



Department of Transportation

Ydanis Rodriguez, Commissioner

March 21, 2024

Zhenting Zou
Langan
360 West 31 St,
New York, NY 10001

Dear Zhenting Zou,

Thank you for submitting the following Builder's Pavement Plan (BPP) dated 10/7/2022 for New York City Department of Transportation's (NYC DOT) review;

BBL: 5-07971-0125 DOB Job#: 540241157 Address: 1 Nassau Place

Please be advised that this office has concluded review of the BPP plans. Comments are as follows:

BPP pedestrian ramps are approved as noted below.

Please note that all newly constructed pedestrian ramps must be constructed per the guidelines below and that they must comply with the latest version of the NYC DOT Highway Rules, standard specifications, standard details of construction, and the Americans with Disabilities Act (ADA) Standards for Accessible Design. All ramps will be inspected by DOT as part of close out process and noncompliant ramps must be rebuilt by the applicant of record at no cost to the City of New York.

General Guidelines:

- Orient ramps to be as parallel to the crosswalk as drainage and grading allow. At minimum the orientation should allow for the bottom required 4'x4' clear space to be entirely within the crosswalk.
- Minimum pedestrian ramp width is five feet (5'). Narrower ramps cannot be proposed without NYC DOT approval.
- DOT standard is minimum 5'x5' clear space at top of pedestrian ramp with maximum running and cross slopes of 2.0%. However clear space can be reduced to four feet (4') if landing is unconstrained on all sides.
- Clear space at bottom of pedestrian ramp must extend minimum four feet (4') and must be entirely within the crosswalk (or striping where present). Indicate all required clearances on BPP drawings.
- Transition must be flush at all grade breaks (no lip at bottom of ramp). Design curb reveal should be 0 inches although allowable construction tolerance is ¼" maximum.
- Where the side of a pedestrian ramp adjoins a pedestrian circulation path, a side flare must be constructed with a slope no greater than 9.5%. Where the side of a pedestrian ramp adjoins a non-walkable area, a side flare may be constructed with a slope no greater than 24.5%, or a sidewalk curb may be constructed, as directed by the engineer.

NYC Department of Transportation

Pedestrian Ramp Program

Sidewalk & Inspection Management Division

55 Water Street, 12th Floor, New York, NY 10041



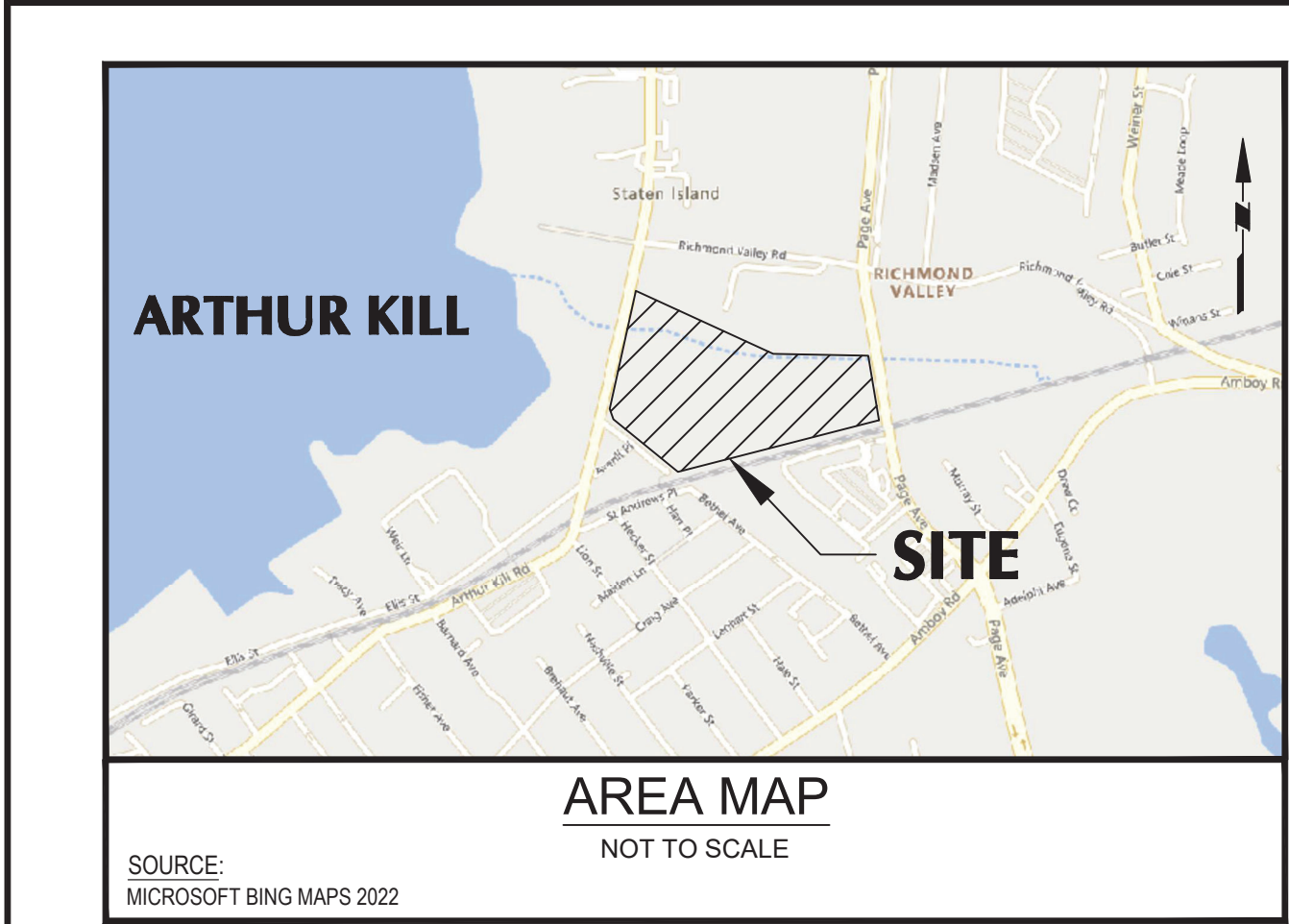
- Detectable warning surfaces placement should be placed as close to the back of curb or bottom grade break as feasible. Scoring concrete is not substitute for Detectable warning surfaces.
- Per NYC DOT Highway Specifications 2022. Section 4.13 DWS, Detectable warning surface shall be an approximate visual match to Red color of SAE Standard AMS-STD-595 #31350, when adjoining light-colored sidewalks, such as unpigmented concrete. Detectable warning surface shall be an approximate visual match to the Bright White of SAE Standard AMS-STD-595 #27925, when adjoining dark colored surfaces, such as pigmented concrete in landmark districts, asphalt pavers, or bluestone.
- **All BPP curb ramp installs require NYC DOT permit #410 prior to construction.**

Please note, this review is by NYC DOT Pedestrian Ramp Program. Other NYC DOT approvals may be required.

Feel free to contact us at pedrampBPP@dot.nyc.gov with further questions. Always include project address, BBL and DOB Job#.

Sincerely,

Liz Park
Pedestrian Ramp Program
New York City Department of Transportation
Sidewalk and Inspection Management



INSPECTION / FINAL SIGN-OFF

THE CONTRACTOR IS RESPONSIBLE TO PROCURE OR PROVIDE ALL ITEMS NECESSARY FOR FINAL NYCDOT/NYCDOT SIGN-OFF, INCLUDING BUT NOT LIMITED TO:

- NYCDOT INSPECTION AND SIGN-OFF
- FINAL AS-BUILT SURVEY SIGNED AND SEALED BY A NYS PLS
- FULL-TIME CONTROLLED INSPECTION AND CONCRETE CORE TESTS SIGNED AND SEALED BY A NYS P.E. OR R.A., ACCOMPANIED BY BPP-11 (ENGINEER'S INSPECTION AFFIDAVIT)

GENERAL NOTES

- EXISTING BOUNDARY, UTILITY, TOPOGRAPHIC INFORMATION, AND MEAN HIGH WATER INFORMATION SHOWN HEREON WITHIN SITE PROPERTY LINE IS FROM THE PLAN PREPARED BY HANNOG U.S. P.C., DATED 11/11/2008. LAST UPDATED 02/21/2023 AND SUPPLEMENTED BY ADDITIONAL SURVEY INFORMATION WITHIN THE ROW PROVIDED BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. ON 07/16/2021 (FLOOD HAZARD INFORMATION AND EXISTING TREES ARE FROM LANGAN SURVEY SHOWN WITHIN AND BEYOND THE SITE PROPERTY LINE).
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE CONTRACTOR IS RESPONSIBLE FOR CREATING ALL REQUIRED SITE LOGISTICS PLANS, AND FOR COORDINATING SAID PLANS AND ALL REQUIRED PERMITS WITH THE NEW YORK CITY OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC).
- SIDEWALK REPLACEMENT TO CONSIST OF REMOVING EXISTING CONCRETE SIDEWALK AND CONSTRUCTING NEW 4-INCH AND 7-INCH THICK NYC DOT STANDARD CONCRETE SIDEWALK, AS NOTED (H-1045 TYPE I AND TYPE III).
- TRANSVERSE EXPANSION JOINTS 1/4 INCH WIDE SHALL BE PROVIDED AT INTERVALS OF MAXIMUM 20 FEET AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. SCORE LINES SHALL BE EVERY 5 FEET ON CENTER.
- EXPANSION JOINT WITH JOINT FILLER TO BE PROVIDED AT INTERFACE OF NEW SIDEWALK AND ALL PROPOSED AND EXISTING SIDEWALK FEATURES (BUILDINGS, VAULT GRATES, MANHOLES, NYCT STRUCTURES, ETC.) EXCEPT TRAFFIC SIGNS.
- CONTRACTOR TO OBTAIN NECESSARY DOT WORK PERMITS AND PERFORM ALL WORK IN ACCORDANCE WITH DOT REQUIREMENTS AND STANDARDS.
- ADJUST ALL EXISTING SURFACE FEATURES TO SET TO FINAL GRADE AS NECESSARY (EX. HYDRANTS, VALVE COVERS, VAULT LIDS, ETC.). CONTRACTOR TO COORDINATE THIS WORK WITH THE APPROPRIATE UTILITY OWNER(S), AS REQUIRED.
- ALL STREET FURNITURE AND STREET SIGNS SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
- IN ORDER TO COMPLY WITH ADA REQUIREMENTS, THE CONTRACTOR IS REQUIRED TO BREAK THE TRANSVERSE GRADE OF SIDEWALKS SUCH THAT THERE SHALL BE A MINIMUM OF FIVE (5) FEET WIDTH OF SIDEWALK WITH A TRANSVERSE SLOPE NOT EXCEEDING 2% AND THE REMAINING SIDEWALK SLOPE NOT EXCEEDING 5%.
- EXTERIOR DOORS SHALL NOT BE PROJECTED BEYOND THE STREET LINE MORE THAN 18-INCHES PER NYC DOB STANDARDS.
- THE CONTRACTOR SHALL MILL AND REPAVE THE ASPHALT WEARING COURSE TO THE EXTENT SHOWN, UP TO A MAXIMUM OF 5-FT BEYOND THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

NYC DPR NOTES

- FOR ALL TREE PLANTING REQUIREMENTS REFER TO STREET TREE SITE PLAN REF: 38401
- STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANTING PERMIT ISSUED BY NYC DEPARTMENT OF PARKS AND RECREATION DURING CONSTRUCTION. THE PERMIT WILL NOTE THE ACCEPTABLE TREE SPECIES.

