

## ZONING ANALYSIS

- THE SUBJECT PROPERTY IS KNOWN AS LOT(S) 23 IN BLOCK(S) 85 AS SHOWN ON SHEET 23 OF THE OFFICIAL TAX MAPS OF THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY.
- THE PROPERTY IS LOCATED IN THE UBD (UPTOWN BUSINESS DISTRICT) ZONE DISTRICT AND CONTAINS A TOTAL TRACT (LOT(S) 23) AREA OF 11,250 SF, 0.258 ACRES.  
APPLICANT / OWNER: GOLDEN APPLE CAPITAL URBAN RENEWAL LLC,  
93 CENTRAL AVENUE, STE A  
JERSEY CITY, NJ 07306
- THE SUBJECT PROPERTY CURRENTLY CONTAINS A ONE STORY COMMERCIAL BUILDING WITH DRIVEWAY. THE APPLICANT PROPOSES TO PROVIDE A SIX STORY MULTI-FAMILY RESIDENTIAL STILTED BUILDING WITH PARKING UNDERNEATH
- ZONE DATA: UBD (UPTOWN BUSINESS DISTRICT)  
THE ABOVE ZONING DATA IS **SUPERCEDED BY THE CITY OF BAYONNE'S RESOLUTION ADOPTED MAY 2, 2025** TO DESIGNATE THIS PARCEL AS A "REDEVELOPMENT PLANNING AREA." \*\*ZONING TABLE UPDATED PER RESOLUTION.

|                                                  | REQUIRED             | EXISTING             | NOTES | PROPOSED             | NOTES |
|--------------------------------------------------|----------------------|----------------------|-------|----------------------|-------|
| MINIMUM LOT AREA                                 | 11,250 SF (0.258 AC) | 11,250 SF (0.258 AC) | (C)   | 11,250 SF (0.258 AC) | (C)   |
| MINIMUM LOT FRONTAGE - BROADWAY                  | 75 FT                | 75 FT                | (C)   | 75 FT                | (C)   |
| MINIMUM LOT FRONTAGE - E 45 <sup>TH</sup> STREET | 135 FT               | 137.50 FT            | (C)   | 137.50 FT            | (C)   |
| <b>PRINCIPAL BUILDING</b>                        |                      |                      |       |                      |       |
| MINIMUM FRONT YARD - BROADWAY                    | 0 FT                 | 8 FT                 | (C)   | 0 FT                 | (C)   |
| MINIMUM FRONT YARD - WEST 45TH STREET            | 0 FT                 | 2 FT                 | (C)   | 0 FT                 | (C)   |
| MINIMUM REAR YARD - BROADWAY (LOT 24)            | 0 FT                 | 22.90 FT             | (C)   | 0 FT                 | (C)   |
| MINIMUM REAR YARD - WEST 45TH STREET (LOT 22)    | 0 FT                 | 22.90 FT             | (C)   | 0 FT                 | (C)   |
| MINIMUM SIDE YARD                                | N/A                  | N/A                  | (C)   | N/A                  | (C)   |
| MAXIMUM BUILDING HEIGHT                          | 115 FT               | 16 FT                | (C)   | 69 FT                | (C)   |
| 1 <sup>ST</sup> STORY WITH PARKING HEIGHT        | 25 FT                | N/A                  | (C)   | 16.5 FT              | (C)   |
| MAXIMUM STORIES                                  | 9                    | 1                    | (C)   | 6                    | (C)   |
| MAXIMUM FLOOR AREA RATIO                         | 3.2                  | 0.33                 | (C)   | 0.98                 | (C)   |
| MAXIMUM PERCENT LOT COVERAGE                     | 100%                 | 67.76%               | (C)   | 100%                 | (C)   |
| MAXIMUM RESIDENTIAL UNITS                        | 65                   | N/A                  | (C)   | 51                   | (C)   |

(C) DENOTES COMPLIES  
(V) DENOTES VARIANCE  
(ENC) EXISTING NON CONFORMANCE

### VEHICLE PARKING STALL DIMENSION:

MIN STALL SIZE: 8' X 18' (REQUIRED)  
8' X 18' (PROPOSED) - **COMPLIES**

COMPACT PARKING:  
MIN STALL SIZE: 7.33' X 16' (REQUIRED)  
7.33' X 16' (PROPOSED) - **COMPLIES**  
MAX. NUMBER OF COMPACT: 0.25% OF THE OFF STREET PARKING = 0.25 X 51 = 13 SPACES (ALLOWED)  
12 SPACES (PROPOSED) - **COMPLIES**

TANDEM PARKING SIZE ONLY FOR 2 BEDROOM: 9' X 36' (REQUIRED)  
9' X 36' (PROPOSED) - **COMPLIES**

MIN AISLE WIDTH: 22' (REQUIRED)  
22' (PROPOSED) - **COMPLIES**

### CURB CUT:

MAX. NUMBER: ONE CURB CUT FROM WEST 45TH STREET (REQUIRED)  
ONE CURB CUT FROM WEST 45TH STREET (PROPOSED) - **COMPLIES**

MAX. WIDTH: 24' (REQUIRED)  
24' (PROPOSED) - **COMPLIES**

MIN. SEPARATION: NO DRIVEWAY SHALL BE LOCATED WITH 60 FT OF WEST 45<sup>TH</sup> & BROADWAY INTERSECTION (REQUIRED)  
89.5' (PROPOSED) - **COMPLIES**

### PARKING:

MULTI-FAMILY BUILDINGS: ONE (1) SPACE PER DWELLING UNIT x 52 UNITS = 52 SPACES

COMMERCIAL: THE FIRST 2,000 SQUARE FEET GROSS FLOOR AREA OF ANY COMMERCIAL SPACE SHALL BE EXEMPT FROM PROVIDING PARKING SPACES = 1,729 SF = 0 SPACES (REQUIRED)  
0 SPACES PROPOSED - **COMPLIES**

TOTAL SPACES REQUIRED = 52 + 0 = 52 SPACES

EVSE PARKING  
REQUIRED (15% OF 52) = 7.8 ~ 8 SPACES  
PROVIDED = 8<sup>(1)</sup> SPACES - **COMPLIES**

**TOTAL SPACES REQUIRED (EVSE CREDITS)** = 52 x 0.90 = 46.8 = **47 SPACES** BASED ON EV<sup>(1)</sup> (10% EV CREDIT)

FOR NON-RESIDENTIAL DEVELOPMENT, WHEN UNITS OF MEASUREMENT RESULT IN THE REQUIREMENT OF A FRACTIONAL SPACE, ANY FRACTION SHALL REQUIRE 1 PARKING SPACE.

**TOTAL SPACES PROVIDED**  
23 SPACES - CELLAR  
22 SPACES - 1<sup>ST</sup> FLOOR  
7 SPACES - 2<sup>ND</sup> FLOOR  
**52 SPACES** (EV CREDIT)<sup>(1)</sup> - **COMPLIES**

<sup>(1)</sup>PER STATE LAW C.40:55D-66, EVSE SPACES COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH MINIMUM PARKING SPACE REQUIREMENT WHICH CAN BE REDUCED TO MAXIMUM OF 10% OF PARKING REQUIREMENT.

