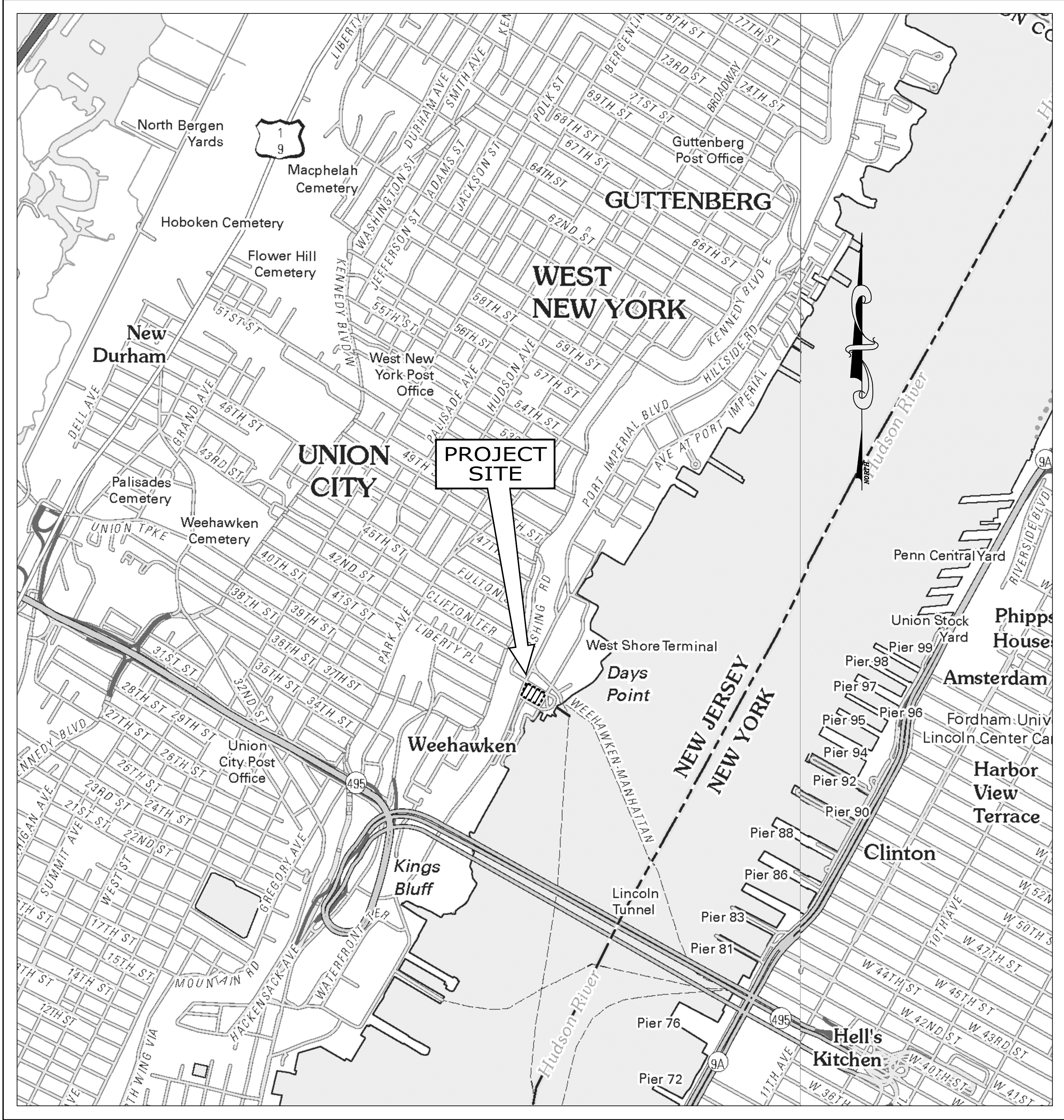


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PRELIMINARY AND FINAL SITE PLAN
FOR
PORT IMPERIAL SOUTH - BUILDING 16
BLOCK 64.01, LOTS 1.02 & 1.12
TOWN OF WEEHAWKEN
HUDSON COUNTY, NEW JERSEY

INDEX OF SHEETS	
SHEET	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	SOIL EROSION AND SEDIMENT CONTROL PLAN
8	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS
11	BUILDING HEIGHT LIMITATIONS PLAN
12	VIEW PLANE BUILDING SECTION PLAN



LOCATION MAP
SCALE: 1"= 1,000'
SOURCE: USGS WEEHAWKEN QUADRANGLE (2011) AND
USGS CENTRAL PARK QUADRANGLE (2011)

APPROVALS:

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT
IT COMPLIES WITH ALL APPROVALS GRANTED BY THE
APPROVING AUTHORITY.

TOWN ENGINEER _____ DATE _____

APPROVED BY THE PLANNING BOARD OF THE TOWNSHIP
OF WEEHAWKEN

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

OWNER/APPLICANT:

PORT IMPERIAL SOUTH PARCEL 16
URBAN RENEWAL OWNER LLC
WOODLAWN HALL AT OLD PARKLAND
3953 MAPLE AVE, SUITE 300
DALLAS, TEXAS 75219

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR
PORT IMPERIAL SOUTH - BUILDING 16

COVER SHEET

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

SHEET No.
1
OF 12

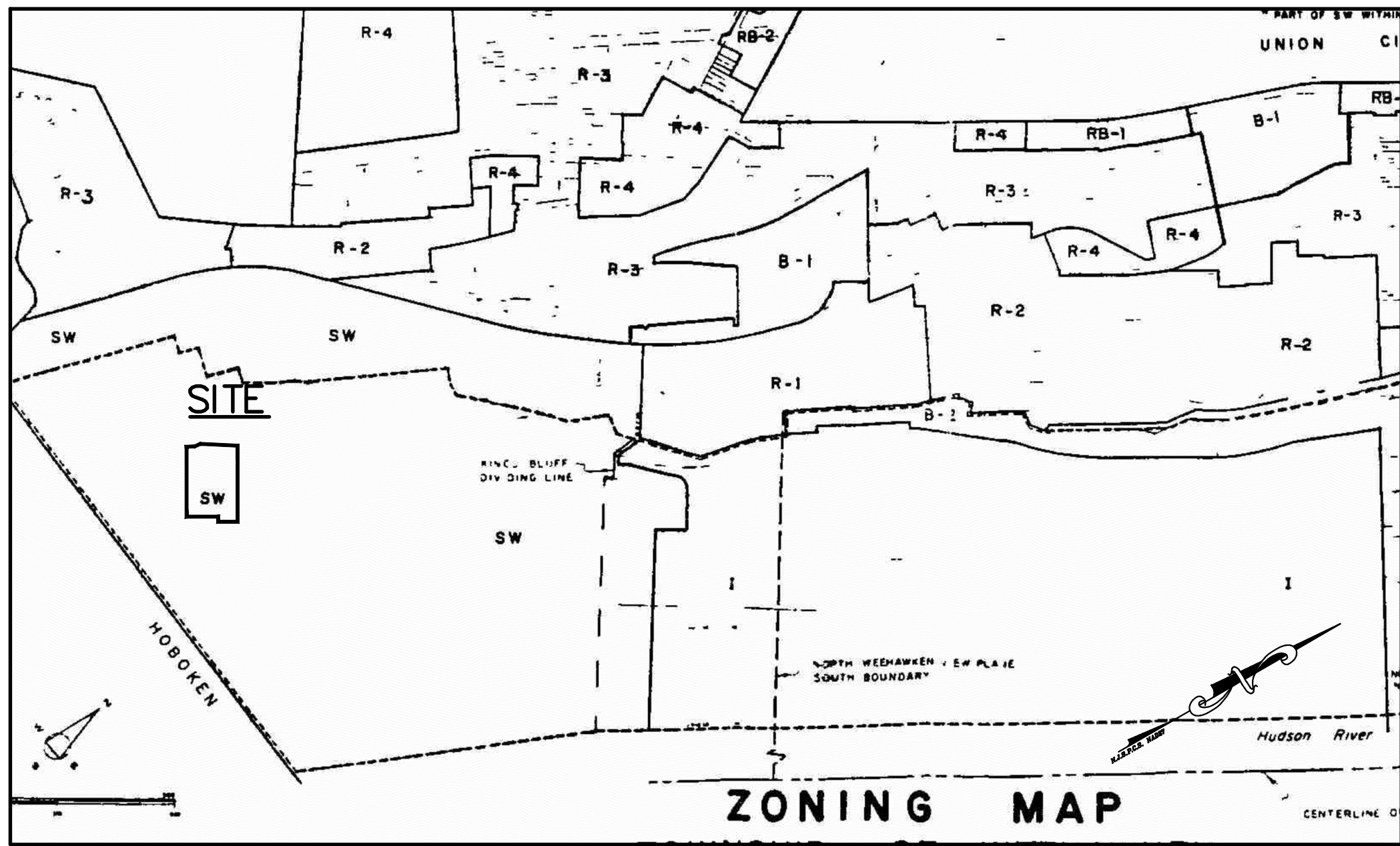
Bowman

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Phone: 732.665.5500
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NJ Certificate No. 240A08222600
E-mail: NJ@Bowman.com

SEAN A. DELANEY, N.J. Professional Engineer, Lic. 240E00447100

PORT IMPERIAL SOUTH
DATE: 06/12/2025
CHNG: SAG
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.
THIS DOCUMENT IS THE PROPERTY OF BOWMAN CONSULTING GROUP LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP LTD.

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ZONING MAP

SCALE: 1"=600'

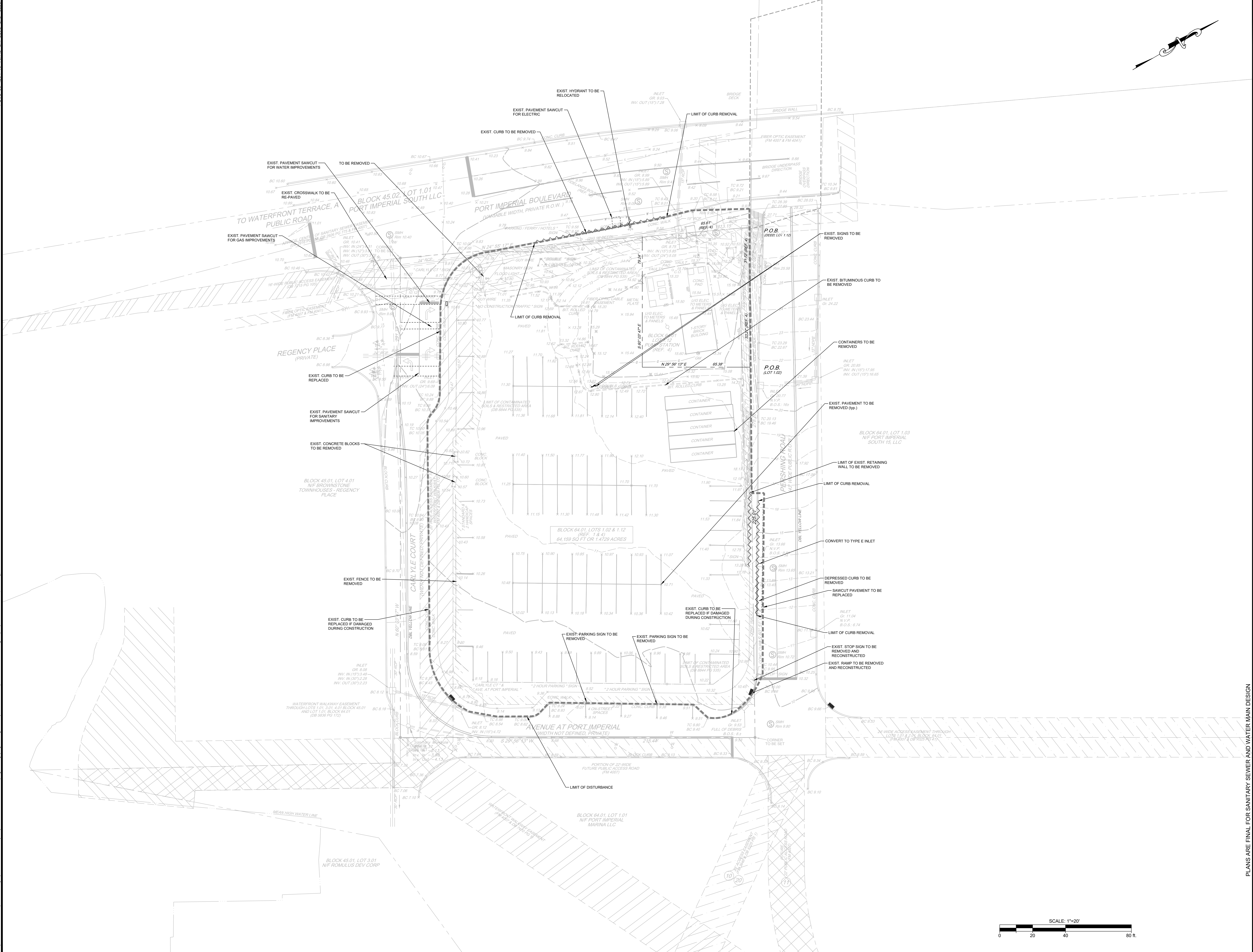
PARKING REQUIREMENTS RESIDENTIAL		
UNITS- 137	RATIO- 1.00	REQ. SPOTS- 137
EYE (ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT) AND MAKE-READY SPOTS		
TOTAL EV SPACES NEEDED- 15% OF THE REQUIRED SPACES	21 SPACES	
1/3 OF SPACES TO BE INSTALLED DAY ONE	7 SPACES	
5% OF EV SUPPLY EQUIPMENT SHALL BE ADA ACCESSIBLE	2 SPACES	
EYE OR MAKE-READY SPACE REDUCTION OF NO MORE THAN 10% OF THE REQUIRED		
	13 SPACES	
TOTAL PHYSICAL PARKING TO BE PROVIDED AFTER EYE/NR REDUCTION		
	124 SPACES	
EYE PARKING REQUIREMENT-RETAIL		
	N/A	
GRAND TOTAL FOR EYE/NR SPOTS		
	21 SPACES	

