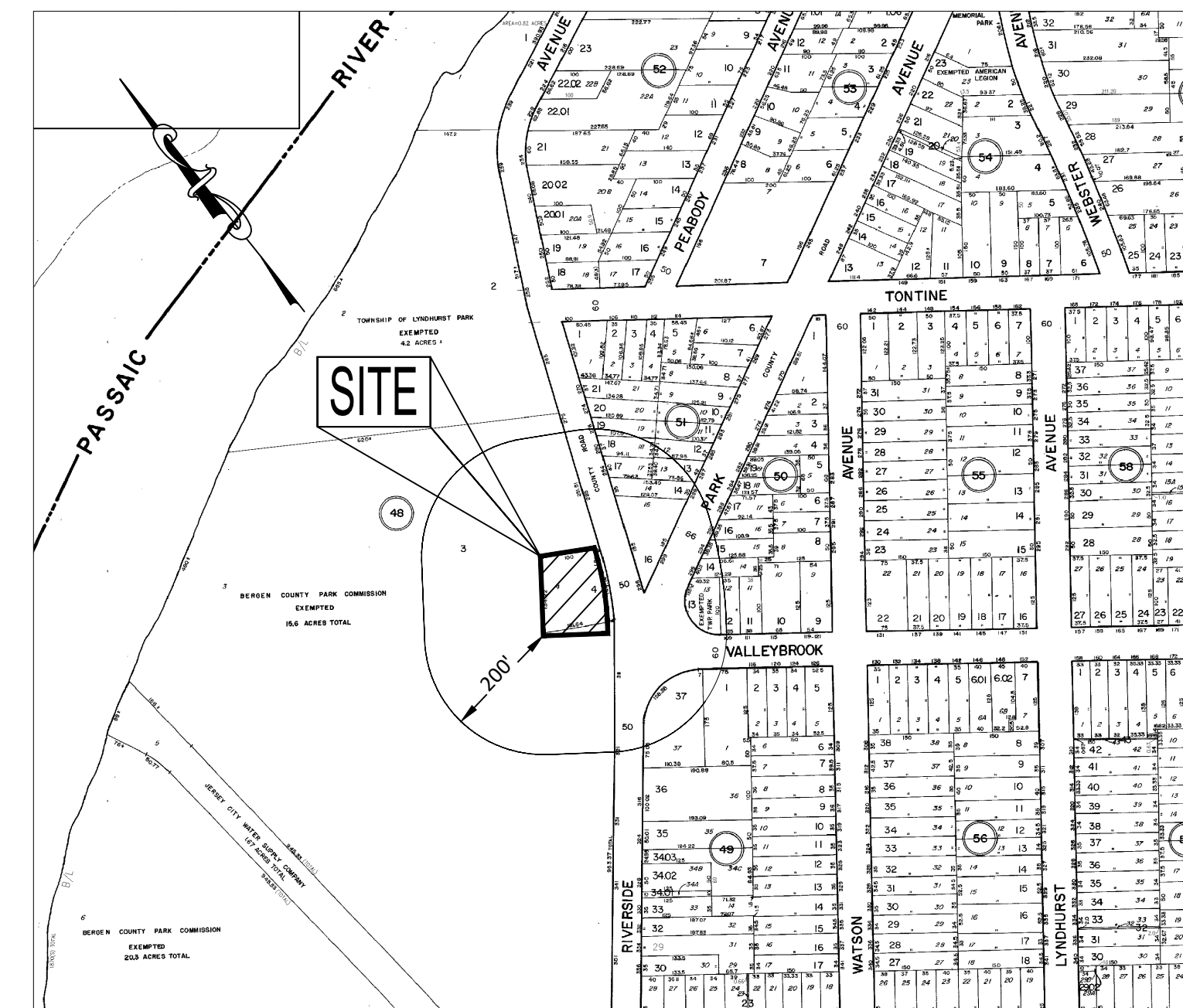
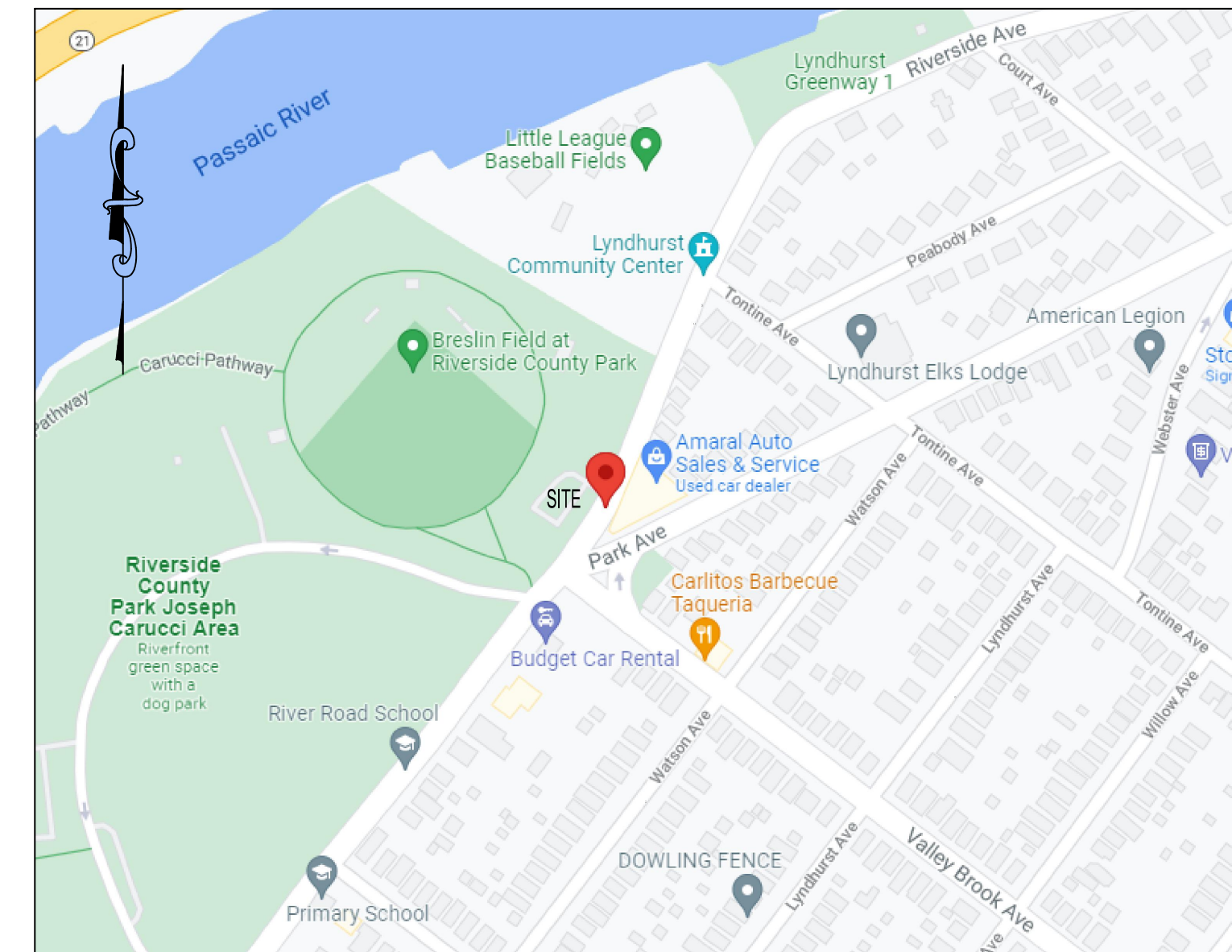
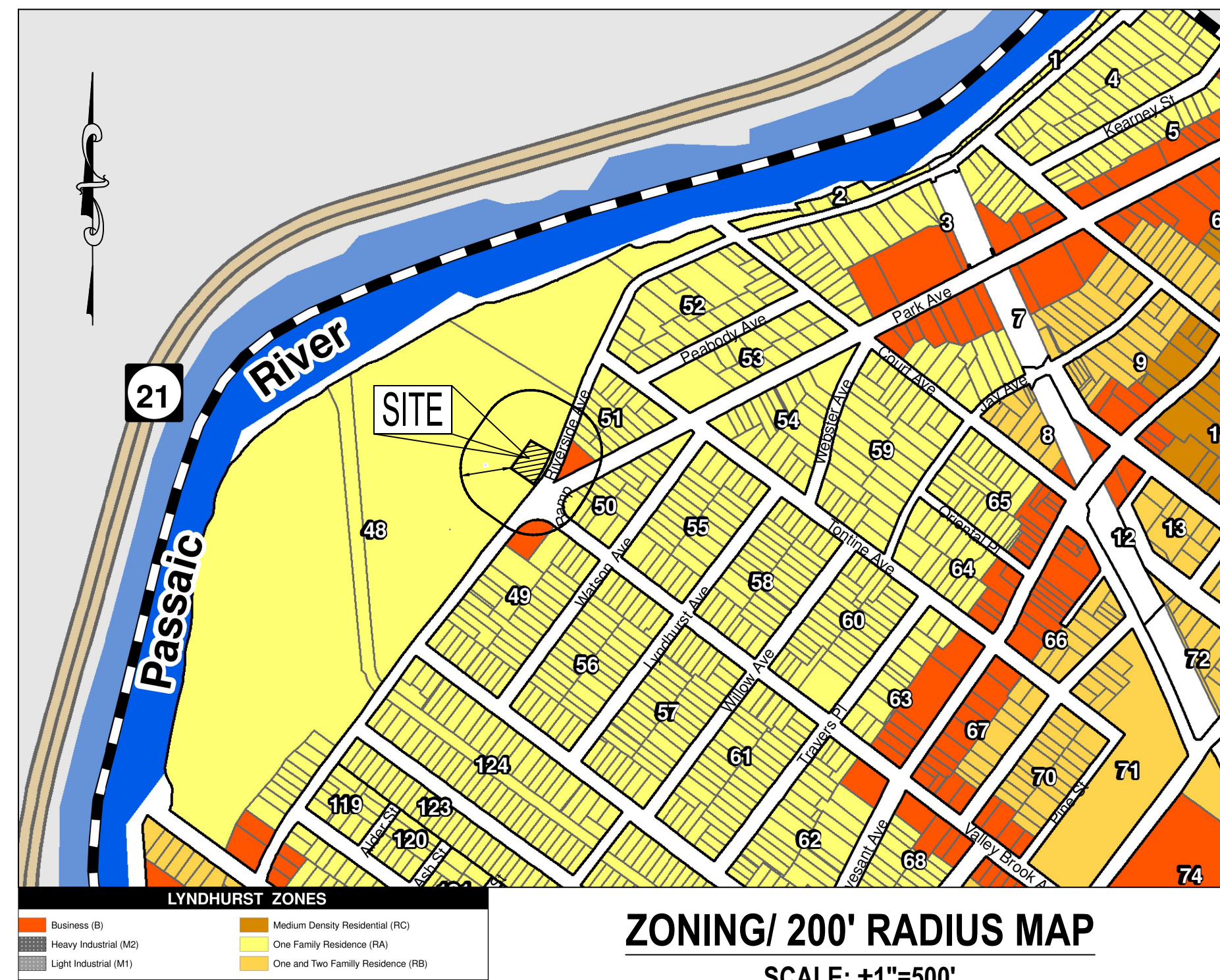


PRELIMINARY AND FINAL SITE PLAN

291 RIVERSIDE AVENUE TAX LOT 48, BLOCK 4 TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY

700 FEET OWNERS LIST
BLOCK LOT PROPERTY LOCATION PROPERTY OWNER & ADDRESS



DESIGN WAIVER SCHEDULE LOT 48, BLOCK 4 - 291 RIVERSIDE AVENUE - TOWNSHIP OF LYNDHURST		
Code Regulation	Required	Proposed
§ 21-5.14 Design Standards. a. Residential Structures.	3. Flat roofs shall not be permitted in the R-A or R-B Zones. All roofs in the R-A and R-B Zones shall have a minimum 4 1/2 inch on twelve-inch pitch, with the exception that one-family homes 1 1/2 stories in height may have a roof up to a minimum 8 1/2 inch on twelve-inch pitch. Floor space above 2 1/2 stories created by a roof shall be considered an attic, but not a story. A habitable attic shall constitute a story only when it has a stairway as a means of access, and when the ceiling has a height of at least seven feet, six inches above the attic floor, and is no more than one-third the area of the floor below. There shall be no plumbing fixtures in the attic.	Proposed flat roof.

PARKING ANALYSIS				
Description	Required	Proposed	Comment	
Multi-family dwelling				
2 Spaces per dwelling unit (16 Units)	32 Spaces	28 Spaces	Non Conforming	
Dwellings with 5 or more units				
1 visitor space per 5 units (16 Units)	4 Spaces*	None	Non Conforming	
EV Credit - 10% of Required Parking Spaces**	4 Spaces	5 Spaces**	Conforming	
Total	32 Spaces	28 Spaces	Non Conforming	
Electric Vehicle Charging Station				
15% of Proposed Parking Spaces (28 Spaces)	5 Spaces	5 Spaces	Conforming	

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY



WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE R-A, RESIDENTIAL DISTRICT) BLOCK 4 - 291 RIVERSIDE AVENUE - TOWNSHIP OF LYNDHURST				
Regulation	General Requirements	Existing Lot 48	Proposed Lot 48	Comment
Principal Permitted Uses	One Family Dwelling	One Family Dwelling	Multi Family Dwelling (V)	Variance is Required
Min. Lot Area	5,000 sf	14,539.19 sf	14,539.19 sf	Conforming
Min. Lot Width	50 ft.	143.78 ft.	143.78 ft.	Conforming
Min. Lot Depth	100 ft.	91.92 ft.(e)	91.92 ft.(e)	Pre-existing Nonconformity
Min. Front Yard	20 ft.**	N/A	5.00 ft.(V)	Variance is Required
Min. Rear Yard	20 ft.**	N/A	5.00 ft.(V)	Variance is Required
Min. Side Yard (Each) (Interior Lot)	8 ft.	N/A	5.00 ft.(V)	Variance is Required
Max. Building Coverage	N/A	30%***	13.09%	Conforming
Max. Building Height (ft./stories)	N/A	N/A	35 ft./3 Sty.	Not Applicable

* Average Front Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum front yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

** Average Rear Yard Setback Modifications. In such cases in the R-A and R-B residential zoning districts where the existing dwellings on the adjacent lots on each side form an existing setback line, the minimum rear yard setback for a new dwelling or an addition to an existing dwelling shall be modified to the average setback of the existing dwellings on the adjacent lots or the required setback of 20 feet, whichever is greater, but in no case shall it be required for the setback to exceed 35 feet.

