

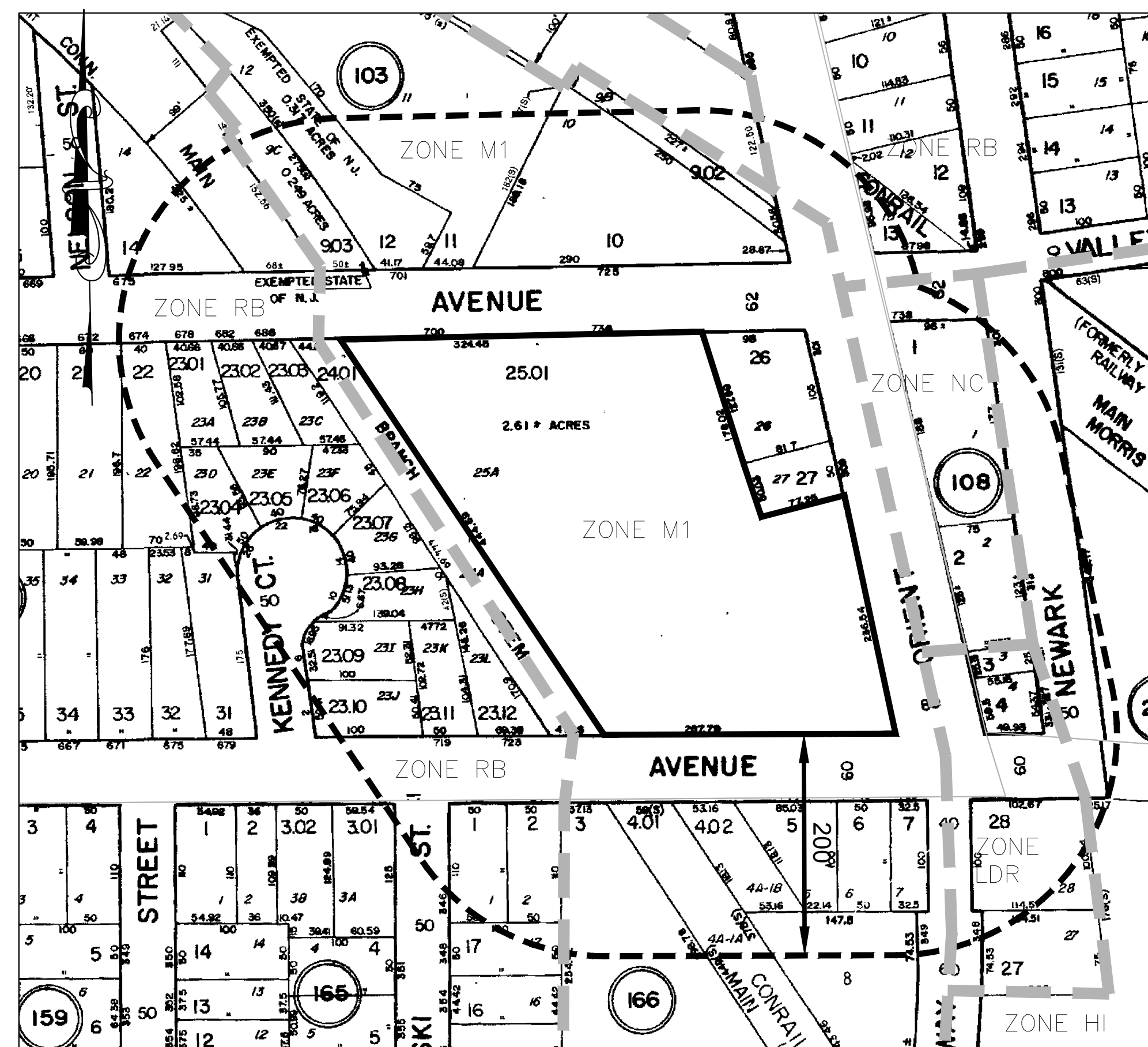
PROPOSED BUILDING ADDITION FOR 736 VALLEY BROOK AVENUE BLOCK 102 – LOT 25.01 TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY

INDEX

TITLE SHEET	SHT 1
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY	SHT 2
SITE PLAN	SHT 3
CONSTRUCTION DETAILS	SHT 4

GENERAL NOTES:

1. THIS PLAN IS PREPARED BASED UPON SURVEY BY OSTERKORN ENGINEERING ASSOCIATES. ALL ELEVATIONS ARE ON ASSUMED DATUM.
2. THE LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO VERIFY EXACT LOCATIONS. NO NEW ROAD OPENING ARE PROPOSED AND EXISTING UTILITY SERVICES TO SITE WILL REMAIN IN PLACE.
3. ALL EXISTING UTILITIES (WATER, SEWER, GAS AND ELECTRIC) TO BE UTILIZED. IF NEW SERVICES ARE REQUIRED, THEY WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
4. THIS PLAN IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
5. THE INTENT OF THESE PLANS ARE TO SHOW THE PROPOSED 2,321 SF ADDITION TO THE EXISTING BUILDING.
6. THE PROJECT SHALL COMPLY WITH ALL THE REQUIREMENTS SET FORTH BY THE BERGEN SOIL CONSERVATION DISTRICT (N.J.S.A. 4:24-43), IF REQUIRED BY THE TOWNSHIP OF LYNDHURST.
7. NEW ROOF LEADER DRAINS TO CONNECT TO SEEPAGE PIT AS SHOWN ON PLANS.
8. PLANS WILL COMPLY WITH ANY TOWNSHIP OF LYNDHURST FIRE AND POLICE DEPARTMENTS COMMENTS.
9. BASED ON FIELD INSPECTION, THERE ARE NO WETLANDS LOCATED ON SITE.
10. NO ADDITIONAL IMPERVIOUS COVERAGE IS PROPOSED, THEREFORE A STORMWATER MANAGEMENT SYSTEM IS NOT PROPOSED.
11. CONTRACTOR TO NOTIFY THE APPLICABLE SOIL CONSERVATION DISTRICT IN WRITING AT LEAST 72 HOURS PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION ACTIVITIES.
12. CONTRACTOR TO CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY SITE DISTURBANCE.
13. THE INTENT OF THE PLANS IS TO PROVIDE A SMOOTH TRANSITION, MAINTAINING EFFECTIVE POSITIVE DRAINAGE, AT ALL LOCATIONS WHERE THE PROPOSED CONSTRUCTION IS TO CONNECT TO EXISTING INFRASTRUCTURE, SUCH AS FOR CURB, PAVEMENT, AND SIDEWALK. THE ENTITY RESPONSIBLE FOR STAKEOUT SHALL—PRIOR TO ANY CONSTRUCTION—VERIFY THE INTENDED SMOOTH CONNECTIONS WILL BE ACHIEVED. UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE INSPECTING AUTHORITY, SMOOTH TRANSITIONS SHALL BE CONSIDERED TO MEET THE FOLLOWING MINIMUM CRITERIA:
 - NO LOW POINTS OR BIRD BATHS WILL BE CREATED, EXCEPT AT LOCATIONS WHERE DRAINAGE INLETS EXIST OR WILL BE CONSTRUCTED.
 - ALL FINAL GRADES WILL HAVE A MINIMUM SLOPE OF 0.5%.
 - ABRUPT CHANGES IN GRADE ARE AVOIDED. SLOPE CHANGES EXCEEDING 2.0% SHALL BE CONSIDERED ABRUPT FOR THE PURPOSE OF THIS REQUIREMENT.
14. ALL ROOF LEADER DRAINS TO BE 6-INCH SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED ON THE PLANS. ALL LEADER DRAINS TO BE INSTALLED WITH TWO FOOT MINIMUM COVER. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM UNLESS OTHERWISE SHOWN ON THE PLANS.



