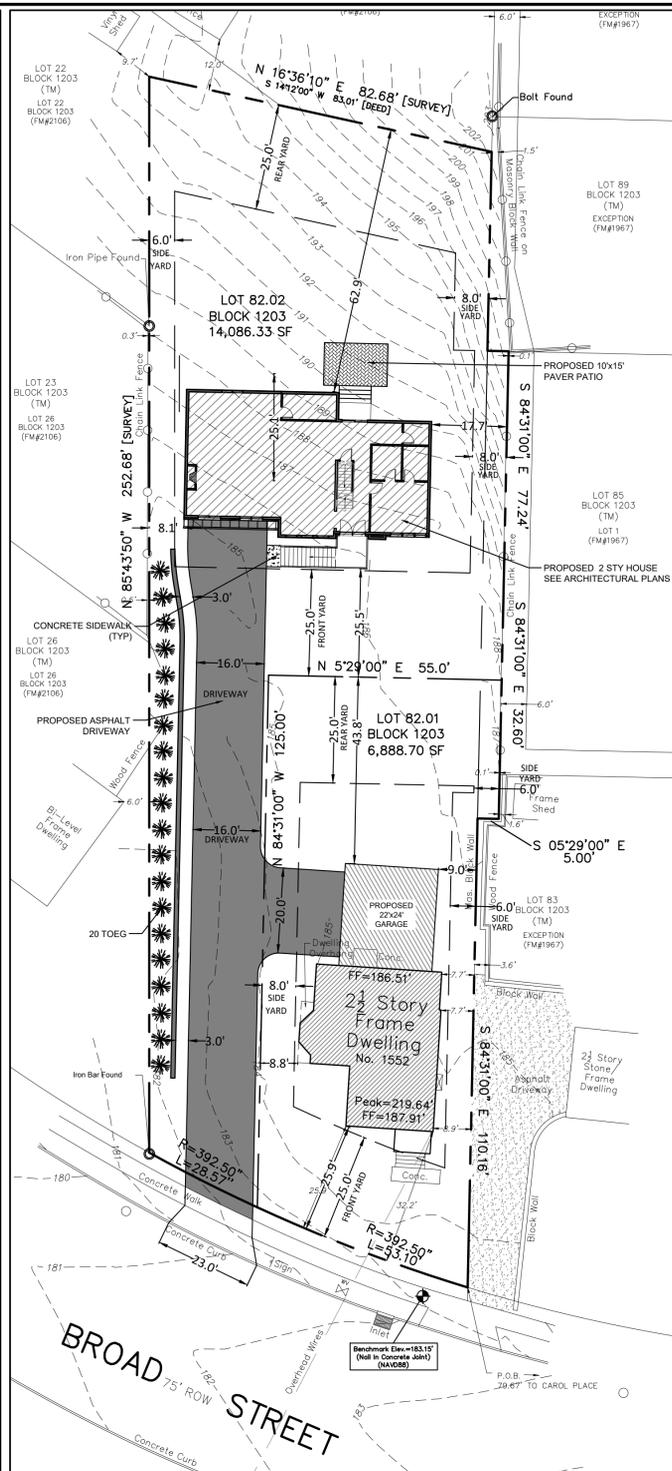
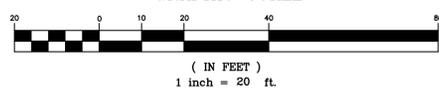


