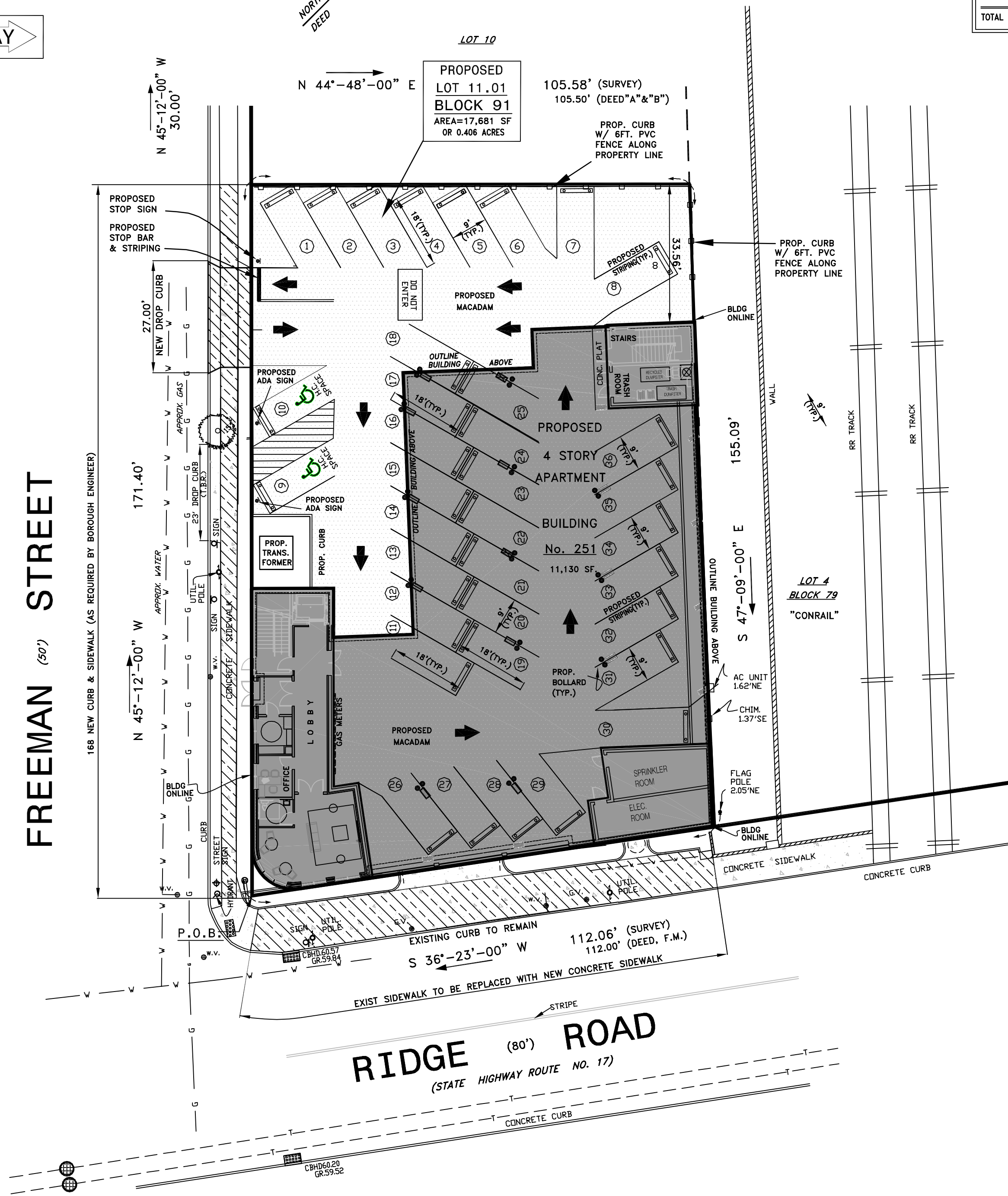
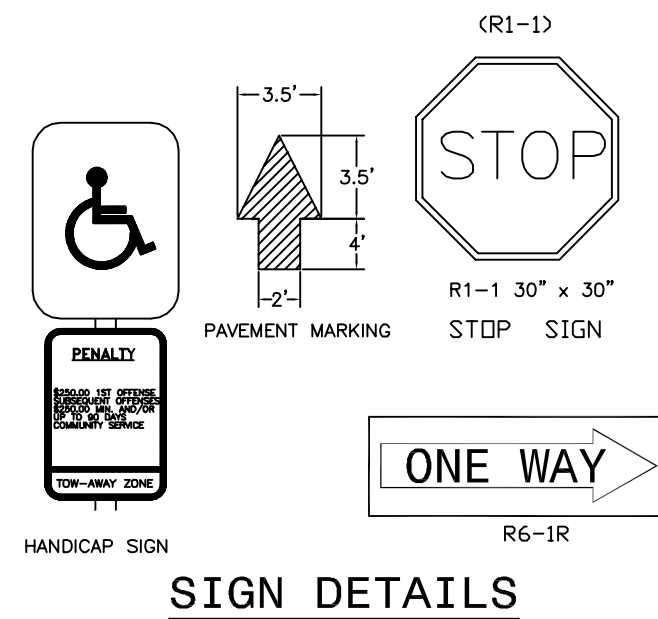
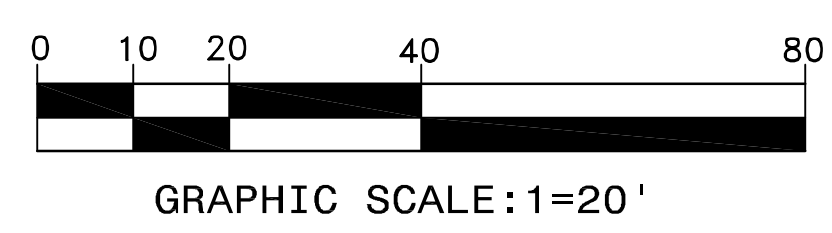