NYC DOT STANDARD DETAILS

H-1045	CONCRETE SIDEWALK (TYPE I & III)
H-1010	STEEL FACED CURB: STEEL FACING TYPE D
H-1011	SIDEWALK PEDESTRIAN RAMP
H-1015	STEEL FACED DROP CURB DRIVEWAYS
H-1033	TYPICAL RESURFACING ON ASPHALT PAVEMENT
H-1046, A	STREET TREE PLANTING DETAIL TYPE I
H-1060	MISCELLANEOUS CURBS

NYC DOT STANDARD SPECIFICATIONS

4.01	ASPHALTIC MACADAM PAVEMENT
4.02	ASPHALTIC CONCRETE WEARING COURSE
4.09	CURB, CONCRETE, STEEL FACED
4.13	SIDEWALK, CONCRETE
4.13 DE	EMBEDDED PREFORMED DETECTABLE WARNING UNITS
4.14	STEEL REINFORCEMENT IN CONCRETE
4.16	TREES (REMOVALS, TRANSPLANTING, PLANTING)
4.18	TREE PRUNING
4.21	TREE CONSULTANT
4.22	PROTECTIVE TREE BARRIER

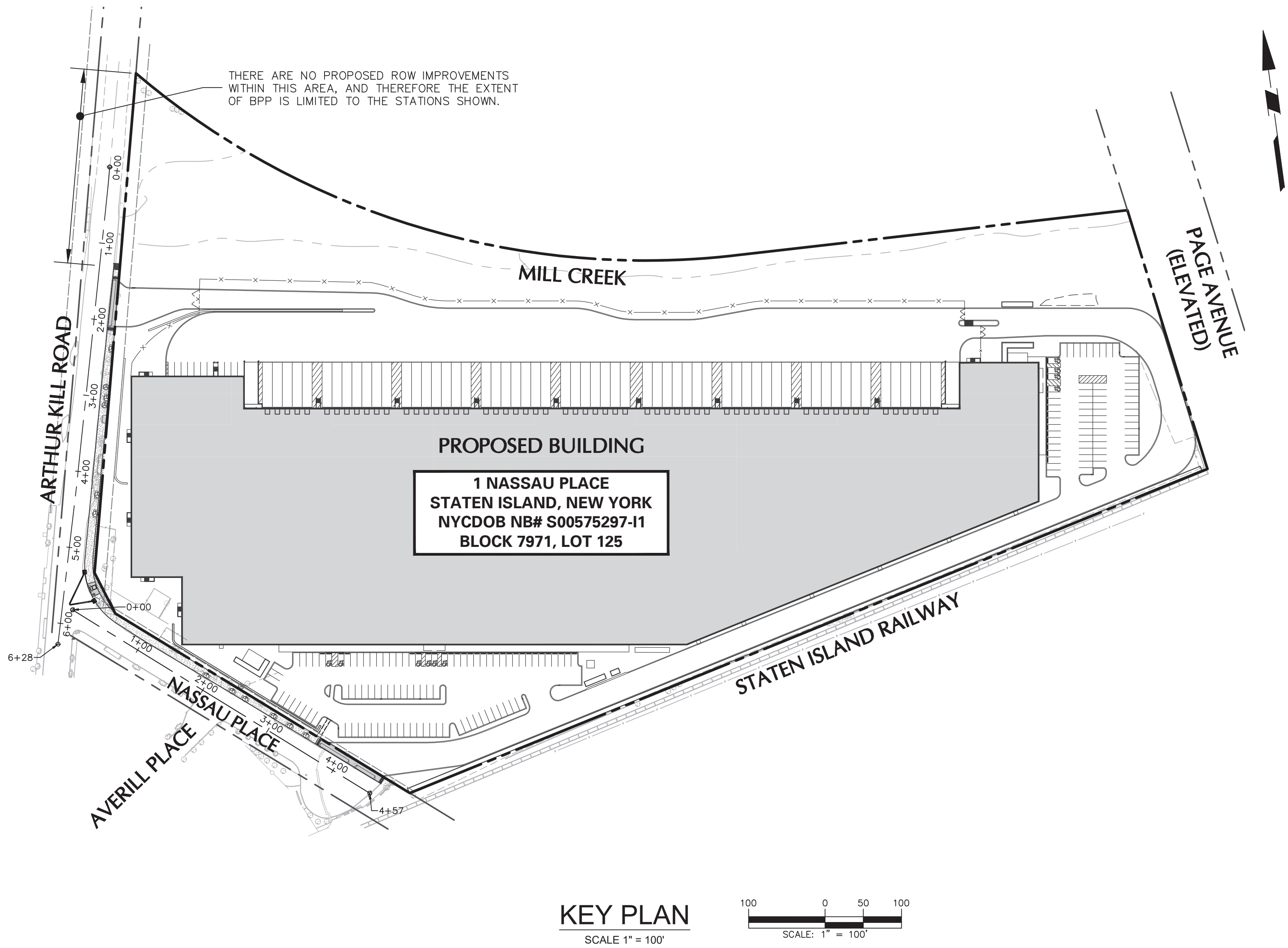
NOTE: THE LATEST REVISIONS OF THE APPLICABLE REFERENCED STANDARDS THAT HAVE BEEN AUTHORIZED UP TO THE START OF ADVERTISING SHALL BE CONSIDERED AS PART OF THESE DOCUMENTS.

LIST OF ESTIMATED QUANTITIES

NEW CURB	916	LIN. FT.
NEW SIDEWALK	8,044	SQ. FT.
NEW ROADWAY	2,885	SQ. YDS.
NEW TREES	10	EACH
NEW CBs	2	EACH
NEW DIP	78	LIN. FT.
NEW MANHOLES	0	EACH
CBs TO BE REMOVED	1	EACH

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

BUILDERS PAVEMENT PLAN FOR:
1 NASSAU PLACE
STATEN ISLAND, NY 10307



LIST OF DRAWINGS

BPP - 001 - COVER SHEET
BPP - 002 - NASSAU PLACE PLAN AND PROFILE I
BPP - 003 - NASSAU PLACE PLAN AND PROFILE II
BPP - 004 - ARTHUR KILL ROAD PLAN AND PROFILE I
BPP - 005 - ARTHUR KILL ROAD PLAN AND PROFILE II
BPP - 006 - PEDESTRIAN RAMP DETAILS
BPP - 007 - DETAILS I
BPP - 008 - DETAILS II

SUMMARY OF WORK

- MAINTAIN AND PROTECT ALL EXISTING UTILITIES, UNLESS OTHERWISE NOTED.
- REMOVE ALL EXISTING SIDEWALK AND CURB FRONTING ALONG NASSAU PLACE AND ARTHUR KILL ROAD AND ANY EXISTING PAVEMENT WITHIN PROPOSED SIDEWALK EXTENTS.
- INSTALL NEW CONCRETE SIDEWALK AND STEEL FACED CONCRETE CURB ALONG NASSAU PLACE AND ARTHUR KILL ROAD. CONSTRUCT CURBS AND DROP CURBS AS NOTED, AND IN ACCORDANCE WITH APPROVED CURB CUT PLANS.
- INSTALL NEW CURB CUTS AS APPROVED BY NYCDOT.
- INSTALL NEW TREES AND TREE PITS AS APPROVED BY NYCDPR.
- MILL AND REPAVE ROADWAY AS REQUIRED.

STREET TREE SUMMARY
(INCLUDES LOT 125)

STREET FRONTAGE	
NASSAU PLACE	481.0 LF
ARTHUR KILL ROAD	685.0 LF
PAGE AVENUE	354.0 LF
TOTAL STREET FRONTAGE	1520.0 LF
CURB CUT REDUCTIONS	
NASSAU PLACE	80.0 LF
ARTHUR KILL ROAD	65.0 LF
TOTAL STREET TREE FRONTAGE (EXCLUDING PAGE AVENUE)	1021.0 LF
TREES REQUIRED BY ZONING/NYC DOB:	41
EXISTING TREES TO REMAIN/PROTECT:	4
EXISTING TREES TO REMOVE WITH NYC PARKS DOCUMENTATION:	17
PROPOSED TREES TO PLANT:	10
TREES TO PAY INTO TREE FUND/OR PLANT OFFSITE:	27

5/07/2024	REVISED PER DOT COMMENTS	6
1/03/2024	REVISED PER DOB COMMENTS	5
12/05/2023	REVISED PER AGENCY COMMENTS	4
8/29/2023	REVISED PER DOB COMMENTS	3
6/29/2023	REVISED PER DOB COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1
Date	Description	No.
Revisions		

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 24GA2796400

Project

**PROPOSED
1 NASSAU PLACE
DEVELOPMENT**
BLOCK 7971, LOT No. 125

RICHMOND COUNTY

NEW YORK

Borough: STATEN ISLAND	Sheet: 1 of 8
DOB App. No.: 540 241 157	NB No.: S00575297-11

NEW YORK CITY
DEPARTMENT OF TRANSPORTATION
BUILDERS PAVEMENT PLAN

PROJECT DATA

BLOCK: 7971 LOT: 125
ZONING: M3-1 SRD ZONING MAP NO.: 32-D
ADDRESS: 1 NASSAU PLACE, STATEN ISLAND, NEW YORK 10307

OWNER: EW DIRECT 1 NASSAU, LLC
C/O EVERWEST REAL ESTATE INVESTORS
1099 18TH STREET, SUITE 2900
DENVER, COLORADO 80202

PLANS PREPARED BY:

BRYAN WAISNOR, P.E.
NYS PROFESSIONAL ENGINEER
LICENSE NUMBER 080661-1

LANGAN ENGINEERING, ENVIRONMENTAL,
SURVEY, LANDSCAPE ARCHITECTURE AND
GEOLOGY, D.P.C.
300 KIMBALL DRIVE, 4TH FLOOR
PARSIPPANY, NJ 07054
(973) 560-4900

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed Professional Engineer, to alter this item in any way.



