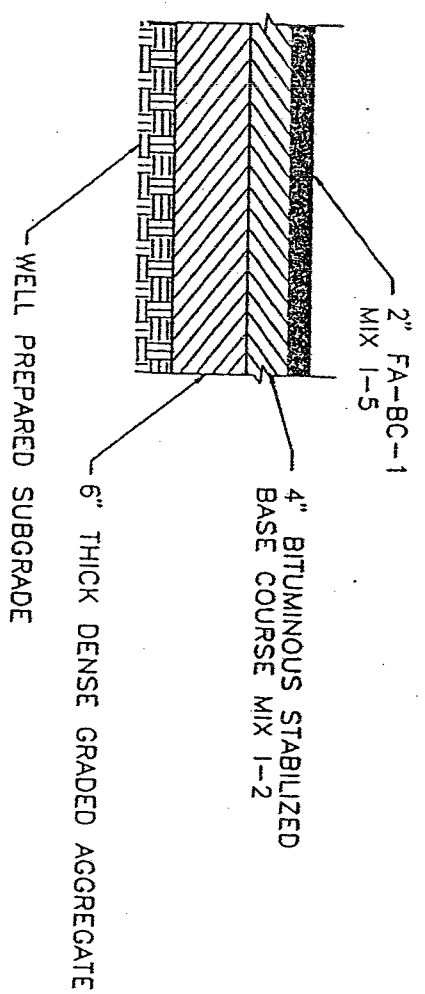


SECTION 31 DETAILS

This section incorporates typical details for the installation of improvements required pursuant to the provisions of this Article.

SECTION 32 Uniform Affordable Housing Productions Based Upon "Growth Share"

