

ADA EV CHARGING AREA SIGN DETAIL

**UTILITIES OWNER:**  
 BOROUGH OF LYNHURST  
 MUNICIPAL BUILDING- 367 VALLEY ROAD  
 LYNHURST, N.J. 07071  
 (WATER & SEWER LINES)  
 CARLEVISION  
 40 POTASH ROAD  
 DAKLAND, N.J. 07436  
 (CABLE TV LINES)  
 P.S.E. & G  
 80 PARK PLACE  
 NEWARK, N.J. 07101  
 (GAS & ELECTRIC LINES)  
 PASSAIC VALLEY WATER COMMISSION  
 1525 MAIN AVENUE  
 CLIFTON, N.J. 07011  
 (GENERAL WATER SUPPLY LINE)

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

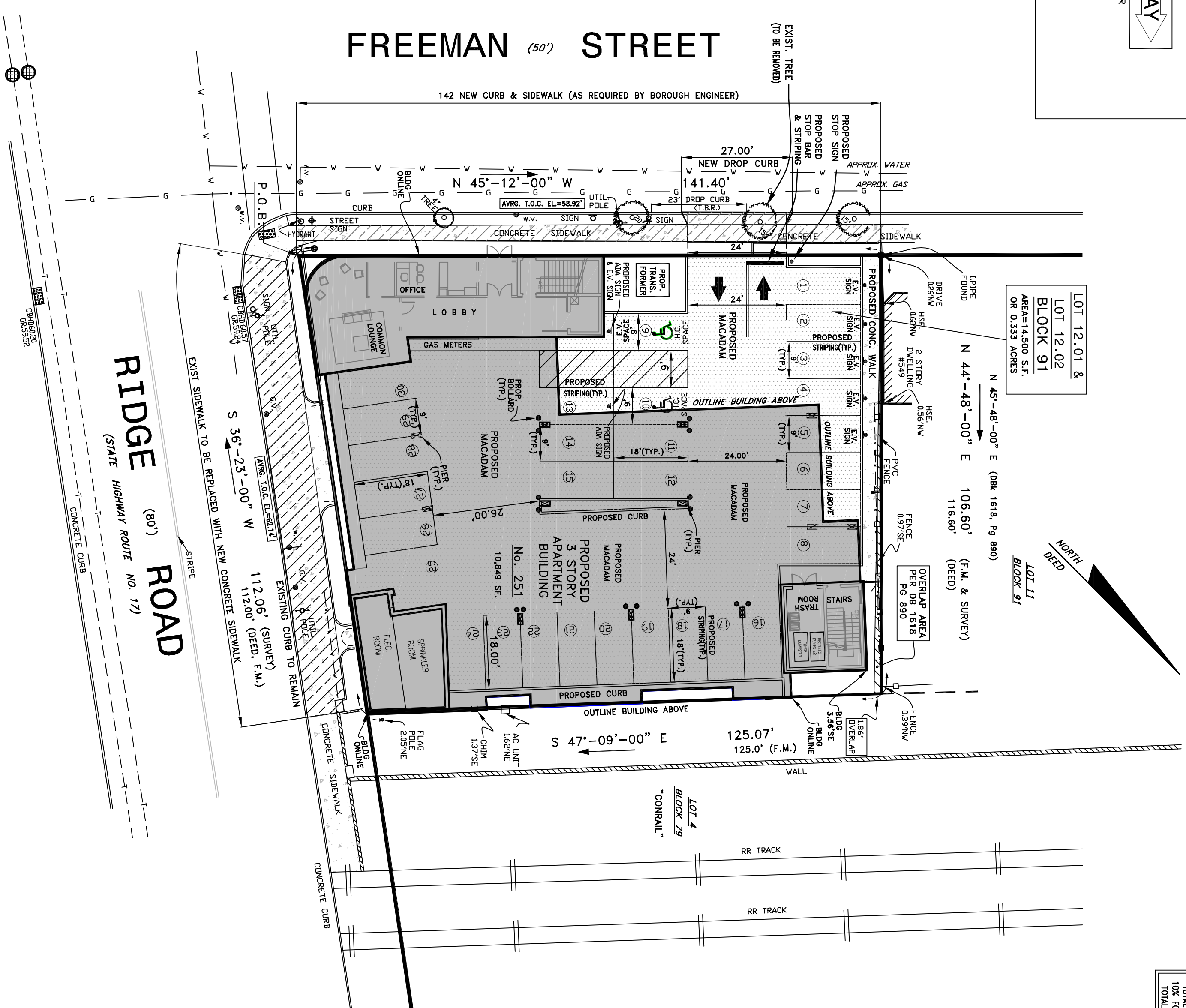
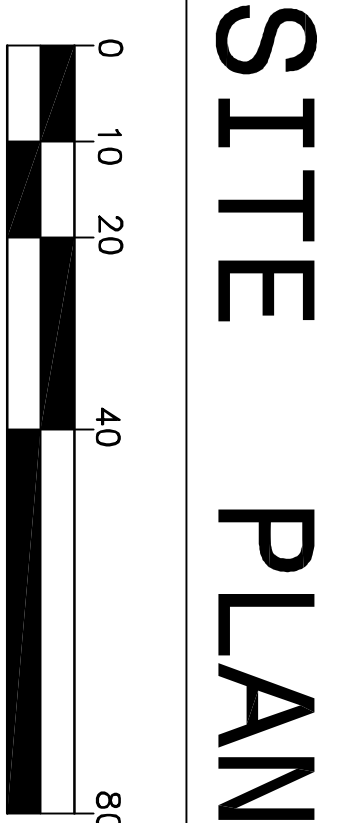
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

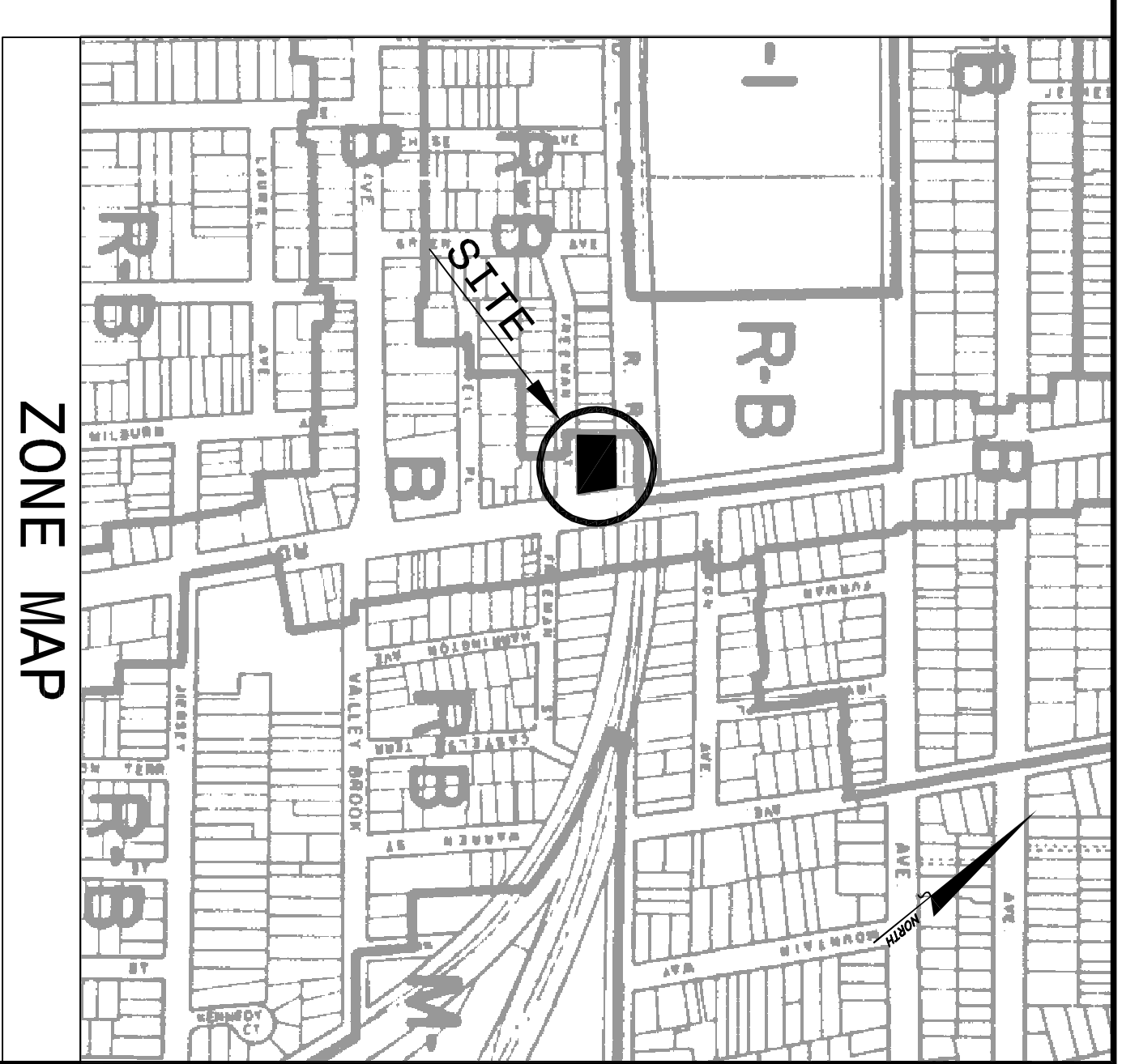
| SHT. NO. | DESCRIPTION                                      |
|----------|--|
| 1 OF 3   | SITE PLAN  |
| 2 OF 3   | GRADING & DRAINAGE PLAN                          |
| 3 OF 3   | LIGHTING & LANDSCAPING PLAN & TOPOGRAPHIC SURVEY |

