

ADA EV CHARGING AREA SIGN DETAIL

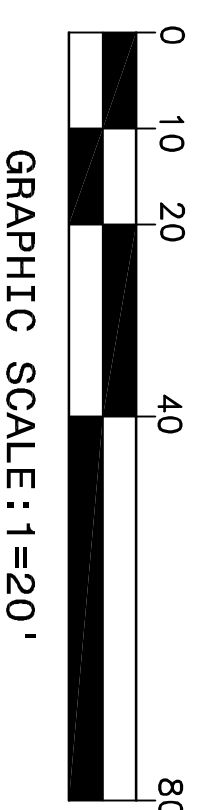
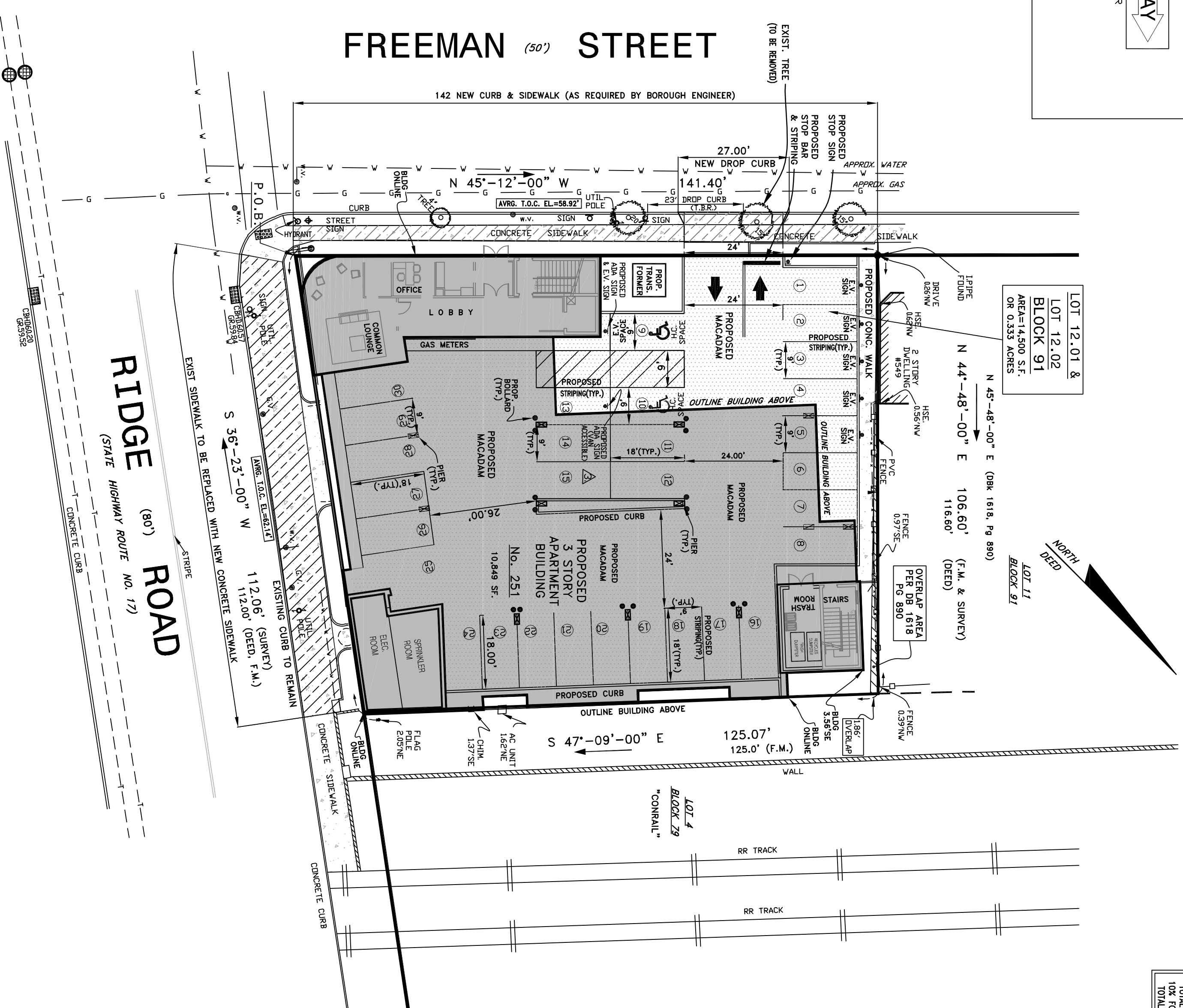
UTILITIES OWNER:
 BOROUGH OF LYNDHURST
 MUNICIPAL BUILDING-367 VALLEY ROAD
 LYNDHURST, N.J. 07071
 (WATER & SEWER LINES)
 CABLEVISION
 40 POTASH ROAD
 DAKLAND, N.J. 07436
 (CABLE TV LINES)
 P.S.E. & G
 80 PARK PLACE
 NEWARK, NJ 07101
 (GAS & ELECTRIC LINES)
 PASSAIC VALLEY WATER COMMISSION
 1523 MAIN AVENUE
 CLIFTON, NJ 07011
 (GENERAL WATER SUPPLY LINE)

THIS SITE PLAN HAS BEEN APPROVED AT A MEETING OF: OF THE BOROUGH PLANNING BOARD OF LYNDHURST BD. OF ADJUSTMENT MEETING HELD ON: _____, 2023

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

APPROVED: _____

BOROUGH ENGINEER _____ DATE _____



SITE PLAN

DRAWING INDEX

SHT. NO.	DESCRIPTION
1 OF 3	SITE PLAN
2 OF 3	GRADING & DRAINAGE PLAN
3 OF 3	LIGHTING & LANDSCAPING PLAN & TOPOGRAPHIC SURVEY

PROPOSED PARKING CHART	
TABLE #4.4	PARKING REQUIREMENTS FOR "RESIDENTIAL LAND USES"
TYPE/ZONE	REQUIREMENT
GARDEN APARTMENT	GARDEN APARTMENT
1 BEDROOM	1.8
2 BEDROOM	2.1
3 BEDROOM	2.7
TWO FAMILY	* SINGLE FAMILY DETACHED SHALL APPLY TO EACH UNIT
LOT	REQUIRED PARKING
1201 & 11201	37 SPACES
1201 & 11201	30 SPACES
TOTAL SPACES PROVIDED = 30 SPACES	
TOTAL SPACES REQ'D = 34 SPACES	