### BICYCLE PARKING:

FOR RESIDENTIAL: 0.5 SPACES PER UNIT = 0.5 X 52 = 26 SPACES (REQUIRED)  
26 SPACES (PROPOSED) - **COMPLIES**

### LANDSCAPING:

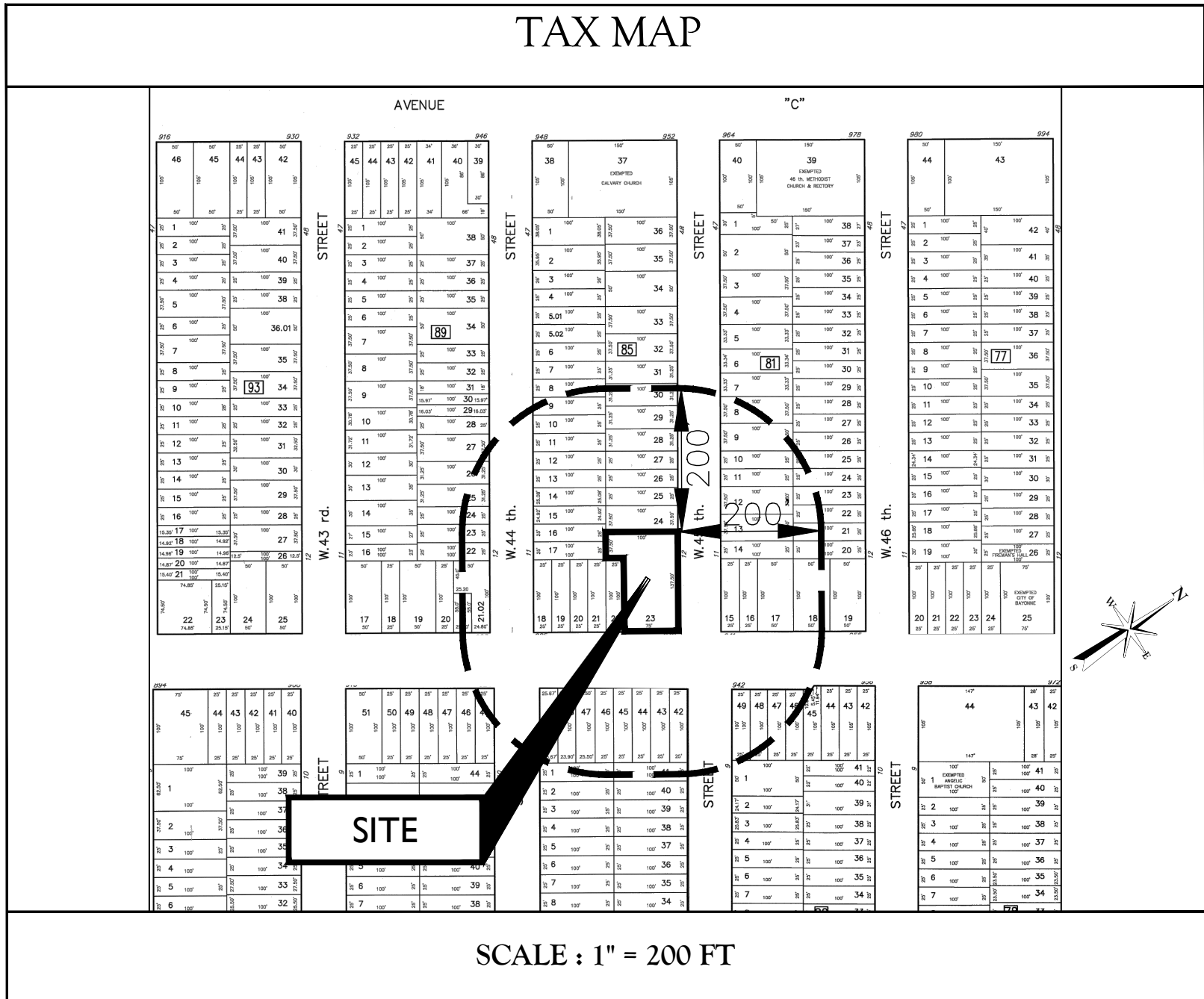
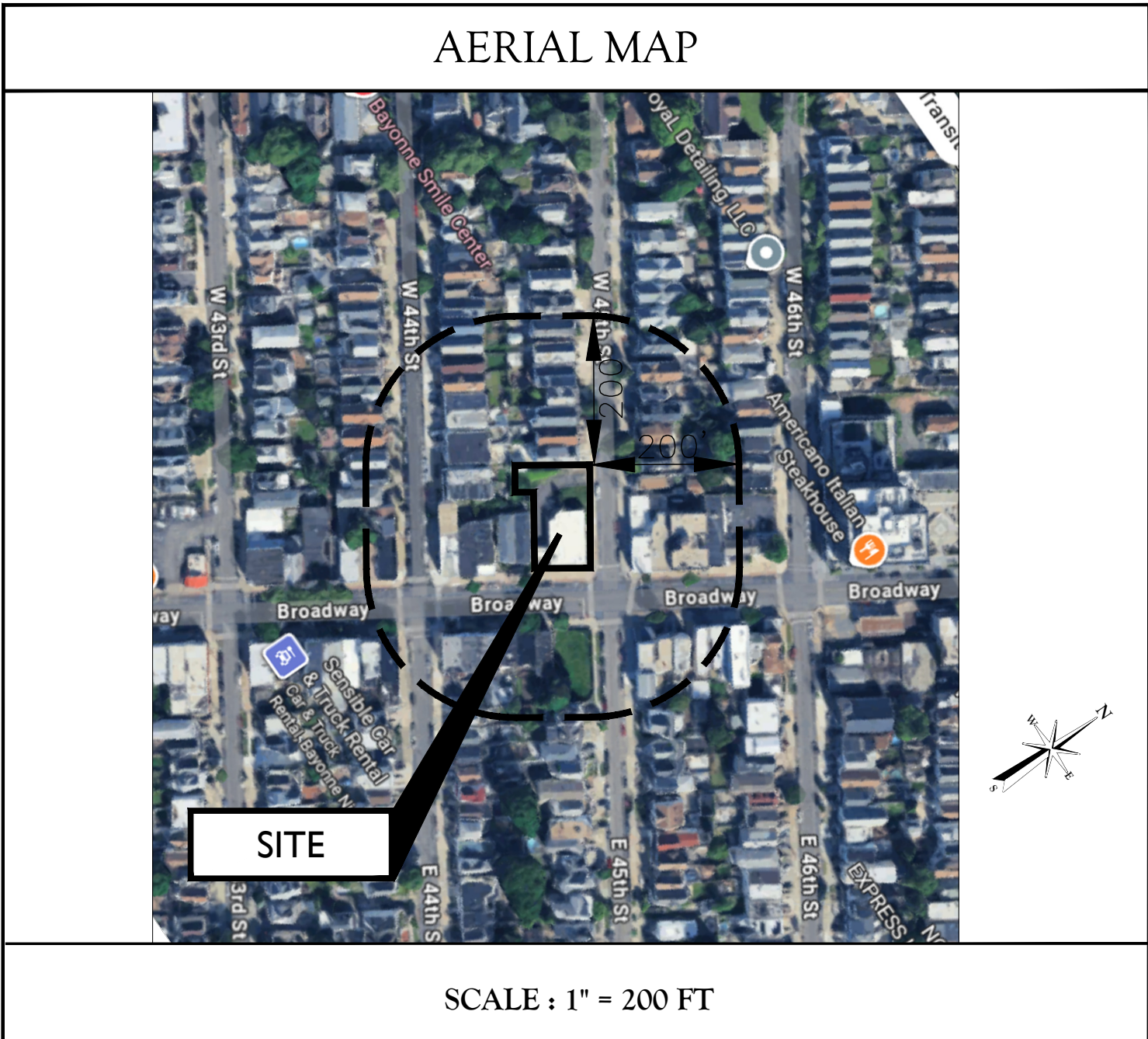
STREET TREES SHALL BE APPROXIMATELY 40 FEET APART AND LOCATED BETWEEN THE SETBACK LINE AND THE STREET RIGHT-OF-WAY LINE IF POSSIBLE (INCLUDING THE SIDE STREET ON CORNER LOTS) AND NOT CLOSER THAN 25 FEET FROM ANY EXISTING OR PROPOSED STREETLIGHT OR STREET INTERSECTION - **COMPLIES**