# DRAWING INDEX



| PROPOSED PARKING CHART                                     |                    |
|--|--------------------|
| "RSIS" STANDARD PG. 57                                     |                    |
| NOTE # OF BEDROOMS SHOWN ON PLAN                           |                    |
| TABLE 4.4 PARKING REQUIREMENTS FOR "RESIDENTIAL LAND USES" |                    |
| HOUSING TYPE   | PARKING            |
| GARDEN APARTMENT   | 1.8                |
| 1 BED ROOM   | 2.0                |
| 2 BED ROOM   | 2.2                |
| TWO FAMILY   | 2.0                |
| LOT  | REQUIRED PARKING   |
| 1201 & 1202  | 37 SPACES          |
| 1201 & 1202  | 30 SPACES PROVIDED |
| TOTAL SPACES PROVIDED = 30 SPACES                          |                    |
| TOTAL SPACES REQUIRED = 37 SPACES                          |                    |
| TOTAL SPACES PROVIDED EX. = 44 SPACES                      |                    |
| TOTAL SPACES PROVIDED EX. = 30 SPACES                      |                    |
| TOTAL SPACES PROVIDED = 30 SPACES                          |                    |

AVERAGE TOP OF CURB  
 ELEVATION=60.53'  
 HEIGHT CALCULATIONS:  
 AVERAGE T.O.C. EL. = 60.53'  
 TOP OF ROOF = 68.10'  
 BUILDING HEIGHT = 55.97'



## 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 LYNHURST, BERGEN COUNTY, NEW JERSEY, DEED BOOK 5830, PAGE 184.
- PROPERTY CONTAINS: 14,500 SF or 0.333 ACRES.
- PROPERTY LIES IN "R"-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/41 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     | 3.56 FT      | YES      |
| MAX. PRINCIPAL BLDG. COV. | 60%      | 30%       | 74.82%       | YES      |
| MAX. BLDG. HEIGHT         | 35 FT    | 3 STORY   | 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 NAVD83 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 LYNHURST STANDARDS & ORDINANCES.
- PROPERTY IS LOCATED IN ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 34003102061H, DATED 8/28/2019.
- SURVEY INFORMATION BY GB ENGINEERING, LLC, DATED JUNE 8, 2020.

## 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.

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

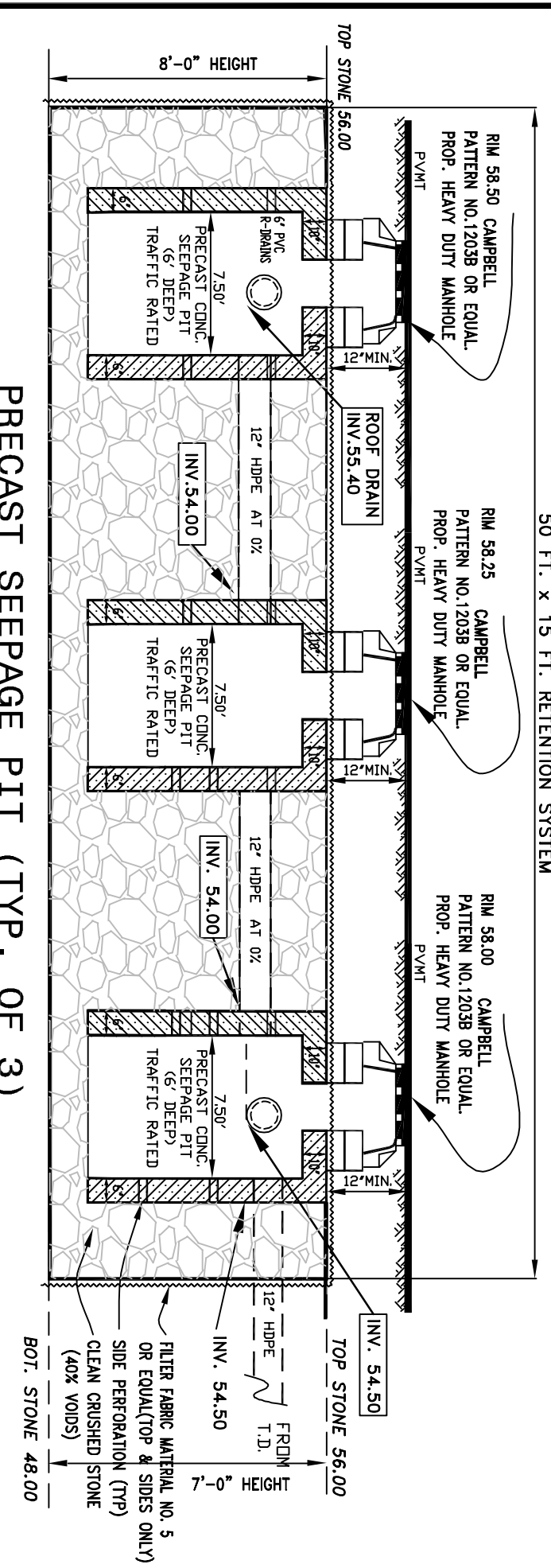
CERTIFIED TO: BAHNHOF 255 LLC

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

LYNHURST APARTMENTS  
 SITE PLAN

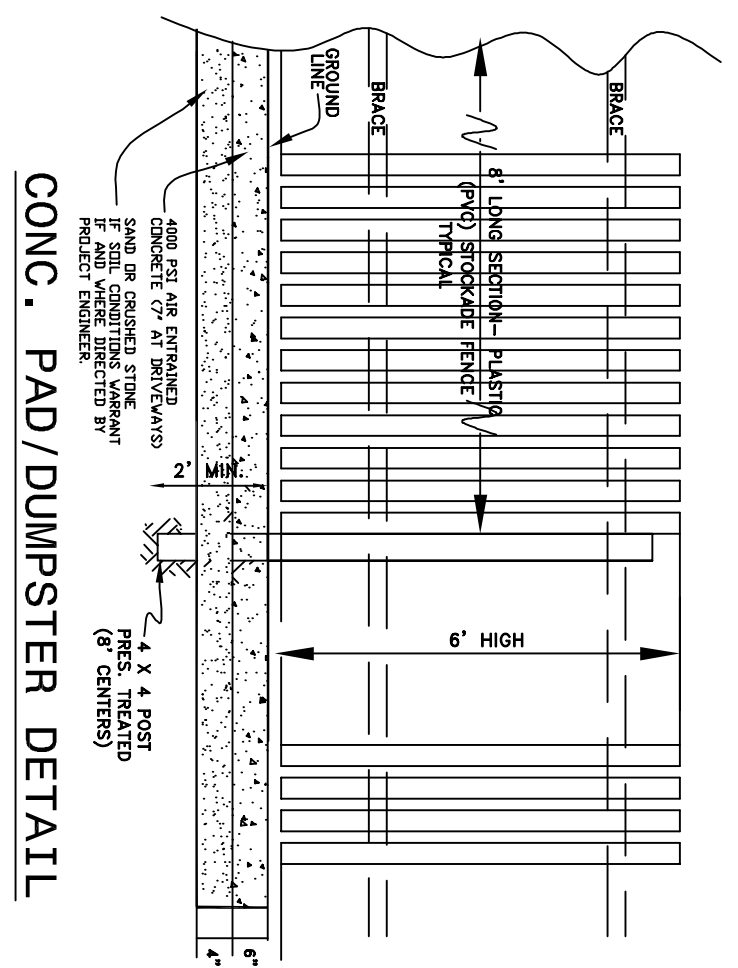
LOTS 12.01 & 12.02 IN BLOCK 91 TAX MAP  
 BOROUGH OF LYNHURST  
 BERGEN COUNTY  
 NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. 2404-28110300  
 GB ENGINEERING, LLC  
 ENGINEERS & SURVEYORS  
 144 JEWELL STREET, GARFIELD, NEW JERSEY 07026  
 EMAIL: GBSURVEY@GOL.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

