

SITE DATA

7 LOWER HOOK ROAD, BAYONNE, NJ
 BLOCK 479 LOT 1 (2.29 AC)
 7 LOWER HOOK ROAD REDEVELOPMENT PLAN
 (1/30/2021)
 OPERATING HOURS: 7AM-4PM
 15 EMPLOYEES

ZONE IH HEAVY INDUSTRIAL DISTRICT			
AREA AND BULK REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	2.29 ACRES	2.29 ACRES
MIN. LOT FRONTAGE	125'	473.47'	473.47'
MIN. FRONT SETBACK	10'	0.1' *	10.0'
MIN. REAR YARD SETBACK	5'	0.3' *	16.7'
MIN. SIDE YARD	10'	0.0' *	46.0'
MAX. BUILDING HEIGHT	80'	<80'	<80'
MAX. BUILDING COVERAGE	75%	47.9%	70.7%
MAX. LOT COVERAGE	90%	93.9%	86.9%

* EXISTING NON-CONFORMITY
 ** VARIANCE REQUIRED

	REQUIRED	PROPOSED
WAREHOUSING (1/ 5,000 SF)	14	14
OFFICE SPACE (1/300 SF)	6	0
ELECTRIC VEHICLE PARKING (1/ 30 SPACES)	0	0
TOTAL:	20	14**
HANDICAP ACCESSIBLE	1	1

** VARIANCE REQUIRED

GENERAL NOTES:

1. OUTBOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED UPON A FIELD SURVEY PERFORMED BY GALLAS SURVEYING GROUP IN JULY 11, 2019.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE 2007 EDITION OF THE NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AS AMENDED UNLESS SPECIFIED OTHERWISE ON THE PLANS.
3. THE SITE WILL CONFORM WITH THE MOST RECENT VERSION OF CHAPTER 14 (FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION) OF THE INTERNATIONAL FIRE CODE, NEW JERSEY EDITION.
4. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO NJAC 5:23-2.21(a) OF THE NJ UNIFORM CONSTRUCTION CODE AND CFR 1923.32(f) (OSHA COMPETENT PERSON).
5. TRASH STORAGE WILL BE INTERNAL TO THE BUILDING.

SURVEY NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 1, BLOCK 479 ON THE OFFICIAL TAX MAP FOR THE CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY, DATED SEPTEMBER, 2018, MAP #141.
2. AREA = 99,770 S.F. OR 2.2904 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY ACRES LAND TITLE AGENCY, INC., TITLE NO. 318624, HAVING A COMMITMENT DATE OF MAY 15, 2019, WHERE THE FOLLOWING SURVEY RELATED ITEMS APPEAR IN SCHEDULE B, PART II:
 - (3) SUBJECT TO SURVEY TO DETERMINE ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY. [THE ROADS HAVE BEEN DEPICTED AS PER AVAILABLE FILED MAPS, DEEDS & TAX MAPS, NO OPINION CAN BE RENDERED AS TO THEIR PUBLIC STATUS BEYOND THEIR APPEARANCE ON THE CITY'S TAX MAP. AN AGREEMENT OF DEDICATION DATED DECEMBER 6TH 1904 FOR LOWER HOOK ROAD IS MENTIONED IN DEED BOOK 1716, PG. 80]
 - (4) EASEMENT AND RIGHTS AS CONTAINED IN DEED BOOK 803, PAGE 317 [MAP REFERENCED HAS NO BEEN PROVIDED, RIGHTS ARE BLANKET IN NATURE AND ARE NOT SHOWN] AND DEED BOOK 1958, PAGE 213. [THE UTILITY LINES DISCUSSED CANNOT BE ACCURATELY PLOTTED, THE REMAINS OF THE RAILROAD SIDE TRACK HAVE BEEN DEPICTED HEREON]
 - (5) TERMS AND CONDITIONS OF AGREEMENT AS CONTAINED IN DEED BOOK 1716, PAGE 80. [BLANKET IN NATURE AND ARE NOT SHOWN]
 - (6) TERMS AND CONDITIONS AS CONTAINED IN DEED BOOK 2136, PAGE 168. [BLANKET IN NATURE AND ARE NOT SHOWN]
5. ELEVATIONS ARE BASED UPON NAVD 88.
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 34017C0113DF, EFFECTIVE DATE 8/16/2006. INFORMATION DERIVED FROM NFHL WEB SERVICES PROVIDED BY FEMA, EXPORTED ON 6/29/2019. PRELIMINARY FLOOD MAP 34017C0113E, REVISED DECEMBER 20, 2013 INDICATE THE PROPERTY BEING PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED TO BE 11 FEET) AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED TO BE 12 FEET).
7. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L.2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D).
8. THE EXISTENCE OR LOCATION OF WETLANDS, IF ANY, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
9. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
10. THE PROPERTY DEPICTED HEREON IS THE SAME AS THAT DESCRIBED IN SCHEDULE A-S WITH CORRECTIONS MADE TO COURSE 4 & 6 IN ORDER TO CREATE A GEOMETRICALLY CLOSED FIGURE.
11. AT THE TIME OF SURVEY ISSUANCE THE CITY OF BAYONNE AND THE WATER COMPANY DID NOT RESPOND TO THE REQUEST FOR MAPPING.

LEGEND

EXISTING PROPERTY LINES	---
SUBJECT PARCEL	---
EXISTING EDGE OF PAVEMENT	---
EXISTING LINK FENCE	-x-x-x-
EXISTING BUILDING	---
EXISTING CURB	---
EXISTING CONCRETE	---
PROPOSED BUILDING SETBACK	---
PROPOSED CURB	---
PROPOSED STRIPING	---
PROPOSED SIDEWALK	---
PROPOSED BUILDING	---
PROPOSED PAVING	---
PROPOSED GRASS	---



<p>100 ESSEX AVENUE, SUITE 201 BELLMAWR NJ, 08031 PH: (856) 933-3323</p>		Seal: SAMUEL RENAURO III NEW JERSEY PROFESSIONAL ENGINEER # 42862
REVISIONS DESCRIPTION	Project No: 019-026	Date: NOVEMBER 30, 2021
Project / Location: 7 LOWER HOOK ROAD BLOCK 479, LOT 1		Designed By: WJS
CITY OF BAYONNE HUDSON COUNTY NEW JERSEY		Reviewed By: SR
Drawing Name: SITE PLAN		Scale: 1" = 40'
		Sheet Number: 1 of 1

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