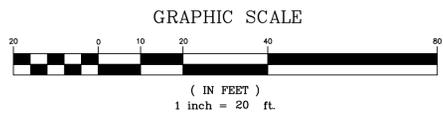


### EXISTING SITE GRADING AND UTILITY



### EXISTING AND PROPOSED COVERAGE AREAS FOR STORMWATER DESIGN CALCULATIONS:

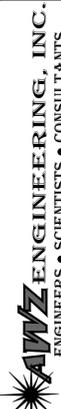
UNDER THE PROPOSED CONDITIONS, NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED. THE IMPERVIOUS COVERAGE FOR THE ENTIRE SITE REMAINS THE SAME, NO STORMWATER MANAGEMENT IS PROPOSED FOR THE PROJECT.

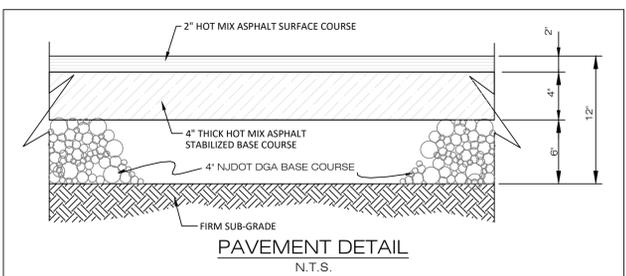
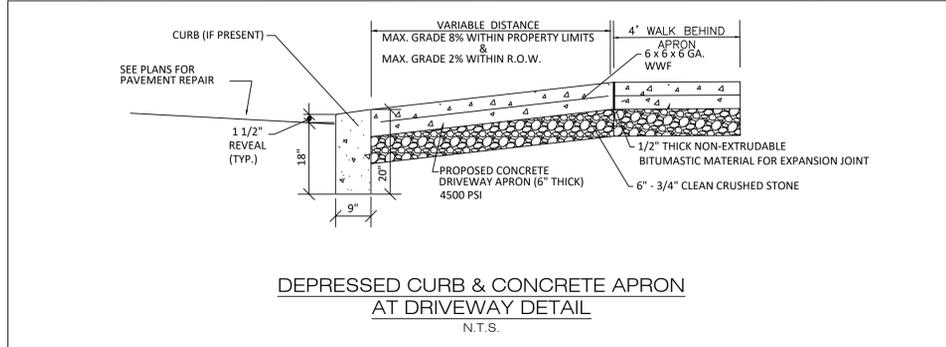
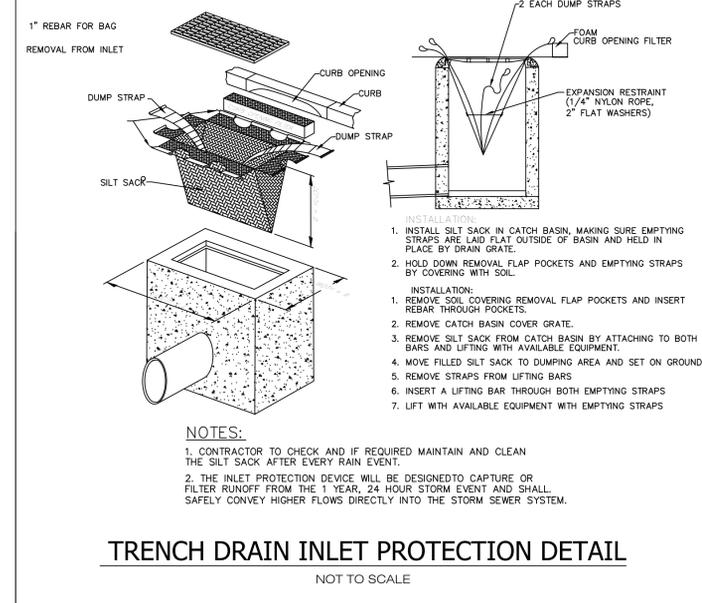
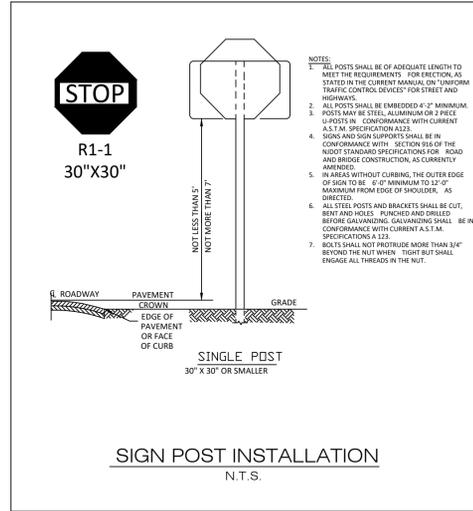
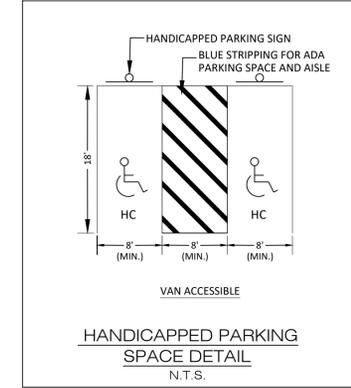
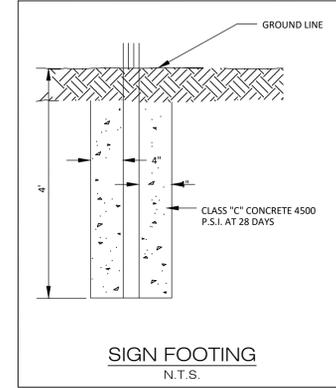