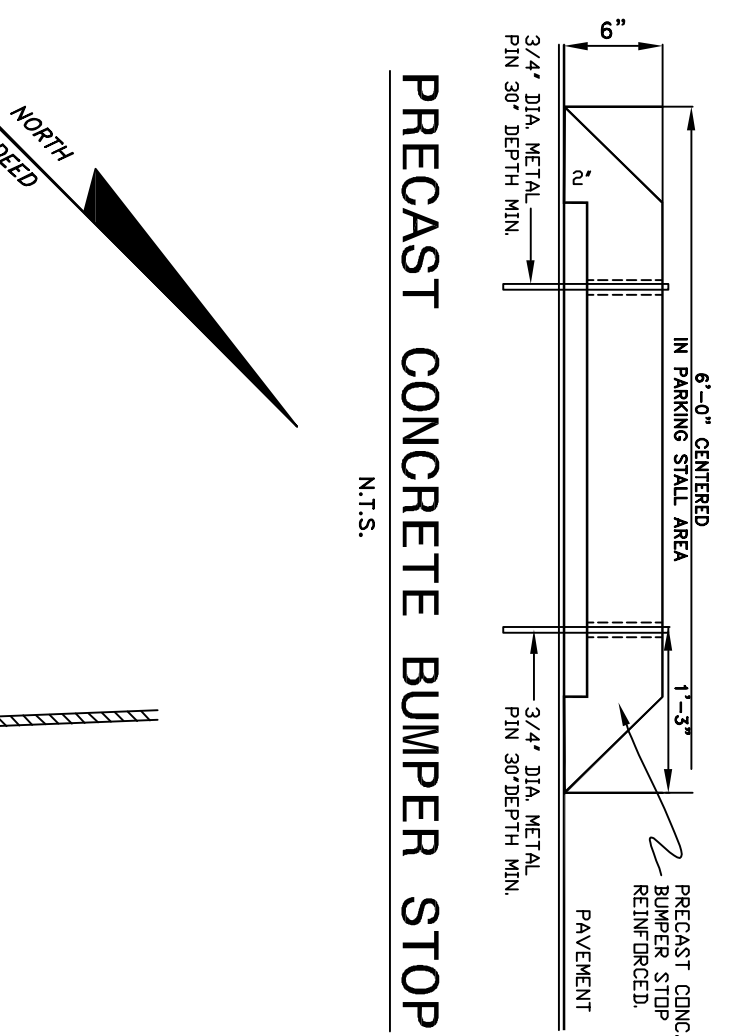


PRECAST SEEPAGE PIT (TYP. OF 3)

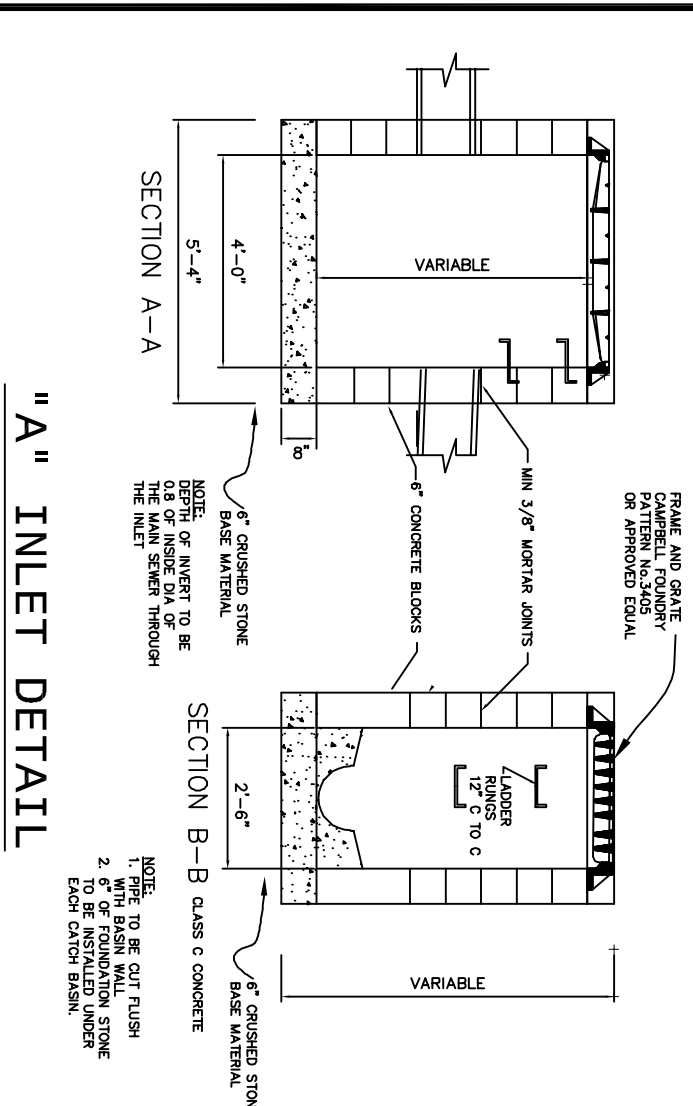
- SEEPAGE PIT NOTES:
- SEEPAGE PIT TO BE INSPECTED ONCE A YEAR BY
  - ALL SOIL ASSUMPTIONS ARE TO BE FIELD VERIFIED.
  - SEEPAGE PIT IS DESIGNED FOR BUILDING RUNOFF ONLY.
- NOTE: AT THE LOCATION OF THE PROPOSED SEEPAGE PIT, BOROUGH ENGINEER TO BE NOTIFIED PRIOR TO TEST FOR INSPECTION. RESULTS OF THE TEST TO BE SUBMITTED TO BOROUGH ENGINEER.