BOUNDARY SURVEY INFORMATION SHOWN HEREON IS TAKEN FROM FROM PLAN ENTITLED BOUNDARY & TOPOGRAPHY SURVEY, PREPARED BY BEHAR SURVEYING ASSOCIATES, PC BY PROFESSIONAL LAND SURVEYORS BY JEREMY A. KLAPPER, N.J.P.L.S INC NO. 24GAS04331800, L.S. DATED 11/03/2025, LAST REVISED 03/05/2026.

- BASED ON THE SURVEY ELEVATIONS ARE BASED ON ASSIGNING A LOCAL BENCHMARK AN ASSUMED DATUM OF 100'. ALL OTHER ELEVATIONS ARE RELATIVE TO THIS BENCHMARK.
- THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION / WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DAETEL ENGINEERING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

# PROPOSED PRELIMINARY & FINAL SITE PLAN FOR A MULTI-RESIDENTIAL BUILDING

937 BROADWAY, (LOT 23, BLOCK 85)  
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY



## GENERAL NOTES (CONTD)

### PROJECT NOTES

- THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED. ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.

### SITE NOTES

- BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL **SITE PLANS** AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
- REFUSE AND RECYCLABLES SHALL BE STORED COLLECTED WITHIN THE **TRASH AND COMPACTOR ROOM AND HAULED CURBSIDE TO BE COLLECTED BY CITY'S WASTE MANAGEMENT BASED ON CITY'S CALENDAR**.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.

- THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.

- MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:

- RESIDENTIAL SITE IMPROVEMENT STANDARDS (N.J.A.C. 5:21).**
- NEW JERSEY DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", 2007, AS SUPPLEMENTED.**
- CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
- CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

### UTILITY NOTES

- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVEIS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.

- UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.

- STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE) AS NOTED ON THE PLAN, OR APPROVED EQUAL PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

- CONTRACTOR IS RESPONSIBLE TO DETERMINE WHEN SPECIAL OR OVERSIZED DRAINAGE STRUCTURES ARE REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL SPECIAL (OVERSIZED) DRAINAGE STRUCTURES TO THE TOWNSHIP ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

- WATER SERVICE TO BE PROVIDED FROM THE EXISTING WATER MAIN LINE ON **BROADWAY**, OWNED AND OPERATED BY THE **BAYONNE** WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS, AMERICAN WATERWORKS ASSOCIATION STANDARDS, AND IN THE PINELANDS AREA, THE STANDARDS OF THE PINELANDS COMPREHENSIVE MANAGEMENT PLAN. PIPE MATERIALS SHALL BE **CEMENT LINED DUCTILE IRON PIPE, CLASS 52, WITH ASPHALTIC EPOXY TYPE COATING OR HIGH DENSITY POLYETHYLENE (HDPE) SDR-11 PIPE** AS NOTED ON THE PLANS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM **4 FEET** OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.

- SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY (FORCE MAIN) CONNECTION TO EXISTING SEWER MAIN ON **BROADWAY**, OWNED AN OPERATED BY THE **BAYONNE** SEWER DEPARTMENT. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. PIPE MATERIALS SHALL BE **PVC SDR-35**, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM **3 FEET** OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.

- ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER AND INDUSTRIAL DISCHARGE LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

- AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATERTIGHT CONSTRUCTION (THAT IS **DUCTILE IRON PIPE WITH MECHANICAL RESTRAINT JOINTS**), WITH WATERTIGHT JOINTS THAT IS A MINIMUM OF 10 FEET FROM THE WATER MAIN. CONTRACTOR SHALL USE TRANSITION COUPLING, **POWER SEAL MODEL #3501**-OR EQUIVALENT AT DIPVC JOINTS.

- GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.

- TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

## APPROVED BY PLANNING BOARD - CITY OF BAYONNE

BOARD SECRETARY:

DATE:

BOARD CHAIRMAN:

DATE:

CITY ENGINEER:

DATE:



115 Route 46 West, STE D29  
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1 04/22/26 TRC MEETING COMM. MTY ABK

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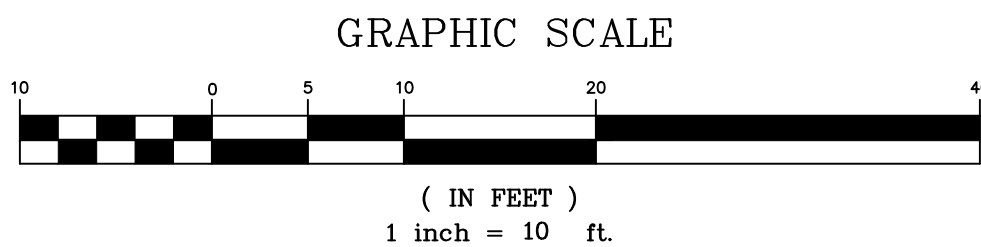
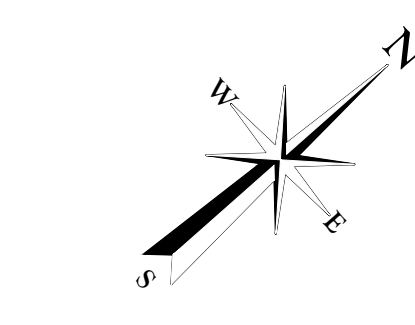
