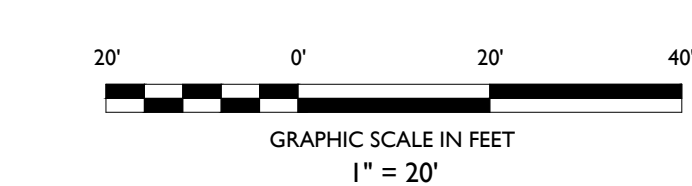


SYMBOL	DESCRIPTION
[Symbol]	BUILDING
[Symbol]	CONCRETE SIDEWALK / MAT
[Symbol]	ASPHALT / CONCRETE CURB
[Symbol]	DEPRESSED CURB
[Symbol]	PROPERTY LINE
[Symbol]	VACATED / INTERIOR LOT LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	EASEMENT
[Symbol]	IRON RAIL
[Symbol]	IRON ROD FENCE
[Symbol]	UTILITY POLE
[Symbol]	MAST ARM LIGHT POLE
[Symbol]	LIGHT POLE
[Symbol]	SIGNS
[Symbol]	WATER VALVE
[Symbol]	GAS VALVE
[Symbol]	DRAIN
[Symbol]	INLET
[Symbol]	MAN HOLE
[Symbol]	BOX (ELEC. GAS ETC.)
[Symbol]	EDGE OF PAVEMENT
[Symbol]	OVERHEAD WIRE
[Symbol]	STORM PIPE
[Symbol]	MAJOR CONTOUR
[Symbol]	MINOR CONTOUR
[Symbol]	GRADE SPOT SHOT
[Symbol]	TOP OF CURB SHOT
[Symbol]	BOTTOM OF CURB SHOT
[Symbol]	PAVEMENT STRIPING
[Symbol]	MAILBOX
[Symbol]	TRAFFIC LIGHT STATION
[Symbol]	IRON ROD
[Symbol]	SURVEY MONUMENT
[Symbol]	BENCHMARK
[Symbol]	DECIDUOUS TREE - DIAMETER NOTED
[Symbol]	B.O.S.
[Symbol]	CONC.
[Symbol]	ELEV.
[Symbol]	GRT
[Symbol]	MH
[Symbol]	NF
[Symbol]	N.V.P.
[Symbol]	P.O.B.
[Symbol]	REF.
[Symbol]	R.O.W.
[Symbol]	T.M.
SYMBOL	DESCRIPTION
[Symbol]	TREE - DIAMETER NOTED
[Symbol]	UTILITY POLE

SURVEY NOTES:

- THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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2	12/22/2025	AI	FOR MUNICIPAL SUBMISSION
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AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

PENINSULA VIEW
URBAN RENEWAL, LLC
PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

BLOCK 411, LOT 2.01
75 - 87 EAST 31 STREET
CITY OF BAYONNE
HUDSON COUNTY, NEW JERSEY

AFTON M. SAVITZ, P.E.
NEW JERSEY LICENSE NO. 57674
LICENSED PROFESSIONAL ENGINEER

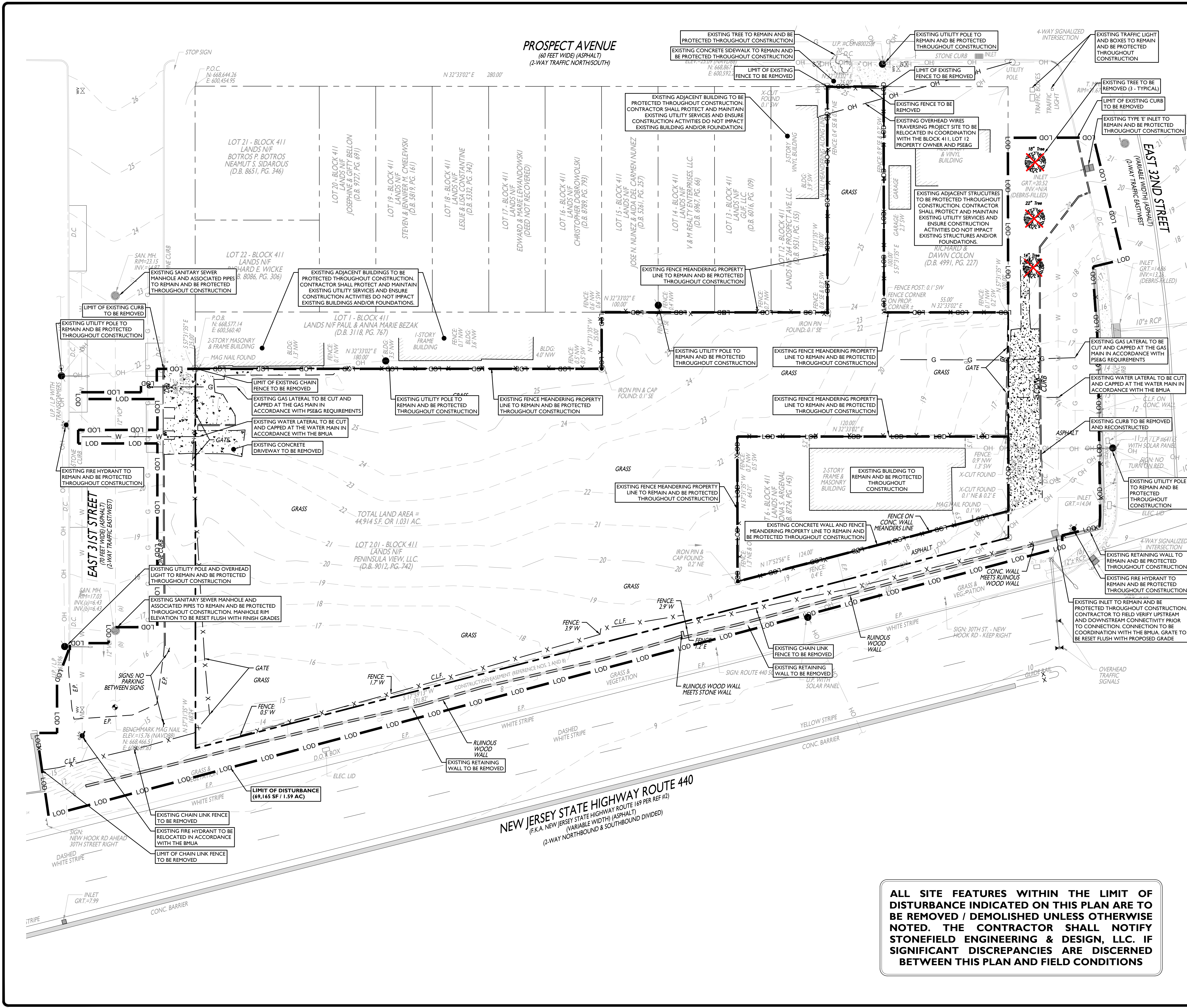
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SCALE: 1" = 20' PROJECT ID: RUT-250176

TITLE:
EXISTING CONDITIONS
PLAN

DRAWING:

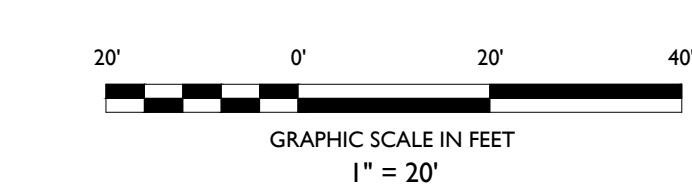
C-2



SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
	LIMIT OF DISTURBANCE
	TREE TO BE REMOVED

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



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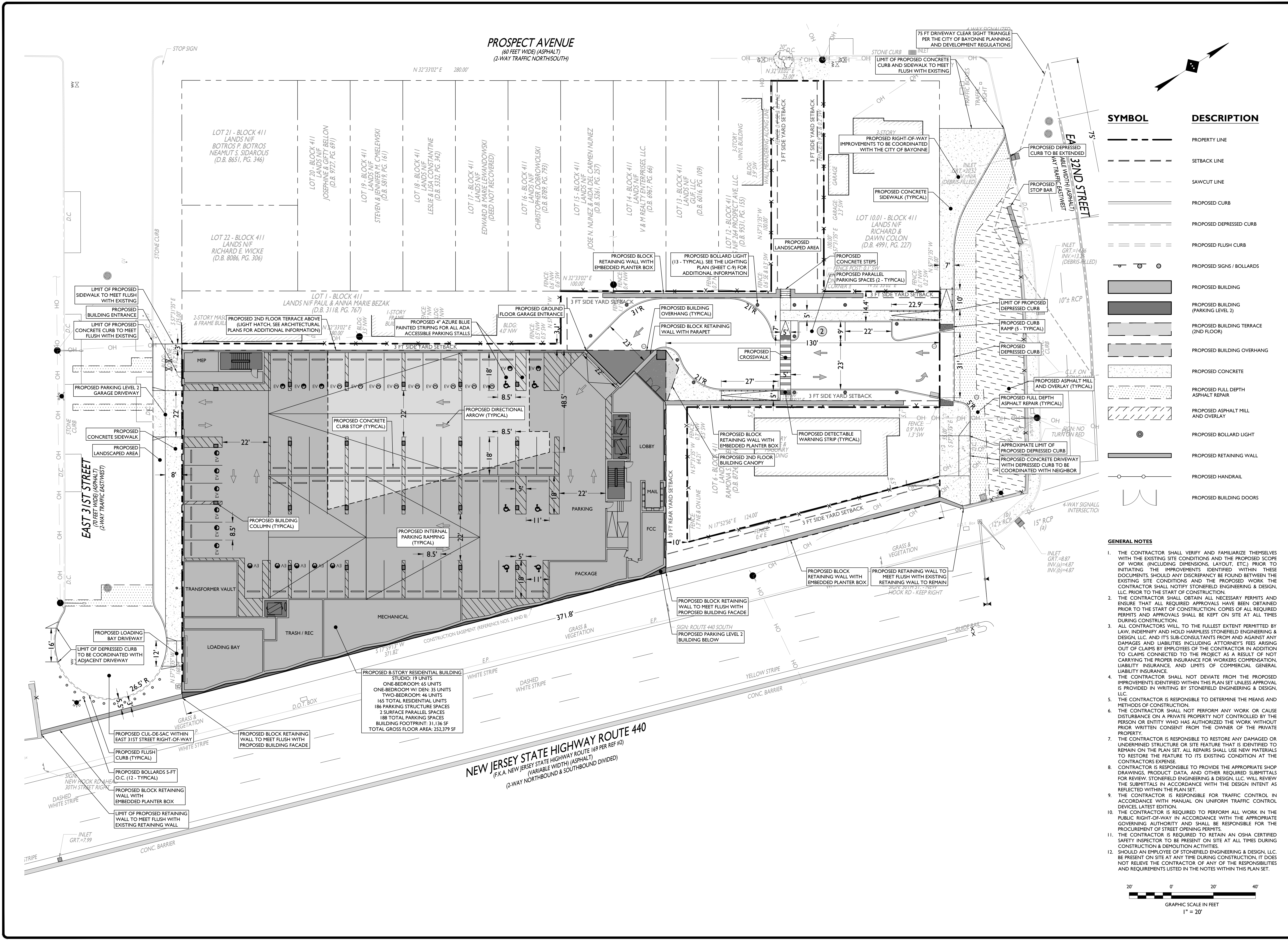
AFTON M. SAVITZ, P.E.
NEW JERSEY LICENSE NO. 57674
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: RUT-250176

