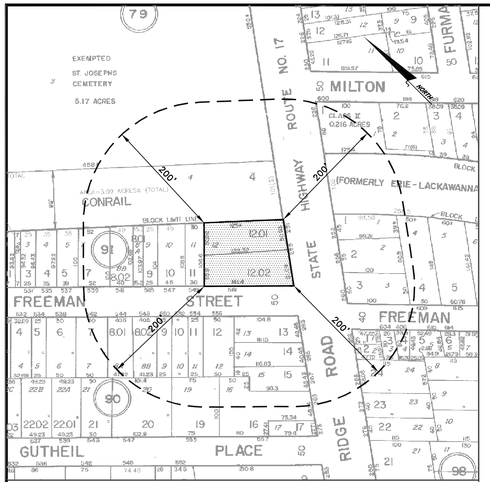
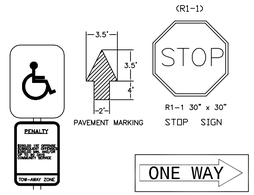


AREA LOCATION MAP
NO SCALE

200 FOOT RADIUS OWNERS LIST



SIGN DETAILS

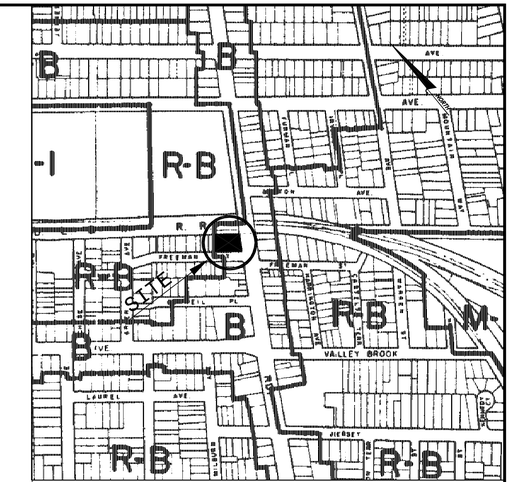
PARKING CHART	
	STANDARD SPACE
GROUNDS/SUB LEVEL - PARKING GARAGE/RESIDENTIAL LOBBY	30
TOTAL	30

SQUARE FOOTAGE CHART	
GROUNDS/SUB LEVEL - PARKING GARAGE/RESIDENTIAL LOBBY	11,010 SF
1ST FLOOR RESIDENTIAL UNITS	11,000 SF
2ND FLOOR RESIDENTIAL UNITS	11,000 SF
3RD FLOOR RESIDENTIAL UNITS	11,000 SF
TOTAL	44,010 SF

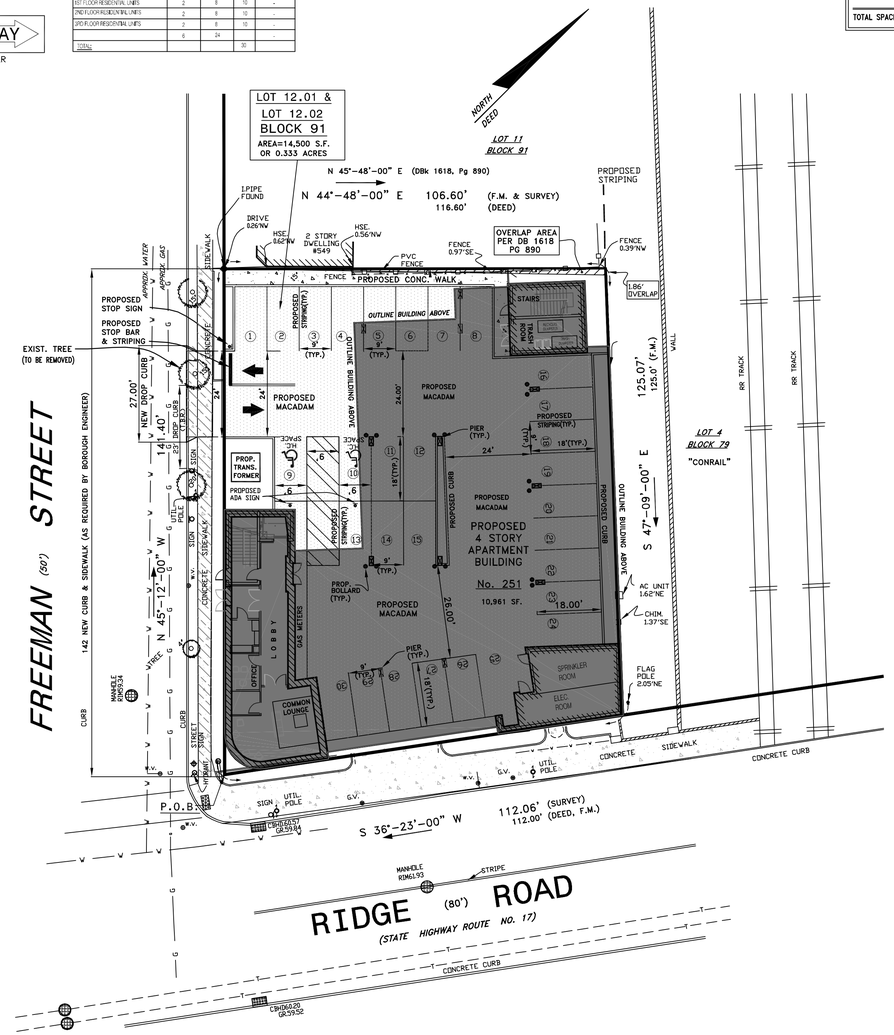
UNIT COUNT CHART	2 BED/1W / 1 BATH (TYPE A)	3BED/1W / 2BATH (TYPE B)	TOTAL	AMENITY
GROUNDS/SUB LEVEL - PARKING / LOBBY	-	-		COMMON LOUNGE
1ST FLOOR RESIDENTIAL UNITS	2	8	10	-
2ND FLOOR RESIDENTIAL UNITS	2	8	10	-
3RD FLOOR RESIDENTIAL UNITS	2	8	10	-
	6	24		-
TOTAL			30	

