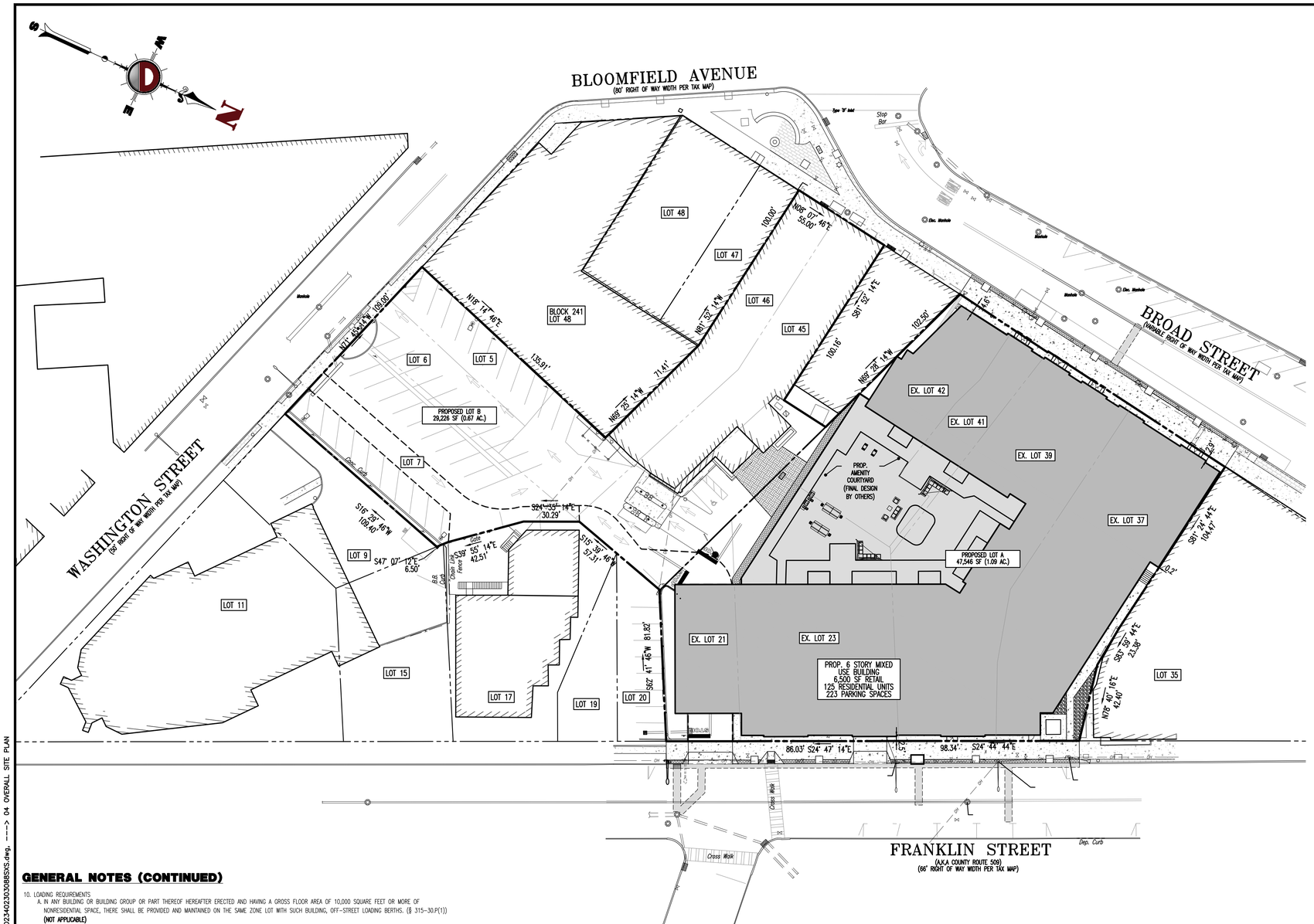

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   DYNAMIC SURVEY, LLC
   1904 MAIN STREET
   LAKE COMO, NJ 07719
   SURVEYOR FILE NO: 2340-23-03115

