SURVEY NOTES AND REFERENCES:

1). SURVEY INFORMATION SHOWN HEREON, TAKEN FROM A CERTAIN MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, C.R. RESTORATION, #32 HICKORY AVENUE, BLOCK 28, LOT 35, BERGENFIELD, BERGEN COUNTY, NEW JERSEY", AS PREPARED BY LAPATKA ASSOCIATES, INC DATED 12-9-20.
2). ELEVATIONS SHOWN IN NAVD 1988 DATUM

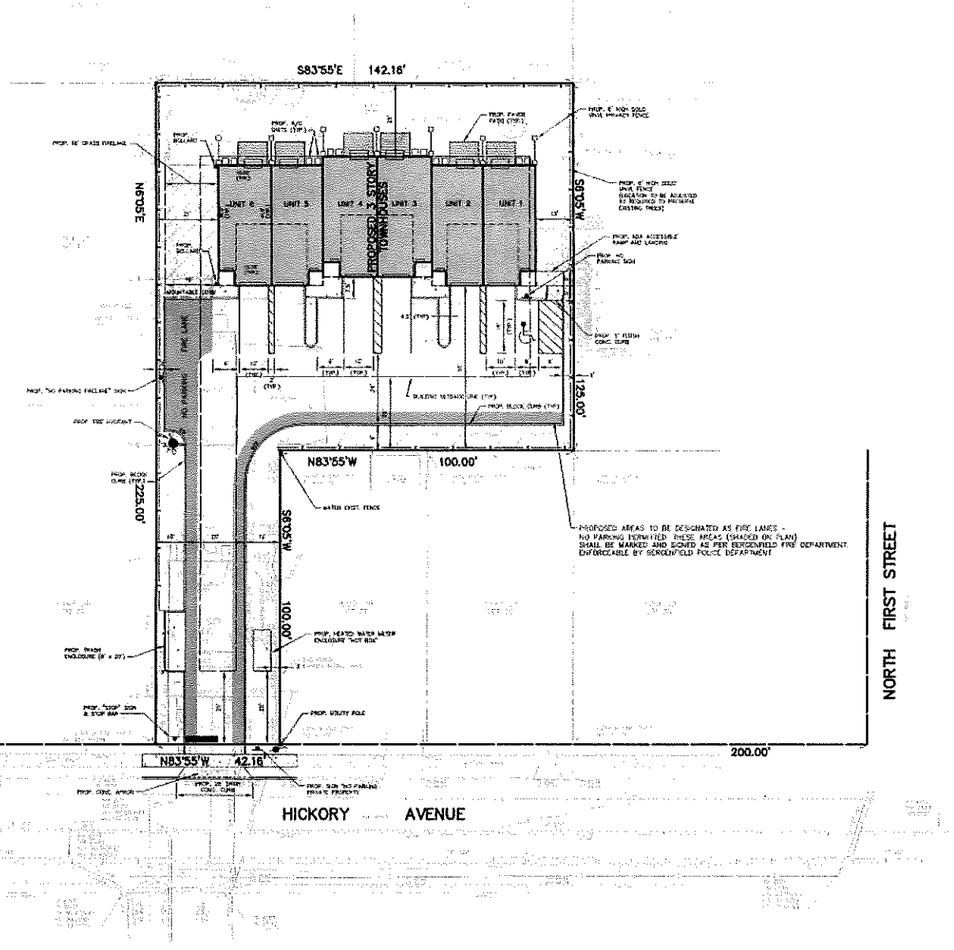
PROPERTY OWNERS WITHIN 200'