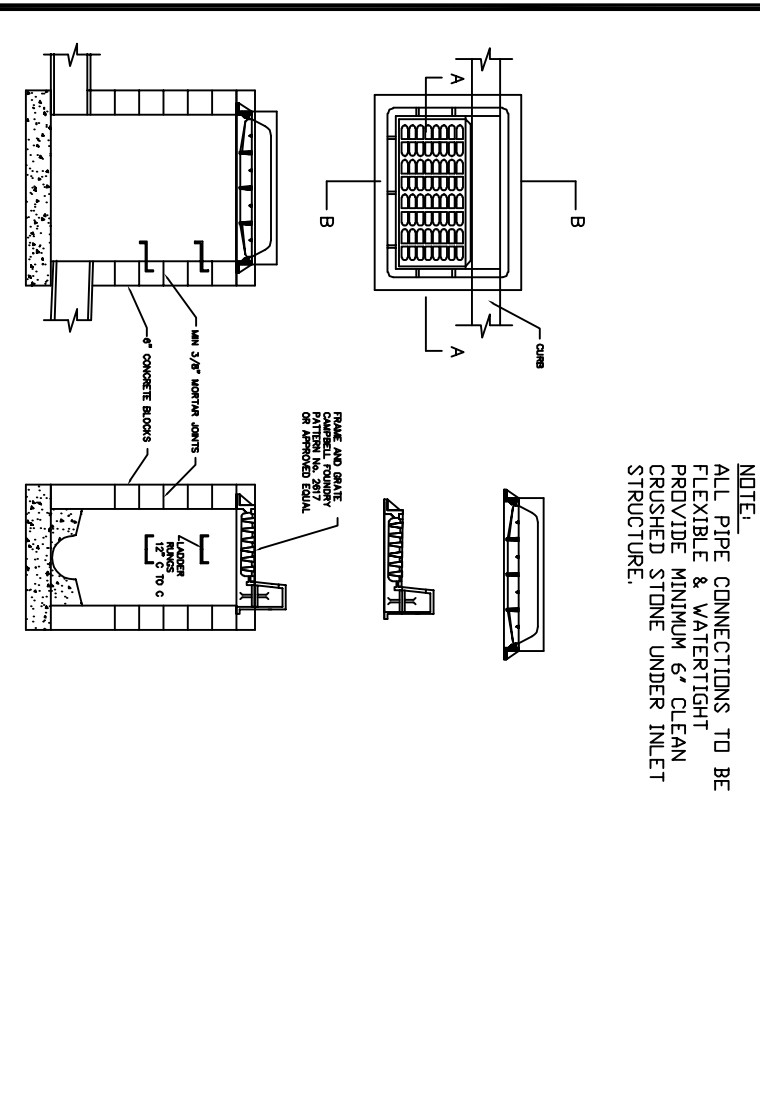
CONC. PAD/DUMPSISTER DETAIL



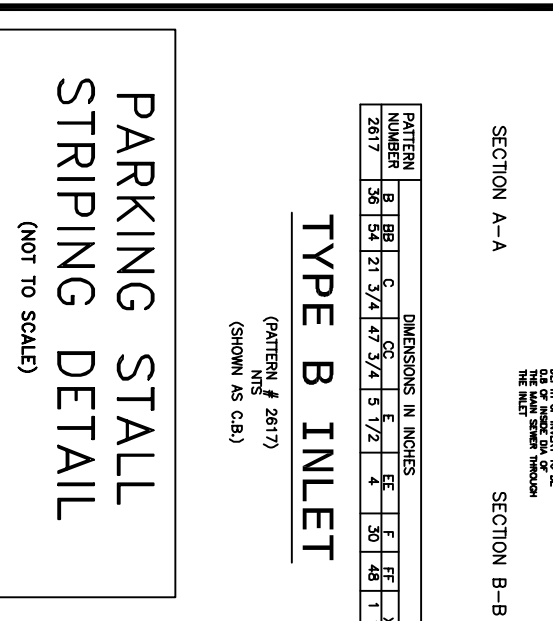
PRECAST CONCRETE BUMPER STOP



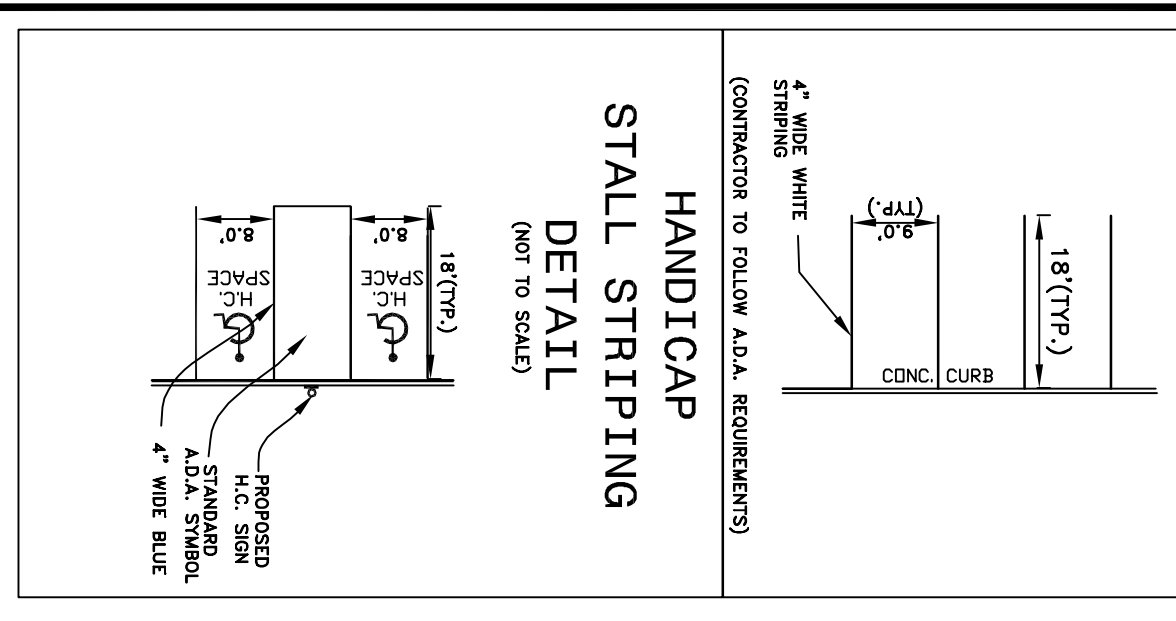
8" INLET DETAIL



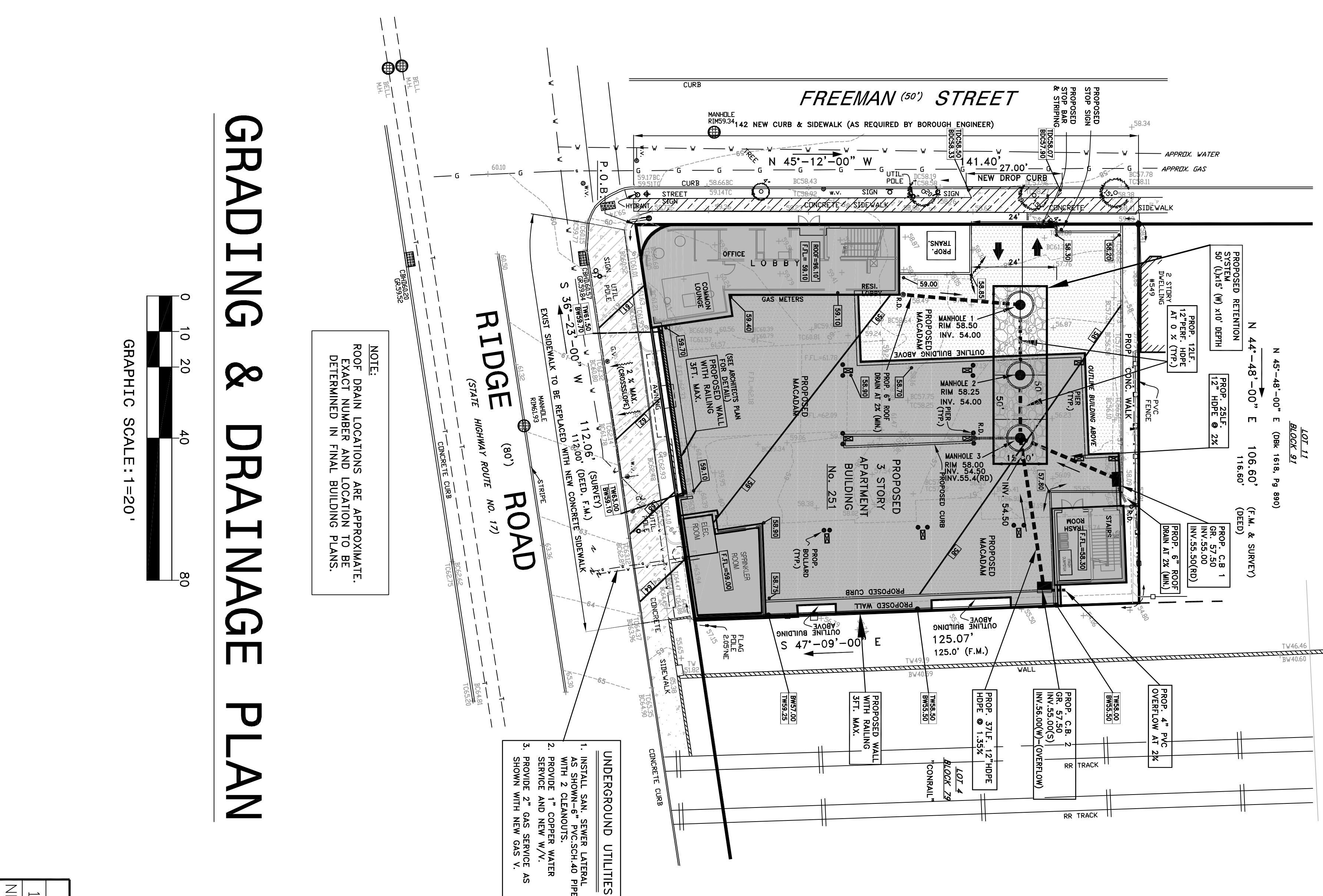
4" INLET DETAIL



HANDICAP STALL STRIPING DETAIL

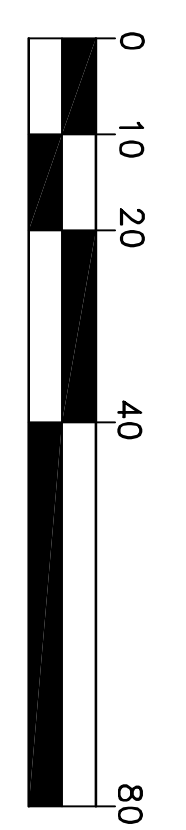


PARKING STALL STRIPING DETAIL



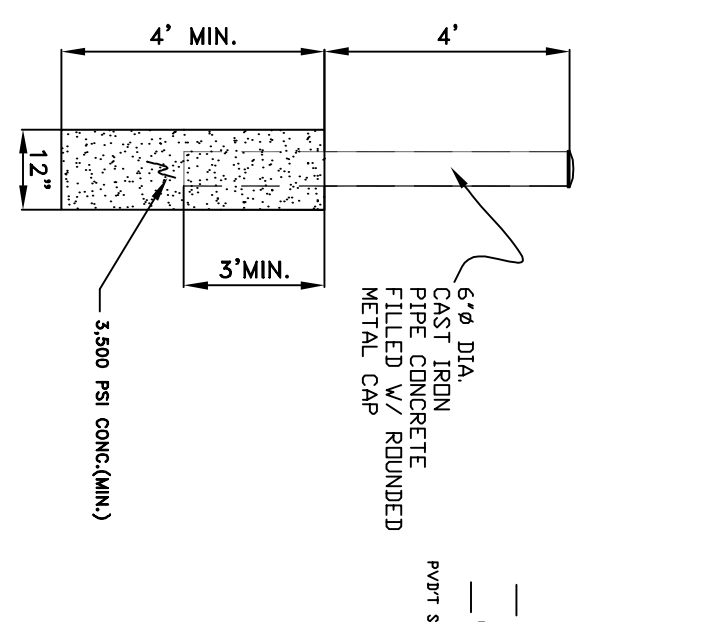