*** § 21-5.14 Design Standards.
4. No residential structure in the R-A and R-B Zones shall be erected or altered which would result in coverage in excess of 30% of the entire lot. Open decks in R-A and R-B Zones shall not exceed an area of 360 square feet. Decks covered with a roof shall be included in the lot coverage, which shall not exceed 30%. Roofed unenclosed entrance landings shall not be included in lot coverage. A porch shall be included in lot coverage.

Notes:
(e) Pre-existing Nonconformity N/A - Denotes Not Applicable
(V) Variance is Required NA - Denotes Not Available

SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE R-C, MULTI FAMILY DISTRICT)(COMPARISON TABLE) BLOCK 4 - 291 RIVERSIDE AVENUE - TOWNSHIP OF LYNDHURST				
Regulation	General Requirements	Existing Lot 48	Proposed Lot 48	Comment
Principal Permitted Uses	Multi Family Dwelling And Garden Apartment	One Family Dwelling	Multi Family Dwelling (V)	Variance is Required
Min. Lot Area	15,000 sf	14,539.19 sf (e)	14,539.19 sf (e)	Pre-existing Nonconformity
Min. Lot Width	100 ft.	143.78 ft.	143.78 ft.	Conforming
Min. Lot Depth	125 ft.	91.92 ft.(e)	91.92 ft.(e)	Pre-existing Nonconformity
Min. Front Yard	20 ft.	N/A	5.00 ft.(V)	Variance is Required
Min. Rear Yard	20 ft.	N/A	5.00 ft.(V)	Variance is Required
Min. Side Yard (Each) (Interior Lot)	10 ft.	N/A	5.00 ft.(V)	Variance is Required
Max. Building Coverage	30%	N/A	13.09%	Conforming
Max. Building Height (ft./stories)	35 ft./3 Sty.	N/A	35 ft./3 Sty.	Conforming

APPROVED BY ZONING BOARD - TOWNSHIP OF LYNDHURST

BOARD SECRETARY: _____ DATE: _____

BOARD CHAIRMAN: _____ DATE: _____

BOARD ENGINEER: _____ DATE: _____

APPLICANT/OWNER:

AMARAL PROPERTIES, LLC
295 PARK AVENUE
LYNDHURST, NJ 07071

SHEET	INDEX OF DRAWINGS	ISSUED	REVISED
1	COVER SHEET	02/23/22	
2	SITE DEVELOPMENT PLAN	02/23/22	
3	GRADING AND UTILITY PLAN	02/23/22	
4	LIGHTING AND LANDSCAPE PLAN	02/23/22	
5	CONSTRUCTION DETAILS	02/23/22	
6	SOIL EROSION AND SEDIMENT CONTROL PLAN	02/23/22	
7	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	02/23/22	

TAX LOT 48
BLOCK 4
291 RIVERSIDE AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY
COVER SHEET

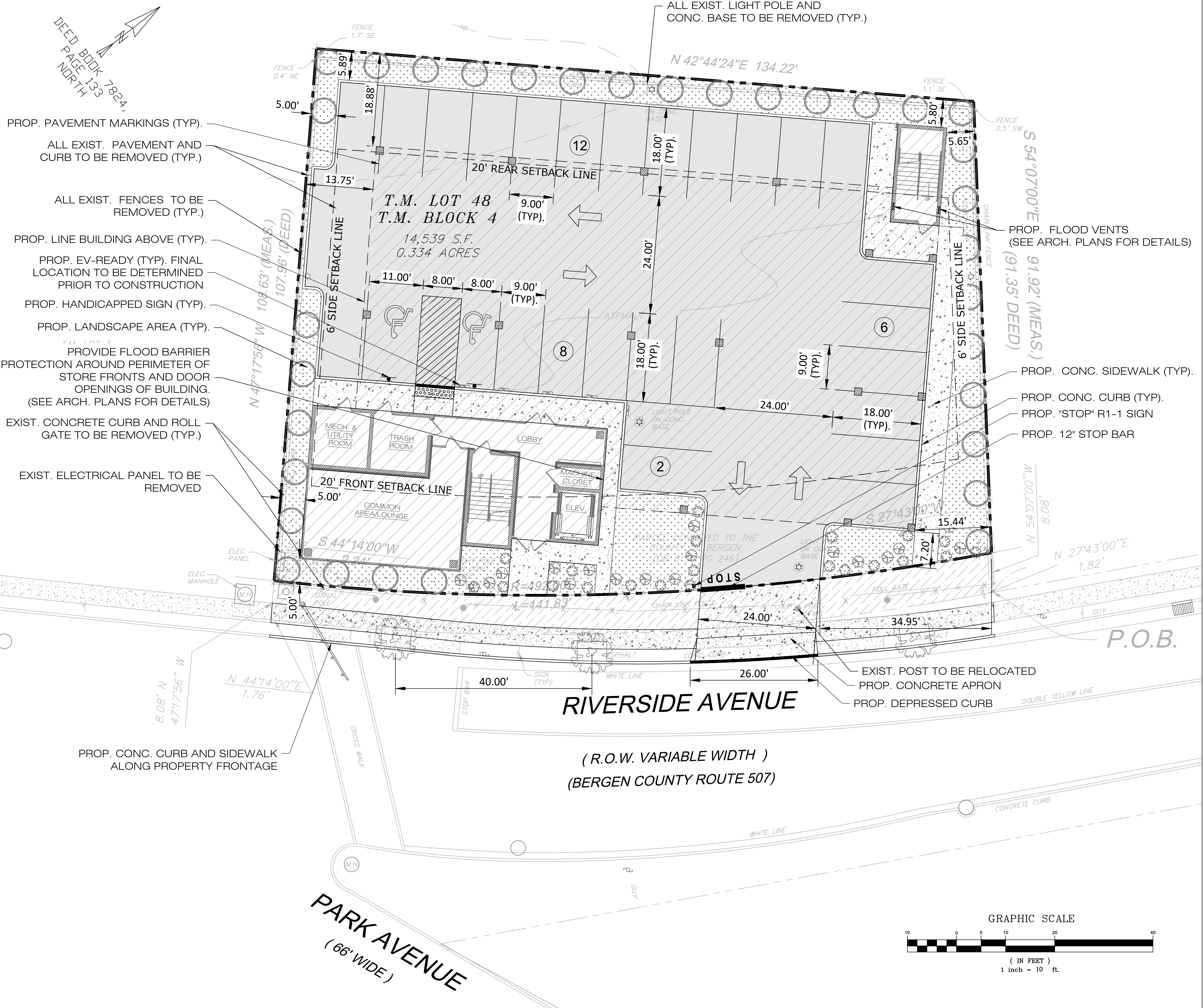
ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER
DATE: 02/23/22
DESIGNED BY: AK
DATE: 07/12/21
APPROVED BY: AK
DATE: 02/23/22

AMZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
www.amzengineering.com e-mail: info@amzengineering.com
New Jersey Certificate of Authority No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 37171354

JOB NUMBER:
20-1107
SCALE: AS SHOWN
C-01
SHEET 1 OF 5

BERGEN COUNTY PARK COMM.

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- PROP. PAVEMENT MARKINGS (TYP.)
- ALL EXIST. PAVEMENT AND CURB TO BE REMOVED (TYP.)
- ALL EXIST. FENCES TO BE REMOVED (TYP.)
- PROP. LINE BUILDING ABOVE (TYP.)
- PROP. EV-READY (TYP.) FINAL LOCATION TO BE DETERMINED PRIOR TO CONSTRUCTION
- PROP. HANDICAPPED SIGN (TYP.)
- PROP. LANDSCAPE AREA (TYP.)
- PROVIDE FLOOD BARRIER PROTECTION AROUND PERIMETER OF STORE FRONTS AND DOOR OPENINGS OF BUILDING. (SEE ARCH. PLANS FOR DETAILS)
- EXIST. CONCRETE CURB AND ROLL GATE TO BE REMOVED (TYP.)
- EXIST. ELECTRICAL PANEL TO BE REMOVED
- PROP. CONC. CURB AND SIDEWALK ALONG PROPERTY FRONTAGE

GENERAL NOTES:

1. PARCEL IS KNOWN AS TAX LOT 48, IN BLOCK 4 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF LYNDHURST.
2. AREA OF PARCEL = 14,539.19 S.F. OR 0.334 ACRES.
3. PARCEL IS LOCATED ENTIRELY IN THE R-A (RESIDENTIAL) DISTRICT AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF LYNDHURST.
4. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
5. THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
6. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
7. ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY MANNO SURVEYING INC., OF LYNDHURST N.J., DATED JUNE 7, 2021 AND ARE BASED ON NAVD 1988 DATUM.
8. PROPOSED BUILDING FOOTPRINT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY GUZZO + GUZZO ARCHITECTS, LLC, DATED 04/29/20, RECEIVED AS DIGITAL FILE.
9. UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
10. ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
11. ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
13. WATER AND GAS SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEAN OUTS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
15. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
16. LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
17. NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
18. COMPACTING IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET ALL MANUFACTURERS AND MUNICIPAL REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
19. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
20. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
21. CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE".
22. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
23. ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

<p>AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354</p>	<p>ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER <i>Adnan A. Khan</i> DATE: 02/23/22 P.A. LICENSE NO. 40632 M.D. LICENSE NO. 41865</p>	<p>DRAWN BY: K.C. DATE: 07/12/21 DESIGNED BY: A.K. DATE: 07/12/21 APPROVED BY: A.K. DATE: 02/23/22</p>	<p>TAX LOT 48 291 RIVERSIDE AVENUE TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY SITE DEVELOPMENT PLAN</p>
<p>JOB NUMBER: 20-1107</p>		<p>SCALE: AS SHOWN</p>	
<p>C-02</p>		<p>SHEET 2 OF 5</p>	

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, LAYOUT AND INVERTS OF THE PROPOSED SEWER UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.

BERGEN COUNTY PARK COMM.

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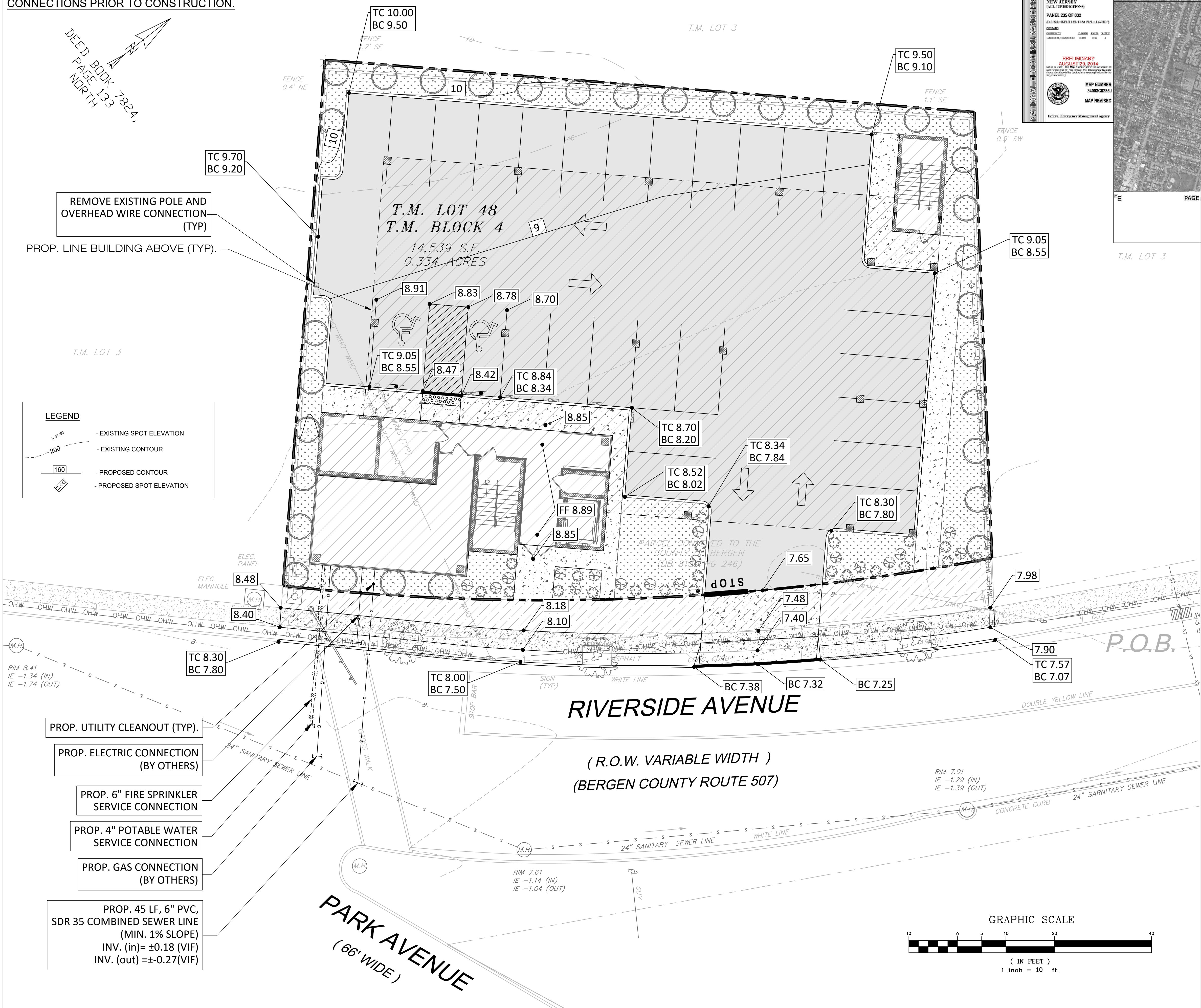
FIRM FLOOD INSURANCE RATE MAP
BERGEN COUNTY, NEW JERSEY
PANEL 235 OF 332
PRELIMINARY AUGUST 23, 2014