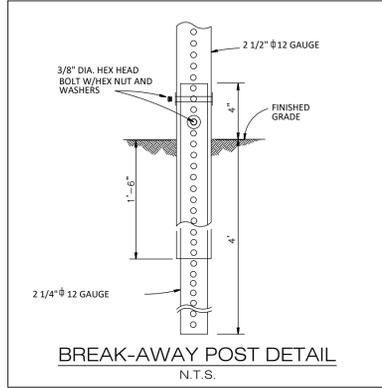
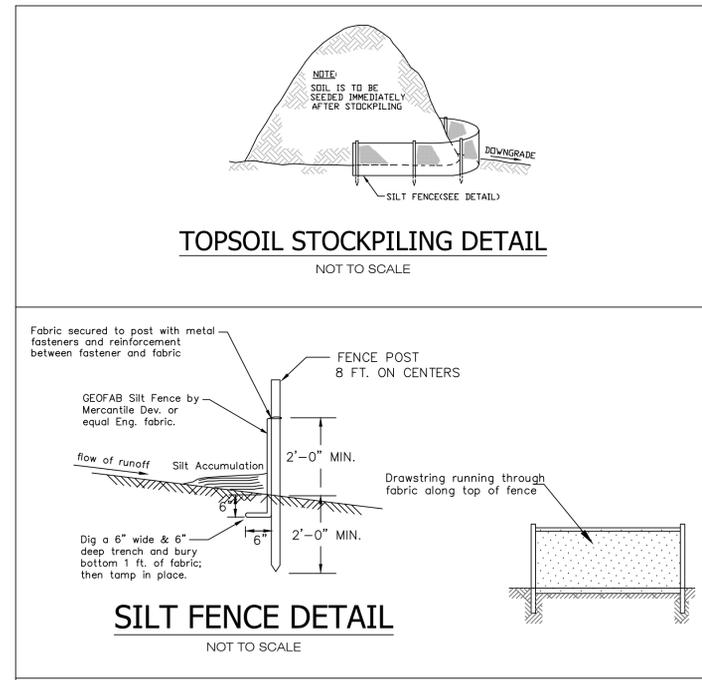
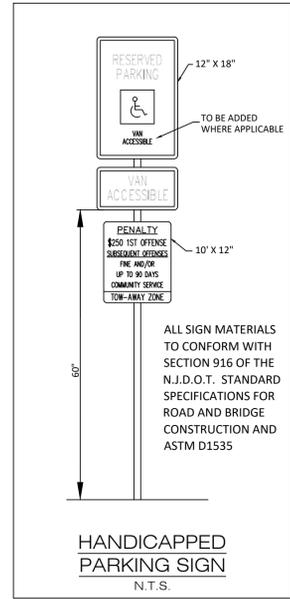
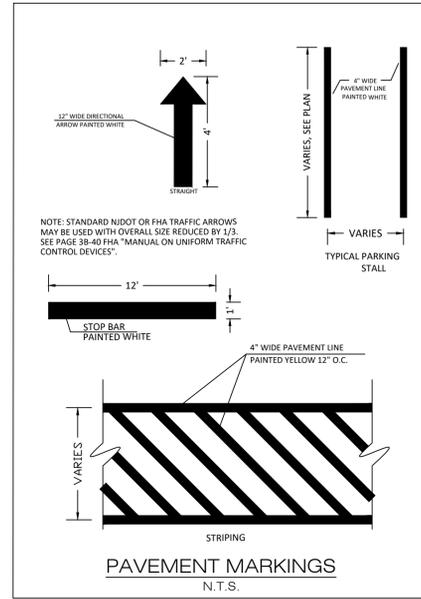
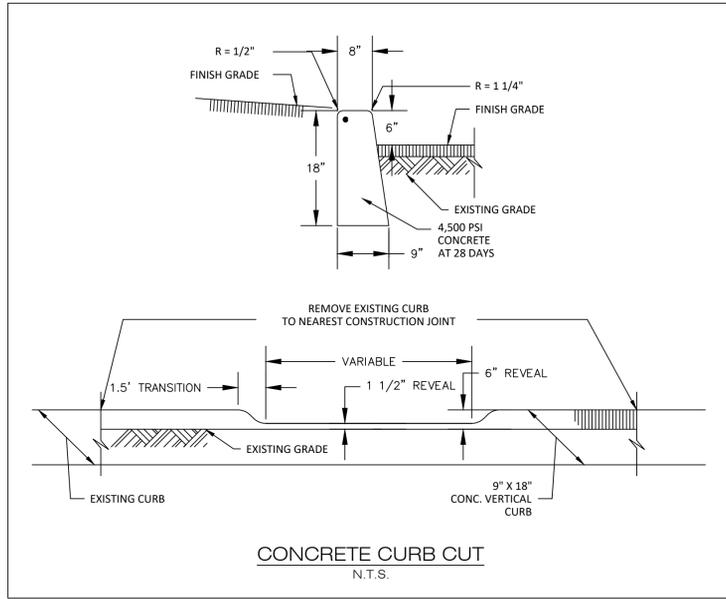
NO CHANGES TO THE EXISTING SITE GRADING, DRAINAGE, UTILITIES AND LIGHTING ARE PROPOSED. EXISTING TO REMAIN AND REUSED.

