

PRELIMINARY / FINAL SITE PLANS for 102¹/₂-116 AVENUE 'E' DEVELOPMENT 102¹/₂-116 AVENUE 'E' BLOCK 467, LOTS 10 - 14 CITY OF BAYONNE HUDSON COUNTY, NEW JERSEY



LOCATION MAP
0 400 800
GRAPHIC SCALE: 1"=400'

ZONING DATA TABLE

102¹/₂ - 116 AVENUE E REDEVELOPMENT PLAN AREA

| DESCRIPTION | REQUIRED | PROPOSED | COMPLIES |
|--|--------------------------------------|--------------------------------------|----------|
| MINIMUM LOT SIZE (SF) | 13,000 | 18,600 | YES |
| MAXIMUM FRONT BUILD-TO-LINE (FT) | 5 | 0 | YES |
| MINIMUM REAR YARD (FT) | 0 ^a | 0 | YES |
| MINIMUM SIDE YARD ADJ. TO LOT 8.01 (FT) | 5.5' AND 10' FROM ADJ. SEWER CHAMBER | 6.3' AND 10' FROM ADJ. SEWER CHAMBER | YES |
| MINIMUM SIDE YARD ADJ. TO LOT 15 (FT) | 3 | 5 | YES |
| MAXIMUM LOT FRONTAGE (FT) | 140 | 190 | YES |
| MAXIMUM BUILDING HT. (STORIES/FT) | 6 STORIES / 85' | 6 STORIES / 85' | YES |
| MAXIMUM GROUND FLR. CEILING HT. (FT) | 30' | 21.47' | YES |
| MAXIMUM LOT DEPTH (FT) | 93' | 98.6' | YES |
| MAXIMUM LOT COVERAGE (%) | 95% | 94.2% | YES |
| MINIMUM STUDIO RES. UNIT SIZE (SF) | 475 | 481 | YES |
| MAXIMUM STUDIO PERCENTAGE OF TOTAL UNITS (%) | 33% | 27% | YES |
| MINIMUM 1-BR RES. UNIT SIZE (SF) | 575 | 666 | YES |
| MAXIMUM 1-BR PERCENTAGE OF TOTAL UNITS (%) | 80% | 56% | YES |
| MINIMUM 2-BR RES. UNIT SIZE (SF) | 800 | 1,133 | YES |
| MAXIMUM 2-BR PERCENTAGE OF TOTAL UNITS (%) | 80% | 17% | YES |
| MINIMUM ROOFTOP AMENITY SETBACK (SF) | 5' | 5' | YES |
| MINIMUM VEHICLE PARKING SPACES | 110 (SEE TABLE) | 110 | YES |
| MINIMUM ADA PARKING VEHICLE SPACES | 3 SPACES (1 VAN) | 3 SPACES (1 VAN) | YES |
| MINIMUM EV MAKE-READY VEHICLE SPACES | 15% = 16.5 | 17 | YES |
| MINIMUM BICYCLE PARKING | 0.5 PER UNIT = 53 | 53 | YES |

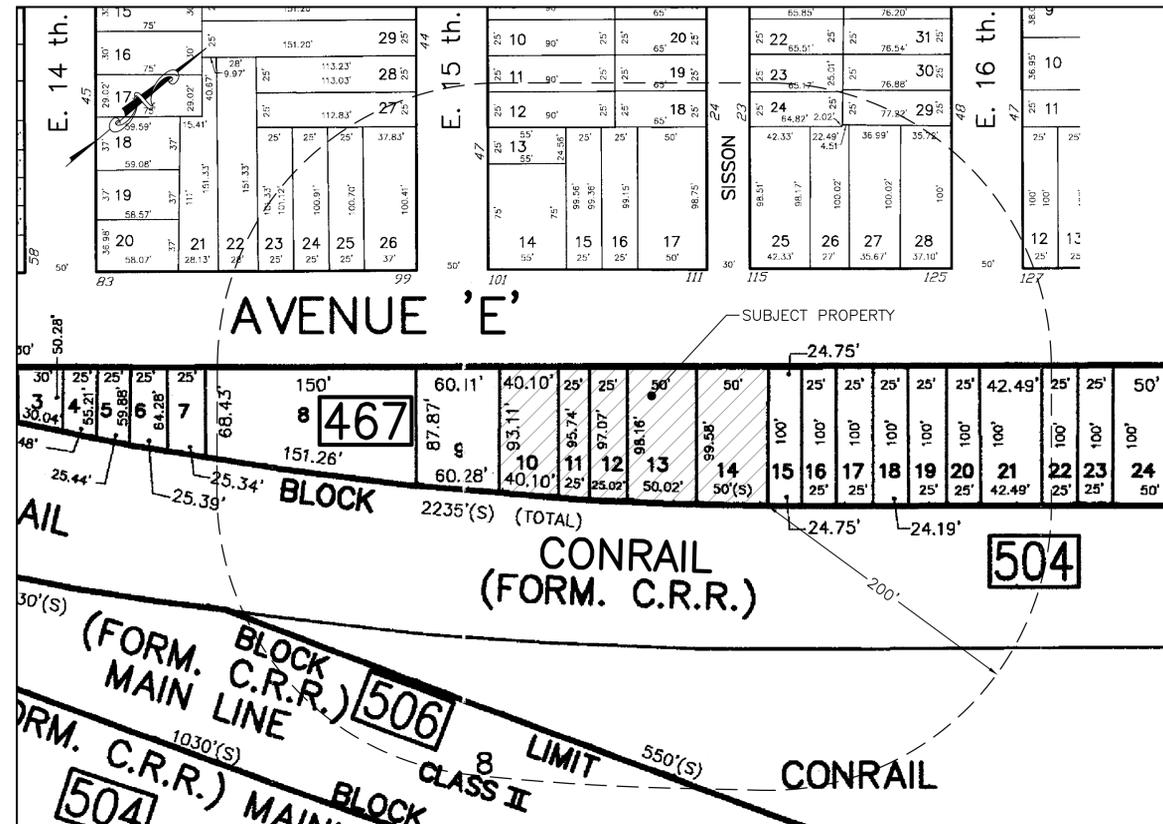
NOTES:
(a) MINIMUM REQUIRED BY NJ TRANSIT

PROPOSED USE / UNIT MIX

| USE | PROPOSED | % OF TOTAL |
|-------------------------------|----------|------------|
| STUDIO RESIDENTIAL (UNITS) | 28 | 27% |
| 1-BEDROOM RESIDENTIAL (UNITS) | 59 | 56% |
| 2-BEDROOM RESIDENTIAL (UNITS) | 18 | 17% |
| 3-BEDROOM RESIDENTIAL (UNITS) | 0 | 0% |
| TOTAL RESIDENTIAL UNITS | 105 | 100% |

PARKING REQUIREMENTS

| USE | UNITS | RATE | REQ'D. SPACES |
|----------------|-------|-----------|---------------|
| STUDIO UNIT | 28 | 1/UNIT | 28 |
| 1-BEDROOM UNIT | 59 | 1/UNIT | 59 |
| 2-BEDROOM UNIT | 18 | 1.25/UNIT | 22.5 |
| TOTAL | | | 110 |



TAX MAP
60 40 20 0 60
SCALE: 1" = 60'

APPLICANT
102-116 AVE E BAYONNE, LLC
148 EAST 5TH STREET, BLDG 7A
BAYONNE, NJ 07002

OWNER - LOTS 10-13
ROBERT & ROSE BIELEN
106 AVENUE E
BAYONNE, NJ 07002

OWNER - LOT 14
116 AVENUE E BAYONNE, LLC
148 EAST 5TH STREET, BLDG 7A
BAYONNE, NJ 07002

INDEX OF DRAWINGS:

- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 SITE LAYOUT PLAN
- C-4 LIGHTING & LANDSCAPING PLAN
- C-5 GRADING, DRAINAGE & UTILITY PLAN
- C-6 SOIL EROSION & SEDIMENT CONTROL PLAN
- C-7 CONSTRUCTION DETAILS
- C-8 CONSTRUCTION DETAILS
- C-9 CONSTRUCTION DETAILS

APPROVED BY THE CITY OF BAYONNE
PLANNING BOARD AT A PUBLIC MEETING HELD
ON THE _____ DAY OF _____, 20____.

BOARD CHAIRPERSON DATE

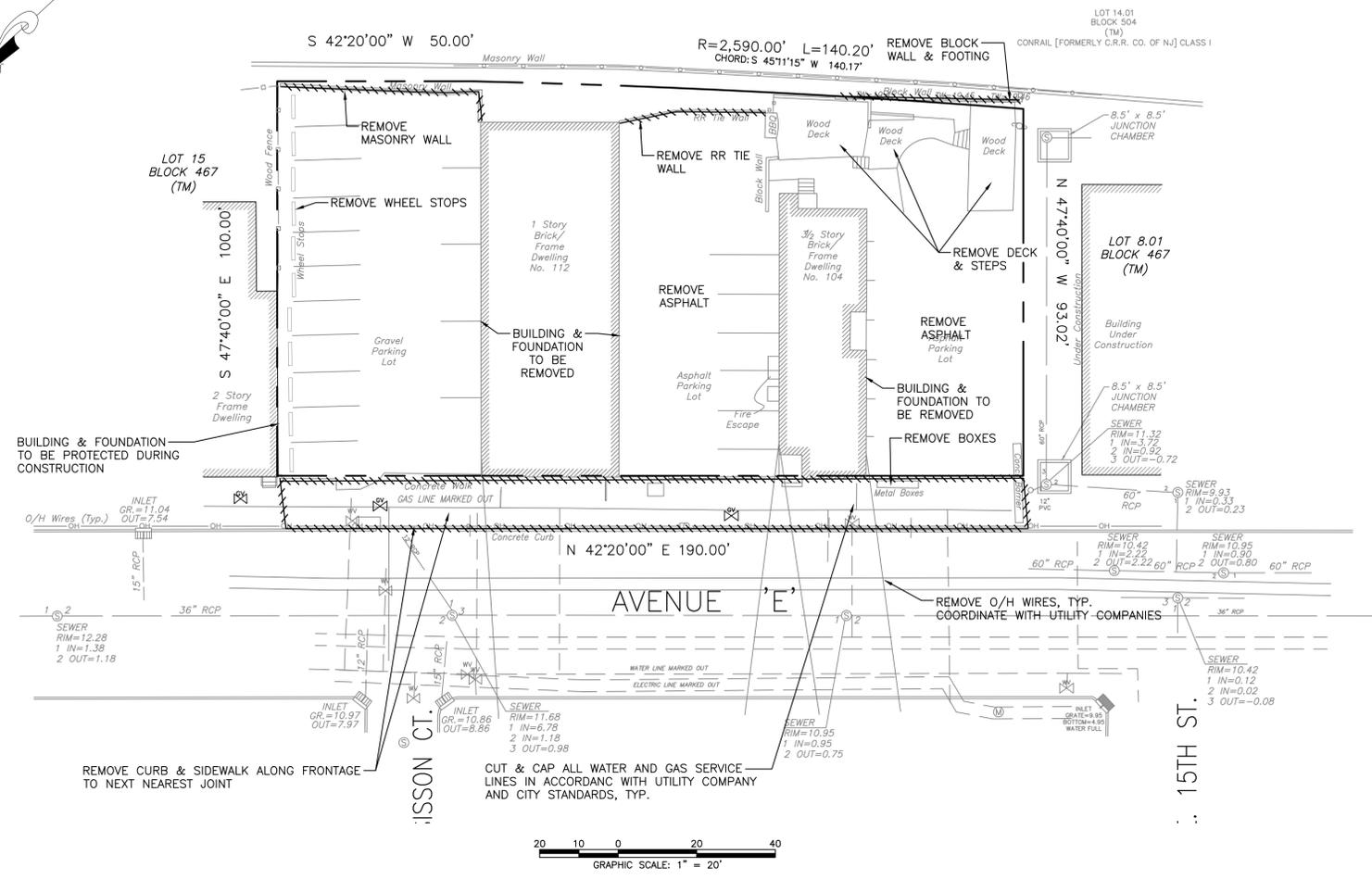
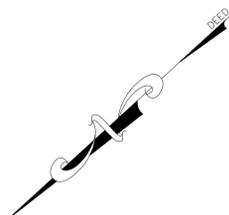
BOARD SECRETARY DATE