ZONE: PLANNED DEVELOPMENT DISTRICT						
ORDINANCE REFERENCE	CRITERIA	PROPOSED BUILDING 16 BLOCK 64.01 APPROVED LOTS 1.02 & 1.12	APPROVED TO DATE (PORT IMPERIAL SOUTH)	TOTAL INCLUDING CURRENT APPLICATION	ALLOWABLE/REQUIRED	
23-10.4b	TOTAL DEVELOPMENT SIZE 1 LOT SIZE	1,4729 AC. 64,159 SF	79.53 AC. 68.00 AC.	79.53 AC. 69.47 AC.	40 ADJACENT OR CONTIGUOUS ACRES UNDER A SINGLE OWNERSHIP OF CONTROL	
23-10.4e	DWELLING UNITS	137 UNITS	2,972 UNITS 37.37	3,109 UNITS 39.09	MIN. 500 UNITS; MAX. 3,109 UNITS	
23-10.41 3(a) & (b)	GROSS RESIDENTIAL DENSITY	93.01	BROWNSTONES BLDG 15 HENLEY BLDG 16 BLDG 4/5 & 1 BLDG 6 BLDG 10 BLDG 12 BLDG 13 BLDG 7 BLDG 11 BLDG 8/9 BLDG 14/19 BLDG 2 PARK APARTMENTS BLDG 347	BROWNSTONES BLDG 15 HENLEY BLDG 16 BLDG 4/5 & 1 BLDG 6 BLDG 10 BLDG 12 BLDG 13 BLDG 7 BLDG 11 BLDG 8/9 BLDG 14/19 BLDG 2 PARK APARTMENTS BLDG 347	MAX. 100 UNITS/ACRE TOTAL DEVELOPMENT	
23-10.4g 3(c) (BOARD RESOLUTION)	AVG. PROP. GR. = 12.65' ELEV BLDG 16 – 112.45 FT (N&W)* – 80.00 FT (S) ROOF SLAB ELEV.=125.1 FT (N&W) =92.96 FT (S)	HT. ABOVE AVG. PROP. GRADE: BLDG 16 – 112.45 FT (N&W)* – 80.00 FT (S) ROOF SLAB ELEV.=125.1 FT (N&W) =92.96 FT (S)	N/A	N/A	BLDG. 1/3 – 100' BLDG. 2, 4, 7, 8/9, 11, 13, 15 – UP TO 100' BLDG 5 & EASTERLY PARTS OF BLDGS 10, 12, 14 – UNDER 60' (BUCKHURST REPORT) BLDG. 5 MAX HT. – 50' ABOVE FINISHED GRADE (OLD GLORY PARK VIEW CORRIDOR)(NOV0 1929)	
23-10.4h 3(a)(b) (BOARD RESOLUTION)	DISTANCE BETWEEN BUILDINGS UP TO 80 FEET–60 FT REQ. ≥80 FEET–50 FT REQ. TO CENTER OF VIEW CORRIDOR	62.4' (BLDG 16 AND BROWNSTONES) 62.0' (BLDG 16 AND BLDG 15) 35.1' (SOUTH)* 31.0' (NORTH)*	N/A	N/A	MIN. 60' WIDE VIEW CORRIDOR AT STREET LEVEL ALONG EVERY EAST TO WEST STREET FOR THE PORTIONS OF BLDGS AT A HEIGHT OF 80' OR MORE ABOVE STREET LEVEL, THERE SHALL BE A DISTANCE OF AT LEAST 50' FROM THOSE PORTIONS TO THE CENTERLINE OF THE VIEW CORRIDOR.	
23-10.4h 3(b)(c)	EAST/WEST VIEW CORRIDOR	62.0' – NORTH 62.4' – SOUTH	1,436# FT	1,436# FT	MIN. 60' WIDE EVERY 600' MIN. TOTAL WIDTH 1,050' AT GRADE LEVEL	
23-10.41.4	GROSS FLOOR AREA: FLOOR AREA RATIO NET FLOOR AREA	147,256 SF (RESIDENTIAL ONLY)	4,107,117 SF 1.19	4,254,373 SF 1.23	MAX 4,328,831 SF–PLANNED DEVELOPMENT(Excludes outdoor) MAX. 1.85 OF UPLAND AREA OF DEVELOPMENT	
23-10.4c.1(e)	TOTAL RETAIL SPACE:	N/A	84,667 SF	84,667 SF	156,000 SF PER RESOLUTION OF APPROVAL	
23-10.4j	TOTAL PARKING SPACES IN BUILDINGS 124 RESIDENTIAL (0.90 SP./UNIT)* 50 RESTAURANT SPACES (MOLO'S) PARKING STALL DIMENSIONS STANDARD 8.5'X18' *2 COMPACT 8'X15' *2	174 SPACES TOTAL 124 RESIDENTIAL (0.90 SP./UNIT)* 50 RESTAURANT SPACES (MOLO'S) PARKING STALL DIMENSIONS STANDARD 8.5'X18' *2 COMPACT 8'X15' *2	TOTAL SPACES=5,123 BROWNSTONES 56 PARK 109 HENLEY 66 BLDG 15 207 BLDG 4/5 238 BLDG 1 817 BLDG 6 153 BLDG 10 128 BLDG 12 159 BLDG 13 211 BLDG 7 249 BLDG 11 312 BLDG 8/9 349 BLDG 14/19 348 PARK APARTMENTS 320 BLDG 2 33	TOTAL SPACES=5,297 BROWNSTONES 56 PARK 109 HENLEY 66 BLDG 15 207 BLDG 4/5 238 BLDG 1 817 BLDG 6 153 BLDG 10 128 BLDG 12 159 BLDG 13 211 BLDG 7 249 BLDG 11 312 BLDG 8/9 349 BLDG 14/19 348 PARK APARTMENTS 320 BLDG 2 332 BLDG 16 173	FOR RESIDENTIAL UNITS, PARKING AT 1 SPACE PER UNIT IS REQUIRED PER THE 2000 RESOLUTION. (137 UNITS PROPOSED @ 1 SPACE PER UNIT= 137 SPACES)	
N/A	COMMUTER PARKING	N/A	1500 SPACES BLDG 4/5 293 BLDG 1: 817 LOT 2 290	1210 SPACES BLDG 4/5 293 LOT 2: 817 LOT 2 290	1,500 FERRY TERMINAL RESERVED SPACES	
23-10.4j	TOTAL PUBLIC PARKING SPACES ON STREET	4 EXISTING TO REMAIN	TOTAL SPACES=566 BROWNSTONES 26 PARK 109 HENLEY 66 BLDG 15 207 BLDG 4/5 3 BLDG 1 3 BLDG 10 13 BLDG 12 28 BLDG 13 28 BLDG 7 9 BLDG 11 18 BLDG 8/9 21 BLDG 14/19 22 WATERGENT PARK 214 BLDG 2 6	TOTAL SPACES=570 BROWNSTONES 26 PARK 109 HENLEY 66 BLDG 15 207 BLDG 4/5 3 BLDG 1 3 BLDG 10 13 BLDG 12 28 BLDG 13 28 BLDG 7 9 BLDG 11 18 BLDG 8/9 21 BLDG 14/19 22 WATERGENT PARK 214 BLDG 2 6	1 PER 300 SF OF RETAIL SPACE WHERE FLOOR AREA DOES NOT EXCEED 10,000 SF PER BUILDING	
23-9.2	RETAIL PARKING	N/A	197 SPACES (REMOVAL OF PREVIOUS 20 SPACES FOR BLDG 3 RETAIL SPACE)	197 SPACES (REMOVAL OF PREVIOUS 20 SPACES FOR BLDG 3 RETAIL SPACE)	1 PER 300 SF OF RETAIL SPACE WHERE FLOOR AREA DOES NOT EXCEED 10,000 SF PER BUILDING	
23-9.12	LOADING AREAS RESIDENTIAL RETAIL	1 SPACE	15 SPACES TOTAL	16 SPACES TOTAL	1 REQUIRED WHEN NUMBER OF MULTI–FAMILY UNITS IS GREATER THAN 50 0 REQUIRED FOR FLOOR AREA OF 2,000 SF TO 5,000 SF	
23-9.13	LOADING AREA SIZE (12'X56') LOCATION – WITHIN BUILDING (24'X56'X14' BLDG + EXTERIOR)	1 @ 24'X43'X14' WITHIN BLDG* (24'X56'X14' BLDG + EXTERIOR)				

* - VARIANCE REQUIRED
 ** - DEVIATION REQUIRED FROM BUCKHURST PLAN RECOMMENDATIONS
 *** - EV PARKING STALL CREDIT OF 13 SPACES APPLIED TO REDUCE REQUIRED PARKING FROM 137 SPACES TO 124 SPACES. SEE BLDG 16 EV PARKING SCHEDULE.

NOTES:

1. UPLAND AREA ONLY.
2. ALL RESIDENTIAL SPACES ARE 8.5'x18' FOR FULL SIZE CARS AND 8'x15' FOR COMPACT CARS IN GARAGE. VARIANCES REQUIRED FOR PARKING STALL WIDTH AND DEPTH THERE 9'x19' STALLS REQUIRED.
3. THE NEW JERSEY RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS) ESTABLISHES A STATE-WIDE PARKING STANDARD FOR RESIDENTIAL DEVELOPMENT. THE RSIS PROVIDES FOR ALTERNATIVE PARKING STANDARDS WHEN IT CAN BE DEMONSTRATED SUCH ALTERNATIVE STANDARDS BETTER REFLECT LOCAL CONDITIONS SUCH AS AVAILABILITY OF MASS TRANSIT AND URBAN VS SUBURBAN CONDITIONS. A WAIVER FROM THE RSIS REQUIREMENTS IS NOT REQUIRED AS THE TOWNSHIP ZONING ORDINANCE PLANNED DEVELOPMENT DISTRICT SPECIFICALLY CONSIDERS THE PRESENCE OF MASS TRANSIT WHEN THE PARKING REQUIREMENT OF 13 SPACES PER UNIT IS APPLIED.



PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR

PORT IMPERIAL SOUTH - BUILDING 16

DEMOLITION PLAN

TOWNSHIP OF WEEHAWKEN HUDSON COUNTY, NEW JERSEY

SHEET No.
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OF
12

Bowman Consulting Group Ltd

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Fax: 732.665.5501
NJ Certified: No. 24C022800
E-mail: NJCB@Bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

Bowman

PROJECT: 030846-02-001

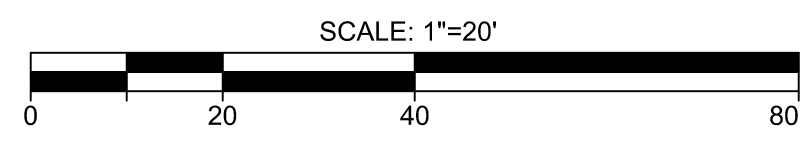
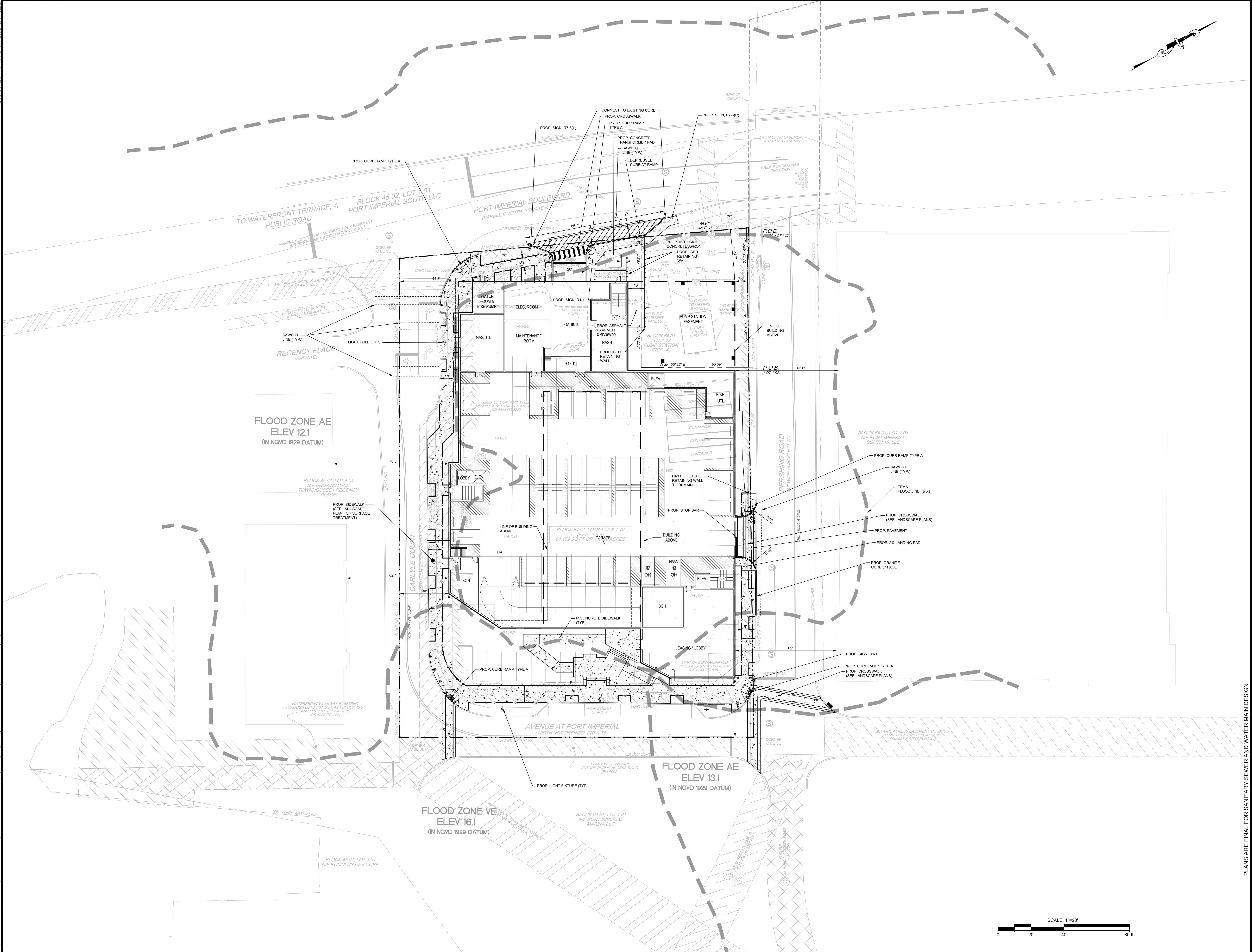
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PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR

PORT IMPERIAL SOUTH - BUILDING 16

SITE PLAN

TOWNSHIP OF WEEHAWKEN HUDSON COUNTY, NEW JERSEY

SHEET No.

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OF

12

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Phone: 732-665-5000
Fax: 732-665-5001
NJ Certified Professional Engineer
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Sean A. Delany, N.J. Professional Engineer, Lic. 24C0222800

