

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)

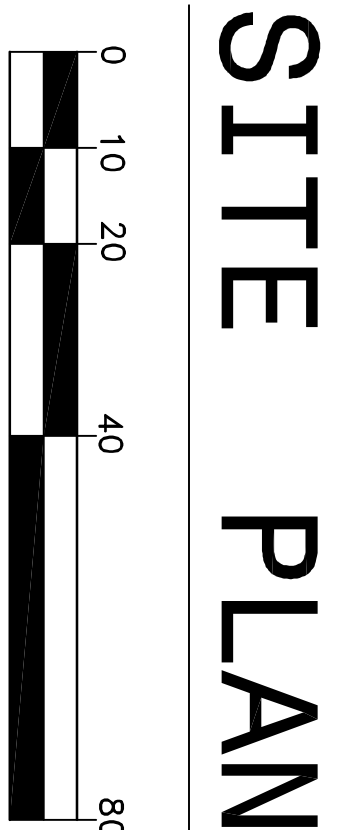
THIS SITE PLAN HAS BEEN APPROVED AT A MEETING OF: OF THE BOROUGH PLANNING BOARD LYNHURST BD. OF ADJUSTMENT MEETING HELD ON: _____, 2023

CHAIRMAN _____ DATE _____
 SECRETARY _____ DATE _____

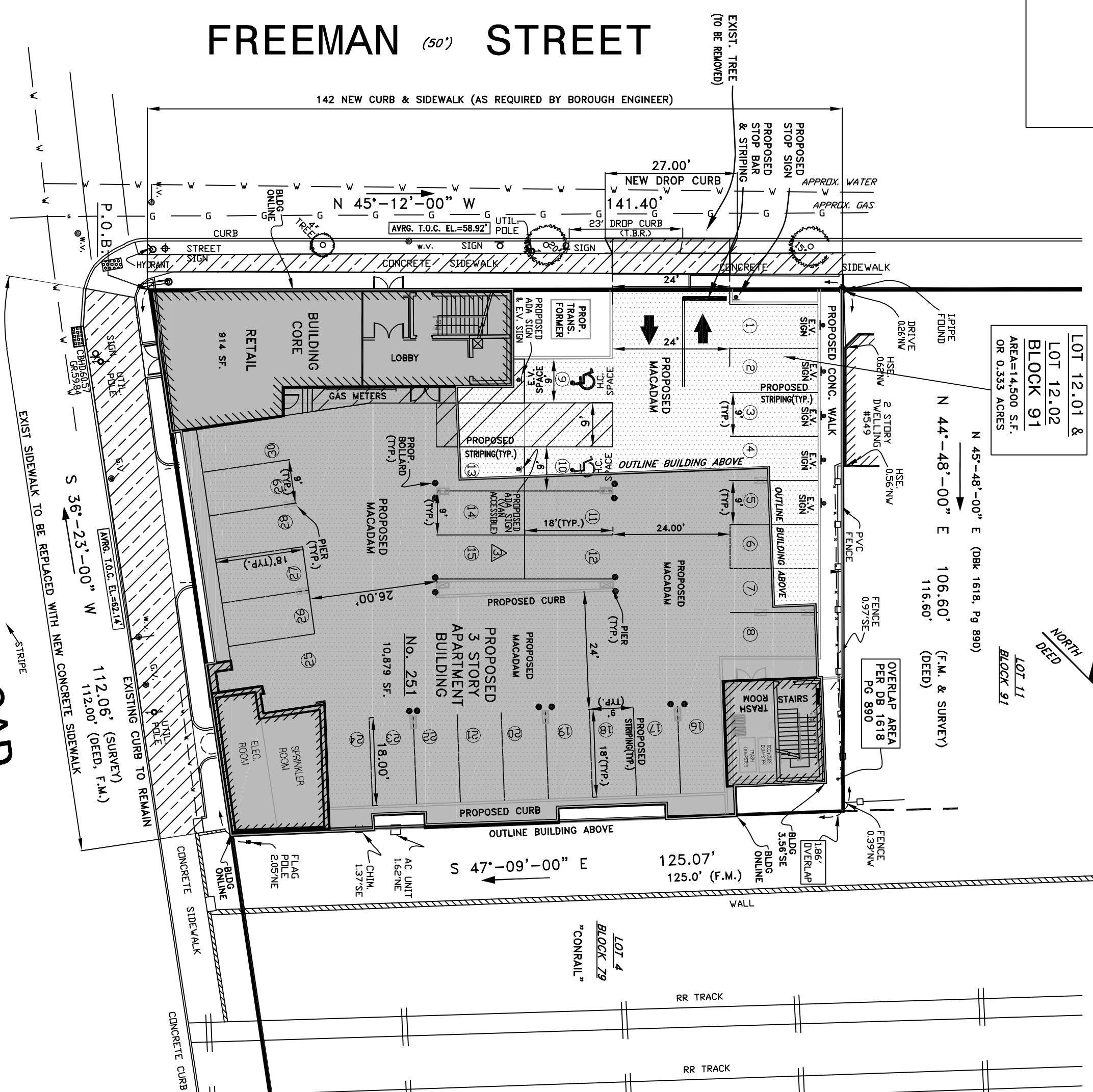
APPROVED: _____

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



GRAPHIC SCALE: 1"=20'



PROPOSED PARKING CHART
 "RIS" STANDARD PG. 57
 NOTE # OF BEDROOMS SHOWN ON PLAN

TOTALING TYPE	REQUIREMENTS	PROVIDED	VARIANCE
GARDEN APARTMENT	1.8	1.8	0
1 BEDROOM	2.0	2.0	0
3 BEDROOM	2.0	2.0	0
TWO FAMILY	*SINGLE FAMILY DETACHED SHALL APPLY TO EACH UNIT		
REQUIRED PARKING	1281 & 1282	30 SPACES	
PROVIDED PARKING		30 SPACES	
TOTAL SPACES PROVIDED		30 SPACES	