Lot Coverage Calculations		
230 Broad Street		
Block 513, Lot 40		
DESCRIPTION	EXISTING	PROPOSED
Lot Area	9,217.66	9,217.66
2 Story Stucco Dwelling	2,632.47	2,632.47
<b>Total Building</b>	<b>2,632.47</b>	<b>2,632.47</b>
Conc. Sidewalk	250.32	250.32
Conc. Landing & Steps	192.78	192.78
Conc. Pad	69.21	69.21
Conc. Wall	48.54	48.54
Curb	24.72	24.72
<b>Total Concrete</b>	<b>585.57</b>	<b>585.57</b>
<b>Pavement</b>	<b>3,172.02</b>	<b>3,172.02</b>
<b>Green Area/Dirt</b>	<b>2,827.60</b>	<b>2,827.60</b>
<b>TOTAL</b>	<b>9,217.66</b>	<b>9,217.66</b>
<b>Pervious</b>	<b>2,827.60</b>	<b>2,827.60</b>
<b>Impervious</b>	<b>6,390.06</b>	<b>6,390.06</b>
<b>Lot Coverage</b>	<b>69.32%</b>	<b>69.32%</b>
<b>Building Coverage</b>	<b>28.56%</b>	<b>28.56%</b>

### GENERAL NOTES:

- PARCEL IS KNOWN AS TAX LOT 40 IN BLOCK 513 AS SHOWN ON THE TAX MAPS OF THE TOWNSHIP OF BLOOMFIELD.
- AREA OF PARCEL = 9,218 S.F. OR 0.21 ACRES.
- PARCEL IS LOCATED IN THE PO/R (PROFESSIONAL OFFICE/RESIDENTIAL) AND R-1B (SINGLE FAMILY RESIDENTIAL) DISTRICTS, AS SHOWN ON THE ZONING MAP OF THE TOWNSHIP OF BLOOMFIELD.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
- THIS IS A LOT DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY SCHMIDT SURVEYING, LLC. OF WESTWOOD, NJ, BASED ON ASSUMED DATUM, DATED 04/24/24.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
- ALL SEWER LINES SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM POTABLE WATER LINES AND/OR AT LEAST 18 INCHES BELOW POTABLE WATER LINES AND IN SEPARATE TRENCHES.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. DESIGN AND INSTALLATION OF WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TO BE PROVIDED BY RESPECTIVE UTILITY COMPANIES.
- UTILITY CONNECTIONS SHALL COMPLY WITH THE COUNTY/MUNICIPAL ROAD OPENING PERMIT REQUIREMENTS.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- LOCATION OF PROPOSED ROOF DRAINS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION. ALL PROPOSED ROOF LEADERS TO BE DISCHARGED AT GRADE TO SPLASH PADS AWAY FROM THE FOUNDATION AND ADJACENT PROPERTIES.
- NO DETERMINATION WAS MADE AS TO THE PRESENCE OR NONEXISTENCE OF WETLANDS AND/OR HAZARDOUS MATERIALS. THE CLIENT SHOULD PURSUE THESE MATTERS AS ITEMS SEPARATE AND APART FROM THESE PLANS.
- NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - NJDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", A CURRENTLY AMENDED.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS,
  - STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - "RESIDENTIAL SITE IMPROVEMENT STANDARDS", N.J. ADMINISTRATIVE CODE TITLE 5, CHAPTER 21, AS CURRENTLY AMENDED.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES, APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE", AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION," AND "BUILDING CODE
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- TOP SOILING & SEEDING SHALL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS DIRECTED BY THE ENGINEER.
- THE DESIGN AND PLACEMENT OF 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 U.S. DEPARTMENT OF TRANSPORTATION.

DRAWN BY EC	DATE: 05/13/24	DESIGNED BY AK	DATE: 07/29/24	APPROVED BY AK	DATE: 07/29/24
	DATE: 05/13/24		DATE: 07/29/24		
ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER					
 P.A. LICENSE NO. 48652 N.J. LICENSE NO. 08645 M.D. LICENSE NO. 4183 PER. ENGINEERING & BOARD MEETING COMMENTS 07/29/24 BY: AAK REVISIONS DATE: 07/29/24					
 <b>AWZ ENGINEERING, INC.</b> ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-588-7080 Fax: 973-588-7079 www.awzengineering.com e-mail: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354					
TAX LOT 40	BLOCK 513	230 BROAD STREET TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY		SITE DEVELOPMENT PLAN	
JOB NUMBER: 24-0407					
SCALE: AS SHOWN					
C-02 SHEET 2 OF 3					



ADNAN A. KHAN, P.E., C.M.E. PROFESSIONAL ENGINEER	DESIGNED BY AK	DATE 05/13/24	APPROVED BY AK	DATE 05/13/24	REVISIONS	NO.	BY:	DATE:	
AWZ ENGINEERING, INC. ENGINEERS • SCIENTISTS • CONSULTANTS Main Office: 150 River Road, Suite B3, Montville, NJ 07045 Pennsylvania Office: Scranton, PA 18504 Tel: 973-888-7080 Fax: 973-888-7079 www.awzengineering.com email: info@awzengineering.com New Jersey Certificate of Authorization No.: 24GA28118400 Pennsylvania Certificate of Authority No.: 3771354		BLOCK 513 TAX LOT 40 230 BROAD STREET TOWNSHIP OF BLOOMFIELD ESSEX COUNTY, NEW JERSEY		CONSTRUCTION DETAILS		JOB NUMBER: 24-0407		SCALE: AS SHOWN	
C-03		SHEET 3 OF 3							