MATCH LINE A

BLOCK 481 LOT 3.01

BLOCK 481 LOT 3

S16° 13' 37"E 230.54'

N89° 56' 03"E 206.00'

S16° 13' 37"E 96.50'

S28° 46' 23"W 75.00'

S73° 46' 23"W 454.08'

N89° 56' 03"E 27.80'

~ KILL VAN KULL ~

PERIMETER LINE ESTABLISHED BY THE U.S. WAR DEPARTMENT

N84° 47' 03"E 634.89'

DOLPHIN MOORING 12' ø

DOLPHIN MOORING 12' ø

DOLPHIN MOORING 12' ø

STEEL PLATFORM AND TOWER STRUCTURE

BREASTING DOLPHIN

STEEL TOWER & STAIRS

RAILWAY

STEEL

TRUSS

MATERIAL CONVEYOR AND STEEL WALKWAY

ALUMINUM ENCLOSURE (MATERIAL CONVEYOR)

STEEL PLATFORM & TOWER STAIRCASE

OBSERVED HIGH WATER MARK (PER SURVEY REFERENCE)

EDGE OF SHORELINE AT TIME OF SURVEY (PER SURVEY REFERENCE)

DIVISION LINE BETWEEN LOT 5 AND LOT 5.01 (REF. NO. 14)

BULKHEAD LINE ESTABLISHED BY THE U.S. WAR DEPARTMENT

N77° 51' 03"E 453.29'

LOT 5.02
BLOCK 481
119,764 SF
2.749 AC.

LOT 5.04
BLOCK 481
141,692 SF
3.253 AC.

LOT 5.03
BLOCK 481

CHAIN LINK FENCE

6" CONCRETE WALL

RUBBLE CONCRETE AND BERM

1 STORY CONC. BLOCK BUILDING

ASPHALT PAVEMENT

GRASS AREA

DRAIN

MW-20

MW-9

BULK LOADING ACCESS PLATFORM

CONCRETE

CONCRETE ROADWAY – COMMON DRIVEWAY

PAVERS

SHED

SILO 8

SILO 7

SILO 6

SILO 5

SILO 4

SILO 3

SILO 2

SILO 1

TRUCK SCALE

PIER

TRUCK LOADING

HDW TRUCK SCALE

TOP COPING OF SILOS IS 155' ABOVE GRADE

10" TREE

16" TREE

OVERHEAD WIRES (TYP.)

CAR PARKING AREA

GRAVEL & ASPHALT SURFACE

CORNER OFFICE & BATHROOM

ELECTRICAL CONDUIT

VAULT

CHAMBER

SEWER PUMP STATION

BOLLARD (TYP.)

1 STORY CONCRETE BLOCK BUILDING

FLAGPOLE

RAISED

ENGINE MATERIAL STORAGE

CONCRETE PAD

APPROXIMATE LOCATION OF FORCE MAIN

GABION WALL

BOAT LAUNCH RAMP

GATE

N16° 13' 37"W 261.92'

N16° 13' 37"W 251.53'

N06° 21' 32"W 513.45'

S36° 38' 29"W 26.72'

301.11'

660.61'

359.50'

BLOCK 481 LOT 6

P.O.B.

COMMERCE STREET (45' R.O.W.)
(BIT. CONC.)

SAN MANHOLE RIM=8.30

BLT. GR.=7.85

BLT. GR.=8.00

PK NAIL FND.

NAIL FND

BSL FND

CONRAIL (FORMERLY LEHIGH VALLEY RAILROAD) CLASS ONE NATIONAL DOCKS BRANCH

SQUARE IRON BOLT FND

CONRAIL (FORMERLY C.R.R. OF N.J.) CLASS 1 CONSTABLES HOOK BRANCH

R.O.W. LINE

ROOF ROAD

23'

BLOCK 482 LOT 3

BLOCK 482 LOT 4.01

BLOCK 482 LOT 4

SOUTHERLY LINE OF LOT 1 (SURVEY REF.)