TITLE:
DEMOLITION & TREE REMOVAL PLAN

DRAWING:
C-3



PROSPECT AVENUE
(60 FEET WIDE) (ASPHALT)
(2-WAY TRAFFIC NORTH/SOUTH)

EAST 31ST STREET
(70 FEET WIDE) (ASPHALT)
(2-WAY TRAFFIC EAST/WEST)

NEW JERSEY STATE HIGHWAY ROUTE 440
(F.K.A. NEW JERSEY STATE HIGHWAY ROUTE 169 PER REF #2)
(VARIABLE WIDTH) (ASPHALT)
(2-WAY NORTHBOUND & SOUTHBOUND DIVIDED)

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - -	SETBACK LINE
- . - . -	SAWCLUT LINE
---	PROPOSED CURB
---	PROPOSED DEPRESSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED BUILDING (PARKING LEVEL 2)
---	PROPOSED BUILDING TERRACE (2ND FLOOR)
---	PROPOSED BUILDING OVERHANG
---	PROPOSED CONCRETE
---	PROPOSED FULL DEPTH ASPHALT REPAIR
---	PROPOSED ASPHALT MILL AND OVERLAY (TYPICAL)
---	PROPOSED BOLLARD LIGHT
---	PROPOSED RETAINING WALL
---	PROPOSED HANDRAIL
---	PROPOSED BUILDING DOORS

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW BY STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

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PENINSULA VIEW

URBAN RENEWAL, LLC

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BLOCK 411, LOT 2.01
75 - 87 EAST 31 STREET
HUDSON COUNTY, NEW JERSEY

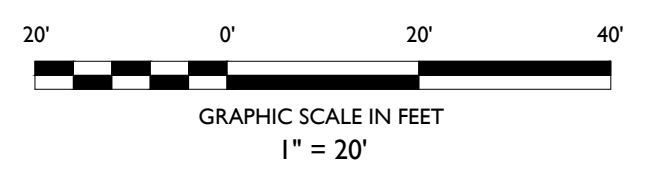
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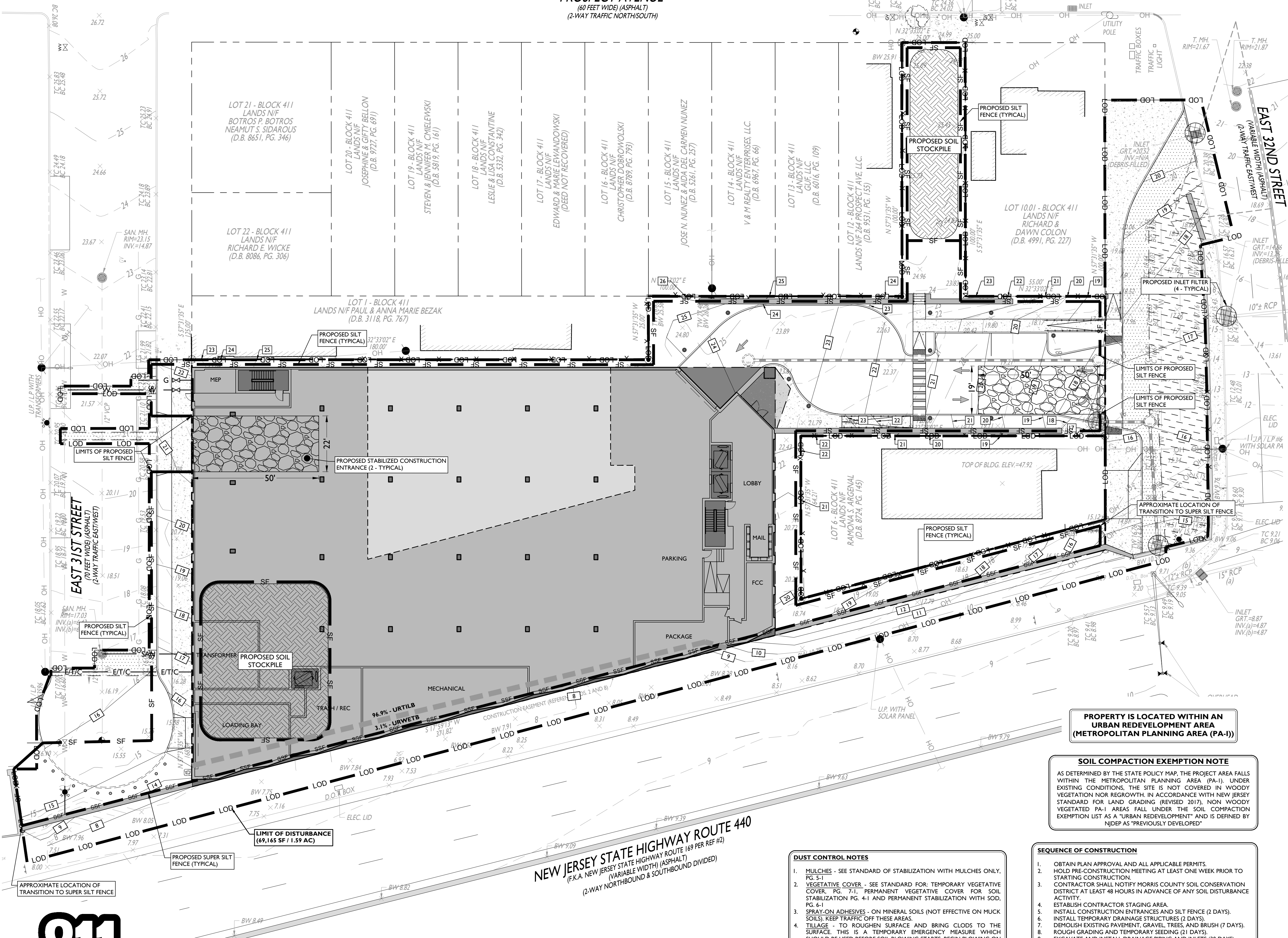
SCALE: 1" = 20' PROJECT ID: RU-250176

TITLE: **SITE PLAN (OVERALL)**

DRAWING: **C-4**



PROSPECT AVENUE
(60 FEET WIDE) (ASPHALT)
(2-WAY TRAFFIC NORTH/SOUTH)



SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED SUPER SILT FENCE
---	PROPOSED TREE PROTECTION FENCE
---	PROPOSED STOCKPILE & EQUIPMENT STORAGE
---	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
---	PROPOSED INLET PROTECTION FILTER

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL AIR QUALITY STANDARDS.
 3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.

- HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES**
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ON THIS PLAN WILL BE CONSTRUCTED IN ACCORDANCE WITH THE "NEW JERSEY STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL" 7TH EDITION LAST REVISED JULY 2017, EFFECTIVE DECEMBER 2017. THESE MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 2. SOIL TO BE EXPOSED OR STOCKPILED FOR A PERIOD OF GREATER THAN 14 DAYS, AND NOT UNDER ACTIVE CONSTRUCTION, MAY BE REQUIRED TO BE TEMPORARILY MULCHED, AND SEEDED OR OTHERWISE PROVIDED WITH VEGETATIVE COVER AS PER APPENDIX A3. THIS TEMPORARY COVER SHALL BE MAINTAINED UNTIL SUCH TIME WHEREBY PERMANENT RESTABILIZATION IS ESTABLISHED.
 3. SEEDING DATES: THE FOLLOWING SEEDING DATES ARE RECOMMENDED TO BEST ESTABLISH PERMANENT VEGETATIVE COVER WITHIN MOST LOCATIONS IN THE HESPCD: SPRING - 3/15/15 AND FALL - 8/15 - 10/1
 4. SEDIMENT FENCES ARE TO BE PROPERLY TRENCHED AND MAINTAINED UNTIL PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY ONE OF THE PRACTICES ACCEPTED IN THE STANDARDS, AND PROTECTION SHALL REMAIN UNTIL PERMANENT STABILIZATION HAS BEEN ESTABLISHED. STORM DRAINAGE OUTLET POINTS SHALL BE PROTECTED AS REQUIRED BEFORE THEY BECOME FUNCTIONAL.
 6. MULCH MATERIALS SHALL BE UN-ROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 70 TO 90 POUNDS PER 1000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS, OR NETTING TIE DOWN. OTHER SUITABLE MATERIALS MAY BE USED IF APPROVED BY THE SOIL CONSERVATION DISTRICT.
 7. ALL EROSION CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED, MAINTAINED AND CORRECTED BY THE CONTRACTOR. ANY DAMAGE INCURRED BY EROSION SHALL BE RECTIFIED IMMEDIATELY.
 8. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT WILL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO ANY SOIL DISTURBING ACTIVITIES. FAX: (862) 333-4507 OR EMAIL: INFORMATION@HESPCD.ORG
 9. THE APPLICANT MUST OBTAIN A DISTRICT ISSUED REPORT-OF-COMPLIANCE PRIOR TO APPLYING FOR THE CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY FROM THE RESPECTIVE MUNICIPALITY, NJ - DCA OR ANY OTHER CONTROLLING AGENCY. CONTACT THE DISTRICT AT 862-333-4505 TO REQUEST A FINAL INSPECTION, GIVING ADVANCED NOTICE UPON COMPLETION OF THE RESTABILIZATION MEASURES. A PERFORMANCE DEPOSIT MAY BE POSTED WITH THE DISTRICT WHEN WINTER WEATHER OR SNOW COVER PROHIBITS THE PROPER APPLICATION OF SEED, MULCH, FERTILIZER OR HYDRO-SEED.
 10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. DO NOT UTILITY A FIRE OR GARDEN HOSE TO CLEAN ROADS UNLESS THE RUNOFF IS DIRECTED TO A PROPERLY DESIGNED AND FUNCTIONING SEDIMENT BASIN. WATER PUMPED OUT OF THE EXCAVATED AREAS CONTAINS SEDIMENTS THAT MUST BE REMOVED PRIOR TO DISCHARGING TO RECEIVING BODIES OF WATER USING REMOVABLE PUMPING STATIONS, SUMP PITS, PORTABLE SEDIMENTATION TANKS AND/OR SILT CONTROL BAGS.
 11. ALL SURFACES HAVING LAWN OR LANDSCAPING AS FINAL COVER ARE TO BE PROVIDED TOPSOIL PRIOR TO RE-SEEDING, SODDING OR PLANTING. A DEPTH OF 5.0 INCHES, FIRMED IN PLACE, IS REQUIRED, AS PER THE STANDARDS FOR TOPSOILING AND LAND GRADING, EFFECTIVE DECEMBER 2017.
 12. ALL PLAN REVISIONS MUST BE SUBMITTED TO THE DISTRICT FOR PROPER REVIEW AND APPROVAL.
 13. A CRUSHED STONE WHEEL CLEANING TRACKING-PAD IS TO BE INSTALLED AT ALL SITE EXITS USING 2 1/2" - 1" CRUSHED ANGULAR STONE (ASTM 2 OR 3) TO A MINIMUM LENGTH OF 50 FEET AND MINIMUM DEPTH OF 6". ALL DRIVEWAYS MUST BE PROVIDED WITH CRUSHED STONE UNTIL PAVING IS COMPLETE.
 14. STEEP SLOPES INCURRING DISTURBANCE MAY REQUIRE ADDITIONAL STABILIZATION MEASURES. THESE "SPECIAL" MEASURES SHALL BE DESIGNED BY THE APPLICANT'S ENGINEER AND BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
 15. THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED, IN WRITING, FOR THE SALE OF ANY PORTION OF THE PROJECT OR FOR THE SALE OF INDIVIDUAL LOTS. NEW OWNERS' INFORMATION SHALL BE PROVIDED. ADDITIONAL MEASURES DEEMED NECESSARY BY DISTRICT OFFICIALS SHALL BE IMPLEMENTED AS CONDITIONS WARRANT.

PROPERTY IS LOCATED WITHIN AN URBAN REDEVELOPMENT AREA (METROPOLITAN PLANNING AREA (PA-I))

SOIL COMPACTION EXEMPTION NOTE
AS DETERMINED BY THE STATE POLICY MAP, THE PROJECT AREA FALLS WITHIN THE METROPOLITAN PLANNING AREA (PA-I). UNDER EXISTING CONDITIONS, THE SITE IS NOT COVERED IN WOODY VEGETATION NOR REGROWTH. IN ACCORDANCE WITH NEW JERSEY STANDARD FOR LAND GRADING (REVISED 2017), NON WOODY VEGETATED PA-I AREAS FALL UNDER THE SOIL COMPACTION EXEMPTION LIST AS A "URBAN REDEVELOPMENT" AND IS DEFINED BY NJDEP AS "PREVIOUSLY DEVELOPED"

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
 2. HOLD PRE-CONSTRUCTION MEETING AT LEAST ONE WEEK PRIOR TO STARTING CONSTRUCTION.
 3. CONTRACTOR SHALL NOTIFY MORRIS COUNTY SOIL CONSERVATION DISTRICT AT LEAST 48 HOURS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITY.
 4. ESTABLISH CONTRACTOR STAGING AREA.
 5. INSTALL CONSTRUCTION ENTRANCES AND SILT FENCE (2 DAYS).
 6. INSTALL TEMPORARY DRAINAGE STRUCTURES (2 DAYS).
 7. DEMOLISH EXISTING PAVEMENT, GRAVEL, TREES AND BRUSH (7 DAYS).
 8. ROUGH GRADING AND TEMPORARY SEEDING (21 DAYS).
 9. EXCAVATE AND INSTALL DRAINAGE PIPING AND INLETS (30 DAYS).
 10. BASIN CONSTRUCTION INCLUDING ALL STRUCTURES AND STABILIZATION (14 DAYS).
 11. INSTALL INLET FILTERS (1 DAY).
 12. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (100 DAYS).
 13. SOIL RESTORATION MEASURES (3 DAYS).
 14. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING & TOP SOILING (7 DAYS).
 15. REMOVE SOIL EROSION MEASURES (1 DAY)
- NOTE: THE DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY

- DUST CONTROL NOTES**
1. MULCHES - SEE STANDARD OF STABILIZATION WITH MULCHES ONLY, PG. 5-1
 2. VEGETATIVE COVER - SEE STANDARD FOR TEMPORARY VEGETATIVE COVER, PG. 7-1. PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION PG. 4-1 AND PERMANENT STABILIZATION WITH SOD, PG. 6-1
 3. SPRAY-ON ADHESIVES - ON MINERAL SOILS (NOT EFFECTIVE ON HUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.
 4. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
 5. SPRINKLING - SITE IS SPRINKLED UNTIL THE SURFACE IS WET.
 6. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.
 7. CALCIUM CHLORIDE - SHALL BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS OR ACCUMULATION AROUND PLANTS.
 8. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND, WET SUBSTRATUM, 0% TO 8% SLOPES (URWETB)
PERCENT OF SITE COVERAGE	3.1%
HYDROLOGIC SOIL GROUP	UNRANKED (ASSUMED D)
DEPTH TO RESTRICTIVE LAYER	0 INCHES TO MANUFACTURED LAYER
SOIL PERMEABILITY	VERY LOW (0.0 IN / HR)
DEPTH TO WATER TABLE	ABOUT 20 INCHES

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND, TILL SUBSTRATUM, 0% TO 8% SLOPES (URTLB)
PERCENT OF SITE COVERAGE	96.9%
HYDROLOGIC SOIL GROUP	UNRANKED (ASSUMED D)
DEPTH TO RESTRICTIVE LAYER	0 INCHES TO MANUFACTURED LAYER
SOIL PERMEABILITY	VERY LOW (0.0 IN / HR)
DEPTH TO WATER TABLE	NOT LISTED

Know what's below
Call before you dig.

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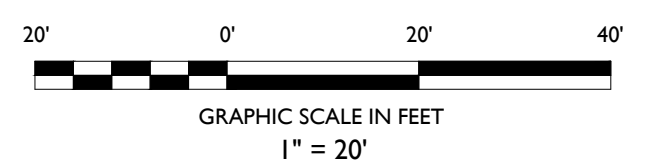
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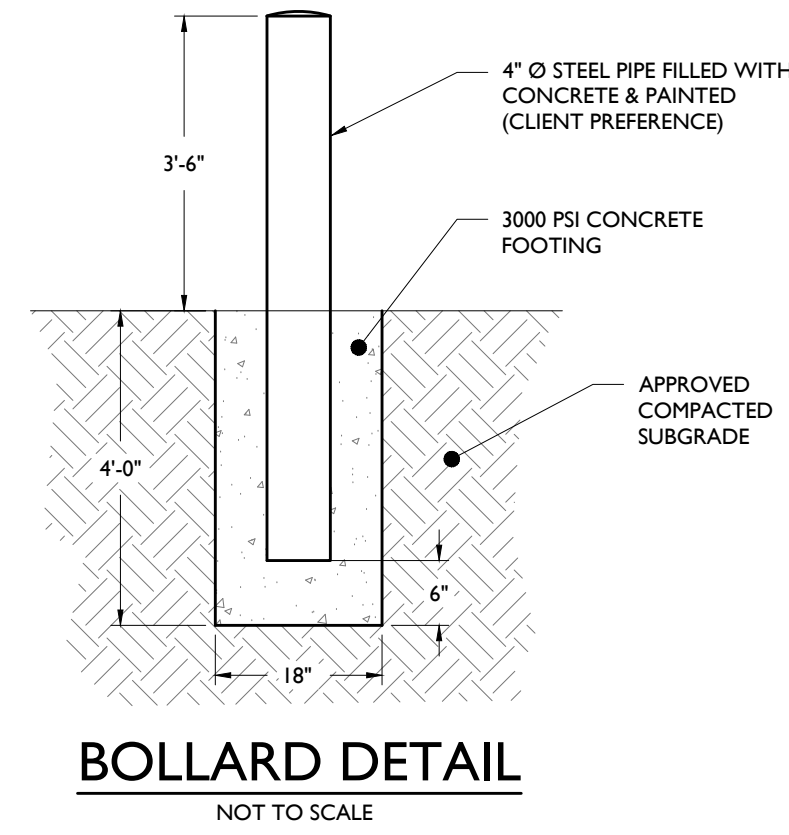
SCALE: 1" = 20' PROJECT ID: RUT-250176

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING:

