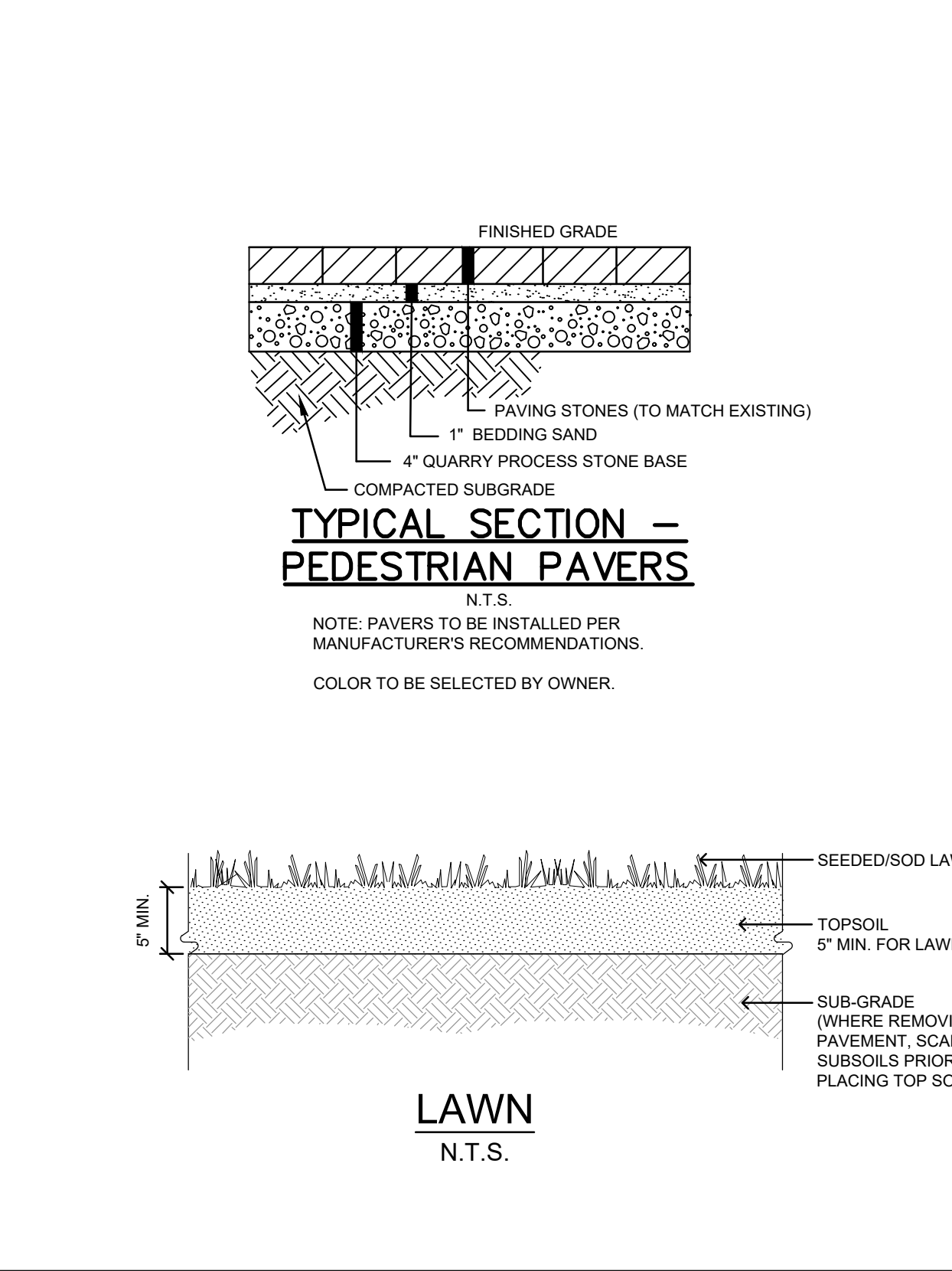
