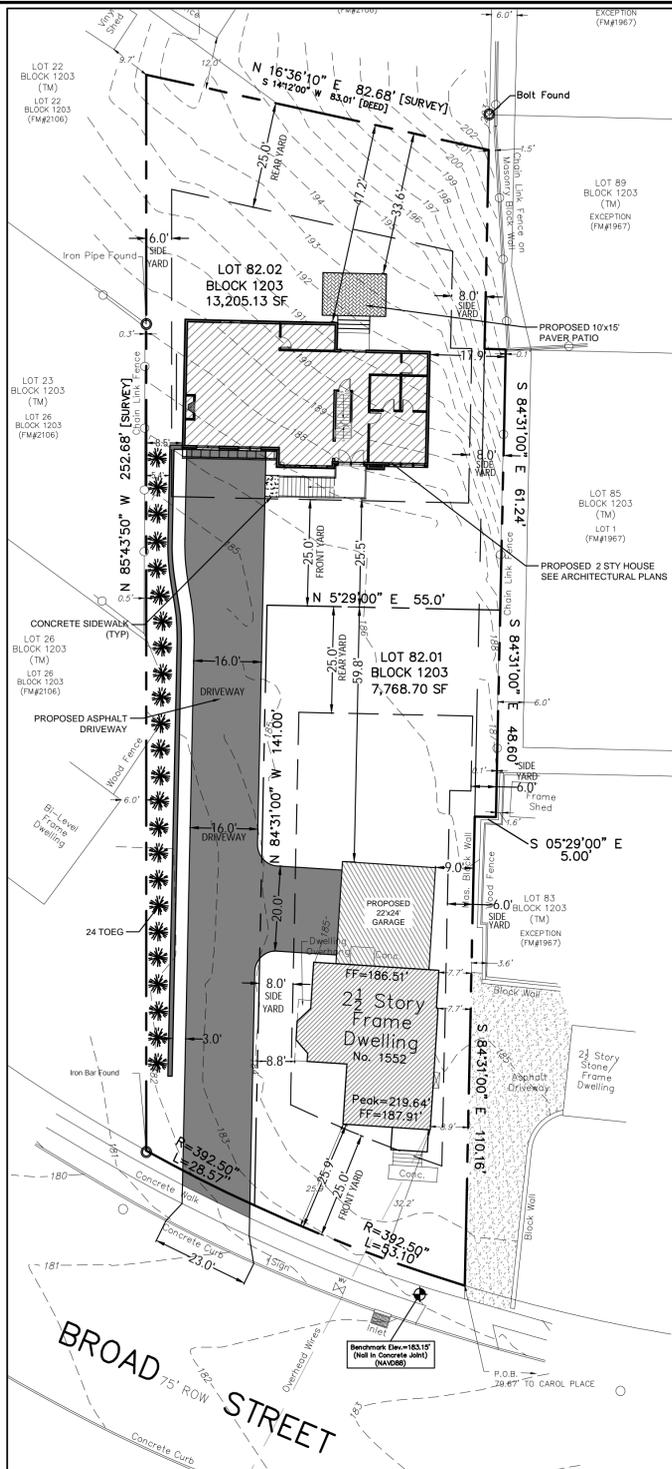
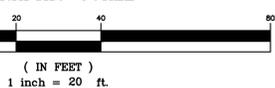


BEFORE SUBDIVISION MAP
SCALE: 1"=20'-0"



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

GRAPHIC SCALE

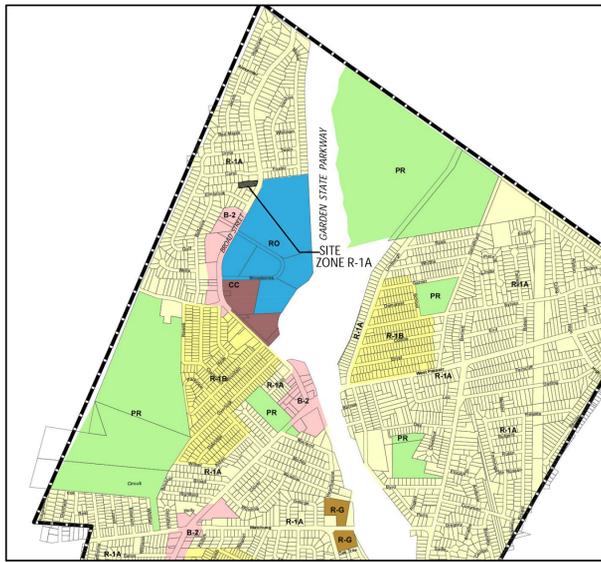


OWNER/APPLICANT

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 %	12.00 %	CONFORMS
LOT COVERAGE	45 %	16.85 %	CONFORMS
FAR	0.5	0.42	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

