

ZONING AND BULK TABLE			
ZONE: B			
	REQUIRED	EXISTING	PROPOSED LOT 44.01
MINIMUM LOT AREA (SQUARE FEET)	4,000	31,179	17,314.2
MINIMUM LOT WIDTH (FEET)	40	43.75	41.76
MINIMUM LOT DEPTH (FEET)	100	475	293.39
MINIMUM FRONT YARD (FEET)	-	-	-
MINIMUM SIDE YARD (FEET)	10	-	-
MINIMUM SIDE YARD COMBINED (FEET)	10 ***	-	-
MINIMUM REAR YARD (FEET)	10	-	-
MAXIMUM BUILDING COVERAGE (%)	60	-	-
MAXIMUM BUILDING HEIGHT (FEET)	35	-	-
MAXIMUM BUILDING HEIGHT (STORIES)	3	-	-

* DENOTES VARIANCE REQUIRED
 ** PREEXISTING CONDITION
 *** IF ADJACENT TO A RESIDENTIAL ZONE. (ORD. No. 2067; ORD. No. 2301; ORD. No. 2303)

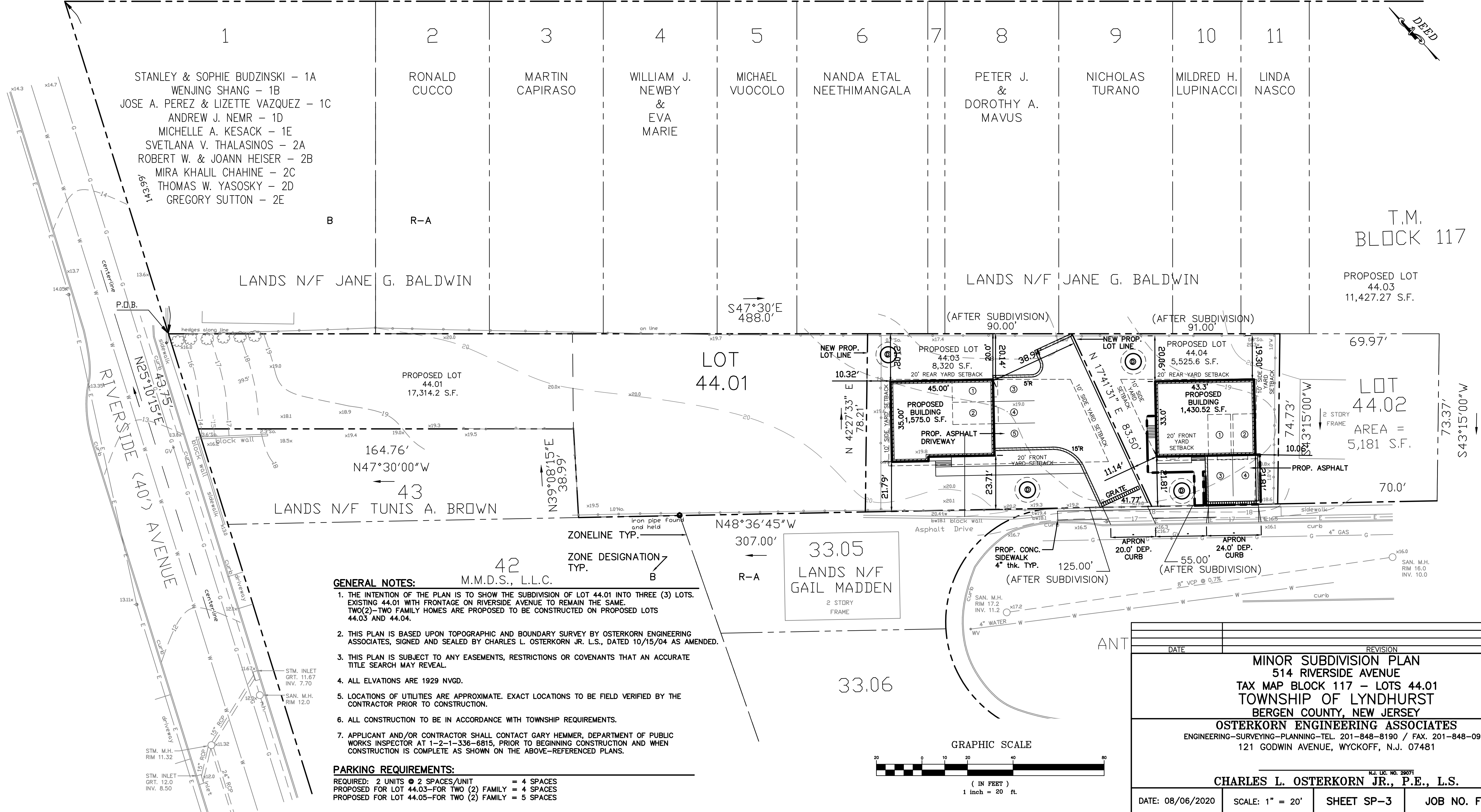
ZONING AND BULK TABLE				
ZONE: R-A				
	REQUIRED	EXISTING	PROPOSED LOT 44.03	PROPOSED LOT 44.04
MINIMUM LOT AREA (SQUARE FEET)	5,000	31,179	8,320.14	5,525.6
MINIMUM LOT WIDTH (FEET)	50	43.75 **	89.73	55.3
MINIMUM LOT DEPTH (FEET)	100	475	76.48 *	74.73 *
MINIMUM FRONT YARD (FEET)(MIN./AVG.)	20/20	-	21.79/22.75	21.81/21.81
MINIMUM SIDE YARD (FEET)	10	-	10.32	10.06
MINIMUM SIDE YARD COMBINED (FEET)	20	-	49.26	21.2
MINIMUM REAR YARD (FEET)(MIN./AVG.)	20/20	-	20.14/20.58	19.3/19.68 *
MAXIMUM BUILDING COVERAGE (%)	30	-	18.4	25.89
MAXIMUM BUILDING HEIGHT (FEET)	32	-	-	-
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	-	-	-
FLOOR AREA RATIO (SF)	3750	-	-	-
MAXIMUM LOT COVERAGE (%)	60	-	57.21	43.66
MAXIMUM DECK (SF)	250	-	-	-