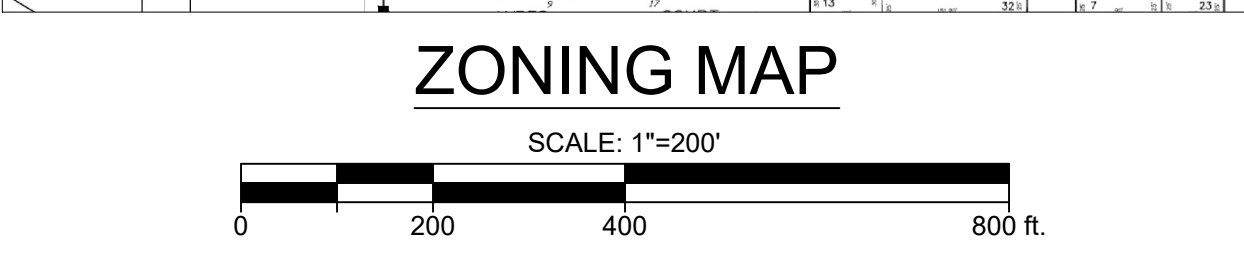
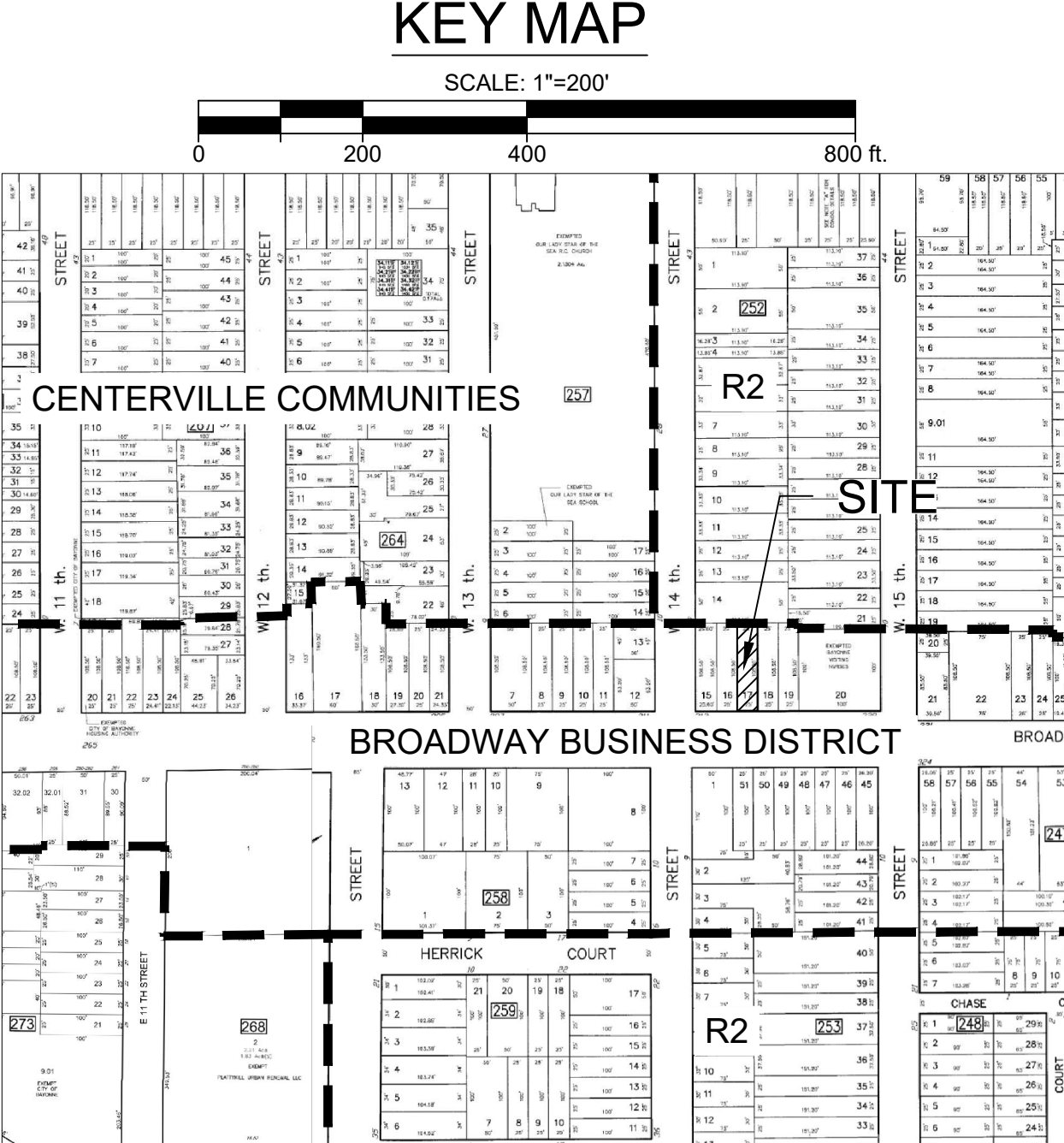