IMPERVIOUS COVERAGE TABLE

	EXISTING LOT 82	PROPOSED LOT 82.01	PROPOSED LOT 82.02
ASPHALT	518.8 SF	726.4 SF	2,884.50 SF
BUILDING	2,506.5 SF	1,808.5 SF	1,933.2 SF
CONCRETE	509.3 SF	38.0 SF	166.0 SF
WALLS	-	-	150.0 SF
TOTAL	3,534.60 SF	2,572.9 SF	5,132.7 SF

FLOOR AREA TABLE

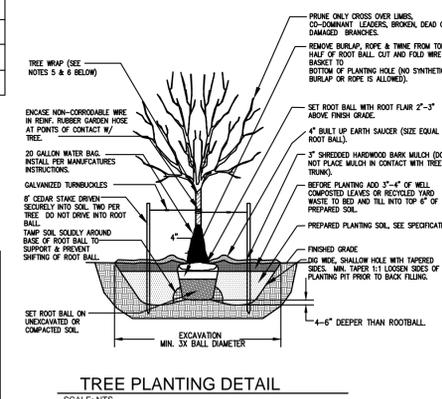
	LOT 82.01	LOT 82.02
BASEMENT	998.0 SF	1,725.0 SF
1ST FLOOR	1,532.0 SF	1,732.0 SF
2ND FLOOR	758.0 SF	1,605.0 SF
ATTIC	509.0 SF	-
TOTAL	3,757.0 SF	5,062.0 SF

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	7,768.70 FT	CONFORMS	13,205.13 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	59.8 FT	CONFORMS	47.2 FT	CONFORMS
SIDE YARD MIN	6 FT	7.7 FT	CONFORMS	8.5 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 %	15.9 %	CONFORMS	12.8 %	CONFORMS
LOT COVERAGE	45 %	33.1 %	CONFORMS	38.86 %	CONFORMS
FAR	0.5	0.488	CONFORMS	0.38	CONFORMS

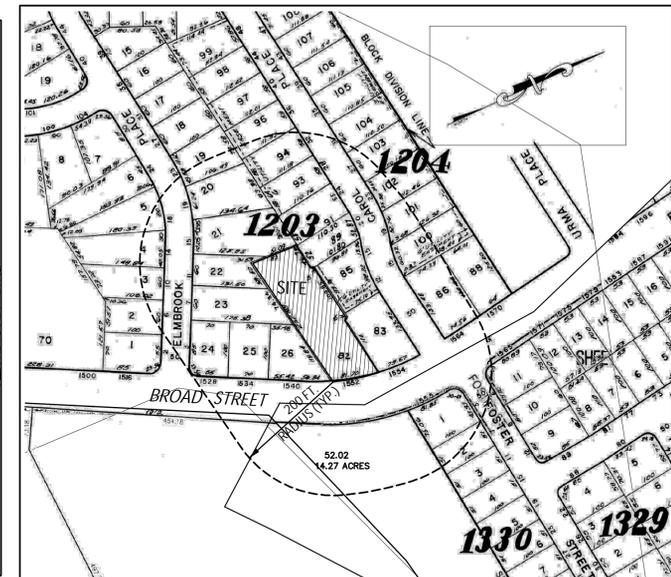
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
TOEG	24	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-8'	B&B	



TREE PLANTING DETAIL
SCALE: N.T.S.

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 GARRETE ARCHITECTURE, RECIEVED 12/12/23.