BRYAN WAISNOR, P.E.
PROFESSIONAL ENGINEER N.Y. LIC. No. 080661-1

WAIVERS

- DOT REQUIREMENT WAIVED AS PER / DATE
- DOT DESIGN GUIDELINE: RECOMMENDED MIN. 0.5% SEC X GUTTER/LONGITUDINAL SLOPE
 - LEGAL GRADE: DIFFERENCE BETWEEN TOP OF CURB AND LEGAL GRADE IS MORE THAN 3"
 - CURB ALIGNMENT: HORIZONTAL AND VERTICAL CURB ALIGNMENT ON NASSAU PLACE AND ARTHUR KILL ROAD
 - PAGE AVENUE IMPROVEMENTS: AS PAGE AVE. IS AN ELEVATED BRIDGE, IT IS UNAFFECTED BY THE SCOPE OF THIS PROJECT AND THEREFORE A WAIVER FOR IMPROVEMENTS ALONG THIS FRONTAGE IS REQUESTED.

NOTES

GENERAL REQUIREMENTS

- ALL DESIGNS, MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION (DOT): STANDARD SPECIFICATIONS, STANDARD DETAILS OF CONSTRUCTION, RULES OF THE HIGHWAY OPERATIONS, GUIDELINES FOR THE DESIGN OF INFRASTRUCTURE COMPONENTS.
- ALL NON STANDARD MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DOT.
- ANY WORK NOT COMPLYING WITH THE REQUIREMENTS OF THE DOT SHALL BE REMOVED AND REPLACED.
- THIS PLAN SHALL BE VALID FOR THE ISSUANCE OF CONSTRUCTION PERMITS FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL OR SELF-CERTIFICATION, AS APPLICABLE.
- ALL SIDEWALK AND STREET AREAS CONSTRUCTED UNDER THIS PLAN SHALL REMAIN OPEN TO THE PUBLIC AT ALL TIMES.

ISSUANCE OF PERMITS

- NO SIDEWALK, CURB OR ROADWAY WORK SHALL BE DONE WITHOUT A PERMIT FROM THE DOT. THE CONTRACTOR SHALL HAVE ALL REQUIRED INSURANCE COVERAGE ON FILE.
- NO WORK ON DRAINAGE STRUCTURES SHALL BE DONE WITHOUT A PERMIT FROM THE BOROUGH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ANY VAULT WORK AT THE SITE SHALL BE DONE AS PER THE APPLICABLE RULES OF THE DOT AND THE DEPT. OF BUILDINGS.

CONSTRUCTION ACTIVITY

- A CONSTRUCTION PLAN SHOWING MAINTENANCE AND PROTECTION OF TRAFFIC, INCLUDING PLACEMENT OF SIDEWALK BRIDGES, BARRIERS AND SIGNAGE, SHALL BE SUBMITTED TO THE DOT PERMIT OFFICE BEFORE CONSTRUCTION BEGINS.
- NO SIDEWALK SHALL BE CLOSED WITHOUT A PERMIT. PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. ROADWAY CLOSINGS SHALL BE AS DIRECTED.
- THE SITE SHALL BE MAINTAINED IN A CLEAN AND SAFE CONDITION.

PEDESTRIAN SAFETY

- PEDESTRIAN AND TRAFFIC SAFETY SHALL BE PROTECTED AT ALL TIMES. PEDESTRIAN SAFETY MEASURES SHALL BE CONSTRUCTED PER SECTIONS 3307.1 THROUGH 3307.10 OF THE 2014 NYC BUILDING CODE AND AS DIRECTED BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION.
- ROADWAY CLOSINGS SHALL BE AS DIRECTED.
- SIDEWALK SHEDS AND FENCES SHALL BE PROVIDED AS REQUIRED BY SECTIONS 3307.6 THROUGH 3307.7 OF THE 2014 NEW YORK CITY BUILDING CODE AND AS DIRECTED BY THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION.

FINAL SIGN-OFF

- PERMITS SHALL BE PRESENTED FROM ALL PUBLIC AGENCIES AND UTILITIES HAVING OWNERSHIP OF STRUCTURES RELOCATED OR REMOVED DURING CONSTRUCTION.
- ALL PAVEMENT MARKINGS INCLUDING THERMOPLASTIC LANE DIVIDERS, REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND TO THE DOT STANDARDS.
- ALL EXISTING CATCH BASINS ON SITE SHALL BE CLEANED AND MADE OPERABLE.
- ALL DAMAGE CAUSED BY CONSTRUCTION ON THIS PROJECT OUTSIDE THE PROJECT LIMITS SHALL BE REPAIRED AS DIRECTED.
- THE ROADWAY SHALL BE PAVED TO THE REQUIREMENTS OF THE DOT AND AS DIRECTED.

DOT APPROVAL

EXISTING WORK SHOWN HERE REVIEWED FOR ALL APPLICABLE RULES AND REQUIREMENTS BY:

☒ APPROVED ☐ REJECTED

This review is by DOT's Pedestrian Ramp Program (PRP) only. Other agency and DOT approvals may be required.

Designer's review is for general compliance with the Ped Ramp Program (PRP) requirements for pedestrian ramps (curb ramps) only. Driveways and other curb cuts are not included in this review. This review assumes no responsibility for dimensions, quantities, and conditions that pertain to existing conditions, construction, fabrication, and installation or processes and techniques of construction. The contractor & owner are responsible for all the necessary coordination of all trades and proper execution of the work.

Approved by: Liz Jae Yun Park

03/21/2024

/ /
DATE

Drawing Title

BUILDERS PAVEMENT PLAN

DATE: 10/7/2022

PROJECT No.: 100860701

DRAWING BY: DHC

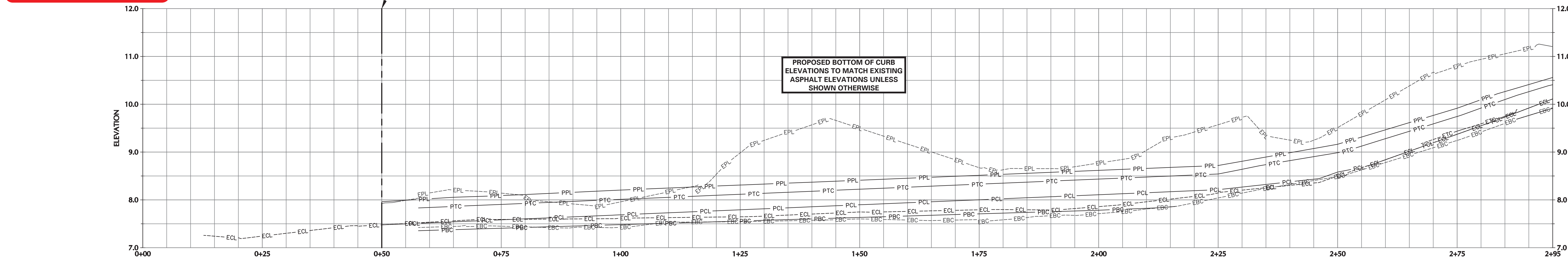
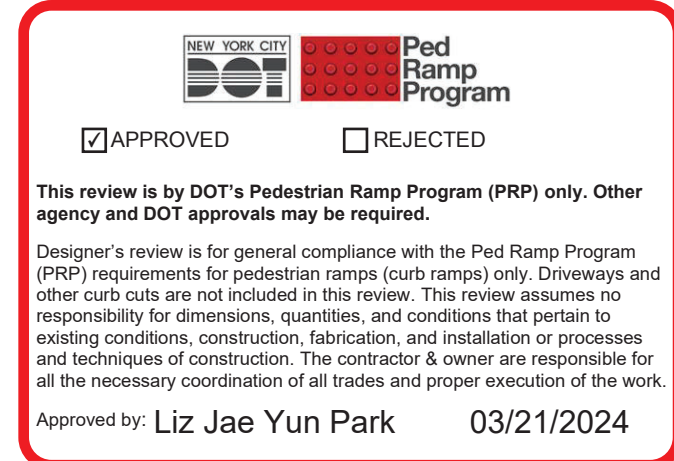
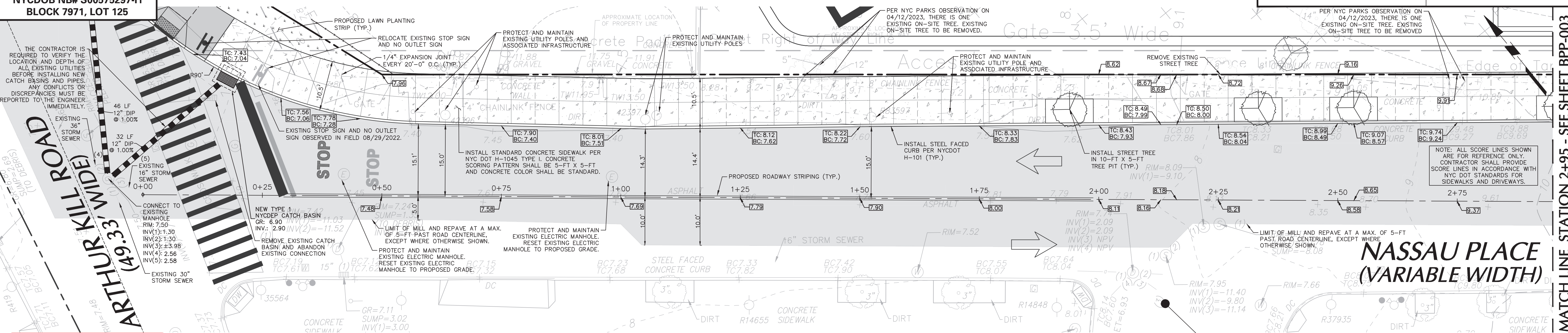
CHK BY: JJS