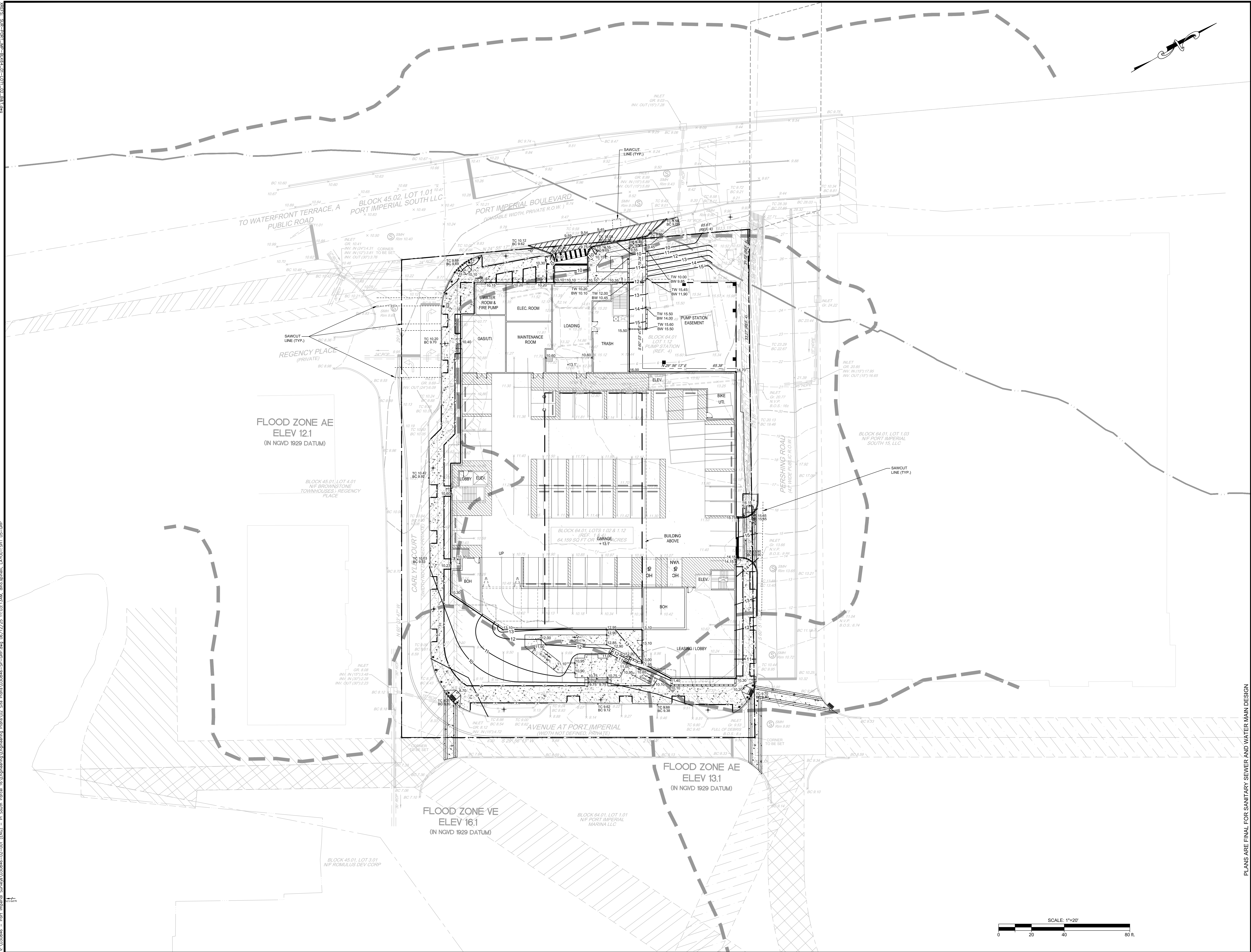
Bowman

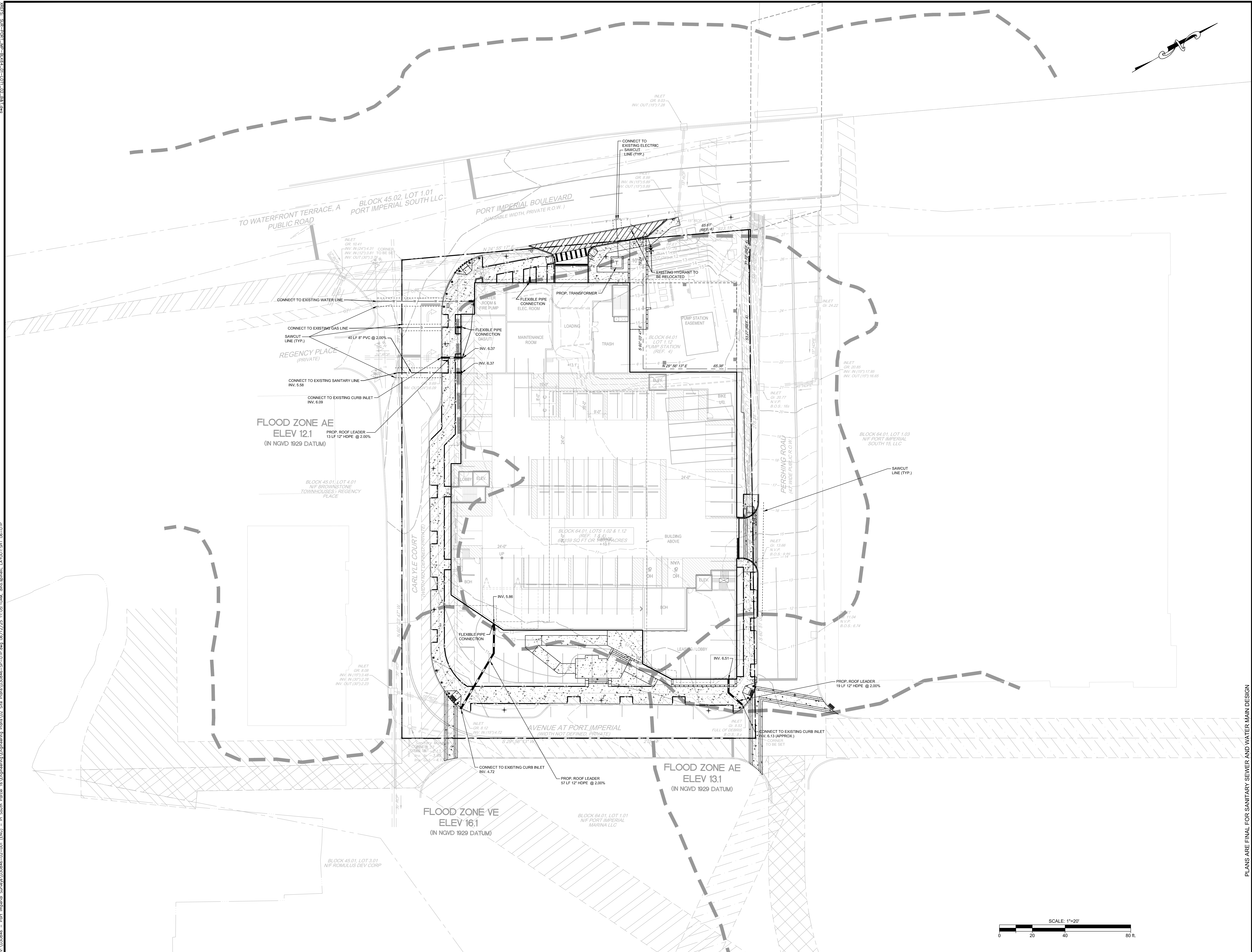
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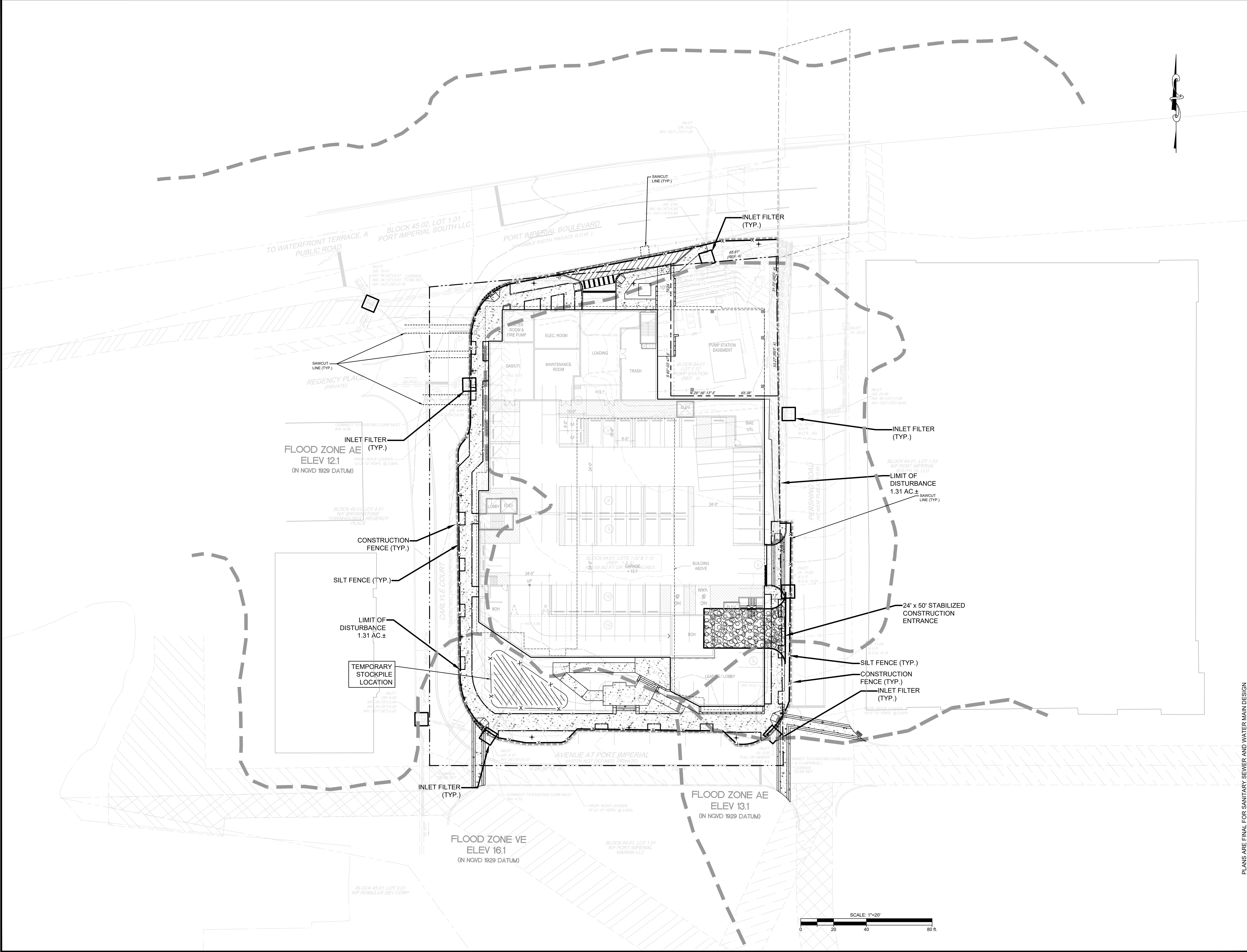
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Drawn: 6/5/2020, SP-DT

HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT
SOIL EROSION AND SEDIMENT CONTROL NOTES

- All soil erosion and sediment control practices on this plan will be constructed in accordance with the **"New Jersey Standards for Soil Erosion and Sediment Control"** 7th Edition **last revised July 2017, effective 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, may be required to be temporarily mulched, and seeded or otherwise provided with vegetative cover as per Appendix A3. This temporary cover shall be maintained until such time whereby permanent revegetation is established.
- Seeding Dates:** The following seeding dates are best recommended to establish permanent vegetative cover within most locations in the HEPCSD: Spring - 3/1-5/15 and Fall - 8/15 - 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-Exsex-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@HEPCSD.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 862-333-4500 to request a Final Inspection, giving advanced notice upon completion of the revegetation 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 adn Land Grading, effective 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 2 ½" -1"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-Exsex-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.**

TOPSOIL STOCKPILE PROTECTION

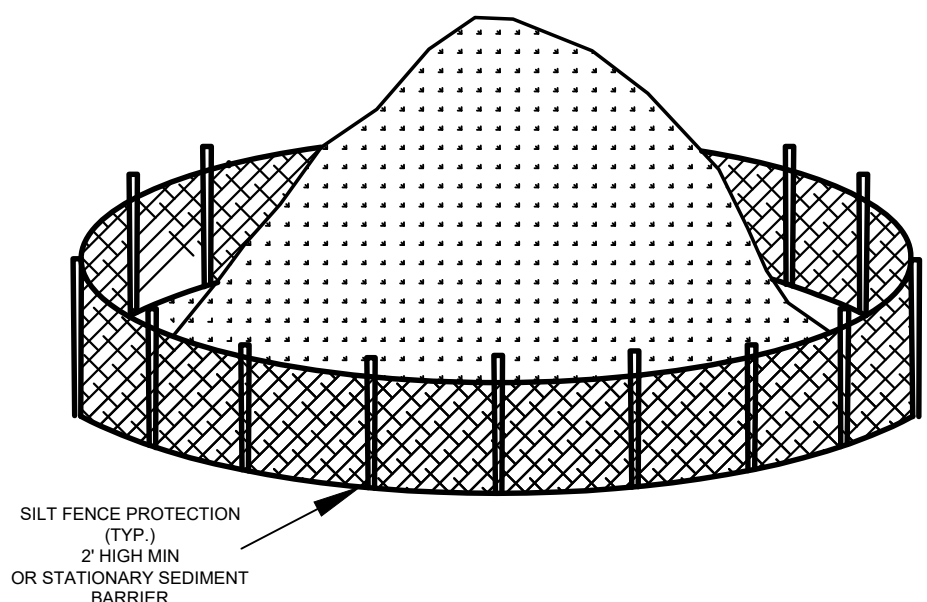
- Apply ground limestone at a rate of 90 lbs/1000 S.F.
- Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
- Apply Perennial Rye grass seed at a rate of 1 lb/1000 S.F. and Annual Rye grass at 1lb/1000 S.F.
- Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
- Apply a liquid mulch binder or tack to straw or hay mulch.
- Properly entrench a silt fence at the bottom of the stockpile.

TEMPORARY STABILIZATION SPECIFICATIONS

- Apply ground limestone at a rate of 90 lbs/1000 S.F.
- Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
- Apply Perennial Rye grass at 1 Lb/1000 S.F. and Annual Rye grass at 1 Lb/1000 S.F.
- Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
- Apply a liquid mulch binder or tack to straw or hay mulch.

PERMANENT STABILIZATION SPECIFICATIONS

- Apply topsoil to a depth of 5 inches (unsettled).
- Apply ground limestone at a rate of 90 lbs/1000 S.F. and work four inches into soil.
- Apply fertilizer (10-20-10) at a rate of 11 lbs/1000 S.F.
- Apply Hard Fescue seed at 2.7 lbs/1000 S.F. and Creeping Red Fescue seed at 0.7 lbs/1000 S.F. and Perennial Rye grass seed at 0.25 lbs/1000 S.F.
- Mulch stockpile with straw or hay at a rate of 90 lbs/1000 S.F.
- Apply a liquid mulch binder or tack to straw or hay mulch



TOPSOIL STOCK PILE DETAIL
(AT OFFSITE PREVIOUSLY APPROVED LOCATIONS)

REFER TO STANDARDS FOR SOIL EROSION AND
SEDIMENT CONTROL IN NEW JERSEY - B.1

STANDARD FOR DUST CONTROL

(Per Standards... Dust Control 16-1, July 1999)

DEFINITION-The control of dust on construction sites and roads.

PURPOSE- To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage and health hazards, and improve traffic safety.

CONDITION WHERE PRACTICE APPLIES- This practice is applicable to areas subject to dust blowing and movement where on- and off-site damage is likely without treatment. Consult with local municipal ordinances on any restrictions.

WATER QUALITY ENHANCEMENT-Sediments deposited as "dust" are often fine colloidal material which is extremely difficult to remove from water once it becomes suspended. Use of this standard will help to control the generation of dust from construction sites and subsequent blowing and deposition into local surface water resources.

PLANNING CRITERIA - The following methods should be considered for controlling dust:

Mulches - See Standards for Stabilization with mulches Only (p. 5-1)

Vegetative Cover See Standards for Temporary Vegetative Cover (p. 7-1), Permanent Vegetative Cover for Soil Stabilization (p. 4-1) and Permanent Stabilization with Sod (p. 6-1)

Spray-on Adhesives- On mineral soils (not effective on muck soils). Keep traffic off these areas.

Table 16-1: Dust Control Materials:

	Water Dilution	Type of Nozzle	Gal./Acre
Anionic asphalt emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Polyacrylamide (PAM) - spray on	Apply according to manufacturer's instructions.		
Polyacrylamide (PAM) - dry spray	May also be used as an additive to sediment basins to flocculate and precipitate suspended colloids. See Sediment Basin standard (pg 26-1).		
Acidulated Soy Bean Soap Stick	None	Coarse Spray	1,200

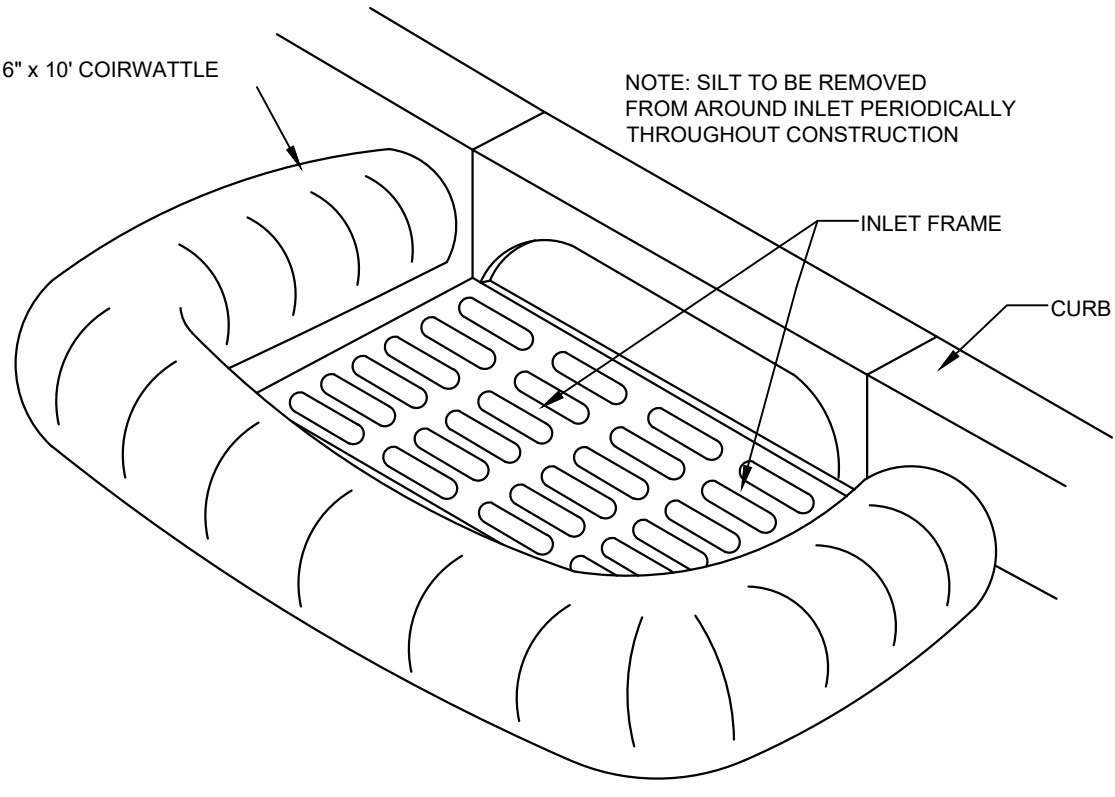
Tillage: To roughen surface and bring clods to the surface. This is a temporary emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, and spring-toothed harrows are examples of equipment which may produce the desired effect.

Sprinkling: Site is sprinkled until the surface is wet.

Barriers: Solid board fences, snow fences, burlap fences, crate walls, bales of hay, and similar material can be used to control air currents and soil blowing.