60' WIDE ROADWAY EASEMENT (TAX MAP)

MATCH LINE B

TIDAL INFO

NAVD88

MHHW: 2.43

MHW: 2.12

MLW: -2.60

MLLW: -2.81

Datums

REFERENCE MERIDIAN N.J.S.P.C. NAD83

SURVEY NOTES:

THIS IS TO CERTIFY THAT THIS SURVEY IS ACCURATE, AND THAT THIS DRAWING IS A TRUE REPRESENTATION OF ACTUAL CONDITIONS EXISTING ON THE PROPERTY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003 C. 14 (C45:8-36.3) AND N.J.A.C. 13:40 - 5.1(5).

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS CONTAINED THEREIN.

ALL EXISTING UTILITIES ARE APPROXIMATE PER MARKOUT AND VISIBLE FIELD EVIDENCE. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION.

THIS SURVEY HAS NOT DETERMINED THE PRESENCE OF WETLANDS AT THE SITE.

SUBJECT PROPERTY IS LOCATED IN FEMA PRELIMINARY FLOOD ZONE AE ELEVATION 12 & ZONE AE ELEVATION 13.0 PER FLOOD HAZARD DATA PANEL NO. 34017C0113E, DATED 12-20-18. SUBJECT PROPERTY IS LOCATED IN FEMA EFFECTIVE FLOOD AE ELEVATION 8.0 PER FLOOD HAZARD DATA PANEL NO. 34017C0113D, DATED 8-16-06.

SURVEY MAP REFERENCES:

A MAP ENTITLED, "ALTA/ACSM LAND TITLE SURVEY OF LOT 5.01, BLOCK 481, TAX MAP OF THE CITY OF BAYONNE, HUDSON COUNTY, STATE OF NEW JERSEY, BY FANALDI GROUP, INC, DATED 02/27/2013, LAST REVISED 04/03/2013.

DEED REFERENCES:

DB 7391 PG 394

ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988 (NAVD88).

ALL SOUNDINGS ARE MEASURED FROM MEAN LOW WATER LINE ELEVATION -2.60

HYDROGRAPHIC SURVEY PERFORMED BY MSI MARINE SOLUTIONS ON 6/29/2021.

30 0 30 60

SCALE : 1" = 30'

LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (X46.80)
- BUILDING
- WALL
- GAS
- WATER
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE
- ELECTRIC
- TELEPHONE
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION
- GRADE FLOW ARROW
- SWALE CENTER LINE

PROJECT NAME:

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY

OF

BLOCK 481 , LOT 5.02 & 5.04

6 COMMERCE STREET

SITUATED IN:

CITY OF BAYONNE
HUDSON COUNTY
NEW JERSEY

PREPARED FOR:

THE ALESSI ORGANIZATION

CALL BEFORE YOU DIG!
NJ ONE CALL.....800-272-1000
(at least 3 days prior to excavation)

ELECTRIC	RED
GAS/OIL	YELLOW
COMM/CATV/TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

INSITE Surveying

INSITE SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION:
24GA28290100
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (PH) 732-531-7344 (FAX)
INSITE@INSITESURVEYING.NET
WWW.INSITESURVEYING.NET

REVISIONS

REV.#	DATE	COMMENT
R1	11/19/21	COMMENTS
0	07/27/21	INITIAL RELEASE

SCALE: 1"=30'	DRAWN BY: BMW
DATE: 07/16/21	CHECKED BY: JS
JOB #: 21-S719-01	

CERTIFICATION

A-10

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

JUSTIN J. HEDGES, P.L.S.
PROFESSIONAL LAND SURVEYOR
NJ LIC. NO. GS43362

SHEET NO:

2 OF 3

FILE: S:\SURVEY\S & L - THE ALESSI ORGANIZATION\21-S719-01 - 6 COMMERCE STREET, BAYONNE, NJ\21S719DWG\21S719X1-ISURVEY.DWG, --> 30X42 SURVEY
PLOT: 30X42 BY: BRIAN MOORE
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