DWG No.:

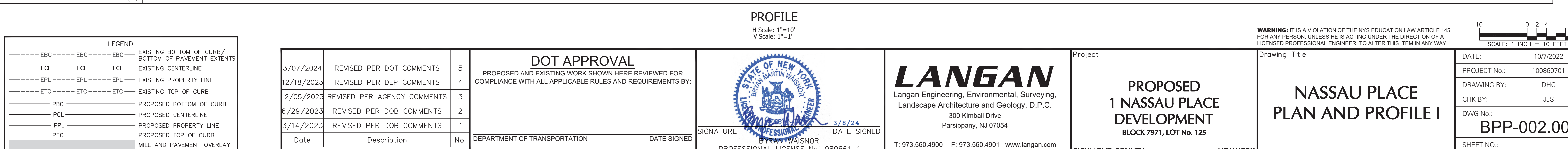
BPP-001.00

SHEET NO.:

1 of 8



EXISTING CURB REVEAL (IN.)	-	-	-	-	-	-	-	-	-	1.0	1.1	2.3
PROPOSED CURB REVEAL (IN.)	-	-	-	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
EXISTING SIDEWALK X-SLOPE (%)	-	-	-	-	-	-	-	-	-	14.60%	9.53%	14.16%
PROPOSED SIDEWALK X-SLOPE (%)	-	-	-	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
EXISTING ROAD X-SLOPE (%)	-	-	-	0.95%	1.33%	0.71%	0.97%	1.34%	0.95%	0.66%	0.07%	0.78%
PROPOSED ROAD X-SLOPE (%)	-	-	-	1.20%	1.23%	1.21%	1.17%	1.14%	1.11%	1.10%	0.58%	0.78%
ETC	-	-	-	-	-	-	-	-	-	8.12	8.58	9.44
PTC	-	-	-	7.90	8.01	8.12	8.22	8.33	8.43	8.54	8.99	9.74
EBC / EXISTING EDGE OF PAVEMENT	-	-	-	7.45	7.43	7.54	7.60	7.59	7.71	8.04	8.49	9.24
PBC	-	-	-	7.40	7.51	7.62	7.72	7.83	7.93	8.04	8.49	9.24
EPL	-	-	7.92	8.14	7.96	8.98	9.50	8.67	8.77	9.57	9.51	10.79
PPL	-	-	7.96	8.09	8.21	8.31	8.41	8.51	8.62	8.72	9.16	9.92
ECL	-	7.24	7.48	7.59	7.62	7.65	7.75	7.79	7.86	8.15	8.50	9.37
PCL	-	-	7.48	7.58	7.69	7.79	7.90	8.00	8.11	8.21	8.58	9.37
EXISTING ROAD LONG. SLOPE (%)	-	-	-0.34%	-0.09%	0.47%	0.24%	-0.06%	0.49%	1.32%	1.79%	3.03%	3.30%
PROPOSED ROAD LONG. SLOPE (%)	-	-	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	0.42%	1.79%	3.03%	3.17%



3/07/2024	REVISED PER DOT COMMENTS	5
12/18/2023	REVISED PER DEP COMMENTS	4
12/05/2023	REVISED PER AGENCY COMMENTS	3
6/29/2023	REVISED PER DOB COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1
Date	Description	No.

<u>DOT APPROVAL</u> PROPOSED AND EXISTING WORK SHOWN HERE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE RULES AND REQUIREMENTS BY:	
DEPARTMENT OF TRANSPORTATION	DATE SIGNED



SIGNATURE _____ DATE SIGNED 3/8/24

BYRAN WAINOR
 PROFESSIONAL LICENSE No. 080661-1

LANGAN
Langan Engineering, Environmental, Surveying
Landscape Architecture and Geology, D.P.C.
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com

Project

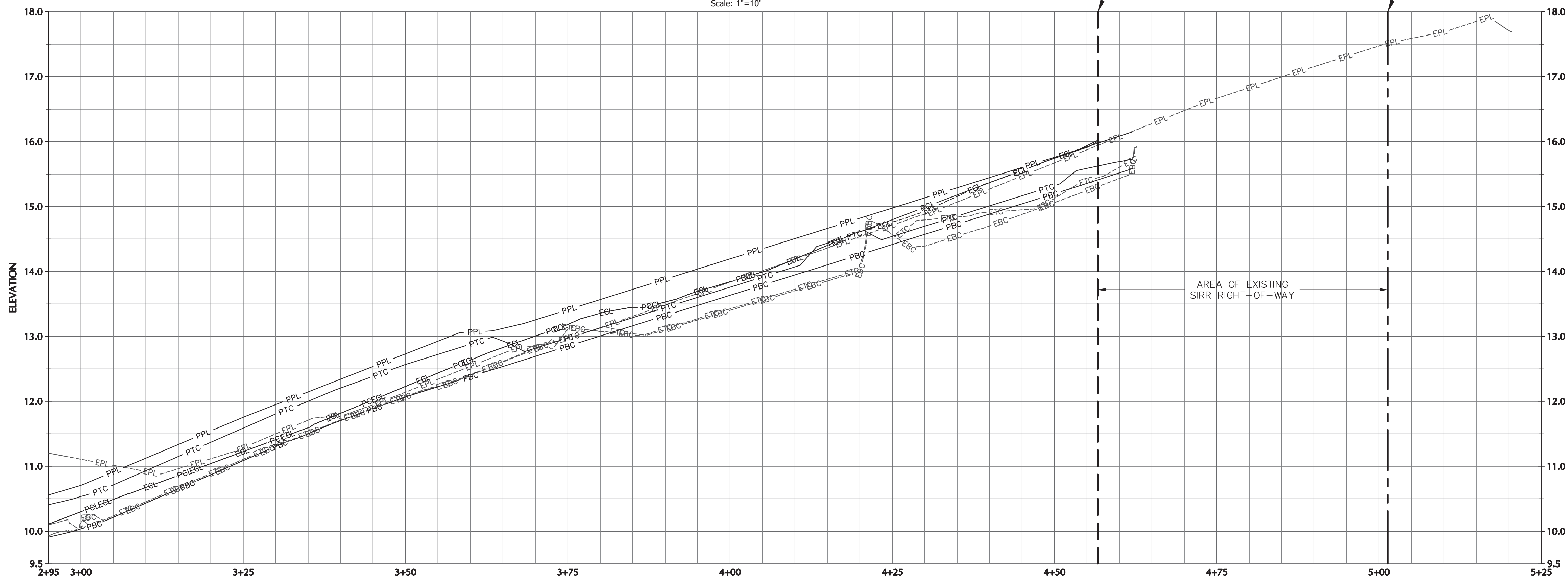
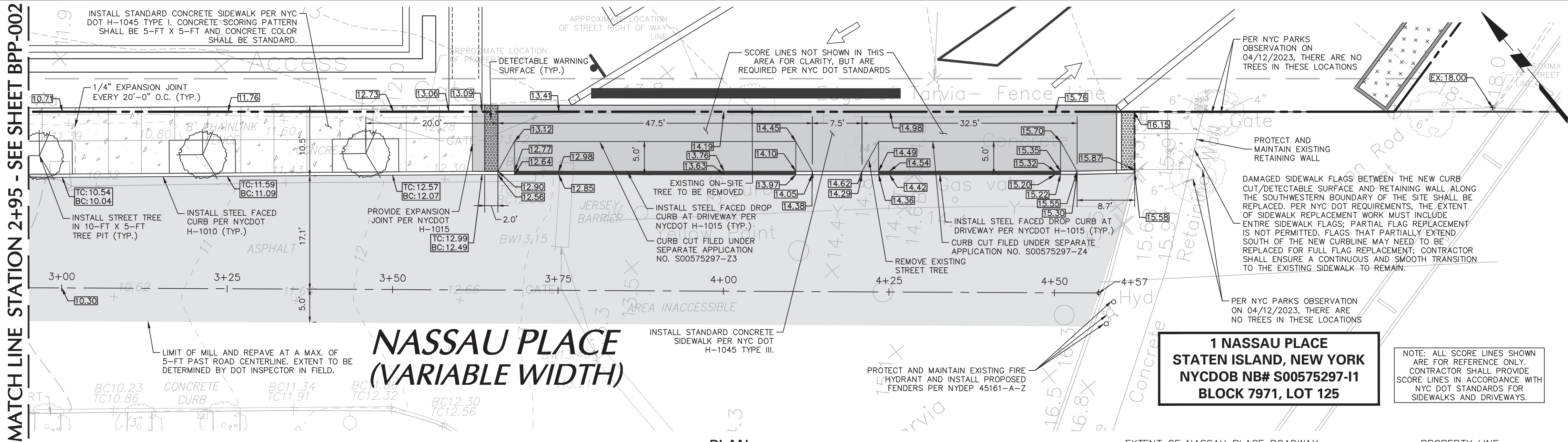
**PROPOSED
1 NASSAU PLACE
DEVELOPMENT**

BLOCK 7971, LOT No. 125

Drawing Title

**NASSAU PLACE
PLAN AND PROFILE I**

DATE:	10/7/2022
PROJECT No.:	100860701
DRAWING BY:	DHC
CHK BY:	JJS
DWG No.:	BPP-002.00
SHEET NO.:	