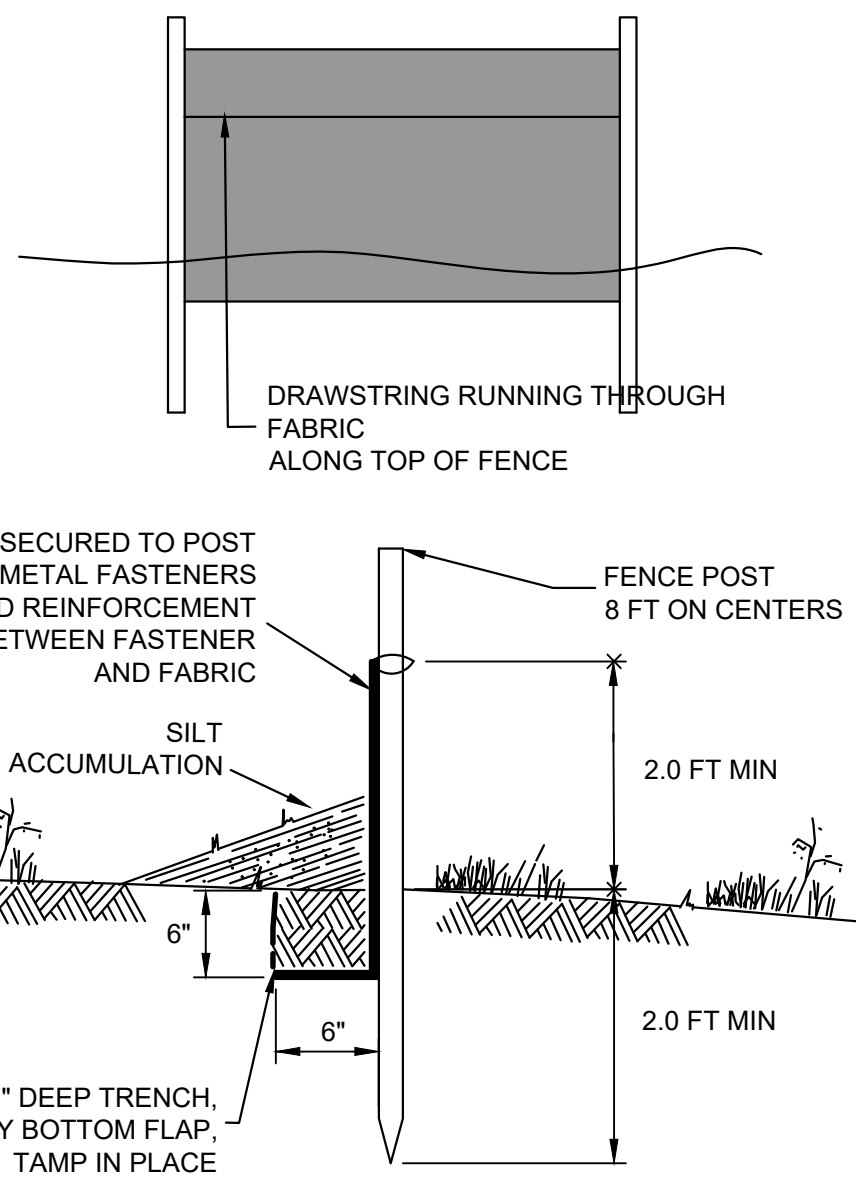
Calcium Chloride: Shall be in the form of loose, dry granules or flakes fine enough to feed through commonly used spreaders at a rate that will keep surface moist but not cause pollution or plant damage. If used on steeper slopes, then use other practices to prevent washing into streams or accumulation around plants.

Stone: Cover surface with crushed stone or coarse gravel.



- NOTES:
- COIRWATTLES ARE 6" X 10' MACHINE FABRICATED CYLINDERS CONSISTING OF 100% COCONUT FIBER ENCASED IN A HIGH TENSILE MACHINE SPUN BRISTLE COCONUT COIR FIBER TWINE.
 - COIRWATTLES COME WITH A PROTECTIVE BURLAP WRAPPING.

COIRWATTLE INLET PROTECTION DETAIL
(AFTER PAVING)
N.T.S.



SILT FENCE DETAIL
N.T.S.
(FOR NON-PAVED AREAS)

CONSTRUCTION SEQUENCE

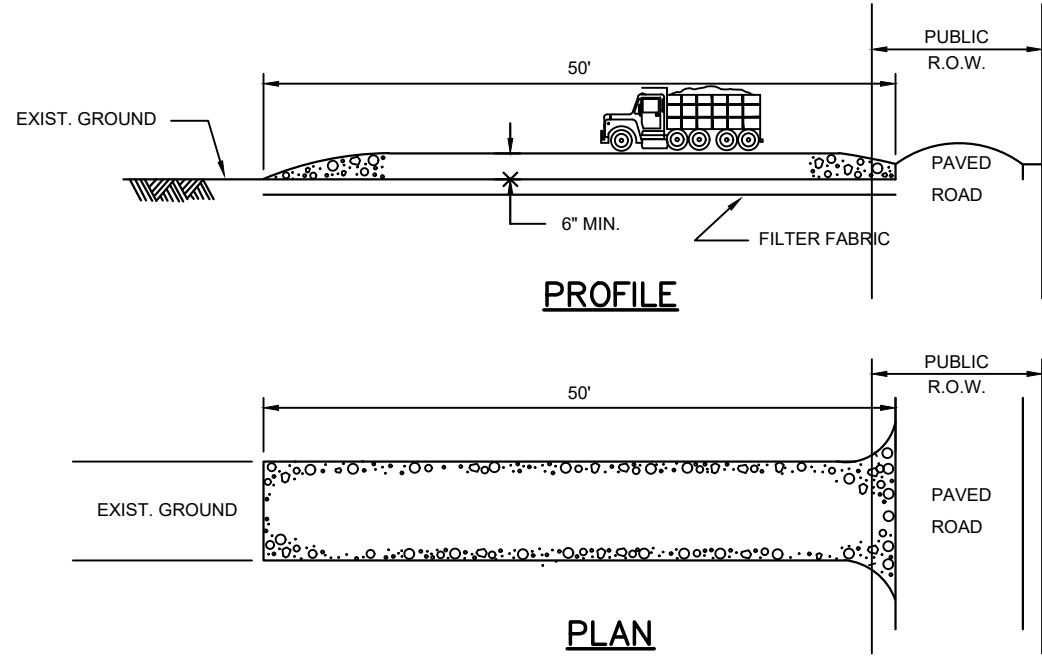
- INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES. THIS INSTALLATION INCLUDES PLACEMENT OF STABILIZED CONSTRUCTION ENTRANCE, PERIMETER SILT FENCE, INLET FILTER PROTECTION AT EXISTING INLETS, AND OTHER PROTECTION NECESSARY PER APPROVED SESC PLAN. 1 WEEK
- REMOVE EXISTING PAVEMENT, CURBING, SIDEWALKS, FENCING, STORM INLETS/PIPES AND LIGHT POLES/FOUNDATIONS ONSITE. 4 WEEKS
- DISCONNECT EXISTING UTILITIES IN AREA OF PROPOSED DEVELOPMENT 2 WEEKS
- INSTALL PILES FOR BUILDING 6 WEEKS
- CONSTRUCT PILE CAPS, GRADE BEAMS AND FOOTINGS 4 WEEKS
- BACKFILL FOUNDATIONS AND ROUGH GRADE SITE TO PROPOSED SUBGRADE ELEVATIONS. 3 WEEKS
- INSTALL UNDERGROUND UTILITIES 2 WEEKS
- CONSTRUCT BUILDING (ONGOING UNTIL PROJECT END) 70 WEEKS
- CONSTRUCT CURBING, SIDEWALK, WALLS, LIGHT POLE FOUNDATIONS, CONDUITS, AND CONSTRUCT BASE COURSE PAVEMENT ON ADJACENT ROADS. 6 WEEKS
- FINAL GRADE AROUND BUILDING IN LANDSCAPE AREAS 2 WEEKS
- INSTALL LIGHTING AND LANDSCAPING AND PERMANENT SEED ALL AREAS 2 WEEKS
- CONSTRUCT FINAL SURFACE PAVEMENT ON ADJACENT ROADS 1 WEEK
- INSTALL PAVEMENT MARKINGS 1 WEEK
- REMOVE SOIL EROSION CONTROL DEVICES AND EXCESS SOIL WHEN SITE IS STABILIZED 1 WEEK

DURATION

92 WEEKS TOTAL

SOIL COMPACTION EXEMPTION NOTE

AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA1). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATE PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED."



NOTES

STONE SIZE: 1 1/2" - 2 1/2" CRUSHED STONE

WIDTH NOT LESS THAN FULL WIDTH AT POINTS OF EGRESS AND INGRESS.

WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEARED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC R.O.W. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R.O.W. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRAPPED ONTO PUBLIC R.O.W. MUST BE REMOVED IMMEDIATELY.

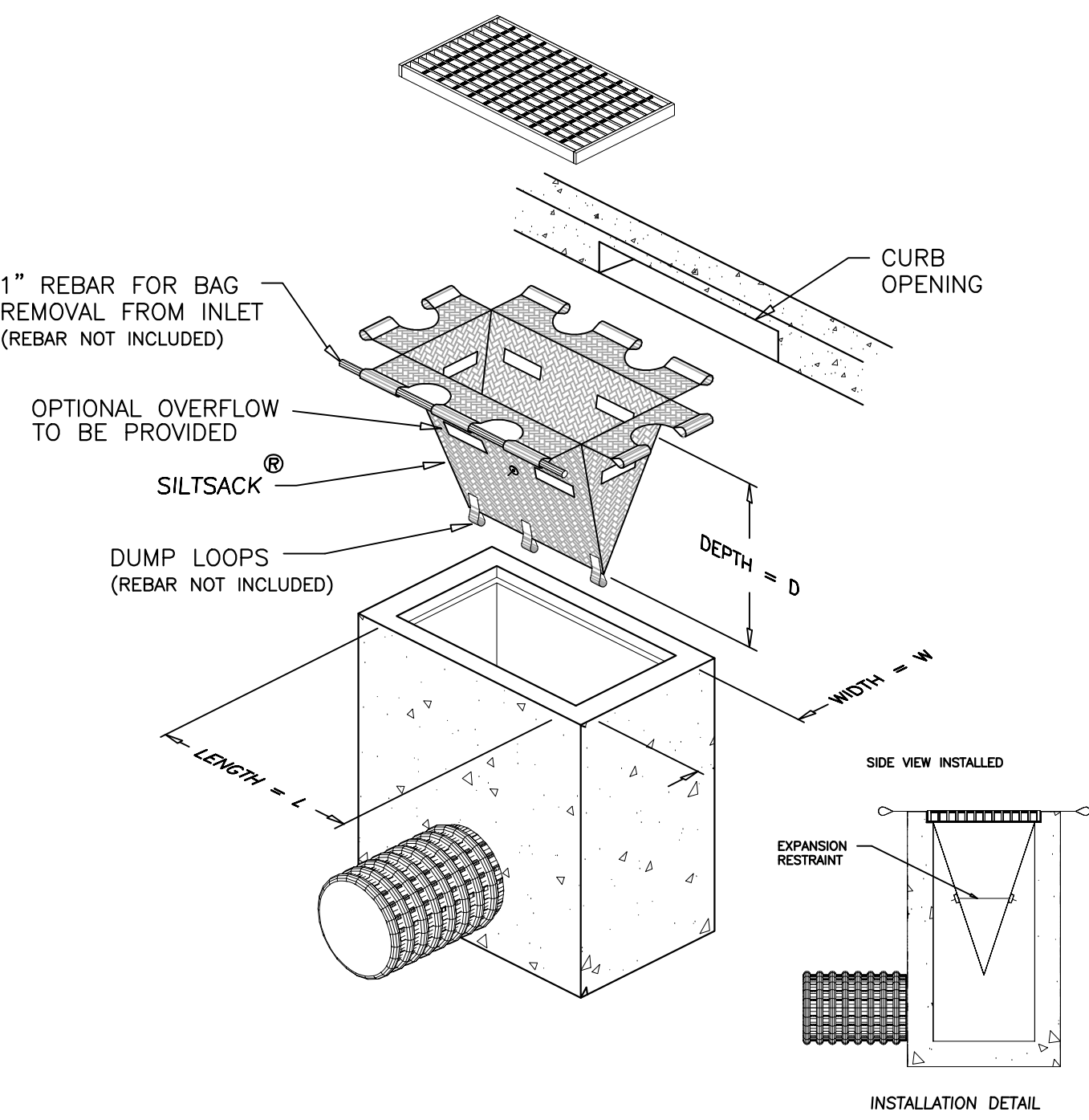
WHEN THE CONSTRUCTION ACCESS EXITS ONTO A MAJOR ROADWAY, A PAVED TRANSITION AREA MAY BE INSTALLED BETWEEN THE MAJOR ROADWAY AND THE STONES ENTRANCE TO PREVENT LOOSE STONES FROM BEING TRANSPORTED OUT ONTO THE ROADWAY BY HEAVY EQUIPMENT ENTERING OR LEAVING THE SITE.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50L	100L
2 TO 5%	100L	200L
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE.	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



INLET SEDIMENT CONTROL DEVICE

N.T.S.

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR

PORT IMPERIAL SOUTH - BUILDING 16

SOIL EROSION AND SEDIMENT

CONTROL NOTES AND DETAILS

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

BLOCK 64.01, LOTS 1, 02 & 1, 12

SHEET No.

8

12

OF

Bowman

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NJ Certified Professional Engineer
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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

SOIL 003046-02-001

DATE: 06/13/2025

CHMD: SAD

PROJECT: PORT IMPERIAL SOUTH - BUILDING 16

THE WORK WAS CONDUCTED IN ACCORDANCE WITH THE NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATE PA1 AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED."

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REVISION

DATE

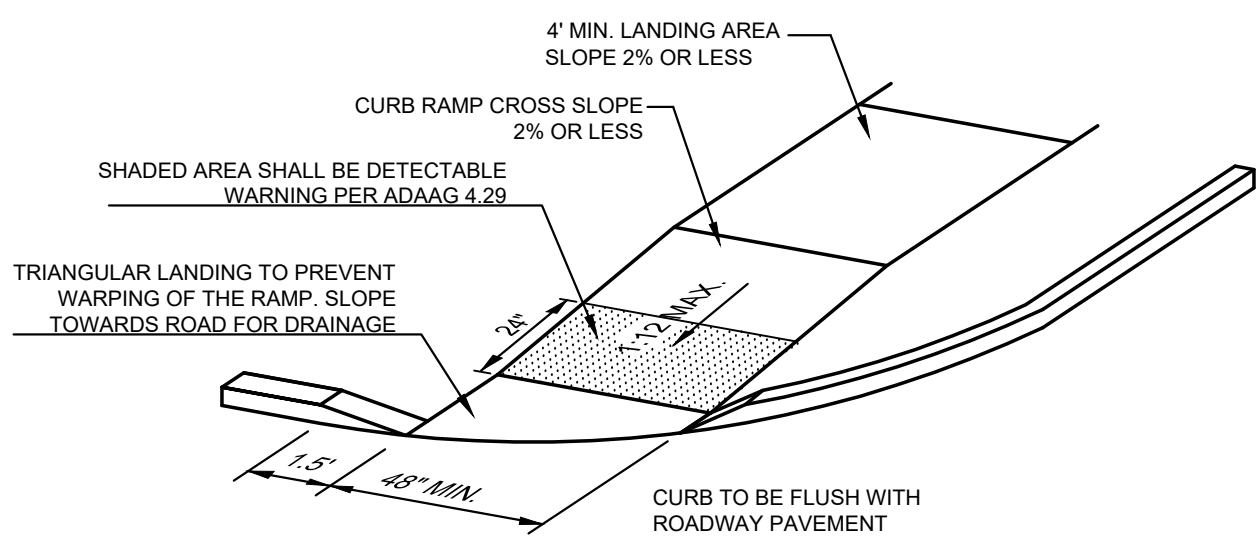
CHMD

REVISION

DATE

CHMD

N:\030446 - Port Imperial Survey\030446-02-001 (ENG) - P1 South Parcel 16\Engineering\Engineering Plans\03 Site Plans\030446-SP-DT.dwg 06/12/25 10:28:48AM esdcmj LVSJUT-09 DT 5P

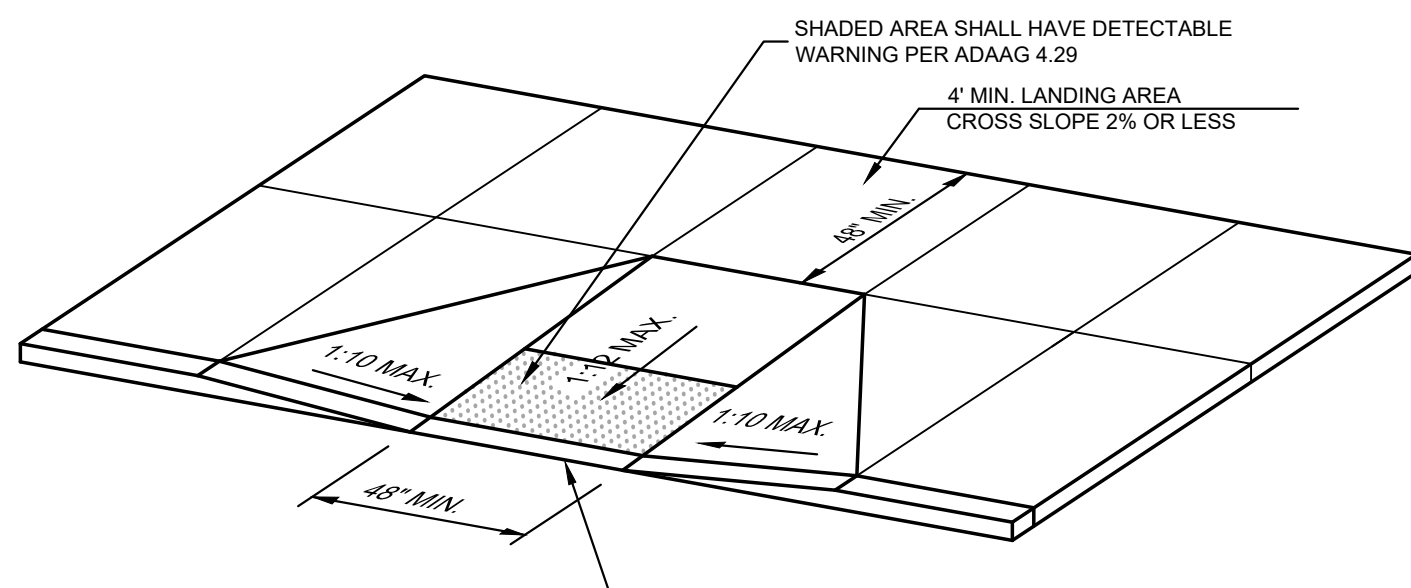


CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) GUTTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4" AT PARALLEL CURB RAMPS.
3. ALL CONCRETE TO BE 4,500 PSI, NDOT CLASS B, AIR ENTRAINED AT 30 DAYS.
4. ALL DETECTABLE WARNING OR TRUNCATED DOME SURFACES SHALL BE CAST-IN-PLACE CONSTRUCTION.