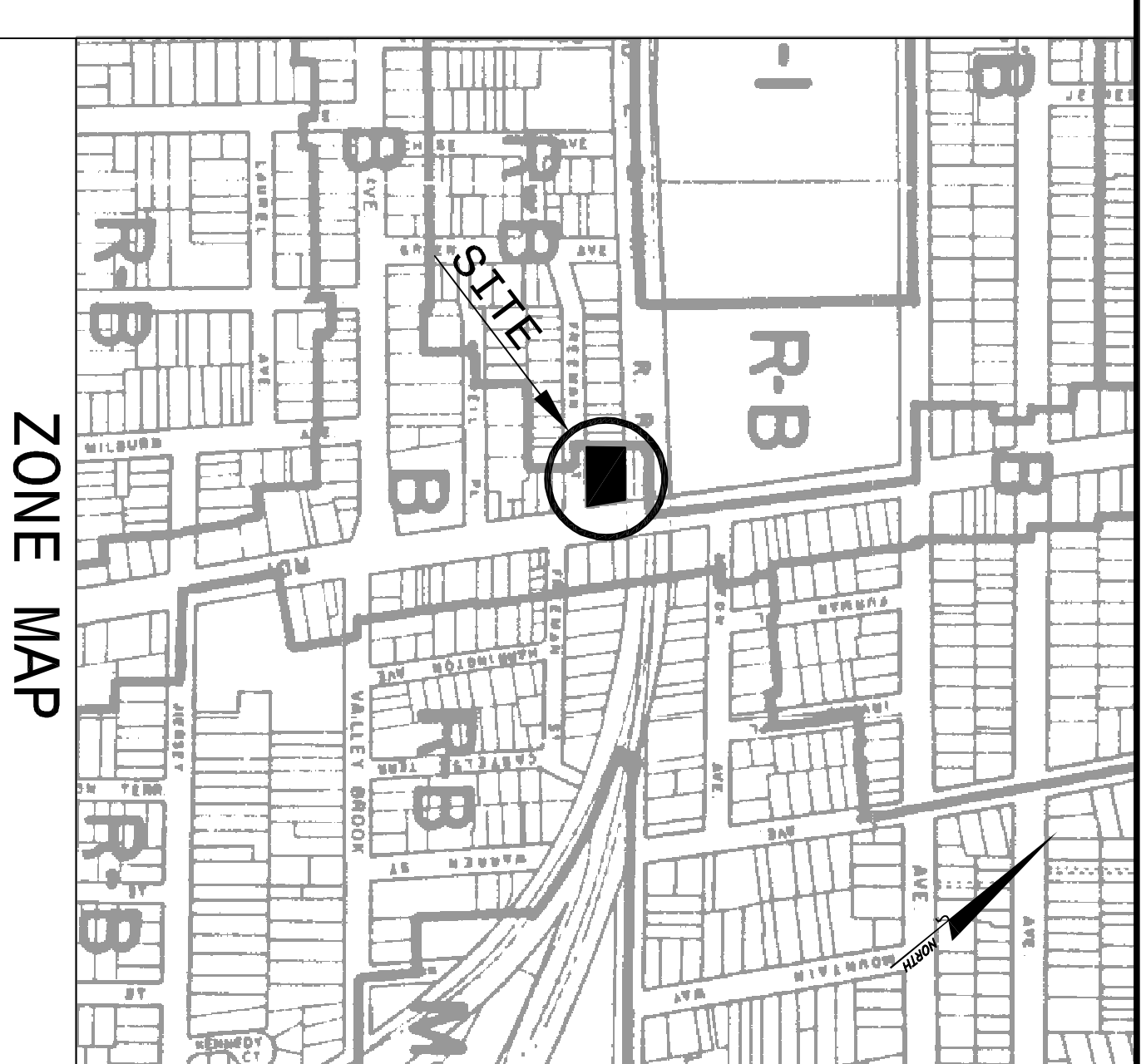
AVERAGE TOP OF CURB ELEVATION=60.53'
 HEIGHT CALCULATIONS:
 AVERAGE T.O.C. EL. = 60.53'
 TOP OF ROOF = 58.16'
 60.53' - 60.53' = 0.00'
 BUILDING HEIGHT = 35.57'

OWNER/APPLICANT
 BAHNHOF 255 LLC
 PO BOX 515
 KEARNY, NJ 07032
 (201) 997-7000

GENERAL NOTES: (CONT.)

- PURPOSE OF THIS PROPOSED SITE PLAN IS FOR APPROVAL TO BUILD A NEW 20 UNIT APARTMENT BUILDING.
- DRAINAGE FROM THIS PROPERTY SHALL NOT IMPACT ADJ. PROPERTIES PRIOR, DURING AFTER CONSTRUCTION. IN THE EVENT ADJ. PROPERTIES ARE IMPACTED APPLICANT IS REQUIRED TO CORRECT THIS MATTER AT OWN EXPENSE.
- EXISTING CONCRETE CURB & SIDEWALK TO BE REPLACED WHERE REQUIRED ALONG PROPERTY FRONTAGE.
- AFTER 12 MONTHS AFTER A CERTIFICATE OF OCCUPANCY IS ISSUED THE APPLICANT WILL AT THEIR OWN EXPENSE REVERSE THE LIGHTING TO ELIMINATE ANY POTENTIAL IMPACTS TO NEIGHBORS AS DETERMINED BY THE BOROUGH ENGINEER.

NO.	DATE	REVISION
1	6/17/22	REVISE BUILDING/UNITS
2	5/2/22	RELOCATE EV SPACES
3	6/9/23	PER REVIEW LTR. 5/23/23



GENERAL NOTES:

- BEING A PROPOSED SITE PLAN FOR LOTS 12.01 & 12.02 IN BLOCK 91, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, DEED BOOK 5850, PAGE 184
- PROPERTY CONTAINS: 14,500 SF OR 0.333 ACRES.
- PROPERTY LIES IN "R-C" BUSINESS ZONE. SEE ZONE CHART BELOW. SUBJECT PROPERTY BEING ANALYZED IN THE "R-C (MULTIFAMILY)" ZONE.

REQUIREMENTS:	B-ZONE	R-C ZONE	PROPOSED	VARIANCE
MIN. LOT AREA	4,000 SF	15,000 SF	14,500 SF	NO
MIN. LOT WIDTH	40 FT	100 FT	112 FT	NO
MIN. LOT DEPTH	100 FT	125 FT	125 FT/141 FT	NO
MIN. FRONT YARD	0 FT	20 FT	0 FT	YES
MIN. SIDE YARD (INTERIOR)	0 FT	10 FT	0 FT	YES
MIN. REAR YARD (CORNER)	10 FT	10 FT	3.56 FT	YES
MIN. REAR YARD	10 FT	20 FT	7.482X	YES
MAX. PRINCIPAL BLD'G. COV.	60%	30%	74.82%	YES
MAX. BLDG. HEIGHT	3 STORY	3 STORY	3 STORY	NO
MAX. BLDG. HEIGHT	35 FT.	35 FT.	35.57 FT.	YES
PARKING SPACES	N/A	33 SPACES	30 SPACES	YES