* DENOTES VARIANCE REQUIRED
 ** PREEXISTING CONDITION

ZONING AND BULK TABLE				
ZONE: R-B				
	REQUIRED	EXISTING	PROPOSED LOT 44.03	PROPOSED LOT 44.04
MINIMUM LOT AREA (SQUARE FEET)	5,500	31,179	8,320.14	5,525.6
MINIMUM LOT WIDTH (FEET)	55	43.75 **	89.73	55.3
MINIMUM LOT DEPTH (FEET)	100	-	76.48 *	74.73 *
MINIMUM FRONT YARD (FEET)(MIN./AVG.)	20/20	-	21.79/22.75	21.81/21.81
MINIMUM SIDE YARD (FEET)	10	-	10.32	10.06
MINIMUM SIDE YARD COMBINED (FEET)	20	-	49.26	21.2
MINIMUM REAR YARD (FEET)(MIN./AVG.)	20/20	-	20.14/20.58	19.3/19.68 *
MAXIMUM BUILDING COVERAGE (%)	30	-	18.4	25.89
MAXIMUM BUILDING HEIGHT (FEET)	32	-	-	-
MAXIMUM BUILDING HEIGHT (STORIES)	2.5	-	-	-
FLOOR AREA RATIO (SF)	3750	-	-	-
MAXIMUM LOT COVERAGE (%)	60	-	57.21	43.66
MAXIMUM DECK (SF)	250	-	-	-

* DENOTES VARIANCE REQUIRED
 ** PREEXISTING CONDITION

PAGE (75) AVENUE



GENERAL NOTES:

1. THE INTENTION OF THE PLAN IS TO SHOW THE SUBDIVISION OF LOT 44.01 INTO THREE (3) LOTS. EXISTING 44.01 WITH FRONTAGE ON RIVERSIDE AVENUE TO REMAIN THE SAME. TWO(2)-TWO FAMILY HOMES ARE PROPOSED TO BE CONSTRUCTED ON PROPOSED LOTS 44.03 AND 44.04.
2. THIS PLAN IS BASED UPON TOPOGRAPHIC AND BOUNDARY SURVEY BY OSTERKORN ENGINEERING ASSOCIATES, SIGNED AND SEALED BY CHARLES L. OSTERKORN JR. L.S., DATED 10/15/04 AS AMENDED.
3. THIS PLAN IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
4. ALL ELVATIONS ARE 1929 NVGD.
5. LOCATIONS OF UTILITIES ARE APPROXIMATE. EXACT LOCATIONS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
7. APPLICANT AND/OR CONTRACTOR SHALL CONTACT GARY HEMMER, DEPARTMENT OF PUBLIC WORKS INSPECTOR AT 1-2-1-336-6815, PRIOR TO BEGINNING CONSTRUCTION AND WHEN CONSTRUCTION IS COMPLETE AS SHOWN ON THE ABOVE-REFERENCED PLANS.

PARKING REQUIREMENTS:

REQUIRED: 2 UNITS @ 2 SPACES/UNIT = 4 SPACES
 PROPOSED FOR LOT 44.03-FOR TWO (2) FAMILY = 4 SPACES
 PROPOSED FOR LOT 44.05-FOR TWO (2) FAMILY = 5 SPACES

DATE	REVISION
08/06/2020	MINOR SUBDIVISION PLAN 514 RIVERSIDE AVENUE TAX MAP BLOCK 117 - LOTS 44.01 TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY OSTERKORN ENGINEERING ASSOCIATES ENGINEERING-SURVEYING-PLANNING-TEL. 201-848-8190 / FAX. 201-848-0981 121 GODWIN AVENUE, WYCKOFF, N.J. 07481

N.J. LIC. NO. 28071
CHARLES L. OSTERKORN JR., P.E., L.S.

DATE: 08/06/2020	SCALE: 1" = 20'	SHEET SP-3	JOB NO. FF-8900
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