CURB RAMP DETAIL (TYPE 'A') SIDEWALK NOT PERPENDICULAR TO CURB

N.T.S.

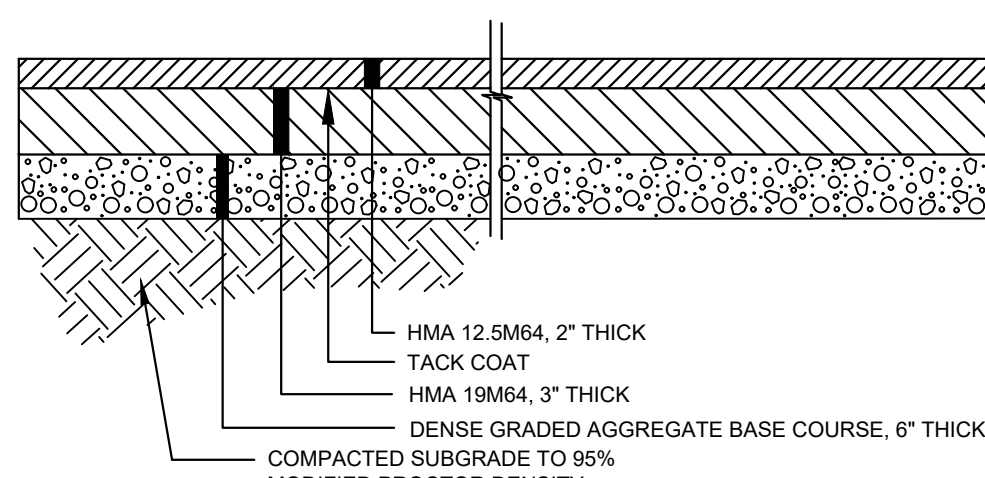


CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) CENTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4" AT ALL CURB RAMPS.
3. REFER TO PLANS BY MELLILLO & BAUER FOR DETECTABLE WARNING PAVERS.
4. CURB RAMPS TO BE CONSISTED OF CLASS B CONCRETE, AIR ENTRAINED (4500 PSI @ 28 DAYS) OR ASPHALT (SEE PLAN).
5. RAMP CURB TO BE CONSTRUCTED OF CLASS B CONCRETE.

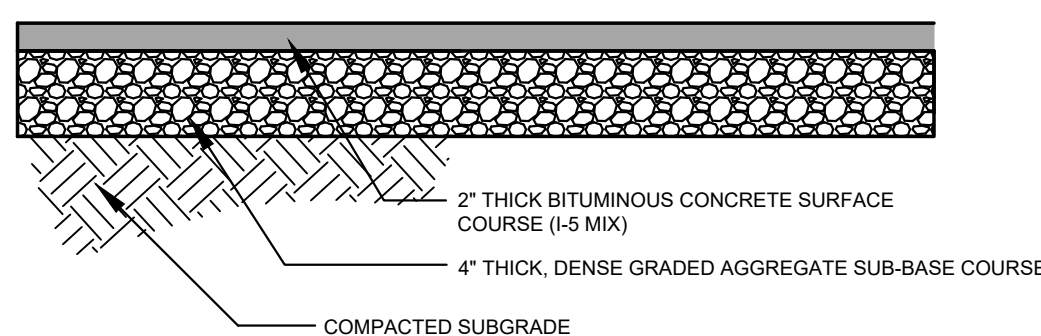
CURB RAMP A DETAIL SIDEWALK ADJACENT TO CURB

N.T.S.



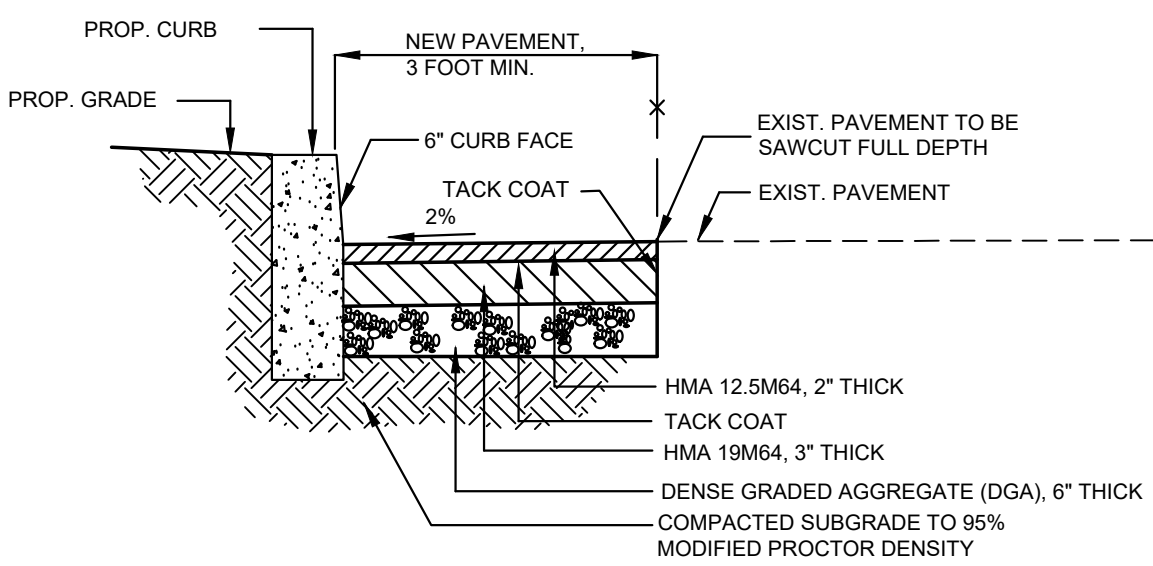
TYPICAL SECTION

HOT MIX ASPHALT PAVEMENT



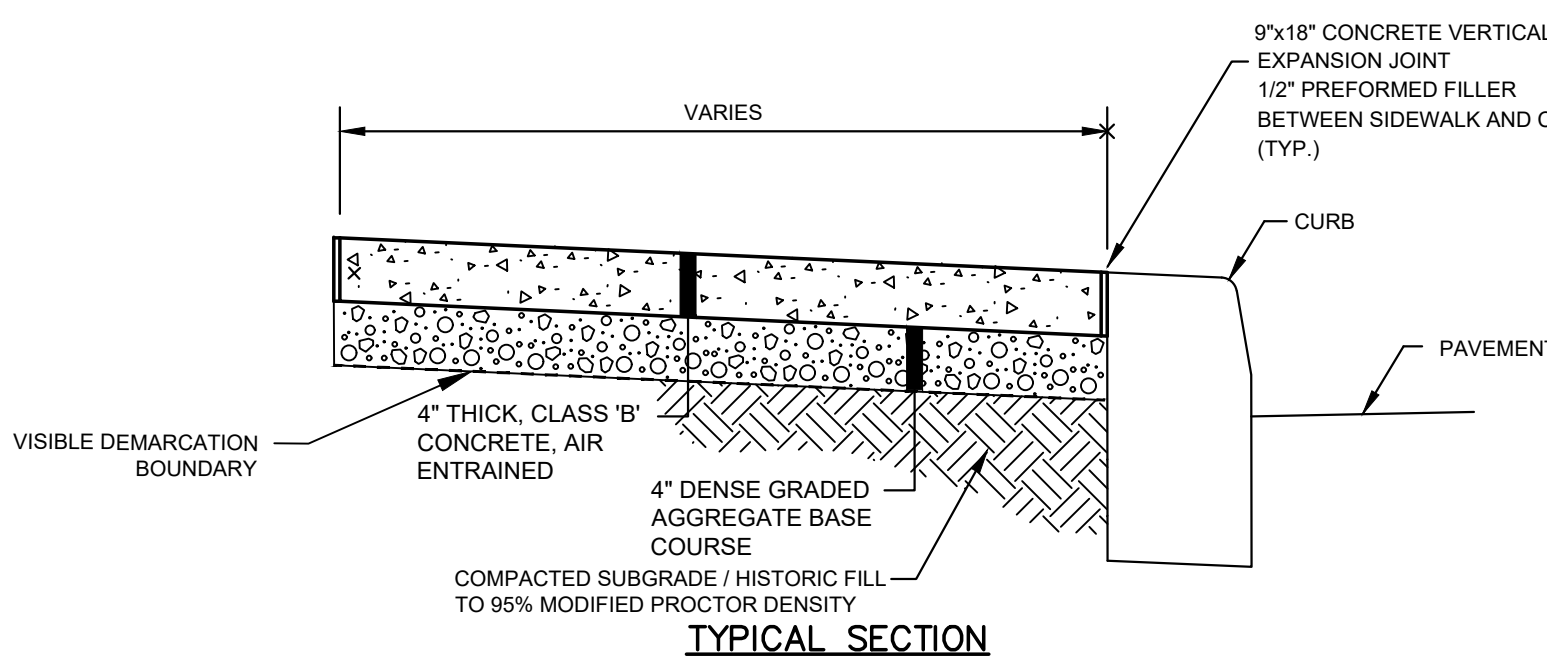
TYPICAL PAVEMENT SECTION-DRIVEWAY

NOT TO SCALE



TYPICAL PAVEMENT REPAIR STRIP

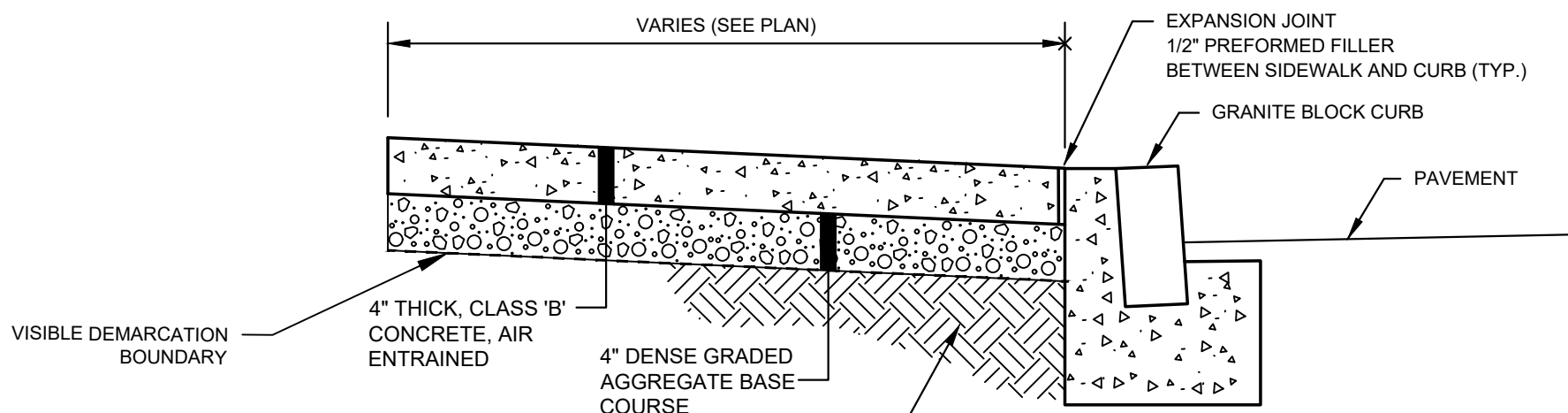
N.T.S.



TYPICAL SECTION

CONCRETE SIDEWALK - ABUTTING CONCRETE CURB

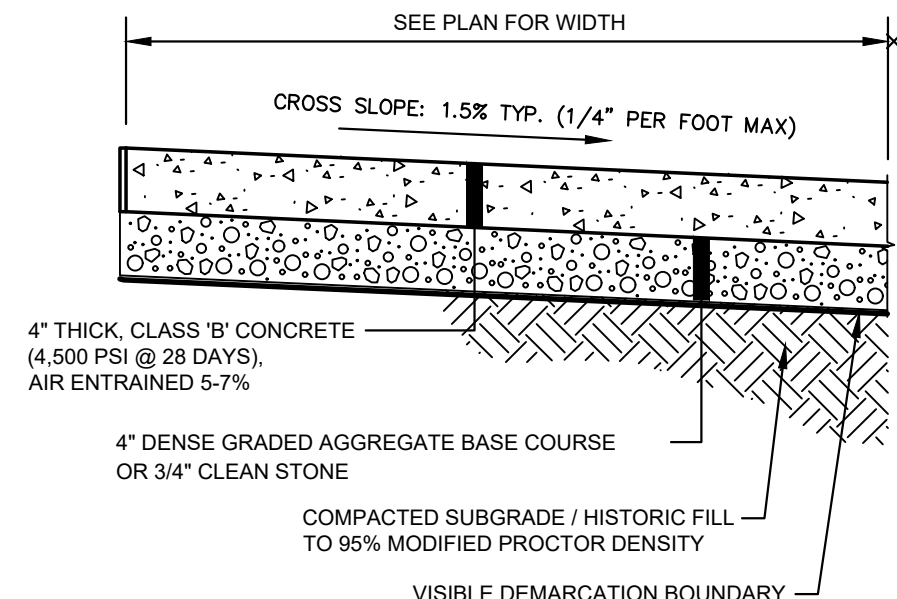
N.T.S.



TYPICAL SECTION

CONCRETE SIDEWALK - ABUTTING GRANITE BLOCK CURB

N.T.S.

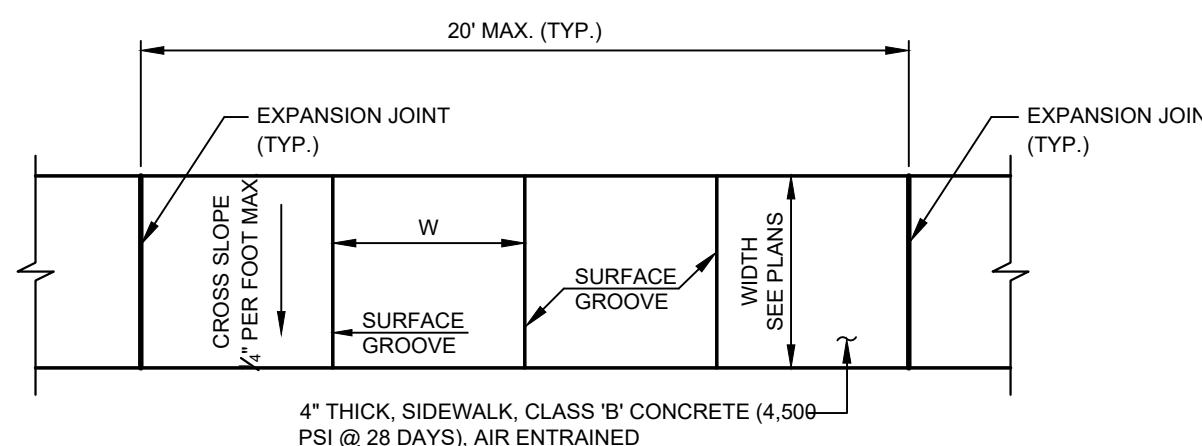


TYPICAL SECTION

NOTE: MAX. CROSS-SLOPE OF 2%, WITH A PREFERRED CROSS-SLOPE OF 1.5%

CONCRETE SIDEWALK DETAIL

N.T.S.