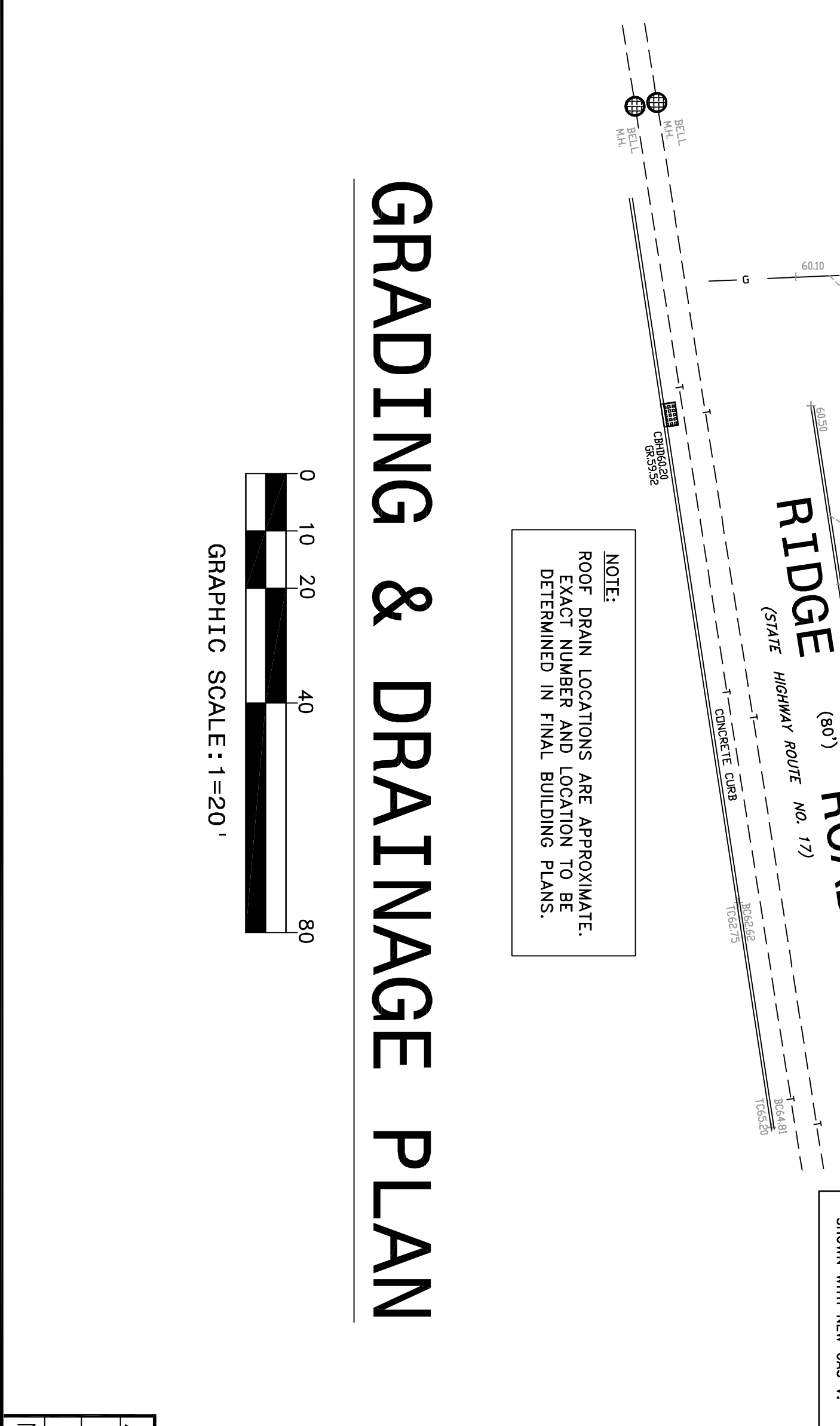
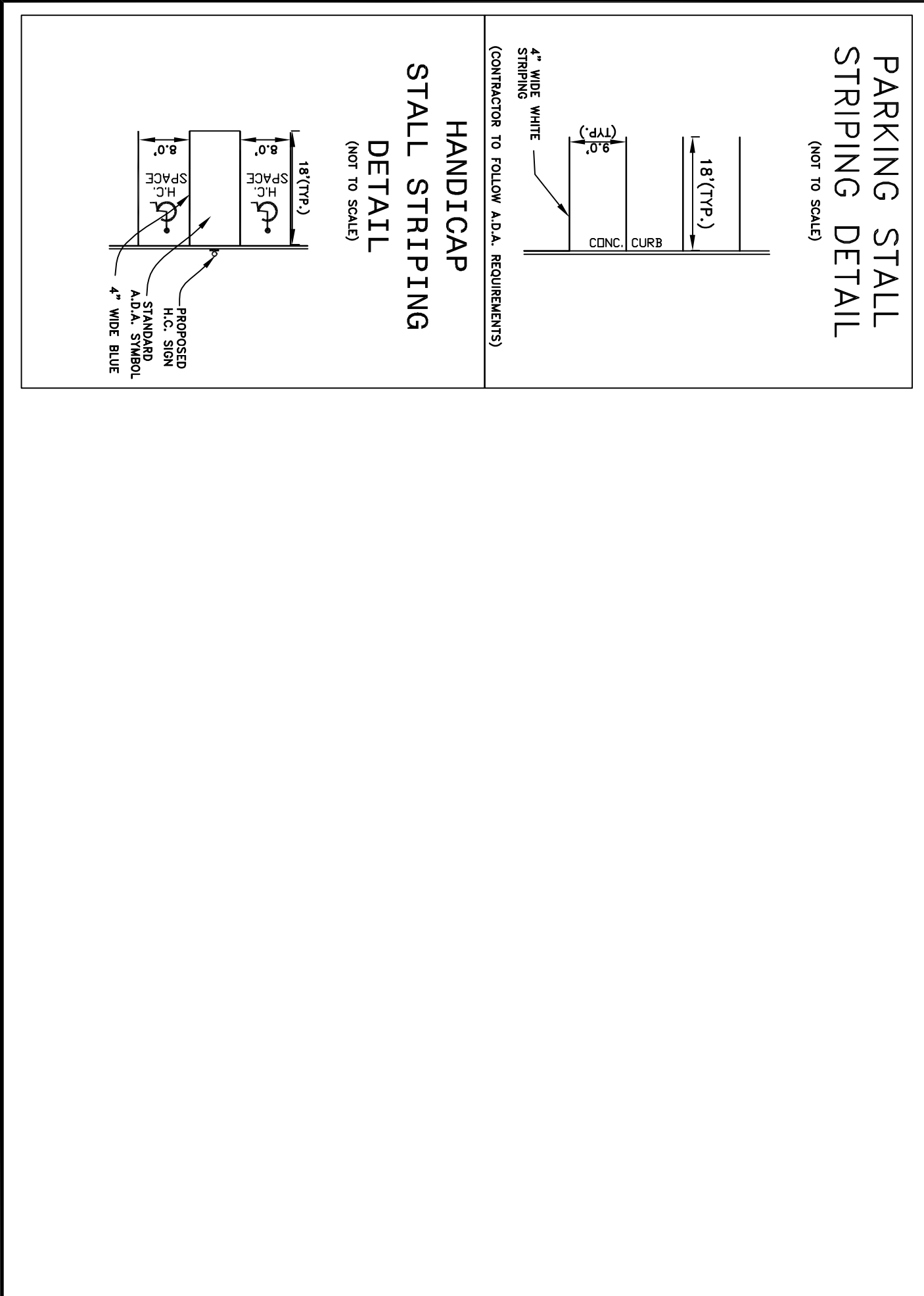
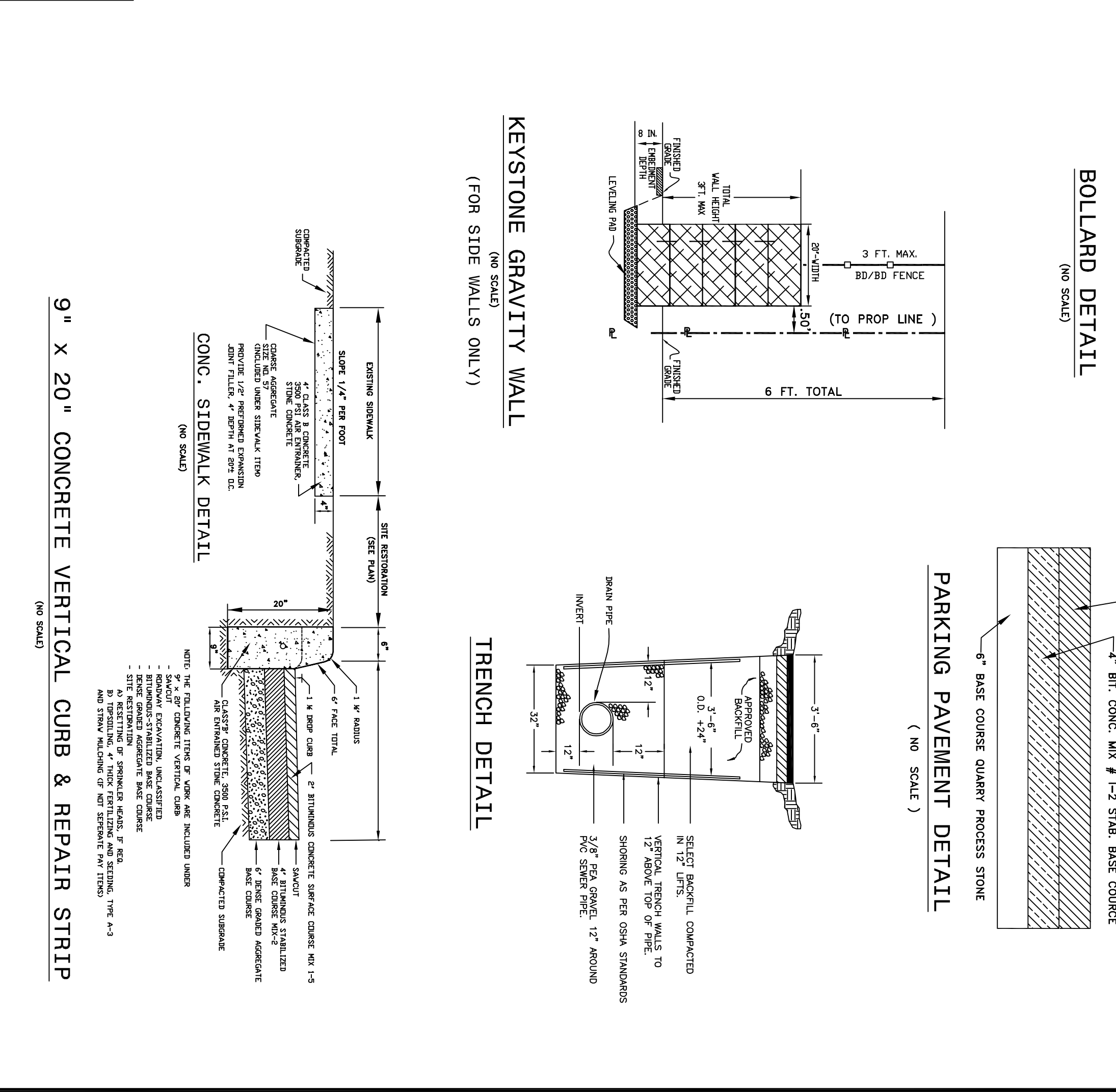
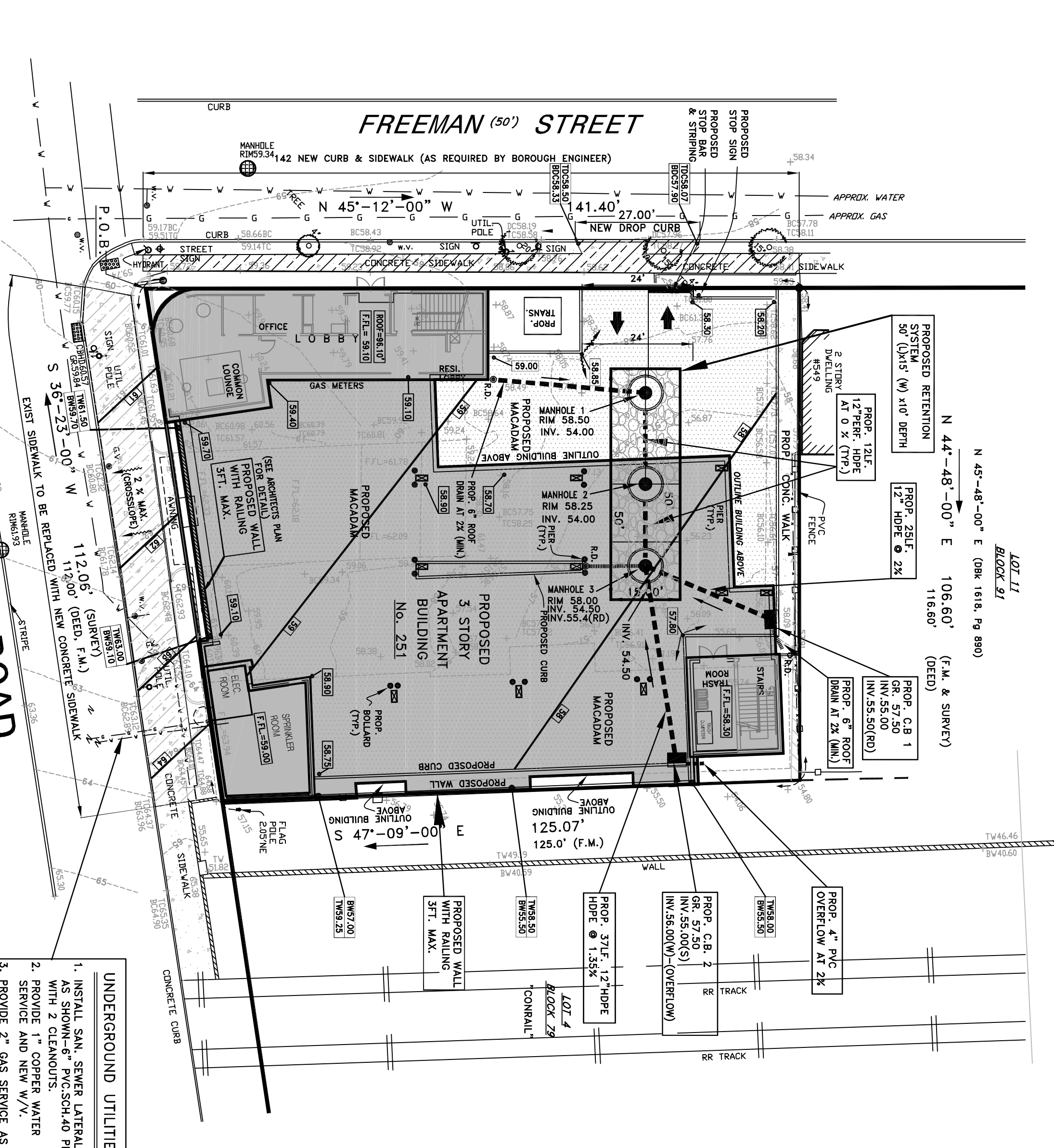
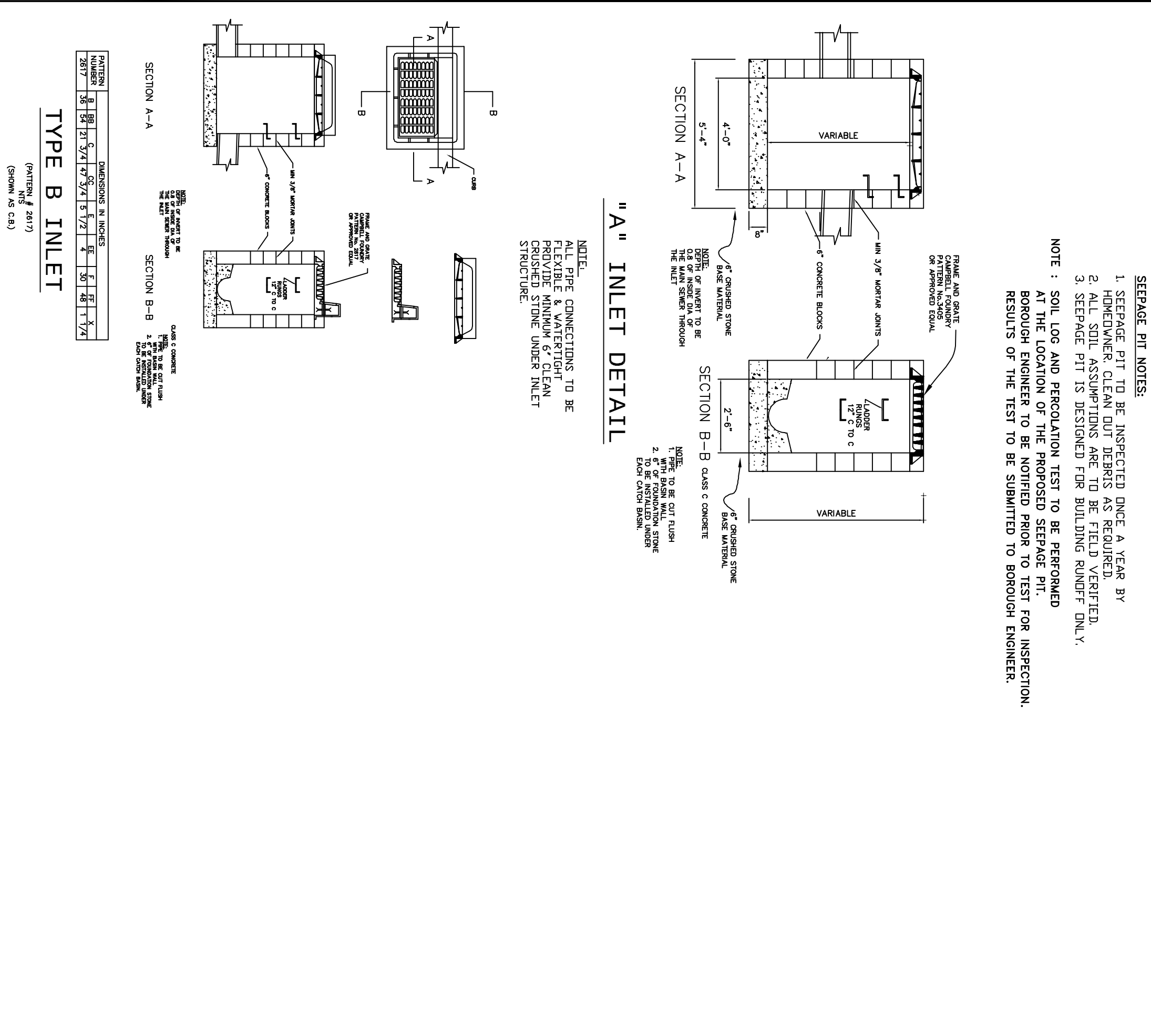
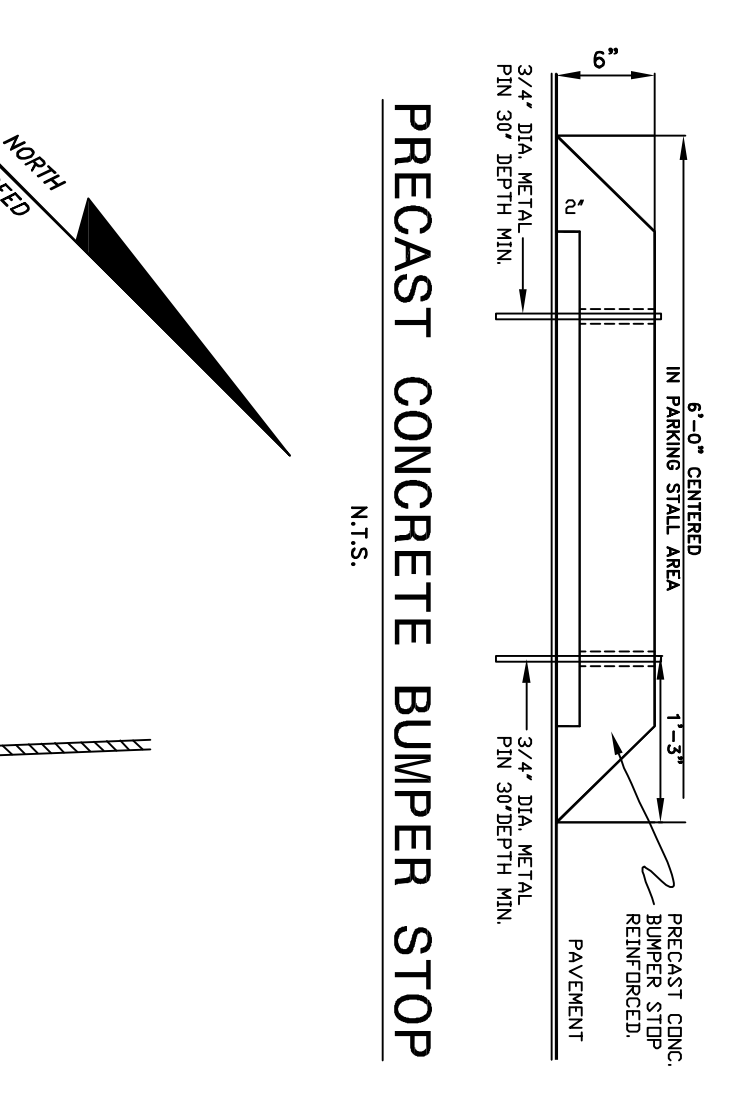
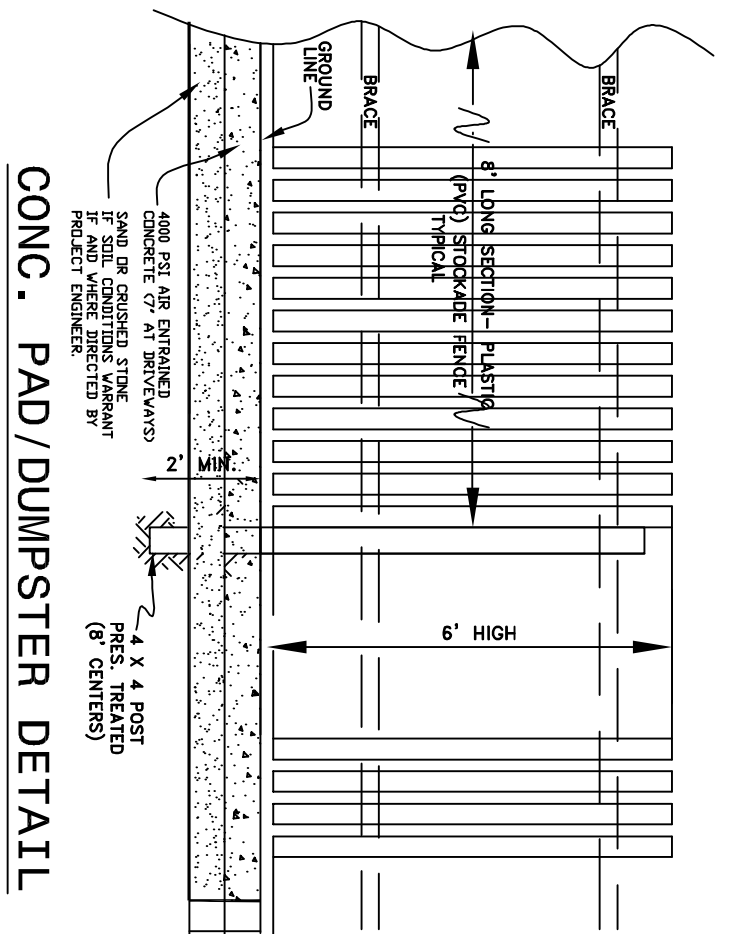
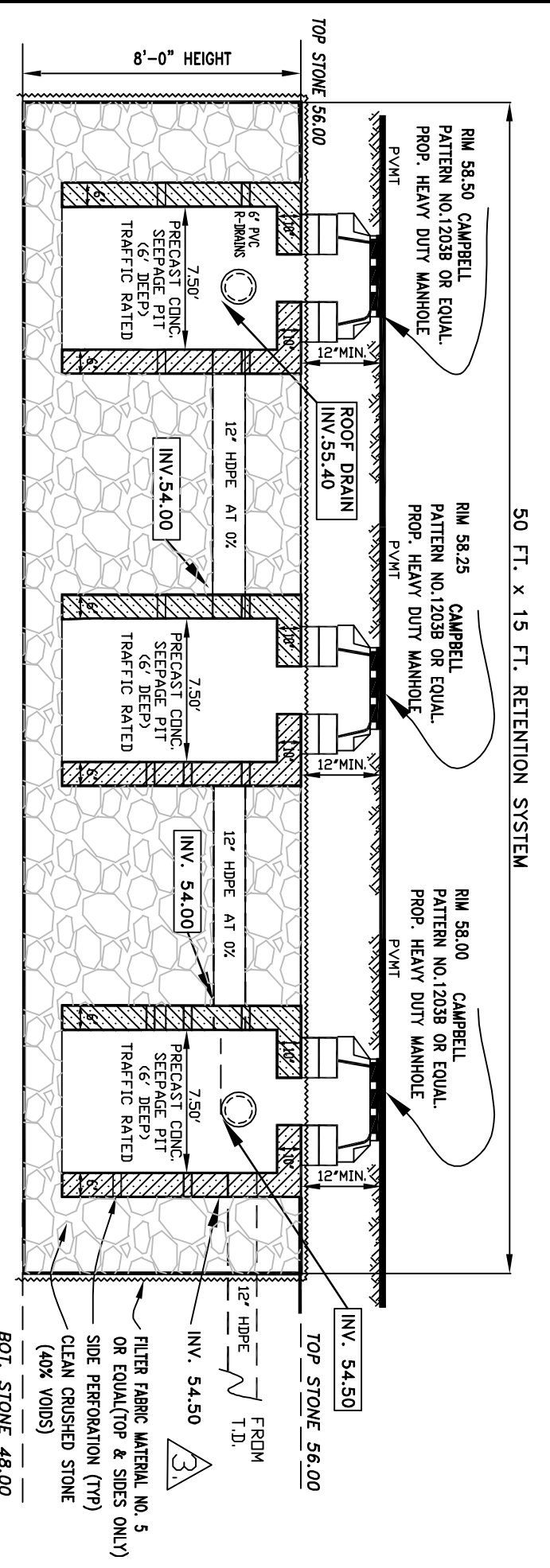
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. EXACT LOCATIONS TO BE MARKED OUT AT TIME OF CONSTRUCTION.
- REFER TO ARCHITECT PLANS FOR DETAILS.
- ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.
- CONTRACTOR TO REMOVE ANY UNDERGROUND TANKS & CAP ALL EXISTING UTIL. IN ACCORDANCE WITH LOCAL REQUIREMENTS.
- EXISTING UTILITIES AND CONNECTIONS TO REMAIN.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BOROUGH OF LYNDHURST STANDARDS & ORDINANCES.
- PROPERTY IS LOCATED IN ZONE "R-C" AS PER FLOOD INSURANCE RATE MAP NO. 34001C001H, DATED 07/29/2019.
- SURVEY INFORMATION BY GB ENGINEERING, LLC, DATED JUNE 8, 2020.

