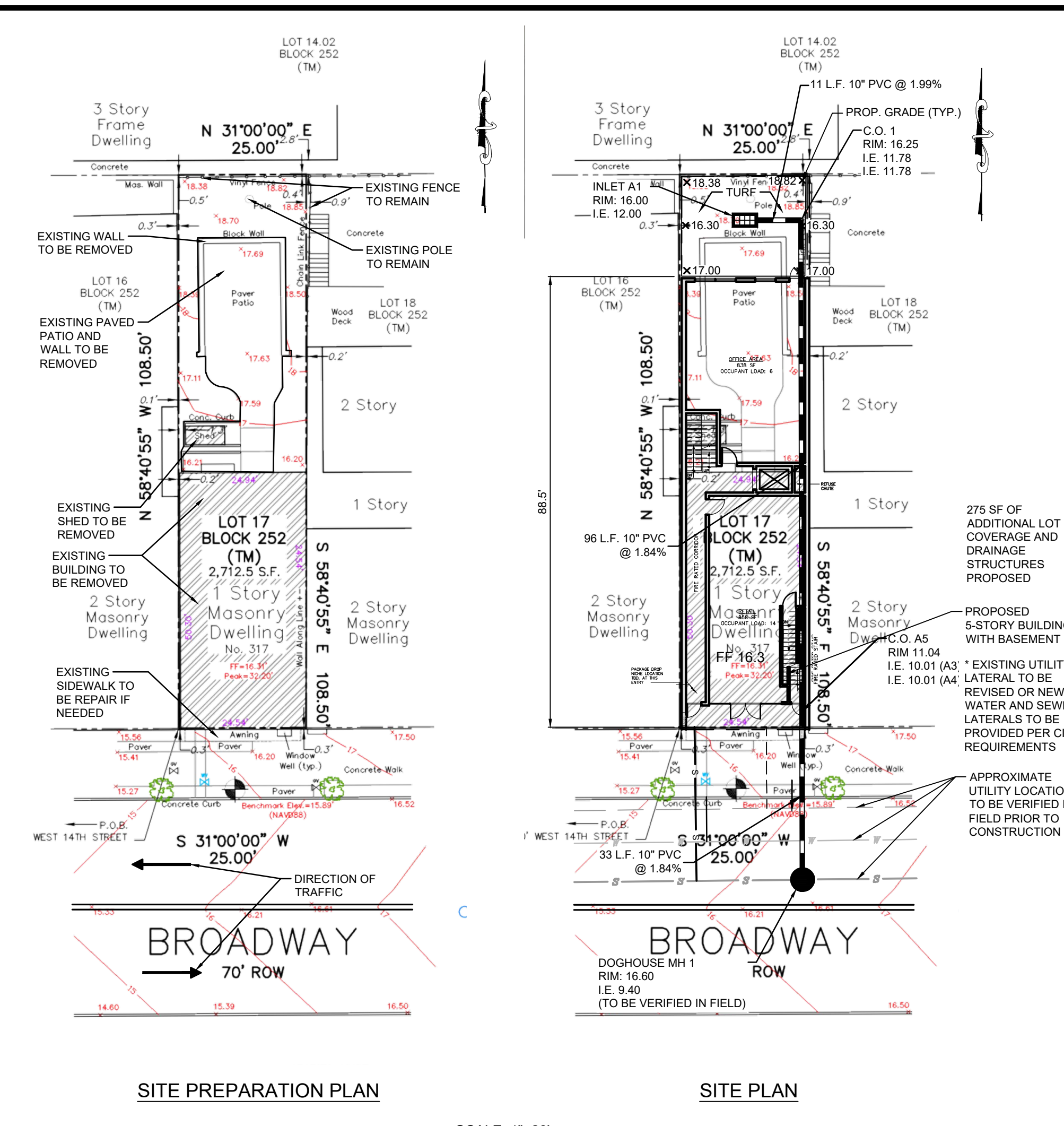


**GENERAL NOTES**

- 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. Clone, and Jeffrey S. Grun, Lakeland Surveying, dated 01/26/22. Vertical Datum NAVD83.
- Architectural information taken from plans entitled "Proposed Apartment Building" prepared by Zampolin & Associates Architects, Robert E. Zampolin AIA, dated 01/29/2025.
- 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.
- 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.
- 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.
- 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.
- 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.
- All confirmations/verifications between the Contractor, Owner and/or Engineer shall be via email or other written form(s) of communication.
- Contractor to call the New Jersey One Call System (800-272-1000) to have all underground utilities located prior to any site disturbance.
- 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.
- 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.
- 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 for the specific element.
- 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 a basis for survey layout. Standard practice requires the layout entity check dimensional data for consistency and to make survey calculations as customary for layout.
- Modifications to building access shall be in accordance with applicable building codes.
- 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 for curb, pavement, and sidewalk. 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.
- 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.
- 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.
- 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.
- 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.
- All construction shall conform to the requirements of any applicable Federal, State or Local law, regulation and/or ordinance.
- 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.
- Contractor shall complete all work in a workmanlike manner to the full satisfaction of the Owner.
- 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.
- 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.
- 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.
- Any omissions in the standard details or lack of information must be brought to the attention of Bowman Consulting Group prior to construction.
- Existing pavement shall be saw cut in straight lines to the full depth of the existing asphalt (except at the edge of butt joints).
- The frame and grates 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.

**PROPERTY OWNERS WITHIN 200 FEET**

BLOCK	LOT	OWNER	ADDRESS
288	8	304 BROADWAY PRESERVE URBAN RENW LLC	288-304 BROADWAY, BAYONNE
