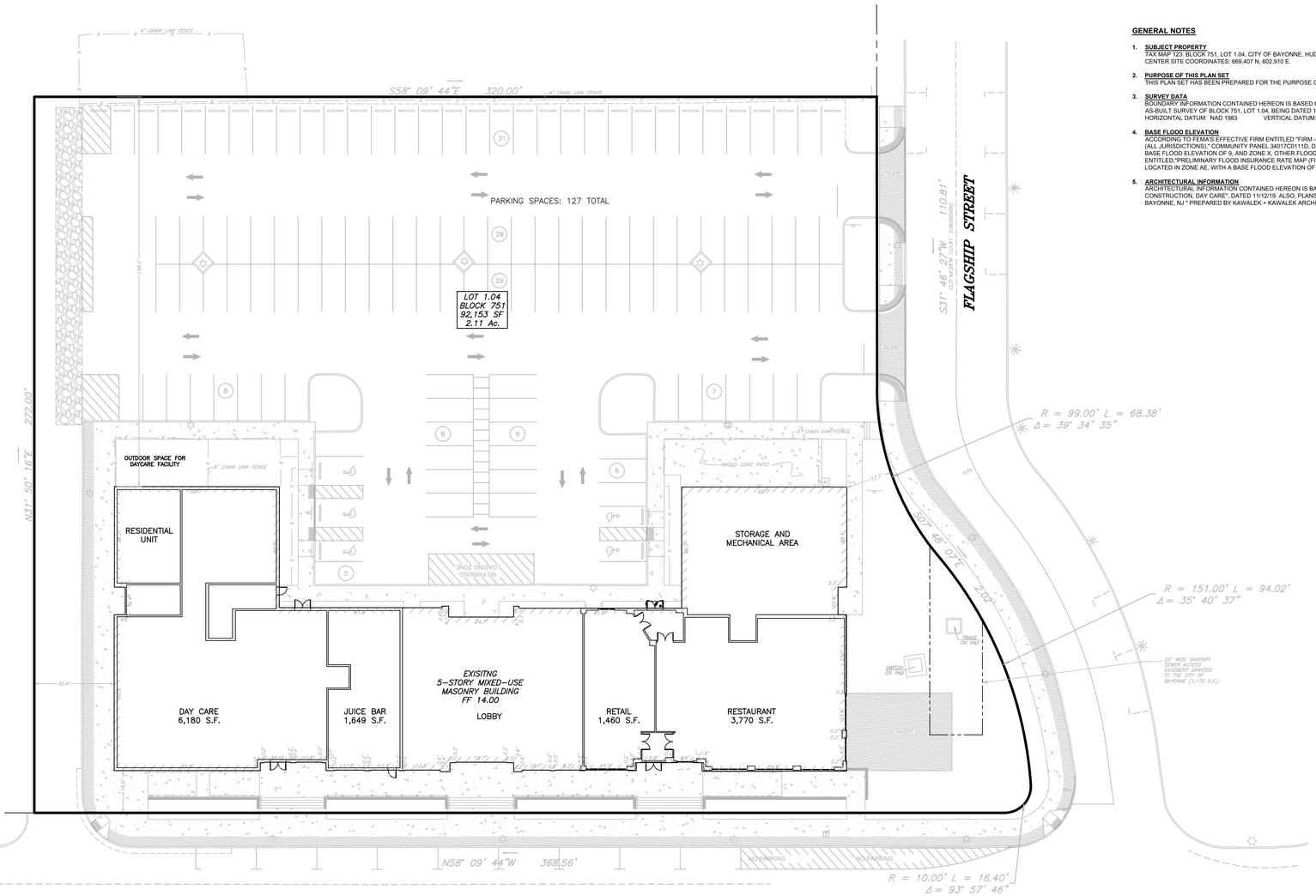

20 0 20 40

SCALE : 1" = 20'

GENERAL NOTES

1. **SUBJECT PROPERTY**
TAX MAP 123: BLOCK 751, LOT 1.04, CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY
CENTER SITE COORDINATES: 669,407 N, 602,910 E.

2. **PURPOSE OF THIS PLAN SET**
THIS PLAN SET HAS BEEN PREPARED FOR THE PURPOSE OF AMENDED SITE PLAN, TO INCREASE THE COMMERCIAL FLOOR AREA.

