

OVERALL PROPOSED SITE PLAN

SCALE: 1"=100'

PARKING SPACES

EXISTING PARKING SPACES:	PROPOSED PARKING SPACES:
– LOT #1 – 25 SPACES & 2 ADA SPACES – LOT #2 – 73 SPACES – LOT #3 – 92 SPACES – LOT #4 – 50 SPACES & 1 ADA SPACE TOTAL – 240 SPACES & 3 ADA	– LOT #1 – 23 SPACES & 2 ADA SPACES – LOT #2 – 103 SPACES & 5 ADA SPACES & 5 CREW BOAT SPACES – LOT #3 – 30 SPACES & 2 ADA SPACES – LOT #4 – 37 SPACES & 2 ADA SPACE – LOT #5 – 75 SPACES & 4 ADA SPACE TOTAL – 268 SPACES & 15 ADA & 5 CREW BOAT SPACES

LEGEND

	EXISTING	PROPOSED	DEMOLITION
WATER VALVE	W	W	W
FIRE HYDRANT			
GAS VALVE	G	G	G
UTILITY POLE			
CATCH BASIN			
SANITARY MANHOLE	S	S	S
ELECTRICAL MANHOLE	E	E	E
STORM MANHOLE	D	D	D
MONITORING WELL	MW	MW	MW
UNKNOWN MANHOLE	UM	UM	UM
HEADWALL			
SAN. CLEAN OUT			
HANDICAP SYMBOL			
SIGN			
PROPERTY LINE (PQ)			
PROPERTY LINE			
SETBACK LINE			
WETLANDS BOUNDARY			
STREAM/BROOK			
TREE LINE			
CHAINLINK FENCE			
WOOD FENCE			
PAVEMENT			

	EXISTING	PROPOSED	DEMOLITION
WATER METER	W	W	W
FIRE SHUT OFF			
GAS METER	G	G	G
IRRIGATION CONT. VALVE	IV	IV	IV
ELECTRIC METER	ELEC	ELEC	ELEC
ELECTRIC/UTILITY BOX	E	E	E
LIGHT POLE			
WALL-MOUNTED LIGHT			
BOLLARD			
TREE			
ROCK / BOULDER			
FLAGPOLE			
MAILBOX	MAIL	MAIL	MAIL
DUMPSTER	DUMPSTER	DUMPSTER	DUMPSTER
SIDEWALK			
CURB LINE			
WATER LINE	W	W	W
GAS LINE	G	G	G
ELECTRIC LINE	E	E	E
TELEPHONE LINE	T	T	T
OVERHEAD WIRES	OH WIRES	OH WIRES	OH WIRES
SANITARY SEWER	SAN	SAN	SAN
STORM SEWER	ST	ST	ST
GUIDE RAIL			

NJ Certificate of Authorization	
Eng'r. Nos.	24GA27937500
Arch. Nos.	21AC00012400
Date	02/25/22
Checked	EB/JM
Drawn	PRE/JK

JAMES P. MAUER II, P.E.
Title PROFESSIONAL ENGINEER License No. 24GE05712500

Revisions:

1 04/01/2022 AHDP SUBMISSION REVISED

2 11/23/2022 PHASE II SOUTH BID SET

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LAN ASSOCIATES
engineering • planning • architecture • surveying
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201)447-6400

OVERALL PROPOSED SITE PLAN

RIVERSIDE COUNTY PARK – PHASE 2 SOUTH SITE IMPROVEMENTS
TOWNSHIP OF LYNDHURST, BLOCK 170 – LOT 17.01
BOROUGH OF NORTH ARLINGTON, BLOCK 87 – LOTS 2, 3, 4, 6
BERGEN COUNTY, NEW JERSEY

Job No. 2.20239.02

File No. 20239.02 P2S

SP.20

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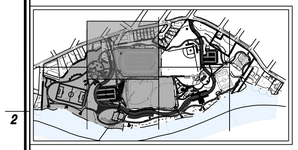
KEY MAP



PER REF. No.1

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WILSON AVENUE

RIVERSIDE AVENUE
(COUNTY ROAD)