C-10

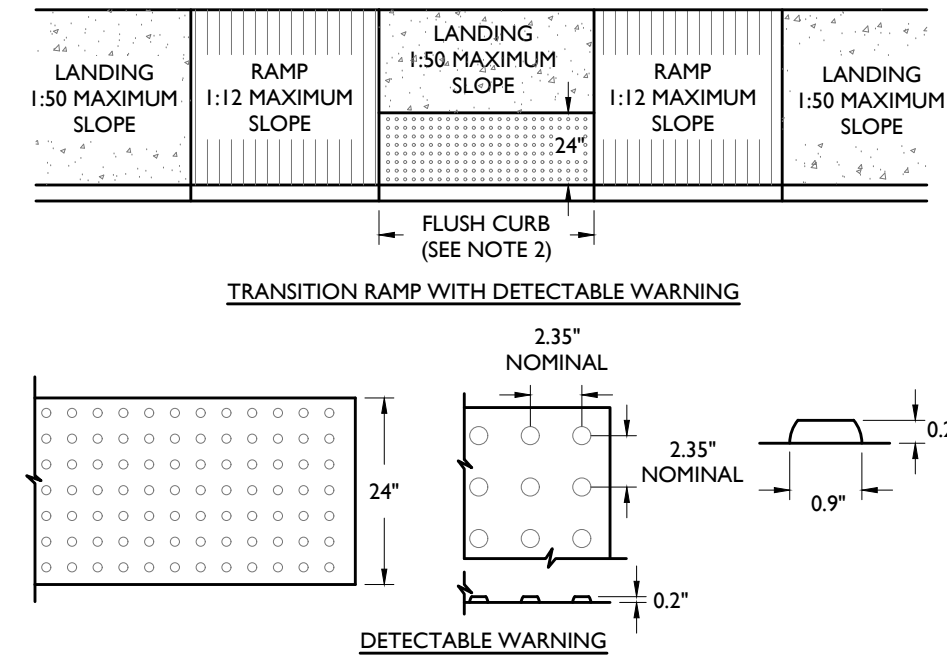




BOLLARD DETAIL

NOT TO SCALE

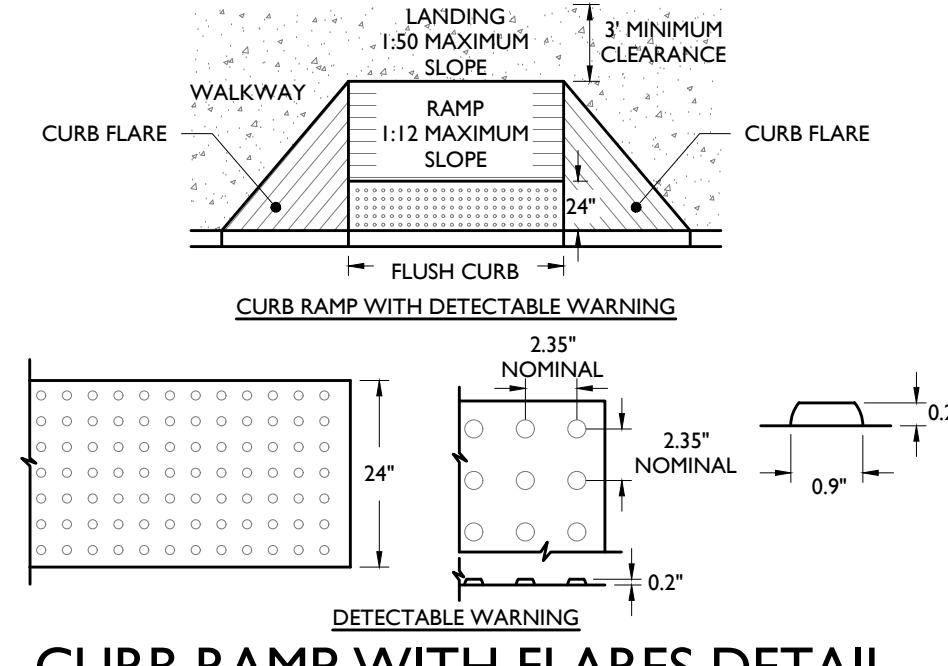
NOTE:
1. BOLLARDS MAY BE SUBJECT TO LIFT OR PULL TEST AFTER INSTALLATION.



TRANSITION RAMP DETAIL

NOT TO SCALE

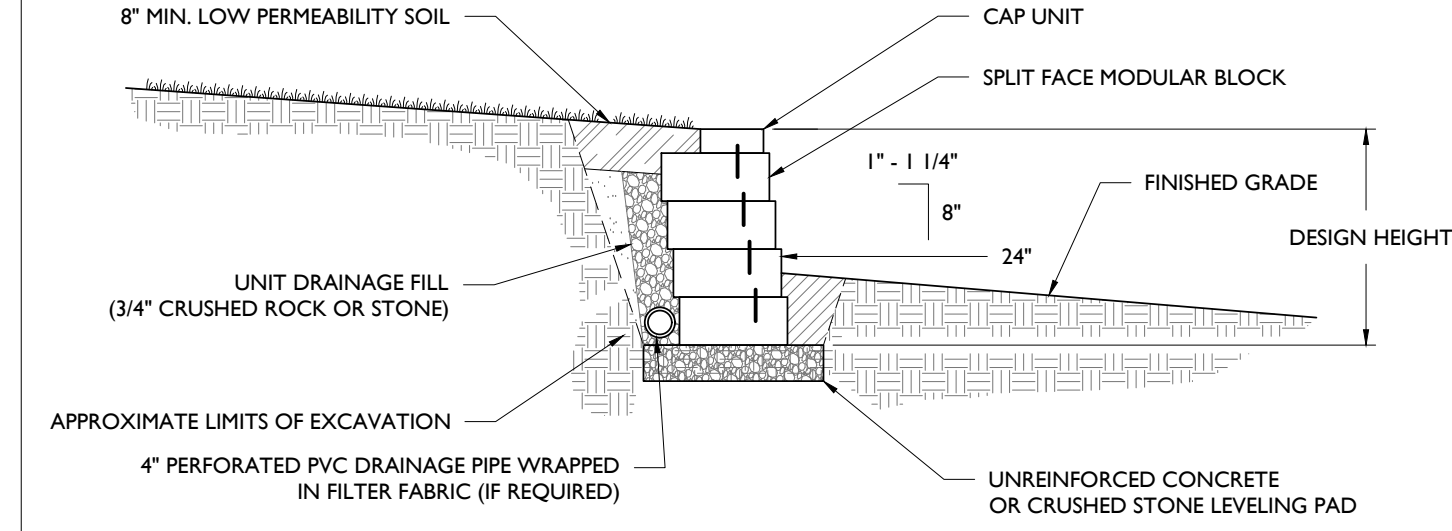
- NOTES:
- CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
 - A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36" SEE PLAN FOR EXACT WIDTH.
 - DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 - VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 - DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 - RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.



CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

- NOTES:
- CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
 - DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 - VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 - DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 - WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE.
 - A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36" SEE PLAN FOR EXACT WIDTH.
 - RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

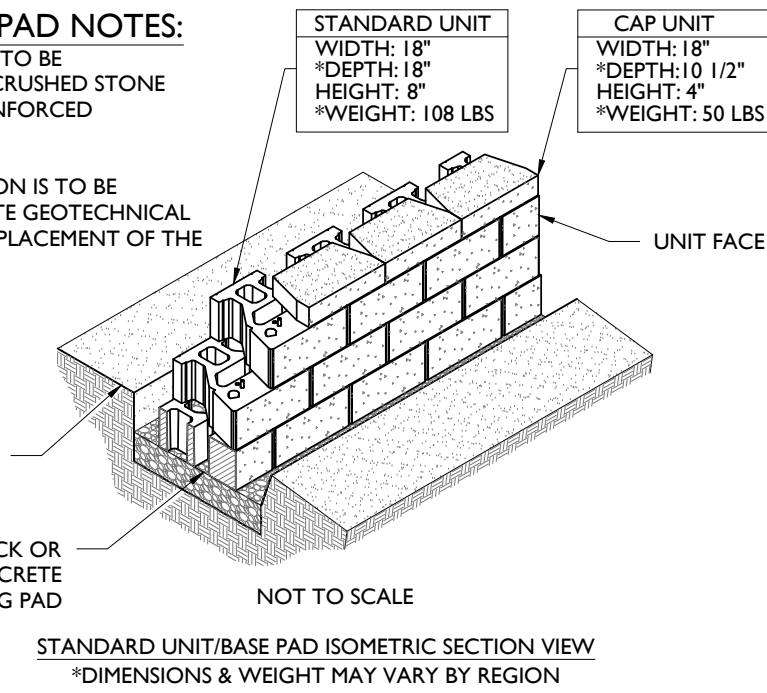


TYPICAL GRAVITY WALL SECTION

STANDARD UNIT - 1" SETBACK

BASE LEVELING PAD NOTES:

- THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.
- THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.



STANDARD UNIT/BASE PAD ISOMETRIC SECTION VIEW

*DIMENSIONS & WEIGHT MAY VARY BY REGION

- NOTES:
- RETAINING WALL DESIGN PLANS TO BE PREPARED BY LICENSED PROFESSIONAL IN THE STATE OF NEW JERSEY.
 - KEYSTONE WALL SYSTEM, OR APPROVED EQUIVALENT, TO BE CONSTRUCTED.

BLOCK WALL DETAIL

NOT TO SCALE

Wall luminaire - Very wide beam upward or downward

BEGA

Application
Designed for accent lighting of columns, walls, and facades. The symmetric very wide beam distributions are ideal for general illumination of pathways and corridors while highlighting architectural features and producing patterns of light on the installation surface. Able to be installed with light output upward or downward.