3. **SURVEY DATA**
BOUNDARY INFORMATION CONTAINED HEREON IS BASED ON A SURVEY PERFORMED BY INSITE SURVEYING, LLC, ENTITLED "FINAL AS-BUILT SURVEY OF BLOCK 751, LOT 1.04, BEING DATED 12/02/2020.
HORIZONTAL DATUM: NAD 1983 VERTICAL DATUM: NAVD 1988

4. **BASE FLOOD ELEVATION**
ACCORDING TO FEMA'S EFFECTIVE FIRM ENTITLED "FIRM - FLOOD INSURANCE RATE MAP (FIRM), HUDSON COUNTY, NEW JERSEY (ALL JURISDICTIONS)," COMMUNITY PANEL 34017C0111D, DATED 8/16/06, THE SITE IS PARTIALLY LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 9, AND ZONE X, OTHER FLOOD AREAS. ACCORDING TO FEMA'S CURRENT PRELIMINARY FIRM ENTITLED "PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM)", COMMUNITY PANEL 34017C0111E, DATED 12/20/13, THE SITE IS LOCATED IN ZONE AE, WITH A BASE FLOOD ELEVATION OF 13. BOTH FEMA MAPS REFERENCE THE NAVD88 VERTICAL DATUM.

5. **ARCHITECTURAL INFORMATION**
ARCHITECTURAL INFORMATION CONTAINED HEREON IS BASED ON PLANS PREPARED BY GRO ARCHITECTS, PLLC, ENTITLED "NEW CONSTRUCTION, DAY CARE", DATED 11/12/19. ALSO, PLANS ENTITLED "TENANT FIT-OUT, 1 FLAGSHIP STREET EAST RETAIL, BAYONNE, NJ " PREPARED BY KAWALEK + KAWALEK ARCHITECTS, LLC, DATED 1/19/21.

LEGEND

EXISTING

- BOUNDARY LINE
- CONTOUR LINE
- SPOT ELEVATION (46.80)
- BUILDING
- WALL
- GAS
- WATER
- INLET
- STORM
- SANITARY MAIN
- OVERHEAD WIRE
- ELECTRIC
- TELEPHONE
- UTILITY POLE
- HYDRANT
- SIGN POST
- FENCE
- LIGHT FIXTURE
- TEST PIT LOCATION
- GRADE FLOW ARROW
- SWALE CENTER LINE

APPROVED
97 RESIDENTIAL UNITS
5,907 S.F. (RETAIL/NON-RESIDENTIAL)

PROPOSED AMENDMENT
97 RESIDENTIAL UNITS (NO CHANGE)
6,180 S.F. DAYCARE USE
1,649 S.F. JUICE BAR USE
1,460 S.F. RETAIL USE
3,770 S.F. RESTAURANT USE
13,059 S.F. TOTAL (NON-RESIDENTIAL)

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 2.3)
Redevelopment Plan for the Peninsula at Bayonne Harbor - HARBOR STATION SOUTH
City of Bayonne, Hudson County, New Jersey, December, 2015

ORD.SECTION	STANDARD	REQUIRED	PROPOSED	AMENDED	COMPLIES
2.3.4 (PG. 39)	STALL SIZE (FT)(RESIDENTIAL/RETAIL)	9 X 18	9 X 18	NO CHANGE	YES
2.3.2 (PG 38)	NUMBER OF PARKING SPACES RESIDENTIAL: 1.1 PER MULTI-FAMILY DWELLING UNIT NON-RESIDENTIAL: 3 PER 1,000 SF	97 UNITS = 107 SPACES 13,059 SF NON-RESIDENTIAL = 39 SPACES (AMENDED) TOTAL = 146 SPACES (AMENDED)	127 SPACES	NO CHANGE (127 SPACES)	YES (AMENDED) (SHARED PARKING)
ADA 208.2*	MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES	5 SPACES	5	NO CHANGE	YES
ADA 208.2.4*	MINIMUM NUMBER OF VAN ACCESSIBLE SPACES	1 SPACE	2	NO CHANGE	YES
2.3.5 (PG. 41)	MIN. AISLE WIDTH (90°)(FT)	24	24	NO CHANGE	YES
2.3.5 (PG. 41)	MIN. BAY WIDTH (TWO WAY)(FT)	60	60	NO CHANGE	YES
2.3.5 (PG. 41)	MIN. CURB RADIUS (FT)	10	10	NO CHANGE	YES
2.3.5 (PG. 41)	MAX. CURB RADIUS (FT)	15	10	NO CHANGE	YES
2.3.6 (PG. 43)	MIN. PARKING AREA LANDSCAPED (%)	10%	12%	NO CHANGE	YES