MAP NUMBER: 34003C0235J
MAP REVISED

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO REGULATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY:

- ZONE A: No Flood Hazard (unshaded)
- ZONE AE: Special Flood Hazard Areas (AE1, AE2, AE3, AE4, AE5, AE6, AE7, AE8, AE9, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19, AE20, AE21, AE22, AE23, AE24, AE25, AE26, AE27, AE28, AE29, AE30, AE31, AE32, AE33, AE34, AE35, AE36, AE37, AE38, AE39, AE40, AE41, AE42, AE43, AE44, AE45, AE46, AE47, AE48, AE49, AE50, AE51, AE52, AE53, AE54, AE55, AE56, AE57, AE58, AE59, AE60, AE61, AE62, AE63, AE64, AE65, AE66, AE67, AE68, AE69, AE70, AE71, AE72, AE73, AE74, AE75, AE76, AE77, AE78, AE79, AE80, AE81, AE82, AE83, AE84, AE85, AE86, AE87, AE88, AE89, AE90, AE91, AE92, AE93, AE94, AE95, AE96, AE97, AE98, AE99, AE100)
- ZONE AH: Special Flood Hazard Areas (AH1, AH2, AH3, AH4, AH5, AH6, AH7, AH8, AH9, AH10, AH11, AH12, AH13, AH14, AH15, AH16, AH17, AH18, AH19, AH20, AH21, AH22, AH23, AH24, AH25, AH26, AH27, AH28, AH29, AH30, AH31, AH32, AH33, AH34, AH35, AH36, AH37, AH38, AH39, AH40, AH41, AH42, AH43, AH44, AH45, AH46, AH47, AH48, AH49, AH50, AH51, AH52, AH53, AH54, AH55, AH56, AH57, AH58, AH59, AH60, AH61, AH62, AH63, AH64, AH65, AH66, AH67, AH68, AH69, AH70, AH71, AH72, AH73, AH74, AH75, AH76, AH77, AH78, AH79, AH80, AH81, AH82, AH83, AH84, AH85, AH86, AH87, AH88, AH89, AH90, AH91, AH92, AH93, AH94, AH95, AH96, AH97, AH98, AH99, AH100)
- ZONE AO: Special Flood Hazard Areas (AO1, AO2, AO3, AO4, AO5, AO6, AO7, AO8, AO9, AO10, AO11, AO12, AO13, AO14, AO15, AO16, AO17, AO18, AO19, AO20, AO21, AO22, AO23, AO24, AO25, AO26, AO27, AO28, AO29, AO30, AO31, AO32, AO33, AO34, AO35, AO36, AO37, AO38, AO39, AO40, AO41, AO42, AO43, AO44, AO45, AO46, AO47, AO48, AO49, AO50, AO51, AO52, AO53, AO54, AO55, AO56, AO57, AO58, AO59, AO60, AO61, AO62, AO63, AO64, AO65, AO66, AO67, AO68, AO69, AO70, AO71, AO72, AO73, AO74, AO75, AO76, AO77, AO78, AO79, AO80, AO81, AO82, AO83, AO84, AO85, AO86, AO87, AO88, AO89, AO90, AO91, AO92, AO93, AO94, AO95, AO96, AO97, AO98, AO99, AO100)
- ZONE X: Special Flood Hazard Areas (X1, X2, X3, X4, X5, X6, X7, X8, X9, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X20, X21, X22, X23, X24, X25, X26, X27, X28, X29, X30, X31, X32, X33, X34, X35, X36, X37, X38, X39, X40, X41, X42, X43, X44, X45, X46, X47, X48, X49, X50, X51, X52, X53, X54, X55, X56, X57, X58, X59, X60, X61, X62, X63, X64, X65, X66, X67, X68, X69, X70, X71, X72, X73, X74, X75, X76, X77, X78, X79, X80, X81, X82, X83, X84, X85, X86, X87, X88, X89, X90, X91, X92, X93, X94, X95, X96, X97, X98, X99, X100)
- ZONE V: Special Flood Hazard Areas (V1, V2, V3, V4, V5, V6, V7, V8, V9, V10, V11, V12, V13, V14, V15, V16, V17, V18, V19, V20, V21, V22, V23, V24, V25, V26, V27, V28, V29, V30, V31, V32, V33, V34, V35, V36, V37, V38, V39, V40, V41, V42, V43, V44, V45, V46, V47, V48, V49, V50, V51, V52, V53, V54, V55, V56, V57, V58, V59, V60, V61, V62, V63, V64, V65, V66, V67, V68, V69, V70, V71, V72, V73, V74, V75, V76, V77, V78, V79, V80, V81, V82, V83, V84, V85, V86, V87, V88, V89, V90, V91, V92, V93, V94, V95, V96, V97, V98, V99, V100)
- ZONE VE: Special Flood Hazard Areas (VE1, VE2, VE3, VE4, VE5, VE6, VE7, VE8, VE9, VE10, VE11, VE12, VE13, VE14, VE15, VE16, VE17, VE18, VE19, VE20, VE21, VE22, VE23, VE24, VE25, VE26, VE27, VE28, VE29, VE30, VE31, VE32, VE33, VE34, VE35, VE36, VE37, VE38, VE39, VE40, VE41, VE42, VE43, VE44, VE45, VE46, VE47, VE48, VE49, VE50, VE51, VE52, VE53, VE54, VE55, VE56, VE57, VE58, VE59, VE60, VE61, VE62, VE63, VE64, VE65, VE66, VE67, VE68, VE69, VE70, VE71, VE72, VE73, VE74, VE75, VE76, VE77, VE78, VE79, VE80, VE81, VE82, VE83, VE84, VE85, VE86, VE87, VE88, VE89, VE90, VE91, VE92, VE93, VE94, VE95, VE96, VE97, VE98, VE99, VE100)
- ZONE VV: Special Flood Hazard Areas (VV1, VV2, VV3, VV4, VV5, VV6, VV7, VV8, VV9, VV10, VV11, VV12, VV13, VV14, VV15, VV16, VV17, VV18, VV19, VV20, VV21, VV22, VV23, VV24, VV25, VV26, VV27, VV28, VV29, VV30, VV31, VV32, VV33, VV34, VV35, VV36, VV37, VV38, VV39, VV40, VV41, VV42, VV43, VV44, VV45, VV46, VV47, VV48, VV49, VV50, VV51, VV52, VV53, VV54, VV55, VV56, VV57, VV58, VV59, VV60, VV61, VV62, VV63, VV64, VV65, VV66, VV67, VV68, VV69, VV70, VV71, VV72, VV73, VV74, VV75, VV76, VV77, VV78, VV79, VV80, VV81, VV82, VV83, VV84, VV85, VV86, VV87, VV88, VV89, VV90, VV91, VV92, VV93, VV94, VV95, VV96, VV97, VV98, VV99, VV100)



FEMA FIRM MAP
N.T.S.

- REGULATORY NOTES:**
- BASED ON THE FEMA FIRM MAP (NO. 34003C0235J, PRELIMINARY DATE AUGUST 29, 2014), THE ENTIRE SITE IS LOCATED WITHIN THE FLOOD HAZARD AREA.
 - ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON NAVD 1988 DATUM.
 - THE PROPOSED IMPROVEMENTS WILL BE CONSTRUCTED WITHIN THE FLOOD HAZARD AREA.
 - THE DESIGN FLOOD HAZARD ELEVATION IS 10' AS SHOWN ON THE FEMA MAP.
 - ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA (FHA). CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FHA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 292-0060 FOR INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
 - NO FILL IS PROPOSED WITHIN THE FLOOD HAZARD AREA. PROPOSED FINAL GRADING TO BE AT OR BELOW THE EXISTING GRADES AS SHOWN.
 - ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE DESIGN FLOOD HAZARD ELEVATION.
 - NO LIVABLE AREAS ARE ALLOWED WITHIN THE FLOOD HAZARD ELEVATION.
 - "FLOOD ZONE PARK AT YOUR OWN RISK" SIGNS SHALL BE INSTALL ON THE PARKING AREA.

EXISTING AND PROPOSED COVERAGE AREAS FOR STORMWATER DESIGN CALCULATIONS:

EXISTING CONDITIONS:
TOTAL LOT AREA = 14,539.19 SF
IMPERVIOUS = 14,253.98 SF
PERVIOUS = 285.21 SF

PROPOSED CONDITIONS:
TOTAL LOT AREA = 14,539.19 SF
IMPERVIOUS = 11,886.17 SF
PERVIOUS = 2,653.02 SF

UNDER THE PROPOSED CONDITIONS, THE IMPERVIOUS COVERAGE FOR THE ENTIRE SITE HAS DECREASED BY 16.29% (2,367.81 SF). THEREFORE, NO STORMWATER MANAGEMENT IS PROPOSED FOR THE PROJECT.

LOT COVERAGE CALCULATIONS
Block 4, Lot 48

DESCRIPTION	EXISTING	PROPOSED
Lot Area	14,539.19	14,539.19
Proposed Multi Family Building (Ground Projection)	0.00	1,903.06
Proposed Multi Family Building	0.00	9,030.63
Total Dwelling	0.00	1,903.06
Light Post	13.42	0.00
Concrete Curb	171.08	206.93
Columns	0.00	33.75
Walk	0.00	1,134.92
Total Concrete	184.50	1,375.60
Electric Pole	1.42	0.00
Total Wood	1.42	0.00
Asphalt	14,068.06	8,607.51
Green Area/Dirt	285.21	2,653.02
TOTAL	14,539.19	14,539.19
Pervious	285.21	2,653.02
Impervious	14,253.98	11,886.17
Lot Coverage	98.04%	81.75%
Building Coverage	0.00%	13.09%

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www.awzengineering.com e-mail: info@awzengineering.com
New Jersey Certificate of Authorization No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

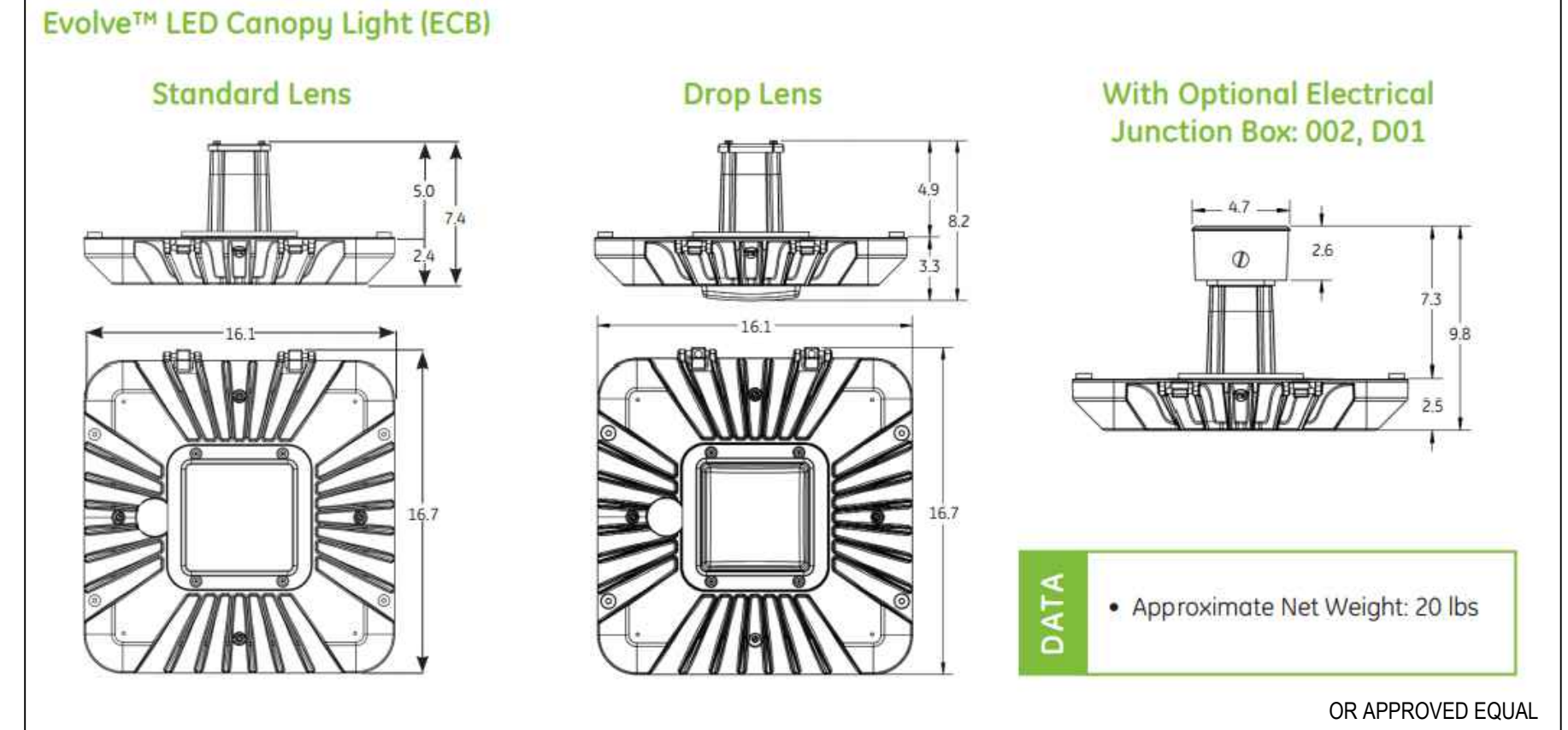
TAX LOT 48
BLOCK 4
291 RIVERSIDE AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY
GRADING AND UTILITY PLAN