Materials
Clear safety glass with matte finish
Marine grade, copper free (0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized steel mounting strap
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 4.85 lbs.
Electrical
Operating voltage: 120-277V AC
Minimum start temperature: -30°C
LED module wattage: 8.4W
System wattage: 10.10W
Controlability: 0-10V, TRIAC, and ELV dimmable
Color rendering index: Ra > 90
Luminaire lumens: 1099 lm
LED service life (L70): 60000 hrs

LED color temperature
3000K (K4)
3500K (K35)
4000K (K40)
2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidirect® finish provides superior glare protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
Black (BLK) Bronze (BRZ) White (WHT) RAL

Type: _____
BEGA Product: _____
Project: _____
Modified: _____

- Available options**
- CLUS Custom finish
 - DALI-2 Digital addressable lighting interface
 - FSC Flaring
 - MGU Marine grade undercoat
 - RAL RAL finish

Included (available for pre-shipment)

- B19542 Narrow opening wiring box



WALL LIGHT FIXTURE 'A' DETAIL

NOT TO SCALE

SEA SIDE BOLLARD ORDERING GUIDE

Cat#	Height	Shaft Dim.	Lit / UnLit	Light Dist.	# of LEDs
SSD-IMP	49"	6" ROUND	LIT	SL	16L
Sea Side Impact Bollard Flat Top (SS-IMP)	49"	6" Round Impact Rated Up to 10 MPH (6R-S10)	Lit (LIT)	Cut Off Grill (COGAS)	16 (16L)
Sea Side Impact Bollard Cone Top (SSD-IMP)	49"	6" Round Impact Rated Up to 20 MPH (6R-S20)	Unlit (UNL) *	Shaded Louver (SL)	
		6" Square Impact Rated Up to 20 MPH (6S-S20)		Parabolic Reflector (PR)	

Millamps	Kelvin	Volts	Color	Options
40	30K7	120-277	BLK	
400 (40)	Amber 585-600nm (AMBER) *	120-277 (12V)	Bronze Textured (BRZ)	Button Protocol (BP) *
530 (53)	2700K 70 CR (27K)	347-480 (HV)	White Textured (WHT)	Marine Grade Finish (MGF)
700 (7)	2700K 80 CR (27K)		Smooth White Gloss (SWT)	Emergency Battery Backup 48W (EM4) *
	3000K 70 CR (30K7)		Silver Metallic (SVR)	Emergency Battery Backup 8W (EM8) *
	3000K 80 CR (30K8)		Black Textured (BLK)	House Side Shield (HSS)
	3500K 80 CR (35K8)		Smooth Black Gloss (SBK)	Buy American Act (BAA) *
	4000K 70 CR (40K7)		Graphite Textured (GPH)	Trade Agreement Act (TAA) *
	4000K 80 CR (40K8)		Grey Textured (GRY)	Build America Buy American (BABA) *
	5000K 70 CR (50K7)		Green Textured (GRN)	Custom Controls Integration (CCI) *
	5000K 80 CR (50K8)		Hunter Green Textured (HGN)	
			Custom (CS)	

- NOTES:
- Consult Factory for Lead Time. Consult Factory for 90 CR Requests.
 - If Lites to selected the following categories will not be available: Light Distribution, # of LEDs, Millamps, Kelvin, Photocell, and House Side Shield
 - Universal Voltage 120-277
 - Please contact Factory for Custom Control Integration requests (4Light, NX, WaveLink, Creston, DMX/RDM, Synapse, Casambi, Dali E, Axi-Di, or other control systems)
 - Turtle Safe
 - Consult factory for all BAA/TAA/BABA requests
 - Contact Factory
 - Not Available above 700mA

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

BOLLARD LIGHT FIXTURE 'B' DETAIL

NOT TO SCALE

NO.	DATE	ISSUE	BY	DESCRIPTION
2	12/22/2025	AI		FOR MUNICIPAL SUBMISSION
1	06/13/2025	AI		FOR MUNICIPAL TRC SUBMISSION

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engineering & design

Rutherford, NJ • New York, NY • Salem, MA
Princeton, NJ • Tampa, FL • Birmingham, MI
www.stonefielddesign.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 • Fax 201.340.4472

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

PENINSULA VIEW

URBAN RENEWAL, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

BLOCK 411, LOT 2.01
75 - 87 EAST 31 STREET
CITY OF BAYONNE
HUDSON COUNTY, NEW JERSEY

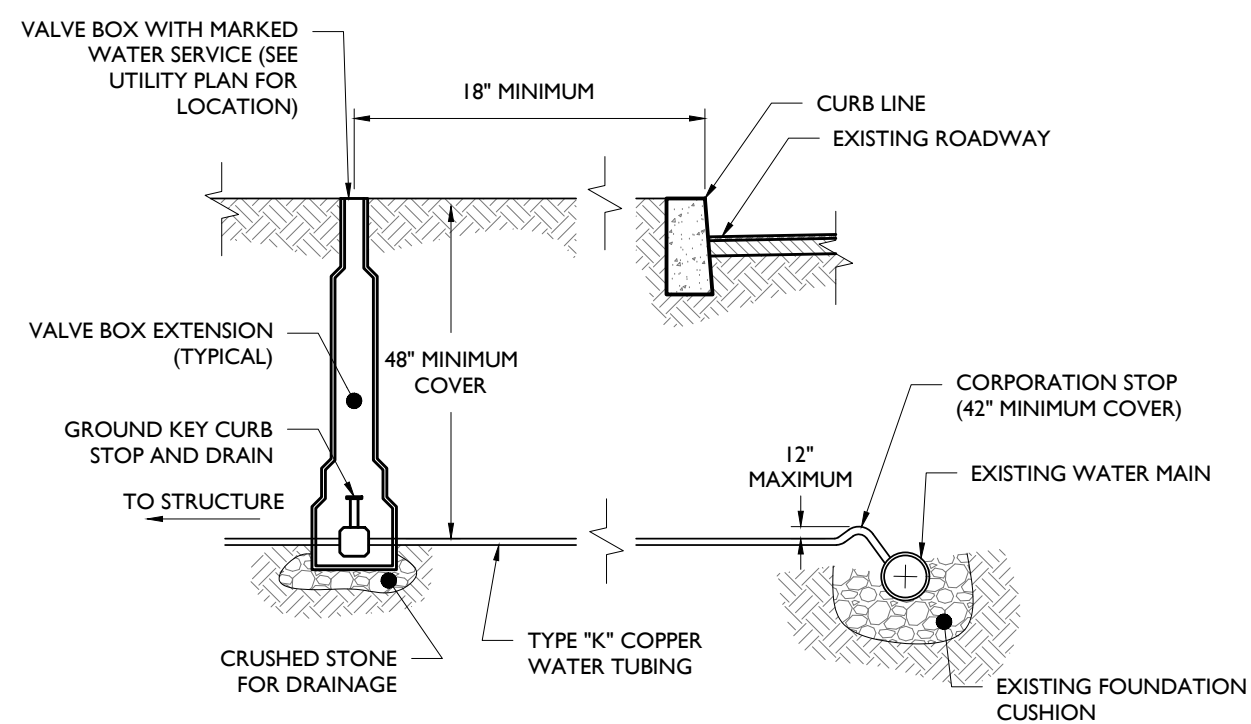
AFTON M. SAVITZ, P.E.
NEW JERSEY LICENSE No. 57674
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: RUT-250176

TITLE:
CONSTRUCTION DETAILS

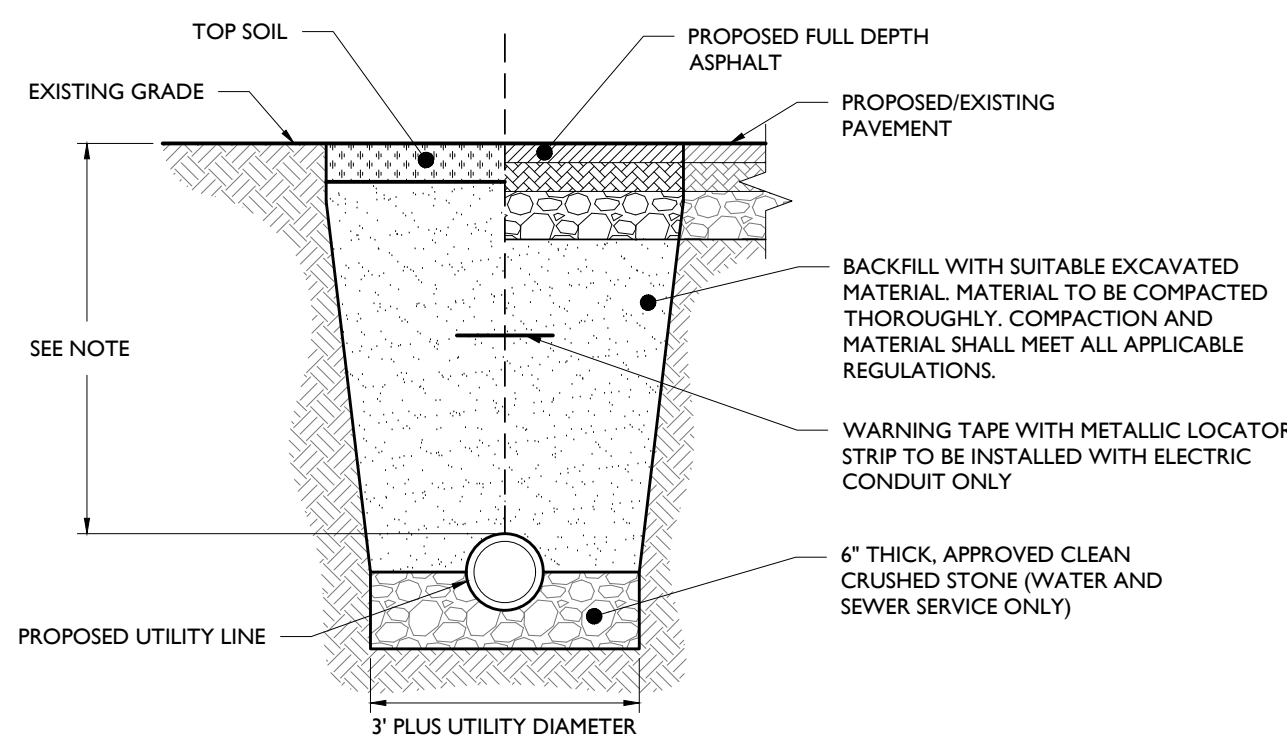
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WATER CONNECTION DETAIL