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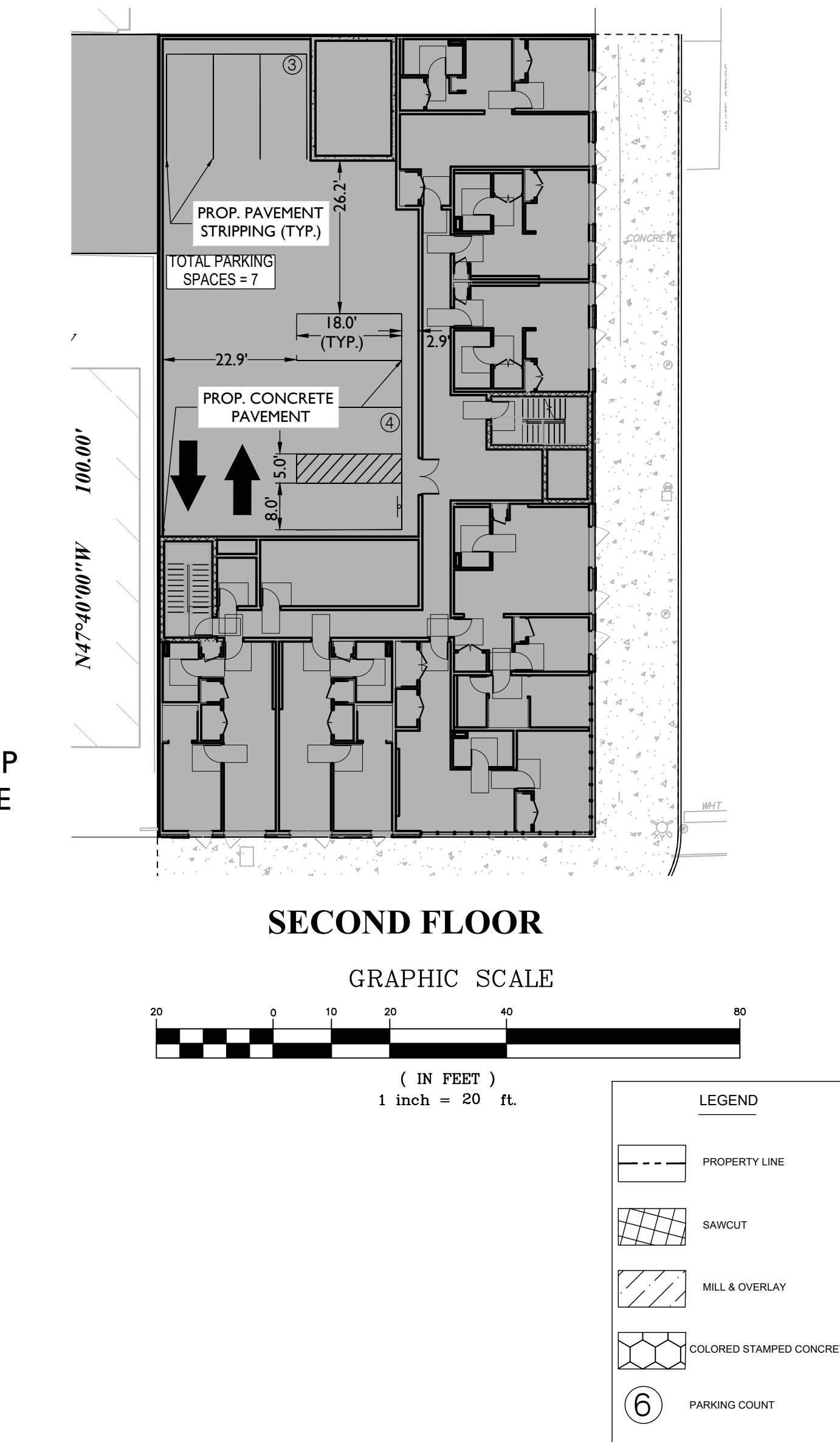
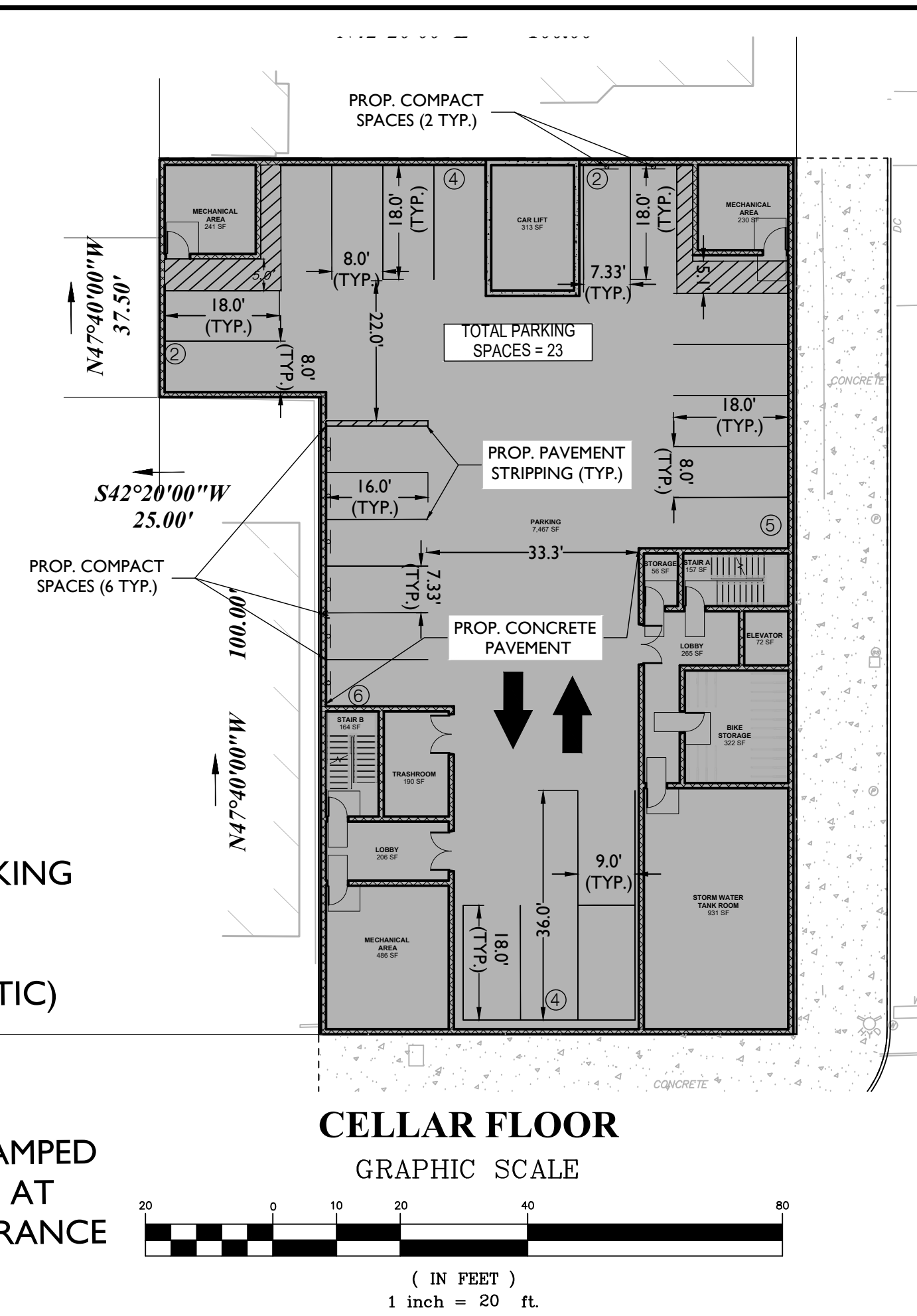
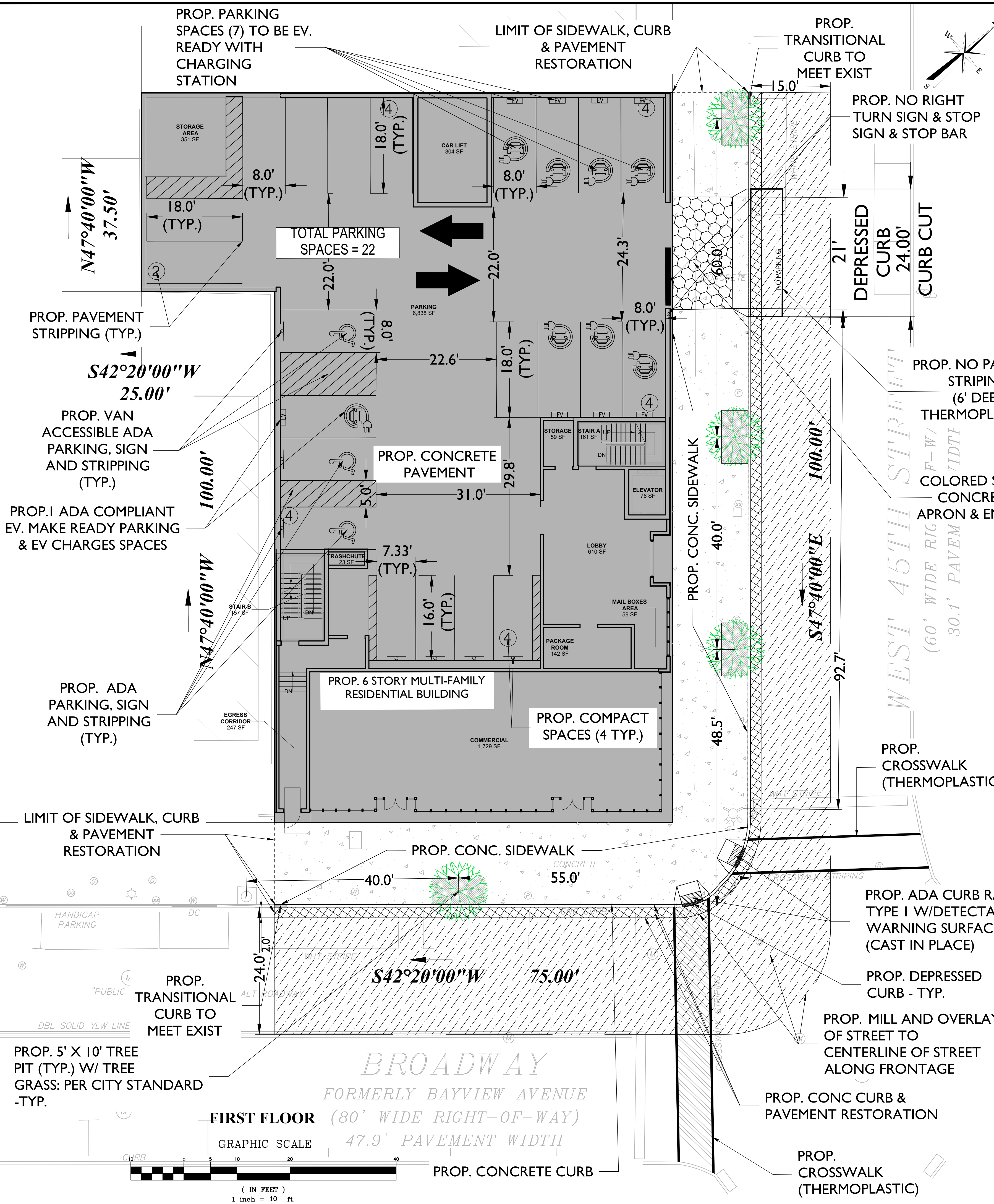
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D.O.B. NUMBER:



**GENERAL NOTES:**

PARCEL IS KNOWN AS 937 BROADWAY, CITY OF BAYONNE, HUDSON COUNTY, NJ AND FURTHER KNOWN AS TAX LOT 23, BLOCK 85 AS SHOWN ON THE CITY OF BAYONNE TAX MAPS.

THE FOLLOWING IS THE PROPOSED LOT:

- AREA OF LOT 23 = 11,250 S.F. OR 0.258 ACRES.
- PARCEL IS LOCATED ENTIRELY IN USD - UPTOWN BUSINESS ZONE DISTRICT AS SHOWN ON THE ZONING MAP OF HUDSON COUNTY.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED. SITE PLAN REVISIONS AS SHOWN ARE AGREED-UPON DURING PRIOR PROCEEDINGS.
- THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY ARCHITECT.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT DAETEL ENGINEERING LLC, IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.

**TYPICAL NO-PARKING STRIPING DETAILS**

NOTE: ALL STRIPING SHALL BE STRIPED WITH THERMOPLASTIC

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| 0   | 03/19/26 | INITIAL SUBMISSION | MTY      | ABK        |

**ADAM B. KANDIL**  
NEW JERSEY LICENSED PROFESSIONAL  
ENGINEER - LICENSE NUMBER: 24GE05201800

**SITE INFORMATION:**

937 BROADWAY,  
CITY OF BAYONNE,  
HUDSON COUNTY

**LOT: 23  
BLOCK: 85**

**SHEET TITLE:  
SITE PLAN**

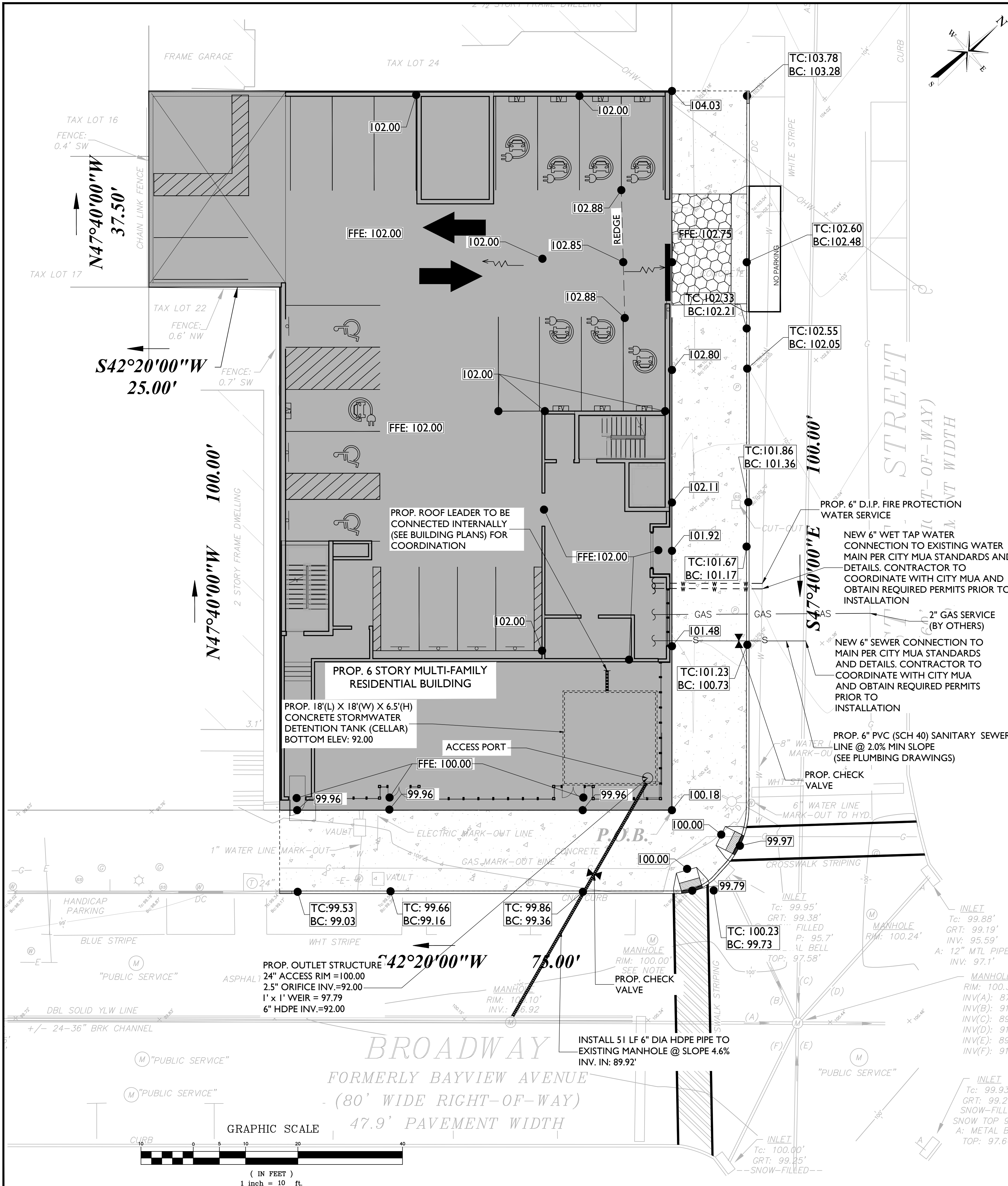
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DRAWING NUMBER:

**C-03**

SHEET NUMBER:  
3 OF 8

D.O.B. NUMBER:



NOTE:

ROOF DRAIN SCREENING NOTE ALL ROOF DRAINS, GUTTERS, DOWNSPOUTS, AND ROOF LEADER INLETS SHALL BE PROVIDED WITH APPROPRIATE SCREENS, STRAINERS, LEAF GUARDS, OR APPROVED FILTERING DEVICES TO PREVENT LEAVES, DEBRIS, SEDIMENT, AND OTHER FLOATABLE MATERIALS FROM ENTERING THE STORMWATER MANAGEMENT SYSTEM. ROOF RUNOFF SHALL BE COLLECTED AND CONVEYED AS CLEAN ROOF WATER ONLY. ALL SCREENING/FILTERING DEVICES SHALL BE INSPECTED AND MAINTAINED REGULARLY TO ENSURE PROPER FUNCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NJDEP STORMWATER BEST MANAGEMENT PRACTICES MANUAL AND APPLICABLE N.J.A.C. 7:8-9.4(a)(2).

GREEN ROOF DESIGN CALCULATION SHEET (N.J.A.C. 7:8-9.4(a)(2))

STEP 1: Calculate the stormwater runoff retention by the green roof.

(THE NUMBERS YOU PUT HERE WILL ALL NEED TO CHANGE - THE ONLY NUMBERS THAT REMAIN THE SAME WILL BE HIGHLIGHTED IN BLUE)

|                                                  |                    |
|--------------------------------------------------|--------------------|
| S <sub>4</sub> = Roof Area (SF):                 | 1,799              |
| WQDS Rainfall, Pwq:                              | 1.25               |
| 2-year storm rainfall, P <sub>2</sub> :          | 3.31               |
| 10-year storm rainfall, P <sub>10</sub> :        | 5.02               |
| 100-year storm rainfall, P <sub>100</sub> :      | 8.31               |
| DL = Drainage Layer Depth (in):                  | 1                  |
| D = Drainage Field Capacity (% by vol):          | 0.020              |
| Slope (%):                                       | 2.50%              |
| Vegetation:                                      | Dense Native Grass |
| d = Growing Medium Depth (in):                   | 8                  |
| Field Capacity (% by volume):                    | 0.349              |
| Wilting Point (% by volume):                     | 0.118              |
| η <sub>1</sub> = Runoff Retention (% by volume): | 0.231              |

Step 1: Calculate the runoff retention of the green roof

$$S_v = \frac{SA \times [(d \times \eta_1) + (DL \times \eta_2)]}{12 \text{ in/ft}}$$

where:

- S<sub>v</sub> = storage volume (cf)
- SA = green roof area (sf)
- d = media depth (in)
- η<sub>1</sub> = available water capacity for runoff retention
- DL = drainage layer depth (in)
- η<sub>2</sub> = drainage layer field capacity