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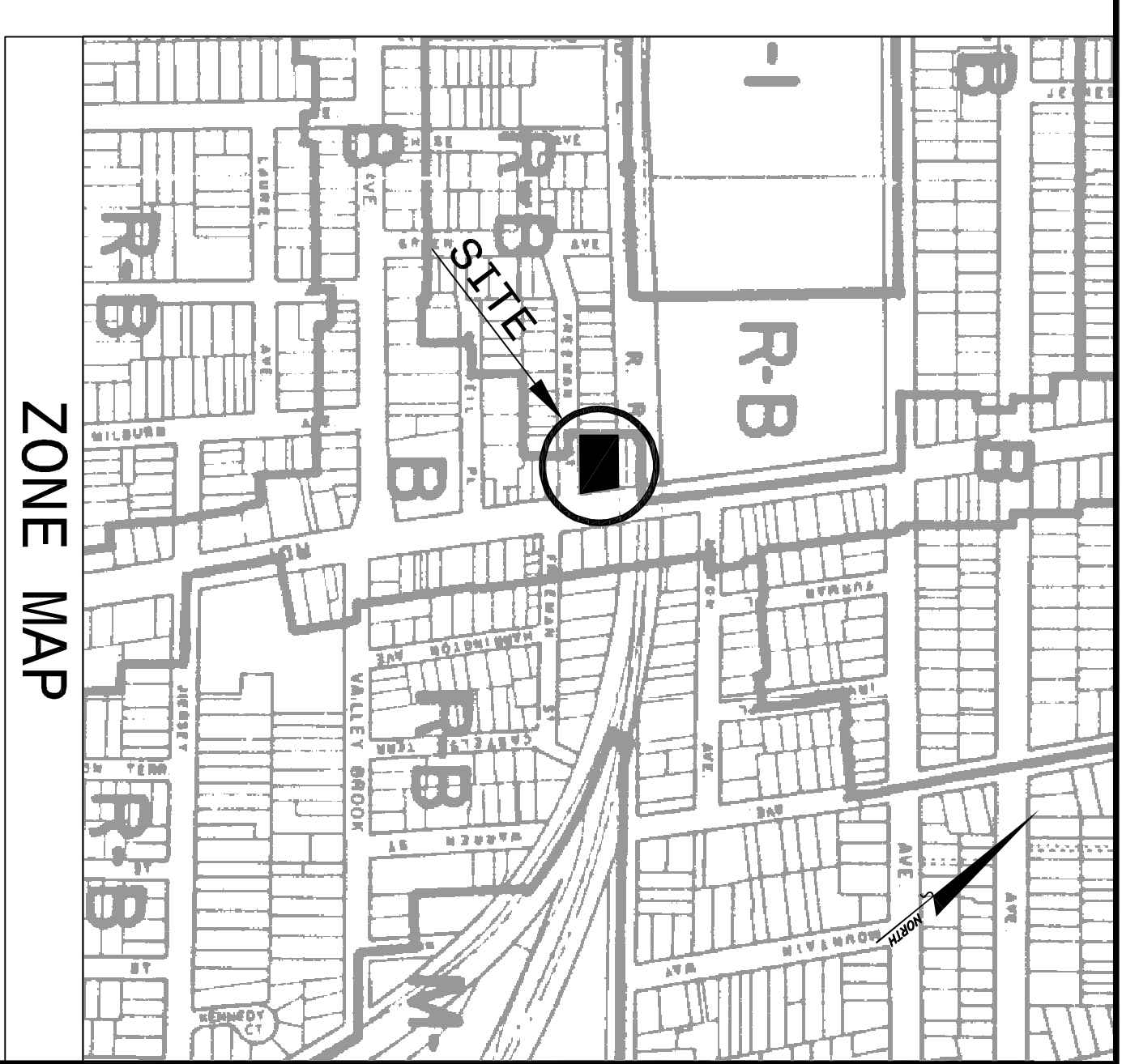
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GENERAL NOTES: (CONT.)

- 12 PURPOSE OF THIS PROPOSED SITE PLAN IS FOR APPROVAL TO BUILD A NEW 16 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 THEIR OWN EXPENSE REVERSE THE LIGHTING TO ELIMINATE ANY POTENTIAL IMPACTS TO NEIGHBORS AS DETERMINED BY THE BOROUGH ENGINEER.

NO.	DATE	REVISION
4	9/07/23	REVISE BUILDING/UNITS
3	6/9/23	PER REVIEW LTR. 5/23/23
2	5/2/22	RELOCATE E.V. SPACES
1	6/17/22	REVISE BUILDING/UNITS

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



GENERAL NOTES:

- 1 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 5850, PAGE 184
- 2 PROPERTY CONTAINS: 14,500 SF OR 0.333 ACRES.
- 3 PROPERTY LIES IN "B"-, BUSINESS ZONE.
- 4 SEE ZONE CHART BELOW.
- 5 SUBJECT PROPERTY BEING ANALYZED IN THE R-C (MULTIFAMILY) ZONE.

ZONE CHART:

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. 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%	75.03%	YES
MAX. BLDG. HEIGHT	3 STORY	3 STORY	35.57 FT	YES
MAX. BLDG. HEIGHT	35 FT	35 FT	35.57 FT	YES
PARKING SPACES	N/A	30 SPACES	30 SPACES	NO

CERTIFIED TO: BAHNHOF 255 LLC

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

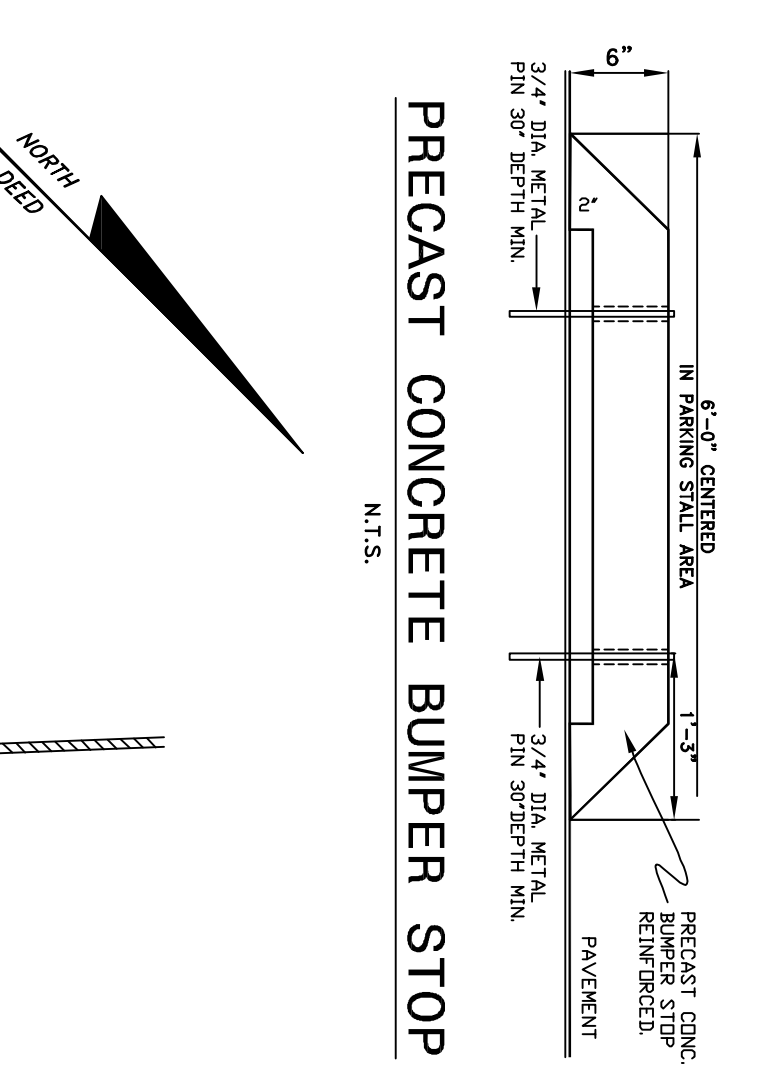
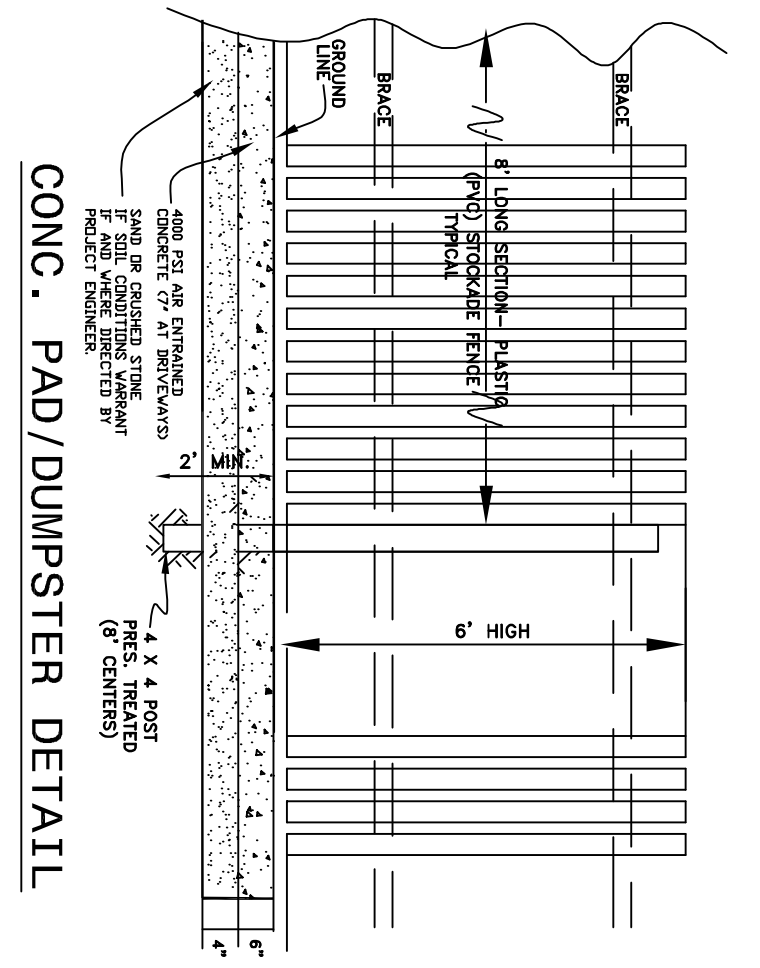
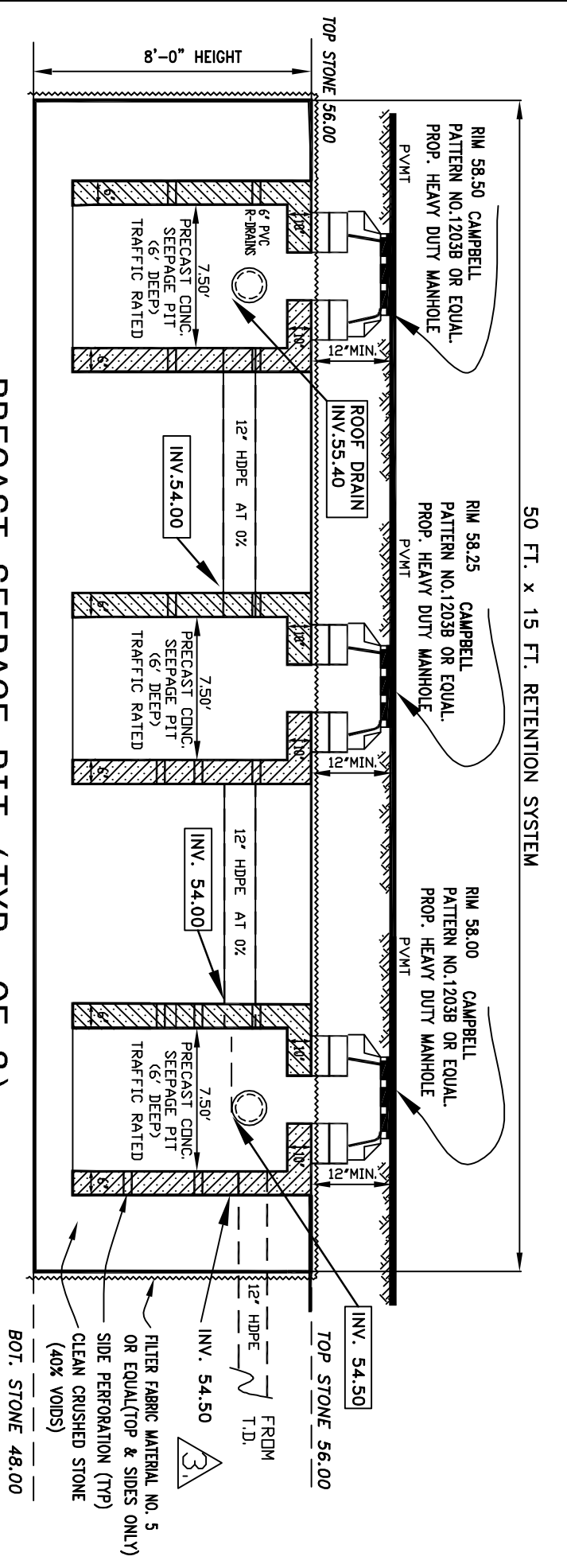
LYNHURST APARTMENTS
 SITE PLAN