287	10	SEXTON, DANIEL & NICOLE	305 BROADWAY, BAYONNE
287	11	KASZTELAN, KRZYSZTOF & JOZANA	307 BROADWAY, BAYONNE
287	12	309 BROADWAY REALTY LLC	309 BROADWAY, BAYONNE
287	13	YOUNG, LAURA & TERRY	8 W 14TH STREET, BAYONNE
287	14	HERNANDEZ, RICARDO A. & ETALS	10 W 14TH STREET, BAYONNE
287	15	CIMOLIC, STEPHEN & MARGARET	12 W 14TH STREET, BAYONNE
287	16	BIRKHAIR, ATRIF	14 W 14TH STREET, BAYONNE
287	17	FANOUS, IZZAT & KAOOTH BASELOS	16 W 14TH STREET, BAYONNE
287	1	OUR LADY STAR OF THE SEA RC CHURCH	284-304 AVENUE C, BAYONNE
287	9	GODESKY, JOSEPH ETALS	25 W 14TH STREET, BAYONNE
287	10	YUSUF, DANIEL	21 W 14TH STREET, BAYONNE
287	11	PARADISE, CLEMENTINA, ET ALS	19 W 14TH STREET, BAYONNE
287	12	SERKAK, ROBERT & MARIAN TAWFIK	17 W 14TH STREET, BAYONNE
287	13	ILFELDER, IMELYL	13 W 14TH STREET, BAYONNE
287	14	SIBBER, SANKALP, LLC	11 W 14TH STREET, BAYONNE
287	14	FEBROW, MATTHEW R. & NICOLE SORBARA	9 W 14TH STREET, BAYONNE
287	15	313 BROADWAY A CONDO ASSOCIATION	313 BROADWAY, BAYONNE
287	15C101	FEBROW, MATTHEW R. & NICOLE SORBARA	313 BROADWAY, BAYONNE
287	15C201	PEL-CONTENADO, ROZANI	313 BROADWAY, BAYONNE
287	15C202	MUSHARASHI, JACOB & MARY	313 BROADWAY, BAYONNE
287	15C301	MUSHARASHI, HANNA & LUCIA	313 BROADWAY, BAYONNE
287	15C302	MUSHARASHI, HANNA & LUCIA	313 BROADWAY, BAYONNE
287	16	BRATTOLIER, GEORGE & ALI	315 BROADWAY, BAYONNE
287	18	SPARAFORRE, ANGELO	319 BROADWAY, BAYONNE
287	19	321 BROADWAY BAYONNE LLC	321 BROADWAY, BAYONNE
287	20	CHURCH OF JC OF LATTER DAY SAINTS	325 BROADWAY, BAYONNE
287	21	MIDDLETON, LAGENA M	10 W 15TH STREET, BAYONNE
287	22	MUZZE, LUIS R. & HILDA A	12 W 15TH STREET, BAYONNE
287	23	14 N LLC	14 W 15TH STREET, BAYONNE
287	24	KUSKOWSKI, NEAL	16 W 15TH STREET, BAYONNE
287	25	HERMOSO, NOVINA & MEDIAS MATTHEW	18 W 15TH STREET, BAYONNE
287	26	BOSCH, RICHARD & TALYA REED	20 W 15TH STREET, BAYONNE
287	27	ELAYED, SAMER & RAMANI	22 W 15TH STREET, BAYONNE
287	28	DAVIDSON, SARAH & WILLIAMS BENJIE	24 W 15TH STREET, BAYONNE
287	1	BRIDGEWAY, JOHN & BRIDG	306-308 BROADWAY, BAYONNE
287	2	VILLEGAS, JAVIER HERNANDEZ	9 E 14TH STREET, BAYONNE
287	4	EBLACA, NARIA	10 E 15TH STREET, BAYONNE
287	45	322 BROADWAY A LLC	322 BROADWAY, BAYONNE
287	46	YAMBE, ANA M.	323 BROADWAY, BAYONNE
287	47	LEE, KIMIN & SUNNY LUI & LEE	318 BROADWAY, BAYONNE
287	48	SALIB, HANY	316 BROADWAY, BAYONNE
287	49	NGUYEN PHAT, TUYET & THIEN	314 BROADWAY, BAYONNE
287	50	ZURKA, BRADLEIGH	312 BROADWAY, BAYONNE
287	51	DORLA, ROBERT G	310 BROADWAY, BAYONNE
287	17	ABDEL-SAYED, SHOKRY G.	13 W 15TH STREET, BAYONNE
287	18	ASAAD, RAMY	11 W 15TH STREET, BAYONNE
287	19	REMON, HESHARA	9 W 15TH STREET, BAYONNE
287	20	BRADY, ROBERT	718 15TH STREET, BAYONNE
287	21	TRINITY PARISH IN BERKIN POINT	331 BROADWAY, BAYONNE