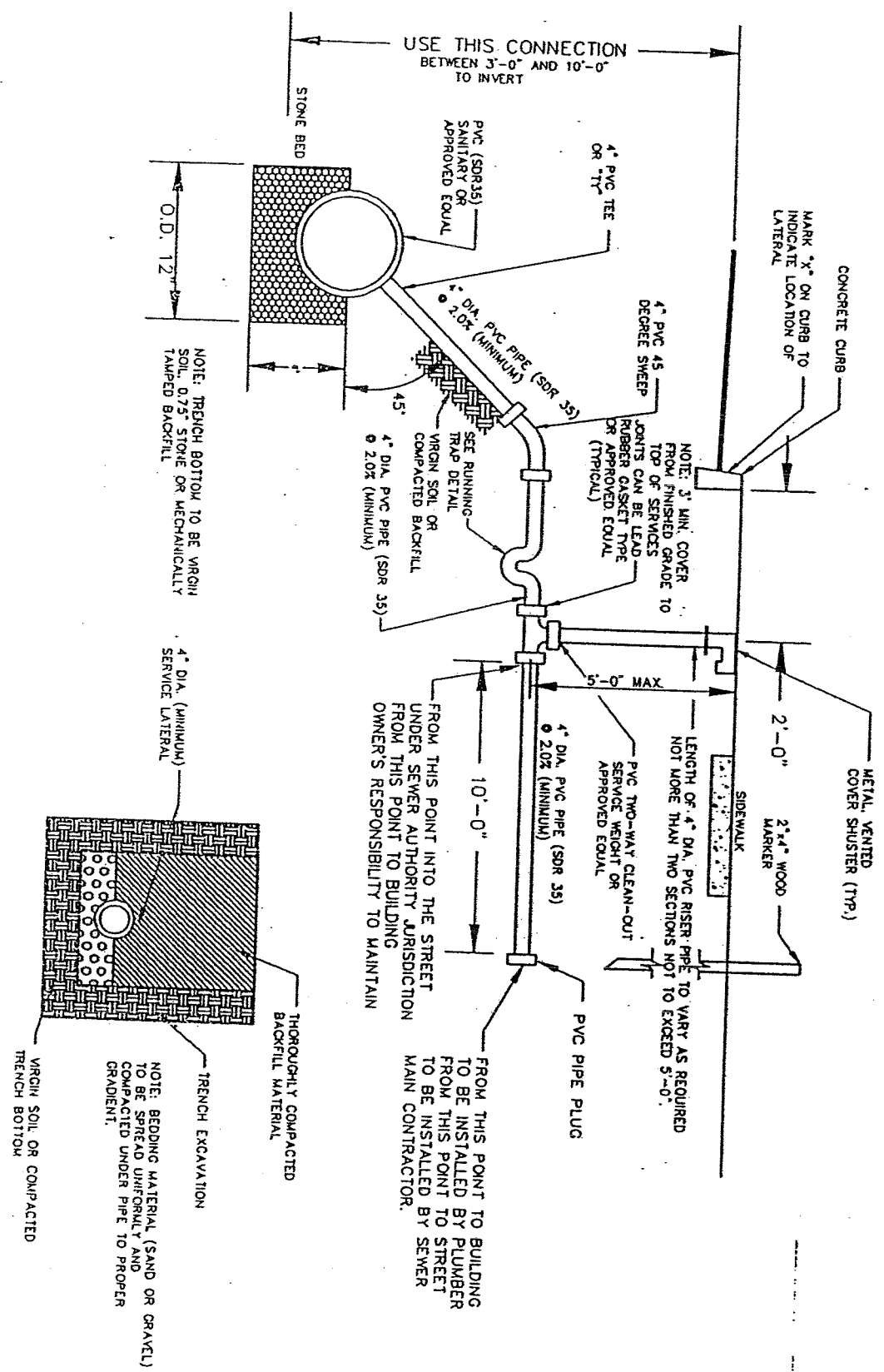
- A. Residential Development. Except as otherwise provided below, any residential development in any zoning district or redevelopment area in the City shall be required to produce one nonage-restricted affordable home meeting COAH's eligibility criteria for every eight (8) market rate lots or units constructed.
- B. Nonresidential Development. All nonresidential development applications submitted to the Land Use Board shall be required to produce one nonage-restricted affordable home meeting COAH's eligibility criteria for every twenty-five (25) new jobs or employment opportunities created in the City as a result of the proposed nonresidential development project. The calculation of the number of jobs and employment opportunities shall be in accordance with Appendix C to N.J.A.C. 5:94-1, et seq. entitled "UCC Use Groups for Projecting and Implementing Nonresidential Components of Growth Share."
- C. The applicant may seek to satisfy its affordable housing production obligation(s) through the mechanisms permitted in COAH's rules, including but not limited to, with Gloucester City's advanced written permission: (a) on-site housing production in connection with residential projects, (b) the purchase of an existing market-rate home at another location in the community and its conversion to an affordable price-restricted home in accordance with COAH's criteria, regulations and policies, (c) participation in gut rehabilitation and/or buy-down/write-down, buy-down/ rent-down programs, and/or (d) the payment of a fee in lieu of construction, the amount of which shall be negotiated with the City. Evidence of compliance shall be produced to the Land Use Board at the time of the filing of an application for final approval and shall be a condition of all "completeness" determinations. Thereafter, evidence of satisfaction of affordable housing compliance shall be an automatic condition of all approvals that must be satisfied prior to the issuance of the project's first building permit.
- D. Low and Moderate Income Split and Compliance with COAH's Rules. The affordable unit(s) to be produced pursuant to Paragraphs A, B and C (above) shall be available to a low income individual or household should only one affordable unit be required. Thereafter, each of the units shall be split evenly between low and moderate income individuals and households except in the event of an odd number in which event the unit shall be a low income unit. All affordable units shall strictly comply with COAH's Rules and policies including, but not limited to, phasing, bedroom distribution, controls on affordability, range of affordability, affirmative marketing, income qualification, etc. It shall be the developer's responsibility, at its cost and expense, to arrange for a COAH and City approved qualification service to ensure full COAH compliance and file such certifications, reports and/or monitoring forms as may be required by COAH or the Court to verify COAH compliance of each affordable unit.



PAVEMENT RESTORATION DETAIL

NTS

TYPICAL LATERAL DETAIL 3' TO 10' IN DEPTH



4" DIA. (MINIMUM) SERVICE LATERAL

NOTE: BEDDING MATERIAL (SAND OR GRAVEL) TO BE SPREAD UNIFORMLY AND COMPACTED UNDER PIPE TO PROPER GRADIENT.

VIRGIN SOIL OR COMPACTED TRENCH BOTTOM

THOROUGHLY COMPACTED BACKFILL MATERIAL

TRENCH EXCAVATION

NOTE: BEDDING MATERIAL (SAND OR GRAVEL) TO BE SPREAD UNIFORMLY AND COMPACTED UNDER PIPE TO PROPER GRADIENT.

FROM THIS POINT TO BUILDING TO BE INSTALLED BY PLUMBER FROM THIS POINT TO STREET UNDER SEWER AUTHORITY JURISDICTION OWNER'S RESPONSIBILITY TO MAINTAIN

FROM THIS POINT TO BUILDING TO BE INSTALLED BY PLUMBER FROM THIS POINT TO STREET TO BE INSTALLED BY SEWER MAIN CONTRACTOR.

LENGTH OF 4" DIA. PVC RISER PIPE TO VARY AS REQUIRED NOT MORE THAN TWO SECTIONS NOT TO EXCEED 5'-0"

PVC TWO-WAY CLEAN-OUT SERVICE WEIGHT OR APPROVED EQUAL

4" DIA. PVC PIPE (SDR 35) ϕ 2.02" (MINIMUM)

PVC PIPE PLUG

10'-0"

5'-0" MAX.