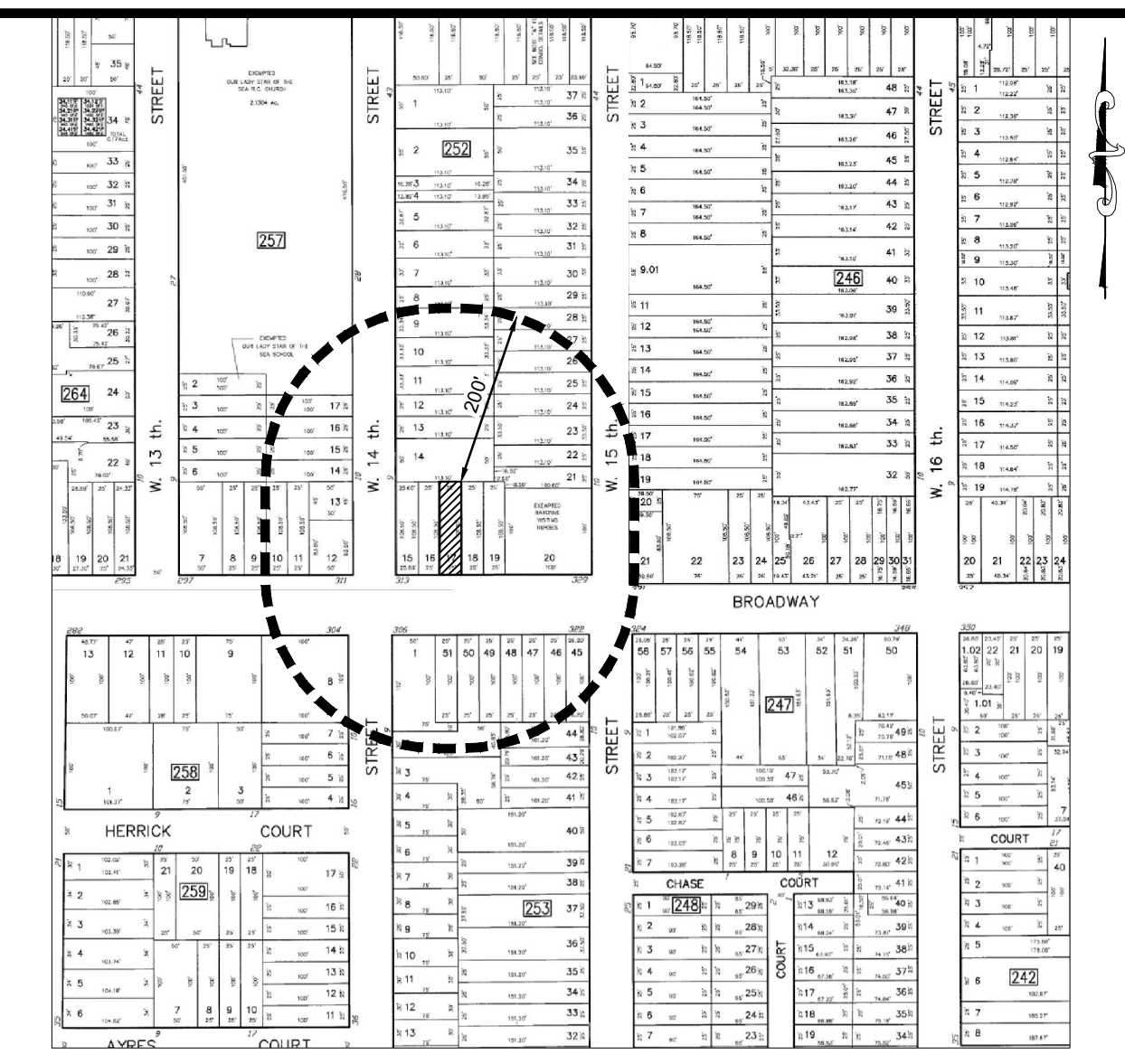