KEY MAP / SCALE: 1" = 100'

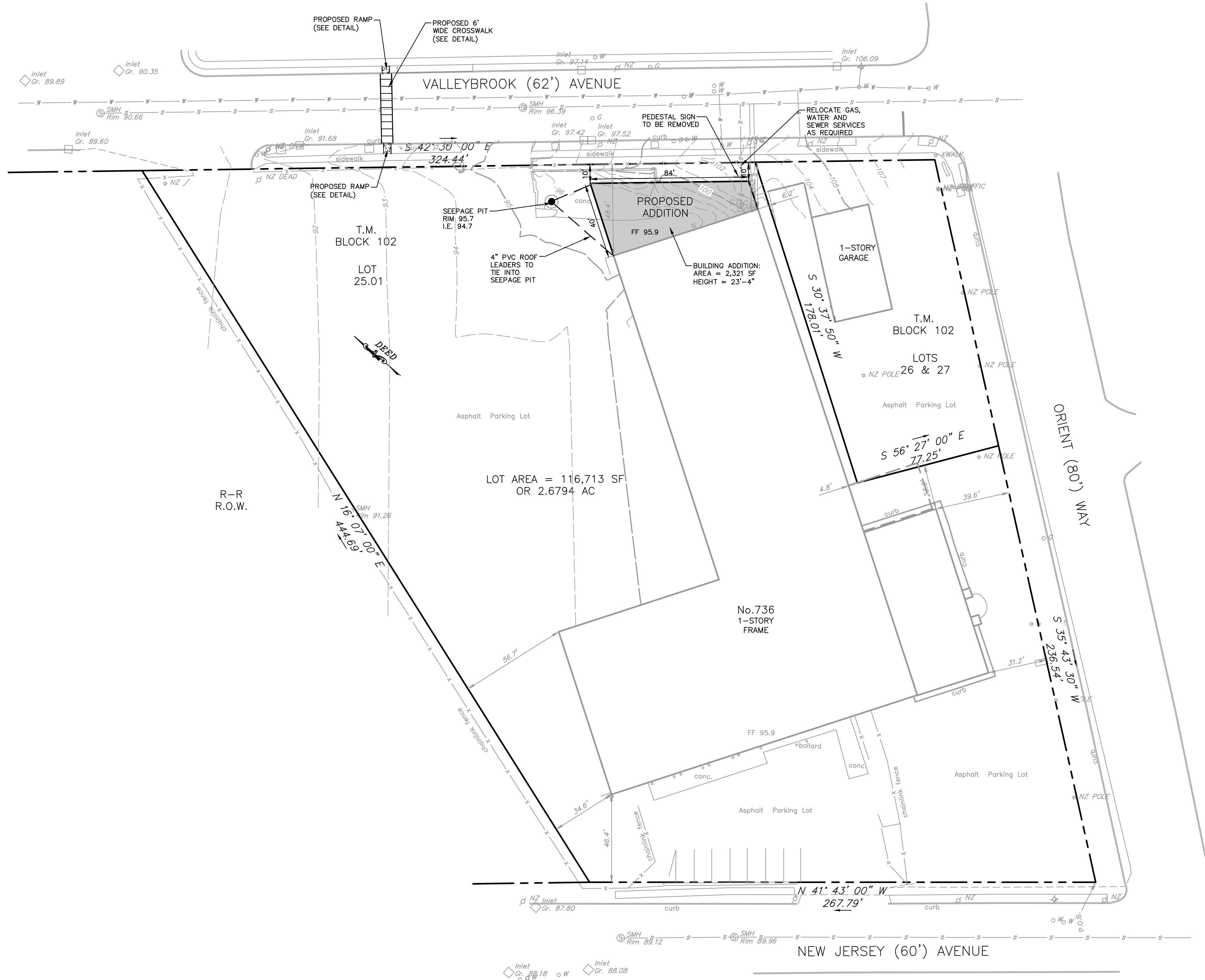
OWNER/APPLICANT: FRANK'S TRUCK CENTER, INC.
DBA FRANK'S GMC
PO BOX 503
LYNDHURST, NEW JERSEY 07071