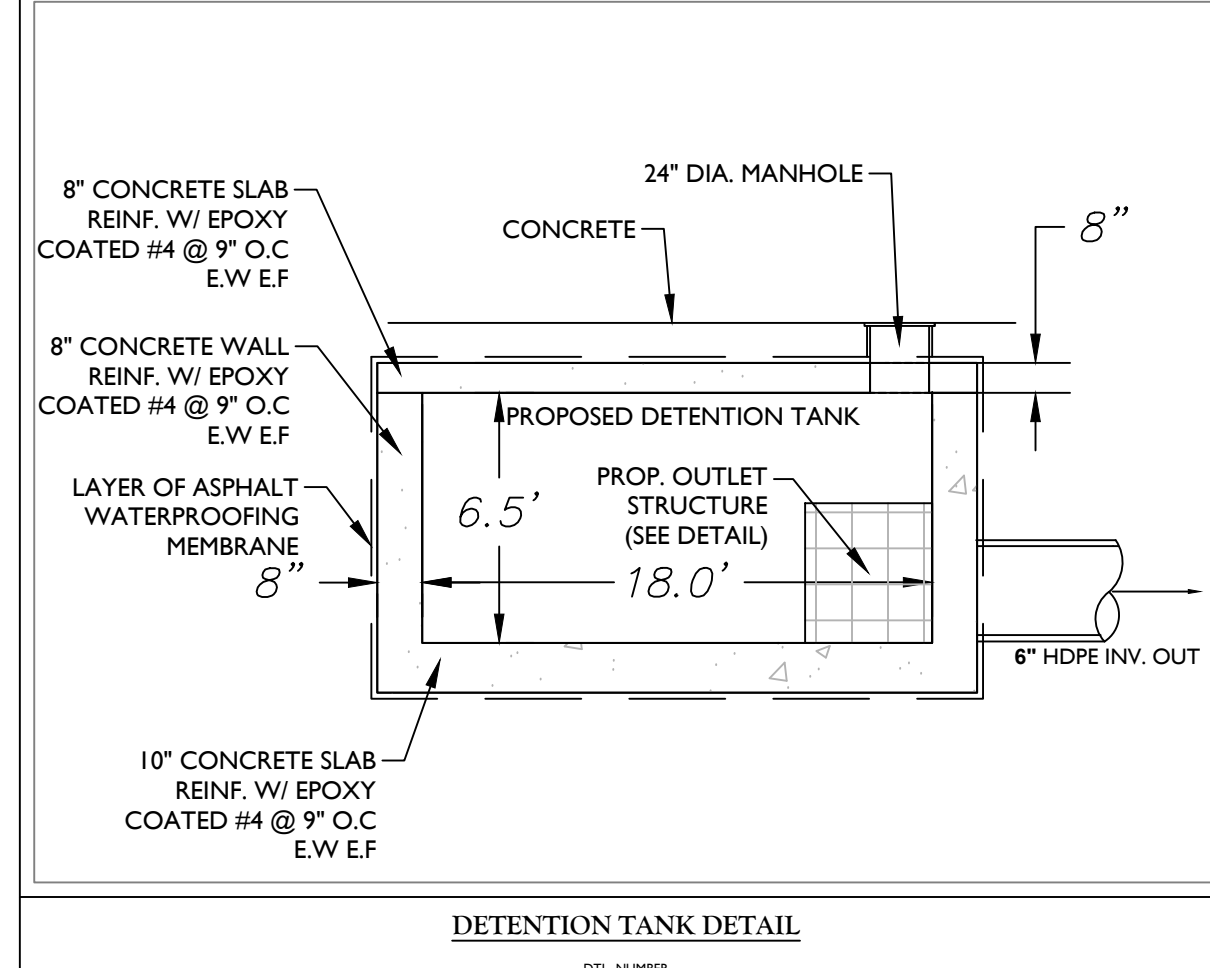
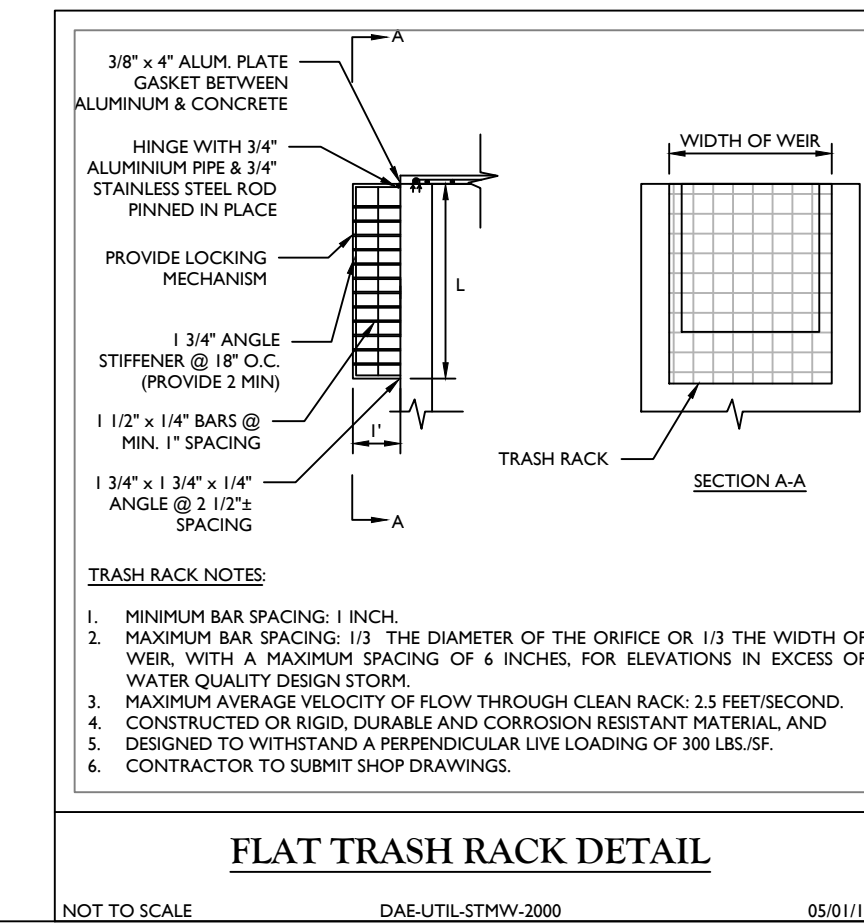
SV = 280 CF

GRADING NOTES:

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS APPROVED BY THE ENGINEER.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE ENGINEER.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED.
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

UTILITY NOTES:

- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE REQUIREMENTS PROVIDED BY THE APPLICABLE UTILITY COMPANY.
- PROPER CONSTRUCTION OF THE PROPOSED DETENTION BASINS SHALL BE CERTIFIED BY THE APPLICANT'S ENGINEER PRIOR TO FINAL APPROVAL BY THE TOWNSHIP.
- IF POSSIBLE, REUSE EXISTING WATER AND GAS CONNECTIONS FOR DOMESTIC SUPPLY.