2'-0"

2"x4" WOOD MARKER

SIDEWALK

METAL VENTED COVER SHUSTER (TYP.)

CONCRETE CURB

MARK "X" ON CURB TO INDICATE LOCATION OF LATERAL

NOTE: 3" MIN. COVER FROM FINISHED GRADE TO TOP OF SERVICES JOINTS CAN BE LEAD RUBBER GASKET TYPE OR APPROVED EQUAL (TYPICAL)

NOTE: 5' MIN. COVER FROM FINISHED GRADE TO TOP OF SERVICES JOINTS CAN BE LEAD RUBBER GASKET TYPE OR APPROVED EQUAL (TYPICAL)

SEE RUNNING TRAP DETAIL

45°

4" DIA. PVC PIPE (SDR 35) ϕ 2.02" (MINIMUM)

4" PVC 45 DEGREE SWEEP

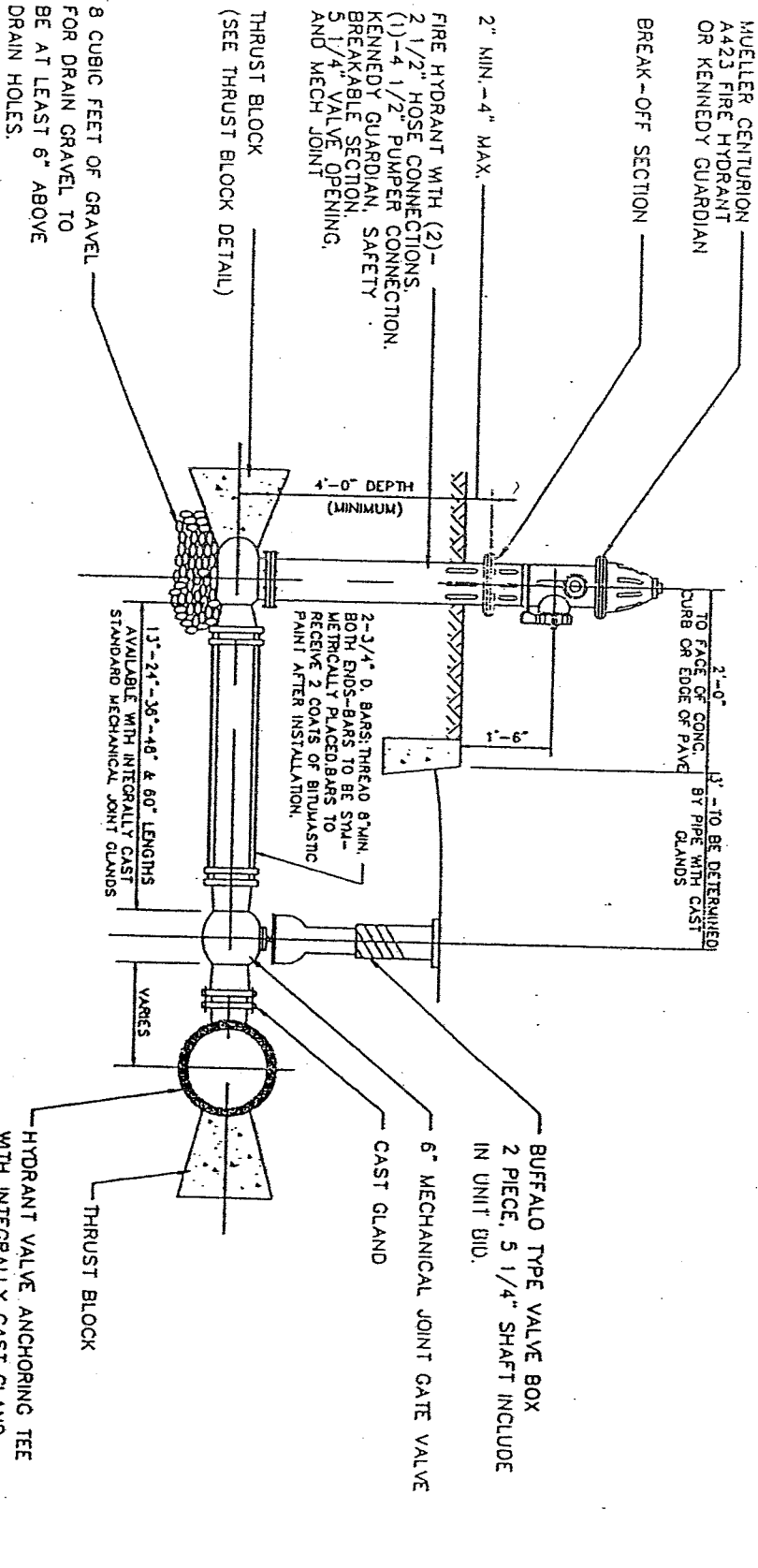
4" PVC TEE OR "T"