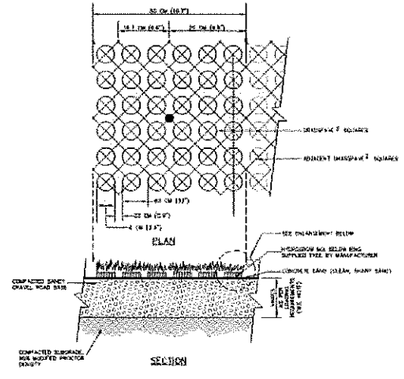
Bldg: 23. Property Class: 2	22.	Owner: KENNY, STEPHANIE Owner Address: 60 E CENTRAL AVE	Prop Loc: 55 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 24. Property Class: 1	24.	Owner: PANCHUDO, RAMON & VIVIAN Owner Address: 63 EAST CENTRAL AVE	Prop Loc: 57 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 25. Property Class: 2	25.	Owner: MONTALBANO, ANTHONY & SANDRA MARIA Owner Address: 64 E CENTRAL AVENUE	Prop Loc: 64 E CENTRAL AVENUE BERGENFIELD, N J	07621
Bldg: 26. Property Class: 2	26.	Owner: STOCKWELL, CHRISTOPHER & VIVIANA Owner Address: 71 CEDAR COURT	Prop Loc: 66 E CENTRAL AVENUE OCEANPORT, NJ	07434
Bldg: 27. Property Class: 2	27.	Owner: CARRASQUILLA, TOMAS Owner Address: 68 E CENTRAL AVE	Prop Loc: 68 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 28. Property Class: 2	28.	Owner: TAMAYA, MARVIN & SALEM, EDMUN Owner Address: 80 E CENTRAL AVENUE	Prop Loc: 80 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 29. Property Class: 2	30.	Owner: MUNIZ,THOMAS & CAMILLE Owner Address: 124 W FIRST STREET	Prop Loc: 124 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 30. Property Class: 2	31.	Owner: TARGA, SABASTTEN & DANIELLE Owner Address: 130 W FIRST ST	Prop Loc: 130 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 31. Property Class: 1	32.	Owner: MILLER, DANIEL & PATRICIA A Owner Address: 146 W FIRST STREET	Prop Loc: 146 W FIRST STREET BERGENFIELD, N J	07621
Bldg: 32. Property Class: 2	33.	Owner: GERLAND, CLAUDIA Owner Address: 144 W FIRST STREET	Prop Loc: 144 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 33. Property Class: 2	34.	Owner: PAUL, SPENCER & MARIA Owner Address: 93 HICKORY AVENUE	Prop Loc: 93 HICKORY AVENUE BERGENFIELD, N J	07621
Bldg: 34. Property Class: 2	35.	Owner: CHRISTOPHER, ANNETT Owner Address: 95 HICKORY AVENUE	Prop Loc: 95 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 35. Property Class: 2	36.	Owner: KHANNA, RAJU EL Owner Address: 81 HICKORY AVENUE	Prop Loc: 81 HICKORY AVENUE BERGENFIELD, N J	07621
Bldg: 36. Property Class: 2	37.	Owner: ORTIZ-VEGA, ENRIQUE & CYLLENIA R. Owner Address: 87 HICKORY AVE	Prop Loc: 87 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 37. Property Class: 2	38.	Owner: 28 DEVELOPERS LLC Owner Address: 72 PLANET AVE	Prop Loc: 85 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 38. Property Class: 2	39.	Owner: BARNETT, DOUGLAS M & VITTA M Owner Address: 14 WILLIAMS ST APT 2	Prop Loc: 73 HICKORY AVENUE CARTERET, NJ	07008
Bldg: 39. Property Class: 2	40.	Owner: HERRERA, HERNANDEZ & EDMUNDO E Owner Address: 71 HICKUS PLACE	Prop Loc: 71 HICKUS PLACE BERGENFIELD, N J	07621
Bldg: 40. Property Class: 2	41.	Owner: KELLEHER, ALFRED M. JR Owner Address: 69 HICKUS PLACE	Prop Loc: 69 HICKUS PLACE BERGENFIELD, N J	07621
Bldg: 41. Property Class: 2	42.	Owner: DOMINGUEZ, ALMA Owner Address: 67 HICKUS PLACE	Prop Loc: 67 HICKUS PLACE BERGENFIELD, N J	07621
Bldg: 42. Property Class: 2	43.	Owner: CRUZ, LAURENCE A & MARINA CHC Owner Address: 63 HICKUS PL	Prop Loc: 63 HICKUS PLACE BERGENFIELD, NJ	07621