317 Broadway, Bayonne, NJ 07001-0001 (ENG) - Site Plan\081466-SP-SP.dwg, 06/20/25, 12:36:16PM, and centropo, LAYOUT:2436--STD

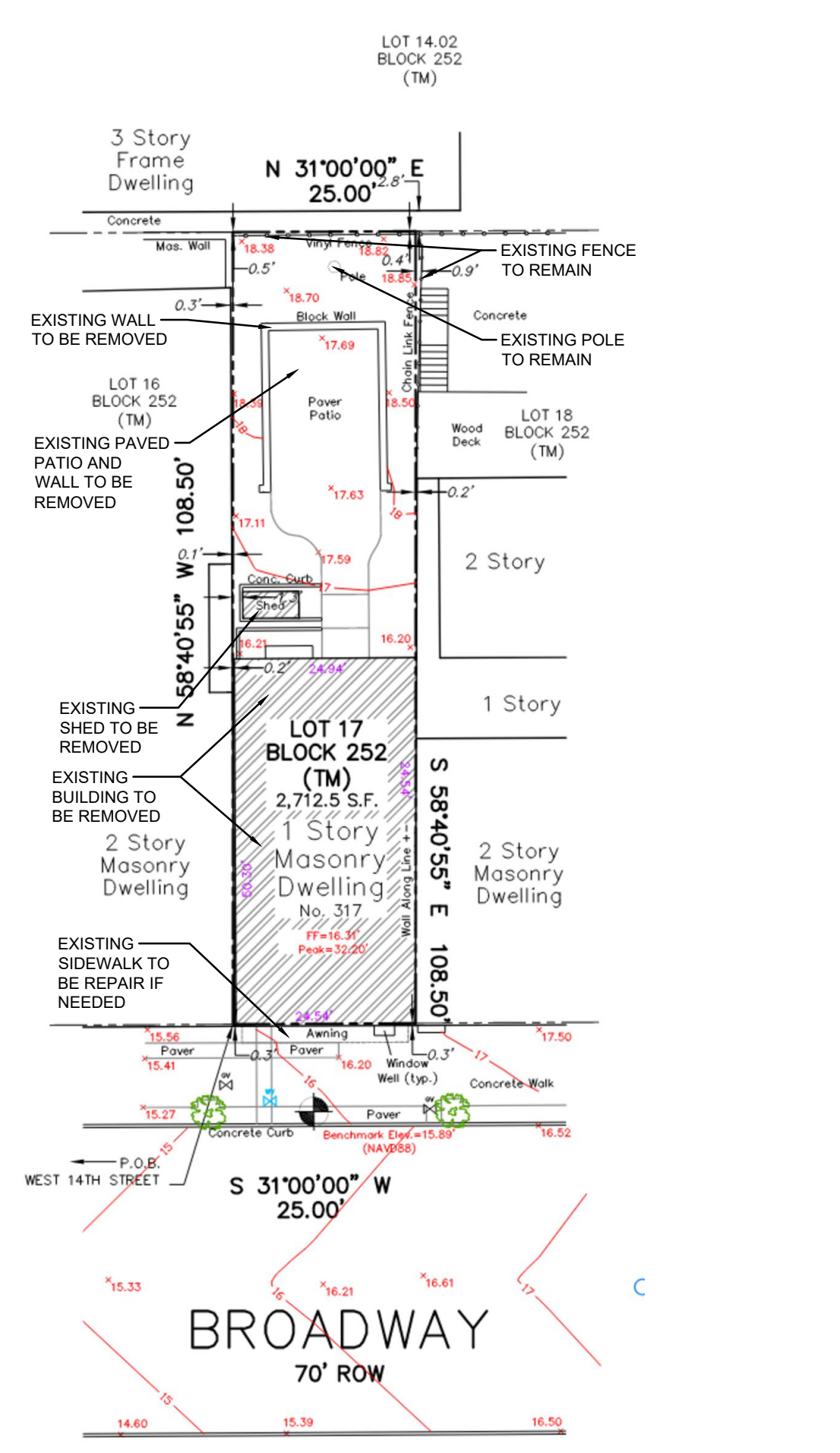


GENERAL NOTES

- 1. Boundary and Topographic Information taken from a map entitled "Topographic Survey of Property, Tax Block 252, Lot 17, City of Bayonne, Hudson County, New Jersey" prepared by Marc J. Cifone and Jeffrey S. Grunn, Lakeland Surveying, dated 01/28/22. Vertical Datum NAVD88.
2. Architectural information taken from plans entitled "Proposed Apartment Building" prepared by Zampolin & Associates Architects, Robert E. Zampolin AIA, dated 01/29/2025.
3. The professional signing this plan is not qualified to make a determination as to the presence or absence of wetlands. Therefore, no statement is being made or implied by the fact that no evidence of wetlands or wetland transition areas (buffers) are shown on this plan.
4. Contractors and subcontractors are responsible for making their own determinations regarding subsurface conditions, including but not limited to soil characteristics, as well as depth to rock and groundwater. Bowman Consulting Group was not contracted to make any such determinations.
5. The professional signing this plan is not qualified to make a determination as to the presence or absence of contamination or other environmental conditions on the site. Therefore, no statement is being made or implied by the fact that no evidence of contamination or other environmental conditions is shown on this plan.
6. The Owner shall provide a copy of all permits and approvals issued for the project to the Contractor. The Contractor shall be responsible for reading and complying with the terms and conditions of all permits, approvals and authorizations issued by the various regulatory authorities for the project. The Contractor is also responsible for confirming with the Engineer that the permits and approvals provided by the Owner is complete.
7. Prior to any construction or site preparation activity, the Contractor shall complete the following:
- Verify the plans contain the raised seal of the engineer and display the latest revision as "Issued for Construction." The use of any other plans is at the Contractor's risk.
- Verify the information shown on these plans is consistent with the information shown on all other plans (architectural, landscaping, etc.) being used for construction of the project. Also, verify the plans are consistent with all conditions and requirements set forth in the permits. Report any discrepancies/inconsistencies to the Owner and Bowman Consulting Group prior to any construction.
- Determine all applicable specifications, as well as all requirements for shop drawings, inspections and testing applicable to project by contacting the local building official, municipal engineer and each affected utility company (or agency). In the event of a conflict between any specifications and the information shown on these plans, Bowman Consulting Group and the Owner shall be notified in order to resolve the conflict prior to any construction.
- Contact the local police department relevant to any work to be performed in or near public streets, as well as ingress and egress requirements during construction. Traffic control requirements shall be established between the Contractor and police department at this time.
8. All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email or other written form(s) of communication.
9. Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.
10. It is the Contractor's responsibility to protect all property markers and monuments from disturbance throughout construction. Notify the Owner immediately should any property markers or monuments be inadvertently disturbed or damaged.
11. Prior to any construction, the horizontal limits of the work (Limits of Disturbance - LOD) shall be established and delineated on-site. Disturbance beyond these permitted limits exposes the contractor to fines and penalties by regulatory agencies.
12. The exact location of all work shall be established from the control points and all stakeout shall be referenced from baselines established from the control points. All dimensions and distances, both horizontal and vertical, shall be verified for consistency with the plans by the entity responsible for layout prior to the construction of each project element. In the event of any discrepancies between the layout and dimensions/distances shown on the plans, the layout entity shall notify Bowman Consulting Group for resolution of the discrepancy prior to any construction of the specific element.
13. Information for field layout shall be taken from the plans. Graphical information as may also be provided via electronic files is intended as drawing data only and is not to serve as basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations as customary for layout.
