



STORM DRAINAGE NOTE:
 1.) THE DIRECT INVERT OF THE 120" STORM DRAINAGE PIPE WAS UNABLE TO BE TAKEN DUE TO THE HEAVY FLOW OF WATER WITHIN SAID PIPE. THE APPROXIMATE TOP OF PIPE (T.O.P.) WAS DIRECTLY TAKEN. THE ACTUAL INVERT SHOULD BE APPROXIMATELY TEN (10) FEET LOWER.
 2.) THE BOTTOM OF ALL STORM DRAINAGE MANHOLE SETS SHOWN ON THIS PLAN CONTAINED SOME WATER AND SEDIMENT. THE INVERTS SHOWN ARE APPROXIMATE.

NO.	REVISION	DATE	Dr./Ck
1	ADDITIONAL UNDERGROUND UTILITIES	03-15-2024	JAR
2	VERIFY STORM & SANITARY INVERTS	04-15-2024	JAR
3	VERIFY STORM & SANITARY INVERTS	04-08-2024	JAR

CAD#	DESIGN BY:	DATE:
CA0-DWG-JD	DESIGN-BY	
PE#	DRAWN BY:	SCALE:
PE-NUM	DRAWN-BY	
BOOK#	CHECKED BY:	FILE NO.:
BOOK#	CHECKED-BY	

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GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

BOUNDARY & TOPOGRAPHIC SURVEY TAX MAP
 LOTS 7, 8, 01, 8, 02, 8, 03, 9 And 10
 IN BLOCK 456
 CITY OF BAYONNE
 HUDSON COUNTY, NEW JERSEY

JOB #:
 JOBNO

SURVEY NOTES:

DATUM:
 1.) THE HORIZONTAL DATUM FOR THIS SURVEY MAP HAS BEEN ESTABLISHED BY G.P.S. OBSERVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (GRS 80 ELLIPSOID MODEL) AND TIED TO THE NEW JERSEY PLANE COORDINATE SYSTEM (N.J.P.C.S.).
 2.) THE VERTICAL DATUM FOR THIS SURVEY MAP HAS BEEN ESTABLISHED BY G.P.S. OBSERVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ALL HORIZONTAL & VERTICAL MEASUREMENTS HEREON ARE IN U.S. SURVEY FEET.
GENERAL:
 1.) THIS SURVEY SHOWS CONDITIONS AS OF NOV. 2020 AND MAY NOT SHOW CURRENT CONDITIONS. THE SURVEYED PARCELS(S) COMMONLY KNOWN AS LOTS 7, 8, 01, 8, 02, 8, 03, 9 & 10 IN BLOCK 456 AS SHOWN ON THE OFFICIAL (TOWNSHIP NAME) TAX MAP, SHEET NUMBER 109.
 2.) THIS PLAN SHOWS CONDITIONS AS OF NOV. 2020 AND MAY NOT SHOW CURRENT CONDITIONS. THE SURVEYED PARCELS(S) COMMONLY KNOWN AS LOTS 7, 8, 01, 8, 02, 8, 03, 9 & 10 IN BLOCK 456 AS SHOWN ON THE OFFICIAL (TOWNSHIP NAME) TAX MAP, SHEET NUMBER 109.
 3.) A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.10).
 4.) ALL CLEARANCE DISTANCES AND FOUNDATION TIES SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED TO ESTABLISH THE ACTUAL LOCATION OF ANY BOUNDARY.
 5.) THE SURVEYED PREMISES SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, RIGHTS, AGREEMENTS AND RESTRICTIONS OF RECORD, UNRECORDED OR VERBAL THAT MAY EXIST. AS WELL AS MUNICIPAL, COUNTY, STATE AND/OR FEDERAL LAWS, ORDINANCES, REGULATIONS AND RESTRICTIONS. THE SURVEYED PREMISES OR VARIANCES FOUND IN THE TOWN'S PLANNING BOARD APPROVAL RESOLUTION.
 6.) A 60 YEAR TITLE REPORT HAS NOT BEEN RECEIVED FROM THE CLIENT. THIS PLAN AND THE SURVEY THAT IT IS BASED ON ARE SUBJECT TO THE FACTS AND FINDINGS THAT MAY BE DISCLOSED BY A CURRENT AND ACCURATE 60 YEAR TITLE SEARCH & REPORT.
 7.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DENOTE ANY FLOOD ZONES, PLAINS, OR BASE FLOOD ELEVATIONS, AS DETERMINE BY FEMA OR ANY OTHER AGENCY. THIS SURVEY DOES NOT WARRANT THE EXISTENCE OR LACK THEREOF OF ANY FLOOD AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
 8.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY, DETERMINE AND/OR DENOTE THE DELINEATION OF ANY WETLANDS OR BUFFER AREAS WITHIN THE SITE OR ADJOINING AREAS WITHIN THE SITE OR ADJOINING PROPERTIES.
 9.) THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE AND FOR GRAPHICAL PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION OR EXCAVATION THE APPROPRIATE UTILITY COMPANY SHOULD BE CONTACTED TO CONFIRM THE EXISTENCE OR ABSENCE OF ANY BURIED UTILITY LINE. A FIELD MARKOUT MAY BE REDUBLED BY CALLING 1-800-272-1000.
 10.) PER FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 340170011D HUDSON COUNTY, NEW JERSEY PANEL 111 OF 118 WITH AN EFFECTIVE DATE OF 08-16-2006, THE ENTIRE SURVEYED PREMISES ARE LYING AND BEING WITHIN A 0.2% ANNUAL CHANCE FLOOD HAZARD, WITH AREAS OF 1% ANNUAL FLOOD AND AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE FOOT. THE CITY OF HUDSON COUNTY HAZARD AGENCY MANAGER SHOULD BE CONTACTED FOR MINIMUM BASE FLOOD ELEVATIONS REQUIRED FOR DESIGN AND CONSTRUCTION WITHIN THE SURVEYED PARCELS(S).