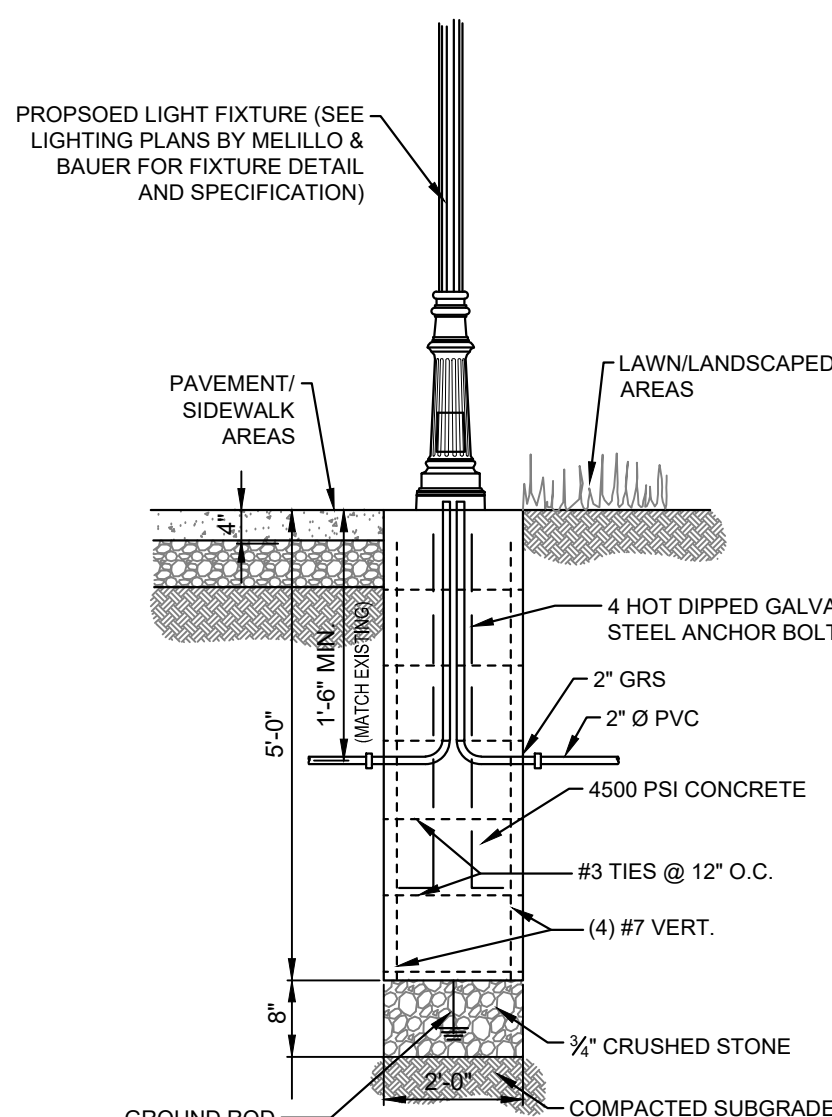
JOINT PLACEMENT DETAIL

N.T.S.

- NOTES:
1. 4" CLEAN STONE SUBBASE SHALL BE COMPACTED TO A FIRM AND EVEN SURFACE TO THE SATISFACTION OF THE ENGINEER.
 2. ALL CONCRETE SHALL BE AIR-ENTRAINED AND CONTAIN AN AIR CONTENT OF 6% ±1%.
 3. CONCRETE SHALL BE STRUCK OFF WITH A TRANSVERSE TEMPLATE AND FINISHED WITH FLOATS AND STRAIGHTEDGES UNTIL A SMOOTH SURFACE HAS BEEN OBTAINED.
 4. THE SURFACE SHALL BE FINISHED WITH A WOODEN FLOAT AND BRUSHED PERP TO PATH WITH A WET, SOFT-HAIRED BRUSH.
 5. ALL EDGES SHALL BE FINISHED AND ROUNDED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH.
 6. PREFORMED EXPANSION JOINT FILLER, 1/4" INCH THICK, SHALL BE FORMED AROUND ALL APPURTENANCES, SUCH AS MANHOLES AND UTILITY POLES, EXTENDING INTO OR THROUGH THE CONCRETE.
 7. THE SURFACE OF THE CONCRETE SHALL BE SO FINISHED AS TO DRAIN COMPLETELY AT ALL TIMES.

CONCRETE SIDEWALK

N.T.S.

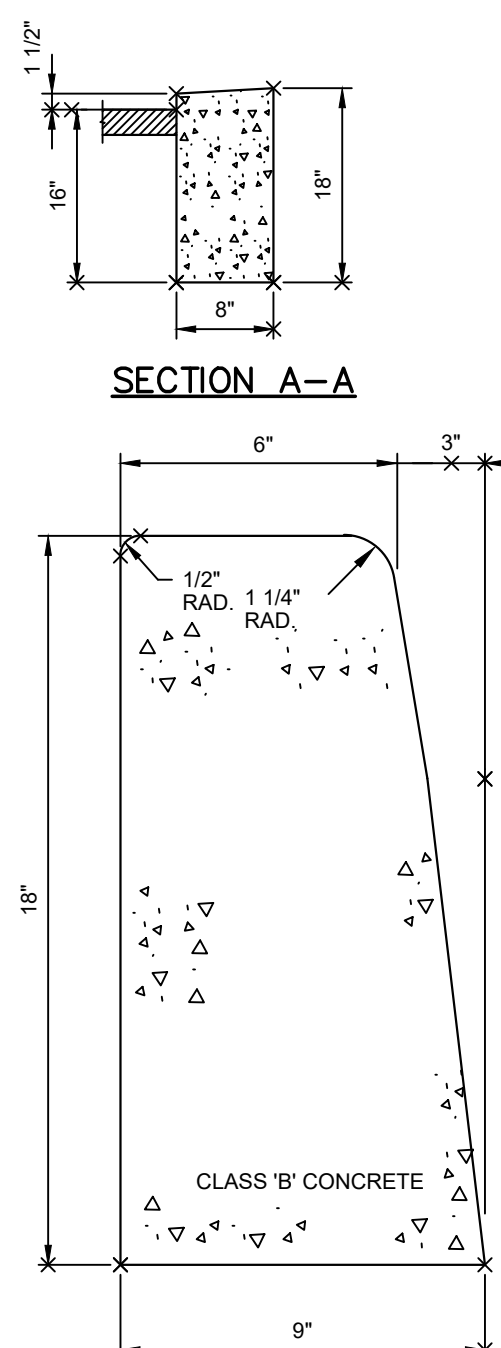


NOTES:

1. ALL FIXTURES TO BE SINGLE FUSE.
2. DETECTABLE WARNING SHALL CONFORM TO ADAAG 4.29 <http://www.access-board.gov/adaag/html/adaag.htm#4.29>
3. DETECTABLE WARNING SHALL CONTRAST WITH ADJOINING SURFACES BY AT LEAST 70%. SEE ADAAG APPENDIX A4.29.2
4. DETECTABLE WARNING SHALL EXTEND BACK FROM THE CURBLINE FOR 24" THE FULL WIDTH OF THE FLUSH CURB.
5. FOR MANUFACTURERS SEE <http://www.access-board.gov/adaag/dsm/manufacturers.htm>

LIGHT FIXTURE FOUNDATION DETAIL

N.T.S.

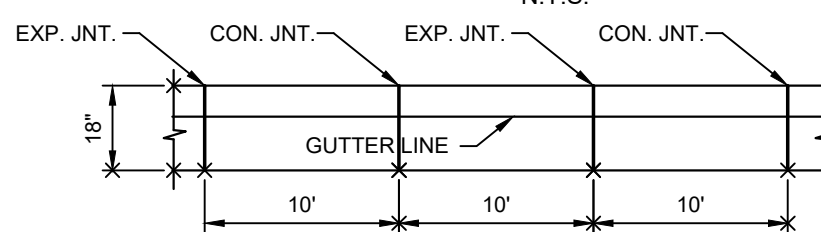


SECTION A-A

CURB SECTION DETAIL

NOT TO SCALE

9" x 18" CONCRETE VERTICAL CURB

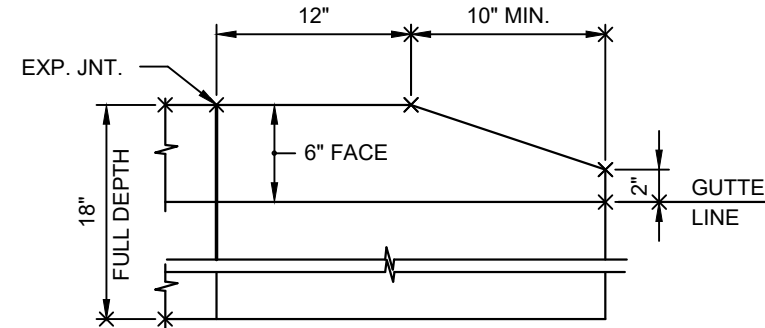


CURB JOINT DETAIL

NOT TO SCALE

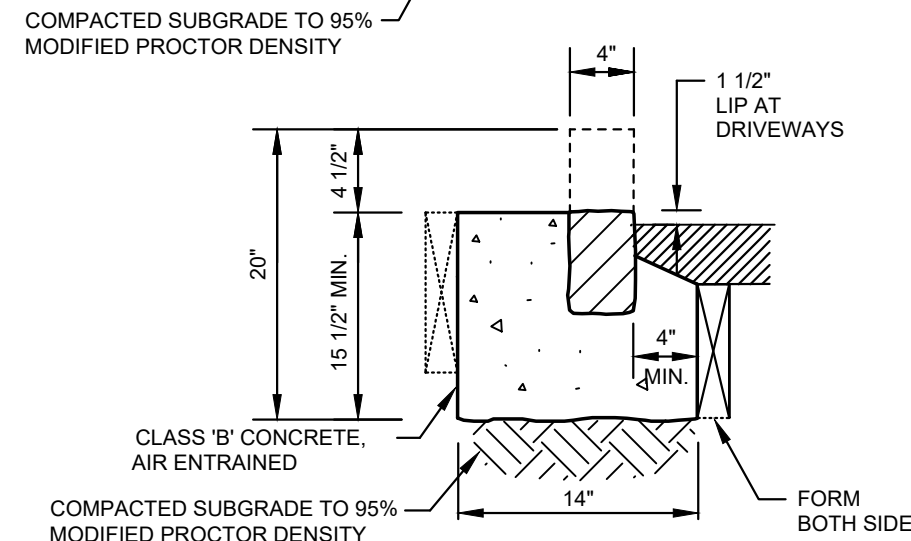
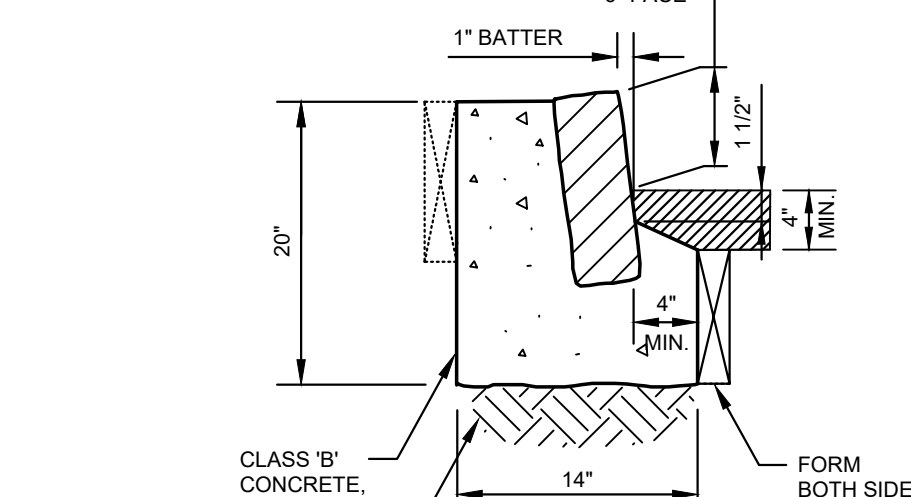
NOTES:

1. EXPANSION JOINTS SHALL BE FILLED WITH PREFORMED, BITUMINOUS IMPREGNATED FIBER JOINT FILLER, RECESSED 1/4" FROM FACE AND TOP OF CURB.
2. EXPANSION JOINTS SHALL BE INSTALLED BETWEEN CURB AND INLET HEADS.
3. EXPANSION JOINTS SHALL ALTERNATE WITH CONSTRUCTION JOINTS EVERY 10' (SEE DETAIL ABOVE).
4. ALL JOINTS SHALL EXTEND FULL 18" DEPTH OF CURB.
5. EXPANSION JOINTS THROUGH AND ADJACENT TO THE CURB SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CURB.



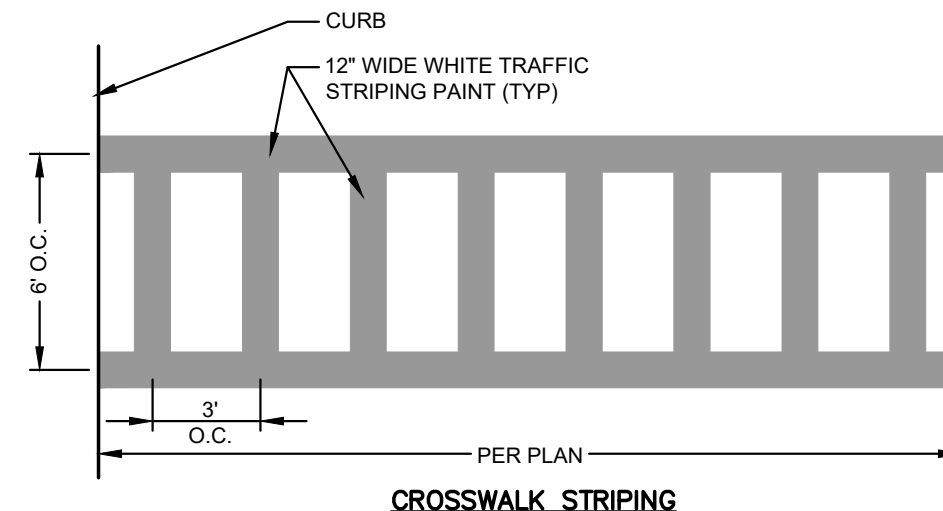
CURBING END SECTION

NOT TO SCALE



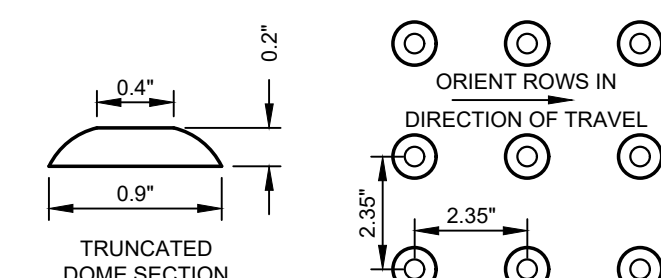
GRANITE BLOCK CURB DETAIL

N.T.S.



CROSSWALK STRIPING

N.T.S.

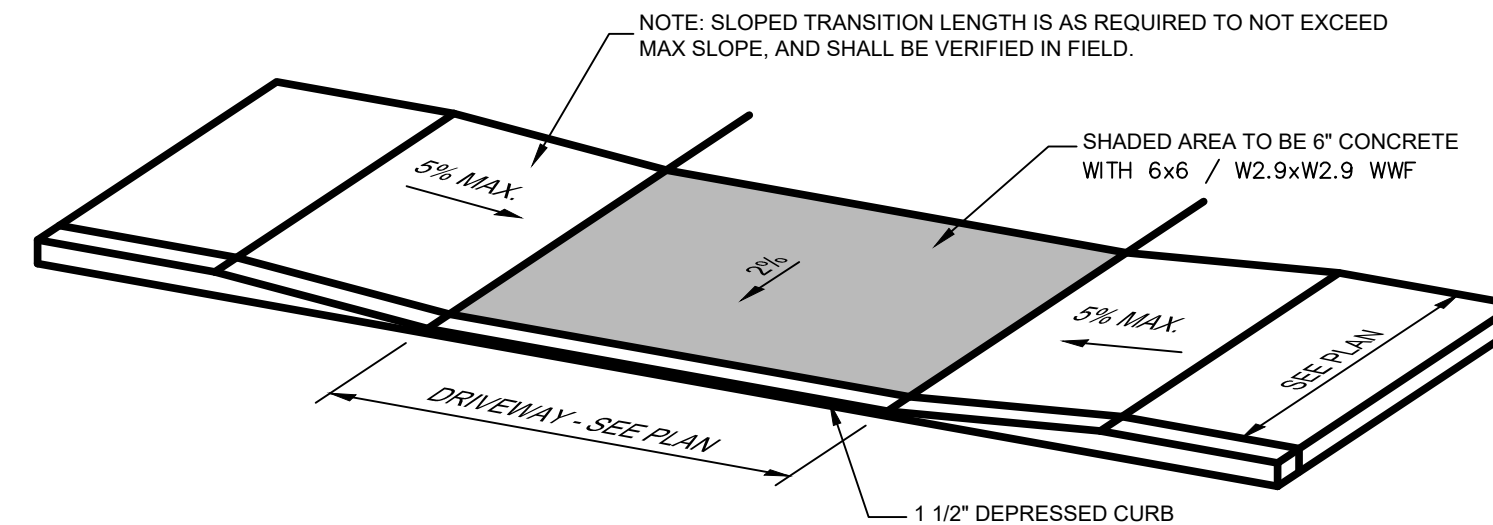


NOTES:

1. DETECTABLE WARNING SHALL CONFORM TO ADAAG 4.29 <http://www.access-board.gov/adaag/html/adaag.htm#4.29>
2. DETECTABLE WARNING SHALL CONTRAST WITH ADJOINING SURFACES BY AT LEAST 70%. SEE ADAAG APPENDIX A4.29.2
3. DETECTABLE WARNING SHALL EXTEND BACK FROM THE CURBLINE FOR 24" THE FULL WIDTH OF THE FLUSH CURB.
4. FOR MANUFACTURERS SEE <http://www.access-board.gov/adaag/dsm/manufacturers.htm>

DETECTABLE WARNING FOR CURB RAMPS

N.T.S.