14. Modifications to building access shall be in accordance with applicable building codes.
15. The intent of the plans is to provide a smooth transition, maintaining effective positive drainage, at all locations where the proposed construction is to connect to existing infrastructure, such as curbs, pavement, and sidewalks. The entity responsible for stakeout shall, prior to any construction, verify the intended smooth connections will be achieved. Unless otherwise noted on the plans or directed by the inspecting authority, smooth transitions shall be considered to meet the following minimum criteria:
- No low points or "bird baths" will be created, except at locations where drainage inlets exist or will be constructed.
- All final grades will have a minimum slope of 0.5%.
- Abrupt changes in grade are avoided, except as dictated by curb ramp details. Slope changes exceeding 2.0% shall be considered abrupt for the purpose of this requirement.
In the event the entity responsible for layout should determine a smooth transition cannot be achieved at one or more locations, Bowman Consulting Group shall be notified for resolution prior to any construction.
16. Contractor is responsible for their own verification of existing topographic information, should there be any suspected discrepancies with the topography depicted on the plans and actual physical conditions. Any confirmed discrepancy identified by the Contractor's verification shall be reported to the Engineer for resolution prior to any site disturbance. Once any site disturbance occurs, the Contractor shall have no claim for extra work based upon suspected or confirmed topographic discrepancies.
17. The Contractor is solely responsible for construction site safety and for determining the means and methods for all construction activities. All safety precautions must be undertaken and maintained as required by local, State and Federal codes.
18. Contractor to comply with the traffic control plan, if provided. If a traffic control plan is not provided, the Contractor shall determine and comply with any and all traffic control requirements of the local police department and any public agency having jurisdiction relevant to any construction in or near public streets as well as for ingress and egress during construction.
19. The Contractor shall provide necessary barricades, sufficient lights, signs, and other traffic control measures as may be necessary within the project for the protection and safety of the public. All such traffic control devices shall be maintained in satisfactory condition throughout the construction period.
20. Where shop drawings are specified on the plans or required by an inspecting authority, at least three copies of the drawings shall be provided to Bowman Consulting Group for approval. Contractor to determine the number of copies required by the inspecting authority. All shop drawings are to be prepared by a New Jersey professional engineer.
21. All construction shall conform to the requirements of any applicable Federal, State or Local law, regulation and/or ordinance.
22. Unless otherwise noted, all materials and workmanship shall conform to the New Jersey Department of Transportation Standard Specifications for Road and Bridge Construction, latest edition.
23. Contractor shall complete all work in a workmanlike manner to the full satisfaction of the Owner.
24. Contractor shall be responsible for site clean-up following completion of construction. All disposal of debris shall be in accordance with applicable local, county, state and federal regulations.
25. Any damage to existing infrastructure, including but not limited to, pavement, sidewalks, curb, lighting facilities, utilities, or landscaping, due to the actions of the Contractor shall be repaired by the Contractor (at his sole expense) to the satisfaction of the owner of the damaged item.
26. All equipment, materials, etc. shall be confined to the project site. No encroachment onto public right-of-ways or adjacent properties is permitted unless specified on the plans or granted to the Contractor in writing.
27. Any omissions in the standard details or lack of information must be brought to the attention of Bowman Consulting Group prior to construction.
28. Existing pavement shall be saw cut in straight lines to the full depth of the existing asphalt (except at the edge of butt joints).
29. The frame and grades of all inlets, manholes and sewer cleanout boxes shall be adjusted as necessary to match proposed grades. All such elevation adjustments shall be performed in accordance with all applicable specifications and regulations.