NOT TO SCALE

1

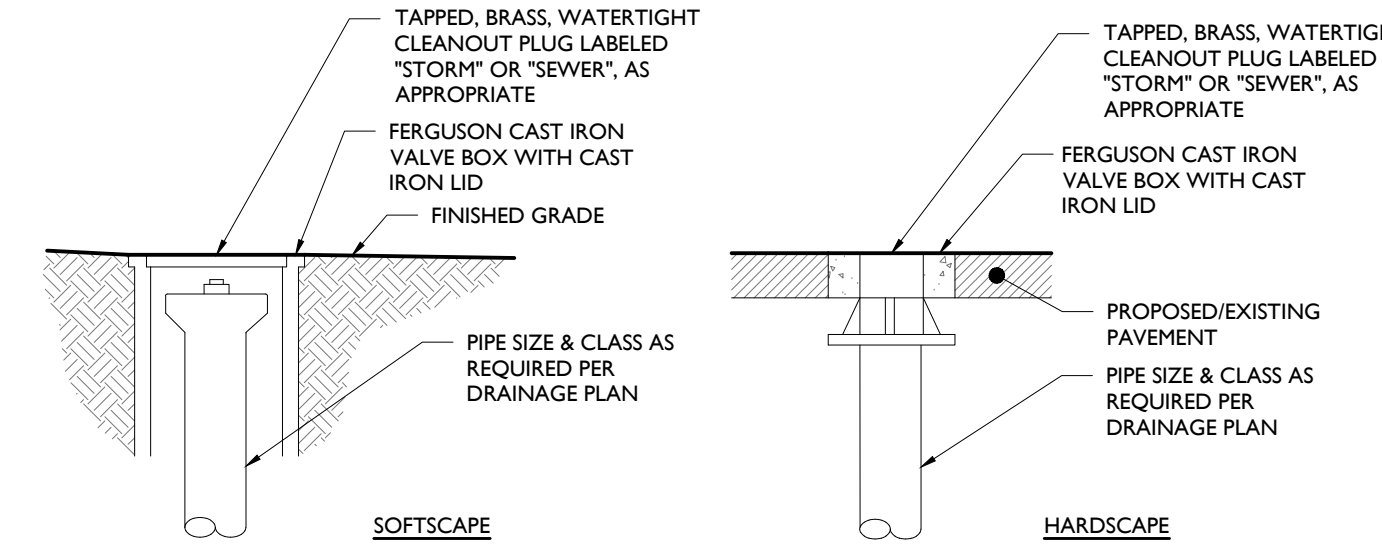


UTILITY TRENCH DETAIL

NOT TO SCALE

NOTE:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:
• ELECTRIC SERVICE - PER APPLICABLE UTILITY AUTHORITY
• GAS SERVICE - PER APPLICABLE UTILITY AUTHORITY
• SEWER SERVICE - 36" MINIMUM
• WATER SERVICE - 48" MINIMUM

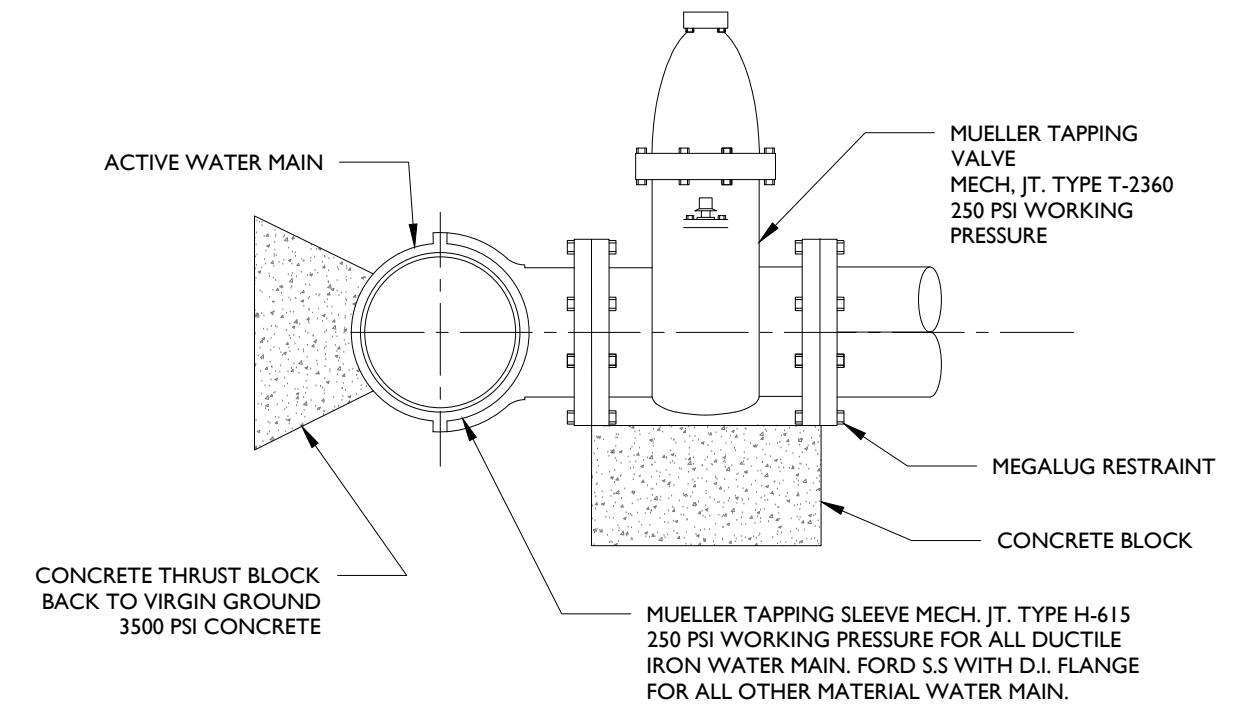
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CLEAN-OUT DETAIL

NOT TO SCALE

3

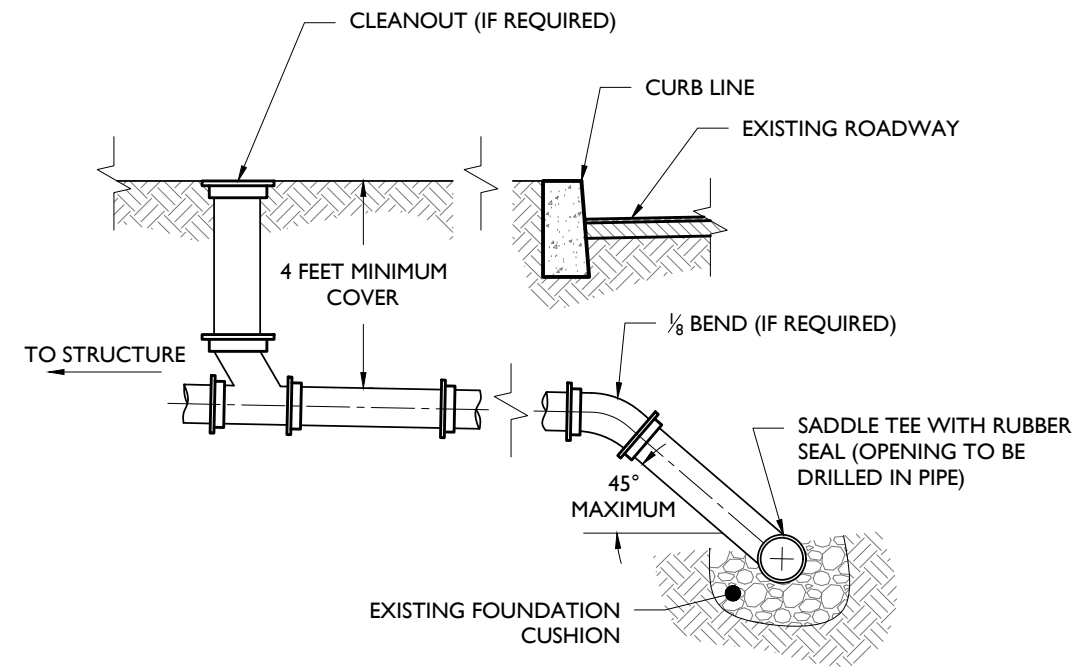


WET TAP

NOT TO SCALE

NOTES:
1. ALL NEWLY INSTALLED TAPPING SLEEVES AND TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150 PSI FOR A PERIOD OF THIRTY MINUTES. AT THE END OF THE TEST PERIOD, IF THE TEST PRESSURE HAS REMAINED CONSTANT, THE TAPPING SLEEVE AND AND VALVE SHALL HAVE PASSED THE TEST.
2. ANY VALVE INSTALLED OUTSIDE OF ASPHALT AREAS MUST BE CONSTRUCTED WITH A 2'x2'x4" CONCRETE COLLAR AROUND IT.