ARCHITECT: CSR ASSOCIATES, PA
139 CHESTNUT STREET
NUTLEY, NEW JERSEY 07110

ENGINEER: OSTERKORN ENGINEERING ASSOCIATES
121 GODWIN AVENUE
WYCKOFF, NEW JERSEY 07481

N.J. LIC. NO. 29071
CHARLES L. OSTERKORN JR., P.E., L.S., P.P.
MAY 10, 2018

SHT 1 OF 4
DD-8000



ZONING TABLE

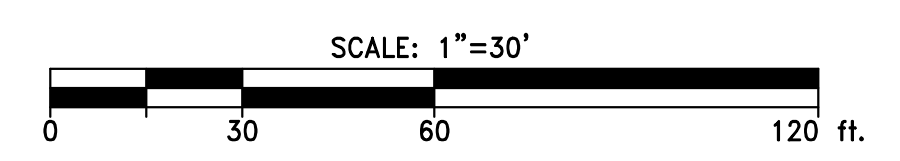
BLOCK 102, LOT 25.01 ZONE: LIGHT INDUSTRIAL (M1)

ITEM	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	10,000 S.F.	116,713 SF	NO CHANGE
Min. Lot Width	150 Ft.	236.54 Ft.	NO CHANGE
Min. Lot Depth	200 Ft.	267.79 Ft.	NO CHANGE
Min. Front Yard	25 Ft.	24.8 Ft. (E)	10 Ft. (V)
Min. Side Yard	10 Ft. Each (interior) 25 Ft. Each (corner)	4.8 Ft. (E)	NO CHANGE
Min. Rear Yard	25 Ft.	34.6 Ft.	NO CHANGE
Max. Bldg. Coverage	60%	30%	32%
Max. Building Height	40 Ft./4 stories	1 story	NO CHANGE

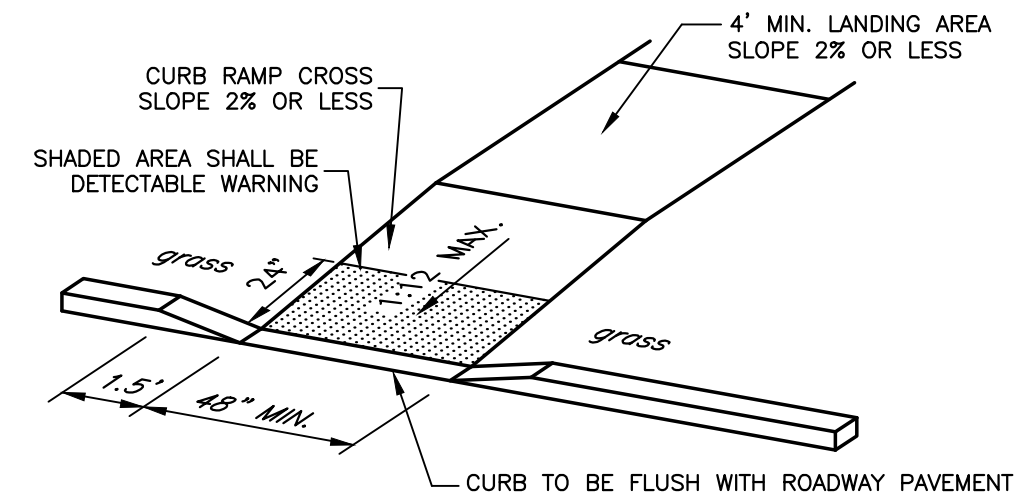
- (E) Existing Non-Conformity
(V) Variance Requested
- GENERAL NOTES**
1. THE INTENTION OF THIS PLAN IS TO SHOW A PROPOSED IRREGULARLY SHAPED 2,321 SF ADDITION, LOCATED ON THE NORTH SIDE OF FRANK'S GMC, 10 FEET OFF OF VALLEY BROOK AVENUE. (SEE ARCHITECT'S PLANS FOR DETAILS).
 2. ALL LANDSCAPING, LIGHTING AND EXISTING PARKING ON THE SITE TO REMAIN THE SAME.
 3. LIGHTING AROUND THE PROPOSED ADDITION TO BE ARCHITECTURALLY COMPATIBLE LIGHTS MOUNTED ON THE BUILDING AND WILL NOT EXCEED 0.5 FOOT-CANDLES AT THE PROPERTY LINE. (SEE ARCHITECT'S PLAN FOR DETAILS).