LOTS 12.01 & 12.02 IN BLOCK 91 TAX MAP

BOROUGH OF LYNHURST
BERGEN COUNTY
NEW JERSEY

CERTIFICATE OF AUTHORIZATION NO. Z04-28110300
GB ENGINEERING, LLC
 ENGINEERS & SURVEYORS
 144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
 EMAIL: GBSJUNIV@GOL.COM
 TEL (973) 340-0948 FAX (973) 340-0015

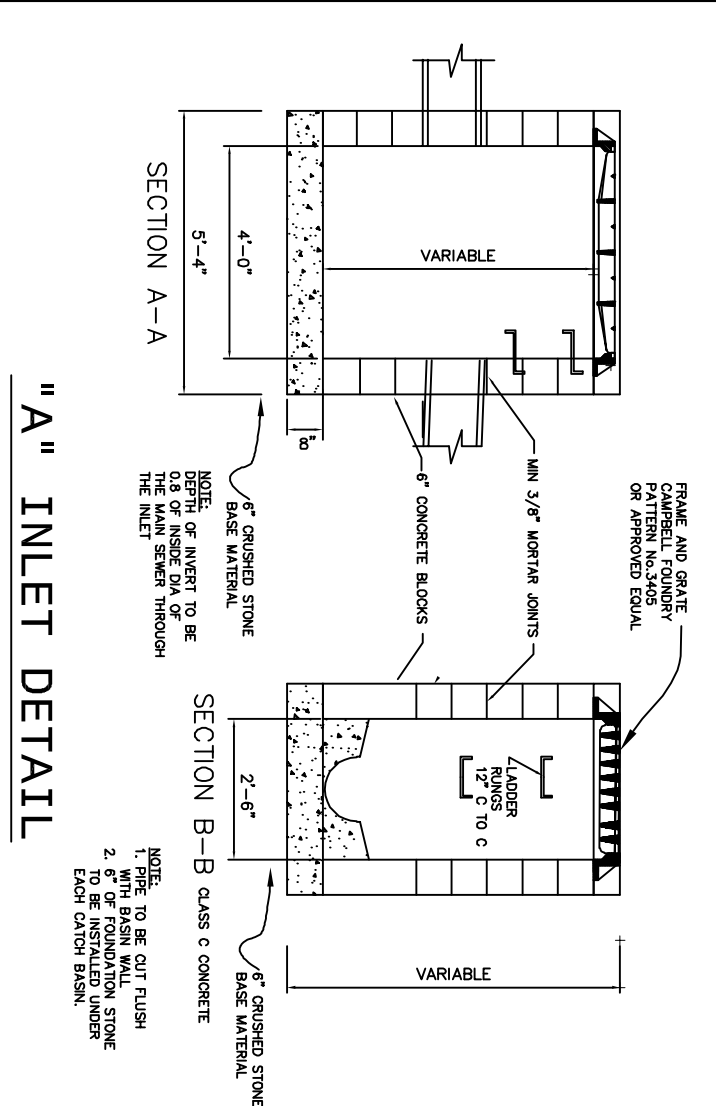
SCALE: 1" = 20'-0"
 DATE: FEBRUARY 14, 2021
 SHEET NO. 1 OF 3
 FILE NO. 2020/0461