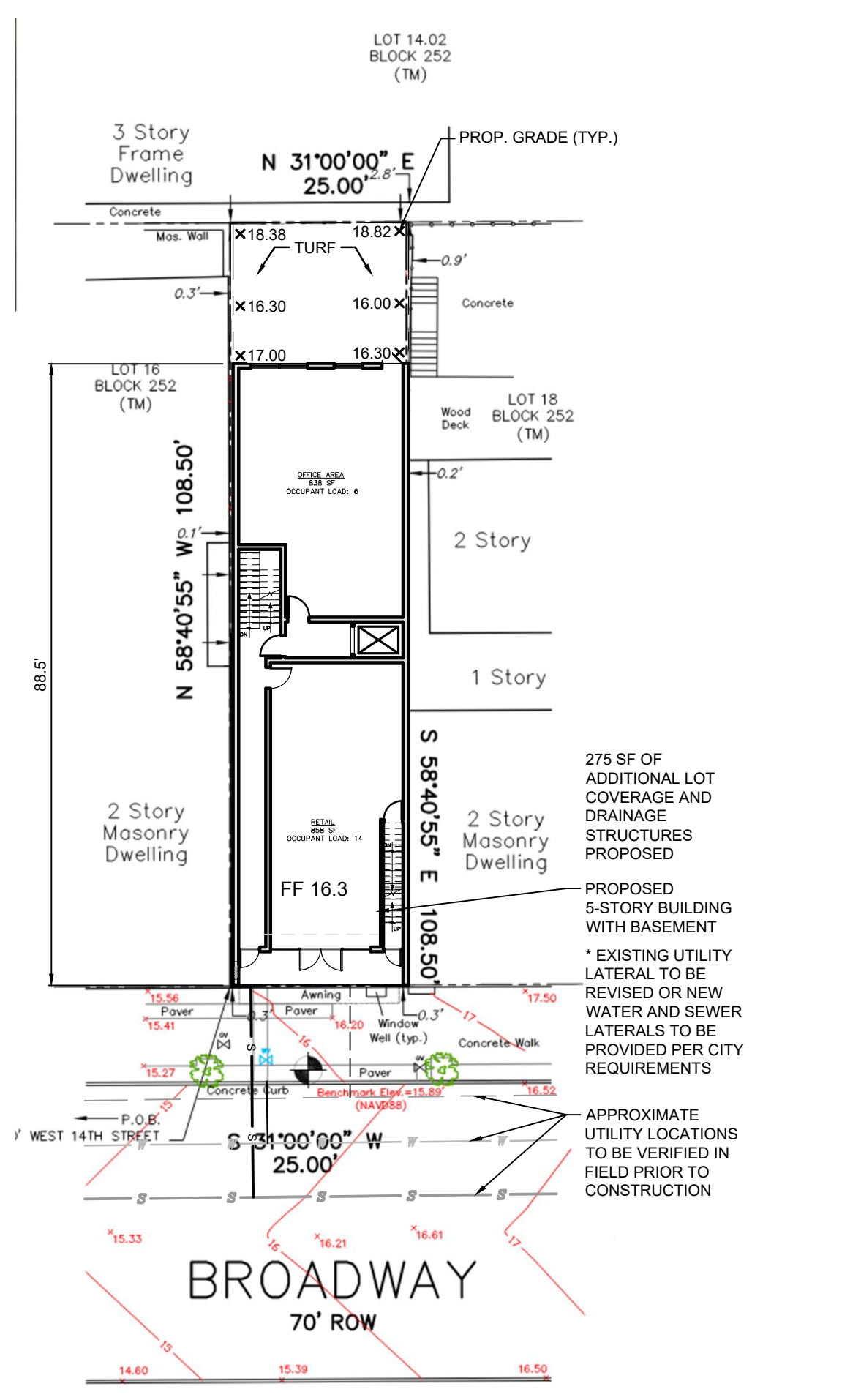
ZONING TABLE
ZONE: 8TH STREET STATION REHABILITATION AREA PLAN BLOCK 252, LOT 17
BROADWAY BUSINESS DISTRICT AREA
EXISTING USE: RETAIL
PROPOSED USE: RETAIL / OFFICE / RESIDENTIAL (APARTMENTS)
ITEM REQUIRED EXISTING PROPOSED
MIN. LOT AREA No Requirements 2,712.5 SF NO CHANGE
MIN. LOT FRONTAGE 30 FT 25.0' 25' [E]
MIN. FRONT YARD No Requirements 0' NO CHANGE
MIN. SIDE YARD No Requirements, 10' adjacent to residential zone district or existing residential use 0' NO CHANGE
MIN. REAR YARD 20' 58.5' 20'