BOARD ENGINEER DATE

GENERAL NOTES:

- THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
- THE PROJECT SITE IS KNOWN AND DESIGNATED AS BLOCK 467, LOTS 10 - 14, AS SHOWN ON THE CURRENT TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, CONTAINING 18,600 SQUARE FEET (0.427 ACRES).
- BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON PLANS HEREIN HAVE BEEN TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 10, 11, 12, 13 & 14 - BLOCK 467, 102.5-116 AVENUE 'E', CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, LAST REVISED 07/23/25.
- ANY DIFFERENCES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF CHISVETTE ENGINEERING, LLC.

| | | |
|--|----------------------|---|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |
| REV. | DATE | DESCRIPTION |
| PROJECT: 102¹/₂-116 Avenue E Development | | |
| LOCATION: Block 467, Lot 10 - 14 102 ¹ / ₂ -116 Avenue E City of Bayonne, Hudson County, NJ | | |
| DRAWING TITLE: PLAN TITLE | | DRAWING NO.: C-1 |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 |
| FILE: CE25107-COVER | DRAWN BY: M.C. | SCALE: AS NOTED |
| CHISVETTE ENGINEERING | | MARK CHISVETTE |
| 30 MEADOW POND ROAD HAMBURG, NJ 07419 PHONE: 973-897-7968 FAX: 973-970-2010 | | <i>Mark Chisvette</i> 11/10/25 PROFESSIONAL ENGINEER NEW JERSEY LIC. #28164 |
| NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600 | | |



NOTES:

1. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
2. ANY DIFFERENCES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON THESE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF CHISVETTE ENGINEERING.
3. CONTRACTOR IS TOTALLY RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES ON SITE AND ON THE ADJACENT SITE PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ANY REQUIRED UTILITY SHUT-DOWNS OR INTERRUPTIONS WITH BUILDING TENANTS BEING SERVICED BY SUCH UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE CITY OF BAYONNE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ENGINEERING, TRAFFIC AND TRANSPORTATION IN WRITING AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK.
5. CONTRACTOR SHALL VERIFY PROPER SHUTDOWN OF ALL UTILITY SERVICES WITH UTILITY COMPANIES PRIOR TO DEMOLITION. ADJACENT STRUCTURES SHALL BE PROTECTED AT ALL TIMES.
6. ADJACENT STRUCTURES SHALL BE PROTECTED AT ALL TIMES. UNDERPINNING OR OTHER MEANS OF SUPPORTING EXCAVATION SHALL BE IMPLEMENTED AS RECOMMENDED BY THE BUILDING STRUCTURAL ENGINEER AND/OR GEOTECHNICAL ENGINEER.
7. CELLAR SLABS ARE TO BE REMOVED AND CELLARS FILLED IN ACCORDANCE WITH THE BUILDING STRUCTURAL ENGINEER'S RECOMMENDATIONS.
8. THE CONTRACTOR SHALL EXERCISE CARE DURING REMOVAL OPERATIONS TO PROTECT EXISTING FACILITIES TO REMAIN INCLUDING: PAVEMENTS, UTILITIES, STRUCTURES, TREES, ETC. ANY FACILITIES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
9. IF THERE IS ANY CONFUSION AS TO WHAT IS TO REMAIN AND WHAT IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WITH WORK.
10. EXISTING PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AT THE LIMITS OF EXCAVATION PROVIDE A STRAIGHT CLEAN EDGE OF THE PAVEMENT TO REMAIN. CARE SHALL BE TAKEN DURING REMOVAL TO AVOID DAMAGE TO PAVEMENT TO REMAIN.
11. ALL CURB AND SIDEWALK REMOVAL SHALL BE EXTENDED TO THE NEXT NEAREST CONSTRUCTION JOINT.
12. ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS.
13. WATER AND SEWER SERVICE LINES TO BE ABANDONED SHALL BE CUT, REMOVED AND CAPPED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
14. MUNICIPAL SIGNS SHALL BE PROTECTED AND INSTALLED IN THEIR ORIGINAL LOCATION AT THE END OF CONSTRUCTION. ALL POSTS AND SIGNS DAMAGED DURING REMOVAL OR CONSTRUCTION SHALL BE REPLACED NEW AT THE CONTRACTOR'S EXPENSE.

©CHISVETTE ENGINEERING, LLC W:\PN25107WK - 102 Avenue E-Bayonne\Drawings\CE25107-DEMO.dwg (C-2 DEMO) 11/11/2025

| | | |
|------|----------|---------------------------------|
| REV. | DATE | DESCRIPTION |
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |

PROJECT:
102½-116 Avenue E Development

LOCATION:
Block 467, Lot 10 - 14
102½-116 Avenue E
City of Bayonne, Hudson County, NJ

DRAWING TITLE: **DEMOLITION PLAN** DRAWING NO.: **C-2**

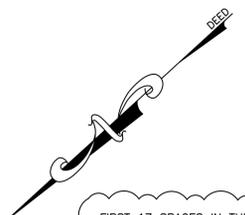
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|-----------------------|----------------------|--------------------|------------------|
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 | SHEET: 2 OF 9 |
| FILE: CE15122-DEMO | DRAWN BY: M.C. | SCALE: AS NOTED | |

CHISVETTE ENGINEERING MARK CHISVETTE

30 MEADOW POND ROAD
HAMBURG, NJ 07419
PHONE: 973-897-7968
FAX: 973-970-2010

Mark Chisvette 11/10/25
PROFESSIONAL ENGINEER
NEW JERSEY, L.C. #28164

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600



FIRST 17 SPACES IN THE AUTOMATED PARKING SYSTEM TO BE EV MAKE-READY. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

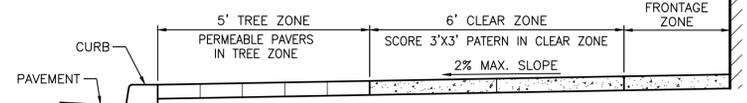
LOT 15
BLOCK 467
(TM)

S 42°20'00" W 50.00'

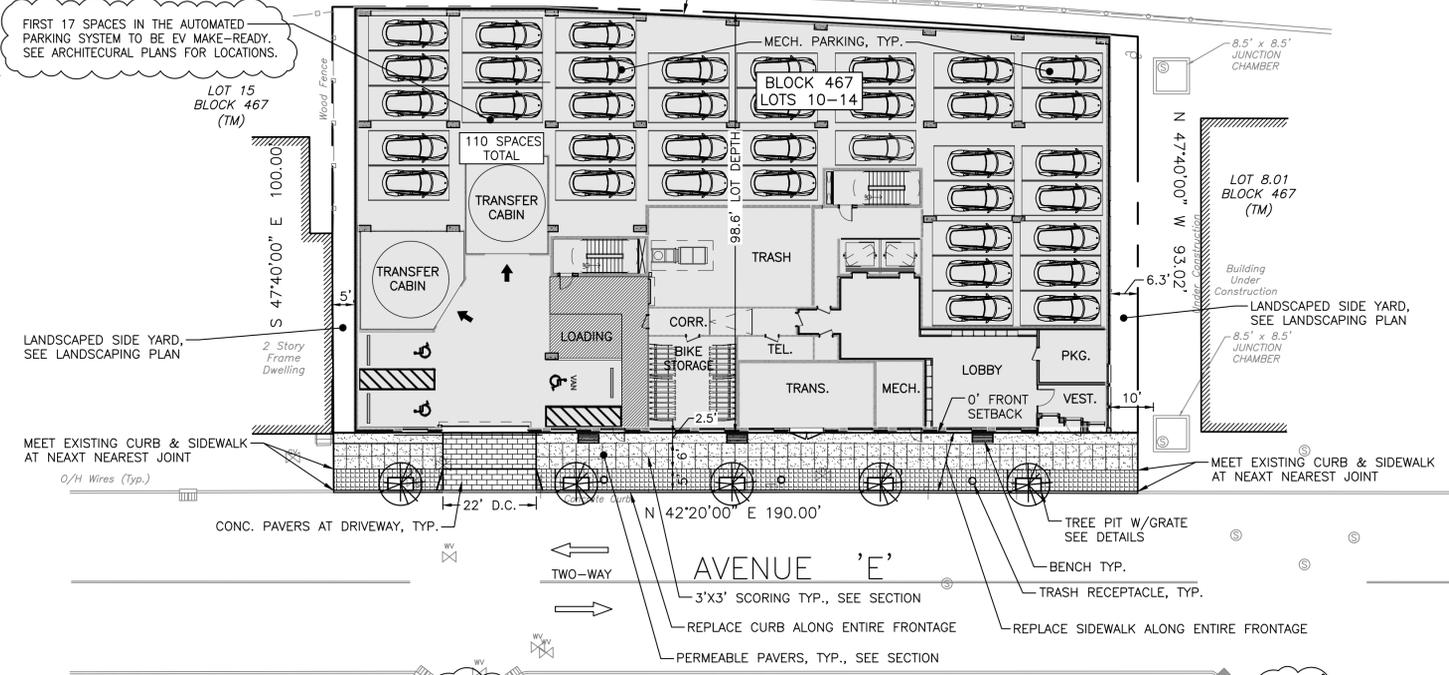
R=2,590.00' L=140.20'
CHORD: S 45°11'15" W 140.17'

LOT 14.01
BLOCK 504
(TM)
CONRAIL [FORMERLY C.R.R. CO. OF N.J.] CLASS 1

BUILDING ON R.O.W. LINE



SIDEWALK TYPICAL SECTION
SCALE 1/2" = 1'-0"



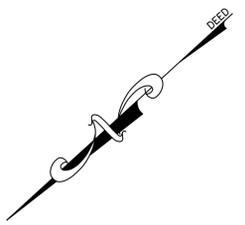
ONE-WAY
SISSON CT.