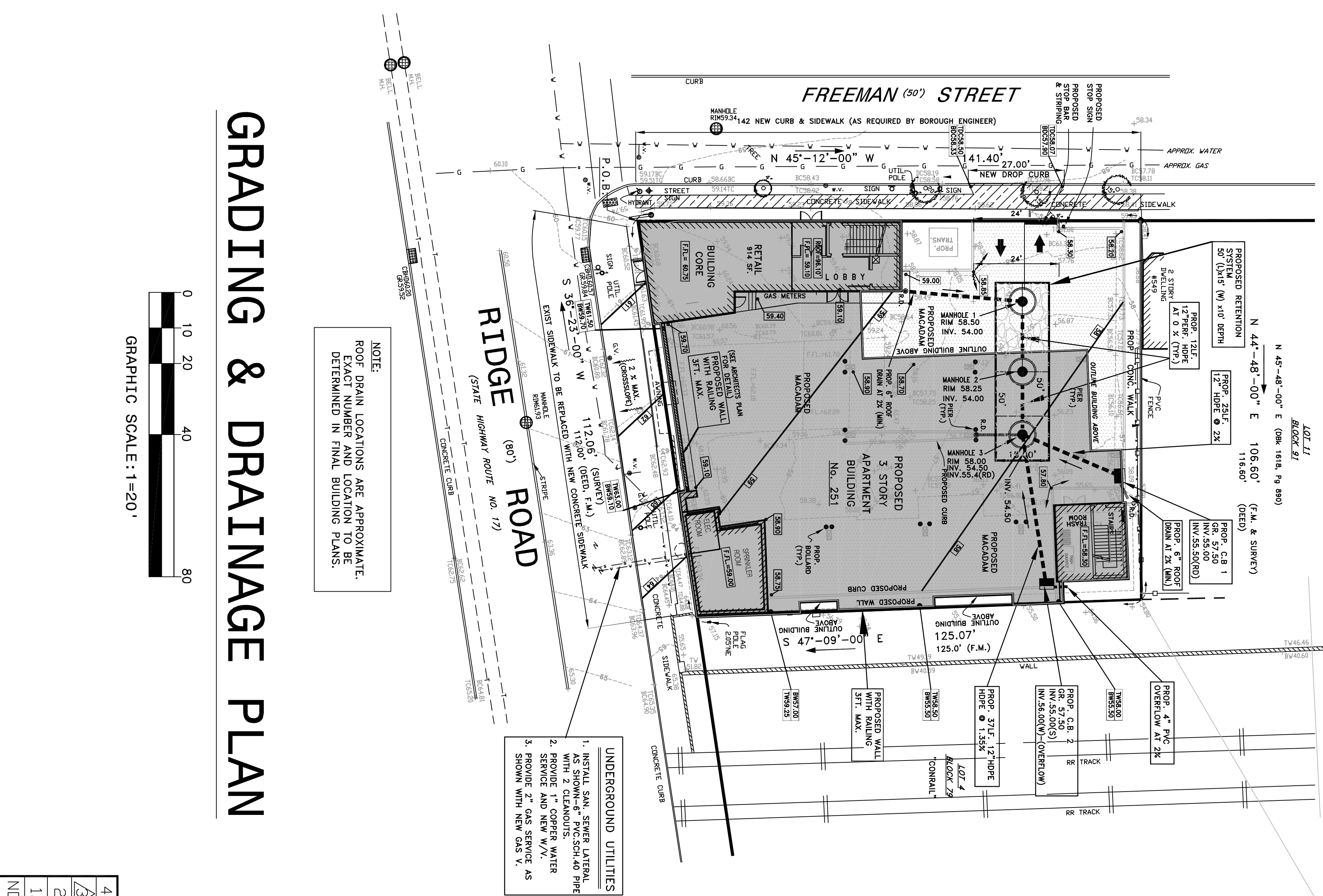
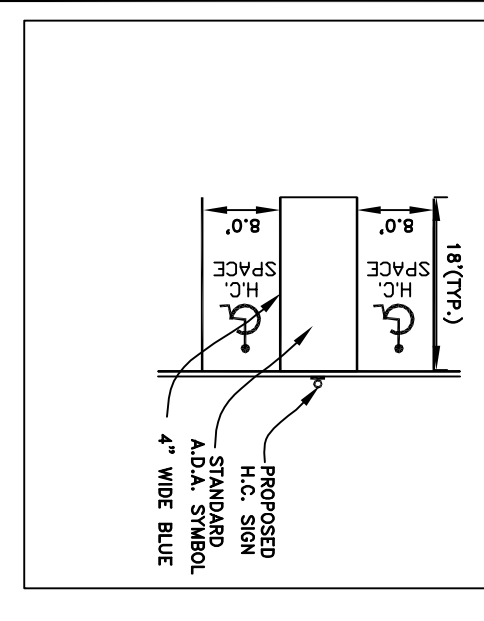
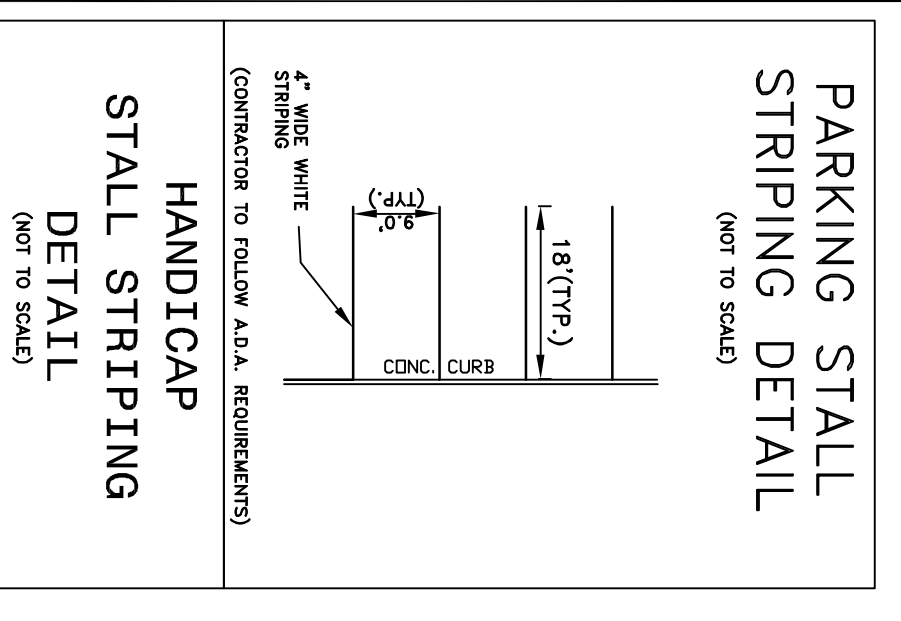
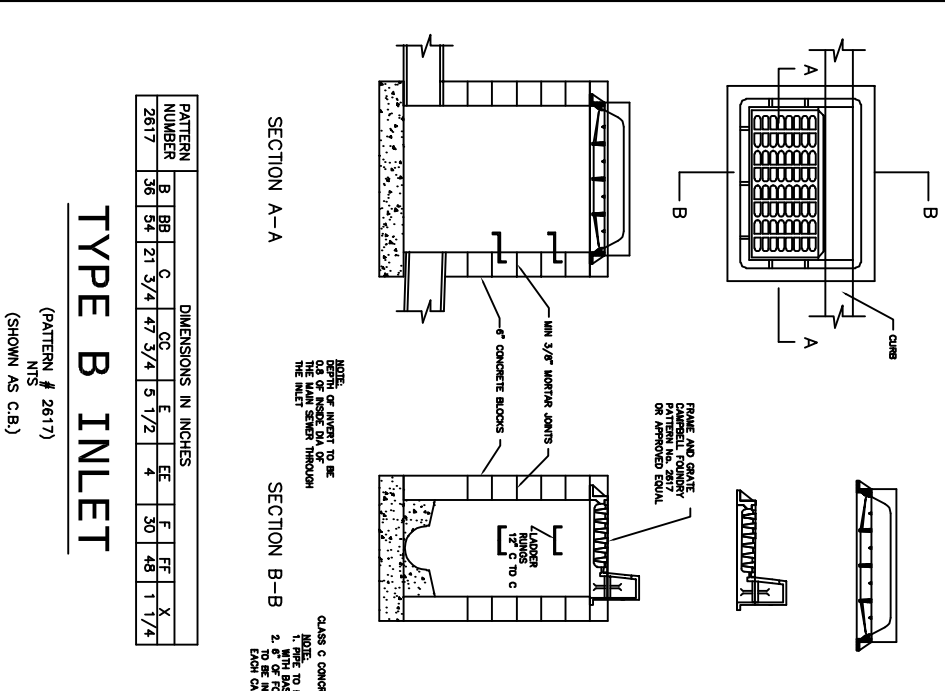
SEEPAGE PIT NOTES:

- 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 : SOIL LOG AND PERCOLATION TEST TO BE PERFORMED 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.