EXISTING CURB REVEAL (IN.)	0.4	0.2	0.1	0.0	0.3	0.0	0.8	-	-
PROPOSED CURB REVEAL (IN.)	6.0	6.0	6.0	1.5	1.5	1.5	1.5	-	-
EXISTING SIDEWALK X-SLOPE (%)	10.73%	1.94%	0.73%	-1.41%	4.57%	1.60%	6.08%	-	-
PROPOSED SIDEWALK X-SLOPE (%)	1.80%	1.80%	1.80%	7.9% / 1.8%	7.9% / 1.8%	7.9% / 1.8%	7.9% / 1.8%	-	-
EXISTING ROAD X-SLOPE (%)	1.40%	0.81%	0.94%	0.42%	2.49%	1.08%	3.85%	-	-
PROPOSED ROAD X-SLOPE (%)	1.58%	0.81%	0.94%	1.91%	1.19%	2.15%	3.05%	-	-
ETC	-	-	-	13.11	13.42	14.57	15.13	-	-
PTC	10.54	11.59	12.57	12.98	13.76	14.54	15.32	-	-
EBC / EXISTING EDGE OF PAVEMENT	10.07	11.09	12.07	13.11	13.40	14.57	15.06	-	-
PBC	10.04	11.09	12.07	12.85	13.63	14.42	15.20	-	-
EPL	11.11	11.29	12.14	12.98	13.84	14.71	15.67	16.67	17.47
PPL	10.71	11.76	12.73	13.41	14.19	14.98	15.76	-	-
ECL	10.30	11.23	12.23	13.18	13.84	14.76	15.75	-	-
PCL	10.30	11.23	12.23	13.18	13.84	14.80	15.74	-	-
EXISTING ROAD LONG. SLOPE (%)	4.09%	3.92%	4.17%	1.17%	4.66%	1.97%	-	-	-
PROPOSED ROAD LONG. SLOPE (%)	4.21%	3.92%	3.13%	3.13%	3.13%	3.13%	-	-	-

PROFILE

H Scale: 1"=10'
V Scale: 1"=1'

LEGEND	
-----EBC-----	EXISTING BOTTOM OF CURB/ BOTTOM OF PAVEMENT EXTENTS
-----ECL-----	EXISTING CENTERLINE
-----EPL-----	EXISTING PROPERTY LINE
-----ETC-----	EXISTING TOP OF CURB
-----PBC-----	PROPOSED BOTTOM OF CURB
-----PCL-----	PROPOSED CENTERLINE
-----PPL-----	PROPOSED PROPERTY LINE
-----PTC-----	PROPOSED TOP OF CURB
-----	MILL AND PAVEMENT OVERLAY

Date	Description	No.
3/07/2024	REVISED PER DOT COMMENTS	5
12/05/2023	REVISED PER AGENCY COMMENTS	4
8/30/2023	REVISED PER DOB COMMENTS	3
6/29/2023	REVISED PER DOB COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1

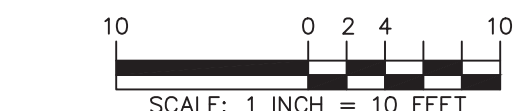
DOT APPROVAL	
PROPOSED AND EXISTING WORK SHOWN HERE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE RULES AND REQUIREMENTS BY:	
DEPARTMENT OF TRANSPORTATION	DATE SIGNED

SIGNATURE	DATE SIGNED
BY: RYAN WAINOR	3/8/24
PROFESSIONAL LICENSE No. 080661-1	

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ CERTIFICATE OF AUTHORIZATION No. 246A27896400

Project	Drawing Title
PROPOSED 1 NASSAU PLACE DEVELOPMENT BLOCK 7971, LOT No. 125	NASSAU PLACE PLAN AND PROFILE II
RICHMOND COUNTY	NEW YORK

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



DATE:	10/7/2022
PROJECT No.:	100860701
DRAWING BY:	DHC
CHK BY:	JJS
DWG No.:	BPP-003.00
SHEET NO.:	3 of 8

NEW YORK CITY

DOT

Ped Ramp Program

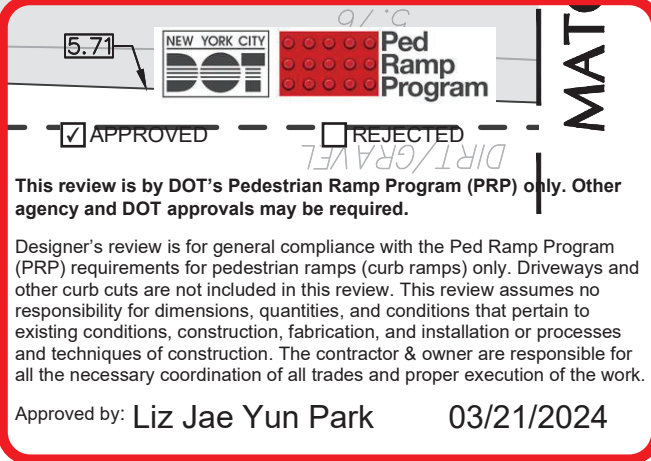
☒ APPROVED ☐ REJECTED

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Approved by: Liz Jae Yun Park 03/21/2024

MATCH LINE STATION 2+95 - SEE SHEET BPP-005



PROFILE
H Scale: 1"=10'
V Scale: 1"=1'

12/05/2023	REVISED PER AGENCY COMMENTS	4
8/30/2023	REVISED PER DOB COMMENTS	3
6/29/2023	REVISED PER DOB COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1
Date	Description	No.
Revisions		

DEPARTMENT OF TRANSPORTATION DATE SIGNED



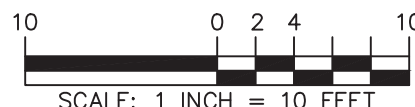
Project

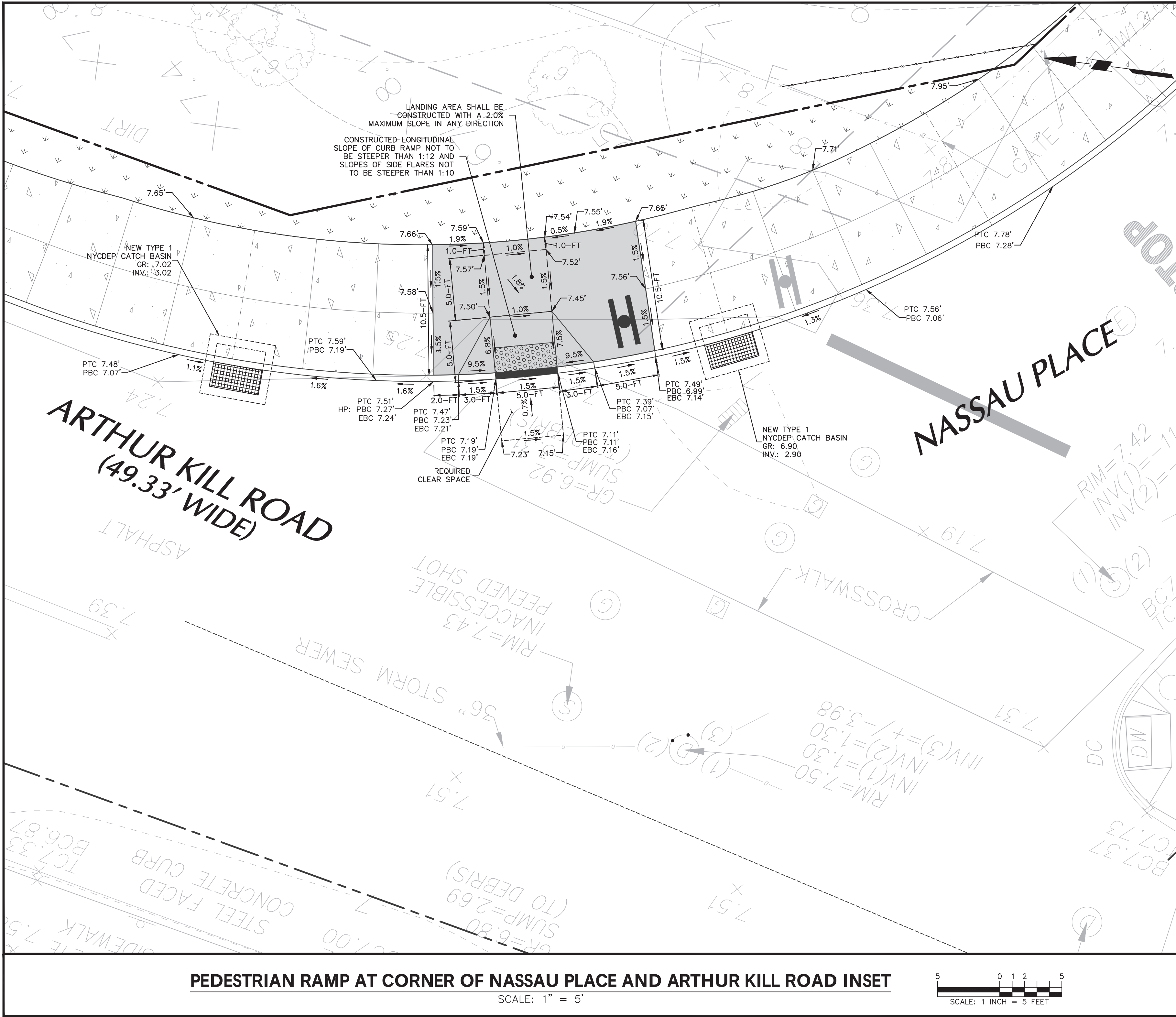
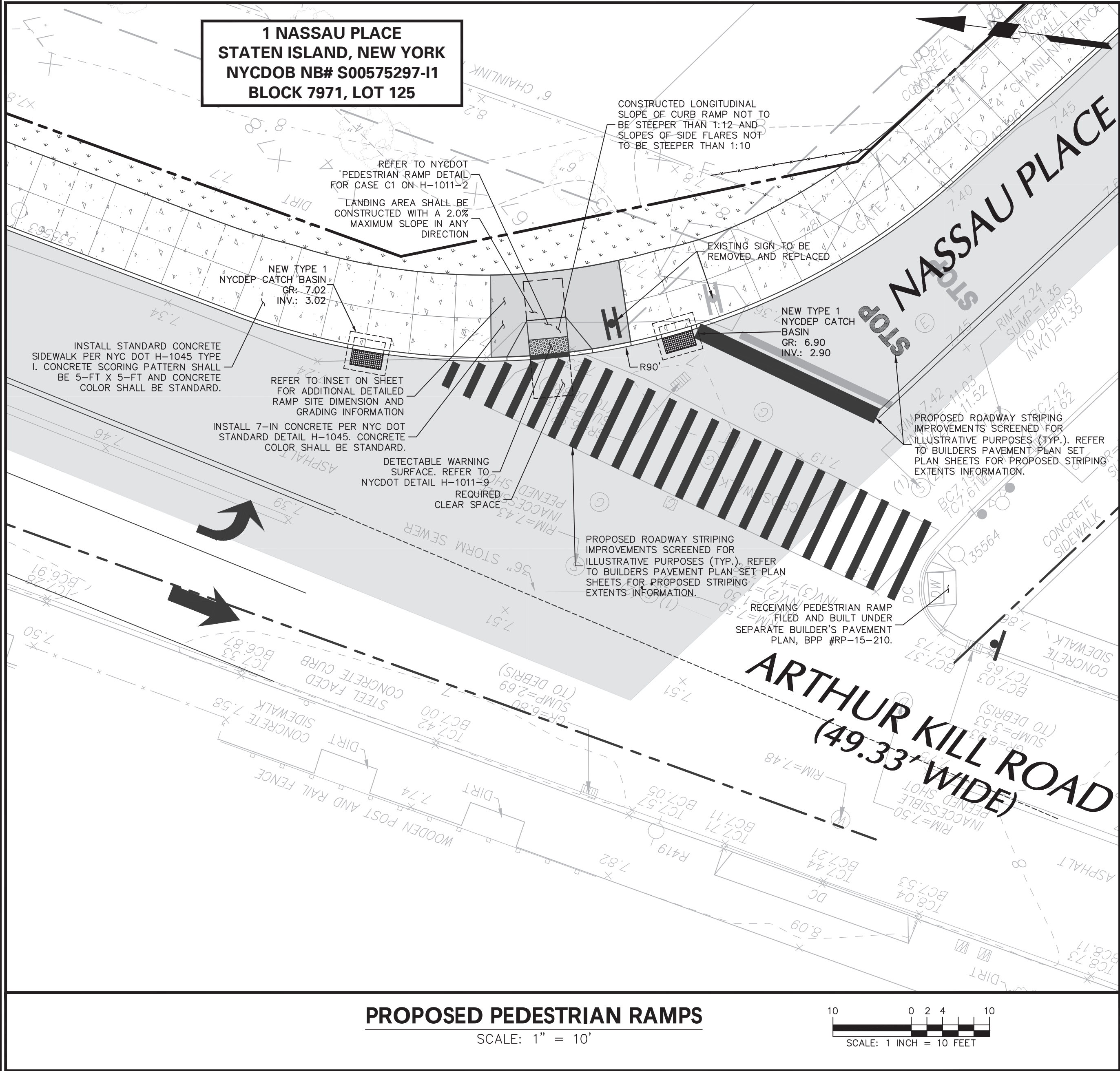
**PROPOSED
1 NASSAU PLACE
DEVELOPMENT**
BLOCK 7971, LOT No. 125