REFERENCE: BEING that parcel of land as described in deed dated January 29, 1999 as recorded in the Bergen County Clerk's Office on February 5, 1999 in Deed Book 8142, Page 611.

NOTE: PROPERTY CORNERS NOT SET AS REQUESTED



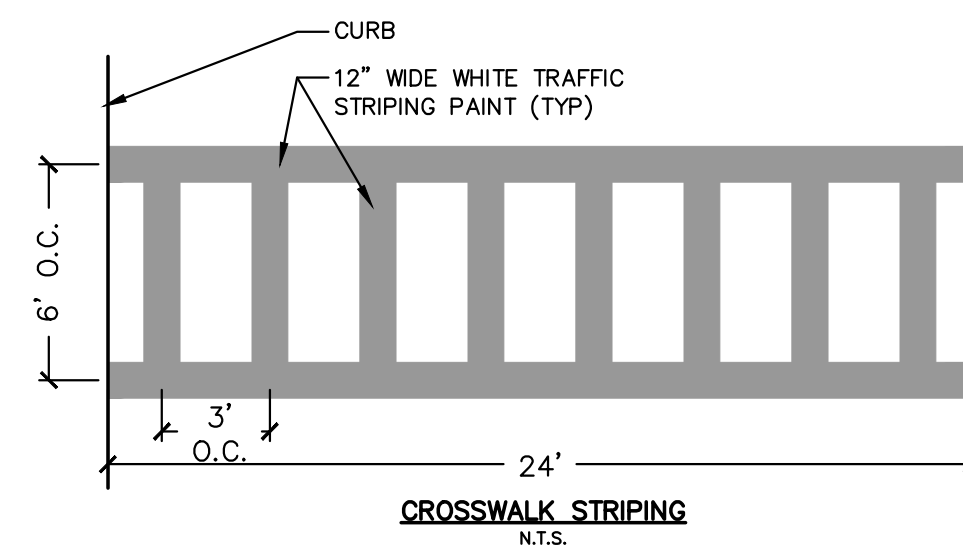
DATE	REVISION
SITE PLAN AT 736 VALLEY BROOK AVENUE TAX MAP BLOCK 102 - LOT 25.01 TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY	
OSTERKORN ENGINEERING ASSOCIATES ENGINEERING-SURVEYING-PLANNING-TEL.848-8190/FAX.848-0981 121 GODWIN AVENUE,WYCKOFF, N.J. 07481	
CHARLES L. OSTERKORN JR.,P.E.,L.S.,P.P. <small>N.J. LIC. NO. 28971</small>	
DATE: 05/10/18	SCALE: 1"=30'
SHEET 3 OF 4	JOB NO. DD-8000