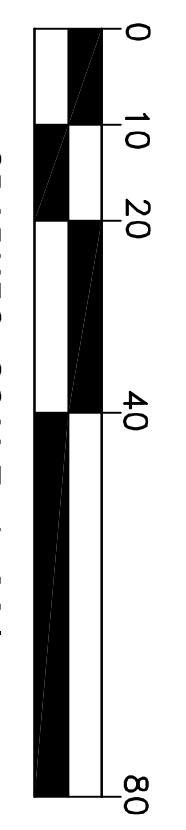


NOTE:
ALL PIPE CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
PROVIDE MINIMUM 6\"/>



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

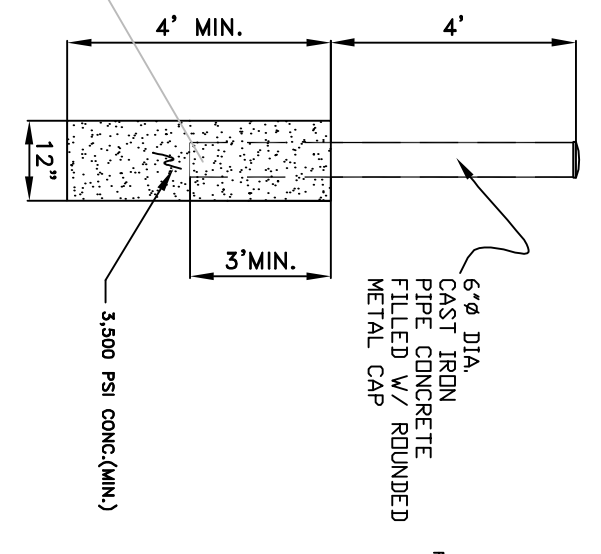
GRADING & DRAINAGE PLAN



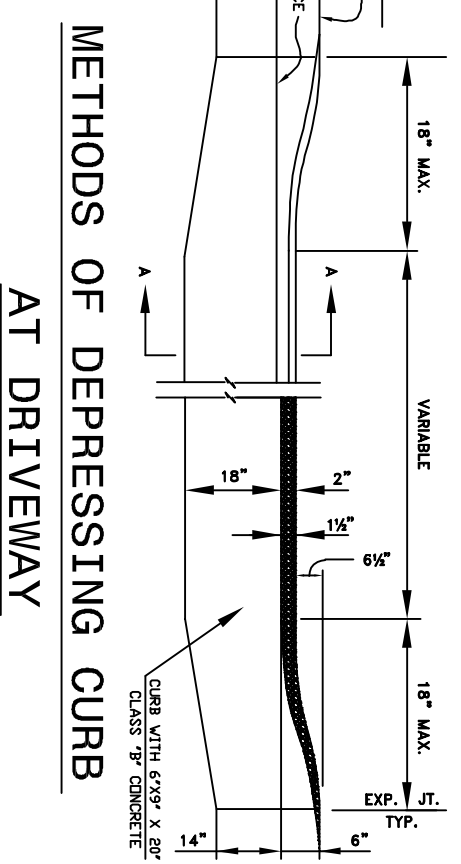
UNDERGROUND UTILITIES

- INSTALL SAN. SEWER LATERAL AS SHOWN - 8\"/>
- PROVIDE 1\"/>
- PROVIDE 2\"/>
- SHOW WITH NEW GAS V.

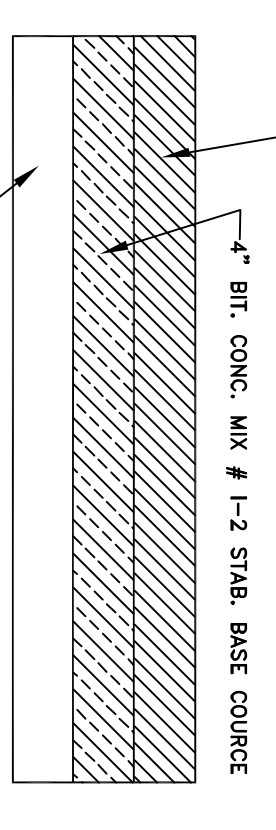
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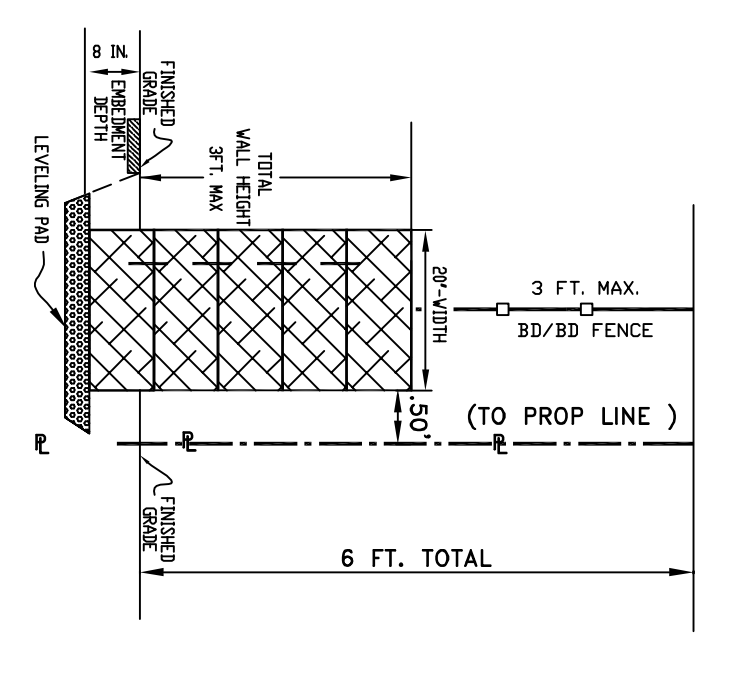
BOLLARD DETAIL
(NO SCALE)



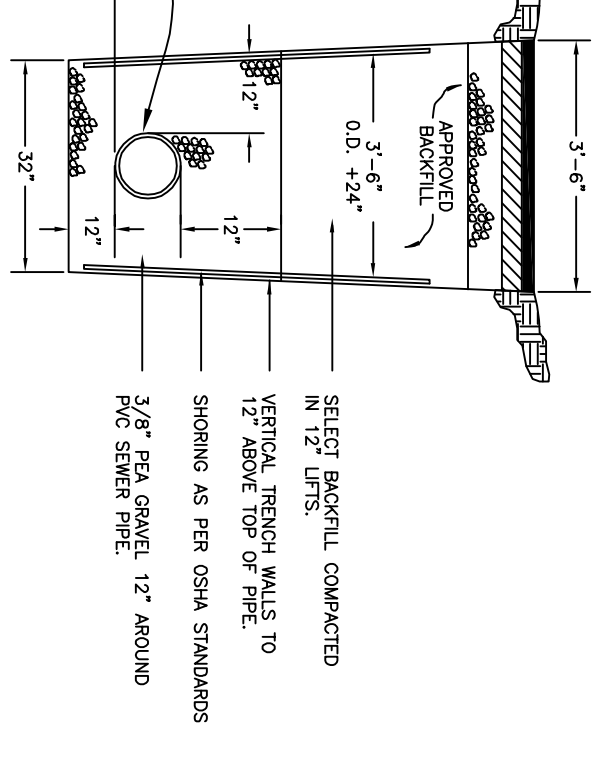
METHODS OF DEPRESSING CURB AT DRIVEWAY
(NO SCALE)