JOB NUMBER:
20-1107

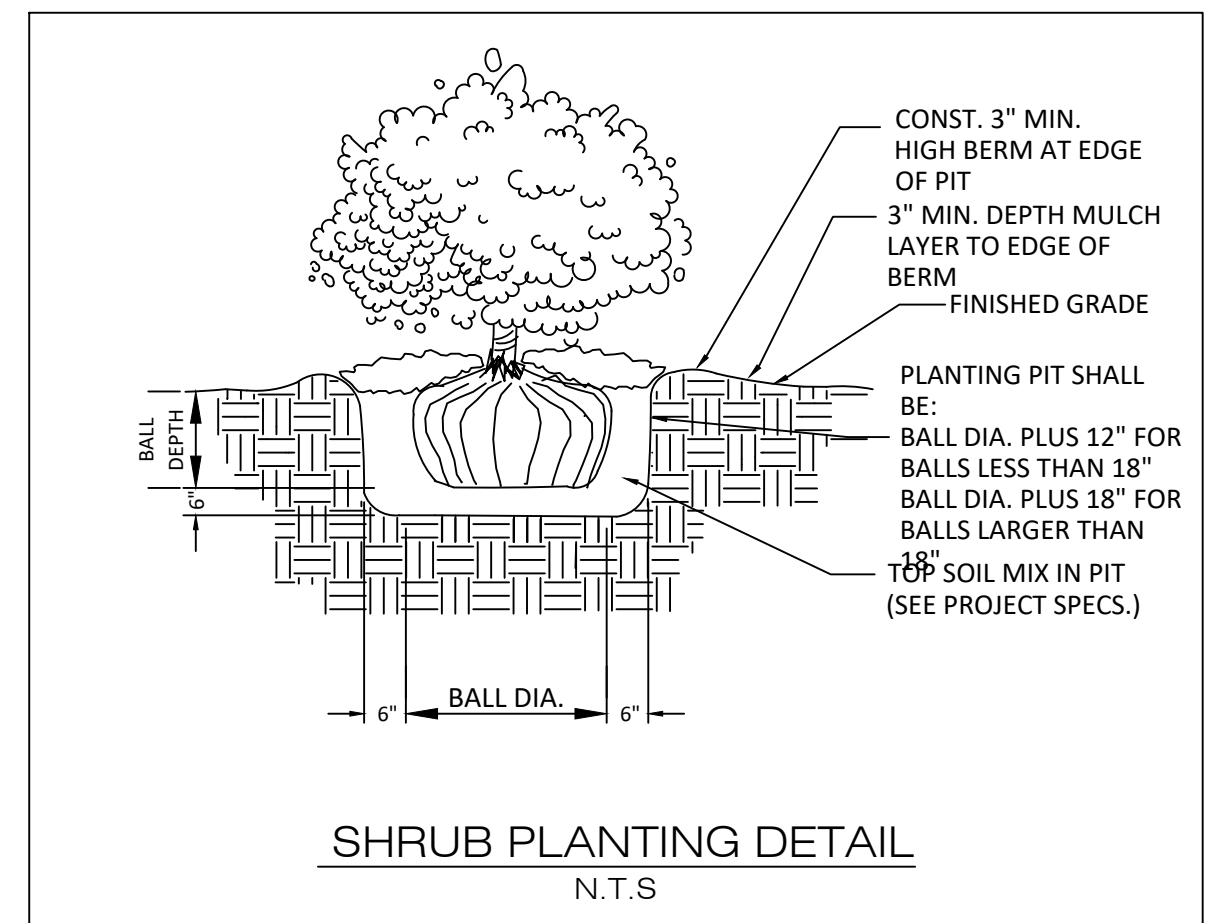
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C-03
SHEET 3 OF 5

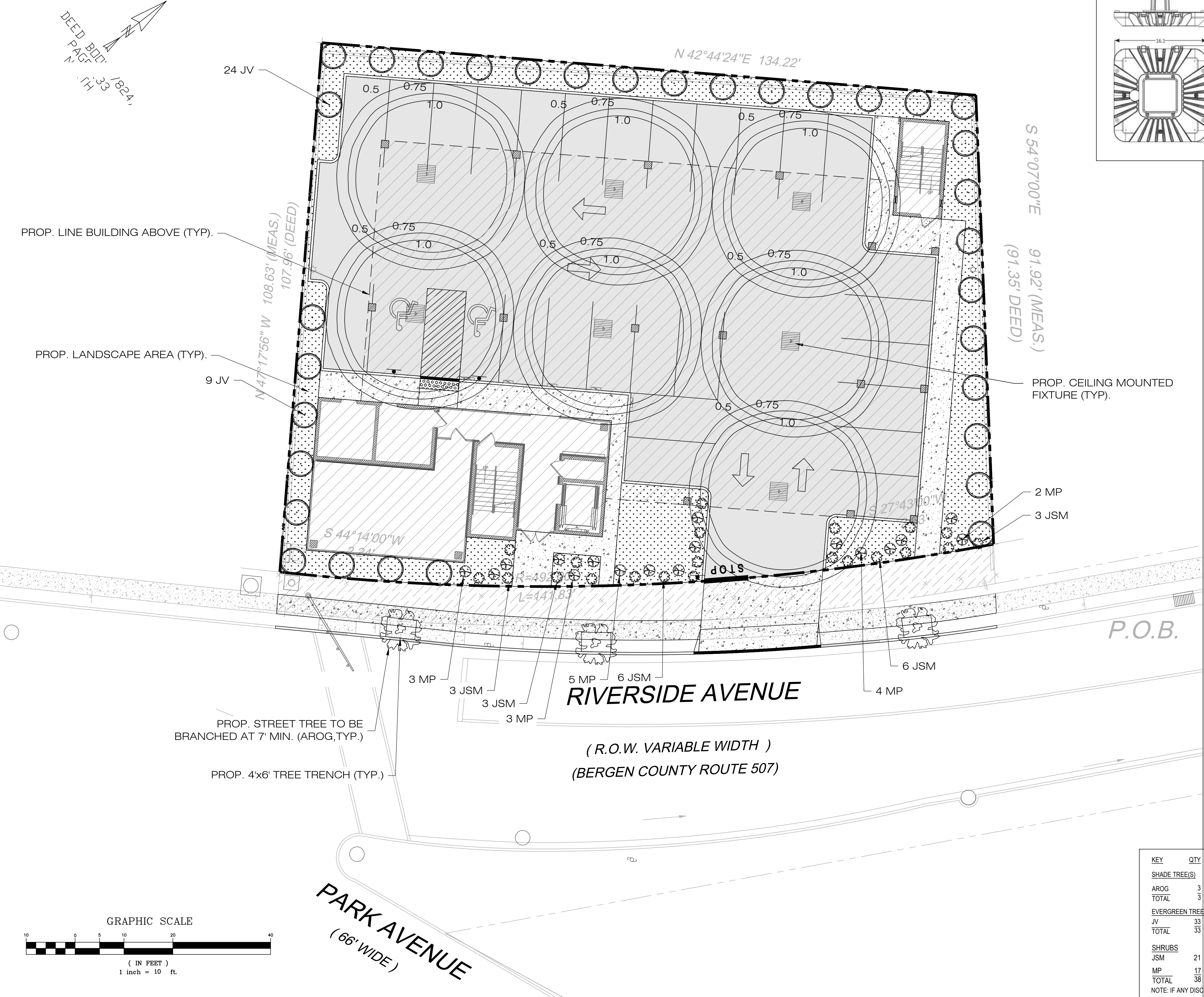
Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Lum. Watts	Manufacturer	Item Number
	7	EVOLVE LED CONOPY LIGHTLIGHT	SINGLE	4150	0.800	35	GE LIGHTING SOLUTIONS	ECBB_A5D540_120-277V



CEILING MOUNTED FIXTURE
NO TO SCALE

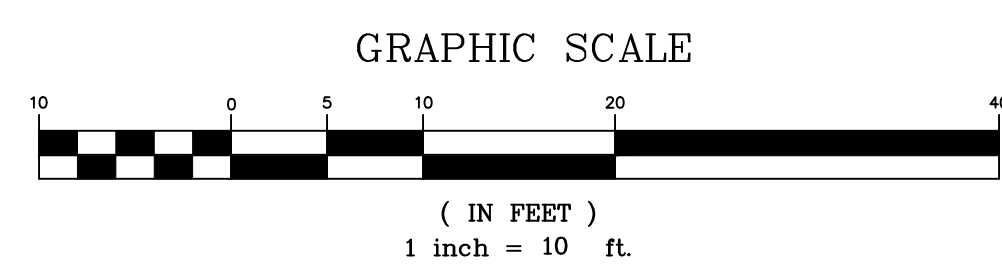


SHRUB PLANTING DETAIL
N.T.S.



PROPOSED PLANTING SCHEDULE

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)						
AROG	3		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3\"/>	



TAX LOT 48 BLOCK 4
291 RIVERSIDE AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY
PARKING AREA LIGHTING
AND LANDSCAPE PLAN

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ADNAN A. KHAN, P.E., C.M.E.
 PROFESSIONAL ENGINEER
Adnan A. Khan DATE: 02/23/22
 N.J. LICENSE NO. 39812 P.A. LICENSE NO. 4965E
 N.Y. LICENSE NO. 08645 M.D. LICENSE NO. 41803