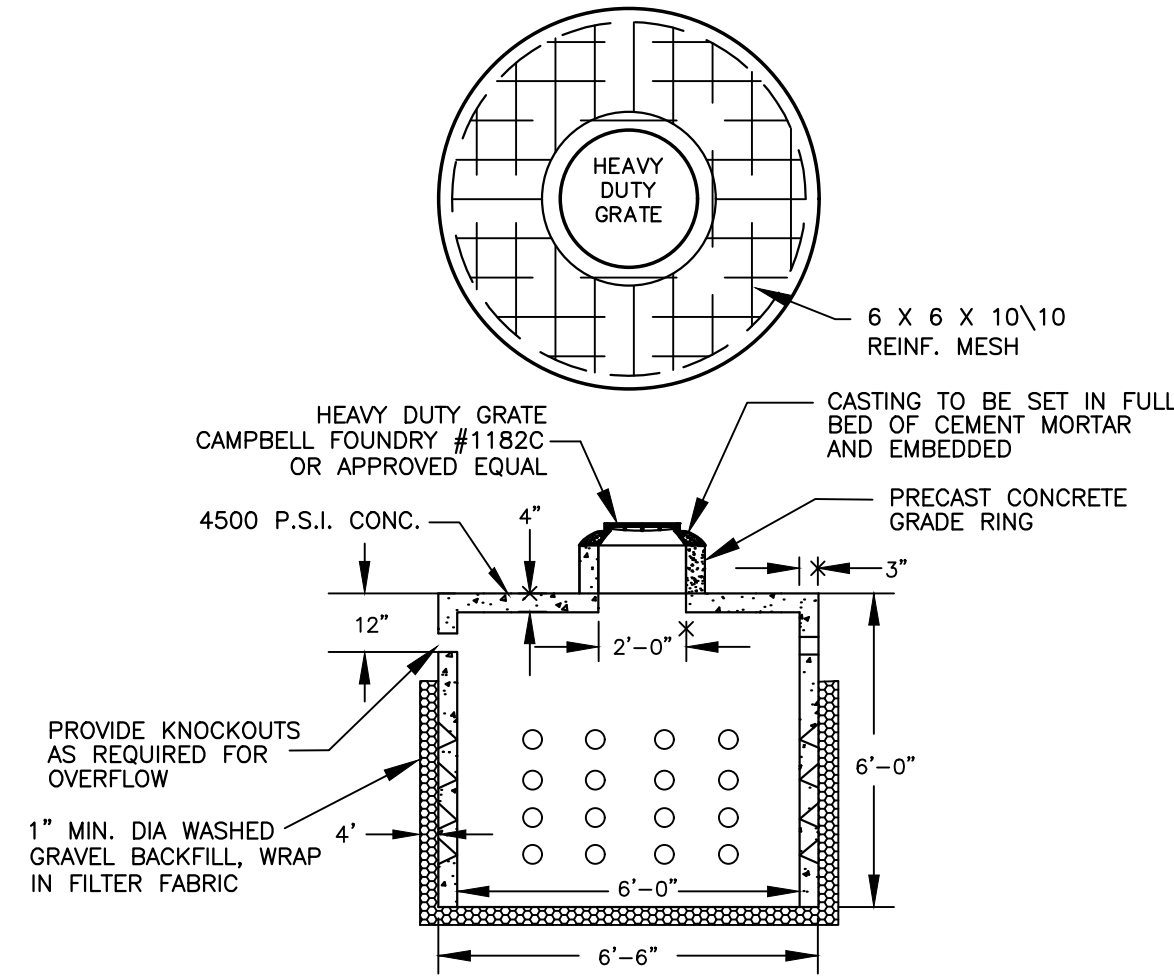
CURB RAMP NOTES:

1. LANDING AREA, APPROACH SIDEWALK TRANSITIONS, AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
2. CURB (DROPPED CURB) CENTERLINE TO BE FLUSH WITH ROADWAY PAVEMENT A MINIMUM OF 4' AT ALL CURB RAMP.
3. IF CURB IS GRANITE BLOCK, OMIT THE BLOCK WITHIN THE FLUSH AREA AND FORM WITH CONCRETE ONLY. RAMP MAY BE POURED MONOLITHICALLY WITH THE CURB
4. RAMP LENGTH IS AS REQUIRED TO NOT EXCEED MAX SLOPE, AND SHALL BE VERIFIED IN FIELD. RAMP DRAWN IN PLAN VIEW MAY BE SCHEMATIC TO INDICATE TYPE OF RAMP AND MAY NOT INDICATE ACTUAL LENGTH