**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)

[E] = Existing Non Conformity

**PARKING REQUIREMENTS PER REHABILITATION PLAN:**  
(2-BR) 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

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

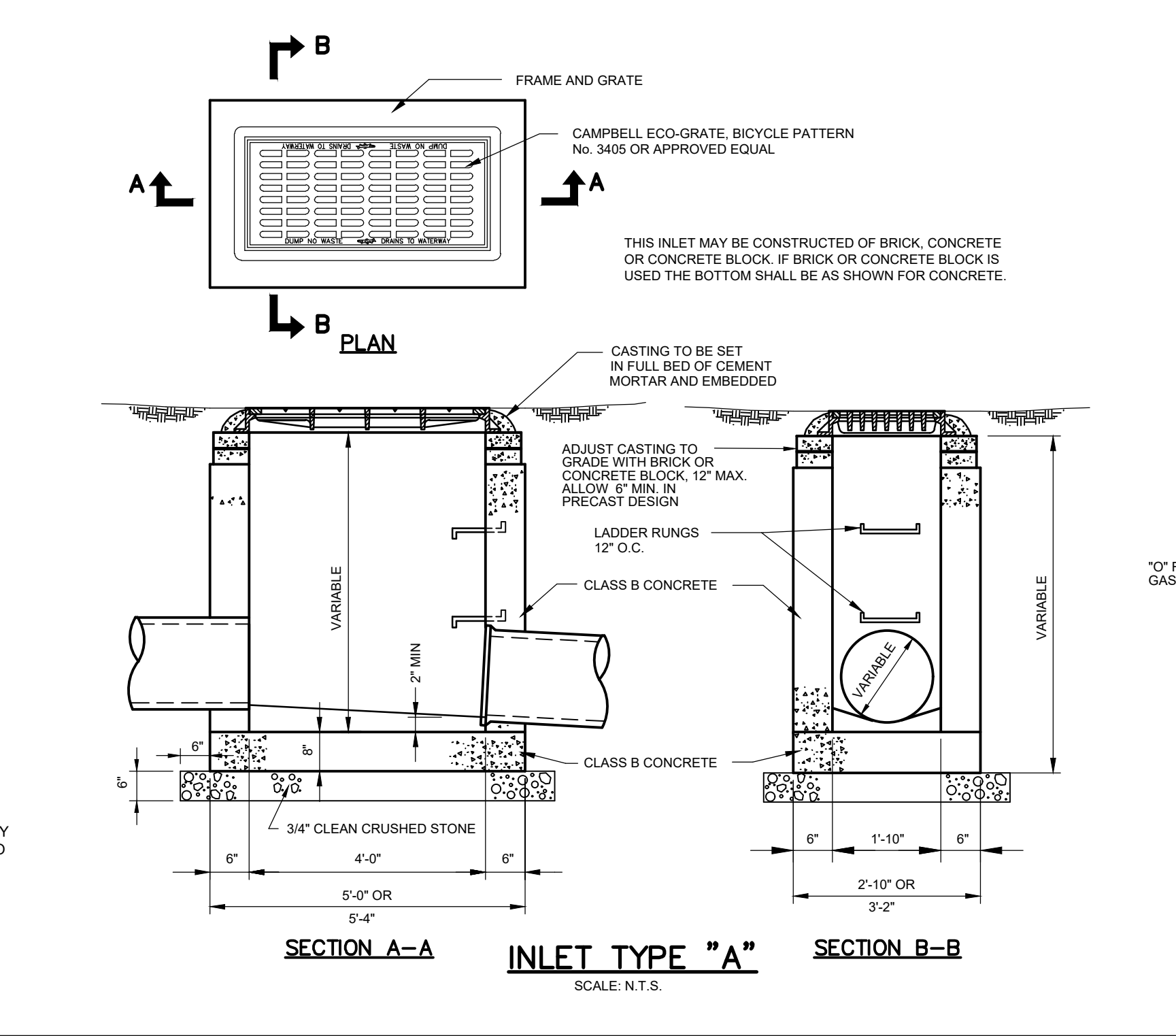
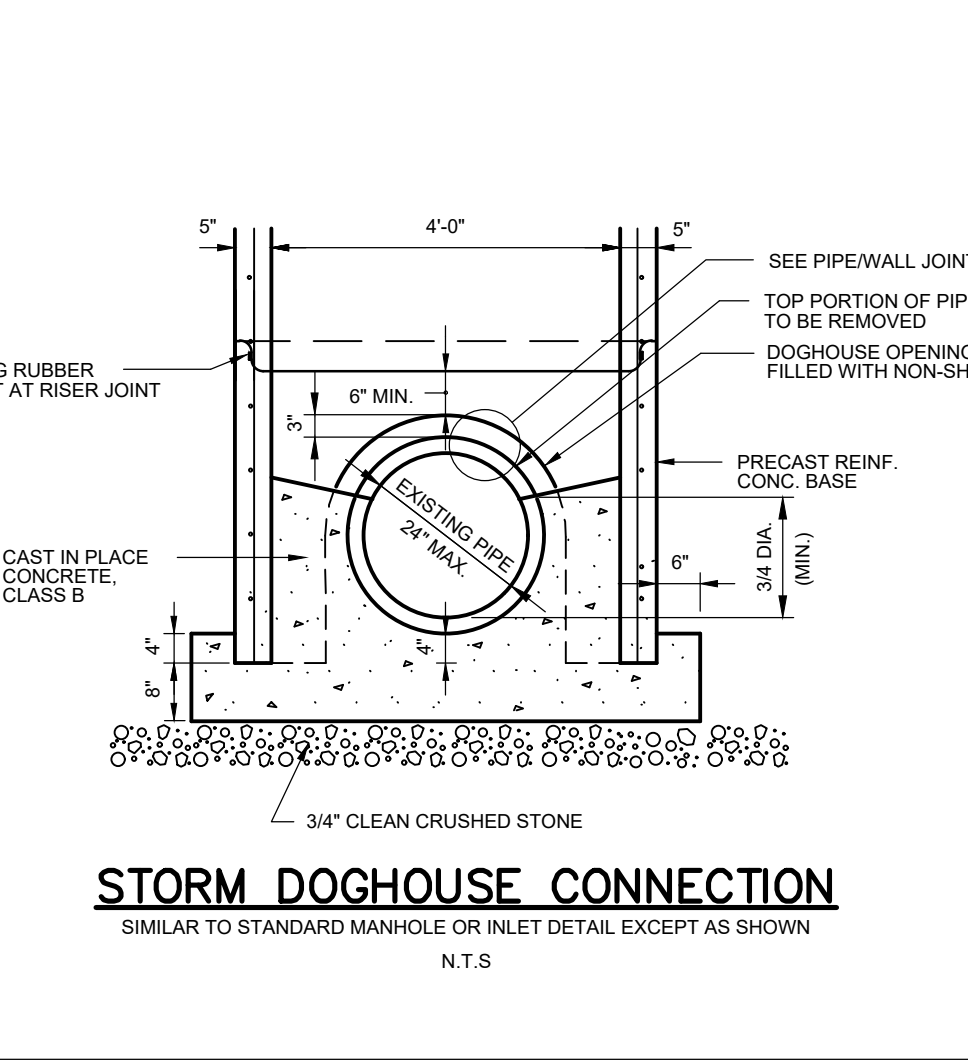
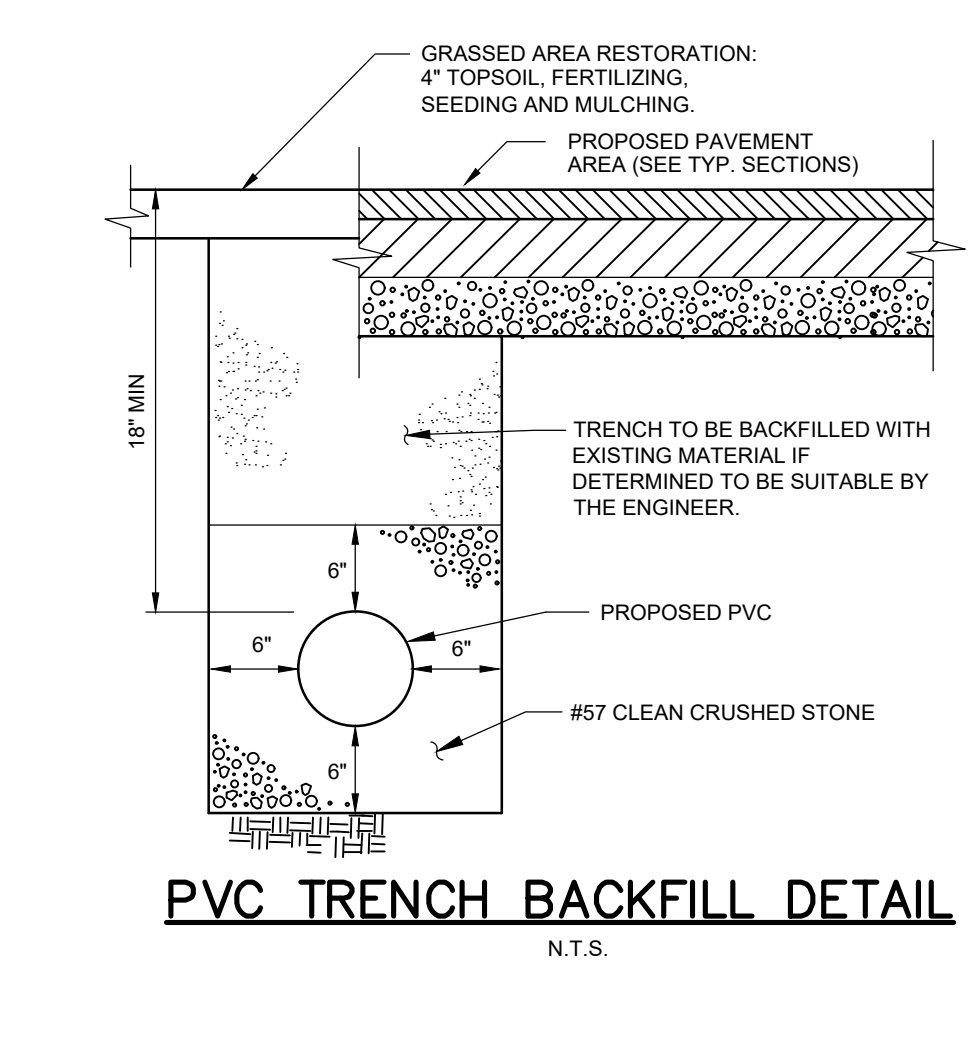
**APPROVALS:**  
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT COMPLIES WITH ALL APPROVALS GRANTED BY THE APPROVING AUTHORITY.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE PLANNING BOARD OF THE CITY OF BAYONNE

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_



**Bowman**

PROJ: 081466-01-001  
DATE: 12/10/2025  
CHKD: [Signature]  
DATE: [Blank]

6 5 4 3 2 1  
SUBMISSION REQUIREMENTS  
PLANNING/ZONING COMMENTS  
REVISION

Phone: 875-558-9400  
6 Campus Drive, Suite 302  
Bayonne, NJ 07004  
E-mail: N.J.Bowman.com

NJ Certificate of Authorization  
No. MH000035

**Bowman Consulting Group Ltd**

**WILLIAM H. HAMILTON, N.J. Licensed Landscape Architect Lic. No. 21AS00140**

**PRELIMINARY AND FINAL SITE PLAN**

317 BROADWAY  
BLOCK 252, LOT 17  
CITY OF BAYONNE  
HUDSON COUNTY, NEW JERSEY

SHEET No. 1 OF 1