NOTE: ROOF DRAIN LOCATIONS ARE APPROXIMATE. EXACT NUMBER AND LOCATION TO BE DETERMINED IN FINAL BUILDING PLANS.

# GRADING & DRAINAGE PLAN

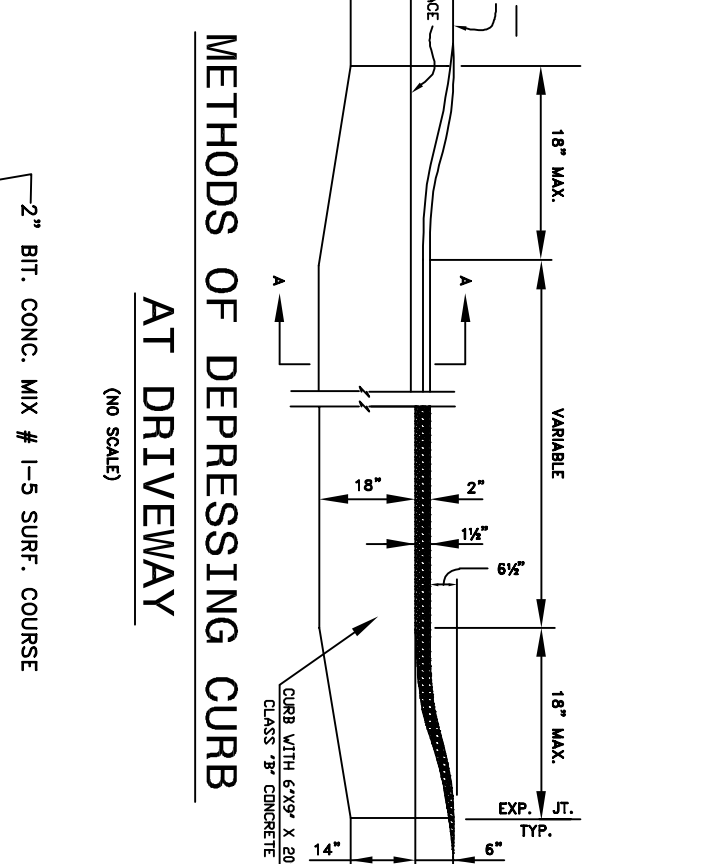


GRAPHIC SCALE: 1"=20'

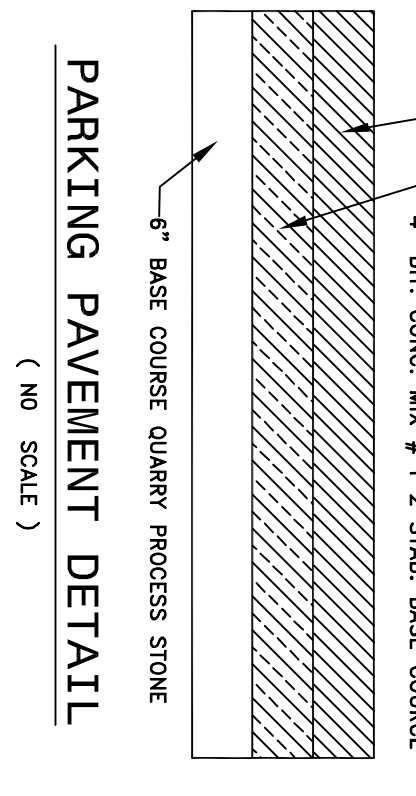
- UNDERGROUND UTILITIES
- INSTALL SAN. SEWER LATERAL AS SHOWN-4" PVC-SCH-40 PIPE WITH 2 CLEANOUTS.
  - PROVIDE 1" COPPER WATER SERVICE AND NEW W/V.
  - PROVIDE 2" GAS SERVICE AS SHOWN WITH NEW GAS V.