ONE-WAY
E. 15TH ST.

GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED ON PLANS HEREIN HAVE BEEN TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 10, 11, 12, 13 & 14 - BLOCK 467, 102.5-116 AVENUE 'E', CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, LAST REVISED 07/23/25.
- SEE ARCHITECTURAL PLANS FOR FLOOR PLANS, DETAILED BUILDING AND FOUNDATION DIMENSIONS AND BUILDING ELEVATIONS.
- ALL REGULATORY SIGNAGE SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS" (MUTCD), LATEST EDITION.
- ALL TRAFFIC SIGNS MUST BE RE-INSTALLED UPON COMPLETION OF THE CONSTRUCTION.
- ALL PLANTS MATERIALS SHALL BE FREE OF DISEASE AND INSECTS, AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ASNS) OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION FOR THE QUANTITY AND INSTALLATION OF THAT PLANT.
- BENCHES AND TRASH RECEPTACLE TO MATCH CITY OF BAYONNE STANDARDS AND SHALL BE SURFACE MOUNTED TO SIDEWALK.
- AUTOMATIC AUDIBLE AND VISUAL ALARM SHALL BE PROVIDED AT GARAGE EXIT WARNING PEDESTRIANS OF OUTCOMING VEHICLES.

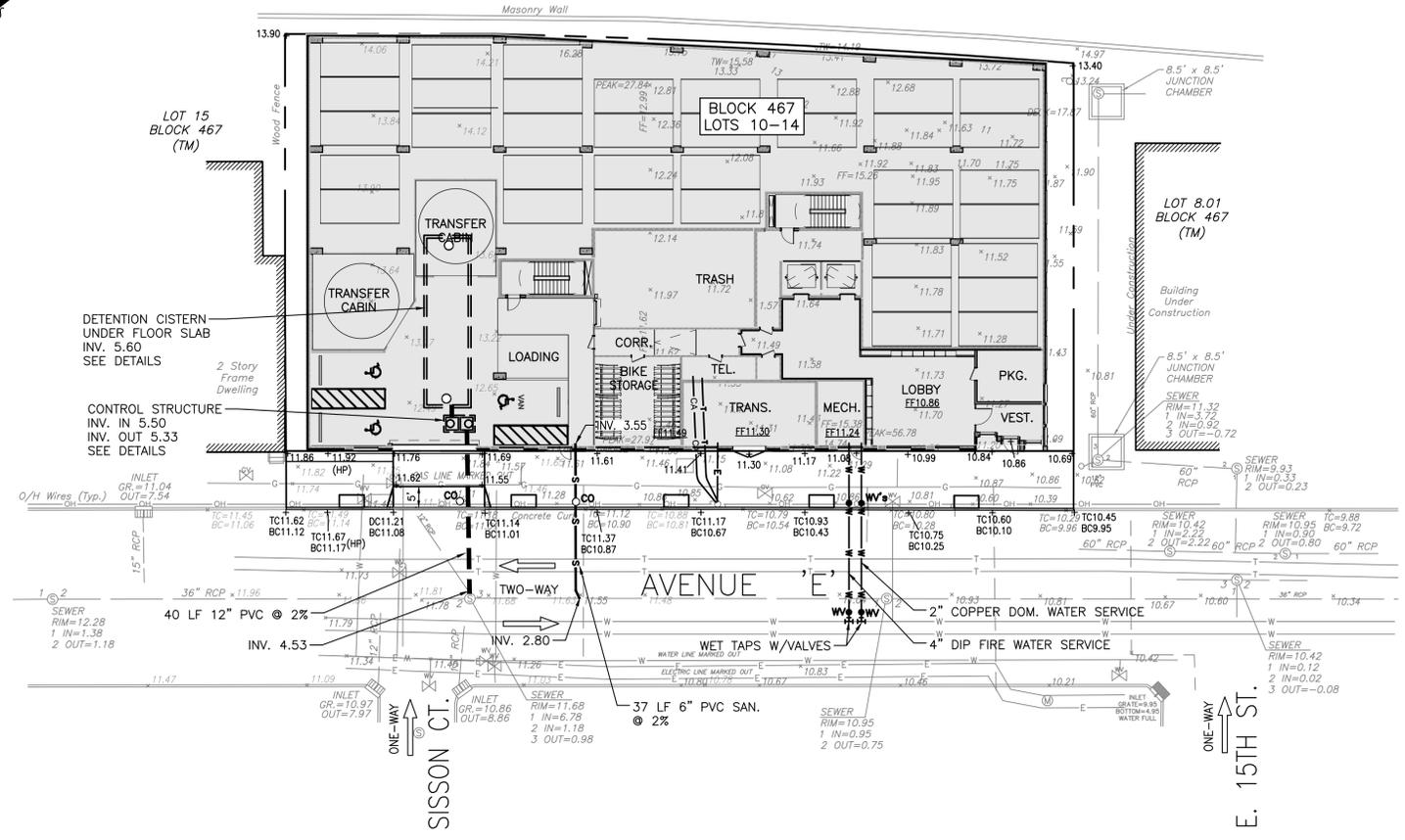
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|--|----------------------|--|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |
| REV. | DATE | DESCRIPTION |
| PROJECT: 102½-116 Avenue E Development | | |
| LOCATION: Block 467, Lot 10 - 14 102½-116 Avenue E City of Bayonne, Hudson County, NJ | | |
| DRAWING TITLE: SITE PLAN | | DRAWING NO.: C-3 |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 |
| FILE: CE15122-SITE | DRAWN BY: M.C. | SCALE: AS NOTED |
| CHISVETTE ENGINEERING 30 MEADOW POND ROAD HAMBURG, NJ 07419 PHONE: 973-897-7968 FAX: 973-970-2010 | | MARK CHISVETTE PROFESSIONAL ENGINEER NEW JERSEY LIC. #28164 11/10/25 |
| NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600 | | |



| | |
|-----------------|-------|
| FINISHED GRADE: | |
| NE CORNER = | 13.90 |
| SE CORNER = | 13.40 |
| SW CORNER = | 10.69 |
| NW CORNER = | 11.86 |
| AVERAGE = | 12.46 |

GRADING & UTILITY NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S SIGNATURE AND RAISED SEAL AND THE WORDS "ISSUED FOR CONSTRUCTION".
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED ON PLANS HEREIN HAVE BEEN TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY, TAX LOTS 10, 11, 12, 13 & 14 - BLOCK 467, 102.5-116 AVENUE 'E', CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY", PREPARED BY LAKELAND SURVEYING, LAST REVISED 07/23/25.
- LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE ACCURACY AND COMPLETENESS OF LOCATIONS OF UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK IS NOT GUARANTEED BY CHISVETTE ENGINEERING. THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL LOCATIONS AND ELEVATIONS OF THESE UTILITIES AT THE ONSET OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR ARCHITECT OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT.
- THE CONTRACTOR SHALL CALL NEW JERSEY ONE CALL AT 811 OR 800-272-1000 AT LEAST THREE FULL BUSINESS DAYS (NOT COUNTING WEEKENDS OR HOLIDAYS) PRIOR BEGINNING WORK.
- ALL ELEVATIONS SHOWN ARE BASED ON AN THE NAVD88 DATUM.
- ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED.
- POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
- EXACT LOCATIONS AND SIZES OF ALL UTILITY CONNECTIONS SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR M.E.P. ENGINEER PRIOR TO CONSTRUCTION.
- STORM AND SANITARY SEWER PIPE SHALL BE MATERIAL INDICATED:
 - RCP PIPE SHALL BE CLASS III, WALL "B" PER ASTM C76 OR C507, UNLESS OTHERWISE INDICATED.
 - HDPE PIPE SHALL BE SMOOTH INTERIOR, DOUBLE WALL PIPE MEETING ASTM F2306 AND AASHTO M294, TYPE "S". PIPE JOINTS SHALL BE WATER-TIGHT IN ACCORDANCE WITH ASTM D3212, EXCEPT HDPE PIPE USED WITHIN THE BUILDING FOOTPRINT SHALL HAVE WATER-TIGHT JOINTS.
 - PVC PIPE SHALL BE GASKETED PIPE, SDR35 MEETING ASTM D3034 OR PS46 MEETING ASTM F679, UNLESS OTHERWISE NOTED.
 - DUCTILE IRON FOR STORM AND SANITARY USE SHALL MEET THE REQUIREMENTS OF ASTM A716 OR ASTM A746.
- SEWERS CONVEYING SANITARY FLOW SHALL BE SEPARATED FROM WATER LINES BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
- WATER SERVICE PIPES 2-INCHES OR LESS SHALL BE ROLLED SOFT CLASS K COPPER PIPE APPROVED FOR 350 PSI, COPPER WATER SERVICE PIPE SHALL BE LAID WITH NO CONNECTIONS BETWEEN THE TAPPING VALVE AND CURB VALVE AND BETWEEN THE CURB VALVE AND FOUNDATION ENTRY PIPE.
- WATER SERVICE PIPE 3-INCHES AND LARGER SHALL BE CEMENT LINED, CORROSION PROTECTION COATED, DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND PRESSURE CLASS 350 PSI. DUCTILE IRON WATER SERVICE PIPE SHALL BE LAID CONTINUOUSLY RODDED WITH THRUST BLOCKS AT ALL BENDS.
- ALL ELECTRICAL, TELEPHONE, CATV AND ADDITIONAL SERVICES TO THE PROPOSED BUILDING SHALL BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL ROOF DRAINS MUST DISCHARGE TO THE UNDERGROUND DETENTION BASIN.
- PAVEMENT DISTURBANCES IN AVENUE 'E' SHALL BE REPAIRED USING INFRARED TREATMENT OR, AS AN ALTERNATIVE, A FULL PAVEMENT OVERLAY.