Bldg: 43. Property Class: 2	2	Owner: ABREU (TRS), NORTH LUCILLA V. Owner Address: 61 HICKORY AVE	Prop Loc: 61 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 44. Property Class: 2	4	Owner: MOLDA, MARISELA & KUHN Owner Address: 65 HICKORY AVE	Prop Loc: 65 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 45. Property Class: 2	24.	Owner: RODRIGUEZ, ORIEL & NANCY LOPEZ Owner Address: 154 W FIRST ST	Prop Loc: 154 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 46. Property Class: 2	25.	Owner: ESPINAL, ALEJANDRO & MARIA N Owner Address: 83 E CENTRAL AVE	Prop Loc: 82 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 47. Property Class: 2	26.	Owner: ALEVIZIS, SIMON Owner Address: 73 E CENTRAL AVENUE	Prop Loc: 73 E CENTRAL AVENUE BERGENFIELD, N J	07621
Bldg: 48. Property Class: 2	27.	Owner: VAN HORN, DANIEL & DENISE Owner Address: 63 E CENTRAL AVENUE	Prop Loc: 63 E CENTRAL AVENUE BERGENFIELD, N J	07621
Bldg: 49. Property Class: 2	28.	Owner: CASILAO, JOHN S & CASILO M. Owner Address: 61 E CENTRAL AVE	Prop Loc: 61 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 50. Property Class: 2	29.	Owner: PATEL, TARA MANOHARLAL ETAL Owner Address: 59 E CENTRAL AVENUE	Prop Loc: 59 E CENTRAL AVENUE BERGENFIELD, NJ	07621
Bldg: 51. Property Class: 2	1.	Owner: SINGH, RUPCHAN Owner Address: 80 HICKORY AVE	Prop Loc: 80 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 52. Property Class: 2	4.	Owner: CALLEJA, ROBIN & NANCY Owner Address: 76 HICKORY AVENUE	Prop Loc: 76 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 53. Property Class: 2	5.	Owner: FERREIRA, DAVID & SUSANN Owner Address: 80 HICKORY AVENUE	Prop Loc: 80 HICKORY AVENUE BERGENFIELD, N J	07621
Bldg: 54. Property Class: 2	6.	Owner: CORREA, EVELYN & MORALES, BEATRICE Owner Address: 82 HICKORY AVENUE	Prop Loc: 82 HICKORY AVENUE BERGENFIELD, NJ	07621
Bldg: 55. Property Class: 2	7.	Owner: SALERO, ANGELYN Owner Address: 8 ESSEX PLACE	Prop Loc: 8 ESSEX PLACE BERGENFIELD, N J	07621
Bldg: 56. Property Class: 4A	1.	Owner: JAMESSON, JOHN W Owner Address: 282 ELM STREET	Prop Loc: 101 HICKORY AVENUE CRESSKILL, NJ	07626
Bldg: 57. Property Class: 2	2.	Owner: CENTRO, MARY & JOSE Owner Address: 142 W FIRST STREET	Prop Loc: 142 W FIRST STREET BERGENFIELD, N J	07621
Bldg: 58. Property Class: 2	3.	Owner: CORNTON, JOAN C Owner Address: 147 W FIRST STREET	Prop Loc: 147 W FIRST STREET BERGENFIELD, N J	07621
Bldg: 59. Property Class: 2	4.	Owner: CAMEN,GEORGE & RACHEL Owner Address: 153 W FIRST STREET	Prop Loc: 153 W FIRST STREET BERGENFIELD, N J	07621
Bldg: 60. Property Class: 2	5.	Owner: GONZALEZ, CARLOS A & MARINA M Owner Address: 155 W FIRST STREET	Prop Loc: 155 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 61. Property Class: 2	6.	Owner: KIM, JONG SUN Owner Address: 161 W FIRST ST	Prop Loc: 161 W FIRST STREET BERGENFIELD, NJ	07621
Bldg: 62. Property Class: 2	15.	Owner: JAMESSON, JOHN Owner Address: 285 ELM STREET	Prop Loc: 105 HICKORY AVENUE CRESKILL, NJ	07626