DRIVEWAY APRON SIDEWALK ADJACENT TO CURB

N.T.S.



R1-1

30" x 30"



R7-6(R)

18"x24"



R7-6(L)

18"x24"

SIGN DETAILS

N.T.S.



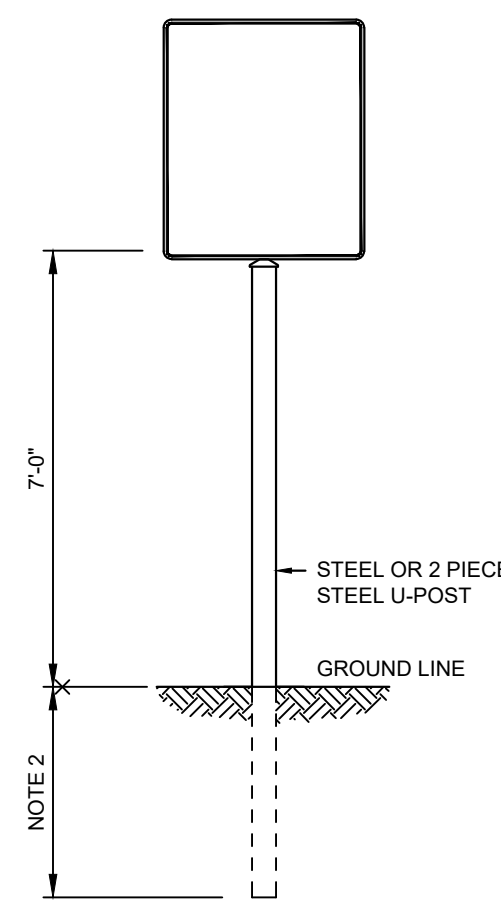
NOTE: ALL PAINT TO BE THERMOPLASTIC.

STOP BAR DETAILS

NOT TO SCALE

GENERAL NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MAX.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A 123.
4. POSTS MAY BE STEEL OR 2 PIECE STEEL U-POST IN CONFORMANCE WITH THE NOTES BELOW.
5. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.



SIGN POST DETAIL

SCALE: 1"= 2'

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR

PORT IMPERIAL SOUTH - BUILDING 16

CONSTRUCTION DETAILS

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

BLOCK 64.01, LOTS 1, 02 & 1, 12

SHEET No.

9

12

OF

PROJ. 003646-001

DATE: 06/13/2025

CHMD: SAD

CONTRACT NO. 16-001

CONTRACT NO. 16-001

CONTRACT NO. 16-001

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Bowman

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Princeton, New Jersey 07728

N.J. Certificate of Professional Engineer No. 24GA02822600

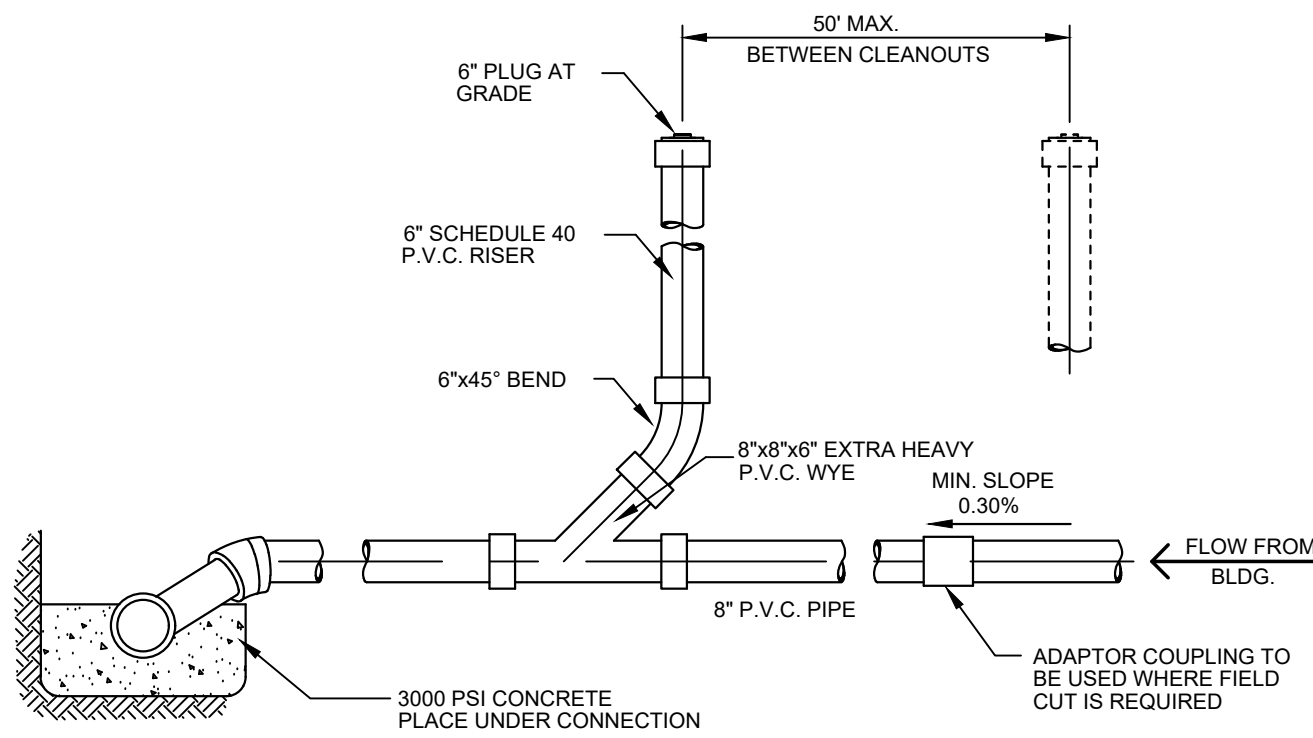
E-mail: NJ@Bowman.com

Phone: 732-665-5500

Fax: 732-665-5500

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

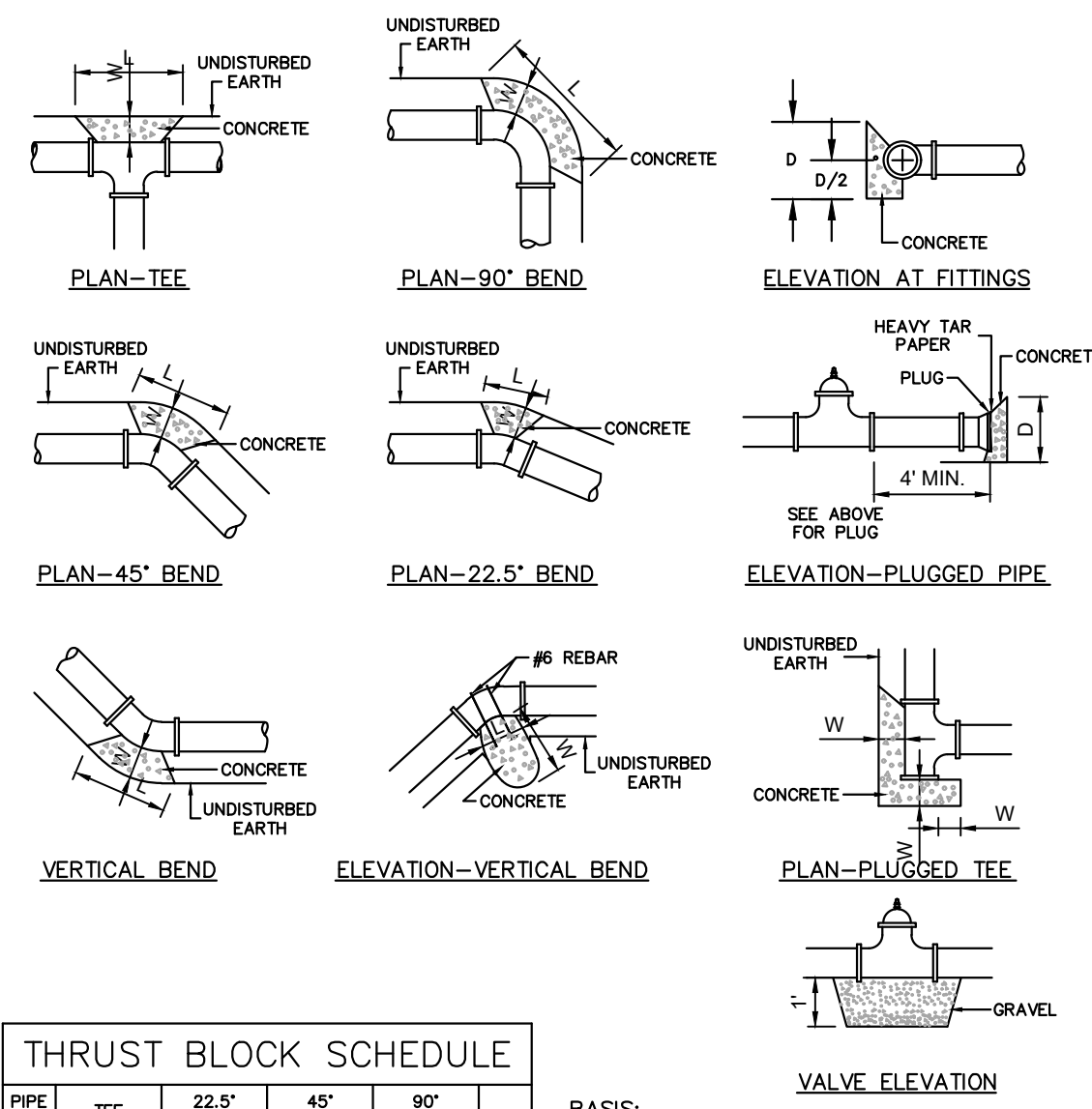
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- NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPS & CAPS TO BE STANDARD FOR TYPE OF PIPE USED, INSTALLATION TO BE WATERTIGHT.
 2. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
 3. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR LATERALS SHALL CONFORM TO A.S.T.M. D-3034.
 4. PROVIDE ADEQUATE PROTECTION FOR SEWER DURING INSTALLATION OF BUILDING CONNECTION.
 5. ALL SANITARY SEWER LATERAL CLEAN OUTS SHALL HAVE A 6" BRASS PLUG WITH LOW PROFILE NUT INSTALLED

SANITARY SEWER LATERAL + CLEANOUT DETAIL

N.T.S.



THRUST BLOCK SCHEDULE									
PIPE SIZE	TEE		22.5° BEND		45° BEND		90° BEND		
	L	D	L	D	L	D	L	D	W
6"	1'-3 1/2"	1'-3 1/2"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-4"	1'-3 1/2"
8"	2'-0"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"
10"	2'-6"	1'-9"	1'-9"	1'-9"	1'-9"	1'-9"	1'-9"	1'-9"	2'-6"
12"	3'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	3'-0"
16"	4'-0"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	2'-6"	4'-0"
20"	5'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	5'-0"

BASES:
2,000 LB./SQ.FT. SOIL RESISTANCE
150 P.S.I. WATER PRESSURE
CORRECTION FACTORS FOR OTHER SOILS:
SOFT CLAY 2
SAND & GRAVEL 1.33
SHALE 0.4

NOTE:
IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCK SIZES SHALL BE ADJUSTED ACCORDINGLY.
ALL THRUST BLOCKS SHALL BE POURED IN FULL CONTACT WITH UNDISTURBED SOIL.
WHERE CONCRETE IS IN DIRECT CONTACT WITH THE PROPOSED PIPE, 10# F.E.T. PAPER SHALL BE INSTALLED BETWEEN THE PIPE AND CONCRETE.

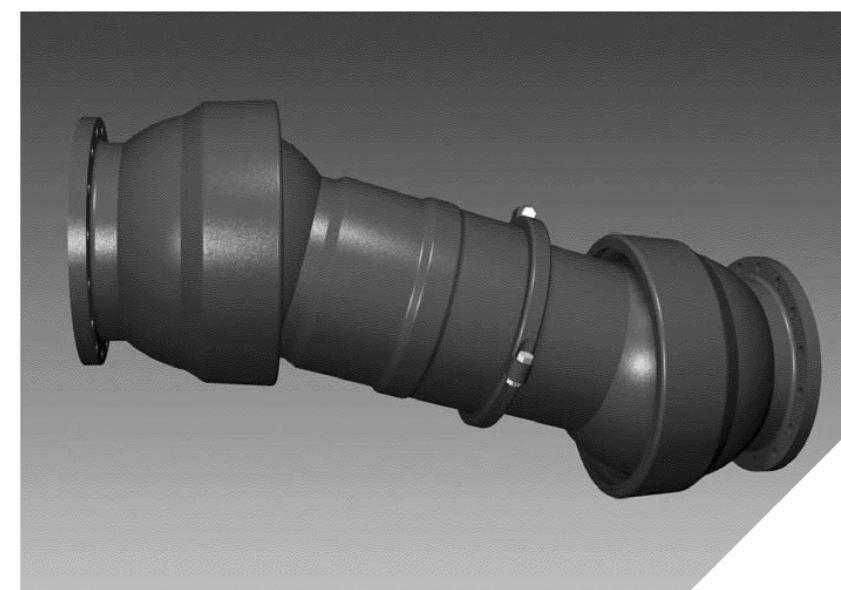
THRUST BLOCK DETAIL

N.T.S.



FLEX-TEND®

Flexible Expansion Joint



FLEX-TEND, 18 inch Double Ball with Flanged Ends.