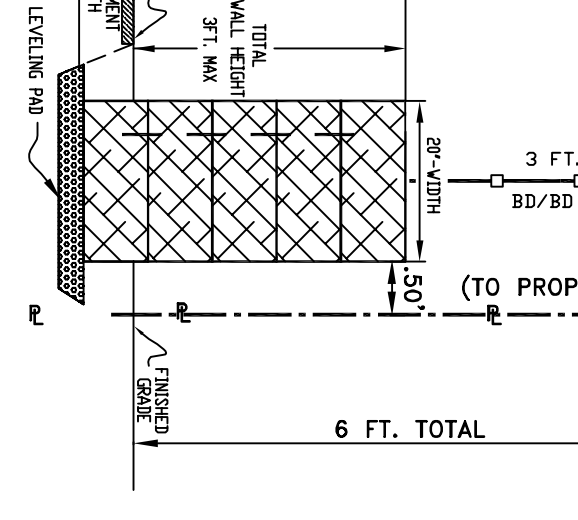
BOLLARD DETAIL



METHODS OF DEPRESSING CURB AT DRIVEWAY



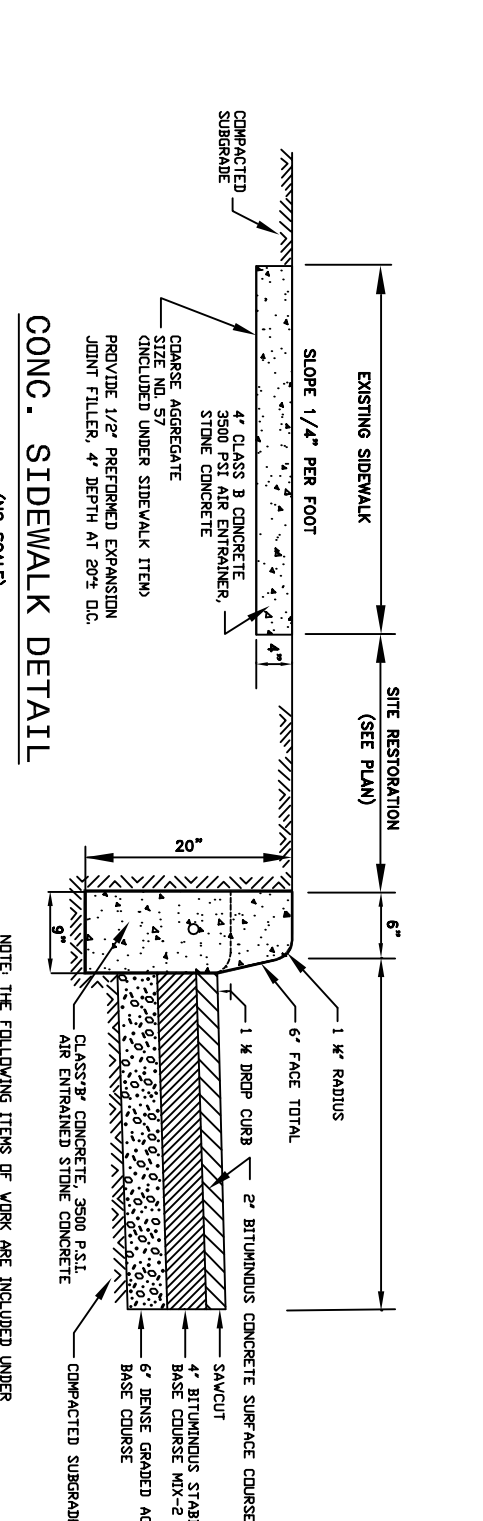
PARKING PAVEMENT DETAIL



KEystone GRAVITY WALL

(FOR SIDE WALLS ONLY)

TRENCH DETAIL



9" X 20" CONCRETE VERTICAL CURB & REPAIR STRIP

| NO. | DATE    | REVISION              |
|-----|---------|-----------------------|
| 1.  | 6/17/22 | REVISE BUILDING/UNITS |
|     |         | REVISION              |

CERTIFIED TO: BAHNHOF 225 LLC:

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

LYNDHURST APARTMENTS  
GRADING & DRAINAGE PLAN

LOTS 12.01 & 12.02 IN BLOCK 91 TAX MAP

BOROUGH OF LYNDHURST  
BERGEN COUNTY  
NEW JERSEY

GB ENGINEERING, LLC  
ENGINEERS & SUPERVISORS  
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026  
EMAIL: GBSURV@GBE.COM  
TEL (973) 340-0948 FAX (973) 340-0015

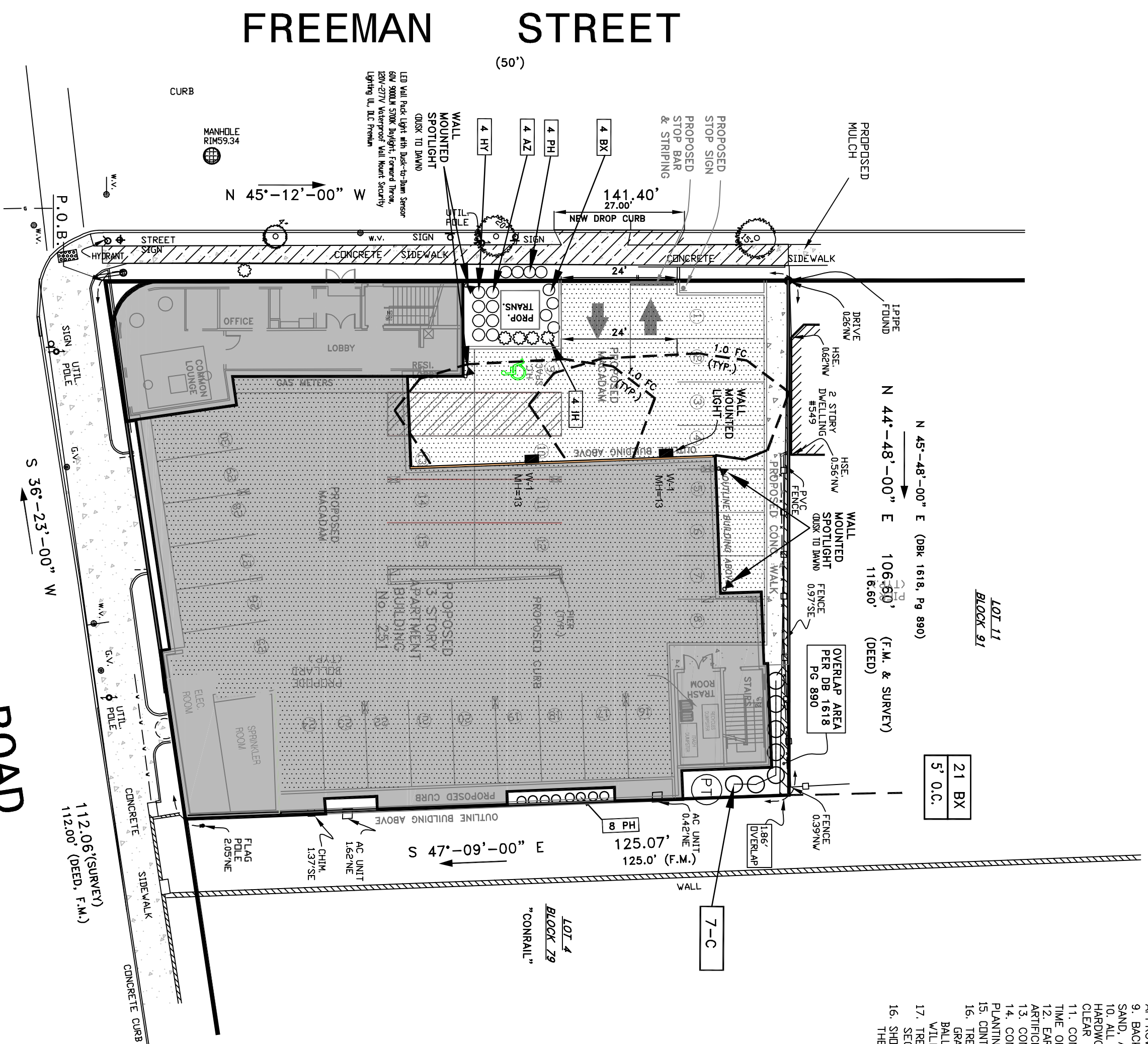
SCALE: 1" = 20'-0"  
DATE: FEBRUARY 14, 2021  
SHEET NO. 2 OF 3  
FILE NO. 2020/0461

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

A VERTICAL CURVE AND SLOPE INDICATED BY THE CURVE DATA SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

THIS MAP OR ANY PART THEREOF, WITH THE EXCEPTED AREAS, SHALL BE THE PROPERTY OF THE ENGINEER AND SHALL REMAIN HIS OR HER PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.