MAP & DEED REFERENCES:

- 1.) TAX MAP CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, DATED AUG. 2003, PREPARED BY RICHARD A. WINKLER, F.E., P.L.S., T&M ASSOCIATES, SHEET 109.
- 2.) JOEED BOOK 9494 PAGE 764, LOT 7 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 07-08-2020.
- 3.) JOEED BOOK 9328 PAGE 720, LOT 8, 01 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 07-31-2018.
- 4.) JOEED BOOK 8833 PAGE 369, LOT 8, 02 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 02-15-2012.
- 5.) JOEED BOOK 8833 PAGE 776, LOT 8, 03 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 02-10-2012.
- 6.) JOEED BOOK 8833 PAGE 703, LOT 9 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 02-10-2012.
- 7.) JOEED BOOK 8833 PAGE 752, LOT 10 BLOCK 456 CITY OF BAYONNE, RECORDED IN THE HUDSON COUNTY CLERK'S OFFICE ON 02-10-2012.

SURVEY CERTIFICATION

THIS CERTIFICATION IS MADE ONLY TO THE HEREON NAMED PARTIES. NO RESPONSIBILITY OF LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF SURVEY DATA FOR PURPOSES OTHER THAN THOSE FOR WHICH THE SURVEY WAS DESIGNED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INTENTED USE OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INTENTED USE OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INTENTED USE OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INTENTED USE OF THE SURVEY.

LEGEND

	BUILDING
	WOOD ON PVC FENCE
	CHAIN LINK FENCE
	IRON OR STOCKADE FENCE
	GUARD RAIL
	EDGE OF PAVEMENT
	EDGE OF ROADWAY
	EDGE OF WATER
	HEDGE ROW
	WOODS LINE
	TREE & TRUNK DIAMETER
	TOP OF CURB
	BOTTOM OF CURB
	RIGHT OF WAY LINE
	PROPERTY LINE
	FILED MAP LOT LINES
	EDGE OF WATER
	HEDGE ROW
	WOODS LINE
	TREE & TRUNK DIAMETER
	TOP OF CURB
	BOTTOM OF CURB
	RIGHT OF WAY LINE
	PROPERTY LINE
	FILED MAP LOT LINES

UTILITIES

	WATER M.H.
	LAMP POST
	DOUBLE POLE
	TELEPHONE M.H.
	UTILITY POLE
	SANITARY M.H.
	ELECTRIC M.H.
	PEDESTRIAN CROSS
	TRAFFIC LIGHT
	OIL WELL POST
	GUY WIRE POST
	GAS VENT PIPE
	GAS VALVE BOX
	PAY PHONE
	CABLE TV BOX
	UNKNOWN M.H.
	UNKNOWN VALVE
	WATER VALVE BOX
	MONUMENT
	ENTRANCE (DOORWAY)
	STORM PIPE
	FIRE HYDRANT
	UNKNOWN BOX
	UNKNOWN GRATE
	SOL BORING
	FLAGGED END SECT.
	IN-WALL M.H.
	F.E.S.-FLAGGED END SECT.

UTILITY LINES

	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN
	GAS MAIN
	OVERHEAD WIRES
	ELECTRIC CONDUIT
	TELEPHONE CONDUIT
	CABLE TV CONDUIT