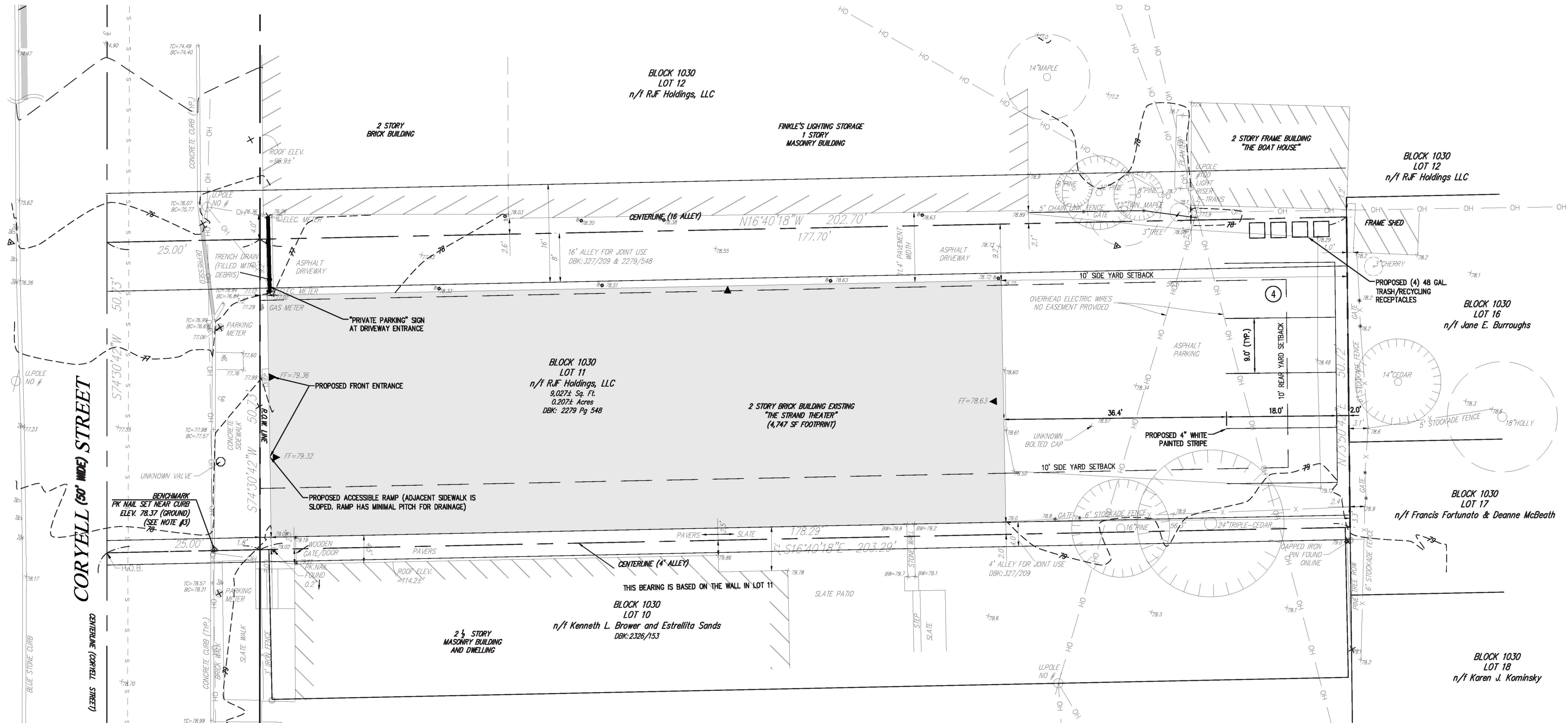




ZONE DATA:

CENTRAL BUSINESS DISTRICT (CBD)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	1000	9,027	NO CHANGE
MINIMUM LOT FRONTAGE (FT.)	14	50.73	NO CHANGE
FRONT BUILD TO LINE (FT.)	0	1.8'	NO CHANGE
MINIMUM REAR YARD (FT.)	10	56.3	NO CHANGE
MINIMUM SIDE TO SIDE DISTANCE BETWEEN BUILDINGS (EX. BLDG. W/SIDE WINDOWS)	10	N/A	N/A
MINIMUM SIDE TO SIDE DISTANCE BETWEEN BUILDINGS (BLANK WALL W/SIDE WINDOWS)	5	4.5	4.5
MINIMUM SIDE TO SIDE DISTANCE BETWEEN BUILDINGS (BLANK WALL TO BLANK WALL)	0	N/A	N/A
MAXIMUM BUILDING HEIGHT (FT.)	40	<40	NO CHANGE
MAXIMUM BUILDING COVERAGE (%)	80	52.6	NO CHANGE
FLOOR AREA RATIO	-	0.53	0.736
MAXIMUM IMPERVIOUS COVERAGE (%)	-	97.7	NO CHANGE
① EXISTING VARIANCE CONDITION, NO CHANGE			

BUILDING USAGE:		MINIMUM NUMBER OF PARKING SPACES
APARTMENT	2 BEDROOM	2.0 SPACES
STUDIO/OFFICE	473 SF	1.6 SPACES
GALLERY	550 SF	1.0 SPACE
ASSEMBLY SPACE	1,931 SF	15.4 SPACES
		TOTAL REQUIRED: 20.0 SPACES

NOTE: THERE ARE 16 GRANDFATHERED PARKING SPACES FOR THE EXISTING BUILDING.

OWNER:

RJF HOLDINGS, LLC
7 CORYELL STREET
LAMBERTVILLE, NJ 08530

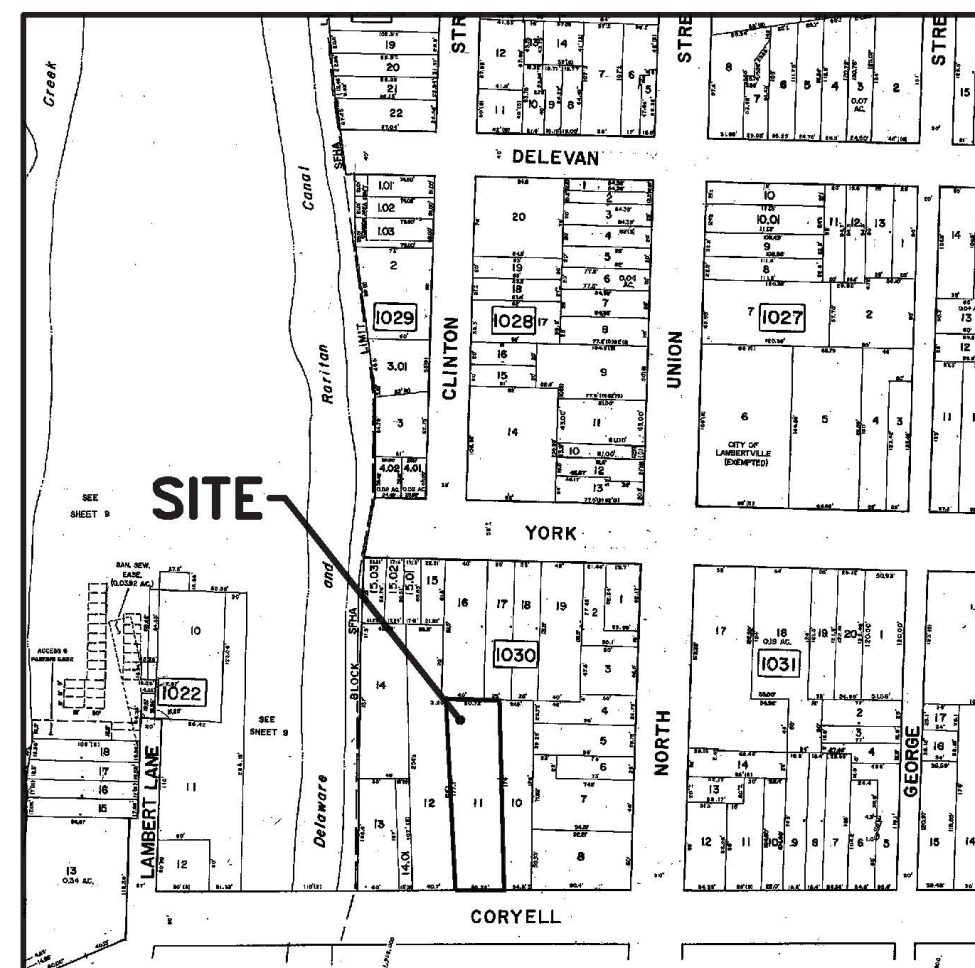
APPLICANT:

KELLY SULLIVAN
27 YORK STREET
LAMBERTVILLE, NJ 08530

REFERENCE:

- THIS PLAN IS BASED UPON A MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY THE REYNOLDS GROUP INC. DATED 02/29/2020.
- HORIZONTAL DATUM IS NAD83(2011) EPOCH(2010.00) (U.S. SURVEY FOOT) AND VERTICAL DATUM IS NAVD 88(GEOD 12A) BASED ON GPS OBSERVATIONS.
- BENCHMARK COORDINATES:

	NORTHING	EASTING	ELEVATION
GROUND:	559039.8532'	367924.3111	78.37'
GRID:	558991.46'	367892.59'	



KEY MAP

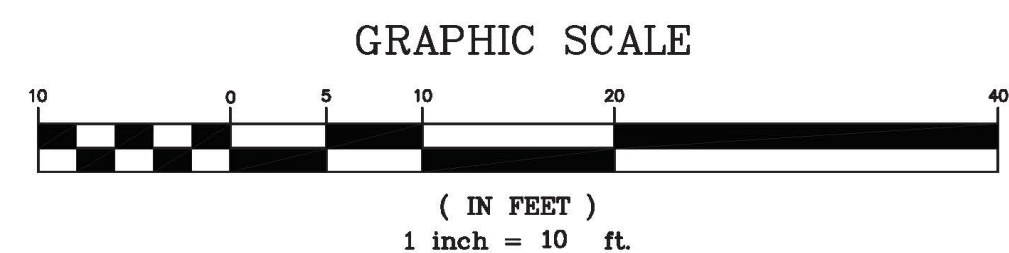
SCALE: 1"=200'±

CITY OF LAMBERTVILLE SIGNATURE BLOCK	
CITY ENGINEER	DATE
BOARD SECRETARY	DATE
BOARD CHAIRPERSON	DATE

OWNER CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY & CONSENT TO THE FILING OF THIS APPLICATION.

OWNER _____ DATE _____



revisions		
no.	date	description

LEGEND

- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- FIRE DEPT. CONNECTION
- DRAINAGE MH
- CURB INLET
- LAWN INLET
- SANITARY MH
- CLEANOUT
- BOLLARD
- SIGN
- LIGHT
- MAIL BOX
- GUY WIRE
- UTILITY POLE
- ELECTRIC MH
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE
- RAILING
- WALL
- GATE POST
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY LINE
- OVERHEAD WIRES



The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 24GA27969200
21MH00004300

F. Mitchel Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

F. Mitchel Ardman
F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project

RJF HOLDINGS, LLC THE STRAND STUDIOS

12-14 CORYELL STREET
BLOCK 1030, LOT 11, TAX MAP SHT. NO. 7
CITY OF LAMBERTVILLE
HUNTERDON COUNTY, NEW JERSEY

drawing title

SITE PLAN

job number: 20-007	drawing number
scale 1"=10'	1
checked by FMA	
drawn by GH	
date 07/30/2020	sheet 1 of 1