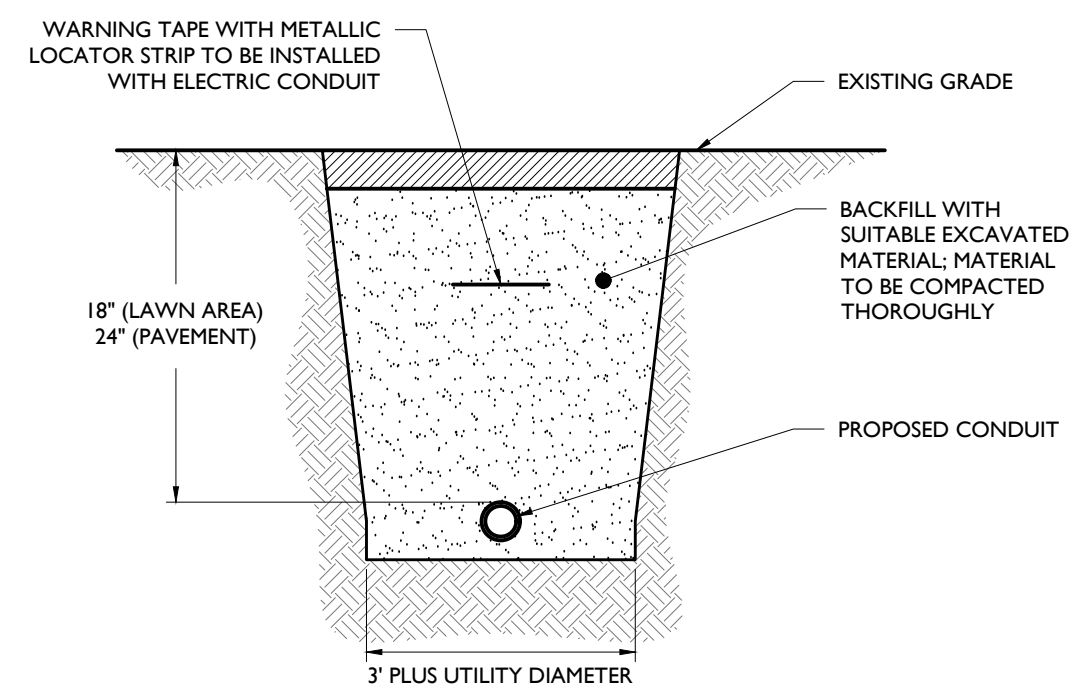
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SEWER CONNECTION DETAIL

NOT TO SCALE

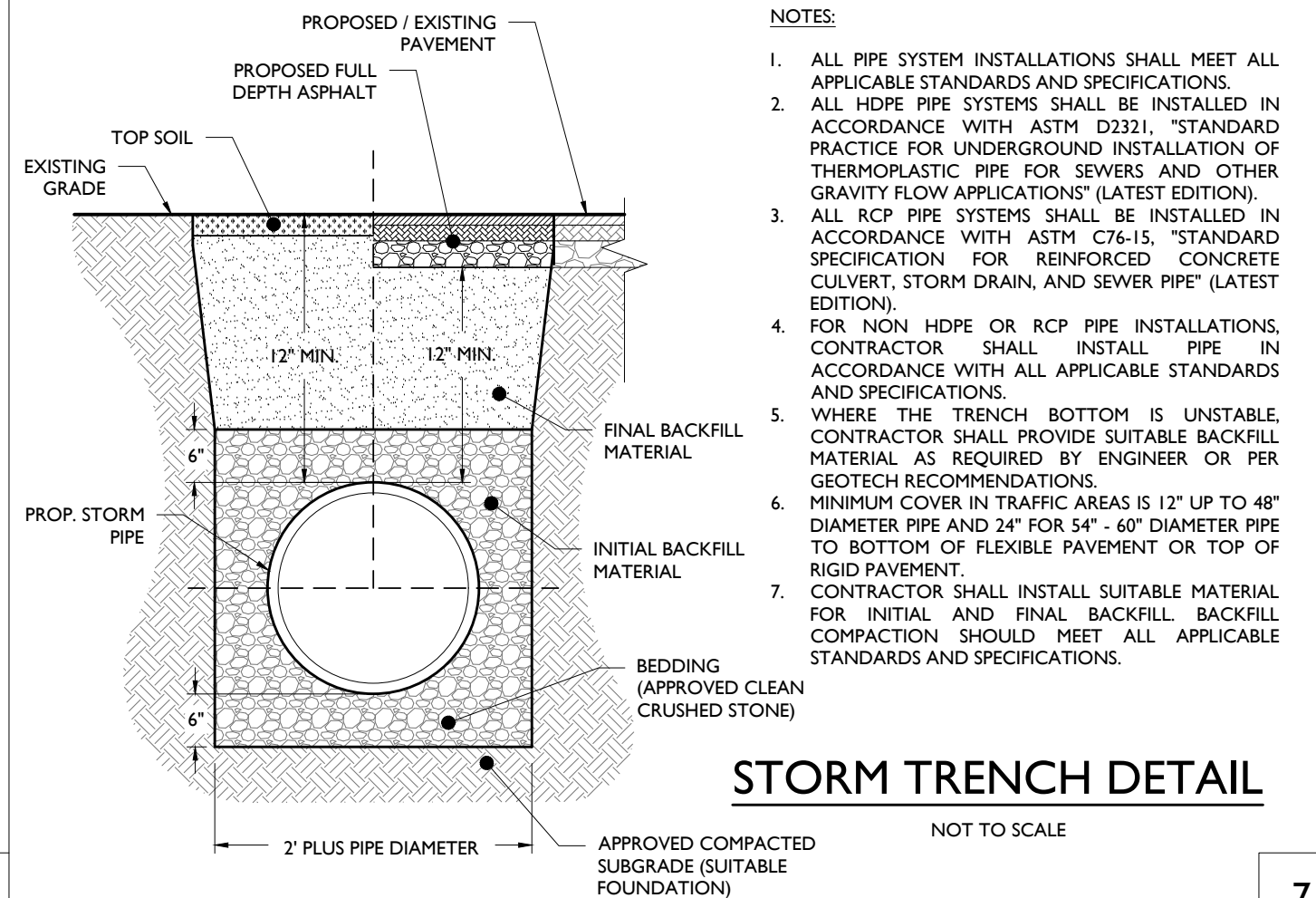
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ELECTRICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

6

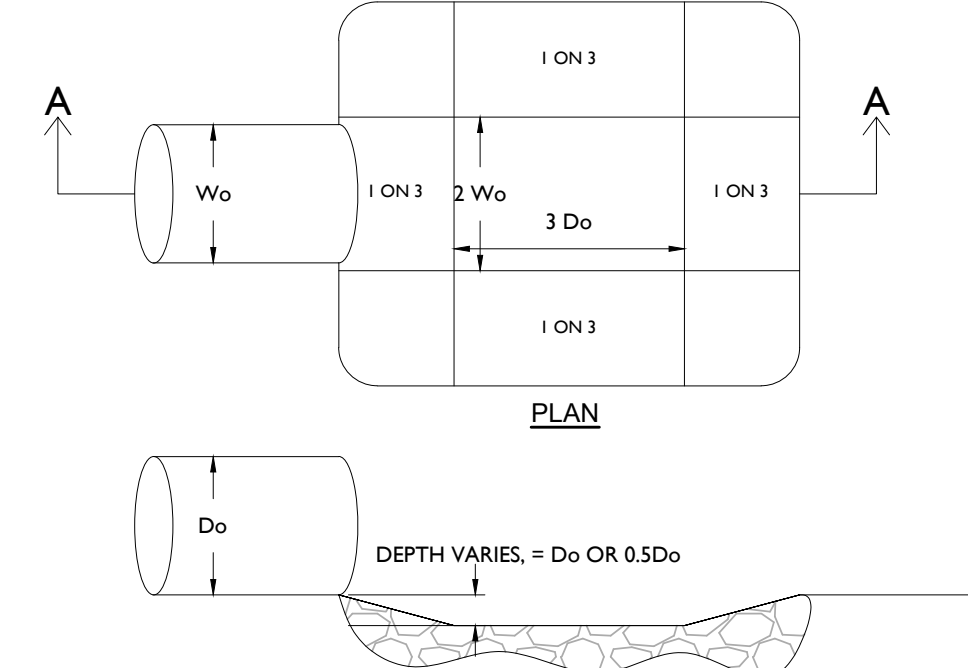


STORM TRENCH DETAIL

NOT TO SCALE

NOTES:
1. ALL PIPE SYSTEM INSTALLATIONS SHALL MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
2. ALL HDPE PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS" (LATEST EDITION).
3. ALL RCP PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C76-15, "STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE" (LATEST EDITION).
4. FOR NON-HDPE OR RCP PIPE INSTALLATIONS, CONTRACTOR SHALL INSTALL PIPE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
5. WHERE THE TRENCH BOTTOM IS UNSTABLE, CONTRACTOR SHALL PROVIDE SUITABLE BACKFILL MATERIAL AS REQUIRED BY ENGINEER OR PER GEOTECH RECOMMENDATIONS.
6. MINIMUM COVER IN TRAFFIC AREAS IS 12" UP TO 48" DIAMETER PIPE AND 24" FOR 54" - 60" DIAMETER PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.
7. CONTRACTOR SHALL INSTALL SUITABLE MATERIAL FOR INITIAL AND FINAL BACKFILL. BACKFILL COMPACTION SHOULD MEET ALL APPLICABLE STANDARDS AND SPECIFICATIONS.