RICHMOND COUNTY **NEW YORK**

DATE:	10/7/2022
PROJECT No.:	100860701
DRAWING BY:	DHC
CHK BY:	JJS
DWG No.:	BPP-004.00
SHEET NO.:	4 of 8

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.





Ped Ramp Program

☒ APPROVED ☐ REJECTED

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Approved by: Liz Jae Yun Park 03/21/2024

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Date	Description	No.
12/05/2023	REVISED PER AGENCY COMMENTS	4
7/19/2023	REVISED PER DOT COMMENTS	3
6/16/2023	REVISED PER DOT COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1

DOT APPROVAL	
PROPOSED AND EXISTING WORK SHOWN HERE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE RULES AND REQUIREMENTS BY:	
DEPARTMENT OF TRANSPORTATION	DATE SIGNED

STATE OF NEW YORK

SEAL OF THE PROFESSIONAL ENGINEER

BYRAN WATSON

PROFESSIONAL LICENSE No. 080661-1

12/5/23

SIGNATURE DATE SIGNED

LANGAN

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NJ CERTIFICATE OF AUTHORIZATION No. 246A27996400

Project

**PROPOSED
1 NASSAU PLACE
DEVELOPMENT
BLOCK 7971, LOT No. 125**

RICHMOND COUNTY

NEW YORK

Drawing Title

**PEDESTRIAN RAMP
DETAILS**

DATE: 10/7/2022

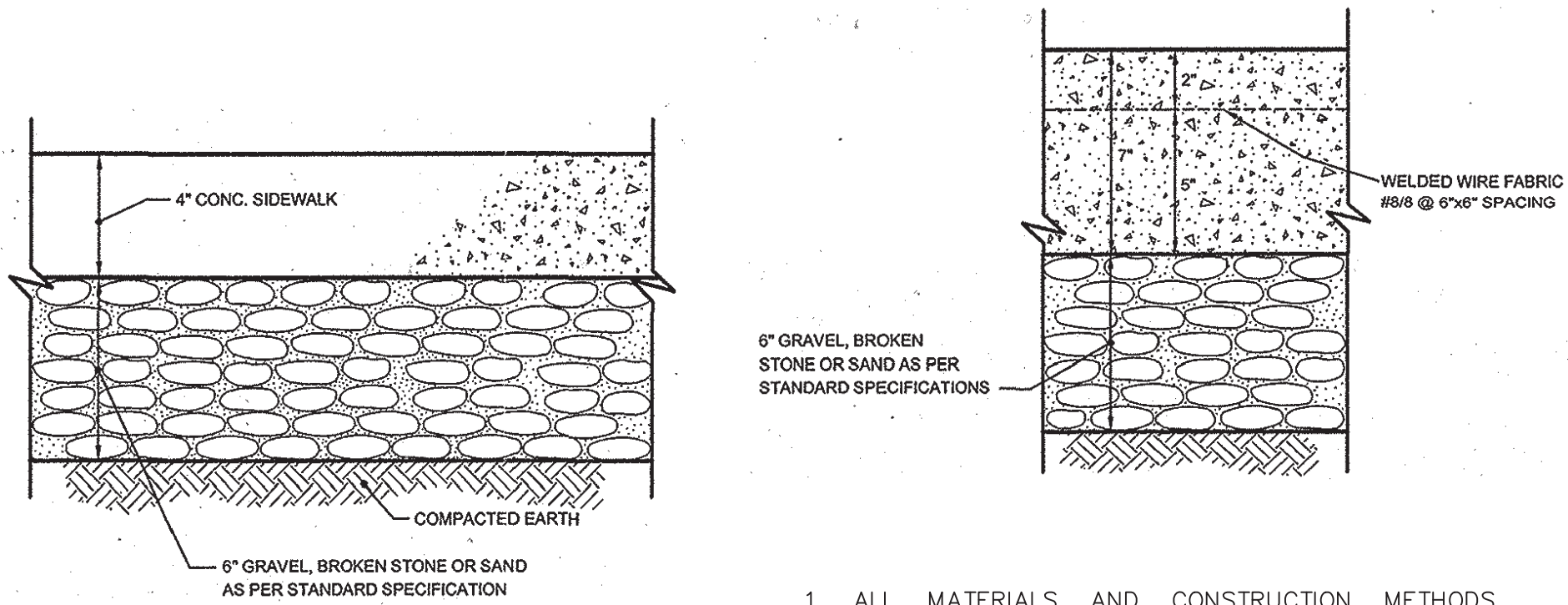
PROJECT No.: 100860701

DRAWING BY: DHC

CHK BY: JJS

DWG No.: BPP-006.00

SHEET NO.: 6 of 8



1. ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION #4.13 OF THE NYC DEPARTMENT OF TRANSPORTATION (DOT) STANDARD HIGHWAY SPECIFICATIONS.

H-1045 TYPE I - SIDEWALK, OUTSIDE DRIVEWAY AND CORNER QUADRANTS

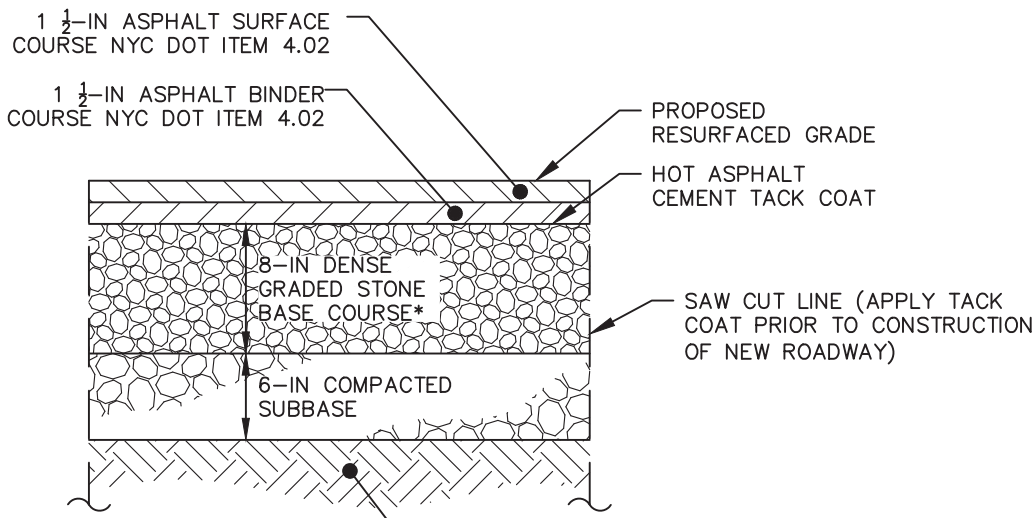
N.T.S.

1. ALL MATERIALS AND CONSTRUCTION METHODS USED ARE TO CONFORM TO SECTION #4.13 OF THE NYC DEPARTMENT OF TRANSPORTATION (DOT) STANDARD HIGHWAY SPECIFICATIONS.

2. WELDED WIRE FABRIC, WHERE SPECIFIED, SHALL BE ASTM DESIGNATION A-185, GAUGE #8/8 AT 6"x6" SPACING, AND CONFORM TO SECTION #2.25 OF THE NYCDOT STANDARD HIGHWAY SPECIFICATIONS.

H-1045 TYPE III - SIDEWALK WITH WELDED WIRE FABRIC

N.T.S.