LOT 17.02
LOT 18.01
LOT 20.01
LOT 20.02
LOT 23.01
LOT 23.02
LOT 21.01
LOT 21.02
LOT 22.08
LOT 22.07
LOT 16
LOT 15

GRAY HATCH INDICATES FUTURE PHASE 2 – NORTH AREA NOT IN CONTRACT

REFER TO LANDSCAPE ARCHITECT DRAWINGS

EXISTING GRATE TO BE RESET FLUSH W/PROPOSED WALKWAY

PROP. PAVED PATHWAY

PHASE 2 – NORTH & PHASE 2 – SOUTH DIVISION LINE

TOWNSHIP OF LYNDHURST
BOROUGH OF NORTH ARLINGTON

MATCH LINE SHEET SP.24

MATCH LINE SHEET SP.21

MATCH LINE SHEET SP.23

MATCH LINE SHEET SP.26

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4. 01/13/2022 REVISED AS PER FINAL COMMENTS
5. 06/30/2023 REVISED PHASE II SOUTH BID SET
6. 01/19/2023 FINAL REVIEW SUBMISSION

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PROPOSED SITE PLAN (2 OF 6)

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TOWNSHIP OF LYNDHURST, BLOCK 170 – LOT 17.01
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Job No. 2.20239.02

File No. 2023902c1 – Phase 2

SP.22

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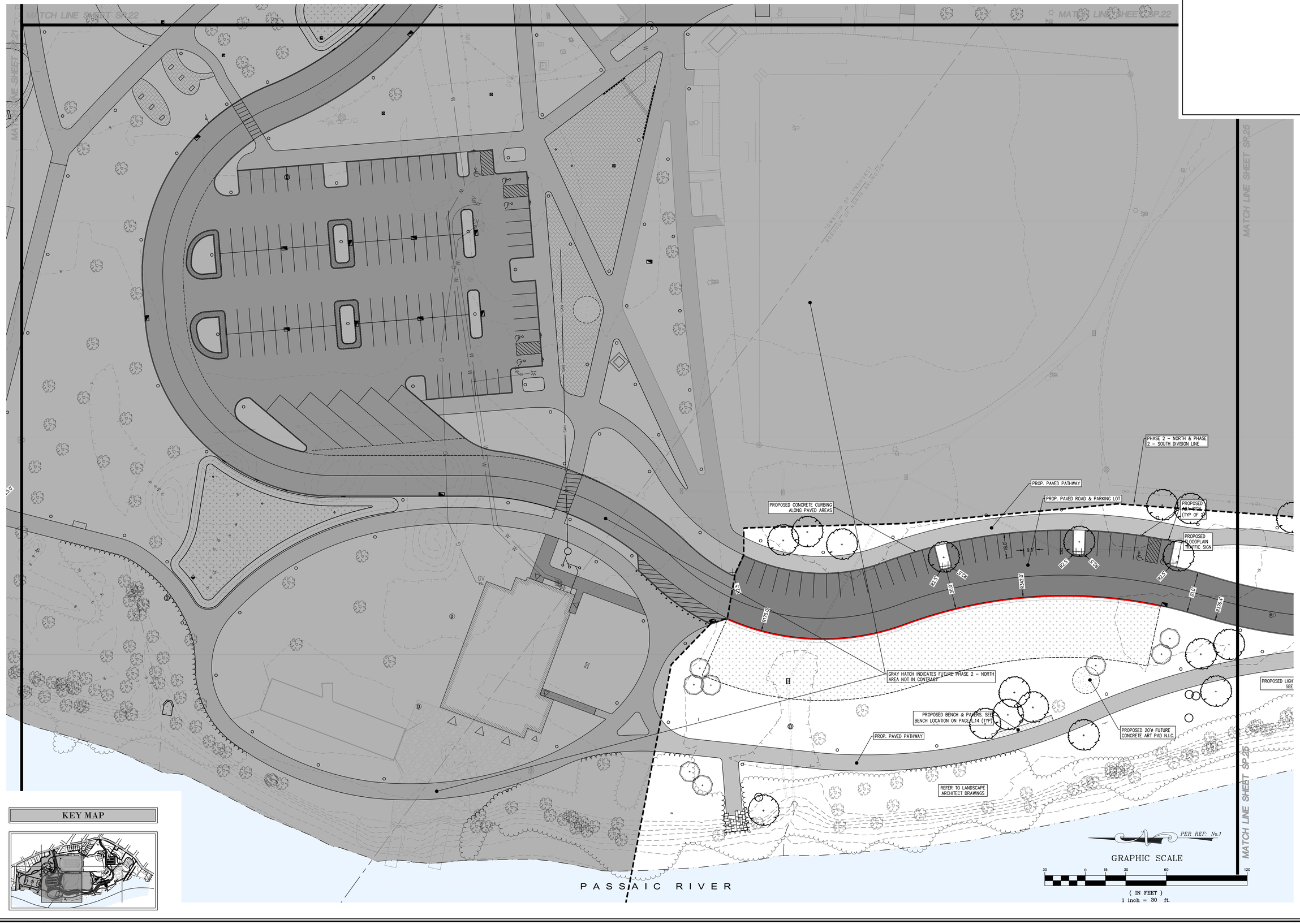