LEGEND

| ITEM | EXISTING | PROPOSED |
|----------------------|--|--|
| SPOT ELEVATIONS | x 16.55 | + 16.55 |
| TOP OF CURB ELEV. | x TC16.55 | +TC16.55 |
| BOTTOM OF CURB ELEV. | x BC16.55 | +BC16.55 |
| DEPRESSED CURB ELEV. | x DC16.55 | +DC16.55 |
| FLUSH CURB ELEV. | x FC16.55 | +FC16.55 |
| CONTOURS | - - - 16 - - - | 16 |
| MANHOLES | ○ | ● |
| INLETS | □ CURB INLET | ■ CURB INLET |
| STORM PIPE | - - - - - | - - - - - |
| RESET CASTING | ○ | ● |
| SAN. PIPE | - - - - - | - - - - - |
| UTILITY LINES | W= WATER E= ELEC. G= GAS T= TEL. CATV=CABLE OH=OVERHEAD | W= WATER E= ELEC. G= GAS T= TEL. CATV=CABLE OH=OVERHEAD |
| VALVES | ○ WY ○ OY | ● WY ● OY |
| CLEANOUTS | ○ C.O. | ● C.O. |
| UTILITY POLES | ○ P.O. | ● P.O. |
| CURB | - - - DC | - - - DC |
| PROPERTY LINE | - - - - - | - - - - - |

| USE | RATE | UNITS | FLOW |
|-----------|--------------|-------|------------|
| STUDIO | 150 GPD/UNIT | 28 | 4,200 GPD |
| 1-BEDROOM | 150 GPD/UNIT | 59 | 8,850 GPD |
| 2-BEDROOM | 225 GPD/UNIT | 18 | 4,050 GPD |
| TOTAL | | | 17,100 GPD |

| USE | RATE | UNITS | FLOW |
|-----------|---------------|-------|------------|
| STUDIO | 120 GPD/UNIT* | 28 | 3,360 GPD |
| 1-BEDROOM | 120 GPD/UNIT* | 59 | 7,080 GPD |
| 2-BEDROOM | 175 GPD/UNIT* | 18 | 3,150 GPD |
| TOTAL | | | 13,590 GPD |

*RATES BASED ON R.S.I.S TABLE 5.1 FOR GARDEN APARTMENTS

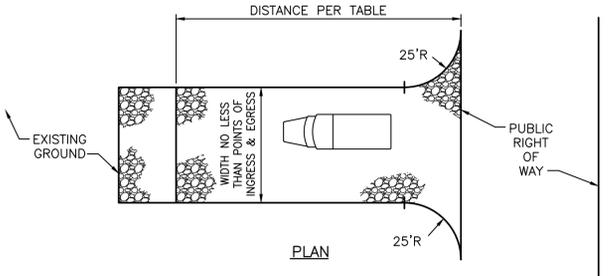
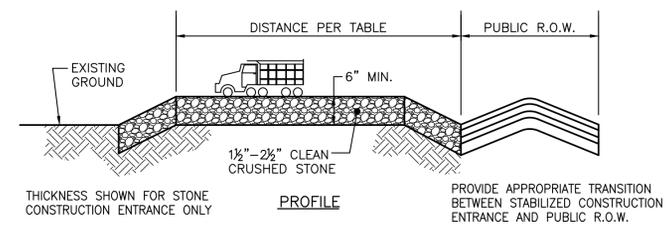
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|--|-------------------|---|---------------|
| 11/10/25 REVISED PER COMPLETION COMMENTS | | | |
| REV. | DATE | DESCRIPTION | |
| PROJECT: 102 1/2-116 Avenue E Development | | | |
| LOCATION: Block 467, Lot 10 - 14 102 1/2-116 Avenue E City of Bayonne, Hudson County, NJ | | | |
| DRAWING TITLE: GRADING, DRAINAGE & UTILITY PLAN | | DRAWING NO.: C-5 | |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 | SHEET: 5 OF 9 |
| FILE: CE15122-GDU | DRAWN BY: M.C. | SCALE: AS NOTED | |
| CHISVETTE ENGINEERING | | MARK CHISVETTE | |
| 30 MEADOW POND ROAD HAMBURG, NJ 07419 PHONE: 973-897-7968 FAX: 973-970-2010 | | PROFESSIONAL ENGINEER NEW JERSEY LIC. #28164 | |
| NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600 | | | |

GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".

SOIL COMPACTION REMEDIATION:
THIS PROJECT DOES NOT REQUIRE SOIL COMPACTION REMEDIATION PER SECTION 19 OF THE N.J. SOIL EROSION & SEDIMENT CONTROL STANDARDS DUE TO THE FOLLOWING:
1. THE PROJECT IS SITUATED IN AN URBAN REDEVELOPMENT AREA, AS THE SITE IS IN THE METROPOLITAN PLANNING AREA (PA-1) AND WAS PREVIOUSLY DEVELOPED.
2. THE AVAILABLE CONTIGUOUS AREA FOR REMEDIATION PRACTICES IS LESS THAN 500 SQ. FT.

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE INSTALLED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL", 7TH EDITION LAST REVISED DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ALL SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, WILL BE TEMPORARILY SEEDED AND HAY MULCHED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
- SEEDING DATES:** THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HEPSCD: **SPRING - 3/1 TO 5/15** AND **FALL - 8/15 TO 10/1**.
- SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
- MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
- ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862) 333-4507 OR EMAIL: INFORMATION@HEPSCD.ORG.
- THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ-DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4507 TO REQUEST A FINAL INSPECTION. GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
- PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILIZE A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
- ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, LAST REVISED DECEMBER 2017.
- ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
- A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 1"-2" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
- STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
- THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

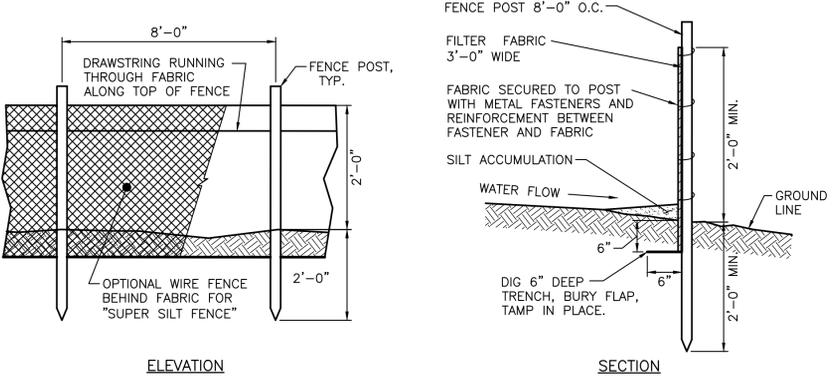


LENGTH OF CONSTRUCTION ENTRANCE TABLE

| PERCENT SLOPE OF ROADWAY | PERCENT SLOPE OF ROADWAY | |
|--------------------------|--|--------------------|
| | COARSE GRAINED SOILS | FINE GRAINED SOILS |
| 0 TO 2% | 50 FT. | 100 FT. |
| 2 TO 5% | 100 FT. | 200 FT. |
| >5% | ENTIRE SURFACE STABILIZED HOT-MIXED ASPHALT BASE COURSE, MIX 1-2 | |

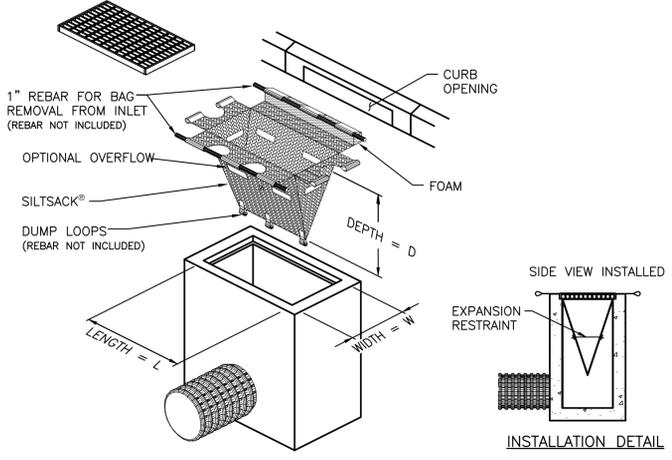
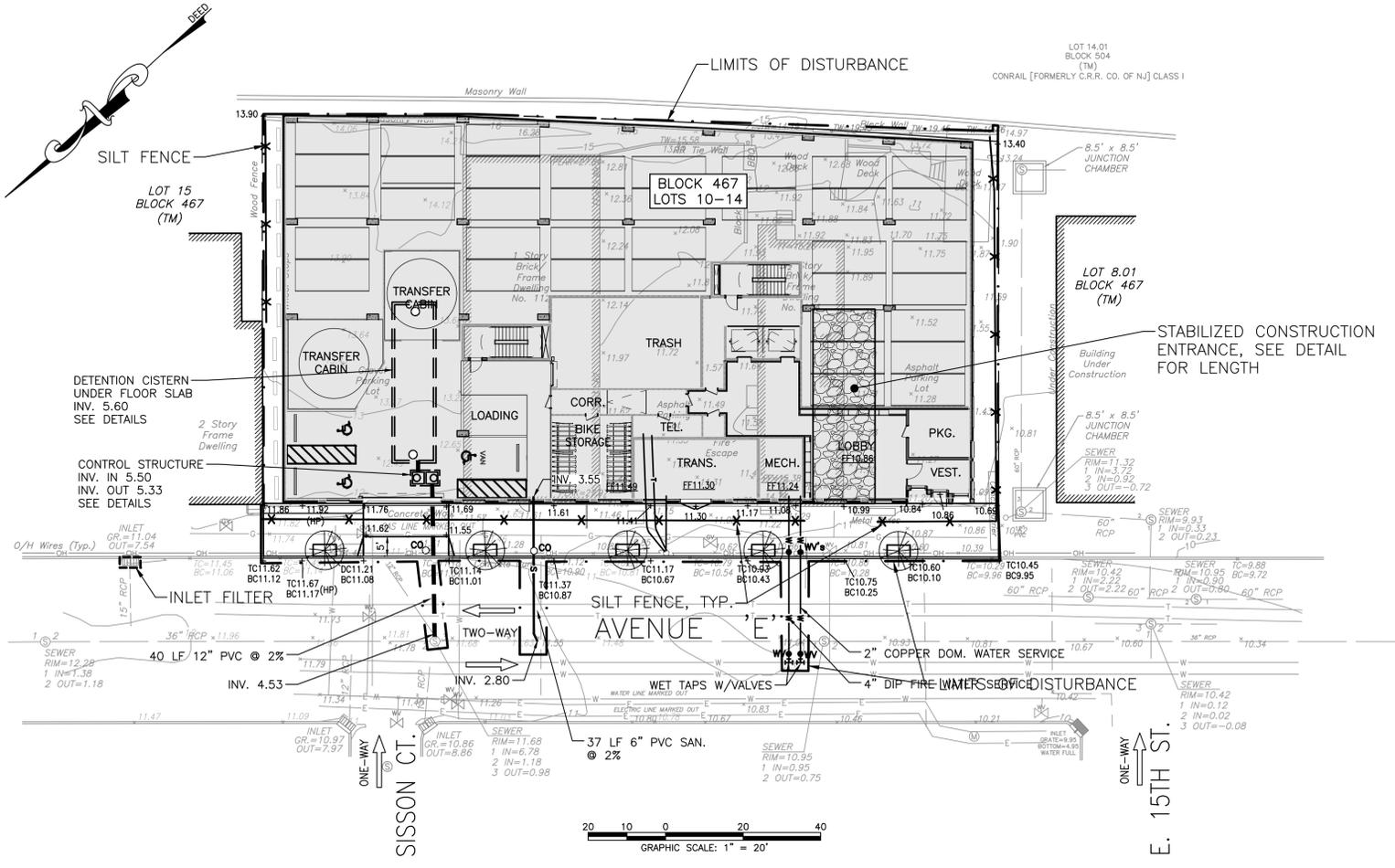
*AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