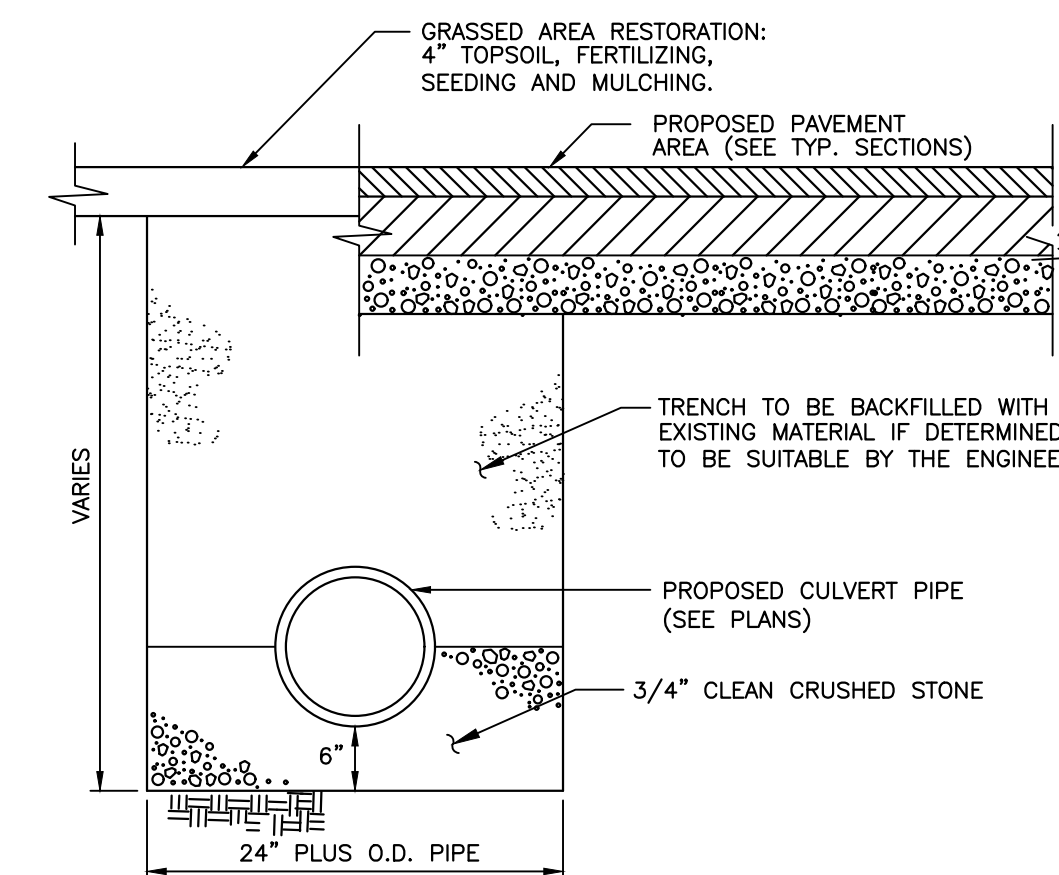
CURB RAMP DETAIL
SIDEWALK PERPENDICULAR TO CURB
N.T.S.



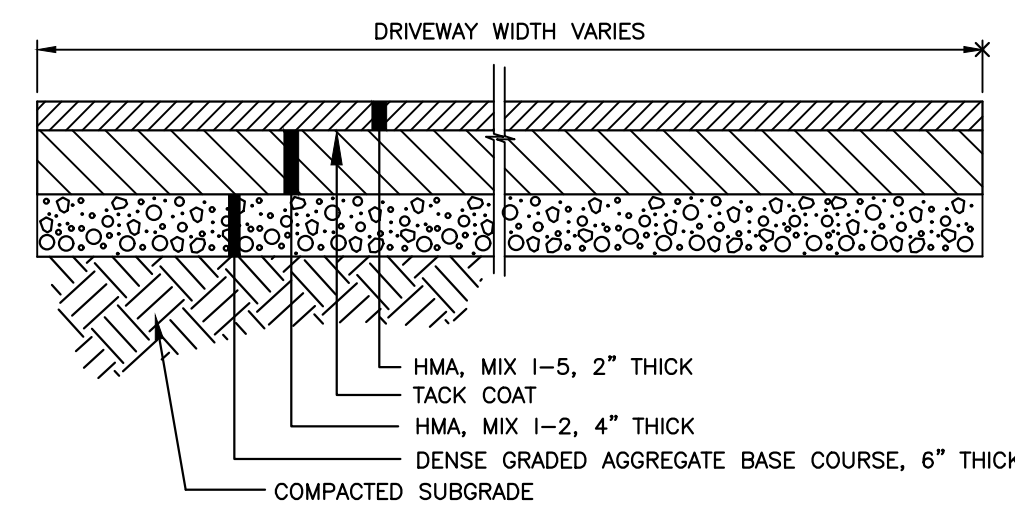
CROSSWALK STRIPING
N.T.S.