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PROPOSED SITE PLAN (1 OF 4)

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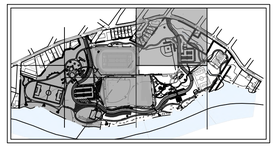

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
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PER REF: No.1

PROPOSED SIDEWALK TO MEET EXISTING SIDEWALK

LIMIT OF PROPOSED ASPHALT SAWCUT EXISTING ASPHALT

PROPOSED 36' WIDE DOUBLE SWING TRIANGULAR GALVANIZED PIPE GATE SEE DETAIL ON SHEET CD.06

RIVER ROAD (COUNTY ROAD)

PROPOSED TIDAL FLOOD TRAFFIC SIGN

ELEC. MH RIM=12.40

ABANDONED ELEC. BOX

LINCOLN AVENUE

LOT 22.01

EXISTING WATER LINE, NO ELECTRIC FOUND IN FIELD

R30.0'

PARK STREET

LOT 22.09

LOT 22.02

LOT 22.03

LOT 22.04

LOT 22.05

LOT 22.07

LOT 22.08

PROPOSED 20'ø FUTURE CONCRETE ART PAD N.I.C.

REFER TO LANDSCAPE ARCHITECT DRAWINGS

PROPOSED SIDEWALK DROP CURB (TYP.)

ABANDONED ELEC. BOX

PROPOSED 3' WIDE SINGLE-SWING CHAIN LINK GATE SEE DETAIL SHEET CD.06 (TYP. OF 4)

PROPOSED 12' SINGLE TIER PORTABLE POLYBOARD BENCH WITH BACKREST MODEL PTBBRPT12 AS SPECIFIED BY SPORTSFIELDWS OR APPROVED EQUAL (TYP. OF 4)

PROPOSED 4 ROW X 21' FEET LONG GALVANIZED STEEL PORTABLE BLEACHERS (TYP. OF 2)

PROPOSED LIGHTPOLE (TYP) SEE SHEET EL.01

PROPOSED BITUMINOUS PAVED ASPHALT WALKWAY (TYP.)

PROPOSED ±195 LF OF 8' HIGH CHAIN LINK FENCE SEE DETAIL SHEET CD.06 (TYP OF 2)

LIMITS OF BACKSTOP

PROPOSED 16' HIGH CHAIN LINK BACKSTOP SEE DETAIL SHEET CD.06

PROPOSED 95' X 16' (1,520 SF) CONCRETE PAD SEE DETAIL SHEET CD.06 (TYP. OF 2)

PROPOSED BASEBALL CLAY INFIELD TO BE REPLACED

PHASE 2 – NORTH & PHASE 2 – SOUTH DIVISION LINE

BLOCK 87
LOT 3

GRAY HATCH INDICATES FUTURE PHASE 2 – NORTH AREA NOT IN CONTRACT

PROPOSED FLOODPLAIN TRAFFIC SIGN

PROPOSED BITUMINOUS ASPHALT DRIVEWAY

PROPOSED CONCRETE CURBING ALONG PAVED AREAS

EXISTING ELECTRICAL PANEL, POST & CSX FOR TENNIS COURT LIGHTS

AMPHITHEATER COMFORT

MATCH LINE SHEET SP.22

MATCH LINE SHEET SP.25

R247.1'

PROPOSED SMALL-SCALE BIORETENTION BASIN (SEE SHEET L-1.01)

REFER TO LANDSCAPE ARCHITECT DRAWINGS AT BUILDING REAR

LOT 5

LOT 4

2'X2' EXISTING ELECTRIC POWER PULL BOX

2'X2' EXISTING COMMUNICATIONS PULL BOX

MAINTENANCE FACILITY GARAGE BUILDING

NEW OUTDOOR RATED ELECTRICAL PANEL, SMDP. SHEET ED.04 FOR MORE DETAILS

±110 LF OF PROPOSED 6' HIGH CHAINLINK FENCE SEE DETAIL SHEET CD.06 (TYP.)