**BEFORE SUBDIVISION MAP**  
SCALE: 1"=20'-0"



**AFTER SUBDIVISION MAP**  
SCALE: 1"=20'-0"

GRAPHIC SCALE

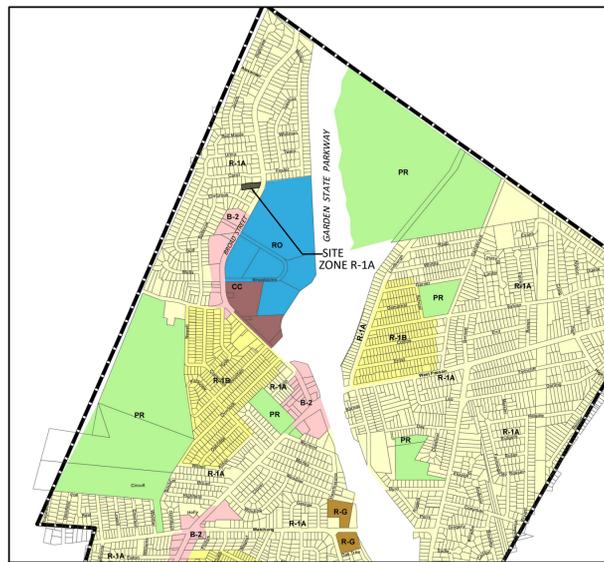


**OWNER/APPLICANT**

SAHAJ PATEL  
ARC DEVELOPMENT GROUP LLC  
30 S DOUGHTY AVE, SUITE 2  
SOMERVILLE NJ, 08876

TOWNSHIP OF BLOOMFIELD PLANNING BOARD

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOROUGH ENGINEER	DATE

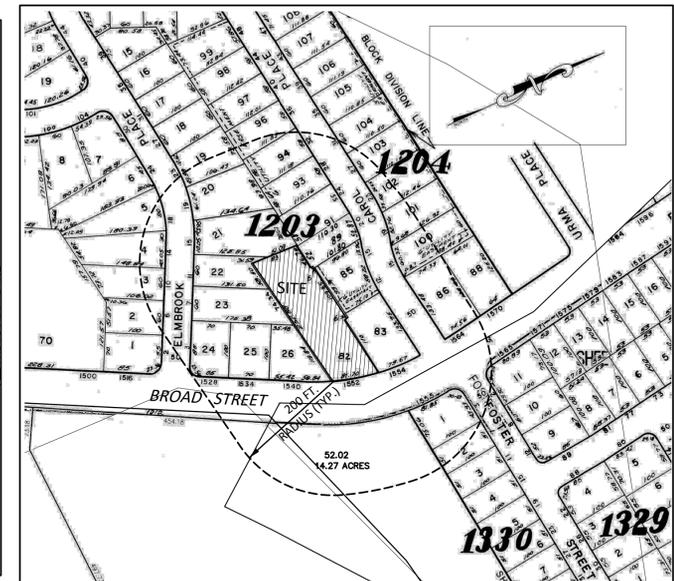


**ZONING MAP**  
N.T.S.

ZONING SCHEDULE: R1-A ZONE  
BLOCK 1203  
LOT 82

ITEM	REQUIRED	EXISTING LOT 82	COMMENT
LOT AREA	5,000 SF	20,975.03 FT	CONFORMS
LOT WIDTH	50 FT	76.04 FT	CONFORMS
FRONT YARD	25 FT	25.90 FT	CONFORMS
REAR YARD	25 FT	195.10 FT	CONFORMS
SIDE YARD MIN	6 FT	7.70 FT	CONFORMS
SIDE YARD COMBINED	14 FT	45.60 FT	CONFORMS
ACCESSORY BLDG SIDE YARD	5 FT	2.60 FT	ENC
ACCESSORY BLDG REAR YARD	5 FT	98.40 FT	CONFORMS
BUILDING HEIGHT	2.5 STY   40 FT	2.5 STY   35.04 FT	CONFORMS
BUILDING COVERAGE	20 %	12.19 %	CONFORMS
LOT COVERAGE	45 %	17.64 %	CONFORMS
FAR	0.5	0.21	CONFORMS

THE FOLLOWING LIST OF PROPERTY OWNERS WITHING 200 FT OF THE SUBJECT PROPERTY AND CERTIFIED UTILITIES MUST BE NOTIFIED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION



**TAX MAP**

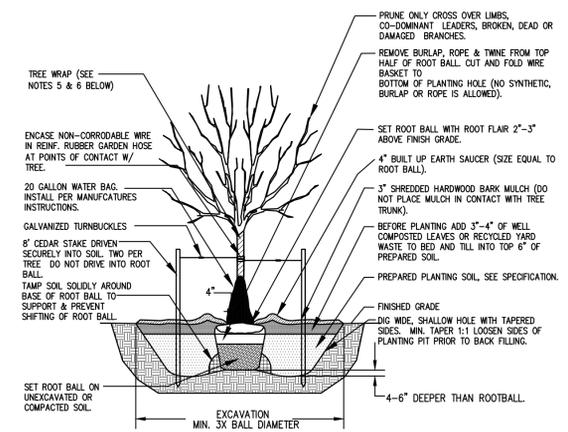
SCALE: 1"=150'