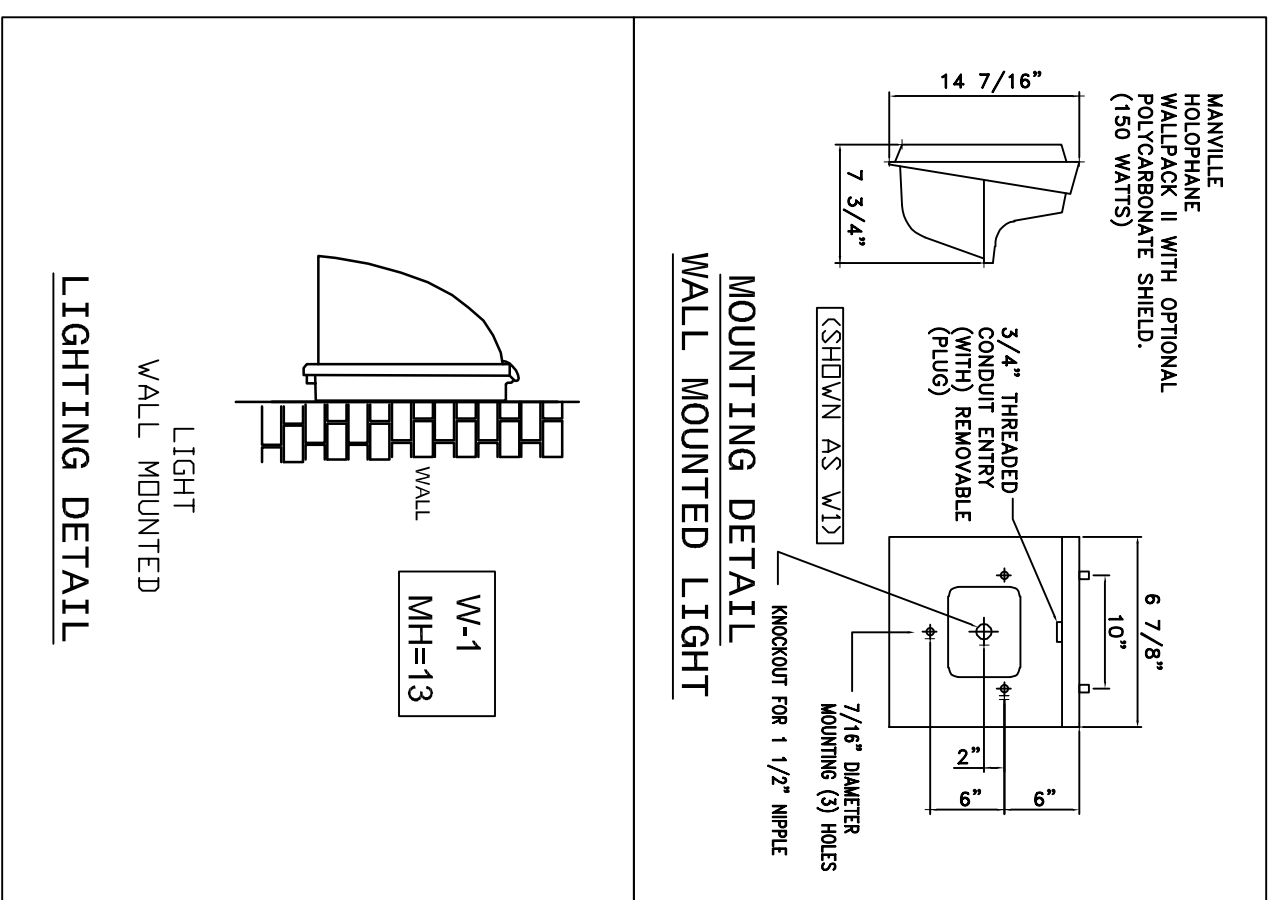
**NOTE: BOROUGH ENGINEER**  
SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE DELIVERY OF ANY PLANT MATERIAL, SO THAT A REPRESENTATIVE OF THE BOROUGH CAN BE PRESENT TO VERIFY THE QUALITY AND SIZING OF THE PLANTS ORDERED TO THE PLANS.



# LIGHTING/LANDSCAPING

## LANDSCAPE SPECIFICATIONS AND PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE LANDSCAPE ARCHITECT THAT HIS WORKING PLAN IS THE MOST CURRENT PLAN AND/OR LATEST REVISION THEREOF.
2. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. CONSTRUCTION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
6. THE CONTRACTOR SHALL VERIFY ALL SPACING, DIMENSIONS, AND EXISTING CONDITIONS OF ALL PLANTS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
7. ALL PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
8. ALL PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
9. ALL PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
10. ALL TREES AND SHRUBS SHALL BE STAKED AT 2'-3" CLEAR FROM ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
11. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE DATE OF PLANTING.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
13. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
15. CONTRACTOR TO SPACE GRASS SEEDS EVENLY IN AREAS SHOWN FOR GRASSING.
16. GRASS SEEDS SHALL BE PLANTED AT THE RATE OF 10 LBS PER 1000 SQ YD.
17. TREES SHALL BE MAINTAINED AT FOUR FEET ABOVE GRADE PER CLIPPER BOUNDARY SECTION 433-32.
18. THERE SHALL BE A DISCREPANCY BETWEEN THE PLANT SIZE AND THE ROOT SIZE.
19. THE PLANT SIZE TAKES PRECEDENCE.

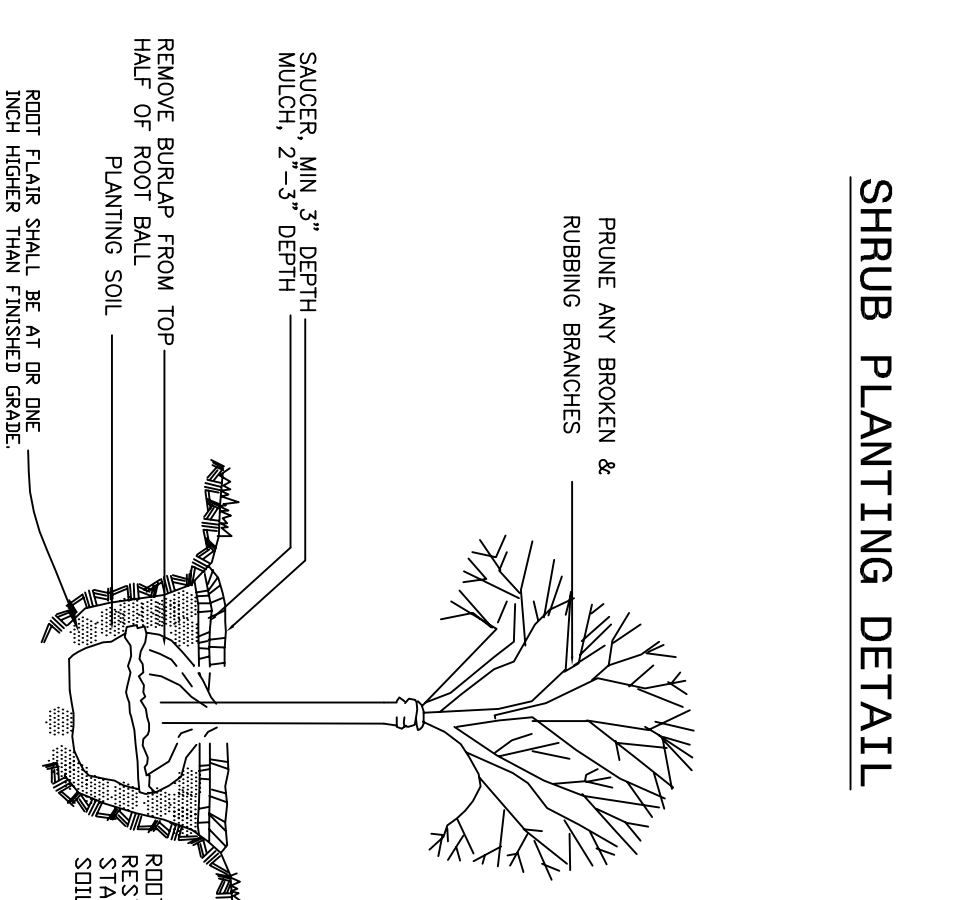
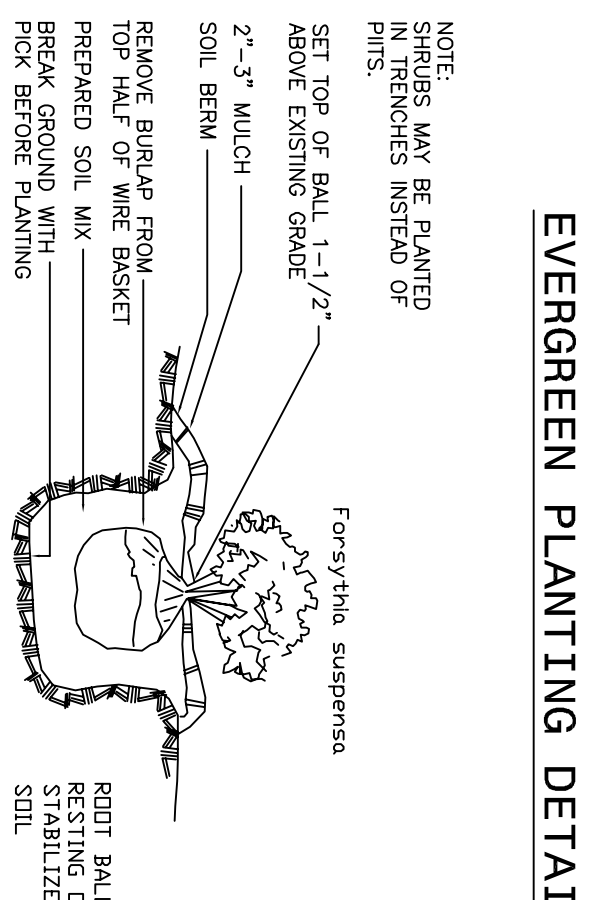
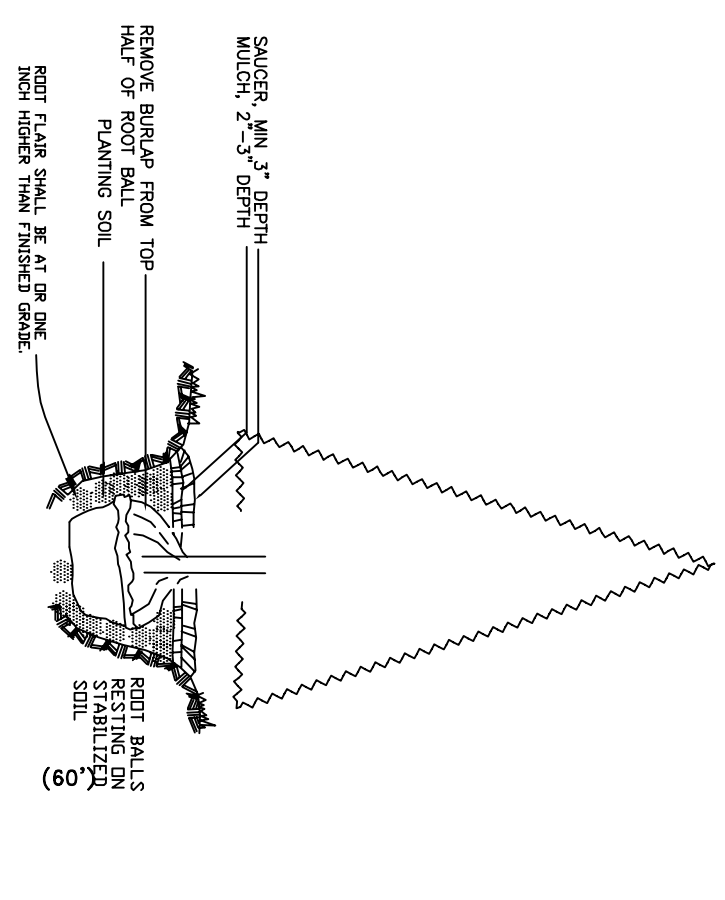