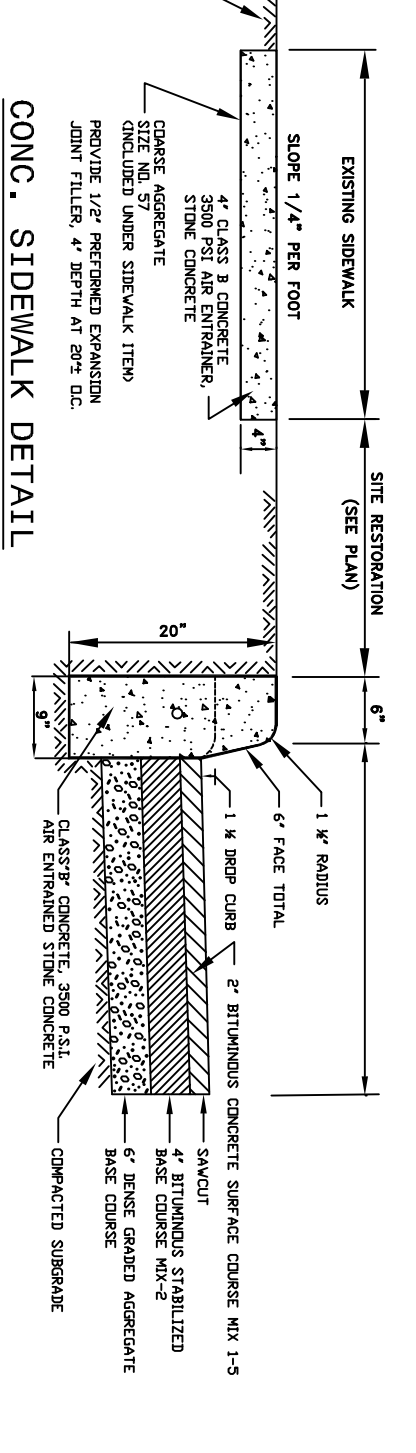
PARKING PAVEMENT DETAIL
(NO SCALE)



KEYSTONE GRAVITY WALL
(FOR SIDE WALLS ONLY)
(NO SCALE)



TRENCH DETAIL
(NO SCALE)



CONC. SIDEWALK DETAIL
(NO SCALE)

9\"/>

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
NEW JERSEY

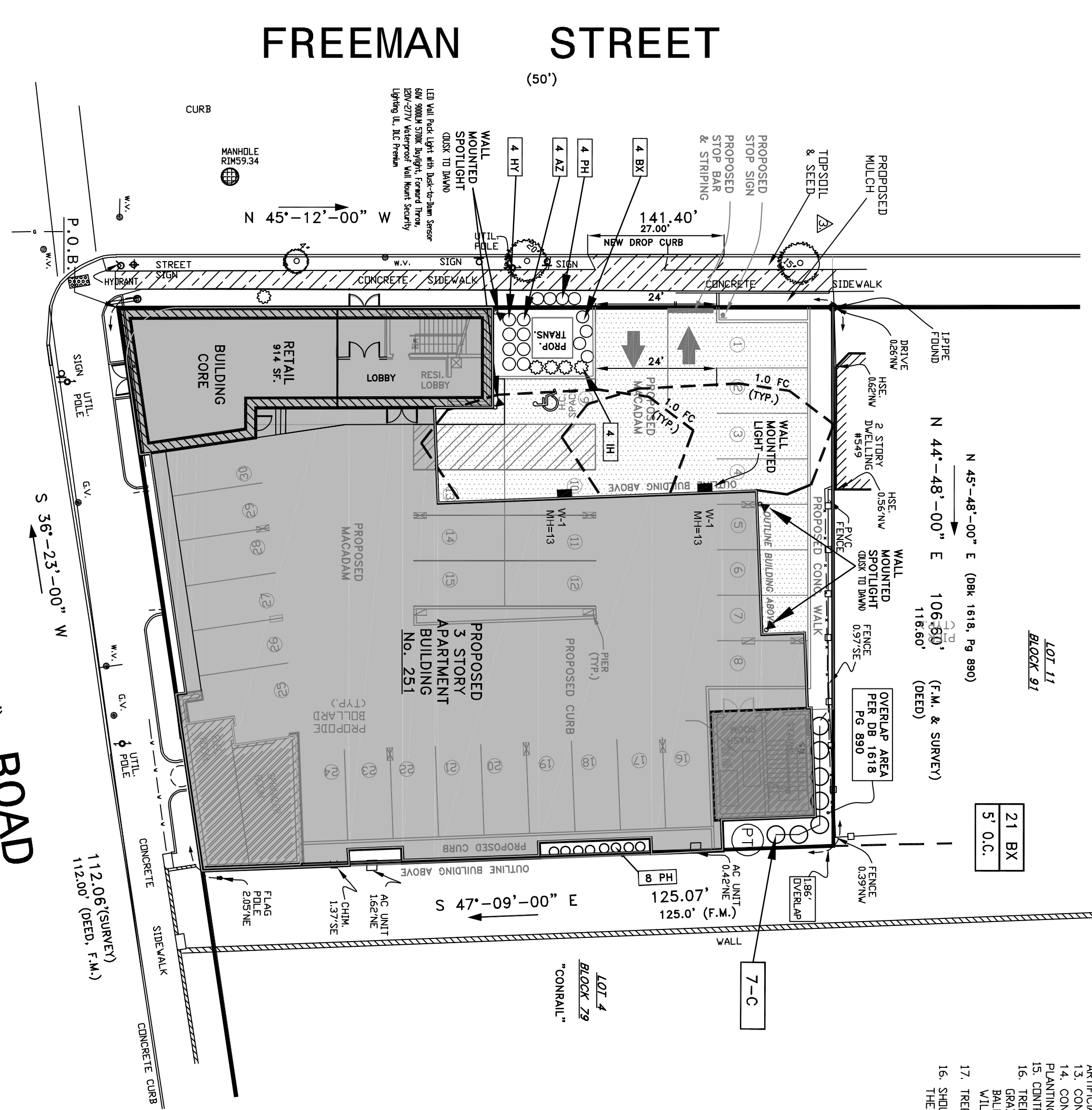
BERGEN COUNTY

GB ENGINEERING, LLC
ENGINEERS & SURVEYORS
144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
EMAIL: GBS@GVEFOR@aol.com
TEL (973) 340-0948 FAX (973) 340-0015

SCALE: 1" = 20'-0"
DATE: FEBRUARY 14, 2021
SHEET NO. 2 OF 3
FILE NO. 2020/0451

THIS CERTIFICATION IS MADE ONLY TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE USE OF THIS PLAN. I AM NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PLAN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE USE OF THIS PLAN. I AM NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PLAN.