SOURCE: TAX MAP - TOWNSHIP OF BLOOMFIELD  
TAX MAP NO. 43,44,47

ZONING SCHEDULE: R1-A ZONE  
BLOCK 1203  
LOT 82.01 & 82.02

ITEM	REQUIRED	PROPOSED LOT 82.01	COMMENT	PROPOSED LOT 82.02	COMMENT
LOT AREA	5,000 SF	6,888.70 FT	CONFORMS	14,086.33 FT	CONFORMS
LOT WIDTH	50 FT	50.05 FT	CONFORMS	26.00 FT	VARIANCE
FRONT YARD	25 FT	25.90 FT	CONFORMS	25.5 FT	CONFORMS
REAR YARD	25 FT	43.8 FT	CONFORMS	62.9 FT	CONFORMS
SIDE YARD MIN	6 FT	7.7 FT	CONFORMS	8.1 FT	CONFORMS
SIDE YARD COMBINED	14 FT	16.5 FT	CONFORMS	17.7 FT	CONFORMS
ACCESSORY BLDG SIDE YARD	5 FT	N/A	CONFORMS	N/A	CONFORMS
ACCESSORY BLDG REAR YARD	5 FT	N/A	CONFORMS	N/A	CONFORMS
BUILDING HEIGHT	2.5 STY   40 FT	2.5 STY   35.04 FT	CONFORMS	2 STY   30.95 FT	CONFORMS
BUILDING COVERAGE	20 %	17.9 %	CONFORMS	12.8 %	CONFORMS
LOT COVERAGE	45 %	25.6 %	CONFORMS	34.5 %	CONFORMS
FAR	0.5	0.41	CONFORMS	0.31	CONFORMS

PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COMMENTS
TREES					
TOEG	20	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-8'	B&B



**TREE PLANTING DETAIL**  
SCALE: NTS

**REFERENCES:**

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY JEFFREY S. GRUNN PLS ON 3/16/23.  
ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY DANTAS CARRETE ARCHITECTURE, RECIEVED 12/12/23.

PAUL W. ANDERSON  
N.J. PROFESSIONAL ENGINEER  
LIC. NO. 33410

*Paul W. Anderson*  
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

REV 1: 4-8-24 PER ENGINEERS COMMENTS

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www.pwAnderson-cs.com

Prof. No. BLOOMFIELD  
Date 8-4-23  
Drawn by BCA  
Designed by PWA  
Checked by PWA  
Scale AS SHOWN

1552 BROAD STREET  
BLOCK 1203, LOT 82  
TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NEW JERSEY

MINOR SUBDIVISION

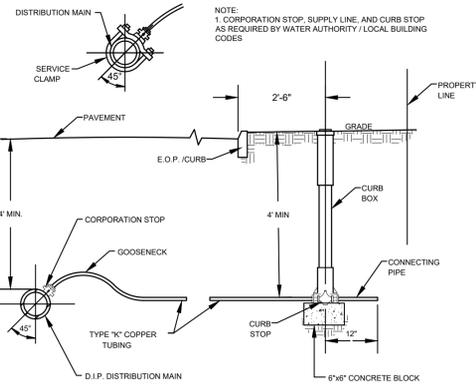
SP-1

SHEET 1 OF 2

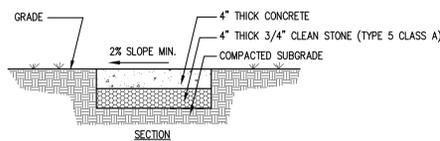
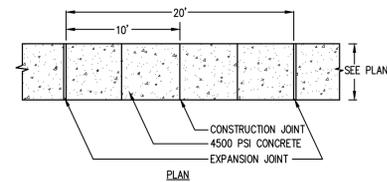
- NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED. INSTALLATION TO BE WATER-TIGHT.
  2. CLEANOUTS & INSPECTION TEES ARE TO BE LOCATED 1'-6" FROM CURB.
  3. WHERE CURBS DO NOT EXIST PLACE CLEANOUT 1 FOOT OUTSIDE OF STREET R.O.W.
  4. CLEANOUTS AS SHOWN ARE REQUIRED ON ALL HOUSE CONNECTIONS, EXCEPT WHEN SERVING EMPTY LOTS.
  5. CONNECTIONS ARE TO BE 6" P.V.C.
  6. ALL PLUG THREADS SHALL BE GREASED AT TIME OF INSTALLATION.
  7. MINIMUM DEPTH OF COVER ON SANITARY SEWER MAINS SHALL BE 4 FEET.
  8. POLYVINYL CHLORIDE PIPE AND FITTINGS FOR HOUSE LATERALS SHALL CONFORM TO A.S.T.M. D-3034.