2. APPLICANT: BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC
   2 BROAD STREET, SUITE 400
   BLOOMFIELD, NJ 07003

3. OWNER: BLOCK 241, LOTS 37, 39, 41 & 42
   BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC
   2 BROAD STREET, SUITE 400
   BLOOMFIELD, NJ 07003

   BLOCK 241, LOTS 5, 6, 7, 21, 23, 44, 45 & 46
   11-13 BROAD STREET ASSOCIATES, LLC
   2 BROAD STREET, SUITE 400
   BLOOMFIELD, NJ 07003

4. PARCEL DATA: BLOCK 241, LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, & 46
   TOWNSHIP OF BLOOMFIELD
   ESSEX COUNTY, NJ

5. ZONE: ZONE BCRD-II (BLOOMFIELD CENTER REDEVELOPMENT PLAN-PHASE II)

6. EXISTING USE: RETAIL STORES **(PERMITTED USE)**

7. PROPOSED USE: MIXED-USE RESIDENTIAL AND RETAIL WITH PARKING GARAGE **(PERMITTED USE)**

8. SCHEDULE OF ZONING REQUIREMENTS (BCRP-II)

ZONE REQUIREMENT	ZONE BCRD-II	EXISTING (LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, & 46)	PROPOSED (LOT A)	PROPOSED (LOT B)
MINIMUM LOT AREA	N/S	76,876 SF (1.76 Ac)	47,546 SF (1.09 Ac)	29,226 SF (0.67 Ac)
MINIMUM LOT FRONTAGE [1]	N/S	227 FT	172 FT	55.0 FT
MINIMUM LOT DEPTH [2] [3]	N/S	227.6 FT	233.75 FT	215.5 FT
MINIMUM FRONT YARD SETBACK (BROAD STREET) [1] [4]	0 FT	0.0 FT	2.9 FT	0.0 FT
MAXIMUM FRONT YARD SETBACK (BROAD STREET) [1] [4]	5 FT	1.1 FT	4.6 FT	0.0 FT
MIMUMUM SIDE YARD SETBACK	N/S	0.0 FT	0.2 FT	0.0 FT
MIMUMUM REAR YARD SETBACK	N/S	0.0 FT	2.5 FT	45.1 FT
MAXIMUM HEIGHT (STREET TYPE 4) [5][6]	6 STORIES OR 75 FT	3 STORIES	6 STORIES	3 STORIES
MAXIMUM IMPERVIOUS COVERAGE	N/S	75,134 SF (1.73 Ac) (97.7%)	45,534 SF (1.05 Ac) (95.6%)	28,514 SF (0.65 Ac) (97.5%)
MIN. GROUND FLOOR AREA	N/S	36,128 SF (0.83 Ac) (47.0%)	42,028 SF (0.96 Ac) (88.4%)	9,810 SF (0.23 Ac) (33.6%)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