CERTIFIED TO: BAHNHOF 255 LLC

THOMAS G. STEARNS III - LIC. NO. GB40959
 N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR
 LYNDHURST APARTMENTS
 SITE PLAN

BERGEN COUNTY NEW JERSEY
 BOROUGH OF LYNDHURST

CERTIFICATE OF AUTHORIZATION NO. 2604-28110390
 GB ENGINEERING, LLC
 ENGINEERS & SURVEYORS
 144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
 DATE: FEBRUARY 14, 2021
 SHEET NO. 1 OF 3
 TEL (973) 340-0948 FAX (973) 340-0015
 EMAIL: GBSURVEY@GOL.COM FILE NO. 2020/0461



NO.	DATE	REVISION
1.	6/17/22	REVISE BUILDING/UNIT
2.	5/2/22	RELOCATE E.V. SPACES
3.	6/9/23	PER REVIEW LTR. 5/23/23

CERTIFIED TO: BAHNHOF 225 LLC:

THOMAS G. STEARNS III - LIC. NO. GR40959
 N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

LYNDHURST APARTMENTS
 GRADING & DRAINAGE PLAN

BOROUGH OF LYNDHURST
 NEW JERSEY

BERGEN COUNTY

GB ENGINEERING, LLC
 ENGINEERS & SURVEYORS
 144 JEWELL STREET, GARDEN, NEW JERSEY 07028
 EMAIL: GBSURVEYOR@GOL.COM
 TEL: (973) 340-0948 FAX: (973) 340-0015