**STANDARD SANITARY HOUSE CONNECTION**  
SCALE: NTS

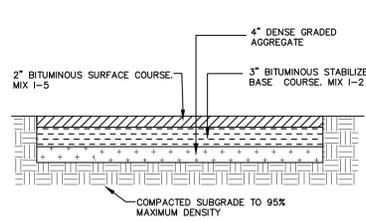


**WATER SERVICE CONNECTION**  
SCALE: NTS

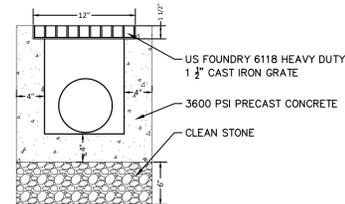


1. ALL CONCRETE SHALL CONFORM TO 2019 STANDARD N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 914 CLASS "B", AIR-ENTRAINED, 4500 P.S.I. MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL OR BARN BROOM.
2. SUBBASE AND FORMWORK SHALL BE FIRM AND APPROVED BY THE CITY ENGINEER OR HIS/HER REPRESENTATIVE PRIOR TO POURING.
3. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO NJDOT 2019 STANDARDS, SPECIFICATIONS AND INSPECTIONS.
4. WHEN SIDEWALK ABUTS CURB OR SIDEWALK, A 1/2" THICK NON-EXTRUDABLE, FIBROUS BITUMASTIC EXPANSION JOINT IS REQUIRED.
5. FOR SCORING PATTERN, SIDEWALK SHALL BE DIVIDED INTO TWO LONGITUDINAL SECTIONS.
6. ALL JOINTS SHALL SAW CUT. NO TOOLED JOINTS ARE PERMITTED.