NOTES:
[1] FRONT YARDS ON THROUGH LOTS. IN THE CASE OF A LOT RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE FRONTAGE OF SUCH A LOT, FOR THE PURPOSE OF THIS ARTICLE, SHALL BE CONSIDERED THAT FRONTAGE UPON WHICH THE MAJORITY OF THE BUILDINGS IN THE SAME BLOCK FRONT, BUT IN CASE THERE HAS BEEN NO CLEARLY DEFINED FRONTAGE ESTABLISHED, THE FRONT LOT LINE SHALL BE THE LINE UPON WHICH THE PRIMARY ENTRANCE OF THE PRINCIPAL BUILDING FACES OR WILL FACE WHEN CONSTRUCTED. (§ 315-35.B.3) (BROAD STREET)
[2] REAR LOT LINE – THE LOT LINE OPPOSITE AND MOST DISTANT FROM THE FRONT LOT LINE, WHICH ON A CORNER LOT WILL BE THE LOT LINE OPPOSITE THE LESSER FRONTAGE. IN THE CASE OF TRIANGULAR OR OTHER IRREGULARLY SHAPED LOTS, A LINE 10 FEET IN LENGTH ENTIRELY WITHIN THE LOT, PARALLEL TO AND AT A MAXIMUM DISTANCE FROM THE FRONT LOT LINE. (§ 315-6.)
[3] LOT DEPTH – THE AVERAGE DISTANCE BETWEEN THE FRONT LOT LINE AND THE REAR LOT LINE. (§ 315-6.)
[4] A BUILDING MAY BE SETBACK UP TO 8 FT FROM THE PROPERTY LINE AT LOBBY ENTRANCES TO CREATE A DEFINED "ENTRY SPACE" FOR OFFICES AND AND RESIDENTIAL UNITS LOCATED ABOVE. THIS ADDITIONAL SETBACK WILL BE LIMITED TO THE LOBBY AREA AS DEFINED BY THE BUILDING ARCHITECTURE (BCRP-II 5B.4)
[5] THIS PLAN ENCOURAGES THE VOLUNTARY ASSEMBLY OF SMALL PROPERTIES IN ORDER TO MAXIMIZE DEVELOPMENT POTENTIAL. TO FACILITATE THIS, AT THE DISCRETION OF THE MAYOR AND COUNCIL, PROPERTY OWNERS THAT ASSEMBLE PARCELS TO CREATE LARGER DEVELOPMENT SITES MAY BE GRANTED PERMISSION TO: EXTEND THEIR BUILDING TO THE BONUS HEIGHT; AND PIERCE THE S.E.P.. THE BUILDING HEIGHTS, BONUS HEIGHTS AND SEP ARE ALSO SUBJECT TO EVALUATION BASED ON THEIR IMPACT TO ADJACENT PROPERTIES AND THE STREETS ON WHICH THEY FRONT. BUILDING HEIGHTS SHOULD TRANSITION FROM ADJACENT USES AND BUILDINGS AS TO NOT NEGATIVELY IMPACT THESE BUILDINGS AND ALLOW AIR AND LIGHT TO THE STREET. OTHERWISE, THE MAXIMUM BUILDING HEIGHT SHALL BE 4 STORIES OR 48 FEET, AND A MINIMUM HEIGHT OF 2 STORIES OR 26 FEET.(BCRP-II 5B.3)
[6] BUILDING HEIGHT IS THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE SURROUNDING THE STRUCTURE TO THE LEVEL OF THE HIGHEST POINT OF THE ROOF SURFACE. (§ 315-6.)

