

S:\ENGINEERING\PROJECTS\2020\01-007 STRAND_LOAD DESIGN\01-007 BLKMAP (P).DWG - (6/25/2020)



FLOOD ZONE NOTE:

PER THE NATIONAL FLOOD HAZARD FIRM MAP FOR THIS AREA, THE BASE FLOOD ELEVATION (1% ANNUAL CHANCE OF FLOODING /100YR) IS 70.2 FT. AS SHOWN, THE LOWEST ELEVATION ON THIS SITE IS APPROXIMATELY 76.6 FT.

ZONE DATA:

CENTRAL BUSINESS DISTRICT (CBD)

DESCRIPTION

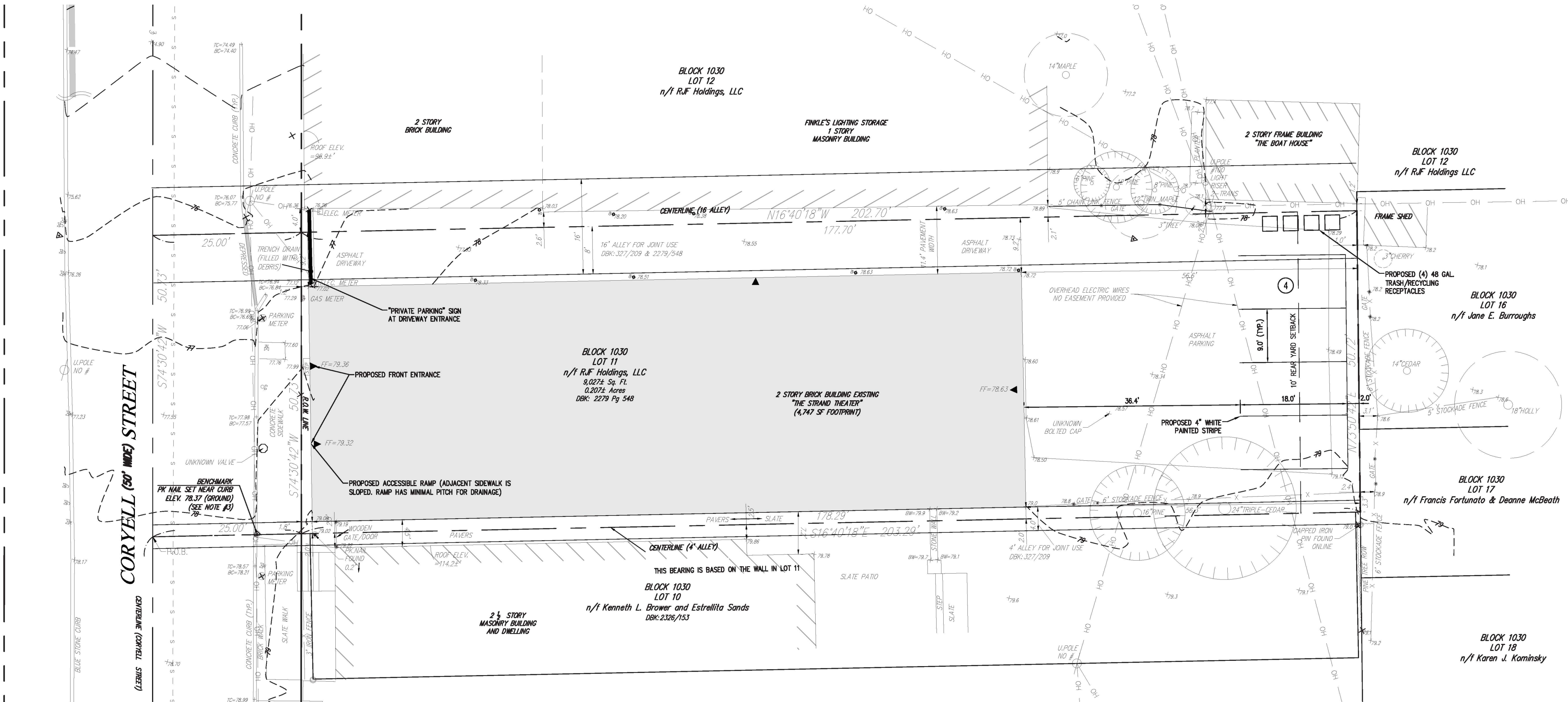
MINIMUM LOT AREA (SF)	1000	9,027	NO CHANGE
MINIMUM LOT FRONTAGE (FT.)	14	50.73	NO CHANGE
FRONT BUILD TO LINE (FT.)	0	1.8'	NO CHANGE
MINIMUM REAR YARD (FT.)	10	56.3	NO CHANGE
MINIMUM SIDE YARD (FT.)	0	2.0	NO CHANGE
MINIMUM SIDE TO SIDE DISTANCE BETWEEN BUILDINGS (EX. BLDG. W/SIDE WINDOWS)	10	N/A	N/A
MINIMUM 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

Ⓢ EXISTING VARIANCE CONDITION, NO CHANGE

PARKING REQUIREMENT:

BUILDING USAGE:		MINIMUM NUMBER OF PARKING SPACES
APARTMENT	2 BEDROOM	2.0 SPACES
STUDIO/OFFICE	473 SF X 1/300 SF=	1.6 SPACES
GALLERY	550 SF X 1/600 SF=	1.0 SPACE
ASSEMBLY SPACE	77 SEATS X 1/5 SEATS=	15.4 SPACES
TOTAL REQUIRED: 20.0 SPACES (4 SPACE VARIANCE REQUIRED)		

NOTE: THERE ARE 16 GRANDFATHERED PARKING SPACES FOR THE EXISTING BUILDING.
4747 SF X 1/300 SF= 15.8



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:	559039.6532'	367924.3111	78.37'
GRID:	558991.46'	367892.59'	

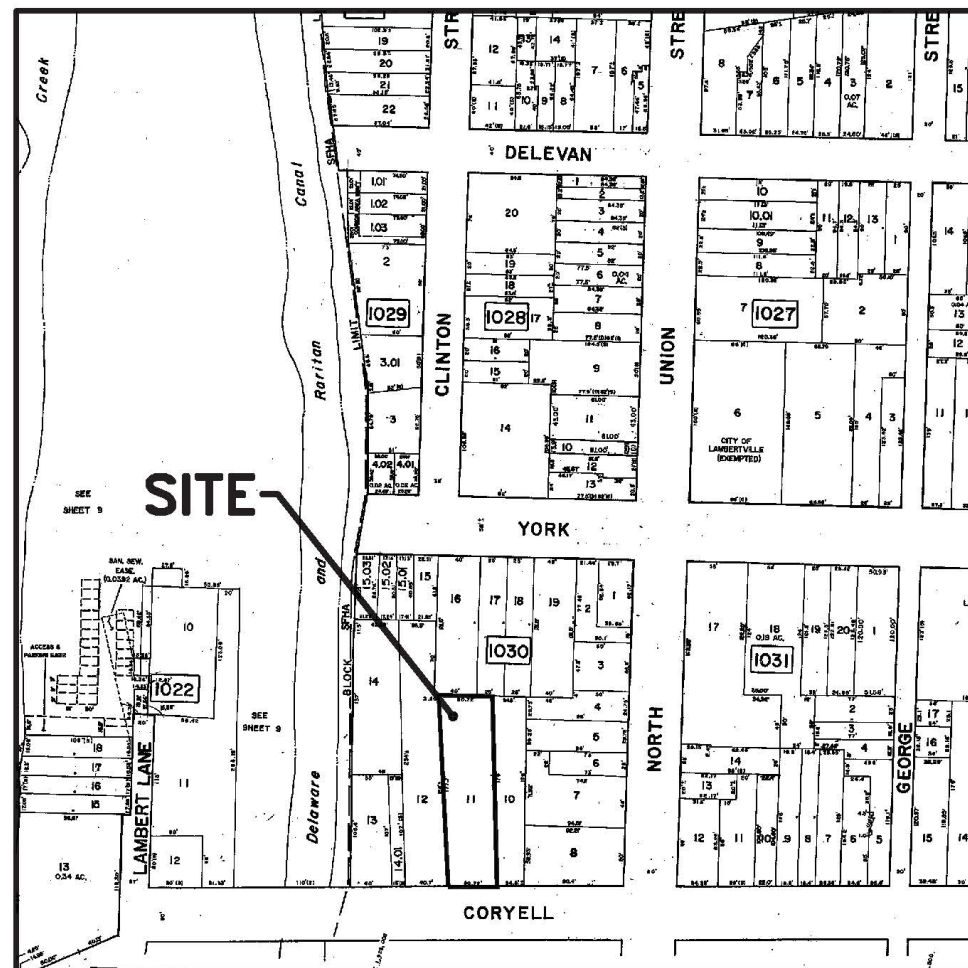
CITY OF LAMBERTVILLE SIGNATURE BLOCK

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.

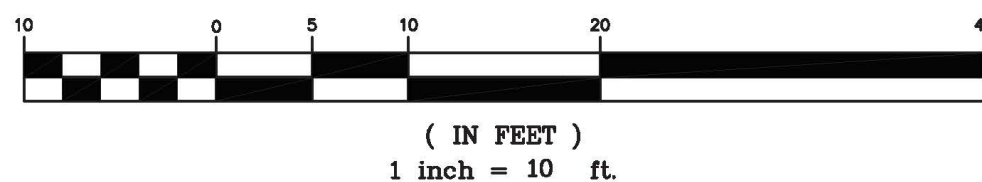
OWNER _____ DATE _____



KEY MAP

SCALE: 1"=200'±

GRAPHIC SCALE



revisions		
no.	date	description
1	08/25/20	PER COMPLETENESS REVIEW

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
— X —	FENCE
— o —	RAILING
— — —	WALL
Ⓢ	GATE POST
— W —	WATER LINE
— G —	GAS LINE
— E —	ELECTRIC LINE
— S —	SANITARY LINE
— OH —	OVERHEAD WIRES



The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 24CA27969200
21MH00004300

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

F. Mitchell 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

scale

1"=10'

checked by

FMA

drawn by

GH

date

07/30/2020

drawing number

1

sheet 1 of 1