SCALE: 1"=20'-0"
 DATE: FEBRUARY 14, 2021
 SHEET NO. 2 OF 3
 FILE NO. 2020/0461

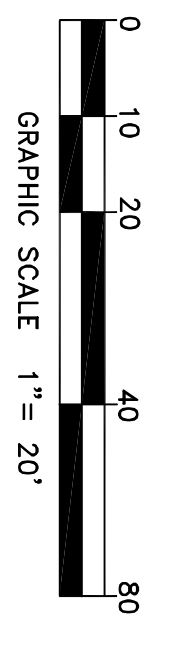
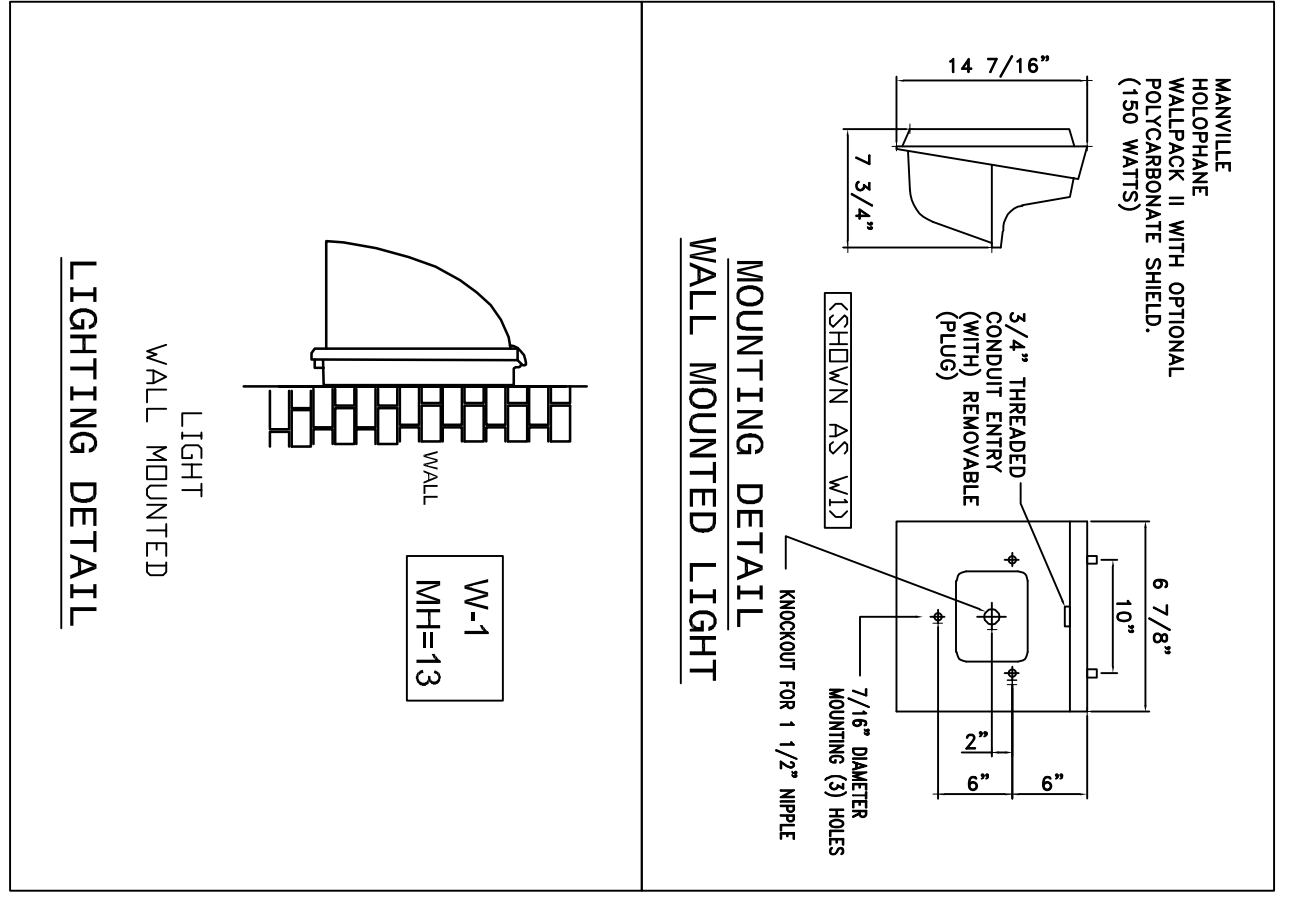
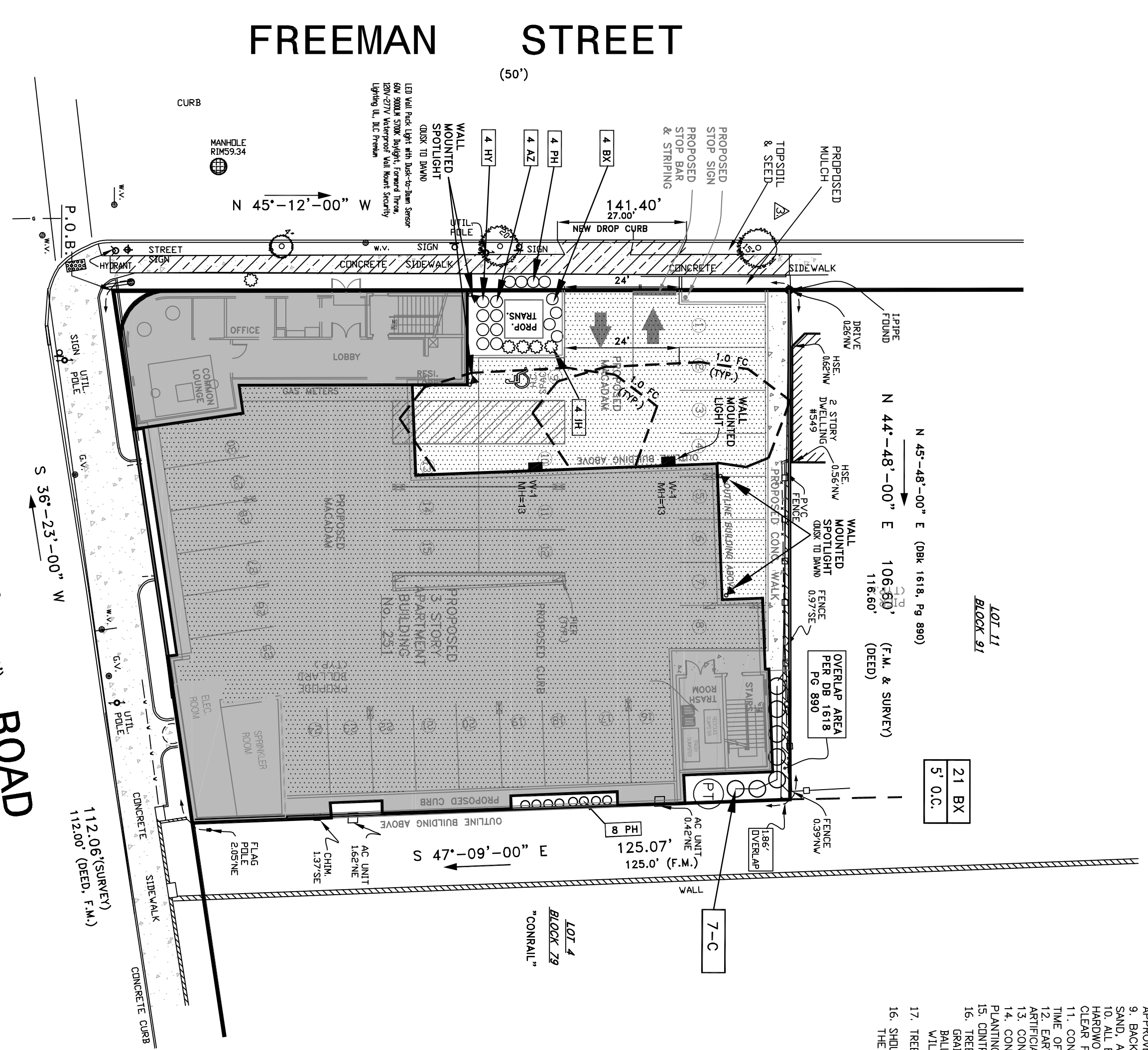
THIS CERTIFICATION IS MADE ONLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

NOTE: BOROUGH ENGINEER
SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE DELIVERY OF ANY PLANT MATERIAL SO THAT A REPRESENTATIVE OF OUR OFFICE MAY VERIFY THAT THE QUALITY AND SIZING OF THE PLANTS CONFORM TO THE PLANS.

LANDSCAPE SPECIFICATIONS AND PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE LANDSCAPE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND/OR LATEST REVISION THEREOF.
2. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITHIN THE LOCATION OF MECHANICAL EQUIPMENT UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL PARALLELIZE HANDEL WITH THE LOCATION OF MECHANICAL EQUIPMENT UNLESS OTHERWISE NOTED.
6. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TUNING/SHRIMP ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
7. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS OF THE SITE PRIOR TO BEGINNING WORK.
8. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
9. ALL PLANTS SHALL BE PLANTED AT THE SPECIFIED SPACING AND DEPTH.
10. ALL BIRDS AND TREE SUCKERS SHALL RECEIVE 2-3" INCHES MINIMUM OF SHREDDED BARK MULCH TO BE MAINTAINED AT 2-3" CLEAR.
11. CONTRACTOR SHALL QUANTIFY ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
12. ALL PLANTS SHALL BE PLANTED AT THE SPECIFIED SPACING AND DEPTH.
13. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTS THROUGHOUT PLANTING OPERATIONS.
15. CONTRACTOR TO SPACE GRASS/GRASS SEED IN AREAS SHOWN FOR GRASS/GRASS SEED.
16. TREE ROOT PLANS SHALL BE EXPOSED AT A DEPTH OF ONE INCH DEEPER THAN FINISHED GRADE TO EXPOSE ROOT FLARE IF THE ROOT FLARE IS BARRIER MORE THAN TWO INCHES.
17. TREES SHALL BE MEASURED AT FOUR FEET ABOVE GRADE.
18. SHOULD THERE BE A DISCREPANCY BETWEEN THE PLANT SIZE AND THE ROOT SIZE, THE PLANT SIZE TAKES PRECEDENCE.