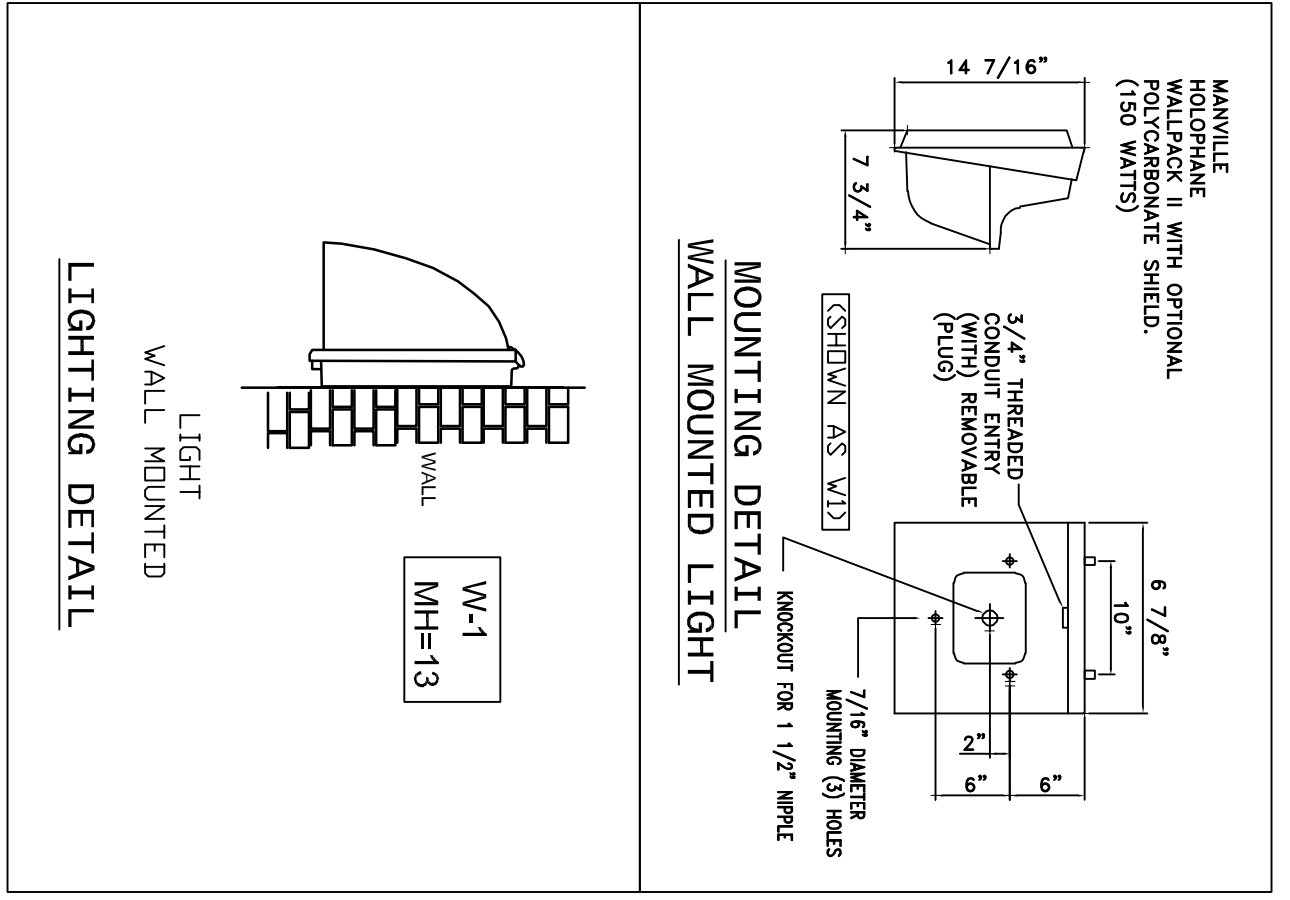
NOTE, BOROUGH ENGINEER
 SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF THE DELIVERY OF ANY PLANT MATERIAL SO THAT A REPRESENTATIVE OF OUR OFFICE MAY VERIFY THAT THE QUALITY AND SIZING OF THE PLANTS CONFORM TO THE PLANS.



LIGHTING/LANDSCAPING

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. CARRY ON TO PROTECT UTILITIES.
4. ALL PLANT MATERIAL SHALL BE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN THE LOCATION OF MECHANICAL WHERE NECESSARY RELOCATE PLANTS AT THE DIRECTION OF THE ARCHITECT AND 6. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
7. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
8. SHAKY OR UNSTABLE PLANTS SHALL BE THREE (3) PARTS TOPSOIL ONE (1) PART SAND FOR PLANTING PURPOSES.
9. ALL BIRDS AND TREE SWAINSONS SHALL RECEIVE 2"-3" INCHES MINIMUM OF SHREDED HERBICIDE WHICH, WHEN IN CONTACT WITH SUCH PLANTS, SHALL BE MAINTAINED AT 2"-3" CLEARANCE FROM THE PLANTS.
10. ALL BIRDS AND TREE SWAINSONS SHALL RECEIVE 2"-3" INCHES MINIMUM OF SHREDED HERBICIDE WHICH, WHEN IN CONTACT WITH SUCH PLANTS, SHALL BE MAINTAINED AT 2"-3" CLEARANCE FROM THE PLANTS.
11. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
12. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM THE TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
13. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE AND PLANTS ARE ESTABLISHED.
14. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.
15. CONTRACTOR TO SPACE EXPANDED/EVENLY IN AREAS SHOWN FOR GRASS/COVERED TREE ROOT PLANS SHALL BE EXPOSED AT ONE (1) INCH HIGHER THAN FINISHED BALL TO EXPOSE ROOT FLARE IF THE ROOT FLARE IS BURRED MORE THAN TWO INCHES WILL BE REJECTED.
16. SHOULD THERE BE A DISCREPANCY BETWEEN THE PLANT SIZE AND THE ROOT SIZE, THE PLANT SIZE TAKES PRECEDENCE.
17. TREES SHALL BE MEASURED AT FOUR FEET ABOVE GRADE.