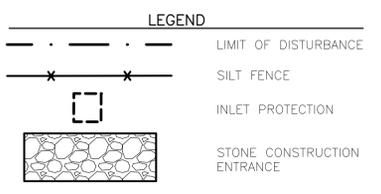
- SILT FENCE REQUIREMENTS:
- FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND (FIG. 25-2). POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1.5 INCHES.
 - A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTEN TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.
 - A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

SILT FENCE DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL (SILTSACK)
NOT TO SCALE

DISTURBED AREA:
22,100 SF = 0.507 AC.



- CONSTRUCTION SEQUENCE:
- INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES 2 DAYS
 - DEMOLISH BUILDINGS, CLEAR SITE AND REMOVE DEBRIS 2 MONTHS
 - CONSTRUCT FOUNDATIONS 3 MONTHS
 - CONSTRUCT STORM, SEWER & UTILITY LINES 6 WEEKS
 - CONSTRUCT BUILDING STRUCTURE 12 MONTHS
 - CONSTRUCT CURB & SIDEWALK 4 WEEKS
 - INSTALL LANDSCAPING 2 WEEKS
 - REMOVE SOIL CONTROL DEVICES, CLEANUP SITE 3 DAYS
- DURATION OF PROJECT: 24 MONTHS

| REV. | DATE | DESCRIPTION |
|------|----------|---------------------------------|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |

PROJECT: **102 1/2-116 Avenue E Development**

LOCATION: **Block 467, Lot 10 - 14
102 1/2-116 Avenue E
City of Bayonne, Hudson County, NJ**

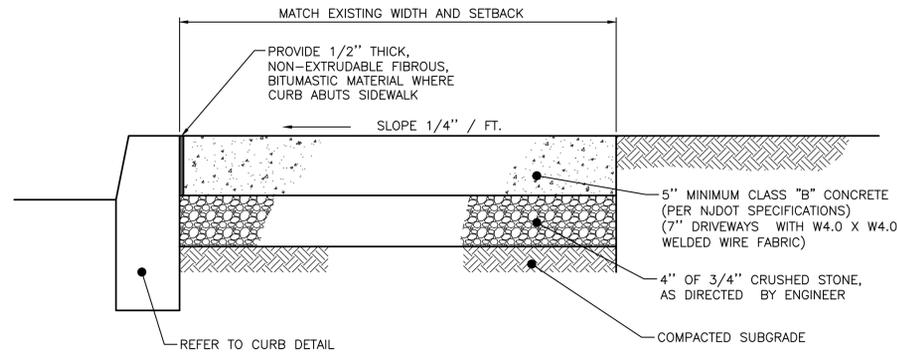
| | | | |
|--|-------------------|-------------------------|---------------|
| DRAWING TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN | | DRAWING NO.: C-6 | |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 | SHEET: 6 OF 9 |
| FILE: CE15122-SESC | DRAWN BY: M.C. | SCALE: AS NOTED | |

CHISVETTE ENGINEERING MARK CHISVETTE

30 MEADOW POND ROAD
HAMBURG, NJ 07419
PHONE: 973-897-7968
FAX: 973-970-2010

PROFESSIONAL ENGINEER
NEW JERSEY LIC. #28164

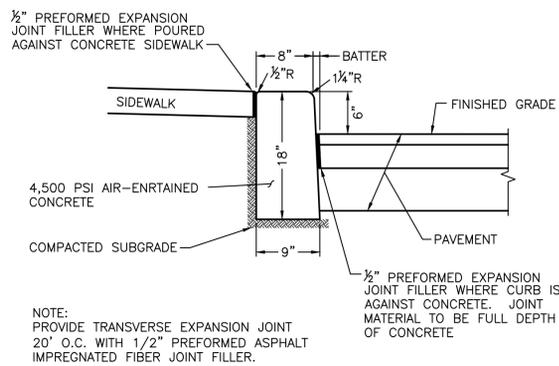
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600



- NOTES:
- SCORE FALSE JOINTS EVERY 5 LINEAR FEET OF WALK AND INSTALL EXPANSION JOINTS EVERY 20 LINEAR FEET OF WALK.
 - SIDEWALK DETAIL SHALL REFLECT FINAL RESTORATION; REFER TO SPECIFICATIONS FOR TEMPORARY SIDEWALK.

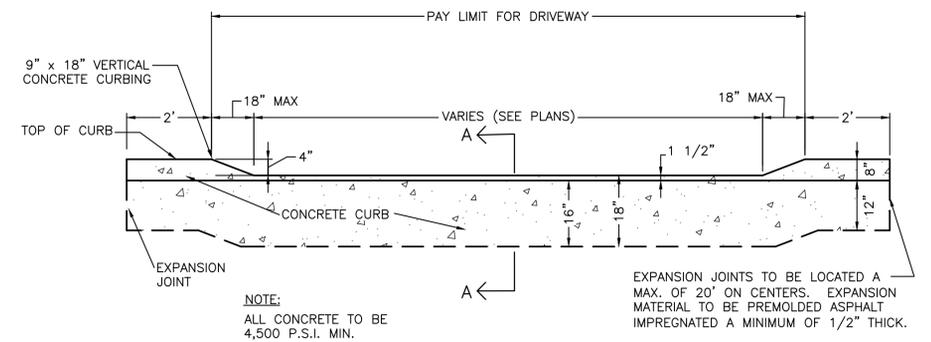
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



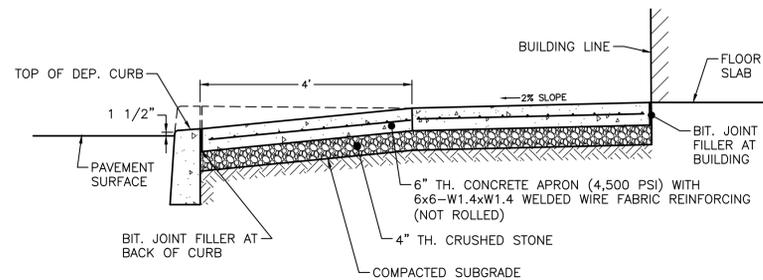
CONCRETE CURB DETAIL

NOT TO SCALE



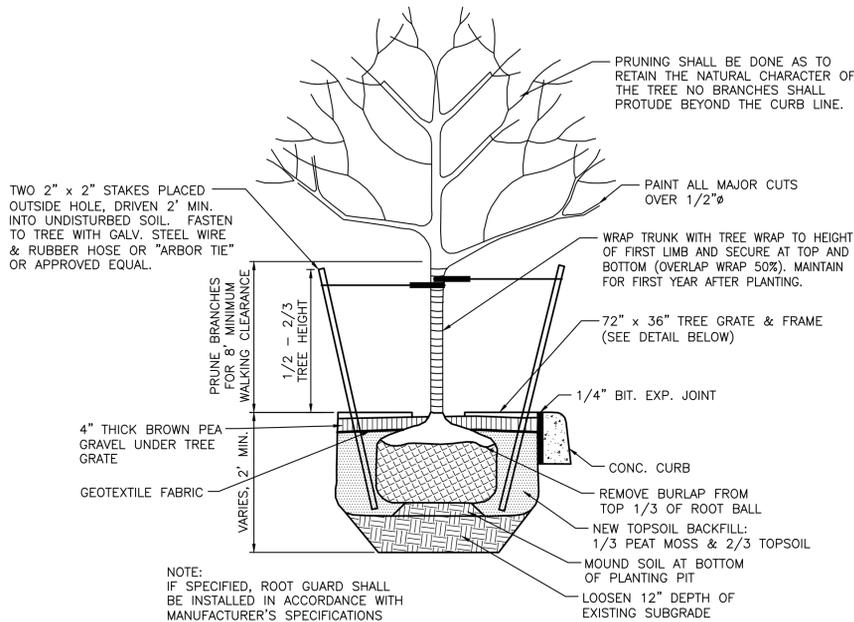
DEPRESSED CURB DETAIL

NOT TO SCALE



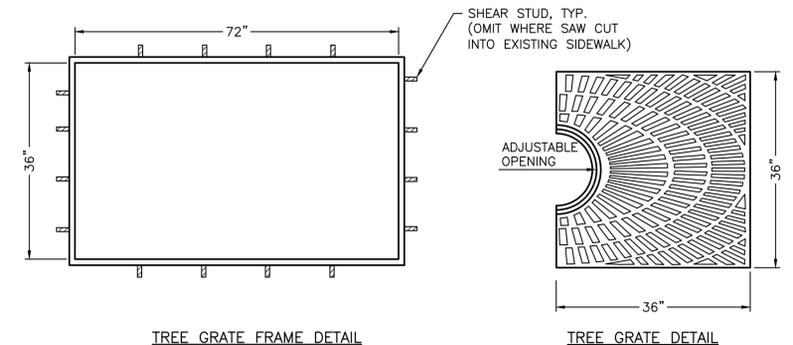
DRIVEWAY DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE



