(1) FLEX SPACE DEFINITION IS AS FOLLOWS: A LOW RISE STRUCTURE WITH HIGH CEILINGS CONTAINING AN OPEN FLOOR PLAN THAT CAN BE ADJUSTED TO SUIT THE VARYING NEEDS OF ITS TENANTS. INDIVIDUAL AREAS CAN BE LEASED FOR USES SUCH AS OFFICE SPACE IN COMBINATION WITH WAREHOUSE, PARKING, LOADING, AND SIDEWALKS.

(2) CURB CUT WIDTHS ARE NECESSARY TO PERMIT SAFE TURNING MOVEMENTS.

(3) EXISTING OPEN SPACE AREA INCLUDES ALL EXISTING PERVIOUS AREAS.

(4) PROPOSED OPEN SPACE AREA INCLUDES 67,621 SF LANDSCAPED AREAS AND 46,103 SF EMPLOYEE PARKING LOT.

(5) PROPOSED OPEN SPACE AREA INCLUDES 87,590 SF LANDSCAPED AREAS AND 72,855 SF EMPLOYEE PARKING LOT AREAS.

1. ZONING INFORMATION OBTAINED FROM DOCUMENTS ENTITLED "REDEVELOPMENT PLAN 69-71 NEW HOOK ROAD," DATED 3/12/2019; AND CHAPTER 35 ZONING REGULATIONS FOR THE CITY OF BAYONNE.

2. PREVIOUSLY APPROVED INFORMATION OBTAINED FROM PLAN ENTITLED "APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL" PREPARED BY LANGAN ENGINEERING, DATED 6/5/2020, LAST REVISED 11/18/2021.
DECIDUOUS TREE PLANTING

EVERGREEN TREE PLANTING

GRASSES AND GROUND COVER PLANTING

SHRUB PLANTING

GRAVEL STRIP