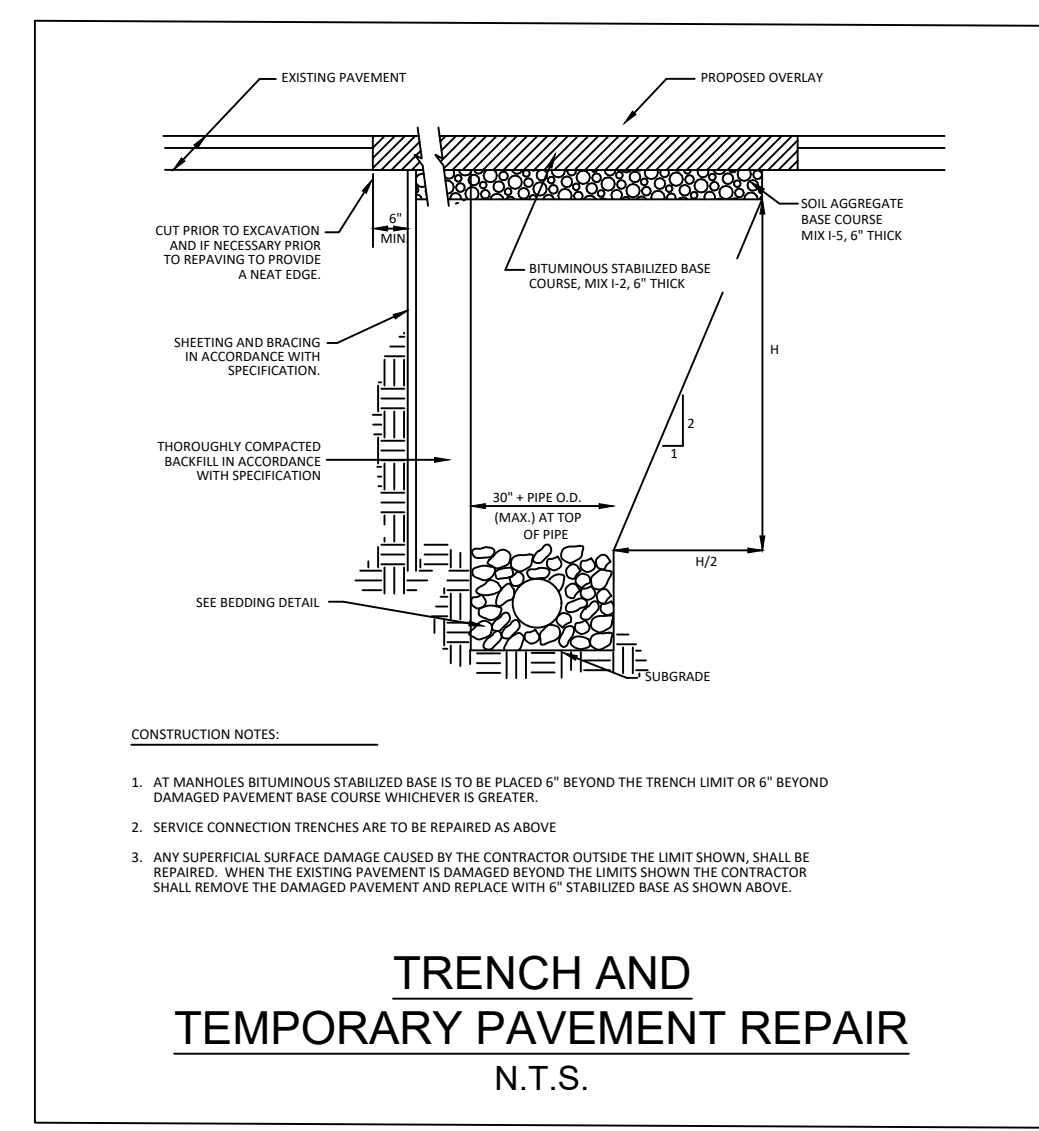
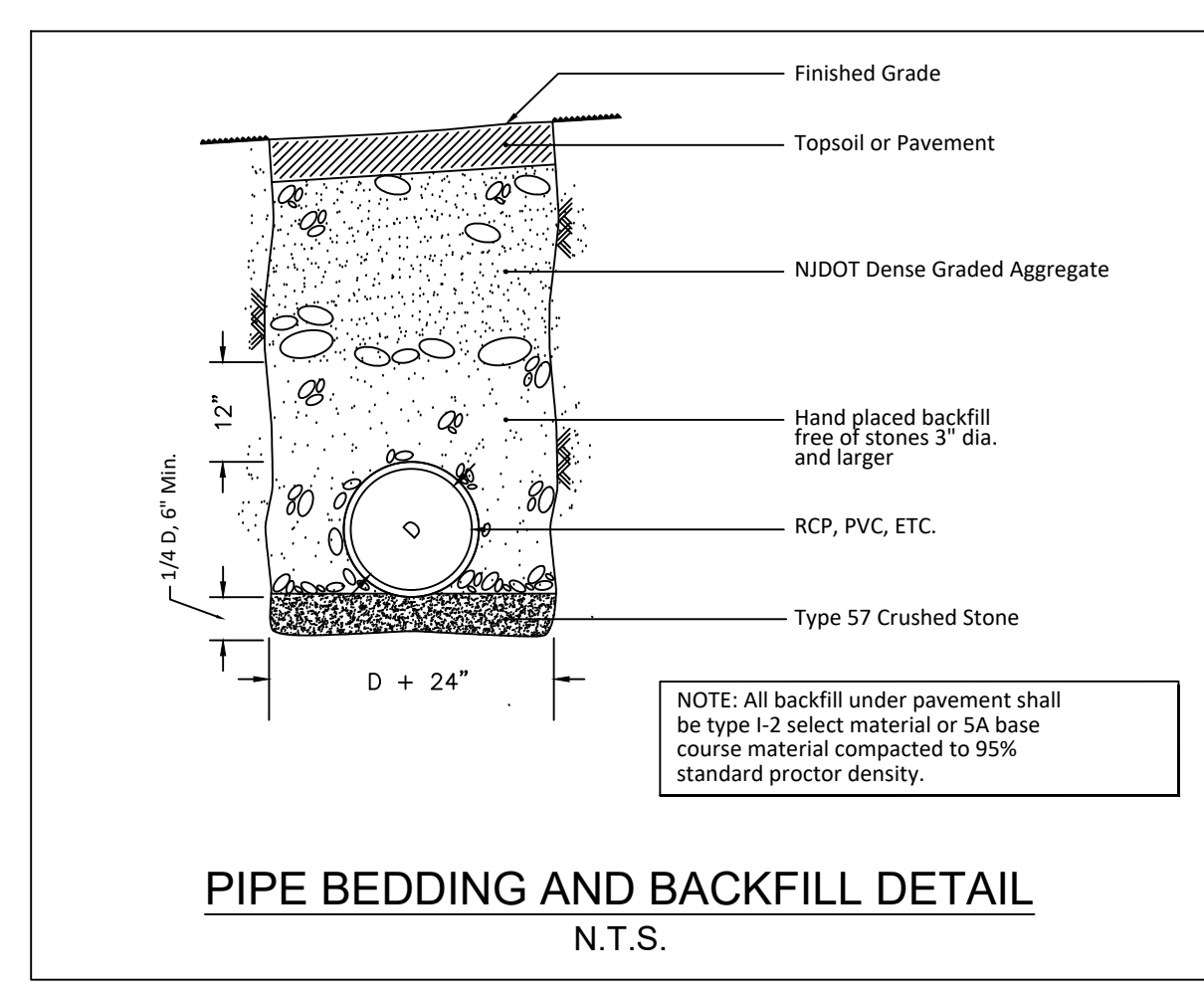
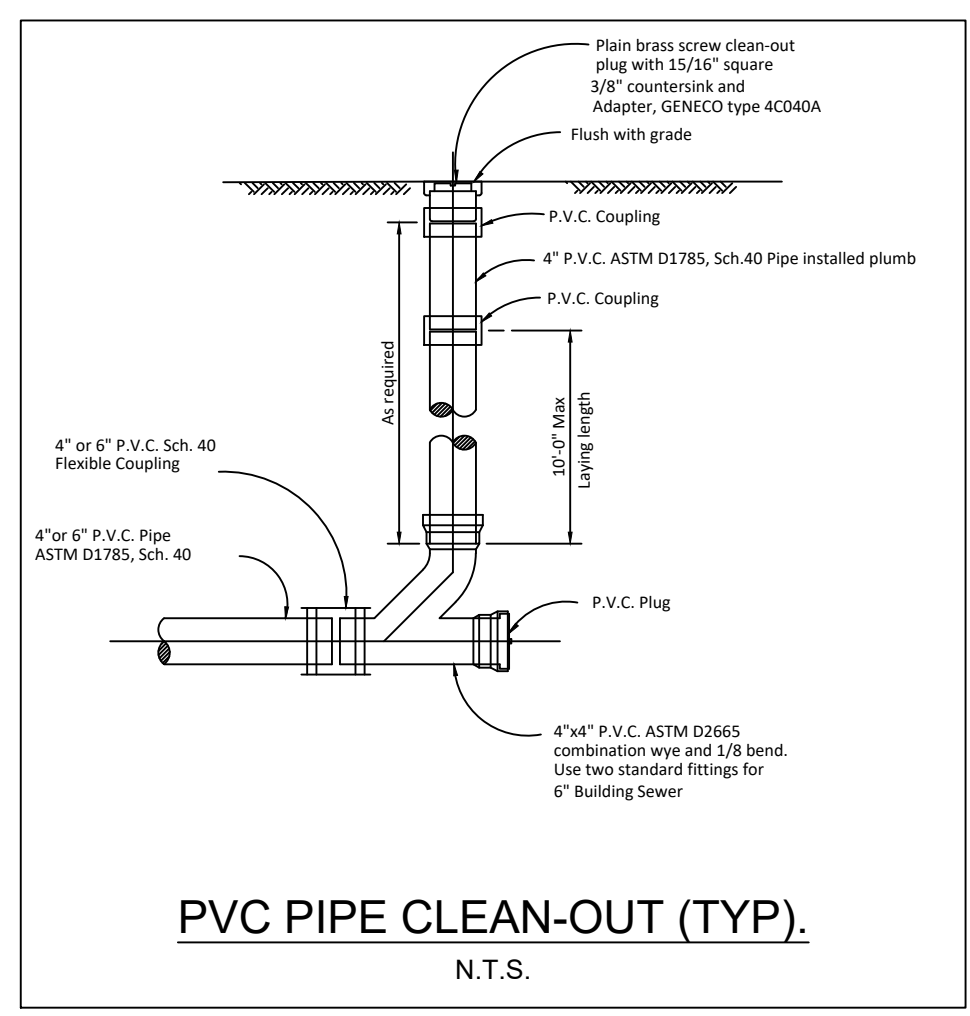
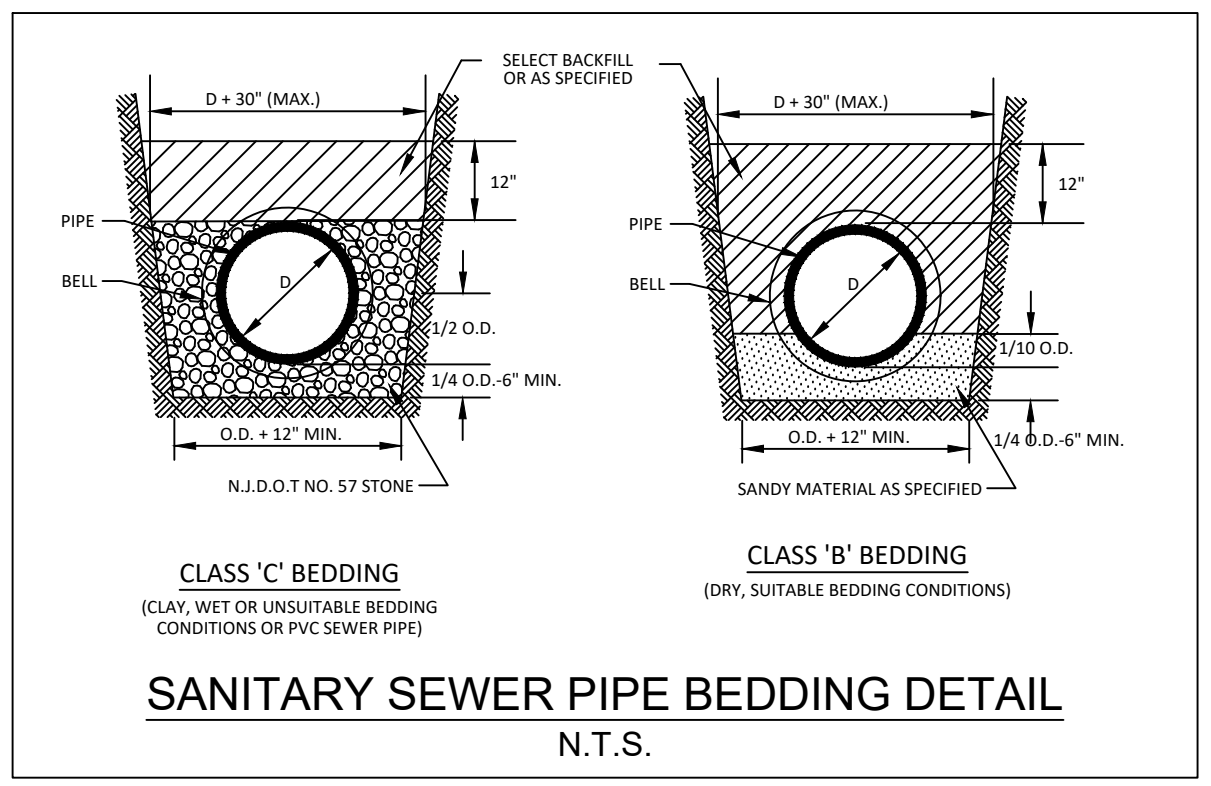
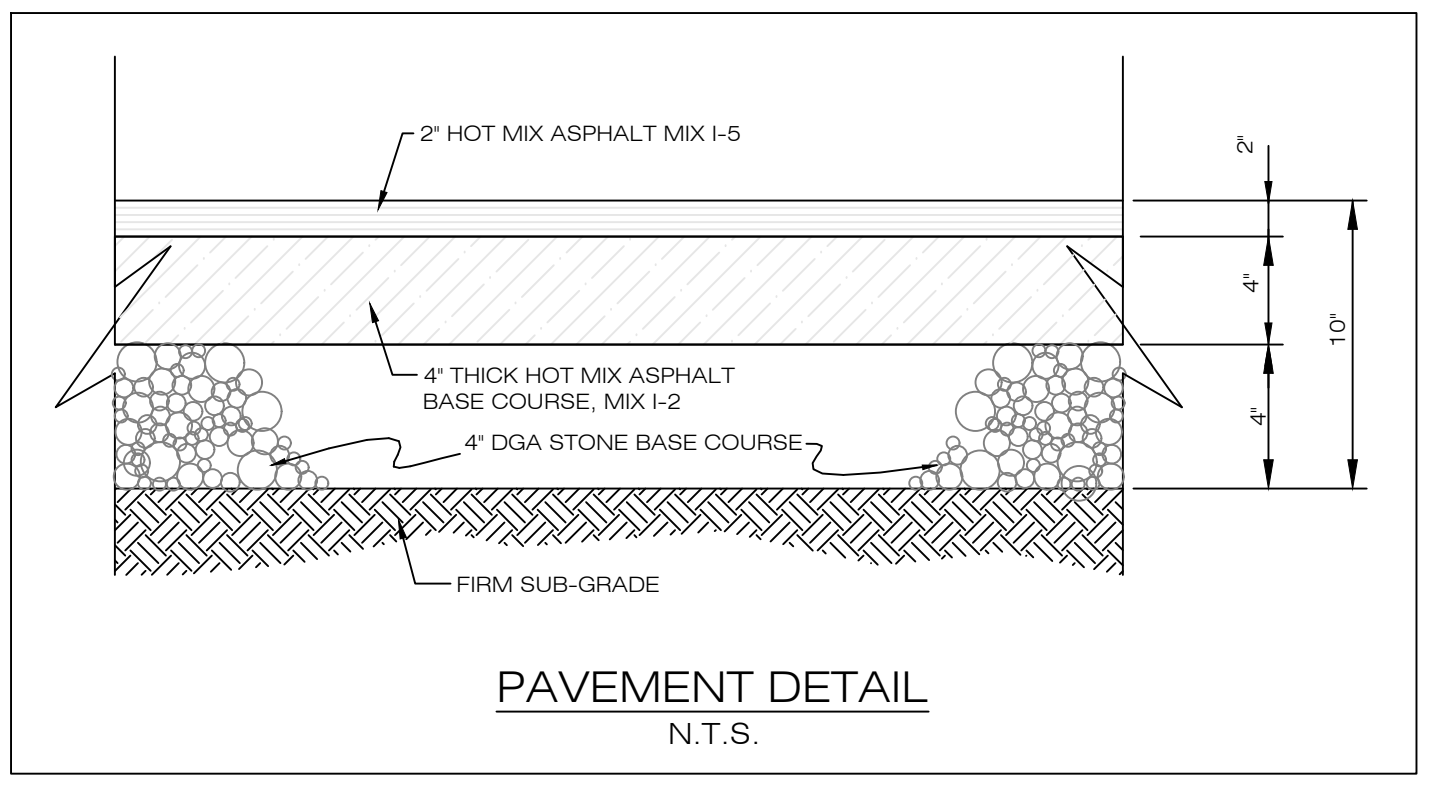
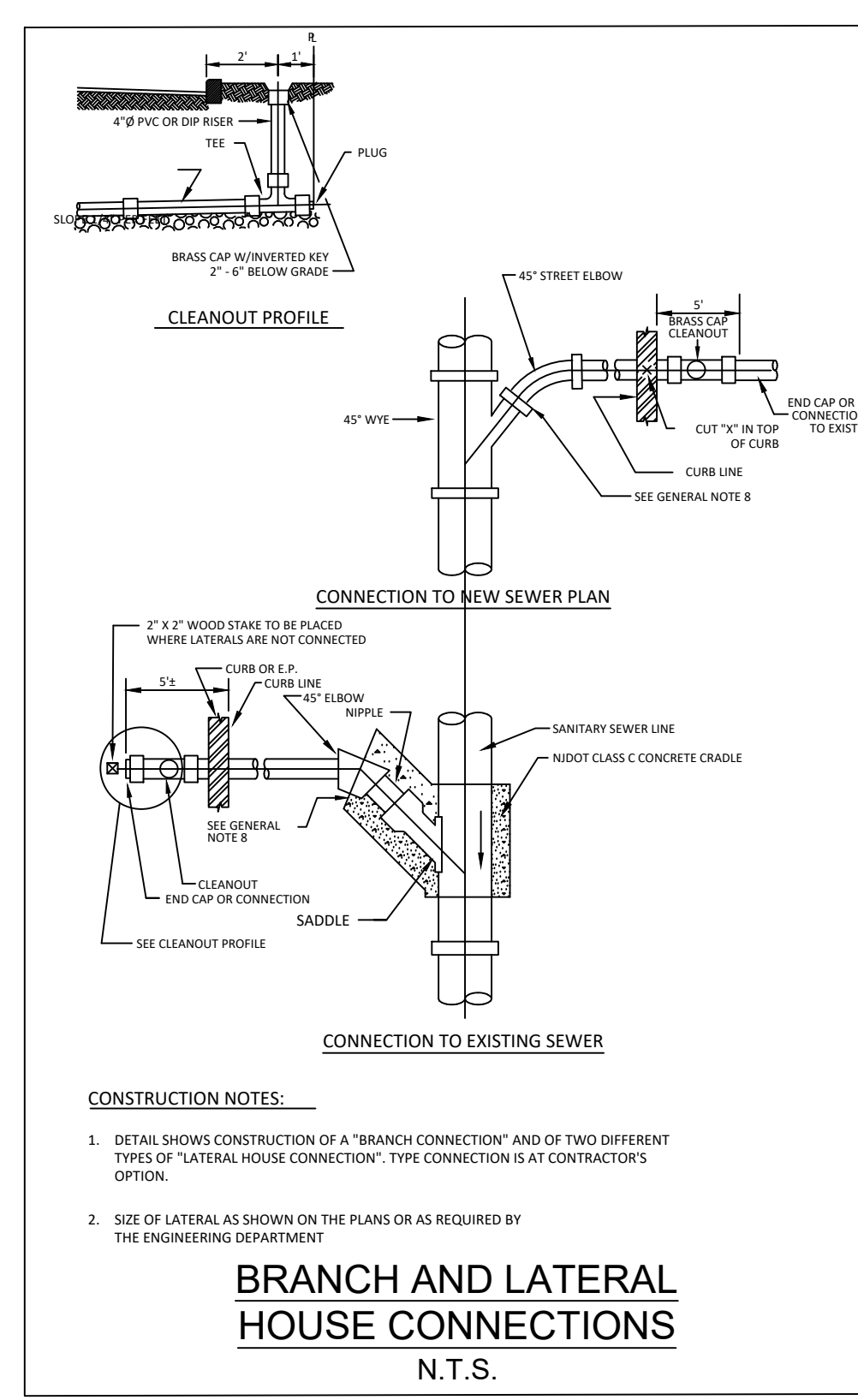
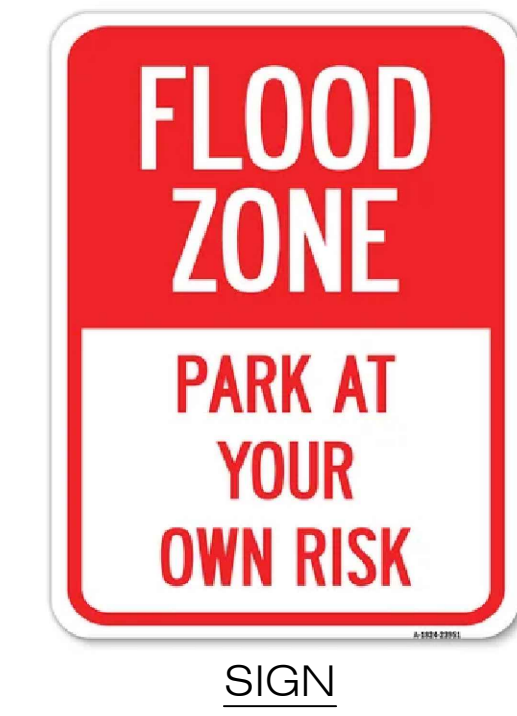
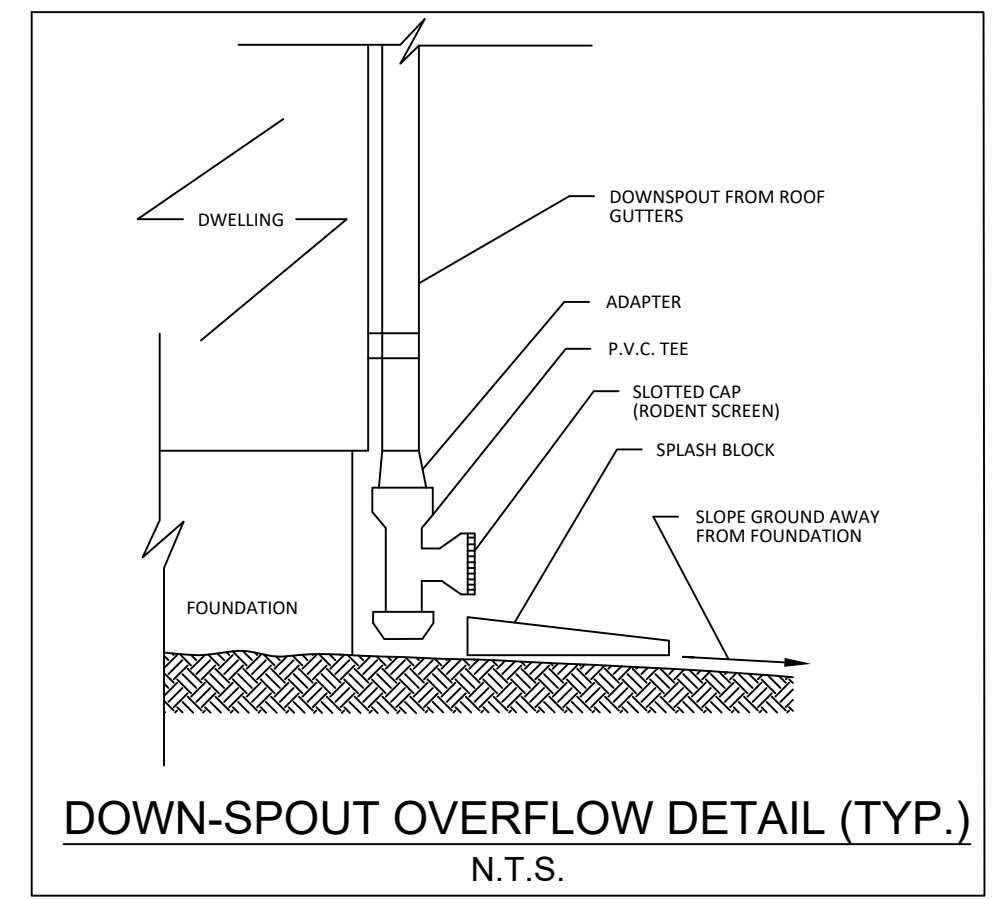