PROPOSED PARKING CHART "RSIS" STANDARD PG. 57 NOTE # OF BEDROOMS SHOWN ON PLAN	
TABLE 4.4 PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES"	
HOUSING TYPE TYPE/SIZE b	PARKING REQUIREMENT
GARDEN APARTMENT 1 BEDROOM 2 BEDROOM 3 BEDROOM	GARDEN APARTMENT 1.8 2.0 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. 6 (2 BEDROOM x 2 SP.) = 12 SP.		30 SPACES PROPOSED	
TOTAL SPACES REQ'D. = 55 SPACES		TOTAL SPACES PROVIDED = 30 SPACES	



ZONE MAP



SITE PLAN

0 10 20 40 80

GRAPHIC SCALE:1=20'

GENERAL NOTES:

① BEING A PROPOSED SITE PLAN FOR LOT 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

② PROPERTY CONTAINS: 14,500 SF or 0.333 ACRES.

③ PROPERTY LIES IN "B"- BUSINESS ZONE.
SEE ZONE CHART BELOW:
SUBJECT PROPERTY BEING ANALYZED IN THE R-C (MULTIFAMILY) ZONE.

ZONE CHART:

	B-ZONE	R-C ZONE		
REQUIREMENTS:	REQUIRED	REQUIRED	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. SIDE YARD (CORNER)	10 FT	10 FT	0 FT ⓥ	YES
MIN. REAR YARD	10 FT	20 FT	0 FT ⓥ	YES
MAX. PRINCIPAL BLD'G. COV.	60%	30%	75.59% ⓥ	YES
MAX. BLDG. HEIGHT	3 STORY	3 STORY	4 STORY ⓥ	YES
MAX. BLDG. HEIGHT	35 FT.	35 FT.	48 FT. ⓥ	YES
PARKING SPACES	55 SPACES	55 SPACES	30 SPACES	NO

ⓑ DENOTES PRE-EXISTING VARAIANCE
ⓥ VARIANCE REQUIRED

④ UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. EXACT LOCATIONS TO BE MARKED OUT AT TIME OF CONSTRUCTION.

⑤ REFER TO ARCHITECT PLANS FOR DETAILS.

⑥ ELEVATIONS SHOWN ARE BASED ON NAVD'88 DATUM.

⑦ CONTRACTOR TO REMOVE ANY UNDERGROUND TANKS & CAP ALL EXISTING UTIL. IN ACCORDANCE WITH LOCAL REQUIREMENTS.

⑧ EXISTING UTILITIES AND CONNECTIONS TO REMAIN.

⑨ ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BOROUGH OF LYNDHURST STANDARDS & ORDINANCES.

⑩ PROPERTY IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 340031C0261H, DATED 8/28/2019. BERGEN COUNTY, NEW JERSEY.

⑪ SURVEY INFORMATION BY GB ENGINEERING, LLC, DATED JUNE 8, 2020.

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

UTILITIES OWNER:

BOROUGH OF LYNDHURST
MUNICIPAL BULDING- 367 VALLEY ROAD
LYNDHURST, N.J. 07071
(WATER & SEWER LINES)

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

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

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

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

GENERAL NOTES:(CONT.)

⑫ PURPOSE OF THIS PROPOSED SITE PLAN IS FOR APPROVAL TO BUILD NEW 30 UNIT APARTMENT BUILDING.

⑬ 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.

⑭ EXISTING CONCRETE CURB & SIDEWALK TO BE REPLACED, WHERE REQUIRED ALONG PROPERTY FRONTAGE.

⑮ 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 CITY ENGINEER.

CERTIFIED TO: BAHNHOF 255 LLC

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

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

MEETING HELD ON: _____, 2021

CHAIRMAN _____ DATE _____ APPROVED:

SECRETARY _____ DATE _____ BOROUGH ENGINEER _____ DATE _____

DRAWING INDEX

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

NO.	DATE	REVISION

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

CERTIFICATE OF AUTHORIZATION NO: 24GA-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