200 FOOT RADIUS OWNERS LIST



SITE PLAN

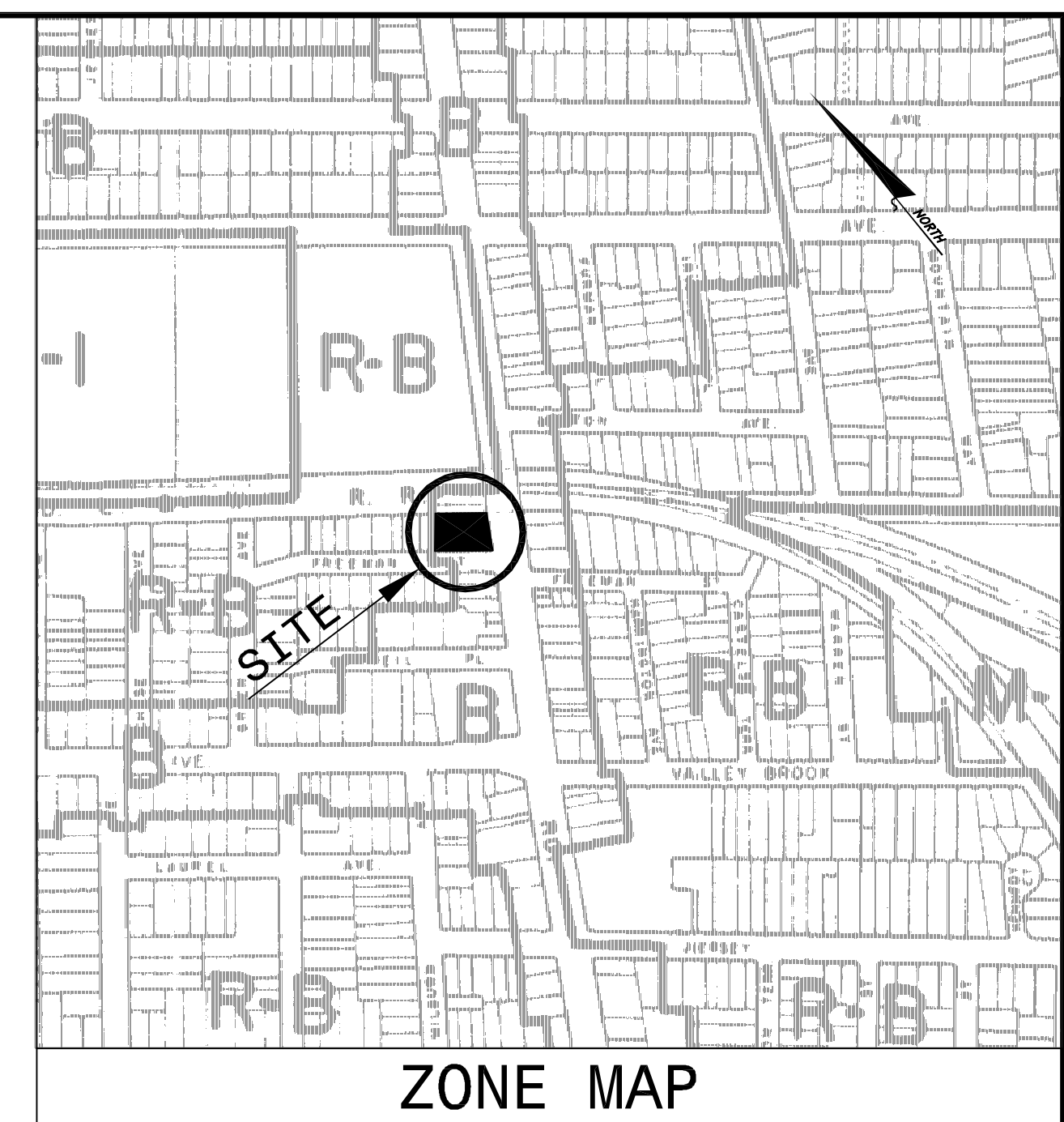


DRAWING INDEX

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
"RSIS" STANDARD PG. 57
NOTE # OF BEDROOMS SHOWN ON PLAN

HOUSING TYPE	TYPE/SIZE	PARKING REQUIREMENT	
GARDEN APARTMENT	1 BEDROOM	1.8	
	2 BEDROOM	2.0	
	3 BEDROOM	2.1	
TWO FAMILY		* SINGLE FAMILY DETACHED SHALL APPLY TO EACH UNIT.	
LOT	REQUIRED PARKING	LOT	PROVIDED PARKING
12.01 & 12.02	60 SPACES	12.01 & 12.02	30 SPACES
GARDEN APARTMENTS	24 (1 BEDROOM x 1.8 SP.) = 43.2 SP.		30 SPACES PROPOSED
	6 (2 BEDROOM x 2 SP.) = 12 SP.		
TOTAL SPACES REQ'D.	= 55 SPACES	TOTAL SPACES PROVIDED	= 30 SPACES



GENERAL NOTES:

- BEING A PROPOSED SITE PLAN FOR LOTS 11, 12.01 & 12.02 IN BLOCK 91, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LYNDHURST, BERGEN COUNTY, NEW JERSEY, DEED BOOK 5830, PAGE 184
- PROPERTY CONTAINS: 17681 SF OR 0.406 ACRES.
- PROPERTY LIES IN "B"- BUSINESS ZONE. SEE ZONE CHART BELOW: SUBJECT PROPERTY BEING ANALYZED IN THE R-C (MULTIFAMILY) ZONE.

ZONE CHART:

REQUIREMENTS:	REQUIRED	PROPOSED	VARIANCE
MIN. LOT AREA	4,000 SF	17,681 SF	NO
MIN. LOT WIDTH	40 FT	112 FT	NO
MIN. LOT DEPTH	100 FT	163.20 FT	NO
MIN. FRONT YARD	0 FT	0 FT	NO
MIN. SIDE YARD (INTERIOR)	0 FT	0 FT	NO
MIN. SIDE YARD (CORNER)	10 FT	0 FT	YES
MIN. REAR YARD	10 FT	33.56 FT	NO
MAX. PRINCIPAL BLD'G. COV.	60%	62.21%	YES
MAX. BLDG. HEIGHT	3 STORY	4 STORY	YES
MAX. BLDG. HEIGHT	35 FT.	48 FT.	YES
PARKING SPACES	55 SPACES	36 SPACES	YES

⊙ DENOTES PRE-EXISTING VARIANCE
⊗ VARIANCE REQUIRED

- 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 NAVD'88 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 "X" AS PER FLOOD INSURANCE RATE MAP NO. 340031C0261H, DATED 8/28/2019, BERGEN COUNTY, NEW JERSEY.