LEGEND

|                                     |                         |
|-------------------------------------|-------------------------|
| PROJECT BOUNDARY LINE               | UNMARKED VALVE          |
| PROPOSED POST AND RAIL FENCE        | OIL FILL CAP            |
| PROPOSED TIMBER GUIDE RAIL          | FIRE HYDRANT            |
| OVERHEAD WIRES                      | SIGN POST               |
| CURB LINE                           | LIGHT POLE              |
| DEPRESSED CURB                      | UTILITY POLE            |
| MANHOLE-TELEPHONE                   | SPOT ELEVATION          |
| MANHOLE-PUBLIC SERVICE              | EXISTING CONTOUR LINE   |
| MANHOLE                             | TREE (TREE DIAMETER)    |
| CATCH BASIN                         | DIRECTION OF SEWER FLOW |
| INLET                               | FENCE                   |
| WATER VALVE                         | CONCRETE                |
| GAS VALVE                           | PROPOSED CONTOUR LINE   |
| ASPHALT                             | PROPOSED SPOT ELEVATION |
| PROPOSED CURB ELEVATIONS            |                         |
| PROPOSED WALL ELEVATIONS            |                         |
| PROPOSED TOP OF PAVEMENT ELEVATIONS |                         |
| VERIFY IN FIELD                     |                         |

115 Route 46 West, STE D29  
Mountain Lakes, NJ 07046  
info@DaeTel.com  
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| 0   | 03/19/26 | INITIAL SUBMISSION | MTY      | ABK        |
| REV | DATE     | DESCRIPTION        | DRAWN BY | CHECKED BY |

ADAM B. KANDIL  
NEW JERSEY LICENSED PROFESSIONAL  
ENGINEER - LICENSE NUMBER: 24GE05201800

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SITE INFORMATION:

937 BROADWAY,  
CITY OF BAYONEE,  
HUDSON COUNTY

LOT:23  
BLOCK: 85

SHEET TITLE:  
**GRADING, DRAINAGE &  
UTILITY PLAN**

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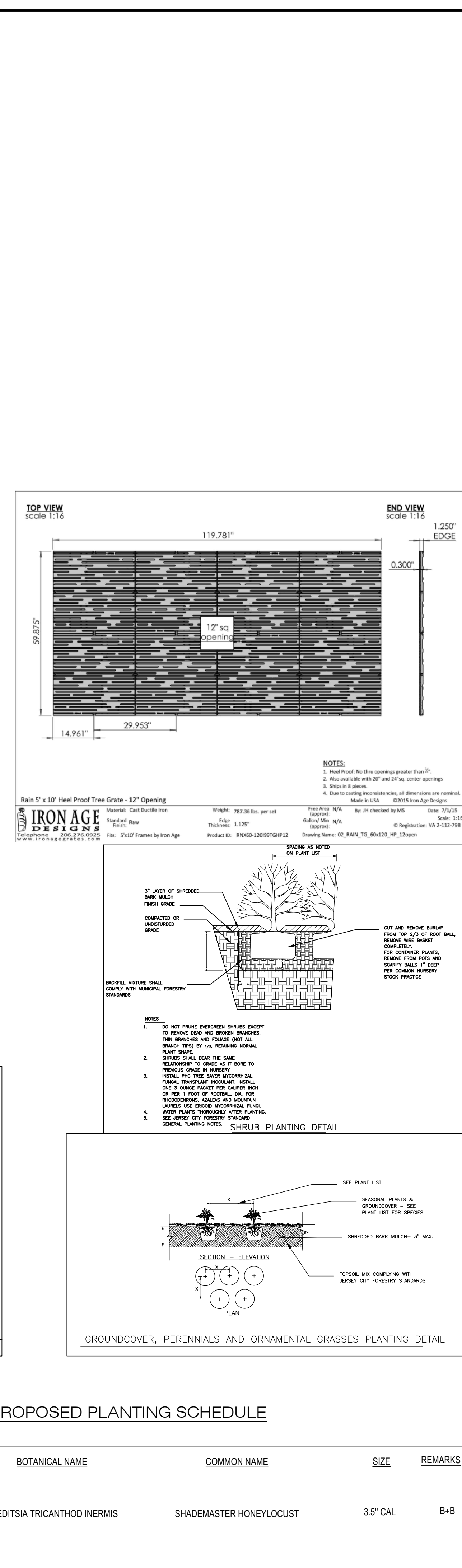
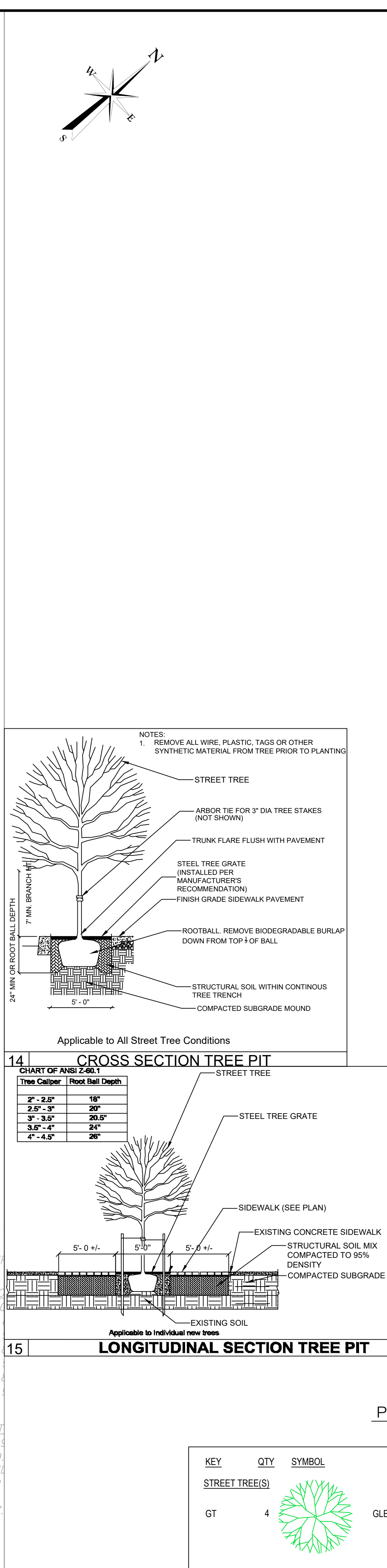
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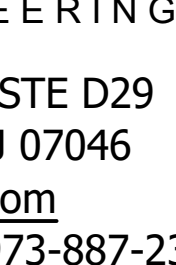
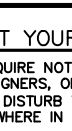
**C-04**

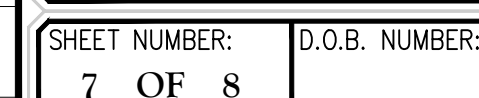
SHEET NUMBER:  
4 OF 8

D.O.B. NUMBER:





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| DRAWING NUMBER:<br><br><b>C-06</b>                                                                                                                                                                                                                                                                                                                                                                  |           |                    |                     |
| SHEET NUMBER:<br><b>6 OF 8</b>                                                                                                                                                                                                                                                                                                                                                                      |           | D.O.B. NUMBER:     |                     |



| ROOM SUMMARY        |              |         |             |
|---------------------|--------------|---------|-------------|
| Label               | Type         | Ctg Ht. | Description |
| 1ST FLOOR GARAGE    | Polygon-Flat | 14      |             |
| 2ND FLOOR GARAGE    | Polygon-Flat | 8       |             |
| CELLAR LEVEL GARAGE | Polygon-Flat | 8.5     |             |

