build Out - **No changes**

- 8 – Lighting Plan – Future Build Out – **No changes**
- 9 – Soil Erosion and Sediment Control Plan – Future Build Out – **No changes**
- 10 – Layout Plan – Phase 2.0- **Dimensions added for parking garage access on Claremont Ave, and entrance to interim parking area**
- 11 – Grading and Drainage – Phase 2.0- **No changes**
- 12 – Utility Plan – Phase 2.0- **No changes**
- 13 – Landscape Plan – Phase 2.0- **No changes**
- 14 – Lighting Plan – Phase 2.0 – **No changes**
- 15 – Soil Erosion and Sediment Control Plan – Phase 2.0- **No changes**
- 16 – 19 – Construction Details – **No changes**
- 20 – Jersey City MUA Notes – **No changes**
- 21 – Sanitary Lateral Profile – **No changes**
- ALTA/ASCM Original Land Title Survey – **No changes**
- Valet Concept Sketch – **A note was added stating that the stormwater shall be coordinated with JCMUA and is to use existing stormwater infrastructure**