- SURVEY INFORMATION BY GB ENGINEERING, LLC, DATED JUNE 8, 2020. LOT 11- NOVEMBER 16, 2021

UTILITIES OWNER:
BOROUGH OF LYNDHURST
MUNICIPAL BUILDING- 367 VALLEY ROAD
LYNDHURST, N.J. 07071
(WATER & SEWER LINES)

CABLEVISION
40 POTASH ROAD
DARLAND, N.J. 07436
(CABLE TV LINES)

P.S.E. & G
80 PARK PLACE
NEWARK, N.J. 07101
(GAS & ELCTRIC LINES)

VERIZON- NEW JERSEY
540 BROAD STREET
NEWARK, NJ 07101
(TELEPHONE LINES)

PASSAIC VALLEY WATER COMMISSION
1525 MAIN AVENUE
CLIFTON NJ. 07011
(GENERAL WATER SUPPLY LINE)

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

THIS SITE PLAN HAS BEEN APPROVED AT A MEETING OF:
PLANNING BOARD OF THE BOROUGH
BD. OF ADJUSTMENT LYNDHURST

MEETING HELD ON: _____, 2022

APPROVED: _____
CHAIRMAN DATE

APPROVED: _____
SECRETARY DATE BOROUGH ENGINEER DATE

GENERAL NOTES: (CONT.)

- PURPOSE OF THIS PROPOSED SITE PLAN IS FOR APPROVAL TO BUILD A NEW 30 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 THERE OWN EXPENSE REVISE THE LIGHTING TO ELIMINATE ANY POTENTIAL IMPACTS TO NEIGHBORS AS DETERMINED BY THE BOROUGH ENGINEER.

CERTIFIED TO: BAHNHOF 255 LLC

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

LYNDHURST APARTMENTS
SITE PLAN
LOTS 11, 12.01 & 12.02 IN BLOCK 91 TAX MAP
BOROUGH OF LYNDHURST
BERGEN COUNTY NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO: 246A-28110300
GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBSURVEYOR@AOL.COM
TEL (973) 340-0948 FAX (973) 340-0015

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

NO.	DATE	REVISION
1	1/27/22	ADD ADDITIONAL LOT 11 TO PLANS