9. PARKING REQUIREMENTS
   A. 100% OF THE PARKING SUPPLY SHALL BE PROVIDED WITHIN 400 FEET OF AN ENTRANCE TO THE PROPOSED BUILDINGS SERVED BY THE PARKING SPACES. (2011 ORDINANCE AMENDMENT ID #1105) **(COMPLIES)**
   B. IN ALL FOUR DISTRICTS, PRIVATE GROUND FLOOR PARKING WITHIN THE FOOTPRINT OF THE BUILDING IS PERMITTED AS AN ACCESSORY USE, EXCEPT THAT ACCESSORY GROUND FLOOR PARKING AREAS SHALL NOT FRONT ON OR BE ACCESSIBLE FROM BLOOMFIELD AVENUE, BROAD STREET, AND GLENWOOD AVENUE. WHERE GROUND FLOOR PARKING WITHIN THE FOOTPRINT OF THE BUILDING IS PERMITTED, IT SHALL BE ENCLOSED IN A MANNER THAT MAKES IT AS INCONSPICUOUS AS POSSIBLE FROM THE STREET THROUGH COORDINATION WITH THE ARCHITECTURAL DESIGN OF THE FAÇADE OF THE BUILDING. (2012 ORDINANCE AMMENDMENT ID #1547 – TABLE 1 –NOTE 2) **(COMPLIES)**
   C. ALL OFF-STREET PARKING IN THE DISTRICT SHALL BE LOCATED BEHIND BUILDINGS AND OUT OF VIEW FROM THE STREET WITH EXCEPTION OF INTERIM OR TEMPORARY PARKING AREAS. (BCRP-II: 5D.1) **(COMPLIES)**
   D. SMALL PORTIONS OF GARAGE STRUCTURES MAY BE EXPOSED TO THE STREET IF DESIGNED AS AN INTEGRAL PART OF THE OVERALL ARCHITECTURE OF THE BUILDING AND THE OPENING DOES NOT EXCEED 40' IN LENGTH AS MEASURED ALONG THE ROW LINE. NO MORE THAN 2 OPENINGS PERMITTED PER SIDE AND THEY SHALL NOT BE LESS THAN 100' APART. (BCRP-II: 5D.1) **(COMPLIES)**
   E. ALL PARKING AND LOADING AREAS SHALL BE GRADED AND PAVED AND SHALL BE ADEQUATELY DRAINED. (§ 315-30.0(5)) **(COMPLIES)**
   F. THE DIMENSION OF EVERY PARKING STALL SHALL MEASURE AT LEAST NINE (9) FEET IN WIDTH AND 18 FEET IN LENGTH, EXCLUSIVE OF ACCESS DRIVES AND AISLES. HARPIN STRIPING SHALL BE PROVIDED, WHERE APPROPRIATE. END-TO-END PARKING SPACES SHALL MEASURE NOT LESS THAN EIGHT (8) FEET IN WIDTH BY 23 FEET IN LENGTH. TWENTY PERCENT OF REQUIRED PARKING SPACES MAY BE COMPACT SPACES MEASURING 8.5 FEET IN WIDTH BY 15 FEET IN DEPTH. (§ 315-30.0(6)) **(COMPLIES – 10.8%)**
   G. THE WIDTH OF ALL AISLES PROVIDING DIRECT ACCESS TO INDIVIDUAL PARKING SPACES FOR 90° ANGLED PARKING SHALL BE 24 FEET IN WIDTH.ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN AISLES SERVING PARKING SPACES PLACED AT AN ANGLE OTHER THAN 90 DEGREES (§ 315-30.0(7)) **(COMPLIES)**
   H. REQUIRED OFF-STREET PARKING SHALL NOT BE LOCATED IN A FRONT YARD. (§ 315-30.0(13)(A)) **(COMPLIES)**
   I. BICYCLE RACKS SHALL BE PROVIDED FOR ALL MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENTS AT THE RATIO OF ONE BICYCLE SPACE FOR EACH DWELLING UNIT OR ONE BICYCLE SPACE FOR EACH 20 OFF-STREET PARKING SPACES OR FRACTION THEREOF OVER 20 SPACES. (§ 315-30.0(14)) **(COMPLIES-BIKE ROOM PROVIDED)**
   J. PARKING CALCULATION (BCRP-II: 4.2 TABLE 1) (LOT A):

   REQUIRED:

   RESIDENTIAL: 1.4 SPACES PER RESIDENTIAL UNIT
   RETAIL: 2.7 SPACES PER 1,000 SF

   125 UNITS x 1.4 PARKING SPACES/UNIT = 175 SPACES REQUIRED
   6,500 SF x 2.7 PARKING SPACES/1,000 SF = 18 SPACES REQUIRED
   TOTAL REQUIRED = 193 SPACES

   MINIMUM ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) REQUIREMENTS PER P.L. 2021, C. 171(BILL S3223):

   MIXED-USE/MULTI-FAMILY (15% OF TOTAL REQUIRED PARKING) = 193 SPACES X 15% = 29 SPACES
   MINIMUM EVSE SPACES REQUIRED = 29 EVSE SPACES
   TOTAL EVSE SPACES PROPOSED = 29 SPACES

   EVSE PARKING CREDIT*: 29 SPACES OR MAX CREDIT (193 SPACES X 10%) = 19.3 SPACES
   = 19 SPACES
   NET PARKING WITH EVSE CREDIT* = 174 SPACES

   TOTAL PROVIDED = 223 SPACES **(COMPLIES)**

   * PER P.L. 2021, C. 171(BILL S3223), A PARKING SPACE PREPARED WITH ELECTRIC VEHICLES SUPPLY EQUIPMENT OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT, RESULTING IN A REDUCTION OF NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

GENERAL NOTES (CONTINUED)