## PLANTING LIST

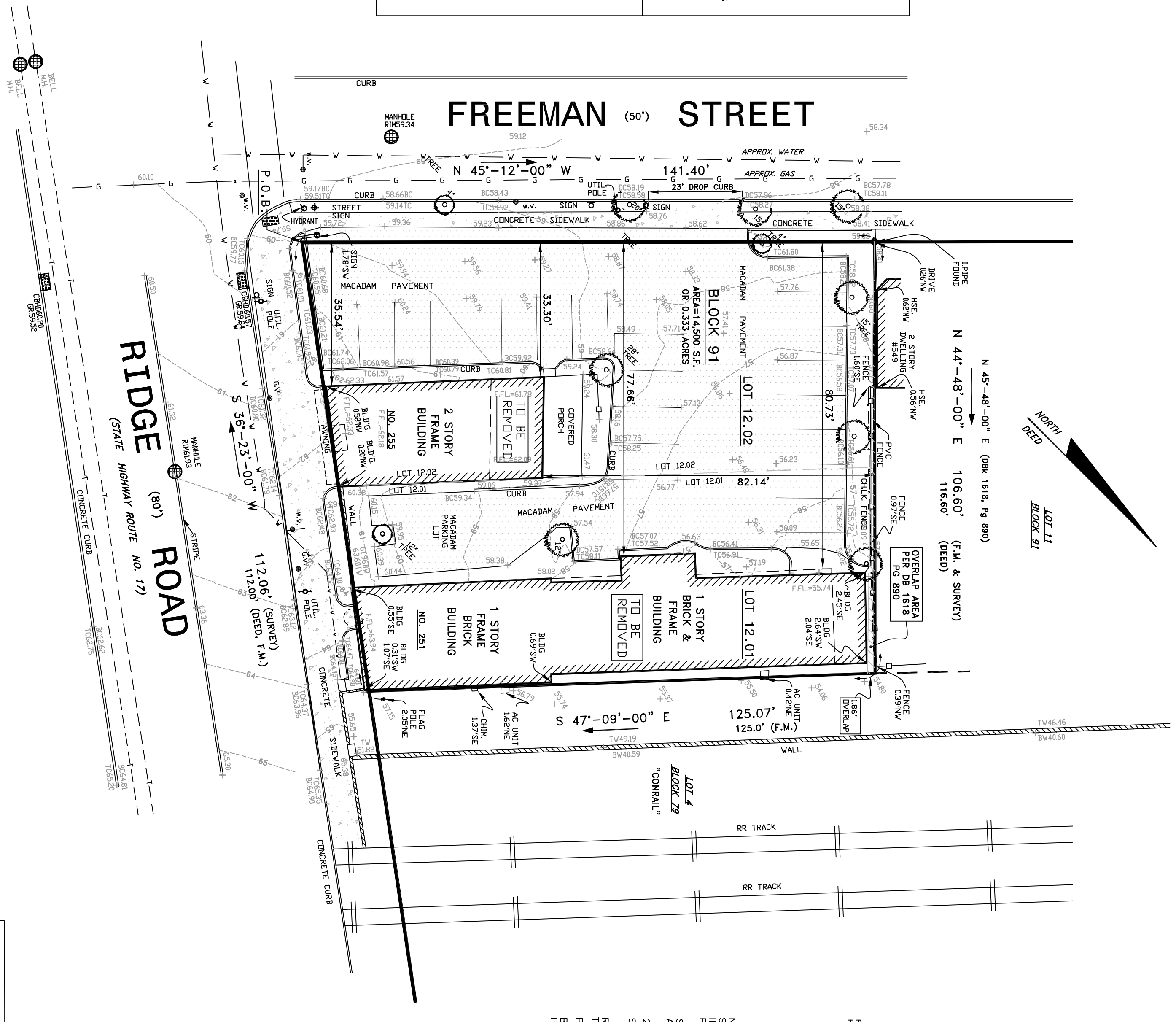
| KEY BOTANICAL NAME        | COMMON NAME       | QUANTITY | SIZE    | REMARKS | (MATURE PLANTING HT) |
|---------------------------|-------------------|----------|---------|---------|----------------------|
| AZ azalea x/hino-Crimson  | Kurume hybrid     | 4        | 3 GAL.  | B & B   | 2 1/2 FT.            |
| HY Juniperus horizontalis | 'Compacta'        | 4        | 3-3.5HT | B & B   | 2 1/2 FT.            |
| IH ILEX GLABRA            | INKBERRY HOLLY    | 4        | 3 GAL.  | B & B   | 3 FT.                |
| C Thuja occidentalis      | 'Emerald'         | 7        | 2-3HT   | B & B   | 12 FT.               |
| PT Platanus x acerifolia  | London Planetree  | 1        | 10-12HT | B & B   | 6 FT.                |
| BX Buxus sempervirens     | AMERICAN BOXWOOD  | 4        | 2-3HT   | B & B   | 3 FT.                |
| PH Privet Hedge           | Ligustrum aurense | 12       | 2-3HT   | B & B   | 3 FT.                |

## 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: "MAP OF PART OF KENNESAND VILLAGE" FILED IN THE B.C.O. ON JUNE 12, 1989 AS MAP NO. 412.
3. DEED BOOK 5830, PAGE 184.



# BOUNDARY & TOPOGRAPHY



| NO. | DATE    | REVISION              |
|-----|---------|-----------------------|
| 1.  | 6/17/22 | REVISE BUILDING/UNITS |

CERTIFIED TO: BAHNHOF 225 LLC:

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

BOUNDARY & TOPOGRAPHY

BOROUGH OF LYNDHURST  
BERGEN COUNTY  
NEW JERSEY

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

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

CERTIFICATE OF AUTHORIZATION NO. Z60-28110300