PVC (SDR35) SANITARY OR APPROVED EQUAL

STONE BED

O.D. 12"

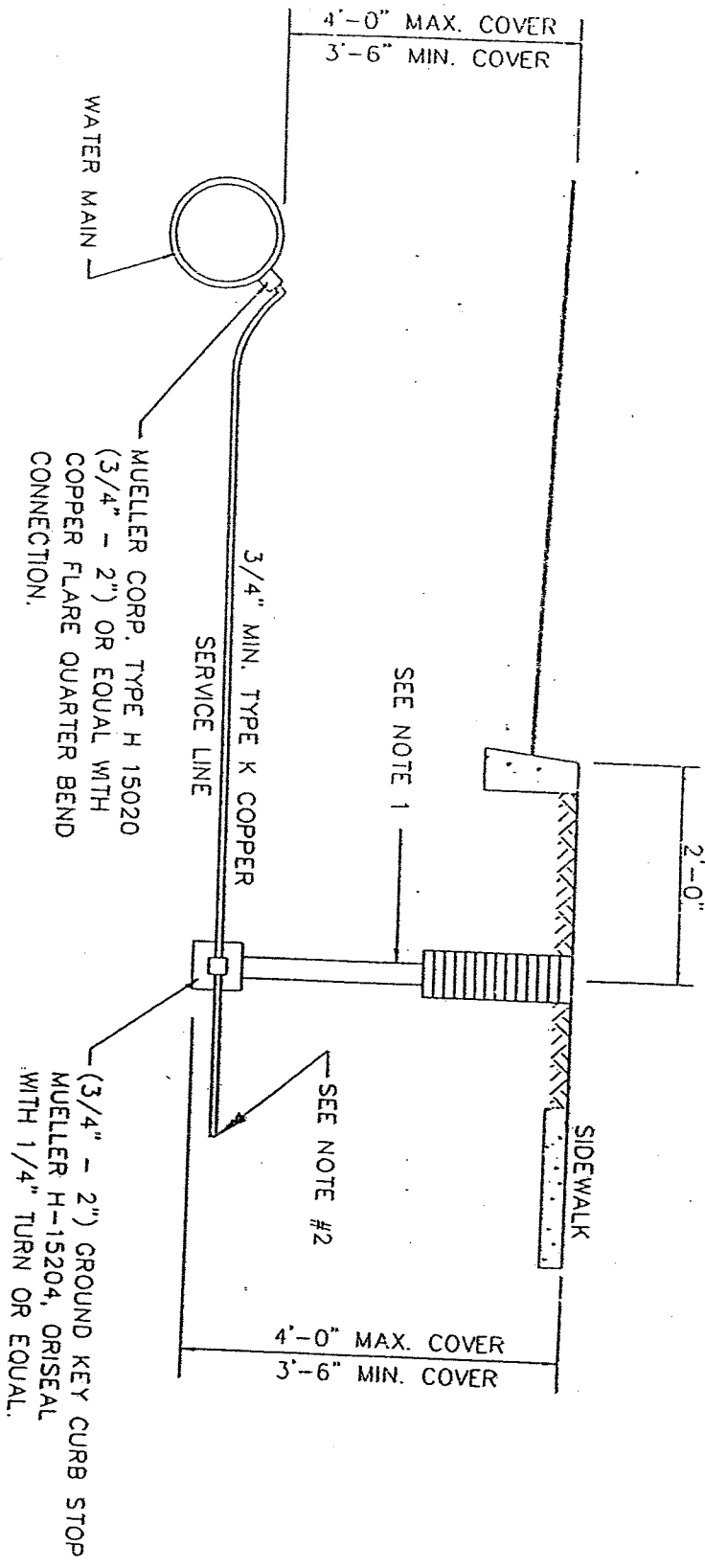
USE THIS CONNECTION BETWEEN 3'-0" AND 10'-0" TO INVERT



FIRE HYDRANT DETAIL

N. T. S.

- NOTES:
- IF CURB IS NOT PRESENT THAN PROVIDE 3'x3'x4" CONCRETE PAD ON GRADE BUT BELOW BREAK AWAY FLANGE.



NOTES

- (1) CURB BOX TO BE: MUELLER H-10314 CURB BOX WITH 82864 ROD
- (2) ALL MISCELLANEOUS FITTINGS AND TUBING REQUIRED TO CONNECT TO EXISTING SERVICE ARE TO BE INCLUDED IN THE UNIT COST FOR WATER SERVICES.

WATER SERVICE CONNECTION DETAIL

N. T. S.

(WA-2A)