PROPOSED BENCH & PAVERS (TYP)

PROPOSED DOUBLE 24' WIDE & 6' HIGH CHAINLINK SWING GATE SEE DETAIL SHEET CD.06 (TYP.)

BITUMINOUS ASPHALT PROPOSED PARKING AREA

PROPOSED ADA PARKING AREA

TYPICAL PARKING STALL

PROPOSED ADA SIGN (TYP. OF 4)

PROPOSED ADA DROP CURB (TYP.)

MATCH LINE SHEET SP.26

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PROPOSED SITE PLAN (2 OF 4)
RIVERSIDE COUNTY PARK – PHASE 2 SOUTH SITE IMPROVEMENTS
TOWNSHIP OF LYNDHURST, BLOCK 170 – LOT 17.01
BOROUGH OF NORTH ARLINGTON, BLOCK 87 – LOTS 2, 3, 4, 6
BERGEN COUNTY, NEW JERSEY

Job No. 2.20239.02
File No. 20239.02 P2S

SP.24

MATCH LINE SHEET SP.24

MATCH LINE SHEET SP.24

MATCH LINE SHEET SP.23

MATCH LINE SHEET SP.26

AMPHITHEATER COMFORT STATION BUILDING

PROPOSED ADA SIGN (TYP.OF 4)

PROPOSED ADA DROP CURB (TYP.)

PROPOSED SIDEWALK DROP CURB (TYP.)

REFER TO LANDSCAPE ARCHITECT DRAWINGS

PROPOSED LIGHTPOLE (TYP) SEE SHEET EL.01

PROPOSED 4' HEIGHT DECORATIVE FENCE

PROPOSED SPLASH PAD (TYP.) (SEE MKW DWG LD.12)

R10.0'

R120.0'

PROPOSED 20'ø FUTURE CONCRETE ART PAD N.I.C.

50.0'

PROPOSED PLAYGROUND EQUIPMENT (TYP) (SEE MKW DWG L.37)

REFER TO LANDSCAPE ARCHITECT DRAWINGS

EXISING PARKING LOT SPACES = 92

PROPOSED FLOODPLAIN TRAFFIC SIGN

PROPOSED POURED-IN-PLACE SAFETY SURFACE FITNESS EQUIPMENT AREA (SEE MKW DWG L.16)

PROPOSED ADA SIGN (TYP OF 2)

GRAY HATCH INDICATES FUTURE PHASE 2 - NORTH AREA NOT IN CONTRACT

PROPOSED BITUMINOUS ASPHALT DRIVEWAY

2' MAX HEIGHT RETAINING/SEAT WALL

PROPOSED BENCH (TYP)

PROPOSED PLAYGROUND EQUIPMENT (TYP)

PROPOSED ADA PARKING AREA

TYPICAL PARKING STALL

PROPOSED BENCH (TYP)

BITUMINOUS ASPHALT PROPOSED PARKING AREA

PROPOSED SIDEWALK DROP CURB (TYP.)

EXISTING GRASS BASEBALL FIELD

PROPOSED PAVILION STRUCTURE W/ OPEN SIDES ON CONCRETE SLAB

PAVILION COLUMN (TYP)

PROPOSED BITUMINOUS PAVED ASPHALT WALKWAY (TYP.)

PROPOSED SMALL-SCALE BIORETENTION BASIN (SEE SHEET SP.45)

PHASE 2 - NORTH & PHASE 2 - SOUTH DIVISION LINE

PROPOSED PAVILION STRUCTURE, CONTRACTOR SHALL CONSULT WITH MANUFACTURER OF PAVILION FOR REINFORCED CONCRETE FOOTING REQUIREMENTS. CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS AND SHOP DRAWINGS SIGNED & SEALED BY NJ PROFESSIONAL ENGINEER AS DELEGATED DESIGN SERVICES.

PASSAIC RIVER

PROPOSED CONCRETE CURBING ALONG PAVED ROADWAYS

PROPOSED WATERFRONT GET-DOWNS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER OF STONES FOR REINFORCED CONCRETE FOOTING REQUIREMENTS. CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS AND SHOP DRAWINGS SIGNED & SEALED BY NJ PROFESSIONAL ENGINEER AS DELEGATED DESIGN SERVICES.