*2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, DEPT. OF JUSTICE, SEPTEMBER 15, 2010

ZONING COMPLIANCE CHART
REDEVELOPMENT ZONE HS-2 (§ HARBOR STATION SOUTH REDEVELOPMENT PLAN)
Redevelopment Plan for the Peninsula at Bayonne Harbor - HARBOR STATION SOUTH
City of Bayonne, Hudson County, New Jersey, December, 2015

USE: PERMITTED

ORD.SECTION	STANDARD	REQUIRED	APPROVED	AMENDED	COMPLIES
	LOT AREA (SF)	N/A	92,153 SF		
2.2.1 (PG. 32)	MIN. SIDEWALK WIDTH (FT)	10	MIN. 10'	NO CHANGE	YES
2.1.2 (PG. 28)	BUILDING HEIGHT (FT)	120	58	NO CHANGE	YES
2.6.2 (PG. 72)	MIN. BUILDING HEIGHT (STORIES)	1	5	NO CHANGE	YES
2.6.2 (PG. 72)	MAX. BUILDING HEIGHT (STORIES)	10	5	NO CHANGE	YES
2.6.2 (PG. 72)	IMPERVIOUS COVERAGE (%)	MAX 90%	83%	NO CHANGE	YES
2.6.3 (PG. 72)	OPEN SPACE (%)	MIN. 15% OF NET LAND AREA	17%	NO CHANGE	YES
2.3.7 (PG. 44)	OFF STREET LOADING ZONE	MIN. 12' x 40'	12' x 40'	NO CHANGE	YES

PLANNING BOARD APPROVAL

APPROVED BY THE CITY OF BAYONNE PLANNING BOARD

BOARD CHAIRPERSON DATE

BOARD SECRETARY DATE

BOARD ENGINEER DATE

PROJECT INFORMATION

PROJECT NAME:

THE WATERVIEW

PROJECT LOCATION:

BLOCK 751, LOT 1.04
CITY OF BAYONNE,
HUDSON COUNTY, NJ

OWNER:

MAHALAXMI BAYONNE LLC
2449 JOHN F. KENNEDY BOULEVARD
JERSEY CITY, NJ 07304

APPLICANT:

MAHALAXMI BAYONNE LLC
2449 JOHN F. KENNEDY BOULEVARD
JERSEY CITY, NJ 07304

APPLICANT'S PROFESSIONALS

SURVEYOR:
INSITE SURVEYING, LLC
1955 ROUTE 34, STE 1A
WALL, NJ 07719

ATTORNEY:
SCARINICI HOLLENBECK
331 NEWMAN SPRINGS ROAD
BUILDING 3, SUITE 319
RED BANK, NJ 07701

CALL BEFORE YOU DIG!
NJ ONE CALL....800-272-1000
(it's free!! 3 day prior to excavation)

ELECTRIC	RED
GAS / OIL	YELLOW
COMMUNICATION / TV	ORANGE
WATER	BLUE
SEWER	GREEN
TEMP. SURVEY MARKINGS	MAGENTA
PROPOSED EXCAVATION	WHITE

InSite Engineering, LLC
CERTIFICATE OF AUTHORIZATION: 24GA28083300
1955 ROUTE 34, SUITE 1A, WALL, NJ 07719
732-531-7100 (Ph) 732-531-7344 (Fax)
InSite@InSiteEng.net www.InSiteEng.net

LICENSED IN: NEW JERSEY, NEW YORK, PENNSYLVANIA
DELAWARE, CONNECTICUT, NORTH CAROLINA
COLORADO, & DISTRICT OF COLUMBIA

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ERIC R. BALLOU, PE
PROFESSIONAL ENGINEER
NJPE LIC. NO. 42827

REVISIONS

Rev. #	Date	Comment
0	03/18/21	INITIAL RELEASE

SCALE: 1"= 20'	DESIGNED BY: ERB
DATE: 03/18/21	DRAWN BY: GRS
JOB #: 17-1017-01	CHECKED BY: ERB
CAD ID: 17-1017-01r0	

☒ NOT FOR CONSTRUCTION

APPROVED BY:

FOR CONSTRUCTION

PLAN INFORMATION

DRAWING TITLE:

AMENDED FINAL MAJOR SITE PLAN

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NO:

1 of 1

File: N:\Jobs\1017_Mahalaxmi Bayonne\17-1017-01 - Harbor Station South District (Bayonne, NJ)\17015\DGN\Jeet\Amended Site Plan\Amended Final Site Plan.dwg, ---> Amended Site Plan
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