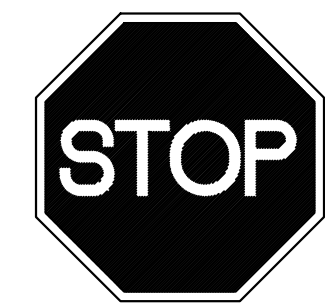
PRECAST CONC. 1000 GAL. SEEPAGE PIT
N.T.S.



TRENCH BACKFILL DETAIL
N.T.S.



TYPICAL SECTION
HOT MIX ASPHALT DRIVEWAY
N.T.S.

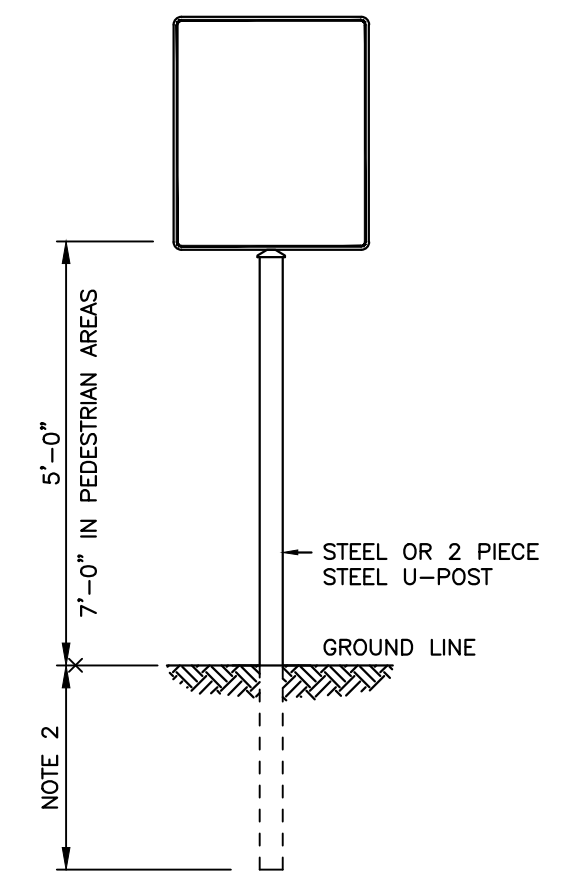


R1-1
30" x 30"

STOP SIGN DETAIL

STOP SIGN NOTES:

1. STOP SIGN TO BE ILLUMINATED WITH LED LIGHTING.
2. REFER TO TRAFFIC SAFETY WAREHOUSE
3. FINAL LED STOP SIGN TO BE APPROVED BY TOWNSHIP ENGINEER BEFORE INSTALLATION.



GENERAL NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS.
2. TWO PIECE STEEL POST SHALL BE EMBEDDED 3'-8" MIN. ONE PIECE STEEL POST SHALL BE EMBEDDED 3'-6" MAX.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATIONS A 123.
4. POSTS MAY BE STEEL OR 2 PIECE STEEL U-POST IN CONFORMANCE WITH THE NOTES BELOW.
5. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

STREET MOUNTING
N.T.S.

DATE	REVISION
CONSTRUCTION DETAILS FOR 736 VALLEY BROOK AVENUE TAX MAP BLOCK 102 - LOT 25.01 TOWNSHIP OF LYNDHURST BERGEN COUNTY, NEW JERSEY	
OSTERKORN ENGINEERING ASSOCIATES ENGINEERING-SURVEYING-PLANNING-TEL.848-8190/FAX.848-0981 121 GODWIN AVENUE,WYCKOFF, N.J. 07481	
N.J. LIC. NO. 28071 CHARLES L. OSTERKORN JR.,P.E.,L.S.,P.P.	
DATE: 05/10/18	SCALE: N.T.S.
SHEET 4 OF 4	JOB NO. DD-8000