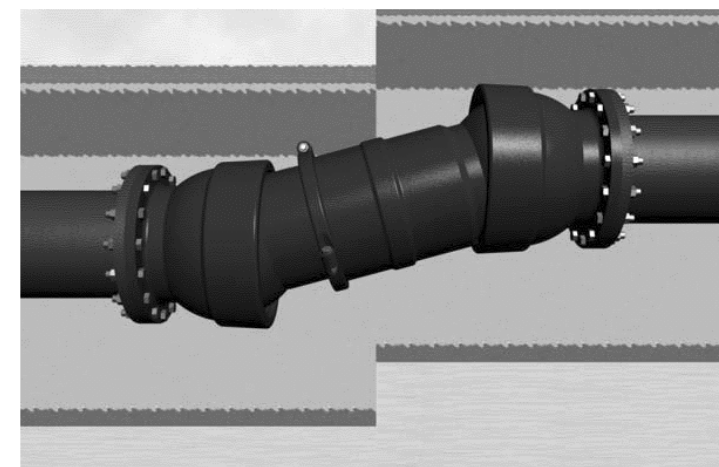
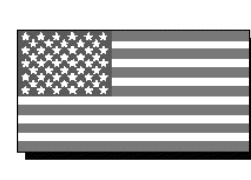


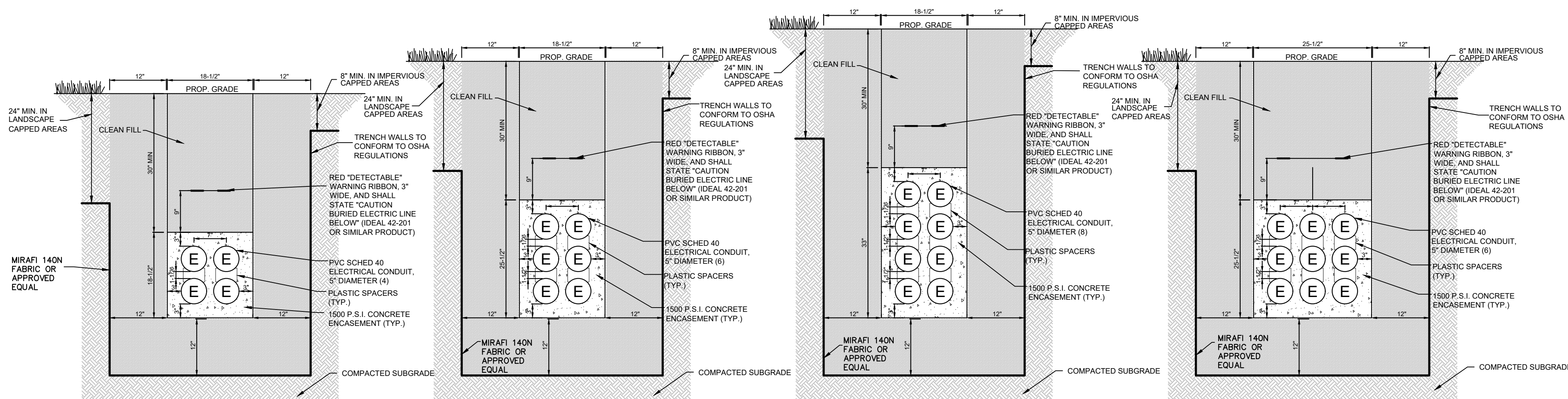
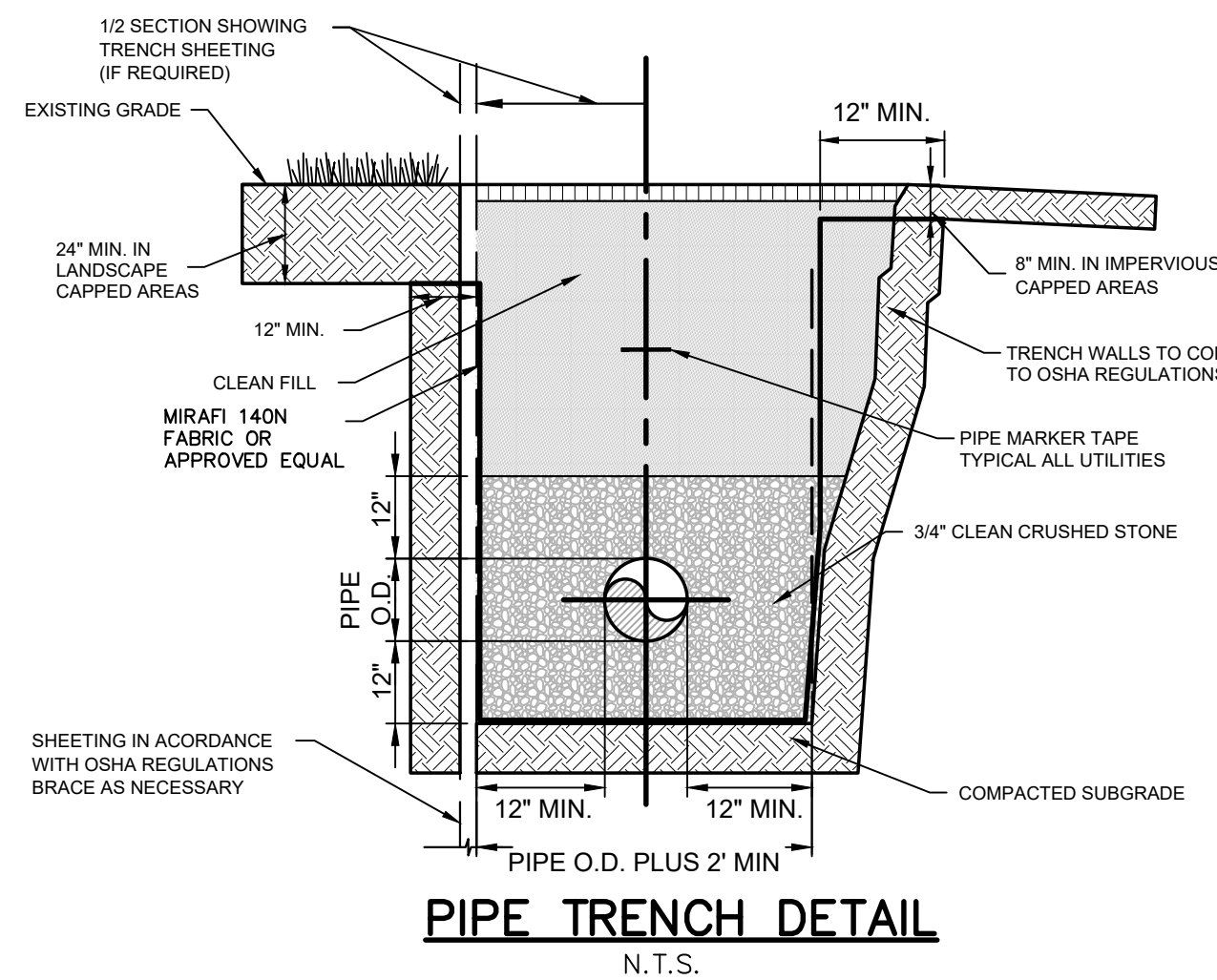
Image depicts direct burial application (Polyethylene wrap not depicted). Refer to "Connections" FT-2 for more details.

- Features and Applications:**
- Sizes 2 inch through 48 inch
 - Rated 350 PSI working water pressure (Sizes 2 inch and 30 inch and above rated at 250 PSI)
 - For Ductile Iron, Steel, PVC or HDPE pipe
 - Sizes 4 inch through 12 inch have had a configuration update.
 - Expansion/Contraction travel preset at 50/50 setting, 50% percent reserved for expansion and the remaining 50% reserved for contraction.
 - Designed to give Deflection and/or Expansion/Contraction needs to protect pipeline systems from shock. Refer to submittal drawings for "shock" capability
 - Constructed of ASTM A536 Ductile Iron
 - Up to 20" Deflection per ball
 - Additional Expansion Sleeves can be added for increased expansion capacity
 - Each unit tested to rated working pressure prior to shipment
 - Due to the design of the seals, no periodic maintenance is required
 - End connections can be Flanged, Mechanical Joint or a combination of the two
 - Flange outlets conform to the dimensional requirements of ANSI/AWWA C151/A21.1 and class 150 with the addition of an O-ring gasket (except for 2 inch and which is provided to ensure a watertight seal).
 - Mechanical Joint and connections conform to the dimensional requirements of either ANSI/AWWA C151/A21.1 or ANSI/AWWA C153/A21.53 depending on size.
 - FLEX-TEND assemblies are suitable for direct burial. Polyethylene wrap is provided with each unit, if installed in a vault, the design must be such that movement is not impeded. Refer to Connections FT-2 found at: www.ebaa.com.
 - All "wetted" parts are coated with a fusion bonded epoxy which is NSF61 Approved.
 - For use on water or wastewater pipelines subject to hydraulic pressure and tested in accordance with either AWWA C500 or ASTM D2274



FLEX-TEND Double Ball Submittal Reference Drawing - Flange by Flange

Nominal Pipe Size		OD	Deflection† (Degrees)	A	Expansion†† (Degrees)	Laying CL	CL (Offset)	S (Offset)	Weight (lbs.)	Assembly Number
2		6.19	20	3.49	4 (±0.76, 1.35)	25.99	18.00	6.20	44	409F09
3		6.19	20	3.96	4	25.99 (25.99)	25.99 (25.99)	7.60	131	409F09
4		6.19	20	4.44	12	64.99 (64.99)	64.99 (64.99)	12.70	225	409F09
6		6.19	20	5.92	4	34.99 (34.99)	34.99 (34.99)	6.80	161	409F09
8		6.19	20	6.37	6	48.99 (48.99)	48.99 (48.99)	16.30	226	409F09
10		6.19	20	6.81	12	64.99 (64.99)	64.99 (64.99)	20.20	262	409F09
12		6.19	20	7.26	12	74.99 (74.99)	74.99 (74.99)	22.64	325	409F09
16		6.19	20	8.31	6	64.99 (64.99)	64.99 (64.99)	30.47	446	409F09
20		6.19	20	9.31	12	74.99 (74.99)	74.99 (74.99)	32.67	705	409F09



ELECTRIC CONDUIT TRENCH DETAIL

N.T.S.

ALL WATER MAIN MATERIALS TO BE PURCHASED FROM VEOLIA WATER COMPANY

PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR

PORT IMPERIAL SOUTH - BUILDING 16

CONSTRUCTION DETAILS

TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY

BLOCK 64.01, LOTS 1, 2 & 1.12

Bowman Consulting Group Ltd

Phone: 732-665-5500

370 Main St., Suite 170

Freehold, New Jersey 07728

Project No. 24G0447100

E-mail: NJB@Bowman.com

SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

PROJECT NO. 24G0447100

DATE: 06/13/2025

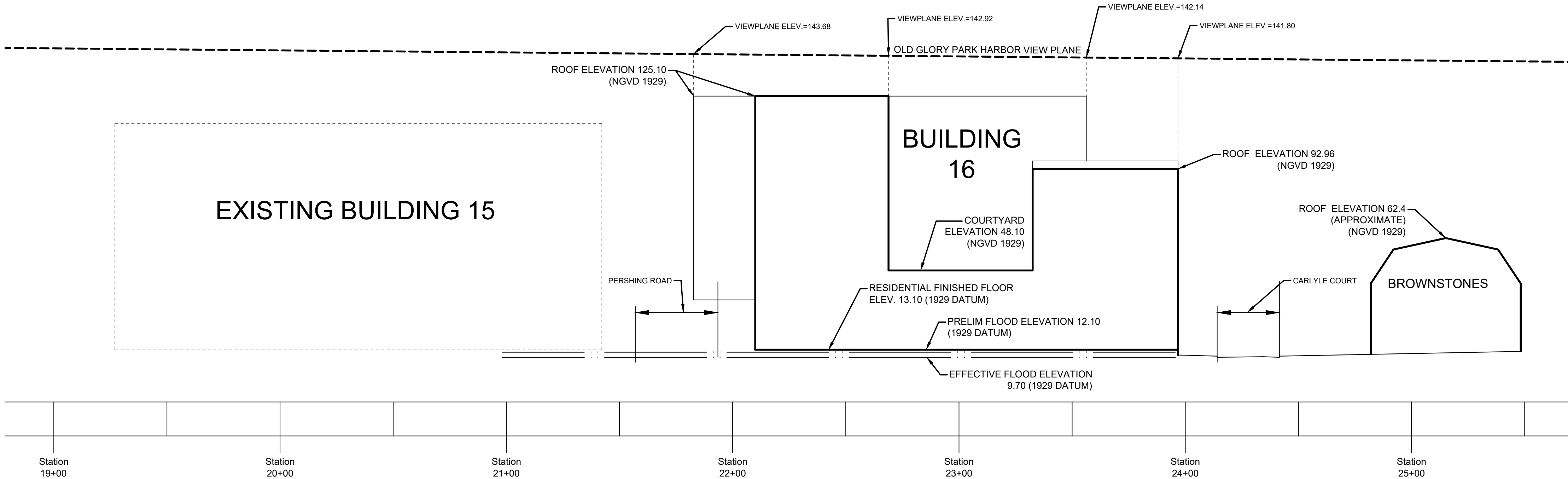
CHMD: SAD

CONTRACT NO. 24G0447100

THESE PLANS WERE PREPARED BY AN APPROVED PROFESSIONAL ENGINEER AND THE ENGINEER HAS REVIEWED AND APPROVED THE PLANS FOR THE PROJECT DESCRIBED HEREIN.

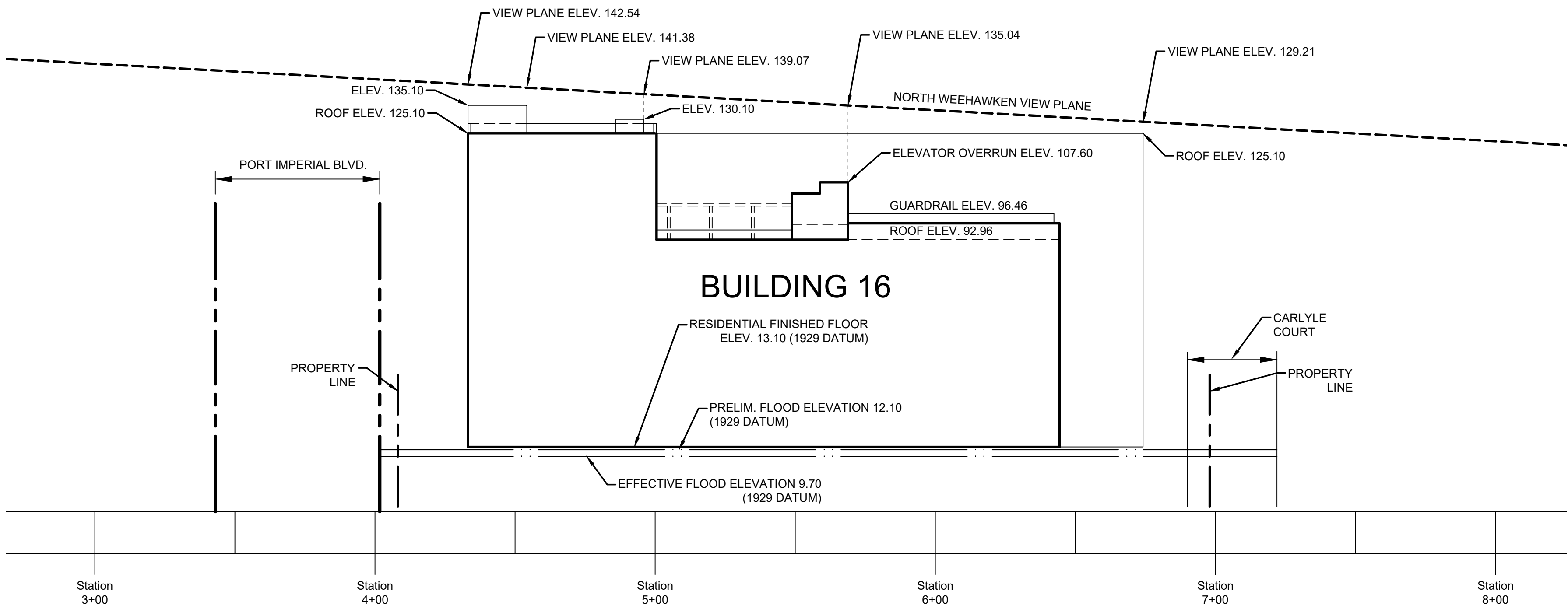
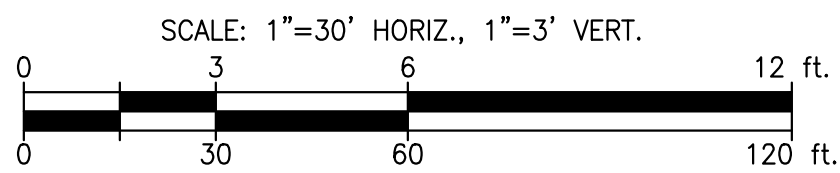
NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP LTD.

REVISION		DATE	CHMD
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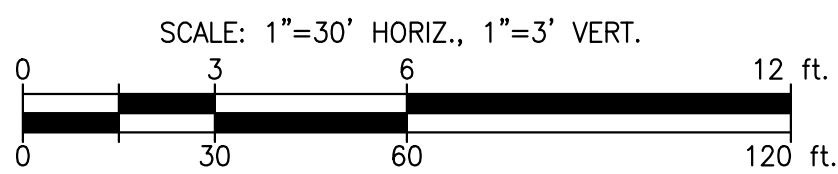
SECTION 16B: OLD GLORY PARK HARBOR VIEW PLANE

SCALE: 1"= 30' (HORIZONTAL/VERTICAL)



SECTION 16A: NORTH WEEHAWKEN VIEW PLANE

SCALE: 1"= 30' (HORIZONTAL/VERTICAL)



PLANS ARE FINAL FOR SANITARY SEWER AND WATER MAIN DESIGN

PRELIMINARY AND FINAL SITE PLAN FOR
PORT IMPERIAL SOUTH - BUILDING 16
VIEW PLANE BUILDING SECTION PLAN
TOWNSHIP OF WEEHAWKEN, HUDSON COUNTY, NEW JERSEY
BLOCK 64.01, LOTS 1.02 & 1.12

SHEET No.

12
OF 12

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SEAN A. DELANY, N.J. Professional Engineer, Lic. 24GE0447100

PROJ: 005946-001

DATE: 06/13/2025

CHKD: SAD

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