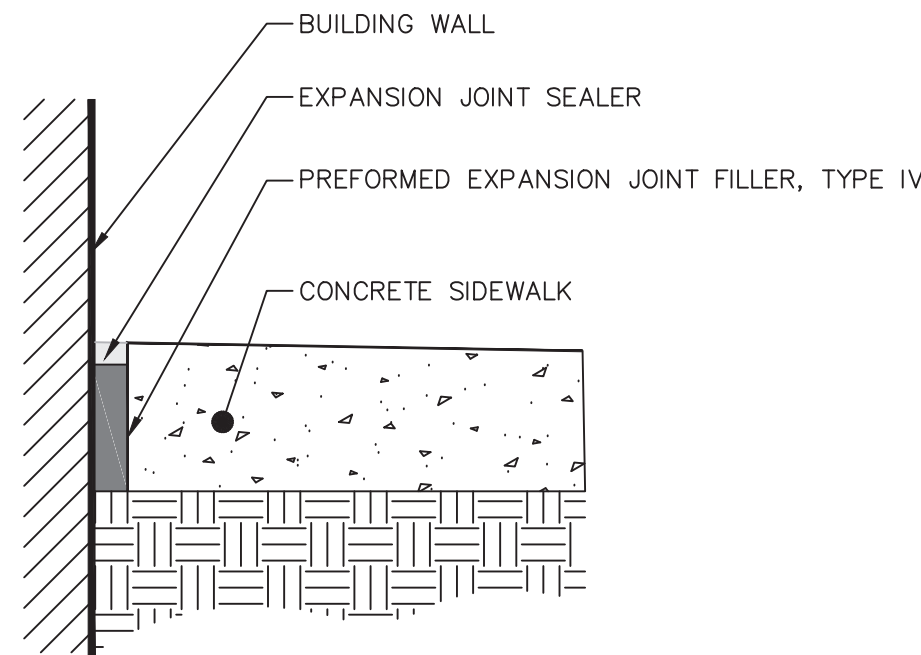
* BASE COURSE SHALL MATCH ADJACENT EXISTING THICKNESS AND MATERIAL, BUT BE NO LESS THAN 8-INCHES.

NOTES:

- ALL ASPHALT PAVEMENT CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH NYC DOT DIVISION SPECIFICATION SECTION 4.01 TO 4.20.
- FULL DEPTH PAVEMENT REPLACEMENT SHOULD BE USED WHENEVER PROPOSED CONDITION WILL RESULT IN LESS THAN 3-IN OF ASPHALT PAVEMENT.

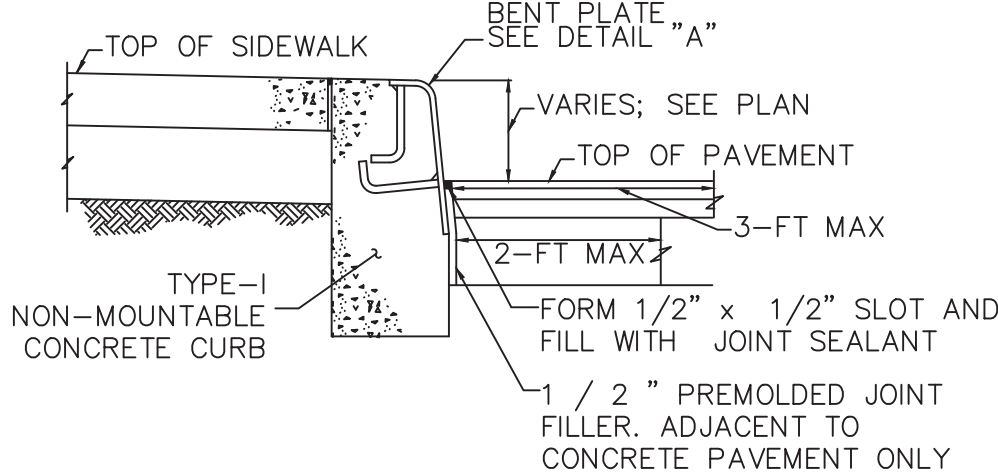
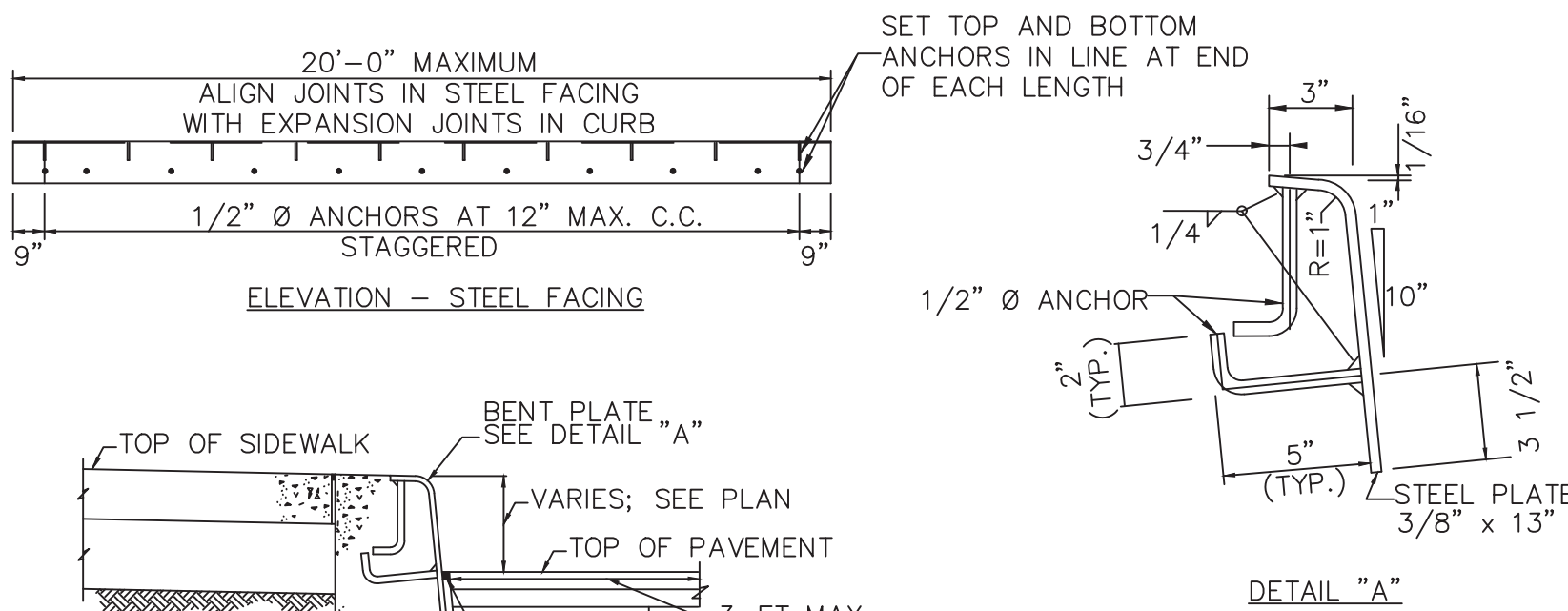
FULL DEPTH ASPHALT PAVEMENT PER NYCDOT SPECIFICATIONS

N.T.S.



JOINT SEALANT AND EXPANSION JOINT AT BUILDING LINE

N.T.S.

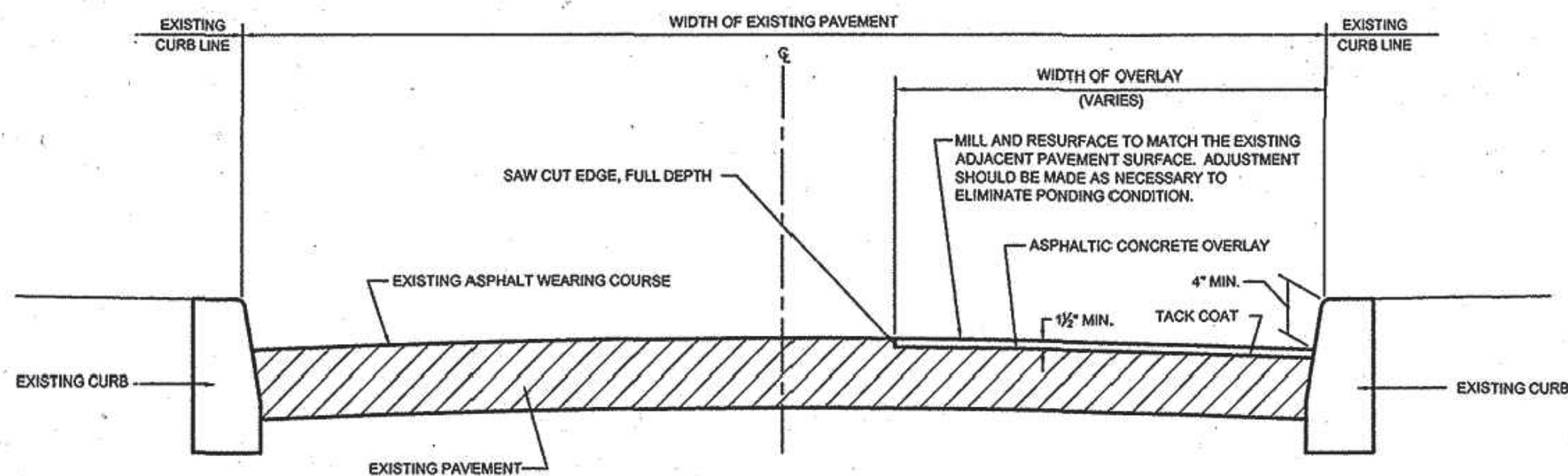


STEEL FACED CURB; STEEL FACING TYPE D PER NYCDOT DETAIL H-1010

N.T.S.

