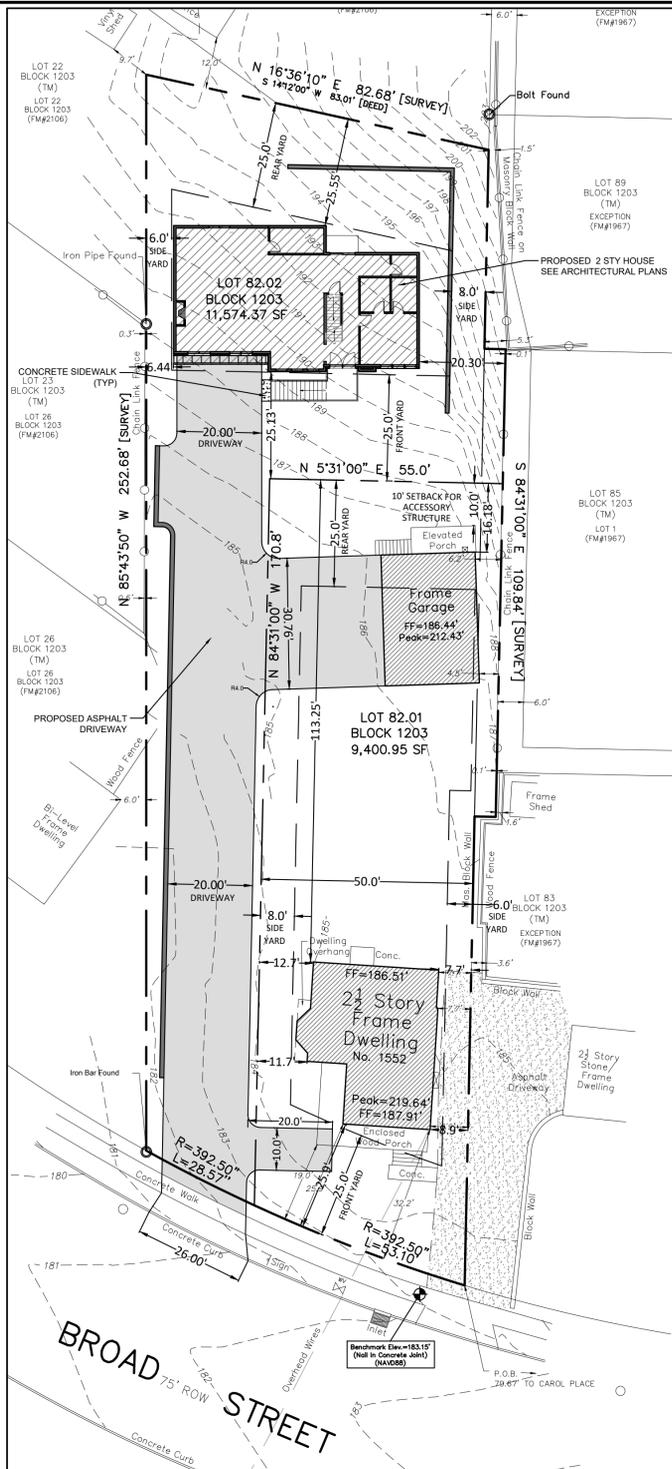
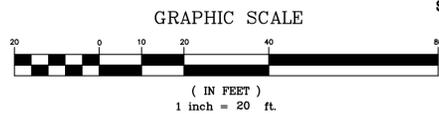


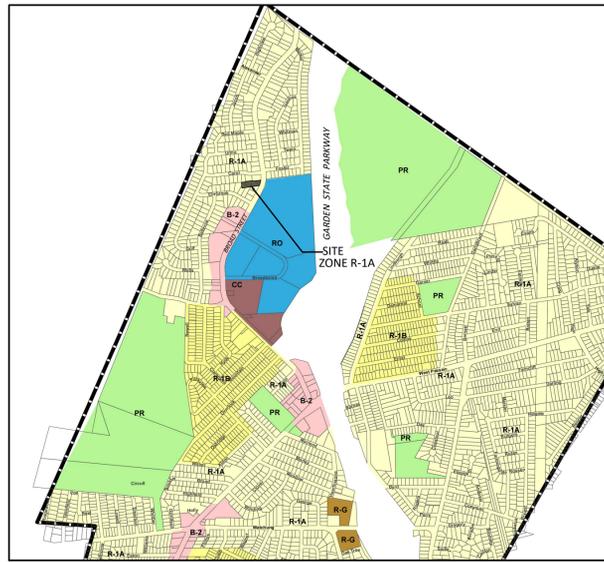
**BEFORE SUBDIVISION MAP**  
SCALE: 1"=20'-0"



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



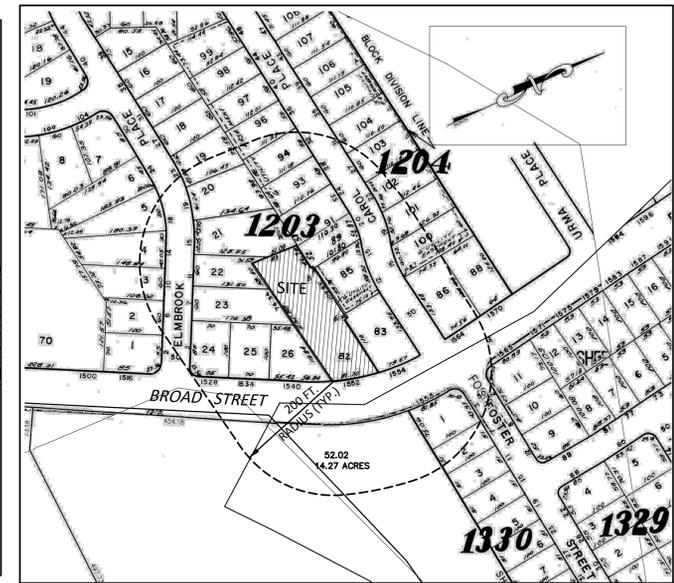
TOWNSHIP OF BLOOMFIELD PLANNING BOARD		
BOARD CHAIRMAN	DATE	_____
BOARD SECRETARY	DATE	_____
BOROUGH ENGINEER	DATE	_____



**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



**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	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

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

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

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Proj. No.	Date	Drawn by	Designed by	Checked by	Scale
BLOOMFIELD BROAD STREET	8-4-23	ET	PWA	PWA	AS SHOWN

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

**MINOR SUBDIVISION**

**SP-1**

SHEET 1 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.

**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.