10. LOADING REQUIREMENTS
    A. IN ANY BUILDING OR BUILDING GROUP OR PART THEREOF HEREAFTER ERECTED AND HAVING A GROSS FLOOR AREA OF 10,000 SQUARE FEET OR MORE OF NONRESIDENTIAL SPACE, THERE SHALL BE PROVIDED AND MAINTAINED ON THE SAME ZONE LOT WITH SUCH BUILDING, OFF-STREET LOADING BERTHS. (§ 315-30.P(1)) **(NOT APPLICABLE)**

11. DRIVEWAY REQUIREMENTS
    A. THERE SHALL BE ADEQUATE PROVISIONS FOR SAFE AND CONVENIENT INGRESS AND EGRESS TO ALL PARKING AREAS. (§ 315-30.0(8)(A)) **(COMPLIES)**
    B. CURB CUTS FOR TWO-WAY TRAFFIC SHALL BE NOT LESS THAN 22 FEET. EACH ADDITIONAL LANE SHALL INCREASE THE CURB CUT BY 10 FEET. (§ 315-30.0(8)(B)) **(COMPLIES)**
    C. EVERY PARKING AREA SHALL HAVE DIRECT ACCESS TO A STREET OR ALLEY. DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 10 FEET FOR ONE-WAY TRAFFIC AND 22 FEET FOR TWO-WAY TRAFFIC. (§ 315-30.0(8)(C)) **(COMPLIES)**
    D. PARKING AREAS, LOADING AREAS AND DRIVEWAYS SHALL BE CURBED WITH GRANITE BLOCK AND PAVED. (§ 315-30.0(12)(D)) **(COMPLIES)**
    E. ACCESS DRIVES TO NONRESIDENTIAL PARKING LOTS SHALL HAVE A MAXIMUM WIDTH OF A ONE-WAY DRIVEWAY SHALL BE 12 FEET; THE MAXIMUM WIDTH OF A TWO-WAY DRIVEWAY SHALL BE 24 FEET. (§ 315-40.H(1)) **(COMPLIES)**
    F. ACCESS DRIVES TO NONRESIDENTIAL PARKING LOTS SHALL NOT BE PERMITTED WITHIN 25 FEET OF ANY STREET INTERSECTION. (§ 315-40.H(2)) **(COMPLIES)**

12. BUFFER REQUIREMENTS
    A. BUFFERING SHALL BE LOCATED TO MINIMIZE HEADLIGHTS OF VEHICLES, NOISE, LIGHT FROM STRUCTURES, THE MOVEMENT OF PEOPLE AND VEHICLES AND TO SHIELD ACTIVITIES FROM ADJACENT PROPERTIES WHEN NECESSARY. BUFFERING MAY INCLUDE BUT NOT BE LIMITED TO FENCING, WALLS, EVERGREENS, SHRUBS, LANDSCAPING, BERMS, ROCKS, BOULDERS, OPEN SPACE, PONDS, STEEP SLOPES, DECIDUOUS TREES OR COMBINATIONS THEREOF TO ACHIEVE THE STATED OBJECTIVES. (§ 315-29.F(1)) **(COMPLIES)**

13. FENCE REQUIREMENTS
    A. FENCES IN EXCESS OF FOUR FEET IN HEIGHT ARE PERMITTED IN THE REAR YARD ONLY. NO FENCE SHALL EXCEED SIX FEET IN HEIGHT. FENCES ENCLOSING INDUSTRIAL USES MAY BE SIX FEET HIGH IN ALL YARDS, PROVIDED ADEQUATE SIGHT DISTANCES INTO AND OUT OF THE PROPERTY ARE PRESERVED AND THE FENCE COMPLIES WITH ALL OTHER PROVISIONS OF THIS SECTION. (§ 315-43.B) **(COMPLIES)**
    B. NO FENCE SHALL BE ERECTED THAT WOULD CREATE A HAZARD EITHER BY THE MANNER OR CONSTRUCTION OR THE MATERIALS USED OR THAT MAY CAUSE INJURY DUE TO JAGGED END SURFACES, SPIKES OR POINTS. (§ 315-43.F) **(COMPLIES)**
    C. NO FENCE SHALL BE ERECTED OF NONSTANDARD MATERIALS THAT MAY BE CONSIDERED MAKESHIFT, CREATE AN EYESORE OR CAUSE AN ANNOYANCE. (§ 315-43.G) **(COMPLIES)**