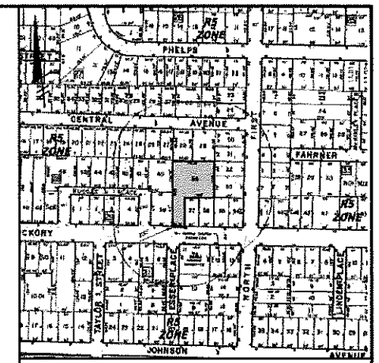
LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING CATCHBASIN
PROPOSED CATCHBASIN
PROPOSED FLAT GRATE CATCHBASIN
PROPOSED RECHARGE PIT
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING UTILITIES
PROPOSED UTILITIES
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING HYDRANT
PROPOSED HYDRANT
EXISTING UTILITY POLE
PROPOSED UTILITY POLE

UNDER AUTHORITY OF N.J.S.A. STATE STATUTE 45:27-1 ET SEQ. THE DEPARTMENT OF







KEY MAP

SCALE: 1"=200'±

NOTES:

PROPERTY SHOWN AND DESIGNATED AS LOT 35 IN BLOCK 28 AS SHOWN ON THE CURRENT TAX MAP OF THE BOROUGH OF BERGENFIELD, SHEET NO. 3

1. OWNER: DR INVESTORS LLC
63 HICKORY AVENUE
BERGENFIELD, NJ 07621

2. PROPERTY LOCATED IN THE "R5" (RESIDENTIAL ONE AND TWO FAMILY DWELLING) ZONE.

3. ZONING DATA:

CRITERIA:	REQUIRED	PROPOSED
MIN. LOT AREA (SF)	10,000 ①	21,986
MIN. LOT WIDTH (FT.)	100 ①	42.16 ①④
MAX. IMPROVED LOT COVERAGE (%)	60	62.5 ⑤
MAX. LOT COVERAGE (%)	30	28
MIN. BUILDING HEIGHT (FT./STORIES)	30/2	30/3 ⑥⑦
MIN. FRONT YARD (FT.)	25	55
MIN. SIDE YARD - EACH (FT.)	15 ①	13 ③
- TOTAL (FT.)	35 ①	34
MIN. REAR YARD (FT.)	25 ①	25
MIN. PARKING SPACES (NO.)	14 ②	16 ②
MAX. DRIVEWAY WIDTH (FT.)	17 ④	19 ④
MIN. DRIVEWAY SETBACK TO PROPERTY LINE (FT.)	2	3
MAX. CURB CUT (FT.)	20	28 ④
ACCESSORY BUILDING (WATER METER ENCLOSURE)		
SIDE YARD SETBACK (FT.)	15	8.5 ⑤⑧
LOCATED IN FRONT OF PRINCIPAL BUILDING	NOT PERMITTED	YES ⑤

③ DENOTES EXISTING NON-CONFORMITY.
⑤ DENOTES VARIANCE REQUIRED FOR THIS PROPOSAL.
① ZONING REQUIREMENTS SHOWN FOR TWO FAMILY IN R5 ZONE
② MIN. PARKING SPACES REQD (PRS):
6 TOWNHOUSE UNITS (2 BEDROOM) x 2.3 = 13.8 OR 14 SPACES
PROPOSED 6 GARAGE DRIVEWAY + CONDOS + 8 ON STREET PARKING SPACES
(6 x 2.0) + 4 = 16 SPACES
④ LOT WIDTH EQUALS 42.16 AT FRONT SETBACK AND 142.16 IN AREA OF PROPOSED BUILDING.
⑤ MAX. DRIVEWAY WIDTH EQUAL TO 19 FT. OR 40% OF LOT WIDTH (17')
⑧ APPROXIMATE SETBACK TO WATER METER ENCLOSURE. SIZE OF METER ENCLOSURE TO BE DETERMINED BY WATER COMPANY.
⑥ BUILDING HEIGHT TO ROOF LINE= 30 FT. (HEIGHT TO ARCHITECT ELEMENT 32.5 FT.)

5. EXISTING IMPERVIOUS AREA (S.F.) = 4,602
PROPOSED IMPERVIOUS AREA (S.F.) = 13,733
PROPOSED INCREASE IN IMPERVIOUS AREA (S.F.) = 9,131

6. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS IF THERE ARE ANY CONFLICTS WITH THIS PLAN, THE ENGINEER / ARCHITECT SHALL BE NOTIFIED BEFORE COMMENCING CONSTRUCTION. CONTRACTOR'S INVESTIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND CLEARANCE AT CROSSINGS. TEST HOLES MAY BE NECESSARY. COMMENCEMENT OF CONSTRUCTION SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF THIS PLAN, CONDITIONS AND CONSEQUENCES THEREOF. RESULTS OF FINDINGS MAY NECESSITATE ADJUSTMENTS TO THIS PLAN.

7. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND REGULATIONS OF THE BOROUGH OF BERGENFIELD, THE COUNTY OF BERGEN, AND ADA REGULATIONS.

8. CONTRACTOR SHALL CALL GARDEN STATE LOCATION SERVICE (1-800-272-1000) IN ADVANCE OF BEGINNING ANY ACTIVITY ON THIS SITE AND IN ACCORDANCE WITH STATUTORY REQUIREMENTS.

9. SOIL LOGS AND PERCOLATION TESTS ARE TO BE PERFORMED AT THE LOCATIONS OF THE PROPOSED RETENTION SYSTEM PRIOR TO CONSTRUCTION. THE TEST RESULTS ARE TO BE SUBMITTED TO THE BOROUGH ENGINEER FOR REVIEW AND APPROVAL.

10. ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED/REMOVED.

11. FIRE LANE IS TO BE STRIPED AND SIGNED IN ACCORDANCE WITH BERGENFIELD FIRE DEPARTMENT.

12. AN AS-BUILT SURVEY IS TO BE PREPARED UPON COMPLETION OF SITE IMPROVEMENTS.

DATE	REVISION	BY

0 10 20 40 60 80
GRAPHIC SCALE

APPROVED BY THE PLANNING BOARD OF THE BOROUGH OF BERGENFIELD

DATE

CHAIRMAN

CONCEPT SITE PLAN

CR RESTORATION

#32 HICKORY AVENUE

BLOCK 28 LOT 35

BERGENFIELD BERGEN COUNTY NEW JERSEY

LAPATKA ASSOCIATES, INC.
12 ROUTE 17 NORTH, SUITE 250
PARAMUS, N.J. 07652
(201) 587-1600
(FORMERLY ALAN LAPATKA ASSOCIATES)
ENGINEERS / LANDSCAPE ARCHITECTS - SURVEYORS