LIGHTING/LANDSCAPING



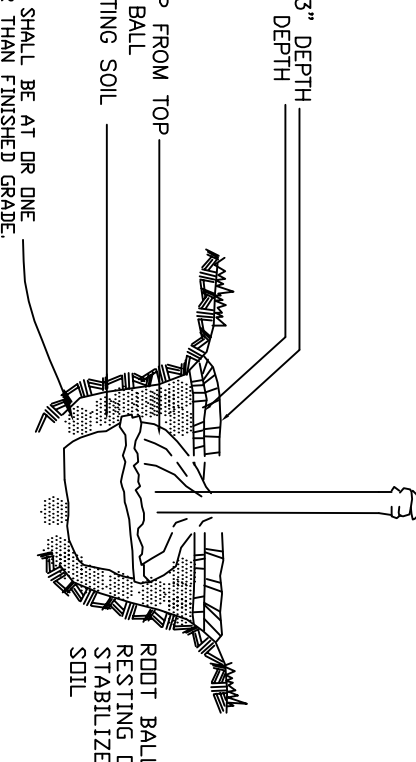
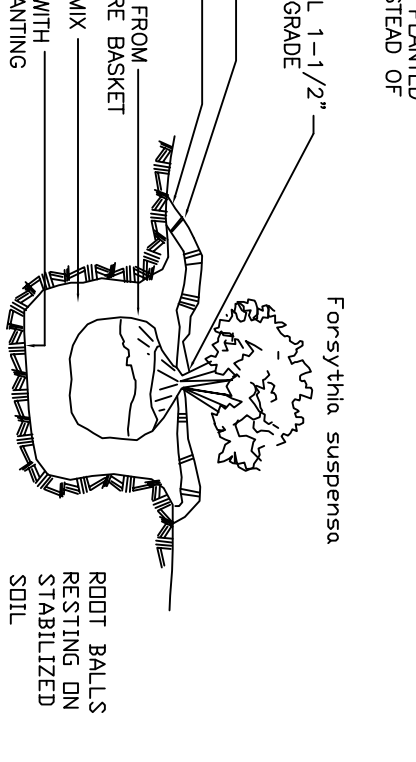
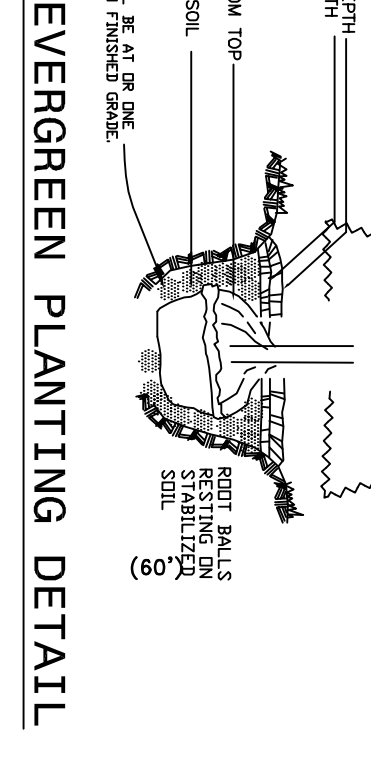
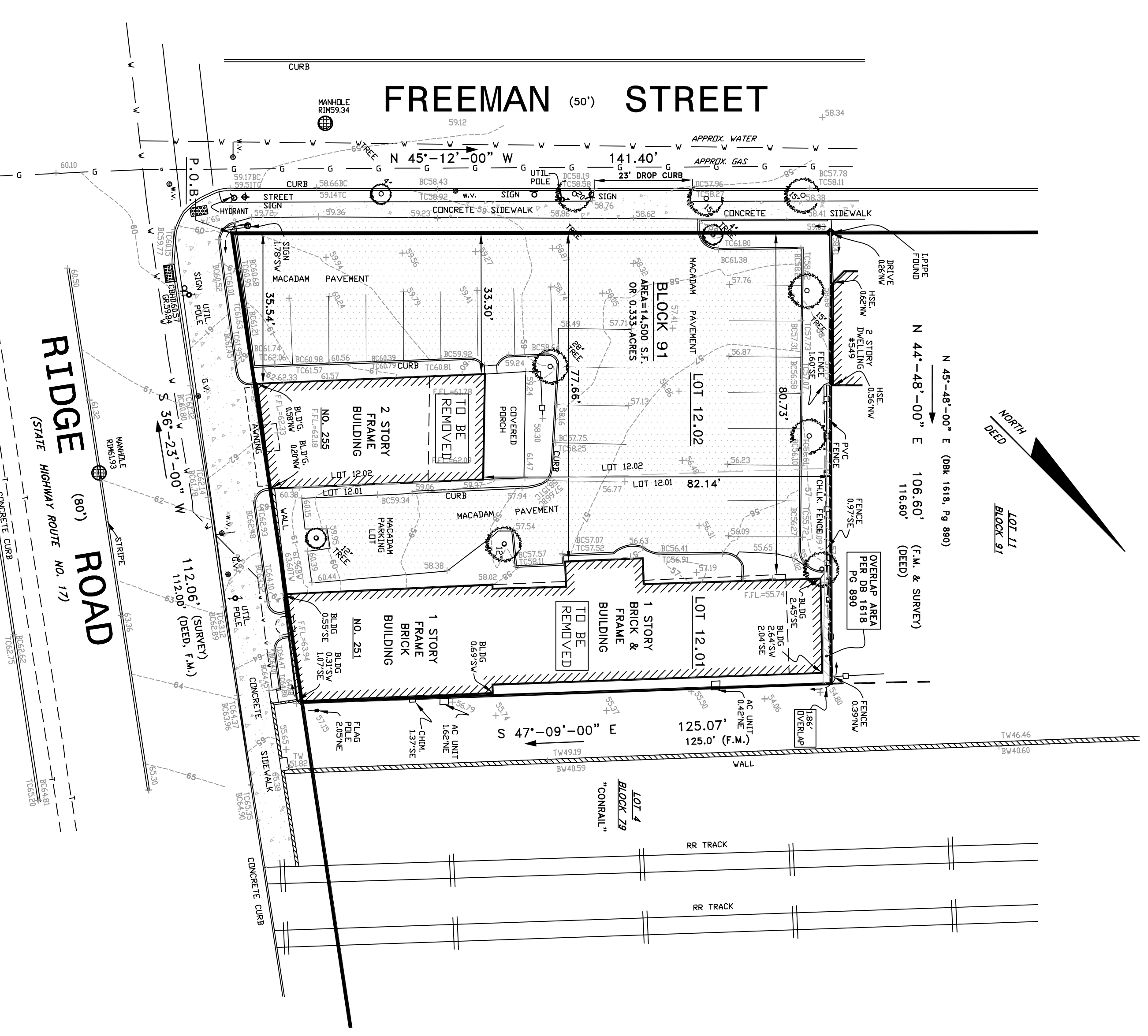
PLANTING LIST

KEY BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS (MAJOR PLANTING HT.)
AZ Azalea x'Hino-Cinason' (Kurume hybrid)	Hino-Cinason Azalea	4	3 GAL.	B & B
HI Hedera x'Horizontalis' (Compact)	Andorra Compact Juniper	4	3'-3.5'HT	B & B
HI ILEX GLABRA	INKBERRY HOLLY	4	3 FT.	2 1/2 FT.
C Thuja occidentalis 'Emerald'	Emerald Arborvitae	7	2'-3'HT	B & B
PT Platycodon x acerifolia	London Planetree	1	10'-12'HT	B & B
BX Buxus sempervirens	AMERICAN BOXWOOD	4	2'-3'HT	B & B
PH Privet Hedge	Ligustrum ovurense	12	2'-3'HT	B & B

MAP REFERENCE:

1. BEING LOT 12.01 & 12.02 IN BLOCK 91, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LYNDHURST.
2. BEING LOTS 1-5 IN BLOCK E, AS SHOWN ON A MAP OF A PART OF KINGSLAND MANOR, FILED IN THE B.C.C.O. ON JUNE 12, 1989 AS MAP NO. 412.
3. DEED BOOK 5830, PAGE 184.

BOUNDARY & TOPOGRAPHY



NO.	DATE	REVISION
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3.	6/9/23	PER REVIEW LTR. 5/23/23

CERTIFIED TO: BAHNHOF 225 LLC;

THOMAS G. STEARNS III - LIC. NO. GB40939
N.J. PROFESSIONAL ENGINEER & LAND SURVEYOR

LIGHTING/LANDSCAPING
BOUNDARY & TOPOGRAPHY

BOROUGH OF LYNDHURST
NEW JERSEY

LOTS 12.01 & 12.02 IN BLOCK 91 TAX MAP

CERTIFICATE OF AUTHORIZATION NO. Z604-2810300

GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
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