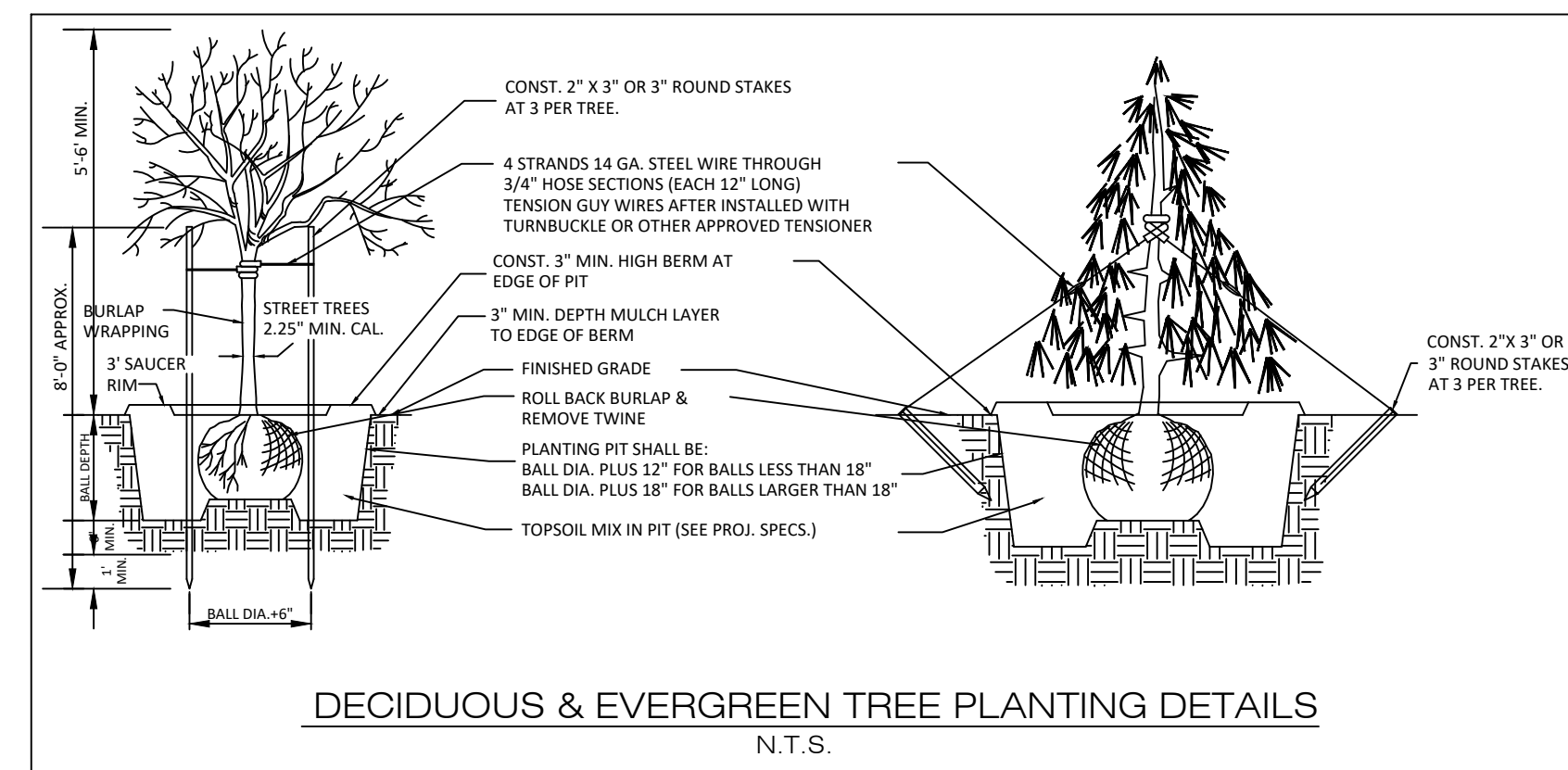
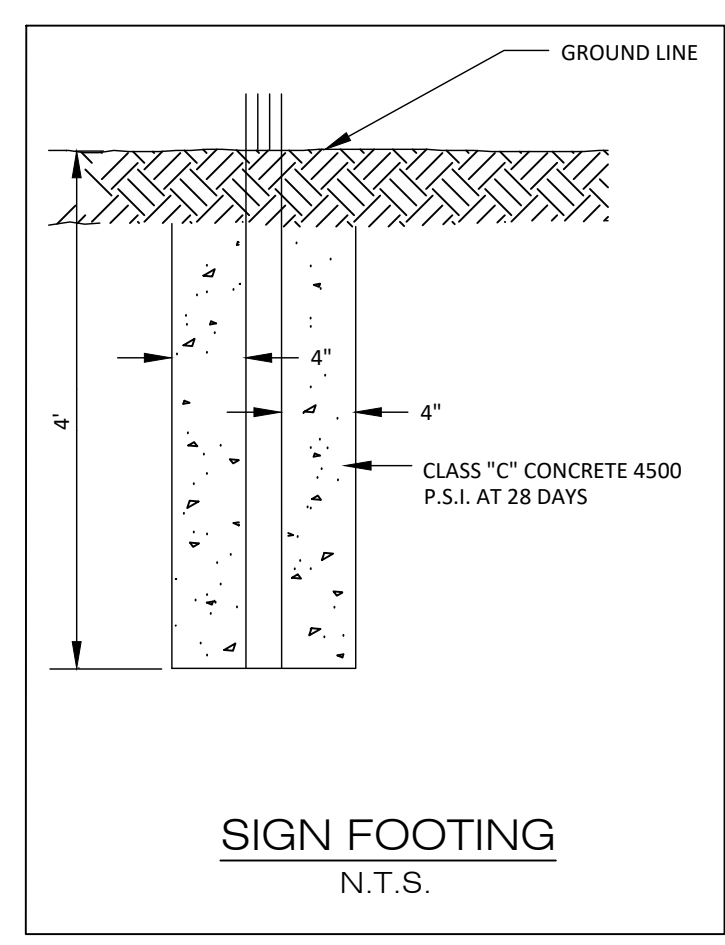
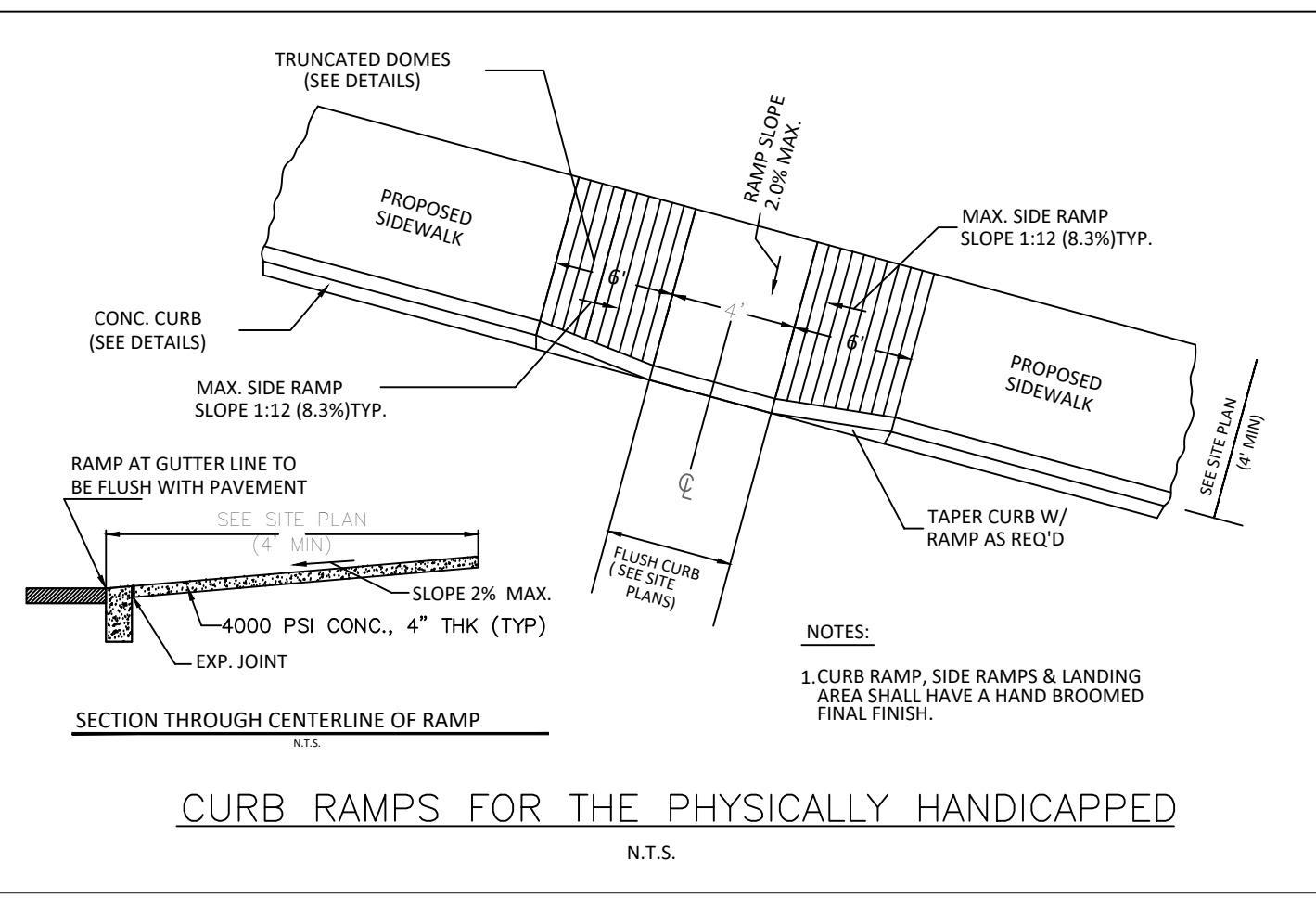
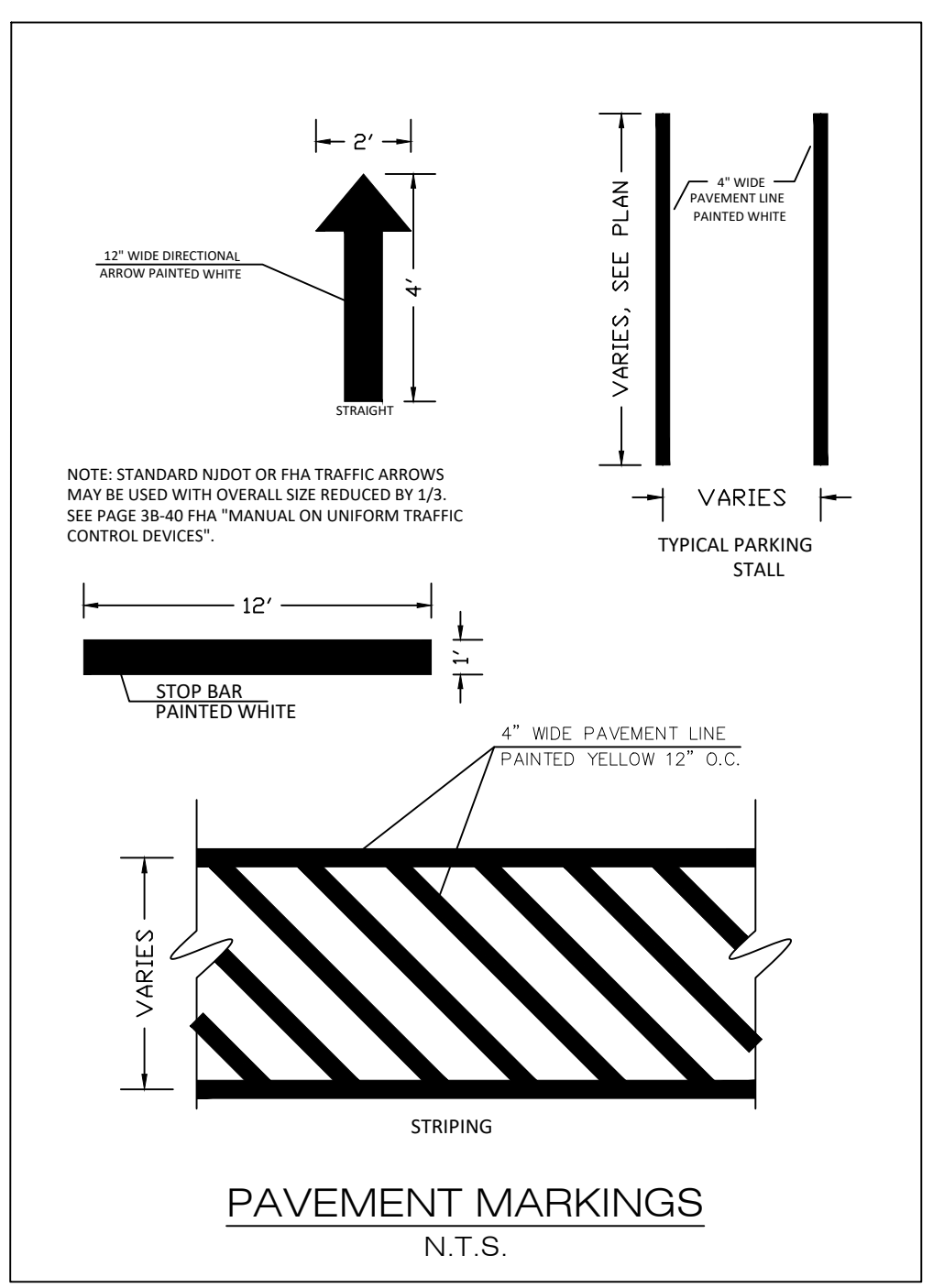
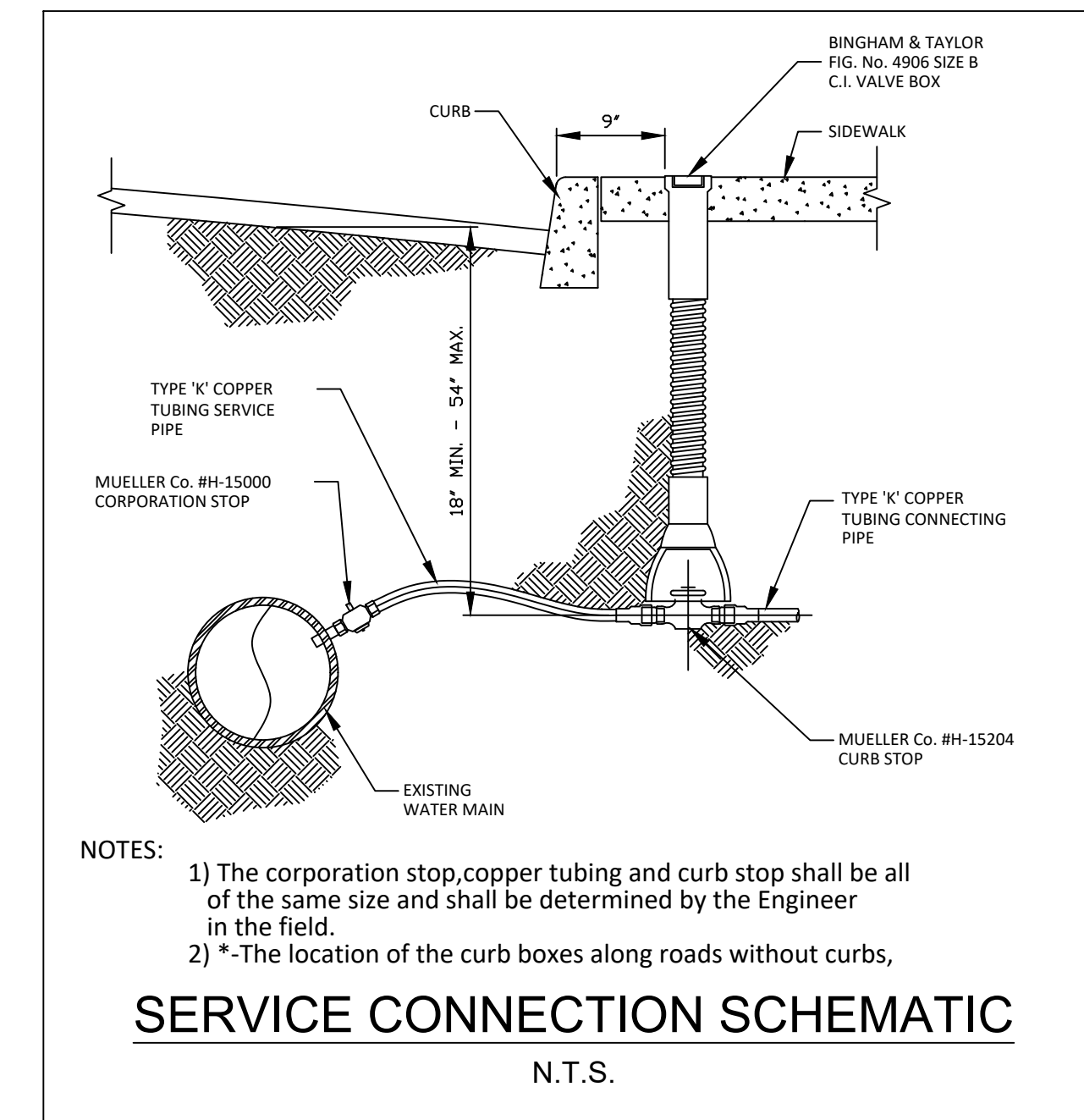
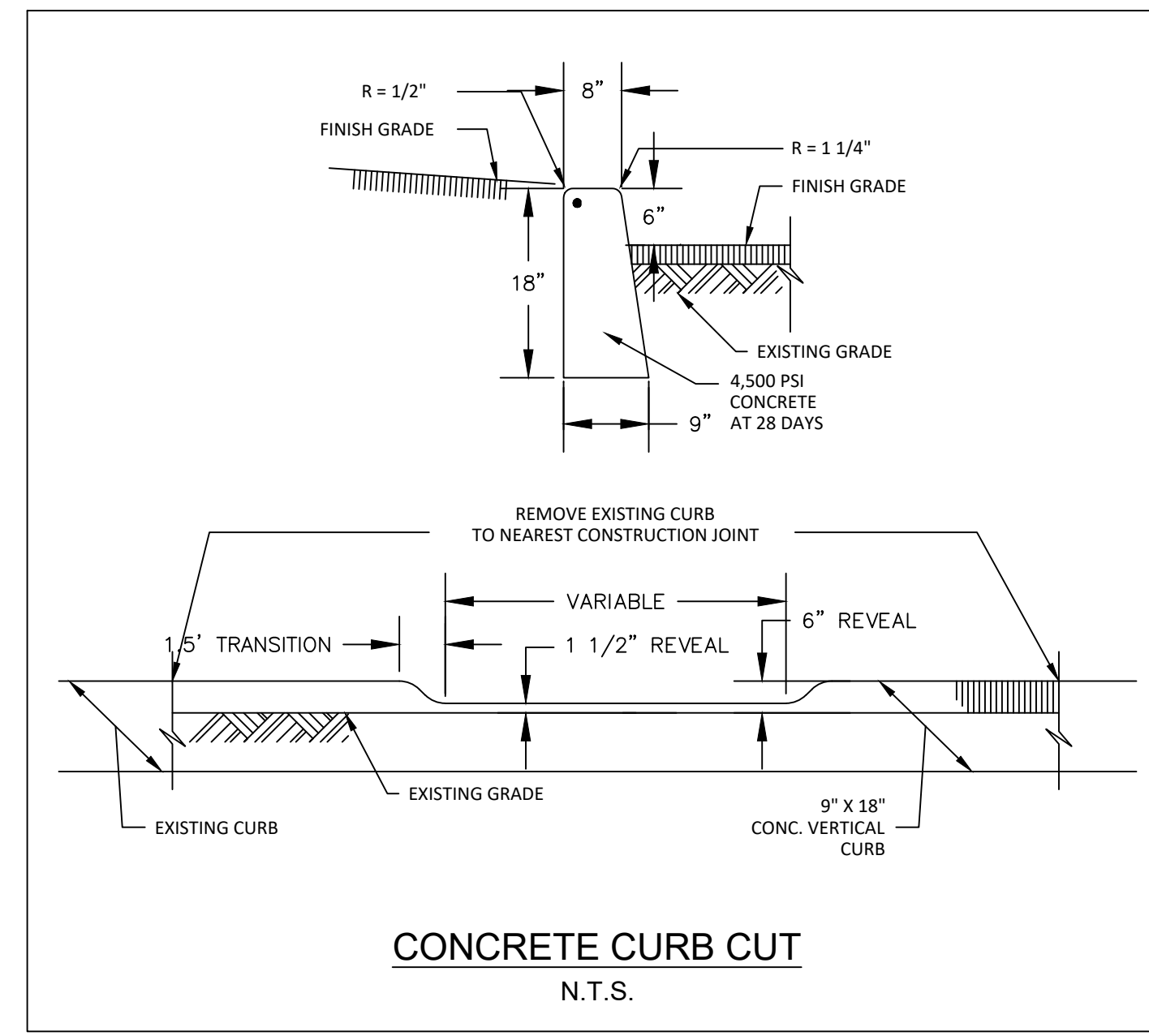
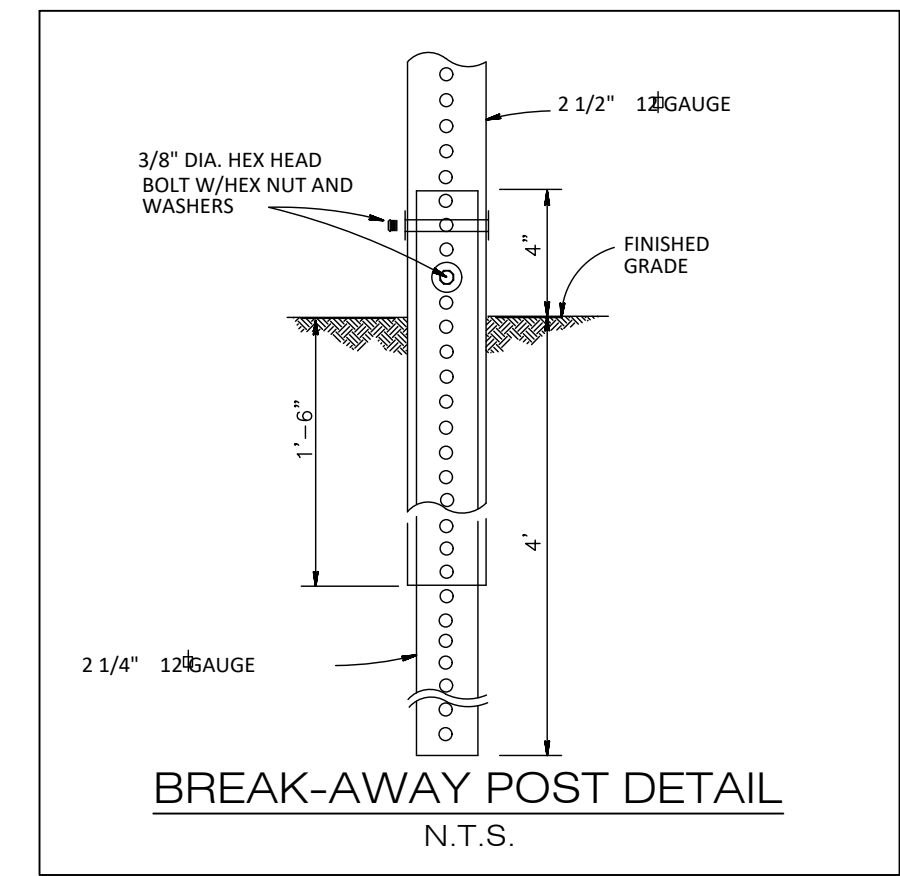