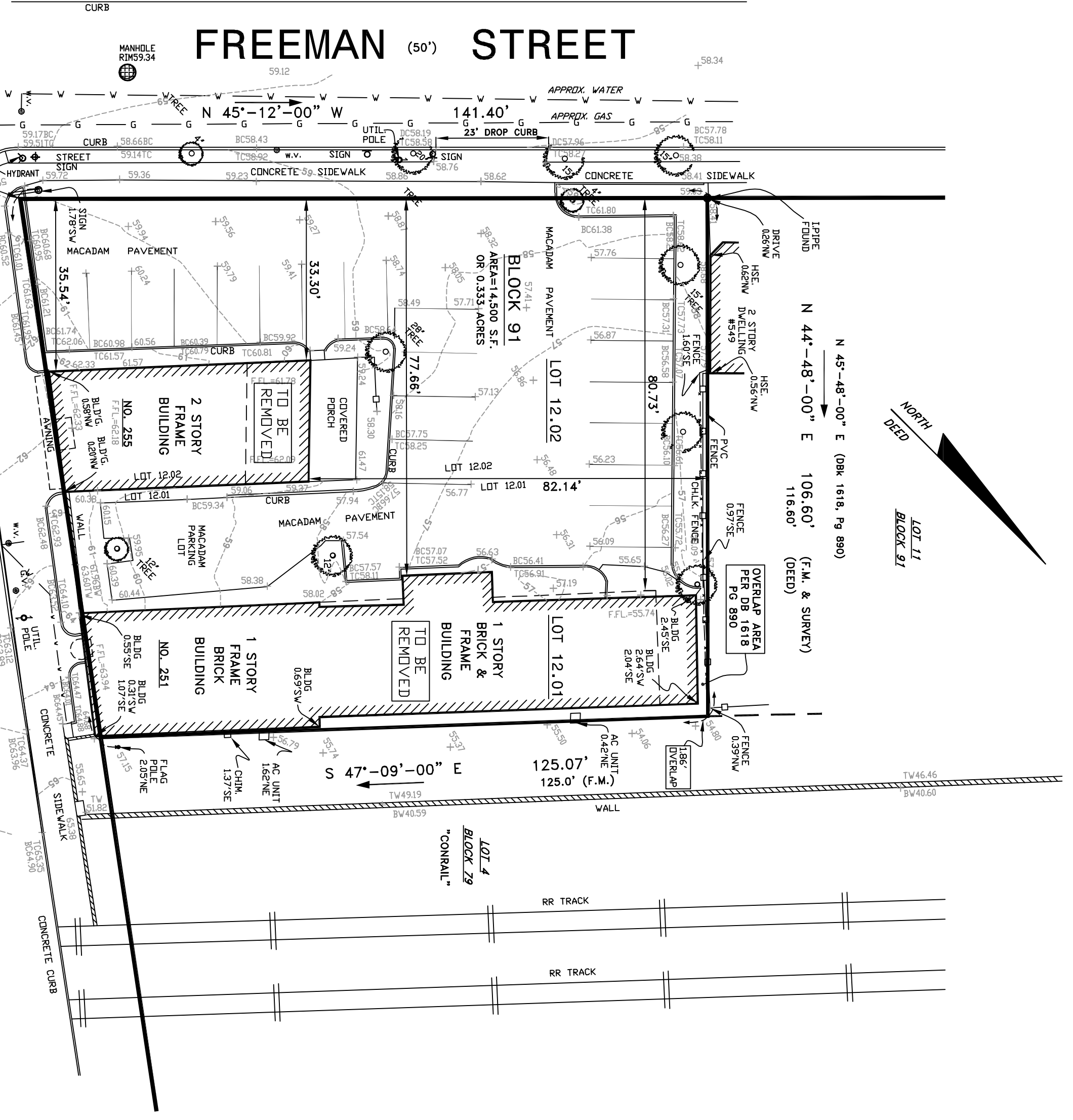


PLANTING LIST

KEY BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS (MATURE PLANTING HT)
AZ Azalea x'Hino-Crisgen' (Kikkuree hybrid)	Hino-Crisgen Azalea	4	3 GAL.	B & B
HI Juniperus horizontalis 'Compacta'	Andorra Compact Juniper	4	3-3.5'HT	B & B
HI ILEX GLABRA	INKBERRY HILLY	4	3 FT.	B & B
C Thuja occidentalis 'Emerald'	Emerald Arborvitae	7	2'-3'HT	B & B
PT Ruscus x acerifolia	London Planetree	1	10'-12'HT	B & B
BX Buxus sempervirens	AMERICAN BOXWOOD	4	2'-3'HT	B & B
PH Prunet Hedge	Ligustrum amurense	12	2'-3'HT	B & B

MAP REFERENCE:

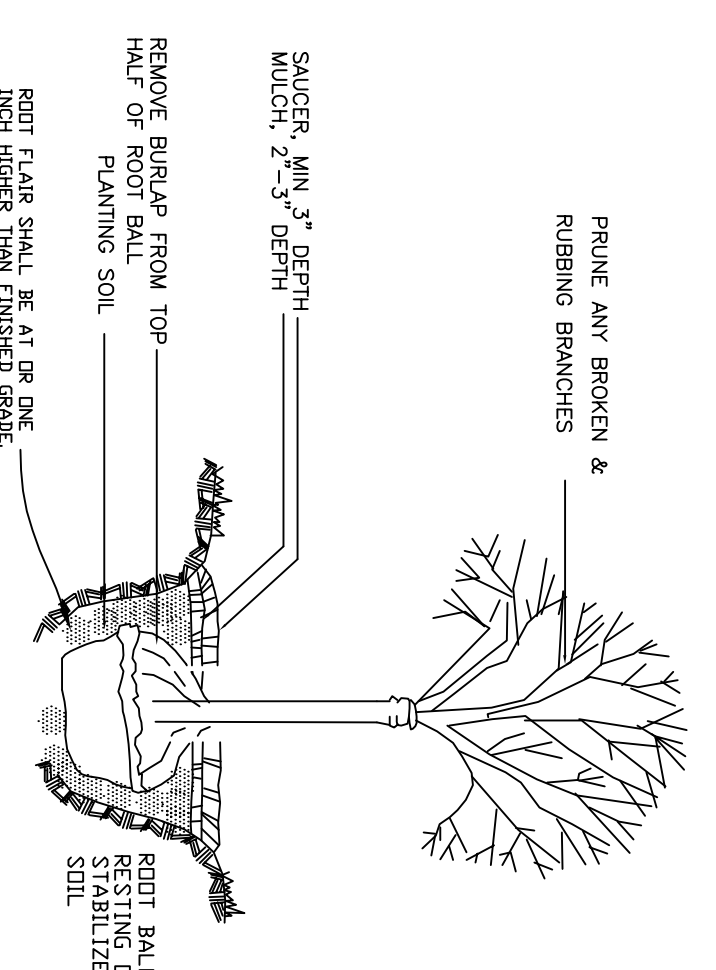
1. BEING LOT 12.01 & 12.02 IN BLOCK 91, AS SHOWN ON THE TAX MAP OF THE BOROUGH OF LYNDBURST.
2. BEING LOTS 1-5 IN BLOCK E, AS SHOWN ON A MAP OF A PART OF KINGSLAND MANOR, FILED IN THE B.C.C.O. ON JUNE 12, 1889 AS MAP NO. 412.
3. DEED BOOK 5830, PAGE 184.



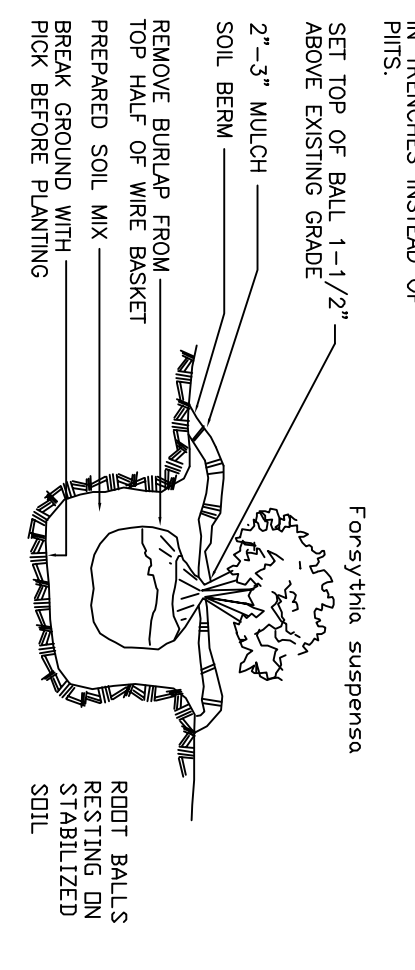
BOUNDARY & TOPOGRAPHY

JUNE 8, 2020

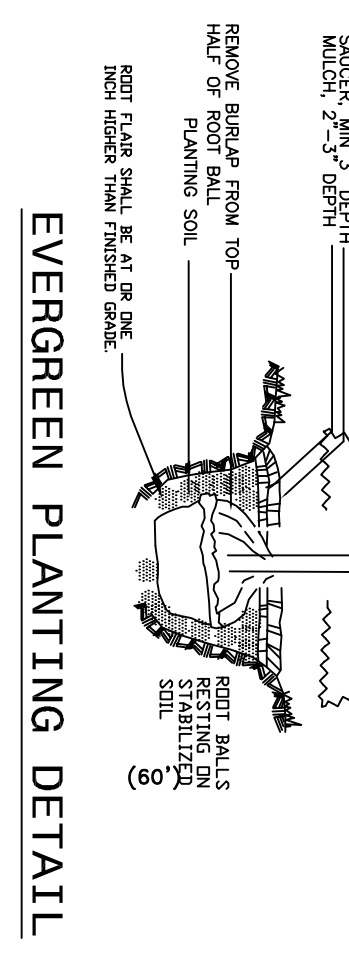
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TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



EVERGREEN PLANTING DETAIL

CERTIFIED TO: BAHNHOF 225 LLC:

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

LIGHTING/LANDSCAPING BOUNDARY & TOPOGRAPHY

LOTS 12.01 & 12.02 IN BLOCK 91 TAX MAP
BOROUGH OF LYNDBURST
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 144 JEWELL STREET, GARFIELD, NEW JERSEY 07026
 EMAIL: GBSURVEYOR@GOL.COM
 TEL (973) 340-0948 FAX (973) 340-0015