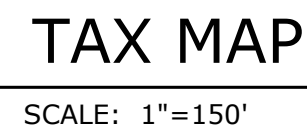


TOWNSHIP OF BLOOMFIELD PLANNING BOARD	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOROUGH ENGINEER	DATE



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



ZONING SCHEDULE: R1-A ZONE					
BLOCK 1203					
LOT 8201 & 82.02					
ITEM	REQUIRED	PROPOSED LOT 82.01	COMMENT	PROPOSED LOT 82.02	COMMENT
LOT AREA	5,000 SF	9,400.95 FT	CONFORMS	11,574.37 FT	CONFORMS
LOT WIDTH	50 FT	50.05 FT	CONFORMS	26.00 FT	CONFORMS
FRONT YARD	25 FT	25.90 FT	CONFORMS	25.13 FT	CONFORMS
REAR YARD	25 FT	113.25 FT	CONFORMS	25.55 FT	CONFORMS
SIDE YARD MIN	6 FT	7.70 FT	CONFORMS	6.44 FT	CONFORMS
SIDE YARD COMBINED	14 FT	19.4 FT	CONFORMS	26.74 FT	CONFORMS
ACCESSORY BLDG SIDE YARD	5 FT	4.5 FT	ENC	N/A	CONFORMS
ACCESSORY BLDG REAR YARD	5 FT	16.18 FT	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 %	21.42 %	VARIANCE	15.55 %	CONFORMS
LOT COVERAGE	45 %	39.39 %	CONFORMS	52.66 %	VARIANCE
FAR	0.5	0.41	CONFORMS	0.31	CONFORMS

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

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



BOUNDARY AND FIELD SURVEY TAKEN FROM LAKE LAND 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.

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.

[illegible]

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Proj. No.	BLOOMFIELD BROAD STREET
Date	8-4-23
Drawn by	ET
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