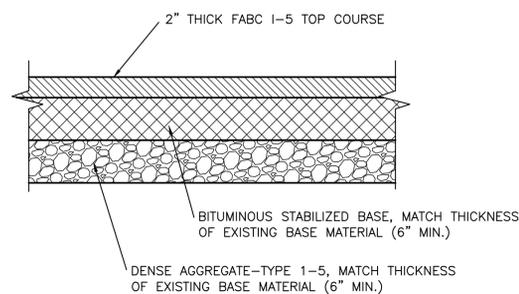
TREE GRATE FRAME DETAIL

TREE GRATE DETAIL

- NOTES:
- TREE FRAME AND GRATE MANUFACTURED BY EAST JORDAN IRON WORKS (EJICO), EAST JORDAN, MI, SUNRAY SERIES MODEL NO. 8854-2 WITH 16" OPENING, OR APPROVED EQUIVALENT.
 - TREE FRAME AND GRATE SHALL BE CAST IRON, POWER COATED BLACK AND GUARANTEED NOT TO CRACK, PEEL, WRAP OR ROT.

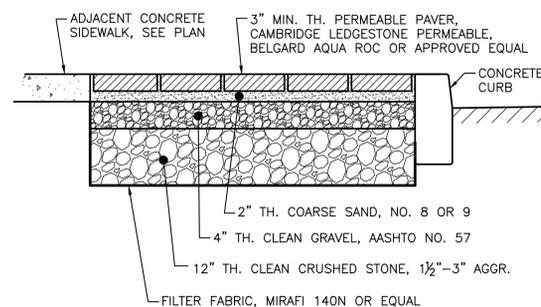
TREE GRATE DETAIL

NOT TO SCALE



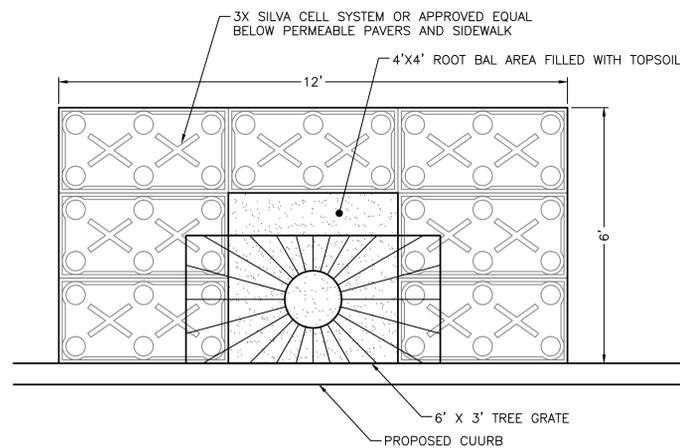
ROADWAY PAVEMENT DETAIL

NOT TO SCALE



PERMEABLE PAVER DETAIL

NOT TO SCALE



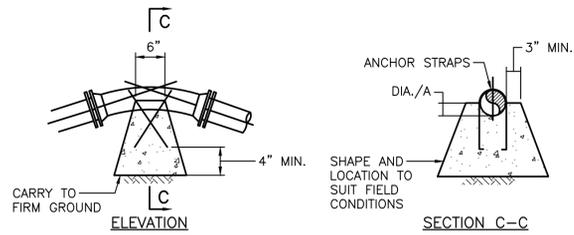
SILVA CELL SYSTEM AT STREET TREES

NOT TO SCALE

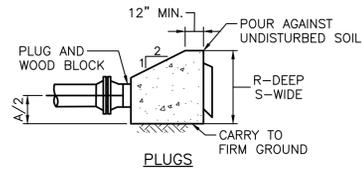
GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".

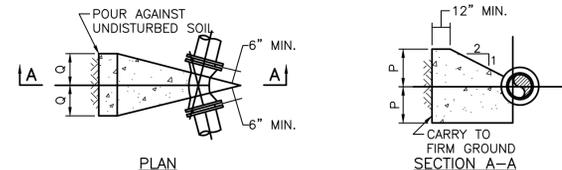
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|--|----------------------|--|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |
| REV. | DATE | DESCRIPTION |
| PROJECT: 102 1/2-116 Avenue E Development | | |
| LOCATION: Block 467, Lot 10 - 14 102 1/2-116 Avenue E City of Bayonne, Hudson County, NJ | | |
| DRAWING TITLE: CONSTRUCTION DETAILS | | DRAWING NO.: C-7 |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 |
| FILE: PN25107-DETAILS | DRAWN BY: M.C. | SCALE: AS NOTED |
| CHISVETTE ENGINEERING 30 MEADOW POND ROAD HAMBURG, NJ 07419 PHONE: 973-897-7968 FAX: 973-970-2010 | | MARK CHISVETTE PROFESSIONAL ENGINEER NEW JERSEY LIC. #28164 |
| NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600 | | |



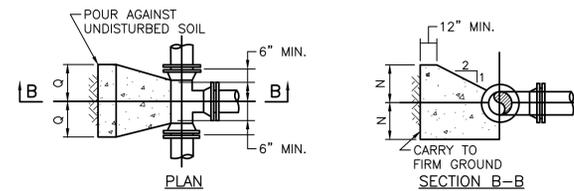
VERTICAL DOWNWARD BENDS



PLUGS



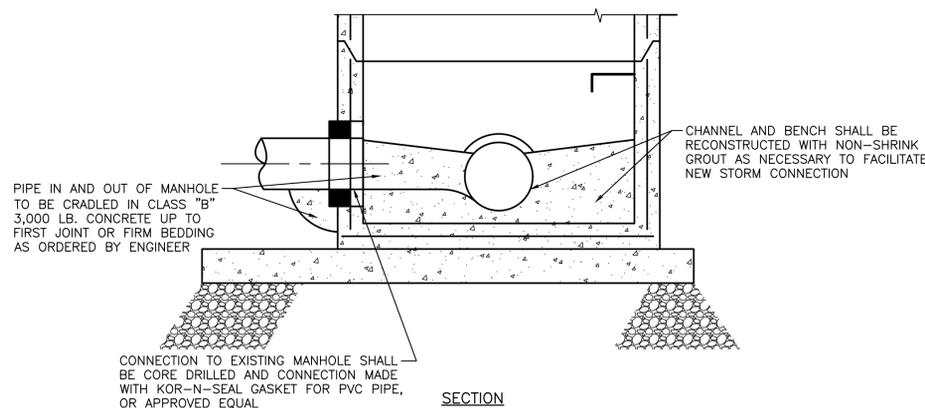
HORIZONTAL AND VERTICAL UPWARD BENDS



TEES

| THRUST BLOCKS FOR TEES, HORIZ. & VERTICAL BENDS AND PLUGS | | | | | | | | | |
|--|----------------------|--------|--------|--------|--------|---------|---------|---------|---------|
| THRUST BLOCKS DESIGNED FOR 200 LB. PER SQ. IN. TEST PRESSURE AND 200 LB. PER SQ. FT. SOIL PRESSURE | | | | | | | | | |
| DESCRIPTION | DIMENSION | 6" Ø | 8" Ø | 12" Ø | 16" Ø | 20" Ø | 36" Ø | 42" Ø | 54" Ø |
| TEES | N | 1'-0" | 1'-3" | 1'-6" | 2'-0" | 2'-0" | 3'-0" | 3'-9" | 4'-3" |
| | O | 1'-4" | 1'-10" | 3'-3" | 4'-3" | 6'-6" | 13'-7" | 14'-9" | 21'-4" |
| 90° BENDS | P | 1'-0" | 1'-3" | 1'-6" | 2'-0" | 2'-0" | 3'-0" | 3'-9" | 4'-3" |
| | Q | 1'-4" | 1'-10" | 3'-6" | 4'-3" | 6'-6" | 13'-7" | 14'-9" | 21'-4" |
| 45° BENDS | P | 0'-9" | 1'-0" | 1'-3" | 1'-9" | 1'-9" | 3'-0" | 3'-9" | 4'-3" |
| | Q | 2'-0" | 1'-3" | 2'-2" | 2'-8" | 4'-2" | 7'-5" | 8'-7" | 11'-7" |
| 22 1/2° BENDS | P | 0'-6" | 0'-9" | 1'-0" | 1'-6" | 1'-9" | 2'-6" | 3'-0" | 3'-6" |
| | Q | 0'-9" | 0'-11" | 1'-4" | 1'-7" | 2'-1" | 4'-7" | 5'-1" | 7'-2" |
| 11 1/4° BENDS | P | 0'-5" | 0'-6" | 0'-8" | 1'-0" | 1'-3" | 2'-0" | 2'-6" | 3'-0" |
| | Q | 0'-6" | 0'-8" | 1'-1" | 1'-3" | 1'-6" | 2'-10" | 3'-1" | 4'-3" |
| 5 5/8° BENDS | P | 0'-3" | 0'-5" | 0'-6" | 0'-9" | 0'-11" | 1'-6" | 1'-9" | 2'-0" |
| | Q | 0'-5" | 0'-5" | 0'-8" | 0'-10" | 1'-1" | 1'-11" | 2'-3" | 2'-7" |
| 45° BENDS | MIN. CONC. ANCHORAGE | 1.4 CY | 2.4 CY | 5.2 CY | 9.0 CY | 13.8 CY | 43.5 CY | 58.8 CY | 96.8 CY |
| 22 1/2° BENDS | MIN. CONC. ANCHORAGE | 0.7 CY | 1.2 CY | 2.6 CY | 4.6 CY | 7.1 CY | 22.2 CY | 30.0 CY | 49.3 CY |
| 11 1/4° BENDS | MIN. CONC. ANCHORAGE | 0.4 CY | 0.6 CY | 1.3 CY | 2.3 CY | 3.5 CY | 11.2 CY | 15.1 CY | 24.8 CY |
| 5 5/8° BENDS | MIN. CONC. ANCHORAGE | 0.2 CY | 0.3 CY | 0.7 CY | 1.2 CY | 1.8 CY | 5.6 CY | 7.5 CY | 12.4 CY |
| PLUGS | R | 1'-0" | 1'-3" | 1'-6" | 2'-0" | 2'-0" | 3'-0" | 3'-9" | 4'-3" |
| | S | 1'-4" | 1'-10" | 3'-3" | 4'-3" | 6'-6" | 13'-7" | 14'-9" | 21'-4" |