NOTES:

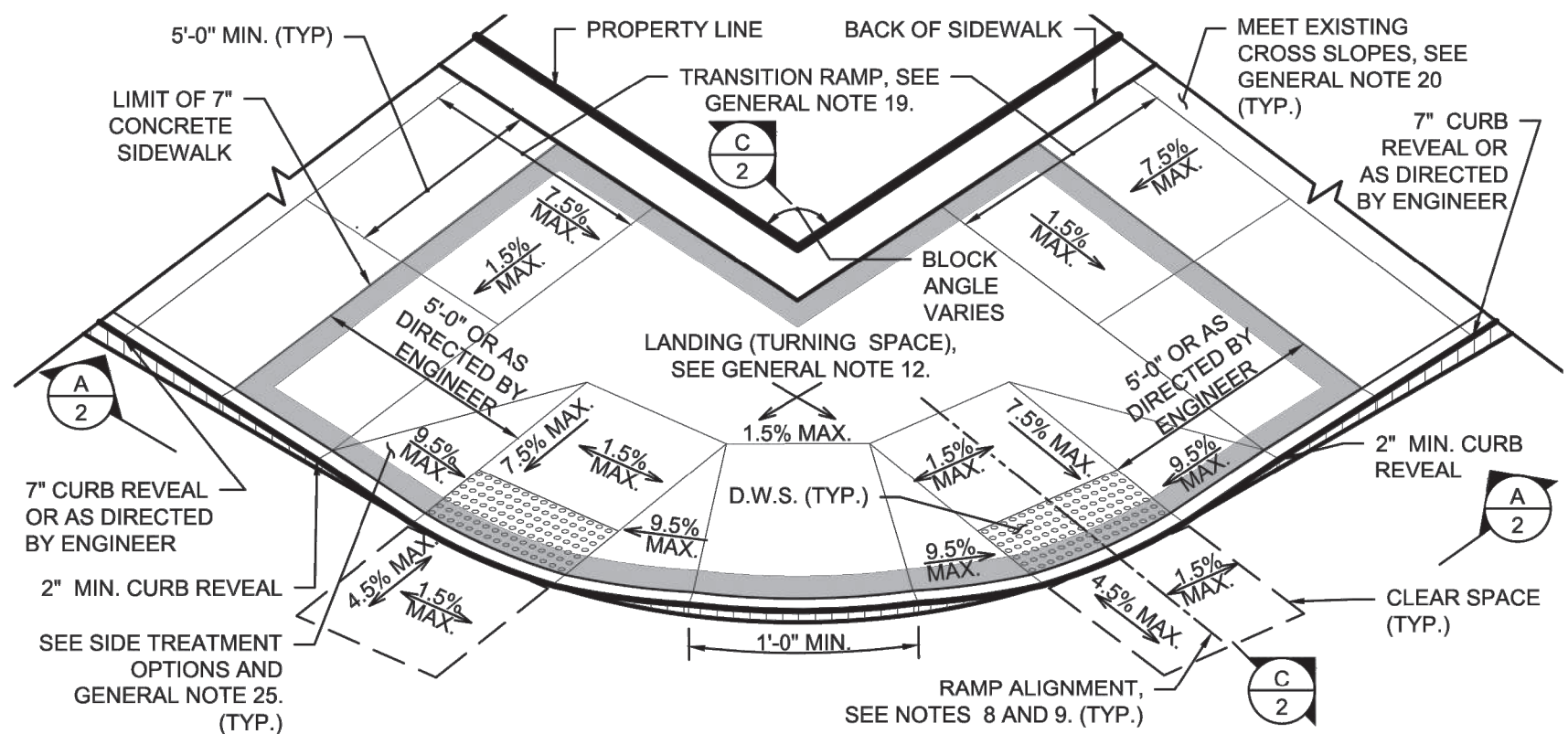
- 1/2" Ø X 5" LONG HEADED ANCHOR STUDS (GRANULAR OR SOLID FLUX FILLED) MAY BE SUBSTITUTED FOR ANCHORS SHOWN.
- STEEL PLATE SHALL MEET ASTM A-36.



- ADJUST ALL MANHOLES, GRATES, CATCH BASINS, VAULTS, BOXES, ETC. WITHIN AREA OF RESURFACING TO BE FLUSH WITH FINISHED GRADE.

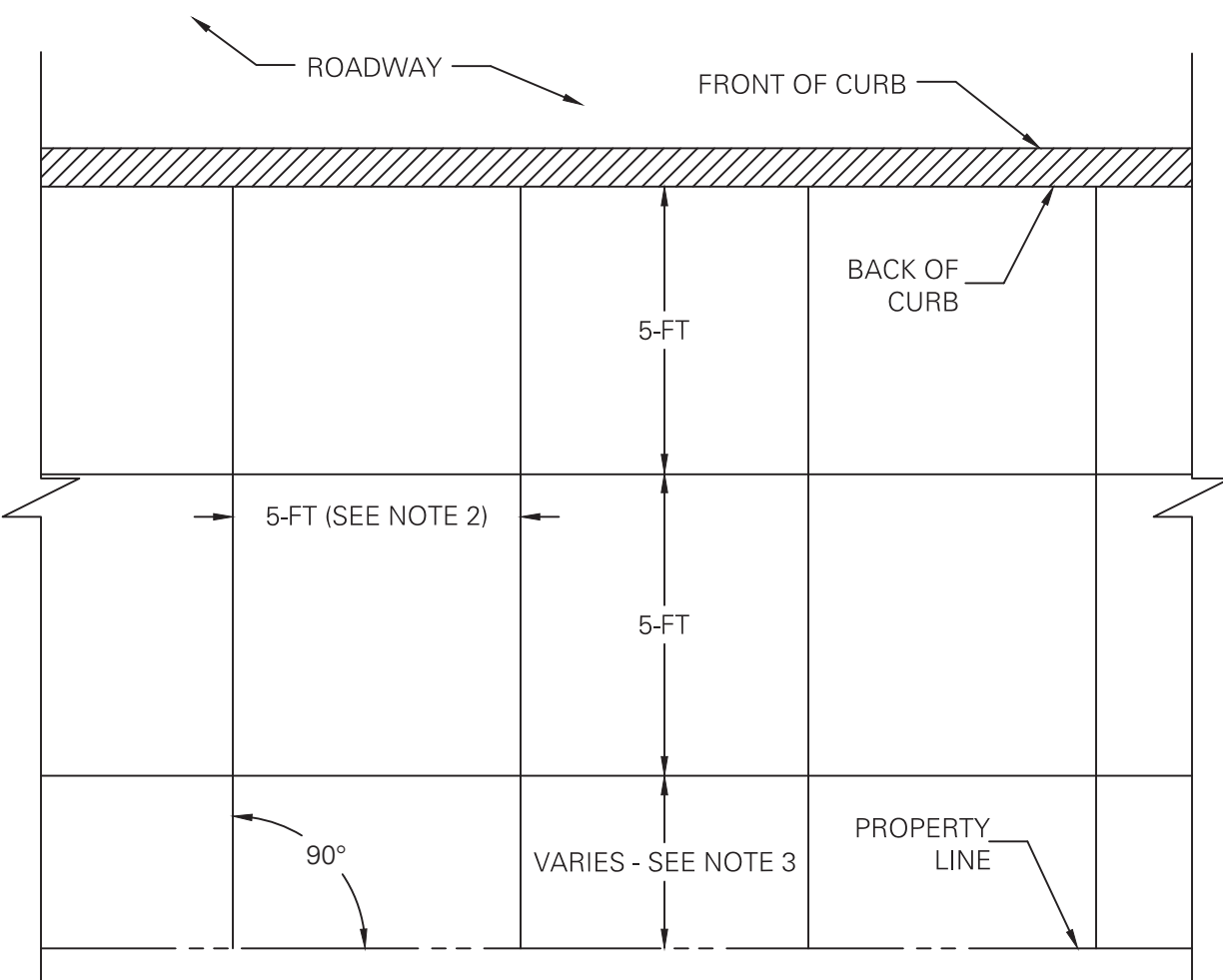
RESURFACING ON ASPHALT PAVEMENT AND WEARING COURSE PER NYCDOT DETAIL H-1033

N.T.S.



PEDESTRIAN RAMPS CORNER CASES - PERPENDICULAR PER NYCDOT DETAIL H-1011-2

N.T.S.



NOTES:

- FLAGS SHALL BE 5-FT X 5-FT WHERE FEASIBLE.
- SCORE LINES PERPENDICULAR TO THE CURB AND PROPERTY LINE SHALL BE EVENLY SPACED. THE BUILDING FRONTAGE SHALL BE DIVIDED BY 5, IF IT IS EXACTLY DIVISIBLE ALL FLAGS SHALL BE 5-FT WIDE; IF NOT THEY SHALL BE PLUS OR MINUS AN AMOUNT WHICH WILL MAKE THEM AS NEAR TO 5-FT AS POSSIBLE.
- SCORE LINES ALONG THE SIDEWALK BETWEEN THE CURB AND THE PROPERTY LINE SHALL BE PARALLEL WITH THE PROPERTY LINE AND CURB AND BE UNIFORMLY 5-FT APART COMMENCING AT THE CURB LINE, THE ODD FLAG WIDTH SHALL BE NEAREST THE PROPERTY LINE.
- CONCRETE SHALL BE POURED AND FINISHED IN ACCORDANCE WITH NYC DOT SPECIFICATIONS. CONCRETE COLOR SHALL BE ORIGINAL.
- TRANSVERSE EXPANSION JOINTS 1/4-IN WIDE SHALL BE PROVIDED AT INTERVALS OF MAXIMUM 20-FT AND FILLED WITH PREFORMED BITUMINOUS CELLULAR TYPE JOINT FILLER. SCORE LINES SHALL BE EVERY 5-FT ON CENTER.
- EXPANSION JOINT WITH JOINT FILLER TO BE PROVIDED AT INTERFACE OF NEW SIDEWALK AND NEW BUILDING, PROPOSED AND EXISTING SIDEWALK FEATURES (VAULT GRATES, MANHOLES, ETC.).
- CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH LATEST NYCDOT DETAILS, SPECIFICATIONS AND STANDARDS.

NYCDOT STANDARD SIDEWALK SCORING PATTERN DETAIL

N.T.S.

APPROVED

REJECTED

NEW YORK CITY

DOT

Ped Ramp Program

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Approved by: Liz Jae Yun Park 03/21/2024

Date	Description	No.
6/16/2023	REVISED PER DOT COMMENTS	2
3/14/2023	REVISED PER DOB COMMENTS	1

DOT APPROVAL	
PROPOSED AND EXISTING WORK SHOWN HERE REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE RULES AND REQUIREMENTS BY:	
DEPARTMENT OF TRANSPORTATION	DATE SIGNED

6/26/23

BYRAN WAISNOR

PROFESSIONAL LICENSE No. 080661-1

SIGNATURE

DATE SIGNED

LANGAN

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Parsippany, NJ 07054

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NJ CERTIFICATE OF AUTHORIZATION No. 246A2796400

Project

PROPOSED 1 NASSAU PLACE DEVELOPMENT BLOCK 7971, LOT No. 125

RICHMOND COUNTY NEW YORK

Drawing Title

DETAILS I

DATE:	10/7/2022
PROJECT No.:	100860701
DRAWING BY:	DHC
CHK BY:	JJS
DWG No.:	BPP-007.00
SHEET NO.:	7 of 8

State: 6/16/2023 Time: 09:17 User: twv Style Table: Langan.stb Layout: 7 Document Code: 100860701-0306-CS101-0101