TAX MAP
SCALE: 1"=150'
SOURCE: TAX MAP - TOWNSHIP OF BLOOMFIELD
TAX MAP NO. 43,44,47

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

REV 2: 6-21-24 REVISE LOT LAYOUT
REV 1: 4-8-24 PER ENGINEERS COMMENTS

CERTIFICATE OF AUTHORIZATION
24GA28192400

ACS
Anderson Consulting Services LLC
40 Miller Drive
Bloomington, NJ 07005
TEL: 973.975.0703
FAX: 973.975.0703
www.pwAnderson-consulting.com

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

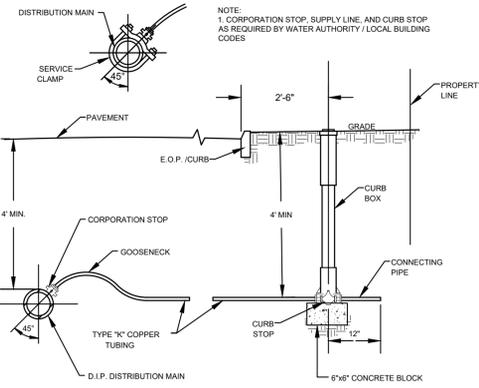
1552 BROAD STREET
BLOCK 1203, LOT 82
TOWNSHIP OF BLOOMFIELD
ESSEX COUNTY, NEW JERSEY
MINOR SUBDIVISION

SP-1
SHEET 1 OF 2

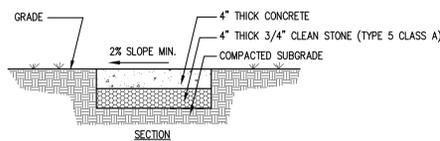
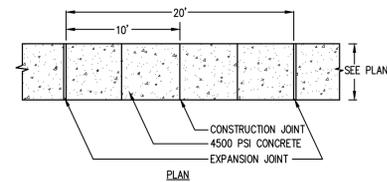
- NOTES:
1. ALL COUPLINGS, PLUGS, SOIL PIPES & CAPS TO BE STANDARD FOR TYPE OF PIPE USED. INSTALLATION TO BE WATER-TIGHT.
 2. CLEANOUTS & INSPECTION TEES ARE TO BE LOCATED 1'-6" FROM CURB.
 3. WHERE CURBS DO NOT EXIST PLACE CLEANOUT 1 FOOT OUTSIDE OF STREET R.O.W.
 4. CLEANOUTS AS SHOWN ARE REQUIRED 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

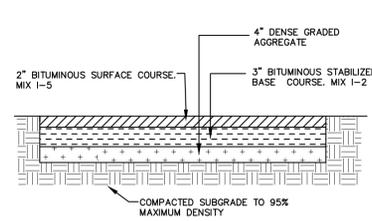


WATER SERVICE CONNECTION
SCALE: NTS

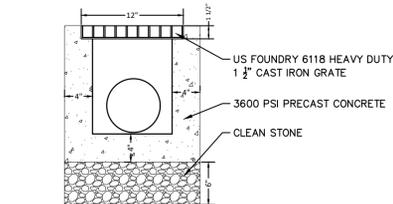


1. ALL CONCRETE SHALL CONFORM TO 2019 STANDARD N.J.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 914 CLASS "B", AIR-ENTRAINED, 4500 P.S.I. MINIMUM AT 28 DAYS. ALL CONCRETE WORK SHALL HAVE A WOOD FLOAT AND TRANSVERSE BROOM FINISH. BROOMING SHALL BE DONE BEFORE INITIAL SET USING A STEEL 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.