THRUST BLOCK DETAILS

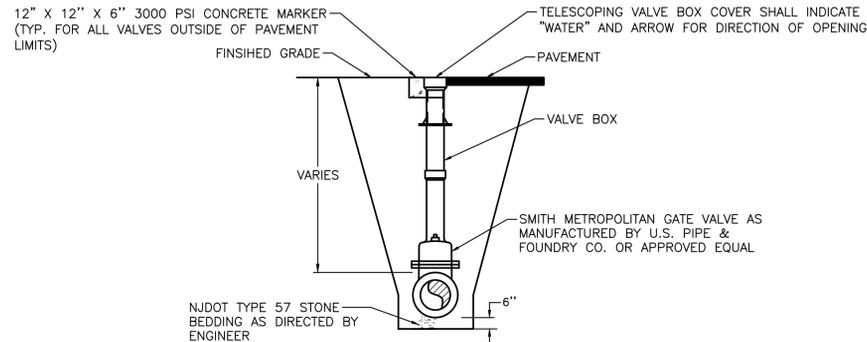


CONNECTION TO MANHOLE DETAIL

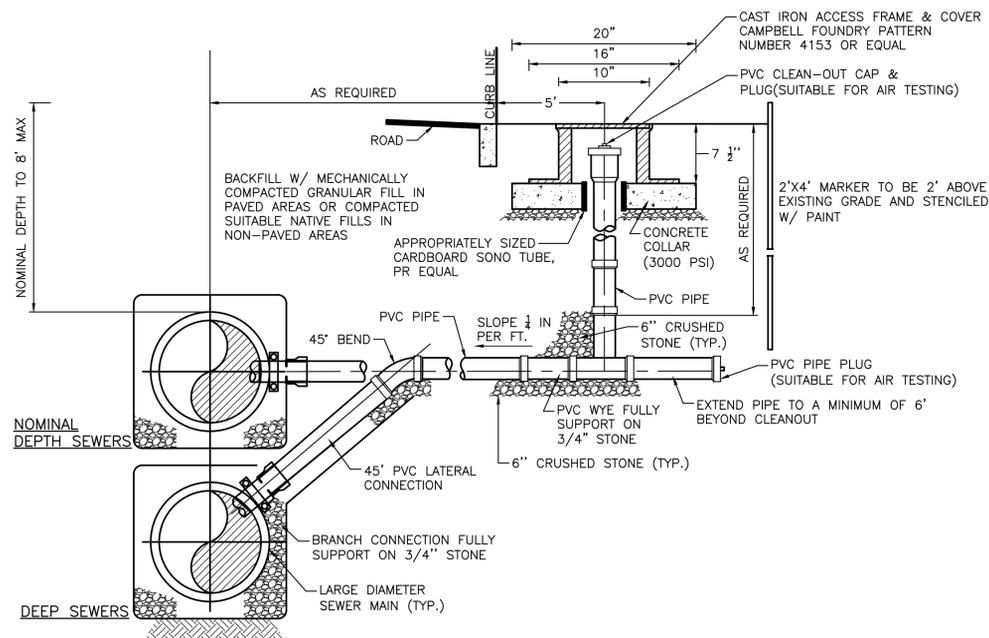
- NOTES:
- NON-SHRINK GROUT TO BE FIVE STAR STRUCTURAL CONCRETE OR APPROVED EQUAL
 - FOR CONNECTING RCP PIPE, RX-WATERSTOP, OR APPROVED EQUAL, SHALL BE INSTALLED AROUND CIRCUMFERENCE OF PIPE AND CENTERED ON MANHOLE WALL.

GATE VALVES SHALL BE MANUFACTURED IN FULL COMPLIANCE WITH THE SPECIFICATIONS LISTED BELOW. IN ADDITION THE GATE VALVES SHALL COMPLY WITH THE AMERICAN WATER WORKS ASSOCIATION GATE VALVE SPECIFICATION NO. C500 OR LATEST REVISION THEREOF.

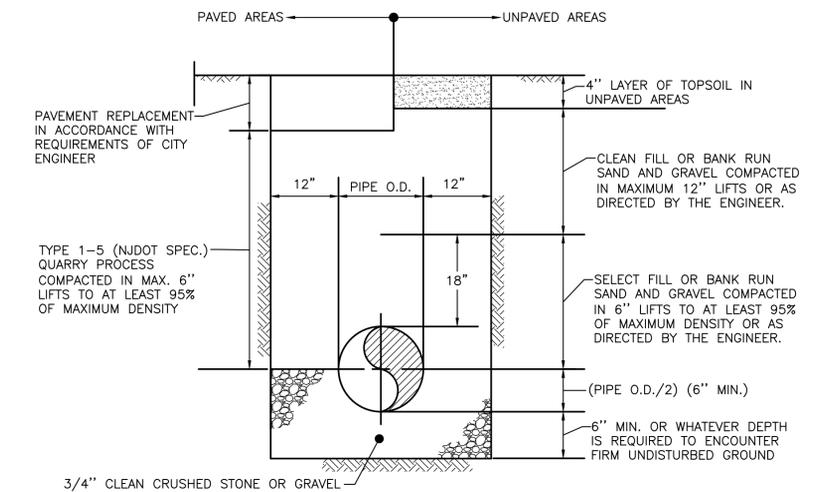
- VALVE TYPE - METROPOLITAN/NEW YORK PATTERN, DOUBLE DISK, PARALLEL SEAT, SIDE WEDGE, NON-RISING STEM.
 - VALVE SHALL OPEN TO THE LEFT (COUNTER-CLOCKWISE) UNLESS OTHERWISE STATED ON THE REQUIREMENT.
 - VALVE END CONNECTIONS - GATE VALVES SHALL BE FURNISHED WITH THE TYPE OF END CONNECTION SPECIFIED - BELL ENDS FOR CAULKED LEAD JOINTS, MECHANICAL JOINT OR FLANGED, AS STATED ON THE REQUIREMENT.
 - VALVE SIZES 4" AND SMALLER SHALL HAVE ALL BRONZE INTERNAL PARTS.
 - DISC AND DISC SEAT RINGS - CAST IRON DISCS IN VALVES 6" AND LARGER SHALL BE ACCURATELY MACHINED TO RECEIVE BRONZE DISC SEAT RINGS. THE DISC SEAT RING SURFACES IN CONTACT WITH THE IRON DISC AND THE DOVETAIL PROJECTIONS SHALL BE FULLY MACHINED AND THE DISC RINGS SHALL BE ROLLED OR PRESSED INTO THE MACHINED GROOVES ON THE IRON DISCS AND WHEN SECURED IN PLACE, A ROUGH AND FINISH CUT SHALL BE TAKEN OVER THE DISC SEAT RING BEARING SURFACES.
- | | DIAMETER OF VALVE STEMS | | THICKNESS |
|-----------|-------------------------|---------|-----------|
| | AT BASE OF THREAD | | |
| 4" VALVE | 0.8594" | 0.500" | |
| 6" VALVE | 1.125" | 0.625" | |
| 8" VALVE | 1.25" | 0.6875" | |
| 10" VALVE | 1.375" | 0.7187" | |
| 12" VALVE | 1.50" | 0.750" | |
- VALVES 12" AND SMALLER SHALL BE 200 PSI WORKING PRESSURE, 400 PSI TEST.
 - VALVE WEDGES FOR 8" AND SMALLER SHALL BE MADE OF BRONZE. VALVE WEDGES FOR 10" AND LARGER SHALL BE CAST IRON BRONZE MOUNTED.
 - THE HOUSING OF THE VALVE STEM THRUST COLLAR SHALL BE CAREFULLY MACHINED AND SHALL BE FULLY BRONZE LINED FOR ALL SIZES.
 - THE VALVES SHALL BE PROVIDED WITH "O" RING SEALS. THE RING SEAL PLATE SHALL BE FITTED WITH AT LEAST 2 "O" RINGS, THE LOWER "O" RING TO SERVE AS A PRESSURE SEAL AND THE UPPER "O" RING AS A DIRT SEAL. THE DESIGN OF THE VALVE AND SEAL PLATE SHALL BE SUCH THAT THE SEAL PLATE CAN BE FITTED WITH NEW "O" RINGS WHILE THE VALVE IS UNDER PRESSURE IN THE FULLY OPEN POSITION. THE "O" RINGS SHALL BE PRECISION RUBBER PRODUCTS CORPORATION QUALITY COMPOUND NO. 122-70 OR APPROVED EQUAL.
 - VALVE STEM - VALVE STEMS 12" AND SMALLER SHALL HAVE A TENSILE STRENGTH AND YIELD OF NOT LESS THAN 70,000 PSI AND 30,000 PSI RESPECTIVELY. ALL VALVE STEMS SHALL HAVE COLLAR BUSHINGS ACCURATELY MACHINED. STEM MATERIAL SHALL BE ASTM B-132.



WATER VALVE & BOX DETAIL

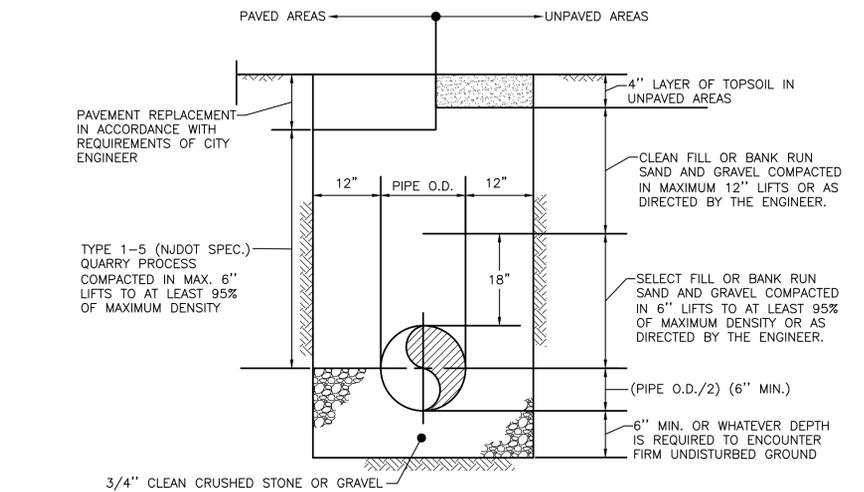


SANITARY SERVICE LATERAL & CLEAN OUT DETAIL



- NOTES:
- LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK COATED PRIOR TO PATCHING.
 - HYDROHAMMER SHALL NOT BE USED WITHIN THREE (3) FEET OF PVC AND HDPE PIPE.