(E) = Existing Non Conformity
PARKING REQUIREMENTS PER REHABILITATION PLAN:
(2.5R) 8 UNITS x 1.0 = 8 Spaces
838 SF OFFICE C/1400 SF = 2.10
TOTAL REQUIRED = 10.10
TOTAL PROVIDED = 0 Spaces
VARIANCE REQUESTED



SITE PREPARATION PLAN
PROPERTY OWNERS WITHIN 200 FEET

Table listing property owners within 200 feet, including columns for Block, Lot, Owner, and Address. Owners include Sexton, Daniel & Nicole, Kasztelan, Krzystof & Jolanta, Young, Laura & Terry, etc.



SITE PLAN
ZONING NOTES

- 1. Area of site disturbance less than 5,000 sf and exempt from Soil Conservation District plan review and certification. Contractors shall nonetheless follow best construction practices to limit soil erosion during construction.
2. Trash and Recycling cans to be kept in rear yard.
3. Existing utility services/laterals to be protected during construction.
4. Required Approvals: Planning Board, Fire Official, Construction Official, Health Department (if necessary), Hudson County Planning Board (if not exempt). Review/approval not required from NJDEP or NJDOT or Hudson-Essex Passaic Soil Conservation District.

OWNER & APPLICANT:
317 Broadway Bayonne, LLC
148 East 5th Street
Building 7A
Bayonne, NJ 07002

APPROVALS:
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

CITY ENGINEER DATE
APPROVED BY THE PLANNING BOARD OF THE CITY OF BAYONNE
CHAIRMAN DATE
SECRETARY DATE

Professional seal and title block for Bowman Consulting Group Ltd. Includes project name, date, revision table, and signature of William H. Hamilton, NJ Licensed Landscape Architect Lic. No. 21AS00140.