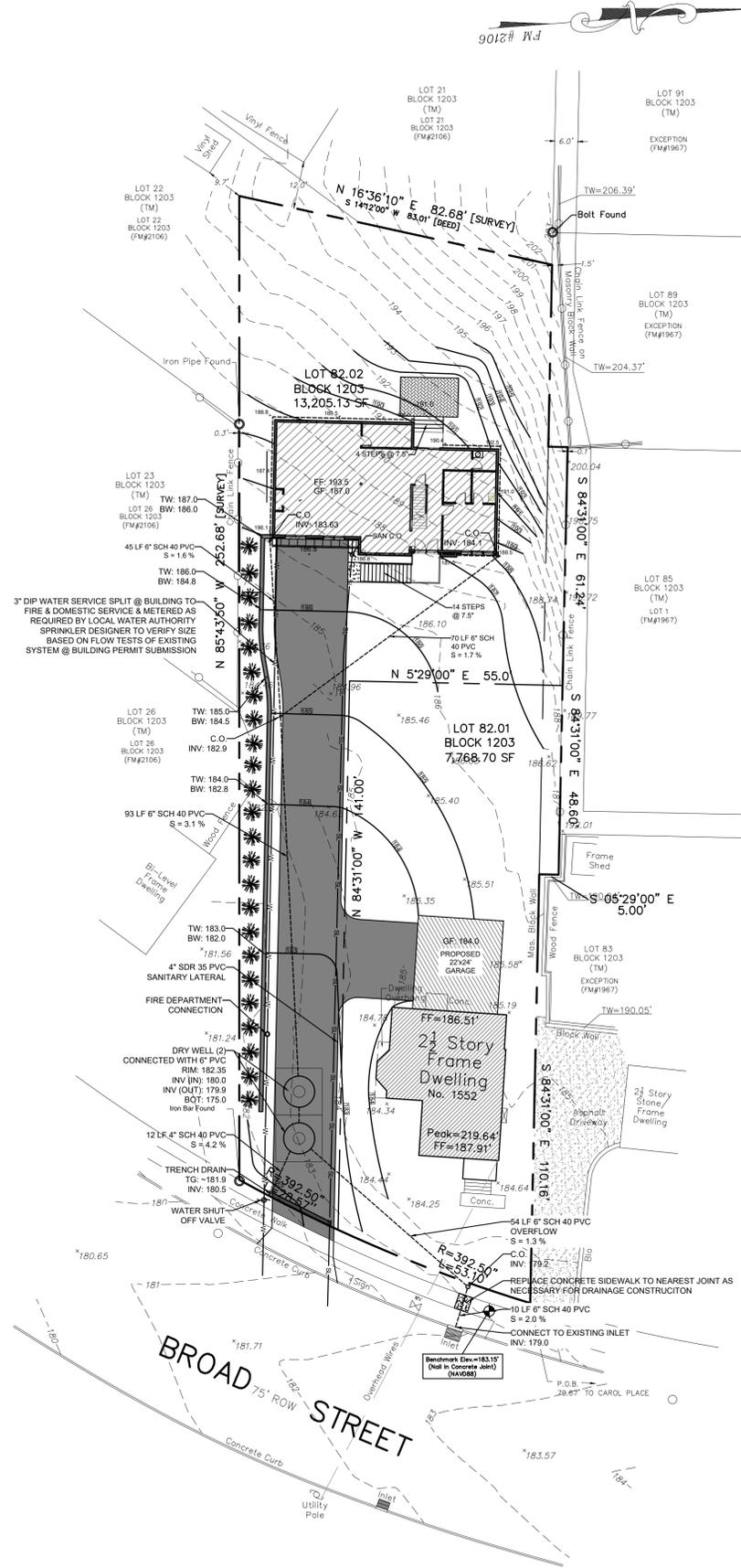
CONCRETE SIDEWALK
SCALE: NTS



FULL DEPTH PAVEMENT
SCALE: NTS



TRENCH DRAIN DETAIL
SCALE: NTS



AVERAGE GRADE PLANE CALCULATION

$$188.8+189.5+190.0+190.4+192.5+191.0+188.5+187.0+186.8+186.8+186.1+187.4 = 2,264.8$$

$$2,264.8/12 = 188.73 = \text{AVERAGE GP}$$

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 = 5,132.7 SF
 $(\frac{2}{12})$ RAINFALL * 5,132.7 SF = 855.45 CF REQUIRED

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

DRYWELL:

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

BASE:

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

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

SIDES:

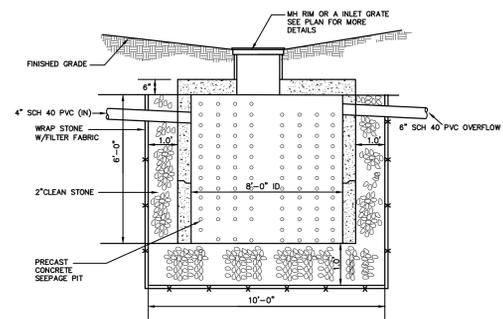
$$10' \times 10' = 100 \text{ SF (TOTAL AREA OF GRAVEL)}$$

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

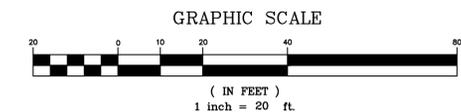
$$100 - 63.62 = 36.38 \text{ CF}$$

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

TOTAL: 301.6+57.6+87.3 = 446.5 CF
2 DRYWELLS PROPOSED = 893.0 CF (> 855.45 CF)



DRYWELL 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, RECEIVED 12/12/23.

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

REV 2: 6-21-24 REVISE LOT LAYOUT
REV 1: 4-8-24 PER ENGINEERS COMMENTS

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FAX: 973-975-0703
www.pwanderson-cs.com

PROJ. NO.	BLOOMFIELD BROAD STREET
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

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.