14. BUS STOPS (BCRP-II 3.2).
    A. BUS STOPS LOCATED THROUGHOUT THE DOWNTOWN PROVIDE AN IMPORTANT MEANS OF TRANSPORTATION AND ACCESS TO OTHER TOWNS AND CITIES IN THE REGION. IN ADDITION, BUS STOPS DRAW LARGE GROUPS OF USERS TO THE DOWNTOWN PROVIDING A STRONG CUSTOMER BASE AND IMPORTANT SOURCE OF REVENUE FOR MANY DOWNTOWN STORES. TO ENSURE THAT EXISTING BUS STOPS ARE STRATEGICALLY LOCATED AND ARE COMFORTABLE, SAFE AND CONVENIENT TO USERS, THE FOLLOWING IMPROVEMENTS ARE RECOMMENDED:
       i. SHUTTLE TO LINK REMOTE PARTS OF BLOOMFIELD TO THE CENTER, OR EXAMINATION OF EXISTING TRANSIT TO ENSURE THAT REMOTE AREAS ARE LINKED TO THE CENTER
       ii. A STUDY THAT ANALYZES EXISTING BUS STOP LOCATIONS THROUGHOUT THE DOWNTOWN AND CONFIRMS THIS PLAN'S RECOMMENDATIONS
       iii. ALL BUS STOPS INCLUDE AT A MINIMUM: SEATING, BUS SHELTER, SIGNAGE, BUS SCHEDULE/ROUTE INDICATION AND AMPLE LIGHTING.
       iv. LINK BUS STOPS WITH PEDESTRIAN CROSSING AND PUBLIC SPACE IMPROVEMENTS

15. THE APPLICANT REQUESTS ANY AND ALL SUBMISSION WAIVERS THAT ARE NOT SPECIFICALLY IDENTIFIED HEREIN. TESTIMONY WILL BE SUPPLIED AT THE PUBLIC HEARING TO SUPPORT SAID SUBMISSION WAIVERS.

16. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

17. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

18. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

19. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

20. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

21. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

22. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

23. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

24. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

25. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICY ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. , ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

26. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

27. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

28. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

29. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

30. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

31. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

32. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

33. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

34. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH NJAC 5:23-7 AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By
2	03/27/24	REV. PER TOWNSHIP COMMENTS	NSR
1	02/23/24	REV. PER TOWNSHIP AND ARCHITECTURAL COMMENTS	MTZ

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Newtown, Pennsylvania T: 267.685.0276 | Philadelphia, Pennsylvania T: 215.253.4888 | Bethlehem, Pennsylvania T: 610.598.4400 | Annapolis, Maryland T: 410.567.5000

TITLE: OVERALL SITE PLAN

PROJECT: **BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC**
PROPOSED MIXED-USE DEVELOPMENT
BLOCK 241, LOTS 5, 6, 7, 21, 23, 37, 39, 41, 42, 44, 45, & 46
11-13 BROAD STREET
TOWNSHIP OF BLOOMFIELD, ESSEX COUNTY, NEW JERSEY

JACQUELINE L. GRIFFITH
NEW JERSEY PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 24558

ROBERT P. FREUD
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41938

811 PROTECT YOURSELF
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JOB No: 2340-23-03088	DATE: 01/05/2024
DRAWN BY: NSR	SCALE: (H) 1"=30' (V)
DESIGNED BY: NSR	SHEET No: 4 OF 15
CHECKED BY: JLG	
CHECKED BY: –	Rev. # 2

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Plotted: 03/28/24 – 2:54 PM, By: nrosenstein, – Product Ver: 24.3s (LMS Tech)
File: P:\decpc projects\23-40 metro real estate companies\23-03088 bloomfield\Dwg\Site Plans\02340230308SSXS.dwg, ----> 04 OVERALL SITE PLAN