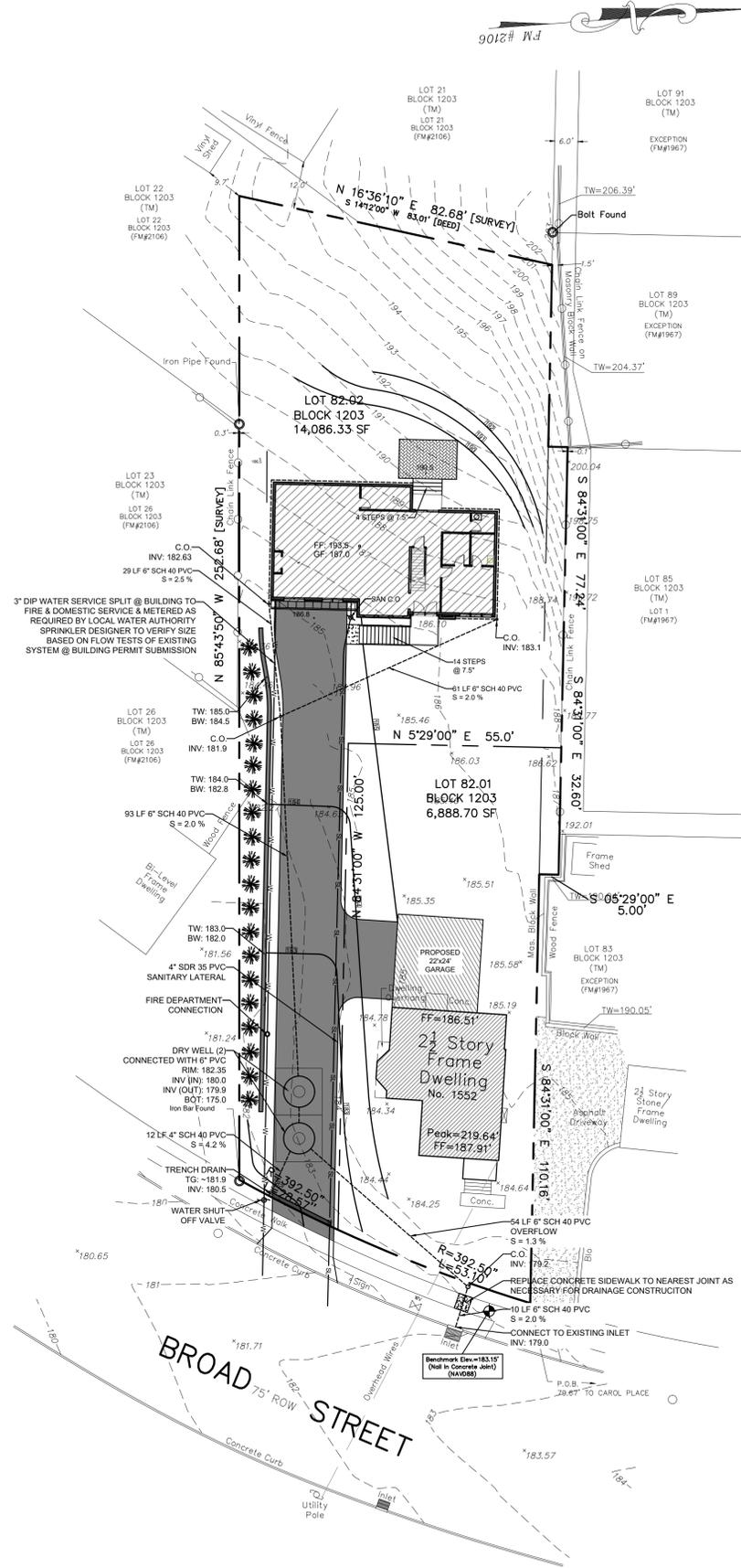
**CONCRETE SIDEWALK**  
SCALE: NTS



**FULL DEPTH PAVEMENT**  
SCALE: NTS



**TRENCH DRAIN DETAIL**  
SCALE: NTS



**AVERAGE GRADE PLANE CALCULATION**

$$191.0 + 192.5 + 193.8 + 194.0 + 193.5 + 192.5 + 191.3 + 190.8 + 189.8 + 188.2 + 186.8 + 186.8 + 186.7 + 189.7 + 189.9 = 2,857.3$$

$$2,857.3 / 15 = 190.5 = \text{AVERAGE GP}$$

**BUILDING HEIGHT CALCULATION**

FINISHED FLOOR ELEV = 196.0  
AVERAGE GP = 190.5  
FF TO PEAK = 25.45

$$196.0 - 190.5 = 5.5$$

$$5.5 + 25.45 = 30.95 \text{ FT} = \text{BUILDING HEIGHT}$$

**DRYWELL CALCULATIONS:**

TOTAL IMPERVIOUS AREA = 4,853.5 SF  
 $(2.5)$  RAINFALL \* 6,218.0 SF = 808.92 CF REQUIRED

- DIMENSIONS:**
- 8' DIAMETER
  - 6' DEPTH
  - 1' CLEAN STONE SIDES
  - 1' CLEAN STONE BASE

**DRYWELL:**

$$1/4 \pi (8')^2 (6') = 301.6 \text{ CF}$$

**BASE:**

$$10' \times 10' = 100 \text{ SF}$$

$$100(1')(.40) = 40.0 \text{ CF}$$

**SIDES:**

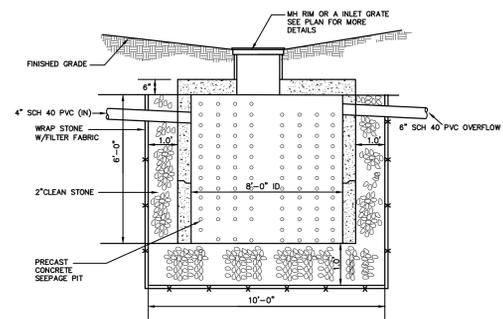
$$10' \times 10' = 100 \text{ SF (TOTAL AREA OF GRAVEL)}$$

$$1/4 \pi (9')^2 = 63.62 \text{ SF (DRYWELL + RING AREA)}$$

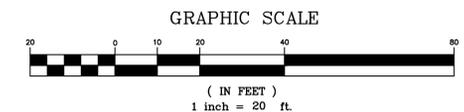
$$100 - 63.62 = 36.38 \text{ CF}$$

$$36.38(6')(.40) = 87.3 \text{ CF}$$

TOTAL: 301.6 + 57.6 + 87.3 = 446.5 CF  
2 DRYWELLS PROPOSED = 893.0 CF (> 808.92 CF)



**DRYWELL DETAIL**  
SCALE: NTS



**REFERENCES:**

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ARCHITECTURAL FOOTPRINT TAKEN FROM PLANS PREPARED BY DANTAS CARRETE ARCHITECTURE, RECEIVED 12/12/23.

**PAUL W. ANDERSON**  
N.J. PROFESSIONAL ENGINEER  
LIC. NO. 33410

REVISIONS  
**REV 1: 4-8-24 PER ENGINEERS COMMENTS**

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CERTIFICATE OF AUTHORIZATION  
24GA028192400

**ACS**  
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Bonton, NJ 07005  
TEL: 973-975-0703  
FAX: 973-975-0703  
www.pwanderson-cs.com

PROJ. NO.	BLOOMFIELD BROAD STREET
DATE	8-4-23
DESIGNED BY	BCA
CHECKED BY	PWA
SCALE	AS SHOWN

**1552 BROAD STREET**  
BLOCK 1203, LOT 82  
TOWNSHIP OF BLOOMFIELD  
ESSEX COUNTY, NEW JERSEY

**GRADING & UTILITY PLAN**

**SP-2**

SHEET 2 OF 2

**811**  
New Jersey State Law requires notification 3 business days prior to any land disturbance. Contractor is responsible for calling 811 or 1-800-272-1000 for utility markouts. Utility information shown is provided by the surveyor and is current at the time of the survey. Anderson Consulting Services is not responsible for the accuracy of the data.