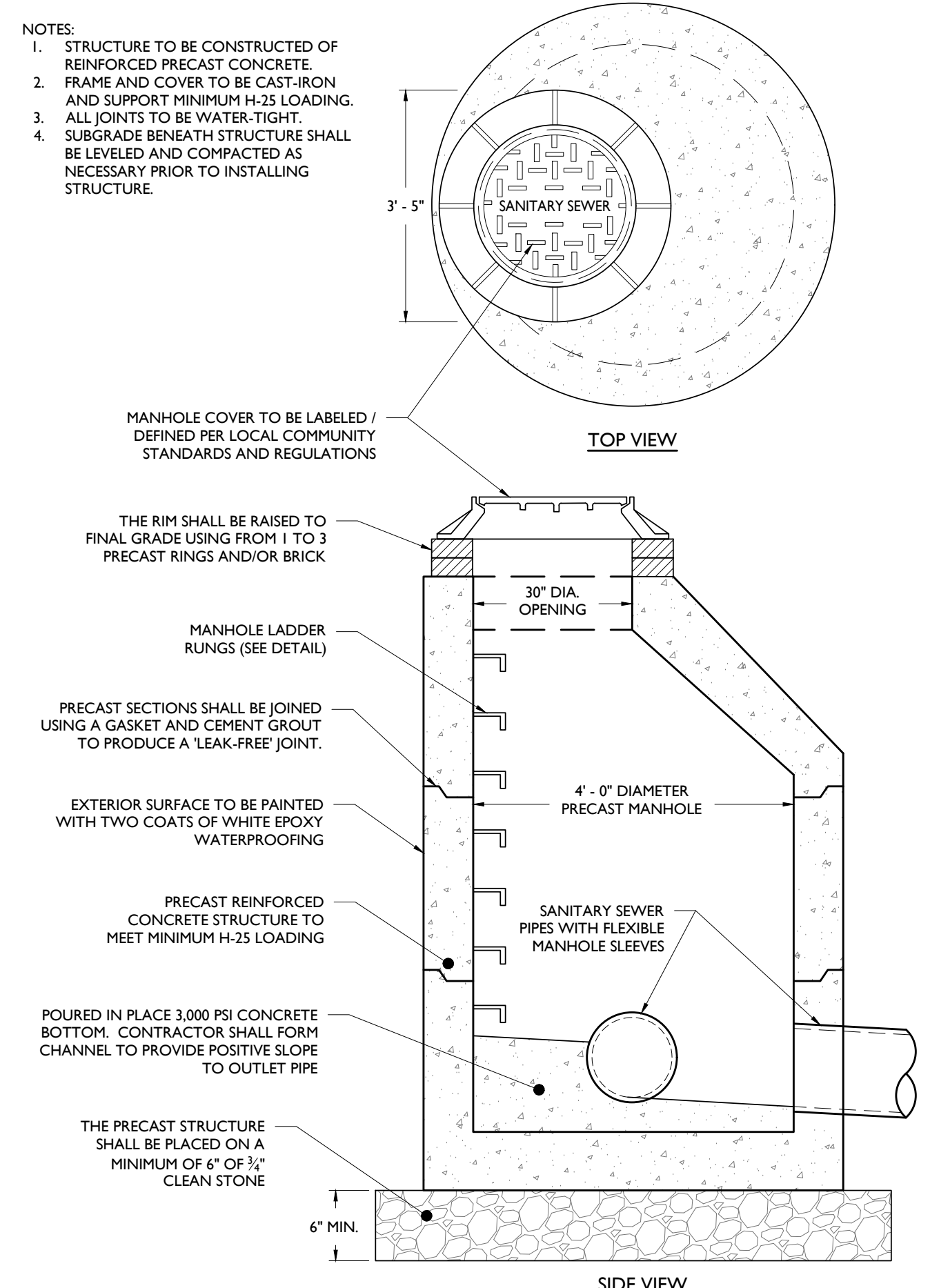
7



PREFORMED SCOUR HOLE

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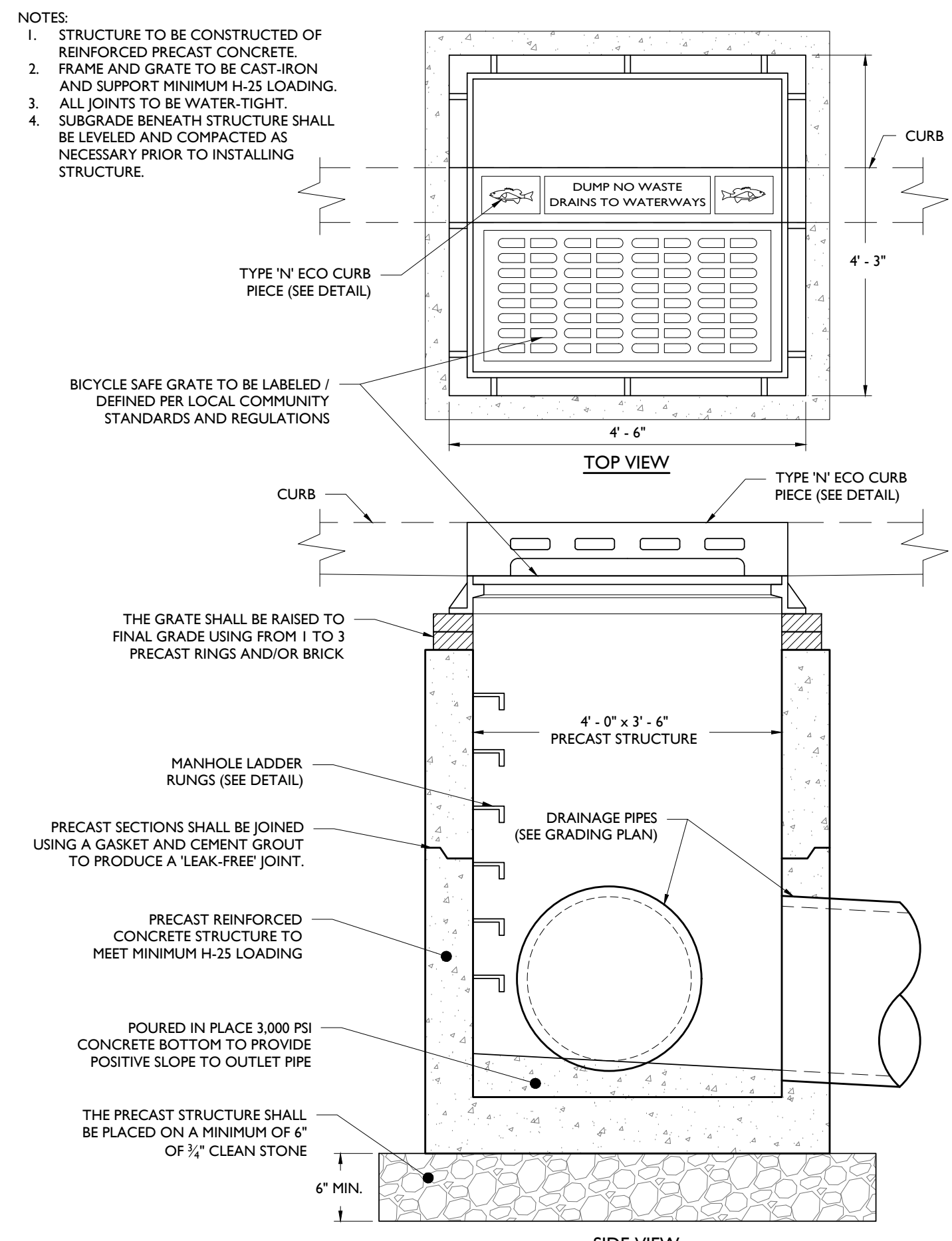
8



SANITARY MANHOLE DETAIL

NOT TO SCALE

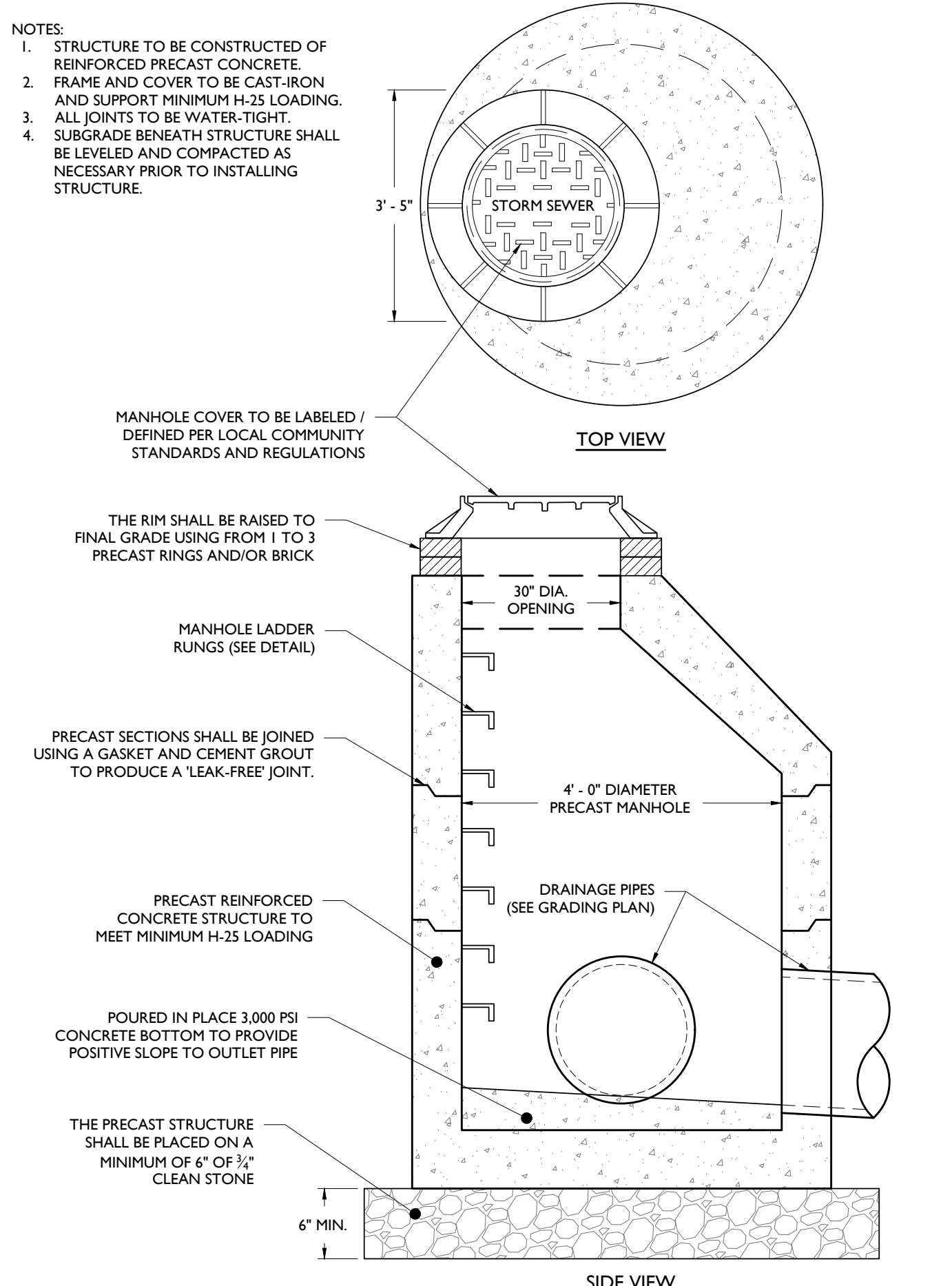
9



TYPE 'B' STORM INLET DETAIL

NOT TO SCALE

10



STORM MANHOLE DETAIL

NOT TO SCALE

11

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TITLE:
CONSTRUCTION DETAILS

DRAWING:
C-16

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