PVC PIPE TRENCH REPAIR DETAIL



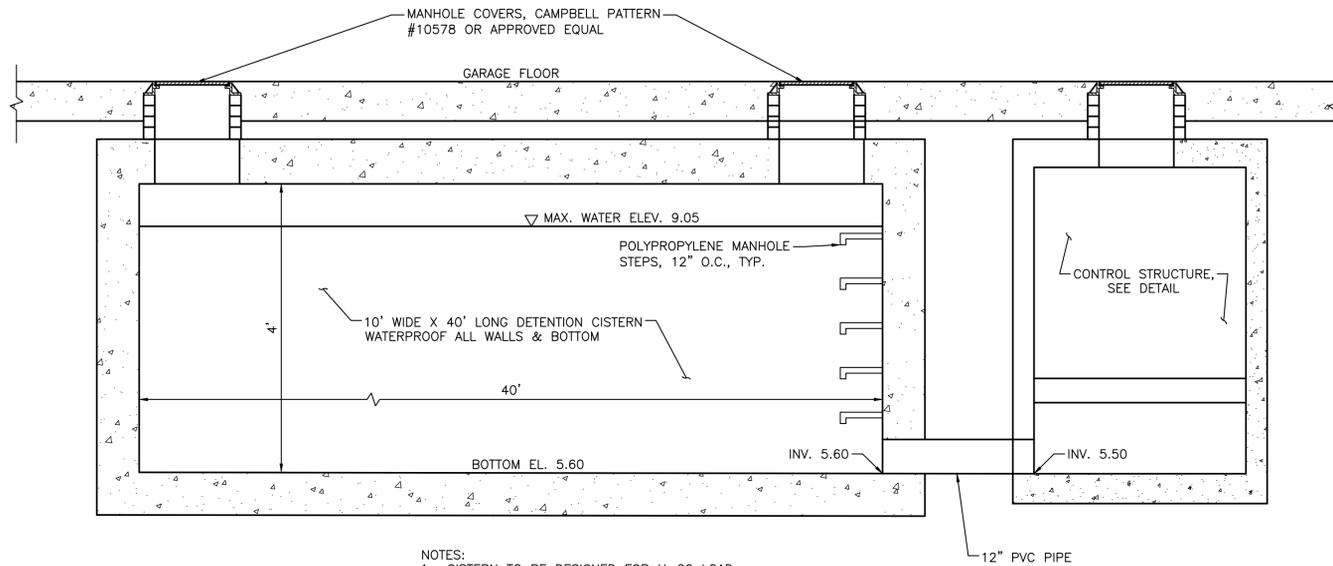
- NOTES:
- LIMITS OF TRENCH TO BE CUT TO A NEAT EDGE AND TACK COATED PRIOR TO PATCHING.

RCP-DIP PIPE TRENCH REPAIR DETAIL

| | | |
|--|--------------|---|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |
| REV. | DATE | DESCRIPTION |
| PROJECT: | | |
| 102 1/2-116 Avenue E Development | | |
| LOCATION: | | |
| Block 467, Lot 10 - 14 | | |
| 102 1/2-116 Avenue E | | |
| City of Bayonne, Hudson County, NJ | | |
| DRAWING TITLE: | | DRAWING NO.: |
| CONSTRUCTION DETAILS | | C-8 |
| PROJ. NO.: | DESIGNED BY: | DATE: |
| PN25107 | M.C. | 9/15/25 |
| FILE: | DRAWN BY: | SCALE: |
| PN25107-DETAILS | M.C. | AS NOTED |
| SHEET: | | 8 OF 9 |
| CHISVETTE ENGINEERING | | MARK CHISVETTE |
| 30 MEADOW POND ROAD HAMBURG, NJ 07419 PHONE: 973-897-7968 FAX: 973-970-2010 | | PROFESSIONAL ENGINEER NEW JERSEY LIC. #28164 |
| NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600 | | |

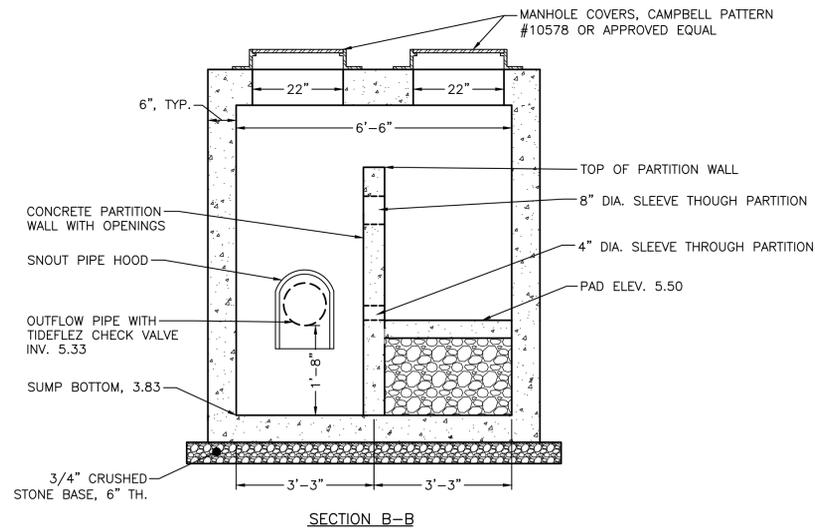
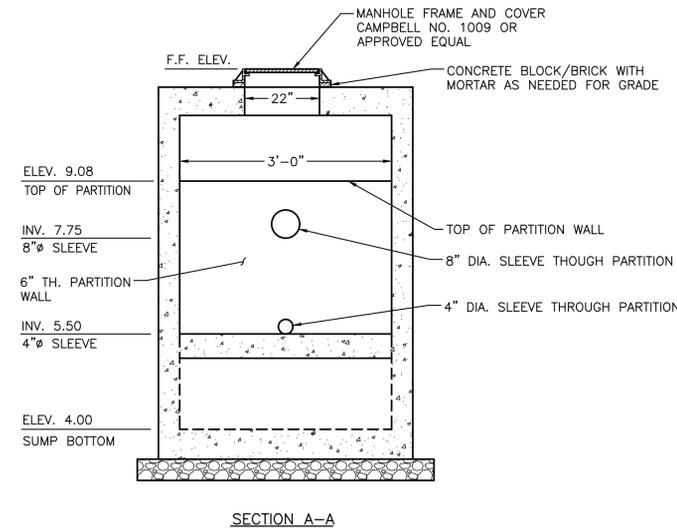
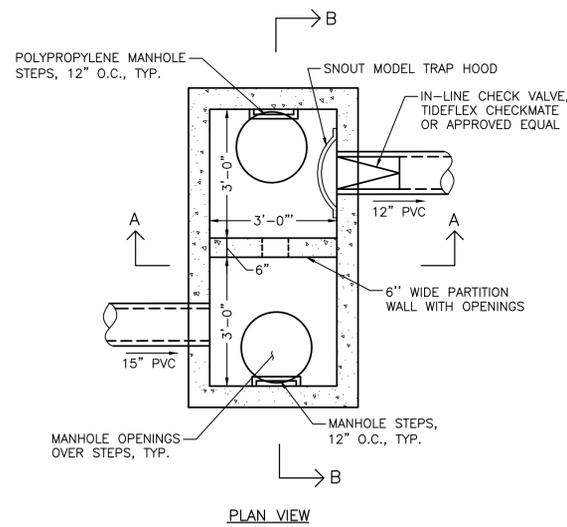
GENERAL NOTES

- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL ENGINEER'S RAISED SEAL AND SIGNATURE AND THE WORDS "ISSUED FOR CONSTRUCTION".



- NOTES:
1. CISTERN TO BE DESIGNED FOR H-20 LOAD.
 2. ALIGN ACCESS COVER WITH CENTER OF CISTERN.
 3. ALIGN MANHOLE STEPS WITH ACCESS OPENING
 4. OFFSET OUTFLOW PIPE 24" FROM CENTER OF CISTERN.

DETENTION CISTERN DETAIL
NOT TO SCALE



- NOTES:
1. PRECAST STRUCTURE TO BE IN ACCORDANCE WITH LATEST ASTM DESIGNATION C-913, DESIGNED FOR H-20 LIVE LOAD.
 2. CONCRETE STRENGTH SHALL BE 4,600 psi
 3. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO STRUCTURE.
 4. PLATES TO BE FASTENED TO STRUCTURE WALLS WITH 3/8" ST. ST. CONCRETE ANCHOR BOLTS, 2-1/2" LONG, 12" O.C. MINIMUM.
 5. PROVIDE 1/4" TH X 2" WIDE NEOPRENE STRIP ALONG EDGE OF WEIR PLATES.

CONTROL STRUCTURE DETAILS
NOT TO SCALE

| REV. | DATE | DESCRIPTION |
|------|----------|---------------------------------|
| 1 | 11/10/25 | REVISED PER COMPLETION COMMENTS |

PROJECT:
102 1/2 -116 Avenue E Development

LOCATION:
Block 467, Lot 10 - 14
102 1/2 -116 Avenue E
City of Bayonne, Hudson County, NJ

| | | | |
|---|----------------------|----------------------------|------------------|
| DRAWING TITLE: CONSTRUCTION DETAILS | | DRAWING NO.: C-9 | |
| PROJ. NO.: PN25107 | DESIGNED BY: M.C. | DATE: 9/15/25 | SHEET: 9 OF 9 |
| FILE: PN25107-DETAILS | DRAWN BY: M.C. | SCALE: AS NOTED | |

CHISVETTE ENGINEERING MARK CHISVETTE

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Mark Chisvette 11/10/25
PROFESSIONAL ENGINEER
NEW JERSEY LIC. #28164

NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA28246600