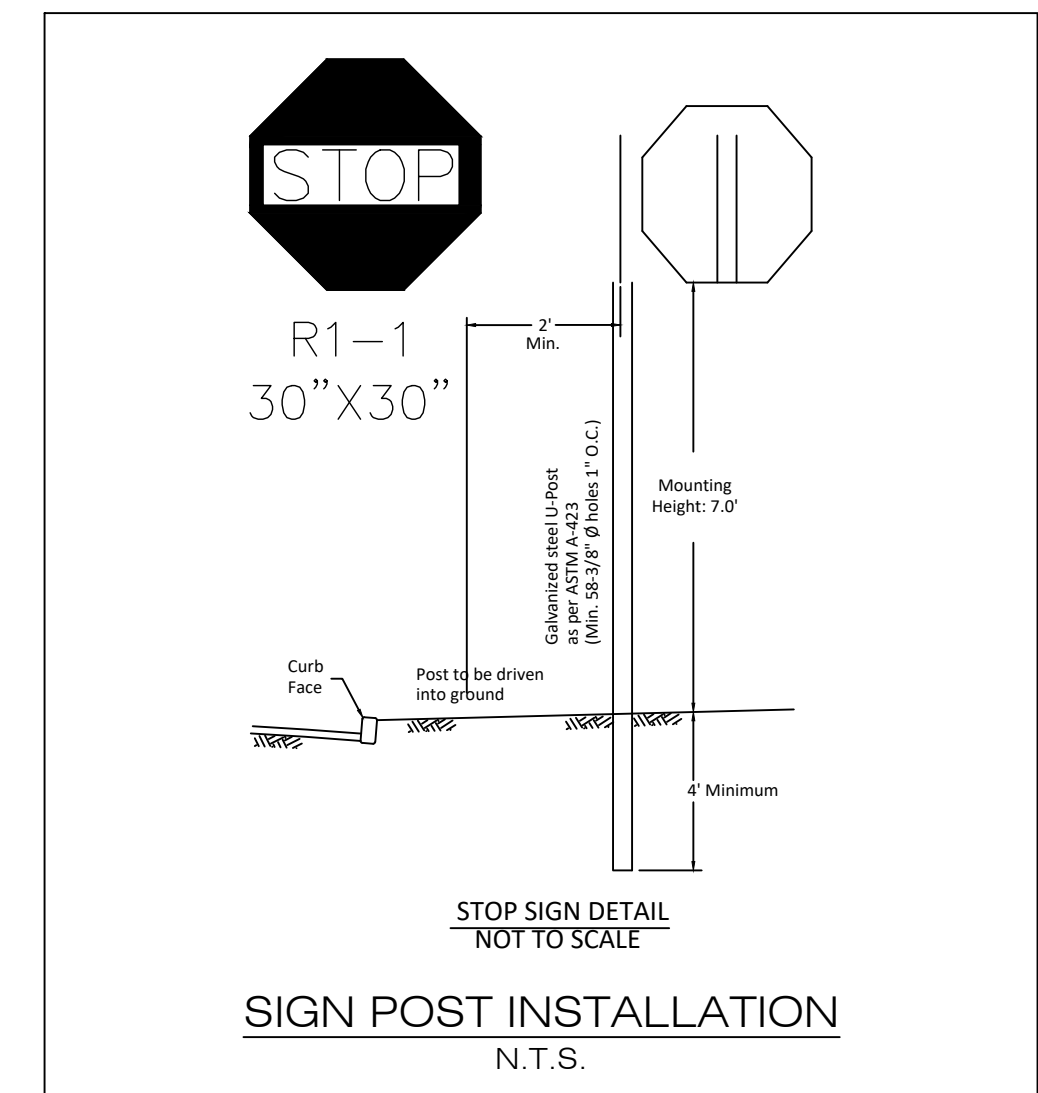
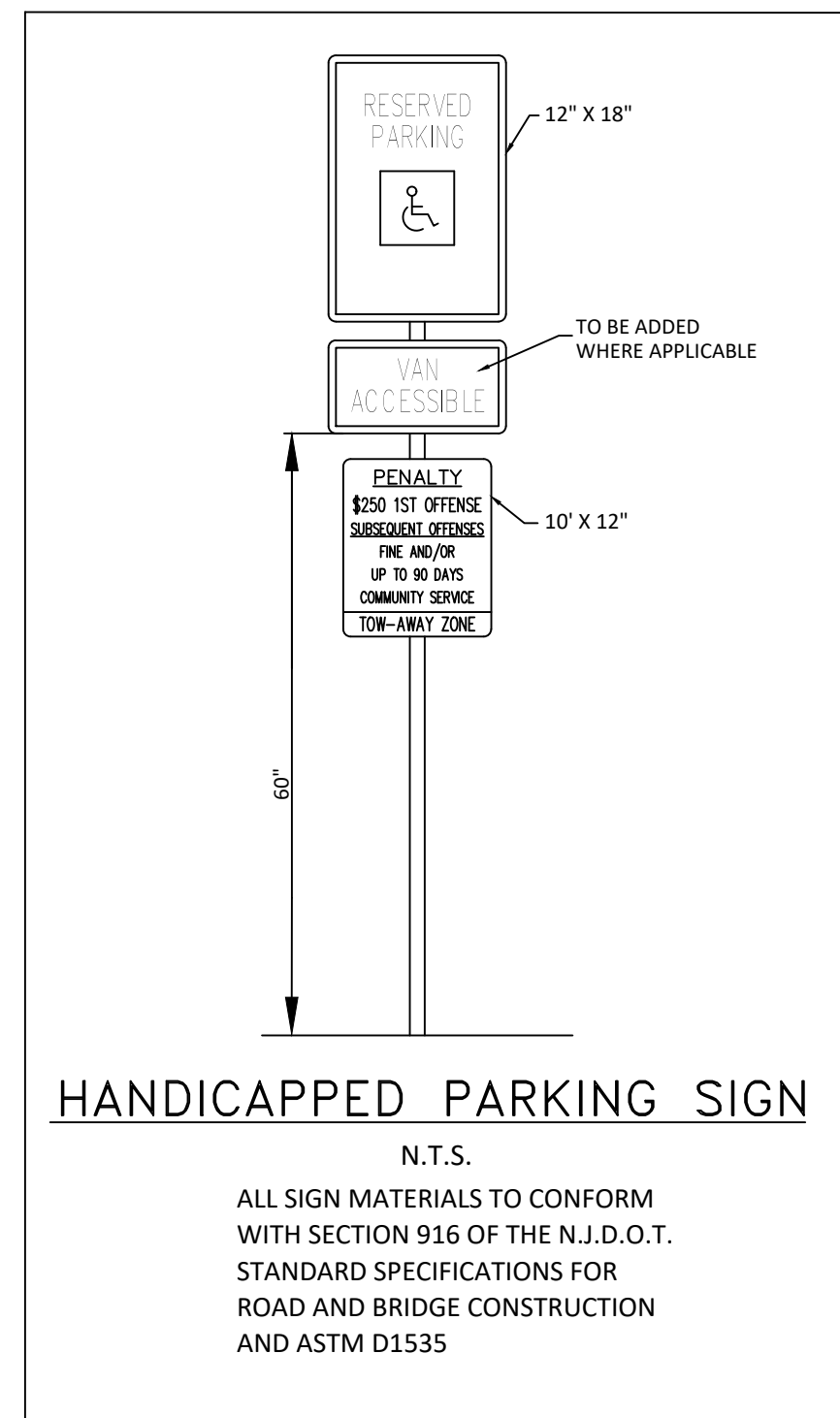
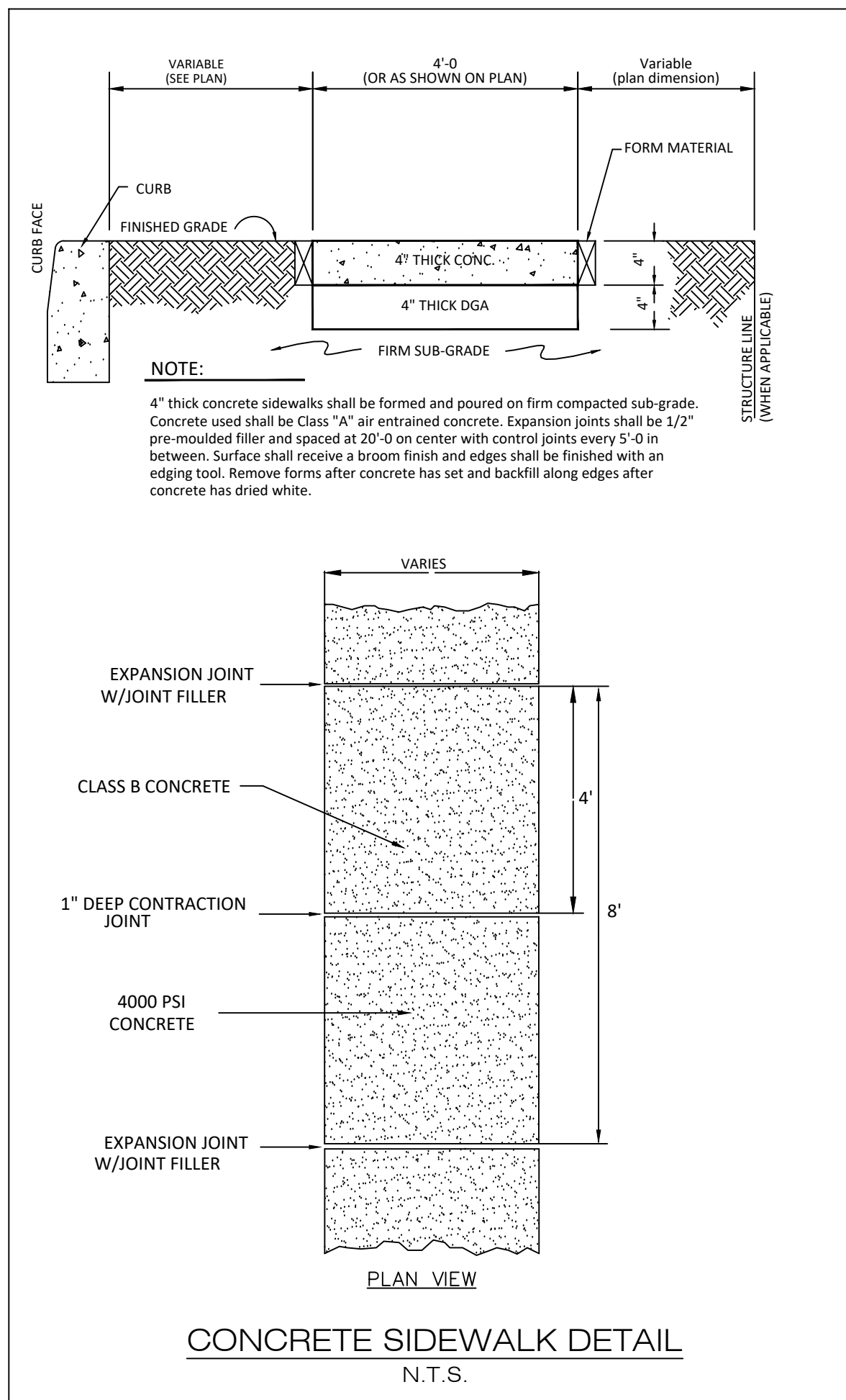
REVISIONS
 NO. DATE BY: APE
 02/23/22

DRAWN BY: ECL/D
 DATE: 07/12/21
 DESIGNED BY: AK
 DATE: 07/12/21
 APPROVED BY: AK
 DATE: 02/23/22

JOB NUMBER:
20-1107

SCALE: AS SHOWN

C-04
SHEET 4 OF 5



TAX LOT 48
291 RIVERSIDE AVENUE
TOWNSHIP OF LYNDHURST
BERGEN COUNTY, NEW JERSEY

CONSTRUCTION DETAILS

BLOCK 4

JOB NUMBER:
20-1107

SCALE: AS SHOWN

C-05
SHEET 5 OF 5

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DESIGNED BY: AK
DATE: 02/23/22

APPROVED BY: AK
DATE: 02/23/22

REVISIONS

NO. **DATE** **BY**