PROPOSED LIGHTPOLE (TYP), SEE SHEET EL.01

PER REF: No.1

GRAPHIC SCALE

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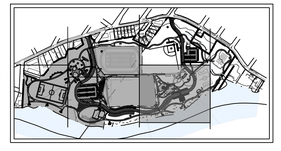
KEY MAP



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PROPOSED SITE PLAN (3 OF 4)
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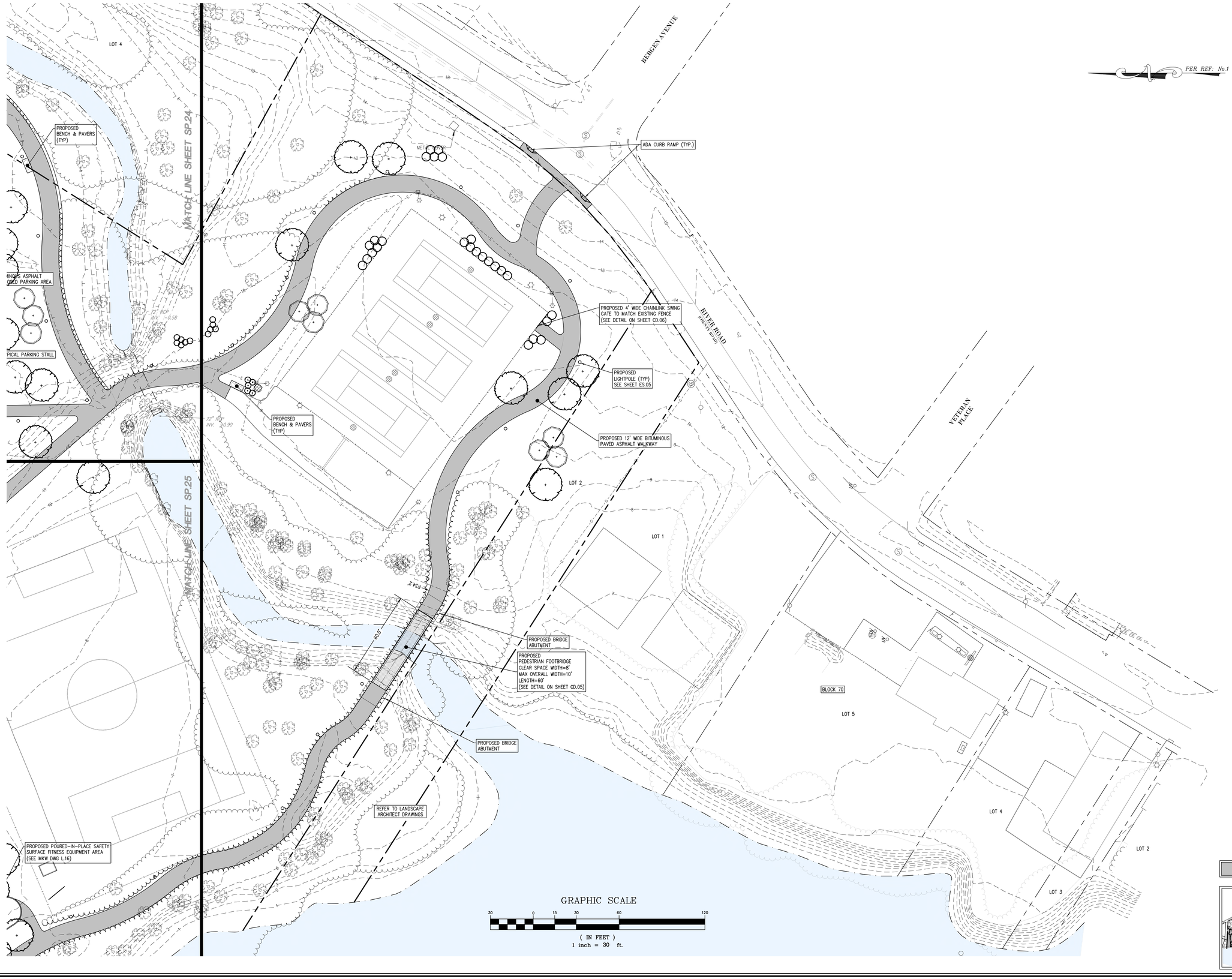

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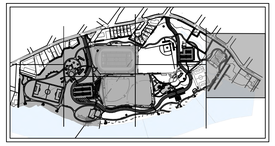

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